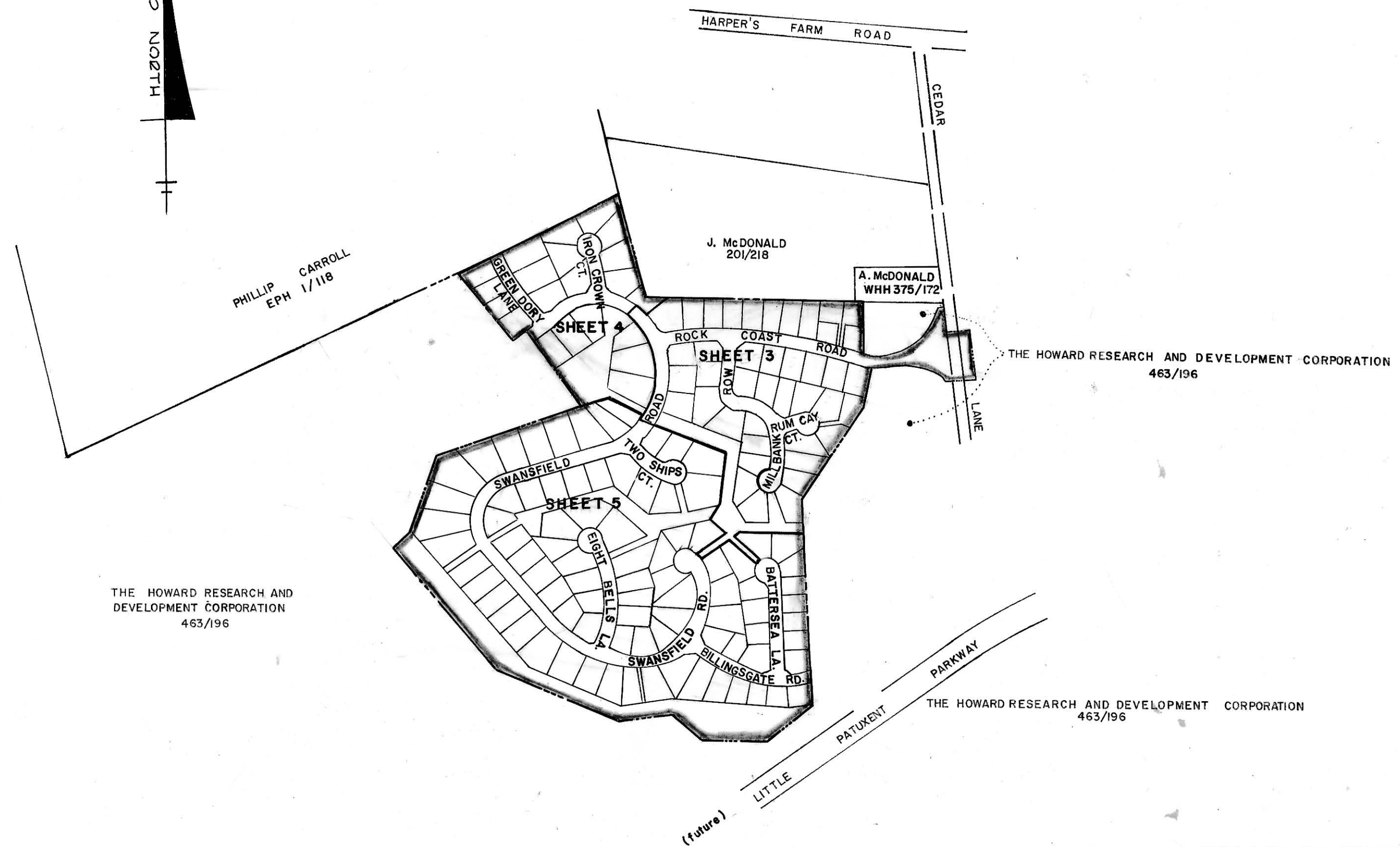


VICINITY MAP
SCALE: 1"=2000'



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

Benjamin J. Radtke
LAND SURVEYOR'S 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. [Signature] 8/10/65 H.C.P.C. COUNSEL DATE
J. Hugh Nichols 8/18/68 H.C.P.C. CHAIRMAN DATE

