

VICINITY MAP
SCALE: 1"=2000'

SUMMARY OF AMENDMENTS

- PHASE 30-A-^{2nd Revision} - 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.
- PHASE 30-A-V: AMENDS SHEET 2 OF 7. PURPOSE IS TO ALLOW LOT 18 TO BE CONSTRUCTED MORE THAN 40-FT IN HEIGHT BY AMENDING ITEM 8.8B

RECORDED - PLAT NO. 26212
ON 11-21-22 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

PREPARED AS TO SHEETS 1 THRU 7 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.

10/26/22

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 30-A-IV RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON APRIL 21, 1989 AS PLAT 3054A 1050

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

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

H.C.P.B. EXEC. SEC. DATE 11/1/22

H.C.P.B. CHAIRMAN DATE 11/3/22

PHASE OR AMENDMENT	DATE	PLAT BOOK	FOLIO
30-A-V	11-21-22	26212	TO 26218
30-A-IV	4-21-89	3054A	1050
30-III	7-8-87	3054A-913	TO 919
30A- ^{2nd Revision}	1-8-70	16	170 TO 176
30A		16	71 TO 77
30		14	97 TO 104
RECORDED			

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

RECORDED - PLAT NO. _____
ON _____ A.M. _____
LAND RECORDS OF HOWARD COUNTY, MD.

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 30-A-V
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=400'
SHEET 1 OF 7

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 and Lot 18 structure shall be constructed more than 60 feet in height from the highest adjoining ground level elevation upon Lot 11 and Lot 18

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 FINAL DEVELOPMENT PLAN PHASE 30A-IV RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON APRIL 21, 1989 AS PLAT 3054A 1050

VILLAGE OF HARPER'S CHOICE
SECTION 3 AREA 2 RECORDED - PLAT NO. 26213

ON 11-21-22 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.

- 10D OPEN SPACE 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.
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
Total	111.666

RECORDED - PLAT NO. 26214
ON 11-21-22 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

~~RECORDED - PLAT NO. _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD~~

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 30A-IV RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON APRIL 21, 1989 AS PLAT 9054A-1060

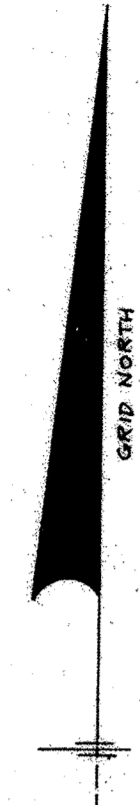
VILLAGE OF HARPER'S CHOICE
SECTION 3 AREA 2
PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED

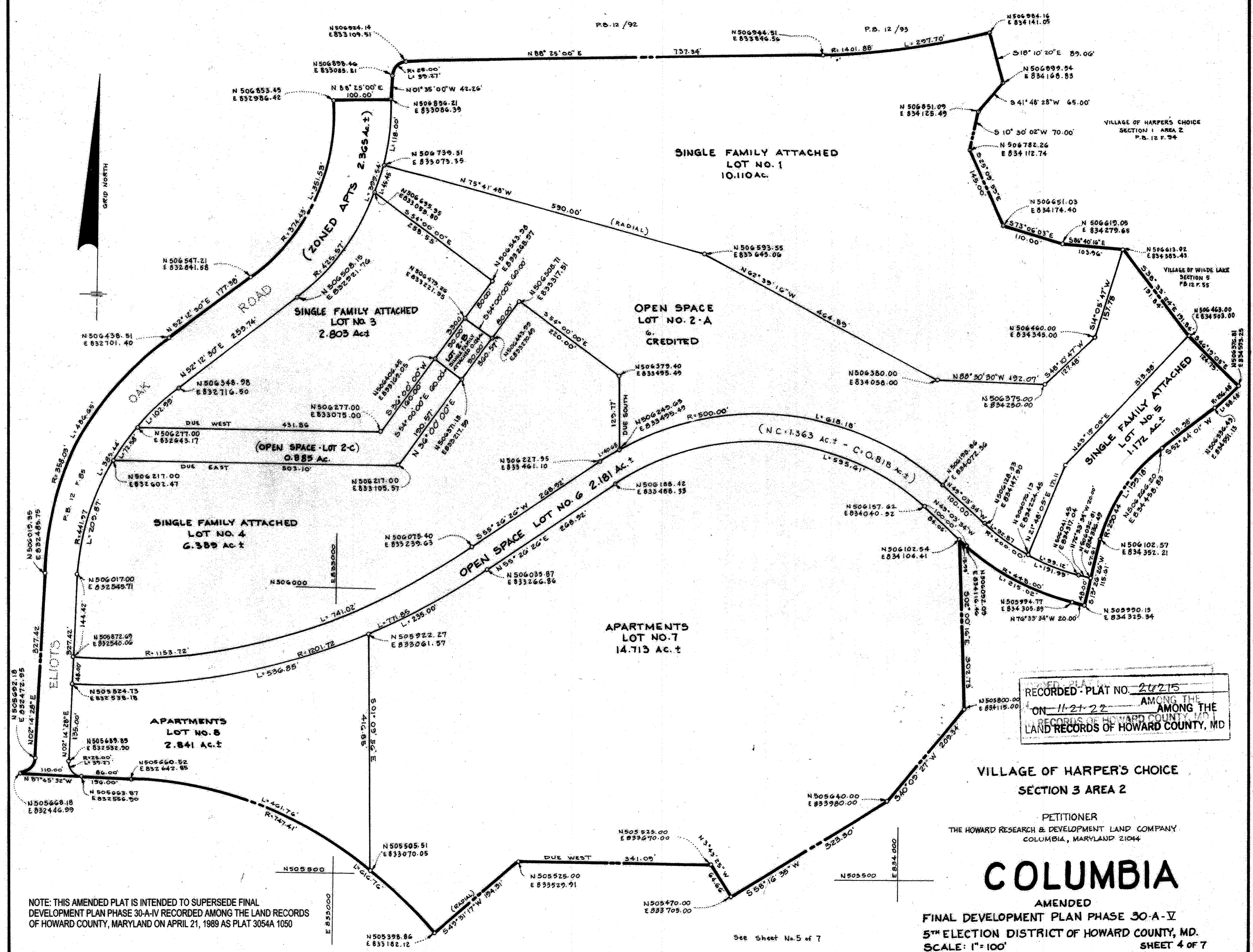
FINAL DEVELOPMENT PLAN PHASE 30A - V
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

SHEET 3 OF 7



P.B. 12 / 92

P.B. 12 / 93



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 - PLAT NO. 20215
ON 11-21-22 AMONG THE
RECORDS OF HOWARD COUNTY, MD
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

