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THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 130 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 28, FOLIO 57.

VILLAGE OF HARPER'S CHOICE
SECTION 2 AREA 4
PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
STERRETT BUILDING
COLUMBIA, MARYLAND 21044

NOTE: THIS SUBDIVISION CONTAINS PRIVATE ROADS AND DRIVEWAYS WHICH DEVIATE FROM STANDARDS UNDER THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND STANDARD SPECIFICATIONS. THE DEVIATIONS ARE PERMITTED ON AN EXPERIMENTAL BASIS AND ARE LIMITED IN APPLICATION TO THIS SPECIFIC PLAN PHASE.

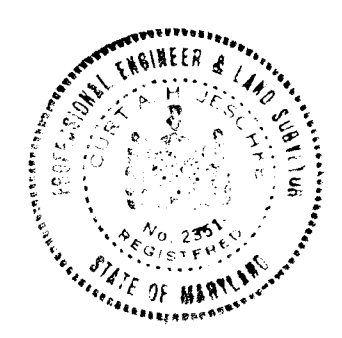
COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 130-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1" = 400'

SHEET 1 OF 3

PREPARED AS TO SHEETS 1 TO 3
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965



[Signature]
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 B. C. C. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
AMENDED B. C. C. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
HOWARD COUNTY PLANNING BOARD

[Signature]
H.C.P.B. EXECUTIVE SECRETARY DATE H.C.P.B. CHAIRMAN DATE

Plat Book 28 Folio 102

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase 130-A is Applicable to Section 2, Area 4, of the Village of Harper's Choice.

1. PUBLIC STREET AND ROADS - Section 17.031 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 17.031 A (2):
 - 2A To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
 - 2B Vehicular ingress and egress to High Hay Drive will be permitted only at points of access approved by the Howard County Office of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 (3):
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 17.031 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 17.031 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 17.031 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 nor within fifty (50) feet of a public road owned and/or maintained by the County or State for any building permitted with T-1, B-1, B-2, S-C, M-R, 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 after a public hearing in accordance with Section 17.037E(2) of the Howard County Zoning Regulations.

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' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

SINGLE FAMILY LOW DENSITY

No structure shall be located upon lots devoted to single family low density land use except as shown on a site development plan approved by the Howard County Office of Planning and Zoning. No residential structures may be located within 15' of one another.

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 17.031 D:

SINGLE FAMILY LOW DENSITY LAND AREAS

All lots within single family low density land use areas shall be used only for single family detached low density residential uses and for parking of automobiles as shown on a site development plan approved by the Howard County Planning Board.

The Planning Board may designate on the subdivision 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 Density of the Phase in which it presently exists. These lots 15, 20, 29, 30, 43, 45, 46, 62 and 63 as shown on the subdivision plat are to be used for vehicular and pedestrian access and 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.

OPEN SPACE LAND USE AREAS

Lots 1, 8, and 60 are to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. These lots 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 17.031 E:

SINGLE FAMILY LOW AND/OR 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.

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 17.031 E:

SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS

No less than two (2) off-street parking spaces containing a minimum area of two hundred (200) square feet per each parking space shall be provided for each lot with a single family structure. Parking may be provided on adjacent lots if shown on a site development plan approved by the Howard County Planning Board.

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 130 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 28, FOLIO 58.

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 17.018 J.1, of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 17.031 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 17.031 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 17.031 E:

SINGLE FAMILY LOW DENSITY DETACHED RESIDENTIAL LAND USE AREAS

In no event shall more than 30 percent (30%) of any lot devoted to single family residential purposes be covered by buildings or other major structures except that a greater percentage of coverage of any such lot may be permitted if such buildings or other major structures are constructed in accordance with a site development plan approved by the Howard County Planning Board. No limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery, and similar minor structures.

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
SFLD	37.598
roadway 4.530 Ac.	
Open Space	0.0
Non-credited	0.529
Total	38.127

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VILLAGE OF HARPER'S CHOICE

SECTION 2 AREA 4

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 130-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

