

FOX MEADOW

LOTS 1 THROUGH 12, 14 THROUGH 17, H.O.A. OPEN SPACE LOTS 13 AND 18 PRESERVATION PARCELS A, B, AND C

GENERAL NOTES

- denotes a 4"x4"x36" concrete monument with an aluminum cap marked "Daft McCune Walker, Inc. Property Marker C-99" set.
- denotes a 3/4-inch diameter rebar with a 2-inch diameter aluminum cap marked "Daft McCune Walker, Inc. Property Marker C-99" set.
- This project is subject to the fourth edition Subdivision Regulations and Zoning Regulations effective 1-8-02.
- Previous Howard County Department of Planning and Zoning File Nos.: S-00-16 and P-02-13.
- The Landscape Surety amount is \$43350.00. The Forest Conservation Surety amount is \$110604.00.
- Preservation parcels shown hereon shall be privately owned. The easement holders are HOA and Howard County, Maryland. A Deed of Preservation Easement will be recorded with this plat. The Deed of Preservation Easement will summarize the uses and restrictions associated with the Preservation parcels and will prohibit resubdivision of the same.
- The required improvements to Burntwoods Road shall be shared at a rate of 0.5% of 11 million. The Traffic Report was prepared by Wells and Associates in June 2000 and it was approved in September 2000. The 2 Public Stormwater Management Facilities and the Drainage and Utility Easements will be jointly maintained by the HOA and Howard County, Maryland.
- Density calculation:
Total No. of density units allowed by right:
32.227 Ac. x (1 unit / 4.25 Ac.) = 7 units.
Total No. of density units allowed per DEO/CEO: *
32.227 Ac. x (1 unit / 2 Ac.) = 16 units.
- Density exchange is provided by:
Holtzinger Property, Tax Map 1, Grid 6, Parcel 7, as recorded in Liber 6148, Folio 445 and is shown on a Plat of Easement designated as sending file reference number RE-03-01. RE-03-01 was recorded on April 21, 2003 as plat #15893-15895, transferring 2 DEO and 5 CEO units to this parcel of land.
Zeeveld Subdivision - Lot 6
Tax Map 13, Grid 24, Parcel 61 as recorded in Liber 5067 folio 453 and is shown on a Plat of Easement recorded as Plat # 16715 (F-04-158)
- The limits of the Natural Conservation Area and the Forest Conservation Area are coincidental.
- Stormwater management facility No. 1 is a micro pond extended detention pond (P-1) type facility. Privately owned jointly maintained Stormwater management facility No. 2 is a bioretention (F-6) type facility. Privately owned and maintained by the Home Owners Association.
- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
- The sewage easements for lots 1, 2, 3 and 4 cannot be adjusted without wet season testing.
- Pfefferkorn road is designated as a scenic road.
- Fox Meadow Amended Density Receiving Plat (RE-04-05) was recorded on June 3, 2004 among the Land Records of Howard County as Plat No. 16716 for 2 additional CEO units, * per CB 50-2003, for a total of 3 DEO & CEO

- * Council Bill 50-2003 approved July 30, 2003 allows the developer to base his receiving density on the gross area.
- * This plan is subject to the 1993 Zoning Regulations as amended by Bill 50-2001

TABULATION OF FINAL PLAT

a. Total Number of Lots/Parcels to be recorded	21
Buildable	16
Preservation Parcels	3
Open Space	2
b. Total area of Lots	30.112 Ac. ±
Buildable	15.993 Ac. ±
Preservation Parcels	11.297 Ac. ±
Open Space	2.822 Ac. ±
c. Total Area of road right-of-way to be recorded including widening strips	2.115 Ac. ±
Old Rover Road	0.188 Ac. ±
Pfefferkorn Road	1.029 Ac. ±
Fox Stream Way	0.898 Ac. ±
d. Total Area of Subdivision to be recorded	32.227 Ac. ±

OWNER/DEVELOPER

Northridge Development LLC
14045 Gared Drive
Glenwood, Maryland 21738

SURVEYOR

Daft McCune Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286



OWNER'S DEDICATION

We, Northridge Development, LLC, by James H. Selfridge, Managing Member, owners 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,

- 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-ways and the specific easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, 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 spaces, where applicable; and
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and right-of-ways.