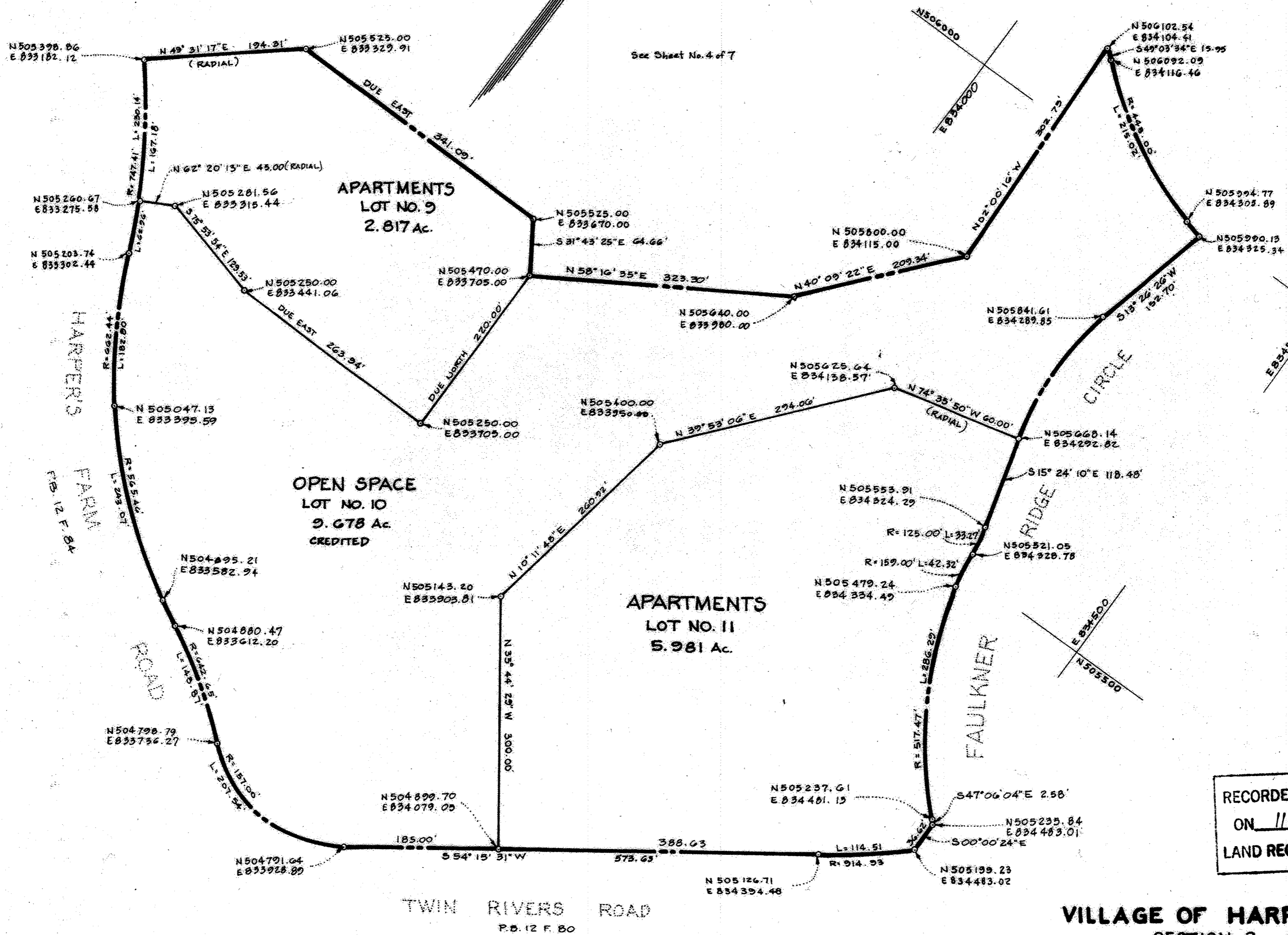
AMENDED
FINAL DEVELOPMENT PLAN PHASE 30-A-V
5TH ELECTION DISTRICT OF HOWARD COUNTY, MD.
SCALE: 1" = 100'
SHEET 4 OF 7

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 30-A-IV RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON APRIL 21, 1989 AS PLAT 3054A 1050

See Sheet No. 5 of 7

See Sheet No. 6 of 7

See Sheet No. 4 of 7



RECORDED - PLAT NO. 242 26216
 ON 11-21-22 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

