

VICINITY MAP  
SCALE: 1"=1000'

SUMMARY OF AMENDMENTS

PHASE 5A: AMENDS SHEETS 2 THRU 5. PURPOSE IS TO CHANGE THE OUTLINE OF THE HOBBITS GLEN GOLF COURSE BY THE ADDITION OF 1.381 ACRES TO THIS PHASE.

PHASE 5A-I: AMENDS SHEETS 2 AND 5. PURPOSE IS TO CHANGE THE OUTLINE OF THE HOBBITS GLEN GOLF COURSE AND DELETE 0.020 ACRES OF CREDITED OPEN SPACE FROM THIS PHASE.

PHASE 5A-II AMENDS SHEETS 2 AND 4. PURPOSE IS TO INCREASE NON-CREDITED OPEN SPACE BY 0.700 ACRES, AND DELETE 0.700 ACRES OF CREDITED OPEN SPACE FROM THIS PHASE FOR A PARKING LOT ADDITION IN ACCORDANCE WITH SECTION 122.A-8 OF THE HOWARD COUNTY ZONING REGULATIONS.

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 1 OF 5 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON 11/30/88 AS PLAT 3054A-1025

RECORDED PLAT 3054-A-1189  
6/14/91

HOBBITS GLEN GOLF COURSE

PETITIONER AND OWNER  
COLUMBIA ASSOCIATION  
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED  
FINAL DEVELOPMENT PLAN PHASE 5-A-II  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=800' SHEET 1 OF 5

PREPARED AS TO SHEETS 1 TO 5 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED 8-2-85.



BOARD OF COUNTY COMM. B.C.C. CASE 412 RESOLUTION APPROVED 8-10-1968  
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOV. 4, 1968  
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOV. 22, 1972  
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JAN. 7, 1974  
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DEC. 20, 1976  
AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPT. 9, 1986

HOWARD COUNTY PLANNING BOARD  
Howard County Executive Secretary: *Joyce B. Smith* 5/23/91  
Howard County Board Chairman: *Helen E. Ruthin* 5/23/91

PHASE OR AMENDMENT	DATE	PLAT	BOOK	FOLIO
5-A-I	11-30-88	3054-A	1025	29
5-A	8-30-88	3054A	867	71
5	6-27-67	11	65	68

*Richard Wolfe*  
LAND SURVEYOR'S SIGNATURE

DRWN. BY:  
CHKD. BY:

**FINAL DEVELOPMENT PLAN CRITERIA**

THE AREA WITHIN THIS FINAL DEVELOPMENT PLAN PHASE IS APPLICABLE TO THE HOBBITS GLEN GOLF COURSE, PHASE 5-A-II

1. PUBLIC STREETS 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 Harpers Farm Road will be permitted only at points of access approved by the Howard County Dept. of Planning and Zoning.
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.
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.
5. RECREATIONAL, SCHOOL, PARK AND OTHER PUBLIC OR COMMUNITY USE - 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 BUILDING 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:  

roof or building overhangs	privacy walls or screens
chimneys	all parts of any building
bay windows	dwelling or accessory buildings
oriel, vestibule, balcony	cornices and eaves
porches, decks, open or enclosed.	

All setback areas shall be clear of any protrusions, extension, or construction of any type, except cornices and eaves may project not more than three (3) feet into the setback area, bay windows, oriel, 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 ten (10) feet into the front or rear setback area, and where any land use is adjacent to a principal 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:  

trellises	excavations of fill
walks	fencing under 6' in height
Shrubbery	retaining walls under 3' in height.
trees	Similar minor structures.

Ornamental landscaping  
 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.

- 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  
 All uses permitted in open space are permitted including but not limited to all of the following:  
  - a. Operation of a public golf course
  - b. Operation of a private golf course including regulation 18 hole course.
  - c. Operation of all facilities, including those of a commercial nature normally incident to the operation of a golf course including, but not limited to, all of the following:  
    - (1) a golf shop.

- (2) A driving range which is an integral part of the operation of the Golf Course, Miniature Golf Course and 3-par Golf Course, if the location, site plan, hours and mode of operation, the amount and type of screening from adjacent residential properties and the mode of lighting are approved by the Howard County Planning Board.
- (3) The renting of golf carts and golf equipment
- (4) The operation of a public or private country club.
- (5) The operation of all facilities normally incident to a clubhouse or country club, including, but not limited to, all of the following: steam room, locker room, exercise facility, gymnasium, weight reducing studios, restaurant, cafe, coffee shop, dining room, cocktail lounge, entertainment facilities, including facilities for public assembly, dancing, and dancing schools.
- (6) Operation of school for golf instruction.
- d. Construction of residential dwelling units for operation, maintenance or similar personnel directly associated with the Golf Course operation, upon approval of the Howard County Planning Board.
- e. Operation of a public or private swimming pool, club, or school.

8. HEIGHT LIMITATION - Section 122 C-3-d (3):  
 No structure shall be constructed within the area covered by the Final Development Plan phase exceeding 35 feet in height from the highest ground elevation adjoining such structure.

9. PARKING REQUIREMENTS - Section 122-C-3-d (3):
- a. Parking Requirements for a Golf Course:
    - (1) Six (6) parking spaces per hole for all regulation courses.
    - (2) Three parking spaces per hole for all short or three (3) par courses.

- (3) Two parking spaces per hole for miniature golf courses.
- (4) No additional parking spaces are required for driving ranges.
- b. Parking requirements for any clubhouse or country club facility constructed on the land subject to this Final Development Plan phase shall be as follows: One car space shall be provided for each 100sq. feet of the total floor space devoted to use as a restaurant, lunch room, or similar use. One car space shall be provided for each 300sq. feet of floor area not devoted to use as restaurant, lunch room, or similar use.
- c. Employee Parking:  
 In addition to the parking requirements of Sections 9A and 9B herein, one parking space shall be provided for each two employees.
- d. Miscellaneous Parking Requirements:  
 Parking requirements for any permitted use not covered in Sections 7A, 7B, and 7C herein shall conform to the parking requirements for such use set forth in the Zoning Regulations of Howard County in effect at the time a building permit for construction of facilities for such permitted uses is issued.

10. SETBACK PROVISIONS - Section 122 C-3-d (3):  
 No major building shall be constructed within fifty (50) feet of any public street, road or highway; or any property line. Minor buildings and similar structures may be located less than fifty (50) feet of the right-of-way of any public street, road or highway; or any property line, if constructed in accordance with a site plan approved by the Howard County Planning Board.

11. MINIMUM LOT SIZES - Section 122-C-3-d (3):  
 Not Applicable.
12. COVERAGE REQUIREMENTS - Section 122-C-3-d(3):  
 Not more than 3% of the land covered by this Final Development Plan Phase may be covered by buildings or similar major structures.

ALL OF THE LAND DESIGNATED AS SINGLE FAMILY LOW DENSITY WITHIN THIS PHASE SHALL BE USED AS THE RIGHT-OF-WAY FOR WILLOW/BOTTOM DRIVE, FOR THE PURPOSE OF LAND USE ALLOCATIONS UNDER THE PROVISIONS OF SECTION 122-A-8 OF THE HOWARD COUNTY ZONING REGULATIONS.

**TABULATION OF LAND USE**

LAND USE	ACRES
OPEN SPACE	
CREDITED	201.748
NON-CREDITED	2.323
SINGLE FAMILY LOW DENSITY	0.135
ROADWAY 0.135 ac	
<b>TOTAL</b>	<b>204.206</b>

RECORDED - PLAT 3054-A-1190  
 6/4 1991 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MD.