RECORDED PLAT BOOK 16 FOLIO 16
ON 8-28 1965 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF HARPER'S CHOICE
SWANSFIELD
SECTION 4-AREA I
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE FORTY-SIX
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1"=400' JUNE 1968 SHEET 1 OF 5

FINAL DEVELOPMENT PLAN CRITERIA PHASE 46

The Area included within this Final Development Plan Phase is
Applicable to Section 4, Area 1, of the Village of Harper's Choice

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):
To be shown on subdivision plats, if required 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 the Final Development Plan, if required by the Howard County Planning Commission.
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 17.031 D:
The term "structure", as used in this Final Development Plan Phase does not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not exceeding 6' in height, or other similar minor structures upon which no restrictions 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, 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 Commission.

SINGLE FAMILY LOW AND/OR MEDIUM DENSITY

No structures shall be located upon lots devoted to single family low and/or medium density land use within 20 feet of the right-of-way of any 50' street right-of-way nor within 30 feet of any 60' or greater street right-of-way except, however, that structures may be constructed at any location within such front yard setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Commission. No structure shall be located within five (5) feet of any property line not a right-of-way line for a public street, road, or highway, except joint garages which may be located contiguous to any property line which is not the right-of-way line of a public street, road or highway. A joint garage is defined as two garages constructed upon two adjacent lots with the common wall between the two garages constructed upon the common property line. Spacing between single family detached dwelling units shall be 15' or greater.

OPEN SPACE LAND USE AREAS

No structure within Open Space Lane 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 Lane Use provided such construction is in accordance with a site development plan approved by the Howard County Planning Commission. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Commission.

7. PERMITTED USES - Section 17.031 D:

SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS

All lots within single family medium density land use areas shall be used only for single family detached medium density residential uses.

GREENBELT OPEN SPACE LAND USE AREAS

Lots 13, 45, 71, 134, 149 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.

8. HEIGHT LIMITATIONS - Section 17.031 E:

SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE AREAS

No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building upon lots devoted to single family land uses.

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 Commission.

9. PARKING REQUIREMENTS - Section 17.031 E:

SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS

No less than two (2) off-street parking spaces shall be provided on each lot within single family land use areas.

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 therefor may be imposed by the Howard County Planning Commission at the time a site development plan is submitted for approval.

10. SETBACK PROVISIONS - Section 17.031 E:

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 17.031 E:

As shown on subdivision plat.

12. COVERAGE REQUIREMENTS - Section 17.031 E:

SINGLE FAMILY LOW AND/OR MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS

In no event shall more than 30 percent (30%) of any lot devoted to single family residential purposes 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 minor structures.

OPEN SPACE LAND USES

No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Lane 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 Commission.

TABULATION OF LAND USE

Land Use	Acres
S. F. M. D.	49.840
Open Space Credited	8.009
TOTAL	57.849

VILLAGE OF HARPER'S CHOICE
SWANSFIELD
SECTION 4-- AREA I
PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

RECORDED PLAT BOOK 16 FOLIO 17
ON 6-25-68 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

