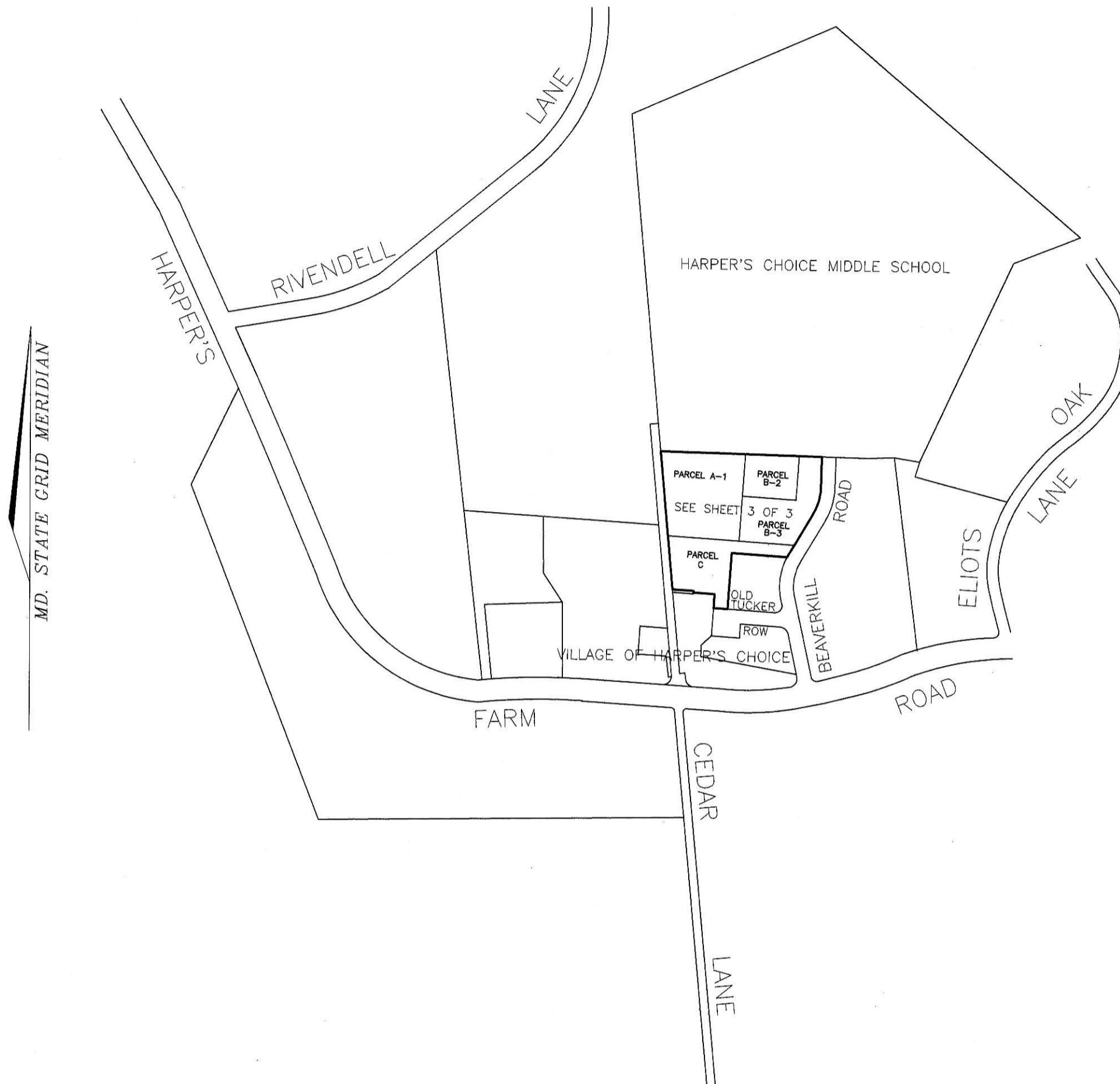
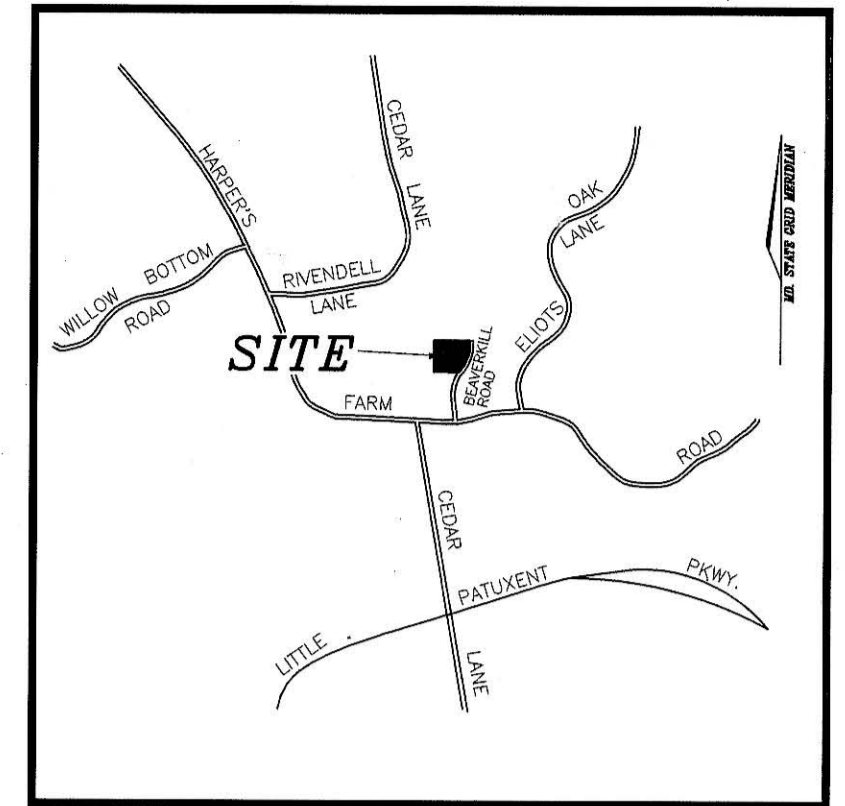


