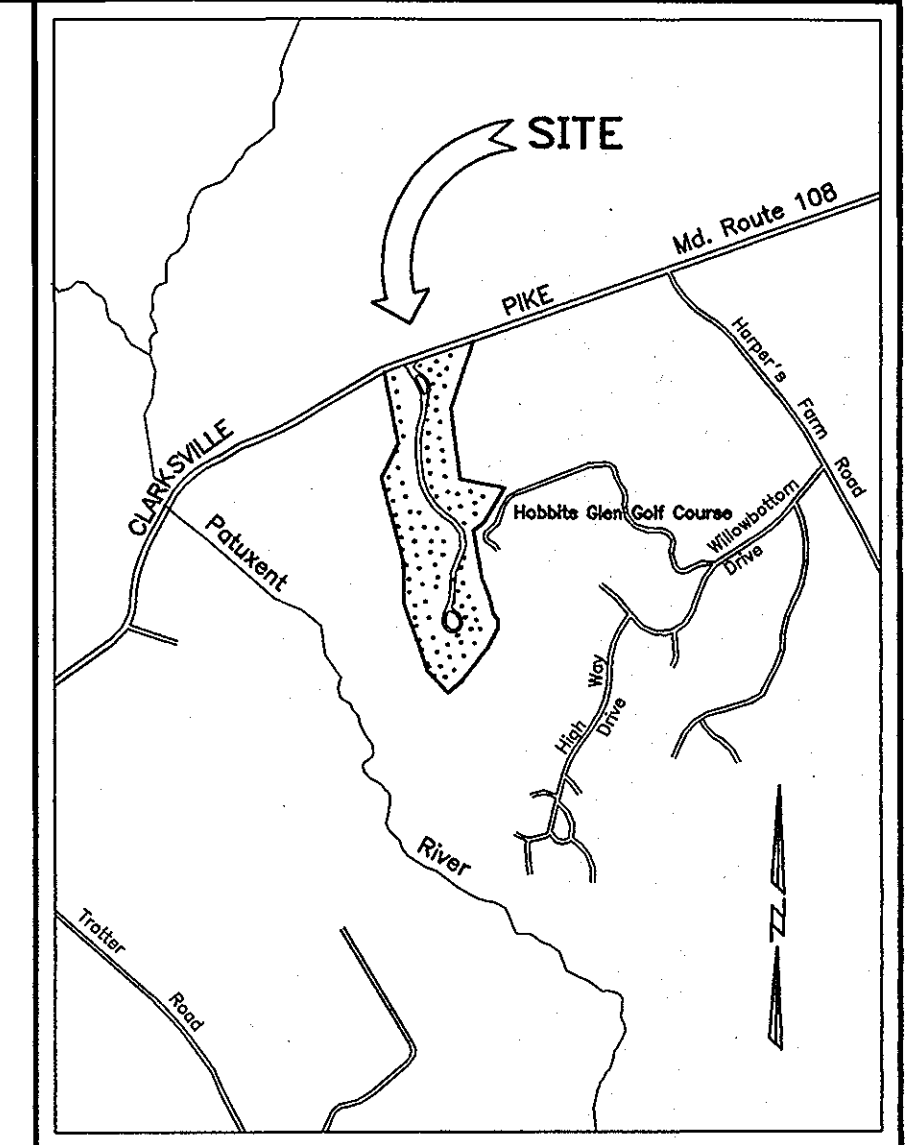


VILLAGE OF HARPER'S CHOICE SECTION 5 AREA 9 PHASE 194-A FINAL DEVELOPMENT PLANS



VICINITY MAP
SCALE: 1" = 2000'

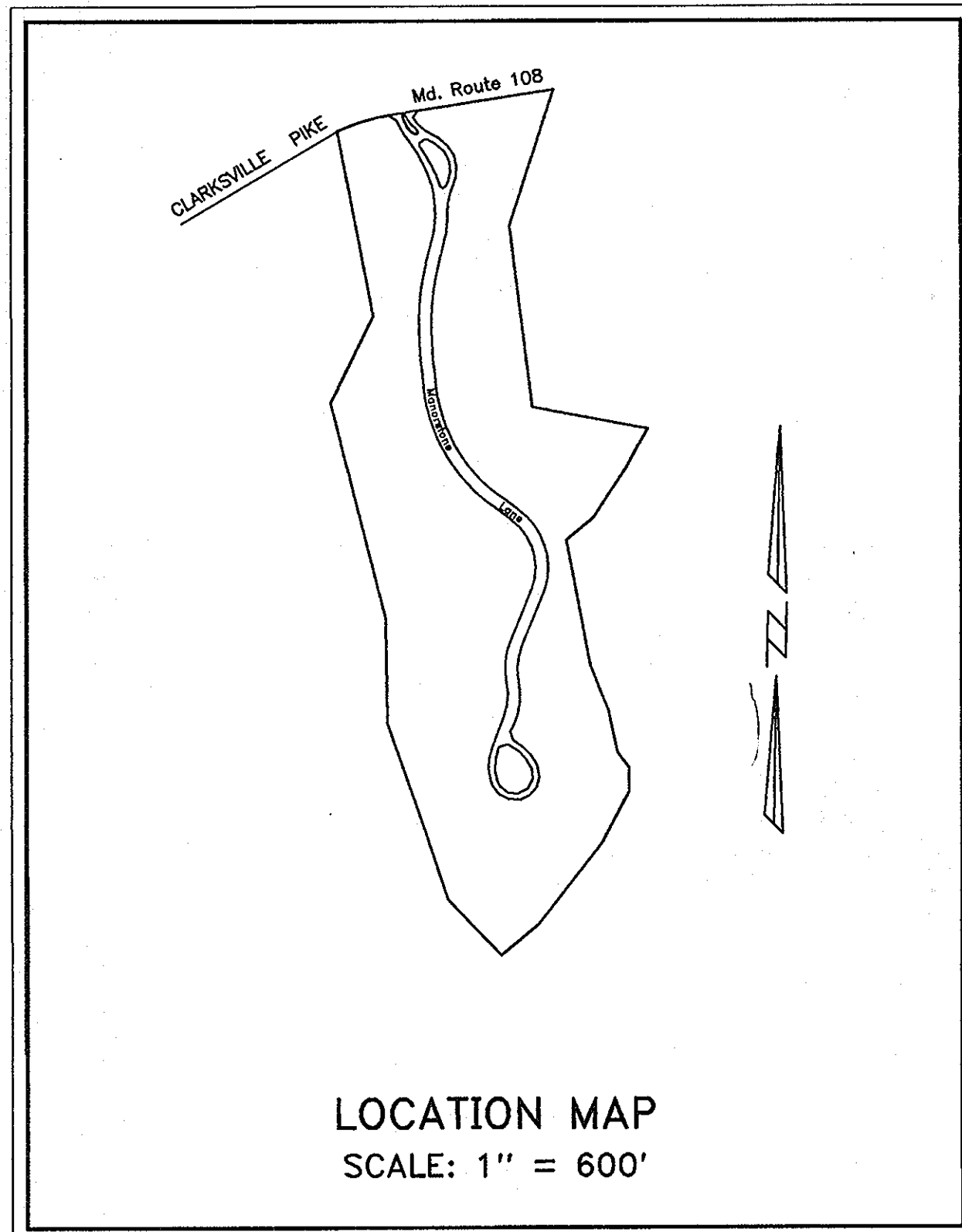
REASONS FOR AMENDMENT:

CORRECT GEOMETRY FOR THE TWO NON-CREDITED OPEN SPACE LOTS 33 AND 34.

UPDATE ZONING REFERENCE SECTION NUMBERS IN CRITERIA.

ADD NON-CREDITED OPEN SPACE LOT 36.

ADD NON-CREDITED OPEN SPACE LOTS 37, 38 AND 39.



LOCATION MAP
SCALE: 1" = 600'

RECORDED DATE 12/1/95
PLAT REF# 3054-A-1503 *Sur.*

VILLAGE OF HARPER'S CHOICE
SECTION 5 AREA 9
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORP.
COLUMBIA, MARYLAND 21044
COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 194-A
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NOTED SHEET NO. 1 OF 3

PREPARED IN ACCORDANCE WITH
THE ZONING REGULATIONS OF
HOWARD COUNTY ADOPTED
OCTOBER 18, 1993



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 N.C.B. CASE 606 RESOLUTION APPROVED 11-22-72
AMENDED N.C.B. CASE 644 RESOLUTION APPROVED 01-07-74
AMENDED N.C.B. CASE 693 RESOLUTION APPROVED 12-20-76
AMENDED N.C.B. CASE 817 RESOLUTION APPROVED 09-09-86
AMENDED N.C.B. CASE 918 RESOLUTION APPROVED 03-17-92
AMENDED N.C.B. CASE 939 RESOLUTION APPROVED 11-19-92
AMENDED Z.P. CASE 968 RESOLUTION APPROVED 10-23-95

HOWARD COUNTY PLANNING BOARD
Joseph R. Smith 11/21/95
H.C.P.B. EXEC. SECRETARY DATE H.C.P.B. CHAIRMAN DATE

194	11/31/93	3054A:1317-1319
PHASE/ AMENDMENT	DATE	PLAT NO.
	RECORDED	

J. Robert Green
LAND SURVEYOR

FINAL DEVELOPMENT PLAN CRITERIA
Phase 194-A

The Area included within this Final Development Plan Phase 194-A is Applicable to Section 5, Area 9 of the Village of Harper's Choice

1. PUBLIC STREET AND ROADS - Section 125-C-3-b:

To be shown on subdivision plats, if required by the Howard County

2. PUBLIC RIGHTS-OF-WAY - Section 125-C-3-b:

2A To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.

2B Vehicular Ingress and egress to Md. Rt. 108 will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and the Department of Public Works and the State Highway Administration.

3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

4. DRAINAGE FACILITIES - Section 125-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

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 LOCATIONS OF BUILDINGS AND STRUCTURES - Section 125-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, dwellings or accessory buildings

The term 'structure' does not include the following upon which no restriction as to location is imposed:

- walks
- shrubby
- 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 Department 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 DENSITY

No structure shall be located upon lots devoted to single family low density land use within 30 feet of any 50' street right-of-way, nor within 30 feet of any 60' or greater street right-of-way, nor within 100 feet of a principal arterial highway, nor within 30 feet of any side property line, or pipeline right of way, nor within 20' of any rear property line, 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.

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 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 fifty (50) 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.

7. PERMITTED USES - Section 125-C-3-d-(2):

7A-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 recreational facilities, such as swimming pool, tennis courts, basketball courts, reserved for the use of the on-site residents and their guests.

7. PERMITTED USES - Section 125-C-3-d(2)

7E-OPEN SPACE LAND USE AREAS

Lots 31, 32 & 35 (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 125-C-3-d-(3):

8A SINGLE FAMILY LOW 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.

8. HEIGHT LIMITATIONS - Section 125-C-3-d(3)

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 125-C-3-d-(3):

9A SINGLE FAMILY LOW DENSITY LAND USE AREAS

No less than four (4) 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 low density land use areas.

9. PARKING REQUIREMENTS - Section 125-C-3-d(3)

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 125-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 125-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 125-C-3-d-(3):

SINGLE FAMILY LOW DENSITY DETACHED RESIDENTIAL LAND USE AREAS

In no event shall more than 15 percent (15%) 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, shrubbery and similar minor structures.

12. COVERAGE REQUIREMENTS - Section 125-C-3-d(3)

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.

TABULATION OF LAND USE

LAND USE	ACRES
Single Family Low Density (Roadway 4.883 acres)	53.628 Ac.
Open Space (Non-Credited)	1.757 Ac.
Open Space (Credited)	5.916 Ac.
TOTAL	61.301 Ac.

RECORDED DATE 12/1/95
PLAT REF# 3054-A-150A
New

VILLAGE OF HARPER'S CHOICE
SECTION 5 AREA 9

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

COLUMBIA

AMENDED

FINAL DEVELOPMENT PLAN PHASE 194-A
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NOTED SHEET NO. 2 OF 3

ZONED NEW TOWN

Coordinates
Non-Credited
Open Space

Coordinates
Non-Credited
Open Space

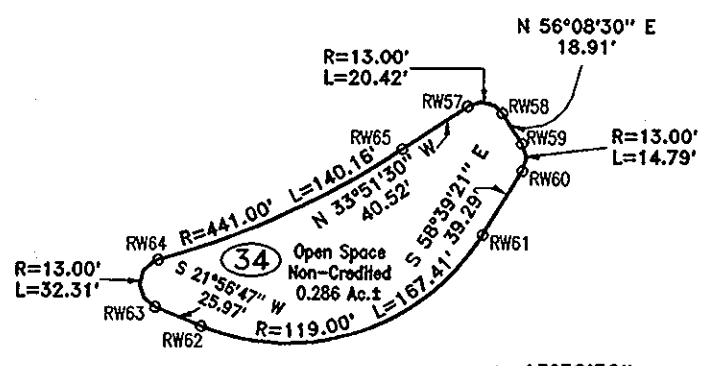
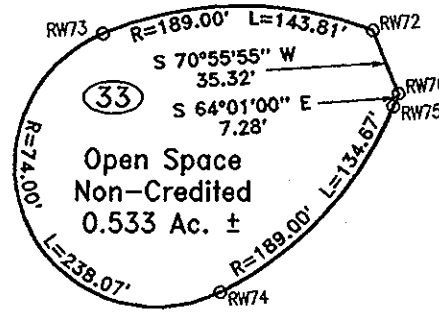
HOWARD RESEARCH
AND
DEVELOPMENT CORPORATION
CMP 1535/193

Point	North	East
RW57	509218.49	825780.44
RW58	509236.53	825783.99
RW59	509247.07	825799.70
RW60	509247.38	825813.70
RW61	509226.94	825847.26
RW62	509080.83	825895.73
RW63	509056.75	825886.03
RW64	509058.10	825861.45
RW65	509184.85	825803.01

Point	North	East
RW72	506782.56	826094.88
RW73	506642.38	826087.68
RW74	506695.44	826225.73
RW75	506790.91	826134.81
RW76	506794.10	826128.27

E 825000
N 506000

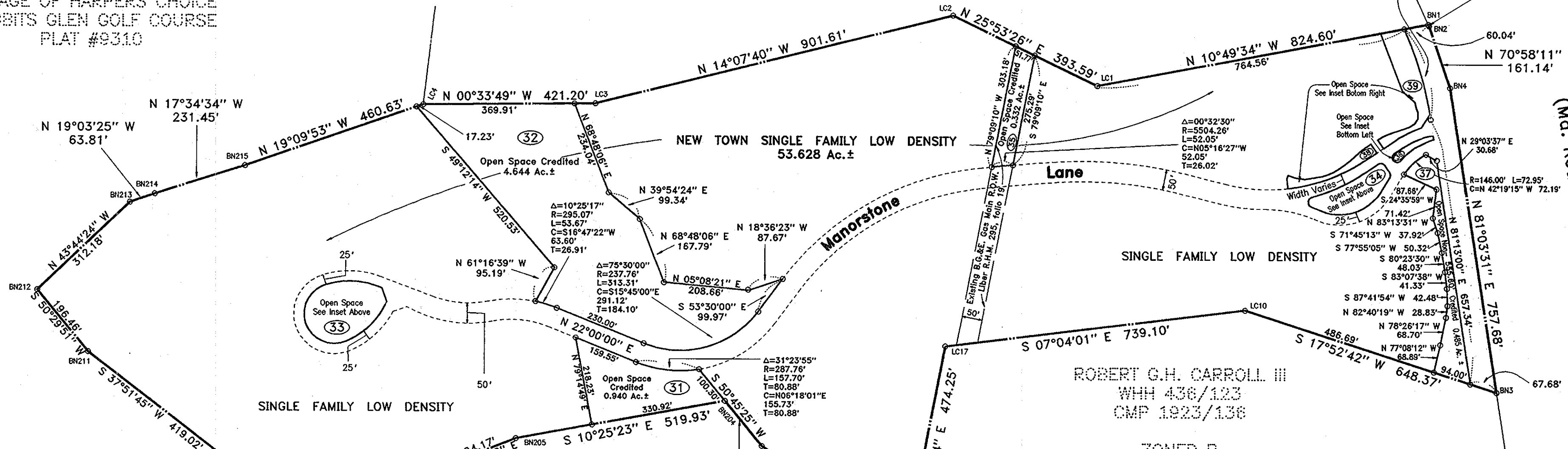
E 825000
N 509750



LOT 6
VILLAGE OF HARPERS CHOICE
HOBBITS GLEN GOLF COURSE
PLAT #9310

Open Space Inset
(not to scale)

Open Space Inset
(not to scale)



Clarksville Pike
(Md. Route No. 108)

LOT 6
VILLAGE OF HARPERS CHOICE
HOBBITS GLEN GOLF COURSE
PLAT #9310
ZONED NEW TOWN

LOT 8
VILLAGE OF HARPERS CHOICE
HOBBITS GLEN GOLF COURSE
PLAT #9309
ZONED NEW TOWN

ROBERT G.H. CARROLL III
WHH 436/123
CMP 1923/136
ZONED R

Coordinates
Non-Credited
Open Space

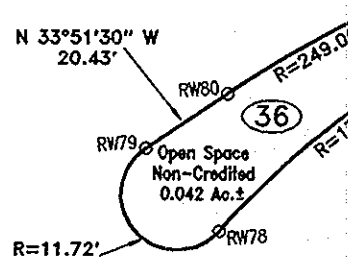
Point	North	East
LC115	508998.07	825841.07
LC122	509068.50	825813.95
LC123	509113.99	825798.20
LC124	509158.84	825764.55
LC125	509160.78	825762.70
LC126	509200.98	825730.92
LC129	509217.92	825720.27
LC130	509251.93	825703.46
LC131	509295.25	825689.06
LC132	509312.49	825644.26
LC144	509308.52	825627.27
RW29	509280.81	825447.10
RW39	509345.16	825858.09
RW40	509324.99	825689.86
RW41	509261.70	825721.35
RW42	509186.58	825771.75

Coordinates

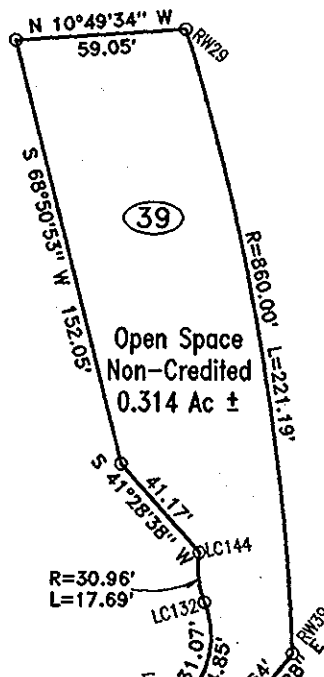
Point	North	East	Point	North	East
BN1	509339.78	825435.82	BN212	505938.65	826100.84
BN2	509341.59	825439.71	BN213	506164.19	825885.00
BN3	509511.89	826340.51	BN214	506224.51	825864.16
BN4	509394.13	825592.04	BN215	506445.15	825794.27
BN201	508072.30	826698.21	LC1	508529.86	825590.71
BN202	507914.40	826612.17	LC2	508175.77	825418.84
BN203	507712.95	826479.88	LC3	507301.44	825638.91
BN204	507622.41	826369.02	LC4	506880.25	825643.06
BN205	507111.06	826463.08	LC10	508894.83	826141.46
BN206	506930.60	826534.76	LC17	508161.34	826232.39
BN207	506759.17	826573.23			
BN208	506697.51	826617.28			
BN209	506597.45	826617.69			
BN210	506394.43	826509.61			
BN211	506063.62	826252.42			

Coordinates
Non-Credited
Open Space

Point	North	East
RW78	509274.02	825770.92
RW79	509258.67	825753.49
RW80	509275.63	825742.11
RW81	509332.07	825713.87
RW82	509353.21	825709.62
RW83	509354.65	825718.95



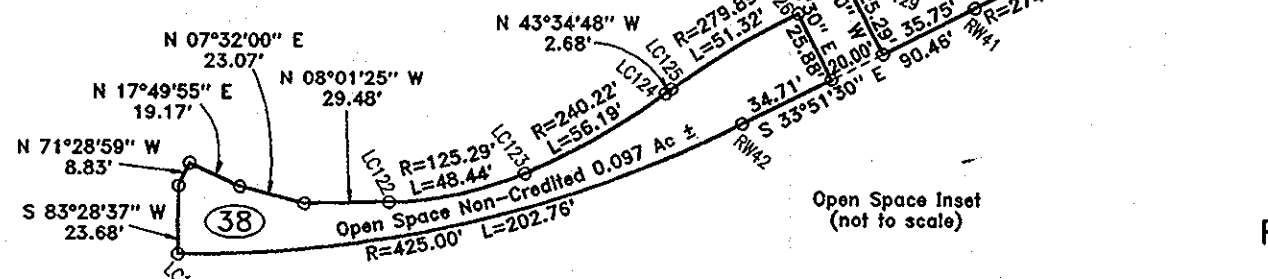
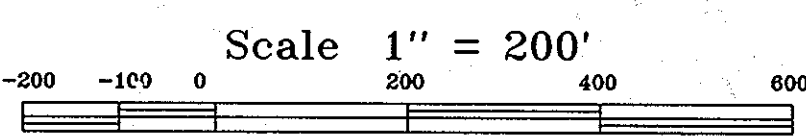
Open Space Inset
(not to scale)



RECORDED DATE 12/11/95
PLAT REF. II 3054-A-1505

VILLAGE OF HARPER'S CHOICE
SECTION 5 AREA 9
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORP.
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN PHASE 194-A
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NOTED SHEET NO. 3 OF 3



Open Space Inset
(not to scale)

COLUMBIA

VILLAGE OF HARPER'S CHOICE

Section 5, Area 9, Phase II

LOTS 11-23; 31 & 33

GENERAL NOTES

- Coordinates shown hereon are based on Maryland coordinate system, NAD 27, as projected by Howard County Geodetic Control Stations:

Station	North	East
2838002	509424.956	825625.556
2838003	508916.632	824630.474
- This Plat is based upon a field run monumented boundary survey performed on or about September 10, 1992, by D.M.W. (Daft McCune Walker, Inc.)
- Denotes 4" X 4" X 36" concrete monument set with aluminum cap marked "Daft McCune Walker, Inc. Property Marker C-99"
- Denotes 3/4" pin set with aluminum cap marked "Daft McCune Walker, Inc. Property Marker C-99" set at change in bearing of boundary or right-of-way.
- ⊠ Denotes approximate elevation of 100 year flood plain.
- Areas shown hereon are more or less.
- Subject property zoned New Town (NT) per 8/2/85 Comprehensive Zoning Plan.
- Minimum building setback restrictions from property lines and the public right of way lines to be in accordance with criteria established by Final Development Plan Phase 194 entitled "COLUMBIA Village of Harper's Choice Section 5, Area 9," recorded as plat 3054-A-1317 thru 1319 on Nov. 3, 1993.
- Vehicular ingress and egress into public right of way restricted except at locations approved by Howard County Office of Planning and Zoning.
- Noise study was prepared by H.R.D. April 16, 1993.
- 100 year flood plain information shown hereon is based upon a flood study prepared by Daft McCune Walker, dated May, 1993.
- Stormwater management is to be provided by Village of River Hill Section 2, Area 1 (F93-18)
- Open Space shown hereon is to be dedicated to and maintained by Columbia Assoc
- Open Space may, but is not required to contain future pathway.
- Limits of wetlands were determined by Exploration Research, March 27, 1992.
- No clearing, grading or construction is permitted within wetlands or stream buffers, except as permitted under waiver petition WP-94-20.
- This project is subject to the following waivers and submittals to the Howard County Department of Planning and Zoning:
 - SP-92-21 Comprehensive Sketch Plan approval dated 1/30/93
 - WP-92-218 Waiver approval dated 8/5/93
 - WP-94-20 Waiver approval dated 10/14/93, and F-93-141.
- Easements shown on this plat are public.
- For flag or pipestem lots, refuse collection, snow removal, and road maintenance are provided to the junction of the flag or pipestem and the road right-of-way only, and not onto the flag or pipestem lot driveway.

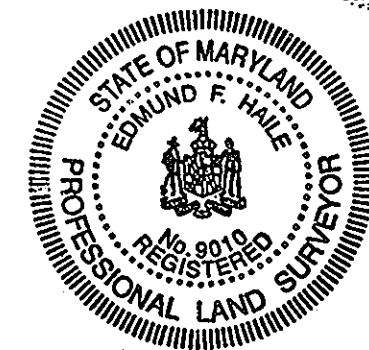
PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT, AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

J.H.N.K.J. 11-15-93
Date

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAVE BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE ON July 19, 1994, WHICH DATE DEVELOPER AGREEMENT 34-3307-D WAS FILED AND ACCEPTED.

TABULATION OF FINAL PLAT	
a. Total Number of Lots/Parcels to be recorded	15
Buildable	13
Open Space	2
Credited	1
Non-credited	1
b. Total area of Lots	22.317 Ac. ±
Buildable	20.844 Ac. ±
Open Space	1.473 Ac. ±
Credited	0.940 Ac. ±
Non-credited	0.533 Ac. ±
Total area of 100 year floodplain and 25% or greater steep slopes	1.525 Ac. ±
c. Total Area of road right-of-way to be recorded including widening strips	1.490 Ac. ±
d. Total Area of Subdivision to be recorded	23.807 Ac. ±

(Shaded area) - DENOTES EASEMENT SHADING



DMW
Daft · McCune · Walker, Inc. *slaw*
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax 296 4705

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY
Dorice M. Boyd 8/23/94
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
Joseph H. Necker Jr. 9/1/94
Director Date

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Roman P. Sullivan 8/19/94
Director Date

OWNER'S DEDICATION

We, The Howard Research And Development Corporation, A Maryland Corporation, by Joseph H. Necker Jr., Vice-President and Arianne H. Monroe, Assistant Secretary, owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns,

- The right to lay, construct, and maintain sewers, drains, water pipes, and other municipal utilities and services, in and under all roads and street rights-of-way and the specific easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and valuable consideration, hereby grant the right and option to Howard County, to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drainage facilities, and open spaces, where applicable;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

The requirements of Section 3-108, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

Witness our hands this 11-15-93 day of November 1993
Joseph H. Necker Jr. Vice President
The Howard Research And Development Corporation Date
Arianne H. Monroe Assistant Secretary
The Howard Research And Development Corporation Date

