

VICINITY MAP  
0 1 2 MILES

RECORDED 14 PLAT BOOK 14 FOLIO 34  
ON 2/23 1962 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

VILLAGE OF HARPER'S CHOICE  
SECTION 3  
AREA 1

PETITIONER  
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION, OWNER  
THE VILLAGE OF CROSS KEYS  
BALTIMORE MARYLAND 21210

# COLUMBIA

FINAL DEVELOPMENT PLAN PHASE TWENTY-NINE  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1" = 400' SHEET 1 OF 3 NOVEMBER, 1967

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

*Bernard J. Rodgers*  
LAND SURVEYORS SIGNATURE

BOARD OF COUNTY COMM. B.C.C. CASE 412  
RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING COMMISSION  
APPROVED AS TO LEGAL SUFFICIENCY

*Jama Moulton* 2/21/65 *Walter M. Danner* 2-24-67  
H.C.P.C. COUNSEL DATE H.C.P.C. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA - PHASE 29

VILLAGE OF HARPER'S CHOICE, SECTION 3  
AREA 1

1. PUBLIC STREETS AND ROADS - SECTION 17.031 A (1):  
*To be shown on subdivision plats if required by the Howard County Planning Commission*
2. PUBLIC RIGHTS-OF-WAY - SECTION 17.031 A (2):  
Vehicular ingress and egress to Harper's Farm Road will be permitted only at points of access approved by the Howard County Planning Commission.
3. MAJOR UTILITY RIGHTS-OF-WAY - SECTION 17.031 A (3):  
*To be shown on subdivision plats if required by the Howard County Planning Commission*
4. DRAINAGE FACILITIES - SECTION 17.031 A (4):  
*To be shown on subdivision plats if required by the Howard County Planning Commission*
5. RECREATIONAL, SCHOOL, PARK, AND OTHER COMMUNITY USES - SECTION 17.031 B:  
*To be shown on subdivision plat if required by the Howard County Planning Commission*
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - SECTION 17.031 D:
  - A. APARTMENT USE AREAS  
No structure shall be located upon lots devoted to apartment uses within twenty-five feet (25') 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 the apartment use areas are developed in accordance with a site development plan approved by the Howard County Planning Commission.  
The term "structure", as used in this Final Development Plan Phase, shall not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing, <sup>not to exceed 6 feet in height</sup> 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 Planning Commission.  
Fences constructed on any lot within this Final Development Plan Phase, if located within setback areas adjacent to public streets, road, or highways upon which construction of structures is prohibited, shall not exceed three feet (3') in height, if solid or closed, nor five feet (5') in height, if open.
7. PERMITTED USES - SECTION 17.031 D:  
The land encompassed by this Final Development Plan Phase shall be devoted to apartment uses provided, however, that the average dwelling unit density shall not exceed fifteen units per acre.
8. HEIGHT LIMITATIONS - SECTION 17.031 E:
  - A. APARTMENT USE AREAS  
No structure shall be constructed more than forty feet (40') in height from the highest adjoining ground elevation.

9. PARKING REQUIREMENTS - SECTION 17.031 E:
  - A. APARTMENT USE AREAS  
No less than one and one-half (1-1/2) off-street parking spaces shall be provided for each dwelling unit devoted to apartment uses.
10. SETBACK PROVISIONS - SECTION 17.031 E:
  - 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 17.031 E:  
As shown on subdivision plat.
12. COVERAGE REQUIREMENTS - SECTION 17.031 E:
  - A. APARTMENT USE AREAS  
In no event shall more than thirty percent (30%) 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.

TABULATION OF LAND USE IN ACRES

Land Use	Acres
Apartments	14.840

RECORDED PLAT BOOK 14 FOLIO 35  
2/23 IS 68 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

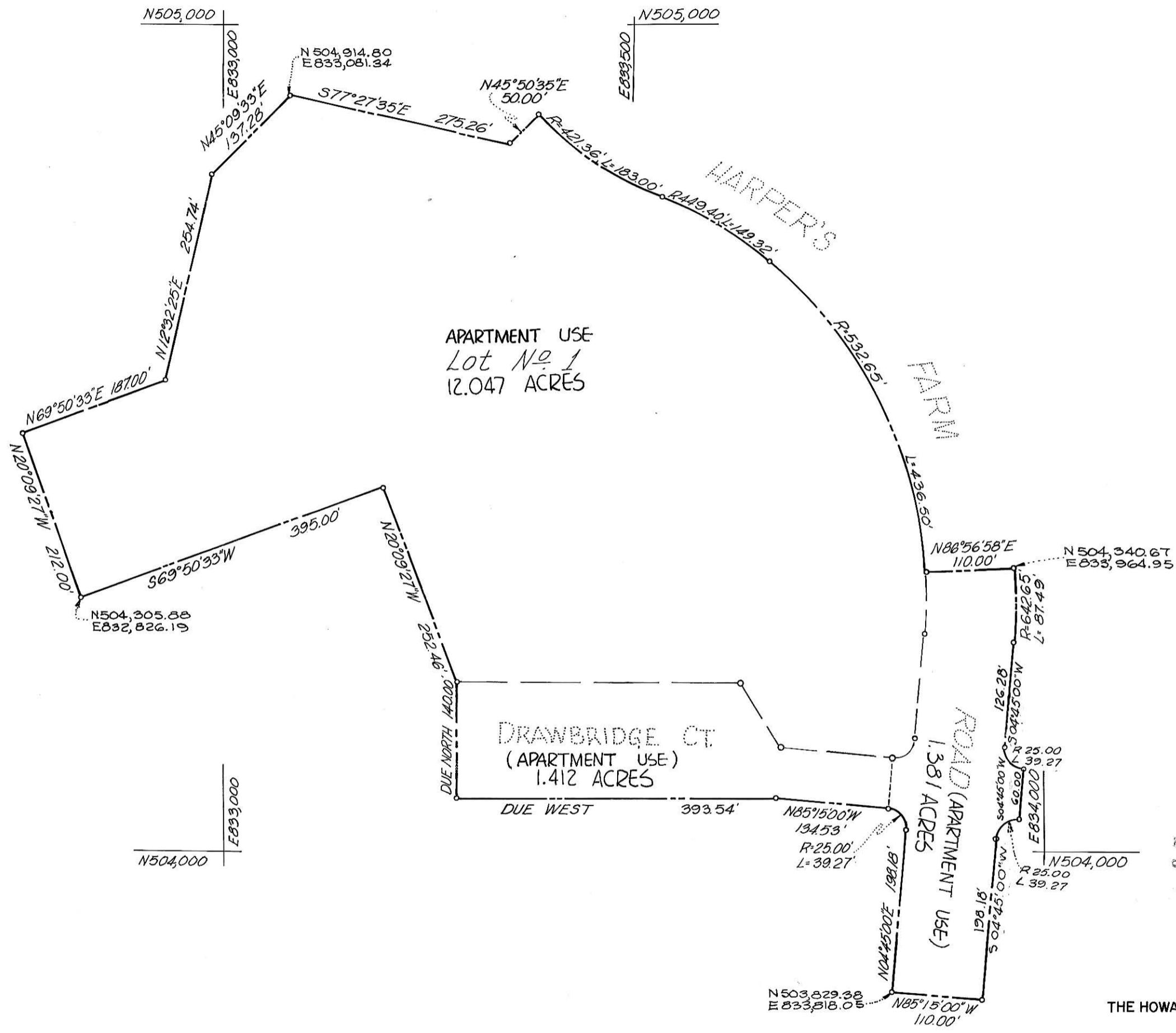
VILLAGE OF HARPER'S CHOICE  
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FINAL DEVELOPMENT PLAN PHASE TWENTY-NINE  
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

JANUARY, 1968 SHEET 2 OF 3



RECORDED PLAT BOOK 14 FOLIO 36  
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VILLAGE OF HARPER'S CHOICE  
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5TH ELECTION DISTRICT HOWARD COUNTY, MD.  
NOVEMBER, 1967 SHEET 3 OF 3

FDP 29 DWN BY: E.J.P.  
3 of 3 CHKD. BY: H.M.A.