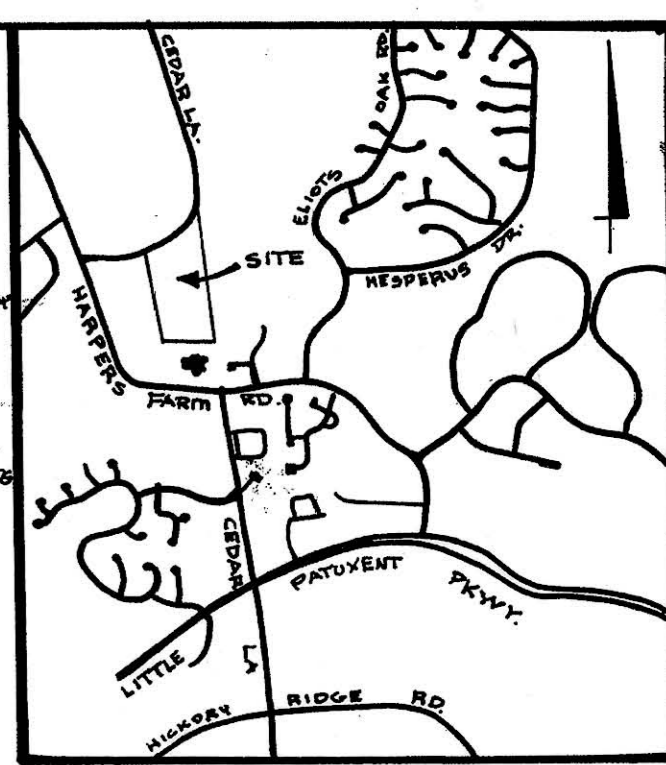
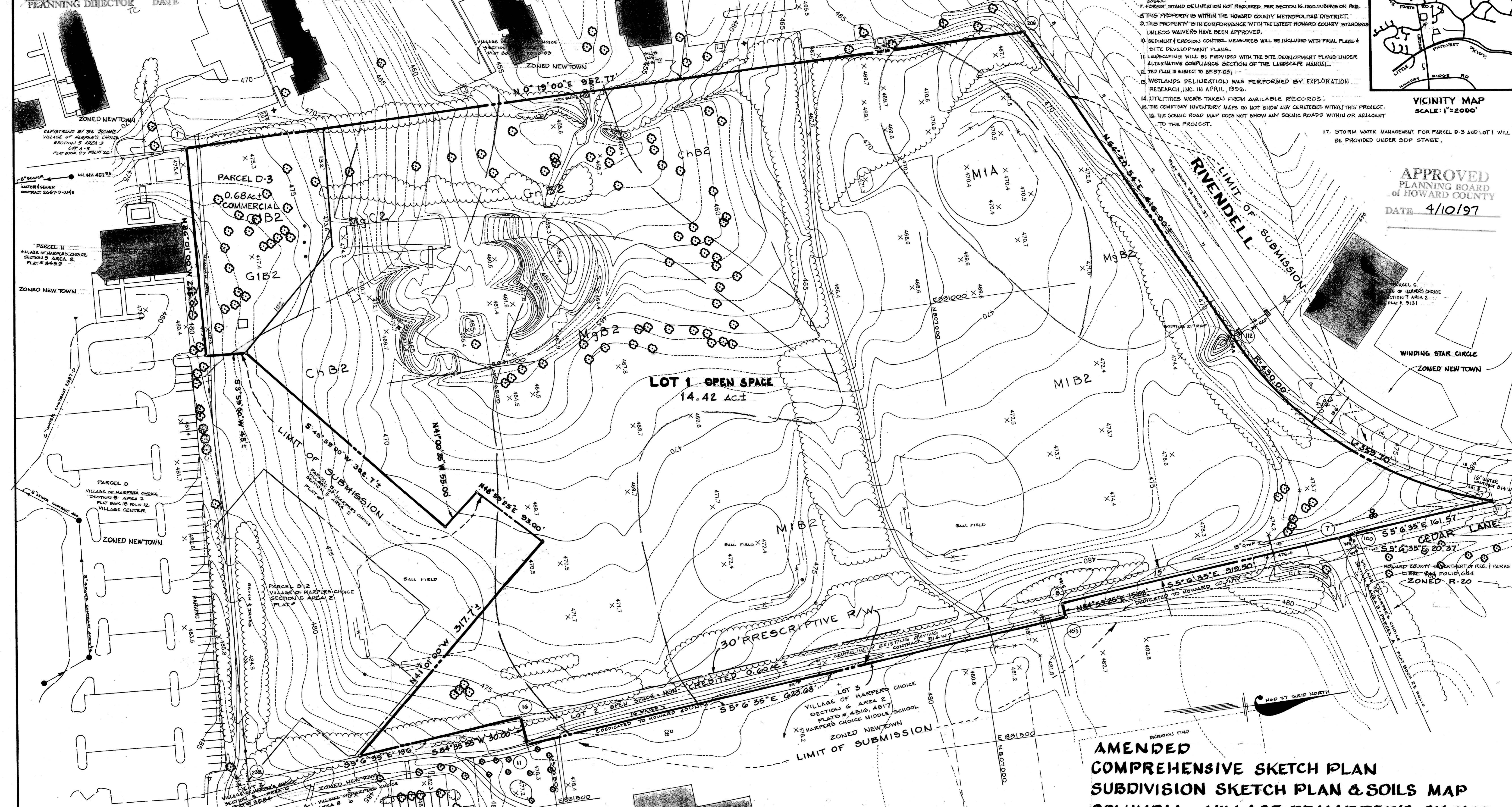


