

SUMMARY OF AMENDMENTS

PHASE 199-A Amends Sheet 3. Purpose is to change the outline of Parcel A-1.

NOTE: This plat is intended to supersede Sheet 1 of 3, recorded among the Land Records of Howard County, Maryland on 11-2-87 as plat 3054A-938.



RECORDED - PLAT 3054A-1022
ON 10/21, 1988 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.
VILLAGE OF HARPERS CHOICE
SECTION 7 AREA 1
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 199-A
5TH ELECTION DISTRICT, HOWARD COUNTY, MD.
SCALE: 1" = 400' SHEET 1 OF 3

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED AUGUST 2, 1985.



BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED 8-10-65.
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOV. 4, 1968.
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOV. 22, 1972.
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JAN. 7, 1974.
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DEC. 20, 1976.
AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPT. 9, 1986.

HOWARD COUNTY PLANNING BOARD

Donald B. Hecht 10-13-88 *John R. Peterson* 10-13-88
H.C.P.B. EXEC. SECRETARY DATE H.C.P.B. CHAIRMAN DATE

199-A		
199	11-2-87	3054A-938-940
PHASE OR AMENDMENT	DATE	PLAT NO.
		RECORDED

Donald B. Hecht
LAND SURVEYOR

6/16/88

FINAL DEVELOPMENT PLAN CRITERIA
PHASE 199-A

The Area included within this Final Development Plan Phase is Applicable to Section 7, Area 1 of the Village of Harper's Choice.

1. PUBLIC STREET AND ROADS - Section 122-C-3-b:
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 122-C-3-b:
2A To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2B Vehicular ingress and egress to Harper's Farm Road 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 122-C-3-b:
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 122-C-3-b:
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 122-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 122-C-3-d(1):
The term "structure" as used in this Final Development Plan Phase, shall include but not be limited to:
roof or building overhangs
bay windows, oriel, vestibule, balcony
all parts of any buildings, dwellings or accessory buildings
porches, decks, open or enclosed
privacy walls or screens
cornices and eaves
chimneys

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 use is adjacent to a principal or intermediate divided arterial 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	trellises
shrubbery	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 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.

6B-1 APARTMENT LAND USE AREAS:

No structure shall be located upon lots devoted to apartment land uses within 30 feet of the right-of-way of any public street, road, or highway. 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. Except as restricted by this Paragraph 6B-1, buildings and other structures may be located at any location within apartment land use areas. Whenever a single family attached unit located on lots devoted to apartment land use is constructed, a maintenance agreement for the party wall side of the structure as well as any approved overhangs protruding onto the adjacent lot or lots must be included in the deed of conveyance and recording reference of same furnished to the Office of Planning and Zoning. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

Common areas in the project shall be adequately planted and landscaped, as required by the Howard County Planning Board at the time a site development plan is submitted for approval.

7. PERMITTED USES - Section 122-C-3-d(2)

7B-1 APARTMENT LAND USE AREAS

Parcel A-1 shall be devoted to apartment uses provided, however, that no more than 38 dwelling units may be constructed on Parcel A-1. Single family attached dwelling units shall be constructed in groups having no more than ten (10) units attached to one another.

8. HEIGHT LIMITATIONS - Section 122-C-3-d(3)

8B-1 APARTMENT LAND USE AREAS

No structure shall be constructed more than 34 feet in height from highest adjoining ground elevation, except, however, that structures may be constructed to any height provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.

9. PARKING REQUIREMENTS - Section 122-C-3-d(3)

9B-1 APARTMENT LAND USE AREAS

No less than two (2) off-street parking spaces containing minimum area of one-hundred eighty (180) square feet for each parking space for each dwelling unit shall be provided within each lot devoted to apartment uses.

10. SETBACK PROVISIONS - Section 122-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.

12. COVERAGE REQUIREMENTS - SECTION 122-C-3-d(3)

12B-1 APARTMENT LAND USE AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to apartment land uses, except in accordance with a site development plan approved by the Howard County Planning Board.

TABULATION OF LAND USE	
LAND USE	ACRES
MULTI-FAMILY APARTMENTS	6.006
TOTAL	6.006

RECORDED PLAT 3054A-1023
ON 10/21, 1988 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF HARPERS CHOICE
SECTION 7 AREA 1

