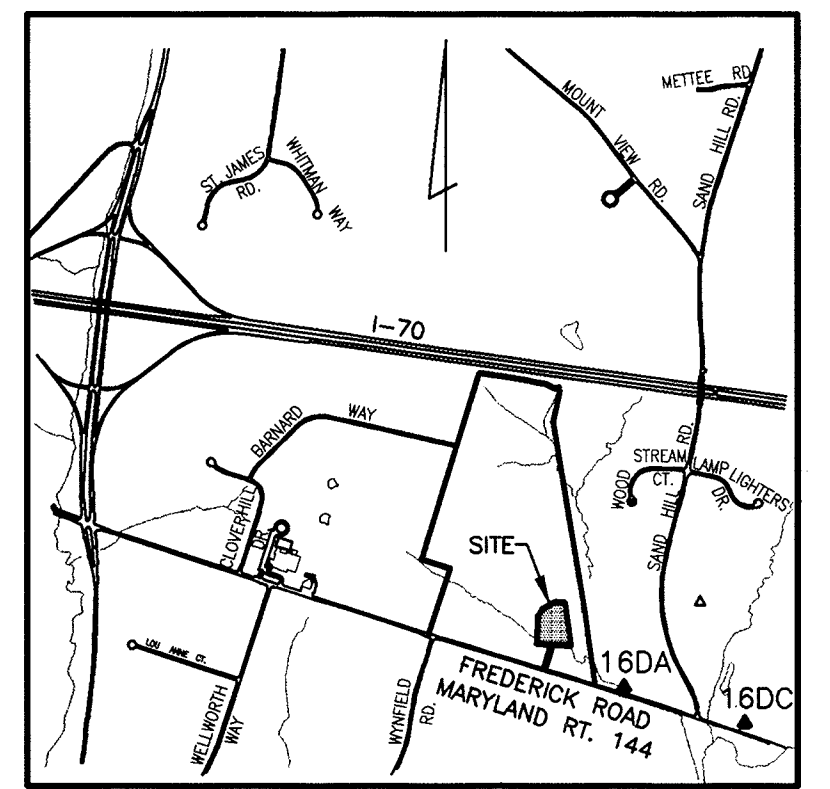


COORDINATE TABLE		
POINT	NORTH	EAST
108	594948.5355	1330774.6194
177	594628.3369	1330818.4171
186	594616.5232	1330274.3763
187	594903.9111	1330287.3504
188	594979.3785	1330332.5588
189	595050.4003	1330466.1915
190	595043.9034	1330569.6189
191	594594.0738	1330631.7596
254	594539.3799	1330387.0865
255	594608.5065	1330401.9986
256	594605.3661	1330451.9916
257	594524.6905	1330434.8800
355	594317.6972	1330491.3480
357	594350.1337	1330381.2295
358	594364.2626	1330333.2637
359	594196.0621	1330878.2983

