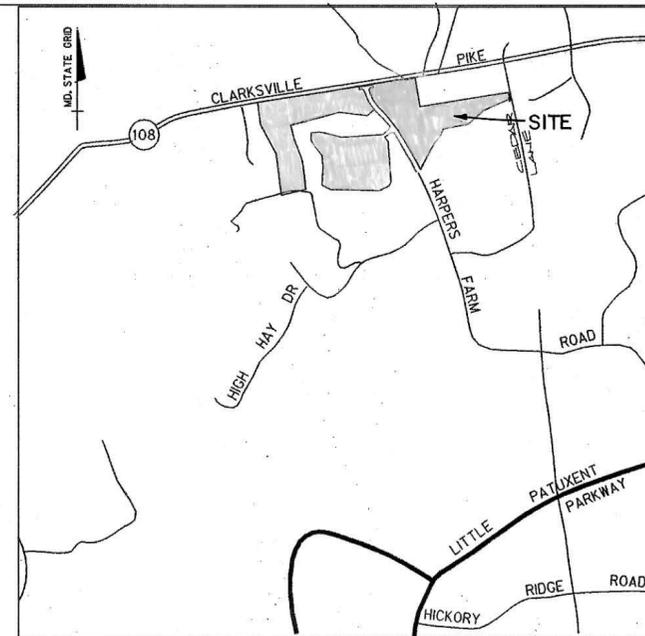


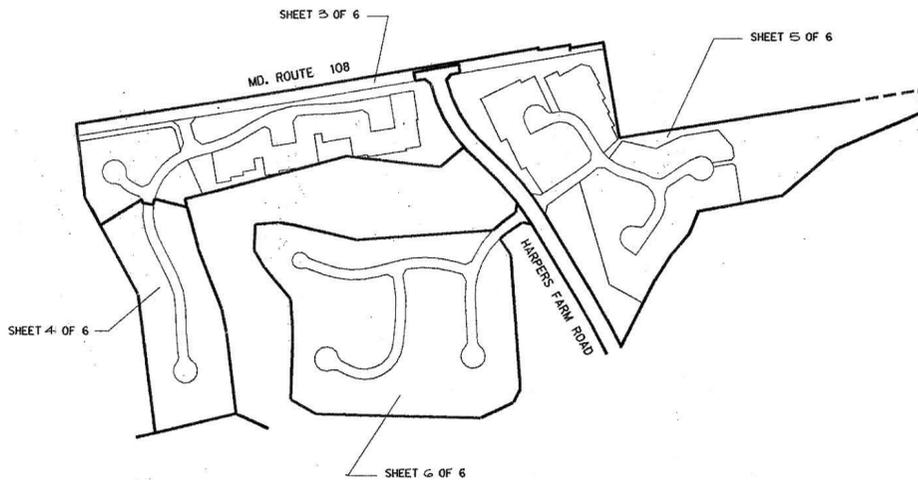
# VILLAGE OF HARPERS CHOICE

## SECTION 7 AREAS 3, 4 & 5

### FINAL DEVELOPMENT PLANS



**VICINITY MAP**  
SCALE: 1" = 2000'



**LOCATION MAP**  
SCALE 1"=600'

PURPOSE FOR AMENDMENT:  
CORRECT BRG. & DIST. ON SHT. 6 OF 6 AT WELLINGHALL WAY. REVISE OPEN SPACE LOT 146 ON SHT. 5 OF 6.  
REVISE AREA TABS TO REFLECT CHANGES. SHT. 2 OF 6

RECORDED ~~IN PLAT~~ **FDP-204-A-3054-1143**  
ON **8-28-89** AMONG THE LAND RECORDS OF  
**HOWARD COUNTY, MD.**

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 204 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, ON MAY 16, 1989 AS PLAT 3054A-1066.

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED AUGUST 2, 1985



BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED 8-10-65  
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-4-1968  
AMENDED Z.B. CASE 606 RESOLUTION APPROVED 11-22-1972  
AMENDED Z.B. CASE 604 RESOLUTION APPROVED 1-7-1974  
AMENDED Z.B. CASE 693 RESOLUTION APPROVED 12-20-1976  
AMENDED Z.B. CASE 817 RESOLUTION APPROVED 9-9-1986

HOWARD COUNTY PLANNING BOARD

*[Signature]* 8/14/90 *[Signature]* 8/14/90  
H.C.P.B. EXEC. SECRETARY DATE H.C.P.B. CHAIRMAN DATE

204	5/16/89	3054A-1066 TO 1071
	DATE	PLAT
PHASE	RECORDATION	

## VILLAGE OF HARPERS CHOICE SECTION 7 AREAS 3, 4 & 5

PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT LAND CO.

COLUMBIA, MARYLAND 21044

## COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 204-A

5TH ELECTION DISTRICT HOWARD CO., MD.

SCALE: AS NOTED

SHEET 1 OF 6

FINAL DEVELOPMENT PLAN CRITERIA

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE IS APPLICABLE TO SECTION 7, AREAS 3, 4 & 5 OF THE VILLAGE OF HARPER'S CHOICE ZONED NEW TOWN.

1. PUBLIC STREET AND ROADS - SECTION 122-C-3-b:

TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPT. OF PLANNING AND ZONING.

2. PUBLIC RIGHTS-OF-WAY - SECTION 122-C-3-b:

2A TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPT. OF PLANNING AND ZONING.

