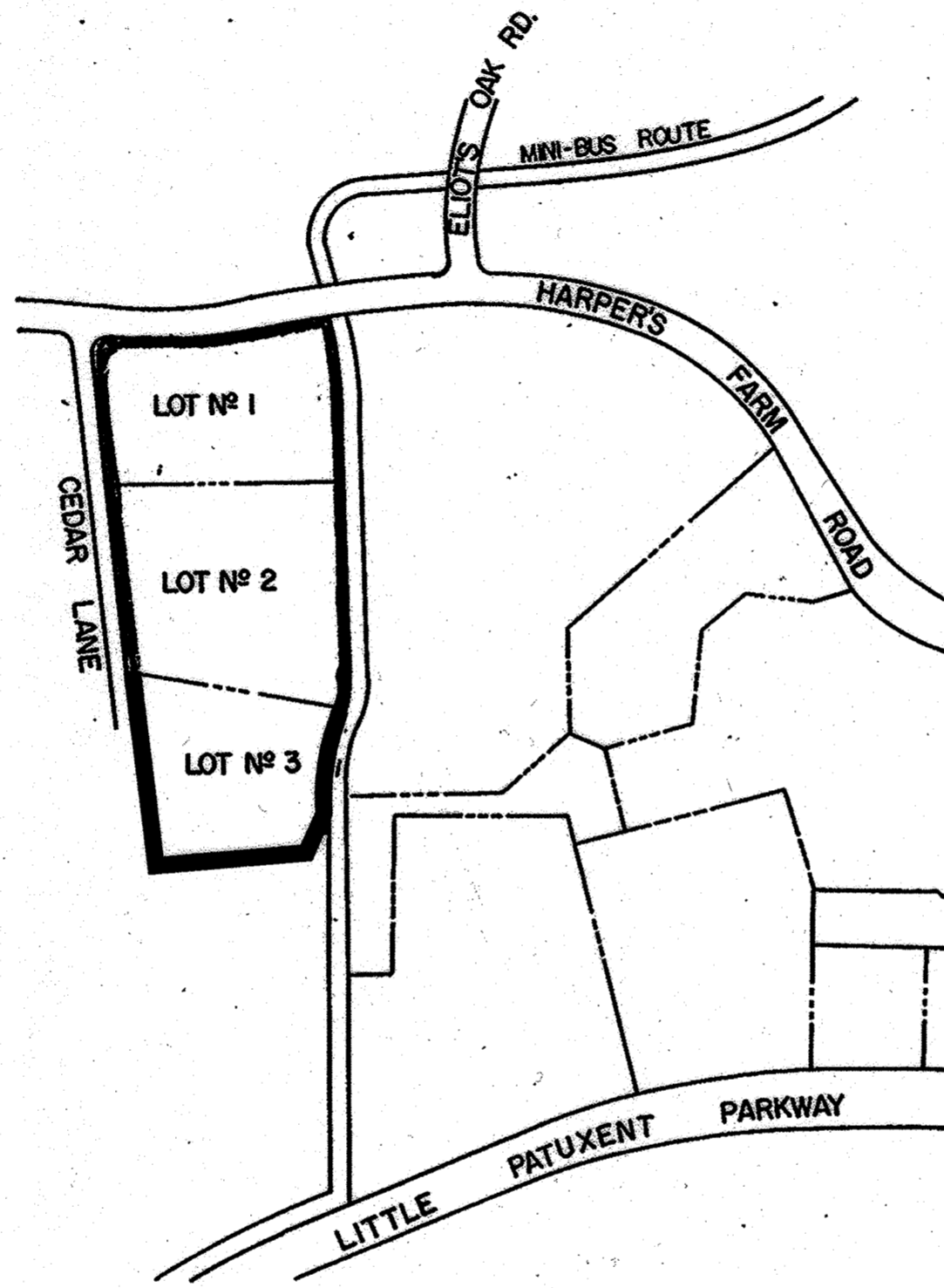


VICINITY MAP
1" = 2640'



SUMMARY OF AMENDMENTS:

