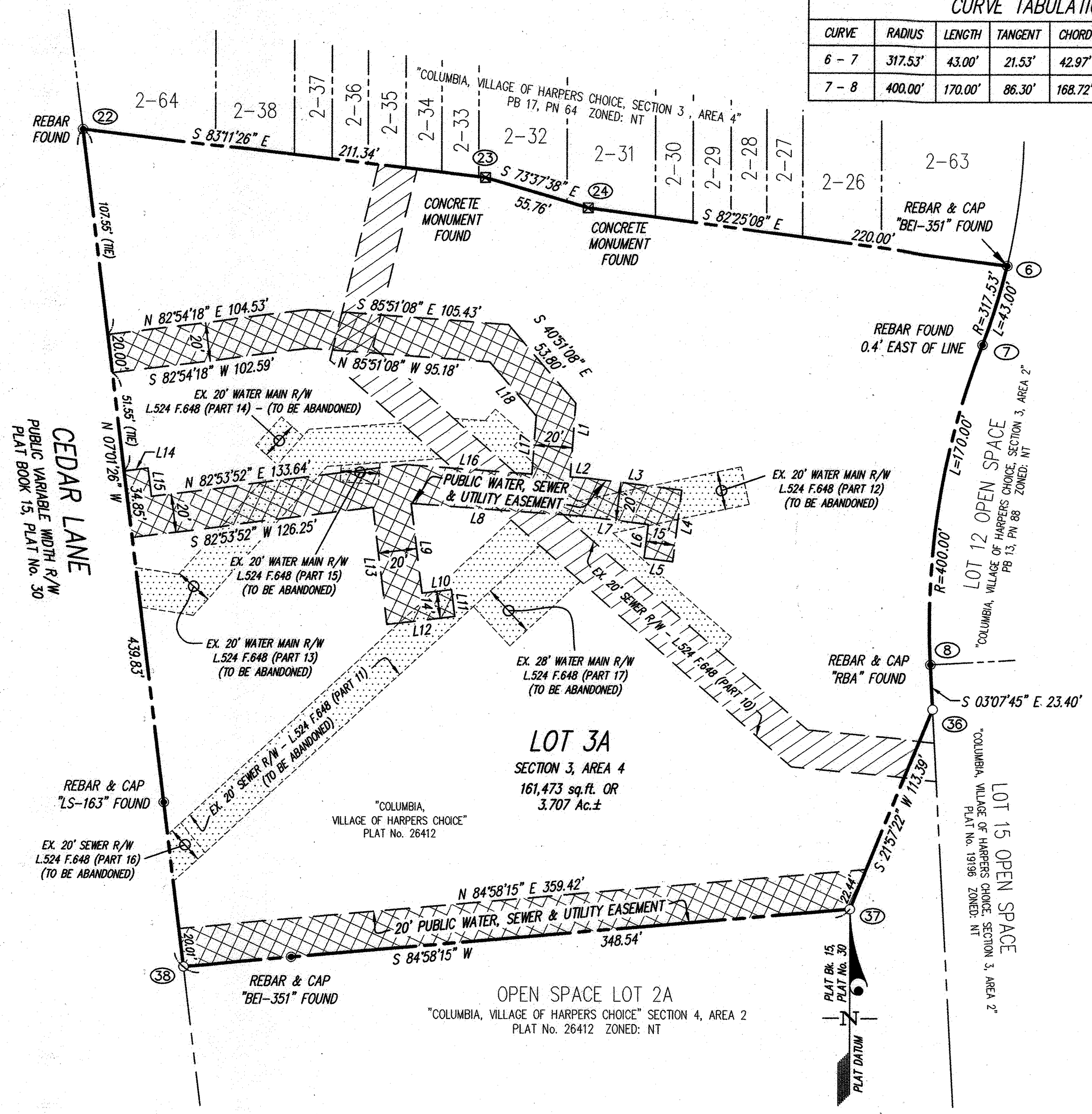
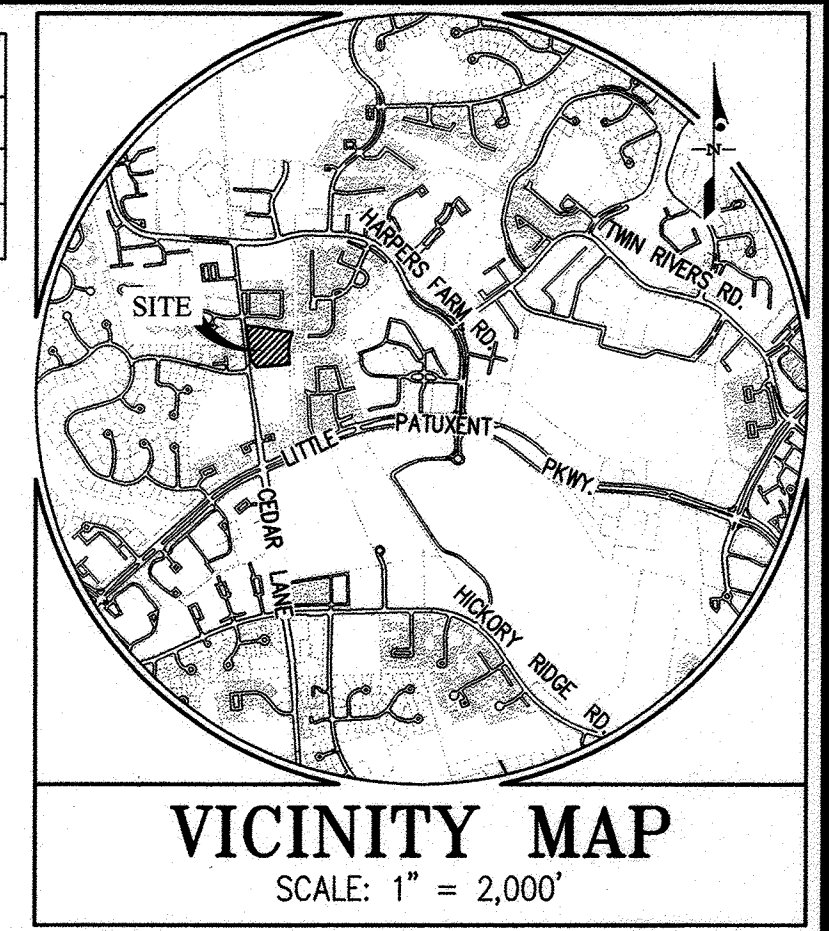


