

VICINITY MAP  
SCALE: 1"=2000'

**SUMMARY OF AMENDMENTS**

- PHASE 30-A-<sup>2nd Revision</sup> = AMENDS THE PERMITTED LAND USE OF LOT 2 B OF AREA 2 OF SECTION 3 OF THE VILLAGE OF HARPERS CHOICE AND SUPERSEDES IN PART FINAL DEVELOPMENT PLAN PHASE 30 AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 14 FOLIO 97.
- PHASE 30-A-III = AMENDS SHEETS 2, 3, AND 6 OF 7. PURPOSE IS TO CHANGE 2.395 ACRES OF SINGLE FAMILY ATTACHED LAND USE TO SINGLE FAMILY MEDIUM DENSITY.
- PHASE 30-A-IV = AMENDS SHEETS 3 AND 6 OF 7. PURPOSE IS TO ADD 0.191 ACRES OF NON-CREDITED OPEN SPACE TO THIS PHASE, REFERENCE LOT 19 IN CRITERIA AND ADJUST LAND USE TABULATIONS ACCORDINGLY.

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE AMENDED FINAL DEVELOPMENT PLAN PHASE 30-A-III RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JULY 8, 1987 AS PLAT 3054A 913

Recorded as Plat No. 3054A-1050  
on 4-21-89, Among the Land Records  
of Howard County, MD

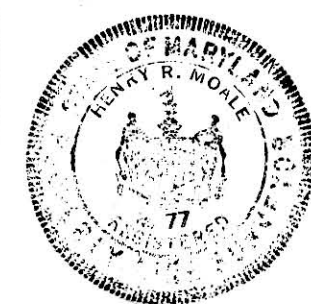
**VILLAGE OF HARPERS CHOICE  
SECTION 3 AREA 2**

PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY  
COLUMBIA, MD. 21044

**COLUMBIA**  
AMENDED

FINAL DEVELOPMENT PLAN PHASE 30-A-IV  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1"=400' SHEET 1 OF 7

PREPARED AS TO SHEETS 1 TO 7 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED AUGUST 2, 1985.



*[Signature]*  
LAND SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED AUG. 10, 1965  
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOV. 4, 1968  
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOV. 22, 1972  
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JAN. 7, 1974  
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DEC. 30, 1976  
AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPT. 9, 1986

HOWARD COUNTY PLANNING BOARD  
*[Signature]* 4/12/89 *[Signature]* 4-12-89  
H.C.P.B. EXEC. SEC. DATE H.C.P.B. CHAIRMAN DATE

30-III	7-8-87	3054A-913 TO 919	
30A- <sup>2nd Revision</sup>	1-8-70	16	170 TO 176
30A		16	71 TO 77
30		14	97 TO 104
PHASE OR AMENDMENT	DATE	PLAT BOOK	FOLIO
	RECORDED		



FINAL DEVELOPMENT PLAN CRITERIA - PHASE 30A-IV

The area included within this Final Development Plan Phase is applicable to Section 3, Area 2, LOTS 1 through 19 inclusive, of the Village of Harper's Choice.

1. PUBLIC STREETS AND ROADS - Section 122-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 122-C-3-b  
As shown on subdivision plats. Vehicular ingress and egress to the Little Patuxent Parkway and Harper's Farm Road 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 122-C-3-b  
To be shown on subdivision plat if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 122-C-3-b  
To be shown on subdivision plat if required by the Howard County Office of Planning and Zoning.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 122-C-3-c  
To be shown on subdivision plat if required by the Howard County Planning Board.
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 122-C-3-d (1)

6A SINGLE FAMILY MEDIUM DENSITY USE AREAS

No structure shall be located upon lots devoted to single family medium density land use within 20 feet of any 50' street right-of-way, nor within 30 feet of any 60' or greater street right-of-way, nor within 100 feet of a principal arterial highway, nor within 7-1/2 feet of any property line not a right-of-way line for a public street, road, or highway, except, however, that structures may be constructed at any location within such set-back areas provided all structures and construction is developed in accordance with a site development plan approved by the Howard County Planning Board.

