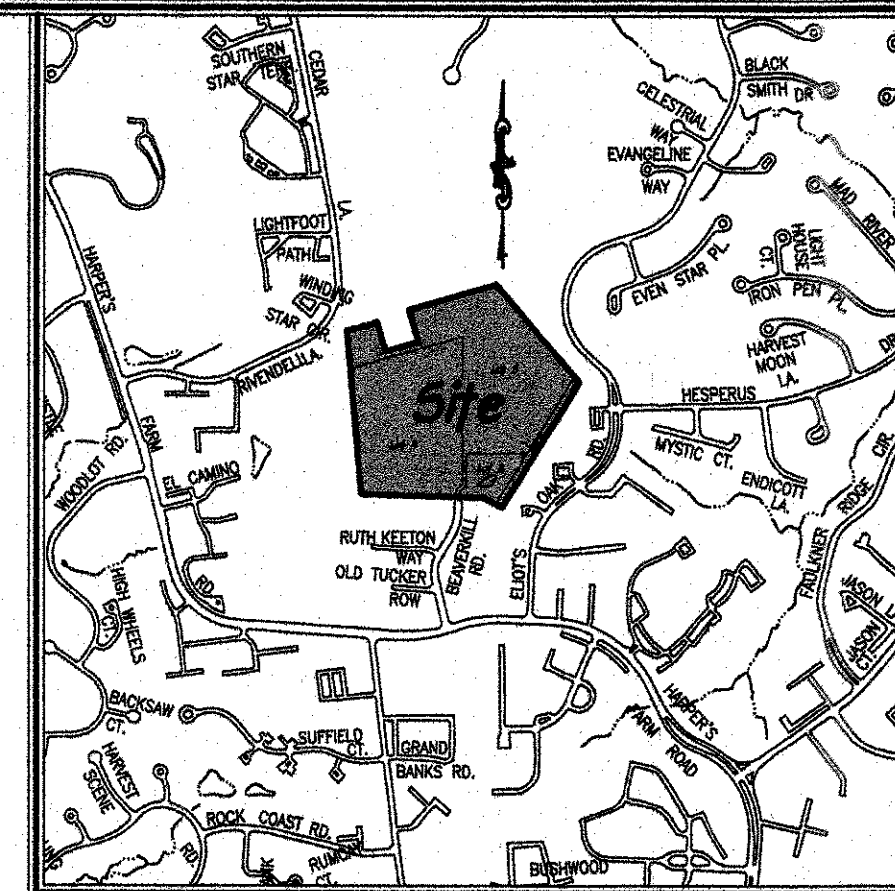
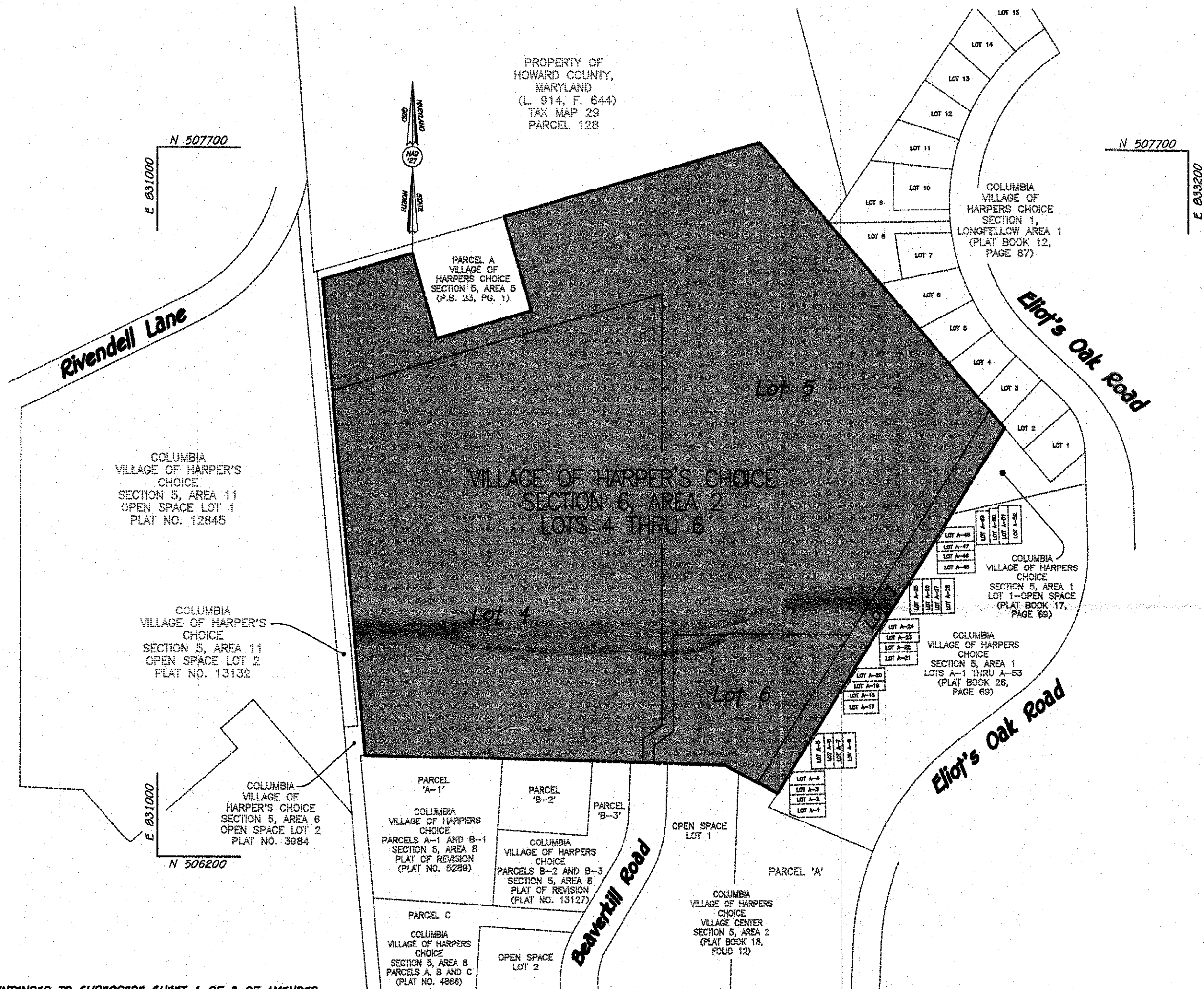


