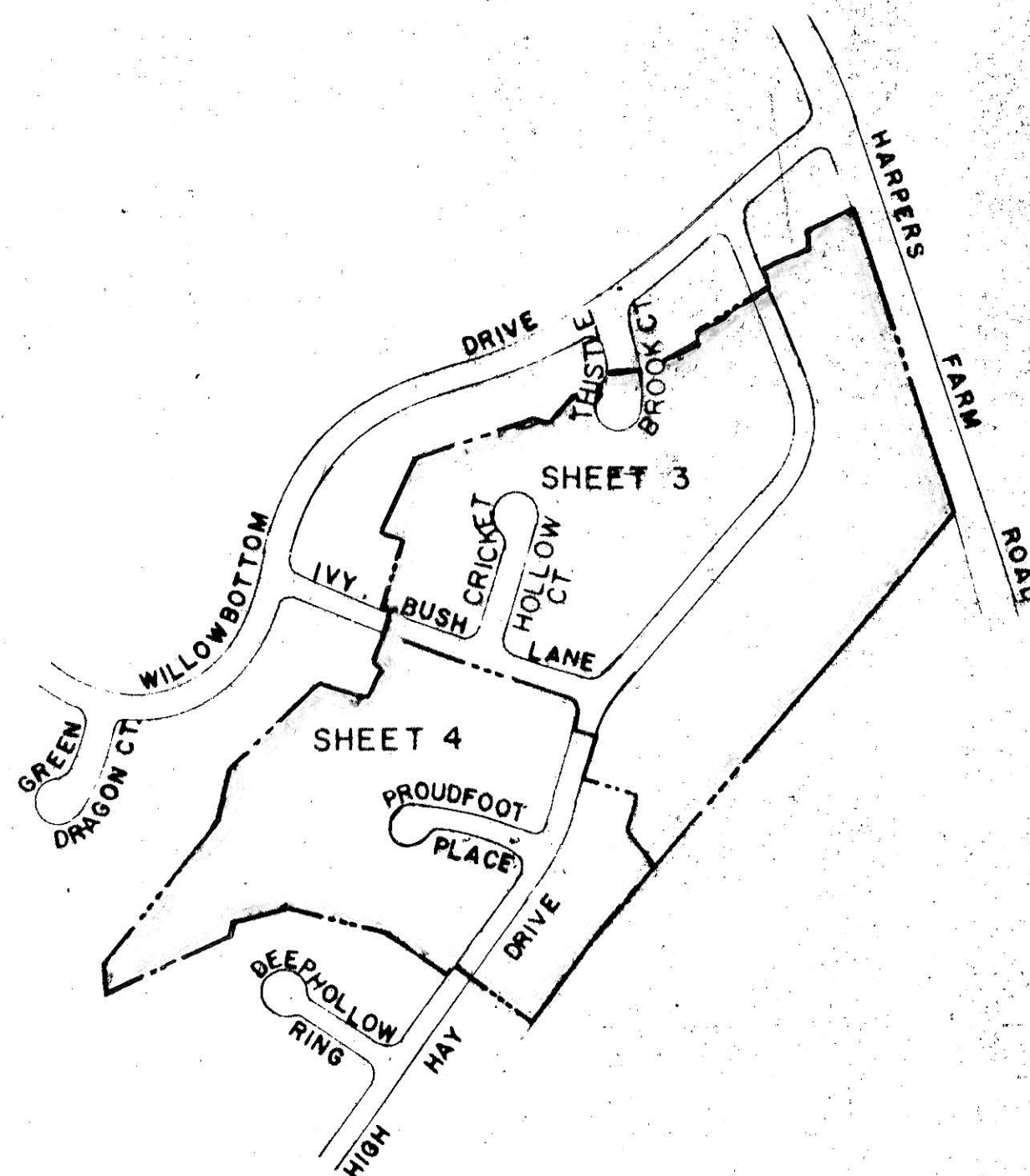


VICINITY MAP
SCALE 1" = 800'



SUMMARY OF AMENDMENTS

PHASE 73-A: AMENDS SHEET 2 OF 4. PURPOSE IS TO REVISE TABULATION OF LAND USE BLOCK-SINGLE FAMILY LOW DENSITY LAND USE ACREAGE FROM 29.041 AC. TO 28.603 AC. (0.438 AC. DIFF.) TO MATCH THE PLAN SHEETS TOTAL AND TO UPDATE CRITERIA REFERENCES TO CURRENT ZONING REGULATIONS

PHASE 73A-1: AMENDS SHEET 2 OF 4. PURPOSE IS TO REVISE TABULATION OF LAND USE BLOCK TOTAL FROM 39.373 TO 39.935 ACRES TO CORRECT ERROR IN TOTAL

10/6/94 ✓ 3054-A-1446
Law

VILLAGE OF HARPER'S CHOICE
HOBBITS GLEN
SEC. 2 AREA 2
PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND
21044

COLUMBIA

AMENDED
FINAL DEVELOPMENT PLAN PHASE SEVENTY-THREE - A - 1
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1" = 400' SHEET 1 OF 4

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 4 PHASE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JULY 8, 1994 AS PLAT 3054-A-1392

PREPARED AS TO SHEETS 1 TO 4 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED OCTOBER 18, 1993



[Signature]
PROPERTY LINE SURVEYOR'S SIGNATURE

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED 8-10-65
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED 11-04-68
AMENDED B.C.C. CASE 606 RESOLUTION APPROVED 11-22-72
AMENDED B.C.C. CASE 664 RESOLUTION APPROVED 01-07-74
AMENDED B.C.C. CASE 693 RESOLUTION APPROVED 12-20-76
AMENDED B.C.C. CASE 817 RESOLUTION APPROVED 09-09-86
AMENDED B.C.C. CASE 918 RESOLUTION APPROVED 03-17-92
AMENDED B.C.C. CASE 939 RESOLUTION APPROVED 11-19-92

HOWARD COUNTY PLANNING BOARD

[Signature] 9/29/94 *[Signature]* 9/29/94
H.C.P.B. EXEC. SECRETARY DATE H.C.P.B. CHAIRMAN DATE

The Area Included within this Final Development Plan Phase is Applicable to Section 2, Area 2, of the Village of Harper's Choice.

1. PUBLIC STREETS AND ROADS - Section 125-C-3-b:
To be shown on subdivision plats, if required by the Howard County Planning Board.
2. PUBLIC RIGHTS-OF-WAY - Section 125-C-3-b:
To be shown on subdivision plats, if required by the Howard County Planning Board.

Vehicular ingress and egress to Harper's Farm road will be permitted only at points of access approved by the Howard County Planning Board.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-C-3-b:
To be shown on subdivision plats, if required by the Howard County Planning Board.
4. DRAINAGE FACILITIES - Section 125-C-3-b:
To be shown on subdivision plats, if required by the Howard County Planning Board.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 125-C-3-c:
To be shown on the Final Development Plan, if required by the Howard County Planning Board.
6. PERMITTED GENERAL LOCATION OF ALL BUILDINGS AND STRUCTURES - Section 125-C-3-d.(1):
The term "structure", as used in this Final Development Plan Phase does not include walks, shrubbery, trees, ornamental landscaping, excavations or fill, fencing not exceeding 6' in height, 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 Board. Fences constructed on any lot within this Final Development Plan, if located within setback areas adjacent to public streets, roads, or highways upon which construction of structures is prohibited, shall not exceed three (3) feet in height if solid or closed nor five (5) feet in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

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 75 feet of any property line not a right-of-way line for a public street, road, or highway, 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.

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 125-C-3-d.(2):
SINGLE FAMILY LOW DENSITY LAND USE AREA
All lots within single family low density land use areas shall be used only for single family detached low density residential uses.

GREENBELT OPEN SPACE LAND USE AREAS
Lots 12 and 29 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.
8. HEIGHT LIMITATIONS - Section 125-C-3-d.(2):
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.

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 125-C-3-d.(3):
SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS
No less than two (2) off-street parking spaces shall be provided on each lot within single family land use areas.

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.
10. SETBACK PROVISIONS - Section 125-C-3-d.(4):
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 125-C-3-d.(3):
As shown on subdivision plat.
12. COVERAGE REQUIREMENTS - Section 125-C-3-d.(3):
SINGLE FAMILY LOW AND/OR MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS
In no event shall more than 30 percent (30%) of any lot devoted to single family residential purposes 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 minor structures.