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.

Witness my hand this 19 day of July, 2004.

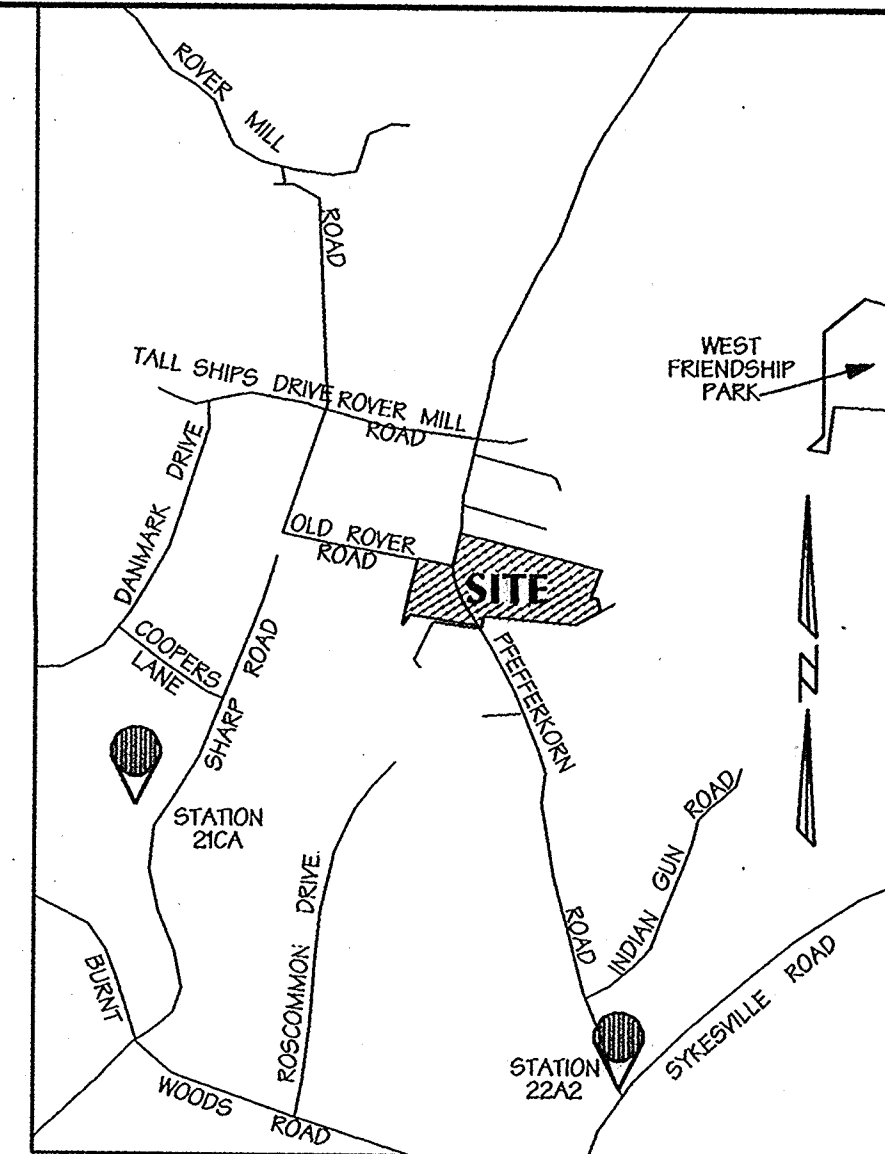
James H. Selfridge, Managing Member
Date: 7/19/04

LINE TABLE

Name	Bearing	Distance
L1	N 37°32'18" E	14.88'
L2	N 27°17'48" E	27.36'
L3	N 49°28'11" E	15.24'
L4	N 26°46'53" E	15.69'
L5	N 37°24'44" E	28.29'
L6	N 31°28'48" E	40.27'
L7	N 5°00'01" E	25.22'
L8	N 30°17'02" E	44.22'
L9	N 40°06'17" E	28.77'
L10	N 03°53'11" E	38.20'
L11	N 36°51'13" E	15.55'
L12	N 61°29'58" E	62.30'
L13	N 45°19'58" E	28.86'
L14	N 36°50'42" E	27.15'
L15	N 31°25'06" E	32.66'
L16	N 39°52'56" E	28.35'
L17	N 32°20'49" E	23.86'
L18	N 16°54'10" E	41.83'
L19	N 47°55'53" E	15.68'
L20	N 35°46'11" E	13.24'
L21	N 26°02'09" E	18.30'
L22	N 20°47'43" E	16.54'
L23	N 13°42'57" E	21.13'
L24	N 24°13'42" E	25.80'
L25	N 15°46'12" E	31.09'
L26	N 02°25'15" E	35.58'
L27	N 07°53'53" E	30.60'
L28	S 58°11'14" W	60.75'
L29	S 46°41'31" W	19.95'
L30	S 31°48'38" W	14.99'
L31	S 44°25'38" W	15.49'
L32	S 55°37'37" W	45.59'
L33	S 55°27'31" W	13.68'
L34	S 49°41'18" W	18.60'
L35	S 41°11'00" W	45.92'
L37	S 60°54'52" W	25.54'
L38	S 41°40'11" W	16.02'
L39	S 23°42'31" W	22.92'
L40	S 24°26'36" W	26.94'
L41	S 24°21'45" W	44.05'
L42	S 14°26'12" W	34.47'
L43	S 76°51'24" E	34.94'
L44	N 86°13'14" E	99.89'
L45	S 64°33'31" E	116.00'
L46	N 88°26'40" E	115.97'
L47	S 88°26'40" W	42.48'
L48	S 86°13'14" W	99.89'
L49	N 83°48'03" W	71.76'
L50	S 11°59'09" E	20.49'
L51	S 20°18'21" W	45.79'
L52	S 24°59'10" W	35.20'
L53	S 88°31'36" E	107.31'
L54	N 01°28'24" E	20.00'
L55	N 88°31'36" W	114.54'
L56	S 19°59'50" W	52.14'
L57	S 34°40'39" W	43.77'
L58	S 69°38'13" W	27.00'
L59	N 68°17'45" W	56.03'
L60	N 42°23'04" W	53.87'
L61	N 50°54'37" W	105.13'
L62	N 26°26'40" W	85.44'
L63	N 84°11'43" W	24.54'
L64	N 84°11'43" W	13.83'
L65	S 84°11'43" E	35.00'
L69	S 01°24'22" E	25.15'
L70	N 32°09'50" W	166.86'
L71	S 41°52'20" E	37.00'
L72	N 13°41'07" W	48.20'
L73	S 69°38'13" W	5.71'
L74	S 31°04'03" E	47.34'
L75	S 34°39'27" W	13.16'
L76	N 31°04'03" W	55.02'
L77	N 18°45'17" W	69.96'

CURVE TABLE

Name	Delta	Radius	Length	Bearing	Chord	Tangent
C1	17°37'57"	1325.00'	407.76'	N 23°20'52" W	406.16'	205.51'
C2	03°49'05"	545.00'	36.32'	N 12°37'21" W	36.31'	18.16'
C3	31°10'03"	39.00'	21.21'	N 26°17'50" W	20.95'	10.88'
C4	12°08'02"	61.00'	12.94'	N 35°48'18" W	12.91'	6.49'
C5	45°40'22"	34.00'	27.10'	N 52°33'56" W	26.39'	14.32'
C6	17°37'57"	1275.00'	392.38'	N 23°20'52" W	390.83'	197.75'
C9	50°39'44"	34.00'	30.06'	S 23°55'30" W	29.09'	16.09'
C10	46°56'36"	54.00'	44.24'	S 72°43'39" W	43.02'	23.45'
C11	09°58'43"	300.00'	52.25'	N 88°47'24" W	52.18'	26.19'
C12	29°13'15"	180.00'	91.80'	S 79°10'09" E	90.81'	46.92'
C13	26°59'49"	315.00'	148.42'	S 78°03'26" E	147.05'	75.62'
C14	78°27'47"	25.00'	34.24'	S 52°19'27" E	31.62'	20.41'
C15	25°82'74"	50.00'	22.55'	N 37°40'34" E	22.46'	11.23'
C16	26°59'49"	275.00'	129.58'	N 78°03'26" W	128.38'	66.01'
C17	29°13'15"	220.00'	112.20'	N 79°10'08" W	110.99'	57.35'
C18	16°55'22"	260.00'	76.78'	S 85°19'05" E	76.51'	38.68'
C19	45°40'46"	54.00'	43.05'	S 54°01'01" E	41.92'	22.74'
C20	12°54'20"	61.00'	13.74'	S 37°37'48" E	13.71'	6.90'
C21	56°47'26"	49.00'	48.57'	S 15°41'15" E	46.60'	26.49'
C22	05°51'33"	495.00'	50.62'	S 11°36'07" E	50.60'	25.33'
C23	12°43'32"	1228.00'	272.74'	S 22°31'16" E	272.18'	136.94'
C24	17°37'57"	1264.00'	388.99'	N 23°20'57" W	387.46'	196.05'
C25	09°06'59"	484.00'	77.01'	N 09°58'24" E	76.93'	38.59'
C26	39°01'43"	80.00'	54.49'	N 47°52'05" W	53.45'	28.35'
C27	05°26'43"	54.00'	5.13'	S 86°31'24" E	5.13'	2.57'



VICINITY MAP

SCALE: 1" = 2000'

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY
Date: 8/19/04

Howard County Health Officer
Date: 8/19/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Date: 8/19/04

Chief, Development Engineering Division
Date: 8/19/04

Cecilia Hamilton (acting) Director
Date: 8/19/04

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by The Amos-Cunningham LLC, to Northridge Development LLC, by deed dated January 7, 2002, and recorded in the Land Records of Howard County, Maryland, in Liber 6016 Folio 438; and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-108, The Real Property Article, of The 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.

Anthony J. Vitti, Professional Land Surveyor
Maryland Registration No. 10951
Date: 7/15/04

RECORDED AS PLAT No. 16864

ON August 24, 2004 IN THE LAND RECORDS OF HOWARD COUNTY, MD.

FOX MEADOW
LOTS 1 THROUGH 12, 14 THROUGH 17
H.O.A. OPEN SPACE LOTS 13, & 18,
PRESERVATION PARCELS A, B, AND C

SHEET 1 OF 2
ZONING: RR-DEO and RC-DEO
TAX MAP 15 GRID 19 PARCEL 167
THIRD ELECTION DISTRICT
HOWARD COUNTY MARYLAND
SCALE: N/A. SEPTEMBER 12, 2003

Legend

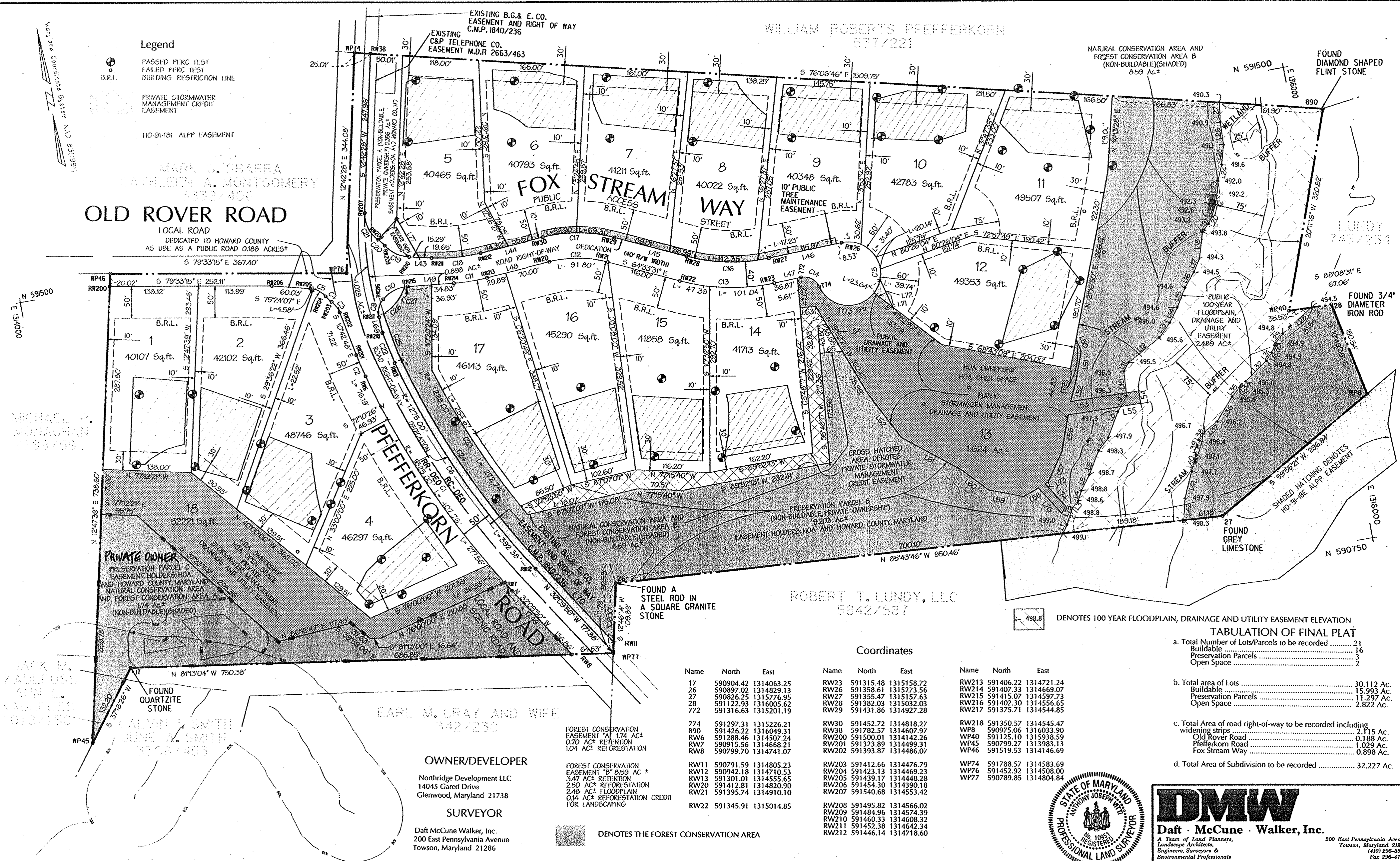
- PAVED PIRC 11.51
FAILED PIRC TEST
BUILDING RESTRICTION LINE
- PRIVATE STORMWATER
MANAGEMENT CREDIT
EASEMENT
- HO 91-18F ALPP EASEMENT

MAP 6, C. BARRA
KATHLEEN A. MONTGOMERY
5332/406
OLD ROVER ROAD
LOCAL ROAD
DEDICATED TO HOWARD COUNTY
AS USE AS A PUBLIC ROAD 0.188 ACRES*

WILLIAM ROBERT'S PFEFFERKORN
537/221

NATURAL CONSERVATION AREA AND
FOREST CONSERVATION AREA B
(NON-BUILDABLE)(SHADED)
0.59 AC*

FOUND
DIAMOND SHAPED
FLINT STONE



MICHAEL P.
MONAHAN
2299/891

JACK H.
KALPUS,
AIN L.
KADZINSKI
0134/559

PRIVATE OWNER
PRESERVATION PARCEL C
EASEMENT HOLDERS: HOA
AND HOWARD COUNTY, MARYLAND
NATURAL CONSERVATION AREA
AND FOREST CONSERVATION AREA A
1.74 AC*
(NON-BUILDABLE)(SHADED)

FOREST CONSERVATION
EASEMENT "A" 1.74 AC*
0.70 AC* RETENTION
1.04 AC* REFORESTATION

FOREST CONSERVATION
EASEMENT "B" 0.59 AC*
0.47 AC* RETENTION
2.50 AC* REFORESTATION
2.48 AC* FLOODPLAIN
0.14 AC* REFORESTATION CREDIT
FOR LANDSCAPING

OWNER/DEVELOPER
Northridge Development LLC
14045 Gared Drive
Glenwood, Maryland 21738

SURVEYOR
Daft McCune Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286

DENOTES THE FOREST CONSERVATION AREA

FOUND A
STEEL ROD IN
A SQUARE GRANITE
STONE

ROBERT T. LUNDY, LLC
5842/587

498.8 DENOTES 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT ELEVATION

Coordinates

Name	North	East	Name	North	East	Name	North	East
17	590904.42	1314063.25	RW23	591315.48	1315158.72	RW213	591406.22	1314721.24
26	590897.02	1314829.13	RW26	591358.61	1315273.56	RW214	591407.33	1314669.07
27	590826.25	1315776.95	RW27	591355.47	1315157.63	RW215	591415.07	1314597.73
28	591122.93	1316005.62	RW28	591382.03	1315032.03	RW216	591402.30	1314556.65
772	591316.63	1315201.19	RW29	591431.86	1314927.28	RW217	591375.71	1314544.85
774	591297.31	1315226.21	RW30	591452.72	1314818.27	RW218	591350.57	1314545.47
890	591426.22	1316049.31	RW38	591782.57	1314607.97	WP8	590975.06	1316033.90
RW6	591288.46	1314507.24	RW200	591500.01	1314142.26	WP40	591125.10	1315938.59
RW7	590915.56	1314668.21	RW201	591333.89	1314499.31	WP45	590799.27	1313983.13
RW8	590799.70	1314741.07	RW202	591393.87	1314486.07	WP46	591519.53	1314146.69
RW11	590791.59	1314805.23	RW203	591412.66	1314476.79	WP74	591788.57	1314583.69
RW12	590942.18	1314710.53	RW204	591423.13	1314469.23	WP76	591452.92	1314508.00
RW13	591301.01	1314555.65	RW205	591439.17	1314448.28	WP77	590789.85	1314804.84
RW20	591412.81	1314820.90	RW206	591454.30	1314390.18			
RW21	591395.74	1314910.10	RW207	591540.68	1314553.42			
RW22	591345.91	1315014.85	RW208	591495.82	1314566.02			
			RW209	591484.96	1314574.39			
			RW210	591460.33	1314608.32			
			RW211	591452.38	1314642.34			
			RW212	591446.14	1314718.60			

TABULATION OF FINAL PLAT

a. Total Number of Lots/Parcels to be recorded 21
 Buildable 16
 Preservation Parcels 3
 Open Space 2

b. Total area of Lots 30,112 Ac.
 Buildable 15,993 Ac.
 Preservation Parcels 11,297 Ac.
 Open Space 2,822 Ac.

c. Total Area of road right-of-way to be recorded including
 widening strips 2,115 Ac.
 Old Rover Road 0,188 Ac.
 Pfefferkorn Road 1,029 Ac.
 Fox Stream Way 0,898 Ac.

d. Total Area of Subdivision to be recorded 32,227 Ac.

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SYSTEMS, IN CONFORMANCE WITH THE MASTER
PLAN OF WATER AND SEWERAGE FOR HOWARD
COUNTY

[Signature]
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND
ZONING

[Signature]
Chief, Development Engineering Division Date

[Signature]
Director Date

OWNER'S DEDICATION

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- (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 right-of-ways.

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Witness my hand this 19 day of July 2003.
[Signature] James H. Selfridge, Managing Member Date

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[Signature] Anthony J. Vitti, Professional Land Surveyor Date
Maryland Registration No. 10951

DMW
Daft · McCune · Walker, Inc.
A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3833
Fax 296-4705

RECORDED AS PLAT No. 16805
ON August 24, 2004 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

FOX MEADOW
LOTS 1 THROUGH 12, 14 THROUGH 17,
H.O.A. OPEN SPACE LOTS 13, & 18,
PRESERVATION PARCELS A, B, AND C

SHEET 2 OF 2
ZONING: RR-DEO and RC-DEO

TAX MAP 15 GRID 19 PARCEL 167
THIRD ELECTION DISTRICT
HOWARD COUNTY MARYLAND

SCALE: 1" = 100' JUNE 2, 2004