VILLAGE OF HARPER'S CHOICE SECTION 6, AREA 2 FINAL DEVELOPMENT PLANS



Vicinity Map
Scale: 1" = 1200'



Summary Of Amendments

- PHASE 123-A:** AMENDS SHEETS 1, 2 AND 3. PURPOSE WAS TO ADD 11.000 AC. OF OPEN SPACE TO EXISTING PHASE 123.
- PHASE 123-A-1:** REVISED SHEETS 1, 2 AND 3. PURPOSE IS TO CHANGE 3.574 AC. OF NON-CREDITED OPEN SPACE TO 0.074 AC. OF NON-CREDITED OPEN SPACE AND 27.097 AC. CREDITED OPEN SPACE TO 22.597 AC. OF CREDITED OPEN SPACE. AMEND SHEET 2. PURPOSE IS TO AMEND THE TABULATION OF LAND USE CHART TO IDENTIFY THE CORRECT CREDITED OPEN SPACE AND NON-CREDITED OPEN SPACE AREAS TO BE CONSISTENT WITH THE AREAS SHOWN ON SHEET 3. 4.500 AC. IS BEING CONVERTED FROM THE CREDITED OPEN SPACE TO NON-CREDITED OPEN SPACE TO SUPPORT THE ESTABLISHMENT OF A NEW FIRE STATION, POLICE STATION AND COMMUNITY OUTREACH FACILITY ON LOT 5. AMEND SHEET 3. PURPOSE IS TO SUBDIVIDE LOT 3 INTO 3 LOTS SHOWN AS LOTS 4, 5 AND 6.

NOTE:

THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 1 OF 3 OF AMENDED FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED TWENTY THREE-A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 3054A-247 ON JANUARY 24, 1980.

THE BOUNDARY OUTLINE SHOWN ON SHEET 3 IS BASED ON THE AMENDED FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED TWENTY THREE-A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 3054A-249.

