

DENSITY EXCHANGE CHART

ADJUSTED GROSS PROPERTY AREA	99.713 AC.±
ALLOWED DENSITY UNITS	24 UNITS
NET PROPERTY AREA	94.043 AC.±
MAXIMUM DENSITY UNITS	46 UNITS
PROPOSED DENSITY UNITS	35 UNITS
NUMBER OF DEO UNITS REQUIRED	11 UNITS
SENDING & RECEIVING PARCEL INFORMATION	2800 NIXON'S FARM LANE, LLC (RE-17-001) RECORDED 8/17/18 PLAT 24735 RECEIVING PLAT RECORDED 8/17/18 PLAT 24734

LAND TABULATION

- A. TOTAL AREA OF WALKER MEADOWS PER FIELD SURVEY: 100.446 AC.±
- B. TOTAL PUBLIC R/W TO BE DEDICATED TO HOWARD COUNTY: 5.145 AC.±

DENSITY TABULATION:

- A. TOTAL GROSS PROPERTY AREA: 100.446 AC.±
- B. ADJUSTED GROSS PROPERTY AREA: 99.713 AC.± (LESS 0.733 AC.± TO BE TRANSFERRED TO ADJACENT PROPERTY OWNERS)
- C. AREA OF ON-SITE FLOODPLAIN: 3.570 AC.±
- D. AREA OF STEEP SLOPES: 2.1 AC.±
- E. NET PROPERTY AREA: 94.043 AC.±
- F. PERMITTED BASE DENSITY: 24 (23 CLUSTER # 1 BONUS DENSITY UNIT)
- G. DENSITY PER DEO OPTION: 46
- H. PROPOSED LOT YIELD: 35 (34 LOTS # 1 BUILDABLE PRES. PARCEL)
- I. DEO REQUIRED: 11

AREA TABULATION CHART	TOTAL
NUMBER OF BUILDABLE LOTS	34
NUMBER OF BUILDABLE PRESERVATION PARCELS	1
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	10
NUMBER OF NON-BUILDABLE BULK PARCELS	2
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	47
AREA OF BUILDABLE LOTS	42.115 AC.±
AREA OF BUILDABLE PRESERVATION PARCELS	25.966 AC.±
AREA OF NON-BUILDABLE PRESERVATION PARCELS	26.487 AC.±
AREA OF NON-BUILDABLE BULK PARCELS	0.733 AC.±
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	95.301 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	5.145 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	100.446 AC.±

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

J. Mathias 2-6-2019
 JAMES L. MATHIAS, PROFESSIONAL LAND SURVEYOR DATE
 MARYLAND REGISTRATION NO. 11039 (EXP. DATE 9/16/2020)
J. Van Kirk 2-11-19
 JASON S. VAN KIRK, VP OF ESDC II, INC. - MEMBER DATE



OWNER/DEVELOPER

ESC WALKER MEADOWS, L.C.
 5074 DORSEY HALL DR., SUITE 205
 ELLICOTT CITY, MARYLAND 21042
 (410)720-3021

M.H.H. satisfied by payment of a fee in lieu.
 FOR ALL LOTS.



(SHEET 4 OF 6) CURVE TABLE

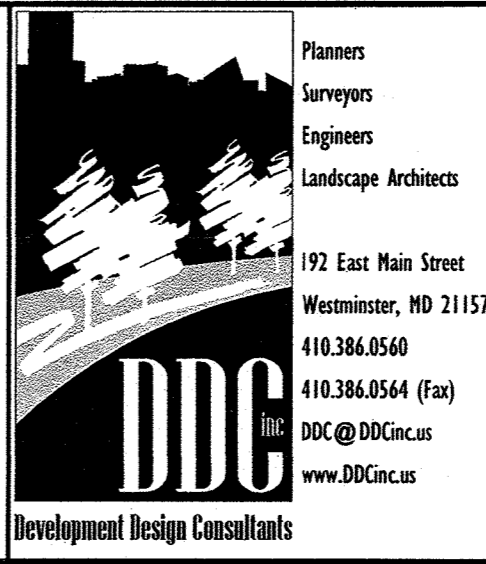
CURVE	RADIUS	LENGTH	DELTA	TAN	CHD. BRG.	CHD. DIST.
C7	400.00'	285.21'	40°31'13"	148.97'	S24°20'25"E	279.21'
C8	225.00'	361.76'	92°07'21"	239.49'	S30°20'12"E	324.04'
C10	225.00'	189.07'	48°08'45"	100.52'	N71°14'26"E	183.55'
C17	275.00'	231.08'	48°08'45"	122.86'	N71°14'26"E	224.34'
C18	725.00'	104.88'	8°17'18"	52.53'	S80°32'32"E	104.79'
C19	275.00'	78.09'	16°18'27"	39.28'	S68°16'09"E	77.77'
C20	89.00'	199.97'	128°44'05"	185.49'	S78°39'29"E	160.48'
C21	72.00'	98.29'	78°12'48"	58.53'	S29°48'58"W	90.83'
C22	275.00'	68.60'	14°17'33"	34.48'	S08°34'41"W	68.42'
C23	350.00'	369.52'	60°23'29"	204.08'	N14°31'17"W	352.60'
C24	22.00'	18.97'	49°24'53"	10.12'	S15°24'50"W	18.39'
C25	275.00'	94.41'	19°40'11"	47.67'	S29°21'16"E	93.94'
C26	39.00'	86.20'	126°38'48"	77.62'	S72°36'48"E	69.70'
C27	195.00'	17.62'	7°28'38"	8.82'	S18°34'11"E	17.61'
C28	675.00'	96.41'	8°11'01"	48.29'	S80°29'29"E	96.33'
C29	400.00'	422.31'	60°29'29"	239.23'	N14°31'17"W	402.97'
C30	851.00'	234.49'	15°47'16"	117.99'	N49°07'09"E	233.75'
C31	225.00'	21.26'	5°24'51"	10.64'	S78°41'27"E	21.26'
C32	675.00'	97.65'	8°17'18"	48.91'	S80°32'32"E	97.56'

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
Division for Mound Roadway 3/5/2019
 HOWARD COUNTY HEALTH OFFICER *Q. RB* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chippell 3-8-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kent Schulz 3-18-19
 DIRECTOR DATE

OWNER'S DEDICATION
 ME, ESC WALKER MEADOWS, L.C., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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 OTHER GOOD AND 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS DAY OF 2019.
J. Van Kirk 2-11-19
 JASON S. VAN KIRK, VP OF ESDC II, INC. MEMBER DATE
Yui Gummyhann 2/11/19
 WITNESS NAME DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY THE GILLIECE FAMILY LLC TO ESC WALKER MEADOWS, L.C. BY DEED DATED DECEMBER 10, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER MDR 18482, FOLIO 148; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
J. Mathias 2-6-2019
 JAMES L. MATHIAS, PROFESSIONAL LAND SURVEYOR DATE
 MARYLAND REGISTRATION NO. 11039 (EXP. DATE 9/16/2020)



PLAT OF REVISION
WALKER MEADOWS
 LOTS 1-34, BUILDABLE PRESERVATION PARCEL A, NON-BUILDABLE PRESERVATION PARCELS B-K & NON-BUILDABLE BULK PARCELS L-M
 (A RESUBDIVISION OF LOT 2 DIEHL PROPERTY AS PREVIOUSLY RECORDED IN PLAT #6937)
 ZONING: RR-DEO
 SCALE: 1"=500' NOVEMBER 21, 2018
 TAX MAP 9, GRID 6, PARCEL 66
 3RD ELECTION DISTRICT HOWARD COUNTY, MD
 PREVIOUS DPZ FILE #S: ECP-15-078, WP-16-097, WP-16-133, WP-18-016 AND SP-16-006
 12064.1 RC JLM SHEET 1 OF 6

GENERAL NOTES:

- COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM - NAD83(ADJ2011) - AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 041A AND 04CB.

STATION	NORTH	EAST	DESCRIPTION
041A	618,246.720	1,325,585.023	CONC. MON.
04CB	612,571.114	1,326,795.332	CONC. MON.
- THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 2014 BY DEVELOPMENT DESIGN CONSULTANTS, INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- Ø DENOTES IRON PIPE OR IRON BAR FOUND.
 - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR R/W.
 - DENOTES STONE OR MONUMENT FOUND.
- ALL AREAS ARE MORE OR LESS (±)
- THE SUBJECT PROPERTY IS ZONED RR-DEO PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- 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 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 (H2S 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.
 - STRUCTURE CLEARANCE - MINIMUM 12 FEET.
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD83 GRID MEASUREMENT.
- THIS PLAT IS SUBJECT TO THE FOLLOWING PRIOR DEPARTMENT OF PLANNING AND ZONING FILES: ECP-15-078, WP-16-097, WP-16-133 AND SP-16-006.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THERE ARE NO DWELLINGS ON THE PROPERTY.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO BURIAL GRAVES OR CEMETERIES LOCATED ON THIS PROPERTY.
- FLOODPLAIN SHOWN PER RECORD PLAT 6987.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- 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. THE FOREST CONSERVATION THION FOR THIS DEVELOPMENT WILL BE MET VIA 18.0± ACRES OF FOREST RETENTION AND 13.5± ACRES OF AFFORESTATION / REFORESTATION IN FIVE EASEMENTS ESTABLISH WITH THE FINAL PLATS. AS SUCH, THE REQUIRED SURETY AMOUNT FOR THE ON-SITE AFFORESTATION / REFORESTATION IS \$294,030.00 (\$0.50/S.F.). THE LANDSCAPE MATERIAL CREDIT FOR 0.4 ACRES OF THE AFFORESTATION / REFORESTATION REQUIREMENT WILL BE BONDED WITH THE LANDSCAPING BOND.
- DEVELOPER RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO RIGHT-OF-WAY UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- LANDSCAPING FOR LOTS 1 THROUGH 34 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET; IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$35,400 MUST BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT (118 SHADE TREES).
- USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106.0 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 11 OF THE 34 RESIDENTIAL LOTS/PARCELS SHOWN ON THE SUBDIVISION PLAN FOR WALKER MEADOWS F-17-045 HAVE BEEN TRANSFERRED FROM 2800 NIXON'S FARM LANE, LLC (RE-17-001).
- ALL PROPOSED WELLS ARE TO BE DRILLED PRIOR TO FINAL PLAT APPROVAL.
- THE WETLAND DELINEATION FOR THIS SITE WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN APRIL, 2015 AND WAS APPROVED AS PART OF THE PESP IN SEPTEMBER 2016.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY LENHART TRAFFIC CONSULTING, INC. DATED OCTOBER, 2015 AND WAS APPROVED AS PART OF THE PESP IN SEPTEMBER 2016.
- AN ADVANCED PRE-TREATMENT SYSTEM, WHICH UTILIZES BEST AVAILABLE TECHNOLOGY TO PERFORM NITROGEN REDUCTION, MUST BE INSTALLED ON THE SEPTIC SYSTEMS LOCATED ON LOTS 1, 2, 3, 16, 17, 18, 19, 20, 24, 25, 26, 27, 30, 31, 32, AND 33 AS THERE IS AT LEAST ONE WELL DOWNGRADIENT FROM EACH OF THESE RESPECTIVE LOTS' SEPTIC SYSTEMS. A SUPPLEMENTAL SITE PLAN WITH ALL OF THE NECESSARY DETAILS FOR INSTALLATION OF THE SYSTEM WILL BE REQUIRED PRIOR TO THE RELEASE OF THE BUILDING PERMIT FOR EACH RESPECTIVE LOT.

- THIS PROJECT IS LOCATED IN GROWTH TIER AREA III AND AS DETERMINED BY MDE AND THE MARYLAND DEPARTMENT OF PLANNING IS GRANDFATHERED FROM THE PROVISIONS OF SB236 DUE TO THE FACT THAT A PERC APPLICATION FOR 47 LOTS WAS SUBMITTED PRIOR TO JULY 1, 2012 AND A PRELIMINARY EQUIVALENT SKETCH PLAN WAS SUBMITTED WITHIN 18 MONTHS OF THE INITIAL APPROVAL OF THE PERCOLATION CERTIFICATION PLAN AS IDENTIFIED IN SECTION 9-206(B) OF CPB 236.
- A COMMUNITY INPUT MEETING WAS HELD FOR THE PROPOSED SUBDIVISION ON JUNE 30, 2015 AND ON OCTOBER 13, 2015.
- WAIVER PETITION WP-16-133, RECONSIDERATION, WAS APPROVED ON SEPTEMBER 8, 2016 FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.111(A) WHICH PROHIBITS GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES WITHIN 100 FEET OF A PERENNIAL STREAMBANK, AND WITHIN 25 FEET OF A WETLAND. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS WHICH WERE REVISED BASED ON THE RECONSIDERATION REQUEST FOR AN ALTERNATIVE COMPLIANCE - APPROVAL LETTER DATED MARCH 1, 2018:
 - COMPLIANCE WITH THE SUBDIVISION REVIEW COMMITTEE COMMENTS ISSUED FOR SP-16-006.
 - AN EQUESTRIAN TRAIL EASEMENT MUST BE ESTABLISHED WHICH PROVIDES CONNECTIVITY BETWEEN THE WALKER MEADOWS SUBDIVISION TO THE PATAPSCO STATE PARK PARCEL OWNED BY DNR. THE FINAL ALIGNMENT, CONSTRUCTION, AND MAINTENANCE RESPONSIBILITIES FOR THE EQUESTRIAN TRAIL SYSTEM TO THE STATE PARK WILL BE COORDINATED WITH THE DEPARTMENT OF RECREATION AND PARKS AND DETERMINED AT THE FINAL PLAN STAGE.
 - THE APPLICANT SHALL OBTAIN ALL REQUIRED AUTHORIZATIONS AND PERMITS FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND U.S. ARMY CORPS OF ENGINEERS FOR ANY DISTURBANCES WITHIN THE 100-YEAR FLOODPLAIN, WETLANDS, STREAMS AND THEIR BUFFERS. REFERENCE ANY APPLICABLE MDE OR USACE PERMITS OR TRACKING NUMBERS ON THE SUBDIVISION PLAN, BUILDING PERMIT OR GRADING PERMITS.
 - NO DISTURBANCE IS PERMITTED BEYOND THE LIMIT OF DISTURBANCE AS SHOWN ON THE ALTERNATIVE COMPLIANCE EXHIBIT UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED. BEST MANAGEMENT PRACTICES FOR GRADING AND DRIVEWAY CONSTRUCTION SHALL BE USED BY THE CONTRACTOR TO LIMIT DISTURBANCE.
 - THE ALTERNATIVE COMPLIANCE NUMBER AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO ALL SUBDIVISION PLANS AND FINAL PLAT.
- WAIVER PETITION WP-16-097 HAD PORTIONS APPROVED ON MARCH 21, 2016 FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.1205(A)(7) AND (10) TO ALLOW FOR THE REMOVAL OF 3 SPECIMEN TREES IDENTIFIED AS SPECIMEN TREES #5, #6 AND #7. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - COMPLIANCE WITH THE SUBDIVISION REVIEW COMMITTEE COMMENTS ISSUED FOR SP-16-006.
 - COMPLIANCE WITH THE SUBDIVISION REVIEW COMMITTEE COMMENTS ISSUE FOR SP-16-006.
 - THE DEVELOPER SHALL PLAN AT LEAST SIX (6) 2-1/2" TO 3" MINIMUM CALIPER NATIVE SHADE TREES, IN ADDITION TO THE REQUIRED PERIMETER LANDSCAPING, TO MITIGATE THE REMOVAL OF THE 3 SPECIMEN TREES. THE MITIGATION TREES SHALL BE SHOWN ON THE PRELIMINARY EQUIVALENT SKETCH PLAN AND ALL SUBSEQUENT PLANS. THESE TREES WILL BE BONDED AS LANDSCAPE TREES WITH THE DEVELOPER'S AGREEMENT UNDER THE FINAL SUBDIVISION PLAN.
 - THE WAIVER APPROVAL APPLIES ONLY TO THE 3 SPECIMEN TREES TO BE REMOVED AS SHOWN ON THE WAIVER PLAN EXHIBIT. THE REMOVAL OF ANY OTHER SPECIMEN TREES ON THE PROPERTY IS NOT PERMITTED UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED.
 - THE WAIVER PETITION NUMBER AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO ALL SUBDIVISION PLANS AND THE FINAL PLAT.
- STORMWATER MANAGEMENT FOR THIS DEVELOPMENT WILL BE PROVIDED USING ENVIRONMENTAL SITE DESIGN PRACTICES AS ALLOWED BY MDE. THE FOLLOWING PRACTICES ARE USED OR MAY BE USED TO TREAT STORMWATER: DISCONNECTION OF ROOFTOP AND NON-ROOFTOP RUNOFF, SHEETFLOW TO CONSERVATION AREAS, LANDSCAPE INFILTRATION, DRY WELLS, MICRO-BIORETENTION, SUBMERGED GRAVEL WETLANDS, SWALES AND BIO-RETENTION FACILITIES. WHERE ESDV IS NOT MEET, Q10 WILL BE CONTROLLED USING STORAGE CAPACITY ASSOCIATED WITH THE BIO-RETENTION FACILITIES. FLOOD PROTECTION VOLUME AND EXTREME FLOOD PROTECTION VOLUME ARE NOT REQUIRED.
- NON-BUILDABLE BULK PARCEL M SHALL BE CONVEYED TO ADJOINING PARCEL 254/274 (BRICKELL), AND NON-BUILDABLE BULK PARCEL L SHALL BE CONVEYED TO ADJOINING PARCEL 123 (SPANGLER) WITHIN 60 DAYS OF PLAT RECORDATION.
- AT LEAST 10% OF THE DWELLINGS SHALL BE MODERATE INCOME HOUSING UNITS, OR A FEE-IN-LIEU PAYMENT WILL BE MADE.
- A GROUNDWATER APPROPRIATIONS PERMIT WAS OBTAINED PRIOR TO PLAT RECORDATION. THE GROUNDWATER APPROPRIATIONS PERMIT NUMBER IS H0201600401.
- BUILDABLE PRESERVATION PARCEL A IS ENCOMBERED BY AN EASEMENT AGREEMENT WITH THE HOA AND HOWARD COUNTY. NON-BUILDABLE PRESERVATION PARCELS B, C, D, E, F, G, H, I, J, AND K ARE ENCOMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY. THE AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- BUILDABLE PRESERVATION PARCEL 'A'

AREA: 26.0 ACRES
OWNER: PRIVATE OWNERSHIP
EASEMENT HOLDERS: HOA, HOWARD COUNTY
PURPOSE: THE PURPOSE OF THIS PARCEL IS A SINGLE-FAMILY RESIDENCE.
- NON-BUILDABLE PRESERVATION PARCEL 'B'

AREA: 2.01
OWNER: HOA
EASEMENT HOLDER: HOWARD COUNTY
PURPOSE: THE PURPOSE OF THIS PARCEL IS STORMWATER MANAGEMENT AND FOREST CONSERVATION CREDIT.
- NON-BUILDABLE PRESERVATION PARCEL 'C'

AREA: 0.53
OWNER: HOA
EASEMENT HOLDER: HOWARD COUNTY
PURPOSE: THE PURPOSE OF THIS PARCEL IS STORMWATER MANAGEMENT.
- NON-BUILDABLE PRESERVATION PARCEL 'D'

AREA: 0.11
OWNER: HOA
EASEMENT HOLDER: HOWARD COUNTY
PURPOSE: THE PURPOSE OF THIS PARCEL IS FOR AN ENTRY FEATURE.
- NON-BUILDABLE PRESERVATION PARCEL 'E'

AREA: 1.21
OWNER: HOA
EASEMENT HOLDER: HOWARD COUNTY
PURPOSE: THE PURPOSE OF THIS PARCEL IS STORMWATER MANAGEMENT.
- NON-BUILDABLE PRESERVATION PARCEL 'F'

AREA: 0.17
OWNER: HOA
EASEMENT HOLDER: HOWARD COUNTY
PURPOSE: THE PURPOSE OF THIS PARCEL IS FOR A COMMUNITY MAILBOX.
- NON-BUILDABLE PRESERVATION PARCEL 'G'

AREA: 6.83
OWNER: HOA
EASEMENT HOLDER: HOWARD COUNTY
PURPOSE: THE PURPOSE OF THIS PARCEL IS FOR FOREST CONSERVATION CREDIT.
- NON-BUILDABLE PRESERVATION PARCEL 'H'

AREA: 1.00
OWNER: HOA
EASEMENT HOLDER: HOWARD COUNTY
PURPOSE: THE PURPOSE OF THIS PARCEL IS STORMWATER MANAGEMENT.
- NON-BUILDABLE PRESERVATION PARCEL 'I'

AREA: 0.41
OWNER: HOA
EASEMENT HOLDER: HOWARD COUNTY
PURPOSE: THE PURPOSE OF THIS PARCEL IS STORMWATER MANAGEMENT.
- NON-BUILDABLE PRESERVATION PARCEL 'J'


AREA: 0.30
OWNER: HOA
EASEMENT HOLDER: HOWARD COUNTY
PURPOSE: THE PURPOSE OF THIS PARCEL IS FOR ACCESS TO ADJACENT PROPERTY.
- NON-BUILDABLE PRESERVATION PARCEL 'K'

AREA: 13.9
OWNER: HOA
EASEMENT HOLDER: HOWARD COUNTY
PURPOSE: THE PURPOSE OF THIS PARCEL IS STORMWATER MANAGEMENT AND FOREST CONSERVATION CREDIT.
- THE ARTICLE OF INCORPORATION FOR THE HOA WERE ACCEPTED BY THE MARYLAND STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON JUNE 6, 2008 AND WERE PROCESSED THROUGH THE ADJOINER DEED PROCESS AND RECORDED IN THE HOWARD COUNTY LAND RECORDS OFFICE. THE APPLICANT SHALL RECORD THE NEW DEED FOR THE TEMPORARY NON-BUILDABLE STRIP OF LAND WITHIN 90 DAYS OF THE APPROVAL DATE FOR THIS ALTERNATIVE COMPLIANCE PETITION (ON OR BEFORE DECEMBER 11, 2017). A COPY OF THE ADJOINER DEEDS SHALL BE SUBMITTED TO DPZ FOR FILE RETENTION PURPOSES WITHIN 60-DAYS OF THE DEED RECORDING.
- SPECIMEN TREES #1 AND #2 LOCATED ON LOTS 12 AND 13 CAN BE REMOVED IF REQUIRED FOR INSTALLATION OF THE SEPTIC SYSTEM FOR EITHER LOT (PER WP-18-016).
 - COMPLIANCE WITH THE SUBDIVISION REVIEW COMMITTEE COMMENTS ISSUED FOR F-17-045.
 - THE ALTERNATIVE COMPLIANCE NUMBER (WP-18-016) AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO THE FINAL PLAN (F-17-045) AS A NOTE.
 - THE DEVELOPER SHALL PLAN AT LEAST FOUR (4) 2-1/2" TO 3" MINIMUM CALIPER NATIVE SHADE TREES, IN ADDITION TO THE REQUIRED PERIMETER LANDSCAPING, TO MITIGATE THE REMOVAL OF THE 2 SPECIMEN TREES. THE MITIGATION TREES SHALL BE SHOWN ON THE FINAL PLAN. THESE TREES WILL BE BONDED AS LANDSCAPE TREES WITH THE DEVELOPER'S AGREEMENT UNDER THE FINAL SUBDIVISION PLAN (F-17-045).
 - THE ALTERNATIVE COMPLIANCE APPROVAL APPLIES ONLY TO THE 2 SPECIMEN TREES TO BE REMOVED AS SHOWN ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT. THE REMOVAL OF ANY OTHER SPECIMEN TREES ON THE PROPERTY IS NOT PERMITTED UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED.
 - ESTABLISHMENT OF THE TEMPORARY NON-BUILDABLE STRIP OF LAND FOR THE BRICKELL PROPERTY TO BE CONVEYED TO THE GILLECE PROPERTY PARCEL FOR INCLUSION IN THE WALKER MEADOWS SUBDIVISION FOR THE EXTENSION OF THE MAYAPPLE TRAIL RIGHT-OF-WAY SHALL BE PROCESSED THROUGH THE ADJOINER DEED PROCESS AND RECORDED IN THE HOWARD COUNTY LAND RECORDS OFFICE. THE APPLICANT SHALL RECORD THE NEW DEED FOR THE TEMPORARY NON-BUILDABLE STRIP OF LAND WITHIN 90 DAYS OF THE APPROVAL DATE FOR THIS ALTERNATIVE COMPLIANCE PETITION (ON OR BEFORE DECEMBER 11, 2017). A COPY OF THE ADJOINER DEEDS SHALL BE SUBMITTED TO DPZ FOR FILE RETENTION PURPOSES WITHIN 60-DAYS OF THE DEED RECORDING.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

J. Mathias 2-6-2019
 JAMES L. MATHIAS, PROFESSIONAL LAND SURVEYOR DATE
 MARYLAND REGISTRATION NO. 11039 (EXP. DATE 9/16/2020)

J. S. Van Kirk 2-11-19
 JASON S. VAN KIRK, VP OF ESDC II, INC. - MEMBER DATE



40. THIS AREA DESIGNATES A PRIVATE SEWAGE AREA OF AT LEAST 10000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNIL PUBLIC SEWERAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE AREA. RECORDATION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
B. Wilson for Maria Rosman 3/5/2019
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Ohl E. ... 3-8-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent ... 3-18-19
 DIRECTOR DATE


OWNER'S DEDICATION
 WE, ESC WALKER MEADOWS, L.C., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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, 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 OTHER GOOD AND 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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS DAY OF 2019.

J. S. Van Kirk 2-11-19
 JASON S. VAN KIRK, VP OF ESDC II, INC. MEMBER DATE

Don Cunningham 2/11/19
 WITNESS NAME DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY THE GILLECE FAMILY LLC TO ESC WALKER MEADOWS, L.C. BY DEED DATED DECEMBER 10, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER MDR 18482, FOLIO 148; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

J. Mathias 2-6-2019
 JAMES L. MATHIAS, PROFESSIONAL LAND SURVEYOR DATE
 MARYLAND REGISTRATION NO. 11039 (EXP. DATE 9/16/2020)



OWNER/DEVELOPER
 ESC WALKER MEADOWS, L.C.
 5074 DORSEY HALL DR., SUITE 205
 ELLICOTT CITY, MARYLAND 21042
 (410)720-3021

RECORDED AS PLAT NUMBER 24975
 ON 3/22/19 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

PLAT OF REVISION
WALKER MEADOWS
 LOTS 1-34, BUILDABLE PRESERVATION PARCEL A,
 NON-BUILDABLE PRESERVATION PARCELS B-K &
 NON-BUILDABLE BULK PARCELS L-M
 (A RESUBDIVISION OF LOT 2 DIEHL PROPERTY AS PREVIOUSLY
 RECORDED IN PLAT #6987)
 ZONING: RR-DEO
 SCALE: 1"=500' NOVEMBER 21, 2018
 TAX MAP 9, GRID 6, PARCEL 66
 3RD ELECTION DISTRICT HOWARD COUNTY, MD
 PREVIOUS DPZ FILE #S: ECP-15-078, WP-16-097,
 WP-16-133, WP-18-016 AND SP-16-006

12064.1 RC JLM SHEET 2 OF 6

MINIMUM LOT SIZE TABULATION

LOT NO.	GROSS AREA	PIPESTEM	MINIMUM LOT SIZE
2	61,070	1,700	59,370
3	58,499	3,736	54,763
4	45,064	3,693	41,371
5	49,508	1,771	47,737
11	58,721	1,703	57,018

DRAWING LEGEND

- FOREST CONSERVATION EASEMENT
- PRIVATE SEWAGE DISPOSAL AREA
- SIGHT DISTANCE EASEMENT
- PUBLIC DRAINAGE, SWM & UTILITY EASEMENT
- 100-YEAR FLOODPLAIN EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- WETLAND LIMIT
- WB WETLAND BUFFER
- CENTERLINE OF STREAM
- SB STREAM BUFFER

EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L5	N82°28'09"E	65.08'
L6	N27°59'14"E	116.00'
L7	N41°47'13"E	149.94'
L8	N41°47'13"E	198.52'
L9	N49°31'59"E	301.12'
L10	N63°22'15"W	10.00'
L11	N27°59'14"E	235.12'
L12	N62°00'46"W	24.00'
L13	S27°59'14"W	349.55'
L14	S92°28'09"W	57.12'
L15	S03°20'10"W	365.70'
L16	S81°24'58"E	24.10'
L17	N03°20'10"E	367.95'
L18	S65°48'42"W	69.09'
L19	N70°22'17"W	78.04'
L20	N19°40'03"E	31.92'
L21	N88°52'41"W	88.27'
L22	N03°20'10"E	380.14'
L23	N52°46'03"E	15.96'
L24	S03°20'10"W	359.71'

F/C ESMT. LINE TABLE

LINE	BEARING	LENGTH
L80	N28°02'28"E	27.15'
L81	N62°45'22"W	20.18'
L82	N45°13'59"E	75.57'

COORDINATE TABLE

POINT #	NORTH	EAST
549	610633.6787	1329001.5364
560	610643.5012	1329145.1201
583	610567.7406	1329272.9749
590	610681.0060	1329324.2186
604	610852.2444	1329443.9087
608	610899.3601	1329463.7659
617	611149.0530	1329544.6799
623	611317.3855	1329614.9601
628	611672.2874	1329677.1213
630	611460.1627	1329683.1091
631	611697.4430	1329690.5260
632	611474.9452	1329715.4853
633	611554.6828	1329746.0704
646	611088.2526	1328723.0488
647	611052.1934	1328723.6644
701	610888.0690	1328886.4595
710	611315.7146	1328933.5439
724	611264.7049	1329146.7298
725	611247.5785	1329163.1994
726	611309.4185	1329170.7003
728	611310.9311	1329190.5399
2554	611936.0348	1329242.7783
2555	611250.6820	1328901.1246
2576	611142.2914	1328766.6332

AREA TABULATION CHART

	THIS SHEET
NUMBER OF BUILDABLE LOTS	12
NUMBER OF BUILDABLE PRESERVATION PARCELS	0
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	3
NUMBER OF NON-BUILDABLE BULK PARCELS	0
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	15
AREA OF BUILDABLE LOTS	14.493 AC.±
AREA OF BUILDABLE PRESERVATION PARCELS	0.000 AC.±
AREA OF NON-BUILDABLE PRESERVATION PARCELS	1.856 AC.±
AREA OF NON-BUILDABLE BULK PARCELS	0.00 AC.±
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	16.349 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.512 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	16.861 AC.±

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

J. Mathias 2-6-2019
 JAMES L. MATHIAS, PROFESSIONAL LAND SURVEYOR DATE
 MARYLAND REGISTRATION NO. 11039 (EXP. DATE 9/16/2020)
J. S. Van Kirk 2-11-19
 JASON S. VAN KIRK, VP OF ESDC II, INC. - MEMBER DATE



OWNER/DEVELOPER
 ESC WALKER MEADOWS, L.C.
 3074 DORSEY HALL DR., SUITE 205
 MILLICOTT CITY, MARYLAND 21042
 (410)720-3021

GRAPHIC SCALE



RECORDED AS PLAT NUMBER 24976
 ON 2/22/19 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
William M. Maurer 3/5/2019
 HOWARD COUNTY HEALTH OFFICER DATE
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
John C. Chamberlain 3-8-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kentley Wood 3-18-19
 DIRECTOR DATE

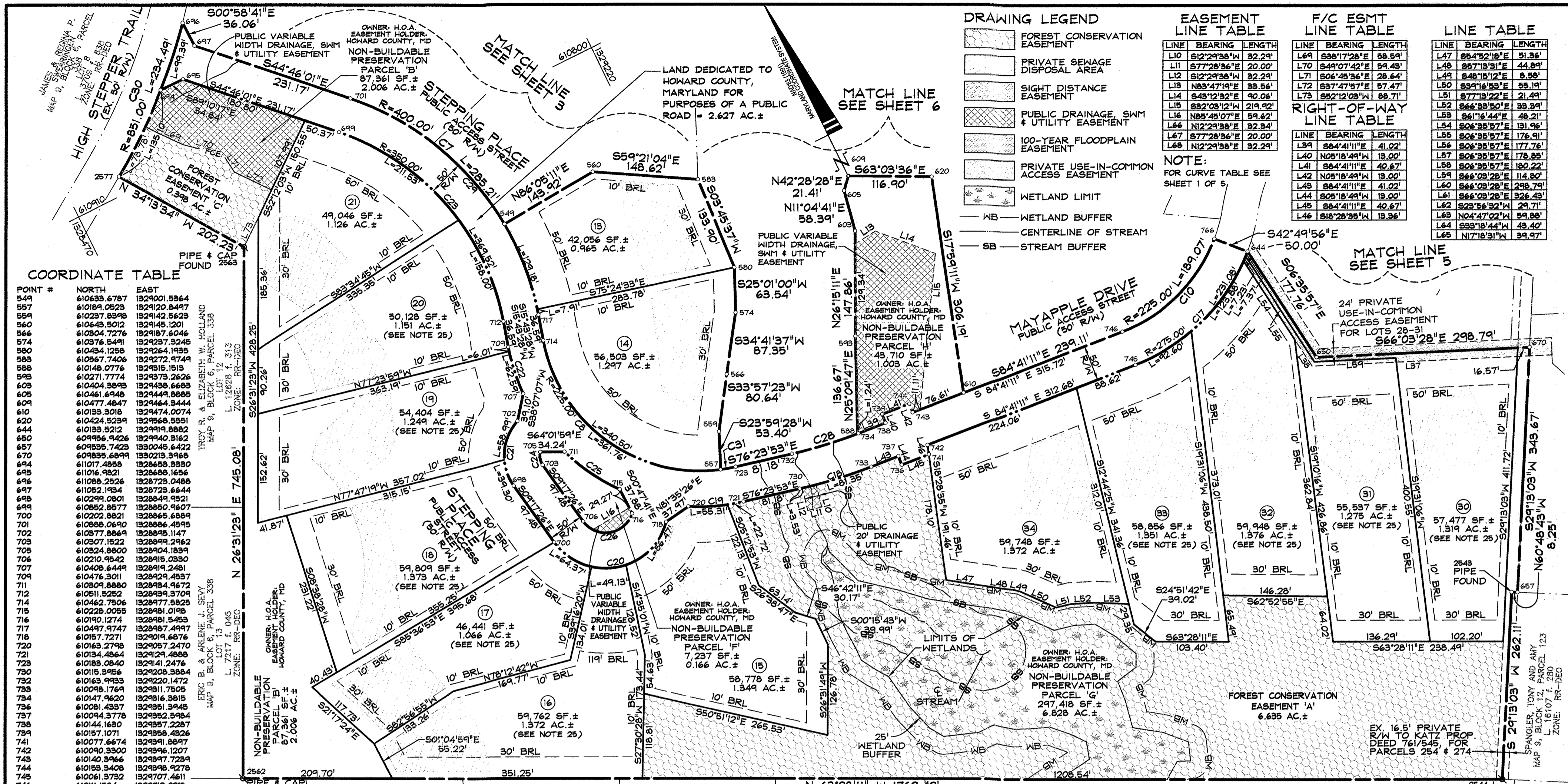
OWNER'S DEDICATION
 WE, ESC WALKER MEADOWS, L.C., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO 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 OTHER GOOD AND 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS DAY OF 2019.
J. S. Van Kirk 2-11-19
 JASON S. VAN KIRK, VP OF ESDC II, INC. MEMBER DATE
John Cunningham 2/11/19
 WITNESS NAME DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY THE GILLIECE FAMILY LLC TO ESC WALKER MEADOWS, L.C. BY DEED DATED DECEMBER 10, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER MDR 18482, FOLIO 148; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
J. Mathias 2-6-2019
 JAMES L. MATHIAS, PROFESSIONAL LAND SURVEYOR DATE
 MARYLAND REGISTRATION NO. 11039 (EXP. DATE 9/16/2020)



Planners
 Surveyors
 Engineers
 Landscape Architects
 192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

PLAT OF REVISION
WALKER MEADOWS
 LOTS 1-34, BUILDABLE PRESERVATION PARCEL A,
 NON-BUILDABLE PRESERVATION PARCELS B-K &
 NON-BUILDABLE BULK PARCELS L-M
 (A RESUBDIVISION OF LOT 2 DIEHL PROPERTY AS PREVIOUSLY RECORDED IN PLAT #6937)
 ZONING: RR-DEO
 SCALE: 1"=100' NOVEMBER 21, 2018
 TAX MAP 9, GRID 6, PARCEL 66
 3RD ELECTION DISTRICT HOWARD COUNTY, MD
 PREVIOUS DPZ FILE #S: ECP-15-078, WP-16-097,
 WP-16-133, WP-18-016 AND SP-16-006
 12064.1 RC JLM SHEET 3 OF 6



DRAWING LEGEND

- FOREST CONSERVATION EASEMENT
- PRIVATE SEWAGE DISPOSAL AREA
- SIGHT DISTANCE EASEMENT
- PUBLIC DRAINAGE, SWM & UTILITY EASEMENT
- 100-YEAR FLOODPLAIN EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- WETLAND LIMIT
- WB - WETLAND BUFFER
- C - CENTERLINE OF STREAM
- SB - STREAM BUFFER

EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L10	S12°29'38"W	32.29'
L11	S77°28'36"E	20.00'
L12	S12°29'38"W	32.29'
L13	N83°47'19"E	33.56'
L14	S48°12'32"E	40.06'
L15	S32°03'12"W	219.42'
L16	N85°45'07"E	59.62'
L66	N12°29'38"E	32.34'
L67	S77°28'36"E	20.00'
L68	N12°29'38"E	32.29'

F/C ESMT LINE TABLE

LINE	BEARING	LENGTH
L69	S38°17'28"E	58.59'
L70	S49°07'42"E	59.43'
L71	S06°45'36"E	28.64'
L72	S37°47'57"E	57.47'
L73	S52°12'03"W	86.71'

LINE TABLE

LINE	BEARING	LENGTH
L47	S54°52'18"E	51.36'
L48	S57°13'31"E	44.89'
L49	S48°15'12"E	8.53'
L50	S39°16'53"E	55.19'
L51	S77°13'22"E	21.49'
L52	S66°35'50"E	33.39'
L53	S61°16'44"E	48.21'
L54	S06°35'57"E	131.96'
L55	S06°35'57"E	176.91'
L56	S06°35'57"E	177.76'
L57	S06°35'57"E	178.85'
L58	S06°35'57"E	180.22'
L59	S06°35'57"E	184.80'
L60	S66°03'28"E	248.79'
L61	S66°03'28"E	326.49'
L62	S23°36'32"W	29.71'
L63	N04°47'02"W	59.88'
L64	S33°18'44"W	48.40'
L65	N17°18'31"W	39.97'

RIGHT-OF-WAY LINE TABLE

LINE	BEARING	LENGTH
L39	S84°41'11"E	41.02'
L40	N05°18'49"W	13.00'
L41	S84°41'11"E	40.67'
L42	N05°18'49"W	13.00'
L43	S84°41'11"E	41.02'
L44	S05°18'49"W	13.00'
L45	S84°41'11"E	40.67'
L46	S18°28'55"W	13.36'

NOTE:
FOR CURVE TABLE SEE SHEET 1 OF 5

COORDINATE TABLE

POINT #	NORTH	EAST
544	610633.6787	1329001.5364
557	610189.0523	1329120.8497
559	610237.8598	1329142.5623
560	610248.5012	1329148.1201
566	610304.7276	1329187.6046
574	610376.5491	1329237.3245
580	610434.1258	1329264.1935
583	610567.7406	1329272.9749
588	610148.0776	1329315.1513
593	610271.7774	1329373.2626
603	610404.3893	1329438.6683
605	610461.6948	1329449.8888
609	610477.4847	1329464.3444
610	610133.3018	1329474.0074
620	610424.5239	1329468.5551
644	610133.5212	1329491.8882
650	609956.9426	1329440.3162
657	609835.7423	1330045.6422
670	609835.6899	1330213.3968
694	611017.4858	1328653.3330
695	611016.9821	1328688.1656
696	611088.2526	1328723.0488
697	611052.1934	1328723.6644
698	610294.0801	1328849.4521
699	610852.8577	1328850.7607
700	610297.8620	1328865.6889
701	610888.0690	1328886.4595
702	610377.8869	1328895.1147
703	610307.1522	1328899.2962
705	610324.8800	1328904.1839
706	610210.9542	1328915.0330
707	610408.6449	1328919.2481
709	610476.3011	1328929.4837
711	610304.8880	1328934.9672
712	610511.5252	1328939.3709
714	610447.7526	1328946.5828
715	610228.0055	1328951.0198
716	610190.1274	1328981.5453
717	610497.9747	1328987.4997
718	610157.7271	1329019.6876
720	610163.2798	1329057.2470
721	610134.4864	1329129.4888
723	610193.0840	1329141.2476
730	610115.3956	1329208.3884
732	610163.9933	1329220.1472
733	610098.1769	1329311.7505
734	610147.9620	1329316.3919
736	610081.4337	1329381.3945
737	610094.3778	1329382.5984
738	610144.1630	1329357.2287
739	610157.1071	1329358.4326
741	610077.6674	1329391.8897
742	610090.3300	1329396.1207
743	610140.3966	1329397.7239
744	610153.3408	1329398.9278
745	610061.3732	1329707.4611
746	610111.1984	1329712.0915
746	610170.1835	1329885.8454
2543	609397.7656	1330038.4938
2544	609311.0044	1329910.4983
2542	610101.3883	1328827.3374
2543	610768.0562	1328660.0613
2577	610495.2650	1328546.3152

AREA TABULATION CHART

	THIS SHEET
NUMBER OF BUILDABLE LOTS	14
NUMBER OF BUILDABLE PRESERVATION PARCELS	0
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	4
NUMBER OF NON-BUILDABLE BULK PARCELS	0
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	18
AREA OF BUILDABLE LOTS	17.641 AC.±
AREA OF BUILDABLE PRESERVATION PARCELS	0.000 AC.±
AREA OF NON-BUILDABLE PRESERVATION PARCELS	10.003 AC.±
AREA OF NON-BUILDABLE BULK PARCELS	0.000 AC.±
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	27.644 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	2.627 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	30.271 AC.±

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

J. P. Putt 2-6-2019
 JAMES L. MATHIAS, PROFESSIONAL LAND SURVEYOR DATE
 MARYLAND REGISTRATION NO. 11039 (EXP. DATE 9/16/2020)

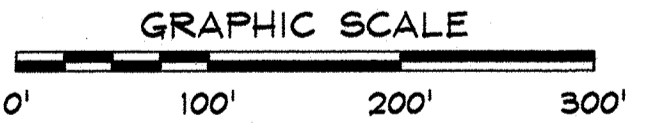
J. S. Van Kirk 2-11-19
 JASON S. VAN KIRK, VP OF ESCDC II, INC. - MEMBER DATE



OWNER/DEVELOPER
 ESC WALKER MEADOWS, L.C.
 1074 DORSEY HALL DR., SUITE 205
 ELLICOTT CITY, MARYLAND 21042
 (410)720-3021

MINIMUM LOT SIZE TABULATION

LOT NO.	GROSS AREA	PIPESTEM	MINIMUM LOT SIZE
30	57,477	1,741	55,736
31	55,537	804	54,733



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
B. Wilson for Maria Rossman 3/5/2019
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 3.8.19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3.18.19
 DIRECTOR DATE

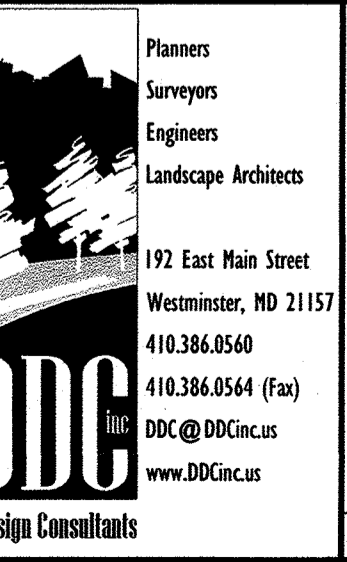
OWNER'S DEDICATION
 WE, ESC WALKER MEADOWS, L.C., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO 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 OTHER GOOD AND 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 2019.

J. S. Van Kirk 2-11-19
 JASON S. VAN KIRK, VP OF ESCDC II, INC. MEMBER DATE

[Signature] 2/11/19
 WITNESS NAME DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY THE GILLIECE FAMILY LLC TO ESC WALKER MEADOWS, L.C. BY DEED DATED DECEMBER 10, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER MDR 18492, FOLIO 140; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

J. P. Putt 2-6-2019
 JAMES L. MATHIAS, PROFESSIONAL LAND SURVEYOR DATE
 MARYLAND REGISTRATION NO. 11039 (EXP. DATE 9/16/2020)



RECORDED AS PLAT NUMBER 24977
 ON 3/22/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION
WALKER MEADOWS
 LOTS 1-34, BUILDABLE PRESERVATION PARCEL A, NON-BUILDABLE PRESERVATION PARCELS B-K & NON-BUILDABLE BULK PARCELS L-M
 (A RESUBDIVISION OF LOT 2 DIEHL PROPERTY AS PREVIOUSLY RECORDED IN PLAT #6987)
 ZONING: RR-DEO
 SCALE: 1"=100' NOVEMBER 21, 2018
 TAX MAP 9, GRID 6, PARCEL 66
 3RD ELECTION DISTRICT HOWARD COUNTY, MD
 PREVIOUS DPZ FILE #S: ECP-15-078, WP-16-047, WP-16-133 AND SP-16-006

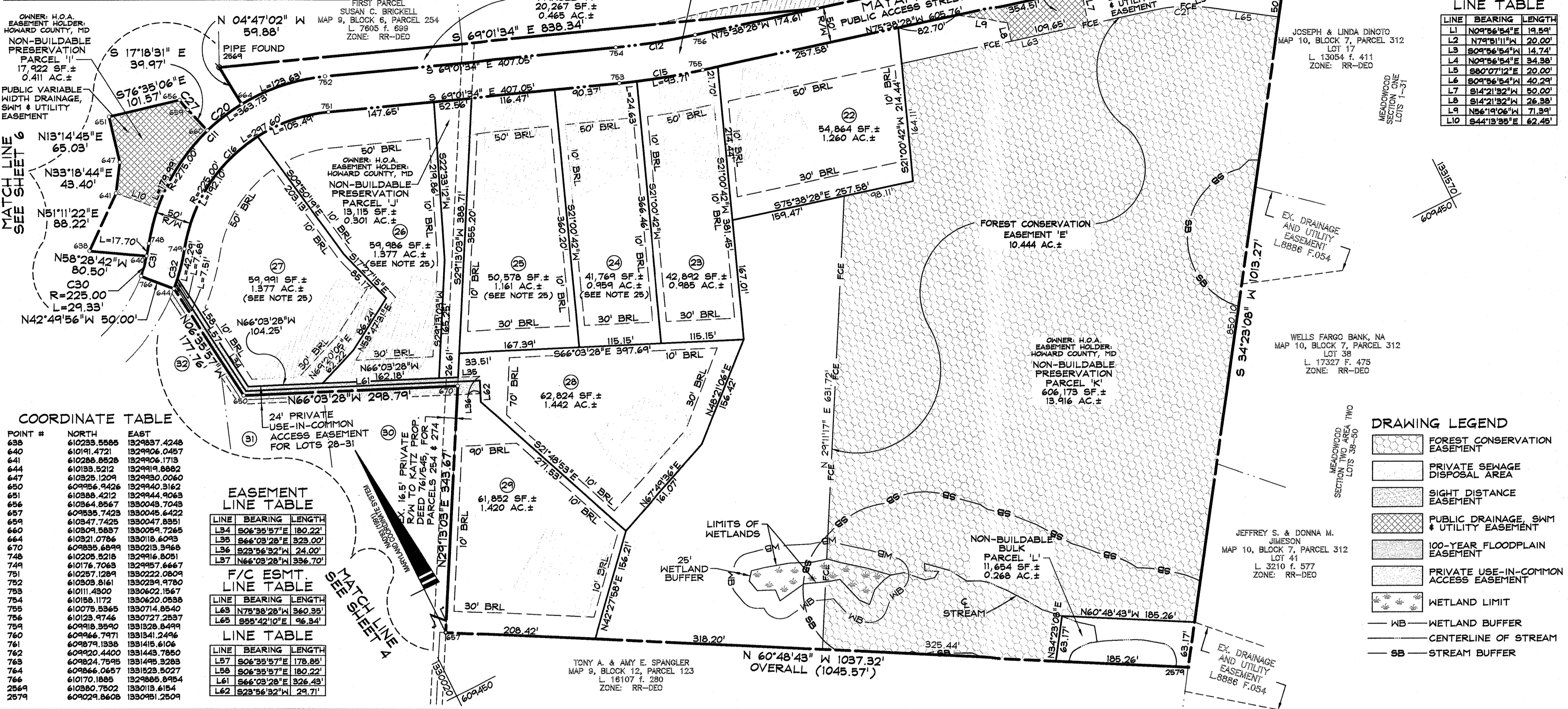
12064.1 RC JLM SHEET 4 OF 6

CURVE	RADIUS	LENGTH	DELTA	TAN	CHD. BRG.	CHD. DIST.
C11	275.00'	363.73'	75°46'57"	214.01'	S73°04'58"W	337.74'
C12	975.00'	112.57'	6°36'54"	56.35'	S72°20'01"E	112.51'
C13	325.00'	113.10'	19°56'19"	57.13'	N65°40'19"W	112.53'
C14	275.00'	95.70'	19°56'19"	48.34'	N65°40'19"W	95.22'
C15	1025.00'	118.34'	6°36'54"	59.24'	S72°20'01"E	118.28'
C16	225.00'	297.60'	75°46'57"	175.10'	S73°04'58"W	276.37'
C20	275.00'	60.11'	12°31'29"	30.18'	S78°57'14"W	59.99'
C27	135.00'	17.62'	7°28'58"	8.82'	S13°34'11"E	17.61'
C30	225.00'	29.33'	7°28'08"	14.69'	N43°26'00"E	29.31'
C31	225.00'	47.03'	11°58'35"	23.60'	N41°10'46"E	46.95'
C32	275.00'	57.48'	11°58'35"	28.85'	N41°10'46"E	57.35'

CURVE	RADIUS	LENGTH	DELTA	TAN	CHD. BRG.	CHD. DIST.
C21	225.00'	78.30'	19°56'19"	39.55'	N65°40'19"W	77.90'

LOT NO.	GROSS AREA	PIPESTEM	MINIMUM LOT SIZE
28	62,824	2,844	59,980
29	61,852	2,854	58,996

LINE	BEARING	LENGTH
L1	N09°56'54"E	19.59'
L2	N79°51'11"W	20.00'
L3	S09°56'54"E	14.74'
L4	N09°56'54"E	34.38'
L5	S00°07'12"E	20.00'
L6	S09°56'54"E	40.29'
L7	S14°21'32"W	26.38'
L8	N56°19'06"W	71.39'
L10	S44°13'35"E	62.45'



POINT #	NORTH	EAST
630	610233.5585	1329837.4248
641	610191.4721	1329906.0457
642	610285.8528	1329906.1713
644	610133.5212	1329919.8882
647	610325.1209	1329930.0060
650	609956.9426	1329940.3162
651	610388.4212	1329944.9063
656	610364.8567	1330043.7043
657	609935.7423	1330045.6422
659	610347.7425	1330047.8351
660	610304.5837	1330059.7265
664	610321.0786	1330118.6043
670	609935.6899	1330213.3468
748	610205.5218	1329915.9051
749	610176.7063	1329957.6667
751	610257.1289	1330222.0809
752	610303.8161	1330239.9780
753	610111.4300	1330602.1567
754	610158.1172	1330620.0538
755	610075.5365	1330714.8540
756	610123.9746	1330727.2537
759	609918.3590	1331328.8499
760	609966.7971	1331341.2496
761	609979.1938	1331415.6126
762	609920.4400	1331443.7850
763	609824.7585	1331495.3283
764	609866.0657	1331523.5027
766	610170.1885	1329885.8954
2569	610380.7502	1330113.6154
2579	609029.8608	1330981.2509

LINE	BEARING	LENGTH
L34	S06°35'57"E	180.22'
L35	S66°09'28"E	328.00'
L36	S23°56'32"W	24.00'
L37	N66°09'28"W	336.70'

LINE	BEARING	LENGTH
L63	N75°38'28"W	360.35'
L65	S55°42'10"E	96.34'

LINE	BEARING	LENGTH
L57	S06°35'57"E	178.85'
L58	S06°35'57"E	180.22'
L61	S66°09'28"E	326.43'
L62	S23°56'32"W	29.71'

	THIS SHEET
NUMBER OF BUILDABLE LOTS	8
NUMBER OF BUILDABLE PRESERVATION PARCELS	0
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	3
NUMBER OF NON-BUILDABLE BULK PARCELS	2
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	13
AREA OF BUILDABLE LOTS	9.981 AC. ±
AREA OF BUILDABLE PRESERVATION PARCELS	0.000 AC. ±
AREA OF NON-BUILDABLE PRESERVATION PARCELS	14.628 AC. ±
AREA OF NON-BUILDABLE BULK PARCELS	0.773 AC. ±
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	25.382 AC. ±
TOTAL AREA OF ROADWAY TO BE RECORDED	2.006 AC. ±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	27.348 AC. ±

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

J. P. Mathias 2-6-2019
 JAMES L. MATHIAS, PROFESSIONAL LAND SURVEYOR DATE MARYLAND REGISTRATION NO. 11039 (EXP. DATE 9/16/2020)

J. S. Van Kirk 2-11-19
 JASON S. VAN KIRK, VP OF ESDC II, INC. - MEMBER DATE

OWNER/DEVELOPER
 ESC WALKER MEADOWS, L.C.
 5074 DORSEY HALL DR., SUITE 205
 ELLIGOTT CITY, MARYLAND 21042
 (410)720-3021

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
Bridget for Maureen Rossman 3/5/2019
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad 3-8-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent 3-18-19
 DIRECTOR DATE

OWNER'S DEDICATION
 WE, ESC WALKER MEADOWS, L.C., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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, 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 OTHER GOOD AND 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS DAY OF 2019.

J. S. Van Kirk 2-11-19
 JASON S. VAN KIRK, VP OF ESDC II, INC. MEMBER DATE

Yori Cunningham 2-11-19
 WITNESS NAME DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY THE GILLIECE FAMILY LLC TO ESC WALKER MEADOWS, L.C. BY DEED DATED DECEMBER 10, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER MDR 18482, FOLIO 148; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

J. P. Mathias 2-6-2019
 JAMES L. MATHIAS, PROFESSIONAL LAND SURVEYOR DATE MARYLAND REGISTRATION NO. 11039 (EXP. DATE 9/16/2020)

Planners
 Surveyors
 Engineers
 Landscape Architects

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

DDC
 Development Design Consultants

PLAT OF REVISION

WALKER MEADOWS

LOTS 1-34, BUILDABLE PRESERVATION PARCEL A, NON-BUILDABLE PRESERVATION PARCELS B-K & NON-BUILDABLE BULK PARCELS L-M
 (A RESUBDIVISION OF LOT 2 DIEHL PROPERTY AS PREVIOUSLY RECORDED IN PLAT #6937)
 ZONING: RR-DEO

SCALE: 1" = 100'
 TAX MAP 9, GRID 6, PARCEL 66
 3RD ELECTION DISTRICT HOWARD COUNTY, MD
 PREVIOUS DPZ FILE #S: ECP-15-078, WP-16-097, WP-16-133, WP-18-016 AND SP-16-006

12064.1 RC JLM SHEET 5 OF 6

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TAN	CHD. BRG.	CHD. DIST.
C31	90.00'	29.73'	18°55'47"	15.00'	N34°57'13"E	29.60'
C32	135.00'	145.44'	61°43'37"	80.68'	S13°33'18"W	135.51'
C33	115.00'	123.89'	61°43'37"	68.73'	S13°33'18"W	117.99'
C34	110.00'	36.34'	18°55'47"	18.34'	N34°57'13"E	36.18'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TAN	CHD. BRG.	CHD. DIST.
C1	80.00'	163.18'	116°52'05"	130.21'	S30°22'56"E	136.33'
C10	225.00'	218.40'	55°36'53"	118.67'	N67°30'23"E	204.93'
C19	675.00'	96.41'	8°11'01"	48.29'	S80°29'23"E	96.33'
C20	275.00'	60.11'	12°31'29"	30.18'	S78°57'14"W	59.99'
C27	135.00'	17.62'	7°28'38"	8.82'	S13°34'11"E	17.61'
C28	225.00'	21.26'	5°24'51"	10.64'	S73°41'27"E	21.25'

EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L18	S28°03'07"W	404.77'
L19	S27°05'18"W	91.85'
L20	S10°19'59"E	82.39'
L21	S37°38'40"E	238.58'
L22	S62°00'46"E	318.31'
L23	S25°29'20"W	126.95'
L24	S44°25'07"W	76.90'
L25	S17°19'31"E	39.97'
L26	N17°19'31"W	39.97'
L27	N44°25'07"E	76.90'
L28	N25°29'20"E	146.09'
L29	N62°00'46"W	333.14'
L30	N57°38'40"W	229.41'
L31	N10°19'59"W	70.76'
L32	N27°05'18"E	84.90'
L33	N28°03'07"E	404.60'
L3	N12°32'55"E	40.56'
L4	S77°59'03"E	20.00'
L5	S12°32'54"W	40.74'
L6	S58°53'22"W	75.24'

F/C ESMT LINE TABLE

LINE	BEARING	LENGTH
L7	N33°04'00"E	12.04'
L8	N56°15'00"W	15.37'
L9	N38°04'00"E	22.87'
L10	S56°15'00"E	15.37'
L11	N33°04'00"E	15.09'
L12	N09°28'08"W	25.90'
L13	N28°29'20"E	45.23'
L14	N27°30'44"W	94.64'
L15	N61°51'14"E	20.00'
L16	S27°30'44"E	87.91'

COORDINATE TABLE

POINT #	NORTH	EAST
557	610189.0523	1329120.8497
559	610237.8398	1329142.5623
566	610304.7276	1329187.6046
574	610376.5491	1329237.3245
580	610434.1258	1329264.1935
583	610567.7406	1329272.9749
588	610148.0776	1329315.1513
590	610681.0060	1329324.2186
593	610271.7774	1329373.2626
603	610404.3883	1329439.6883
604	610852.2444	1329443.9087
605	610461.6948	1329449.8885
608	610899.3601	1329463.7659
609	610477.4847	1329464.3444
610	610133.3018	1329474.0074
617	611149.0530	1329544.6799
620	610424.5239	1329568.5551
623	611317.3855	1329614.9601
628	611672.2874	1329677.1213
630	611460.1627	1329683.1081
631	611647.4530	1329690.5260
632	611474.9452	1329715.4853
633	611554.6828	1329746.0704
638	610233.5585	1329837.4248
640	610191.4721	1329906.0457
641	610288.8528	1329906.1713
647	610325.1209	1329930.0060
651	610386.4212	1329944.9063
656	610364.8567	1330043.7043
659	610347.7425	1330047.8351
660	610304.5837	1330059.7265
664	610321.0785	1330118.6078
723	610183.0840	1329141.2476
732	610163.9933	1329220.1472
746	610111.1584	1329712.0915
2565	611250.9306	1330528.4632
2569	610380.7502	1330113.6154

DRAWING LEGEND

- FOREST CONSERVATION EASEMENT
- PRIVATE SEWAGE DISPOSAL AREA
- SIGHT DISTANCE EASEMENT
- PUBLIC DRAINAGE, SWM & UTILITY EASEMENT
- 100-YEAR FLOODPLAIN EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- WETLAND LIMIT
- WB - WETLAND BUFFER
- CENTERLINE OF STREAM
- SB - STREAM BUFFER

AREA TABULATION CHART

DESCRIPTION	THIS SHEET
NUMBER OF BUILDABLE LOTS	0
NUMBER OF BUILDABLE PRESERVATION PARCELS	1
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	0
NUMBER OF NON-BUILDABLE BULK PARCELS	0
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
AREA OF BUILDABLE LOTS	0.000 AC.±
AREA OF BUILDABLE PRESERVATION PARCELS	25.966 AC.±
AREA OF NON-BUILDABLE PRESERVATION PARCELS	0.000 AC.±
AREA OF NON-BUILDABLE BULK PARCELS	0.000 AC.±
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	25.966 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	25.966 AC.±

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

J. Putt 2-6-2019
 JAMES L. MATHIAS, PROFESSIONAL LAND SURVEYOR DATE
 MARYLAND REGISTRATION NO. 11039 (EXP. DATE 9/16/2020)

J. S. Van Kirk 2-11-19
 JASON S. VAN KIRK, VP OF ESDC II, INC. MEMBER DATE



OWNER/DEVELOPER

ESC WALKER MEADOWS, L.C.
 5074 DORSEY HALL DR., SUITE 205
 ELLICOTT CITY, MARYLAND 21042
 (410)720-3021

GRAPHIC SCALE



RECORDED AS PLAT NUMBER 24979
 ON 3-22-19 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
B. Wilson for Maria Rossman 3/5/2019
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad E. Clark 3-8-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kurt Beland 3-18-19
 DIRECTOR DATE

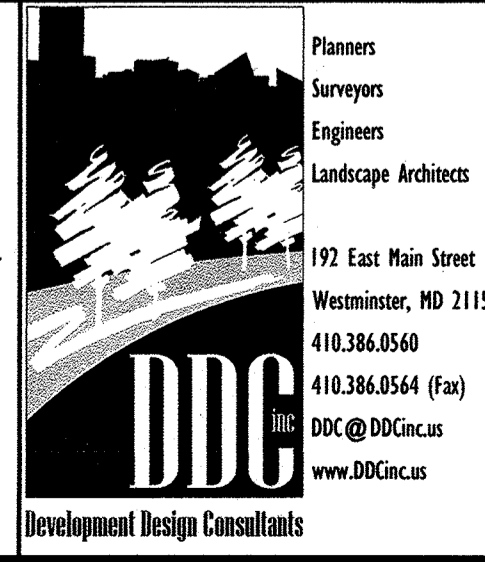
OWNER'S DEDICATION
 WE, ESC WALKER MEADOWS, L.C., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO 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 OTHER GOOD AND 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS DAY OF 2019.

J. S. Van Kirk 2-11-19
 JASON S. VAN KIRK, P OF ESDC II, INC. MEMBER DATE

Jon Cunningham 2/11/19
 WITNESS NAME DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY THE GILLIECE FAMILY LLC TO ESC WALKER MEADOWS, L.C. BY DEED DATED DECEMBER 10, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER MDR 18482, FOLIO 148; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

J. Putt 2-6-2019
 JAMES L. MATHIAS, PROFESSIONAL LAND SURVEYOR DATE
 MARYLAND REGISTRATION NO. 11039 (EXP. DATE 9/16/2020)



PLAT OF REVISION
WALKER MEADOWS
 LOTS 1-34, BUILDABLE PRESERVATION PARCEL A, NON-BUILDABLE PRESERVATION PARCELS B-K & NON-BUILDABLE BULK PARCELS L-M
 (A RESUBDIVISION OF LOT 2 DIEHL PROPERTY AS PREVIOUSLY RECORDED IN PLAT #6937)
 ZONING: RR-DEO
 SCALE: 1"=100' NOVEMBER 21, 2018
 TAX MAP 9, GRID 6, PARCEL 66
 3RD ELECTION DISTRICT HOWARD COUNTY, MD
 PREVIOUS DPZ FILE #S: ECP-15-078, WP-16-097, WP-16-133, WP-18-016 AND SP-16-006

12064.1 RC JLM SHEET 6 OF 6