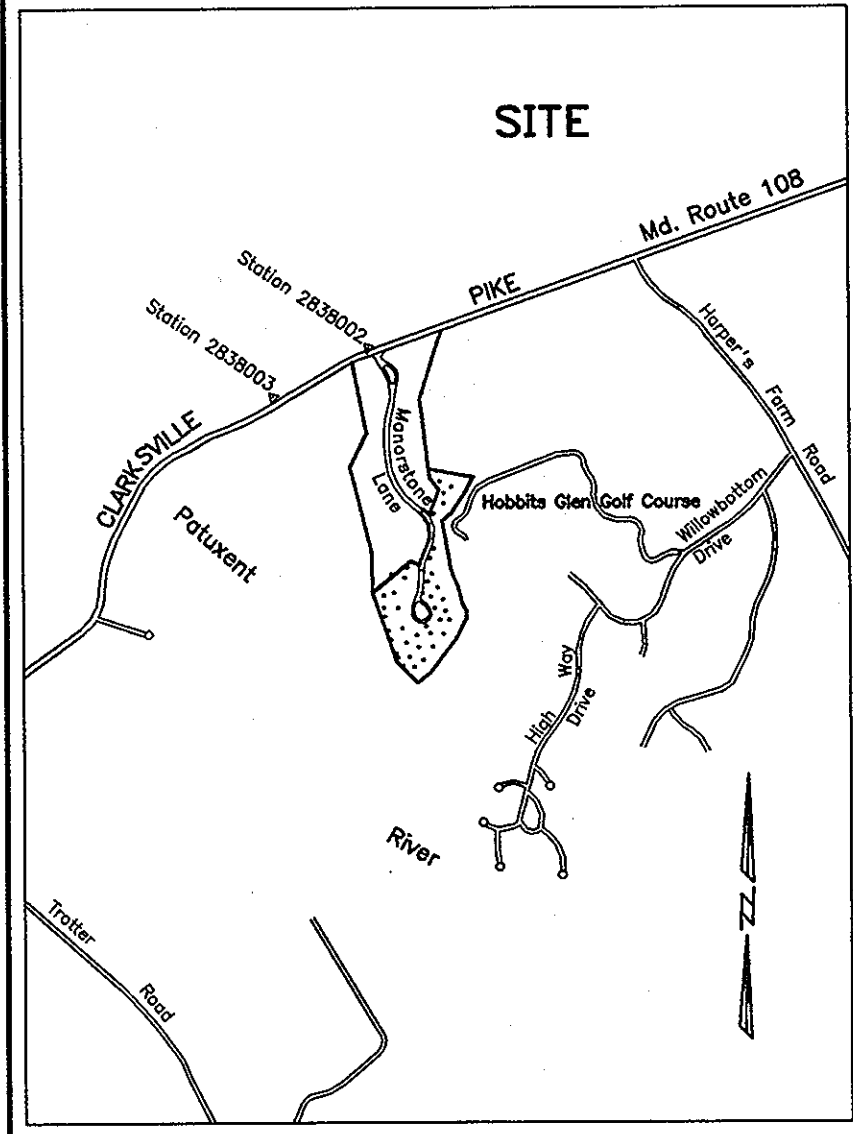
SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by Howard Research and Development Corporation to Howard Research and Development Land Company, by deed dated October 6, 1986 and recorded in the Land Records of Howard County, Maryland, in Liber 1535 Folio 193; The Howard Research and Development Land Company having thereafter changed its name to The Howard Research And Development Corporation by articles of amendment recorded June 4, 1990, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-108, The Real Property Article, of the Annotated Code of Maryland, 1988 Replacement Volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

Edmund F. Halle 11/12/93
Edmund F. Halle
Professional Land Surveyor No. 9010 Date

RECORDED AS PLAT No. 11367
ON SEPTEMBER 8, 1994 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

COLUMBIA
VILLAGE OF
HARPER'S CHOICE
Section 5, Area 9, Phase II
LOTS 11-23; 31 & 33
SHEET 1 OF 2
ZONING: NEW TOWN (NT)
TAX MAP 29 PARCEL 126
FIFTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND
SCALE: 1" = 100' NOVEMBER 11, 1993



VICINITY MAP
SCALE: 1" = 2000'