Location Map
Scale: 1" = 200'

Owner

HOWARD COUNTY PUBLIC SCHOOL SYSTEM
HARRIET TUBMAN BUILDING
8045 HARRIET TUBMAN LANE
COLUMBIA, MARYLAND 21044-3456

Petitioner

THE HOWARD HUGHES CORPORATION
REGIONAL OFFICE
10480 LITTLE PATUXENT PARKWAY
SUITE 400
COLUMBIA, MARYLAND 21044

RECORDED AS PLAT NUMBER _____
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2899

PREPARED AS TO SHEETS 1 TO 3
IN ACCORDANCE WITH THE ZONING REGULATIONS OF
HOWARD COUNTY, MARYLAND
ADOPTED OCTOBER 6, 2013
FOR REVISIONS SHOWN.



CHARLES J. CROVO, SR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10763

BOARD OF COUNTY COMMISSIONERS CASE 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 11, 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

H.C.P.B. Executive Secretary Date H.C.P.B. Chairman Date

VILLAGE OF HARPER'S CHOICE
SECTION 6, AREA 2

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 123-A-1
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: AS SHOWN SHEET 1 OF 3 JUNE 12, 2017

AMENDED FINAL DEVELOPMENT PLAN CRITERIA - PHASE 123-A-1
VILLAGE OF HARPER'S CHOICE, SECTION 6, AREA 2

1. PUBLIC STREETS AND ROADS - SECTION 125.0.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 125.0.C.3.b:
"To be shown on subdivision plats if required by the Howard County Office Of Planning and Zoning."
3. MAJOR UTILITY RIGHTS-OF-WAY - SECTION 125.0.C.3.b:
"To be shown on subdivision plats if required by the Howard County Office Of Planning and Zoning."
4. DRAINAGE FACILITIES - SECTION 125.0.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 PUBLIC OR COMMUNITY USES - SECTION 125.0.C.3.c:
"To be shown on Final Development Plan if required by the Howard County Planning Board."
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - SECTION 125.0.C.3.d(1):

The term "structure", as used in this Amended Final Development Plan Phase does include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not exceeding 6' height, retaining walls under 3' in height, or other similar minor structures upon which no restriction as to location is imposed. Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Planning Board. Fences or walls constructed on any lot within this Amended Final Development Plan, if located within setback areas adjacent to public streets, roads, or highways upon which construction of structures is prohibited, shall not exceed three (3) feet in height if solid or closed nor five (5) feet in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

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 125.0.C.3.d(2):

SCHOOL, FIRE STATION, POLICE STATION AND COMMUNITY OUTREACH FACILITY OPEN SPACE LAND USE AREAS

Lot 4 shall be used as a public school. Lot 5 shall be used as a Fire Station, Police Station and Community Outreach Facility. In computing the amount of land devoted to the open space land use under the requirements of Section 125.0.A.8 of the Howard County Zoning Regulations, only 90% of the area of Lot 4 and 5 shall be evaluated as Open Space Land Use in computing the minimum area required by Section 125.0.A.8.

GREENBELT OPEN SPACE LAND USE AREAS

Lot 6 is to be used for all Open Space Land uses including, Stormwater Management Drainage and Utility Easements associated with Lot 4.

8. HEIGHT LIMITATIONS - SECTION 125.0.C.3.d.(3):

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 125.0.C.3.d.(3):

OPEN SPACE LAND USE AREAS

No parking requirements are imposed upon any of the land within this Amended 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 therefor 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 125.0.A.8. of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - SECTION 125.0.C.3.d(3):

GENERALLY:

- (a) Setbacks shall conform to the requirements of Section 6 above.
- (b) No other setback restrictions are imposed upon land within this Amended Final Development Plan Phase.

11. MINIMUM LOT SIZES - SECTION 125.0.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 125.0.C.3.d(3):

OPEN SPACE LAND USE

No more than 10 percent of the land within this Amended Final Development Plan Phase devoted to Open Space Land Uses shall, in the aggregate, 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	Lot 4	Lot 5	Lot 6	Total Acreage
Open Space	13.562 Ac.	15.168 Ac.	1.941 Ac.	30.671 Ac.
Credited	9.988 Ac.	10.668 Ac.	1.941 Ac.	22.597 Ac.
Non-Credited	3.574 Ac.	4.500 Ac.	-----	8.074 Ac.

