

VICINITY MAP
SCALE 1:24,000

RECORDED - PLAT BOOK 14 FOLIO 14
ON 1/10/68 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MD.

VILLAGE OF HARPERS CHOICE
SECTION 1 - LONGFELLOW
AREA 5

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE TWENTY-FOUR
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1"=200'
NOVEMBER 1967

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

Barbara T. Polgar
LAND SURVEYORS SIGNATURE

HOWARD COUNTY PLANNING COMMISSION
APPROVED AS TO LEGAL SUFFICIENCY

James M. Vaughn 1/9/68 *Wilma J. Danner* 1-10-68
H.C.P.C. COUNSEL DATE H.C.P.C. CHAIRMAN DATE

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

FINAL DEVELOPMENT PLAN CRITERIA
 PHASE XXIV-VILLAGE OF HARPER'S CHOICE, SECTION #1
 LONGFELLOW AREA #5

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 Final Development Plan.

6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES

A. COMMERCIAL LAND USE AREAS

No building or accessory building shall be located on Lot 1 within 20 feet 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 Lot 1.

B. OPEN SPACE LAND USE AREAS

No structure within Open Space Land Use Areas shall be located within twenty-five feet (25') of the right-of-way of any public street, road, or highway or within twenty-five feet (25') 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. COMMERCIAL LAND USE AREAS

All uses permitted in commercial districts or commercial use zones are permitted in Lot 1 including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in S-C districts.

B. OPEN SPACE LAND USE AREAS

All open space land use areas within this Final Development Plan Phase may be used as utility and drainage easements and for all open space uses including, but not limited to, all of the following:

- a. Operation and maintenance of a public or private park, playground, swimming pool and similar community recreational uses.

b. Operation of a public or private child care center.

c. Operation of a Neighborhood Community Center which may be used for all community activities customary to a Neighborhood Center, including, but not limited to:

- 1. the presentation and performance of outdoor community activities, public or private, such as musical and theatrical performances, outdoor picnics, art shows, and carnivals.
- 2. rummage sales, white elephant sales, cake sales, dances, and similar activities.
- 3. operation of a community hall including leasing of same for public or private uses.
- 4. operation of such commercial activities as are consistent with a Neighborhood Center such as a snack bar.
- 5. in computing the amount of land devoted to open space use under the requirements of Section 17.018 of the Howard County Zoning Regulations, only 90% of the area used for parking shall be evaluated as credited open space use.

8. HEIGHT LIMITATIONS - SECTION 17.031 E:

A. COMMERCIAL LAND USE AREAS

No height limitation is imposed upon structures constructed within Lot 1 provided improvements thereon are constructed in accordance with a site plan approved by the Howard County Planning Commission.

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. COMMERCIAL LAND USE AREAS:

Five (5) parking spaces shall be provided for each 1,000 square feet of leasable retail commercial area constructed on Lot 1.

B. 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, except, however, that 50 parking spaces shall be provided in or adjacent to Lot 3 for the joint use of Lots 2 and 3 and the Elementary School to be constructed adjacent to Lot 3.

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. COMMERCIAL LAND USE AREAS:

No coverage requirements are imposed upon land within this Final Development Plan Phase devoted to Commercial Uses.

B. 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
COMMERCIAL	0.499
OPEN SPACE	
CRED.	2.362
NON-CRED.	0.074
TOTALS	2.935

RECORDED - PLAT BOOK 17 FOLIO 15
 ON 1/18 1968 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

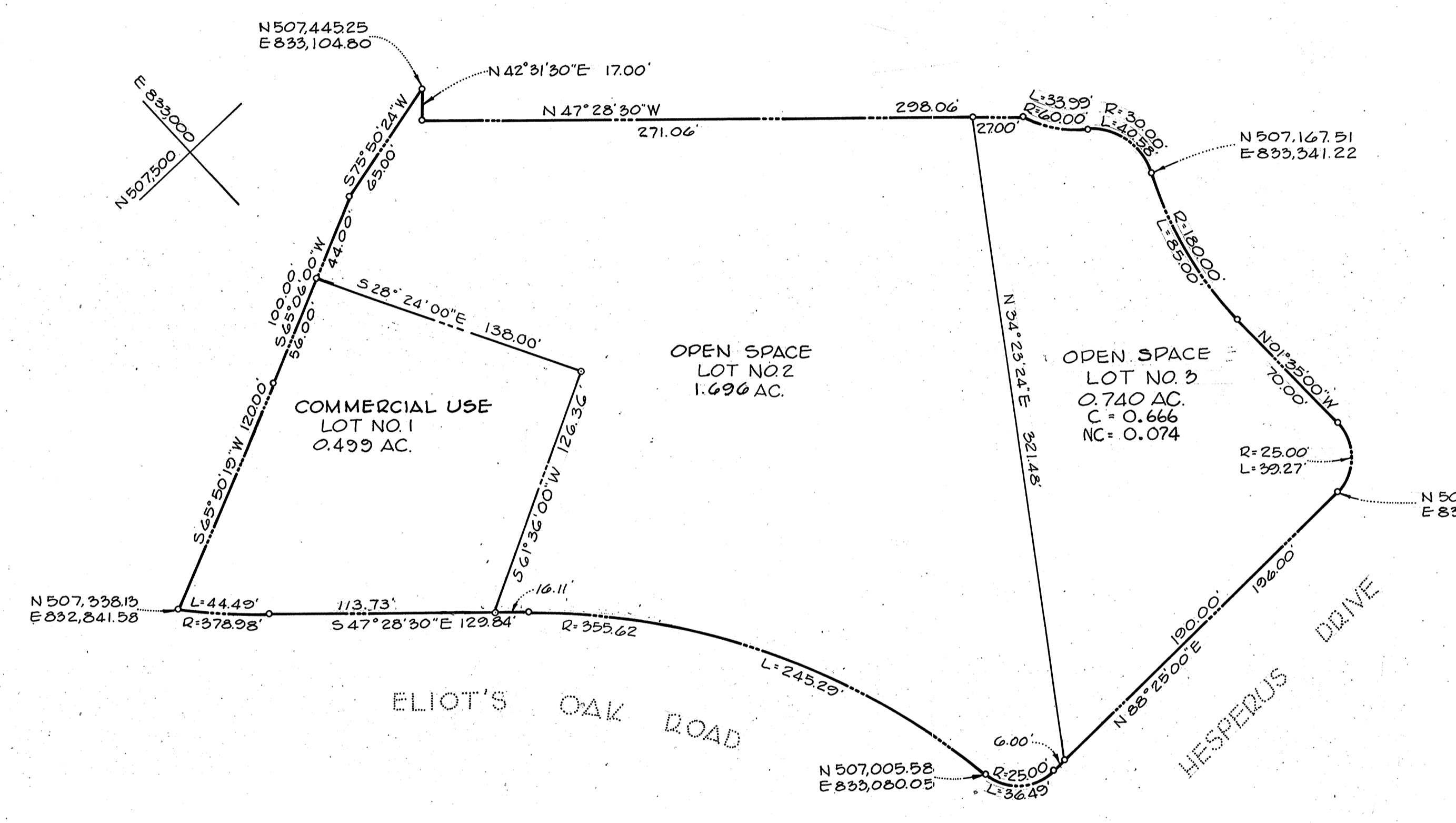
VILLAGE OF HARPER'S CHOICE
 SECTION 1 - LONGFELLOW
 AREA 5

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

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE TWENTY-FOUR
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.
 DECEMBER 1967

GRID NORTH



RECORDED PLAT BOOK 14 FOLIO 16
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5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1" = 50'
NOVEMBER 1967