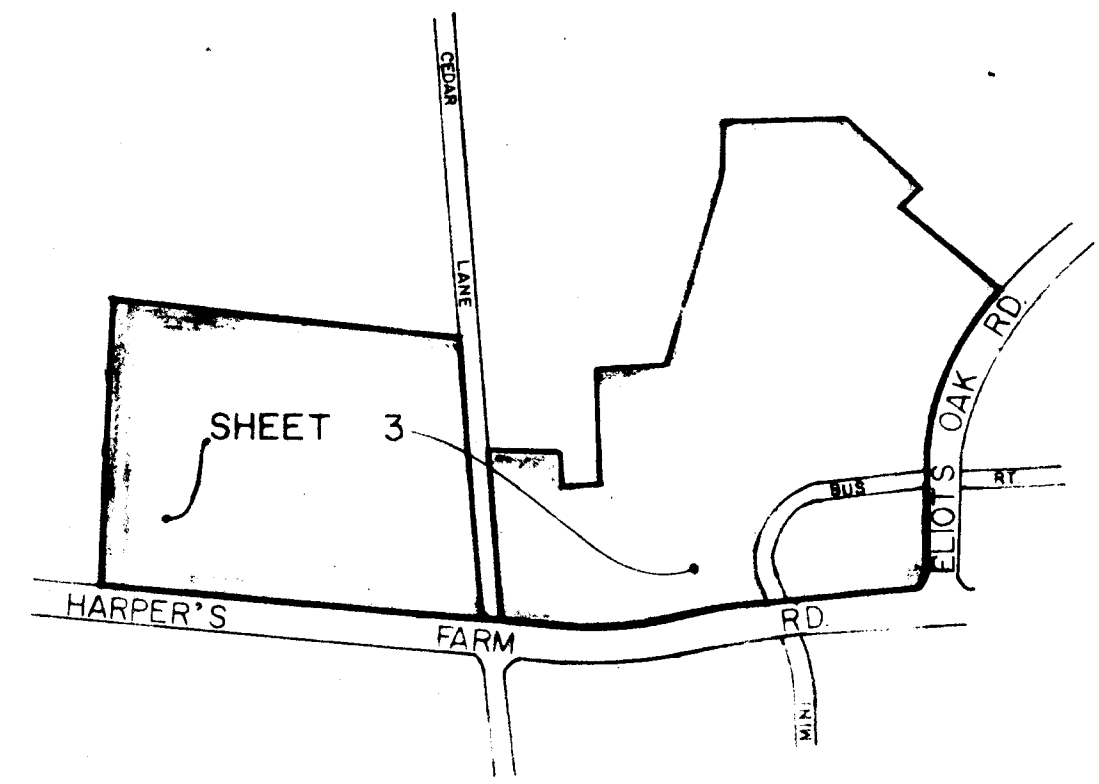


VICINITY MAP
SCALE: 1" = 2,000'

GRID NORTH



THE PURPOSE OF THIS AMENDED PLAT IS TO INCREASE THE NUMBER OF UNITS ALLOWED FOR CONSTRUCTION IN PARCELS A, B, & C INCLUSIVE AND TO PERMIT PLANNING BOARD APPROVAL OF BUILDINGS LOCATION IN THE APARTMENT LAND USE AND DECREASE THE NUMBER OF DWELLING UNITS ALLOWED ABOVE COMMERCIAL STRUCTURES.

VILLAGE OF HARPER'S CHOICE
VILLAGE CENTER
SECTION 5 AREA 2
PETITIONERS AND OWNERS

THE HARPER'S APARTMENT CO.
COLUMBIA, MD.
THE COLUMBIA PARK AND RECREATION ASSOC.
COLUMBIA, MD.
THE HARPERS CHOICE CO. COLUMBIA, MD.

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE SIXTY-NINE - A
6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1" = 400' OCT., 1970 SHEET 1 OF 3

Plat book 20 Folio 13

11-24-70

PREPARED AS TO SHEETS 1 TO 3
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

Robert J. O'Connell 5467
LAND SURVEYOR'S SIGNATURE
RICHARD P. BROWN ASSOCIATES COLUMBIA, MD.

BOARD OF COUNTY COMM. B. C. C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1965	
HOWARD COUNTY PLANNING BOARD	
H.C.P.B. EXECUTIVE SEC.	DATE
H.C.P.B. CHAIRMAN	DATE

K&E

DRWN. BY: G.J.J.
CHKD. BY: H.P.M.

FINAL DEVELOPMENT PLAN CRITERIA

The area included in this Final Development Plan is located in the Village of Harper's Choice, Section 5, Area 2, of the Village of Harper's Choice.

- PUBLIC STREETS AND ROADS - Section 17.031 A (1):**
To be shown on subdivision plans as required by the Howard County Planning Board.
- PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):**
To be shown on subdivision plans as required by the Howard County Planning Board.
Vehicular ingress and egress to the property shall be permitted only at points of access approved by the Howard County Planning Board.
- MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):**
To be shown on subdivision plans as required by the Howard County Planning Board.
- DRAINAGE FACILITIES - Section 17.031 A (4):**
To be shown on subdivision plans as required by the Howard County Planning Board.
- RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 17.031 B:**
To be shown on the Final Development Plan, if required by the Howard County Planning Board.

PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 17.031 D:
The term "structure" as used in this Final Development Plan does not include walks, sidewalks, ramps, 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 general character of "minor" structures and setbacks applicable thereto will be made by the Howard County Planning Board. Fences constructed on any lot within the Final Development Plan, if located within setback areas adjacent to public streets, roads, or highways, or for construction or structures is prohibited, shall not exceed the maximum height of five (5) feet in height if open, except in accordance with the development plan approved by the Howard County Planning Board.

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. All structures must be constructed in accordance with a site development plan approved by the Howard County Planning Board.

- No structure shall be located upon a lot devoted to apartment land use within 30 feet of the public right-of-way of any public road, street, or highway, nor within 30 feet of any driveway adjacent to the Howard County Planning Board's primary road or driveway. Any driveway adjacent to a lot shall be a minimum of 10 feet wide and from interior off-street parking area shall be considered a street.
- No structure shall be located within 10 feet of the property lines of the property.
- A minimum of 4 feet shall separate the buildings from the front, rear, and side lot lines. All building setbacks shall be a minimum of 10 feet between buildings.
- Apartment buildings, including accessory buildings, shall not be permitted to cover more than 30 percent of the lot or project area.
- No parking spaces or access driveways to parking areas shall be located within 20 feet of apartment buildings.
- Sections 17.018, 17.019 and Section 17.020 of the Howard County Zoning Regulations shall apply.

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 considered as located within the setback area if they are located in accordance with a site development plan approved by the Howard County Planning Board. Except as restricted in this paragraph, buildings and other structures may be located on any lot within the Village Center Land Use Areas. All structures must be developed in accordance with the development plan approved by the Howard County Planning Board.

OPEN SPACE LAND USE AREAS
No structure within Open Space Land Use Areas shall be located within thirty (30) feet of the front or side of any public street, road or highway, or within twenty-five (25) feet of any property line; except, however, that structures may be constructed in 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.

PERMITTED USES - Section 17.031 D:

APARTMENT LAND USE AREAS
Parcels A, B, & C shall be devoted to apartment uses provided, however, that no more than 72 D.U. shall be constructed on any of A, B, & C, inclusive.

EMPLOYMENT CENTER LAND USE - VILLAGE CENTER - COMMERCIAL
Uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- Uses permitted in R-1 districts.
- Uses permitted in R-2 districts.
- Uses permitted in C districts.

Improvements 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 D.U. will be permitted to be constructed above the commercial structure.

TRANSPORTATION OPEN SPACE LAND USE AREAS
Lot 2 and Lot 5 is to be used for all open space purposes including, but not limited to, pedestrian and bicycle pathways. These lots may be used for drainage easements if necessary.

VILLAGE CENTER OPEN SPACE LAND USE AREA
Lots 1, & 4, are to be used for all open space land uses including, but not limited to, all of the following:

- Operation of a public or private swimming pool.
- Operation of a community library facility.
- Creation of a community hall, including leasing of same for public or private use.
- Operation of a teen center building, including sales on the premises of food and beverages.
- Promotion and participation of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows and carnivals.
- 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.

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 lots are 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 17.018 of the Howard County Zoning Regulations.

HEIGHT LIMITATIONS - Section 17.031 E:
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.

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.

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.

PARKING REQUIREMENTS - Section 17.031 E:
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.

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.

OPEN SPACE LAND USE AREAS
No parking requirements are imposed upon any lot within this Final Development Plan Phase devoted to open space uses, but the event structures are proposed for construction on any portion of such lots, parking requirements shall be imposed by the Howard County Planning Board as the time such structures are submitted for approval.

10. SETBACK PROVISIONS - Section 17.031 E:

GENERALLY:
No structure shall be located upon a lot within this Final Development Plan Phase in accordance with the requirements of Section 6 of the Howard County Zoning Regulations, except as provided in this Final Development Plan Phase.

11. MINIMUM LOT SIZES - Section 17.031 E:

12. COVENANT REQUIREMENTS - Section 17.031 E:

APARTMENT LAND USE AREAS
In all apartment land use areas, 30% of any lot devoted to apartment uses be used for open space purposes. The open space shall be used for pedestrian pathways, paved parking areas, trees and shrubbery, and other improvements.

COMMERCIAL LAND USE AREAS
No structure shall be located upon a lot within this Final Development Plan Phase in accordance with the requirements of Section 6 of the Howard County Zoning Regulations, except in accordance with the requirements of this Final Development Plan Phase.

OPEN SPACE LAND USES
No structure shall be located upon a lot within this Final Development Plan Phase in accordance with the requirements of Section 6 of the Howard County Zoning Regulations, except in accordance with the requirements of this Final Development Plan Phase.

TABULATION OF LAND USE

LAND USE	ACRES
Apartments	6.592
Roadway	1.954
Employment Center	
Commercial	9.498
Open Space	
Credited	3.398
Non-credited	2.875
TOTAL	22.364

PB 20 F 14

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FINAL DEVELOPMENT PLAN PHASE SIXTY-NINE -A
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
OCT, 1970 SHEET 2 OF 3

