

VICINITY MAP
SCALE: 1"=2000'



RECORDED PLAT 3054A350
ON 6-4 1981 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF HARPERS CHOICE

SECTION 2 AREA 6

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

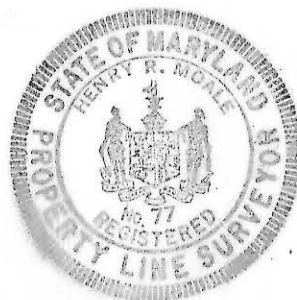
COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 182
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=400'

SHEET 1 OF 3

PREPARED AS TO SHEETS 1 TO
IN ACCORDANCE WITH THE ZONING
REGULATIONS OF HOWARD COUNTY,
ADOPTED OCTOBER 3, 1977



Richard A. Moore
LAND SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMM. B.C.C. CASE 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

HOWARD COUNTY PLANNING BOARD

Ronald L. Harris 6-481
H.C.P. EXEC. SEC. DATE
Alex. R. ...
H.C.P. CHAIRMAN DATE 6/4/81

DRWN. BY:
CHKD. BY:

FINAL DEVELOPMENT PLAN CRITERIA
PHASE 182

The Area included within this Final Development Plan Phase is Applicable to Section 2, Area 6, 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-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 with 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.

- 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:
7E-1 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.
8. HEIGHT LIMITATIONS - Section 119-C-1-e:
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:
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:
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.
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:
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

Land Use	Area
Open Space (Credited)	62.816 Ac.

RECORDED PLAT 3054A-351
ON 6-4 1981 AMONG THE LAND RECORDS DE
HOWARD COUNTY, MD.

VILLAGE OF HARPERS CHOICE

SECTION 2 AREA 6

PETITIONER AND OWNER

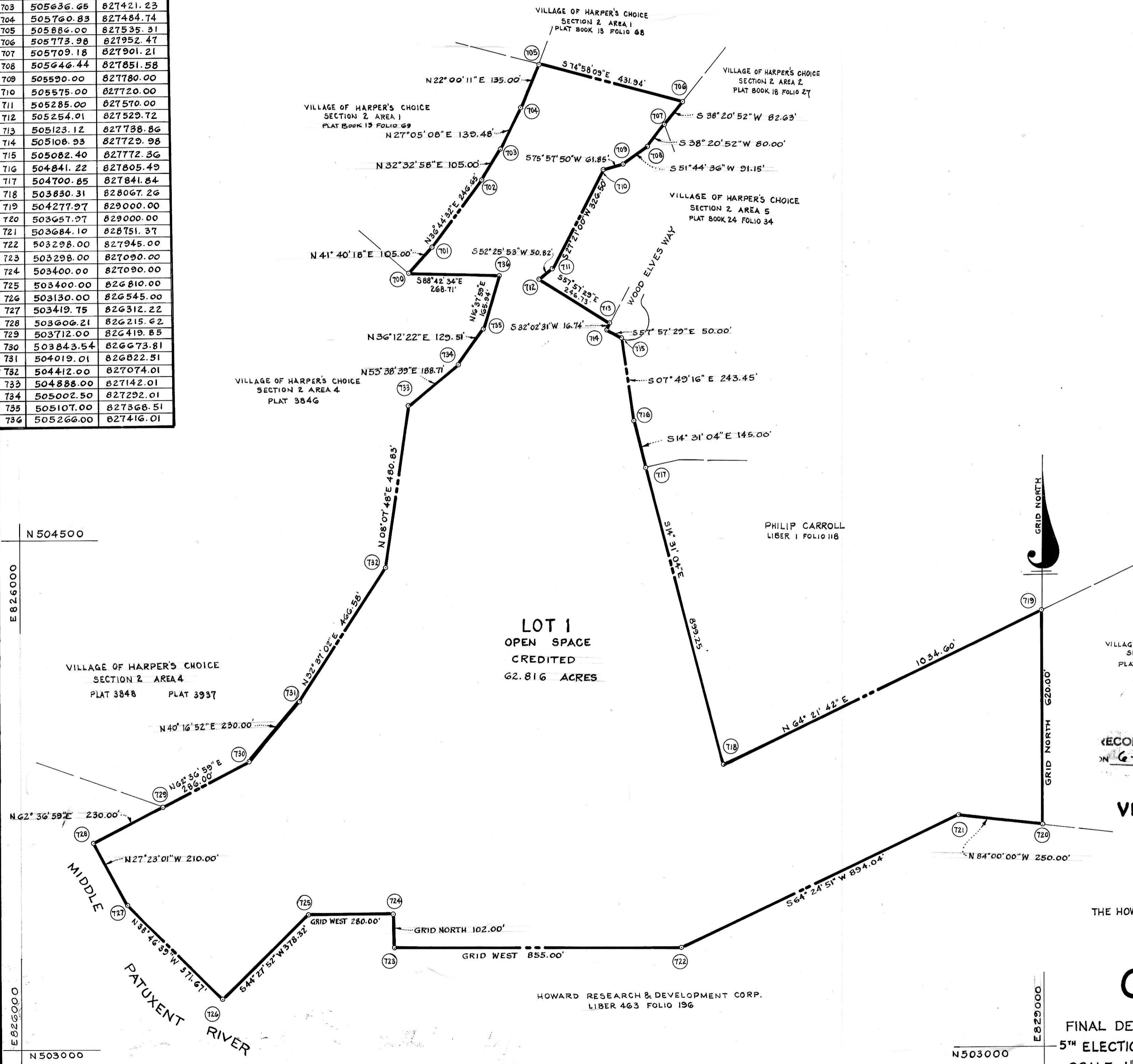
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5TH ELECTION DISTRICT HOWARD COUNTY, MD.

COORDINATES		
NO.	NORTH	EAST
700	505272.06	827147.37
701	505350.49	827217.18
702	505548.14	827364.73
703	505636.65	827421.23
704	505760.83	827484.74
705	505886.00	827535.31
706	505773.98	827952.47
707	505709.18	827901.21
708	505646.44	827851.58
709	505590.00	827780.00
710	505575.00	827720.00
711	505285.00	827570.00
712	505254.01	827529.72
713	505123.12	827738.86
714	505108.93	827729.98
715	505082.40	827772.36
716	504841.22	827805.49
717	504700.85	827841.84
718	503830.31	828067.26
719	504277.97	829000.00
720	503657.97	829000.00
721	503684.10	828751.37
722	503298.00	827945.00
723	503298.00	827090.00
724	503400.00	827090.00
725	503400.00	826810.00
726	503130.00	826545.00
727	503419.75	826312.22
728	503606.21	826215.62
729	503712.00	826419.85
730	503843.54	826673.81
731	504019.01	826822.51
732	504412.00	827074.01
733	504888.00	827142.01
734	505002.50	827292.01
735	505107.00	827368.51
736	505266.00	827416.01



RECORDED PLAT 3054A-352
 ON 6-4-81 AMONG THE LAND RECORDS OF
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VILLAGE OF HARPERS CHOICE

SECTION 2 AREA 6

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SCALE 1" = 200' SHEET 3 OF 3