

SUMMARY OF AMENDMENTS
 PHASE 123-A: REVISED SHEETS 1, 2, 4, 3 - PURPOSE WAS TO ADD 11,000 AC. OF OPEN SPACE TO EXISTING PHASE 123.

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 3 FINAL DEVELOPMENT PLAN PHASE 123 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN PLAT BOOK 20, FOLIO 127.

RECORDED PLAT **3054A-247**
 ON **1-24** 19**80** AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

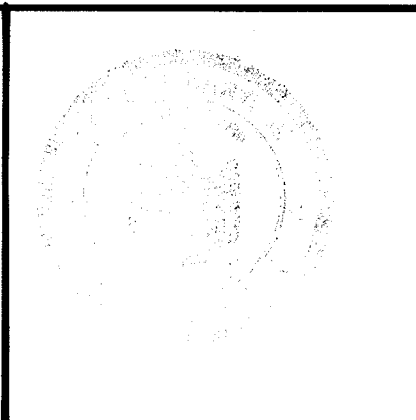
**VILLAGE OF HARPER'S CHOICE
 SECTION 6 AREA 2**

PETITIONER & OWNERS:
 HOWARD RESEARCH AND DEVELOPMENT CORP.
 COLUMBIA, MARYLAND 21044
 +
 BOARD OF EDUCATION OF HOWARD COUNTY, MD.
 CLARKSVILLE, MARYLAND 21029

COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE 123-A
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=400' SHEET 1 OF 3

PREPARED AS TO SHEETS 1-3 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND. ADOPTED OCT. 3, 1977.

Walter Park
 WALTER PARK
 REGISTERED L.S. 5539



BOARD OF COUNTY COMMISSIONERS B.C.C. CASE 412 RESOLUTION APPROVED 8/10/1965.
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11/4/1968.
 AMENDED ZONING BOARD 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.

Thomas G. Harris 11-29-79 *Angela M. Beltram* 11/30/79
 H.C.P.B. EXECUTIVE SECRETARY DATE H.C.P.B. CHAIRMAN DATE

PHASE NO. 123
 RECORDING DATE: 5/25/72
 PLAT BOOK: 20
 FOLIO: 127 - 129

PHASE NO. 123-A
 RECORDING DATE:
 PLAT BOOK:
 FOLIO:

FINAL DEVELOPMENT PLAN CRITERIA

The area included within this Final Development Plan phase is applicable to Section 6, Area 2 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.
3. MAJOR UTILITY RIGHTS OF WAY - Section 119-C-1-9(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 LOCATION 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
shrubby	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' if open, except in accordance with a site development plan approved by the Howard County Planning Board.

- n OPEN SPACE LAND USE AREAS
No structure within Open Space Land Use Areas shall be located within thirty feet of the right-of-way of any public street, road, or highway; or within twenty-five 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:

OPEN SPACE LAND USE AREAS

Lot 1 is to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. 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 Office of Planning and Zoning.

SCHOOL SITES OPEN SPACE LAND USE AREAS

Lot 3 shall be used for a public school. In computing the amount of land devoted to the Open Space Land Use under the requirements of Section 119-A-9 of the Howard County Zoning Regulations, only 90% of the area of Lot 3 shall be evaluated as Open Space Land Use in computing the minimum area as required by Section 119-A-9.

8. HEIGHT LIMITATIONS - Section 119-C-1-e:

OPEN SPACE LAND USE AREAS

No height limitation is imposed upon structures constructed within Open Space Land Uses 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:

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:

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
Open Space	32.0131
Credited	28.4389
Non-Credited	3.5742
TOTAL	32.0131

RECORDED _____ PLAT **3054 A-248**
ON **1-24** 19. **80** AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF HARPER'S CHOICE
SECTION 6 AREA 2

PETITIONERS & OWNERS :
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CLARKSVILLE, MARYLAND 21029

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AMENDED
FINAL DEVELOPMENT PLAN PHASE 123-A
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SHEET 2 OF 3

