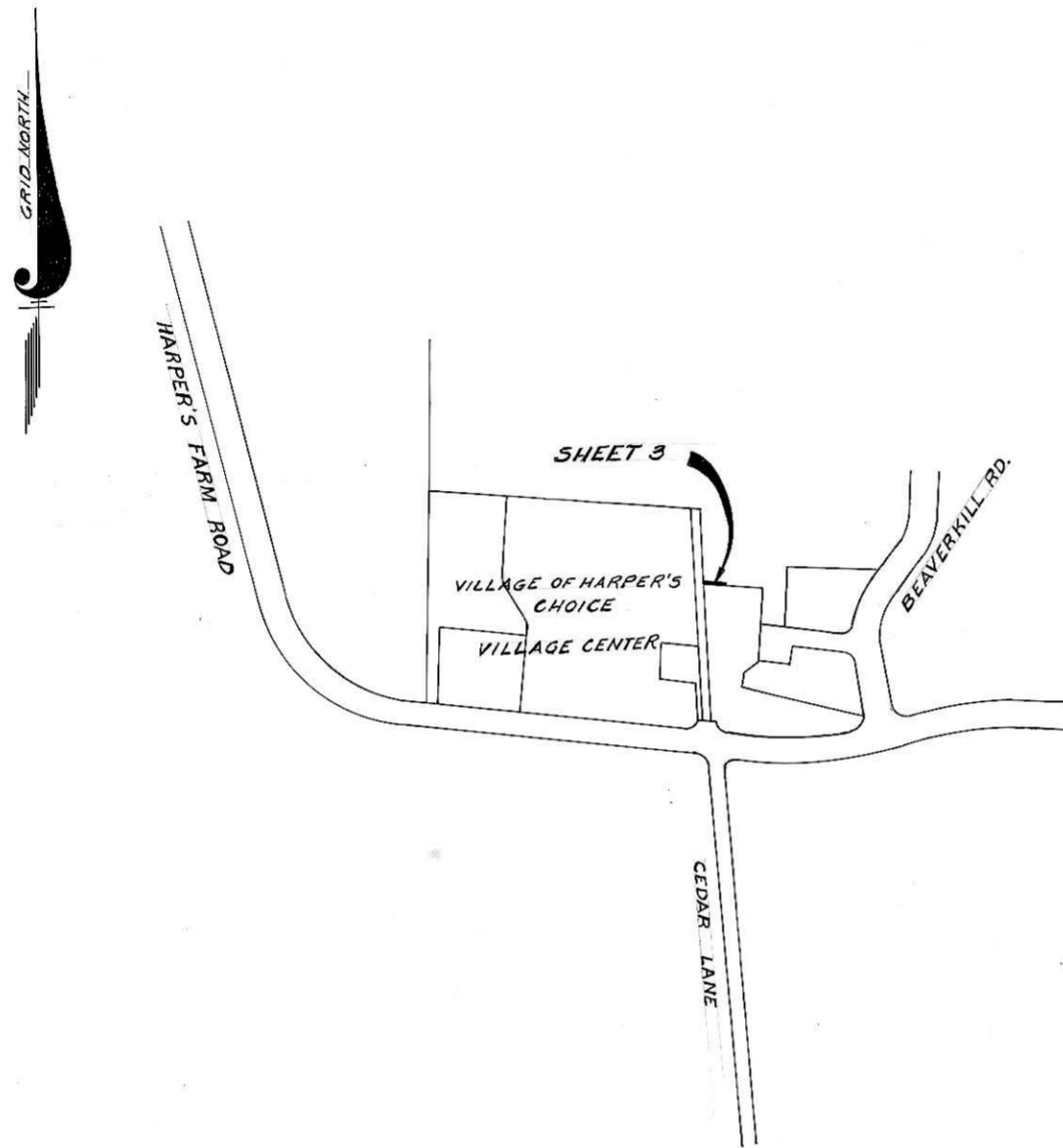


VICINITY MAP
SCALE: 1"=2000'



RECORDED PLAT 3054-A-59
ON 5-10-78 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF HARPER'S CHOICE
SECTION 5 AREA 7

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 165
5th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' SHEET 1 OF 3

PREPARED AS TO SHEETS 1 TO 3
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED OCTOBER 3, 1977



[Signature]
PROPERTY LINE SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED 8-10-1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-4-1968
AMENDED Z.B. CASE 606 RESOLUTION APPROVED 11-22-1972
AMENDED Z.B. CASE 644 RESOLUTION APPROVED 1-7-1974
AMENDED Z.B. CASE 693 RESOLUTION APPROVED 12-20-1976

HOWARD COUNTY PLANNING BOARD

[Signature] 5-1-78
H.C.P.B. EXEC. SEC. DATE H.C.P.B. CHAIRMAN DATE

DRWN. BY:
CHKD. BY:

FINAL DEVELOPMENT PLAN CRITERIA
PHASE 165

The area included within this Final Development Plan Phase is applicable to Section 5, Area 7 of the Village of Harper's Choice.

1. PUBLIC STREET AND ROADS - Section 119-C-1-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 119-C-1-a(2):
2A To be shown on subdivision plats, if required by the Howard County office of Planning & Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 119-C-1-a(3):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 119-C-1-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 119-C-1-b:
To be shown on the Final Development Plan, if required by the Howard County Planning Board.
6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 119-C-1-d:
The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

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

The term "structure" does not include the following:

walks	excavations or fills
shrubbery	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.

