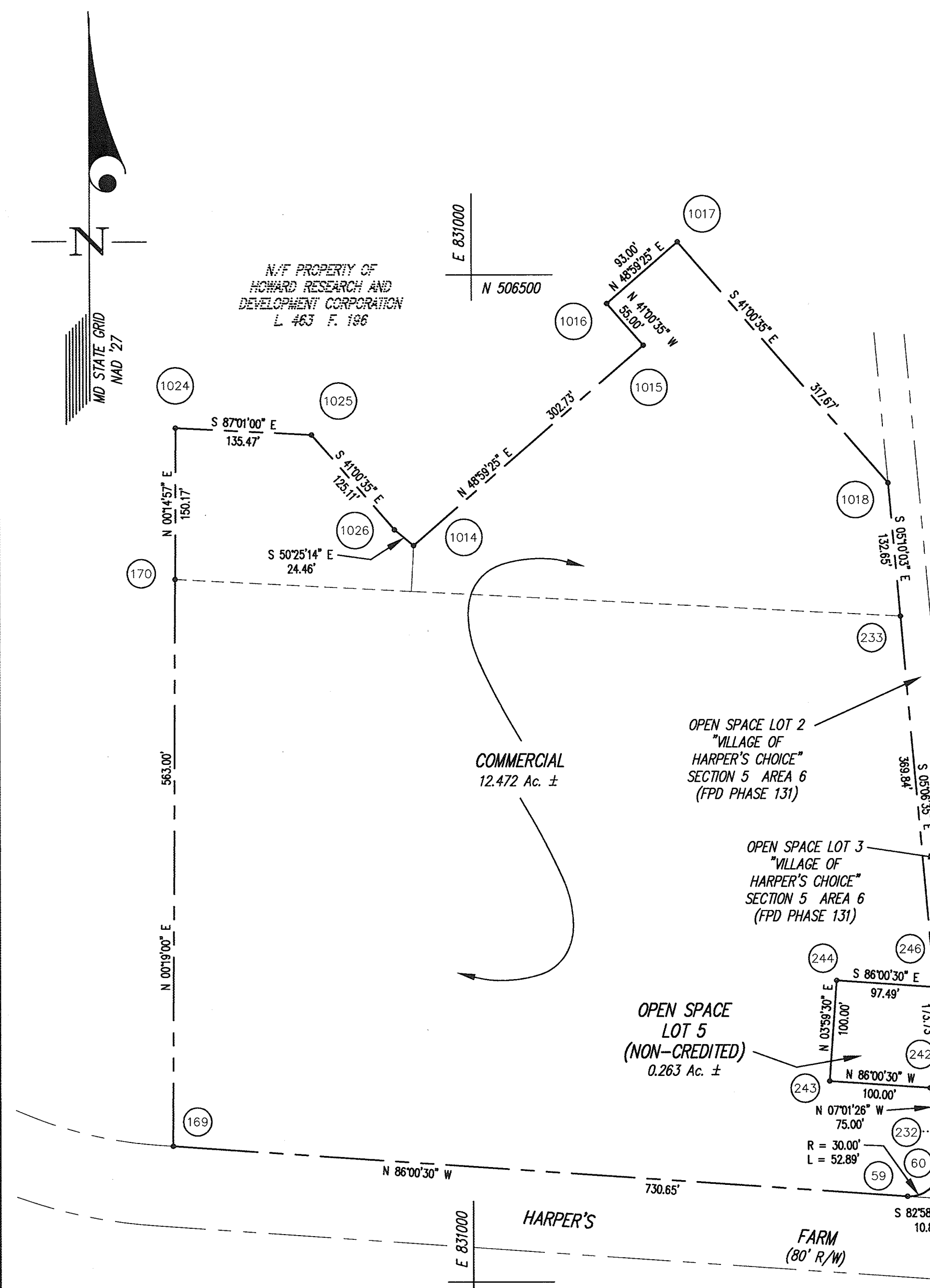


VICINITY MAP
SCALE: 1"=2000'

COORDINATE TABLE					
PT. #	NORTH	EAST	PT. #	NORTH	EAST
10	506019.36	832485.78	158	506151.50	832044.70
11	505692.19	832472.97	159	506008.19	831958.48
12	505668.19	832447.02	160	505900.50	831941.51
34	505569.62	831641.45	161	505646.82	832000.67
35	505608.45	831968.56	162	505628.66	832032.55
38	505638.57	832063.92	169	505635.18	830701.86
39	505673.11	832321.27	170	506198.17	830704.97
55	505882.33	831863.60	196	505892.21	832220.60
56	505621.16	831924.51	197	506376.46	832239.55
57	505591.17	831905.92	198	505872.59	831865.87
59	505584.32	831430.74	199	505841.98	831839.79
60	505617.91	831462.60	226	506210.47	832527.57
61	505602.07	831525.02	227	506302.57	832304.48
62	505625.25	831522.16	229	506332.48	832323.19
69	505575.81	831552.70	232	505619.24	831473.37
75	506049.43	831889.93	233	506160.64	831424.94
83	505853.61	831673.02	234	505622.91	831503.16
87	505757.34	831616.18	235	505917.43	831476.83
90	505857.09	831623.14	242	505692.35	831453.43
91	505906.97	831626.62	243	505699.31	831353.67
93	505684.06	831578.18	244	505799.07	831360.63
94	505725.01	831580.01	246	505792.28	831457.90
96	506053.63	831686.98	300	505995.73	832130.67
100	505832.09	832478.45	301	505827.89	832041.84
101	505844.99	832148.70	302	505833.80	831957.07
102	505658.60	832141.41	1014	506231.28	830942.02
105	505882.05	832480.40	1015	506429.93	831170.46
145	506039.85	831884.47	1016	506471.44	831134.37
148	506391.94	832210.11	1017	506532.46	831204.55
153	506192.74	831976.15	1018	506292.75	831412.99
154	506289.74	832004.68	1024	506348.33	830705.79
155	506398.11	832007.99	1025	506341.28	830841.07
156	506395.67	832087.96	1026	506246.87	830923.16
157	506287.30	832084.65			



N/F PROPERTY OF HOWARD RESEARCH AND DEVELOPMENT CORPORATION L 463 F. 196

NO CO GOVt
DATE 7-23-97
RECORDED #
3057-1635
dlw

- SUMMARY OF AMENDMENTS**
- PHASE 69-A - AMENDMENT TO INCREASE NUMBER OF UNITS ALLOWED FOR CONSTRUCTION IN PARCELS "A", "B" & "C" INCLUSIVE AND TO PERMIT PLANNING BOARD APPROVAL OF BUILDINGS LOCATION IN THE APARTMENTS LAND USE AND DECREASE THE NUMBER OF DWELLING UNITS ALLOWED ABOVE COMMERCIAL STRUCTURES.
 - PHASE 69-A-1 - AMENDMENT TO INCREASE THE AREA OF COMMERCIAL LAND USE BY 2.287 ACRES.
 - PHASE 69-A-2 - AMENDMENT TO INCREASE THE AREA OF COMMERCIAL LAND USE BY 0.687 ACRES.

PREPARED AS TO SHEETS 1 AND 2 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED OCTOBER 18, 1993



6-2-97
DATE
CARLTON K. GUTSCHICK
PROFESSIONAL ENGINEER
MARYLAND REGISTRATION No. 12975

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 10, 1965
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
 AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
 AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976
 AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986
 AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992
 AMENDED Z.B. CASE 939 RESOLUTION APPROVED NOVEMBER 19, 1992
 AMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1995.

HOWARD COUNTY PLANNING BOARD
 H.C.P.B. EXECUTIVE SECRETARY DATE 7/17/97
 H.C.P.B. CHAIRMAN DATE 10-7-97

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: (301) 421-4024 BALTO: (410) 880-1820 DC/VA: (301) 989-2524 FAX: (301) 421-4186

VILLAGE OF HARPER'S CHOICE
 VILLAGE CENTER
 SECTION 5 AREA 2

PETITIONER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 COLUMBIA, MD. 21029
COLUMBIA
 AMENDED FINAL DEVELOPMENT PLAN PHASE SIXTY-NINE-A-2
 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' JUNE, 1997
 SHEET 1 OF 2

AMENDED FINAL DEVELOPMENT PLAN CRITERIA
Phase 69-A-2

The Area included within this Final Development Plan Phase 69-A-2 is Applicable to Section 5, Area 2, of the Village of Harper's 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 Harper's Farm Road will be permitted only at points of access 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 does not include walks, shrubbery, trees, ornamental landscaping, excavations or fills, fencing not exceeding 6' in height, 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 Department of Planning and Zoning. Fences constructed on any lot within this Final Development Plan, if located within setback areas adjacent to public streets, roads, or highways upon which construction of structures is prohibited, shall not exceed three (3) feet in height if solid or closed nor five (5) feet in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

6A APARTMENT LAND USE AREAS

Buildings and other structures may be located at any location within apartment land use areas as specified herein except that 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.

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 arterial or intermediate divided 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. No structure shall be located within 40' of any of the property lines of the project.

c. A minimum of 90' is required between parallel buildings (front to front, rear to rear, or front to rear). All other situations require a minimum of 40' between buildings.

d. Apartment buildings, including accessory buildings, shall not be permitted to cover more than 30 percent of the lot or project area.

e. No parking spaces or access driveways to parking areas shall be nearer than 20' from an apartment building.

6B EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL

No structure shall be located within 30 feet of the right-of-way of any public street, road or highway; except, however, that structures may be constructed at any location within such setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph, buildings and other structures may be located at any location within commercial land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

6C 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):

7A APARTMENT LAND USE AREAS

Parcels A, B & C shall be devoted to apartment land use uses provided, however, that no more than 72 dwelling units may be constructed on Parcels A, B & C, inclusive.

7B EMPLOYMENT CENTER LAND USE - VILLAGE CENTER - COMMERCIAL

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

Apartments may be located in areas zoned for Commercial Land Use in accordance with a site development plan approved by the Howard County Planning Board. A total of 9 dwelling units will be permitted to be constructed above the commercial structure.

7C GREENBELT OPEN SPACE LAND USE AREAS

Lot 2 and Lot 5 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.

7D VILLAGE CENTER OPEN SPACE LAND USE AREAS

Lots 1 & 4 are to be used for all open space land uses, including, but not limited to, all of the following:

- a. Operation of a public or private swimming pool.
- b. Operation of a community library facility.
- c. Operation of a community hall, including leasing of same for public or private use.
- d. Operation of a teen center building, including sales on the premises of food and beverages.
- e. Presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows and carnivals.
- f. Use of the facilities to be constructed upon Lots 1 & 4 for all uses normally associated with community uses, such as rummage sales, white elephant sales, cake sales and dances.

7E TRANSPORTATION OPEN SPACE LAND USE AREAS

Lot 3 is to be used for open space purposes. Any portion of lot 3 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 lot is used as a vehicular right-of-way for such a 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 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):

8A APARTMENT LAND USE AREAS

No structure shall be constructed more than 50 feet in height from the highest adjoining ground elevation adjacent to the building.

8B VILLAGE CENTER - COMMERCIAL

No height limitation is imposed upon structures constructed within the Village Center provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

8C 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):

9A APARTMENT LAND USE AREAS

No less than 1-1/2 off-street parking spaces for each dwelling unit shall be provided within each lot devoted to apartment uses. Parking may be allowed on adjacent Lot 2 as approved by the Howard County Planning Board.

9B COMMERCIAL LAND USE AREAS - VILLAGE CENTER

In all commercial land use areas, the following parking requirements shall apply:

- 1. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable retail commercial area.
- 2. Three (3) parking spaces shall be provided for each 1,000 square feet of office space in this Final Development Plan Phase.

9C 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.

10. SETBACK PROVISIONS - Section 125-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.

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

As shown on subdivision plat.

12. COVERAGE REQUIREMENTS - Section 125-C-3-d-(3):

12A APARTMENT LAND 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 areas used for sidewalks, paved parking areas, trees and shrubbery, and similar minor structures.

12B COMMERCIAL LAND USE AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Land Uses, except in accordance with a site development plan approved by the Howard County Planning Board.

12C 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, in the aggregate, be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

TABULATION OF LAND USE	
LAND USE	ACRES
APARTMENTS	6.592 Ac.
ROADWAY 1.954 Ac.±	
EMPLOYMENT CENTER COMMERCIAL	12.472 Ac.
OPEN SPACE - CREDITED	3.398 Ac.
OPEN SPACE - NON-CREDITED	2.875 Ac.
TOTAL	25.337 Ac.

HO CO. GOVÉ
DATE 7-23-97
RECORDED #
3054-1636 Jan

THIS PLAT IS INTENDED TO SUPERCEDE FDP PHASE SIXTY-NINE-A-1, SHEET 2 OF 2, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON AUGUST 26, 1996 AS PLAT No. 3054-A-1567.

VILLAGE OF HARPER'S CHOICE
VILLAGE CENTER
SECTION 5 AREA 2

PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE SIXTY-NINE-A-2
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: N/A JUNE, 1997

SHEET 2 OF 2