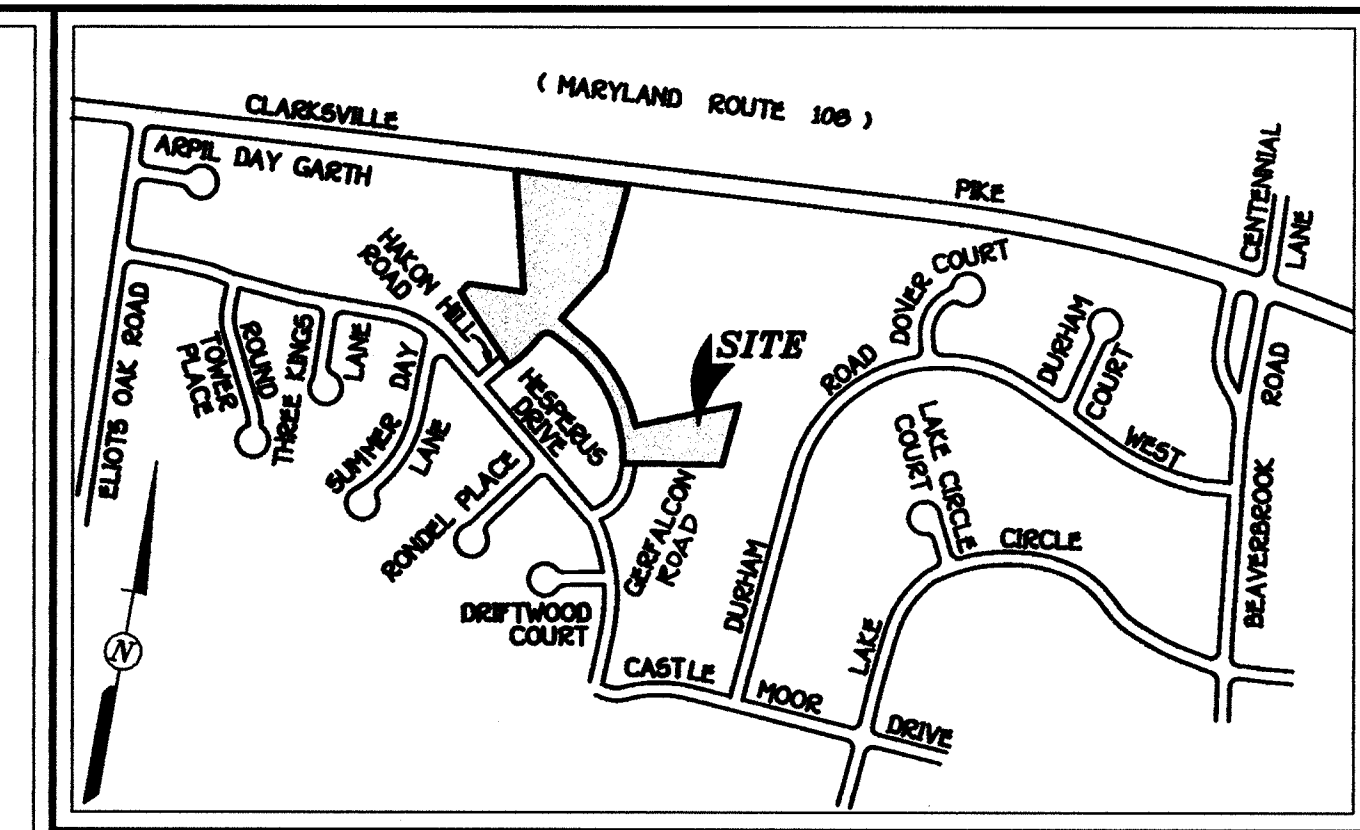
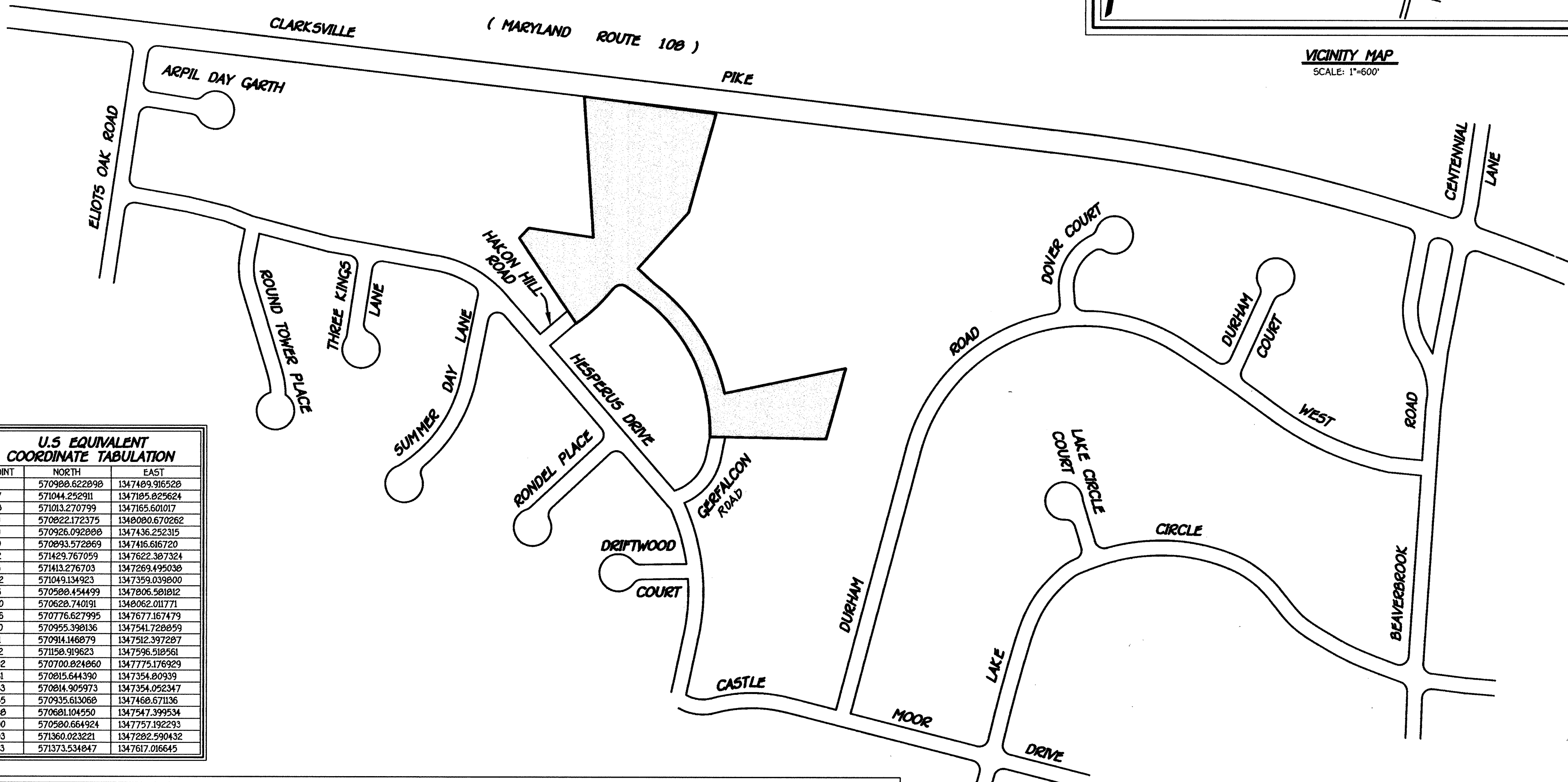


