

VICINITY MAP
SCALE: 1" = 1600'

SUMMARY OF AMENDMENTS

PHASE 119A = AMENDED SHEETS 2 AND 3 OF 3. PURPOSE WAS TO CHANGE THE LAND USE FOR THE PHASE FROM "INSTITUTIONAL" TO ATTACHED LAND USE.

PHASE 119A-1 = AMENDS SHEETS 2 AND 3 OF 3. PURPOSE IS TO CHANGE 2.432 ACRES OF ATTACHED LAND USE TO SINGLE FAMILY MEDIUM DENSITY.

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 119-A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 28 FOLIO 26.

VILLAGE OF HARPER'S CHOICE
SECTION 4 AREA 5

RECORDED PLAT 3054A-904
ON July 8, 1987 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY

COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 119-A-1
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



Michael Hoyle
LAND SURVEYOR

BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1965
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

W. H. ... 6-24-87 *H. ...* 6/24/87
H.C.P.B. EXECUTIVE SECRETARY DATE H.C.P.B. CHAIRMAN DATE

PHASE OR AMENDMENT	DATE	PLAT
119A-1		
119A	5-20-74	PLAT BOOK 28 FOLIOS 26, 27, 28
119	3-8-72	PLAT BOOK 20 FOLIOS 87, 88, 89

DRWN. BY:
CHKD. BY:

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase 119 A-1 is applicable to Section 4, Area 5, of the Village of Harper's Choice.

1. PUBLIC STREET AND ROADS - Section 122-C-3-b
To be shown on subdivision plan, 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 Cedar Lane and Billingsgate Road will be permitted only at points of access approved by 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:

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 nor within fifty (50) feet of a public road owned and/or maintained by the County or State for any building permitted with B-1, B-2, S-C 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.

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 MEDIUM DENSITY LAND USE AREAS

No structure shall be located upon lots devoted to single family medium density land use within 20 feet of any 50' street right-of-way, nor within 30 feet of any 60' or greater street right-of-way, nor within 100 feet of a principal arterial highway, nor within 7-1/2 feet of any property line not a right-of-way line for a public street, road, or highway, except, however, that structures may be constructed at any location within such set-back areas provided all structures and construction is developed in accordance with a site development plan approved by the Howard County Planning Board.

Structures may be located on the property line provided no part of the building shall protrude over the adjoining lot and provided that a maintenance easement agreement be included in the deed where appropriate. Spacing between single family detached dwelling units shall be a minimum of 15 feet. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

The Planning Board may, upon application, designate on a Subdivision Plat, 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 and/or Medium Density of the Phase in which it presently exists.

Permanent access to lots may be provided by means of perpetual common reciprocal access easement as shown on the final subdivision plat.

6B-2. ATTACHED LAND USE AREAS

No structure shall be located upon lots devoted to attached 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-2, buildings and other structures may be located at any location within attached land use areas. Whenever an attached land use, single family dwelling 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)

7A-2. SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS

All lots within single family medium density land use areas shall be used only for single family detached medium density residential uses, including private recreation facilities such as swimming pool, tennis courts and basketball courts, reserved for the use of the on-site residents and their guests.

7B-2. ATTACHED LAND USE AREAS

Parcels A-1 and B shall be devoted to Attached Land Use provided, however, that no more than an overall average of ten dwelling units per acre may be constructed upon such land and, further provided, that the attached dwelling units shall be constructed in groups having no more than ten (10) units attached to one another and shall be constructed in such physical relation to each other as may be specifically approved by the Howard County Planning Board as a part of the site development plan referred to herein in Section 6. Attached land use areas shall be considered as "apartments" for the purpose of application of the use limitations Section 122-A-5-b of the Howard County Zoning Regulations. Division of Attached Land Use Areas into individual lots to be owned individually, without front yard, without rear yard, and with groups of lots surrounded by common areas owned jointly by all lot owners or owned by groups of lot owners, is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces. All, or a portion of, such lots may be under one or several ownerships and may be operated as rental units. No more than 16 and 14 dwelling units may be constructed on Parcels A-1 and B respectively.