Structures may be located on the property line provided no part of the building shall protrude over the adjoining lot and provided that a maintenance easement agreement be included in the deed where appropriate. Spacing between single family detached dwelling units shall be a minimum of 15 feet. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

The Planning Board may, upon application, designate on a Subdivision Plat, 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 and/or Medium Density of the Phase in which it presently exists.

Permanent access to lots may be provided by means of perpetual common reciprocal access easement as shown on the final subdivision plat.

6B 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 areas are developed in accordance with a site development plan approved by the Howard County Planning Board. The term "structure", as used in this Final Development Plan phase, shall not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not to exceed 6 feet 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 Office of Planning and Zoning.

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 except in accordance with a site development plan approved by the Howard County Planning Board.

6C 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 Board. No restriction is imposed upon the location of walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not to exceed 6 feet 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 Office of Planning and Zoning. Fences, if located within 25 feet of any public street, road, or highway, shall not exceed three feet in height if solid or closed nor five feet in height, if open, except in accordance with a site development plan approved by the Howard County Planning Board.

6D OPEN SPACE USE AREAS

No structure within Open Space Use Areas shall be located within 25 feet of the right-of-way of any public street, road, or highway, or within 25 feet of any property line, except, however, that structures may be constructed at any location upon lots devoted to Open Space Use provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.

7. PERMITTED USES - Section 122-C-3-d (2)

7A SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS

All lots within single family medium density land use areas shall be used only for single family detached medium density residential uses, including private recreation facilities such as swimming pool, tennis courts and basketball courts, reserved for the use of the on-site residents and their guests.

7B APARTMENT USE AREAS

Lots 7, 8, 9, 11, 17 and 18 shall be devoted to apartment uses provided however, that no more than an average of fifteen dwelling units per acre shall be constructed on land zoned for apartment uses within this final development plan phase.

7C SINGLE FAMILY ATTACHED USE AREAS

Lots 1, 2B, 3, 4, 5 and 13A shall be devoted to single family attached land uses, 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 Board 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 122-A-5-b 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.

7D OPEN SPACE USE AREAS

All open space land use areas within this Final Development Plan Phase may be used as utility and drainage easements.

Lots 2A, 2C, 10, 14, 16 and 19 are to be used for all open space uses, including, but not limited to, the operation and maintenance of a public or private park.

Lots 6, 12 and 15 are to be used for open space purposes. Any portion of Lots 6, 12 and 15 may be used as a vehicular right-of-way for a public or privately owned transportation system.

The traveled area actually used as a right-of-way or, in any event, a right-of-way strip, no less than 30 feet in width, shall not, in such event, be considered in computing the minimum amount of land devoted to open space uses as required by 122-A-5-b of the Howard County Zoning Regulations.

8. HEIGHT LIMITATIONS - Section 122-C-3-d (3)

8A SINGLE FAMILY 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.

8B APARTMENT USE AREAS

No structure shall be constructed more than 40 feet in height from the highest adjoining ground elevation, except upon Lot 11. No structure shall be constructed more than 60 feet in height from the highest adjoining ground level elevation upon Lot 11.

8C SINGLE FAMILY ATTACHED USE AREAS

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

8D OPEN SPACE USE AREAS

No height limitation is imposed upon structures constructed within Open Space 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 122-C-3-d (3)

9A SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS

No less than two (2) off-street parking spaces containing a minimum area of one hundred eighty (180) square feet per each parking space shall be provided on each lot within single family land use areas, except that when driveway access is to a 60' or greater street right-of-way, two parking spaces shall be provided exclusive of any area encompassed by a garage, each with access to the street without crossing the other parking space.

9B APARTMENT USE AREAS

No less than 1-1/2 off-street parking spaces for each dwelling unit shall be provided within Lots 7, 8, 9, 11, 17 and 18 devoted to apartment uses.

9C SINGLE FAMILY ATTACHED USE AREAS

No less than 2 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 roadways or service drives. Such parking areas may be part of the dedicated R/W of such roadways if approved by the appropriate County agencies.