2B VEHICULAR INGRESS AND EGRESS TO MARYLAND ROUTE 108 AND HARPER'S FARM ROAD WILL BE PERMITTED ONLY AT POINTS OF ACCESS APPROVED BY THE HOWARD COUNTY DEPT. OF PLANNING AND ZONING, DPW & SHA.

3. MAJOR UTILITY RIGHTS-OF-WAY - SECTION 122-C-3-b:

TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPT. OF PLANNING AND ZONING AND DPW

4. DRAINAGE FACILITIES - SECTION 122-C-3-b:

TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPT. OF PLANNING AND ZONING AND DPW

5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - SECTION 122-C-3-c:

TO BE SHOWN ON THE FINAL DEVELOPMENT PLAN, IF REQUIRED BY THE HOWARD COUNTY PLANNING BOARD.

6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - SECTION 122-C-3-d-(1):

THE TERM "STRUCTURE", AS USED IN THIS FINAL DEVELOPMENT PLAN PHASE, SHALL INCLUDE BUT NOT BE LIMITED TO:

- CORNICES AND EAVES
- ROOF OR BUILDING OVERHANGS
- CHIMNEYS
- PORCHES, DECKS, OPEN OR ENCLOSED
- BAY WINDOWS, ORIEL, VESTIBULE, BALCONY
- PRIVACY WALLS OR SCREENS
- ALL PARTS OF ANY BUILDINGS DWELLING, OR ACCESSORY BUILDINGS

ALL SETBACK AREAS SHALL BE CLEAR OF ANY PROTRUSIONS, EXTENSIONS, OR CONSTRUCTION OF ANY TYPE, EXCEPT CORNICES AND EAVES MAY PROJECT NOT MORE THAN THREE (3) FEET INTO THE SETBACK AREA; BAY WINDOWS, ORIELS, VESTIBULES, BALCONIES OR CHIMNEYS WHICH ARE NOT MORE THAN TEN (10) FEET IN WIDTH MAY PROJECT NOT MORE THAN FOUR (4) FEET INTO THE SETBACK AREA; AND PORCHES, DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN THREE (3) FEET INTO THE FRONT OR REAR SETBACK AREA, AND WHERE ANY LAND USE IS ADJACENT TO A PRINCIPAL ARTERIAL OR INTERMEDIATE DIVIDED ARTERIAL HIGHWAY NO STRUCTURE SHALL BE LOCATED WITHIN 50' OF THE RIGHT-OF-WAY LINE THEREOF EXCEPT, HOWEVER, THAT STRUCTURES MAY BE CONSTRUCTED AT ANY LOCATION WITHIN SUCH SETBACK AREAS IF SUCH CONSTRUCTION IS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

THE TERM "STRUCTURE" DOES NOT INCLUDE THE FOLLOWING UPON WHICH NO RESTRICTION AS TO LOCATION IS IMPOSED:

- WALKS
- SHRUBBERY
- TREES
- ORNAMENTAL LANDSCAPING
- TRELLISES
- EXCAVATIONS OR FILL
- FENCING UNDER 6' IN HEIGHT
- RETAINING WALLS UNDER 3' IN HEIGHT
- SIMILAR MINOR STRUCTURES

DETERMINATION OF THE SPECIFIC CHARACTER OF "SIMILAR MINOR STRUCTURES" AND SETBACKS APPLICABLE THERETO WILL BE MADE BY THE HOWARD COUNTY DEPT. OF PLANNING AND ZONING.

FENCES OR WALLS, IF LOCATED WITHIN SETBACK AREAS ADJACENT TO A PUBLIC STREET, ROAD, OR HIGHWAY UPON WHICH CONSTRUCTION OF STRUCTURES IS PROHIBITED, SHALL NOT EXCEED 3' IN HEIGHT IF SOLID OR CLOSED NOR 5' IN HEIGHT IF OPEN, EXCEPT IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

6A SINGLE FAMILY LOW AND/OR MEDIUM DENSITY

NO STRUCTURE SHALL BE LOCATED UPON LOTS DEVOTED TO SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE WITHIN 20 FEET OF ANY 50' STREET RIGHT-OF-WAY, NOR WITHIN 30 FEET OF ANY 60' OR GREATER STREET RIGHT-OF-WAY, NOR WITHIN 50 FEET OF A PRINCIPAL ARTERIAL HIGHWAY, NOR WITHIN 7-1/2 FEET OF ANY PROPERTY LINE NOT A RIGHT-OF-WAY FOR A PUBLIC STREET, ROAD, OR HIGHWAY, EXCEPT, HOWEVER, THAT STRUCTURES MAY BE CONSTRUCTED AT ANY LOCATION WITHIN SUCH SET-BACK AREAS PROVIDED ALL STRUCTURES AND CONSTRUCTION IS DEVELOPED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

STRUCTURES MAY BE LOCATED ON THE PROPERTY LINE PROVIDED NO PART OF THE BUILDING SHALL PROTRUDE OVER THE ADJOINING LOT AND PROVIDED THAT A MAINTENANCE EASEMENT AGREEMENT BE INCLUDED IN THE DEED WHERE APPROPRIATE. SPACING BETWEEN SINGLE FAMILY DETACHED DWELLING UNITS SHALL BE A MINIMUM OF 15 FEET. ALL STRUCTURES MUST BE DEVELOPED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

THE PLANNING BOARD MAY, UPON APPLICATION, DESIGNATE ON A SUBDIVISION PLAT, A LOT, LOTS OR PARCELS, AS 'COMMON OPEN AREAS' WHICH WILL NOT BE CREDITED TO 'OPEN SPACE', BUT, WILL BE CREDITED TO THE SINGLE FAMILY LOW AND/OR MEDIUM DENSITY OF THE PHASE IN WHICH IT PRESENTLY EXISTS.