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 199-A

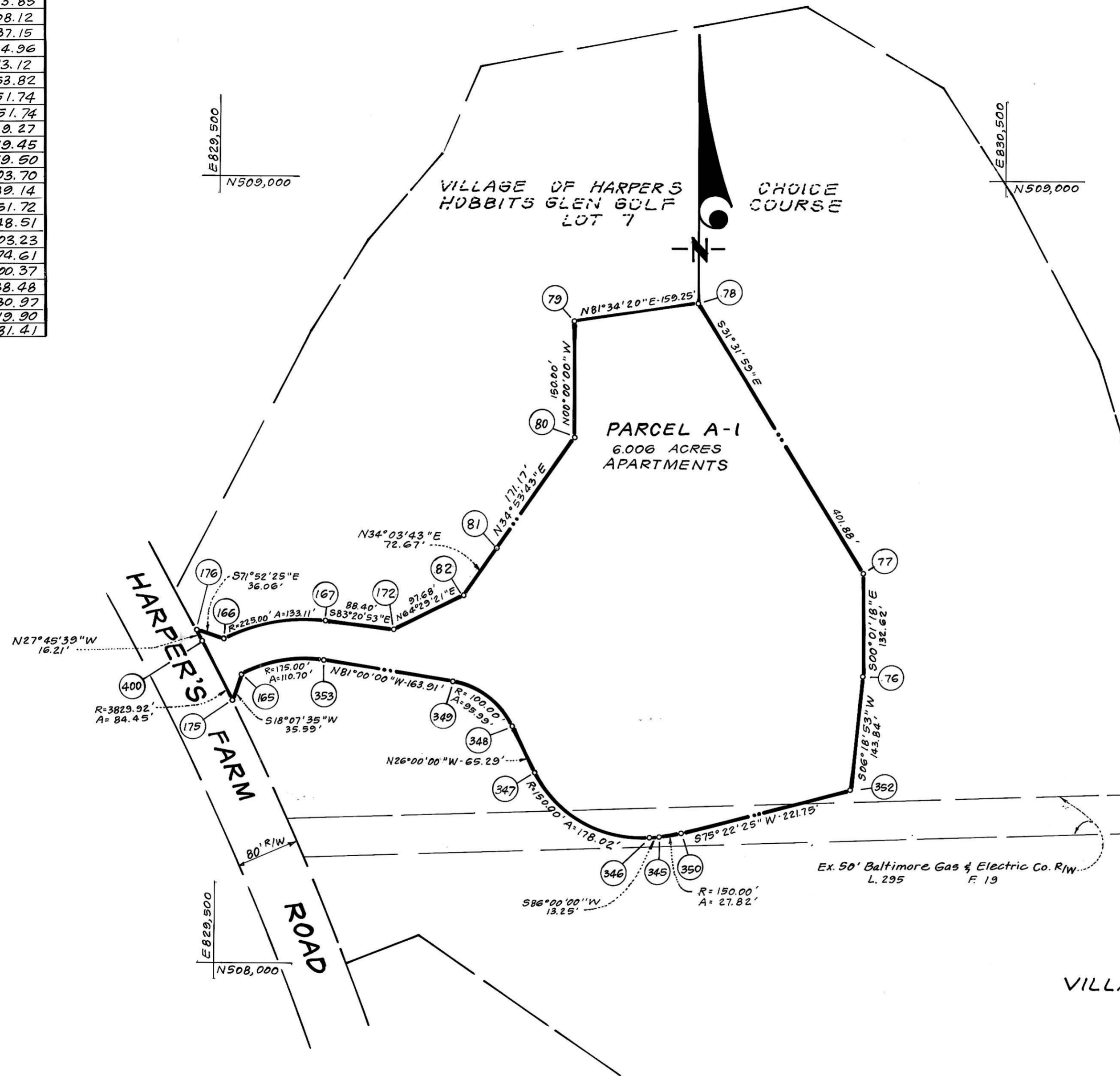
5TH ELECTION DISTRICT, HOWARD COUNTY, MD.

SHEET 2 OF 3

NOTE: This plat is intended to supersede sheet 2 of 3 recorded among the Land Records of Howard County Maryland on 11-2-87 as plot 3054-A-939.

COORDINATES

NO.	NORTH	EAST
176	508 424.39	829 473.85
166	508 413.17	829 508.12
167	508 436.60	829 637.15
172	508 426.36	829 724.96
82	508 468.43	829 813.12
81	508 528.63	829 853.82
80	508 669.02	829 951.74
79	508 819.02	829 951.74
78	508 842.36	830 109.27
77	508 499.83	830 319.45
76	508 367.21	830 319.50
352	508 224.24	830 303.70
350	508 168.25	830 089.14
345	508 163.75	830 061.72
346	508 162.83	830 048.51
347	508 246.71	829 903.23
348	508 305.39	829 874.61
349	508 360.33	829 800.37
353	508 385.97	829 638.48
165	508 368.71	829 530.97
175	508 334.88	829 519.90
400	508 410.04	829 481.41



RECORDED PLAT 3054A-1024
 ON 10/21, 1988 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

VILLAGE OF HARPERS CHOICE
 SECTION 7 AREA 1
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
 COLUMBIA, MARYLAND 21044

COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE 199-A
 5TH ELECTION DISTRICT, HOWARD COUNTY, MD.
 SCALE: 1" = 100' SHEET 3 OF 3

NOTE: This plat is intended to supersede sheet 3 of 3 recorded among the Land Records of Howard County Maryland on 11-2-87 as plat 3054-A-940.