COLUMBIA

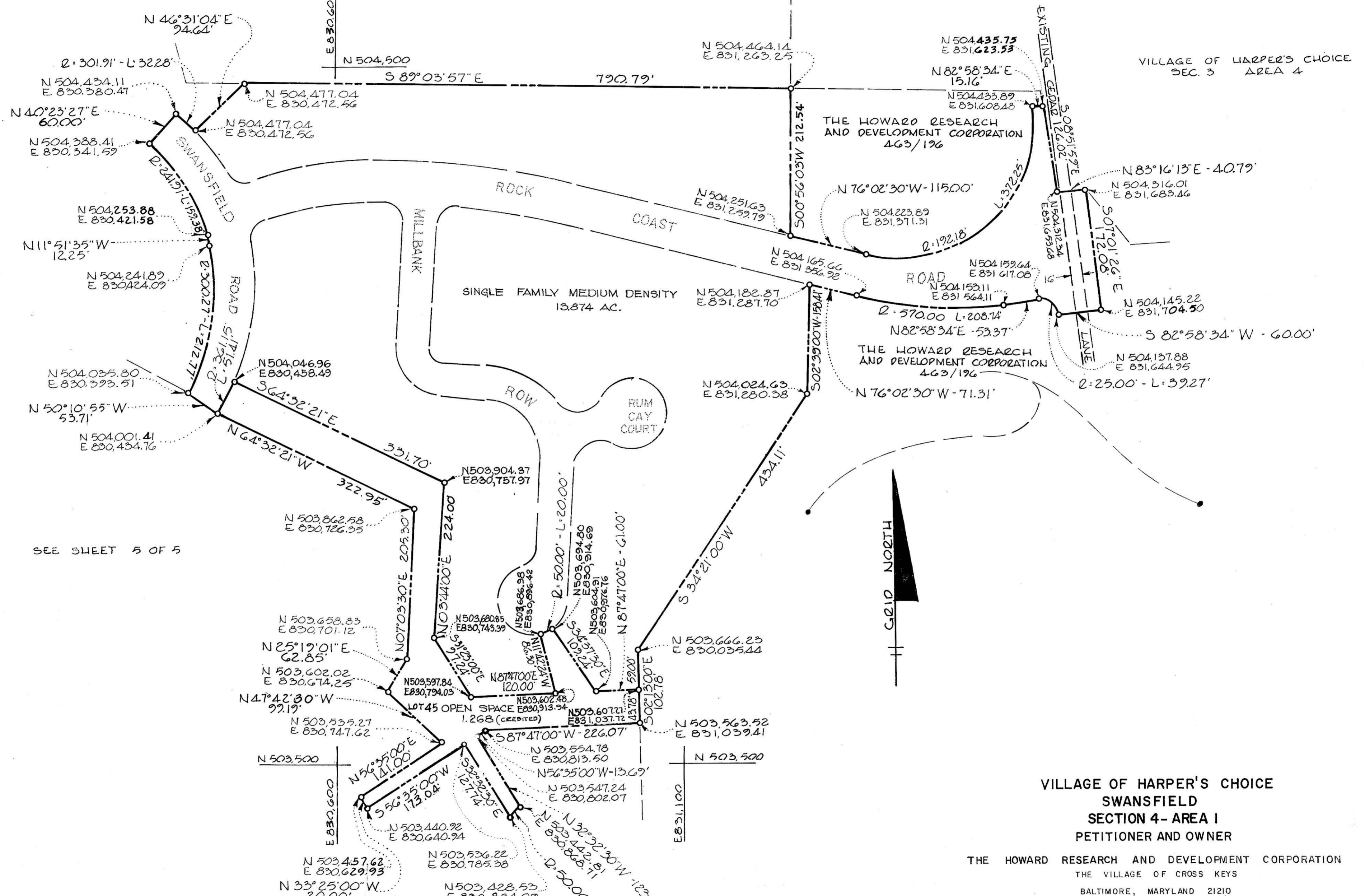
FINAL DEVELOPMENT PLAN PHASE FORTY-SIX
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
JUNE, 1968 SHEET 2 OF 5

J. M^c DONALD
201/218

A. M^c DONALD
375/172

VILLAGE OF HARPER'S CHOICE
SEC. 3 AREA 4

SEE SHEET 4 OF 5



SEE SHEET 5 OF 5

SEE SHEET 5 OF 5



VILLAGE OF HARPER'S CHOICE
SWANSFIELD
SECTION 4- AREA 1
PETITIONER AND OWNER

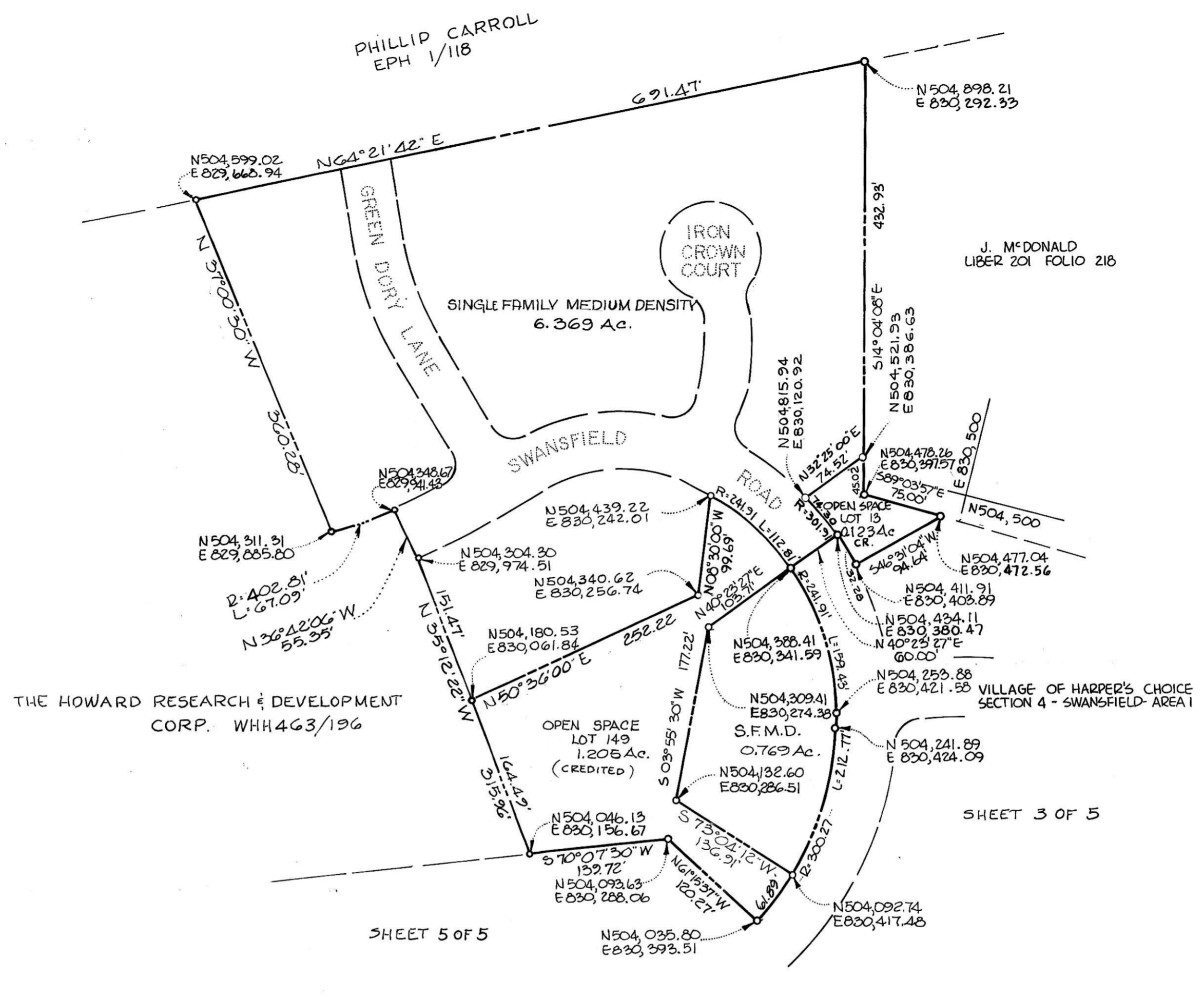
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

RECORDED PLAT BOOK 16 FOLIO 18
ON 8-28-68 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE FORTY-SIX
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1" = 100' JUNE, 1968 SHEET 3 OF 5

N 504,500
E 829,300



THE HOWARD RESEARCH & DEVELOPMENT CORP. WHH463/196

J. McDONALD
LIBER 201 FOLIO 218

VILLAGE OF HARPER'S CHOICE
SECTION 4 - SWANSFIELD - AREA I

SHEET 3 OF 5

SHEET 5 OF 5

VILLAGE OF HARPER'S CHOICE
SWANSFIELD
SECTION 4-AREA I
PETITIONER AND OWNER

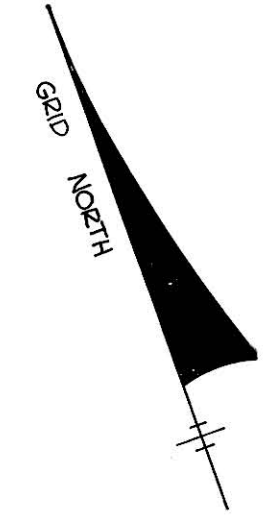
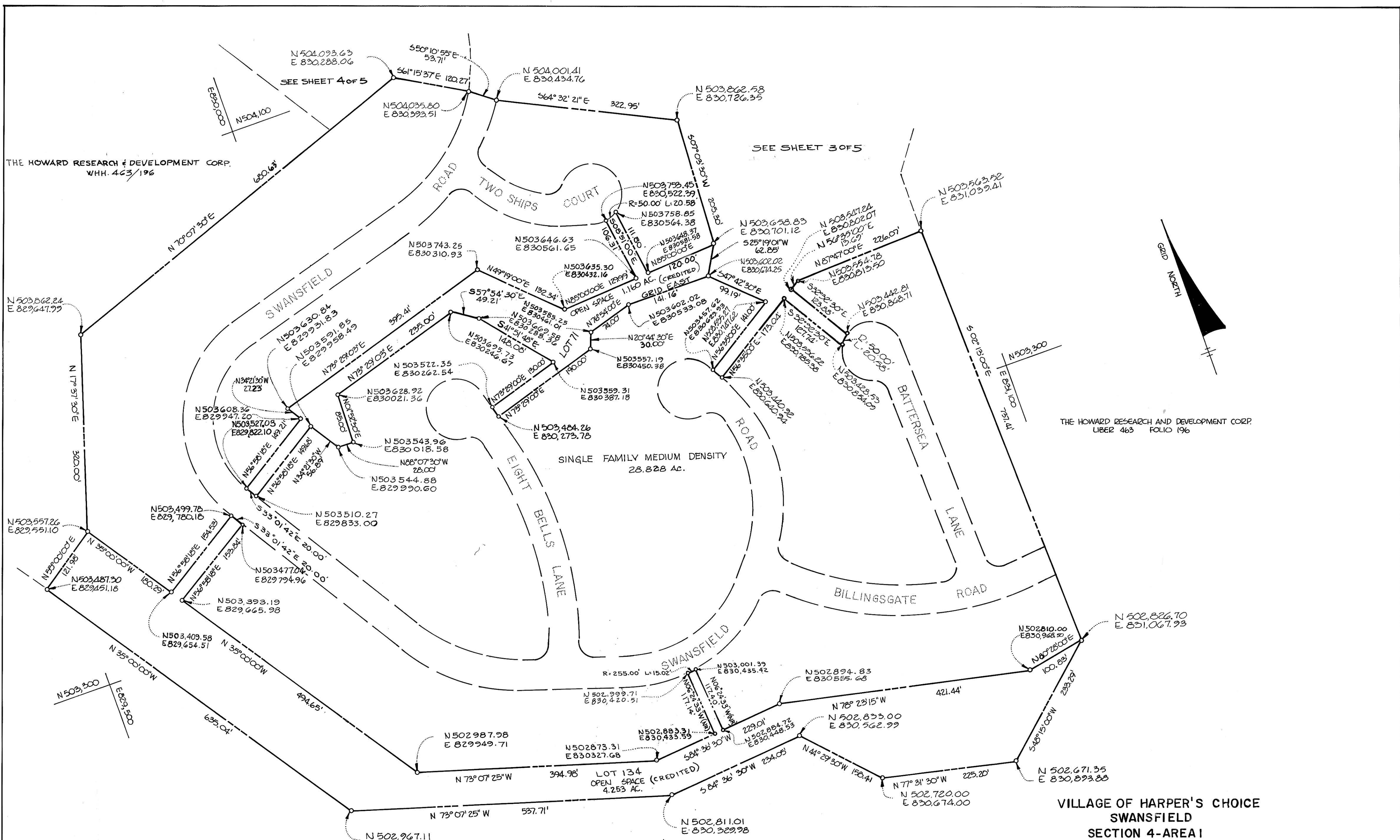
RECORDED PLAT BOOK 16 FOLIO 19
ON 2-25-68 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE FORTY-SIX
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1" = 100' JUNE 1968 SHEET 4 OF 5

THE HOWARD RESEARCH & DEVELOPMENT CORP.
VHH. 463/196



THE HOWARD RESEARCH AND DEVELOPMENT CORP.
LIBER 463 FOLIO 196

THE HOWARD RESEARCH AND DEVELOPMENT CORP.
LIBER 463 FOLIO 196

VILLAGE OF HARPER'S CHOICE
SWANSFIELD
SECTION 4-AREA I
PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
THE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

RECORDED PLAT BOOK 16 FOLIO 20
ON 8-23-68 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE FORTY-SIX
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1" = 100' JUNE 1968 SHEET 5 OF 5

FDP46 DRWN. BY: C.H.W.
5-15 CHKD. BY: H.M.A.