

VICINITY MAP
1" = 1600'

SUMMARY OF AMENDMENTS

- 130- A Modified Sheet 3 of 3 to correct boundary survey discrepancies and coordinate values.
- 130- A -I- Modifies Section 6 and 7 of the Criteria by the elimination of the requirement for Planning Board approval of a site development plan for structures in Single Family Low Density Land Use Areas.

NOTE: This plat supersedes plat previously recorded among the land records for Howard County, Maryland, on November 4, 1974, in Plat Book 28, Folio 102.

NOTE: THIS SUBDIVISION CONTAINS PRIVATE ROADS AND DRIVEWAYS WHICH DEVIATE FROM STANDARDS UNDER THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND STANDARD SPECIFICATIONS. THE DEVIATIONS ARE PERMITTED ON AN EXPERIMENTAL BASIS AND ARE LIMITED IN APPLICATION TO THIS SPECIFIC PLAN PHASE.

VILLAGE OF HARPER'S CHOICE
SECTION 2 AREA 4

RECORDED PLAT 3054 A-225
ON 8-3-1979 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

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



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] 8/1/79 *[Signature]* 8/1/79
H.C.P.B. EXEC. SEC. DATE H.C.P.B. CHAIRPERSON DATE

130-A-I			
130-A	11/4/74	28	102 thru 104
130	9/30/74	28	57 thru 59
PHASE	DATE	BOOK	FOLIO
	RECORDATION		

[Signature] No. 78
LAND SURVEYOR'S SIGNATURE

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 130-A-I
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' SHEET 1 OF 3

DRWN. BY:
CHKD. BY:

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase 130-A is Applicable to Section 2, Area 4, 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 and Zoning.

2B Vehicular ingress and egress to High Hay Drive will be permitted only at points of access approved by the Howard County Office of Planning and 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:

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

- 6A SINGLE FAMILY LOW DENSITY
No structure shall be located upon lots devoted to single family low density land use except as shown on a site development plan approved by the Howard County Office of Planning and Zoning. No residential structures may be located within 15' of one another.
- 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 119-C-1-d:

7A-1 SINGLE FAMILY LOW DENSITY LAND AREAS
All lots within single family low density land use areas shall be used only for single family detached low density residential uses. The accessory use provisions of Section 107 of the Howard County Zoning Regulations shall be applicable.

The Planning Board may designate on the subdivision a lot, lots, or parcels as "common open areas" which will not be credited to "Open Space", but, will be credited to the Single Family Low Density of the Phase in which it presently exists. These lots 15, 20, 29, 30, 43, 45, 46, 62, and 63 as shown on the subdivision plat are to be used for vehicular and pedestrian access and 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.

7E-1 OPEN SPACE LAND USE AREAS

Lots 1, 8, and 60 are to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. These lots may be used as 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 119-C-1-e:

8A SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE AREAS
No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building upon lots devoted to single family land use.

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:

9A SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS
No less than two (2) off-street parking spaces containing a minimum area of two hundred (200) square feet per each parking space shall be provided for each lot with a single family structure. Parking may be provided on adjacent lots if shown on a site development plan approved by the Howard County Planning Board.

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 119-A-9 of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 119-C-1-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 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:

12A SINGLE FAMILY LOW DENSITY DETACHED RESIDENTIAL LAND USE AREAS
In no event shall more than 30 percent (30%) of any lot devoted to single family residential purposes be covered by buildings or other major structures except that a greater percentage of coverage of any such lot may be permitted if such buildings or other major structures are constructed in accordance with a site development plan approved by the Howard County Planning Board. No limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery, and similar minor structures.

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 IN ACRES

Land Use	Acres
S.F.L.D.	37.598
Roadway	4.530 Ac.
Open Space	0.0
Non-Credited	0.529
TOTAL	38.127

NOTE: This plat supersedes plat previously recorded among the land records for Howard County, Maryland, in Plat Book 28, Folio 103, and shall apply to Phases 130, 130-A and 130-A-I.

The purpose of this revised plat is to modify Section 6 and 7 of the Criteria to eliminate the requirement for Planning Board approval of a site development plan for all structures in Single Family Low Density land use areas, and to conform references to the 1977 Howard County Zoning Regulations.

VILLAGE OF HARPER'S CHOICE

SECTION 2 AREA 4

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

RECORDED PLAT 305' A-226
ON 8-2-1979 AMONG THE LAND RECORDS OF
HOWARD COUNTY MD.