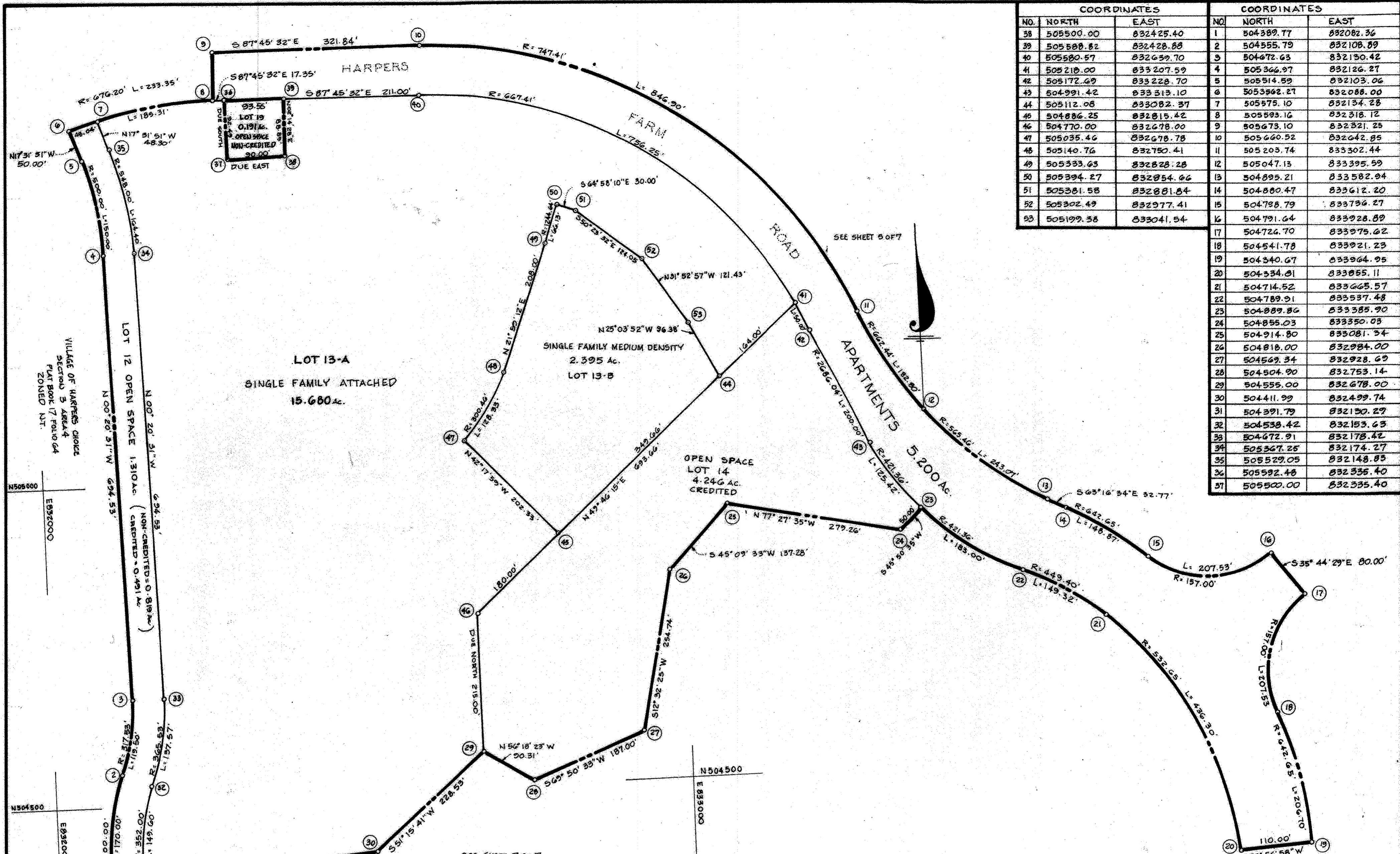
FINAL DEVELOPMENT PLAN PHASE 30-A-V
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE: 1" = 100'

SHEET 5 OF 7

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 30-A-IV RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON APRIL 21, 1989 AS PLAT 3054A 1050

