VILLAGE OF HARPERS CHOICE
SECTION 7 AREAS 3, 4 & 5
FINAL DEVELOPMENT PLANS

SUMMARY OF CHANGES

204-A
CORRECT BRG. & DIST. ON SHEET 6 OF 8 AT WELLSINGHAM WAY.
REVISE OPEN SPACE LOT 146 ON SHEET 5 OF 8. REVISE AREA TABS TO
REFLECT CHANGES SHEET 2 OF 8.

204-A-1
REVISE FINAL DEVELOPMENT PLAN CRITERIA, SHEET 2 OF 8, CRITERION 7A-1

LOCATION MAP

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE
FINAL DEVELOPMENT PLAN PHASE 204-A RECORDED
AMONG THE LAND RECORDS OF HOWARD COUNTY,
MARYLAND, ON AUGUST 28TH, 1990 AS PLAT 204-A-3054-1143

PREPARED IN ACCORDANCE WITH
THE ZONING REGULATIONS OF
HOWARD COUNTY ADOPTED
OCTOBER 6TH, 2013

BOARD OF COUNTY COMMISSION, B.C.C., CASE 412 RESOLUTION APPROVED 8-10-65
AMENDED B.C.C., CASE 507 RESOLUTION APPROVED 1-4-1968
AMENDED B.C.C., CASE 806 RESOLUTION APPROVED 11-22-1972
AMENDED B.C.C., CASE 604 RESOLUTION APPROVED 1-7-1974
AMENDED B.C.C., CASE 693 RESOLUTION APPROVED 12-20-1976
AMENDED B.C.C., CASE 817 RESOLUTION APPROVED 9-9-1986

HOWARD COUNTY PLANNING BOARD

VILLAGE OF HARPERS CHOICE
SECTION 7 AREAS 3, 4 & 5
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND CO.
COLUMBIA, MARYLAND 21044
COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN PHASE 204-A-1
5TH ELECTION DISTRICT HOWARD COUNTY
Scales As Noted SHEET 1 OF 6

PHAIVE
RECORDATION
FINAL DEVELOPMENT PLAN CRITERIA

THE AREA INCLUDED WITHIN THE FINAL DEVELOPMENT PLAN PHASE IS APPLICABLE TO
SECTION 3 AREAS 3, 4, 5, 6 OF THE VILLAGE OF HARPERS choice Zones NEW YORK.

1. PUBLIC STREET AND ROADS - SECTION 122-0-3-1-tv

TO BE SHOWN ON SUBDIVISION PLATS IF REQUIRED BY THE HOWARD COUNTY DEPT.
OF PLANNING AND ZONING.

2. PUBLIC RIGHTS-OF-WAY - SECTION 122-0-3-tv

2A. TO BE SHOWN ON SUBDIVISION PLATS IF REQUIRED BY THE HOWARD COUNTY DEPT.
OF PLANNING AND ZONING.

2B. VEHICULAR ACCESS AND EGRESS TO MARYLAND ROUTE 103 AND HARPERS
    FARM ROAD WILL BE PERMITTED ONLY AT POINTS OF ACCESS APPROVED BY
    THE HOWARD COUNTY DEPT. OF PLANNING AND ZONING & DPH.

3. MAJOR UTILITY RIGHTS-OF-WAY - SECTION 122-0-3-tv

TO BE SHOWN ON SUBDIVISION PLATS IF REQUIRED BY THE HOWARD COUNTY DEPT.
OF PLANNING AND ZONING AND DPH.

4. SEWERAGE FACILITIES - SECTION 122-0-3-tv

TO BE SHOWN ON SUBDIVISION PLATS IF REQUIRED BY THE HOWARD COUNTY DEPT.
OF PLANNING AND ZONING AND DPH.

5. RECREATIONAL, SCHOOL PARK AND OTHER COMMUNITY USES - SECTION 122-0-3-tv

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 122-0-3-1-tv

THE TERMS FOR USE IN THIS FINAL DEVELOPMENT PLAN PHASE SHALL
INCLUDE BUT NOT BE LIMITED TO:

CONNECTS AND EASES ROOF OR BUILDING OVERHANGS
COMMUNITY開發 OPEN OR ENCLOSED
RAILWAY OVERHEADS VERTICAL BALCONY
PRIVATE WALKS OR SIDEWALKS ALL PARTS OF ANY BUILDING DWELLING OR ACCESSORY BUILDING

7. SETBACK AREAS - SECTION 122-0-3-1-tv

ALL SETBACK AREAS SHALL BE ONE OF ANY PROPOSED CONSTRUCTION, EXTENSION,
OF CONSTRUCTION OR ADDITION, EXCEPT CONNECTS AND EASES MAY PROJECT NOT
MORE THAN 10 FEET INTO THE SETBACK AREA, AND WINDOWS, DOORS,
VOTELLOI BalCONIES OR CHIMNEYS WHICH ARE NOT MORE THAN TEN AND
1/2 FEET IN WIDTH MAY PROJECT NOT MORE THAN FOUR FEET INTO THE
BUILDING DWELLING OR ACCESSORY BUILDING.

8. HEIGHT LIMITATIONS - SECTION 122-0-3-1-tv

8A. SINGLE FAMILY LOW AND/OR MEDIUM DENSITY
    NO STRUCTURE SHALL BE CONSTRUCTED MORE THAN 34 FEET IN
    HEIGHT FROM THE HIGHEST ADJOINING GROUND ELEVATION
    ADJACENT TO THE BUILDING UPON LOT DEVELOPED TO SINGLE FAMILY
    LAND USES.

8B. OPEN SPACE LAND USE AREAS
    NO HEIGHT LIMITATION IS IMPOSED UPON STRUCTURES
    CONSTRUCTED UNDER OPEN SPACE LAND USE AREAS OR IMPROVEMENTS THEREON
    CONSTRUCTED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY
    THE HOWARD COUNTY PLANNING BOARD.
NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 204-A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, ON AUGUST 26TH, 1990 AS PLAT 204-A-3054-1143
NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 204-A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, ON AUGUST 28TH, 1990 AS PLAT 204-A-3054-1143