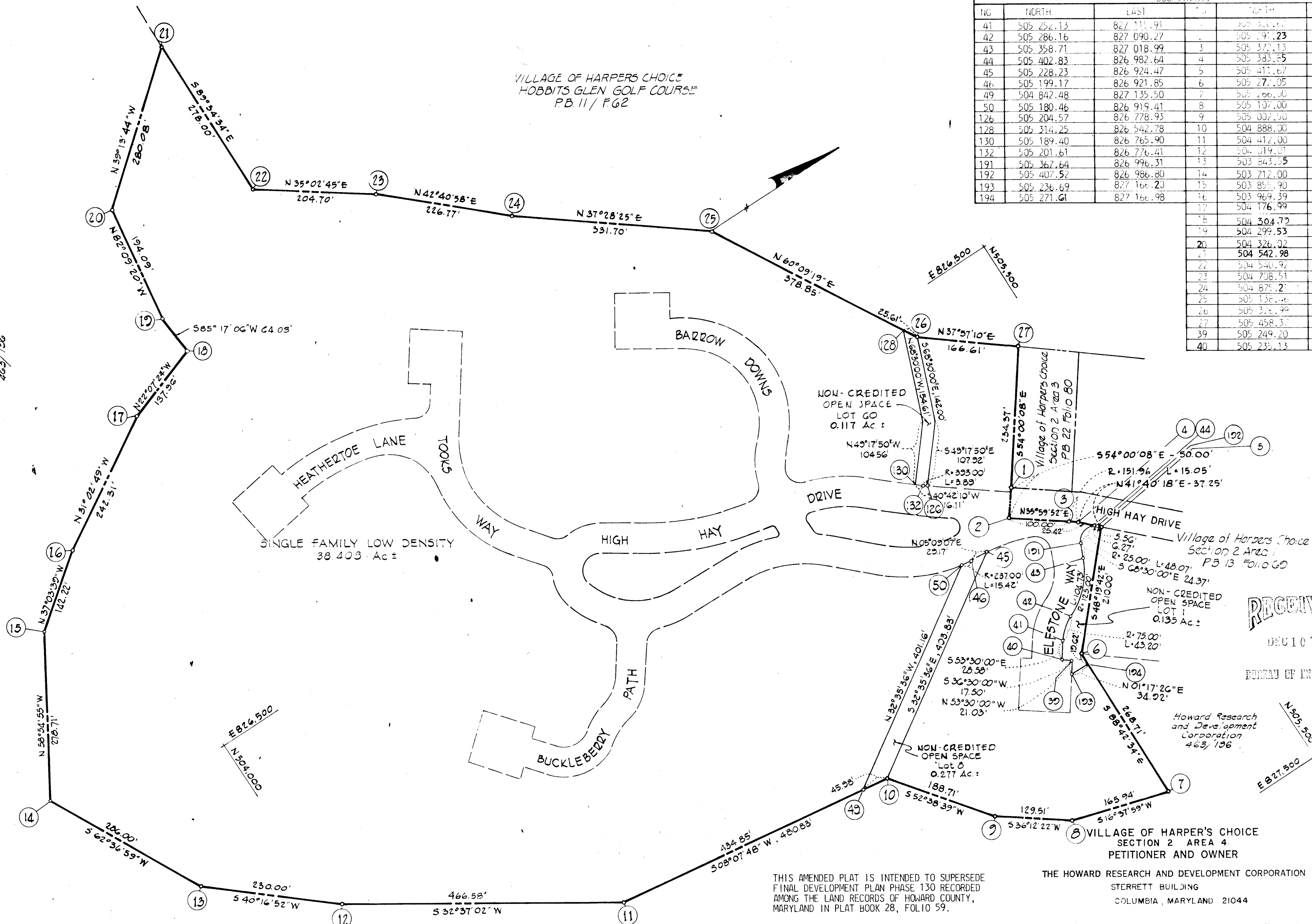
SHEET 2 OF 3

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 103
 28
 103

Howard Research And Development Corporation
463/126

VILLAGE OF HARPERS CHOICE
HOBBITS GLEN GOLF COURSE
P.B 11 / F62

COORDINATES					
NO	NORTH	EAST	NO	NORTH	EAST
41	505 252.13	827 111.91	1	505 321.61	826 897.33
42	505 286.16	827 090.27	2	505 391.23	826 897.33
43	505 358.71	827 018.99	3	505 321.61	826 956.31
44	505 402.83	826 982.64	4	505 383.85	826 962.74
45	505 228.23	826 924.47	5	505 411.67	826 990.50
46	505 199.17	826 921.85	6	505 271.05	827 147.57
49	504 842.48	827 135.50	7	505 266.00	827 416.01
50	505 180.46	826 919.41	8	505 107.00	827 368.51
126	505 204.57	826 778.93	9	505 002.50	827 292.01
128	505 314.25	826 542.78	10	504 888.00	827 142.01
130	505 189.40	826 765.90	11	504 412.00	827 074.01
132	505 201.61	826 776.41	12	504 319.01	827 292.51
191	505 362.64	826 996.31	13	503 843.25	826 873.81
192	505 407.52	826 986.80	14	503 712.00	826 419.85
193	505 236.69	827 166.20	15	503 851.90	826 181.16
194	505 271.61	827 166.98	16	503 969.39	826 095.45
			17	504 176.99	825 975.48
			18	504 304.72	825 918.52
			19	504 299.53	825 854.71
			20	504 326.02	825 662.44
			21	504 542.98	825 485.31
			22	504 540.92	825 263.30
			23	504 708.51	825 880.85
			24	504 875.21	826 034.59
			25	505 136.46	826 236.39
			26	505 326.99	826 565.00
			27	505 458.37	826 667.46
			39	505 249.20	827 149.30
			40	505 235.13	827 138.89



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COLUMBIA, MARYLAND 21044

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COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 130-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1" = 100'

SHEET 3 OF 3

Howard Research And Development Corporation
463/126

104
28
RECORDED IN PLAT BOOK 28, FOLIO 59
HOWARD COUNTY, MD.

DRWN BY: J.G.
CHKD BY: K.J.C