

VILLAGE OF HARPERS CHOICE
 SECTION 5 AREA 5
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

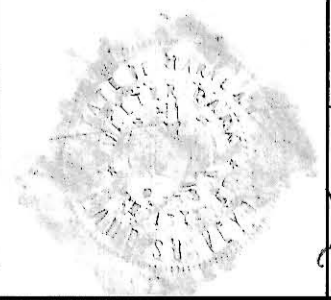
COLUMBIA, MARYLAND
 21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 126
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=400' NOVEMBER, 1971 SHEET 1 OF 3

PREPARED AS TO SHEETS 1 TO 3
 IN ACCORDANCE WITH THE ZONING REGULATIONS
 OF HOWARD COUNTY
 ADOPTED MAY 16, 1961 AND AS
 AMENDED MAY 27, 1965

Walter Park
 LAND SURVEYOR'S SIGNATURE



BOARD OF COUNTY COMM. B. C. C. CASE 412
 RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING BOARD

James J. Harris 4-27-72
 H. C. P. B. EXEC. SEC. DATE
James J. Harris 4-26-72
 H. C. P. B. CHAIRMAN DATE

RECORDED PLAT BOOK 70 FOLIO 104
 ON MAY 4 1972 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Section 5, Area 5 of the Village of Harper's Choice.

1. PUBLIC STREET AND ROADS - Section 17.031 A (1):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 (3):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 17.031 A (4):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 17.031 B:
To be shown on the Final Development Plan, if required by the Howard County Planning Board.
6. PERMITTED GENERAL LOCATION OF BUILDINGS AND STRUCTURES - Section 17.031 D:
The term "structure", as used in this Final Development Plan phase, shall include but not be limited to:

cornices	porches
eaves	bay windows
roof or building overhangs	privacy walls or screens
chimneys	all parts of any buildings
trellises	dwelling, or accessory buildings

All setback areas shall be clear of any protrusions, extension, or construction of any type, and where any land use is adjacent to a freeway or primary road, no structure shall be located within 50' of the right-of-way line thereof; except, however, that structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

The term "structure" does not include the following upon which no restriction as to location is imposed:

walks	excavations or fill
shrubby	fencing under 6' in height
trees	retaining walls under 3' in height
ornamental landscaping	similar minor structures

Determination of the specific character is "similar minor structures" and setbacks applicable thereto will be made by the Howard County Office of Planning and Zoning.

Fences or walls, if located within setback areas adjacent to a public street, road, or highway upon which construction of structures is prohibited, shall not exceed 3' in height if solid or closed not 5' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

7. OPEN SPACE LAND USE AREAS
No structure within Open Space Land Use Areas shall be located within thirty (30) feet of the right-of-way of any public street, road, or highway; or within twenty-five (25) feet of any property line; except, however, that structures may be constructed at any location upon lots devoted to Open Space Land Use provided such construction is in accordance with a site development plan approved by the Howard County Planning Board. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

8. PERMITTED USES - Section 17.031 D:
7E-1 OPEN SPACE LAND USE AREAS
Parcel "A" is to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. These lots may be used for drainage and utility easements if necessary, provided that such easements are shown on the subdivision plat if required by the Howard County Office of Planning and Zoning.
9. HEIGHT LIMITATIONS - Section 17.031 E:
8E OPEN SPACE LAND USE AREAS
No height limitation is imposed upon structures constructed within Open Space Land Use Areas provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.
10. PARKING REQUIREMENTS - Section 17.031 E:
9E OPEN SPACE LAND USE AREAS
No parking requirements are imposed upon any of the land within this Final Development Plan Phase devoted to open space uses. In the event structures are proposed for construction on any portion of such land parking requirements therefore may be imposed by the Howard County Planning Board at the time a site development plan is submitted for approval. Any open space land use areas as may be required for parking purposes by the Howard County Planning Board shall be deducted from the credited open space land use tabulations and denoted as non-credited in accordance with Section 17.018 J (1) of the Howard County Zoning Regulations.
11. SETBACK PROVISIONS - Section 17.031 E:
10A GENERALLY
a. Setbacks shall conform to the requirements of Section 6 above.
b. No other setback restrictions are imposed upon land within this Final Development Plan Phase.
12. MINIMUM LOT SIZES - Section 17.031 E:
As shown on subdivision plat in accordance with minimum lot sizes as may be required by the Howard County Planning Board.
13. COVERAGE REQUIREMENTS - Section 17.031 E:
12E OPEN SPACE LAND USES
No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Land Uses shall be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