**GENERAL NOTES:**

- THE SUBJECT PROPERTY IS ZONED NT PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- 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.
- SEE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: FDP-34-A, FDP-66-A, F-68-012, ZB-1120M, SDP-68-006, SDP-74-31, F-24-013, ECP-23-034, WP-24-036, SDP-23-045
- 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.
- 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.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP-34 & FDP-66 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 RESUBDIVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(B)(1)(V) OF THE HOWARD COUNTY CODE.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
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"



LINE	BEARING	LENGTH
L1	S 04°08'52" W	38.60'
L2	S 85°51'08" E	9.29'
L3	S 82°50'23" E	49.25'
L4	S 07°09'37" W	37.53'
L5	N 82°50'23" W	15.00'
L6	N 07°09'37" E	17.53'
L7	N 82°50'23" W	33.72'
L8	N 85°51'08" W	90.63'
L9	S 07°01'26" E	47.20'
L10	N 82°58'34" E	15.67'
L11	S 07°01'26" E	14.00'
L12	S 82°58'34" W	35.67'
L13	N 07°01'26" W	61.59'
L14	N 82°53'52" E	12.46'
L15	S 07°06'08" E	14.85'
L16	S 85°51'08" E	65.96'
L17	N 04°08'52" E	30.31'
L18	N 40°51'08" W	37.23'

