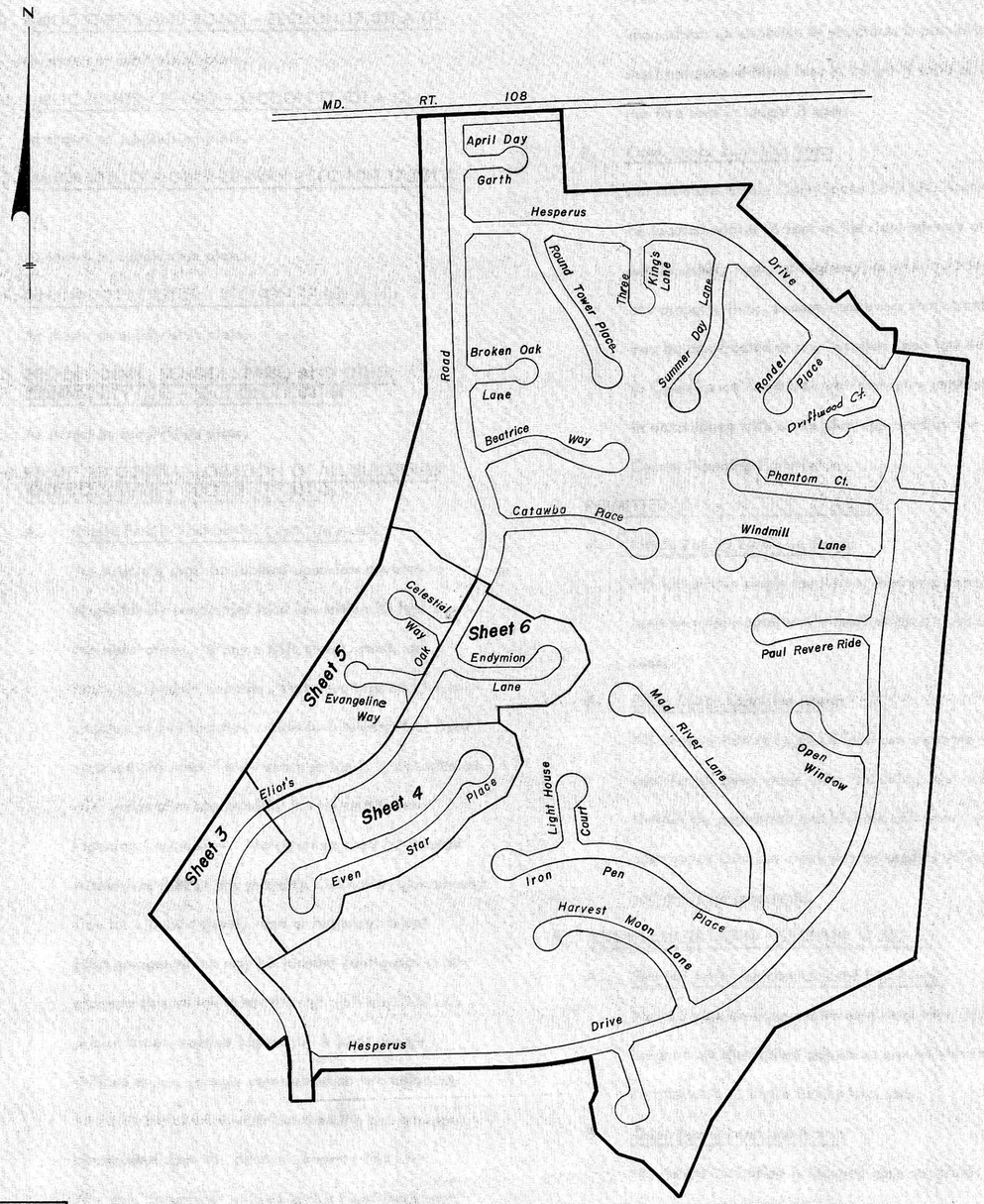
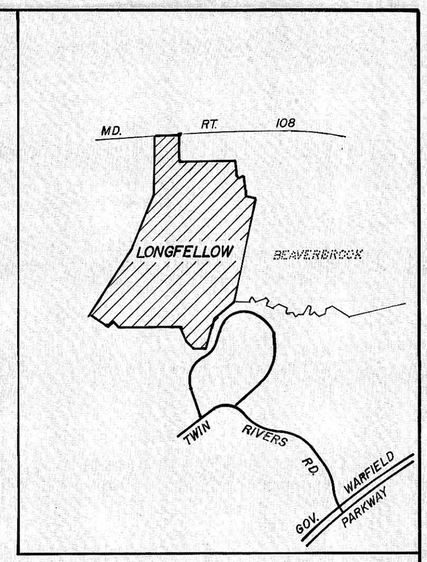




VICINITY MAP
SCALE 1 : 24,000

RECORDED PLAT BOOK 11 FOLIO 81
ON 11/7 67
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PREPARED AS TO SHEETS 1 TO 6
IN ACCORDANCE WITH THE ZONING
REGULATIONS OF HOWARD COUNTY
ADOPTED MAY 16, 1961 AND AS
AMENDED MAY 17, 1963

STATE OF MARYLAND — RICHARD P. BROWNE — NO. 5238 — REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR

Richard P. Browne
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 Maughan 10/15/67
H.C.P.C. COUNSEL DATE

Wilson M. Dayman 10-11-67
H.C.P.C. CHAIRMAN DATE

VILLAGE OF HARPERS CHOICE
SECTION 1 — LONGFELLOW
AREA 1

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE TWELVE

5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' 6-9-67 SHEET 1 OF 6

FDP 12 1 OF 6

FINAL DEVELOPMENT PLAN CRITERIA - PHASE XII

VILLAGE OF HARPER'S CHOICE, SECTION #1
LONGFELLOW AREA #1

1. PUBLIC STREETS AND ROADS - SECTION 17.031 A (1):

As shown on subdivision plats.

2. PUBLIC RIGHTS-OF-WAY - SECTION 17.031 A (2):

As shown on subdivision plats.

3. MAJOR UTILITY RIGHTS-OF-WAY - SECTION 17.031 A (3):

As shown on subdivision plats.

4. DRAINAGE FACILITIES - SECTION 17.031 A (4):

As shown on subdivision plats.

5. RECREATIONAL, SCHOOL, PARK, AND OTHER COMMUNITY USES - SECTION 17.031 B:

As shown on subdivision plats.

6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - SECTION 17.031 D:

A. Single Family Residential Land Use Areas

No structure shall be located upon lots devoted to single family residential land use within 20 feet of the right-of-way of any public street, road, or highway; except however, that structures may be constructed at any location within such twenty-foot front yard setback area if such construction is in accordance with a site plan approved by the Howard County Planning Commission. No structure shall be located within five feet of any property line not a right-of-way line for a public street, road or highway, exept 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 on two adjacent lots with the common wall between the two garages constructed upon the common property line. —
The term "structure" as used in this Final Development Plan Phase shall not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing, signs, or other similar minor structures upon which no restriction as to location is imposed. Determination of the specific character of "similar minor structures" 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 in height if solid or closed nor five feet in height if open.

B. Open Space Land Use Areas

No structure within Open Space Land Use Areas shall be located within 25 feet of the right-of-way of any public street, road, or highway; or within 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 plan approved by the Howard County Planning Commission.

7. PERMITTED USES - SECTION 17.031 D:

A. Single Family Land Use Areas:

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

B. Open Space Land Use Areas:

All areas within open space land use areas are to be used for all open space uses, including, but not limited to, pedestrian and bicycle pathways; all such open space land use areas may be used as utility and drainage easements.

8. HEIGHT LIMITATIONS - SECTION 17.031 E:

A. Single Family Residential Land Use Areas:

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

B. 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 plan approved by the Howard County Planning Commission.

9. PARKING REQUIREMENTS - SECTION 17.031 E:

A. Single Family Land Use Areas:

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

B. Open Space Land Use Areas:

No parking requirements are imposed upon any of the land within this Final Development Plan Phase classified as Open Space Use.

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. Single-Family Residential Land Use Areas:

In no event shall more than thirty percent (30%) of any lot devoted to single-family residential purposes be covered by buildings or other major structures.

