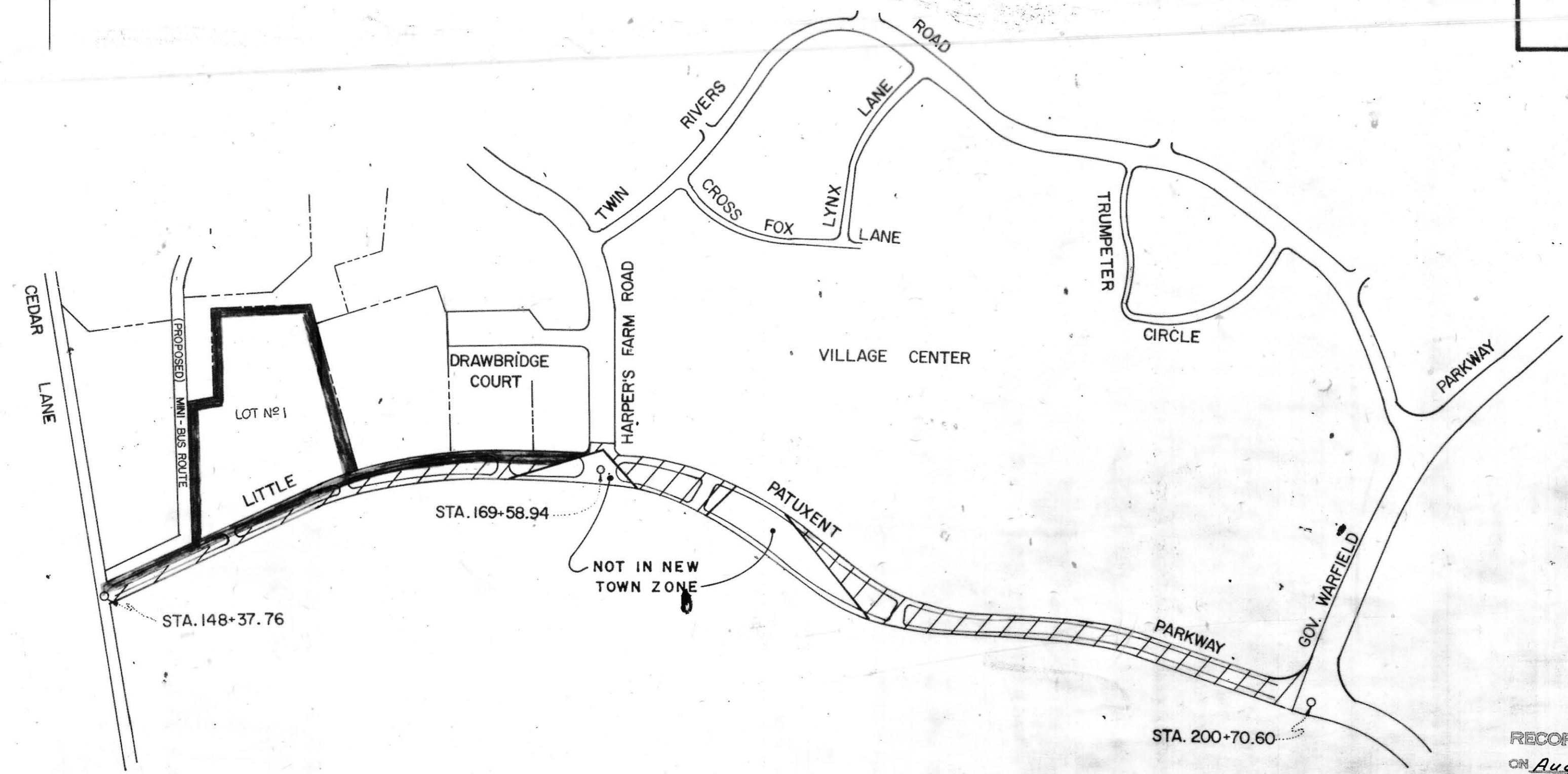


VICINITY MAP
1:2640



RECORDED PLAT BOOK 14 FOLIO 92
ON Aug. 16, 1968 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

This Amended Plat is intended to supersede Final Development Plan Phase 31 recorded among the Land Records of Howard County, Maryland in Plat Book 14, Folio 55.

