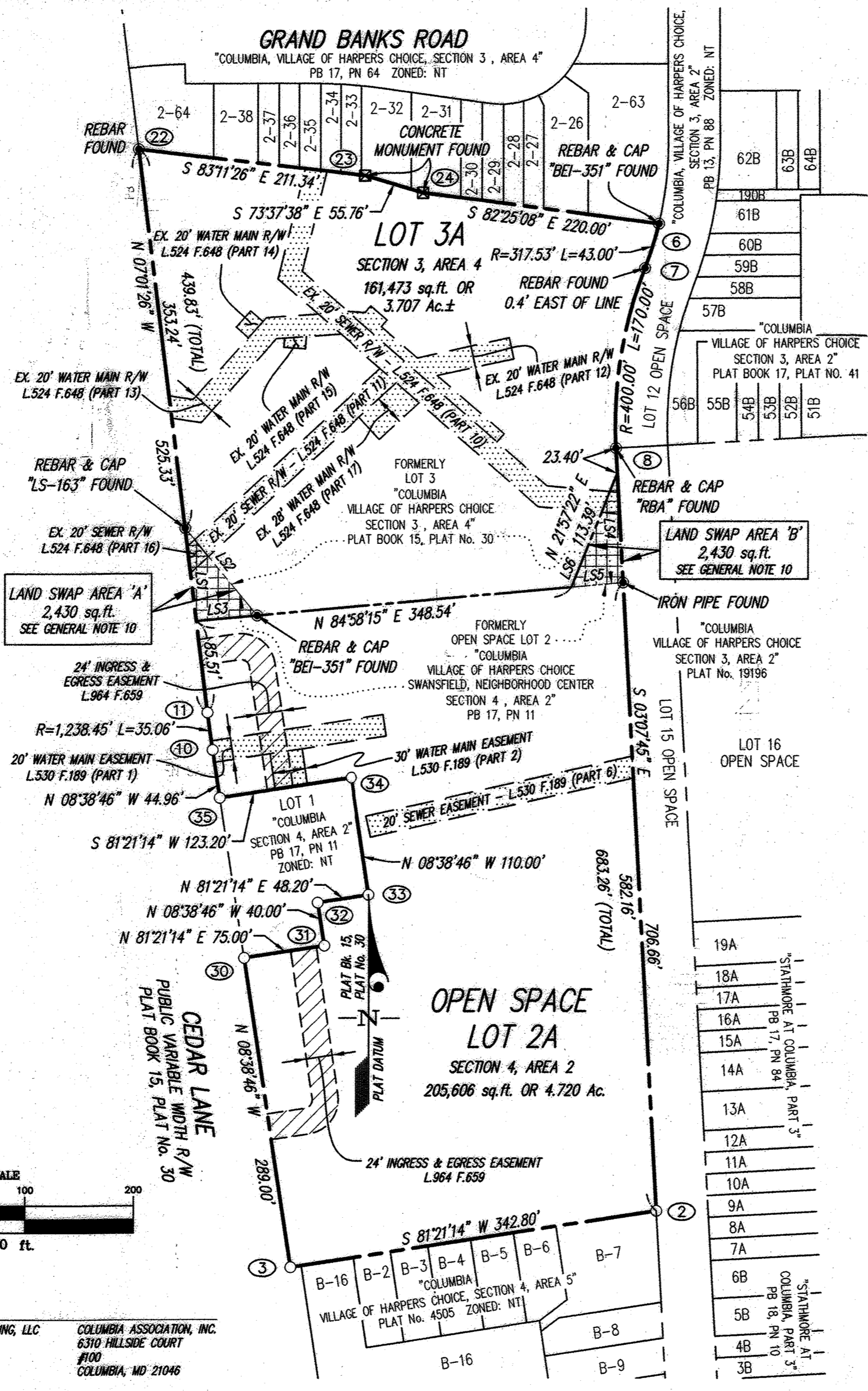


**GENERAL NOTES:**

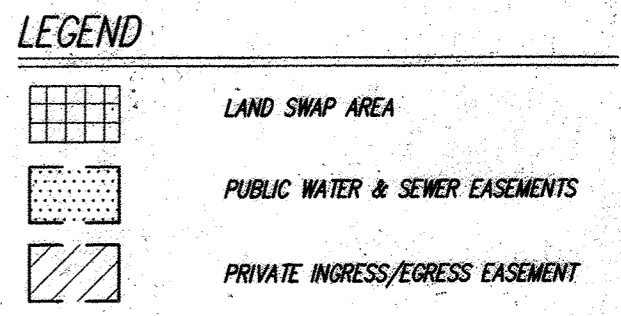
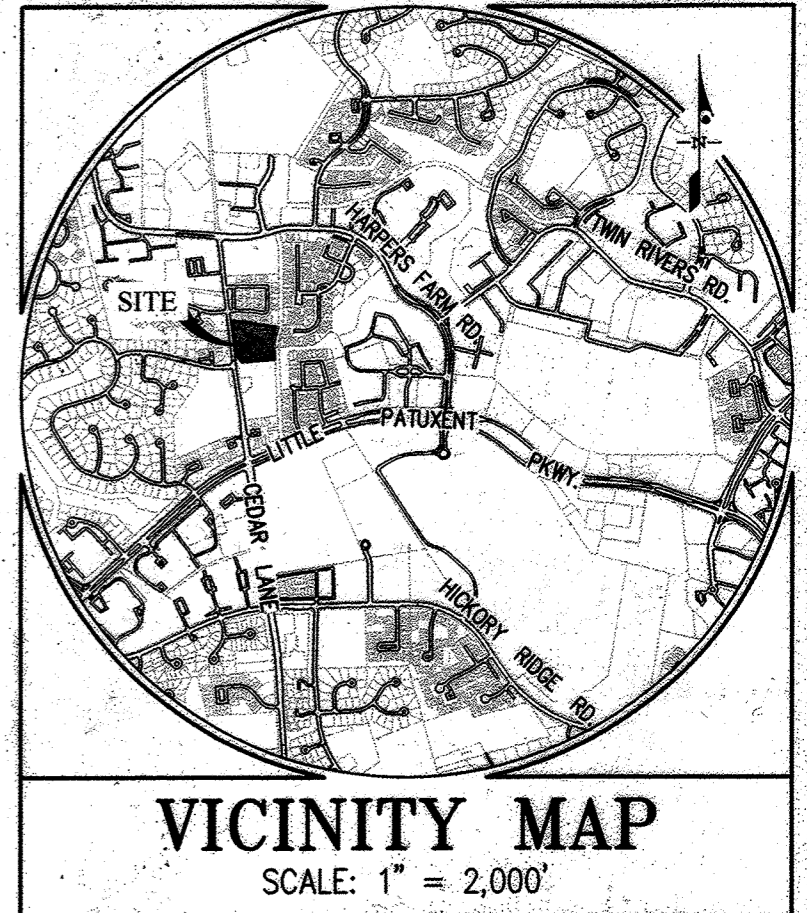
1. THE SUBJECT PROPERTY IS ZONED NT PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
2. THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED UPON A PLAT OF SUBDIVISION ENTITLED "COLUMBIA, VILLAGE OF HARPERS CHOICE, LOTS 1, 2 & 3" AND RECORDED IN PLAT BOOK 15, PLAT No. 30.
3. SEE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: PG-15-030, SDP-74-031, FDP-34, PB17-011, SDP-69-009, SDP-07-035, FDP-66
4. 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.
5. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
6. PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
7. THERE ARE AN EXISTING STRUCTURES LOCATED ON LOT 3A & OPEN SPACE LOT 2A TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
8. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP-34 & FDP-66 CRITERIA.
9. 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 NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(B)(1)(M) OF THE HOWARD COUNTY CODE.
10. LAND SWAP AREA 'A', AS SHOWN HEREON, IS A 2,430 SQ.FT. PORTION OF FORMER OPEN SPACE LOT 2, PER "COLUMBIA, VILLAGE OF HARPERS CHOICE, SWANSFIELD NEIGHBORHOOD CENTER" PLAT BOOK 17, PLAT No. 11, INTENDED TO BE CONVEYED BY COLUMBIA ASSOCIATION, INC. TO ENTERPRISE COMMUNITY HOMES HOUSING, LLC; LAND SWAP AREA 'B', AS SHOWN AND HEREON, IS A 2,430 SQ.FT. PORTION OF FORMER LOT 3, PER "COLUMBIA, VILLAGE OF HARPERS CHOICE, SECTION 3, AREA 4" PLAT BOOK 15, PLAT No. 30, INTENDED TO BE CONVEYED BY ENTERPRISE COMMUNITY HOMES HOUSING, LLC TO COLUMBIA ASSOCIATION, INC.