9D OPEN SPACE USE AREAS

No parking requirements are imposed upon any of the land within this Amended Final Development Plan phase devoted to Open Space Uses.

10. SETBACK PROVISIONS - Section 122-C-3-d (3)

10A. 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.

10B 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.

10C 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 if in accordance with a site development plan approved by the Howard County Planning Board. All streets, other than Eliot's Oak Road, Hesperus Drive, Faulkner Ridge Circle, and Harper's Farm Road are interior streets. Buildings and other major structures shall not be located within thirty feet of Eliot's Oak Road, Hesperus Drive, Faulkner Ridge Circle, and Harper's Farm Road.

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE AMENDED FINAL DEVELOPMENT PLAN PHASE 30A-III. RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JULY 8, 1987 AS PLAT 3054A-014

VILLAGE OF HARPER'S CHOICE  
SECTION 3 AREA 2

Recorded as Plat No. 3054A-1051 on 4-21-89  
Among the Land Records of Howard County, MD

PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY  
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 30A-IV

5TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 2 OF 7



10D OPEN SPACE USE AREAS

- 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 122-C-3-d (3)

11A SINGLE FAMILY MEDIUM DENSITY LAND USES

As shown on subdivision plat in accordance with minimum lot sizes as may be required by the Howard County Planning Board.

11B APARTMENT USE AREAS

As shown on subdivision plat.

11C SINGLE FAMILY ATTACHED USE AREAS

As shown on subdivision plat.

12. COVERAGE REQUIREMENTS - Section 122-C-3-d (3)

12A SINGLE FAMILY MEDIUM DENSITY 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. No limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery and similar minor structures.

12B 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.

12C SINGLE FAMILY ATTACHED USE AREAS

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

12D OPEN SPACE USES

No more than 10 percent of the land within this Amended Final Development Plan Phase devoted to Open Space Uses shall, in the aggregate, be covered by buildings or major structures.

TABULATION OF LAND USE IN ACRES

Zoning Use	Total
Apts.	43.323
S.F.A.	37.278
Single Family Medium Density	2.395
Open Space	
Credited	25.613
Non-Credited	3.057
<b>Total</b>	<b>111.666</b>

*Recorded as Plat No. 3054A-1052 on 4-21-89, Among the Land Records*

THIS AMENDED PLAT IS INTENDED TO SUPERSEDE AMENDED FINAL DEVELOPMENT PLAN PHASE 30A-III RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JULY 8, 1987 AS PLAT 3054A-915.