VILLAGE OF HARPER'S CHOICE
SECTION 5 AREA 8
AMENDED FINAL DEVELOPMENT PLANS



KEY MAP
SCALE: 1"=400'

NOTE: THIS PLAN IS INTENDED TO SUPERSEDE SHEETS 1-3 OF 3 OF FINAL DEVELOPMENT PLAN PHASE 183 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JANUARY 23, 1981 AS PLATS 3054A-308, 3054A-309, AND 3054A-310.



VICINITY MAP
SCALE: 1"=2000'

SUMMARY OF AMENDMENTS

PHASE 183-A: AMEND SHEETS 1, 2 AND 3 OF 3.
THE PURPOSE OF THE AMENDMENTS IS TO REVISE THE PROPERTY LINES OF THE OPEN SPACE PARCELS FROM RESUBDIVISION PLATS 5289 AND 6475 AS RECORDED IN THE HOWARD COUNTY LAND RECORDS. ALSO, UPDATING THE OPEN SPACE CREDITED FROM 3.430 AC. TO 2.713 AC. AND THE OPEN SPACE NON-CREDITED FROM 0.381 AC. TO 1.098 AC. AND TO ADD CRITERIA REFERENCE TO THE CURRENT ZONING REGULATIONS.

Ho. Co. 100
RECORDING DATE 12/12/97
PLAT # 3054-A-1664

VILLAGE OF HARPER'S CHOICE
SECTION 5, AREA 8

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 183-A
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SEPTEMBER 11, 1997 SHEET 1 OF 3

PREPARED AS TO SHEETS 1 TO 3 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED OCTOBER 3, 1993



Erik C. Marks
PROPERTY LINE SURVEYORS SIGNATURE

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED 8/10/65
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11/4/68
AMENDED Z.B. CASE 606 RESOLUTION APPROVED 11/22/72
AMENDED Z.B. CASE 664 RESOLUTION APPROVED 1/7/74
AMENDED Z.B. CASE 693 RESOLUTION APPROVED 12/20/76
AMENDED Z.B. CASE 817 RESOLUTION APPROVED 9/9/86
AMENDED Z.B. CASE 918 RESOLUTION APPROVED 3/17/92
AMENDED Z.B. CASE 939 RESOLUTION APPROVED 1/19/92
AMENDED Z.B. CASE 969 RESOLUTION APPROVED 10/23/95

HOWARD COUNTY PLANNING BOARD
James S. Hutter 11/20/97 *David Kempfman* 11/20/97
H.C.P.B. EXECUTIVE SECRETARY DATE H.C.P.B. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Section 5, Area 8, Phase 183-A, of the Village of Harper's Choice.