- 6D OPEN SPACE LAND USE AREAS
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.

7. PERMITTED USES - Section 119-C-1-d:
7E-1 OPEN SPACE LAND USE AREAS
Lot 1 is to be used for all open space land uses including, but not limited to, operation and maintenance of public recreational facilities.

8. HEIGHT LIMITATIONS - Section 119-C-1-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.

9. PARKING REQUIREMENTS - Section 119-C-1-e:
9E OPEN SPACE LAND USE AREAS
No parking requirements are imposed upon any of the land within the Final Development Plan Phase devoted to Open Space Land Uses.
10. SETBACK PROVISIONS - Section 119-C-1-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 119-C-1-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 119-C-1-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 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	0.010
Total	0.010

RECORDED PLAT 3054-A-60
ON 5-10 1978 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

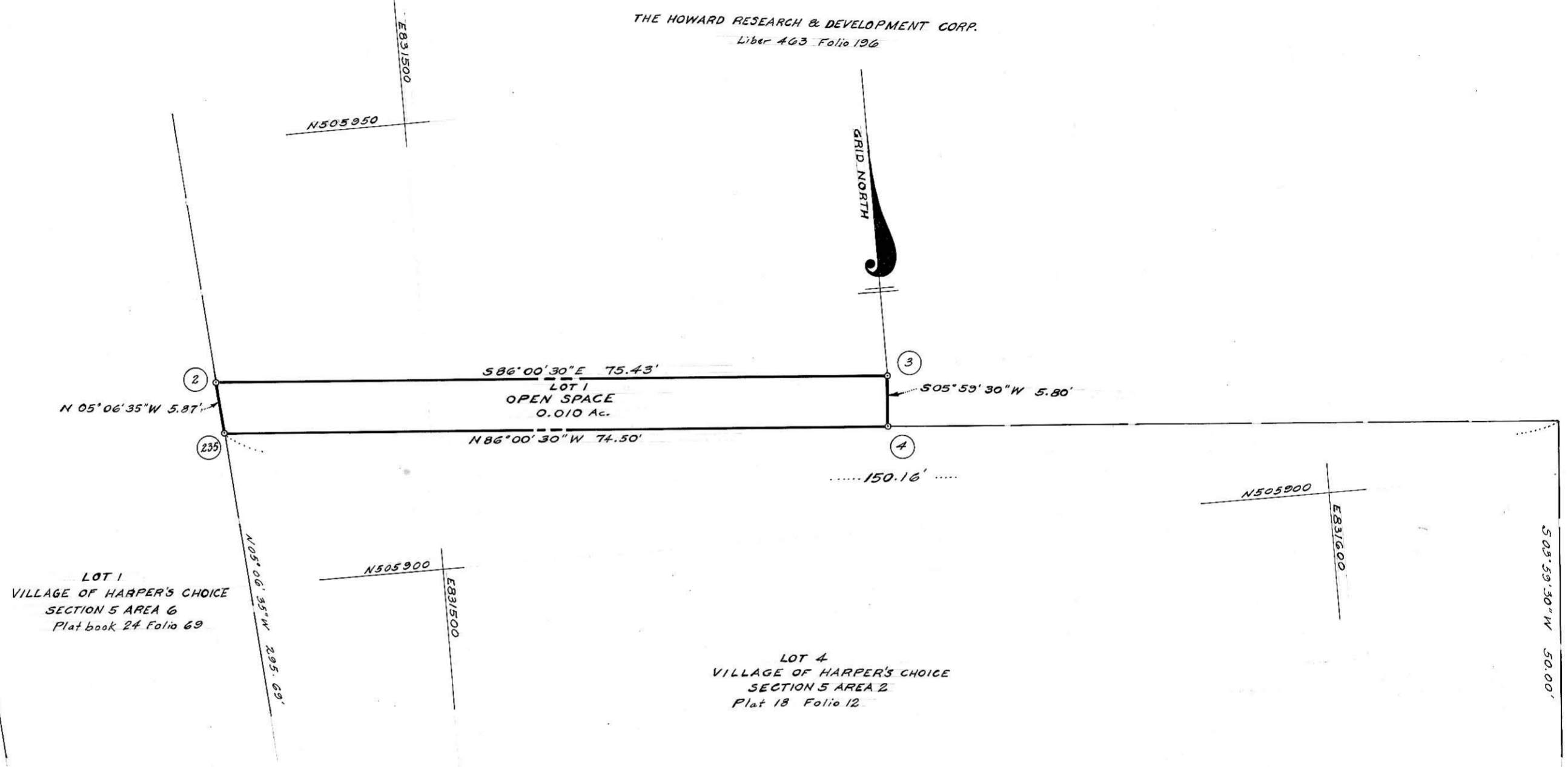
**VILLAGE OF HARPER'S CHOICE
SECTION 5 AREA 7**

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 165
5th ELECTION DISTRICT HOWARD COUNTY, MD.
SHEET 2 OF 3

COORDINATES		
NO.	NORTH	EAST
235	505917.410	831476.810
2	505923.259	831476.286
3	505918.009	831551.532
4	505912.223	831551.129



RECORDED PLAT 3054-A-61
ON 5-10 1978 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.
VILLAGE OF HARPER'S CHOICE
SECTION 5 AREA 7

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 165
5th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 10' SHEET 3 OF 3