- PHASE 34-A:
1. AMENDS SHEET 2 OF 3. PURPOSE IS TO ALLOW LOT 3 TO HAVE MORE THAN 70 DWELLING UNITS AND BE CONSTRUCTED MORE THAN 40-FT IN HEIGHT BY AMENDING ITEM 7.A & 8.A
 2. EQUAL LAND SWAP OF 2,430 SF FROM FDP-66 OPEN SPACE LOT 2 WITH LOT 3 THIS FDP

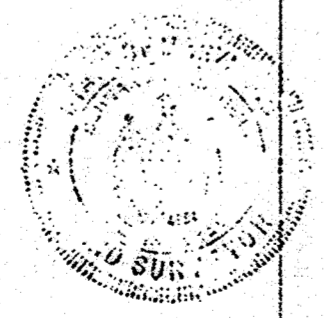
PREPARED AS TO SHEETS 1 THRU 3 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED OCTOBER 6, 2013

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSED NO. 12975, EXPIRATION DATE: MAY 26, 2024.



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

Benjamin T. Radwan
LAND SURVEYORS SIGNATURE



HOWARD COUNTY PLANNING BOARD

BOARD OF COUNTY COMM. B. C. C. CASE 412
RESOLUTION APPROVED AUGUST 10, 1965

Maury A. Kendall 2/6/24
H.C.P.B. EXEC. SEC. DATE
[Signature]
H.C.P.B. CHAIRMAN DATE

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 34 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON AUGUST 1, 1968 AS PLAT BOOK 14 FOLIO 89

RECORDED - PLAT NO. 26571
ON 3-26-2024 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

RECORDED - PLAT NO. 26571
ON 3-26-2024 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

VILLAGE OF HARPER'S CHOICE
SECTION 3
AREA 4
PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 34-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=400' SHEET 1 OF 3 JANUARY, 1965

L:\CADD\DRAWINGS\2024\PLANS BY QLV\FDP\REDLINED FDP-34\WY\LAR SUBMISSION (FDP-34-A)\2024 FDP-34-A MYLAR.dwg, 12/27/2023

The area included within this Final Development Plan Phase is applicable to Section 3, Area 4 of the Village of Harper's Choice.

1. PUBLIC STREETS AND ROADS - Section 17.031 A (1):
As shown on subdivision plats.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):
To be shown on subdivision plat if required by the Howard County Planning Commission. Vehicular ingress and egress to Harper's Farm Road will be permitted only at points of access approved by the Howard County Planning Commission.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):
As shown on subdivision plats.
4. DRAINAGE FACILITIES - Section 17.031 A (4):
As shown on subdivision plats.
5. RECREATIONAL, SCHOOL, PARK, AND OTHER COMMUNITY USES - Section 17.031 B:
As shown on subdivision plats.
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 17.031 D:

A. APARTMENT USE AREAS

No structure shall be located upon lots devoted to apartment uses within 25 feet of the right-of-way of any public street, road, or highway. Except as restricted by this paragraph 6, buildings and other structures may be located at any location within apartment use areas, provided such apartment use area is developed in accordance with a site development plan approved by the Howard County Planning Commission.

The term "structure", as used in this Final Development Plan Phase, shall not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing, not exceeding 6' in height, signs, 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 Commission. Fences constructed on any lot within this Final Development Plan Phase, if located within setback areas adjacent to public streets, roads, or highways upon which construction of structures is prohibited, shall not exceed three feet in height, if solid or closed, nor five feet in height, if open.

B. SINGLE FAMILY ATTACHED USE AREAS

Buildings and other major structures may be located at any location within single family attached use areas provided such buildings or other major structures are constructed in accordance with a site development plan approved by the Howard County Planning Commission. No restriction is imposed upon the location of walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing, not exceeding 6' in height, signs, or other similar minor structures. Determination of the specific character of

"similar minor structures" and setbacks applicable thereto will be made by the Howard County Planning Commission. Fences, if located within 25 feet of any public street, road, or highway, shall not exceed three feet in height, if solid or closed, or five feet in height, if open, except in accordance with a site development plan approved by the Howard County Planning Commission.

7. PERMITTED USES - Section 17.031 D:

A. APARTMENT USE AREAS

Lots 1 and 3 shall be devoted to apartment uses provided, however, that no more than 123 dwelling units shall be constructed on Lot 3 and that no more than 100 dwelling units shall be constructed on Lot #1.

B. SINGLE FAMILY ATTACHED USE AREAS

Areas within the land encompassed by this Final Development Plan Phase designated for Single Family Attached Use shall be used for such use provided, however, that no more than an average of ten dwelling units per acre may be constructed upon such land and, further provided, that single family attached dwelling units shall be constructed in groups having no more than ten units attached to one another and shall be constructed in such physical relation to each other as may be specifically approved by the Howard County Planning Commission as a part of the site development plan referred to herein in Section 6. Single family attached land use areas shall be considered as "Apartments" for the purpose of application of the use limitations of Section 17.014B through 17.014B (4) of the Howard County Zoning Regulations.

Division of Single Family Attached Use Areas into individual lots to be owned individually, without front yards, without rear yards, and with groups of single family attached lots surrounded by common areas owned jointly by all lot owners or owned jointly by groups of lot owners, is expressly permitted. All, or a portion, of such lots may be under one or several ownerships, and may be operated as rental units.

8. HEIGHT LIMITATIONS - Section 17.031 E:

A. APARTMENT USE AREAS

No structure shall be constructed more than 40 feet in height from the highest adjoining ground elevation, except upon Lot #1 and Lot 3. No structure shall be constructed more than 100 feet in height from the highest adjoining ground level elevation upon Lot #1 and 50-ft in height from the highest adjoining ground level elevation upon Lot 3.

B. SINGLE FAMILY ATTACHED USE AREAS

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation.

9. PARKING REQUIREMENTS - Section 17.031 E:

A. APARTMENT USE AREAS

No less than 1-1/2 off-street parking spaces for each dwelling unit shall be provided within lots 1 and 3 devoted to apartment uses.

B. SINGLE FAMILY ATTACHED USE AREAS

No less than two parking spaces for each dwelling unit shall be provided adjacent to such dwelling unit. Such parking spaces may be parallel parking spaces located

on paved areas adjacent to public roadways, or adjacent to service drives, and oriented at right angles to such public roadways. Such parking areas may be part of the dedicated public right-of-way of such roadways if approved by the appropriate State and County agencies.

10. SETBACK PROVISIONS - Section 17.031 E:

A. APARTMENT USE AREAS

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

B. SINGLE FAMILY ATTACHED USE AREAS

- a. Setbacks shall conform to the provisions set forth in Section 6 above.
- b. Buildings and other structures may be located within one foot of the right-of-way of interior public streets. All streets, other than Cedar Lane, and Harper's Farm Road are interior streets. Buildings and other major structures shall not be located within thirty feet of Harper's Farm Road and Cedar Lane.

11. MINIMUM LOT SIZES - Section 17.031 E:

A. APARTMENT USE AREAS

As shown on subdivision plat.

B. SINGLE FAMILY ATTACHED USE AREAS

As shown on subdivision plat.

12. COVERAGE REQUIREMENTS - Section 17.031 E:

A. APARTMENT USE AREAS

In no event shall more than 30 percent of any lot devoted to apartment uses be covered by buildings or other major structures. No limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery, and similar items.

B. SINGLE FAMILY ATTACHED USE AREAS

No coverage requirement is imposed upon land devoted to single family attached uses.

TABULATION OF LAND USE	
Land Use	Acres
Apartments	9.208
S.F.A.U.	6.051
TOTAL	15.259

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 34 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON AUGUST 1, 1968 AS PLAT BOOK 14 FOLIO 90

RECORDED - PLAT NO. 26572
ON 3-26-2024 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

VILLAGE OF HARPER'S CHOICE
SECTION 3
AREA 4

PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 34-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
FEBRUARY, 1968 SHEET 2 OF 3