COLUMBIA

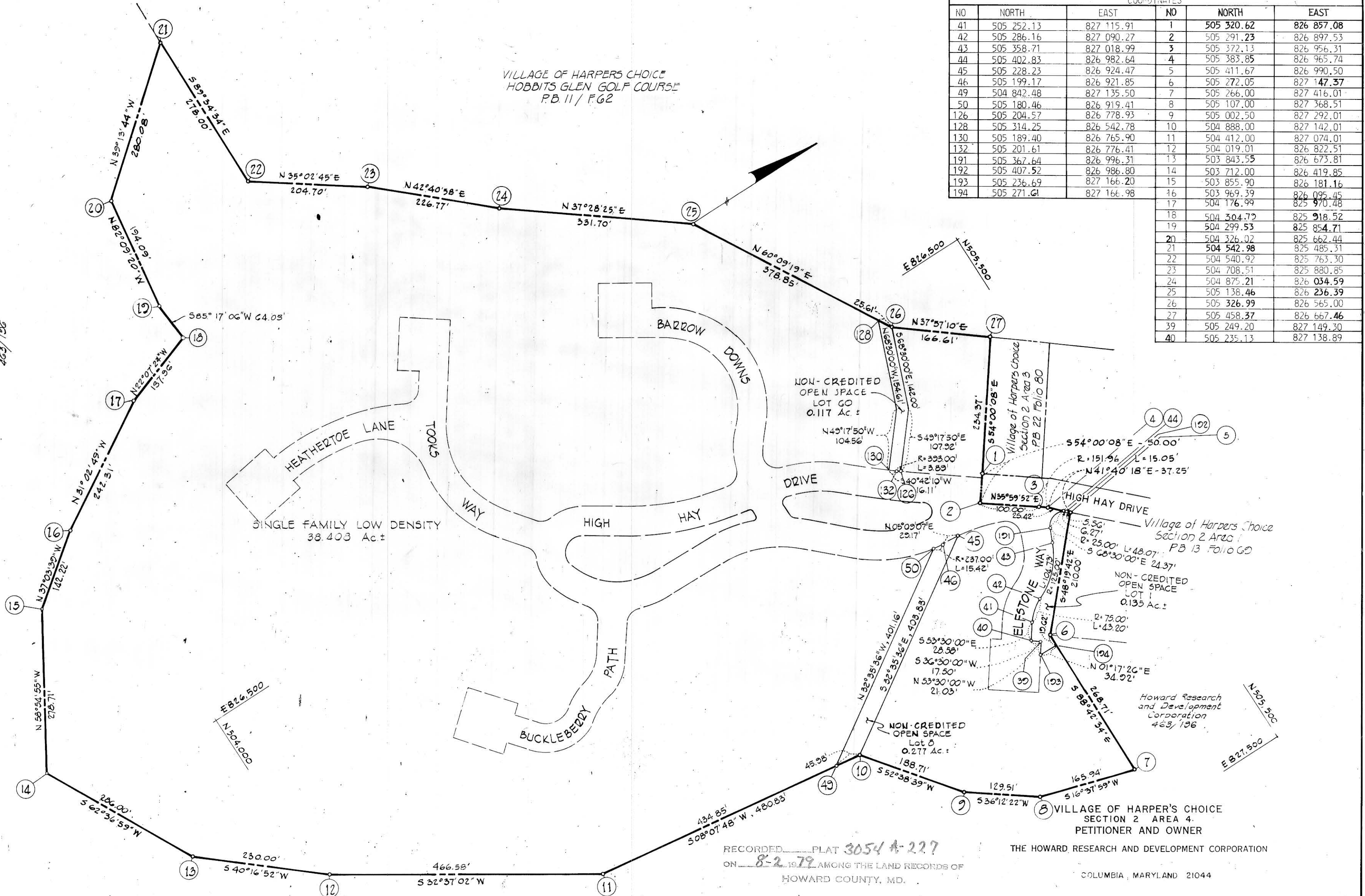
AMENDED
FINAL DEVELOPMENT PLAN PHASE 130-A-I
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 3

Howard Research and Development Corporation
463/196

VILLAGE OF HARPERS CHOICE
HOBBITS GLEN GOLF COURSE
P.B. 11 / F.62

COORDINATES					
NO	NORTH	EAST	NO	NORTH	EAST
41	505 252.13	827 115.91	1	505 320.62	826 857.08
42	505 286.16	827 090.27	2	505 291.23	826 897.53
43	505 358.71	827 018.99	3	505 372.13	826 956.31
44	505 402.83	826 982.64	4	505 383.85	826 965.74
45	505 228.23	826 924.47	5	505 411.67	826 990.50
46	505 199.17	826 921.85	6	505 272.05	827 147.37
49	504 842.48	827 135.50	7	505 266.00	827 416.01
50	505 180.46	826 919.41	8	505 107.00	827 368.51
126	505 204.57	826 778.93	9	505 002.50	827 292.01
128	505 314.25	826 542.78	10	504 888.00	827 142.01
130	505 189.40	826 765.90	11	504 412.00	827 074.01
132	505 201.61	826 776.41	12	504 019.01	826 822.51
191	505 367.64	826 996.31	13	503 843.55	826 673.81
192	505 407.52	826 986.80	14	503 712.00	826 419.85
193	505 236.69	827 166.20	15	503 855.90	826 181.16
194	505 271.61	827 166.98	16	503 969.39	826 095.45
			17	504 176.99	825 970.48
			18	504 304.72	825 918.52
			19	504 299.53	825 854.71
			20	504 326.02	825 662.44
			21	504 542.98	825 485.31
			22	504 540.92	825 763.30
			23	504 708.51	825 880.85
			24	504 875.21	826 034.59
			25	505 138.46	826 236.39
			26	505 326.99	826 565.00
			27	505 458.37	826 667.46
			39	505 249.20	827 149.30
			40	505 235.13	827 138.89



RECORDED PLAT 3054 A-227
ON 8-2-79 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

NOTE: This plat supersedes plat previously recorded among the land records of Howard County, Maryland, on November 4, 1974, in Plat Book 28, Folio 104.

NOTE: THIS SUBDIVISION CONTAINS PRIVATE ROADS AND DRIVEWAYS WHICH DEVIATE FROM STANDARDS UNDER THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND STANDARD SPECIFICATIONS. THE DEVIATIONS ARE PERMITTED ON AN EXPERIMENTAL BASIS AND ARE LIMITED IN APPLICATION TO THIS SPECIFIC PLAN PHASE.

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 130-A-I
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100'
SHEET 3 OF 3

DRWN. BY: J.G.
CHKD. BY: K.J.C.