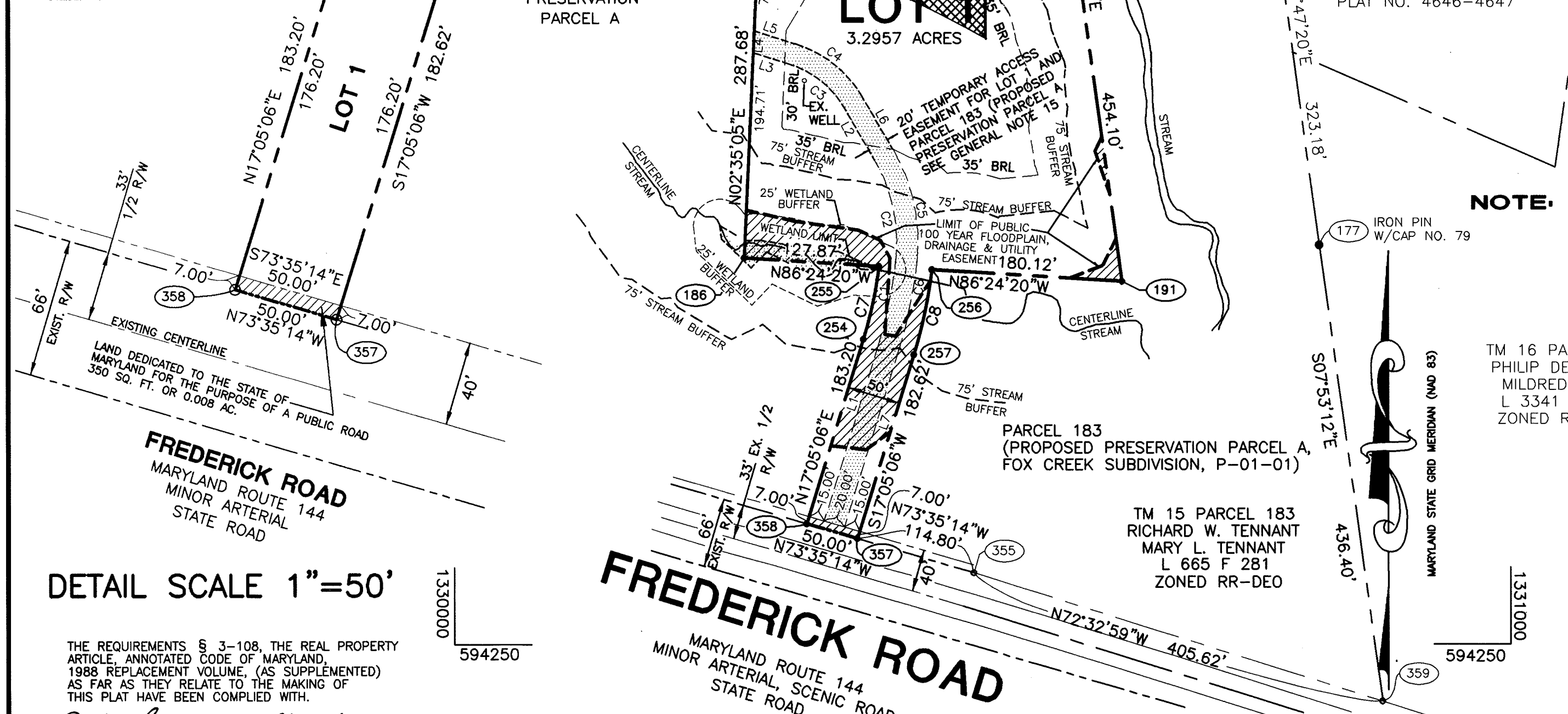
MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA ACRES	PIPE STEM AREA, ACRES	MINIMUM LOT SIZE, ACRES
1	3.2957	0.2900	3.0057

CURVE DATA						
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD	
C1	81.89'	427.98'	41.07'	10°57'47"	N11°36'14"E	81.77'
C2	97.92'	155.00'	50.66'	36°11'48"	N11°58'35"W	96.30'
C3	66.51'	90.00'	34.85'	42°20'19"	N51°14'38"W	65.00'
C4	81.28'	110.00'	42.60'	42°20'19"	S51°14'38"E	79.44'
C5	110.56'	175.00'	57.19'	36°11'48"	S11°58'35"E	108.73'
C6	85.71'	447.98'	42.99'	10°57'47"	S11°36'14"W	85.59'
C7	70.80'	412.98'	35.49'	09°49'23"	N12°10'24"E	70.72'
C8	82.58'	462.98'	41.40'	10°13'11"	S11°58'31"W	82.47'

ACCESS EASEMENT LINE TABLE		
L1	N17°05'06"E	176.02'
L2	N30°04'29"W	57.71'
L3	N72°24'47"W	36.84'
L4	N02°35'05"E	20.71'
L5	S72°24'47"E	42.20'
L6	S30°04'29"E	57.71'
L7	S17°05'06"W	175.79'



VICINITY MAP
SCALE: 1"=2000'



NOTE: FOR WETLANDS AND FLOODPLAIN SEE SHEET 2

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 RR-DEO PER 10/18/93 COMPREHENSIVE ZONING PLAN. APPLICABLE DPZ FILE NUMBERS: S-96-10, P-98-22, P-01-01.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
16DA N 593712.917 E 1332332.040
16DC N 593095.513 E 1333961.177
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL ASSOCIATES, INC. IN NOVEMBER, 1997.
- BRL DENOTES BUILDING RESTRICTION LINE.
- IPIN DENOTES IRON PIN W/CAP SET.
- IPB DENOTES IRON PIPE OR IRON BAR FOUND.
- ACB DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- SM 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 FT. FOR 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 TO THE JUNCTION OF LOT 1 AND THE FREDERICK ROAD RIGHT OF WAY LINE AND NOT ONTO LOT 1.
- THE EXISTING STRUCTURES ON LOT 1 ARE TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS EASEMENT ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT.
- THE 20' WIDE TEMPORARY ACCESS EASEMENT FOR LOT 1 AND PARCEL 183 RESIDUE (PROPOSED PRESERVATION PARCEL A) IS TO BE ABANDONED AND THE PORTION OF THE EXISTING DRIVEWAY PRESENTLY IN USE FOR PARCEL 183 RESIDUE OUTSIDE OF LOT 1 MUST BE REMOVED UPON COMPLETION OF FOX MEADOW LANE IN THE FOX CREEK SUBDIVISION.
- FOREST STAND DELINEATION APPROVED IN CONJUNCTION WITH S-00-03.

DETAIL SCALE 1"=50'

THE REQUIREMENTS § 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 HAVE BEEN COMPLIED WITH.

Mark C. Martin 1/30/01
MARK C. MARTIN, P.L.S. #10884 DATE
Richard W. Tennant 2/1/01
RICHARD W. TENNANT DATE

- WAIVER PETITION WP-01-02, FOX CREEK SUBDIVISION P-01-01, SECTION 16.120(A)(1) OF THE LAND DEVELOPMENT REGULATIONS APPROVED TO ALLOW A DIRECT ACCESS ONTO A MINOR ARTERIAL FOR A SECOND ENTRANCE BY RETAINING THE EXISTING RESIDENTIAL DRIVEWAY APPROVED 8-10-2000 SUBJECT TO:
A) PROVIDING SIGHT DISTANCE ANALYSIS FOR FOX MEADOW LANE AND THE PRIVATE DRIVEWAY
B) THE EXISTING DRIVEWAY CANNOT BE USED TO ACCOMMODATE ADDITIONAL USERS.
C) VEHICULAR INGRESS AND EGRESS IS RESTRICTED ALONG FREDERICK ROAD EXCEPT AT APPROVED POINTS.
D) APPROVAL OF A FINAL PLAT ESTABLISHING THE THREE ACRE LOT IS REQUIRED PRIOR TO THE APPROVAL OF FOX CREEK SUBDIVISION.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS, FLOOD PLAN OR THE REQUIRED BUFFERS.
- THIS SUBDIVISION COMPLIES WITH SECTION 16.102(D)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR THE ESTABLISHMENT OF ONE LOT FROM AN EXISTING PARCEL OF 50 ACRES OR MORE AND NOT SHOWING THE PARCEL REMAINDER ON THE FINAL PLAT.
- THIS SUBDIVISION IS EXEMPT FROM THE PERIMETER LANDSCAPE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A MINOR SUBDIVISION WITH AN EXISTING DWELLING TO REMAIN ON THE SUBJECT LOT.
- A DECLARATION OF INTENT WAS FILED FOR THIS SUBDIVISION IN CONNECTION WITH A REAL ESTATE TRANSACTION TO ESTABLISH A LOT FOR THE EXISTING DWELLING AND SINCE NO CHANGE IN LAND USE WILL OCCUR IN ACCORDANCE WITH SECTION 16.1202(B)(2)(IV) OF THE HOWARD COUNTY CODE.
- FLOOD PLAN ANALYSIS BY VOGEL & ASSOCIATES, INC. DATED JULY, 2000.

AREA TABULATION	TOTAL	SHEET 1	SHEET 2
TOTAL NUMBER OF LOTS TO BE RECORDED	1	1	0
TOTAL AREA OF LOTS TO BE RECORDED	3.2957 ACRES	3.2957 ACRES	0
TOTAL AREA OF FLOODPLAIN TO BE RECORDED	0.285 ACRES	0	0.285 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0080 ACRES	0.0080 ACRES	0
TOTAL AREA TO BE RECORDED	3.3037 ACRES	3.3037 ACRES	0 ACRES

VOGEL & ASSOCIATES
ENGINEERS SURVEYORS PLANNERS
3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel 410.461.5828 Fax 410.465.3966

OWNER
RICHARD W. TENNANT
MARY L. TENNANT (DECEASED)
12256 OLD FREDERICK ROAD
ELLCOTT CITY, MARYLAND
21043

DEVELOPER
IKO-TENNANT DEVELOPMENT
3403 OLANWOOD COURT, SUITE 101
OLNEY, MARYLAND
COLUMBIA, MARYLAND
20832

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

Howard County Health Officer
2/13/01
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
2/14/01
DATE

Director
2/15/01
DATE

OWNER'S CERTIFICATE

WE, RICHARD W. TENNANT AND MARY L. TENNANT OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 OR STREET RIGHTS-OF-WAYS
2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR 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/OR FLOOD PLAINS, 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, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 1 DAY OF FEBRUARY, 2001

Richard W. Tennant
WITNESS
J. Charles

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY (DECEASED) M. WOODROW HUDSON TO RICHARD W. TENNANT AND MARY L. TENNANT BY DEED DATED SEPTEMBER 28, 1973 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 665 FOLIO 281.
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.

Mark C. Martin
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884

RECORDED AS PLAT NO. 14660 ON 2/27/01
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

TENNANT PROPERTY

LOT 1
TAX MAP NO 15, BLOCK 12, PARCEL NO. 183
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JANUARY 16, 2001
PREVIOUS DPZ FILE NO. P-01-01, S-00-03, WP-01-02
SCALE 1"= 100'
SHEET 1 OF 2
F-01-52

594750
1330000

PARCEL 183
(PROPOSED PRESERVATION PARCEL A,
FOX CREEK SUBDIVISION, P-01-01)

FLOODPLAIN
LINE TABLE

L1	S77°07'38"E	47.01'
L2	S81°58'32"E	61.25'
L3	S65°01'51"E	22.51'
L4	S28°10'34"E	19.14'
L5	S03°51'54"W	72.47'
L6	S81°52'54"E	10.10'
L7	N32°12'37"E	62.27'
L8	S53°28'40"W	28.61'
L9	N83°36'23"W	33.61'
L10	N69°19'14"E	33.53'
L11	N26°24'38"E	28.42'
L12	N18°49'29"W	43.82'
L13	N25°22'22"E	15.20'

WETLANDS
LINE TABLE

W1	S89°50'48"E	15.55'
W2	S80°03'30"E	61.83'
W3	N89°11'53"E	12.16'
W4	S65°47'04"E	32.94'
W5	N86°24'20"W	17.20'
W6	N62°57'58"W	12.66'
W7	S00°34'42"W	5.04'
W8	N86°24'20"W	53.62'
W9	N64°05'35"W	18.17'
W10	S44°06'21"W	9.07'
W11	N86°24'20"W	14.76'
W12	N02°35'05"E	16.57'

594250
1330000



3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel 410.461.5828 Fax 410.465.3966

TM 15 PARCEL 183
RICHARD W. TENNANT
MARY L. TENNANT
L 665 F 281
ZONED RR-DEO

LOT 1
3.2957 ACRES

TM 15 PARCEL 183
RICHARD W. TENNANT
MARY L. TENNANT
L 665 F 281
ZONED RR-DEO

LOT 8
PLAT OF
SANDY HILL ESTATES
PLAT NO. 4646-4647

594750
1331000

THE REQUIREMENTS § 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 HAVE BEEN COMPLIED WITH.

Mark C. Martin 1/30/2001
MARK C. MARTIN, P.L.S. #10884 DATE

Richard W. Tennant 2/1/01
RICHARD W. TENNANT DATE

177
IRON PIN
W/CAP NO. 79

TM 16 PARCEL 23
PHILIP DEITZ, JR.
MILDRED DEITZ
L 3341 F 395
ZONED RR-DEO

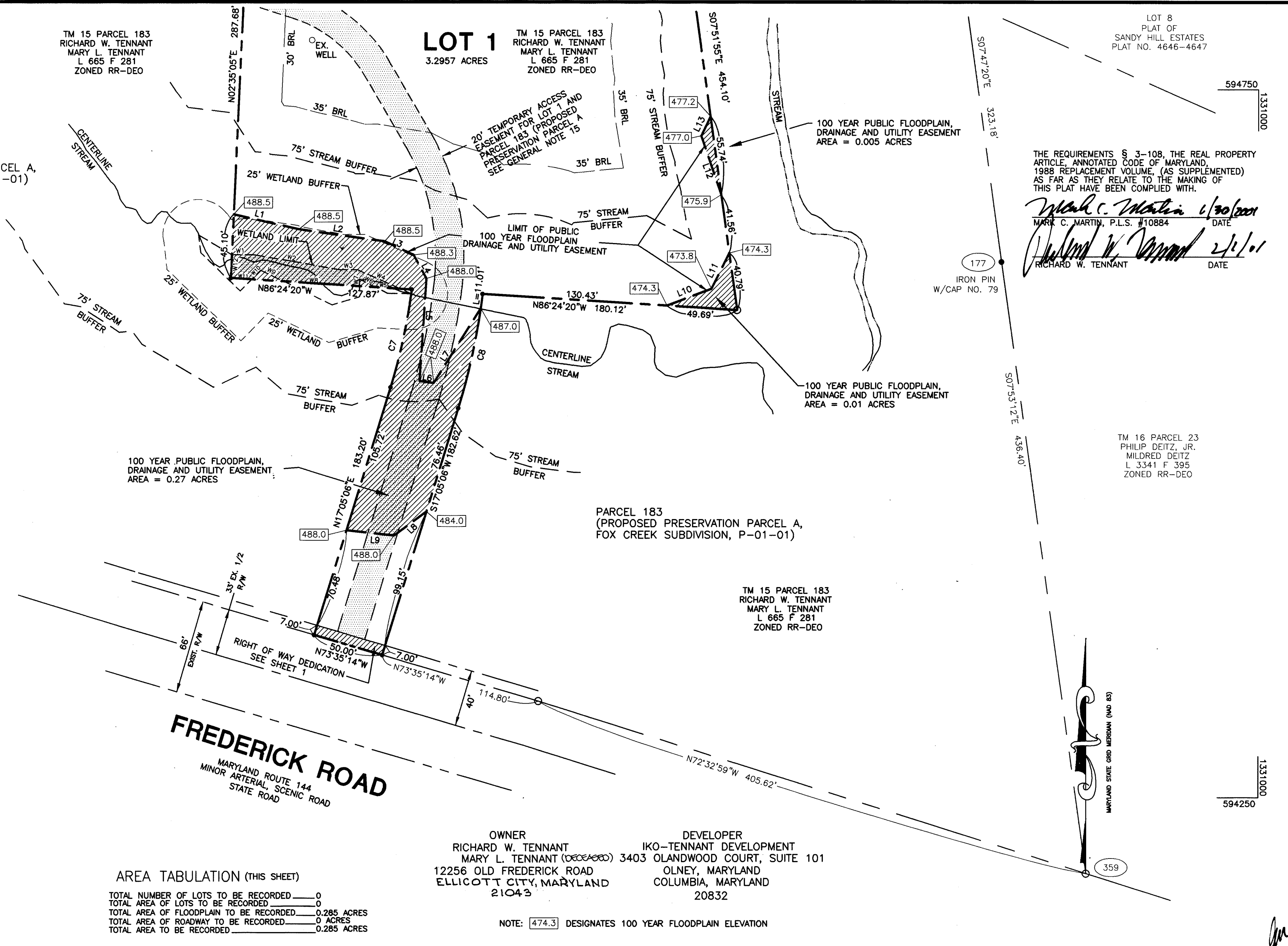
PARCEL 183
(PROPOSED PRESERVATION PARCEL A,
FOX CREEK SUBDIVISION, P-01-01)

