

GENERAL NOTES:

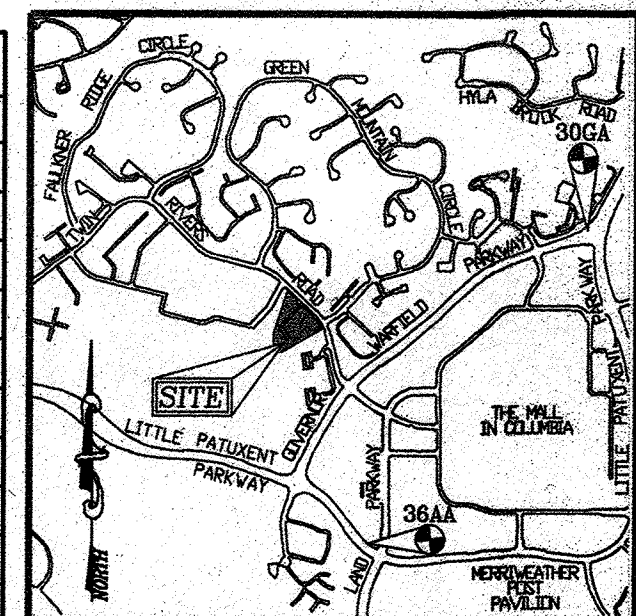
- THE SUBJECT PROPERTY IS ZONED NEW TOWN PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83 (2011) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:
No. 30GA - N 566,053.579 E 1,352,177.604 AND
No. 36AA - N 562,804.842 E 1,349,906.240.
- THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY VOGEL ENGINEERING + TIMMONS GROUP IN SEPTEMBER 2020.
- ALL AREAS ARE MORE OR LESS (+/-).
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS: WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN) GEOMETRY: - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS. STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (M25 LOADING). DRAINAGE ELEMENTS: - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE. MAINTENANCE: SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- TO THE BEST OF THE OWNERS' KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES ON THE SUBJECT PROPERTY OR THE COUNTY'S CEMETERY SITE MAP.
- PROPERTY SUBJECT TO A DEED, AGREEMENT AND DECLARATION RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 469 AT FOLIO 472.
- THERE ARE EXISTING DWELLING/STRUCTURES LOCATED ON LOTS 7 & 8 TO BE RAZED. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP 41-A CRITERIA.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL ARE BEING ADDRESSED WITH SDP-21-030.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION EASEMENT REQUIREMENTS BECAUSE OF THE EXEMPTION FOR NT (PUD), PER SECTION 16.1202(b)(2)(ii).
- IN ACCORDANCE WITH FINAL DEVELOPMENT PLAN FDP-41-A-1 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NO(S). 25827-25830, LOT 7 AND LOT 8 ARE DESIGNATED APARTMENT LAND USE AREAS.

LEGEND

	PUBLIC WATER, SEWER & UTILITY EASEMENT
	EXISTING EASEMENT TO BE ABANDONED
	PRIVATE SHARED PARKING AND ACCESS EASEMENT

COORDINATE TABLE

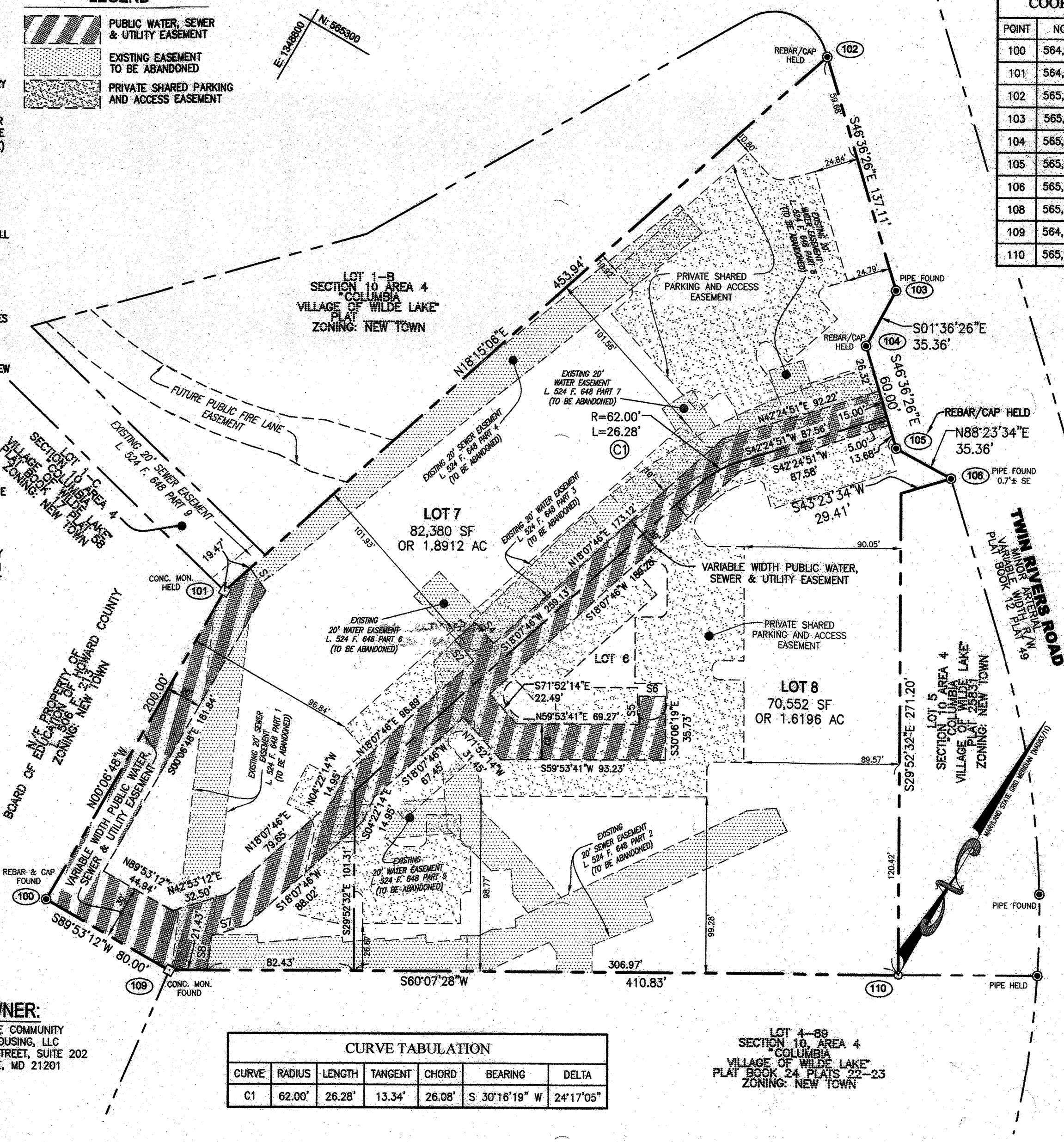
POINT	NORTHING	EASTING
100	564,798.7776	1,348,919.6696
101	564,998.7772	1,348,919.2743
102	565,429.8792	1,349,061.4450
103	565,335.6851	1,349,161.0775
104	565,300.3390	1,349,162.0692
105	565,259.1193	1,349,205.6689
106	565,260.1110	1,349,241.0149
108	565,042.7456	1,349,424.0881
109	564,798.9357	1,348,999.6694
110	565,003.5762	1,349,355.9028



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 4935 - GRIDS A5 & A6

PUBLIC WATER, SEWER & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
S1	S64°31'33"E	15.37'
S2	N71°52'14"W	15.67'
S3	N18°07'46"E	15.00'
S4	S71°52'14"E	15.67'
S5	N30°06'19"W	15.73'
S6	N59°53'41"E	15.00'
S7	S42°53'12"W	20.27'
S8	S23°25'18"E	19.47'



