

**SUMMARY OF AMENDMENTS**  
 PHASE 200-A: AMENDS SHEETS 2, 3 & 5 OF S. PURPOSE IS TO CHANGE THE LAND USE OF PARCEL A FROM APARTMENTS TO SINGLE FAMILY ATTACHED AND ADJUST TABULATION ACREAGES AND CORRECT CRITERIA AFFECTED.

**LOCATION PLAN**  
 SCALE 1"=600'

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 5 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JUNE 13, 1988 AS PLAT 3054 A-979.

**VILLAGE OF HARPERS CHOICE**

SECTION 7 AREA 2  
 PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY  
 COLUMBIA, MARYLAND 21044

**COLUMBIA**

AMENDED FINAL DEVELOPMENT PLAN PHASE 200-A  
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.

200	6-13-88	979-983
PHASE OR AMENDMENT	DATE RECORDED	PLAT

PREPARED AS TO SHEETS 1 TO 4 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED AUGUST 2, 1985



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 2.B. CASE 606 RESOLUTION APPROVED NOV. 22, 1972  
 AMENDED 2.B. CASE 644 RESOLUTION APPROVED JAN. 7, 1974  
 AMENDED 2.B. CASE 693 RESOLUTION APPROVED DEC. 20, 1976  
 AMENDED 2.B. CASE 817 RESOLUTION APPROVED SEPT. 9, 1986

HOWARD COUNTY PLANNING BOARD

*[Signature]* 3.1.89 *[Signature]* 3/1/89  
 H.C.P.B. EXEC. SEC. DATE H.C.P.B. CHAIRMAN, Acting DATE

RECORDED PLAT SHEET 1 of 5  
 3054-A-1030  
 OR 3-8-89 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

REGISTERED PROPERTY LINE SURVEYOR

FINAL DEVELOPMENT PLAN CRITERIA  
Phase 200-A

The Area included within this Final Development Plan Phase is Applicable to Section 7, Area 2 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:

- 2A To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.  
2B Vehicular ingress and egress to Cedar Lane and Rivendell 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 plats, if required by the Howard County Office of Planning and Zoning.

4. DRAINAGE FACILITIES - Section 122-C-3-b:

To be shown on subdivision plats, 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 the Final Development Plan, if required by Howard County Planning Board.

6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 122-C-3-d-(1):

The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:  
Cornices and eaves, roof or building overhangs, chimneys, porches, decks, open or closed, bay windows, oriel, vestibule, balcony, privacy walls or screens, all parts of any buildings dwelling, or accessory buildings

All setback areas shall be clear of any protrusions, extensions, or construction of any type, except cornices and eaves may project not more than three (3) feet into the setback area; bay windows, oriels, vestibules, balconies or chimneys which are not more than ten (10) feet in width may project not more than four (4) feet into the setback area; and porches, decks, open or enclosed may project not more than three (3) feet into the front or rear setback area, and where any land use is adjacent to a principal and 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                  | excavations or fill                |
| shrubby; trees         | fencing under 6' in height         |
| ornamental landscaping | retaining walls under 3' in height |
| trellises              | 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 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-1 APARTMENT LAND USE AREAS

Buildings and other structures shall be located within apartment land use areas as specified herein. All buildings and other structures must be constructed in accordance with a site development plan approved by the Howard County Planning Board.

- a. No building or structure shall be located upon lots devoted to apartment land use within 30' of the public right-of-way of any public road, street, or highway, nor within 50' of any road designated by the Howard County Planning Board as a principal or intermediate divided arterial highway. Any driveway necessary for ingress and egress to and from interior off-street parking areas or service roads shall not be considered a street.
- b. Other than provided in 6B-1-a above, no building structure shall be located within 40 feet of any of the property lines of the project except four (4), six (6), eight (8) or ten (10) plex units may be located up to 30 feet of any property line.
- c. For garden apartment type development, a minimum of 90 feet is required between parallel buildings or structures (front to front, rear to rear, front to rear). All other structures require a minimum of 40 feet between buildings. For four (4), six (6), eight (8) or ten (10) plex units, the minimum spacing between buildings shall be 30 feet.