VILLAGE OF HARPER'S CHOICE  
SECTION 3 AREA 2  
PETITIONER

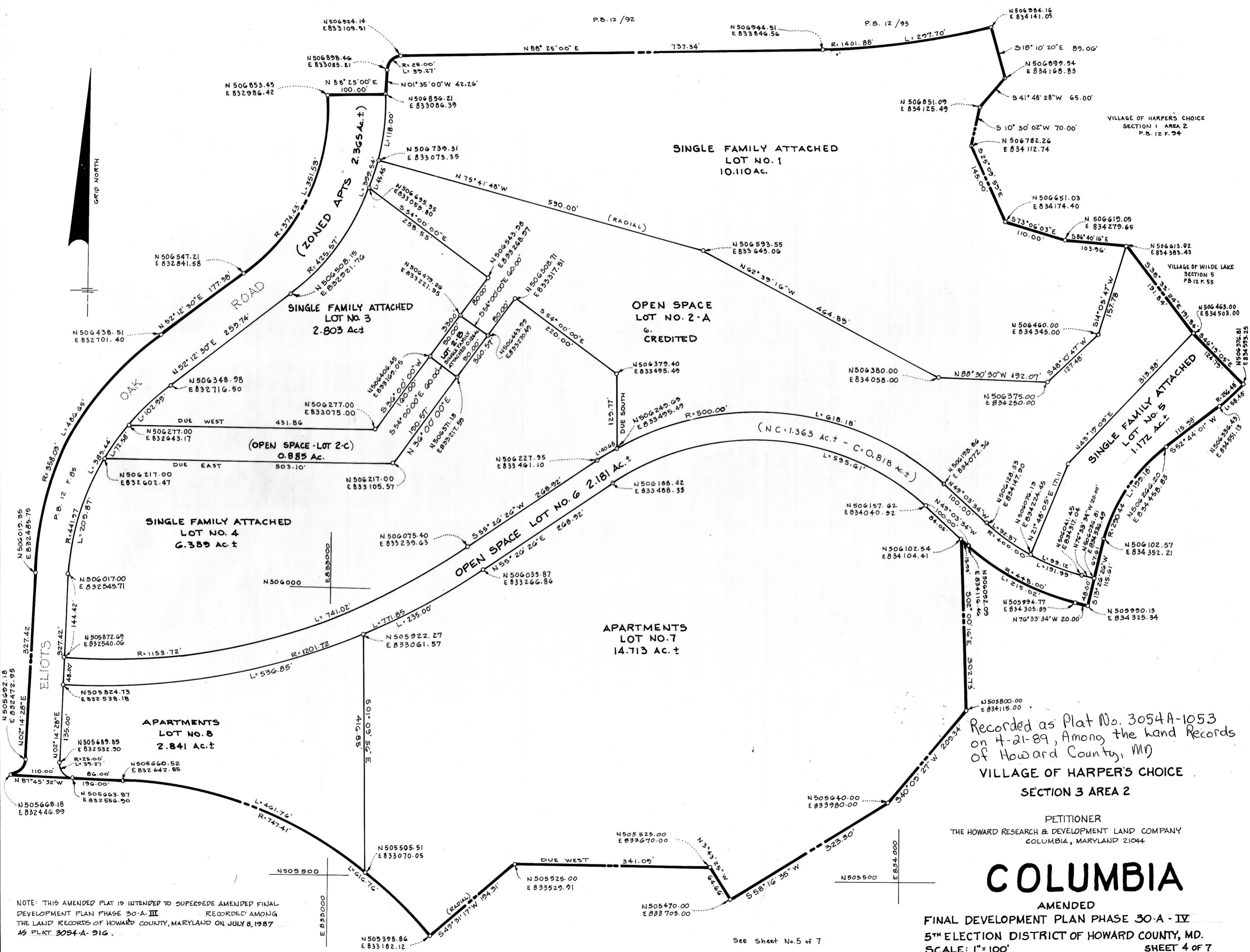
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY  
COLUMBIA, MARYLAND 21044

**COLUMBIA**  
AMENDED

FINAL DEVELOPMENT PLAN PHASE 30A-IV  
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 3 OF 7

GRID NORTH



P.B. 12 / 92 P.B. 12 / 93

SINGLE FAMILY ATTACHED LOT NO. 1 10.110 AC.

(ZONED APTS) 2.365 AC. ±

SINGLE FAMILY ATTACHED LOT NO. 3 2.803 AC. ±

OPEN SPACE LOT NO. 2-A 6. AC. CREDITED

(OPEN SPACE - LOT 2-C) 0.885 AC. ±

SINGLE FAMILY ATTACHED LOT NO. 4 6.389 AC. ±

OPEN SPACE LOT NO. 6 2.181 AC. ±

APARTMENTS LOT NO. 7 14.713 AC. ±

APARTMENTS LOT NO. 8 2.841 AC. ±

VILLAGE OF HARPER'S CHOICE SECTION 1 AREA 2 P.B. 12 F. 94

VILLAGE OF WILDE LAKE SECTION 5 P.B. 12 F. 55

Recorded as Plat No. 3054A-1053 on 4-21-89, Among the land Records of Howard County, MD

VILLAGE OF HARPER'S CHOICE SECTION 3 AREA 2

PETITIONER THE HOWARD RESEARCH & DEVELOPMENT LAND COMPANY COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 30-A - IV 5TH ELECTION DISTRICT OF HOWARD COUNTY, MD. SCALE: 1" = 100' SHEET 4 OF 7