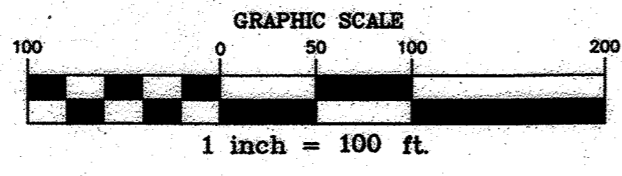
POINT	NORTHING	EASTING
2	503,683.56	832,120.94
3	503,632.02	831,782.04
6	504,596.80	832,121.70
7	504,555.79	832,108.89
8	504,389.17	832,082.36
10	504,110.48	831,709.28
11	504,145.22	831,704.50
22	504,666.60	831,640.27
23	504,641.54	831,850.12
24	504,625.83	831,903.62
30	503,917.74	831,738.59
31	503,929.02	831,812.74
32	503,968.56	831,806.73
33	503,975.81	831,854.38
34	504,084.56	831,837.84
35	504,066.04	831,716.04

LINE	BEARING	LENGTH
LS1	N 07°01'26" W	86.58'
LS2	S 39°23'56" E	104.83'
LS3	S 84°58'15" W	56.17'
LS4	S 03°07'45" E	101.10'
LS5	S 84°58'15" W	48.10'
LS6	N 21°57'22" E	113.39'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
10 - 11	1,238.45'	35.06'	17.53'	35.06'	N 07°50'06" W	01°37'20"
6 - 7	317.53'	43.00'	21.53'	42.97'	S 17°20'30" W	07°45'33"
7 - 8	400.00'	170.00'	86.30'	168.72'	S 09°02'46" W	24°21'02"



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	3.707 AC.
• NON-BUILDABLE	0 AC.
• OPEN SPACE	4.720 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	
	8.427 AC.



**OWNERS:**  
 ENTERPRISE COMMUNITY HOMES HOUSING, LLC  
 875 HOLLIS STREET  
 SUITE 202  
 BALTIMORE, MD 21201  
 COLUMBIA ASSOCIATION, INC.  
 6310 HILLSIDE COURT  
 #100  
 COLUMBIA, MD 21046

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.  
 COUNTY HEALTH OFFICER: [Signature] 8/29/23 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION: [Signature] 9.6.23 DATE  
 DIRECTOR: [Signature] 9/14/23 DATE

**OWNER'S DEDICATION**  
 ENTERPRISE COMMUNITY HOMES HOUSING, LLC, AND COLUMBIA 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, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.  
 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 PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.  
 WITNESS OUR HANDS THIS 14th DAY OF August 2023  
 FOR: ENTERPRISE COMMUNITY HOMES HOUSING, LLC  
 BY: [Signature] ROBERT FOSSI, EXECUTIVE VICE-PRESIDENT  
 FOR: COLUMBIA ASSOCIATION, INC.  
 BY: [Signature] DENNIS MATTEI, PRESIDENT & CEO  
 WITNESS: [Signature]

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS IN PART A REVISION OF LOT 3 AS SHOWN ON A SUBDIVISION PLAT ENTITLED "COLUMBIA, VILLAGE OF HARPERS CHOICE, LOTS 1, 2 & 3" AND RECORDED IN PLAT BOOK 15 AS PLAT No. 30, AND ALSO BEING ALL OF 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 BOOK 17980 AT PAGE 414; THIS IT IS ALSO IN PART A REVISION TO OPEN SPACE LOT 2 AS SHOWN ON A SUBDIVISION PLAT ENTITLED "COLUMBIA, VILLAGE OF HARPERS CHOICE, SWANSFIELD NEIGHBORHOOD CENTER" AND RECORDED IN PLAT BOOK 17 AT PLAT No. 11, ALSO BEING ALL OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO COLUMBIA PARK AND RECREATION ASSOCIATION, INC., NOW KNOWN AS COLUMBIA ASSOCIATION, INC., BY A DEED DATED AUGUST 13, 1969, AND RECORDED IN LIBER 516 AT FOLIO 96, 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 PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.  
 [Signature] 08/19/2023  
 WILLIAM E. GRUENINGER III  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 21542 (EXP. DATE 12/21/2023)

RECORDED AS PLAT NUMBER 26412 ON 9/18/23, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND  
**PLAT OF RESUBDIVISION COLUMBIA**  
 VILLAGE OF HARPERS CHOICE  
 SECTION 3, AREA 4, LOT 3A & SECTION 4, AREA 2, OPEN SPACE LOT 2A  
 (A REVISION TO SECTION 3, AREA 4, LOT 3, "COLUMBIA, VILLAGE OF HARPERS CHOICE" PLAT BOOK 15, PLAT No. 30 & TO SECTION 4, AREA 2, OPEN SPACE LOT 2, "COLUMBIA, VILLAGE OF HARPERS CHOICE, SWANSFIELD NEIGHBORHOOD CENTER, PLAT BOOK 17, PLAT No. 11)  
 ZONE: NT TM 35, GRID 05, P/O PARCEL 271 & P/O PARCEL 270  
 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=100' SHEET 1 OF 1 JULY 2023  
 DRAWN BY: MAB  
 CHECK BY: [Signature]

S:\Survey Drawings\22017\PLATS\22017\_PL01.dwg, PLOTTED: 7/24/2023 2:28 PM, LAST SAVED: 7/24/2023 2:28 PM, PLOTTED BY: Morgan Bell