

GENERAL NOTES:

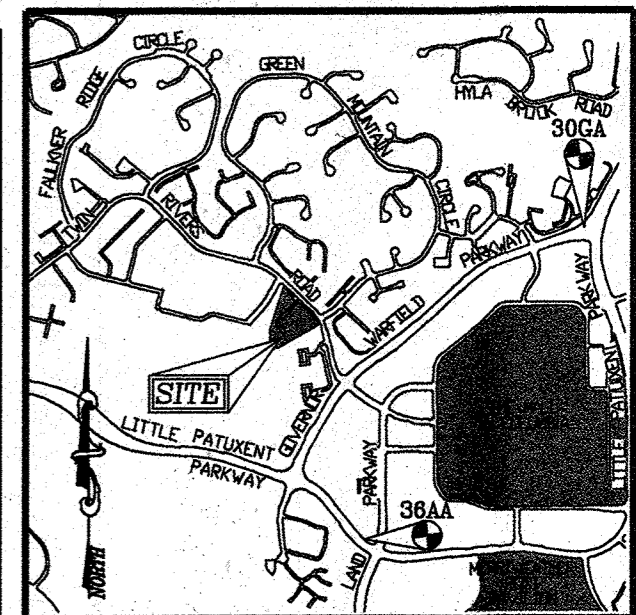
- THE SUBJECT PROPERTY IS ZONED NEW TOWN PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83 (2011) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:
No. 30GA - N 566,053.579 E 1,352,177.604 AND
No. 36AA - N 562,804.842 E 1,349,906.240.
- THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY VOGEL ENGINEERING + TIMMONS GROUP IN SEPTEMBER 2020.
- SEE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: FDP-41-A, PB 15-031, PB 15-087, SDP-91-011.
- 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 (H25 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 LOT 2 TO REMAIN. 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.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A RESUBDIVISION PLAT THAT DOES NOT INCREASE THE NUMBER OF UNITS.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION EASEMENT REQUIREMENTS BECAUSE IT IS A RESUBDIVISION PLAT THAT DOES NOT CREATE ANY ADDITIONAL LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE.
- LAND SWAP AREA 'A' IS A 6,522 SF PORTION OF FORMER LOT 3, INTENDED TO BE CONVEYED BY COLUMBIA ASSOCIATION, INC TO ENTERPRISE COMMUNITY HOMES HOUSING, LLC. LAND SWAP AREA 'B' IS A 6,522 SF PORTION OF FORMER LOT 2, INTENDED TO BE CONVEYED BY COLUMBIA ASSOCIATION, INC. TO ENTERPRISE COMMUNITY HOMES HOUSING, LLC, BOTH AS DEPICTED ON THIS PLAT AND DELINEATED IN THE "LAND SWAP LINE / CURVE TABLE".

LEGEND

| | |
|--|--|
| | EXISTING WATER EASEMENT |
| | EXISTING SEWER EASEMENT |
| | EXISTING STORM DRAIN EASEMENT |
| | EXISTING EASEMENT AREA TO BE ABANDONED |

COORDINATE TABLE

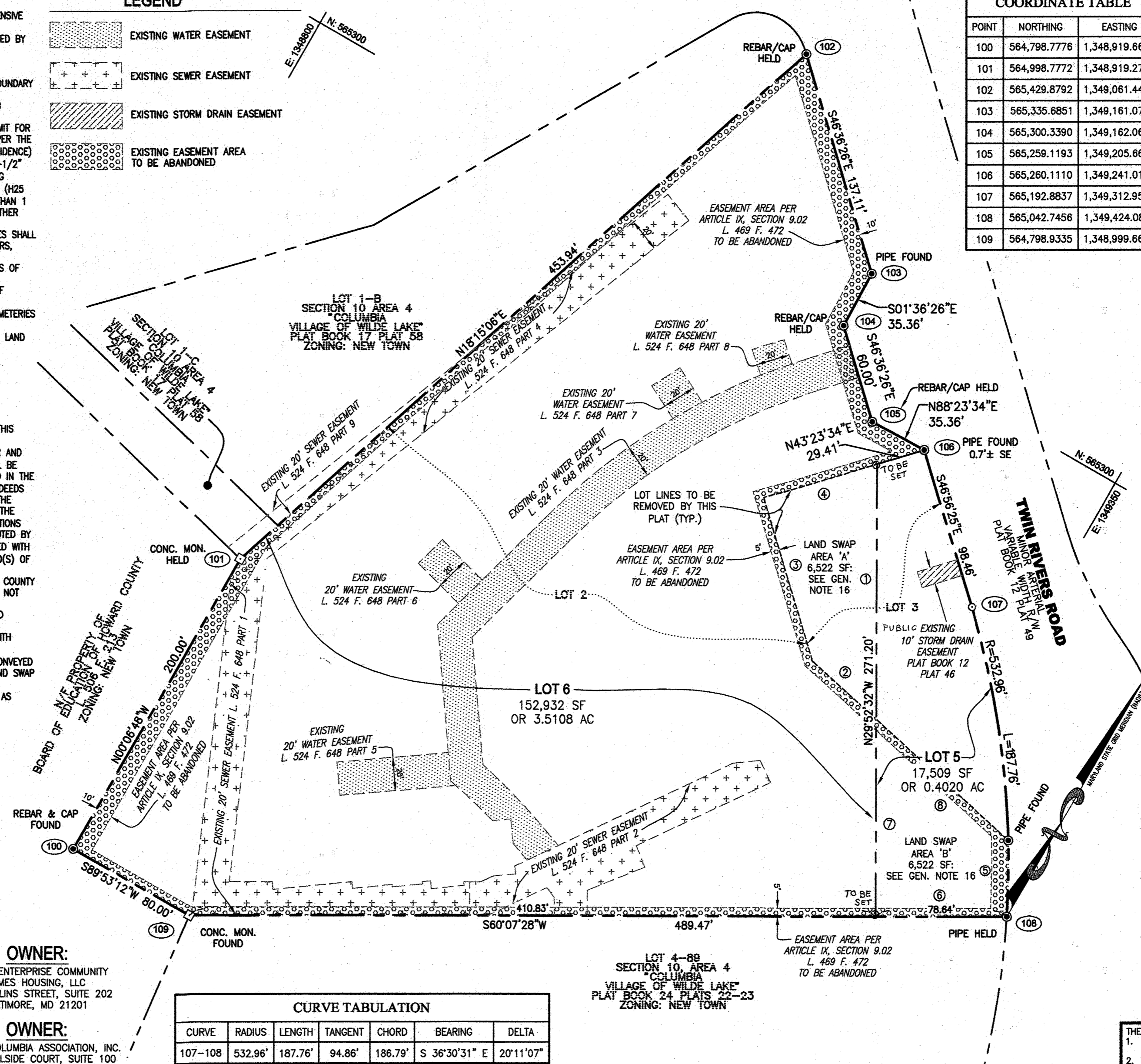
| POINT | NORTHING | EASTING |
|-------|--------------|----------------|
| 100 | 564,798.7776 | 1,348,919.6696 |
| 101 | 564,998.7772 | 1,348,919.2743 |
| 102 | 565,429.8792 | 1,349,061.4450 |
| 103 | 565,335.6851 | 1,349,161.0775 |
| 104 | 565,300.3390 | 1,349,162.0692 |
| 105 | 565,259.1193 | 1,349,205.6689 |
| 106 | 565,260.1110 | 1,349,241.0149 |
| 107 | 565,192.8837 | 1,349,312.9567 |
| 108 | 565,042.7456 | 1,349,424.0881 |
| 109 | 564,798.8335 | 1,348,999.6655 |



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

LAND SWAP LINE / CURVE TABLE

| LINE | BEARING | LENGTH | RECORD BEARING |
|------|--|---------|----------------|
| ① | S 29°52'32" E | 152.85' | N/A |
| ② | N 77°31'32" W | 51.74' | S 77°27'38" E |
| ③ | N 46°36'26" W | 101.99' | S 46°38'43" E |
| ④ | N 43°23'34" E | 70.59' | S 43°21'17" W |
| ⑤ | R=532.96' L=45.97' DELTA=04°56'33" T=23.00' CHORD: S 28°53'14" E 45.96' | | |
| ⑥ | S 60°07'28" W | 78.64' | S 60°05'43" W |
| ⑦ | N 29°52'32" W | 118.35' | N/A |
| ⑧ | S 77°31'32" E | 107.47' | S 77°27'38" E |



AREA TABULATION CHART

| | |
|--|-----------|
| A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | |
| • BUILDABLE | 1 |
| • NON-BUILDABLE | 0 |
| • OPEN SPACE | 1 |
| • PRESERVATION PARCELS | 0 |
| B. TOTAL AREA OF LOTS AND/OR PARCELS | |
| • BUILDABLE | 3.5108 AC |
| • NON-BUILDABLE | 0.0000 AC |
| • OPEN SPACE | 0.4020 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 | |
| | 3.9128 AC |

OWNER:
LOT 2: ENTERPRISE COMMUNITY HOMES HOUSING, LLC
875 HOLLINS STREET, SUITE 202
BALTIMORE, MD 21201

OWNER:
LOT 3: COLUMBIA ASSOCIATION, INC.
6310 HILLSIDE COURT, SUITE 100
COLUMBIA, MD 21046

CURVE TABULATION

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---------|---------|---------|---------|---------|---------------|-----------|
| 107-108 | 532.96' | 187.76' | 94.86' | 186.79' | S 36°30'31" E | 20°11'07" |

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. Davis 2/12/21
HOWARD COUNTY HEALTH OFFICER DATE

Chad Columbus 2/24/21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

John 2/13/21
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ENTERPRISE COMMUNITY HOMES HOUSING, LLC, AND COLUMBIA ASSOCIATION, INC. (F/K/A THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC.), 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 22nd DAY OF FEB 2021

D. McCoy
COLUMBIA ASSOCIATION, INC.
Christine Madigan
ENTERPRISE COMMUNITY HOMES HOUSING, LLC
WITNESS
Jessica
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOT 2 AND LOT 3 AS SHOWN ON A SUBDIVISION PLAT ENTITLED "COLUMBIA VILLAGE OF WILDE LAKE, AMENDED, SECTION 10, AREA 'A' AND RECORDED IN PLAT BOOK 15 AS PLAT 87, AND ALSO BEING PART OF THE LAND CONVEYED TO THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC. (NOW KNOWN AS COLUMBIA ASSOCIATION, INC., BY ARTICLES OF AMENDMENT WITH NAME CHANGE FILED ON APRIL 15, 1991) BY A DEED DATED SEPTEMBER 20, 1971 AND RECORDED IN LIBER 575 AT FOLIO 342; AND ALL OF THE LAND CONVEYED TO ENTERPRISE COMMUNITY HOMES HOUSING, LLC, BY A DEED DATED DECEMBER 21, 2017 AND RECORDED IN LIBER 17980 AT FOLIO 426, 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 2/2/21
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
EXPIRATION/RENEWAL DATE JANUARY 3, 2022

VOGEL ENGINEERING

TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLSWORTH CITY, MD 21043
P: 410.461.7666 F: 410.461.8991 www.timmons.com

PURPOSE NOTE

- THE PURPOSE OF THIS PLAT IS TO:
- RECONFIGURE LOTS 2 AND 3 VIA AN EQUAL-AREA LAND SWAP TO CREATE NEW LOTS 5 AND 6
 - ABANDON AN EXISTING EASEMENT AREA DESCRIBED IN L. 469 F. 472

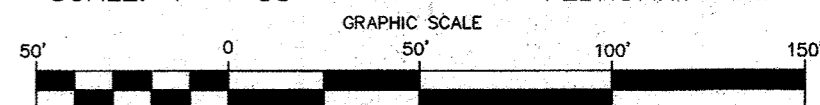
RECORDED AS PLAT No. 25831 ON 9.9.21
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
COLUMBIA
VILLAGE OF WILDE LAKE
SECTION 10, AREA 4
LOTS 5 & 6

A RESUBDIVISION OF LOTS 2 & 3, PLAT BOOK 15 PLAT 87

ZONED NEW TOWN
FDP 41-A, PB 15-031, PB 15-087, SDP-91-011
TAX MAP 30, GRID 19, PARCELS 81 & 272
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' FEBRUARY 2021



SHEET 1 OF 1