TENTATIVELY APPROVE  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR DATE  
5/10/97

- GENERAL NOTES:
1. ZONING: NEW-TOWN
  2. TOTAL AREA: 15.7
  3. TOTAL NUMBER OF PARCELS AND LOTS: 3
  4. PUBLIC WATER AND SEWER TO BE UTILIZED.
  5. TOPOGRAPHY SHOWN HEREON IS AERIAL-TAKEN FROM MAPS PREPARED BY WINGS, INC. ON MARCH, 1996.
  6. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES & RIGHT-OF-WAY OF ANY PUBLIC ROAD WILL BE IN ACCORDANCE WITH THE FINAL DEVELOPMENT PLAN AND PHASE 228, RECORDED AS PLAT # 3994-A.
  7. FOREST STAND DELINEATION NOT REQUIRED PER SECTION 16.1200 SUBSECTION 16.1201.
  8. THIS PROPERTY IS WITHIN THE HOWARD COUNTY METROPOLITAN DISTRICT.
  9. THIS PROPERTY IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
  10. SEDIMENT & EROSION CONTROL MEASURES WILL BE INCLUDED WITH FINAL PLANS & SITE DEVELOPMENT PLANS.
  11. LANDSCAPING WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLANS UNDER ALTERNATIVE COMPLIANCE SECTION OF THE LANDSCAPE MANUAL.
  12. THIS PLAN IS SUBJECT TO SP-97-03.
  13. WETLANDS DELINEATION WAS PERFORMED BY EXPLORATION RESEARCH, INC. IN APRIL, 1996.
  14. UTILITIES WERE TAKEN FROM AVAILABLE RECORDS.
  15. THE GEMETRY INVENTORY MAPS DO NOT SHOW ANY CENTERLINES WITHIN THIS PROJECT.
  16. THE SCENIC ROAD MAP DOES NOT SHOW ANY SCENIC ROADS WITHIN OR ADJACENT TO THE PROJECT.
  17. STORM WATER MANAGEMENT FOR PARCEL D-3 AND LOT 1 WILL BE PROVIDED UNDER SDP STAGE.



APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 4/10/97



OWNER & DEVELOPER  
THE HOWARD RESEARCH & DEVELOPMENT CORP.  
THE ROUSE BUILDING  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044

ENGINEER  
GREGORY R. KLAR  
THE HOWARD RESEARCH & DEVELOPMENT CORP.  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND



COORDINATES	
No.	EAST
1	830704.98
206	830710.24
112	831085.24
111	831311.56
100	831525.95
7	831327.78
8	831354.21
103	831311.17
11	831422.71
16	831292.83
238	831424.94

NOTE: THE PURPOSE OF THIS AMENDMENT IS TO ESTABLISH 0.68 AC. COMMERCIAL LAND USE ON PARCEL D-3 AND TO CHANGE 0.60 AC. OPEN SPACE CREDITED ON LOT 1 TO OPEN SPACE NON-CREDITED LOT 2 WITHIN THE 30' PREScriptive R/W.

TABULATION OF LAND USE	
LAND USE	ACRES
OPEN SPACE - CREDITED	14.42
NON-CREDITED	0.60
COMMERCIAL	0.68
<b>TOTAL</b>	<b>15.7 ±</b>

AMENDED  
COMPREHENSIVE SKETCH PLAN  
SUBDIVISION SKETCH PLAN & SOILS MAP  
COLUMBIA - VILLAGE OF HARPER'S CHOICE  
SECTION 5 AREA 11  
PHASE 228 & PHASE 69A-2  
TAX MAP 29 - PARCELS 57 & 59  
5TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'

DATE: 3-24-97  
4.7.97