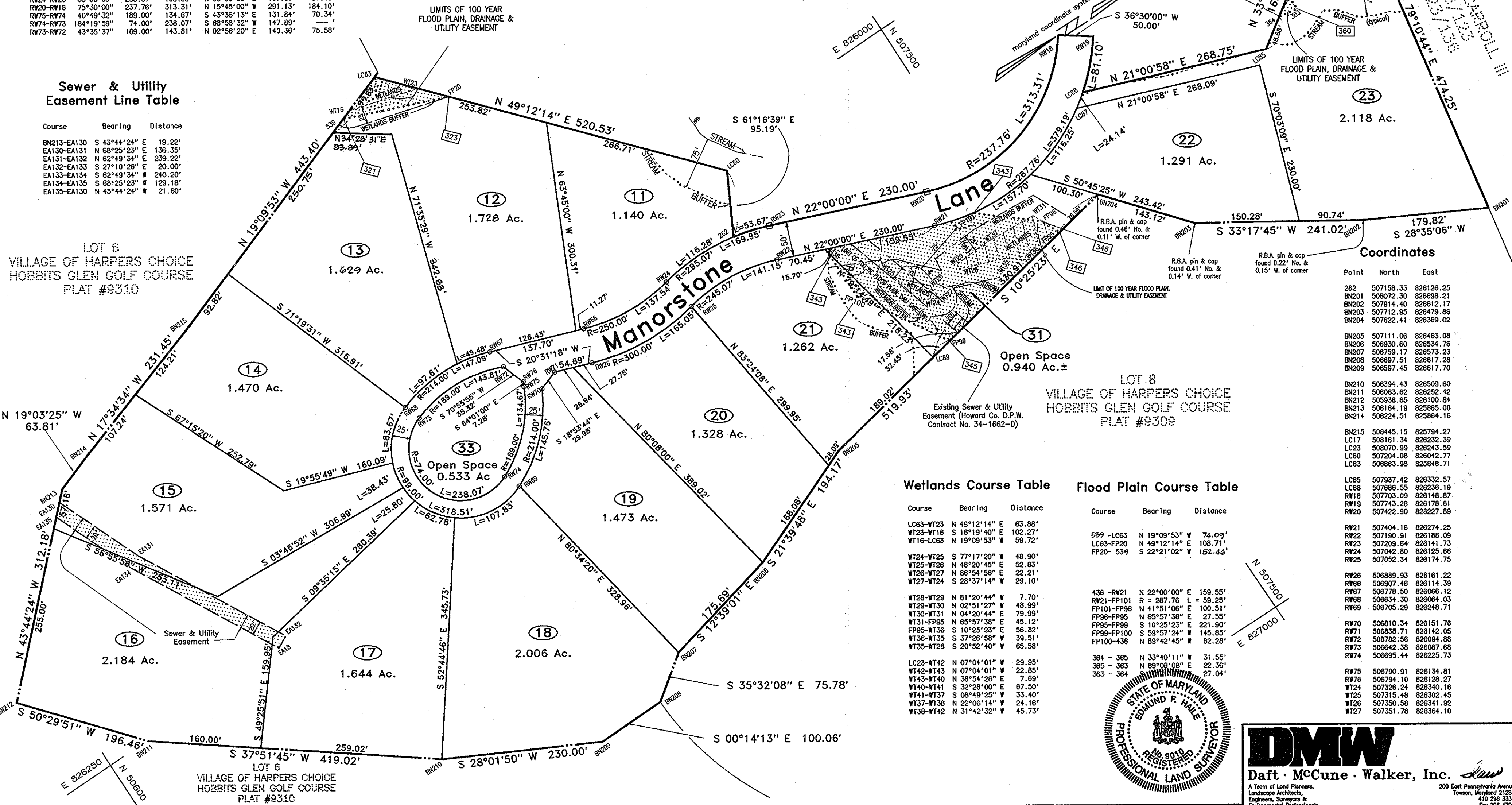
Curve Table

Table with columns: Curve, Delta, Radius, Length, Bearing, Chord, Tangent. Lists curve data for various points.

Sewer & Utility Easement Line Table

Table with columns: Course, Bearing, Distance. Lists sewer and utility easement line details.

HOWARD RESEARCH AND DEVELOPMENT CORPORATION CMP 1535/193



Coordinates

Table with columns: Point, North, East. Lists coordinate points for various locations on the map.

Wetlands Course Table

Table with columns: Course, Bearing, Distance. Lists wetlands course details.

Flood Plain Course Table

Table with columns: Course, Bearing, Distance. Lists flood plain course details.



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS... APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING... APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

OWNER'S DEDICATION We, The Howard Research And Development Corporation, A Maryland Corporation, by Joseph H. Necker Jr., Vice-President and Arianne H. Monroe, Assistant Secretary, owners of the property shown and described hereon, hereby adopt this plan of subdivision...

SURVEYOR'S CERTIFICATE I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by Howard Research and Development Corporation to Howard Research and Development Land Company...

DMW Daft · McCune · Walker, Inc. A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals.

RECORDED AS PLAT No. 11368 ON SEPTEMBER 8, 1994 IN THE LAND RECORDS OF HOWARD COUNTY, MD. COLUMBIA VILLAGE OF HARPER'S CHOICE Section 5, Area 9, Phase II LOTS 11-23; 31 & 33 SHEET 2 OF 2 ZONING: NEW TOWN (NT) TAX MAP 29 PARCEL 126 FIFTH ELECTION DISTRICT HOWARD COUNTY MARYLAND SCALE: 1" = 100' NOVEMBER 11, 1993