PREPARED AS TO SHEETS 1 TO 5
IN ACCORDANCE WITH THE ZONING
REGULATIONS OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

Richard T. 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
James M. Vaughn 8/15/65 *J. Douglas Nichols* 8-10-65
H.C.P.C. COUNSEL DATE H.C.P.C. CHAIRMAN DATE

VILLAGE OF HARPER'S CHOICE
SECTION 3 AREA 3

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

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE THIRTY-ONE-A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=400' SHEET 1 OF 5 JUNE, 1968

AMENDED FINAL DEVELOPMENT PLAN CRITERIA --- PHASE 31 A

The area included within this Amended Final Development Plan Phase is applicable to Section 3, Area 3, of the Village of Harper's Choice.

1. PUBLIC STREETS AND ROADS - Section 17.031 A (1):
To be shown on subdivision plat if required by the Howard County Planning Commission.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):
To be shown on subdivision plat if required by the Howard County Planning Commission. Vehicular ingress and egress to Little Patuxent Parkway 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 plat if required by the Howard County Planning Commission.
4. DRAINAGE FACILITIES - Section 17.031 A (4):
To be shown on subdivision plat if required by the Howard County Planning Commission.
5. RECREATIONAL, SCHOOL, PARK, AND OTHER PUBLIC OR COMMUNITY USE - Section 17.031 B (5):
No requirements are imposed under Section 17.031 B (5).
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 17.031 B:
 - A. 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 developed in accordance with a site development plan approved by the Howard County Planning Commission. The term "structure", as used in the Amended 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 Planning Commission.
Fences constructed on any lot within this Amended 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 Commission.
 - B. SINGLE FAMILY ATTACHED LAND USE AREAS
Buildings and other major structures may be located at any location within single family attached land use areas provided such buildings or other major structures are constructed in accordance with a site development plan approved by the Howard County Planning Commission. No restriction is imposed upon the location of walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing, not to exceed 6' in height, signs, or other similar minor structures. Determination of the specific character of "similar minor structures"

and setbacks applicable thereto will be made in accordance with a site development plan approved by the Howard County Planning Commission.
Fences, if located within 25 feet of any interior public street or within 30' of Little Patuxent Parkway, shall not exceed three feet in height, if solid or closed, or five feet in height, if open, except in accordance with a site development plan approved by the Howard County Planning Commission.

7. PERMITTED USES - Section 17.031 D:
 - A. SINGLE FAMILY ATTACHED LAND USE AREAS:
Lot 1 shall be devoted to Single Family Attached Land Use 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 Commission as a part of the site development plan referred to herein Section 6. Single family attached land use areas shall be considered as "Apartments" for the purpose of application of the use limitations of Section 17.014B through 17.014B (4) of the Howard County Zoning Regulations.

Lot 1 may be used for single family attached use; or for single family detached uses provided, however, that no more than 297 units shall be constructed on said Lot 1 and adjacent Lot 13 of Section 3, Area 2 of the Village of Harper's Choice and further provided that the location of such single family detached units must be approved by the Howard County Planning Commission as a part of the site development plan referred to herein in Section 6, and provided further that said Lot 1 shall be considered as "Apartments" for the purpose of application of the land use limitations of Section 17.018 of the Howard County Zoning Regulations, and provided further that single family attached dwelling units shall be constructed in such physical relationship to each other as may be specifically approved by the Howard County Planning Commission as a part of the site development plan referred to herein in Section 6.

Division of Single Family Attached Land 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.