RECORDED - PLAT NO. _____
 ON _____ AMONG THE
 AND RECORDS OF HOWARD COUNTY, MD



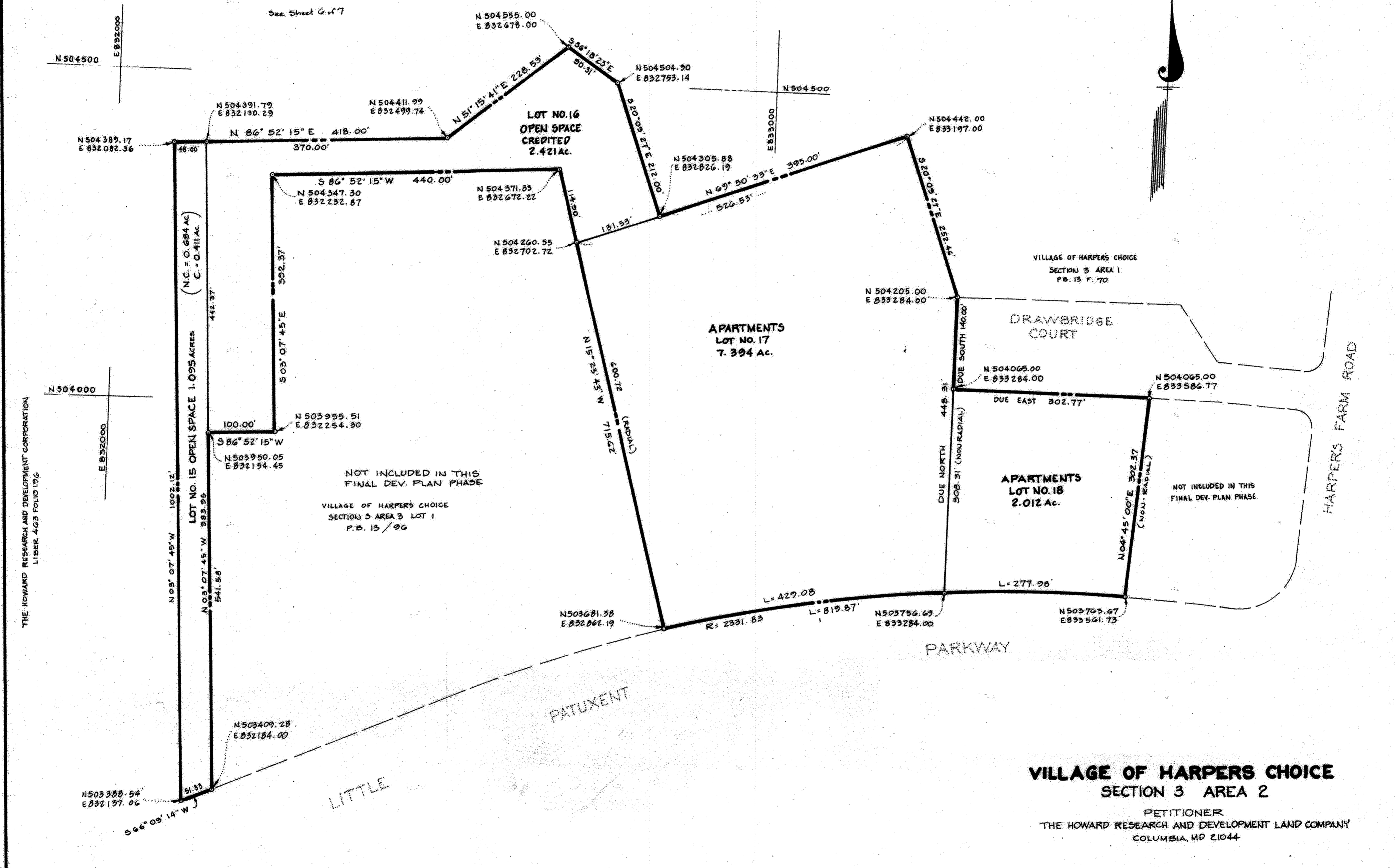
COORDINATES			COORDINATES		
NO.	NORTH	EAST	NO.	NORTH	EAST
38	505500.00	832425.40	1	504389.77	832082.36
39	505500.82	832428.88	2	504555.79	832108.89
40	505500.57	832639.70	3	504672.63	832130.42
41	505210.00	833207.59	4	505366.97	832126.27
42	505172.69	833228.70	5	505514.59	832103.06
43	504991.42	833313.10	6	505396.27	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	505660.52	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	504788.79	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	832148.85
			36	505592.48	832335.40
			37	505500.00	832335.40

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 30-A-IV RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON APRIL 21, 1989 AS PLAT 3054A 1050

RECORDED - PLAT NO. 26217
 ON 07/21/22 NO. _____ 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-V
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE: 1"=100'
 SHEET 6 OF 7

See Sheet 6 of 7



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

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-V
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-IV RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON APRIL 21, 1989 AS PLAT 3054A 1050

RECORDED - PLAT NO. 26218
ON 11.21.22 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD