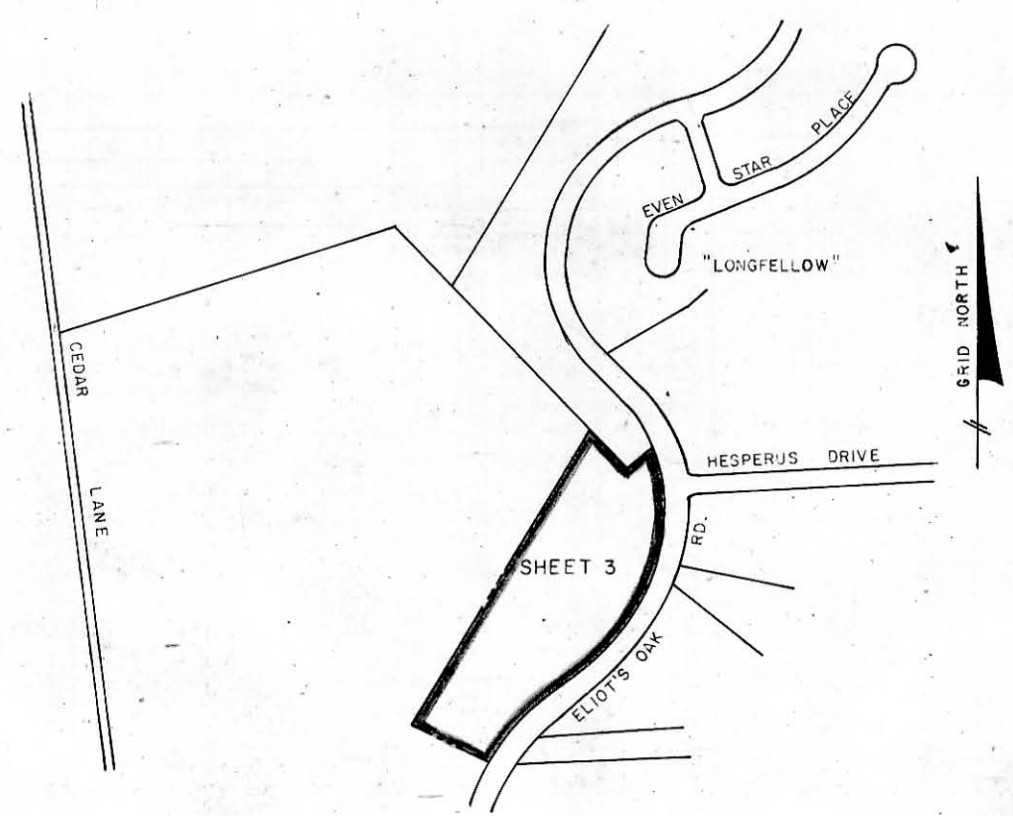


VICINITY MAP  
SCALE 1" = 800'



THE VILLAGE OF HARPER'S CHOICE  
SECTION 5 AREA 1

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

# COLUMBIA

FINAL DEVELOPMENT PLAN PHASE FIFTY-SIX  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1" = 400' MAY, 1969 SHEET 1 OF 3

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

*Benjamin P. Rogers*  
LAND SURVEYOR'S SIGNATURE



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

HOWARD COUNTY PLANNING BOARD

*Thomas M. Harving* 9-17-69 E. M. Lynch 9-29-69  
H. C. P. B. EXECUTIVE SEC. DATE H. C. P. B. CHAIRMAN DATE

RECORDED PLAT BOOK 16 FOLIO 151  
ON 9-24 1969 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

PHASE 56

The Area included within this Final Development Plan Phase is Applicable to Section 5, 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 Board.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):  
To be shown on subdivision plats, if required by the Howard County Planning Board.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):  
To be shown on subdivision plats, if required by the Howard County Planning Board.
4. DRAINAGE FACILITIES - Section 17.031 A (4):  
To be shown on subdivision plats, if required by the Howard County Planning Board.
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 Board.
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 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 Board. 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.

SINGLE FAMILY ATTACHED LAND USE AREAS

No structure shall be located upon lots devoted to Single Family Attached Land Uses within 30 feet of the right-of-way of any public street, road, or highway. Structures may be located within 11' of interior public streets. Structures may be constructed at any location within such setback areas 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 single family attached land use areas. All structures must be developed in accordance with a site 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 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 17.031 D:

SINGLE FAMILY ATTACHED LAND USE AREAS

Parcel A shall be devoted to Single Family Attached Land Use provided, however, that no more than an overall 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 (10) 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 Board as a part of the site development plan referred to herein in 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 17.014D (4) of the Howard County Zoning Regulations. 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. No more than 55 dwelling units may be constructed on Parcel A.

GREENBELT OPEN SPACE LAND USES AREAS

Lot 1 is to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. This lot may be used for drainage and utility easements if necessary.

8. HEIGHT LIMITATIONS - Section 17.031 E:  
SINGLE FAMILY ATTACHED LAND USE AREAS  
No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation.  
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 17.031 E:  
SINGLE FAMILY ATTACHED LAND USE AREAS  
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 diagonally or at right angles to such public roadways or service drives. Such parking areas may be part of the dedicated public right-of-way of such roadways if approved by the appropriate Howard County agencies.  
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 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.  
SINGLE FAMILY ATTACHED  
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 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 ATTACHED LAND USE AREAS  
No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to single family attached land uses, except in accordance with a site development plan approved by the Howard County Planning Board.  
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	
Single Family Attached	5.531
Open Space	
Non-Credited	0.477
Total	6.008

THE VILLAGE OF HARPER'S CHOICE  
SECTION 5 AREA 1

PETITIONER AND OWNER

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

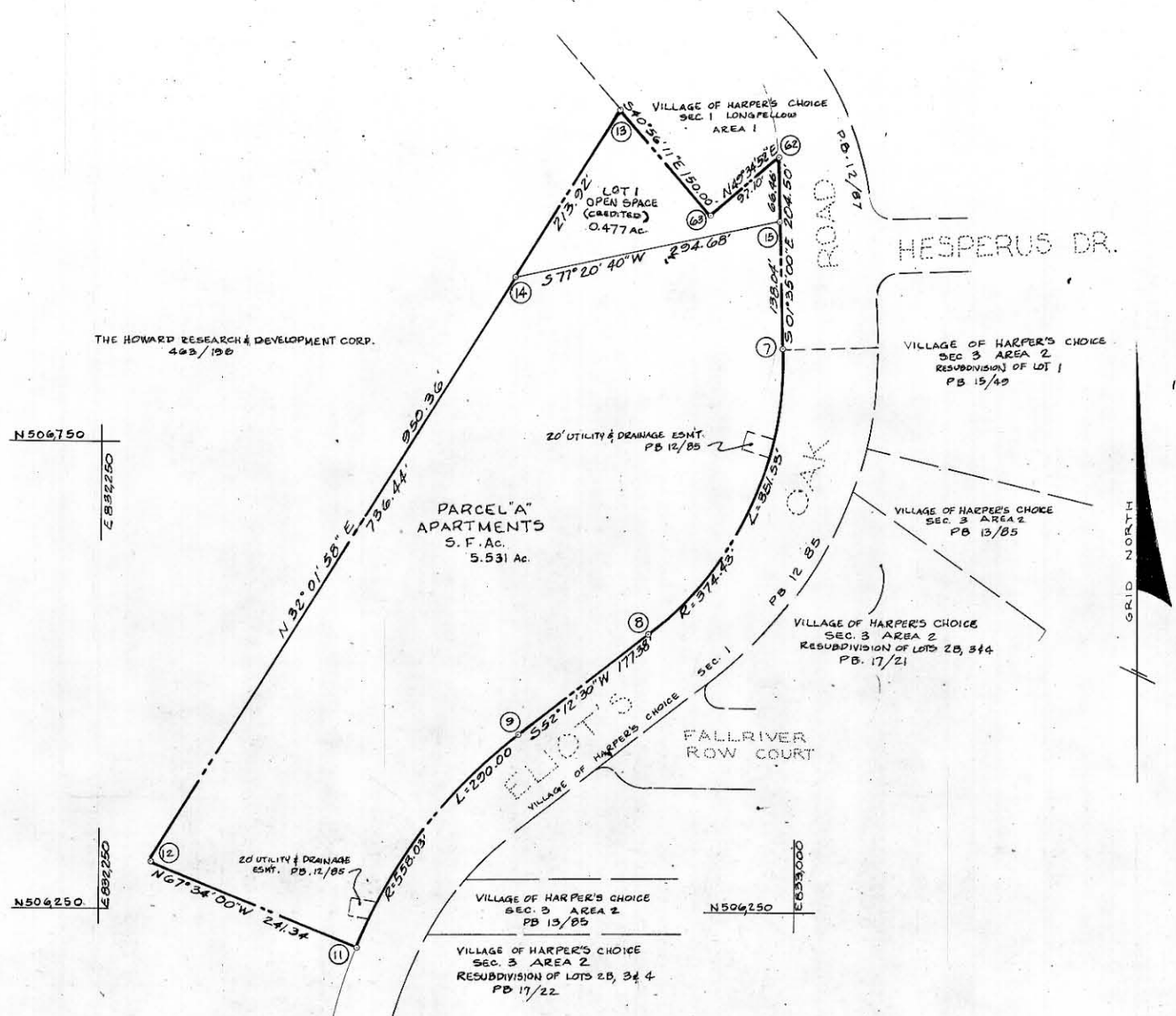
**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE FIFTY-SIX  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
MAY, 1969 SHEET 2 OF 3

RECORDED PLAT BOOK 16 FOLIO 152  
ON 7-24-69 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

COORDINATES

No.	NORTH	EAST	No.	NORTH	EAST
7	506853.45	832986.42	12	506302.57	832304.47
8	506547.21	832841.58	13	507108.23	832808.55
9	506438.51	832701.40	62	507057.88	832980.76
11	506210.47	832527.55	63	506974.92	832906.83
14	506926.88	832695.08	15	506991.40	832982.60



THE VILLAGE OF HARPER'S CHOICE  
SECTION 5 AREA 1

PETITIONER AND OWNER  
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RECORDED PLAT BOOK 16 FOLIO 153  
ON 7-24 1969 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

FINAL DEVELOPMENT PLAN PHASE FIFTY-SIX  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE 1"=100' MAY, 1969 SHEET 3 OF 3