071
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 174298.082022
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APPROVED: For Private Water And Private Sewerage Systems

Howard County, Maryland. Lots 1 Thru 22 Will Use The Shared

BN Low for Pster Bsilansen 6/18/0
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Sewerage Systems On Non-Buildable Preservation Parcel "B".

Dwellings Within Buildable Bulk Parcel 'F' Will Use Individual / Private Sewerage Systems Located Within Non-Buildable

Preservation Parcel 'B'.

In Conformance With The Master Plan Of Water & Sewerage For

U.S. Equiv Coordinate	alent Table	Metric Coordinate Table				U.S. oordi	Equiva nate 1	lent Table		Metric Coordinate Table					
POINT NORTH	EAST	POINT	NORTH	EAST 405079,405477	POINT	N	жтн	EAST 1325392.0656	POINT	NOR 174692.	TH	E	AST 0.309611		
300 570193.5650 303 569586.2310	1326998.0160	303	173795.346220 173610.230447	404231.329480	2077 2078	57390	13.6405 15.5210	1324599.7372	2078	174926.	752685		9.287481		
304 569554.9090	1325436.0840	304 326	173600.683482 17456L856355	403993.726432 403235.662017	2079		7.0500 0.7627	1324544.0495	2079	174927. 175007.			1.833786 2.443497		
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329 573939.7070 331 574476.0710	1322479.1080	329 331	174937.172586 175100.656660	403092.462726 403165.084522	2084		2.2550 9.1793	132329L1027 1323313.0724	2084	174907. 174897.			9.934831 5.631200		
332 574235.8700	1323465.1340	332	175027.443249	403392.979670	2086	57064	4.4593	1325565.8434	2086	173932.	779076	40403	3.277169		
333 574909.8110 337 574169.0420	1323443.9170	333 337	175232.860876	403386.512716 403656.538624	2097 2098		3.3127 3.4608	1325053.7723		173929. 173920.	301504 202722		<u>7.197602</u> 9.394711		
344 573810.3320	1322567.2350	344	174897.739007	403119.299500	2089	57064	7.6611	1324218.4659	2089	173933.	754978	40362	2.595684		
345 574194.1430 346 574803.6140	1323315.0600	345 346	175014.724634 175200.491966	403347.400064 403324.312360	2090 2091		13945 19771	1324198.7855 1328931.4966	2090	173934.1 173591.2			<u>.597083</u> 9.130320		
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013 572013.0016	1325526.1760	613	174349.911609	404021.106525	2098		4.2053	1328203.8100		173746. 173740.			7,331010 9,915003		
814 572177.2318 815 572497.3830	1325053.9171	814	174399.969079	403977.241736 403959.536030	2099		2.5652 9.9254	1320179.4793 1320156.2774			.660766		2.04304		
816 572522.7683	1325500.6270	Ø16	174505.288809	404013.399175	2101	57006	7.5368	1328179.5405	2101	173756.	932739		9.933640 5.066531		
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2001 570712.7556	1329431.7439	2001	173953.595030 173963.214357	40521L606018 405197.136028	2107 2106		6.3428 7.0589	1329211.5544	2107	173921.1 173945.			.49211 <i>0</i> 1.229698		
2002 570744.3124 2003 570600.2652	1329384.2703	2003	173980.268825	405199.970360	2109	57070	4.9748	1329329.2307	2109	173951.2	224229	405180	2.359904		
2004 570916.1223 2005 570932.1727	1329266.2906	2004	173985.102060 173989.994223	405161.175720	2110		6.0407 6.9601	132934Ø.0799 132932L303Ø	2110	173933. 173934.			5.105153 7.943798		
2006 570870.1809	1329219.5401	2006	174001579159	405146.926150	2112	57058	37.2360	1329246.6960	2112	173915.3	337393	405155	5.203296		
2007 570898.1784 2008 570894.8878	1329190.4006	2007	174010.112021	405140.485255 405130.916247	2113		7.1152 18.6930	1329224.662		173903.			3.554367 3.253129		
2009 570903.7499	1329143.7073	2009	174011.011016	405123.012260	2115	57035	9.4613	1328986.609	5 2115	173845.	.911527	40507	5.928811		
2010 570891.9848 2011 570903.2206	1329113.5739	2010	174008.225004 174011.649680	405114.627588 405105.191992	2116		37.5674 22.9735	1328799.5340		173208		4	3.908217 3.683762		
2012 570884.9060	1329030.7892	2012	174006.067370	405089.394774	2118	57003	2.7470	1328903.1523	2118	173746.	326763	40505	0.490975		
2013 570997.0115 2014 570956.7766	1320017.7361	2013	174009.757146	405024.456064 404910.396340	2119		38.1747 54.1231	1328964.3072		173702. 173691.	.263082 884109		9.131001 1.463309		
2015 570056.7766	1327722.8091	2015	173997.493532	404690.721648	2121	5706:	50.1616	1329325.0604	2121	173934.	517139	405179	9.08882		
2016 570437.4173 2017 570265.2874	1327722.8091	2016	173869.672554 173817.207238	404690.721640 404690.201103	2122		39.2604 71.2866	1329312.8751	2122	173946. 173758			5.374722 2.759241		
2018 570222.4013	1327701.5577	2018	173804.135540	404684.244202	2124	57003	30.4555	1320194.5397	2124	173745.	630332	40463	4.50540		
2019 570056.0312 2020 570025.8325	1327716.1682		173753.425843 173744.221251	404699.513202	2125 2860		0.7138 6.2683	1325260.2126		174276			0.120787 1.149238		
2021 570005.6999	1327736.7312	2021	173738.084613	404695.574711	3020	57130	0.3230	1329338.2030	3020	174132.0	696733	40518	3.094682		
2022 569921.2115 2023 569792.0694	1327702.4433		173712.332716	404684.514116	3021		2.5450 3.9940	1329314.6960		174130.3			5.929734 1.429302		
2024 571937.0468	1329092.3005	2024	174326.760521	405108.143435	3023	57192	3.6700	1329103.2070	3023	174322	.744239	405111	492142		
2025 571937.1069 2026 571833.9053	1328962.5805		174326.778059 174295.322958	405069.604726 405063.063119	3024		52.4430 71.8390	1326642.086		174547. 174550.			<u>1077910</u> 9.97506		
2027 571833.9053	1327722.8091	2027	174295.322958	404690.721648	4009		25.0270	1323009.2180		174536.			4.016195		
2029 571667.1305 2029 570552.5812	1327722.8091		174244.489876 173904.774572	404690.721648	4010		97.7930 91.8440	1322965.4260		174650. 174895			0.660367 5.332020		
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2033 570490.5055	1327103.6000		173885.853851 173894.748267	404526.372797 404516.072689	4022 4023		74.8410 32.0260	1324477.0690		174947. 174721.			1.418075 8.80969		
2034 570519.6865 2035 570549.3637	1327149.6150	2035	173903.793869	404500.309673	4024		0.6920	1324319.9130	4024	174678	.392296	40365	3.516030		
2036 570549.3637	1326846.1218	2035 2037	173903.793869 173907.948888	404423.506803 404417.183843	4026 4028		3.3490 51.6110	1324232.9030 1324203.7030		174663. 174666.			6,996129 3.095952		
2037 570562.9956 2038 570561.1886	1326648.3460	2038	173907.398131	404363.224622	4030	5729	57.0720	1324065.1020	4030	174637.	.664039	40357	5.05020		
2039 570568.6395 2040 570568.6395		2039	173909.669162 173909.669162	404353.757962 404155.433417	4031 4032		11.7 <i>6</i> 10 24.5920	1323940.2310		174593. 174475			7.78952 5.104638		
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2042 570708.4549 2043 570904.0341	1325828.6800	2042	173952.284979 17401L897641	404113.389945	4034	57200 57109	83.3440 15.1110	1324572.058		174371.			0.37070 3.640376		
2044 571033.2956	1325648.2201	2014	174051296616	404058.385629	5718	56971	3.2620	1326314.4680	5718	173648	.949573	40426	1458410		
2045 571500.0170 2046 571645.3464	1325635.1470	2045	174220.620116	404054.400953	5719 5721	-	4.2670 61.6350	1326330.7450	5719 5721	173649. 173694.			6.419650 .724857		
2047 571656.5594	1325673.2831	2017	174241.267803	404066.024868											
2040 571705.4707 2049 571710.2314	1325698.6209	2048	174256.17 <i>0</i> 437 174257.627065	404073.747834	╢	F	Yinin	num Lo	t Size	Ch	art 💮				
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2063 57174L2114	1325507.7768	2063	174267.069774	404015.570440 403998.667665	\parallel		5950 N	Yorth Aven			350 No	rth Ave	enue		
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2071 571705.0968	1324440.2648	2071	174256.062022	403690.200122] 	: X)		NEERING COL			5 "	· . ·	F		
2072 571746.9566	1324274.1810	2072	174268.820932	403639.577675	411 - {	11	COVID-BALL		1000	OAL TIVO	OS NATION	A1 00/6			

CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIHORE NATIONAL PIKE ELLICOTT CITY, HARYLAND 21042

CURVE TABULATION RADIUS DELTA TANGENT CHORD BEARING AND DISTANCE LENGTH PORT LENGTH 2ADAUS DELTA IARGENT CHOOLD BEARDER, AND LISS 2-363 L=300.25 2-36775.00 00*28*04* 150.12 N18*47*10*W 300.25* 54-355 L=99.83 2-37734.00 00*19*21* 49.92 518*42*7E 99.83* 56-357 L=10.27 2-12251.00 00*30*57* 55.13 518*37*01*E 10.27* 58-2024 L=199.42 2-10325.00 01*06*24* 99.71 518*37*01*E 10.27* 58-2024 L=199.42 2-10325.00 01*06*24* 99.71 518*34*37*E 199.45* 50-361 L=1281.33* R=65413.00* 01*07*20* 640.69 518*34*37*E 199.45* 58-362 L=100.89* R=3800.00* 01*42*22* 50.45 517*29*25*E 100.89* 092-2093 L=143.62 R=405.00 20*1903* 72.57 N22*55*43*W 142.86* 096-2097 L=318.92 2-470.00 30*37*19* 164.69 576*13*25*W 310.85* 097-2098 L=125.05 R=260.00 27*33*28* 63.76 581*52*2*W 310.85* 1024-2099 L=25.05 R=260.00 27*33*28* 63.76 581*52*2*W 23.85* 1099-2100 L=279.86 R=55.00 291*32*2*

General Notes:

Subject Property Zoned RR-DEO And RC-DEO Per 2/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Regulation Amendments Effective 7/20/06. Coordinates Based On Nad '03, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 28FA And 28FB.

Station No. 2014 North 572,456.665 East 1,320,957.66 Station No. 2018 North 570,710.039 East 1,329,524.63 This Plat is Based On Field Run Monumented Boundary Survey Performed On Or About

August, 2004, By Fisher, Colins & Carter, Inc.
B.R.L. Denotes Building Restriction Line.

Denotes Iron Pin Set With Cap "F.C.C. 106".

Denotes Iron Pipe Or Iron Bar Found.

O Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.

Denotes Concrete Monument Set With Cap *F.C.C. 106*.

m Denotes Concrete Monument Or Stone Found.

Denotes Wetlands Area Outline.

Denotes Existing Centerline Of Stream.

HOOZI Denotes Approximate Elevation Of 100 Year Floodplain.

For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.

Driveways Shall Be Provided Prior To Residential Occupancy To Insure Safe Access

For Fire And Empressay Volicies Per The Following (Missing) Perulicements:

For Fire And Emergency Vehicles Per The Following (Minimum) Regultements:

a) Width - 12 Feet (16 Feet Serving More Than One Residence):
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip

c) Geometry - Maximum 14% Grade, Maximum 10% Grade Change And 45-Foot

d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-

e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than I Foot Depth Over Surface: 1) Structure Clearances - Minimum 12 Feet:

a) Maintenance - Sufficient To Ensure All Weather Use. No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures is Permitted Within The Limits Of Wetlands. Stream(s), Or Their Buffers And Forest Conservation Easement Areas

All Lot Areas Are More Or Less (+). Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.

The Traffic Study For This Project Was Prepared By The Traffic Group, Dated September, 2005 And Was Approved Under SP-06-07 On May 31, 2006. The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science

Professionals, Inc. Dated September, 2005 And Approved On May 31, 2006.
This Project Is Subject To Wastewater Discharge Permit Number 06-DP-3538 And Is Effective From August 1, 2006.

The Lots Shown Hereon Complies With The Minimum Lot Width And Lot Area As Required By The Maryland State

Department of the Environment.

Department of the Environment.

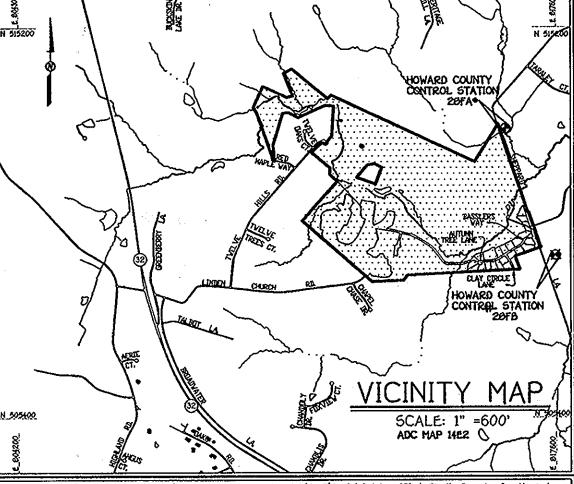
This Area Designates A Private Sewage Easement of At Least 10,000 Square Feet As Required by The Maryland State Department of the Environment For Individual Sewage Disposal (comar 26.04.03). Improvements of Amy Nature In This Area Are Restricted Until Public Sewage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewage System. The County Health Officer Shall Have The Authority To Grant 34. variances for Encroachments Into The Private Sewage Easement. Recordation Of A Modified Sewage Easement

Variances for England States and Public Sewage System. The County Health Officer Shall Have The Authority To Grant Variances for Encroachments Into The Private Sewage Easement, Recordation Of A Modified Sewage Easement Shall Not Be Necessary

Water And Sewer Are Private And Provided By Well And Septic Systems. This Property Will Be Served By Private Water And Private Sewerage Systems. The Public Shared Sewerage Systems Located On Non-Buildable Preservation Parcel 'B' Will Be Maintained By Howard County, Maryland. Lots 1 Thru 22 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel 'B' And Th Existing Dwellings Located On Buildable Bulk Parcel 'F' Will Use The Individual Private Sewerage Systems Located Within Buildable Bulk Parcel "F".