- d. For garden apartment type development, no parking spaces or access driveways to parking areas shall be nearer than 20 feet from an apartment building. For four (4), six (6), eight (8) or ten (10) plex units, no parking spaces or access driveways to parking areas shall be nearer than 15 feet from the building.
- e. Notwithstanding the provisions of paragraphs a thru d, buildings and other structures may be constructed at any location upon apartment land use areas, provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.
- f. Apartment buildings and structures, including accessory buildings and structures, shall not be permitted to cover more than 30% of the lot or project area.
- g. If under a single ownership and identical land use, no setback requirement applies to the common lot line between parcels.
- h. Sections 110-D-2-d, and 110-E-1 of the Howard County Zoning Regulations and subtitle 5 of the Howard County Code, shall apply to all apartment land use areas.
- i. All open spaces in the project areas, except driveways and offstreet parking areas, shall be adequately planted and landscaped, as required by the Howard County Planning Board at the time a site development plan is submitted for approval.
- j. For condominium type structures no setbacks are imposed from open space land use areas, provided that such construction is in accordance with a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph 6B-1, buildings and other structures may be located at any location within apartment land use areas. Whenever an attached, 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.

Common areas in the project shall be adequately planted and landscaped, as required by the Howard County Planning Board at the time a site development plan is submitted for approval.

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 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 structures within Open Space Land Use Area shall be located within thirty (30) feet of the right-of-way of any public street, road, 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 122-C-3-d(2)

7B-1 APARTMENT LAND USE AREAS

Parcel B shall be devoted to apartment land uses provided, however, that no more than 170 dwelling units may be constructed on said parcel.

7B-2 ATTACHED LAND USE AREAS

Parcels A & C shall be devoted to Attached Land Use provided, however, that no more than 10.16 dwelling units per acre be constructed upon such Parcels based upon the recorded single family attached acreage for the New Town District which cannot exceed an overall average of 10 dwelling units per acre in accordance with Section 122.A.5.b (3) of the Howard County Zoning Regulations, 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 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 of limitations Section 122-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 such condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgages 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 under one or several ownerships and may be operated as rental units. No more than 61 dwelling units may be constructed on Parcel A, and no more than 80 dwelling units may be constructed on Parcel C.

7E-1 OPEN SPACE LAND USE AREAS

Lot 1 (credited) and Lot 2 (non-credited) are to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. These lots 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.

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

8B-1 APARTMENT LAND USE AREAS

No structure shall be constructed more than 40 feet in height from the highest adjoining ground elevation adjacent to the building.

8B-2 ATTACHED LAND USE AREAS

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

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.

VILLAGE OF HARPERS CHOICE

SECTION 7 AREA 2  
PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY  
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 200-A  
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 2 OF 5  
RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY,  
MARYLAND ON JUNE 13, 1988 AS PLAT 3054 A 980

SHEET 2 of 5

RECORDED PLAT 3054 A - 1031  
ON 3-3

9. PARKING REQUIREMENTS - Section 122-C-3-d(3)

9B-1 APARTMENT LAND USE AREAS

No less than 2 off-street parking spaces containing a minimum area of one-hundred eighty (180) square feet for each parking space for each dwelling unit shall be provided within each lot devoted to apartment uses.

9B-2 ATTACHED LAND USE AREAS

No less than two (2) off-street parking spaces, each containing a minimum area of one hundred eighty (180) square feet, for each dwelling unit shall be provided in proximity to such dwelling unit, and may be included as part of a covered public parking structure provided for residents, tenants, and guests.

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 may be permitted within a portion of the public right-of-way, however, when parking is allowed in the public right-of-way, the travelled portion of the right-of-way shall be owned and maintained by the County and the remaining portion of the right-of-way will be owned by the County but privately maintained. The right-of-way width shall be fifty (50) feet. Such parking shall not be permitted along a roadway with a sixty (60) foot or greater width right-of-way.

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

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 ATTACHED LAND USE AREAS

Setbacks shall conform to the provisions set forth in Section 6 above.