Open Space Uses:

No more than 10 percent of the land within this Final Development Plan Phase devoted to Open Space Uses shall, in the aggregate, be covered by buildings or major structures.

TABULATION OF LAND USE IN ACRES

LAND USE		Totals
S.F.M.D.		30.717
Open Space		
	Credited (C)	1.733
	Non-Credited (NC)	0
Totals		32.450

RECORDED PLAT BOOK 11 FOLIO 82
ON 11/7 1967 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF HARPERS CHOICE
SECTION I — LONGFELLOW
AREA I

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE TWELVE
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=50' 6-9-67 SHEET 2 OF 6

SEE SHEET 5

S 34°04'23"E 163.65'

N 508091.82
E 832801.98

S 31°40'56"E 60.00'

S 27°14'17"E 115.00'

N 507802.96
E 832977.81

S 48°29'14"W 65.00'

S 38°13'00"W 70.00'

S 20°11'29"W 65.00'

S 04°28'25"W 60.00'

S 11°29'39"E 65.00'

S 30°42'18"E 65.00'

S 30°53'45"E 90.00'

N 507387.25
E 832951.07

S 65°30'19"W 120.00'

N 507,750
E 833,000

N 507,300
E 833,000

GRID NORTH

SEE SHEET 4

N 33°58'50"E 642.32'

N 507,750
E 832,450

SINGLE FAMILY MEDIUM DENSITY

7.397 AC.

FLOTS

OAK

N 507338.13
E 832841.58

R=376.98'
44.49'

S 47°28'30"E 129.84'

R=355.62'
L=284.84

N 01°35'00"W 110.03'

N 506856.21
E 833086.37

ROAD

N 507057.88
E 832980.76

S 49°34'52"W 97.10'

N 01°35'00"W 204.51'

N 88°25'00"E 100.00'

N 506994.92
E 832906.83

N 506853.45
E 832986.41

N 507542.61
E 832431.80

N 40°56'11"W 725.00'

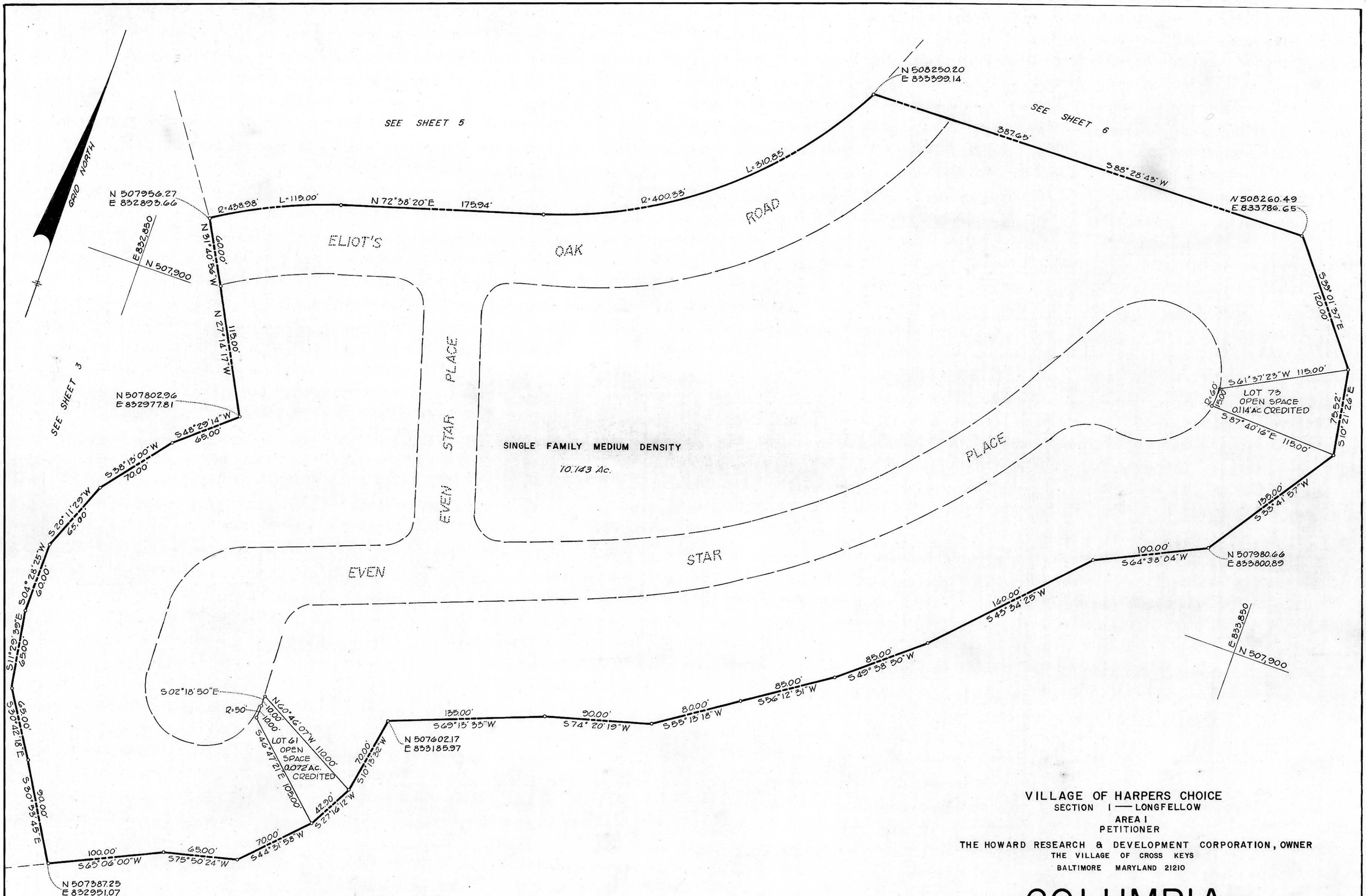
VILLAGE OF HARPERS CHOICE
SECTION 1 — LONGFELLOW
AREA 1
PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION, OWNER
THE VILLAGE OF CROSS KEYS
BALTIMORE MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE TWELVE
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"= 50' 6-9-67 SHEET 3 OF 6