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, in the aggregate, be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

TABULATION OF LAND USE

Land Use	Acres
S. F. L. D. Roadway 4.334	28.603
Open Space Credited	10.332
Total	38.935

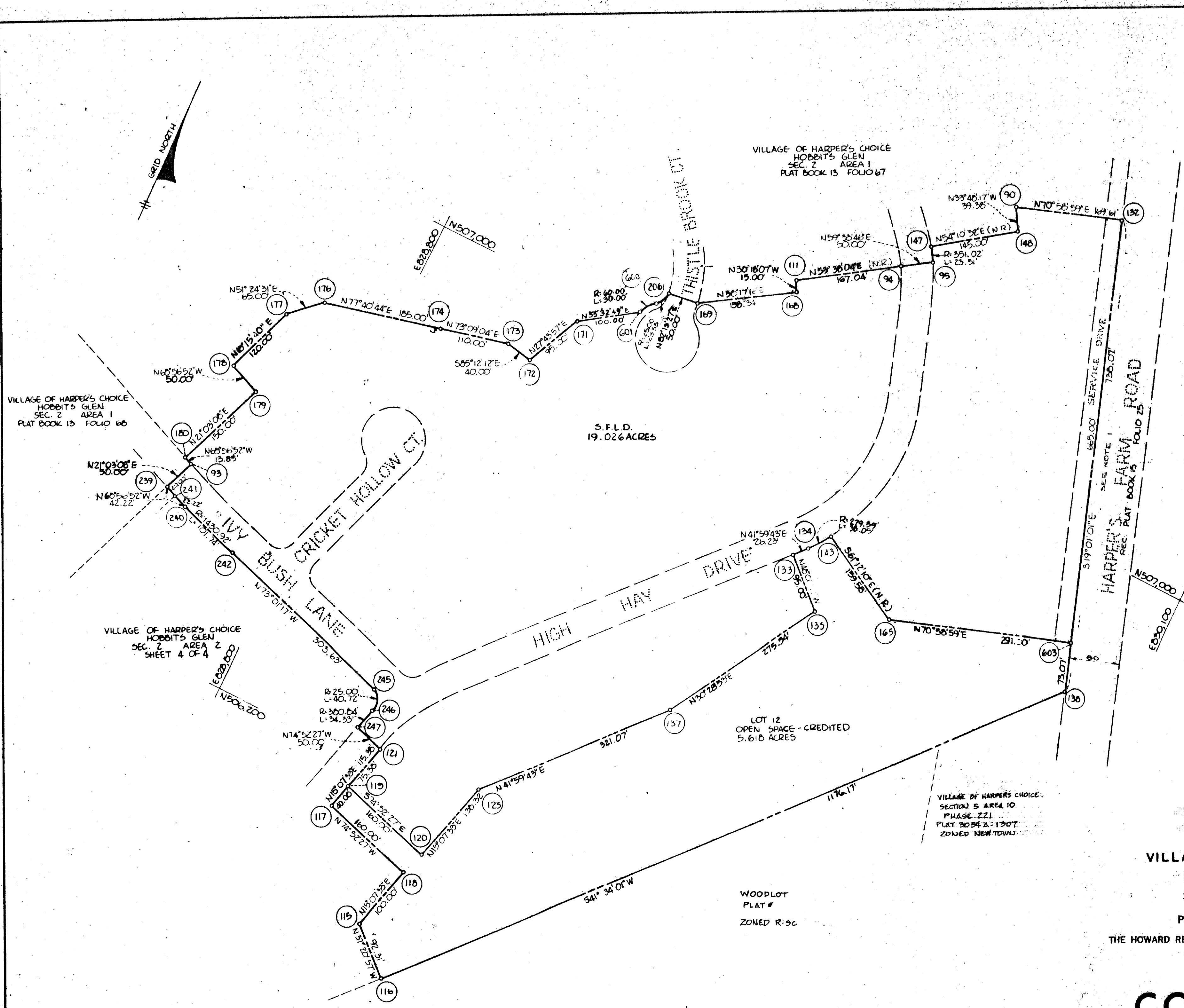
NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE SHEET 2 OF 4 PHASE 73 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JULY 8, 1994. PLAT 3054 A-1393.