PERMANENT ACCESS TO LOTS MAY BE PROVIDED BY MEANS OF PERPETUAL COMMON RECIPROCAL ACCESS EASEMENT AS SHOWN ON THE FINAL SUBDIVISION PLAT.

6D 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 122-C-3-d-(2):

7A-1 SINGLE FAMILY LOW DENSITY LAND AREAS

ALL LOTS WITHIN SINGLE FAMILY LOW DENSITY LAND USE AREAS SHALL BE USED ONLY FOR SINGLE FAMILY DETACHED LOW DENSITY RESIDENTIAL USES, INCLUDING PRIVATE RECREATION FACILITIES, SUCH AS SWIMMING POOL, TENNIS COURTS, BASKETBALL COURTS, RESERVED FOR THE USE OF THE ON-SITE RESIDENTS AND THEIR GUESTS.

7E-1 OPEN SPACE LAND USE AREAS

LOTS 141, 142, 143, 145, AND 146 (CREDITED) AND LOT 144 (NON-CREDITED) ARE TO BE USED FOR ALL OPEN SPACE LAND USES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN AND BICYCLE PATHWAYS. THESE LOTS MAY BE USED FOR DRAINAGE AND UTILITY EASEMENTS IF NECESSARY, PROVIDED THAT SUCH EASEMENTS ARE SHOWN ON THE SUBDIVISION PLAT IF REQUIRED BY THE HOWARD COUNTY DEPT. OF PLANNING AND ZONING.

8. HEIGHT LIMITATIONS - SECTION 122-C-3-d(3)

8A-1 SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE AREAS

NO STRUCTURE SHALL BE CONSTRUCTED MORE THAN 34 FEET IN HEIGHT FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING UPON LOTS DEVOTED TO SINGLE FAMILY LAND USES.

8E 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 122-C-3-d-(3):

9A SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS

NO LESS THAN TWO (2) OFF-STREET PARKING SPACES CONTAINING A MINIMUM AREA OF ONE HUNDRED EIGHTY (180) SQUARE FEET PER EACH PARKING SPACE SHALL BE PROVIDED ON EACH LOT WITHIN SINGLE FAMILY LAND USE AREAS, EXCEPT THAT WHEN DRIVEWAY ACCESS IS TO A 60' OR GREATER STREET RIGHT-OF-WAY, TWO PARKING SPACES SHALL BE PROVIDED EXCLUSIVE OF ANY AREA ENCOMPASSED BY A GARAGE, EACH WITH ACCESS TO THE STREET WITHOUT CROSSING THE OTHER PARKING SPACE.

9E 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. ANY OPEN SPACE LAND USE AREAS AS MAY BE REQUIRED FOR PARKING PURPOSES BY THE HOWARD COUNTY PLANNING BOARD SHALL BE DEDUCTED FROM THE CREDITED OPEN SPACE LAND USE TABULATIONS AND DENOTED AS NON-CREDITED IN ACCORDANCE WITH SECTION 122-A-8 OF THE HOWARD COUNTY ZONING REGULATIONS.

10. SETBACK PROVISIONS- SECTION 122-C-3-d(3)

10A 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 122-C-3-d(3)

AS SHOWN ON SUBDIVISION PLAT IN ACCORDANCE WITH MINIMUM LOT SIZES AS MAY BE REQUIRED BY THE HOWARD COUNTY PLANNING BOARD.

12. COVERAGE REQUIREMENTS - SECTION 122-C-3-d(3)

12A SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS

LOTS LESS THAN 10000 SQUARE FEET WHICH DO NOT ADJOIN OPEN SPACE SHALL NOT EXCEED 30% LOT COVERAGE.

12E 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 BE COVERED BY BUILDINGS OR MAJOR STRUCTURES EXCEPT IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN AS APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

LAND USE TABULATION		
SINGLE FAMILY LOW DENSITY		63.4622 AC.
ROADS:		
STATE R/W	3.3070 AC.	
COUNTY R/W	10.2751 AC.	
OPEN SPACE:		
CREDITED		17.0901 AC.
NON-CREDITED		0.4067 AC.
TOTAL		80.9600 AC.

RECORDED IN PLAT 3054A-1067  
8-28 1989  
HOWARD COUNTY

VILLAGE OF HARPER'S CHOICE  
SECTION 7 AREAS 3, 4 & 5

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT LAND CO.  
COLUMBIA, MARYLAND 21044

COLUMBIA

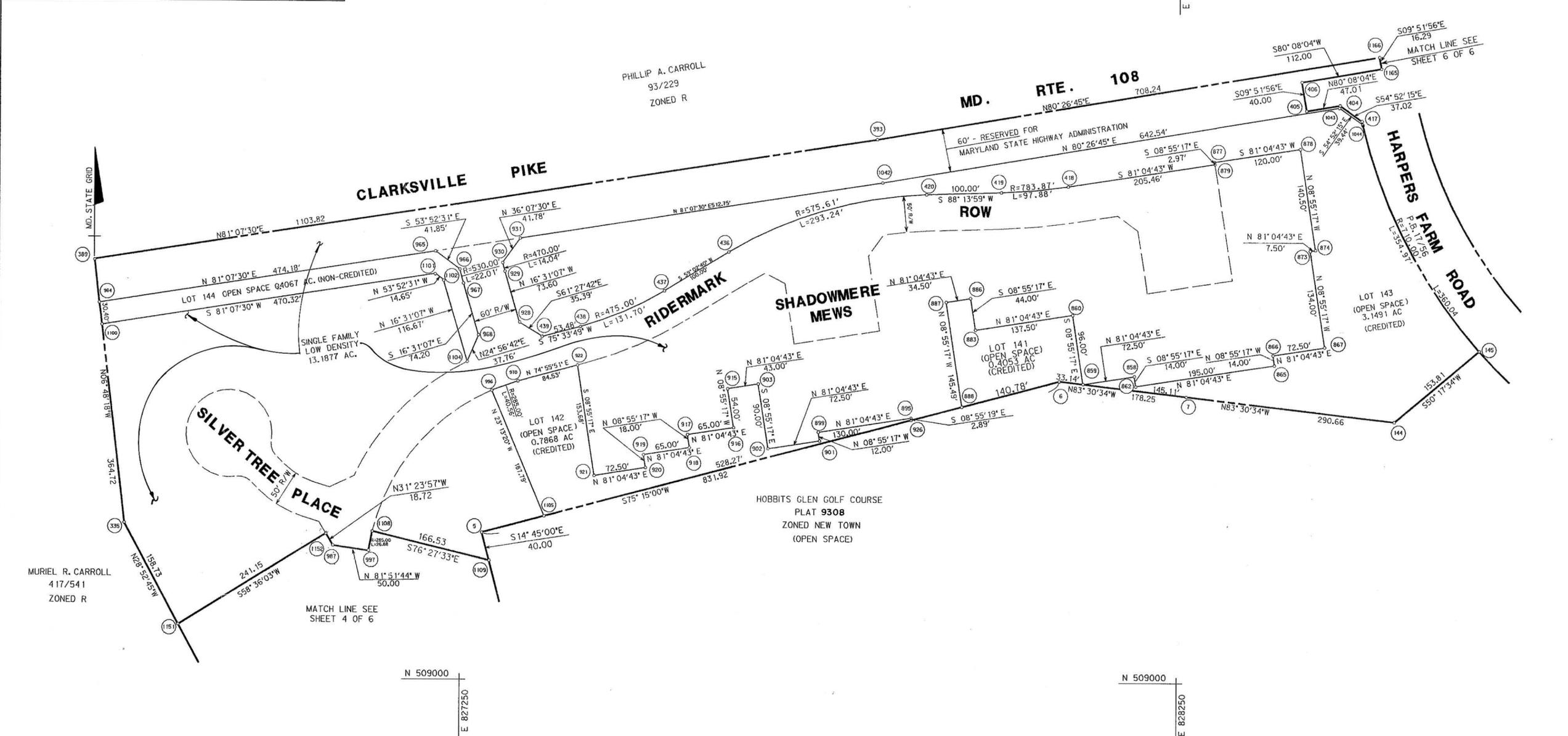
AMENDED FINAL DEVELOPMENT PLAN PHASE 204-A  
5TH ELECTION DISTRICT HOWARD CO., MD.

SCALE: AS NOTED

SHEET 2 OF 6

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 204 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, ON MAY 16, 1989 AS PLAT 3054A-1067.

FROM	TO	RADIUS	LENGTH	DELTA	TANGENT	CHORD
929	930	470.00'	14.04'	01°42'41"	7.02'	N 15°39'46" W 14.04'
966	967	530.00'	22.01'	02°22'47"	11.01'	S 15°19'44" E 22.01'
996	970	285.00'	40.56'	08°09'11"	20.31'	N 70°51'16" E 40.52'
437	438	475.00'	131.70'	15°53'12"	66.28'	S 66°59'15" W 131.28'
420	436	575.61'	293.24'	29°11'20"	149.88'	S 73°38'20" W 290.08'
418	419	783.87'	97.88'	07°09'16"	49.00'	S 84°39'21" W 97.82'
417	145	710.00'	360.04'	29°03'17"	183.98'	S 27°41'47" E 356.19'
1108	997	285.00'	26.88'	05°24'11"	13.45'	S 10°50'21" W 26.87'