POINT	NORTHING	EASTING
6	504,596.81	832,121.70
7	504,555.79	832,108.89
8	504,389.17	832,082.36
22	504,666.61	831,640.27
23	504,641.55	831,850.12
24	504,625.83	831,903.62
36	504,365.80	832,083.64
37	504,260.64	832,041.24
38	504,230.08	831,694.05

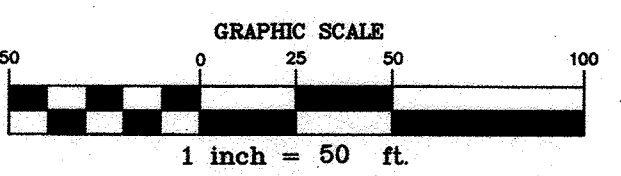
**LEGEND**

- PUBLIC WATER, SEWER & UTILITY EASEMENT
- EXISTING EASEMENT/RIGHT OF WAY TO BE ABANDONED
- EXISTING SEWER RIGHT OF WAY

**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	3.707 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	
	3.707 AC.

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



**PURPOSE NOTE:** THE SOLE PURPOSE OF THIS PLAT IS TO ABANDON PARTS OF THE EXISTING PUBLIC WATER MAIN RIGHT OF WAY AND A PART OF THE EXISTING PUBLIC SEWER RIGHT OF WAY; AND CREATE THE PUBLIC WATER, SEWER & UTILITY EASEMENT AND 20' PUBLIC WATER, SEWER & UTILITY EASEMENT, AS SHOWN HEREON.

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

*[Signature]*  
 COUNTY HEALTH OFFICER  
 DATE: 7/3/24

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 7.11.24

*[Signature]*  
 DIRECTOR  
 DATE: 8/6/24

**OWNER'S DEDICATION**

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; (1) 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; (2) 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 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 SPACE WHERE APPLICABLE; AND (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) 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 PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 21<sup>ST</sup> DAY OF MAY, 2024

FOR: ENTERPRISE COMMUNITY HOMES HOUSING, LLC, A MARYLAND LIMITED LIABILITY COMPANY  
 BY: EHI COMMUNITY HOMES, LLC, ITS MANAGING MEMBER  
 BY: ENTERPRISE COMMUNITY DEVELOPMENT, INC., ITS SOLE MEMBER

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

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 A REVISION OF LOT 3A AS SHOWN ON A SUBDIVISION PLAT ENTITLED "COLUMBIA, VILLAGE OF HARPERS CHOICE, SECTION 3, AREA 4, LOT 3A & SECTION 4, AREA 2, OPEN SPACE LOT 2A" AND RECORDED AS PLAT NO. 26412, AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED BY AND BETWEEN COLUMBIA ASSOCIATION, INC. AND ENTERPRISE COMMUNITY HOMES HOUSING, LLC, BY A CONFIRMATORY DEED DATED JANUARY 8, 2024 AND RECORDED IN BOOK 22229 AT PAGE 105, 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]*  
 WILLIAM E. GRUENINGER III  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 21542 (EXP. DATE 12/21/2025)  
 DATE: 05/23/2024



RECORDED AS PLAT NUMBER 26412 ON 8-12-24, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**PLAT OF REVISION**  
**COLUMBIA**  
 VILLAGE OF HARPERS CHOICE  
 SECTION 3, AREA 4, LOT 3A  
 (A REVISION TO SECTION 3, AREA 4, LOT 3A, "COLUMBIA, VILLAGE OF HARPERS CHOICE" PLAT No. 26412)

ZONE: NT  
 5th ELECTION DISTRICT  
 SCALE: 1"=50'

TM 29, GRID 23, P/O PARCEL 271  
 HOWARD COUNTY, MARYLAND  
 SHEET 1 OF 1  
 MAY 2024

**GLW**  
 PLANNING | ENGINEERING | SURVEYING

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

DRAWN BY: MAB  
 CHECK BY: WFG

S:\Survey Drawings\22017\PLATS\22017\_PL02.dwg, PLOTTED: 5/16/2024 7:56 AM, LAST SAVED: 5/16/2024 7:57 AM, PLOTTED BY: Morgan Bell