TABULATION OF LAND USE	
Land Use	Acres
Open Space Non-Credited	1.101
TOTAL	1.101

VILLAGE OF HARPERS CHOICE

SECTION 5 AREA 5

PETITIONER AND OWNER

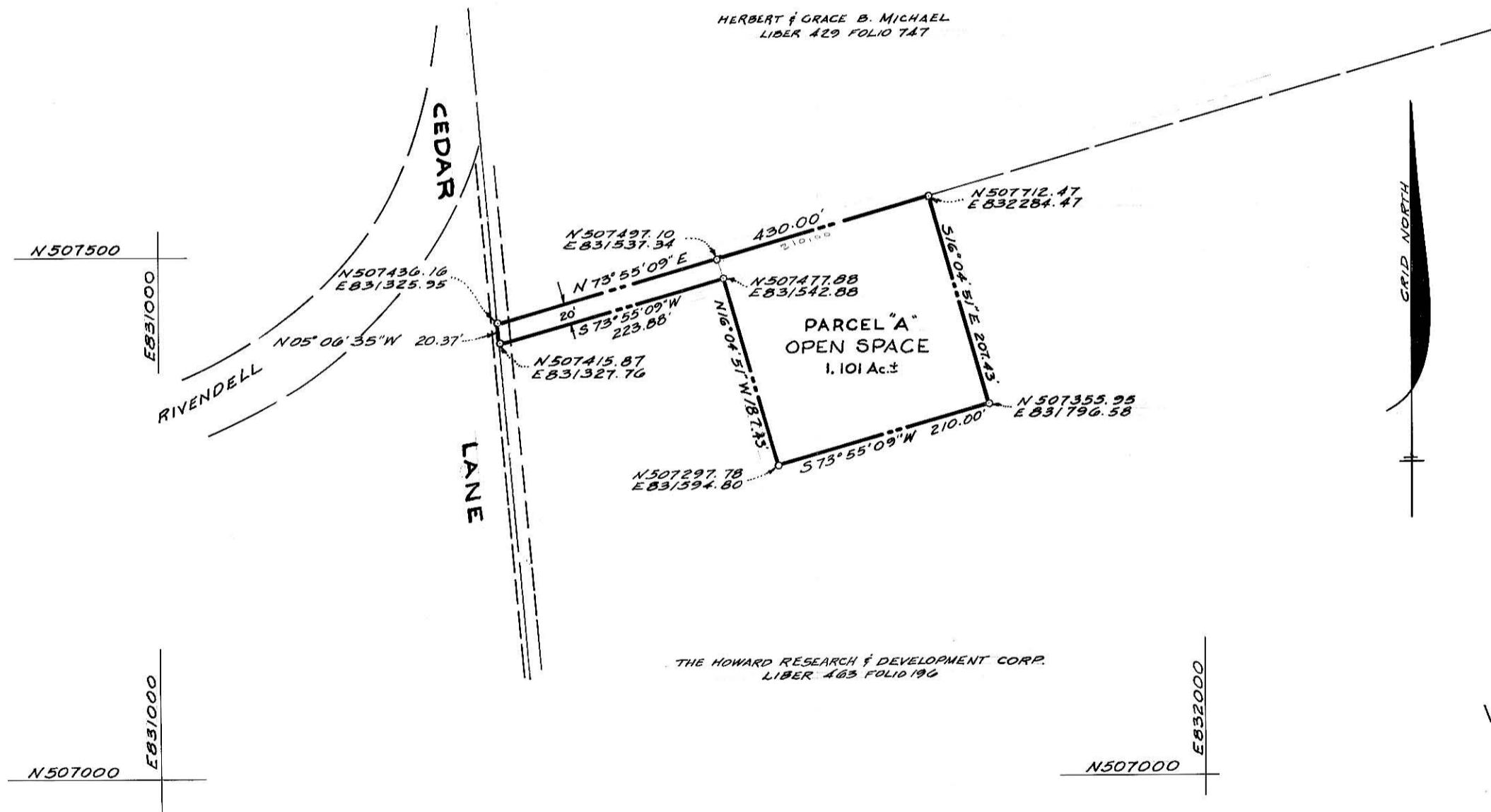
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND
21043

COLUMBIA

RECORDED PLAT BOOK 20 FOLIO 105
ON MAY 4, 1972 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

FINAL DEVELOPMENT PLAN PHASE 126
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
NOVEMBER, 1971 SHEET 2 OF 3



VILLAGE OF HARPERS CHOICE

SECTION 5 AREA 5

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MARYLAND
21043

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 126
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 100' NOVEMBER, 1971 SHEET 3 OF 3

RECORDED PLAT BOOK 20 FOLIO 106
ON MAY 4, 1972 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.