**HOBBITS GLEN GOLF COURSE**

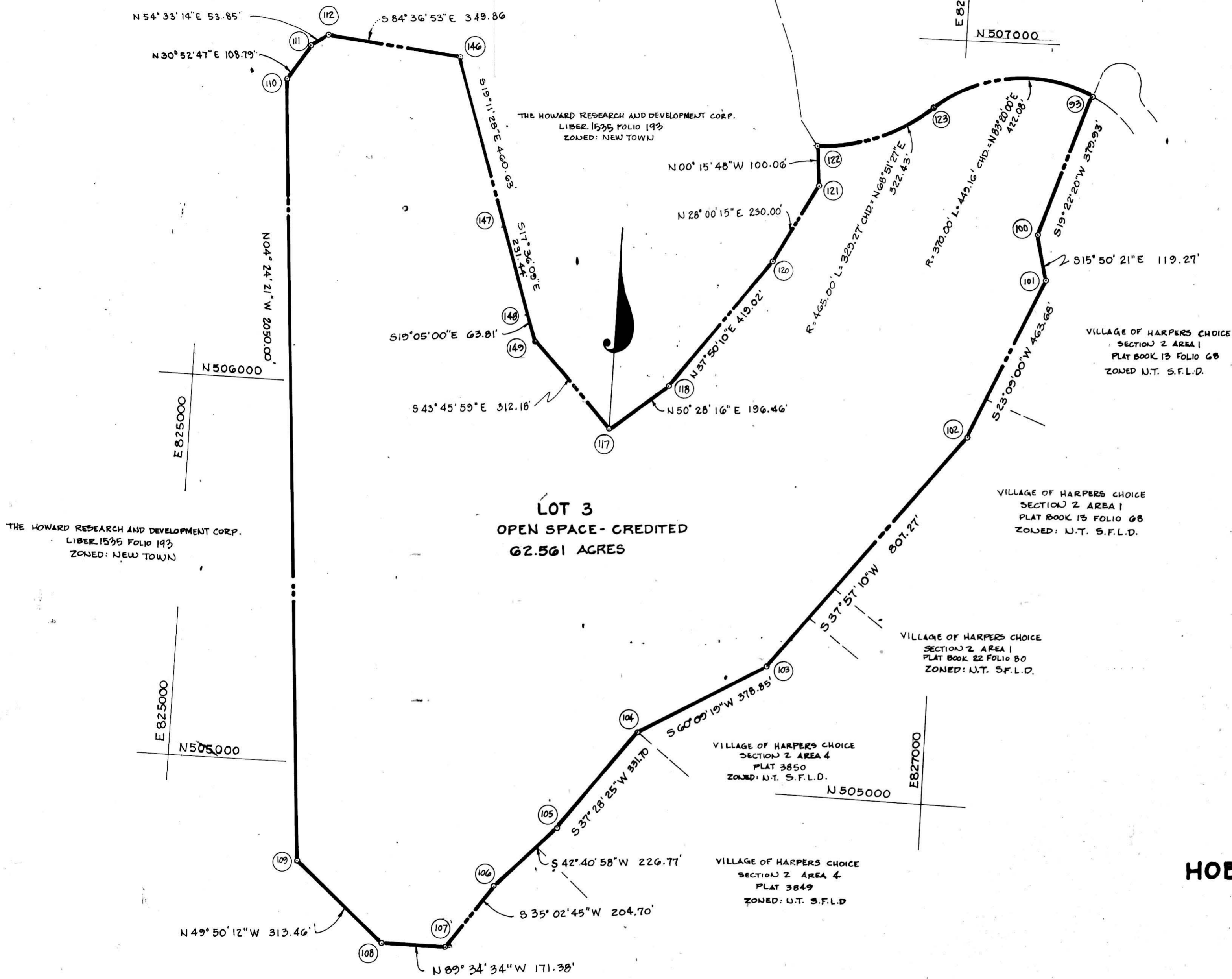
PETITIONER AND OWNER  
 COLUMBIA ASSOCIATION  
 COLUMBIA, MARYLAND 21044

**COLUMBIA**

AMENDED  
 FINAL DEVELOPMENT PLAN PHASE 5-A-II  
 5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 2 OF 5 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. ON 11/30/88 AS PLAT 3054-A-1026

COORDINATES		
NO.	NORTH	EAST
100	506504.61	827211.31
101	506389.87	827243.87
102	505263.53	827061.58
103	505326.98	826565.09
104	505138.44	826236.49
105	504875.20	826034.68
106	504708.49	825880.95
107	504540.91	825763.40
108	504342.18	825892.03
109	504744.35	825352.48
110	506788.29	825195.00
111	506881.66	825250.83
112	506912.89	825294.70
146	506880.05	825643.01
147	506445.02	825794.43
148	506224.41	825864.42
149	506164.11	825885.28
117	505938.66	826101.23
118	506063.70	826252.76
120	506994.63	826509.78
121	506597.70	826617.78
122	506697.76	826617.32
123	506814.11	826918.03
93	507622.54	826368.63



RECORDED PLAN 3054-A-1191  
 6/4 1991 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MD  
 HOWARD COUNTY, MD

