U.S. Equivalent Coordinate Table

POINT	NORTH (feet)	EAST (feet)
122	527929.9471	1350394.8485
509	527962.1016	1350311.6271
520	527861.9025	1350376.1054
521	527903.6174	1350268.9541
522	527924.8295	1350277.2121
523	527940.8587	1350275.0630

Metric Coordinate Table

NORTH (meters)	EAST (meters)
160913.369711	411601.173017
160923.170406	411575.807105
160892.629669	411595.460121
160905.344392	411562.800323
160911.809851	411565.317378
160916.695555	411564.662339

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 And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher, L.S. #10692 (Professional Land Surveyor) — Date 2/7/17

Double R Ventures, LLC
By: Joseph Rutter, Member — Date 2/7/17

Curve Data Tabulation

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
523-509	85.00'	42.74'	28°48'25"	21.83'	N 59°50'40" E 42.29'

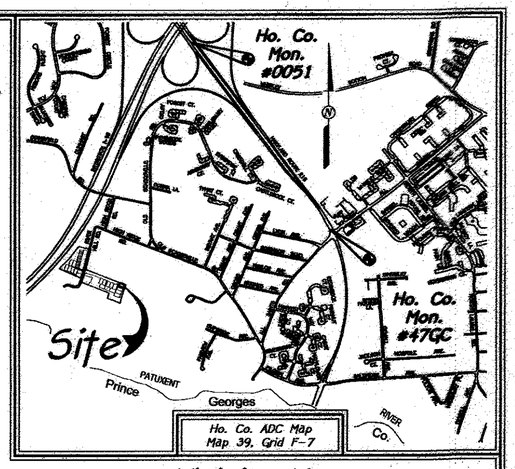
This Subdivision Is Subject To Section 16.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 03/22/16 On Which Date Developer Agreement 24-4849-D was Filed And Accepted.

Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lot 1. Any Conveyances Of The Aforesaid Lot Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

Legend

- Existing 20' Public Sewer & Utility Easement (Plat Nos. 23766 Thru 23769)
- Existing Private Shared Driveway And Stormwater Management Access And Maintenance Easement (Plat Nos. 23766 Thru 23769)
- Existing Private Sewer & Utility Easement (Plat Nos. 23766 Thru 23769)
- Existing Public Water & Utility Easement (Plat Nos. 23766 Thru 23769)
- Private Entrance Feature Easement