8. HEIGHT LIMITATIONS - Section 17.031 E:
No structure shall be constructed more than 34 feet in height from highest adjoining ground elevation.

This Amended Plat is intended to supersede Final Development Plan Phase 31 recorded among the Land Records of Howard County, Maryland in Plat Book 14, Folio 55

9. PARKING REQUIREMENTS - Section 17.031 E:
No less than two (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 public roadways. Such parking areas may be part of the dedicated public right-of-way of such roadways, if approved by the appropriate county agencies.

10. SETBACK PROVISIONS - Section 17.031 E:
 - 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 constructed upon the land encompassed by this Amended Final Development Plan Phase. All streets, other than the Little Patuxent Parkway, are interior streets. Buildings and other major structures shall not be located within thirty (30) feet of the Little Patuxent Parkway.

11. MINIMUM LOT SIZES - Section 17.031 E:
As shown on subdivision plat.
12. COVERAGE REQUIREMENTS - Section 17.031 E:
No coverage requirement is imposed upon the land within this Amended Final Development Plan Phase.

13. LITTLE PATUXENT PARKWAY
That certain area within this Amended Final Development Plan identified on the maps contained in this Amended Final Development Plan Phase as the Little Patuxent Parkway and consisting of 13.663 acres shall be used for roadway and utility easement purposes. For the purpose of land use allocations under the provisions of Section 17.018 of the Howard County Zoning Regulations, such land shall be classified in part as apartment use and in part as employment center use as indicated on the maps contained in this Amended Final Development Plan Phase.