RECORDED FLAT BOOK 11 FOLIO 83
ON 11/7 67 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

FDP 12 3 OF 6



VILLAGE OF HARPERS CHOICE
SECTION I — LONGFELLOW
AREA I
PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION, OWNER
THE VILLAGE OF CROSS KEYS
BALTIMORE MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE TWELVE
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=50' 6-9-67 SHEET 4 OF 6

RECORDED PLAT BOOK 11 FOLIO 84
ON 11/7 1967 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

FDP 12 4 of 6

N508091.82
E832801.98

175.00

61.42'

N 33° 58' 50" E

925.06'

688.64'

N508959.91
E833347.69

N 15° 51' 18" E
105.00'

S 74° 08' 42" E
100.00'

S 53° 30' 15" E
75.90'

S 65° 33' 14" E

220.00'

833,200
508,800

SEE SHEET 3
N-34°-04'-23"-W 163.65'

N507956.27
E832893.66

R=438.98'
L=115.00'

S-72°-38'-20"-W 175.94'

ELLIOT'S

SINGLE FAMILY MEDIUM DENSITY
2.348 AC.

S-88°-28'-43"-W
499.43'

LOT 24
OPEN SPACE
0.567 AC. (CREDITED)

N-88°-28'-43" E
487.95'

EVANGELINE

WAY

SINGLE FAMILY MEDIUM DENSITY
6.014 AC.

CELESTIAL

WAY

R=400.33'
L=310.83'

L=363.50'

L=52.66'

L=2.88'

47.79'

R=305.17'
L=50.67'

N508343.87
E833442.54

S 30° 07' 40" W

523.23'

