

# COLUMBIA

## VILLAGE OF HARPER'S CHOICE

Section 5, Area 9, Phase II

LOTS 11-23; 31 & 33

### GENERAL NOTES

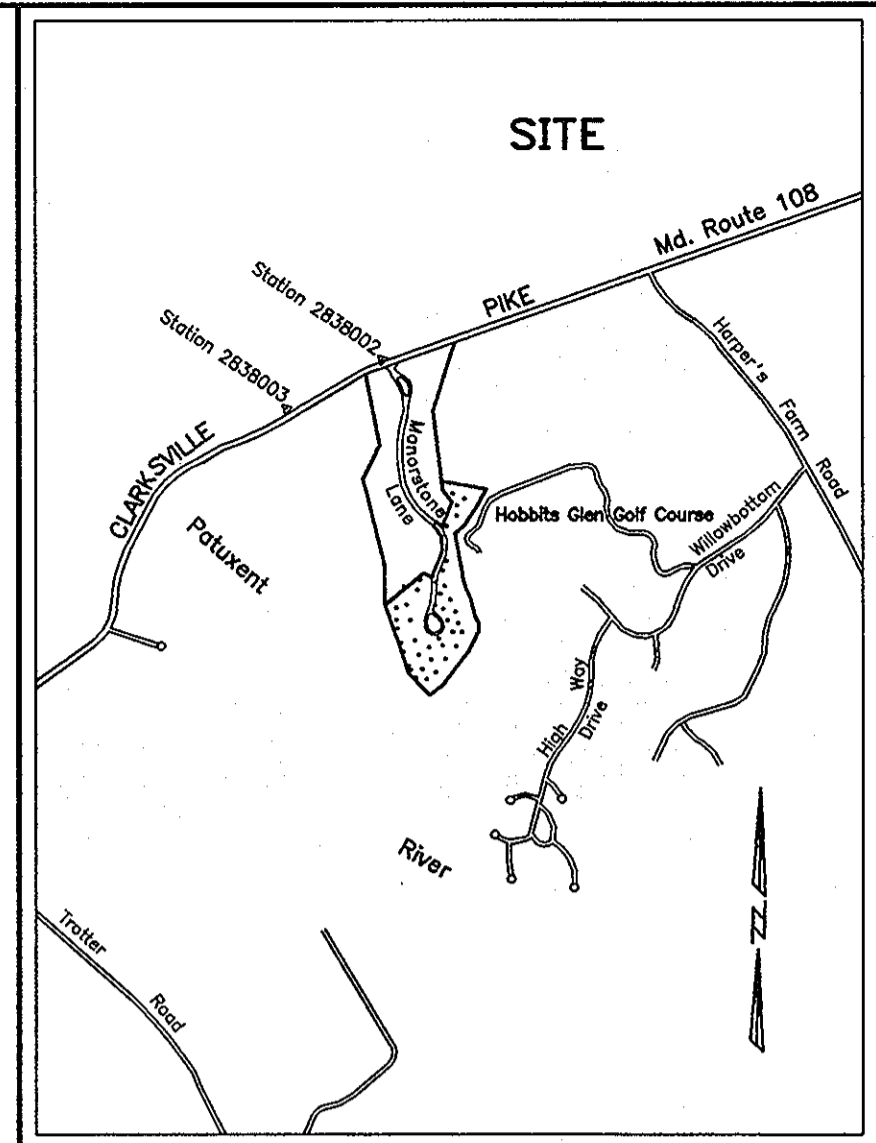
- Coordinates shown hereon are based on Maryland coordinate system, NAD 27, as projected by Howard County Geodetic Control Stations:
 

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.



VICINITY MAP  
SCALE: 1" = 2000'

--- DENOTES EASEMENT SHADING



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

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. ±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY  
*Dwayne 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  
*Ramon P. Lewis* 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.* Date  
The Howard Research And Development Corporation  
*Arianne H. Monroe* 11/16/93 Date  
The Howard Research And Development Corporation

**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. Haile* 1/12/93 Date  
Edmund F. Haile  
Professional Land Surveyor No. 9010

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

Curve Table

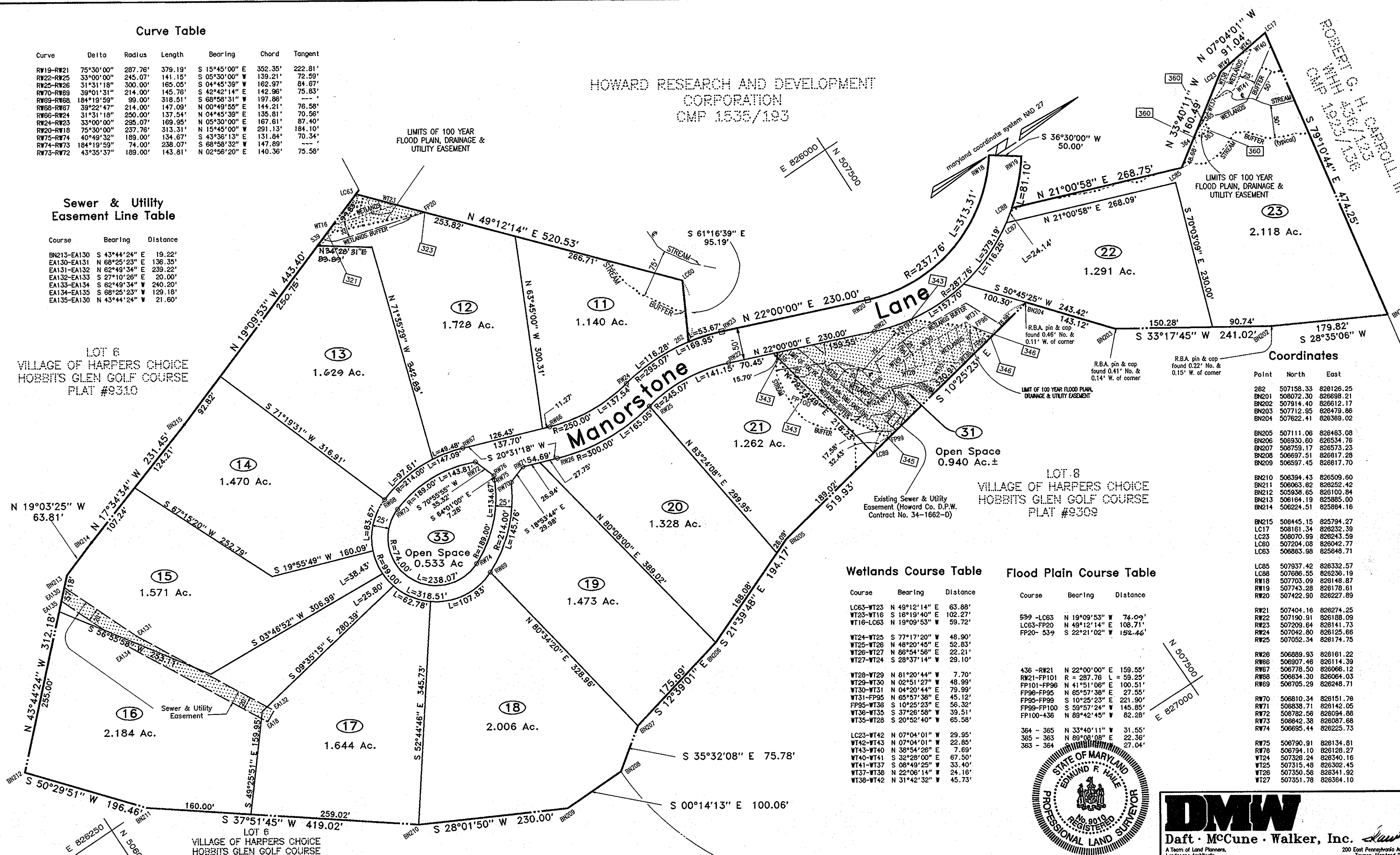
Curve	Delta	Radius	Length	Bearing	Chord	Tangent
RW19-RW21	75°30'00"	287.76'	379.19'	S 15°45'00" E	352.35'	222.81'
RW22-RW25	33°00'00"	245.07'	141.15'	S 05°30'00" W	139.21'	72.59'
RW25-RW26	31°31'18"	300.00'	165.05'	S 04°45'39" W	162.97'	84.67'
RW70-RW69	39°01'31"	214.00'	145.76'	S 42°42'14" E	142.96'	75.83'
RW69-RW68	184°19'59"	99.00'	318.51'	S 68°58'31" W	197.86'	76.58'
RW68-RW67	39°22'47"	214.00'	147.09'	N 00°49'55" E	144.21'	70.56'
RW66-RW24	31°31'18"	250.00'	137.54'	N 04°45'39" E	135.81'	87.40'
RW24-RW23	33°00'00"	295.07'	169.95'	N 05°30'00" E	167.61'	84.67'
RW20-RW18	75°30'00"	237.76'	313.31'	N 15°45'00" W	291.13'	184.10'
RW75-RW74	40°49'32"	189.00'	134.67'	S 43°38'13" E	131.84'	70.34'
RW74-RW73	184°19'59"	74.00'	238.07'	S 68°58'32" E	147.89'	75.58'
RW73-RW72	43°35'37"	189.00'	143.81'	N 02°58'20" E	140.36'	75.58'

Sewer & Utility Easement Line Table

Course	Bearing	Distance
BN213-EA130	S 43°44'24" E	19.22'
EA130-EA131	N 68°25'23" E	136.35'
EA131-EA132	N 62°49'34" E	239.22'
EA132-EA133	S 27°10'26" E	20.00'
EA133-EA134	S 62°49'34" W	240.20'
EA134-EA135	S 68°25'23" W	129.18'
EA135-EA130	N 43°44'24" W	21.60'

