

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

Barnard S. 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. Mauldin 2/21/68 *Palma M. Danna* - 2-26-68
H.C.P.C. COUNSEL DATE H.C.P.C. CHAIRMAN DATE

RECEIVED
FEB 29 1968
PROJECT DEVELOPMENT
SECTION

RECORDED - PLAT BOOK 14 FOLIO 31
ON 2/23 1968 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF HARPER'S CHOICE
SECTION 3
AREA 1
PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION, OWNER
THE VILLAGE OF CROSS KEYS
BALTIMORE MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE TWENTY-NINE
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' SHEET 1 OF 3 NOVEMBER, 1967

11A

FINAL DEVELOPMENT PLAN CRITERIA - PHASE 29

VILLAGE OF HARPER'S CHOICE, SECTION 3
AREA 1

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):
Vehicular ingress and egress to Harper's Farm Road 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 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 subdivision plat if required by the Howard County Planning Commission
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - SECTION 17.031 D:
 - A. APARTMENT USE AREAS
No structure shall be located upon lots devoted to apartment uses within twenty-five feet (25') 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 the apartment use areas are developed in accordance with a site development plan approved by the Howard County Planning Commission.
The term "structure", as used in this 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 Final Development Plan Phase, if located within setback areas adjacent to public streets, road, or highways upon which construction of structures is prohibited, shall not exceed three feet (3') in height, if solid or closed, nor five feet (5') in height, if open.
7. PERMITTED USES - SECTION 17.031 D:
The land encompassed by this Final Development Plan Phase shall be devoted to apartment uses provided, however, that the average dwelling unit density shall not exceed fifteen units per acre.
8. HEIGHT LIMITATIONS - SECTION 17.031 E:
 - A. APARTMENT USE AREAS
No structure shall be constructed more than forty feet (40') in height from the highest adjoining ground elevation.

9. PARKING REQUIREMENTS - SECTION 17.031 E:
 - A. APARTMENT USE AREAS
No less than one and one-half (1-1/2) off-street parking spaces shall be provided for each dwelling unit devoted to apartment uses.
10. SETBACK PROVISIONS - SECTION 17.031 E:
 - 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:
 - A. APARTMENT USE AREAS
In no event shall more than thirty percent (30%) of any lot devoted to apartment uses 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 items.

TABULATION OF LAND USE IN ACRES

Land Use	Acres
Apartments	14.840

RECORDED - PLAT BOOK 14 FOLIO 35
2/23 1968 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

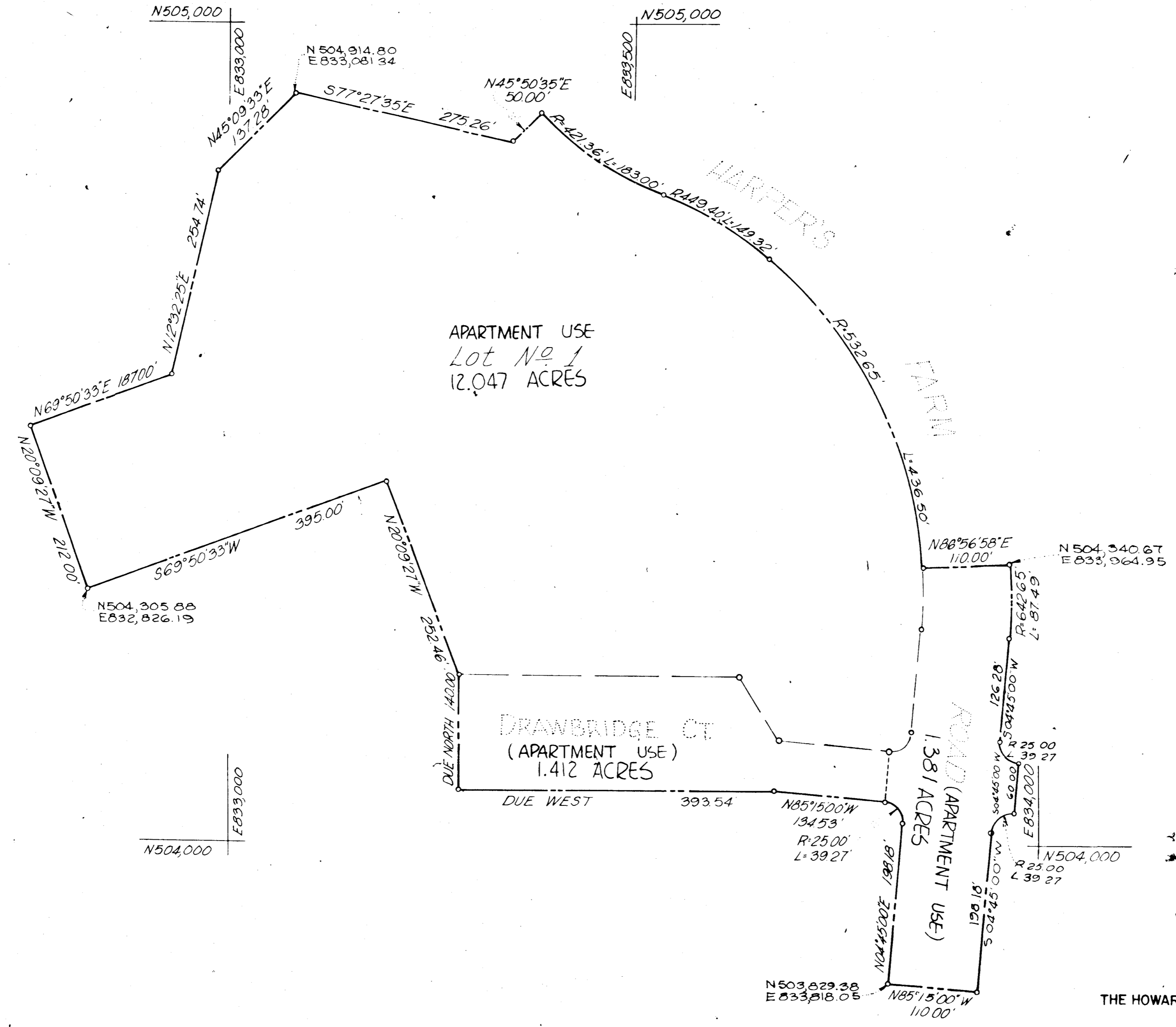
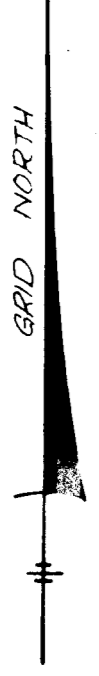
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FINAL DEVELOPMENT PLAN PHASE TWENTY-NINE
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

JANUARY, 1968 SHEET 2 OF 3



RECORDED IN PLAT BOOK 14 PAGE 34
 2/23/68

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