1. PUBLIC STREET AND ROADS - Section 125-C-3-b(1):
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 125-C-3-b(2):
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-C-3-b(3):
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 125-C-3-b(4):
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES-Section 125-C-3-c:
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 125-C-3-d(1):
The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

cornices	porches, decks, open or closed
eaves	bay windows
roof or building overhangs	privacy walls or screens
chimneys	all parts of any buildings, dwelling
trellises	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 with 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
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 there to will be made by the Howard County Department of Planning and Zoning.

Fences or walls, if located within setback area 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.

6C-1 EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL
No structure shall be located within 30 feet of the right-of-way of any public street, road or highway; except however, that structures may be constructed at any location within such setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

No parking area shall be located with ten (10) feet of any lot line except as may be shown on a site development plan approved the Howard County Planning Board. Except as restricted by this Paragraph 6C-1, buildings and other structures may be located at any location within commercial land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

Adequate planting and landscaping must be provided, as required by the Howard County Planning Board at the time a site development plan is submitted for approval, whenever employment center commercial areas are in proximity to a residential land use area.

7. PERMITTED USES - Section 125-C-3-d(2):
 - 7C-2 EMPLOYMENT CENTER LAND USE - VILLAGE CENTER - COMMERCIAL
Parcel C shall be used only for parking and roadway access to adjacent commercial and open space facilities.
 - 7E-3 VILLAGE CENTER OPEN SPACE LAND USE AREAS
Parcels A-1 and B-2 and B-3 are to be used for all open space land uses, including, but not limited to, all of the following:
 - a. Operation of a multi-purpose senior citizen center.
 - b. Operation of a community library facility.
 - c. Operation of a community hall, including leasing of same for public or private uses.
 - d. Operation of a religious facility.
 - e. Presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows and carnivals.
 - f. Use of the facilities to be constructed upon lot for all uses normally associated with community uses, such as rummage sales, white elephant sales, cake sales and dances.

8. HEIGHT LIMITATIONS - Section 125-C-3-d(3):
 - 8C-2 VILLAGE CENTER - COMMERCIAL
No height limitation is imposed upon structures constructed within the Village Center provided improvements thereon are constructed in accordance with a site development plan approved the Howard County Planning Board.
 - 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 125-C-3-d(3):
 - 9C-1 COMMERCIAL LAND USE AREAS - NEIGHBORHOOD AND VILLAGE CENTER
In all commercial land use areas, the following parking requirements shall apply:
 - a. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable retail commercial area.
 - b. Three (3) parking spaces shall be provided for each 1,000 square feet of office space in this Final Development Plan Phase.
 - 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 125-A-8 of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 125-C-3-d(3):
 - 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 125-C-3-d(3):
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 125-C-3-d(3):
 - 12C COMMERCIAL LAND USE AREAS
No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Land Uses, except in accordance with a site development plan approved the Howard County Planning Board.
 - 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 the Howard County Planning Board.

TABULATION OF LAND USES	
LAND USE	ACRES
COMMERCIAL	1.228
OPEN SPACE	
CREDIT	2.713
* NON-CREDIT	1.098
TOTAL	5.039

*REPRESENTS PARKING AREAS ON OPEN SPACE PARCELS A-1, B-2, AND B-3.