NOTE:

THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 2 OF 3 OF AMENDED FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED TWENTY THREE-A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 3054A-248 ON JANUARY 24, 1980.

HOWARD COUNTY PLANNING BOARD

Owner
HOWARD COUNTY PUBLIC SCHOOL SYSTEM
HARRIET TUBMAN BUILDING
8045 HARRIET TUBMAN LANE
COLUMBIA, MARYLAND 21044-3456

Petitioner
THE HOWARD HUGHES CORPORATION
REGIONAL OFFICE
10480 LITTLE PATUXENT PARKWAY
SUITE 400
COLUMBIA, MARYLAND 21044

H.C.P.B. Executive Secretary _____ Date _____ H.C.P.B. Chairman _____ Date _____

RECORDED AS PLAT NUMBER _____
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND

VILLAGE OF HARPER'S CHOICE
SECTION 6, AREA 2

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 123-A-1
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: NONE SHEET 2 OF 3 JUNE 12, 2017

COORDINATE TABLE		
No.	NORTHING	EASTING
1	N 507108.23	E 832808.56
2	N 506332.46	E 832323.20
3	N 506391.93	E 832210.10
6	N 506477.50	E 831436.77
7	N 507099.87	E 831381.13
10	N 507477.88	E 831542.88
11	N 507297.78	E 831594.80
12	N 507355.96	E 831796.98
13	N 507555.12	E 831739.12
14	N 507712.47	E 832284.49
100	N 506415.38	E 831442.34
101	N 507422.91	E 831352.25

PROPERTY OF
HOWARD COUNTY, MARYLAND
(L. 914, F. 844)
TAX MAP 29
PARCEL 128

PARCEL A
VILLAGE OF HARPERS CHOICE
SECTION 5, AREA 5
(P.B. 23, PG. 1)

COLUMBIA
VILLAGE OF HARPERS CHOICE
SECTION 1, LONGFELLOW AREA 1
(PLAT BOOK 12,
PAGE 87)

Rivendell Lane
(Existing 80' R/W)

Eliot's Oak Road
(Existing 80' R/W)

COLUMBIA
VILLAGE OF HARPERS CHOICE
SECTION 5, AREA 11
OPEN SPACE LOT 2
PLAT NO. 13132

COLUMBIA
VILLAGE OF HARPERS CHOICE
SECTION 5, AREA 11
OPEN SPACE LOT 1
PLAT NO. 12845

Lot 4
Open Space
13.562 Ac.*
(9.988 Ac. Credited)
(3.574 Ac. Non-Credited)

Lot 5
Open Space
15.168 Ac.*
(10.668 Ac. Credited)
(4.500 Ac. Non-Credited)

Lot 6
Open Space
1.941 Ac.*
(Credited)

COLUMBIA
VILLAGE OF HARPERS CHOICE
SECTION 5, AREA 1
LOT 1-OPEN SPACE
(PLAT BOOK 17,
PAGE 69)

COLUMBIA
VILLAGE OF HARPERS CHOICE
SECTION 5, AREA 1
LOTS A-1 THRU A-53
(PLAT BOOK 26,
PAGE 69)

NOTE:
THIS AMENDED PLAT IS INTENDED TO SUPERCEDE SHEET 3
OF 3 OF AMENDED FINAL DEVELOPMENT PLAN PHASE ONE
HUNDRED TWENTY THREE-A RECORDED AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO.
3054A-249 ON JANUARY 24, 1980.

RECORDED AS PLAT NUMBER _____
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND

VILLAGE OF HARPER'S CHOICE
SECTION 6, AREA 2

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE 123-A-1
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1"=100' SHEET 3 OF 3 JUNE 12, 2017

Owner
HOWARD COUNTY PUBLIC SCHOOL SYSTEM
HARRIET TUBMAN BUILDING
8045 HARRIET TUBMAN LANE
COLUMBIA, MARYLAND 21044-3456

Petitioner
THE HOWARD HUGHES CORPORATION
REGIONAL OFFICE
10480 LITTLE PATUXENT PARKWAY
SUITE 400
COLUMBIA, MARYLAND 21044

HOWARD COUNTY PLANNING BOARD

H.C.P.B. Executive Secretary _____ Date _____ H.C.P.B. Chairman _____ Date _____