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

8A. SINGLE FAMILY 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 uses.

8B-2. ATTACHED LAND USE AREAS

No structure shall be constructed more than 34 feet in height from the 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)

No less than two (2) off-street parking spaces, each containing a minimum area of one hundred eighty (180) square feet, for each dwelling unit shall be provided in proximity to such dwelling unit, and may be included as part of a covered public parking structure provided for residents, tenants, and guests.

Such parking areas may be parallel spaces located on paved areas adjacent to publicly maintained roadways or adjacent to service drives, or oriented diagonally or at right angles to such publicly maintained roadways or service drives. Such parking areas shall not be part of the dedicated publicly maintained right-of-way of such roadways, nor shall they be permitted adjacent to any roadway with a right-of-way width of 60' or greater.

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.

10B. ATTACHED LAND USE AREAS

- a. Setbacks shall conform to the requirements of Section 6 above.
- b. Buildings and other structures may be located within one foot of the easement or right-of-way of interior streets constructed upon the land encompassed by this Final Development Plan Phase.

11. MINIMUM LOT SIZES - Section 122-C-3-d (3)

As shown as subdivision plat in accordance with minimum lot sizes as may be required by the Howard County Planning Board.

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

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

TABULATION OF LAND USE

Land Use	Acres
Attached Land Use	4.024
Single family medium density	2.432
Total	6.456

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 119A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 28 FOLIO 27.

VILLAGE OF HARPER'S CHOICE
SECTION 4 AREA 5
PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

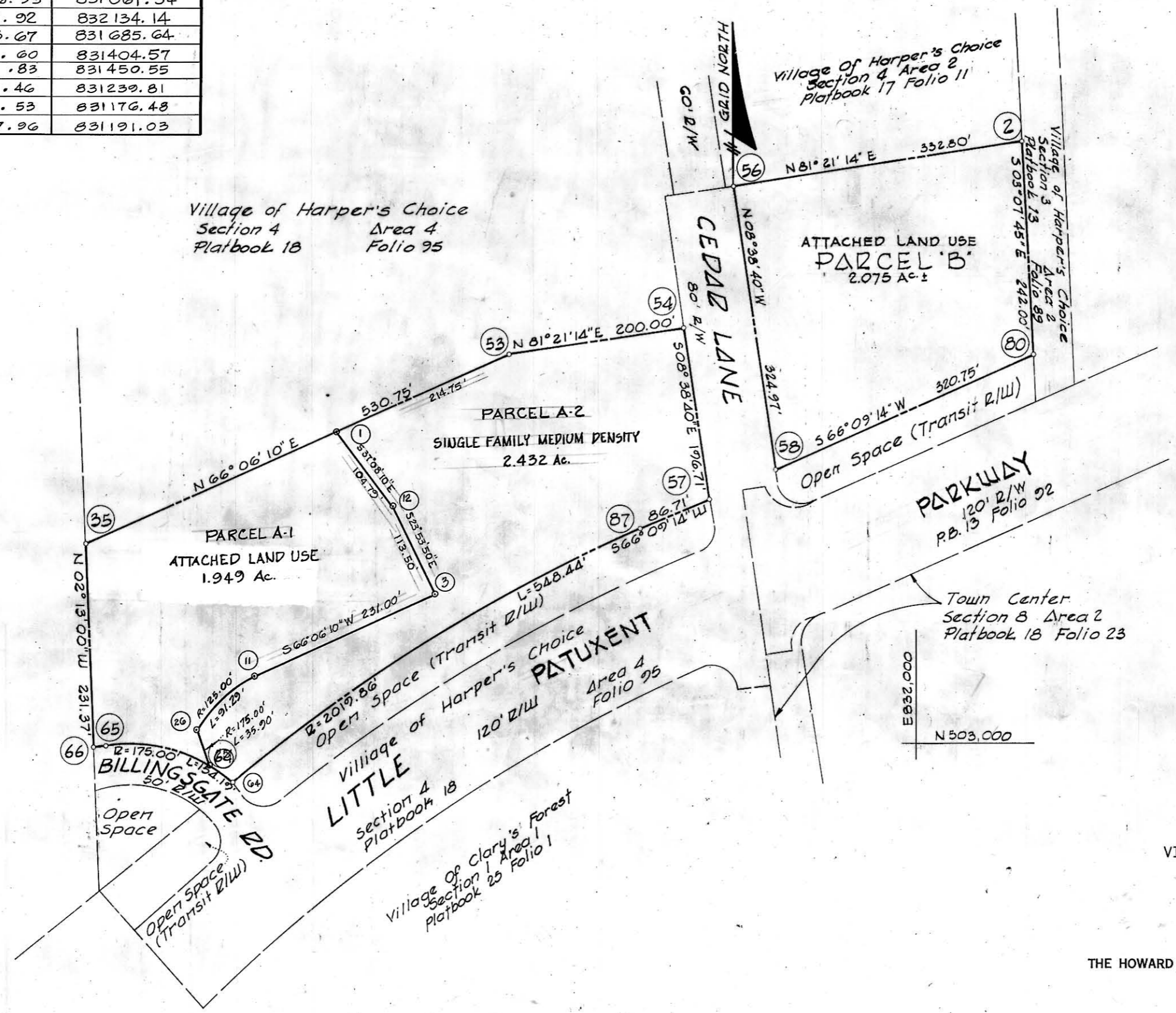
RECORDED 3054A-905
ON July 8, 2007
HOWARD COUNTY, MD

