

N 564,900.00 E 1,345,600.00

N 564,900.00 E 1,346,100.00

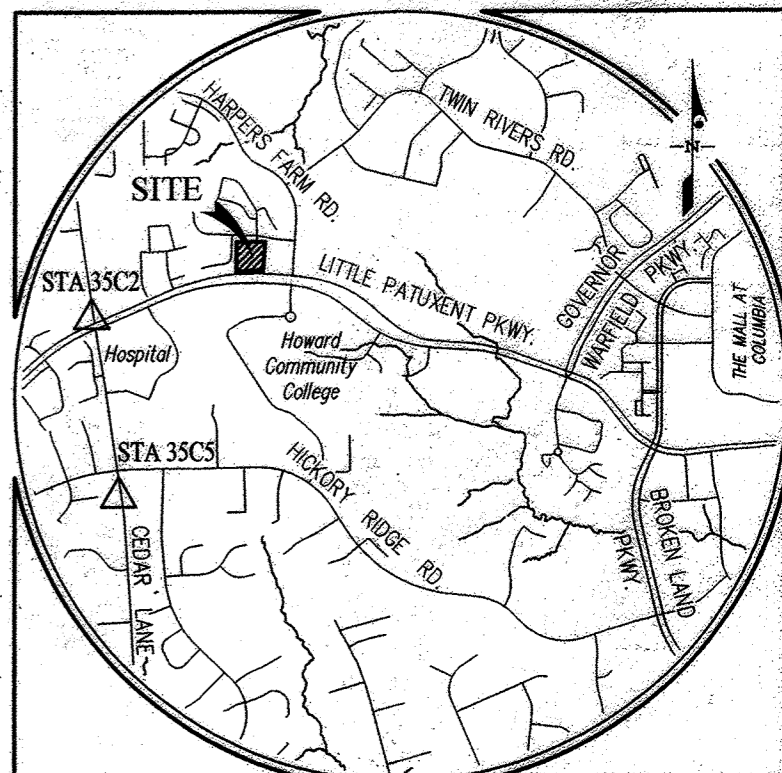
TURNABOUT LANE
PUBLIC VARIABLE WIDTH R/W
PLAT Bk. 13, PLAT No. 70

17
"COLUMBIA
VILLAGE OF HARPER'S CHOICE"
PLAT Bk. 13, PLAT No. 89
ZONED: NT

18
87,644 sq.ft. OR 2.0120 AC.

"COLUMBIA
VILLAGE OF HARPER'S CHOICE"
PLAT Bk. 13, PLAT No. 89

PARCEL 26
"COLUMBIA
VILLAGE OF WILDE LAKE"
PLAT Bk. 17, PLAT No. 9
ZONED: NT



VICINITY MAP
ADC MAP PAGE 26, GRID D-8 SCALE: 1" = 2,000'

COORDINATE TABLE

POINT	NORTHING	EASTING
88	564,812.93	1,345,703.75
89	564,813.24	1,346,006.33
96	564,511.87	1,345,981.10
97	564,504.56	1,345,703.36

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
96-97	2,331.83'	277.99'	139.16'	277.83'	S 88°29'34" W	06°49'50"

AREA TABULATION CHART - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED

- BUILDABLE: 1
- NON-BUILDABLE: 0
- OPEN SPACE: 0
- PRESERVATION PARCELS: 0

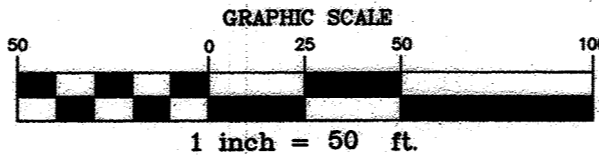
B. TOTAL AREA OF LOTS AND/OR PARCELS

- BUILDABLE: 2.0120 AC.
- NON-BUILDABLE: 0 AC.
- OPEN SPACE: 0 AC.
- PRESERVATION PARCELS: 0 AC.

C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0 AC.

D. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 2.0120 AC.

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



APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

[Signature] 5/25/23
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 5-31-23
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6/8/23
DIRECTOR DATE

OWNER'S DEDICATION

WE, ENTERPRISE COMMUNITY HOMES HOUSING, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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; AND THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS DAY OF 2 May 2023

BY: *[Signature]*
ROBERT FOSSI, EXECUTIVE VICE PRESIDENT

WITNESSED: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT OF REVISION SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF LOT 18 AS SHOWN ON A SUBDIVISION PLAT ENTITLED "COLUMBIA, VILLAGE OF HARPER'S CHOICE" AND RECORDED IN PLAT BOOK 13 AS PLAT No. 89, AND ALSO BEING ALL THE LAND THAT WAS CONVEYED FROM COMMUNITY HOMES HOUSING, INC. TO ENTERPRISE COMMUNITY HOMES HOUSING, LLC, BY A SPECIAL WARRANTY DEED DATED DECEMBER 21, 2017, AND RECORDED IN LIBER 17980 AT FOLIO 462, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

[Signature] 05/05/2023
WILLIAM E. GRUENINGER II DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21542 (EXP. DATE 12/21/2023)

RECORDED AS PLAT NUMBER 26354 ON 6-29-23, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION
COLUMBIA
VILLAGE OF HARPER'S CHOICE
SECTION 3, AREA 2
LOT 18
(REVISION OF LOT 18, "COLUMBIA, VILLAGE OF HARPER'S CHOICE" PLAT BOOK 13, PLAT No. 89)

ZONE: NT TM: 29, GRID 23, P/O PARCEL 262
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 1 OF 1 APRIL 2023

GLW 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 301-421-4024 GLWPA.COM

DRAWN BY: MAB
CHECK BY: WEG

- GENERAL NOTES:**
- THE SUBJECT PROPERTY IS ZONED NT (NEW TOWN) PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
 - COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:
No. 35C2 - N 563,920.824 E 1,344,204.185 AND
No. 35C5 - N 562,148.449 E 1,344,554.499.
 - THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN MAY 2022.
 - SEE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: FDP-30-A-V, SDP-68-006, SDP-74-031, EOP-22-054, WP-22-055, SDP-22-051, WP-23-043
 - 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.
 - THERE ARE EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 18 TO BE RAZED FOR THE REDEVELOPMENT OF THIS PROPERTY UNDER SDP-22-051. 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-30-A-V CRITERIA.
 - 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 REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE.
 - THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS OR PARCEL DIVISIONS.
 - RESERVATION OF PUBLIC UTILITY: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES 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, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
 - WP-23-043 WAS APPROVED ON DECEMBER 22, 2022 FOR A VARIANCE WITH RESPECT TO SECTION 16.1205(j)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO REMOVE ONE SPECIMEN TREE (A 35' RED MAPLE IN FAIR-TO-GOOD CONDITION).

PURPOSE NOTE
THE SOLE PURPOSE OF THIS REVISION PLAT IS TO CREATE THE WATER & UTILITY EASEMENT AND THE 5' SIDEWALK & PUBLIC UTILITY EASEMENT; AND ABANDON THE WATER AND SEWER RIGHTS-OF-WAY AS SHOWN HEREON.

S:\Survey Drawings\21111\PLATS\21111 RPL 01.dwg, PLOTTED: 4/26/2023 9:39 AM, LAST SAVED: 4/26/2023 9:38 AM, PLOTTED BY: Morgan Bell