NO.	NORTH	EAST	NO.	NORTH	EAST
5	509202.23	827280.00	902	509319.24	827679.25
6	509414.04	828084.50	903	509408.15	827665.29
7	509393.89	828261.61	915	509401.48	827622.81
144	509361.04	828550.40	916	509348.14	827631.19
145	509459.30	828669.73	917	509338.06	827566.97
335	509212.57	826781.48	918	509320.28	827569.77
389	509574.72	826738.26	919	509310.20	827505.55
393	509745.02	827828.87	920	509292.41	827508.34
404	509795.98	828472.90	921	509281.17	827436.72
405	509787.93	828426.58	922	509432.99	827412.89
406	509827.34	828419.73	926	509359.65	827877.89
417	509774.68	828503.18	928	509488.87	827331.95
418	509691.96	828097.10	929	509559.45	827311.02
419	509612.85	827999.70	930	509572.84	827307.23
420	509669.76	827899.75	931	509606.69	827331.36
436	509588.05	827621.42	964	509515.11	826745.37
437	509536.61	827535.66	965	509588.26	827213.88
438	509485.29	827414.83	966	509563.59	827247.68
439	509471.96	827363.04	967	509542.37	827253.50
858	509421.54	828189.05	968	509471.22	827274.60
859	509410.30	828117.43	970	509411.01	827331.26
860	509505.13	828102.54	987	509183.23	827073.73
862	509407.71	828191.23	996	509397.72	827292.98
865	509437.95	828383.87	997	509176.16	827123.23
866	509451.78	828381.70	1042	509685.80	827838.47
867	509463.02	828453.32	1043	509792.44	828472.10
873	509595.40	828432.54	1044	509769.75	828504.35
874	509596.56	828439.95	1100	509484.92	826748.98
877	509716.76	828299.61	1101	509557.48	827213.66
878	509735.36	828418.16	1102	509548.84	827225.50
879	509713.82	828100.07	1104	509436.99	827259.67
883	509483.81	827966.71	1105	509225.15	827367.03
886	509527.28	827959.88	1108	509202.54	827128.28
887	509521.93	827925.80	1109	509163.55	827290.18
888	509378.20	827948.36	1151	509073.58	826858.14
895	509362.50	827877.44	1152	509199.22	827063.98
899	509342.34	827749.01	1165	509846.53	828530.08
901	509330.49	827750.87	1166	509862.58	828527.28

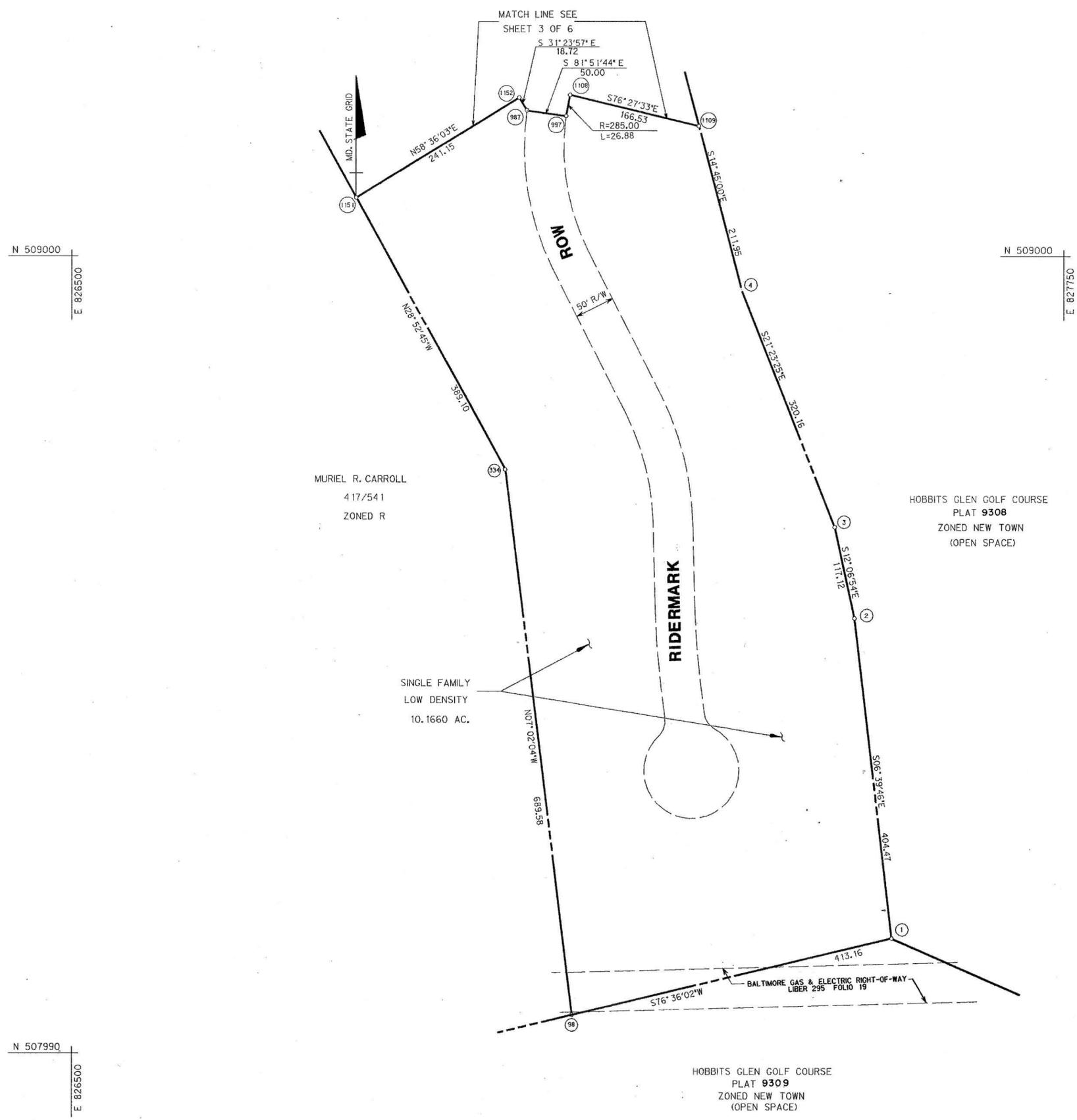
NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 204 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, ON MAY 16, 1989 AS PLAT 3054A-106 &

RECORDED PLAT FDP-204-A-3054-1145  
8-28 1990 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**VILLAGE OF HARPERS CHOICE**  
SECTION 7 AREAS 3, 4 & 5  
PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT LAND CO.  
COLUMBIA, MARYLAND 21044  
**COLUMBIA**  
AMENDED FINAL DEVELOPMENT PLAN PHASE 204-A  
5TH ELECTION DISTRICT HOWARD CO., MD.  
SCALE: 1"=100'  
SHEET 3 OF 6

CURVE DATA TABLE						
FROM	TO	RADIUS	LENGTH	DELTA	TANGENT	CHORD
997	1108	285.00'	26.88'	05°24'11"	13.45'	N 10°50'21" E 26.87'

COORDINATES					
NO.	NORTH	EAST	NO.	NORTH	EAST
1	508144.23	827532.42			
2	508545.97	827485.49			
3	508660.48	827460.91			
4	508958.59	827344.14			
98	508048.48	827130.50			
334	508732.87	827046.05			
987	509183.23	827073.73			
997	509176.16	827123.23			
1108	509202.54	827128.28			
1109	509163.55	827290.18			
1151	509073.58	826858.14			
1152	509199.22	827063.98			

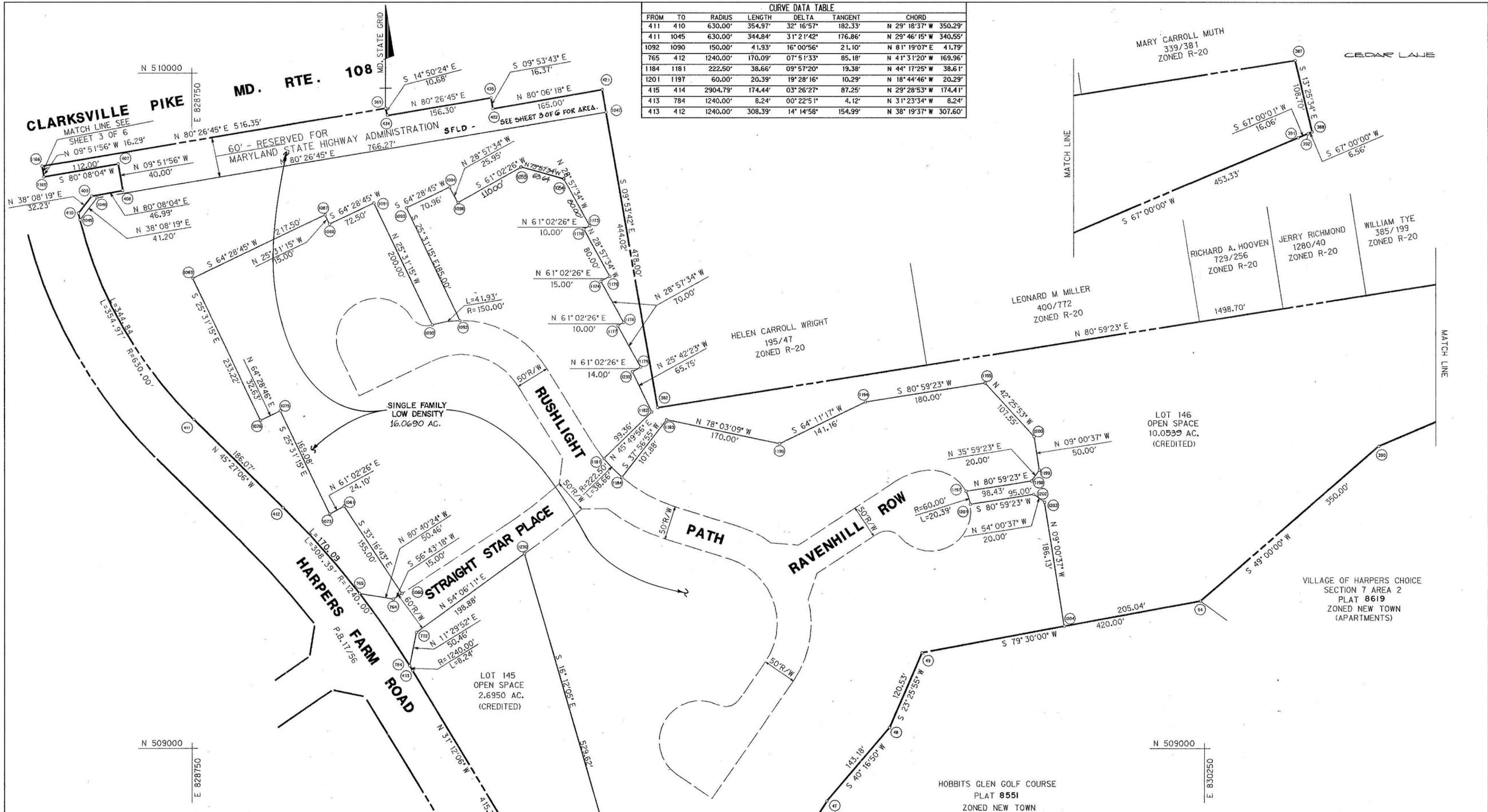


RECORDED PLAT FDP-204-A-3057-1146  
 ON 8-25 1990 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MD.

**VILLAGE OF HARPERS CHOICE**  
**SECTION 7 AREAS 3, 4 & 5**  
 PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT LAND CO.  
 COLUMBIA, MARYLAND 21044  
**COLUMBIA**  
 AMENDED FINAL DEVELOPMENT PLAN PHASE 204-A  
 5TH ELECTION DISTRICT HOWARD CO., MD.  
 SCALE: 1"=100' SHEET 4 OF 6

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 204 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, ON MAY 16, 1989 AS PLAT 3054A-1069

FROM	TO	RADIUS	LENGTH	DELTA	TANGENT	CHORD
411	410	630.00'	354.97'	32° 16' 57"	182.33'	N 29° 18' 37" W 350.29'
411	1045	630.00'	344.84'	31° 21' 42"	176.86'	N 29° 46' 15" W 340.55'
1092	1090	150.00'	41.93'	16° 00' 56"	21.10'	N 81° 19' 07" E 41.79'
765	412	1240.00'	170.09'	07° 51' 33"	85.18'	N 41° 31' 20" W 169.96'
1184	1181	222.50'	38.66'	09° 57' 20"	19.38'	N 44° 17' 25" W 38.61'
1201	1197	60.00'	20.39'	19° 28' 16"	10.29'	N 18° 44' 46" W 20.29'
415	414	2904.79'	174.44'	03° 26' 27"	87.25'	N 29° 28' 53" W 174.41'
413	784	1240.00'	8.24'	00° 22' 51"	4.12'	N 31° 23' 34" W 8.24'
413	412	1240.00'	308.39'	14° 14' 58"	154.99'	N 38° 19' 37" W 307.60'

