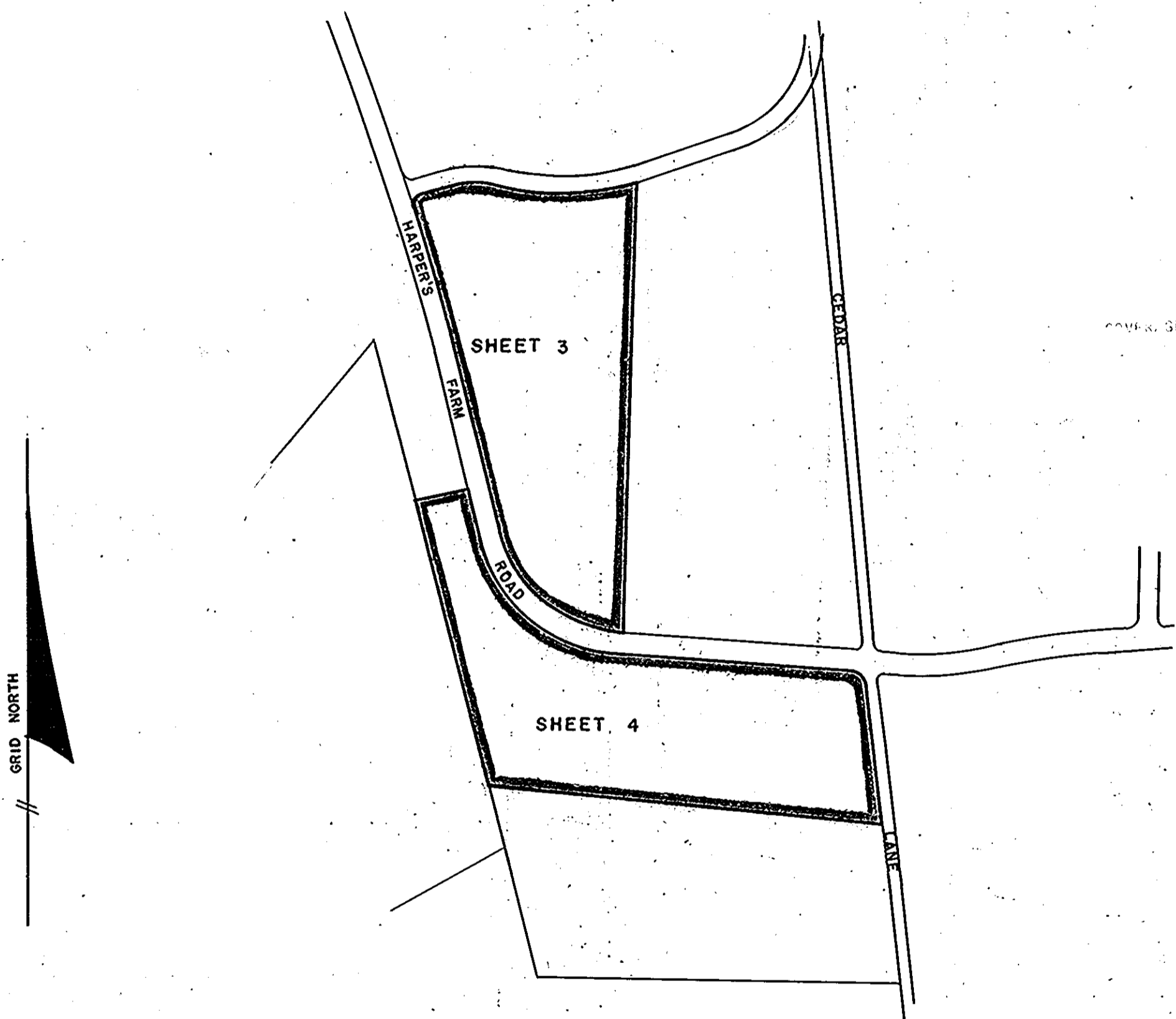


VICINITY MAP
SCALE: 1" = 2000'



VILLAGE OF HARPER'S CHOICE

SECTION 5 AREA 3

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE EIGHTY-SIX
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' JANUARY, 1970 SHEET 1 OF 4

PREPARED AS TO SHEETS 1 TO 4
IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 27, 1965

Bernard Anderson
LAND SURVEYOR'S SIGNATURE



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

HOWARD COUNTY PLANNING BOARD

Thomas J. Harris 4-2-70 *E. Mann* 4-2-70
H. C. P. B. EXECUTIVE SEC. DATE H. C. P. B. CHAIRMAN DATE

RECORDED PLAT BOOK 19 FOLIO 46
ON April 3, 1970 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Section 5, 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.

Vehicular ingress and egress to Harper's Farm Road will be permitted only at points of access approved 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.

APARTMENT LAND USE AREAS

Except as restricted by this paragraph, buildings and other structures may be located at any location within apartment land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

- a. No structure shall be located upon lots devoted to apartment land use within 30' of the public right-of-way of any public road, street, or highway, nor within 50' of any road designated by the Howard County Planning Board as a primary highway or freeway. Any driveway necessary for ingress and egress to and from interior off-street parking areas or service roads shall not be considered a street.
- b. No structure shall be located within 40' of any of the property lines of the project.
- c. A minimum of 90' is required between parallel buildings (front to front, rear to rear, or front to rear). All other situations require a minimum of 40' between buildings.
- d. Apartment buildings, including accessory buildings, shall not be permitted to cover more than 30 per cent of the lot or project area.
- e. No parking spaces or access driveways to parking areas shall be nearer than 20' from an apartment building.
- f. Sections 7.048, 7.06 and Section 7.07 of the Howard County Zoning Regulations, shall also apply.

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:**

APARTMENT LAND USE AREAS

Parcel A&B shall be devoted to apartment uses provided, however, that no more than 250 & 259 dwelling units may be constructed on Parcel A&B respectively

GREENBELT OPEN SPACE LAND USE 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:)**
APARTMENT LAND USE AREAS
No structure shall be constructed more than 40 feet in height from the highest adjoining ground elevation adjacent to the building.

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:)**
APARTMENT LAND USE AREAS
No less than 1-1/2 off-street parking spaces for each dwelling unit shall be provided within each lot devoted to apartment uses.

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:)**
APARTMENT LAND USE AREAS
In no event shall more than 30 percent of any lot devoted to apartment uses be covered by buildings or other major structures. No limitation is imposed upon the areas 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

LAND USE	ACRES
Apartments	34.036
Open Space Non-Credited	0.567
TOTAL	34.603

VILLAGE OF HARPER'S CHOICE

SECTION 5 AREA 3

PETITIONER AND OWNER

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE EIGHTY-SIX
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

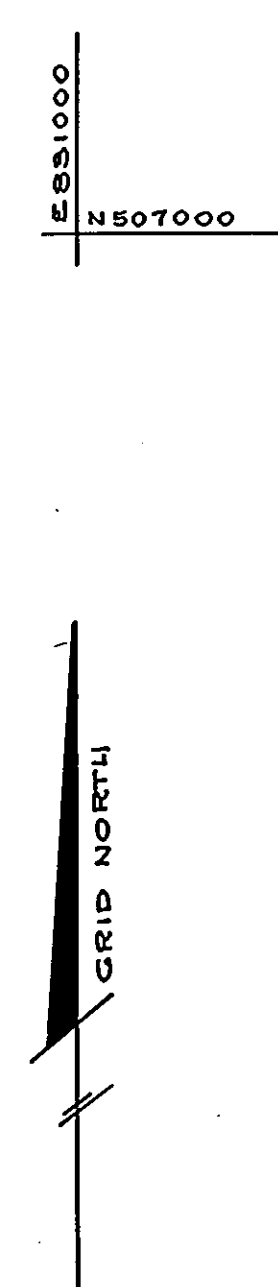
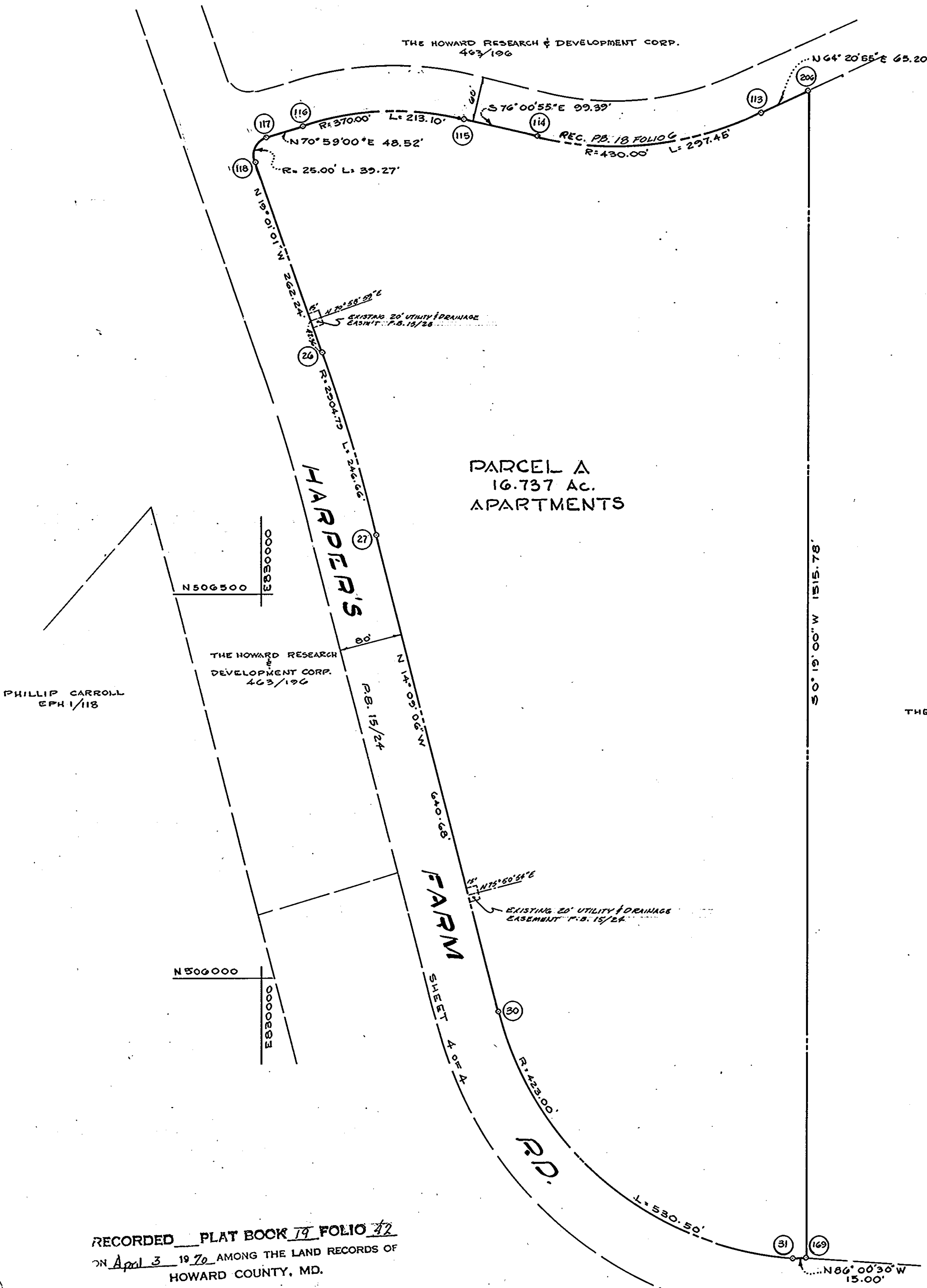
JANUARY, 1970

SHEET 2 OF 4

RECORDED PLAT BOOK 19 FOLIO 11
ON April 3 1970 AMONG THE LAND RECORDS
HOWARD COUNTY, MD.

COORDINATE SCHEDULE

NO.	NORTH	EAST
206	507150.93	830710.24
169	505635.18	830701.86
31	505636.22	830686.90
30	505954.77	830306.18
118	507060.27	829993.70
117	507092.05	830009.19
116	507107.86	830055.05
115	507117.09	830265.03
114	507093.08	830361.45
113	507122.72	830651.50
26	506812.34	830079.15
27	506576.01	830149.54



VILLAGE OF HARPER'S CHOICE
SECTION 5 AREA 3

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FINAL DEVELOPMENT PLAN PHASE EIGHTY-SIX
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' JANUARY, 1970 SHEET 3 OF 4

RECORDED PLAT BOOK 19 FOLIO 42
ON April 3 1970 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