**HOBBITS GLEN GOLF COURSE**

PETITIONER AND OWNER  
 COLUMBIA ASSOCIATION  
 COLUMBIA, MARYLAND 21044

**COLUMBIA**  
 AMENDED

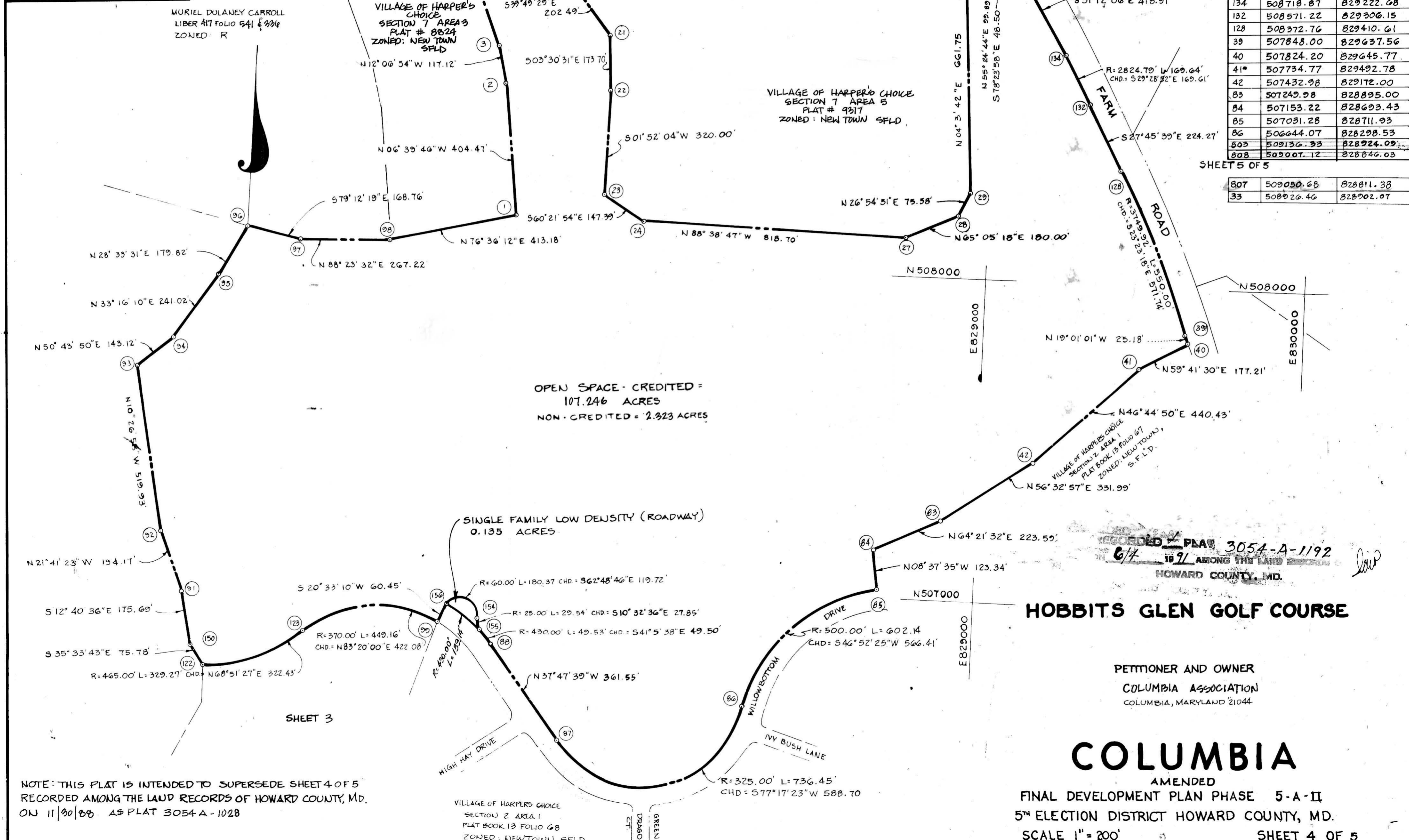
FINAL DEVELOPMENT PLAN PHASE 5-A-II  
 5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1" = 200' SHEET 3 OF 5

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 3 OF 5  
 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.  
 ON 11/30/88 AS PLAT 3054-A-1027

COORDINATES		
NO.	NORTH	EAST
87	506514.55	827724.26
88	506800.25	827502.69
155	506837.56	827470.16
154	506864.94	827465.06
156	506919.64	827358.56
99	506863.03	827337.34
123	506814.11	826918.03
122	506697.76	826617.32
150	506759.40	826573.25
91	506930.81	826534.69
92	507111.24	826462.93
93	507622.54	826368.63
94	507713.13	826479.43
95	507914.65	826611.65
96	508072.59	826697.61
97	508040.98	826863.39

COORDINATES			COORDINATES		
NO.	NORTH	EAST	NO.	NORTH	EAST
1	508144.23	827592.42	801	509100.22	828871.72
2	508545.97	827485.49	15	509003.17	828135.80
3	508660.48	827460.91	16	509073.44	827838.56
4	508958.59	827344.14	17	509089.65	827747.79
5	509202.23	827280.00	18	509079.62	827628.11
6	509414.04	828084.50	19	508951.60	827622.61
805	509184.21	828931.86	20	508864.10	827675.01
144	509361.04	828550.40	21	508708.58	827804.70
145	509459.89	828669.38	22	508535.21	827815.33
138	509430.45	828696.43	23	508215.38	827804.90
137	509299.92	828829.04	24	508142.50	827933.01
806	509077.18	829005.66	27	508123.16	828751.48
98	508048.48	827130.50	28	508198.98	828914.73
29	508266.37	828948.94	29	508266.37	828948.94
804	508086.94	828958.15	804	508086.94	828958.15
802	509030.23	828875.91	802	509030.23	828875.91
134	508718.87	829222.68	134	508718.87	829222.68
132	508571.22	829306.15	132	508571.22	829306.15
128	508372.76	829410.61	128	508372.76	829410.61
39	507848.00	829637.56	39	507848.00	829637.56
40	507824.20	829645.77	40	507824.20	829645.77
41*	507734.77	829492.78	41*	507734.77	829492.78
42	507432.98	829172.00	42	507432.98	829172.00
89	507249.98	828895.00	89	507249.98	828895.00
84	507153.22	828693.43	84	507153.22	828693.43
85	507031.28	828711.93	85	507031.28	828711.93
86	506644.07	828298.53	86	506644.07	828298.53
803	509136.93	828924.09	803	509136.93	828924.09
808	509007.12	828846.03	808	509007.12	828846.03



SHEET 5 OF 5

807	509090.68	828811.38
33	508926.46	828902.07

RECORDED PLAT 3054-A-1192  
6/7 1991 AMONG THE LAND RECORDS  
HOWARD COUNTY, MD.