3054-A-1447
Law

10/6/94

VILLAGE OF HARPER'S CHOICE
HOBBITS GLEN
SEC. 2 AREA 2
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE SEVENTY-THREE-A-1
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SHEET 2 OF 4



COORDINATES		
NO.	NORTH	EAST
90	507,432.63	829,601.34
93	506,495.15	828,605.57
94	507,269.66	829,475.14
95	502,295.19	829,518.25
111	507,170.81	829,840.63
115	505,983.50	829,165.60
116	505,910.11	829,221.80
117	506,121.78	829,037.44
118	506,080.03	829,191.89
121	506,233.17	829,067.54
132	507,487.69	829,761.69
138	506,790.10	829,002.19
147	507,315.05	829,505.67
148	507,399.91	829,623.24
166	507,157.86	829,348.20
169	507,074.63	829,213.50
171	506,964.65	829,058.36
172	506,880.56	829,014.15
173	506,889.91	828,974.29
174	506,852.03	828,869.01
134	506,811.32	829,539.96
176	506,812.55	828,688.27
177	506,772.01	828,637.47
178	506,658.05	828,599.87
179	506,640.09	828,646.53
180	506,500.10	828,592.65
206	507,067.86	829,163.96
239	506,448.46	828,587.61
240	506,433.30	828,627.01
242	506,400.16	828,723.17
245	506,311.49	829,013.57
246	506,276.91	829,029.72
247	506,246.22	829,019.28
603	506,859.19	829,978.38
165	506,764.37	829,703.26
143	506,841.24	829,563.42
133	506,791.82	829,522.41
135	506,728.26	829,593.01
137	506,490.80	829,453.24
125	506,252.17	829,238.42
120	506,118.65	829,202.33
119	506,160.40	829,047.87
241	506,441.28	828,604.28
600	507,046.44	829,156.49
601	507,021.23	829,140.82

NOTE 1:
VEHICULAR INGRESS & EGRESS TO HARPER'S FARM RD. WILL BE PERMITTED ONLY AT POINTS OF ACCESS APPROVED BY THE H.C.P.B.

10/6/94 3054-A-1440
Law
VILLAGE OF HARPER'S CHOICE
HOBBITS GLEN
SEC. 2 AREA 2
PETITIONER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044

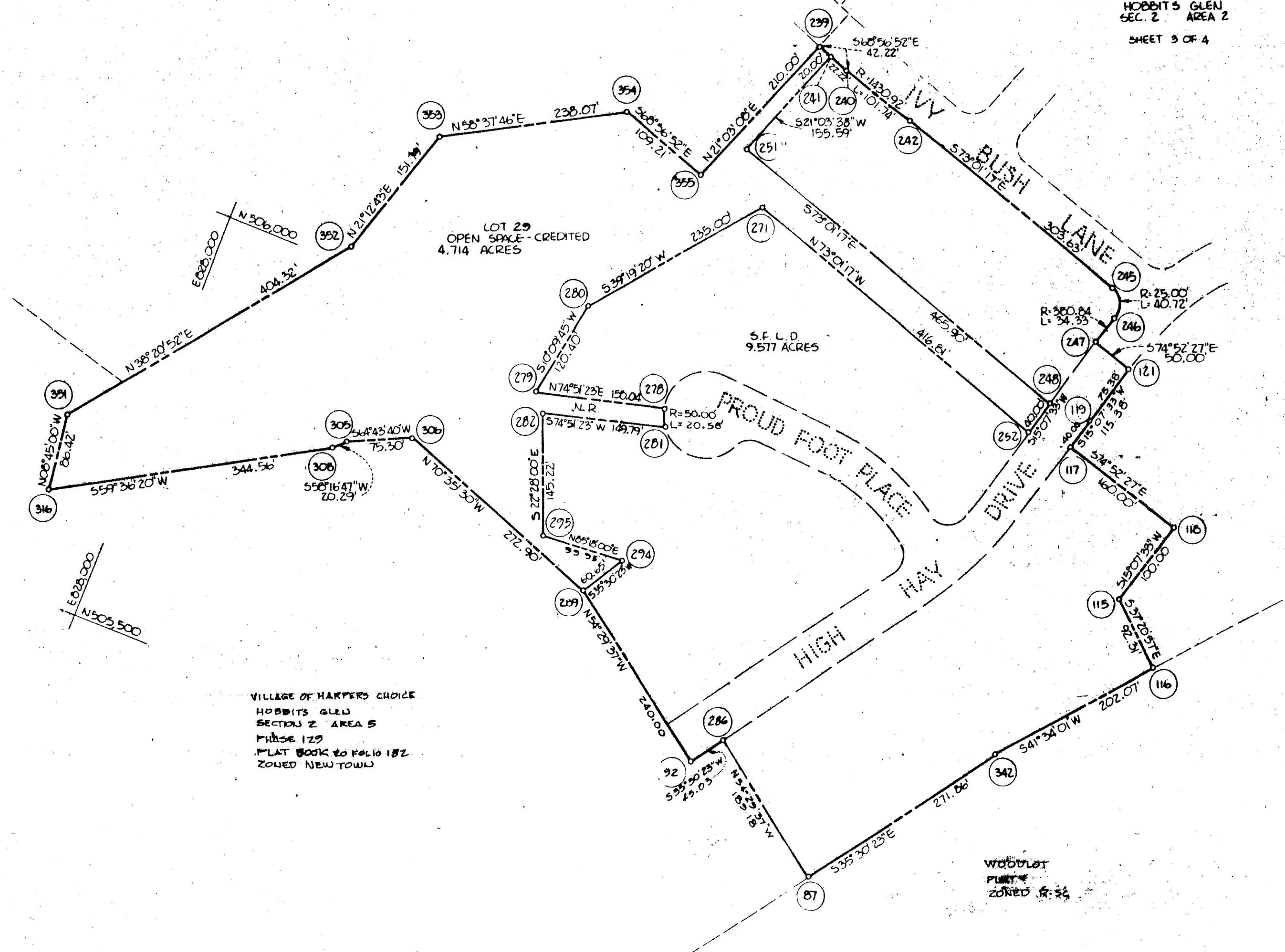
COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE SEVENTY-THREE -A-1
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE 1"=100' SHEET 3 OF 4