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

12B-1 APARTMENT LAND USE AREAS

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

12B-2 ATTACHED LAND USE AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to attached land use, 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 land within this Final Development Plan Phase devoted to Open Space Land Use 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

All of the single family low density land within this Final Development Plan Phase shall be used as the right-of-way for a portion of Cedar Lane and may be used for roadway and utility easement purposes. For the purpose of land use allocations under the provisions of Section 122-A-8 of the Howard County Zoning Regulations, such land shall be classified as single family low density use, as indicated on the maps contained in this Final Development Plan Phase.

TABULATION OF LAND USE	
Land Use	Area
Multi Family Apartments	10.134 Ac
Single Family Attached	13.951 Ac
Single Family Low Density Roadway	0.747 Ac. .0747 Ac.
Open Space Credited	8.234 Ac.
Non-credited	1.147 Ac.
<b>TOTAL</b>	<b>34.213 Ac.</b>

VILLAGE OF HARPERS CHOICE  
SECTION 7 AREA 2  
PETITIONER AND OWNER  
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COLUMBIA, MARYLAND 21044

**COLUMBIA**

AMENDED FINAL DEVELOPMENT PLAN PHASE 200-A  
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

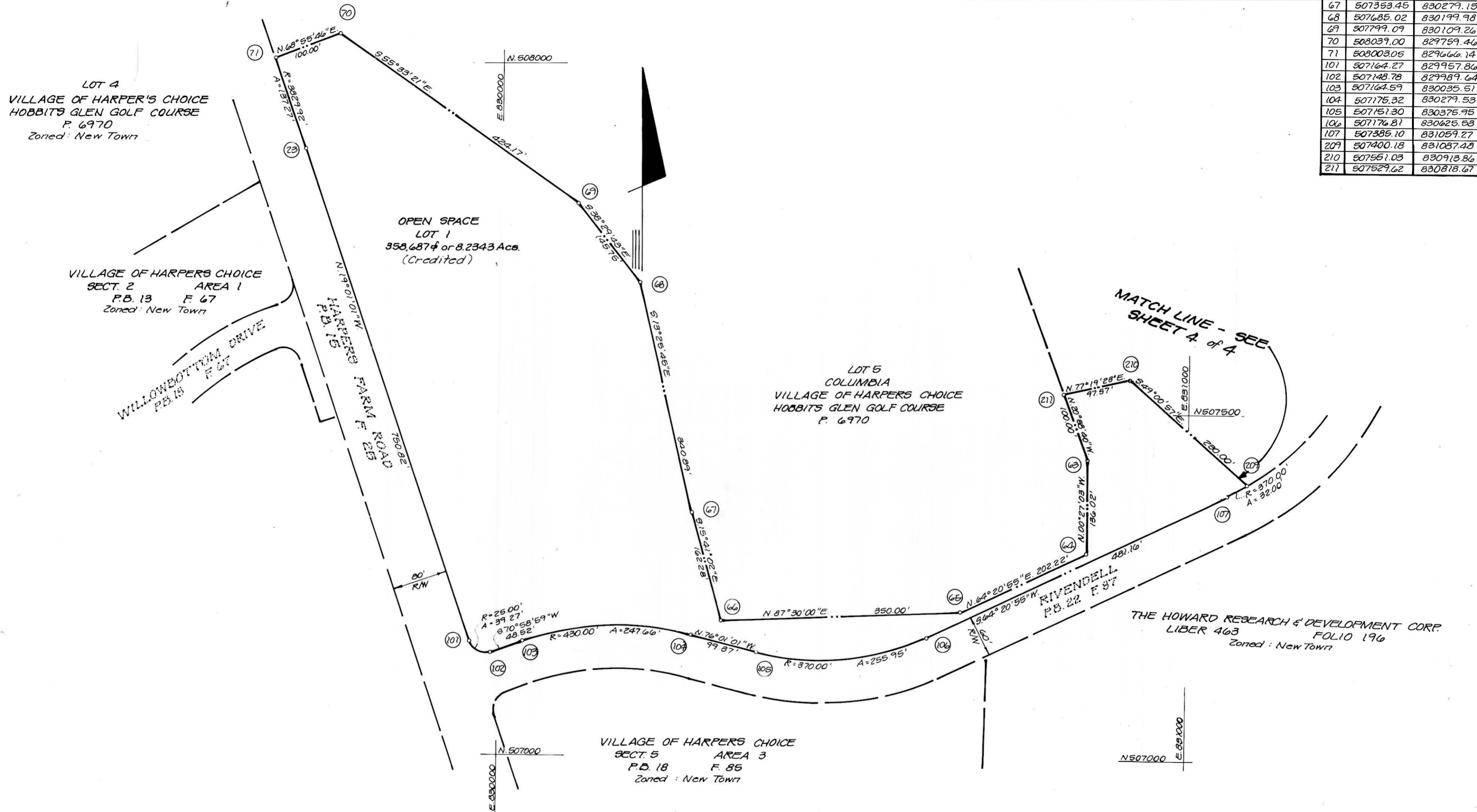
SCALE: 1"=100'