Ho. Co *Shw*
RECORDING DATE 12/2/97
PLAT # 3054-A-1665

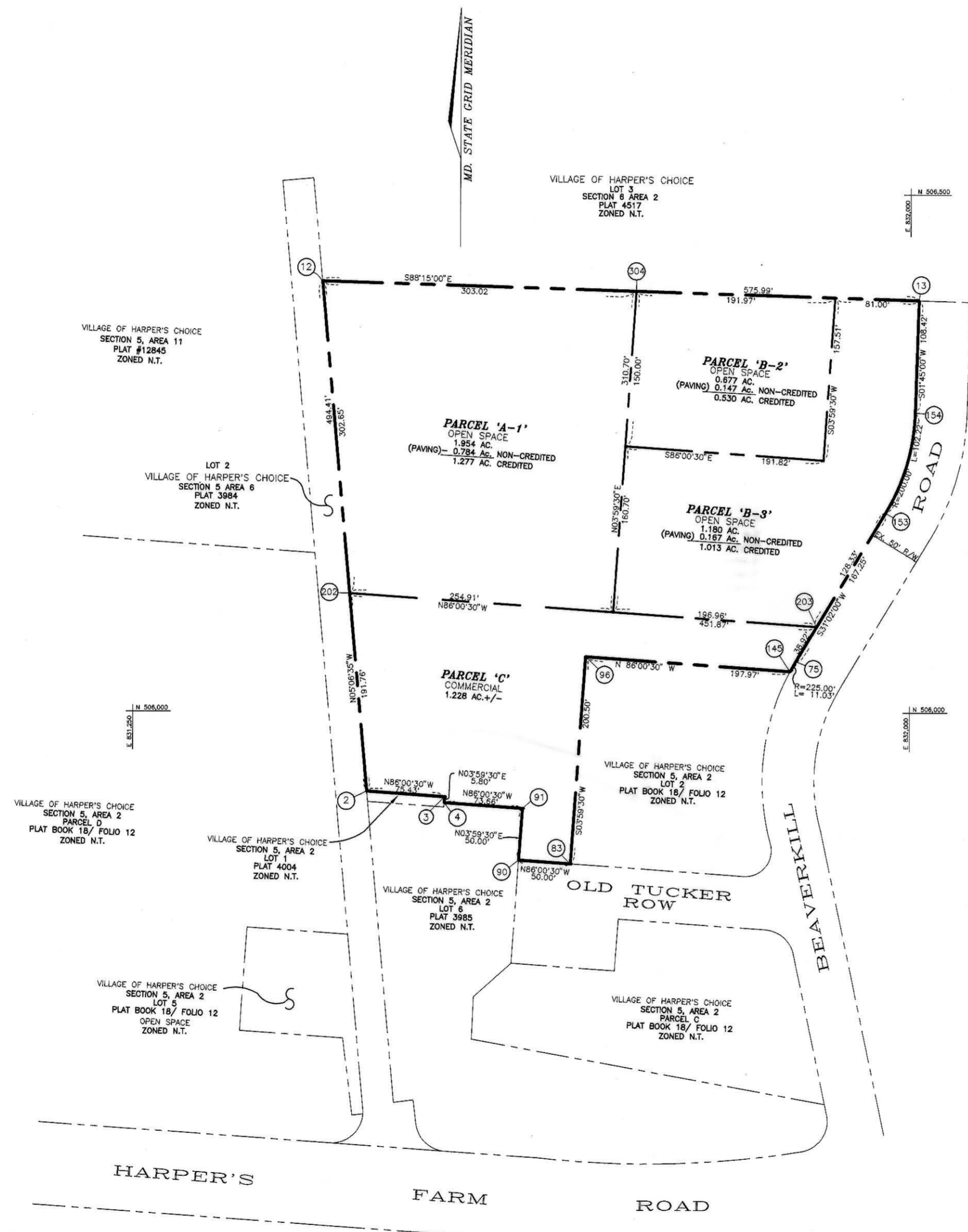
VILLAGE OF HARPER'S CHOICE SECTION 5 AREA 8

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 183-A
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SEPTEMBER 11,1997 SHEET 2 OF 3

COORDINATE TABLE		
POINT	NORTH	EAST
12	506415.70	831432.26
13	506398.11	832007.98
154	506289.74	832004.67
153	506192.74	831976.14
203	506082.78	831909.98
75	506049.48	831889.92
145	506039.84	831884.46
96	506053.62	831686.97
83	505853.60	831673.01
90	505857.09	831623.15
91	505906.96	831626.61
4	505912.22	831551.13
3	505918.01	831551.53
2	505923.26	831476.29
202	506114.24	831459.21
304	506406.47	831735.14



PLAN
SCALE: 1" = 100'

How. Co.
RECORDING DATE 12/2/97
PLAT # 3054-A-1666

**VILLAGE OF HARPER'S CHOICE
SECTION 5 AREA 8**

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 183-A
5TH ELECTION DISTRICT
SEPTEMBER 11, 1997
HOWARD COUNTY, MARYLAND
SHEET 3 OF 3