FINAL DEVELOPMENT PLAN  
 PHASE 231  
 VILLAGE OF HARPERS CHOICE  
 SECTION 1 AREA 6

RECORDED - PLAT NO. 3054-A-1786  
 ON JUNE 24, 1999 AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MD



VICINITY MAP  
 SCALE: 1"=600'



U.S. EQUIVALENT  
 COORDINATE TABULATION

POINT	NORTH	EAST
16	570900.622090	1347489.916520
27	571044.252911	1347105.025624
28	571013.270799	1347165.601017
49	570822.172375	1348080.670262
69	570926.092000	1347436.252315
70	570893.572069	1347416.616720
72	571429.767059	1347622.307324
73	571413.276703	1347269.495030
102	571049.134923	1347359.039000
116	570500.454499	1347006.501012
120	570620.740191	1348062.011771
126	570776.627995	1347677.167479
130	570955.390136	1347541.720059
131	570914.146079	1347512.397207
132	571150.919623	1347596.510561
232	570700.024060	1347775.176929
261	570815.644390	1347354.00939
263	570814.905973	1347354.052347
265	570935.613060	1347460.671136
260	570601.104550	1347547.399534
290	570500.664924	1347757.192293
293	571360.023221	1347202.590432
303	571373.534047	1347617.016645