N508796.41
E833705.17

833,200
507,900

OAK

ROAD

SEE SHEET 4

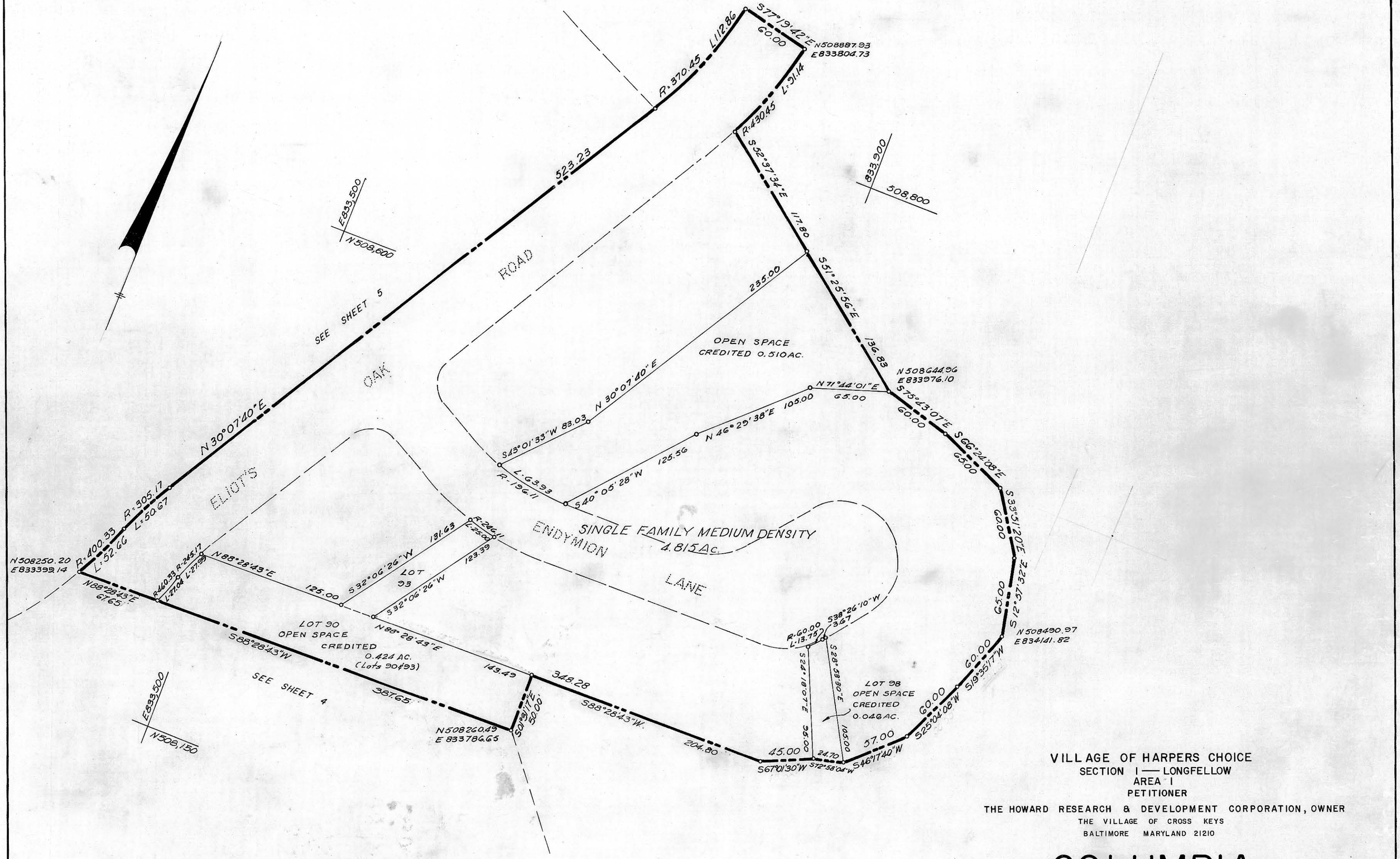
SEE SHEET 6

VILLAGE OF HARPERS CHOICE
SECTION I — LONGFELLOW
AREA I
PETITIONER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION, OWNER
THE VILLAGE OF CROSS KEYS
BALTIMORE MARYLAND 21210

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE TWELVE
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"= 50' 6-9-67 SHEET 5 OF 6

RECORDED PLAT BOOK 11 FOLIO 85
ON 11/1 1967 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.



VILLAGE OF HARPERS CHOICE
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FINAL DEVELOPMENT PLAN PHASE TWELVE
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=50' 6-9-67 SHEET 6 OF 6

RECORDED — PLAT BOOK 11 FOLIO 86
ON 11/7 1967 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.