AREA TABULATION THIS SHEET

ements §3-108. The Real Property Article, Annotated Code 8/29/06 te: For Wetland And Forest Conservation Easement Metes And Bounds Tabulation See Sheets 15 And 16. See Sheet 17 LEGEND DESCRIPTION SYMBOL PRIVATE ACCESS TO ADJ LOT IN MIDDLE OF PROPERTY SO BGE EASEMENT PUBLIC ACCESS HAINTENANCE SEVER & UTILITY EASEMENT SHARED SEPTIC FACILITY TRANSCO PIPELINE RIGHT-OF WAY PUBLIC DRAINAGE & UTILITY EASEMENT 00 YEAR FLOODPLAIN EXISTING PUBLIC STORM DRAIN, S.W.M. HANAGEMENT ACCESS, DRAINAGE & UTILITY EASEMENT LIOSZ9 F.590 EXISTING WILLIAMS COMPUNITY INC. RAW ATLANTIC SEABOARD PRIVATE DRAWAGE AND UTILITY EASEMENT PUBLIC FOREST CONSERVATION EASEMENTS /// Public sewer and utility easement ///// PUBLIC STORM DRAIN, S.WM., ACCESS, UTILITY EASEMENT XXXX III PUBLIC HONITORING WELL EASEMENT



28. The Non-Critical Floodplain Study For This Project Was Prepared By Fisher, Collins & Carter, Inc. Dated July, 2005 And Supplemented With Information Obtained From

Howard County Capital Project D-1020A.
29. This Property is Located Outside Of The Metropolitan District.

29. This Property is Located Outside Of the metropolitan district.
30. Existing Dwelling/Structure(s) Located On Buildable Bulk Parcel 't' To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling/Structure(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Required.
31. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And

Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan Waiver Petition Application Or Building/Grading Permit.

32. This Plan Has Been Prepared In Accordance With Section 16.124 Of "The Howard

County Code And The Landscape Manual Requiring 100 Shade Trees And 89 Evergreen Trees. The Landscape Surety In The Amount Of \$43,350 Shall Be

Provided With The DPW, Developer's Agreement.

33. The Forest Conservation Requirements Per Section 16.1200 Of The Howard County Code And The Forest Conservation Manual For The Entire Subdivision Will Be Fulfilled Code And the forest Conservation manual for the Entire Subdivision Will be Fulfilled By Providing 59.57 Acres Of On-site Forest Reforestation for A Total Of 91.23 Acres.

A Surety For Onsite Forest Retention • \$0.20/5F For 2,594.869 SF. = \$518.974.00 And On-site Reforestation • \$0.50/6F For 1,379.110 St. = \$689,555.00 Is Required. Total

Surety Amount for The Entire Subdivision = \$1,208,529.00

The Forest Conservation Provided With Phase One Are As Follows:
18.00 Ac. Of Forest Conservation Easement (credited And Non-credited).

Credited Onsite Retention Of 8.19 Acres Of Forest And 4.35 Acres Of Onsite Reforestation.

Calculation Used For Phase One Forest Requirement: 31.66 Total Planting Acres/160 Total Units = 0.3723 (22 Units X 0.3723 = 0.19 Ac.)

A Surety For Onsite Forest Retention • \$0.20/sf For 356756 Sf. = \$71.351.00 And On-site Reforestation • +0.50/sf For 189486 Sf. - +94,743.00 Is Required. Total Surety Amount For This Submission - +166,094.00.

The Forest Conservation Surety In The Amount Of \$166,094.00 Is Be Paid As Part Of The

DPW Developer's Agreement.

34. The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act. No Clearing, Grading Or Construction is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed.

35. Articles Of Incorporation For The Walnut Creek Homeowner's Association Was Filed With The Maryland State Department Of Assessment And Taxation On 01/03/00.

36. A Public Tree Maintenance Easement Running Along The Edge Of The Public Road Right Of Way As Shown On This Plat Of Subdivision Is Reserved Upon All Lots Fronting On The Said Public Road Right Of Way. This Easement Allows Howard County The Right To Access The Property, When Necessary, For The Specific Purpose Of The Installation, Repair And Maintenance Of County Owned Trees Located Within The Boundaries Of The Private Lots. No Building Or Structure Of Any Kind Shall Be Located On Or Over The Said Easement Area.

General Notes Continued Sheet 16:

26. The Shared Septic System Developer's Agreement Nos. 50-4440-D & 50-4441-D Was Executed 37. One Cemetery Exists Within This Subdivision. "Clark Family Cemetery" = Howard On March 20, 2000. Private Drainage Easements And Private Surface Drainage Easement Are The Responsibility Of The Walnut Creek Homeowner's Association.

27. Previous Department Of Planning And Zoning File Numbers: SP-06-007 BA-85-52-E, BA-93-49E And WP-08-07.

28. The Non-Critical Encodeding Study For This Product Was Prepared by Fisher Calling. County. 10 .20-2. The Planning Board Approved The Cemetery Accommodation And

1. The Developer And/Or The Walnut Creek H.O.A. Shall Upgrade The Existing Split Rail Fence To Further Protect The Existing Cemetery Site. 2. The Developer And/Or The Walnut Creek H.O.A. Shall Regularly Maintain The

3. The Developer And/Or The Walnut Creek H.O.A. Must Place A Cemetery Marker At The Entrance Of The Cemetery Site.

30. Wells Shall Be Drilled On Lots 1 Thru 22 Prior To Recordation Of The Final

Record Plat.

39. Density Tabulation
A. Gross Tract Area = 431.452 Ac+

A. Gross Itact Area - Touris B. Area Of Floodplain = 70.6 Ac+

Area Of 25% Or Greater Slope (Outside Of Floodplain) = 8.9 Ac+ Net Tract Area = Gross Area-Floodplain Area-Steep Slope Area (431.452 Ac+) - (70.6 Ac+) - (0.9 Ac+) = 343.952 Ac+

E. Allowed Development Rights = 101 D.U.
(Gross Tract Area X 1 D.U./4.25 Ac+)

(431.452 Ac+ X 1 D.U./4.25 Ac+) = 101.5 D.U. By Right Yield

F. Permitted Development Rights Under CEO = 171 D.U.

(Net Tract Area X 1 D.U./2 Ac+) = 171.99 D.U.

(Ad) 3952 Ac+ X 1 D.U./2 Ac+) = 171.99 D.U.

Number of Buildable Lots And Buildable Buk Parcels = 24 Number of CEO Units To Be Transferred For This Phase Of

Lots 1 Thru 22 = 0 (Proposed Units - Allowed Units)
(23 Units - 101 Units)

40. Financial Surety For 100 Street Trees Has Been Posted In The Amount of

\$30,600.00 As Part Of The Developer's Agreement.

41. Lots 1 Thru 22 Of This Subdivision Are Connected To The Shared Sewage Disposal Facility Governed By Sections 10.1200 Et Seq. Of The Howard County Code. The Developer is Obligated To Construct The Facility Under The Provision Of The Developer Agreement Numbers 50-4440-D & 50-4441-D David March 20, 2003 nated March 20, 2000.

A Building Permit For Lots 1 Thru 22 May Not Be issued Until The Construction Of the Facility is Completed Activity On These Lots is Restricted And is Subject To The Declaration OfCovenants, Conditions, Right-Of-Entry, And Restrictions For Shared Sewage Disposal Facility Intended to Be Recorded Among The Land Records Of Howard County, Maryland. Lots 1 Thru 22 Shall Be Assessed Shared Sewage Disposal Facility Charges And Assessments Pursuant To Sections 20.000 Et Seq. Of The Howard County Code.

42. The Total Area For The Public Shared Sewerage System Easement Is 34.37 Acres.

The Shared Sewerage System Will Be Available To Lots 1 Thru 22. Plans For The Facility Including Any Necessary Point Of Discharge Have Been Approved By The Department Of The Environment. BV Business Trust Timothy Feaga. President

FOREST CONSERVATION DATA EASONIT HO. RETENTION AREA PLANTING AREA RETENTION AREA TOTAL EASONENT AREA 177 AC. 0.00 AC. 0.54 AC. SZI AC 502 AC 000 AC 4.69 AC. 9.71 AC. 0.00 AC 196 AC 0.00 AC 196 AC. ago Ac Q47 AC 0.47 AC 0.00 AC 0.93 AC 0.70 AC 106 AC. 023 AC. 0.00 AC 169 AC aco Ac. 169 AC. 19.00 AC.

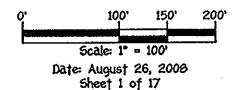
TOTAL 619 AC 4.35 AC 546 AC. RECORDED AS PLAT NO. 20631 ON 630109 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

WALNUT CREEK

Lots 1 - 22, Non-Buildable Preservation Parcels 'A' Thru 'D' And Buildable Bulk Parcels 'E' & 'F'

Zoned: RR-DEO AND RC-DEO

Tax Map: 20 Parcel: 49 Grid: 4, 5, 10-12, 17 And 10 Fifth Election District Howard County, Maryland



OWNER'S CERTIFICATE

BV Business Trust By Timothy Feaga. President Owner 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 Subdivision Of All Of The Lands Conveyed By Basslers, Incorporated To BV 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 Of Howard County, Maryland In Liber No. 11276 At Folio 36. All Monuments Are In Rights-Of-Way And The Specific Easement Areas Shown Hereon: (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And 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 Applicables (3) The Right To Require Dedication Of Waterways And Orainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 2 may Of August, 2008.

Timothy Feaga, President

SURVEYOR'S CERTIFICATE I Hereby Certify That The Final Plat Shown Hereon Is Correct: That It Is

SHET 2 SHET 3 SHET 4 SHET 5 SHET 6 SHET 7 SHET 8 SHET 19 SHET 10 SHET 11 SHET 12 SHET 13 SHET 14 TOTALS

16.833 Aca 32.060 Aca 26.046 Aca 31.321 Aca 48.576 Aca 51.715 Aca 91.23 Aca 23.798 Aca 31.537 Aca 23.862 Aca 28.047 Aca 39.03 Aca 0.000 Aca 31.833 Aca 0.990 Aca 0.000 Aca 2.410 Aca 3643 Aca 0.000 Aca 19.037 Aca 19.652 Aca 0.000 Aca 0.000 Aca 0.000 Aca 17.742 Aca 16.197 Aca 62.244 Aca 35.769 Aca 35.504 Aca 28.045 Aca 33.731 Aca 52.239 Aca 51.715 Aca 23.160 Aca 43.450 Aca 31.537 Aca 23.862 Aca 28.047 Aca 21.645 Aca 16.197 Aca 427.892 Aca 23.914 Aca 25.799 Aca 0.000 Aca 0.00

Business Trust By Deed Dated June 25, 2008 Recorded Among The Land Records Place In Accordance With The Annotated Code Of Maryland, As Amended.



Match Line Only
Not Lot Line

WL-460 >

WL-459\

N83*51'47"E 376.37"

352.6

WL-453-

Public 100 year — Floodplain, Drainage & Utility Easement

DUE EAST 720,72

ZONED: RC-DEO

PART OF

BUILDABLE

BULK PARCEL

PARCEL 'F'

Total This Sheet 16.453 Ac* For Total See Sheet 7

-Match Line Only

Not Lot Line

-Match Line Only Not Lot Line —

FCE NII 27 50"

Casement No. 5 () ()

area this sheet 1.43 Ac

FCE -

FCE N21*26'04*E

FCE N30*20*15*E

FCE

FCE

N 174010.668

Land Dedicated To Howard County, Maryland For The Purpose Of A Public Road (0.248 Ac)

NAD '83

Owned: Homeowners Association Easement Holders: Howard County, Maryland And

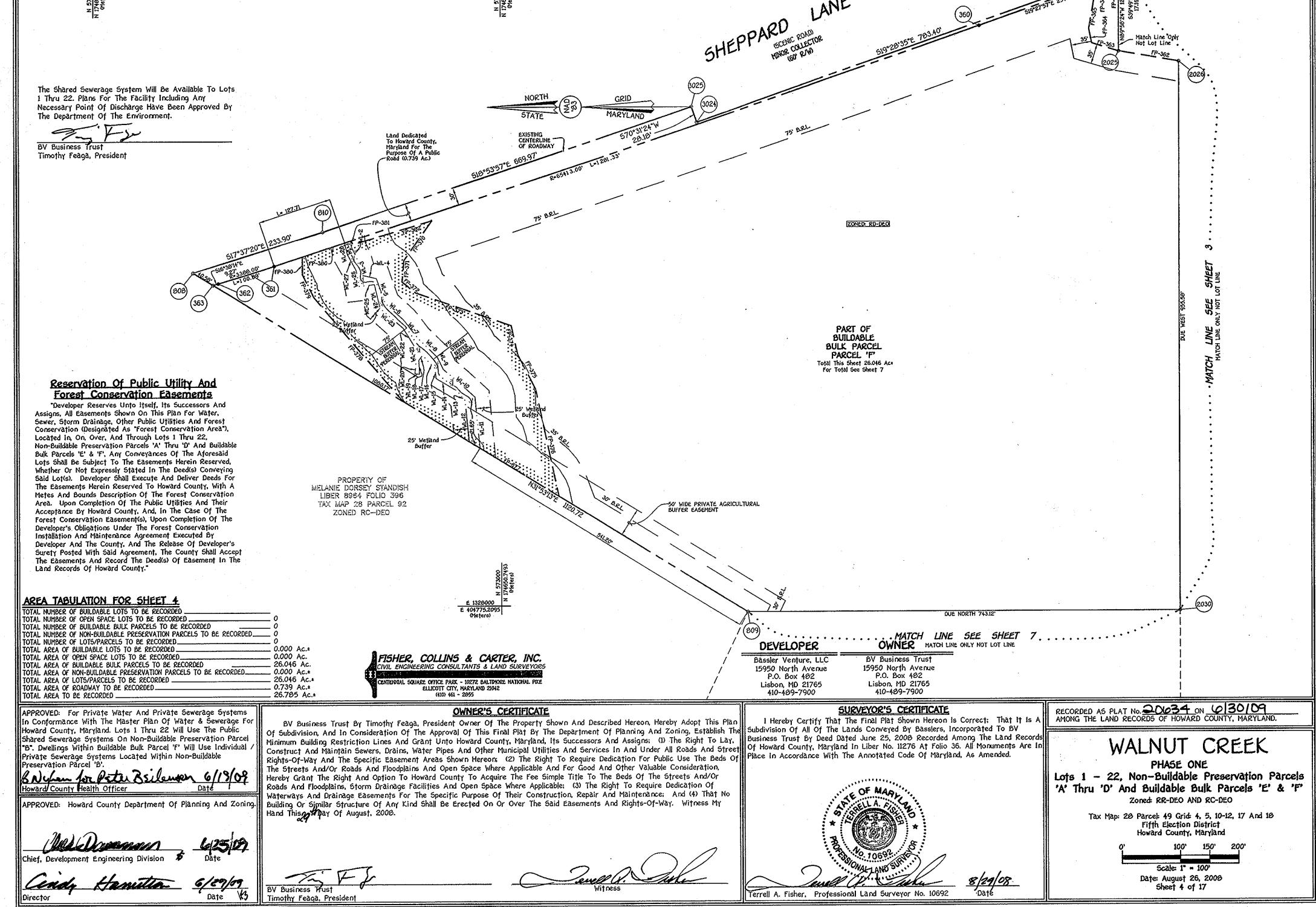
ARD

Until The Shared

2006

10' Public Tree

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£ 405110.4902

DUE EAST 650.67"

R=201.31' L=200.43 30' PUBLIC WATER, SEWER 30' UTILITY EASEMENT

25' Wetland

N56*23'17'W

PART OF NON-BUILDABLE 20,00

PRESERVATION PARCEL 'B'

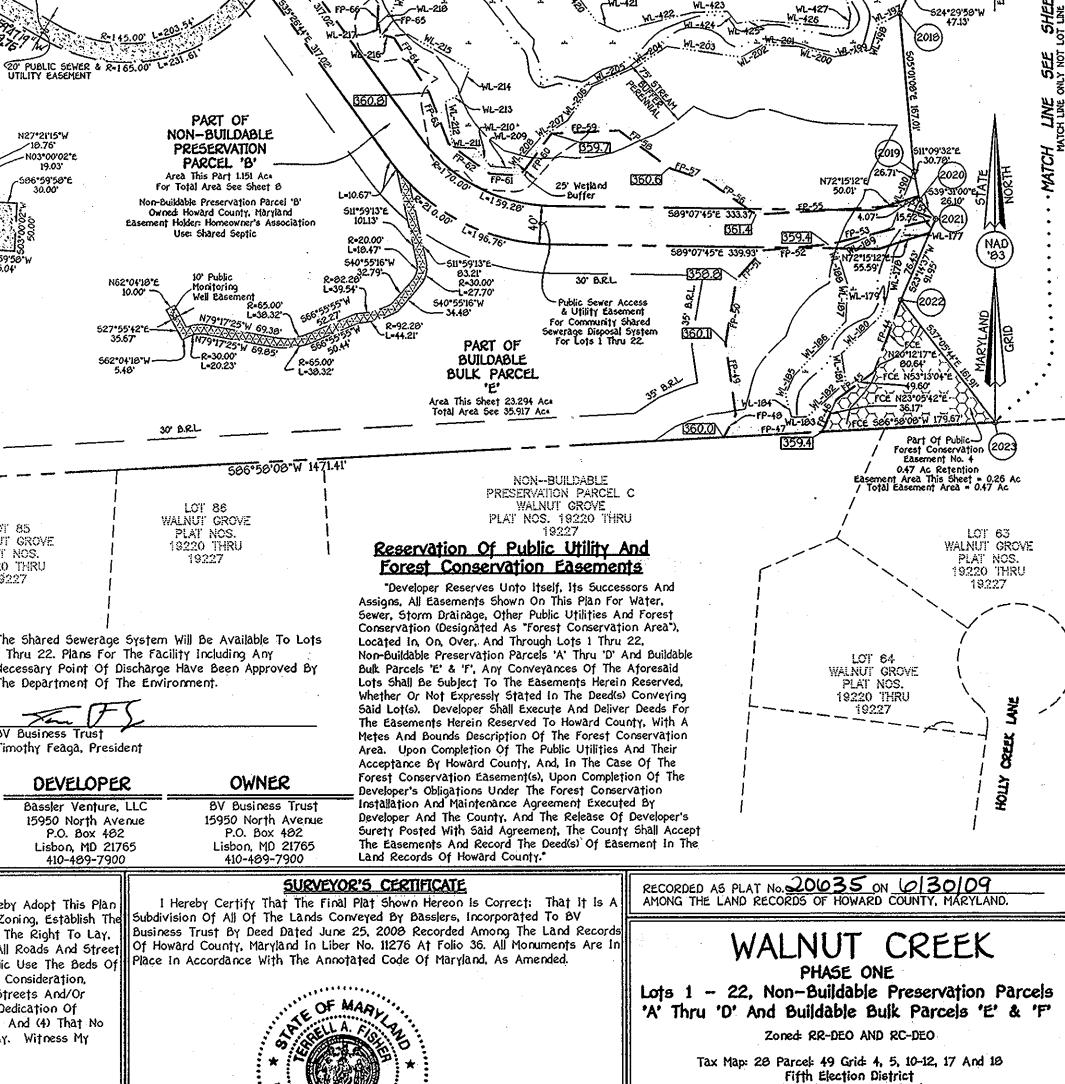
Area This Part 1.259 Ac.

For Total Area See Sheet 0

\$15°52'18"W

SHEET LOT LINE

SEE ONLY NOT



· MATCH LINE SEE SHEET

362.0

361.1

25' Wetland

560°09'02'E 59.63'

2037) CN56*41'23"W 24.82"

Public Access Easement For Community Shared Sewerage Disposal System For Lots 1 Thru 60.

N27*21'15'W

586*59*58*E

-576°30'35"E

534-43-53°E 62

PROP. 20' WATER & UTILITY EASEMENT-

Howard County, Maryland

Date: August 26, 2008 Sheet 5 of 17

PART OF

BUILDABLE

BULK PARCEL

Area This Sheet 8.027 Ac=

359.2

359,4

357.9

Mr-130 M 431

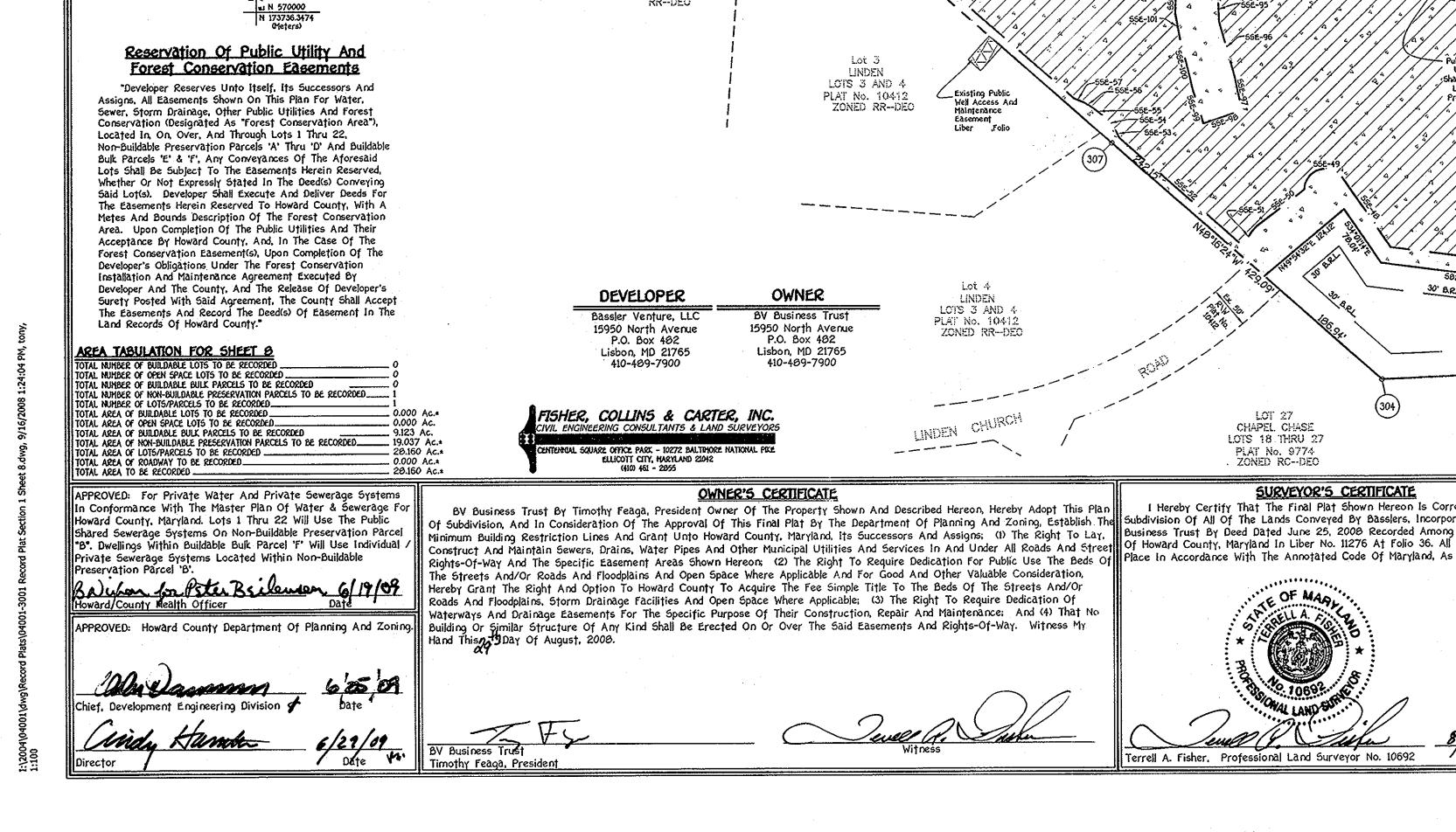
N 570300

(2017)

N 173027.7076 A GMeters) 8 2 3

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· MATCH LINE SEE SHEET 9 · · · · · ·

30' B.R.L 7 30' B.R.L 10130' 10131' 10130' 1

PARTOF BUILDABLE BULK

PARCEL 'F' Area This Sheet 0.032 Aca

Public Access, Maintenance, Sewer Utility Easement For Community

Shared Sewerage Disposal System For Lots 1 Thru 159; And (1) Buildable Preservation Parcel - Per SP-06-07

LOT 5 LINDEN SUBDIVISION LOTS 3- 5 PLAT No. 10761 (F--93--42)

LINDEN SUBDIVISION

LOIS 3- 5

PLAT No. 10761

ZONED RR-DEO

W.M. CAMPBELL PROPERTY

PLAT No. 6265 ZONED RR--DEO N 173888.7477

The Shared Sewerage System Will Be Available To Lots

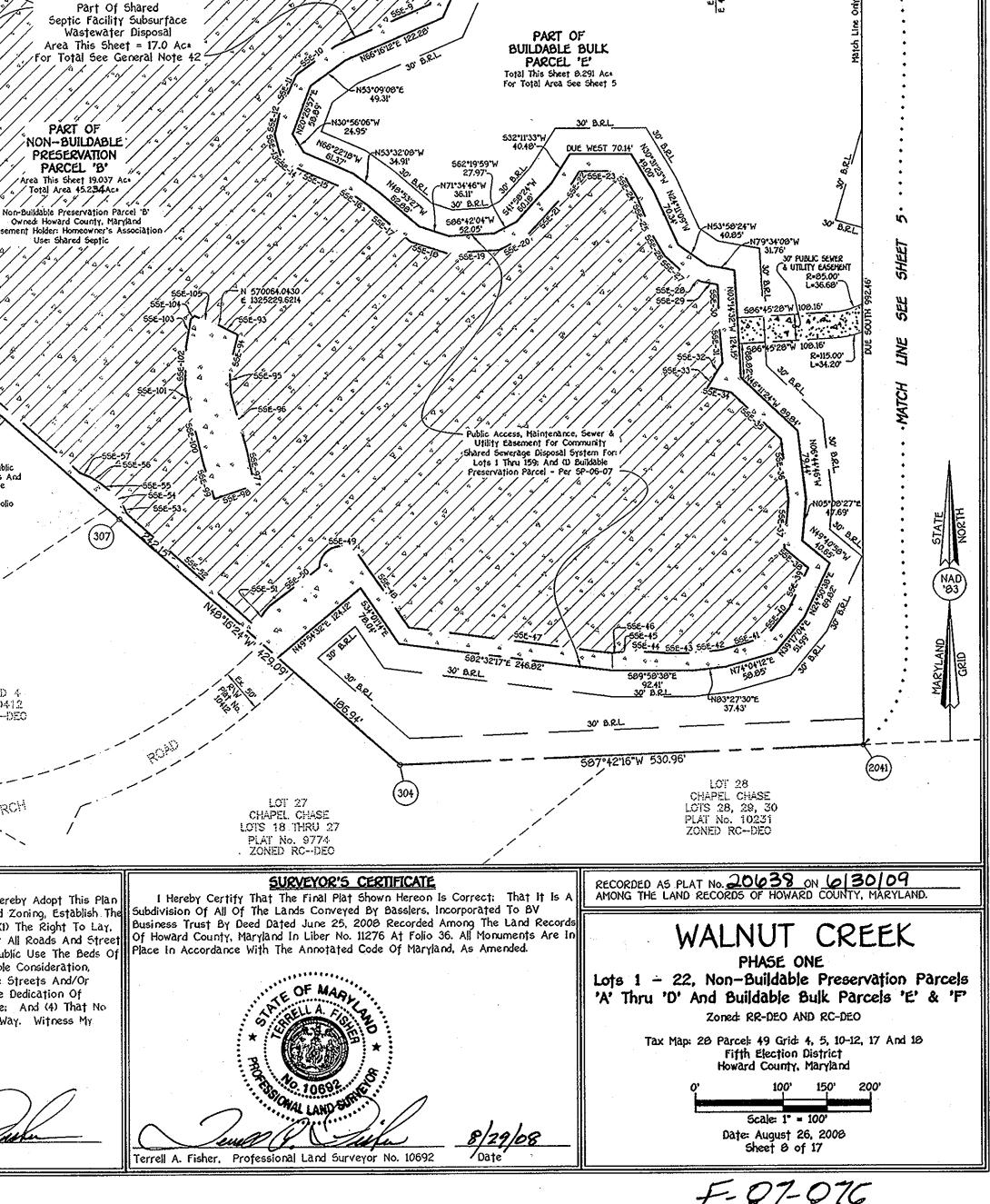
Necessary Point Of Discharge Have Been Approved By

1 Thru 22. Plans For The Facility Including Any

The Department Of The Environment.

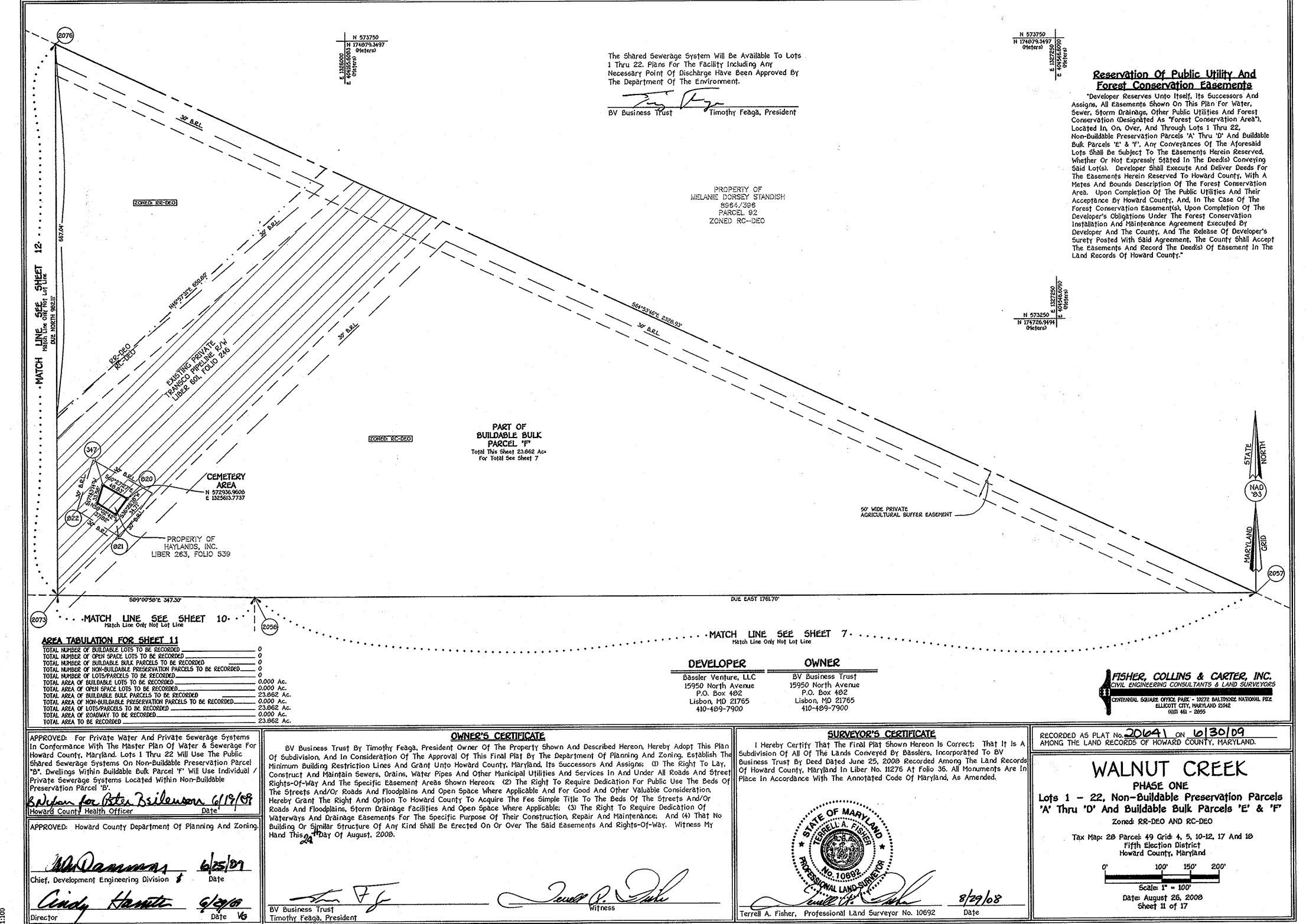
Timothy Feaga, President

For Total Area See Sheet 7 30

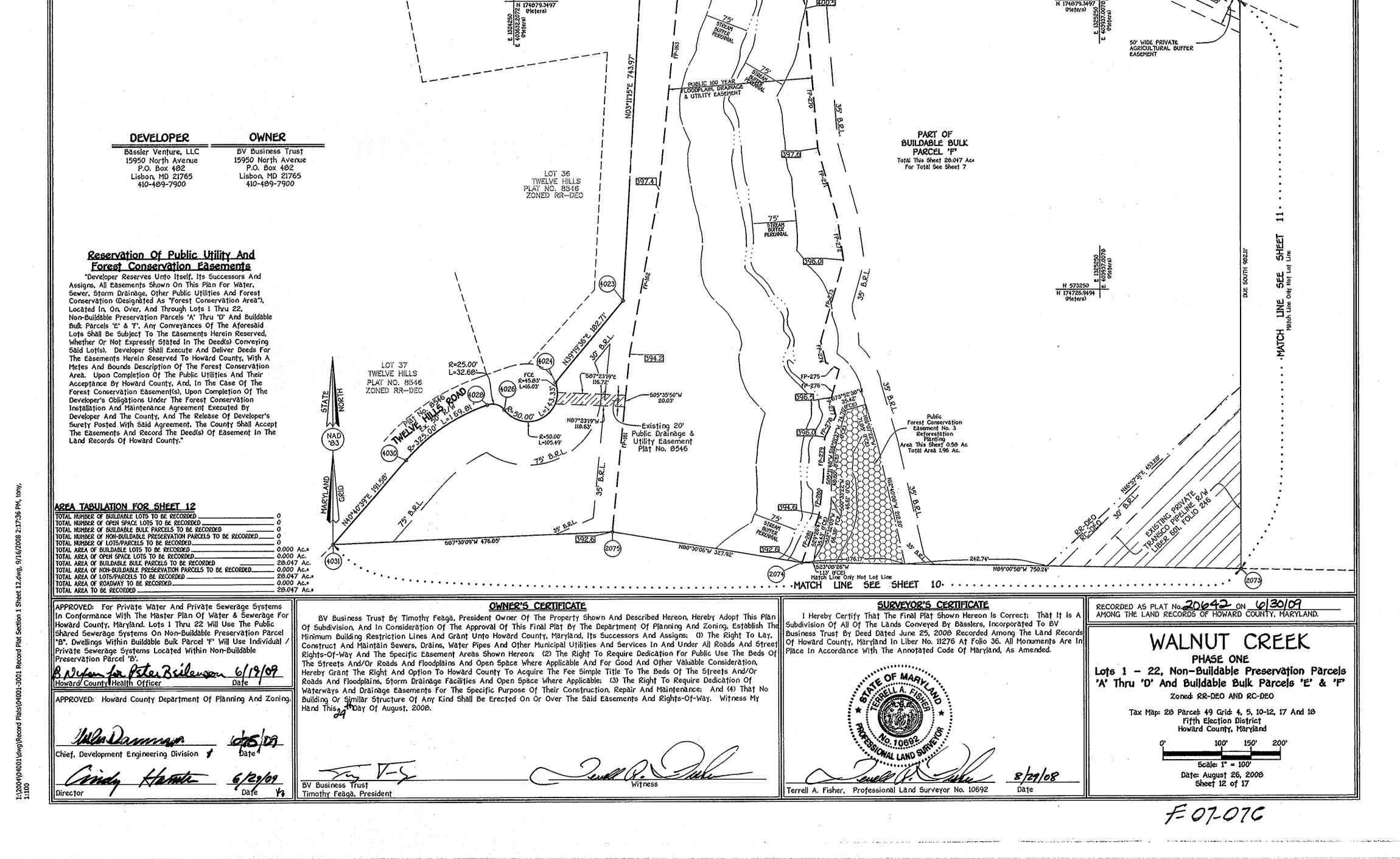


ZONED: RC:DEO

Reservation Of Public Utility And



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*MATCH LINE SEE SHEET 13.

Match Line Only Not Lot Line

3. 6079

LOT 35 TWELVE HILLS

PLAT NO. 8546

ZONED RR-DEO

The Shared Sewerage System Will Be Available To Lots 1 Thru 22. Plans for The Facility Including Any

Necessary Point Of Discharge Have Been Approved By

The Department Of The Environment.

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

Itenral square office park – 10272 Baltdyore national pre Ellicott CTTY, maryland 21042 (410) 461 – 2055

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SHARED SEPTIC SYSTEM Bearing & Distance Bearing & Distance Sym Bearing & Distance 556-35 546°11'24°E 78.39' 556-36 506°44'46°E 70.18' 55E-37 505°08'27"W 55.99 55E-69 N74*00'52"W 32.58" 55E-103 N10*01'00*E 31.01" 55E-137 R=49.26' L=63.07' 55E-171 N20*44'06"E 24.43" 55E-172 514*09'05"W 74.74" \$5E-70 N76°44'07"W 18.46" SSE-104 N46*50*52*E 5.78 55E-71 N69*30'25"W 12.12" 55E-105 560°49'23°E 29.44 55E-173 N67°12°45°W 97.93° 55E-72 N00°43'33"W 44.82" 55E-106 N07*27'30"W 60.57 55E-140 N36*53*50*W 150.41 55E-174 N13*17*23*W 134.30* 556-73 N20"24"06"E 83.28" 556-74 583"43"28"E 502.32" 556-75 530"05"59"W 151.23" 556-76 579"55"21"W 96.44" \$56-141 N41*48*28*E 59.01*
\$56-142 \$63*31*24*E 41.48*
\$56-143 \$64*18*41*E 14.03*
\$56-144 \$40*57*50*E 38.56*
\$56-145 N32*18*45*E 27.25* 55E-175 N19*59*12*E 61.75* 55E-176 N16*50*17*W 109.51* 556-5 537*53*59*E 42.01* 556-6 503*59*40*E 40.45* 55E-39 524*50'38*W 52.07 55E-40 539*17'04*W 43.19' 55E-107 N76*32'47"W 35.03' 556-108 N73*32'13°W 71.04° 55E-7 522*42'15'W 118.18' 55E-8 525*38'26'W 111.06' \$\$E-41 \$74*04*12*\(\mathbb{G}\) \$0.94* \$\$E-42 \$683*27*30*\(\mathbb{G}\) 34.65* \$\$E-43 \$890*00*00*\(\mathbb{G}\) 30.57* \$\$6-109 NI8*55'13"E 58.54" \$\$6-10 \$83*13'01"E 32.11" \$\$6-111 N03*09'40"E 38.23" \$\$6-112 \$865'29'12"E \$8.65' \$\$6-113 \$85*29'12"E 35.87" \$5E-76 \$79*22 4 W 90-11 \$5E-77 \$00*01'06*W 67.19' \$5E-78 \$16*10*43*E 143.79' \$5E-79 R*24.56' L*69.16' \$5E-80 \$66*29*32*E 49.73' \$5E-81 \$67*06'06* 92.95' 556-9 566*16*12*W 117.17' 556-10 553*09*08*W 56.60' 556-11 525*10*14*W 42.72' 55E-44 N26*03'29"W 37.03 55E-45 506*11'21"W 19.15' 55E-146 509°00'45"E 30.30" 55E-100 | 574*35'20"E 17.05' 55E-101 N07*47'50°E 14.75° 55E-114 513*37'15*W 03.54* 55E-115 550*11*43*E 60.70* 55E-12 513°17°20°W 30.69° 55E-13 515°00°17°E 25.73° 556-46 579*16'04*W 5.31' 556-47 N82*32'17*W 234.60 55E-149 N08*52'26"E 36.31' 55E-149 N16*05'16"E 90.49' \$5£-102 N09*05'55*E 72.01' \$5£-103 503*23'32'E 39.30' \$56-104 \$71*34*49*6 \$9.16* \$56-105 \$76*50*19*6 27.36* \$56-186 \$07*01*22*6 \$0.00* \$56-92 \$76*34*33*E 97.96* \$66-93 \$89*23*42*E 74.50* \$56-94 N63*48*52*E 74.93* \$5E-14 \$50"13"00"E 20.90" \$5E-15 \$66"22"10"E 61.96" \$5E-16 \$53"32"00"E 31.05" \$5E-17 \$40"53"27"E 66.00" 55E-150 N10*39'10*E 24.75'
55E-151 N01*01'10*E 18.00'
55E-152 N12*56'19*E 9.35' \$56-116 \$13*46:59*W 51.05' \$56-117 \$10*35'34*6 65.63' \$56-110 \$29*56'14*W 130.30' 55E-49 N34*01'14*W 90.64* 55E-49 R=25.00' L=66.64' 55E-50 S51*49'27*W 42.47' 55E-153 N02*42*55*W 12.33* 55E-154 N20*11*56*E 41.26* 556-51 R=41.23' L=34.43' 556-52 N40*04*23"W 201.50' \$\$E-119 \$47*09*35*W 44.26 \$5E-120 \$31*01*25*E 133.17* 556-85 N54*03'05"E 40.18" 55E-86 N41°34'12'E 95.85' \$56-189 \$36*52*43*6 15.27* \$56-190 \$87*55*04*6 24.01* \$56-191 N67*12*47*6 100.15* 55E-19 N86*42'04"E 60.20' 55E-20 N62*19'59"E 35.88' 558-53 N23*43'21*W 9.60' 558-54 N40*09'21*W 21.24' 55E-87 R=116.84' L=32.74' \$5E-88 N29*59'49"E 158.18' 55E-89 N29*54'12"E 50.29' \$56-121 \$22*44*07*W 310.35* \$56-122 NØ3*43*2Ø*W 614.76 55E-155 554*39'42"6 50.70' 55E-156 550*22'05"E 43.00' 55E-157 504*43'33"E 50.01' 55E-55 N51"49"49"W 16.12" \$56-123 N00*16'10*E 44.58' \$56-124 N00*03'23"W 43.66' \$56-125 N00*00'00'E 59.63' 55E-21 N41°50'24"E 65.40' 556-90 N22*04*47*E 77.56 55E-56 N59*20*44*W 13.02 55E-57 N68*03*19*W 12.37* 556-150 512*01*05*6 25.36* 556-159 504*25*20*W 102.70 556-160 515*24*30*6 15.37* 55E-23 N90°00'00'E 47.67' 55E-24 530°31'23'E 36.03' 55E-25 521°43'31'E 49.43' 55E-26 530°00'24"E 25.53' 55E-91 N21*15*33*E 17.57* 55E-50 N40*30'28"W 535.58 55E-92 503*43*20*E 250.26 55E-126 N24*48*05*E 77.22 55E-194 N42°56'54"E 84.10" \$\$E-92 \$83*43*26 E 290.26 \$\$E-94 \$13*56*12*W 39.23* \$\$E-95 \$02*10*42*E 28.55* \$\$E-96 \$15*36*16*E 69.06* \$\$E-97 \$11*52*50*E 41.12* \$\$E-98 \$71*11*51*W 48.50* \$56-127 N55*37'02"E 45.51' \$58-120 N67*54'30"E 40.23' 55E-59 N46*56'36'W 31.35' 55E-161 523*24'12"W 24.05 55E-195 N29'11'27'E 63.25' \$\$E-162 \$12*10*32*W 115.76* \$\$E-163 \$03*25*55*E 17.09* \$\$E-164 \$39*49*51*W 27.30* \$\$E-165 \$56*20*01*W 57.71* 55E-60 N48*22'51'W 93.56' 55E-197 N23*55'12"E 46.21' 55E-198 N02*29'24*E 27.52' 55E-129 N72*17*56*E 35.18* 55E-61 N40*31'36"W 309.57' 55E-27 547*44'58*E 31.62' \$56-62 N46*3136 W 309.57
\$56-62 N46*32'54*W 167.91'
\$56-63 N07*36'05'E 79.40'
\$56-64 N40*37'35*W 17.60'
\$56-65 N37*39'58*W 19.35'
\$56-66 N16*27'15*E 46.02'
\$56-67 N25*43'46*E 22.06'
\$56-60 N04*24'09*E 51.40' \$\$6-130 N74*41'30*£ 35.23' \$56-131 \$67*40'00*E 61.37' \$56-132 N61*51'57*E 65.66' 556-20 564'11'51'E 21.23' 556-29 579*34'00"E 10.44' 55E-199 N06*32'57"E 11.00" 55E-30 502°10'50"E 50.11' 55E-31 504°42'46"E 40.67' 55E-200 NO1*43'48'E 80.82' 556-166 559°30'43"W 45.23' | \$56-99 N17*02*05*W 39.40* | \$56-133 | \$56*07*38*6 23.64* | \$56-100 N13*53*22*W 68.58* | \$56-134 | \$580*03*42*6 38.45* | \$58-101 N10*26*48*W 28.48* | \$58-135 | \$74*33*07*6 13.33* | \$58-102 N01*27*28*6 43.49* | \$58-136 | \$19*00*19*6 48.86* | 55E-167 561*10'27"W 07.70' 55E-160 N03*43'20"W 426.04' 55E-169 N35*09'55"W 30.59' 55E-32 534*24*10*W 19.00* 55E-33 527*19*12*W 12.70* 55E-34 577*14*23*E 20.10* 55E-170 N29'32'38'W 97.26'

> WL-278 N73*19*14*W 48.16* WL-279 N55*30*14*W 27.07*

WI-280 N23*30'56"W 36.24" WI-281 N55*21'56"W 31.22" WI-282 572*01'23"W 67.71"

WI-282 572*0123*W 67.71*
WI-283 528*39*56*W 39.79*
WI-284 549*58*23*W 45.99*
WI-285 N70*10*24*W 34.70*
WI-286 587*30*04*W 48.39*
WI-287 537*0312*W 74.81*
WI-288 549*35*36*W 72.53*
WI-289 N67*09*27*W 14.37*
WI-290 N25*46*25*E 39.53*

WL-297 547*22'04*W 112.05 WL-298 553*21'36*W 133.60*

WL-299 571*01'36*W 22.31'
WL-300 527*46'40*W 25.61'
WL-301 N67*33'00*W 52.54'
WL-302 579*46'20*W 47.17'
WL-303 568*55'51*W 101.65'

WL-304 551*44'22"W 3L19' WL-305 514*33"22"W 3L80'

WL-306 N83*08'21'W 4L80' WL-307 N64*28'26'W 40.93' WL-309 532*5!'42'W 46.31'

WL-309 503*44'08'E 26.42' WL-310 555*08'47'W 36.46'

WL-311 522*18*14*W 59.36*
WL-312 519*31*03*W 172.03*
WL-313 525*02*14*W 41.71*

WL-314 514*50*30*W 40.49* WL-315 523*03*09*E 42.16* WL-316 502*40*23*E 74.40* WL-317 510*13*00*E 50.63*

WL-320 N41°31'32"E 453.82"

WL-325 503°10'20°E 04.49' WL-326 560°53'49°W 06.54'

WL-327 523*24'34"W 79.06' WL-320 545*50'23"W 98.26'

WL-310 519*53'42*W 86.62'

WETLAND TABULATION

 Sym
 Bearing & Distance
 Sym
 Bearing & Distance

 WL-209
 N85°27'50°W 24.45′
 WL-269
 S80°14°50°W 09.42°

 WL-210
 N39°01'36°W 24.86′
 WL-270
 556°01'30°W 41.25°

 WL-211
 N87°09'46°W 22.03′
 WL-271
 503°18°21°W 42.70′

 WL-212
 N10°12'11°W 48.67°
 WL-272
 540°57'12′W 23.68′

 WL-213
 N63°00'32°E 16.70′
 WL-273
 571°00'26°W 72.77′

 WL-214
 N20°32'10°E 28.55′
 WL-274
 N71°45'23°W 131.45′

 WL-215
 N59°55'10°W 73.85′
 WL-275
 N61°39'21°W 25.62′

 WL-216
 502°26'50°W 20.20′
 WL-276
 N46°11'21'W 51.60′

 WL-217
 N07°05'51'W 15.56′
 WL-277
 N62°11'32'W 113.89′

 WL-218
 N48°90'19'E 19.22′
 WL-278
 N73'19'14°W 48.16′

Bearing & Distance Sym Bearing & Distance Sym Bearing & Distance Sym Bearing & Distance

WL-216 N46*09*19*E 19.22* WL-219 N16*19*41*E 39.65*

WL-220 N35*40'51'W 20.61' WL-221 N25*22'33'W 76.06'

WL-222 N00°57'9'W 47.33'
WL-223 N49°37'22'E 63.34'
WL-224 N40°45'24'W 59.23'
WL-225 N59°00'53'W 65.14'
WL-226 S52'13'22'W 20.65'

WL-226 570°50′52″W 17.73′
WL-227 570°50′52″W 17.73′
WL-229 529°54′66′W 39.73′
WL-229 N29°06′45″W 71.49′
WL-230 N59°40′54″W 46.99′
WL-231 N21°26′37″W 44.12′
WL-232 N55°13′43′W 33.00′
N52°13′43′W 33.00′

WL-233 N35°20'00"W 49.74" WL-234 510°17'23''C 59.52' WL-235 N09°19'50'W 37.03' WL-236 N69°10'04''W 03.72'

WL-237 550°27'34°W 13.97

WL-238 N03*35'57'W 17.75

WL-239 N34*43*17*W 45.63* WL-240 N72*46*23*W 57.63*

WL-241 N52°07'13"W 54.14'
WL-242 N23°53'32"W 65.69'
WL-243 N07°36'19"W 47.99'
WL-244 N34°21'49"W 45.79'

WL-245 N01°15'26"E 50.66' WL-246 N16°47'03"W 46.19'

WL-247 N53*51'36"W 37.01"

WL-248 N36*07'02"W 39.21"

M-249 N21*00'01'E 30.88'

WL-250 N06*29'35"E 61.05"

WL-251 NII*35'29"W 32.01" WL-252 N40'26'48"W 72.59"

WL-253 574°04'30'W 30.05'

WL-254 N59°20'56'W 72.14"

WL-255 N43*09'32"W 60.26' WL-256 N03*42'17"W 54.50' WL-257 N27*24'41"W 107.25'

WL-258 583°45'04"W 44.33' WL-259 N13*49'23"W 31.54"

WL-260 N00°15'27'E 28.91'

WL-261 N10°23'20°E 27.74'

WL-266 N20°27'33'W 43.52'

WL-267 N50*53'46"W 110.92

WL-268 N73*08'01"W 64.55'

WL-149 S36°06'35"W 68.17'
WL-150 S49°47'15"W 40.14'
WL-151 S54°37'36"W 38.42'
WL-152 S20°26'31"E 74.14'

WL-153 559°57'15'W 31.73'
WL-154 586°01'50'W 47.45'
WL-155 545°54'39'W 33.01'

WL-156 554°23'58"W 28.63' WL-157 580°30'19"W 10.82'

WL-158 N44"14"26"W 21.01"

WL-159 N23*03'43'W 47.53'

WL-160 557°11'01"W 50.04'

WL-161 N21*32*20"E 86.55"

WL-161 N21-32-20-E 86.55
WL-162 N57-33:37-W 41.30
WL-163 577-02-25-W 47.27
WL-164 546-26-37-W 47.52
WL-165 528-23-26-W 46.95
WL-166 543-15-08-W 64.84
WL-167 565-31-49-W 73.83

WL-168 583°28'30"W 38.37"

WL-169 \$70°06'09"W 147.93'
WL-170 \$57°42'34"W 39.97'
WL-171 \$62°53'37"W 65.60'

WL-171 \$62*53*37*W 65.60*
WL-172 \$44*43*07*W 77.50*
WL-173 \$25*06*08*W 25.62*
WL-174 \$01*51*28*W 34.03*
WL-175 \$28*23*46*W 26.67*
WL-176 \$50*02*24*W 139.09*
WL-177 \$25*34*03*W 61.59*
WL-179 \$09*21*22*W 42.46*
WL-179 \$16*08*03*W 24.38*
WL-180 \$45*53*49*W 57.48*

WL-181 509*08'42"E 30.54*
WL-182 547*46'05"W 54.40*
WL-183 589*18'41"W 16.24*
WL-184 N15*19'42"W 24.64*
WL-185 N24*09'12"E 21.69*

WL-186 N43°18'02"E 78.56'

WL-107 N02°43'19"E 39.20" WL-100 N17"03'49"W 37.25"

WL-189 N67*34'30'E 61.74" WL-190 N21*20'24'E 63.20'
WL-191 N56*32'13'E 55.64'
WL-192 N45*49'32'E 43.17'

WL-193 N06°11'02°E 57.02'

WL-194 588°38'41"W 37.41' WL-195 N57°12'00"W 49.54' WL-196 N40°41'09"W 31.27'

WL-197 S61*33'45'W 25.49' WL-198 S16*43'55'W 27.57' WL-199 S79*20'11'W 38.17'

WL-203 N91°34'02"W 76.36' WL-204 S55°40'44"W 37.12'

WL-205 565*58'33"W 5L51' WL-206 535*26'54"W 43.83'

WL-200 N73*29'07"W 38.69' WL-201 N86*53'57"W 36.94'

The Shared Sewerage System Will Be Available To Lots 1 Thru 22. Plans For The Facility Including Any Necessary Point Of Discharge Have Been Approved By The Department Of The Environment.

Bearing & Distance Sym

WL-3 N74*27'04"E 3L91' WL-4 N13*33'17"E 25.92'

WL-7 N52*14'01'E 38.66' WL-8 N44*48'25"E 48.11'

WL-9 N64°26'12°E 23.67'
WL-10 N40°29'47°E 35.43'
WL-11 N43°09'42°E 36.02'

WL-14 550°42'06"W 2L09' WL-15 531°07'20"W 41.53'

WL-16 584°00'49"W 18.12' WL-17 546°20'49"W 30.95' WL-18 553°34'07"E 10.69'

WL-20 507*34*26*W 7.94*

WL-21 N63*53'03*W 17.90* WL-22 550*17'33*W 35.06*

VL-23 541°26'41"W 53.16"

WL-24 576°48'59"W 41.96' WL-25 507°07'15"E 26.23'

WL-26 579°17'35'W 29.36' WL-27 56176'50'W 31.02' WL-28 57776'14'W 20.32'

WL-57 S47*53'30"W 23.31'
WL-58 S28*02*50"W 48.72'
WL-59 S52*28*20"W 37.00'
WL-60 S79*17'03*W 62.16'

WL-62 547°06'21"W 36.53'
WL-63 547°06'21"W 36.53'
WL-64 NH3°31'10"E 122.54'
WL-65 526°27'51"W 74.07'

WL-66 N14*35'03"£ 139.10'

WL-68 527°05'43'W 68.31' WL-69 514°15'38'W 72.70'

\(\frac{\text{VL-70}}{\text{VL-71}}\) \(\frac{540^\cito{15}^\cito{32}^\cito{W}}{\text{57.50}^\cito}\) \(\text{VL-71}\) \(\text{N51}^\cito{19}^\cito{47}^\cito 73.30^\cito}\) \(\text{VL-72}\) \(\text{N76}^\cito{30}^\cito{35}^\cito{W}}\) \(\text{3L94}^\cito}\)

WL-73 N62*II'17'W 47.45' WL-74 N50*26'29'W 44.19'

WL-75 N39°12'50°W 36.04' WL-76 N32°42'04°W 35.45'

WL-77 N20°07'04"E 35.38"

WL-81 N72*40*36*E 24.06*

WL-02 N40*05*56*E 36.23 WL-03 N69*03*33*E 27.92

WL-84 N38*54'52*E 52.13

WL-95 N28°46'56'E 41.22' WL-96 N34°30'51'E 39.22'

VI.-61 N70"50"46"W 30.37"

WL-99 N09*10*17*W 20.60* WL-90 N20*19*49*E 93.07* WL-91 N10*16*41*E 32.07*

WL-93 N20*35'03"E 45.01" WL-94 N42*50'51"E 24.36'

WL-95 N51°14'54'E 23.03'

WL-98 N38*02'00"E 41.08' WL-97 N65*07'44"E 26.21' WL-98 N86*14'15"E 22.60'

WL-99 N40°03'38"E 43.39"

WL-100 517*01317W 54.23*
WL-101 N00*1335*W 32.74*
WL-102 N65*09*34*E 28.52*
WL-103 550*53*28*E 40.76*
WL-104 N25*27*47[W 60.92*

WL-105 509°07'44"E 10.26° WL-106 565*56'46"E 6L52" WL-107 544*53'57"W 44.40"

WL-108 567*24'47!W 25.67"

WL-109 N75*50'03'W 79.77' WL-110 S20*56'10'W 57.40'

WL-110 520*5515:W 5/AV WL-111 544*30*537W 35.40* WL-112 514*41'9°* 48.66* WL-113 510*04*13*W 40.60* WL-114 507*50*16*W 33.72* WL-115 510*05*35*W 53.71* WL-116 516*29*04*W 43.95*

WL-117 523°47°46°W 84.21°

WL-118 512*11*37*W 33.41* WL-119 535*0012*W 17.78*

WL-120 573°23'52'W 2L24'

WL-120 573 27 272 27 29.67 WL-121 539 20 22 W 29.67 WL-122 525 0114 W 59.47 WL-123 519 29 02 W 39.39 WL-124 562 34 29 E 31.33 WL-125 568 06 25 E 59.39 WL-126 563 27 14 29 E 583 27 14 29

WL-126 553*27*40*E 114.02* WL-127 540*11*19*E 49.33*

WL-120 517'45'05'E 30.55'
WL-129 570'03'05'E 32.93'
WL-130 N68'40'21'E 32.35'
WL-131 569'10'54'E 24.93'
WL-132 N84'00'59'E 31.57'

WL-133 537°02'39°E 35.08'

WL-134 501°39°15°E 38.02° WL-135 567°34′41°W 55.70° WL-136 N55°45′30°W 46.00°

WL-137 565°43'40"W 49.32

WL-139 N59*39'30'W 54.03' WL-139 N63*39'37"W 49.24'

WL-141 542°19'58'W 48.44'

WL-143 539*48*49*W 50.05'
WL-144 N85*51'37*W 44.05'
WL-145 574*09'34*W 32.22'
WL-146 578*05'01'W 40.08'

BV Business Trust Timothy Feaga, President

DEVELOPER

Bassier Venture, LLC 15950 North Avenue P.O. Box 482 Lisbon, MD 21765 410-489-7900

BV Business Trust 15950 North Avenue P.O. Box 482 Lisbon, MD 21765 410-489-7900

OWNER

FISHER, COLLINS & CARTER, INC. PINIAL SOLIAGE OFFICE PARK - 10272 BALTIHORE NATIONAL PIKE

APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water & Sewerage For Howard County, Maryland. Lots 1 Thru 22 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel "B". Dwellings Within Buildable Bulk Parcel 'F' Will Use Individual / Private Sewerage Systems Located Within Non-Buildable

ELLICOTT CITY, HARYLAND 21042

Preservation Parcel 'B'. Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

BV Business Trust By Timothy Feaga, President Owner 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 Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And 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 Floodolains, Storm Drainage Facilities And Open Space Where Applicable: (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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This Day Of August, 2008.

OWNER'S CERTIFICATE

WL-147 N73*56'41'W 4164'\ WL-207 556'44'00'W 33.92'

WL-140 564*41'09"W 33.74" WL-200 540*48'49"W 42.04"

BV Business Trust Timothy Feaga, President SURVEYOR'S CERTIFICATE

WL-329 576°04'42"W 65.69' WL-330 555°21'45"W 74.92'

WL-331 572*19'37'W 70.31'

WL-332 N07*25'26'E 71.63'

WI-332 NO7-2526 P.169
WI-333 S67*39'01'E 93.00'
WI-334 S00*40'22'E 30.44'
WI-335 N72*07*46'W 142.31'
WI-336 S43*34'01'E 56.07'
WI-337 S52*10'02'W 19.90'

WL-330 N35*29*10*W 43.59*
WL-339 N69*12*13*W 26.26*
WL-340 N74*34*00*W 36.56*
WL-341 S62*56*19*W 50.94*

WL-342 N61°05'36'W 43.77'

WL-342 NOI 20:19 W 43.7/
WL-343 NOI 20:19 W 31.54*
WL-344 N65:00'00 W 91.35*
WL-345 S66*20:59 W 79.13*
WL-346 N0I 16:07 W 79.13*
WL-347 N27*05*39*E 101.07*

WL-349 565*23*36*W 25.22* WL-349 N64*33*29*W 18.04*

WL-350 N34°20'31'W 56.34'

WL-359 N15"14"59"W 37.56"

WL-358 NI5'14'99 W 37.36'
WL-359 N51'32'20'W 25.15'
WL-360 S07'20'26'W 34.73'
WL-361 N33'42'10'W 7.26'
WL-362 NI8'21'34'E 0.71'
WL-363 550'52'33'E 105.18'
WL-364 N63'21'20'W 75.70'

WL-365 N50°27'13"W 64.59

WL-366 N60*26'27'W 46.02'
WL-367 S81*47'30'E 120.00'
WL-360 S02*49'54'E 29.24'
WL-369 S04*56'06'W 41.75'

WL-370 S4477'20'W 37.90 WL-371 50770'13'W 45.31'

WL-372 568*33'43'W 44.10' WL-373 575*30'10'W 54.94' WL-374 N66*02'04"W 51.02'

WL-375 S51'39'15'E 120.40'
WL-376 S45'12'16'E 272.98'
WL-377 S13'17'32'E 00.70'

WL-378 N33*30'32"W 34.23'

WL-380 N65°37'27"W 36.57".

WL-385 527904476 5L WL-306 539*35'02*E 24.60

WL-307 531°14'01"E 07.69' WL-300 535°39'44'W 32.70'

WL-290 N25*46'25'E 39;23' WL-350 N3*20'31'% 96.3*
WL-291 N05*29'44'E 65.55' WL-351 N18*56'40'E 48.86'
WL-292 N59*33'27'W 149.90' WL-352 N26*49'00'W 42.13'
WL-293 S65*12'42'W 57.80' WL-353 N59*42'32'W 40.20'
WL-294 N82'31'56'W 103.93' WL-354 N20*45'51'W 40.66'
WL-295 S37*39'31'W 103.24' WL-355 N64*26'04'W 40.26'
WL-296 S15*16'35'W 44.08' WL-355 N64*26'04'W 40.26'
WL-297 S47*22'04'W 112.05' WL-357 N66*52'33'W 42.40'
WL-297 S47*22'04'W 112.05' WL-357 N66*52'33'W 42.40'

WL-319 N40°30'50"W 426.06' WL-379 S43°05'26"W 46.67'

WL-321 N88"46"15"E 121.45" WL-381 N80"24"41"W 96.54"

WL-369 N73*00'32"W 9.60"

WL-391 534*31'41"E 165.15"

WL-397 N47'57'40"W 74.76' WL-399 S26'13'04"E 59.20' WL-399 S52'57'02"E 77.90'

WL-400 N26*25'00"W 23.96"

WL-401 N08*12*17*W 41.58*

WL-404 517"10"13"E 98.57"
WL-405 541"19"54"E 97.95"
WL-406 N34"05"57"W 53.70"

WL-407 N494848W 59.68

WL-409 N64*09'38*W 50.73' WL-409 N37*46'57*W 40.10'

WL-409	N37'46'57'W 40.10'
WL-410	566'52'43'E 127.51'
WL-411	536'21'4'E 115.57'
WL-412	N49'11'19'W 44.65'
WL-413	533'40'07'W 01.07'
WL-414	N38'00'07'W 45.32'
WL-415	N10'55'12'W 65.02'
WL-416	539'45'42'E 91.09'
WL-417	N12'55'16'5'E 45.73'

WL-417 N17*53'06"E 45.73'

WL-418 N39°34°05°W 45.82

WL-419 N08"54"23"W 45.62" WL-420 535*39'50'E 62.63'

WL-421 N65°38'55'W 25.22' WL-422 N75°27'20'E 80.05' WL-423 588°31'49'W 36.08'

WL-426 584*21'41"E 93.47" WL-427 508*17"45"W 15.92" WL-428 515*17"50"E 32.75

WL-429 514*20*36*W 25.46* WL-430 589*59*19*W 22.64*

WL-431 N75°23'42'W 52.09' WL-432 N47°07'06'W 26.28'

WL-433 N17*54'42"W 48.31"

WL-434 N65°05'03'W 19.67' WL-435 584°46'06'W 58.50' WL-436 543°17'58'W 51.11'

WL-437 525°13'18"W 37.92'

WL-430 S44*51*10*W 51.37* WL-439 S52*19*44*W 43.79* WL-440 S60*29*45*W 36.64*

WL-441 503*30'50'W 7L05'

WL-443 575°22'04°W 39.52 WL-444 502°40'22"W 45.10"

WL-445 563°13'14'W 47.68' WL-446 543°38'22'W 59.10'

WL-447 511°43'56°W 23.12° WL-448 545°34'05°W 75.52

I Hereby Certify That The Final Plat Shown Hereon Is Correct: That It Is Subdivision Of All Of The Lands Conveyed By Basslers, Incorporated To BV Business Trust By Deed Dated June 25, 2008 Recorded Among The Land Records Of Howard County, Maryland In Liber No. 11276 At Folio 36. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.



RECORDED AS PLAT No. 20645 ON 6/30/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

W1.449 571'24'07'W 57.89'
W1.450 N49'51'29'E 141.73'
W1.451 524'33'42'W 48.51'
W1.452 559'29'56'W 34.85'

WL-453 N60°03'06"W 23.90' WL-454 S67°54'38'W 22.40'

W.-459 N23*II'08*E 59.23* W.-459 S34*23*II'W 23.06*

WL-460 576*00'40"W 25.51"

WL-461 501°05'49"E 42.94" WL-462 557°59'55"W 46.70"

WL-463 535°10'27"W 63.05'

WL-465 N03*10'20'E 60:20' WL-466 S12*12'53*2 25:03' WL-467 S10*30'40"W 39:43'

WL-470 S84*50'03*W 4163'
WL-471 Ni3*47'11*W 22.69'
WL-472 N66*55'19*W 19.61'
WL-473 S70'14'23*W 47.62'

WL-477 580°21'03"£ 33.93'
WL-478 517*20'22"£ 33.28'
WL-479 568*39'42"£ 29.37'
WL-480 N76*23'36"£ 22.36'

WL-481 552*05'45"E 31.07"

WL-492 N61'32'52'E 22.46'
WL-493 545'21'46'W 23.67'
WL-494 551'11'29'W 45.95'
WL-495 586'46'33'W 26.10'

WL-499 N05*37'50*E 61.27' WL-490 S49*40'59'W 20.10'

WL-491 510*32*56*E 33.75* WL-492 532*55'52*W 55.74* WL-493 517*09*53*W 51.03*

WL-494 5034324*C 5016*
WL-495 556*37'35*W 66.10*
WL-496 R=10325.00* L=81.51*
WL-497 510*21'42*E 129.95*

WL-392 NS9*34*25" WL-452 559*29*56"W 34.85* WL-393 N29*44*46"W 27.56* WL-453 NS0*03*06*W 23.90* WL-394 546*50*40*2 95.25* WL-454 567*54*30*W 22.40* WL-395 541*37*23*E 99.19* WL-455 512*01*36*W 51.63*

WL-396 501°54'25'E 115.59' WL-456 569°52'01"W 33.20' WL-397 N47'57'40"W 74.76' WL-457 504°37'15'E 06.66'

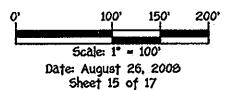
WALNUT CREEK

PHASE ONE

Lots 1 - 22, Non-Buildable Preservation Parcels 'A' Thru 'D' And Buildable Bulk Parcels 'E' & 'F'

Zoned: RR-DEO AND RC-DEO

Tax Map: 20 Parcel: 49 Grid: 4, 5, 10-12, 17 And 10 Fifth Election District Howard County, Maryland



General Notes Continued:

43. Stormwater Management Facilities: Best Management Practice No. 1 Owned: Homeowner's Association

Maintained: Jointly Maintained By Homeowner's Association And Howard County, Maryland

Howard County, Maryland
Micro-Pool (Extended Detention) Facility For WQV & CPV
Stormwater Management Will Be Provided In Accordance With Howard
County And Maryland 370 Specifications. Recharge Volume Will Be
Provided Through The Use Of Grass Channels Along The Proposed
Roadways. Water Quality And Channel Protection Volume Will be Provided
By A Micro-Pool (Extended Detention) Pond, One Raingarden And Level
Spreaders. Overbank Flood Protection Volume And Extreme Flood Volume
Are Not Required For This Site. The Stormwater Management Facilities Will
Be Owned By The Homeowner's Association And Jointly Maintained By Howard
County And The Homeowner's Association

44. As Per Section 104.F.4.b Of The Zoning Regulations, Only One Easement
Holder Is Required For Preservation Parcels Designed Solely For SWM
Facilities Or Community Sewerage Disposal Systems.
A. Non-Buildable Preservation Parcel 'A'

C. Non-Buildable Preservation Parcel 'C'

A. Non-Buildable Preservation Parcel 'A'
Owned: Homeowner's Association
Easement Holder: Howard County, Maryland
Use: Storm Water Management.

Easement Holder: Homeowner's Association

B. Non-Buildable Preservation Parcel 'B' Owned: Howard County, Maryland Owned: Privately
Easement Holders: Howard County, Maryland
Homeowners Association
Use: Environmental Conservation
D. Non-Buildable Preservation Parcel 'D'
Owned: Homeowners Association

Easement Holders: Howard County, Maryland And

Patuxent Conservation Corps

Use: Shared Septic

45. Buildable Bulk Parcels 'E' And 'F' Retains The Right To Be Further
Subdivided In Accordance With The DEO Cluster Regulations In Section106 Of The Howard County Zoning Regulations. The Resubdivision Of
This Bulk Parcel Into Residential Lots Will Require Density from An

Off-Site Location Within The RC-DEO District.

46. There Are Steep Slopes Located On This Property As Defined By "slopes That Average 25% Or Greater Over 10 Vertical Feet", Per Section 16.100(b)(55) Of The Howard County Subdivision And Land Development Regulations. Total Area Of 25% Or Greater Slopes = 8.9 Ac.±

47. Non-Buildable Preservation Parcel A Is Encumbered By An Easement Agreement With Howard County, Maryland. Non-Buildable Preservation Parcel B, is Encumbered By An Easement Agreement With The Homeowner's Association. Parcel C Is Encumbered By An Easement Agreement With Howard County, Maryland And The Homeowners Association. Non-Buildable Preservation Parcel 'D' Is Encumbered By An Easement Agreement With Howard County, Maryland And Patuxent Conservation Corps. All These Agreements Prohibit Further Subdivision Of The Parcel, Outlines The Maintenance Responsibilities Of Its Owner And Enumerates The Uses Permitted On The Property.

40. The Ground Water Appropriations Permit No. 06-DP-3530 Received MDE Approval On August 1, 2006.

49. Removal Of The Existing Shed Located Within Buildable Bulk Parcel 'F' Within The Stream Buffer And Flood Plain Was Determined Essential Disturbance In Accordance With Section 16.116(c) Of The Subdivision And Land Regulations.

50. Landscaping And Street Trees For This Subdivision Will Be Provided On The Final Plans In Accordance With Section 16.124 Of The Subdivision And Land Development Regulations And The Howard County Landscape Manual.

51. This Project Will Utilize "Horizontal Drilling" For The Installation Of Proposed Sewer Force Mains Beneath The Existing Environmental Features And Associated Buffers. This Work Shall Be Done In Accordance With The DPZ Policy Memo Dated April 5, 2006 Which Includes The Following Criteria.

1. The Applicant Must Provide Written Justification For Needing

To Traverse Environmentally Protected Features.

2. The Applicant Must Demonstrate That All Drilling Activity Will Begin And End Beyond Any Environmentally Sensitive Areas And Their Buffers. There Can Be No Surface Disturbance Within The Buffers Associated With The Drilling.

3. The Applicant Must Install The Utility A Minimum Of 3 Feet Below The

Stream Invert.

4. The Corresponding Development Plan (5, 5P, P, F Or 5DP, As Applicable)
Must Show All Relevant Details For The Proposed Utility Installation. These
Details Must Include (But Not Be Limited To): The Location And LOD For All
Staging Areas And Drilling Equipment During Installation. A Plan Profile
Giving The Depth Of The Utility Lines Relative To The Ground Surface And
Stream Invert: And Information On The Pipe Sizes To Be Used.

 The Applicant Must Obtain Any Necessary MDE Permits.
 The Applicant Shall Add A Note To The Plans) Explaining That The Horizontal Drilling Was Determined By DPZ To Not Constitute An Environmental Disturbance.

52. Lots 1-22 Will Be Served By Low Pressure Sewer System With A Limit Of (5) Five Bedrooms At 150 Gallons Per Bedroom For A Total Design Flow Of 16,500 Gallons

53. The Rip-Rap Outfall Shown For B.M.P. No. 1 (Near Lot 10) Is Part Of The Storm Drain System Being Constructed Under F-06-31. Walnut Grove Final Plans. Under That Plan Review, This Outfall Was Approved As An Essential Necessary Disturbance By The Howard Soil Conservation District. Should The Proposed

Accordingly.

FISHER, COLLINS & CARTER, INC.

CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTERNIAL SQUARE OFFICE PARK - 10272 BALTERORE NATIONAL PRE

ELLICOTT CITY, MARYLAND 21042

54. Plat Subject To WP-08-07 Which The Planning Director Approved On August 21, 2007 A Request To Waive Section 16.1202(a)(1) To Allow For Establishment Of Required Forest Conservation Easements For This Subdivision Based On The APFO Phasing Schedule By Temporarily Deferring The Recording Of All Required Forest Conservation Obligation Easements Under Phase 1 Until Each Subsequent Phase Of Development Subject To:

1) Each Subsequent Development Phase Must Establish A Proportionate Area Of Forest Conservation Easement And Provide The Necessary Area Of Forest Retention And Afforestation Planting To Satisfy Each Development Phase.

2) The Applicant/Developer Must Continue Processing The Subdivision Plans For Walnut Creek And Meet All APFO Phasing Deadline Dates.

55. The Existing Landfill Area Known As A Forest Recycling Product (FRP) Site Designated On This Plan Within Buildable Bulk Parcel 'E' Contains Land Clearing Debris. No Operation, Construction Or Excavation May Begin On This Site Without First Obtaining The Written Authorization Of The MDE, Waste Management Administration, Or Its Successor Agency. A Phasing Plan For The Closing Of This "FRP Site Has Been Filed With MDE In Regards To The Existing Composting Areas To Remain On-Site And Approved Soil Capping Procedures. The Existing Barn On Buildable Bulk Parcel 'E' To Remain For Agricultural Purposes.

100 YEAR FLOODPLAIN															
ნүო	Bearing & Distance	Sym	Bearing & Distance	Sym	Bearing & Distance	Sym	Bearing & Distance	Sγm	Bearing & Distance	5ym	Bearing & Distance	Sym	Bearing & Distance	Sym	Bearing & Distance
FP-1	555120'20"W 39.30"	fP-51	N42*19'16"E 40.61"	FP-101	N03*34'32"W 79.54"	FP-151	N45°21'23"E 294.89"	FP-201	N67*05'01"W 90.60"	FP-251	N27*00'34"E 104.11"	FP-301	503°54'04°E 81.08'	FP-351	N34*37'26"E 24.36"
FP-2	516*01'26"W 106.45"	FP-52	N04°56'45"E 60.30"	FP-102	N40°29'50'W 30.29'	FP-152	NII*46'25'E 48.86'	FP-202	N43°12'24"W 59.68"	FP-252	566*56'07*E 40.25'	FP-302	567°37'07'£ 43.25'	FP-352	589°43'42°E 33.20'
FP-3	540°41'15°W 98.24'	FP-53	N76*35'31"£ 114.80"	FP-103	586*05'12"W 61.07"	FP-153	NII*57'01"W 72.54'	FP-203	N30*17'30'W 65.31'	FP-253	N75°14'19"E 94.48'	FP-303	559°16'42"E 94.03"	FP-353	N62*34'26"E 73.39"
FP-4	510*26'09"W 65.72"	FP-54	N70*46'43"W 41.33"	FP-104	N08*II'I6*W 16.50'	FP-154	N40*29'32'W 100.57'	FP-204	N23*57'05"E 30.71"	FP-254	N60*48'47"E 5151'	FP-304	564*31'42"E 75.96"	FP-354	N18*44*44*E 46.22*
FP-5	011-39.15.M 101'03.	FP-55	586*31'49'W 147.90'	FP-105	589*40'05"W 91.55"	FP-155	N24*05'56"W 233.34"	FP-205	559*20'05"E 46.38"	FP-255	NO1*28'43"E 54.59"	FP-305	NØ3*14'00"E 7Ø.07"	FP-355	N01°40'07"W 94.92"
FP-6	500*44'29"W 106.67'	FP-56	N54*33'33"W 62.17"	FP-106	568°12'29"W 19.34"	fP-156	N12*17'05'W 170.64'	FP-206	534*58'20*E 67.80'	FP-256	550°05'55°E 118.10'.	FP-306	N62*05'12"E 69.35'	FP-356	N00°58'55"W 117.24"
FP-7	511*37'07'W 22.37"	FP-57	N71*06'57*W 42.12"	FP-107	N67*03'24"W 55.06"	FP-157	NI6*41'53"W 206.67"	FP-207	552°33'46"£ 93.56"	FP-257	N47°21'13"E 119.63'	FP-307	N73*33'51"£ 147.96"	FP-357	N26°44'14"E 85.02"
FP-Ø	510°08'44"E 25.73"	FP-50	N52*34'23"W 65.10"	FP-108	585*28'34"W 125.81"	FP-158	N43*32'50'W 73.56'	FP-208	579*34'03°E 30.90'	FP-258	564*53'46"& 95.00'	FP-308	N22*54'20"E 115.97"	FP-358	NI6"29'38"E 63.42"
FP-9	505*05'01"E 16.16'	FP-59	507*30'35'W 70.00'	FP-109	N60°22'20'W 31.56'	FP-159	N22*09'59'W 46.66'	FP-209	N69*30'53"E 152.03"	FP-259	500°20'21"E 21.49"	FP-309	N67*45'08"E 27.60"	FP-359	N02*31'06"E 88.58"
FP-10	510°23'01"W 42.43"	FP-60	536°02'54°W 54.99'	FP-110	N07*37'29'W 26.10'	FP-160	N66*10'34"E 106.06"	FP-210	NO7*24'23"E 70.12"	FP-260	552*47'15"E 58.24"	FP-310	N45*10*20*E 51.91*	FP-360	N10*35'03"E 64.14"
FP-II	517*12'30"£ 26.59"	FP-61	N66*15'32"W 31.62"	FP-111	N85*12'33"W 28.09"	FP-161	N05*35'50"E 300.03'	FP-211	576*26'36"£ 103.93"	FP-261	532°01'04°E 18.82'	FP-311	NØ6*20'54"E 119.19"	FP-361	N47°15'10"E 114.50"
FP-12	514°18'24"W 28.41'	FP-62	N53*12'11"W 53.45"	FP-112	524°27'11'W 217.45'	FP-162	NIO*08'42"E 289.26"	FP-212	544°20'20"E 97.16"	FP-262	N77*51'41"E 14.66'	FP-312	564*41'05"E 38.68'	FP-362	N09*59'29"E 104.79"
FP-13	551°29'47"W 33.02"	FP-63	N20*33'08"W 57.56'	FP-113	545*42'H'W 63.34'	FP-163	N05°29'21"E 485.41"	FP-213	531*00'09"E 97.42"	FP-263	538*49'55"E 64.60"	FP-313	544°10'54°E 77.09'	FP-363	NI6*53'59"E 48.42"
FP-14	532°07'38"W 29.96"	FP-64	N32*10'39"W 67.09"	FP-114	563*14'44"W 123.30"	FP-164	N22°20'40"W 104.69'	FP-214	544°19'20"E 120.26'	FP-264	NØ3*54'52"E 10.06"	FP-314	525°14'40°E 101.77'	FP-364	N70°57'22°£ 25.77'
FP-15	543*29'08"W 65.42"	FP-65	N74*35'05"W 18.43"	FP-315	556°29'34°W 61.49'	FP-165	N47°50'25"W` 32.41'	FP-215	560°33'41°E 97.92'	FP-265	" N03*09'53"E 60.08'	FP-315	554*39'54"E`165.28'	FP-365	580°03'04"E 48:39"
FP-16	521°26'04°W 64.76'	FP-66	N02*29'27*E 32.37'	FP-116	525*30'40"W 43.22"	FP-166	579*39'24"W 177.42'	FP-216	573*02'02 ' E 82.98'	FP-266	564*53'46"E 55.54'	FP-316	549*53'12"E 74.95'	FP-366	N60°40'59°E 25.95'
FP-17	504*15'50*E 57.41'	FP-67	N15*51'33"W 117.59"	FP-117	N60*32'06'W 72.22'	FP-167	N83*41'43*W 33.24'	FP-217	NØ3*33'30"E 59.07"	FP-267	511°36'17"E 139.32"	FP-317	562*37'07*E Ø6.01'	FP-367	519°27'57"E 55.51'
FP-10	555*09'40"W 56.06"	FP-60	N15*51'33*W 117.59'	FP-118	573°00'40"W 131.35'	FP-160	565*29*29*W 730.09*	FP-210	N61°08'50°E 45.64"	FP-268	505*15'38"W 85.82'	FP-318	580°44'53°E 45.62'	FP-360	R-10325.00' L-199.42'
FP-19	529*57'47"W 75.49"	FP-69	N63°54'27"W 36.74"	FP-119	530*34*04*W 43.99*	FP-169	N64*10'26"W 274.63'	FP-219	N43*17'54"E 49.22'	FP-269	516*23'04*E 175.44'	FP-319	570°36'39"E 151.41'	FP-369	510°21'33°E 189.22°
FP-20	550°32'40"W 63.40"	FP-70	N02*39'04"W 41.57'	FP-120	575*49'04"W 54.21"	FP-170	586*28'11"W 39.96'	FP-220	NI5*57'09"W 24.09"	FP-270	504°33'12°E 242.80'	FP-320	537*42'44"E 30.56'	PP-370	N55*04'46"W Ø3.68'
FP-21	560°17'07"W 66.40"	FP-71	N65*05'48"W 94.42"	FP-121	553°47'55°W 53.79"	FP-171	N32*48'40"W 40.54'	FP-221	N46*32'21'W 12L59'	FP-271	515*26'02°E 124.93'	FP-321	506°11'52°W 40.44'	FP-371	NO5*15'17'W 30.00'
FP-22	576°38'56"W 117.56"	FP-72	N49*46'37"W 96.03"	FP-122	526*20'26"W 174.27"	FP-172	N24*34'25"W 170.79"	FP-222	N26*06'51"W 51.95"	FP-272	500°03'36°E 73.79'	FP-322	504*04'23"E 270.61"	FP-372	539"24'33"W 30.53"
FP-23	548°10'21'W 107.77"	FP-73	N55*02'35*W 65.06'	FP-123	508°12'14°W 111.60'	FP-173	N61°22'46"W 160.33"	FP-223	N09*14'11"W 148.78"	FP-273	515*33'03"W 145.95"	FP-323	517*39'54"E 251.07"	FP-373	519°10'22"W 172.01"
FP-24	578*29'58"W 82.89"	FP-74	N75°20'32"W 20.62'	FP-124	517*50'34°W 61.96'	FP-174	505°04'35°W 105.05'	FP-224	N52*2010"W 50.49"	FP-274	512*57'28*E 37.88'	FP-324	513°14'46"E Ø1.63"	FP-374	577°27'09"W 51.46'
FP-25	557°13'46"W 129.44"	FP-75	N45°07'40"W 76.30"	FP-125	511°05'07"W 92.14"	FP-175	563*35'20"W 251.50"	FP-225	N20*24'05'W 159.76'	FP-275	562*39'00"E 25.53'	FP-325	543*05'52"E 129.26"	FP-375	562*53'08"W 67.02'
FP-26	574°18'05"W 116.97"	FP-76	N66*05'37"W 62.32"	FP-126	514*54*50*E 33.90*	FP-176	547°18'32"W 81.32"	FP-226	N20*24'05'W 159.76'	FP-276	515*02'43"W 50.13"	FP-326	553*03'09"E 69.28"	FP-376	570°00'22"W 191.73'
FP-27	N78*31'27"W 124.16"	FP-77	N54*59'54"W 77.00'	FP-127	519*03'10"W 19.74"	fP-177	528*58'15"W 66.04"	FP-227	N31*45'07*W 113.75*	FP-277	513*13'00°E 32.63'	FP-327	566*02'46*£ 101.93'	FP-377	N31°53'13"E 313.49"
FP-28	560*00'07"W 44.46"	FP-78	N25*21'12"W 30.24"	FP-128	N65*04*55*W 26.10*	FP-170	501°23'46"E 60.90"	FP-228	NI5*41'05"W 40.97"	FP-278	527°08'14"W 41.51'	FP-328	557*16'03'£ 71.35'	FP-378	549*44'36"W 237.60"
FP-29	540°18'00"W 28.77"	FP-79	N53*57'21"W 47.79"	FP-129	N27*12'24"W 46.56'	FP-179	534*40'00'E 35.55'	FP-229	N42°59'41"W 43.41'	FP-279	502°09'44°W 69.60'	FP-329	531*33'47*E 73.31'	FP-379	563°59'32"W 44.57'
FP-30	574*39'30"W 55.00"	FP-80	N27*50'34"W 115.79'	FP-130	N47*39'00'W 27.13'	FP-160	519*09'50"& 99.25"	FP-230	N26°56'58°W 45.12'	FP-280	506*40'31"W 64.73"	FP-330	523*56'23'£ 66.67'	FP-300	589*48:55*W 30.67*
FP-31	N84*01'00"W 47.65"	FP-81	N18*11'59'W 132.88'	FP-131	515*50'52*E 32.94'	FP-181	529°53'44°E 84.01'	FP-231	N62*30'28'E 52.01'	FP-201	519*31'55"W 88.10"	FP-331	542*32'21"6 129.22"	FP-301	R=65413.00° L=88.91°
FP-32	537*36'04"W 54.74"	FP-82	N09*06'08'W 105.71"	FP-132	517*03'36"W 24.63"	FP-102	521°25'23"£ 116.44"	FP-232	505°33'04°E 25.72'	FP-282	509*25'01"W 66.66"	FP-332	540°41'00"E 163.34"	FP-382	571°32'03 W 7.00
FP-33	824°54'34"W 113.52"	FP-63	N29*16'49'W 79.07'	FP-133	567*09'11"W 30.13"	FP-103	511*55'07"£ 73.55'	FP-233	548*21'28*£ 55.77*	FP-203	504*50'41"E 77.01"	FP-333	N60°09'42"E 54.31"	FP-303	516*46'15"£ 141.90'
FP-34	537*41'53°W 30.39'	FP-84	N50°56'42°W 48.08'	FP-134	500°40'56°W 37.44'	FP-184	501°51'19"W 129.95"	FP-234	514*07*55°E 27.78'	FP-204	512*32'29'E 55.67'	FP-334	N00°16'59"E 93.40'		اا
FP-35	502*05'01"£ 29.19"	FP-85	1063°26'45"W 41.25'	FP-135	N48*30'58"W 75.04"	FP-105	506°53'09"£_74.61'	FP-235	N69*57'49"E 14.06"	FP-205	511°49'42"W 33.50"	FP-335	N70°15'25"E 46.43'	L	
FP-36	570°53'56"W 43.92"	FP-86	N3Ø*50'17*W 109.95'	FP-136	N21*34'42'E 64.64'	FP-106	521°12'35°E 175.39'	FP-235	524*39'09"£ 55.45"	FP-206	521°13'34"£ 125.11'	FP-336	506°52'54"E 46.22'		
FP-37	533*42'10"W 29.40"	FP-87	N29*23'25'W Ø3.06'	FP-137	552*09'40"E 32.20"	FP-187	546*30'23"E 36.21'	FP-237	526°20'40°E 150.06'	FP-287	503*20*10*£ 203.10*	FP-337	572*50'55"£ 97.34"		
FP-38	575°00'42"E 22.00"	FP-88	N22*39'20"W 172.40"	FP-130	N09*30'17"W 44.62"	FP-100	523*58'55"£ 54.26"	FP-238	505°18'40°E 71.12'	FP-200	541°00'57"E 34.35"	FP-330	559*57'46"£ 114.16"	<u> </u>	
FP-39	N73*09'37*E 58.55'	FP-89	N35*01'52"W 126.45"	FP-139	NI3*56'54"E 91.95'	FP-189	505°20'36"W 44.05'	FP-239	538*30'07*E 44.60'	FP-209	561*54'03"E 156.77"	FP-339	506*35'32'6 65.35'		
FP-40	502*21'03*E 14.30"	FP-90	N55°22'45"W 56.66°	FP-140	N26*22'06"E 87.05"	FP-190	527*07'48"W 58.69'	FP-240	519*10'35*£ 76.60'	FP-290	575*50'43"E 153.01'	FP-340	N39*24'19"E 61.84"		
FP-41	520°24'12"W 45.60"	FP-91	N85*45'27"W 61.70"	FP-141	N13*29'11*E 130.02'	FP-191	N19*06'29"W 1008.42"	FP-241	541*26'52*E 72.09'	FP-291	562*37'36*£ 63.56'	FP-341	N05*21'47*W 54.55'		
FP-42	541°47'50°W 26.16'	FP-92	576*17'52"W 69.40"	FP-142	N20*06'28"W 79.42'	FP-192	N34*14'15"W 147.02"	FP-242	510*41'02"W 37.50"	FP-292	500*57'19"W 57.90"	FP-342	N33*43'46"E 163.06"	1	
FP-43	571°06'36"W 111.01'	FP-93	550*47'26'W 100.96'	FP-143	587*18'25'E 20.03'	FP-193	N37*40'14"E 71.16"	FP-243	525*04'53*E Ø1.50'	FP-293	535°20'45°E 62.07"	FP-343	N55*50'27"E 111.22"		
FP-44	520°12'17"W 80.64"	FP-94	571*19'21"W 90.49"	FP-144	572*39'13*E 59.10'	FP-194	N45*37'30"E 75.10"	FP-244	513*13'31"E 73.56"	FP-294	N39*36'06"E 1L70"	FP-344	N60*35'27"E 135.49"		<u> </u>
FP-45	553°13'04"W 49.60"	FP-95	N86*03'50'W 72.17'	FP-145	N46*23'23"E 27.00"	FP-195	N72*41'27"E 42.57"	FP-245	537*30'27*E 66.47'	FP-295	N28*43'55"W 20.07'	FP-345	N74*20'37"E 107.14"		<u> </u>
FP-46	523*05*42*W 36.17*	FP-96	N42*45'33"W 70.31"	FP-146	N27*37'11"E 51.29"	FP-196	N51*05'35"E 104.71"	FP-246	527°13'23'£ 63.02'	FP-296	NI6*42'24°W 45.26'	FP-346	N54*28'31"E 145.14'		
FP-47	686°58'08"W 102.60"	FP-97	N60*51'29"W 172.17'	FP-147	N44*17'51"E 34.39"	FP-197	569*22'45"E 50.44"	FP-247	565*13'31"£ 56.01"	FP-297	N45*23'54*E 18.27'	FP-347	N59*10'16"E 257.16'		
FP-48	N27*45'42"E 27.05"	FP-90	N56*26'46"W 59.19'	FP-148	N63*04'44"E 117.23"	FP-198	N76*18'37"E 34.01'	FP-248	520*20*41*E 44.24*	FP-298	559*38'37*E 105.13'	FP-348	NO3*10'02*E 101.10'	1	
FP-49	N08*00'27"W 76.44"	FP-99	NØ4*27'26"W 60.68"	FP-149	N44*42'10"E 154.20"	fP-199	N37*36'41"£ 32.76'	FP-249	NO1"03'49"E 43.41'	FP-299_	566*54*46"£ 120.36"	FP-349	NI5"11'22"E 49.98"	1	
FP-50	N09*51'19"E 67.26'	FP-100	N33*21'11"W 40.92"	FP-150	N50°17'10"E 130.98'	FP-200	NO1*24'46"W 44.06'	FP-250	N67*51'10"E 230.55"	FP-300	562*20'46*6 131.61'	FP-350	N48*02'11'W 34.87'	<u> </u>	
									WV-1V-1V-1				•		

The Shared Sewerage System Will Be Available To Lots 1 Thru 22. Plans For The Facility Including Any Necessary Point Of Discharge Have Been Approved By The Department Of The Environment.

OWNER'S CERTIFICATE

The Streets And/Or Roads And 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: (3) The Right To Require Dedication Of

Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My

Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance: And (4) That No

BV Business Trust Timothy Feaga, President DEVELOPER

Bassler Venture, LLC 15950 North Avenue P.O. Box 482 Lisbon, MD 21765

410-489-7900

owner

BV Business Trust 15950 North Avenue P.O. Box 482 Lisbon, MD 21765 410-489-7900

APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water & Sewerage For Howard County, Maryland. Lots 1 Thru 22 Will Use The Public Shared Sewerage Systems On Non-Buildable Preservation Parcel "B". Dwellings Within Buildable Bulk Parcel 'F' Will Use Individual / Private Sewerage Systems Located Within Non-Buildable

Preservation Parcel 'B'.

B Nutran for Paten Bailandon 6/19/09

Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division - Date

Chief, Development Engineering Division - 6/29/09

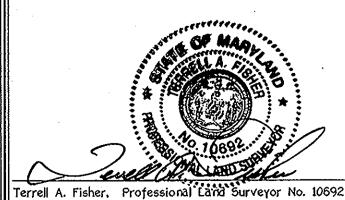
BV Business Truet Timothy Feaga, President

Hand This Day Of August. 2008.

Devel G. Juliu Witness

SURVEYOR'S CERTIFICATE

BV Business Trust By Timothy Feaga, President Owner 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 Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of



8/29/08 Date RECORDED AS PLAT No. 20046 ON 6/30/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

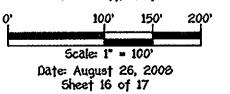
WALNUT CREEK

PHASE ONE

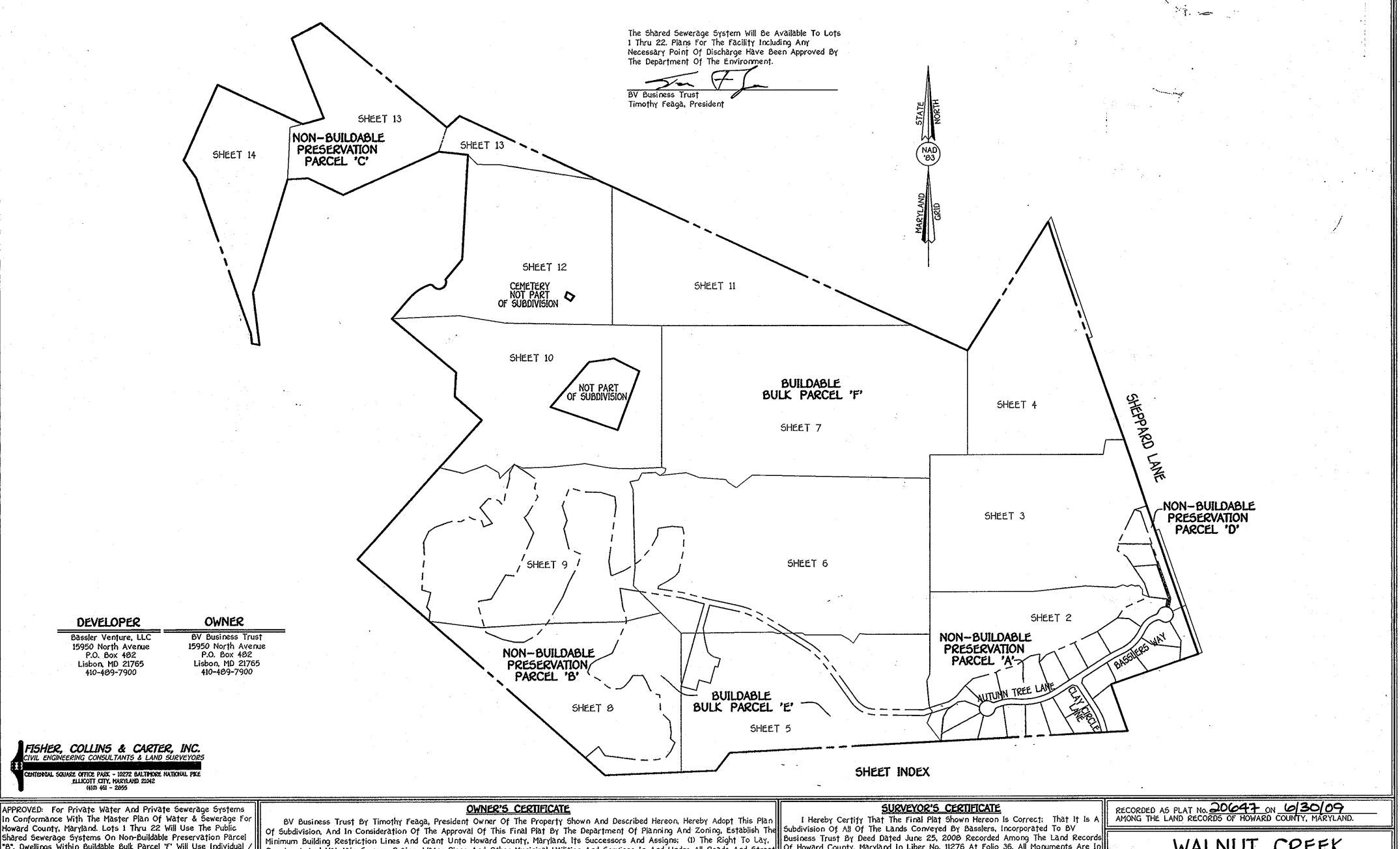
Lots 1 - 22, Non-Buildable Preservation Parcels
'A' Thru 'D' And Buildable Bulk Parcels 'E' & 'F'

Zoned: RR-DEO AND RC-DEO

Tax Map: 20 Parcel: 49 Grid: 4, 5, 10-12, 17 And 10 Fifth Election District Howard County, Maryland







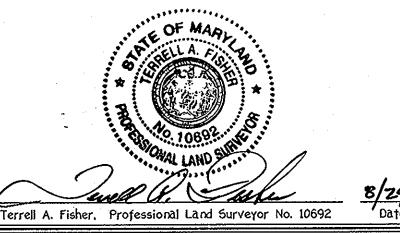
"B". Dwellings Within Buildable Bulk Parcel 'F' Will Use Individual / Private Sewerage Systems Located Within Non-Buildable Preservation Parcel '8'.

Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Of Howard County, Maryland In Liber No. 11276 At Folio 36. All Monuments Are In Rights-Of-Way And The Specific Easement Areas Shown Hereon: (2) The Right To Require Dedication For Public Use The Beds Of Place In Accordance With The Annotated Code Of Maryland, As Amended. The Streets And/Or Roads And 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; (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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This Day Of August, 2008.

Timothy Feaga, President



WALNUT CREEK

PHASE ONE

Lots 1 - 22, Non-Buildable Preservation Parcels 'A' Thru 'D' And Buildable Bulk Parcels 'E' & 'F'

Zoned: RR-DEO AND RC-DEO

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