

VICINITY MAP  
1 2640



RECORDED PLAT BOOK 14 FOLIO 44  
ON MARCH 29, 1968 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

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

*Bernard J. 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 A. Vaughan* 12/16/68 *Robert J. ...* 1/26/69  
H.C.P.C. COUNSEL DATE H.C.P.C. CHAIRMAN DATE

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 THIRTY THREE  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE: 1" = 400'  
JANUARY, 1968

FINAL DEVELOPMENT PLAN CRITERIA - PHASE 33  
VILLAGE OF HARPER'S CHOICE SECTION 1, AREA 5, LOT 4

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 - SECTION 17.031 D:
  - A. SCHOOL SITES  
No structure shall be located within 25 feet of the right-of-way of any public street, road, or highway nor within 25 feet of any property line.
7. PERMITTED USES - SECTION 17.031 D:
  - A. SCHOOL SITE  
Lot 4 shall be used as a public school. 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 of Lot 4 shall be evaluated as Open Space Use.
8. HEIGHT LIMITATIONS - SECTION 17.031 E:
  - A. SCHOOL SITES.  
No structure shall be constructed upon areas designated as school sites more than 35 feet in height from the highest adjoining ground elevations.
9. PARKING REQUIREMENTS - SECTION 17.031 E:  
25 parking spaces shall be provided on Lot 4 which is to be used as a school site.
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. SCHOOL SITES

No coverage requirement is imposed upon land within this Final Development Plan Phase used as a School Site.

TABULATION OF LAND USE IN ACRES

Land Use	
Open Space	
Credited	8.548
Non-Credited	.950
Total	9.498

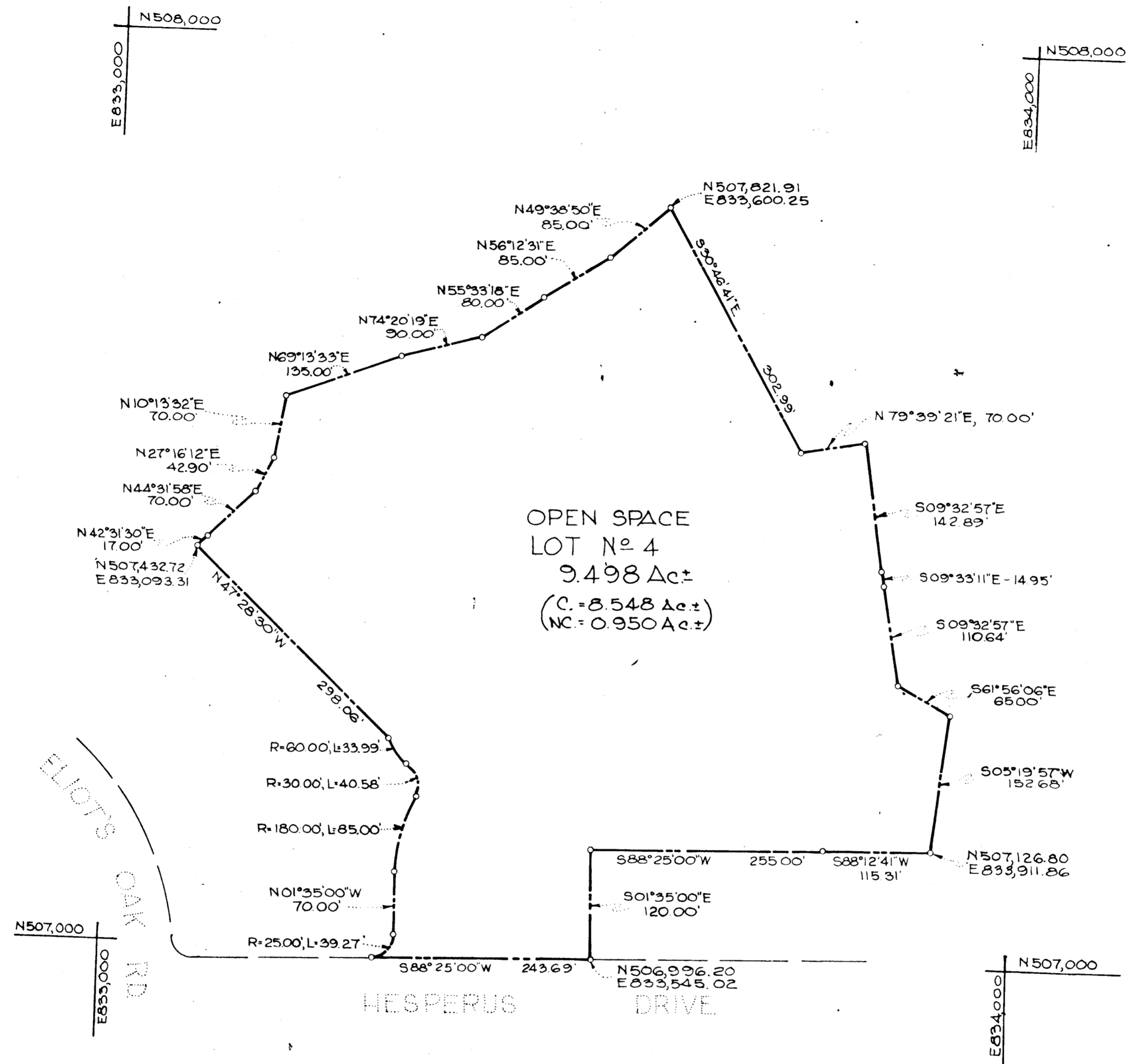
VILLAGE OF HARPER'S CHOICE  
SECTION 1  
LONGFELLOW - AREA 5  
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COLUMBIA

FINAL DEVELOPMENT PLAN PHASE THIRTY THREE  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

JANUARY, 1968

RECORDED PLAT BOOK 14 FOLIOS 45  
ON MARCH 29, 1968 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.



ELIOTS OAK RD

HESPERUS DRIVE

VILLAGE OF HARPER'S CHOICE  
 SECTION 1  
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# COLUMBIA

FINAL DEVELOPMENT PLAN PHASE THIRTY THREE  
 5TH ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE 1" = 100'  
 JANUARY, 1968

RECORDED PLAT BOOK 14 FOLIOS 46  
 ON MARCH 22, 1968 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MD.