SHEET 3 of 6

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 3 OF 5  
RECORDED AMONG THE LAND RECORDS OF HOWARD  
COUNTY, MARYLAND ON JUNE 13, 1988 AS PLAT 3054A-981.

RECORDED 3-8-89 3054-A-1032  
HOWARD COUNTY, MD.

CURVE DATA						COORDINATES		
NO.	RADIUS	Δ	ARC	TAN.	CHORD & BEARING	NO.	NORTH	EAST
101-102	25.00'	90°00'00"	39.27'	25.00'	39.26' N.64°01'01"W.	23	507874.10	829713.21
103-104	430.00'	83°00'00"	247.66'	127.37'	244.25' S.87°28'59"W.	63	507436.03	830853.90
105-106	370.00'	87°38'05"	255.95'	133.33'	250.88' S.84°09'56"W.	64	507300.02	830854.98
107-207	370.00'	04°57'19"	32.00'	16.07'	31.99' S.6°52'13"W.	65	507212.48	830672.69
23-71	8829.92'	02°03'13"	137.27'	68.64'	137.26' N.20°02'37"W.	66	507197.21	830323.02
						67	507353.45	830279.15
						68	507685.02	830199.98
						69	507799.09	830109.26
						70	508039.00	829759.46
						71	508003.05	829666.14
						101	507164.27	829957.86
						102	507148.78	829989.64
						103	507164.59	830035.51
						104	507175.32	830279.53
						105	507151.30	830375.95
						106	507176.81	830625.53
						107	507385.10	831059.27
						207	507400.18	831087.43
						210	507551.03	830913.86
						211	507529.62	830818.67



VILLAGE OF HARPERS CHOICE  
SECTION 7 AREA 2  
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COLUMBIA, MARYLAND 21044