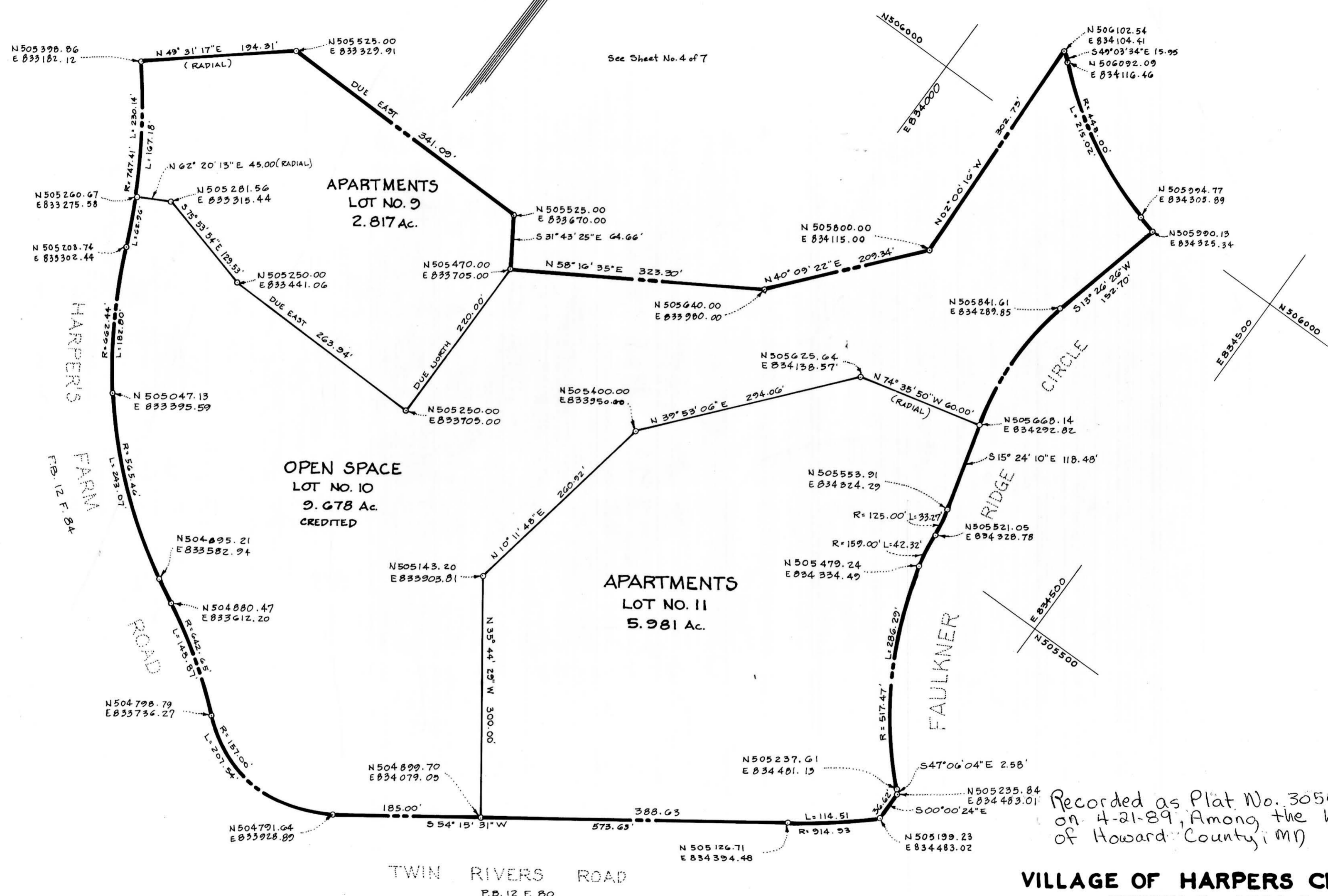
NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE AMENDED FINAL DEVELOPMENT PLAN PHASE 30-A-III RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JULY 8, 1987 AS PLAT 3054-A-216.