TABULATION OF LAND USE

LAND USE	ACRES
Apartment S.F.A.	3.095
Employment Center	10.706
TOTAL	14.801

VILLAGE OF HARPER'S CHOICE
SECTION 3 AREA 3

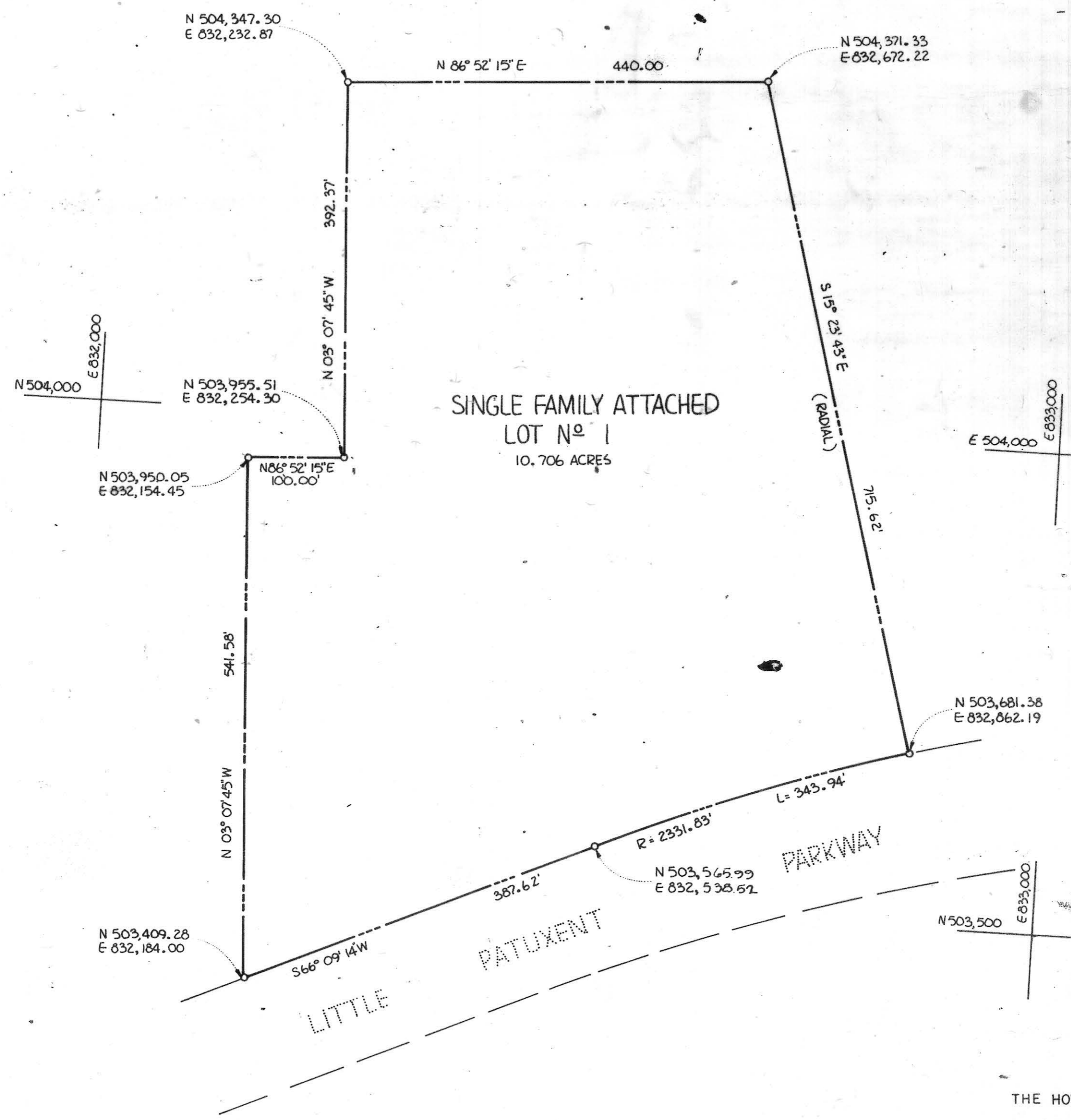
PETITIONER & OWNER

THE HOWARD COUNTY PLANNING AND ZONING COMMISSION
BALTIMORE, MARYLAND

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE THIRTY-ONE - A
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SHEET 2 OF 5 JUNE, 1968

RECORDED PLAT BOOK 14 FOLIO 93
ON Aug. 16, 1968 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.



RECORDED PLAT BOOK 14 FOLIO 94
 ON Aug. 16 1968 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

