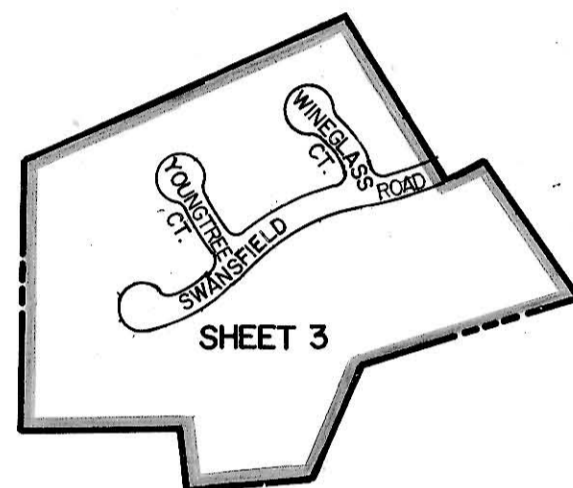


VICINITY MAP
1" = 800'



VILLAGE OF HARPER'S CHOICE
SWANSFIELD
SECTION 4, AREA 3
PETITIONER AND OWNER

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE SIXTY-SEVEN
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' FEB. 1969 SHEET 1 OF 3

Handwritten: DMD 4/17/69 FDP 67 DRWN. BY: *[Signature]* 1 of 3 CHKD. BY: *[Signature]* 2/1/69

RECORDED IN PLAT BOOK 16 FOLIO 115
on May 21, 1969 among The
Land Records of Howard County, Maryland.

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

[Signature]
LAND SURVEYOR'S SIGNATURE



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

HOWARD COUNTY PLANNING BOARD

Thomas A. Harris 5-19-69 *E. Marcum* 5-19-69
H.C.P.B. EXECUTIVE SEC. DATE H.C.P.B. CHAIRMAN DATE

FINAL DEVELOPMENT PLAN CRITERIA

PHASE 67

The Area included within this Final Development Plan Phase is Applicable to Section 4, Area 3, 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 LOW AND/OR MEDIUM DENSITY

No structure shall be located upon lots devoted to single family low and/or medium density land use within 20 feet of any 50' street right-of-way nor within 30 feet of any 60' or greater street right-of-way, nor within (5) feet of any property line not a right-of-way line for a public street, road, or highway, except, however that 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. Spacing between single family detached dwelling units shall be 15' or greater.

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 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

Lot 156 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 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 Board.

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 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.

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 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 IN ACRES

Land Use	Acres
S.F.M.D.	9,906
Roadway	1,709
Open Space Credited	4,803
Total	16,418

VILLAGE OF HARPER'S CHOICE

SWANSFIELD
SECTION 4, AREA 3

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

THE VILLAGE OF CROSS KEYS
BALTIMORE, MARYLAND 21210

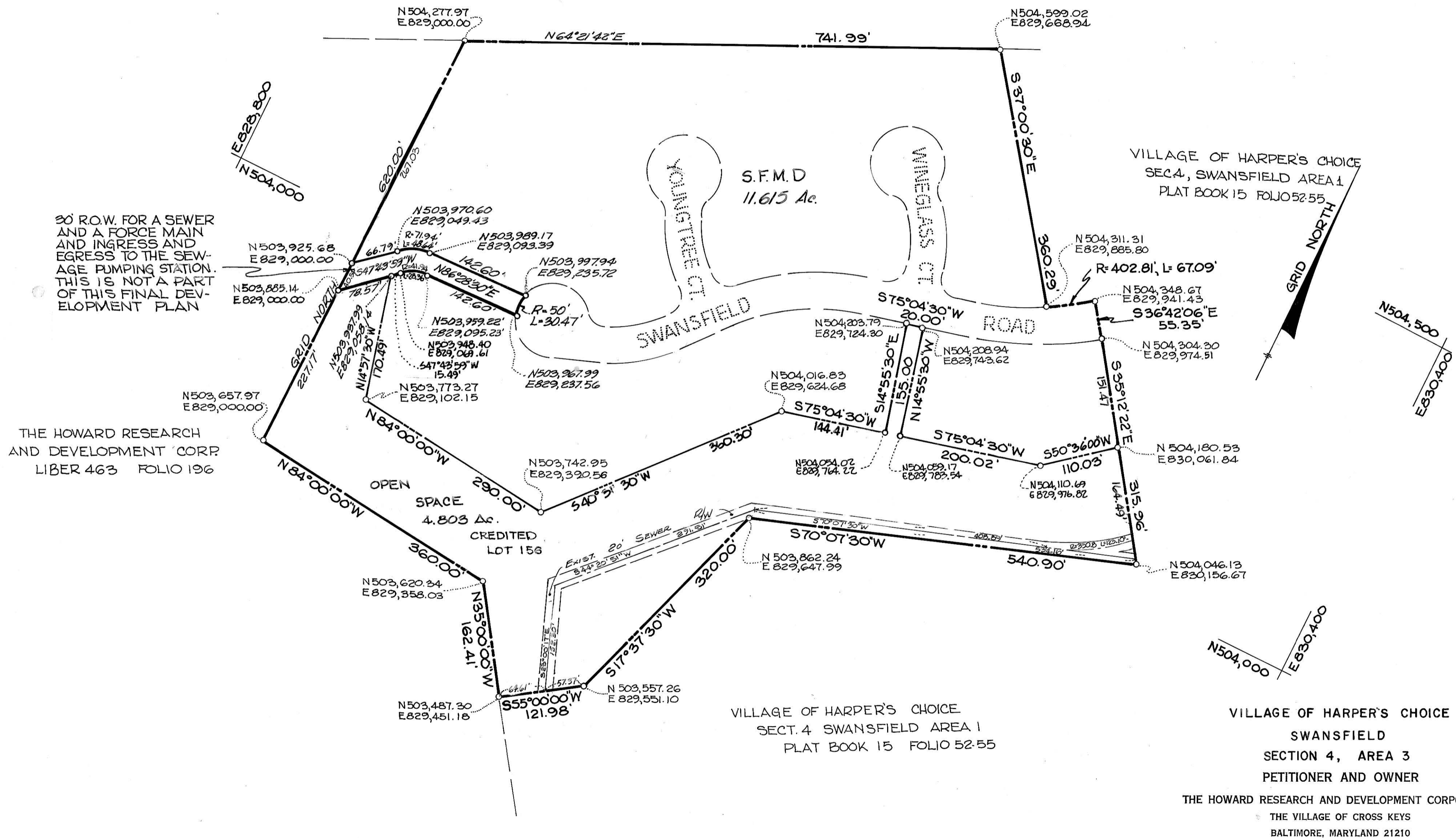
COLUMBIA

FINAL DEVELOPMENT PLAN PHASE SIXTY-SEVEN
5THELECTION DISTRICT HOWARD COUNTY, MD.

FEB. 1969

SHEET 2 OF 3

RECORDED IN PLAT BOOK 16 FOLIO 116
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30' ROW FOR A SEWER AND A FORCE MAIN AND INGRESS AND EGRESS TO THE SEWAGE PUMPING STATION. THIS IS NOT A PART OF THIS FINAL DEVELOPMENT PLAN

THE HOWARD RESEARCH AND DEVELOPMENT CORP. LIBER 463 FOLIO 196

VILLAGE OF HARPER'S CHOICE
 SECT. 4 SWANSFIELD AREA 1
 PLAT BOOK 15 FOLIO 52-55

VILLAGE OF HARPER'S CHOICE
 SWANSFIELD
 SECTION 4, AREA 3
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 THE VILLAGE OF CROSS KEYS
 BALTIMORE, MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE SIXTY-SEVEN
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE 1"=100' FEB. 1969 SHEET 3 OF 3

RECORDED IN PLAT BOOK 16 FOLIO 117
 on Mar 21, 1969 among The
 Land Records of Howard County, Maryland.