VILLAGE OF HARPERS CHOICE  
 SECTION 1 AREA 6

PETITIONER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MARYLAND  
 21044

FINAL DEVELOPMENT PLAN PHASE 231  
 5th ELECTION DISTRICT HOWARD COUNTY, MD  
 SCALE: 1" = 200' FEBRUARY 23, 1999 SHEET 1 OF 3

PREPARED AS TO SHEETS 1 TO 3 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED OCTOBER 18, 1993

TERRELL A. FISHER  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION No. 10692

6/7/99  
 DATE

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 910 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

DATE

June S. Heath 6/16/99  
 H.C.P.B. EXECUTIVE SECRETARY

Robert A. Gergen 6/16/99  
 H.C.P.B. CHAIRMAN

DATE

FISHER, COLLINS & CARTER, INC.  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 481 - 2955

61219 HRD PLAT1.dwg

**FINAL DEVELOPMENT PLAN CRITERIA**

Phase 231

The Area included within this Final Development Plan Phase 231 is Applicable To Section 1, Area 6 of Village Of Harpers 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 A 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, oriels, 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 100' 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.

**SINGLE FAMILY LOW DENSITY-COMMON OPEN AREAS:**

No structure within Single Family Low Density Common Open Area 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 Single Family Low Density Common Area 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):**

**SINGLE FAMILY LOW DENSITY-COMMON OPEN AREA**

Lot 1 is to be used for all Single Family Low Density Common Open Area land uses including, but not limited to, pedestrian and bicycle pathways, private residential driveways/roads. 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 Department of Planning and Zoning.

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

**SINGLE FAMILY LOW DENSITY-COMMON OPEN AREA**

No height limitation is imposed upon structures constructed within Single Family Low Density Common Open Area 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):**

**SINGLE FAMILY LOW DENSITY-COMMON OPEN AREA**

No parking requirements are imposed upon any of the land within this Final Development Plan Phase devoted to Single Family Low Density Common Open Area 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.

**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.

**11 MINIMUM LOT SIZES - Section 125-C-3-d(3):**

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 125-C-3-d(3):**

**SINGLE FAMILY LOW DENSITY-COMMON OPEN AREA**

No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Single Family Low Density Common Open Area 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.

RECORDED - PLAT NO. 3054-A-1787 *Jan*  
ON JUNE 24, 1999 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD

**TABULATION OF LAND USE**

LAND USE	ACRES
<del>LOT 1-SINGLE FAMILY LOW DENSITY-COMMON OPEN AREA</del>	<del>4.612 Ac.</del>
<del>ROADWAY DEDICATION -SINGLE FAMILY LOW DENSITY-COA</del>	<del>0.433 Ac.</del>
<b>TOTAL</b>	<b>5.045 Ac.</b>

