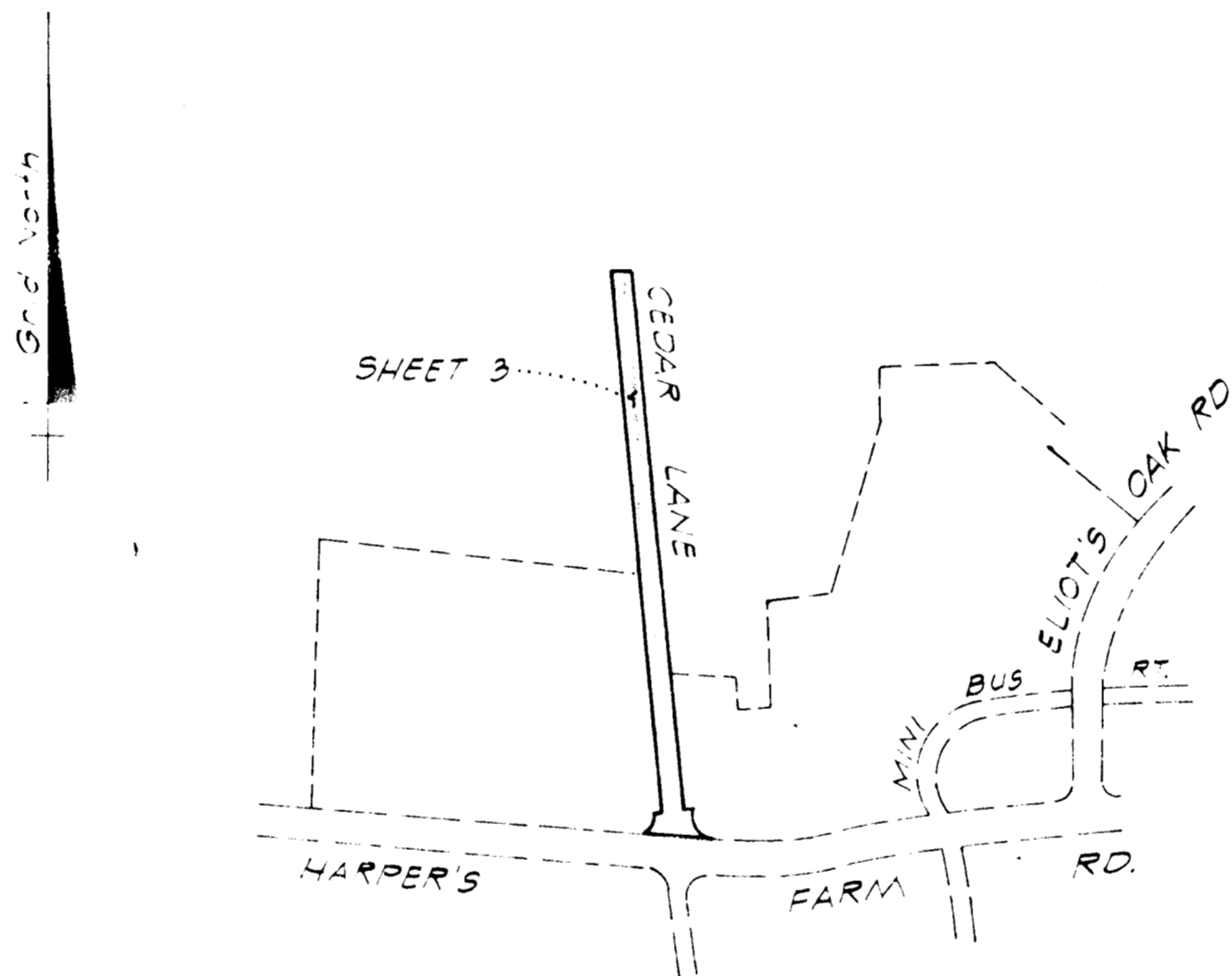


VICINITY MAP
Scale: 1"=2,000'



RECEIVED
FEB 07 1973
BUREAU OF ENGINEERING
INSPECTION SECTION

VILLAGE OF HARPER'S CHOICE
VILLAGE CENTER
SECTION 5 AREA 6
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MD
21045

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 131
5th ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=400' JANUARY, 1973 SHEET 1 OF 3

RECEIVED

FEB 1 1973
DIVISION OF LAND
DEVELOPMENT
OF HOWARD COUNTY

JAN 23 73 20 178

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

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 11-4-68
AMENDED B.C.C. CASE 606 RESOLUTION APPROVED 11-22-72

HOWARD COUNTY PLANNING BOARD

H. C. P. B. EXEC. SEC. _____ DATE _____ H. C. P. B. CHAIRMAN _____ DATE _____

FSP
11-V

FINAL DEVELOPMENT PLAN CRITERIA

The area included within this Final Development Plan Phase is applicable to Section 5, Area 6, of The Village of Harper's Choice

1. **PUBLIC STREETS AND ROADS - Section 17.031 A(1):**
To be shown on subdivision plats, if required by the Howard County Planning Board.
2. **PUBLIC RIGHTS-OF-WAY - Section 17.031 A(2):**
To be shown on subdivision plats, if required by the Howard County Planning Board

Vehicular ingress and egress to Harper's Farm Road will be permitted only at points of access approved by the Howard County Planning Board

3. **MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031A (3):**
To be shown on subdivision plats, if required by the Howard County Planning Board
4. **DRAINAGE FACILITIES - Section 17.031 A(4):**
To be shown on subdivision plats, if required by the Howard County Board.
5. **RECREATIONAL SCHOOL, PARK AND OTHER COMMUNITY USES - Section 17.031 B:**
To be shown on Final Development Plan, if required by the Howard County Planning Board.
6. **PERMITTED GENERAL LOCATION OF ALL 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 |
| trallises | 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 17.037C 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 |
| 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.

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 17.031 D:

OPEN SPACE LAND USE AREAS

Lot 1 is to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. This lot 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.

8. HEIGHT LIMITATIONS - Section 17.031 E:

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 17.031 E:

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 proposed 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.

10. SETBACK PROVISIONS - Section 17.031 E

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:

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, in the aggregate, be covered by buildings or major structures except in accordance with site development plan as approved by the Howard County Planning Board.

TABULATION OF LAND USE	
LAND USE	ACRES
OPEN SPACE (Non-Credited)	0.6592
TOTAL	0.6592

20 179

JAN 23 73

VILLAGE OF HARPER'S CHOICE
VILLAGE CENTER
SECTION 5 AREA 6
PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MD.
21045

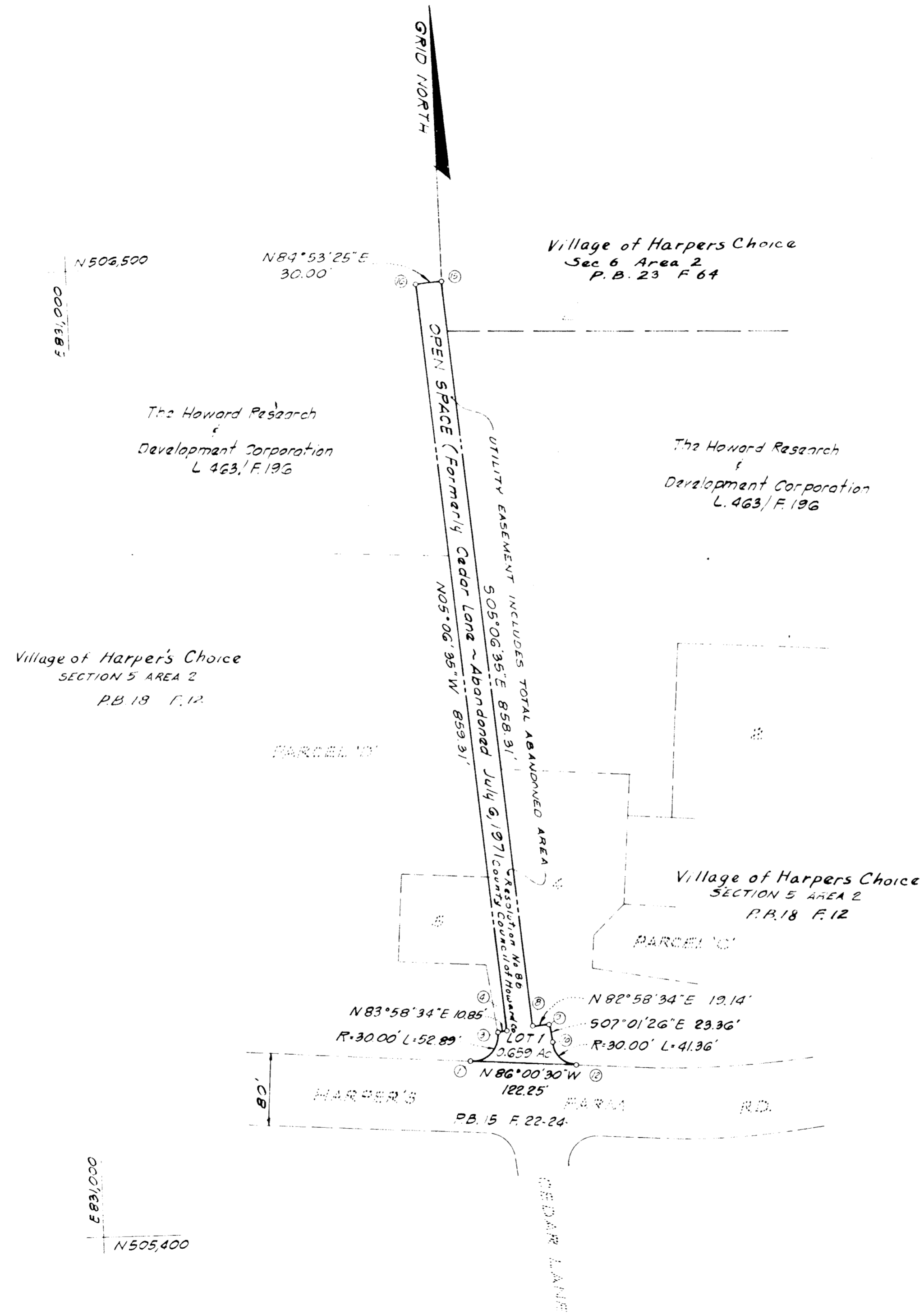
COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 131
5th ELECTION DISTRICT HOWARD COUNTY, MD.

JANUARY, 1973

SHEET 2 OF 3

COORDINATE TABLE		
NOS.	NORTH	EAST
1	505,584.31	831,430.73
3	505,617.90	831,462.60
4	505,619.23	831,473.36
16	506,475.13	831,396.83
15	506,477.80	831,426.71
8	505,622.90	831,503.14
9	505,625.24	831,522.14
10	505,602.55	831,525.00
12	505,575.79	831,552.49



RECORDED IN PLAT BOOK 20 PAGE 180
 JAN 23 73

VILLAGE OF HARPER'S CHOICE
 SECTION 5 AREA 6
 PETITIONER AND OWNER
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 COLUMBIA, MD.
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COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 131
 5th ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=100' JANUARY, 1973 SHEET 3 OF 3