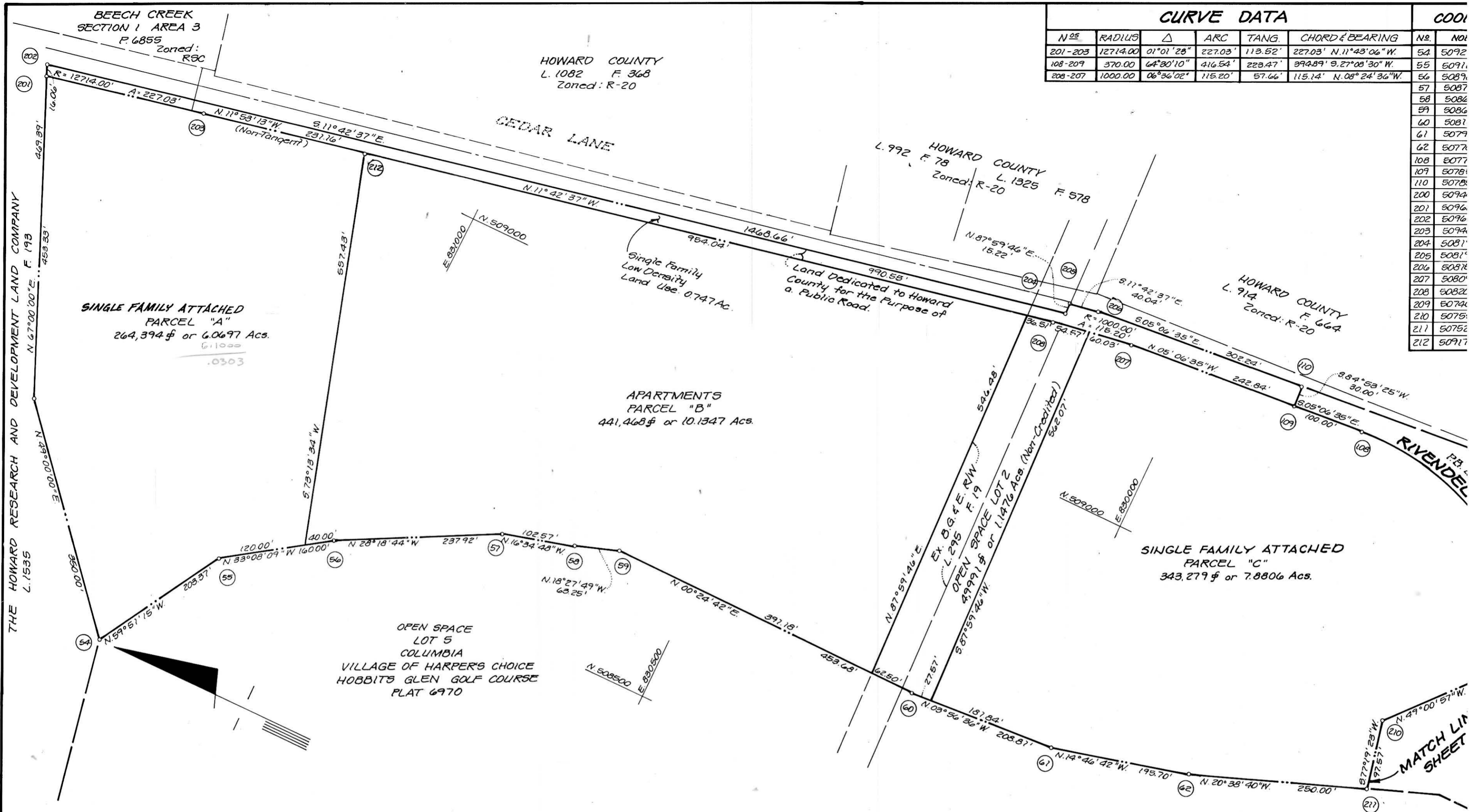
COLUMBIA  
AMENDED FINAL DEVELOPMENT PLAN PHASE 200-A  
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 4 OF 5  
RECORDED AMONG THE LAND RECORDS OF HOWARD  
COUNTY, MARYLAND ON JUNE 13, 1988 AS PLAT 3054A-982

SCALE: 1"=100'

SHEET 4 of 5  
PLAT 3054-A-1033  
ON 3-8 TO 3-9 TO THE LAND RECORDS OF  
HOWARD COUNTY, MD.

CURVE DATA							COORD	
N <sup>o</sup>	RADIUS	Δ	ARC	TANG.	CHORD & BEARING	N <sup>o</sup>	NOI	
201-203	12714.00	01°01'28"	227.03'	113.52'	227.03' N.11°43'06"W	54	5092	
108-209	370.00	64°30'10"	416.54'	223.47'	394.89' S.27°08'30"W	55	5091	
208-207	1000.00	06°36'02"	115.20'	57.66'	115.14' N.08°24'36"W	56	5089	
						57	5087	
						58	5086	
						59	5086	
						60	5081	
						61	5079	
						62	5077	
						108	5077	
						109	5078	
						110	5078	
						200	5094	
						201	5096	
						202	5096	
						203	5094	
						204	5081	
						205	5081	
						206	5087	
						207	5080	
						208	5082	
						209	5074	
						210	5075	
						211	5075	
						212	5091	



VILLAGE OF HARPER'S CHOICE  
 SECTION 7 AREA 2  
 PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT LAND CO  
 COLUMBIA, MARYLAND 21044

**COLUMBIA**  
 AMENDED FINAL DEVELOPMENT PLAN PHASE 200-A  
 5TH ELECTION DISTRICT HOWARD COUNTY, MD  
 SCALE: 1"=100'

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 5 OF 5  
 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY,  
 MARYLAND ON JUNE 13, 1988 AS PLAT 3054A-983.

SHEET 5 of 5  
 3-8  
 RECORDED  
 HOWARD COUNTY