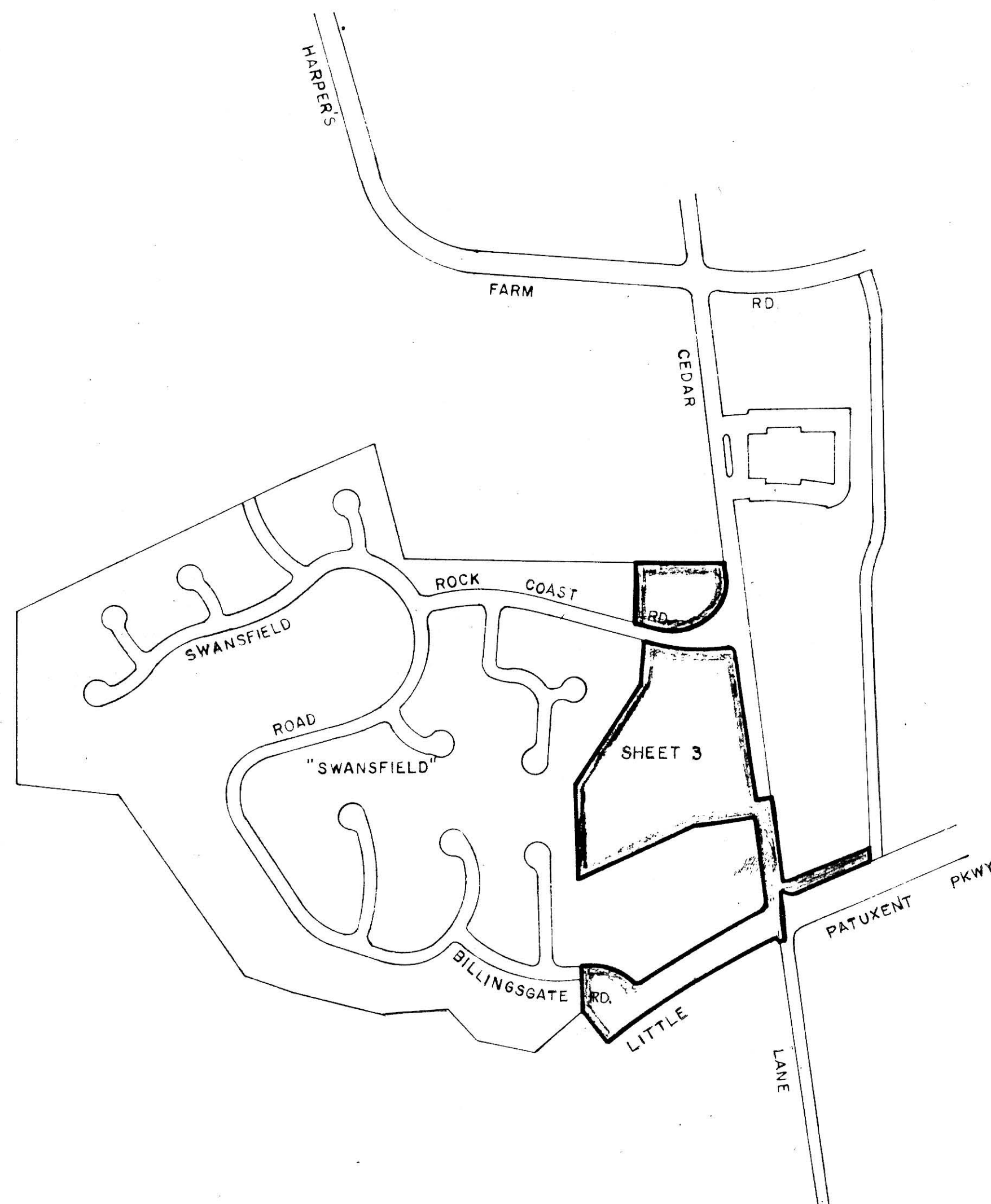


VICINITY MAP
SCALE 1" = 2000'



SUMMARY OF AMENDMENTS
PHASE 94-A: AMENDS SHEETS 2 AND 3 OF 3. PURPOSE IS TO CHANGE 2.644 ACRES± OF APARTMENT LAND USE IN ROADWAY TO SINGLE FAMILY MEDIUM DENSITY LAND USE (ROADWAY), CHANGE 0.361 ACRES± OF NON-CREDITED OPEN SPACE TO CREDITED ON LOT 6, REVISE THE TABULATION OF LAND USE BLOCK ACCORDINGLY, ADD THE RIGHT-OF-WAY NOTE AND AMEND THE CRITERIA REFERENCES TO CURRENT ZONING REGULATIONS.

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 3 OF FINAL DEVELOPMENT PLAN PHASE 94 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JULY 21, 1970 IN PLAT BOOK 19 FOLIO 148.

VILLAGE OF HARPERS CHOICE
SECTION 4 AREA 4

RECORDED PLAT 3054-A-1399
7-8-74 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD
21043

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE NINETY-FOUR-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1" = 400'
SHEET 1 OF 3

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, ADOPTED OCTOBER 18, 1993



BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED 8-10-65
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-04-68
 AMENDED B.C.C. CASE 606 RESOLUTION APPROVED 11-22-72
 AMENDED B.C.C. CASE 644 RESOLUTION APPROVED 01-07-74
 AMENDED B.C.C. CASE 693 RESOLUTION APPROVED 12-20-76
 AMENDED B.C.C. CASE 817 RESOLUTION APPROVED 09-09-86
 AMENDED B.C.C. CASE 918 RESOLUTION APPROVED 03-17-92
 AMENDED B.C.C. CASE 939 RESOLUTION APPROVED 11-19-92

HOWARD COUNTY PLANNING BOARD

Joseph Smith 4/29/94 H.C.P.B. EXEC. SECRETARY
James C. Sanchez 6-23-94 H.C.P.B. CHAIRMAN

DATE	PLAT NO.
RECORDED	

FINAL DEVELOPMENT PLAN CRITERIA

Phase **94-A**

The Area included within this Final Development Plan Phase **94-A** is Applicable to Section **4**, Area **4**, of the Village of **Harpers Choice**.

1. PUBLIC STREET AND ROADS - Section 125-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.

2. PUBLIC RIGHTS-OF-WAY - Section 125-C-3-b:

- 2A To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.
- 2B Vehicular ingress and egress to **Little Patuxent Parkway and Rock Coast Road** will be permitted only at points approved by the Howard County Department of Planning and Zoning

3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

4. DRAINAGE FACILITIES - Section 125-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

5. RECREATIONAL, SCHOOL & PARK USES - Section 125-C-3-c:

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 125-C-3-d-(1):

The term "structure", as used in this Final Development Plan Phase, shall include,

- cornices and eaves
- roof or building overhangs
- chimneys
- porches
- bay windows
- privacy walls or screens
- all parts of any buildings, dwellings, or accessory buildings

All setback areas shall be clear of any protrusions, extensions, or construction of any type.

Where the rear lot line of any land use is adjacent to a principal arterial or intermediate divided arterial highway, no structure shall be located within **50'** of the right-of-way line thereof 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.

The term "structure" does not include the following upon which no restriction as to location is imposed:

- walks
- shrubbery
- trees
- ornamental landscaping
- similar minor structures
- trellises
- excavations or fill
- fencing under 6' in height
- retaining walls under 3' in height

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Department 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.

6B-2 ATTACHED LAND USE AREAS:

No structure shall be located upon lots devoted to attached land uses within **30** feet of the right-of-way of any public street, road or highway. 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. Except as restricted by this Paragraph **6B-2**, buildings and other structures may be located at any location within attached land use areas. Whenever an attached land use, single family dwelling is constructed, a maintenance agreement for the party wall side of the structure, as well as any approved overhangs protruding onto the adjacent lot or lots must be included in the deed of conveyance and recording reference of same furnished to the Office of Planning and Zoning. All structures must be developed 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 125-C-3-d(2):

7B-2 ATTACHED LAND USE AREAS

Parcel **A** shall be devoted to Attached Land Use provided, however, that no more than an overall average of ten dwelling units per acre may be constructed upon such land and, further provided, that the attached dwelling units shall be constructed in groups having no more than ten (10) 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 Board as a part of the Site Development Plan referred to herein in Section 6. Attached land use areas shall be considered as "apartments" for the purpose of application of the use limitations of Section 125-A-5-b of the Howard County Zoning Regulations. Division of Attached Land Use Areas into individual lots to be owned individually, without front yard, without rear yard, and with groups of lots surrounded by common areas owned jointly by all lot owners or owned jointly by groups of lot owners, is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces. All, or a portion of, such lots may be operated as rental units. No more than **17** dwelling units may be constructed on said parcels.

7E-1 OPEN SPACE LAND USE AREAS

Lot **6** 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.

7E-7 SCHOOL SITES OPEN SPACE LAND USE AREAS

Lot **2** shall be used for public schools and recreational fields. In computing the amount of land devoted to the Open Space Land Use under the requirements of Section 125-A-8 of the Howard County Zoning Regulations, only **90%** of the area of the school lot shall be evaluated as Open Space Land Use in computing the minimum area as required by Section 125-A-8.

7E-6 TRANSPORTATION OPEN SPACE LAND USE AREAS

Lots **3 & 4** are to be used for open space purposes. Any portion of lots **3 & 4** may be used as a vehicular right-of-way for a public or privately owned transportation system. In the event that a portion of such lots are used as a vehicular right-of-way for such a transportation system, the traveled area actually uses as a right-of-way or in any event a right-of-way strip, not less than **30** feet in width shall be classified as non-credited open space for the purpose of land use allocations under Section 125-A-8 of the Howard County Zoning Regulations.

8. HEIGHT LIMITATIONS - Section 125-C-3-d(3):

8B-2 ATTACHED LAND USE AREAS

No structure shall be constructed more than **34** feet in height from highest adjoining ground elevation, except, however, that structures may be constructed to any height provided such construction is in accordance with a Site Development Plan approved by the Howard County Planning Board.

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 125-C-3-d(3):

9B-2 ATTACHED LAND USE AREAS

No less than two (2) off-street parking spaces, each containing a minimum area of one hundred **sixty-two (162)** square feet, for each dwelling unit shall be provided in proximity to such dwelling unit.

Such parking areas may be parallel spaces located on paved areas adjacent to publicly maintained roadways or adjacent to service drives, or oriented diagonally or at right angles to such publicly maintained roadways or service drives. Such parking areas shall not be part of the dedicated publicly maintained right-of-way of such roadways, nor shall they be permitted adjacent to any roadway with a right-of-way width of **60'** or greater.

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 125-A-8 of the Howard County Zoning Regulations.

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 2 OF 3 OF FINAL DEVELOPMENT PLAN PHASE 94 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JULY 21, 1970 IN PLAT BOOK 19 FOLIO 149

10. SETBACK PROVISIONS - Section 125-C-3-d(3):

10A GENERALLY:

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

10B ATTACHED LAND USE AREAS

- 1. Setbacks shall conform to the provisions set forth in Section 6 above.
- 2. Buildings and other structures may be located within one (1) foot of the easement or right-of-way of interior streets constructed upon the land encompassed by this Final Development Plan Phase.

11. MINIMUM LOT SIZES - Section 125-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-C-3-d(3):

12B-2 ATTACHED LAND USE AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to attached land uses, except in accordance with a Site Development Plan approved by the Howard County Planning Board.

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.

RIGHT-OF-WAY AREAS

Part of the land within this Final Development Plan Phase shall be used as the right-of-way for **Little Patuxent Parkway and Cedar Lane** and may be used for roadway and utility easement purposes. For the purpose of land use allocations under the provisions of Section 125-A-8 of the Howard County Zoning Regulations, which land shall be classified as **Single Family Medium Density and Apartments** as indicated on the maps contained in this Final Development Plan Phase.

TABULATION OF LAND USE

LAND USE	ACRES
Attached Land Use	1.718
Single Family Medium Density Roadway 2.644 ac.±	2.644
Apartments Roadway 0.557 ac.±	0.557
Open Space Credited	9.361
Non-Credited	2.217
TOTAL	16.497 ±

VILLAGE OF HARPERS CHOICE

SECTION 4 AREA 4

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA, MD
21043

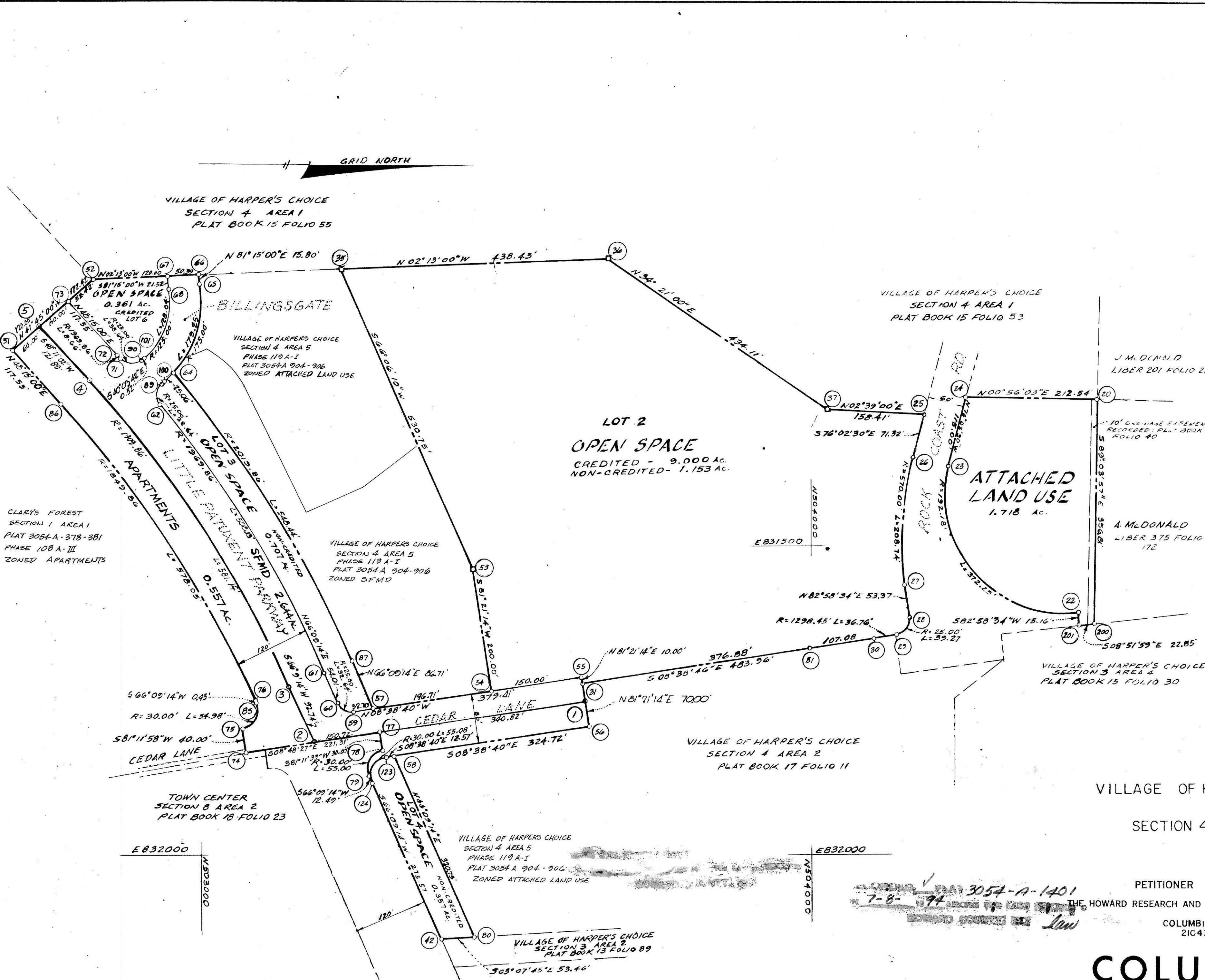
COLUMBIA
AMENDED

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

SHEET 2 OF 3

RECORDED PLAT 3054-A-1400
7-8-70
HOWARD COUNTY, MD

COORDINATES		
NO.	NORTH	EAST
20	504464.14	831263.25
200	504458.32	831620.01
201	504435.74	831623.53
22	504443.89	831608.48
23	504223.89	831371.31
24	504251.63	831259.79
25	504182.87	831287.70
26	504165.66	831356.92
27	504153.11	831564.11
28	504159.64	831617.08
29	504137.88	831644.95
30	504101.46	831649.96
31	503995.60	831666.06
35	503621.50	831712.83
54	503473.20	831735.38
53	503443.13	831537.65
35	503228.13	831052.40
36	503666.23	831035.44
37	504024.63	831280.38
56	503633.52	831791.92
58	503312.24	831840.77
80	503441.72	832134.14
42	503388.54	832137.06
124	503276.88	831884.45
123	503299.81	831842.66
79	503272.08	831873.59
78	503294.93	831831.82
77	503290.33	831802.17
74	503071.63	831836.06
75	503065.51	831796.53
85	503088.35	831754.76
76	503088.18	831754.37
86	502776.34	831270.44
51	502698.06	831182.74
73	502787.59	831102.84
52	502826.70	831067.93
67	502946.65	831063.29
66	502996.93	831061.34
65	502999.34	831076.96
64	502956.97	831220.07
87	503243.67	831685.64
57	503278.72	831764.95
59	503246.40	831769.86
60	503219.77	831755.25
61	503197.94	831705.85
62	502935.17	831272.98
89	502938.61	831237.85
68	502949.92	831084.56
90	502906.83	831199.25
71	502871.62	831197.01
72	502865.86	831190.54
100	502990.01	831237.52
101	502906.83	831199.25
1	503627.50	831752.38
2	503141.39	831825.25
3	503103.90	831740.42
4	502824.10	831233.64
5	502742.83	831142.79



NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 3 OF 3 OF FINAL DEVELOPMENT PLAN PHASE 94 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JULY 21, 1970 IN PLAT BOOK 19 FOLIO 150.

PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MD.
 21043

COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN PHASE NINETY-FOUR-A
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=100'
 SHEET 3 OF 3