TM 15 PARCEL 183
RICHARD W. TENNANT
MARY L. TENNANT
L 665 F 281
ZONED RR-DEO

100 YEAR PUBLIC FLOODPLAIN,
DRAINAGE AND UTILITY EASEMENT,
AREA = 0.27 ACRES

100 YEAR PUBLIC FLOODPLAIN,
DRAINAGE AND UTILITY EASEMENT
AREA = 0.005 ACRES

100 YEAR PUBLIC FLOODPLAIN,
DRAINAGE AND UTILITY EASEMENT
AREA = 0.01 ACRES



FREDERICK ROAD
MARYLAND ROUTE 144
MINOR ARTERIAL, SCENIC ROAD
STATE ROAD

AREA TABULATION (THIS SHEET)

TOTAL NUMBER OF LOTS TO BE RECORDED	0
TOTAL AREA OF LOTS TO BE RECORDED	0
TOTAL AREA OF FLOODPLAIN TO BE RECORDED	0.285 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED	0 ACRES
TOTAL AREA TO BE RECORDED	0.285 ACRES

OWNER
RICHARD W. TENNANT
MARY L. TENNANT (DECEASED)
12256 OLD FREDERICK ROAD
ELlicOTT CITY, MARYLAND
21043

DEVELOPER
IKO-TENNANT DEVELOPMENT
3403 OLANWOOD COURT, SUITE 101
OLNEY, MARYLAND
COLUMBIA, MARYLAND
20832

NOTE: 474.3 DESIGNATES 100 YEAR FLOODPLAIN ELEVATION

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

David M. ... 2/2/01
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND
ZONING

... 2/14/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION CE DATE

... 2/15/01
DIRECTOR VS DATE

OWNER'S CERTIFICATE

(DECEASED)
WE, RICHARD W. TENNANT AND MARY L. TENNANT OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY
ADOPT THIS FINAL 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
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2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS
AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND
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PLAINS, 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,
4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 1 DAY OF FEBRUARY, 2001

Richard W. Tennant
RICHARD W. TENNANT

J. ...
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT;
THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY (DECEASED)
M. WOODROW HUDSON TO RICHARD W. TENNANT AND MARY L. TENNANT
BY DEED DATED SEPTEMBER 28, 1973 AND RECORDED AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 665 FOLIO 281.
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.

Mark C. Martin
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884

RECORDED AS PLAT NO. 14661 ON 2/27/01
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

TENNANT PROPERTY

LOT 1

TAX MAP NO 15, BLOCK 12, PARCEL NO. 183
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JANUARY 16, 2001

PREVIOUS DPZ FILE NO. P-01-01, S-00-03, WP-01-02

SCALE 1"= 50'
SHEET 2 OF 2
F-01-52