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

HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
CMP 1535/193



2.118 Ac.

1.291 Ac.

1.728 Ac.

1.140 Ac.

1.629 Ac.

1.470 Ac.

1.571 Ac.

2.184 Ac.

1.644 Ac.

2.006 Ac.

1.473 Ac.

1.328 Ac.

1.262 Ac.

Open Space  
0.533 Ac

Open Space  
0.94 Ac.±

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

Coordinates

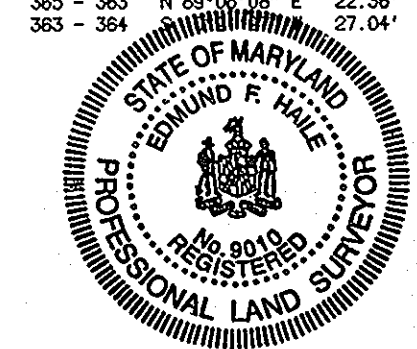
Point	North	East
BN201	507158.33	828126.25
BN202	508072.30	826698.21
BN203	507914.40	826912.17
BN204	507712.95	826479.88
BN205	507622.41	826369.02
BN206	507111.06	826463.08
BN207	506930.60	826534.76
BN208	506759.17	826573.23
BN209	506697.51	826617.20
BN210	506639.43	826509.60
BN211	506063.62	826252.42
BN212	505938.65	826100.84
BN213	506164.19	825885.00
BN214	506224.15	825804.16
BN215	506445.15	825794.27
LC17	508161.34	826232.39
LC23	508070.99	826243.59
LC60	507204.08	826042.77
LC65	506863.98	825648.71
LC85	507937.42	826332.57
LC88	507686.55	826236.19
RW18	507703.09	826148.87
RW19	507743.28	826178.61
RW20	507422.90	826227.69
RW21	507404.16	826274.25
RW22	507190.91	826188.09
RW23	507209.64	826141.73
RW24	507042.80	826125.66
RW25	507052.34	826174.75
RW26	506889.93	826161.22
RW66	506907.46	826114.39
RW67	506778.50	826066.12
RW68	506834.30	826064.03
RW69	506705.29	826248.71
RW70	506810.34	826151.76
RW71	506838.71	826142.05
RW72	506782.56	826094.88
RW73	506642.38	826087.68
RW74	506695.44	826225.73
RW75	506790.91	826134.81
RW76	506754.10	826128.27
WT24	507328.24	826340.16
WT25	507315.49	826302.45
WT26	507350.58	826341.92
WT27	507351.78	826364.10

Wetlands Course Table

Course	Bearing	Distance
LC63-WT23	N 49°12'14" E	63.88'
WT23-WT16	S 16°19'40" E	102.27'
WT16-LC63	N 19°09'53" W	59.72'
WT24-WT25	S 77°17'20" W	48.90'
WT25-WT26	N 48°20'45" E	52.83'
WT26-WT27	N 66°54'56" E	22.21'
WT27-WT24	S 28°37'14" W	29.10'
WT28-WT29	N 81°20'44" W	7.70'
WT29-WT30	N 02°51'27" E	48.99'
WT30-WT31	N 04°20'44" E	79.99'
WT31-FP95	N 65°57'38" E	45.12'
FP95-FP96	S 10°25'23" E	56.32'
FP96-FP100	S 59°57'24" W	145.85'
WT32-WT33	S 37°26'58" W	39.51'
WT33-WT28	S 20°52'40" W	65.58'
LC23-WT42	N 07°04'01" W	29.95'
WT42-WT43	N 07°04'01" E	22.85'
WT43-WT40	N 38°54'26" E	7.69'
WT40-WT41	S 32°28'00" E	67.50'
WT41-WT37	S 08°49'25" W	33.40'
WT37-WT38	N 22°06'14" W	24.18'
WT38-WT42	N 31°42'32" W	45.73'

Flood Plain Course Table

Course	Bearing	Distance
529-LC63	N 19°09'53" W	74.09'
LC63-FP20	N 49°12'14" E	108.71'
FP20-539	S 22°21'02" W	152.46'
436-RW21	N 22°00'00" E	159.55'
RW21-FP101	R = 287.76 L = 59.25'	
FP101-FP96	N 41°51'06" E	100.51'
FP96-FP95	N 65°57'38" E	27.55'
FP95-FP96	S 10°25'23" E	221.90'
FP96-FP100	S 59°57'24" W	145.85'
FP100-436	N 89°42'45" W	82.28'
364-365	N 07°04'01" W	31.55'
365-363	N 89°08'08" E	22.36'
363-364	N 31°42'32" W	27.04'



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

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING  
*Joseph R. Smith* 9/1/94  
Director

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(2) 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;  
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**DMW**  
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A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
410 256 3333  
Fax 256 4705

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

F 94-11