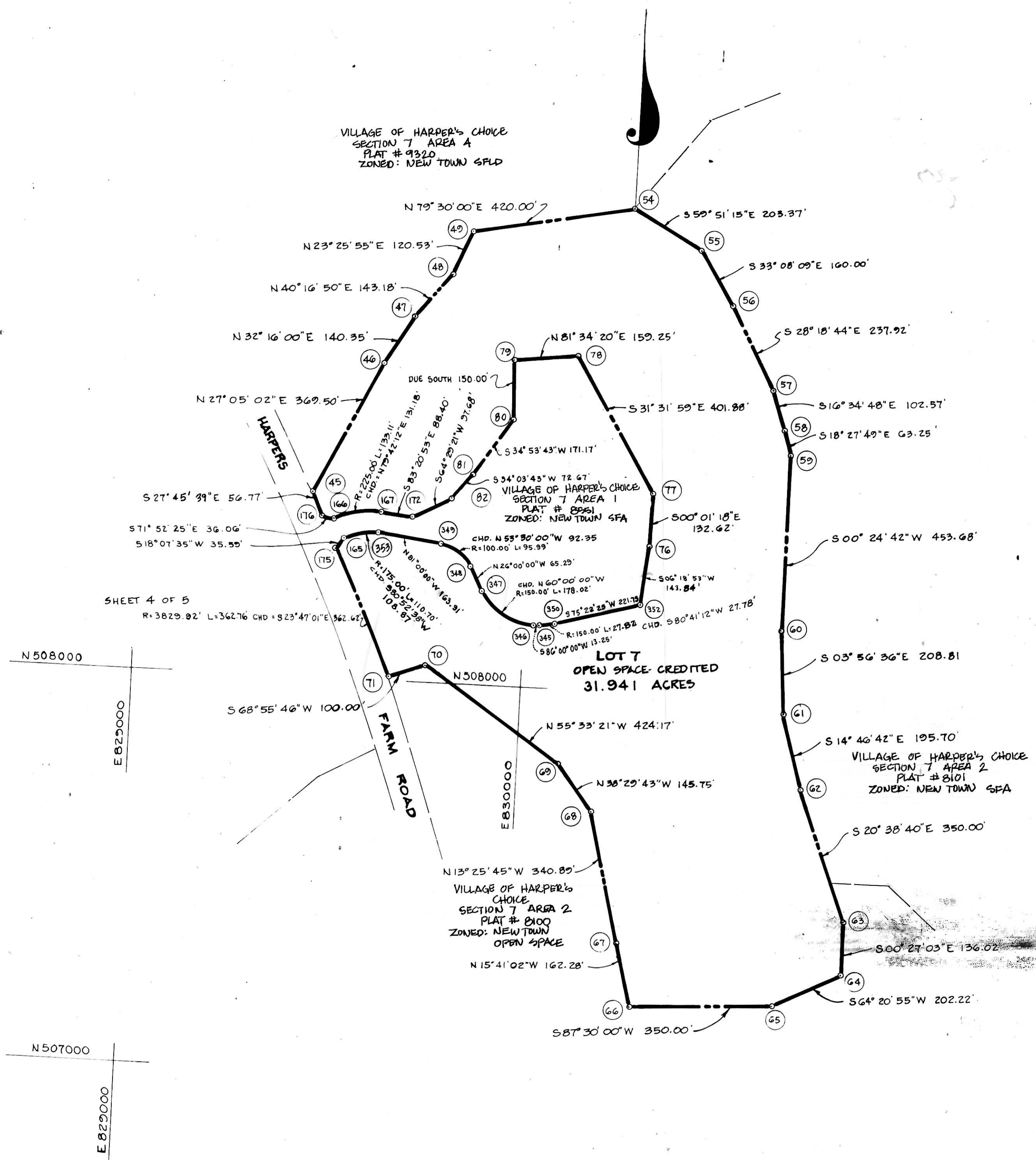
### HOBBITS GLEN GOLF COURSE

PETITIONER AND OWNER  
COLUMBIA ASSOCIATION  
COLUMBIA, MARYLAND 21044

# COLUMBIA

AMENDED  
FINAL DEVELOPMENT PLAN PHASE 5-A-II  
5TH ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1" = 200' SHEET 4 OF 5



SHEET 4 OF 5  
R=3829.92' L=362.76' CHD = 823°47'01"E 362.67'

**LOT 7**  
OPEN SPACE-CREDITED  
31.941 ACRES

VILLAGE OF HARPER'S CHOICE  
SECTION 7 AREA 2  
PLAT # 8100  
ZONED: NEW TOWN  
OPEN SPACE

VILLAGE OF HARPER'S CHOICE  
SECTION 7 AREA 2  
PLAT # 8101  
ZONED: NEW TOWN SFA

VILLAGE OF HARPER'S CHOICE  
SECTION 7 AREA A  
PLAT # 9320  
ZONED: NEW TOWN SFLD

COORDINATES		
NO.	NORTH	EAST
45	508474.62	829447.40
46	508803.61	829615.63
47	508922.28	829690.56
48	509031.51	829783.13
49	509142.10	829831.06
54	509218.64	830244.02
55	509116.51	830419.89
56	508982.53	830507.35
57	508773.07	830620.19
58	508674.76	830649.46
59	508614.77	830669.49
60	508161.10	830666.23
61	507952.78	830680.59
62	507763.56	830730.51
63	507436.03	830853.90
64	507300.02	830854.98
65	507212.48	830672.68
66	507197.21	830323.02
67	507353.45	829279.15
68	507685.02	830199.98
69	507799.09	830109.26
70	508039.00	829759.45
352	508224.24	830303.70
350	508168.25	830089.14
76	508367.21	830319.50
77	508499.83	830319.45
78	508842.36	830109.27
79	508819.02	829951.74
80	508669.02	829951.74
81	508528.63	829853.82
82	508468.43	829813.12
172	508426.36	829724.96
167	508436.60	829637.15
166	508413.15	829508.08
176	508424.37	829473.81
175	508334.88	829519.90
165	508368.70	829530.97
353	508385.97	829638.48
345	508163.75	830061.72
346	508162.83	829048.51
347	508246.71	829903.23
348	508305.39	829874.61
349	508360.33	829800.37

RECORDED - PLAT 3054-A-1193  
6/4 1991 AMONG THE LAND RECORDS  
HOWARD COUNTY, MD.

## HOBBITS GLEN GOLF COURSE

PETITIONER AND OWNER  
COLUMBIA ASSOCIATION  
COLUMBIA, MARYLAND 21044

# COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 5-A-II  
5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE: 1" = 200' SHEET 5 OF 5

NOTE: THIS PLAT IS INTENDED TO SUPERSEDE SHEET 5 OF 5  
RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.  
ON 11/30/88 AS PLAT 3054-A-1029