

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Phase 141, Section I, Area I of the Mercer tract.

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):
2A To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2B Not applicable.
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. Not applicable.
6. PERMITTED GENERAL LOCATIONS 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 overhands	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 nor within fifty (50) feet of a public road owned and/or maintained by the County or State for any building permitted with T-1, B-1, B-2, S-C, M-R, or M-1 use type areas of the New Town District, 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 after a public hearing in accordance with Section 17.037E(2) of the Howard County Zoning Regulations.

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 of "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 nor 5' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.
- 6A. SINGLE FAMILY LOW AND/OR MEDIUM DENSITY

No structure shall be located upon lots devoted to single family low and/or medium density land use within 20 feet of any 50' street right-of-way nor within 30 feet of any 60' or greater street right-of-way, nor within 7½ feet of any property line not a right-of-way line for a public street, road, or highway, except, however, that structures may be constructed at any location within such set-back areas provided all structures and construction is developed in accordance with a site development plan approved by the Howard County Planning Board.

7. PERMITTED USES - Section 17.031 D:
 - 7A-1 SINGLE FAMILY LOW DENSITY LAND AREAS

All lots within single family low density land use areas shall be used only for single family detached low density residential uses.
8. HEIGHT LIMITATIONS - Section 17.031 E:
 - 8A SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE AREAS

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building upon lots devoted to single family land uses.
9. PARKING REQUIREMENTS - Section 17.031 E:
 - 9A SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS

No less than two (2) off-street parking spaces containing a minimum area of two hundred (200) square feet per each parking space shall be provided on each lot within single family land use areas, except that when driveway access is to a 60' or greater street right-of-way, two parking spaces shall be provided exclusive of any area encompassed by a garage, each with access to the street without crossing the other parking space.
10. 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.
11. 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.
12. COVERAGE REQUIREMENTS - Section 17.031 E:

SINGLE FAMILY LOW AND/OR MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS

In no event shall more than 30 percent (30%) of any lot devoted to single family residential purposes be covered by buildings or other major structures. No limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery and similar minor structures.

TABULATION OF LAND USE

Land Use	Acres
S.F.L.D.	6.118
Roadway 0.517	
TOTAL	6.118

RECORDED PLAT BOOK 20 FOLIO 255
ON May 18 1973 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

MERCER TRACT
SECTION I AREA I

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA

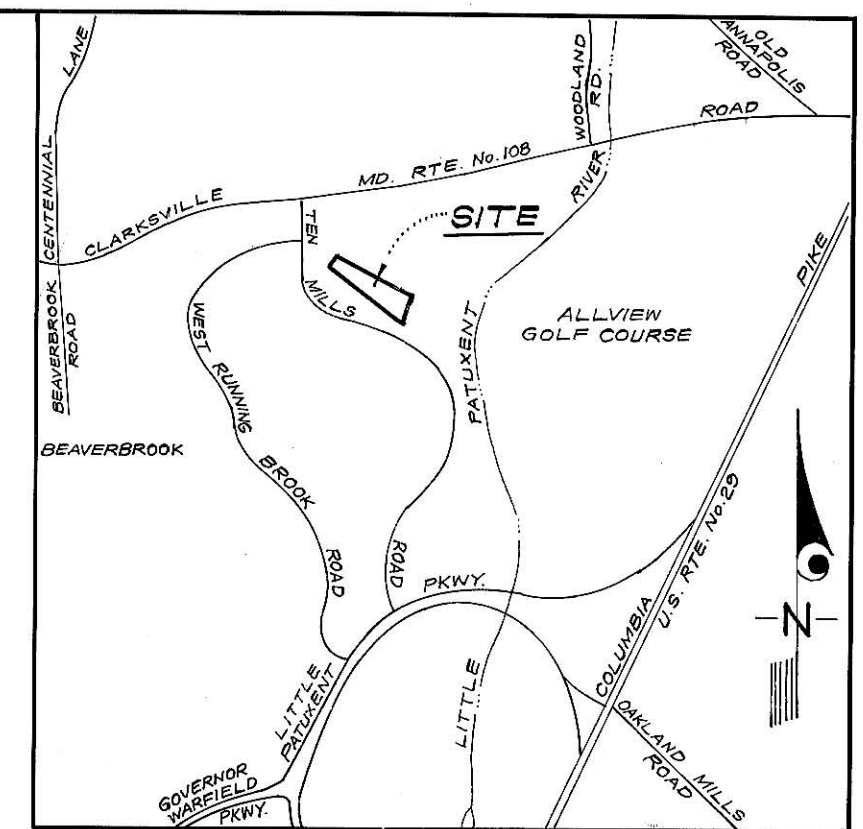
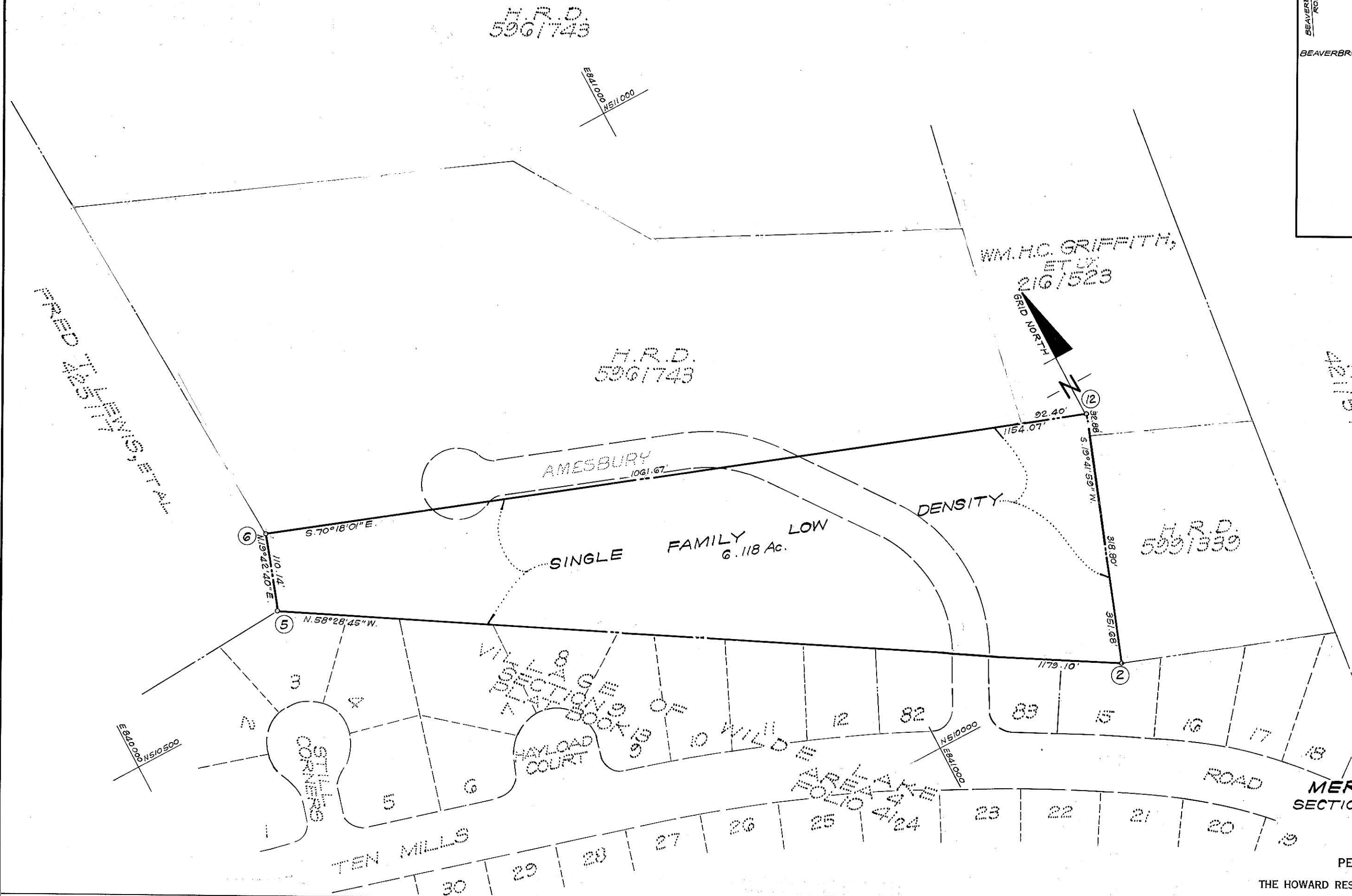
FINAL DEVELOPMENT PLAN PHASE 141
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

MAY 16, 1973

SHEET 1 OF 2

COORDINATE SCHEDULE

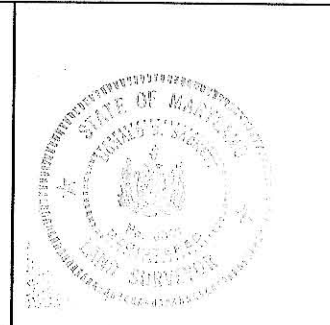
NO.	NORTH	EAST
2	509 986.45	841 278.67
5	509 602.89	840 273.55
6	510 706.58	840 310.70
12	510 317.56	841 397.22



RECORDED PLAT BOOK 20 FOLIO 256
 ON MAY 18 1973 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

PREPARED AS TO SHEETS 1 TO 2
 IN ACCORDANCE WITH THE ZONING REGULATIONS
 OF HOWARD COUNTY
 ADOPTED MAY 16, 1961 AND AS
 AMENDED MAY 27, 1965

Donald B. Sackett
 LAND SURVEYOR'S SIGNATURE



BOARD OF COUNTY COMM. B. C. C. CASE 412
 RESOLUTION APPROVED AUGUST 10, 1965
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
 AMENDED B.C.C. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972

HOWARD COUNTY PLANNING BOARD

Thomas J. Harvigh 3-18-73
 H. C. P. B. EXEC. SEC. DATE
William P. Bondel 5/16/73
 H. C. P. B. CHAIRMAN DATE

PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND
 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 141
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1" = 100' MAY 16, 1973 SHEET 2 OF 2

DRWN. BY:
 CHKD. BY: