

MINIMUM LOT SIZE TABLE (AREAS ARE SQUARE FEET)			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM AREA
LOT 4	43561	568	42993
LOT 5	43562	1126	42436

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	S66°56'34"W	49.24'
W7	N74°26'38"W	68.80'

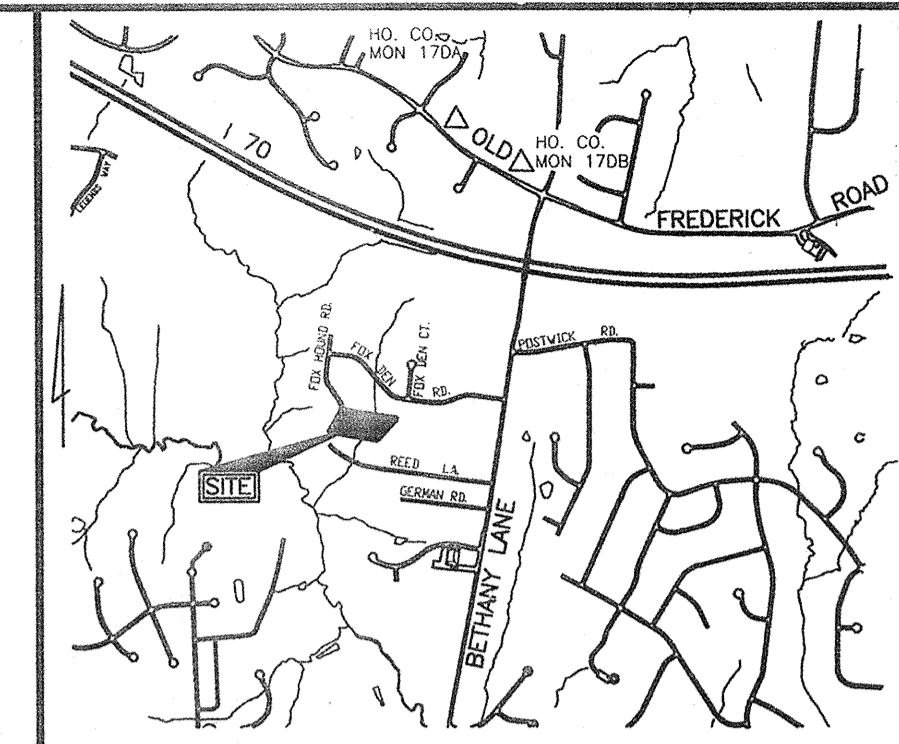
PRIVATE SEWER AND UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	S03°38'17"E	10.26'
E2	S03°38'17"E	10.26'
E3	N80°38'57"W	92.65'
E4	S43°11'53"W	74.33'
E5	N80°38'57"W	11.44'
E6	N43°11'53"E	86.37'
E7	S60°38'57"E	96.23'

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	N84°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°45'03"W	38.40'
F11	S86°53'13"W	38.00'
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°18'53"W	77.18'
F17	S43°56'47"W	40.44'
F18	S16°17'41"W	39.08'
F19	S11°47'10"E	32.63'

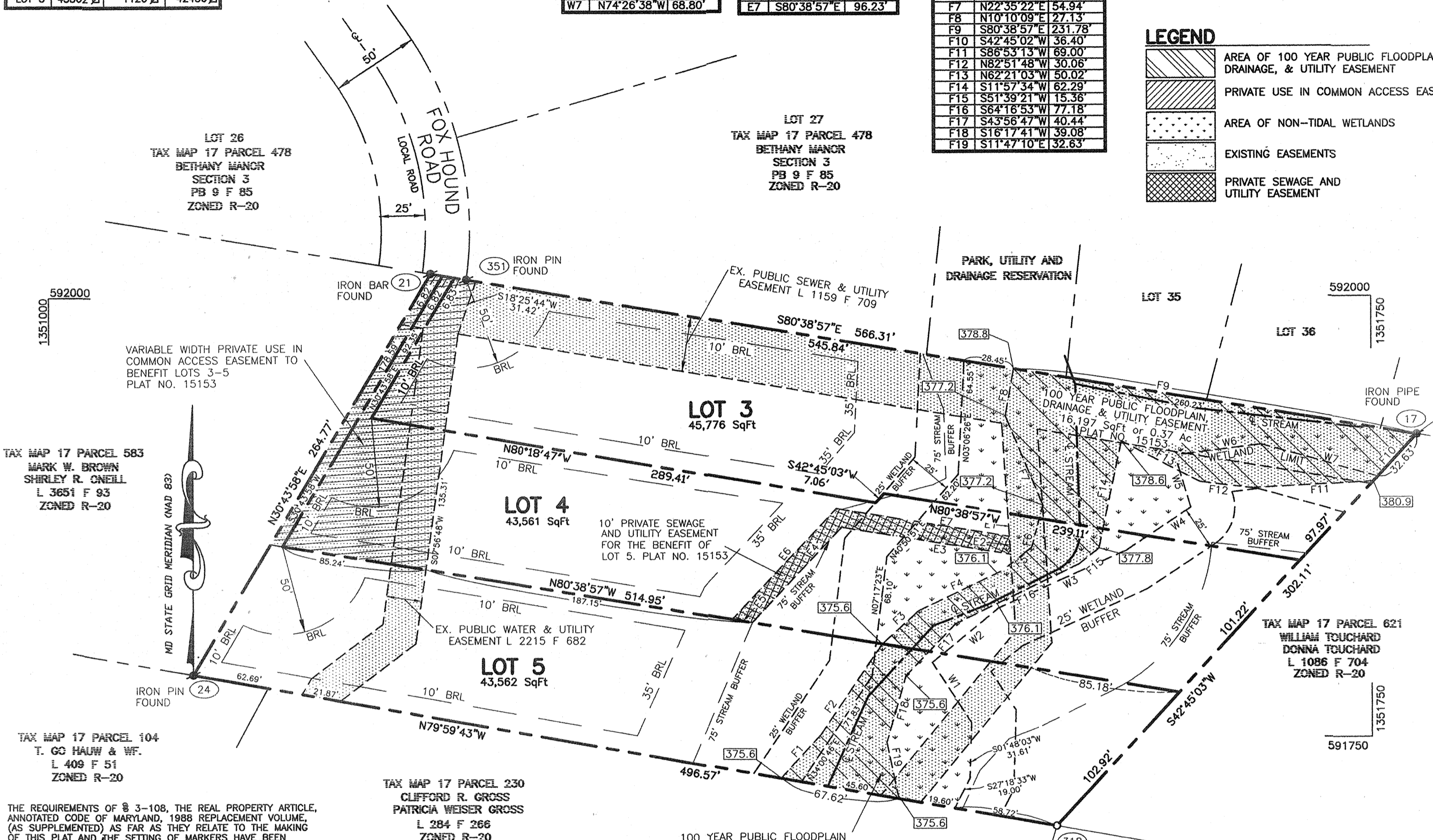
COORDINATE TABLE		
POINT	NORTH	EAST
17	591921.6040	1351775.7215
21	592013.6172	1351216.9364
24	591786.0292	1351081.6283
318	591699.7606	1351570.6460
351	592010.2913	1351237.1344

**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'



**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: F-01-007
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS  
17DA N 595410.845 E 1351641.146  
21DA N 594529.558 E 1352722.588
- THIS PLAT IS BASED ON A FIELD BOUNDARY SURVEY PERFORMED BY VOGEL & ASSOCIATES, INC. IN JUNE, 2000.
- BRL DENOTES BUILDING RESTRICTION LINE.
- IP DENOTES IRON PIPE W/CAP SET
- IP# DENOTES IRON PIPE OR IRON BAR FOUND.
- AO DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- OS 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 19.06' FOOT USE-IN-COMMON ACCESS EASEMENT AND FOX HOUND ROAD RIGHT-OF-WAY AND NOT INTO AFORESAID PRIVATE 19.06 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. OBLIGATION PROVIDED UNDER F-01-007 AS RECORDED 1/8/02 PLAT #15153.
- 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 AND RECORDED IN LIBER 5906 AT FOLIO 218 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- FEE-IN-LIEU OF THE OPEN SPACE IN THE AMOUNT OF \$3,000.00 (\$1,500.00 FOR EACH NEW LOT) WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER. OBLIGATION PROVIDED UNDER F-01-007 AS RECORDED 1/8/02 PLAT #15153.
- 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 16.120(C)(ii) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS TO REDUCE THE MINIMUM LOT FRONTAGE OF LOT 3 TO 6.83 FEET AND ADJACENT PIPESTEAM LOTS WHICH SHARE A COMMON DRIVEWAY TO HAVE SUFFICIENT COLLECTIVE FRONTAGE TO MEET DRIVEWAY EASEMENTS REQUIREMENTS IN THE DESIGN MANUAL (16 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. OBLIGATION PROVIDED UNDER F-01-007 AS RECORDED 1/8/02 PLAT #15153.

**GENERAL NOTES (CONT)**

- LANDSCAPE SURETY AS PART OF GRADING PERMIT  
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 OBLIGATION FOR LOTS 3-5 WILL BE ADDRESSED THROUGH RETENTION OF THE EXISTING PERIMETER TREES AND SUPPLEMENTAL PLANTING ALONG THE PROPERTY'S PERIMETER. LANDSCAPE SURETY IN THE AMOUNT OF \$2,400.00 FOR LOTS 3-5 WILL BE PAID WITH THE DEVELOPERS GRADING PERMIT APPLICATION FOR EACH LOT. (LOT 3 = 2 TREES/\$800), (LOT 5 = 6 TREES/\$1,800). OBLIGATION PROVIDED UNDER F-01-007 AS RECORDED 1/8/02 PLAT #15153.
- WETLANDS SHOWN HEREON BASED ON DELINEATION PERFORMED BY WILDMAN ENVIRONMENTAL SERVICES.
- 100 YEAR FLOODPLAIN SHOWN HEREON BASED ON ANALYSIS PERFORMED BY VOGEL AND ASSOCIATES, INC.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS, FLOODPLAINS, OR THEIR BUFFERS EXCEPT FOR INDIVIDUAL HOUSE CONNECTIONS ON LOTS 4 AND 5.

**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
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.05 AC.

**OWNER / DEVELOPER**

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

**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 RIGHTS-OF WAYS.

WITNESS OUR HANDS THIS 03 DAY OF June, 2002

*Michael PfaU*  
MICHAEL L. PFAU

*Joseph Jay Woolldridge*  
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 PHILIP H. JOHNSON TO MICHAEL L. PFAU BY DED DATED AUGUST 9, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD, MARYLAND IN LIBER 5829 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.

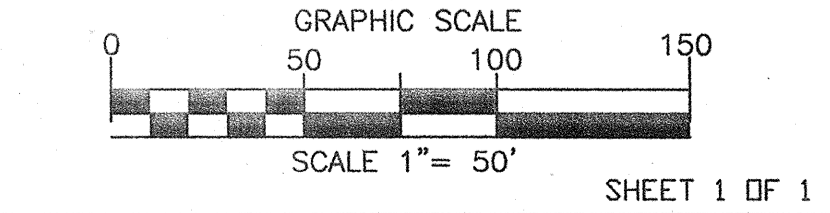
*Joseph Jay Woolldridge* 05/30/02  
JOSEPH JAY WOOLDRIDGE DATE  
PROFESSIONAL LAND SURVEYOR NO. 11027

THE PURPOSE OF THIS PLAT IS TO CORRECT THE BEARINGS AND DISTANCES OF LOT 3, AS RECORDED ON 01/08/02 PLAT NO. 15153.

RECORDED AS PLAT NO. 15448 ON 6-20-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF CORRECTION  
PREVIOUSLY RECORDED AS DPZ FILE #F-01-007 ON 1/8/02 PLAT NO. 15153

**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  
MAY 1, 2001



**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

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

*Penny Borestein* 6-12-02  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael PfaU* 6/10/02  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Joseph Jay Woolldridge* 6/17/02  
DIRECTOR DATE