See Sheet No. 5 of 7



See Sheet No. 6 of 7

See Sheet No. 4 of 7



Recorded as Plat No. 3054A-105A  
 on 4-21-89, Among the land Records  
 of Howard County, MD

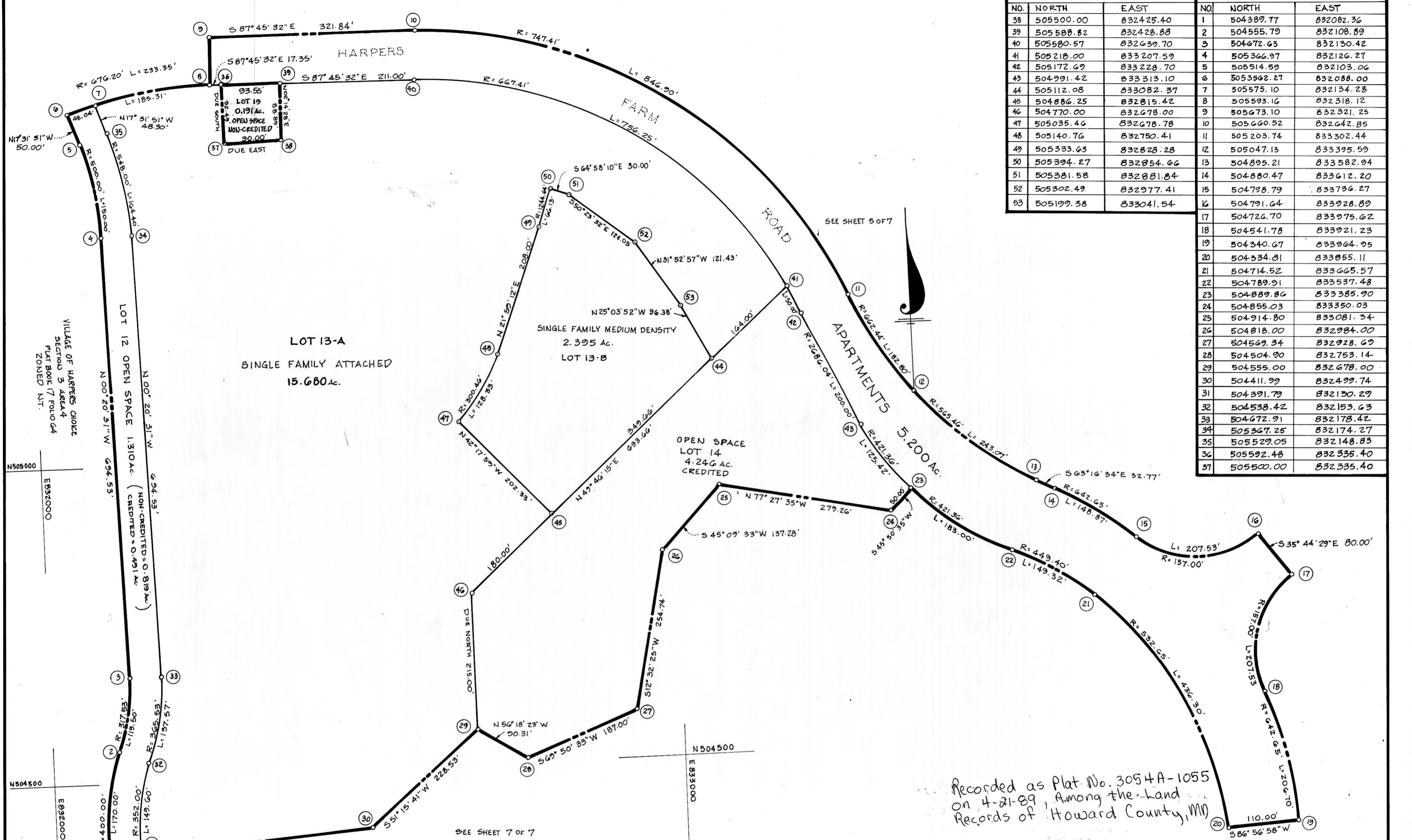
**VILLAGE OF HARPERS CHOICE  
 SECTION 3 AREA 2**

PETITIONER  
 THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY  
 COLUMBIA, MD. 21044

**COLUMBIA**  
 AMENDED

FINAL DEVELOPMENT PLAN PHASE 30-A-IV  
 5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE: 1"=100'  
 SHEET 5 OF 7

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL  
 DEVELOPMENT PLAN PHASE 30-A-III RECORDED AMONG  
 THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON  
 JULY 8, 1987 AS PLAT 3054A-017.



COORDINATES			COORDINATES		
NO.	NORTH	EAST	NO.	NORTH	EAST
38	505500.00	832425.40	1	504389.77	832082.36
39	505588.82	832428.88	2	504555.79	832108.89
40	505580.57	832639.70	3	504672.63	832130.42
41	505218.00	833207.59	4	505366.97	832126.27
42	505172.69	833228.70	5	505514.59	832103.06
43	504991.42	833313.10	6	5053562.27	832088.00
44	505112.08	833082.37	7	505575.10	832134.28
45	504886.25	832815.42	8	505593.16	832318.12
46	504770.00	832678.00	9	505673.10	832321.25
47	505035.46	832678.78	10	505600.52	832642.85
48	505140.76	832750.41	11	505203.74	833302.44
49	505333.63	832828.28	12	505047.13	833395.59
50	505394.27	832854.66	13	504895.21	833582.94
51	505381.58	832881.84	14	504880.47	833612.20
52	505302.49	832977.41	15	504798.79	833736.27
53	505199.38	833041.54	16	504791.64	833928.89
			17	504726.70	833975.62
			18	504541.78	833921.23
			19	504340.67	833964.95
			20	504334.81	833855.11
			21	504714.52	833665.57
			22	504789.91	833537.48
			23	504889.86	833385.90
			24	504855.03	833350.03
			25	504914.80	833081.34
			26	504818.00	832984.00
			27	504569.34	832928.69
			28	504504.90	832753.14
			29	504555.00	832678.00
			30	504411.99	832499.74
			31	504391.79	832130.29
			32	504538.42	832153.63
			33	504672.91	832178.42
			34	505367.25	832174.27
			35	505529.05	832148.83
			36	505592.48	832335.40
			37	505500.00	832335.40

Recorded as Plat No. 3054A-1055  
 on 4-21-89, Among the Land  
 Records of Howard County, MD

**VILLAGE OF HARPERS CHOICE**  
**SECTION 3 AREA 2**

PETITIONER  
 THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY  
 COLUMBIA, MD. 21044

**COLUMBIA**  
 AMENDED

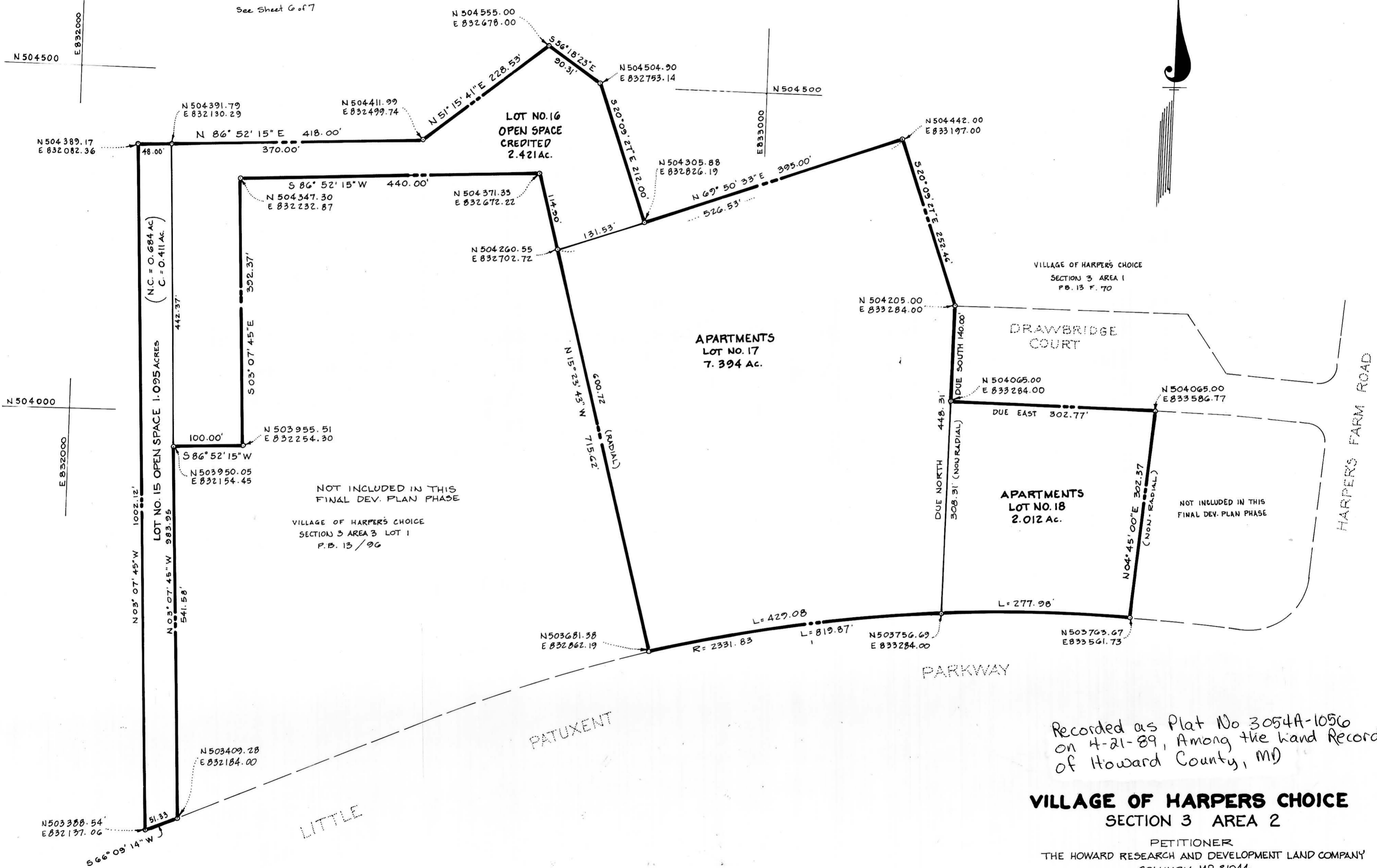
FINAL DEVELOPMENT PLAN PHASE 30-A-IV  
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE: 1"=100' SHEET 6 OF 7

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 30A-III RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JULY 8, 1987 AS PLAT 3054A-918. THE PURPOSE OF THIS PLAT IS TO ADD 0.191 ACRES OF OPEN SPACE NON-CREDITED.



THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
LIBER. 4-63 FOLIO 196

See Sheet 6 of 7



NOT INCLUDED IN THIS  
FINAL DEV. PLAN PHASE  
VILLAGE OF HARPERS CHOICE  
SECTION 3 AREA 3 LOT 1  
P.B. 13/96

NOT INCLUDED IN THIS  
FINAL DEV. PLAN PHASE

Recorded as Plat No 3054A-1056  
on 4-21-89, Among the Land Records  
of Howard County, MD

**VILLAGE OF HARPERS CHOICE**  
**SECTION 3 AREA 2**  
PETITIONER  
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY  
COLUMBIA, MD 21044

**COLUMBIA**  
AMENDED

FINAL DEVELOPMENT PLAN PHASE 30-A-IV  
5TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1" = 100'  
SHEET 7 OF 7

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT  
PLAN PHASE 30-A-III RECORDED AMONG THE LAND RECORDS  
OF HOWARD COUNTY, MARYLAND ON JULY 8, 1987 AS PLAT 3054A-919.