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE 119 A-1
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

CURVE DATA						
N ^o	RADIUS	TAN.	Δ	ARC	CHORD	L.C.B.
64-65	175.00'	82.50'	50°25'58"	154.10'	142.25'	N 73°30'31"W
87-64	2019.86'	275.92'	15°33'26"	548.44'	546.76'	S 55°22'31"W

COORDINATE SCHEDULE		
N ^o	NORTH	EAST
1	503 356.14	831 341.31
2	503 683.56	832 120.94
35	503 228.13	831 052.40
53	503 443.13	831 537.65
54	503 473.20	831 735.38
56	503 633.52	831 791.92
57	503 278.72	831 764.95
58	503 312.24	831 340.77
64	502 956.97	831 220.07
65	502 999.34	831 076.96
66	502 996.93	831 061.34
80	503 441.92	832 134.14
87	503 243.67	831 685.64
12	503272.60	831404.57
3	503168.83	831450.55
11	503075.46	831239.81
26	503012.53	831176.48
25	502977.96	831191.03



Village of Harper's Choice
Section 4 Area 1
Platbook 15 Folio 55

Village of Harper's Choice
Section 4 Area 4
Platbook 18 Folio 95

Village of Harper's Choice
Section 4 Area 2
Platbook 17 Folio 11

Village of Harper's Choice
Section 3 Area 2
Platbook 13 Folio 89

Parkway
R.B. 13 Folio 92

Town Center
Section 8 Area 2
Platbook 18 Folio 23

Village of Harper's Choice
Section 4 Area 4
Platbook 18 Folio 95

Village of Clary's Forest
Section 1 Area 1
Platbook 25 Folio 1

E 530.750
N 503.000

E 632.000
N 504.000

E 632.000
N 503.000

THIS AMENDED PLAT IS INTENDED TO
SUPERSEDE FINAL DEVELOPMENT PLAN
PHASE 119 RECORDED AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND
IN PLAT BOOK 28 FOLIO 28

VILLAGE OF HARPER'S CHOICE
SECTION 4 AREA 5

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY

COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 119-A-1
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=100'

SHEET 3 OF 3

RECORDED PLAT 3054A-906
July 8, 1987

DRWN. BY:
CHKD. BY: