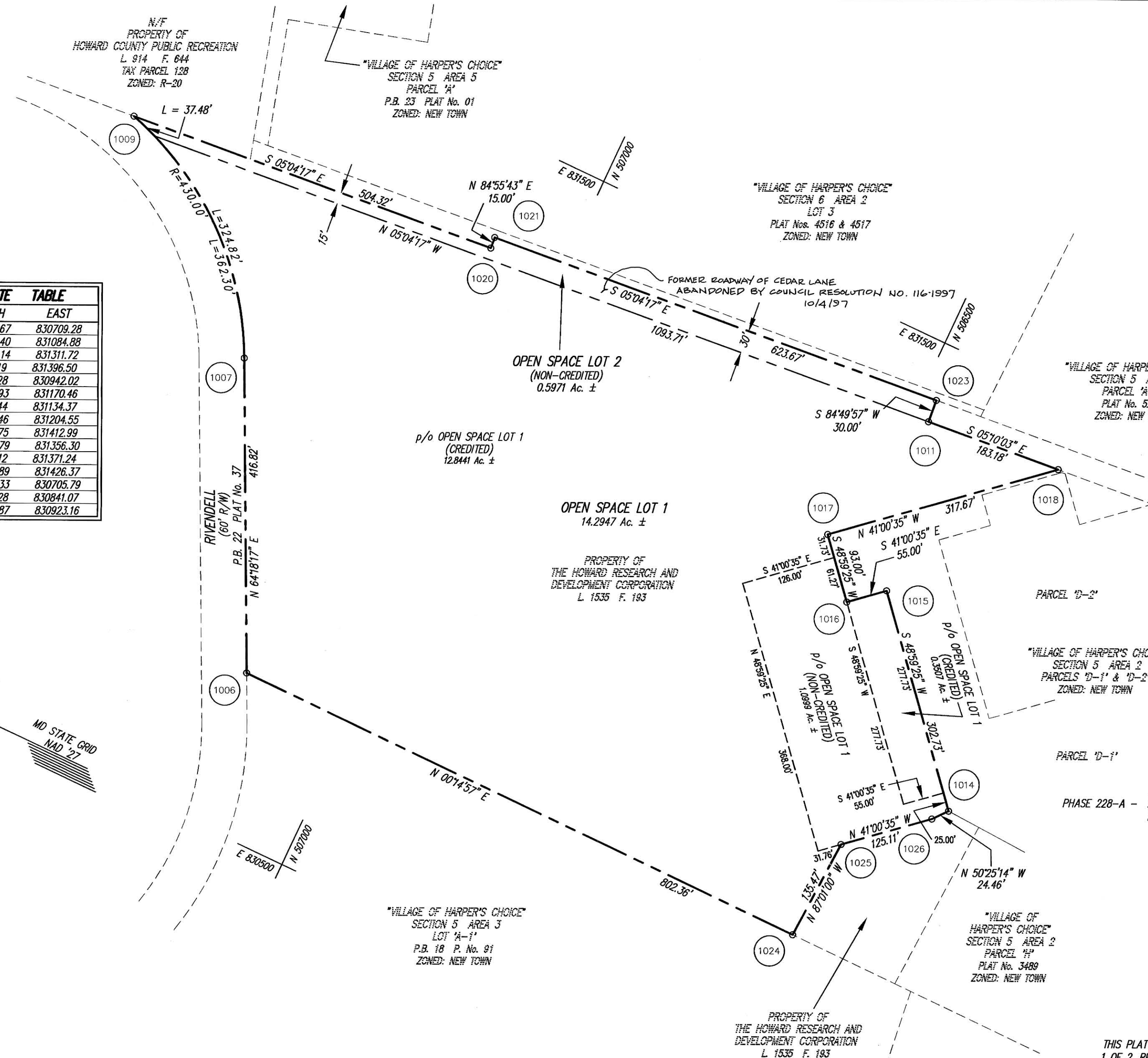
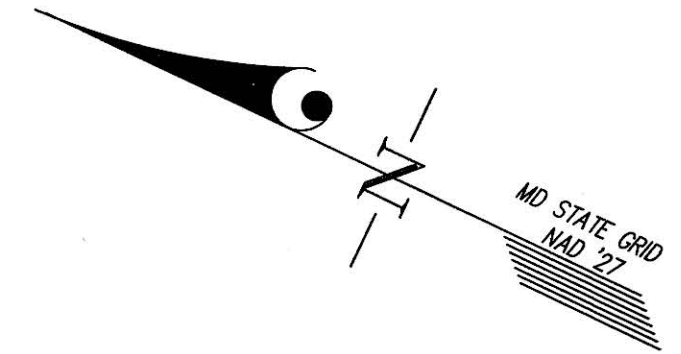


VICINITY MAP
SCALE: 1"=2000'

COORDINATE TABLE		
PT. No.	NORTH	EAST
1006	507150.67	830709.28
1007	507331.40	831084.88
1009	507600.14	831311.72
1011	506475.19	831396.50
1014	506231.28	830942.02
1015	506429.93	831170.46
1016	506471.44	831134.37
1017	506532.46	831204.55
1018	506292.75	831412.99
1020	507097.79	831356.30
1021	507099.12	831371.24
1023	506477.89	831426.37
1024	506348.33	830705.79
1025	506341.28	830841.07
1026	506246.87	830923.16



SUMMARY OF AMENDMENTS
 PHASE 228-A - AMENDMENT TO DECREASE THE AREA OF OPEN SPACE LAND USE (NON-CREDITED) BY 0.0036 ACRES.

DATE 10-16-97
 H.C. PLANNING BOARD
 PLAT# 3054-A-1662

THIS PLAT IS INTENDED TO SUPERCEDE FDP PHASE 228, SHEET 1 OF 2, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON MAY 29, 1997 AS PLAT No. 3054-A-1633.

VILLAGE OF HARPER'S CHOICE
 SECTION 5 AREA 11

PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MD. 21029

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 228-A
 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' JUNE, 1997

PREPARED AS TO SHEETS 1 AND 2 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED OCTOBER 18, 1993

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 10, 1965
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
 AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976
 AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986
 AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992
 AMENDED Z.B. CASE 939 RESOLUTION APPROVED NOVEMBER 19, 1992
 AMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1995.

HOWARD COUNTY PLANNING BOARD
 H.C.P.B. EXECUTIVE SECRETARY 10/8/97
 H.C.P.B. CHAIRMAN 10/8/97

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: (301) 421-4024 BALTO. (410) 880-1820 DC/VA. (301) 989-2524 FAX: (301) 421-4186

CARLTON K. GUTSCHICK
 PROFESSIONAL ENGINEER
 MARYLAND REGISTRATION No. 12975



6-297
 DATE

AMENDED FINAL DEVELOPMENT PLAN CRITERIA
Phase 228-A

The Area included within this Final Development Plan Phase 228-A is Applicable to Section 5, Area 11, of the Village of Harper's Choice.

1. PUBLIC STREET AND ROADS - Section 125-C-3-b:

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:

2A 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:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

4. DRAINAGE FACILITIES - Section 125-C-3-b:

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 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 and eaves
- roof or building overhangs
- chimneys
- porches, decks, open or enclosed
- bay windows, oriel, vestibule, balcony
- privacy walls or screens
- all parts of any buildings, dwellings, or accessory buildings

All setback areas shall be clear of any protrusions, extensions, or construction of any type, except cornices and eaves may project not more than three (3) feet into the setback area; bay windows, oriels, vestibules, balconies or chimneys which are not more than ten (10) feet in width may project not more than four (4) feet into the setback area; and porches, decks, open or enclosed, may project not more than three (3) feet into the front or rear setback area, and where any land is adjacent to a principal arterial or intermediate divided arterial highway, 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
- trellises
- shrubby
- excavations or fill
- trees
- fencing under 6' in height
- ornamental landscaping
- retaining walls under 3' in height
- similar minor structures

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Department 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

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.

7. PERMITTED USES - Section 125-C-3-d(2):

7E-1 OPEN SPACE LAND USE AREAS

Lot 1 (credited and non-credited) and Lot 2 (non-credited) are 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 Department of Planning and Zoning.

7E-2 NEIGHBORHOOD CENTER - OPEN SPACE LAND USE AREAS

Lot 1 and Lot 2 are to be used for all open space land uses, including, but not limited to, all of the following:

1. Operation and maintenance of a public or private park, playground, swimming pool and similar community recreational uses.
2. Operation of a public or private child care center.
3. Operation of a Neighborhood Community Center which may be used for all community activities customary to a Neighborhood Center, including, but not limited to:
 - a. The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows, and carnivals.
 - b. Rummage sales, white elephant sales, cake sales, dances, and similar activities.
 - c. Operation of a community hall including leasing of same for public or private use.
 - d. Operation of such commercial activities as are ancillary with a Neighborhood Center such as a snack bar.
4. Operation and maintenance of a skating rink, batting cages, softball/baseball fields, driving range and miniature golf facilities.

8. HEIGHT LIMITATIONS - Section 125-C-3-d(3):

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):

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:

1. Setbacks shall conform to the requirements of Section 6 above.
2. No other setback restrictions are imposed upon land within this Final Development Plan Phase.

12. COVERAGE REQUIREMENTS - Section 125-C-3-d(3):

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 - CREDITED	13.1948 Ac.
OPEN SPACE - NON-CREDITED	1.6970 Ac.
TOTAL	14.8918 Ac.

DATE 10-16-97
PLAT# 3054-A-1663

THIS PLAT IS INTENDED TO SUPERCEDE FDP PHASE 228, SHEET 2 OF 2, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON MAY 29, 1997 AS PLAT No. 3054-A-1634.

VILLAGE OF HARPER'S CHOICE
SECTION 5 AREA 11

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21029

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 228-A
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: N/A JUNE, 1997