AREA TABULATION CHART

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
• BUILDABLE	2
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	3.5108 AC
• NON-BUILDABLE	0.0000 AC
• OPEN SPACE	0.0000 AC
• PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	3.5108 AC

OWNER:
ENTERPRISE COMMUNITY HOMES HOUSING, LLC
875 HOLLINS STREET, SUITE 202
BALTIMORE, MD 21201

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	62.00'	26.28'	13.34'	26.08'	S 30°16'19" W	24°17'05"

LOT 4-89
SECTION 10 AREA 4
COLUMBIA
VILLAGE OF WILDE LAKE
PLAT BOOK 24 PLATS 22-23
ZONING: NEW TOWN

THE REQUIREMENTS OF § 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.

Eric David Salmi
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD. REG. NO. 21639
DATE: 9/20/21

Robert Fossi
ENTERPRISE COMMUNITY HOMES HOUSING, LLC
AUTHORIZED PERSON
DATE: 9/20/21

PURPOSE NOTE

- THE PURPOSE OF THIS PLAT IS TO:
- RESUBDIVIDE LOT 6 INTO LOTS 7 & 8
 - CREATE A VARIABLE WIDTH PUBLIC WATER, SEWER & UTILITY EASEMENT.
 - ABANDON EXISTING SEWER EASEMENTS (L 524 F. 648, PARTS 1, 2 & 4).
 - ABANDON EXISTING WATER EASEMENTS (L 524 F. 648 PARTS 3, 5, 6, 7, & 8).

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.

Howard County Health Officer
HOWARD COUNTY HEALTH OFFICER
DATE: 10/12/21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 11/17/21

Director
DIRECTOR
DATE: 4/14/22

OWNER'S CERTIFICATE

WE, ENTERPRISE COMMUNITY HOMES HOUSING, LLC, A MARYLAND LIMITED LIABILITY COMPANY, 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 EASEMENT AREAS SHOWN HEREON.
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 20th DAY OF September 2021

Robert Fossi
ROBERT FOSSI,
SENIOR VICE PRESIDENT

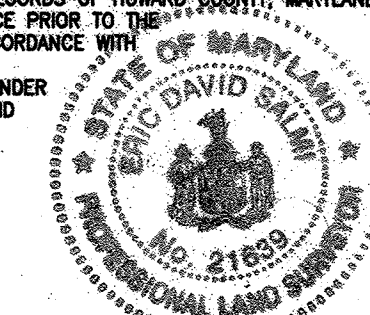
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOT 6 AS SHOWN ON A PLAT ENTITLED "COLUMBIA, VILLAGE OF WILDE LAKE, SECTION 10, AREA 4" AND RECORDED AS PLAT NO. 25831, AND ALSO BEING ALL OF THE LAND CONVEYED TO ENTERPRISE COMMUNITY HOMES HOUSING, LLC, BY A DEED DATED SEPTEMBER 24, 2021 AND RECORDED IN LIBER 20999 AT FOLIO 223, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Eric David Salmi
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
EXPIRATION/RENEWAL DATE: JANUARY 03, 2022



VOGEL ENGINEERING

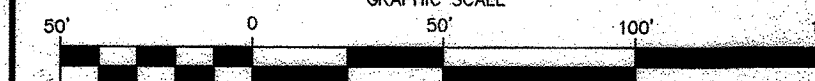
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, BELTSVILLE CITY, MD 21043
P: 410-461-7666 F: 410-461-8961 www.timmons.com

RECORDED AS PLAT No. 26093 ON 4/11/22
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
COLUMBIA
VILLAGE OF WILDE LAKE
SECTION 10, AREA 4
LOTS 7 & 8

A RESUBDIVISION OF LOT 6, PLAT No. 25831
ZONED NEW TOWN
FDP 41-A, PB 15-031, PB 15-087, SDP-91-011, SDP-21-030
TAX MAP 30, GRID 19, PARCEL 272
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' SEPTEMBER 2021



SHEET 1 OF 1