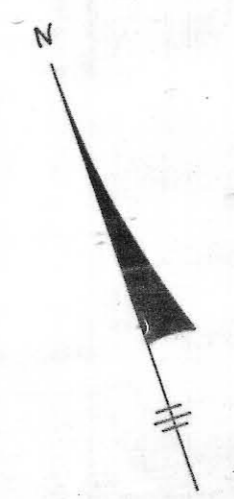
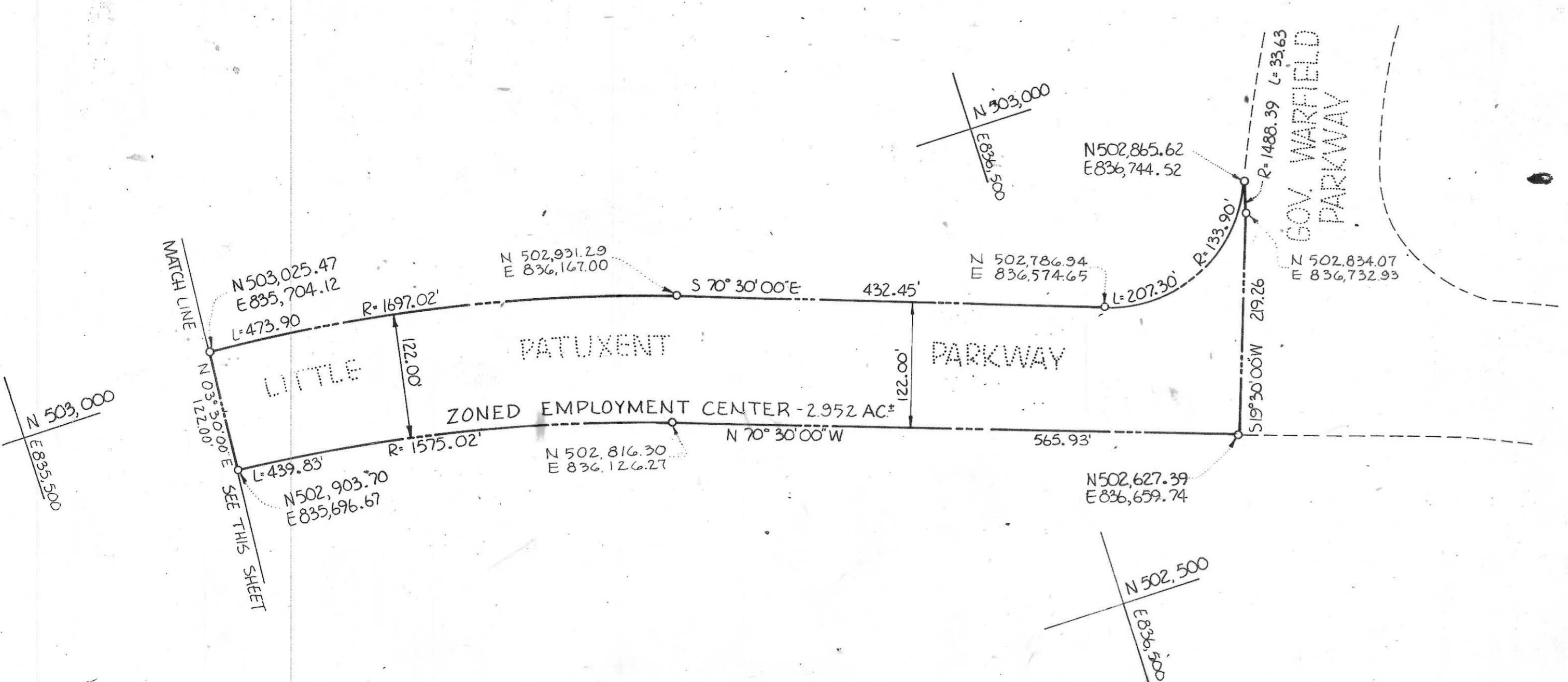
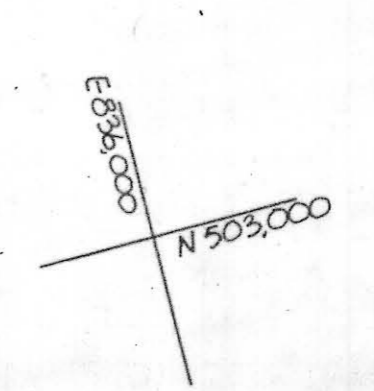
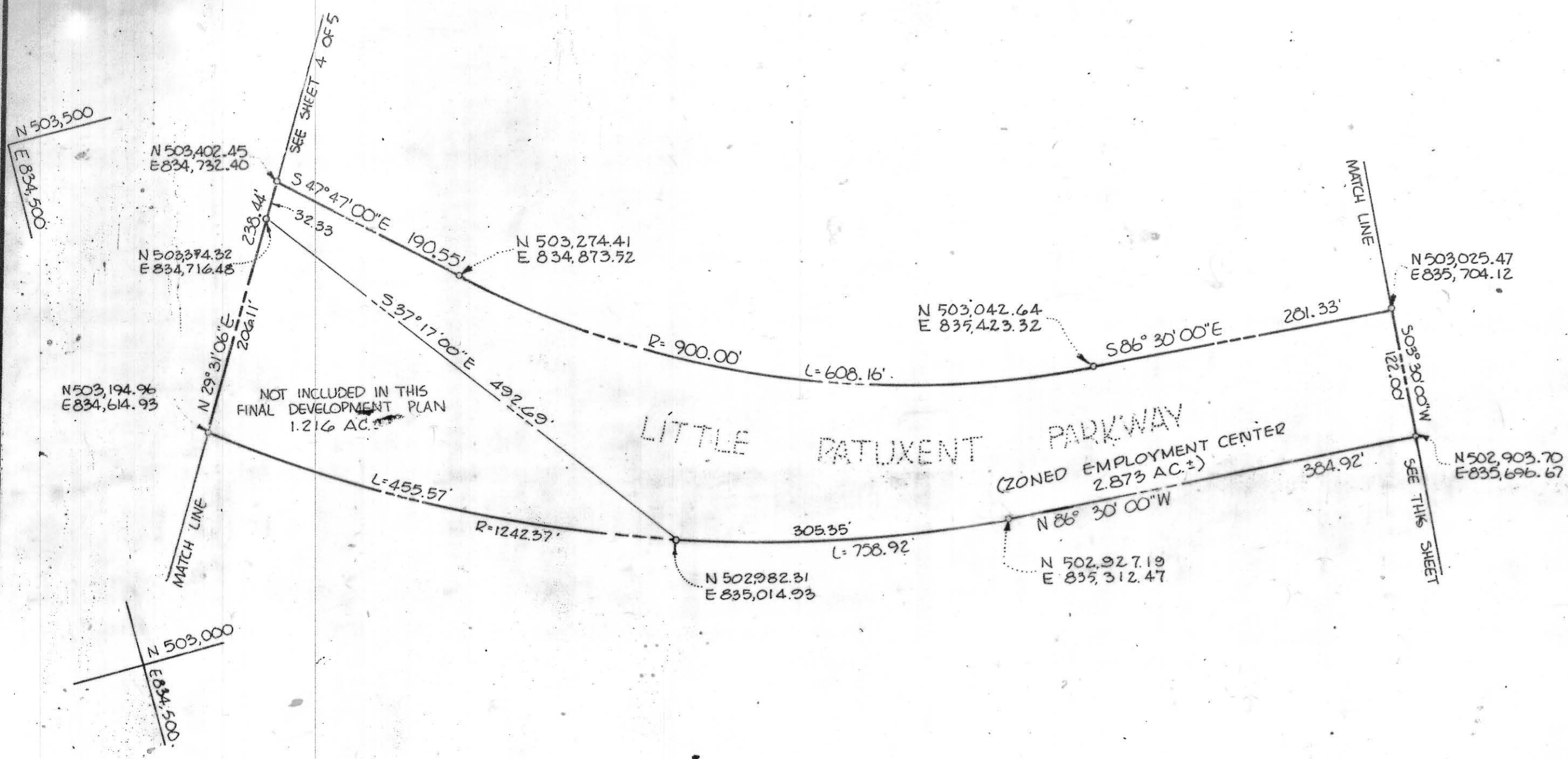
VILLAGE OF HARPER'S CHOICE
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PETITIONER & OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 THE VILLAGE OF CROSS KEYS
 BALTIMORE MARYLAND 21210

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE THIRTY-ONE-A
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1" = 100' SHEET 3 OF 5 JUNE, 1968

This Amended Plat is intended to supersede Final Development Plan Phase 31 Recorded among the Land Records of Howard County, Maryland in Plat Book 14, Folio 52.



RECORDED PLAT BOOK 14 FOLIO 96
 ON Aug. 16, 1968 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

This Amended Plat is intended to supersede Final Development Plan Phase 31 Recorded among the Land Records of Howard County, Maryland in Plat Book 14, Folio 55

VILLAGE OF HARPER'S CHOICE
 SECTION 3 AREA 3
 PETITIONER & OWNER
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 THE VILLAGE OF CROSS KEYS
 BALTIMORE MARYLAND 21210

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE THIRTY-ONE - A
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1" = 100' SHEET 5 OF 5 JUNE, 1968