**VILLAGE OF HARPERS CHOICE**  
SECTION 1 AREA 6

PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND  
21044

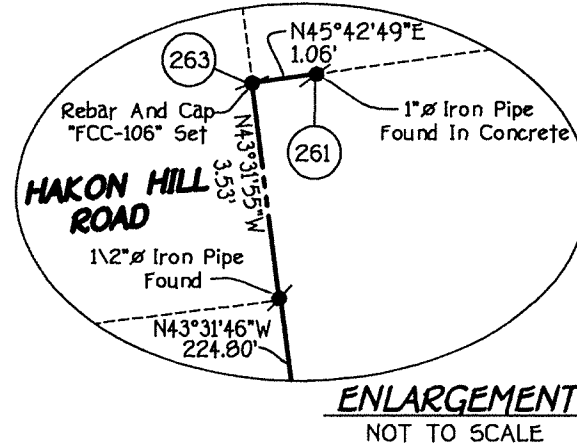
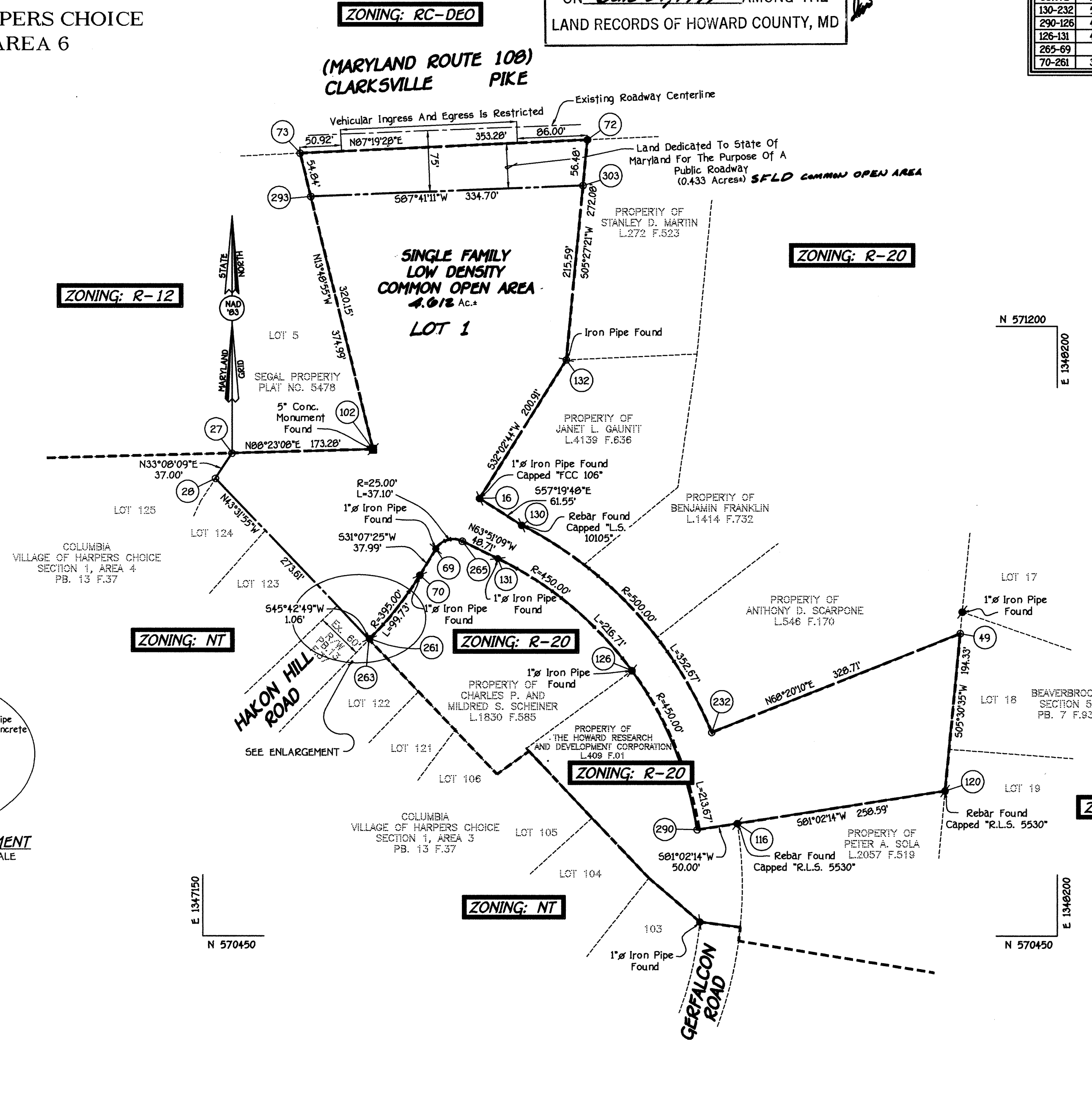
FINAL DEVELOPMENT PLAN PHASE 231  
5th ELECTION DISTRICT HOWARD COUNTY, MD  
FEBRUARY 23, 1999 SHEET 2 OF 3

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21042  
(410) 461 - 2855

VILLAGE OF HARPERS CHOICE  
 PHASE 231  
 VILLAGE OF HARPERS CHOICE  
 SECTION 1 AREA 6

RECORDED - PLAT NO. 3057-A-1788  
 ON JUNE 24, 1999 AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MD

CURVE DATA TABULATION						
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	
130-232	500.00	352.67	40°24'48"	104.03	5 42°31'17" E	345.41
290-126	450.00	213.67	27°12'21"	100.09	N 22°12'49" W	211.67
126-131	450.00	216.71	27°35'30"	110.50	N 50°09'05" W	214.62
265-69	25.00	37.10	85°01'26"	22.92	S 73°38'04" W	33.79
70-261	395.00	99.73	14°27'57"	50.13	S 38°25'08" W	99.46



LEGEND  
 - - - - - DENOTES ZONING LINE

VILLAGE OF HARPERS CHOICE  
 SECTION 1 AREA 6  
 PETITIONER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MARYLAND 21044  
 FINAL DEVELOPMENT PLAN PHASE 231  
 5th ELECTION DISTRICT HOWARD COUNTY, MD  
 SCALE: 1" = 100' FEBRUARY 23, 1999 SHEET 3 OF 3

FISHER, COLLINS & CARTER, INC.  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461-2855

Drawing Name: G:\DRAWINGS\61219 Rabbit Ears\61219 HRD PLAT3.dwg