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE SHEET 3 OF 4 PHASE 73 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JULY 8, 1994 AS PLAT 3054A-1394.

VILLAGE OF HARPER'S CHOICE
HOBBITS GLEN
SEC. 2 AREA 1
PLAT BOOK 13 FOLIO 68

VILLAGE OF HARPER'S CHOICE
HOBBITS GLEN
SEC. 2 AREA 2
SHEET 3 OF 4

COORDINATES		
NO.	NORTH	EAST
87	505,537.62	828,929.85
115	505,965.50	829,165.80
116	505,910.11	829,221.80
117	506,121.78	829,037.44
118	506,080.05	829,191.89
121	506,233.17	829,067.54
239	506,448.46	828,587.61
240	506,443.30	828,627.01
242	506,400.16	828,723.17
245	506,511.49	829,015.57
246	506,278.91	829,029.72
247	506,246.22	829,019.28
286	505,647.45	828,775.83
289	505,750.22	828,554.31
305	505,806.76	828,228.82
306	505,840.91	828,296.92
308	505,798.09	828,211.56
316	505,623.76	827,914.96
351	505,709.18	827,901.21
352	506,026.27	828,152.06
353	506,167.78	828,206.98
354	506,291.71	828,410.25
355	506,252.48	828,512.17
92	505,610.83	828,743.68
241	506,441.28	828,606.28
251	506,296.08	828,550.38
248	506,160.03	828,995.98
252	506,121.41	828,985.54
271	506,243.13	828,586.90
280	506,061.33	828,437.98
279	505,942.82	828,416.74
278	505,984.11	828,569.28
281	505,965.89	828,578.54
282	505,926.76	828,433.95
295	505,791.41	828,489.92
294	505,799.60	828,589.53
342	505,758.93	829,087.73
119	506,160.40	829,047.87



VILLAGE OF HARPER'S CHOICE
HOBBITS GLEN
SECTION 2 AREA 5
PHASE 129
PLAT BOOK 20 FOLIO 182
ZONED NEW TOWN

W/OTLOT
PLAT
ZONED R-36

10/6/94 ✓
3054-A-1449
Law

VILLAGE OF HARPER'S CHOICE
HOBBITS GLEN
SEC. 2 AREA 2
PETITIONER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MD. 21044

COLUMBIA
AMENDED

FINAL DEVELOPMENT PLAN PHASE SEVENTY-THREE-A-1
6TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=100' SHEET 4 OF 4

NOTE: THIS AMENDED PLAT IS INTENDED TO SUPERSEDE SHEET 4 OF 4
PHASE 73 RECORDED AMONG THE LAND RECORDS OF HOWARD
COUNTY, MARYLAND ON JULY 8, 1994 AS PLAT 3054 A-1395

DRWN. BY: F. M.
CHKD. BY: