

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
4	43,561	568	42,993
5	43,562	1,126	42,436

WETLAND LINE TABLE		
LINE	BEARING	DISTANCE
W1	S33°04'44"E	40.61'
W2	S50°59'07"W	48.55'
W3	S65°40'50"W	79.09'
W4	S59°29'24"W	44.56'
W5	S16°34'43"E	31.14'
W6	S86°56'34"W	49.24'
W7	N74°26'38"W	68.80'

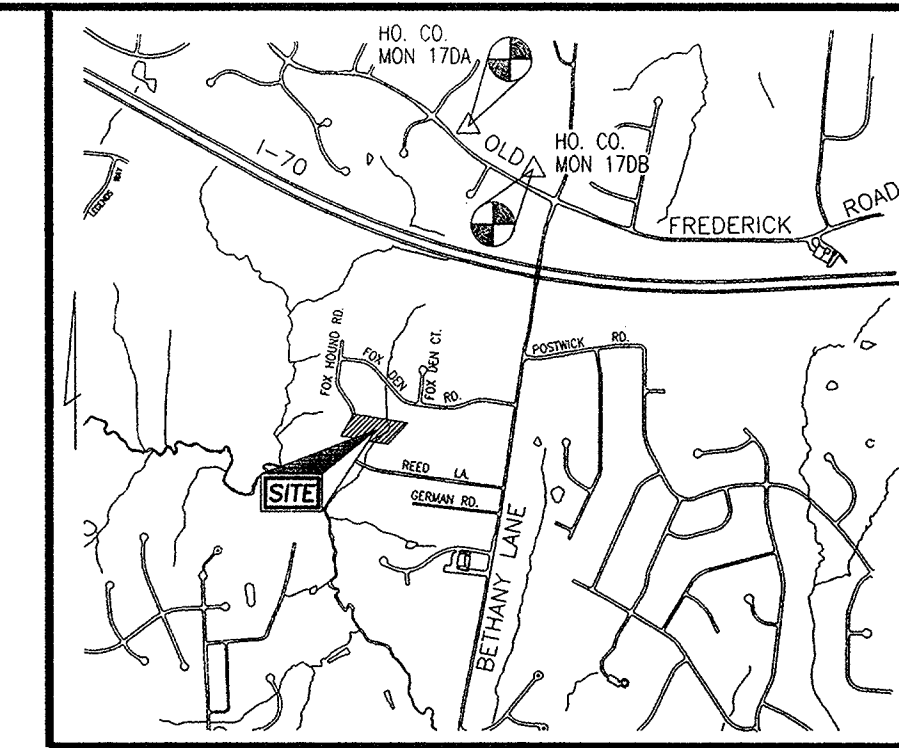
PRIVATE SEWER & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	S03°38'17"E	10.26'
E2	S03°38'17"E	10.26'
E3	N80°38'57"W	95.45'
E4	S43°11'53"W	74.33'
E5	N80°38'57"W	12.04'
E6	N43°11'53"E	86.37'
E7	S80°38'57"E	98.48'

FLOOD PLAIN LINE TABLE		
LINE	BEARING	DISTANCE
F1	N42°32'46"E	32.98'
F2	N34°21'55"E	62.28'
F3	N48°04'16"E	27.87'
F4	N64°35'45"E	52.27'
F5	N51°14'27"E	21.86'
F6	N14°43'53"E	24.93'
F7	N22°35'22"E	54.94'
F8	N10°10'09"E	27.13'
F9	S80°38'57"E	231.78'
F10	S42°45'02"W	36.40'
F11	S86°53'13"W	69.00'
F12	N82°51'48"W	30.06'
F13	N62°21'03"W	50.02'
F14	S11°57'34"W	62.29'
F15	S51°39'21"W	15.36'
F16	S64°16'53"W	77.18'
F17	S43°56'47"W	40.44'
F18	S16°17'41"W	39.08'
F19	S11°47'10"E	32.63'

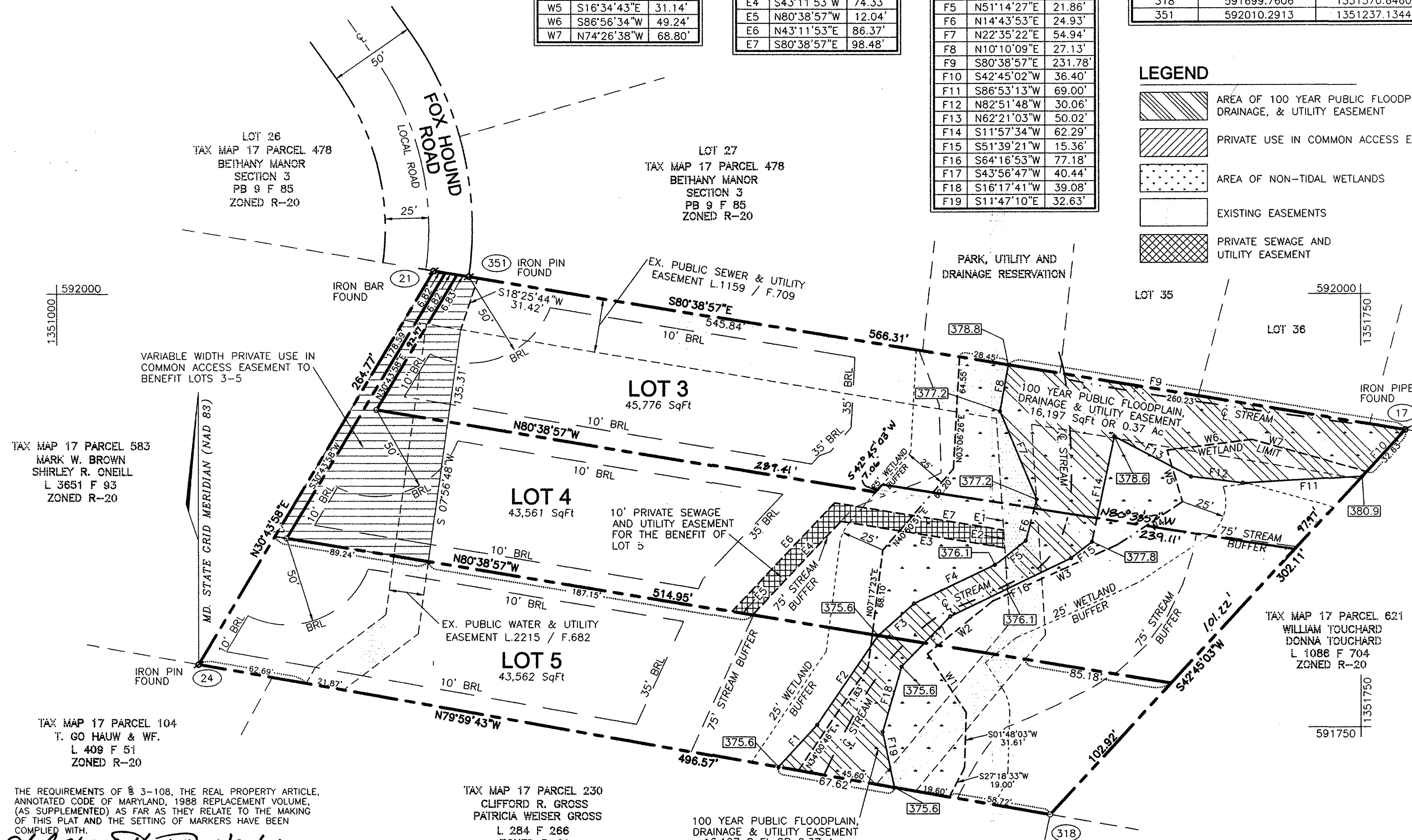
COORDINATE TABLE		
POINT	NORTH	EAST
17	591921.6040	1351775.7215
21	592013.6172	1351216.9364
24	591786.0292	1351081.6283
318	591699.7606	1351570.6460
351	592010.2913	1351237.1344

LEGEND

- AREA OF 100 YEAR PUBLIC FLOODPLAIN, DRAINAGE, & UTILITY EASEMENT
- PRIVATE USE IN COMMON ACCESS EASEMENT
- AREA OF NON-TIDAL WETLANDS
- EXISTING EASEMENTS
- PRIVATE SEWAGE AND UTILITY EASEMENT



VICINITY MAP
SCALE 1" = 2000'



LOT 26
TAX MAP 17 PARCEL 478
BEITHANY MANOR
SECTION 3
PB 9 F 85
ZONED R-20

LOT 27
TAX MAP 17 PARCEL 478
BEITHANY MANOR
SECTION 3
PB 9 F 85
ZONED R-20

TAX MAP 17 PARCEL 583
MARK W. BROWN
SHIRLEY R. ONEILL
L 3651 F 93
ZONED R-20

TAX MAP 17 PARCEL 104
T. GO HAUW & WF.
L 409 F 51
ZONED R-20

TAX MAP 17 PARCEL 230
CLIFFORD R. GROSS
PATRICIA WEISER GROSS
L 284 F 266
ZONED R-20

TAX MAP 17 PARCEL 621
WILLIAM TOUCHARD
DONNA TOUCHARD
L 1088 F 704
ZONED R-20

THE REQUIREMENTS OF § 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.

John V. Mettee 11/20/01
JOHN V. METTEE, III
PROFESSIONAL LAND SURVEYOR NO. 10851
DATE

Michael L. Pfauf
MICHAEL L. PFAU
DATE

OWNER / DEVELOPER
C/O MICHAEL PFAU
7320 GRACE DRIVE
COLUMBIA, MARYLAND
21044

GENERAL NOTES (CONT)

20. LANDSCAPING FOR LOTS 3-5 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE LANDSCAPE OBLIGATIONS FOR LOTS 3-5 WILL BE ADDRESSED THROUGH RETENTION OF THE EXISTING PERIMETER TREES AND SUPPLEMENTAL PLANTING ALONG THE PROPERTY'S PERIMETER. LANDSCAPE SURETY FOR LOTS 3-5 WILL BE PAID WITH THE DEVELOPERS GRADING PERMIT APPLICATION FOR EACH LOT. (LOT 3 = 2 TREES/\$600), (LOT 5 = 6 TREES/\$1800).

21. WETLANDS SHOWN HEREON BASED ON DELINEATION PERFORMED BY WILDMAN ENVIRONMENTAL SERVICES.

22. 100 YEAR FLOODPLAIN SHOWN HEREON BASED ON ANALYSIS PERFORMED BY VOGEL AND ASSOCIATES, INC.

23. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS, FLOODPLAINS, OR THEIR BUFFERS EXCEPT FOR INDIVIDUAL HOUSE CONNECTIONS ON LOTS 4 AND 5.

- GENERAL NOTES**
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT. SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN. APPLICABLE DPZ FILE NUMBERS: (NONE FOUND)
 - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS
17DA N 595410.845 E 1351641.146
170B N 594529.556 E 1352722.586
 - THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL & ASSOCIATES, INC. IN JUNE, 2000.
 - BRL DENOTES BUILDING RESTRICTION LINE.
 - DENOTES IRON PIN W/CAP SET
 - DENOTES IRON PIPE OR IRON BAR FOUND.
 - DENOTES ANCHOR CHAINS IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
 - DENOTES STONE OR MONUMENT FOUND.
 - DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A) WIDTH - 12 FEET, 14 FEET IF SERVING MORE THAN ONE RESIDENCE.
B) SURFACE - (P-1) STANDARD PAVING
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS
D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF PRIVATE 24 FOOT USE-IN-COMMON ACCESS EASEMENT AND FOX HOUND ROAD RIGHT-OF-WAY AND NOT ONTO AFORESAID PRIVATE 24 FOOT WIDE ACCESS EASEMENT.
 - THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION (1.54 ACRES OF REFORESTATION) HAS BEEN MET BY THE PURCHASE OF 1.54 ACRES OF OFF-SITE FOREST CONSERVATION EASEMENT LOCATED ON THE WINKLER PROPERTY MITIGATION BANK.
 - AREAS SHOWN HEREON ARE MORE OR LESS.
 - WATER AND SEWER SERVICE TO LOTS 3, 4, AND 5 WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THE TIME. ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT 113-W, ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 20-1067-S.
 - DECLARATION AND MAINTENANCE OBLIGATION FOR THE PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 3-5 IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
 - FEE-IN-LIEU OF THE OPEN SPACE IN THE AMOUNT OF \$2000.00 (\$1500.00 FOR EACH NEW LOT) WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER.
 - THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES ON THE SUBJECT PROPERTY.
 - REFERENCE WAIVER PETITION WP-01-47 APPROVED DECEMBER 5, 2000 TO WAIVE SECTION 16.120(C)(i) AND SECTION 16.120(C)(ii) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS TO REDUCE THE MINIMUM LOT FRONTAGE OF LOT 3 TO 6.83' AND ADJACENT PIPESTEM LOTS WHICH SHARE A COMMON DRIVEWAY TO HAVE SUFFICIENT COLLECTIVE FRONTAGE TO MEET DRIVEWAY EASEMENT REQUIREMENTS IN THE DESIGN MANUAL (I.E. 24 FEET) SUBJECT TO:
A. THE 14' DRIVEWAY IS CONSTRUCTED WITHIN THE EASEMENT TO FOX HOUND ROAD WITHOUT DISTURBANCE TO ADJACENT LOT 27.
B. NO FURTHER SUBDIVISION WILL BE PERMITTED UTILIZING THE USE IN COMMON ACCESS EASEMENT PROPOSED FOR LOTS 3-5 ON THIS PLAT (F-01-07)
C. THE APPLICANT SHALL GRANT EASEMENT OF THE 100 YEAR FLOODPLAIN TO HOWARD COUNTY AS PART OF THE SUBDIVISION PROPOSAL.
 - FEE-IN-LIEU OF PROVIDING STORMWATER MANAGEMENT FOR THIS PROJECT PER SECTION 5.23.A.3 OF THE DESIGN MANUAL, VOLUME 1 WAS APPROVED ON JULY 27, 2000. WATER QUALITY FOR LOTS 3-5 WILL BE PROVIDED BY THE INSTALLATION OF DRYWELLS FOR EACH INDIVIDUAL LOT.
 - THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 2, PLAT OF SURVEY FOR MRS. FREDERICK J. FISCHER INTO 3 BUILDABLE LOTS

FREDERICK WARD ASSOCIATES, INC.

ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

AREA TABULATIONS

TOTAL NUMBER OF LOTS TO BE RECORDED	3
TOTAL AREA OF LOTS TO BE RECORDED	3.05 AC.
TOTAL AREA OF ROADWAYS INCLUDING WIDENING STRIPS TO BE RECORDED	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.05 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

Diane J. Matney 12-12-01
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael L. Pfauf 12/12/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

John A. Davis 12/12/01
DIRECTOR
DATE

OWNER'S CERTIFICATE

I, MICHAEL L. PFAU, 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 RIGHT-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION TO WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID

WITNESS OUR HANDS THIS 14 DAY OF NOVEMBER, 2001.

Michael L. Pfauf
MICHAEL L. PFAU

Michael D. Mettee
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY PHILIP H. JOHNSON TO MICHAEL L. PFAU BY DEED DATED AUGUST 9, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5629 AT FOLIO 653.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THIS IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John V. Mettee 11/20/01
JOHN V. METTEE, III
PROFESSIONAL LAND SURVEYOR NO. 10851

RECORDED AS PLAT NO. 15153 ON 1-08-02
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

GRAY FOX WOODS
LOTS 3-5
A RESUBDIVISION OF LOT 2, PLAT OF SURVEY FOR
MRS. FREDERICK J. FISCHER RECORDED
IN L.543 / F.272

TAX MAP 17, BLOCK 14, PARCEL 173
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
NOVEMBER 12, 2001
GRAPHIC SCALE

0 50 100 150
SCALE 1" = 50'
SHEET 1 OF 1