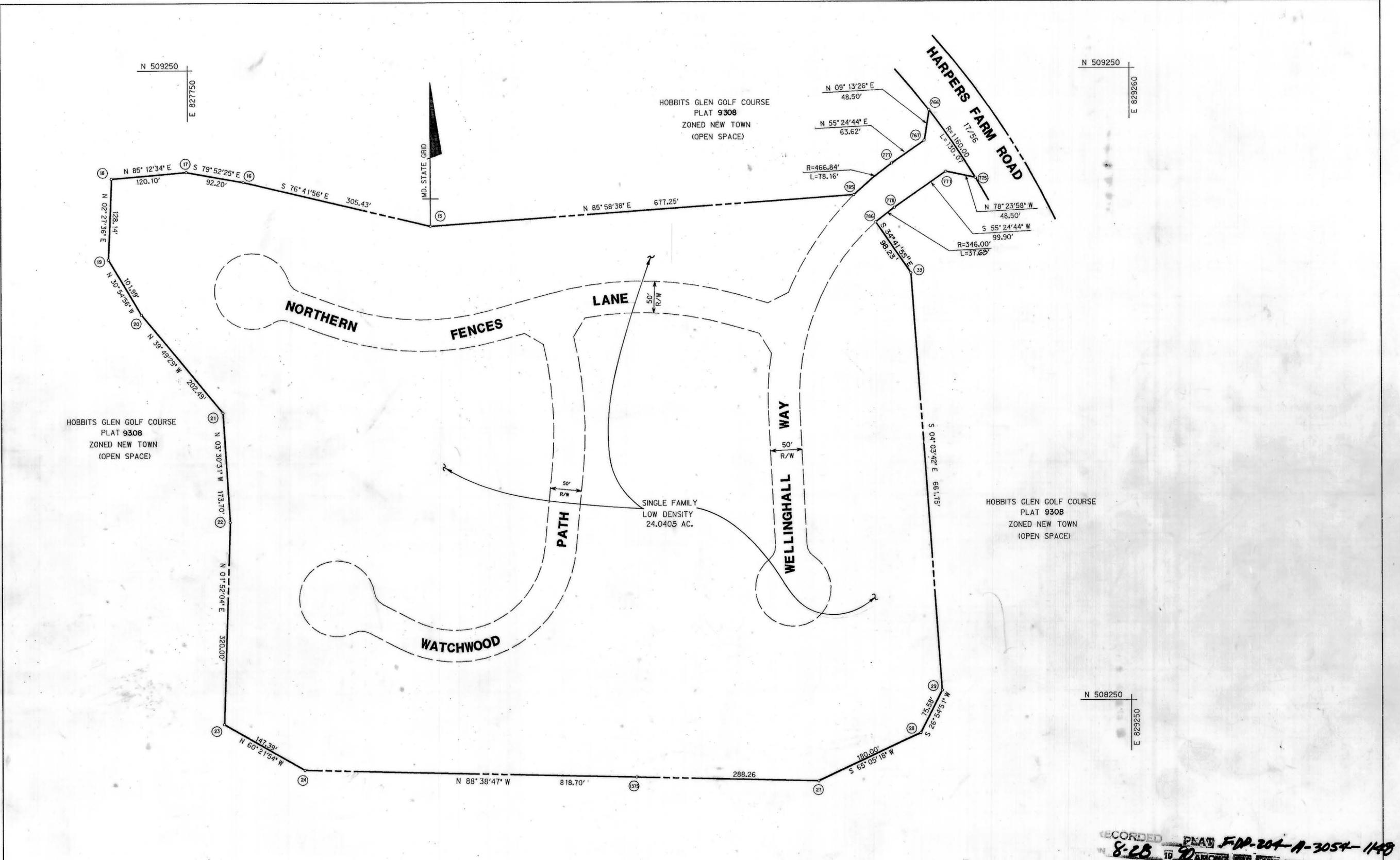


COORDINATES					
NO.	NORTH	EAST	NO.	NORTH	EAST
46	508803.61	829615.63	1088	509776.82	828953.99
47	508922.28	829690.56	1090	509627.57	829105.58
48	509031.51	829783.13	1091	509808.05	829019.42
49	509142.10	829831.06	1092	509633.87	829146.90
54	509218.64	830244.02	1093	509800.82	829067.19
369	509448.28	829036.48	1094	509831.39	829131.25
382	509505.24	829440.84	1098	509808.68	829143.79
387	509739.95	830921.05	1099	509861.95	829240.04
388	509634.23	830946.29	1165	509846.53	828530.08
390	509448.26	830508.17	1166	509862.58	828527.28
391	509625.39	830925.46	1170	509769.52	829331.19
392	509631.67	830940.25	1173	509774.36	829339.94
407	509865.72	828640.42	1174	509692.26	829356.80
408	509826.31	828647.27	1175	509699.53	829369.92
409	509818.26	828600.38	1176	509566.40	829274.95
410	509792.91	828581.07	1177	509626.17	829381.94
411	509487.46	828752.55	1178	509631.02	829390.69
412	509356.93	828885.16	1179	509564.93	829415.83
413	509115.63	829075.91	1181	509429.67	829360.83
414	508760.32	829291.11	1182	509498.90	829432.11
415	508608.49	829376.94	1183	509487.10	829454.14
421	509376.13	829358.70	1184	509402.03	829387.80
422	509347.78	829196.16	1190	509451.91	829620.45
434	509317.96	829039.21	1194	509513.37	829747.53
435	509363.30	829193.34	1195	509541.56	829925.31
764	509221.51	829047.62	1197	509381.20	829896.74
765	509229.69	828997.82	1198	509396.62	829933.96
784	509122.66	829071.62	1199	509412.80	830005.71
1045	509783.07	828583.46	1200	509462.18	829997.88
1046	509815.47	828608.90	1201	509361.99	829903.26
1047	509342.65	829364.54	1202	509376.86	829997.09
1060	509229.74	829060.16	1203	509365.11	830013.27
1061	509359.32	828975.11	1204	509181.28	830042.42
1073	509347.65	828954.02	1218	508688.75	829556.90
1075	509500.24	828881.17	1219	508780.14	829390.55
1076	509486.18	828851.73	1230	509288.72	829242.78
1083	509696.65	828751.25	1235	509558.15	829403.58
1087	509790.35	828947.53	1054	509208.68	829143.79

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 204 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, ON MAY 16, 1989 AS PLAT 3054A-1070.

RECORDED PLAT FDP-204-A-3054-1147  
 8-28-90 AMONG THE LAND RECORDS  
 HOWARD COUNTY MD

**VILLAGE OF HARPERS CHOICE**  
 SECTION 7 AREAS 3, 4 & 5  
 PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT LAND CO.  
 COLUMBIA, MARYLAND 21044  
**COLUMBIA**  
 AMENDED FINAL DEVELOPMENT PLAN PHASE 204-A  
 5TH ELECTION DISTRICT HOWARD CO., MD.  
 SCALE: 1"=100' SHEET 5 OF 6



COORDINATES					
NO.	NORTH	EAST	NO.	NORTH	EAST
15	509003.17	828135.80	1051	508158.71	828692.85
16	509073.44	827838.56	1345	508162.56	828530.08
17	509089.65	827747.80	1375	508129.97	828463.30
18	509079.62	827628.11			
19	508951.60	827622.61			
20	508864.10	827675.01			
21	508708.58	827804.70			
22	508535.21	827815.33			
23	508215.38	827804.90			
24	508142.50	827933.01			
27	508123.16	828751.48			
28	508198.98	828914.73			
29	508266.37	828948.94			
33	508926.46	828902.07			
766	509184.21	828931.87			
767	509136.33	828924.09			
771	509086.94	828958.15			
775	509077.18	829005.66			
777	509100.22	828871.72			
778	509030.23	828875.91			
785	509050.68	828811.38			
786	509007.12	828846.03			

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 204 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, ON MAY 16, 1989 AS PLAT 3054A-1071.

CURVE DATA TABLE							
FROM	TO	RADIUS	LENGTH	DELTA	TANGENT	CHORD	
766	775	1160.00'	130.07'	06° 25' 28"	65.10'	S 34° 35' 16" E	130.00'
785	777	466.84'	78.16'	09° 35' 35"	39.17'	N 50° 36' 57" E	78.07'
778	786	346.00'	37.63'	06° 13' 51"	18.83'	S 52° 17' 49" W	37.61'

RECORDED PLAT FDP-204-A-3054-1149  
 8-28 TO 22 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY MD.

**VILLAGE OF HARPERS CHOICE**  
**SECTION 7 AREAS 3, 4 & 5**  
 PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT LAND CO.  
 COLUMBIA, MARYLAND 21044  
**COLUMBIA**  
 AMENDED FINAL DEVELOPMENT PLAN PHASE 204-A  
 5TH ELECTION DISTRICT HOWARD CO., MD.  
 SCALE: 1"=100' SHEET 6 OF 6