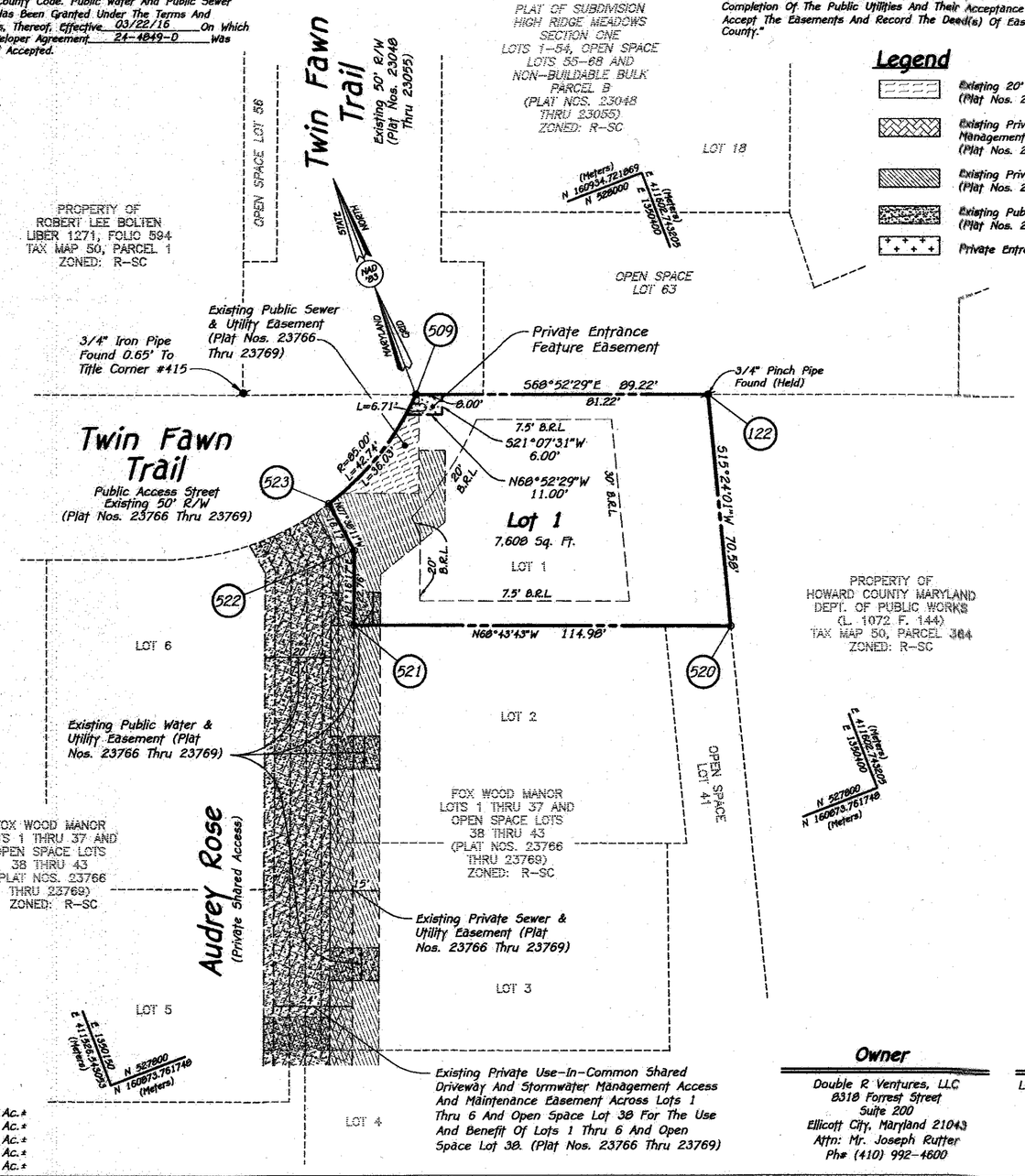


Vicinity Map

Scale: 1" =2,000'

General Notes Continued:

25. Articles Of Incorporation For The Fox Wood Manor Homeowners Association, Inc. Was Filed With The State Department Of Assessments And Taxation On 11/16/15, Receipt No. D16086089.
26. A Pre-Submission Community Meeting Was Held For This Project On October 3, 2012.
27. Street Trees Along Public Roads Have Been Reviewed And Approved. Surety For Installation Of These Trees Has Been Posted With The Developers Agreement, F-15-053.
28. This Plan Is Subject To A Waiver To Design Manual Volume III, Section 2.3.A.3.f. Allowing The Use Of A Private Offset Tee Turn-Around With A 24' W2 Width Paving Provided In Accordance With Detail R-9.02 And Section 2.3.A.1.a Allowing The Use Of A 60' Horizontal Curve At Station 14+00 Of Twin Fawn Trail.
29. The Department Of Planning And Zoning, With F-15-053, Has Approved Disturbance Of The Stream, Stream Buffer, Wetland And Wetland Buffers For Twin Fawn Trail As An Essential Disturbance Per Section 16.116(c)(1)(i) And Section 16.116(c)(1)(iii) Of The Howard County Subdivision And Land Development Regulations.
30. No Floodplain Exists On This Property.
31. Moderate Income Housing Unit Agreement And Restrictions Are Recorded Among The Land Records Of Howard County, Maryland In Liber 16835, Folio 145 And Folio 153, Respectively.
32. Declaration Of Covenants And Restrictions For The Fox Wood Manor Homeowners Association, Inc. Are Recorded Among The Land Records Of Howard County, Maryland In Liber 16835 At Folio 87.
33. The Project Is In Conformance With The Latest Howard County Standards Unless Waivers Have Been Approved.
34. Declaration Of Use-In-Common Shared Driveway And Stormwater Management Access And Maintenance Agreement Recorded In Liber 16835 At Folio 124.



General Notes:

1. Subject Property Zoned R-SC Per 10/06/13 Comprehensive Zoning Plan.
2. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 47GC And No. 0051.
   Station No. 47GC North 528,939.7281 East 1,354,223.5536 Elev. = 226.272
   Station No. 0051 North 532,404.1563 East 1,351,627.3343 Elev. = 349.698
3. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About November, 2012 By Fisher, Collins & Carter, Inc.
4. B.R.L. Denotes Building Restriction Line.
5. ● Denotes Iron Pin Set With Cap "F.C.C. 106".
6. ✗ Denotes Iron Pipe Or Iron Bar Found.
7. ○ Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
8. ■ Denotes Concrete Monument Set With Cap "F.C.C. 106".
9. ▣ Denotes Concrete Monument Or Stone Found.
10. Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any new Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
    a) Width - 12 Feet (16 Feet Serving More Than One Residence);
    b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 -1/2" Minimum);
    c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
    d) Structures (Culverts/Bridges) - 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 Surface;
    f) Structure Clearance - Minimum 12 Feet;
    g) Maintenance - Sufficient To Ensure All Weather Use.
11. All Lot Areas Are More Or Less (±).
12. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
13. The Traffic Study Dated December 18, 2013 For This Project Was Prepared By The Traffic Group And Approved On August 18, 2014.
14. No Cemeteries Exists On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map. No Historic Structures Or Features Exist On-Site.
15. Property Subject To Department Of Planning And Zoning File Numbers: SDP-05-067, SP-14-003, ECP-13-074, Contract No. 24-4849-D And F-15-053.
16. This Property Is Located Within The Metropolitan District And Will Be Served By Public Water And Sewer.
17. The Natural Resource Inventory/Forest Stand Delineation Plan For This Project Was Prepared By Eco-Tone Inc., On February 20, 2014 And Approved On 07/31/14.
18. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The 10/06/13 Comprehensive Zoning Plan. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.
19. Approval Of A Site Development Plan Is Required For The Development Of All Residential Lots Within This Subdivision Prior To Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.
20. This Plan Is Exempt From Forest Conservation With Section 16.1202(b)(1)(vii) Of The Howard County Code And Forest Conservation Manual Since It Is A Plat Of Revision That Does Not Create Any Additional Lots.
21. This Plan Is Exempt From Perimeter Landscaping In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual, Since It Is A Plat Of Revision Plat That Does Not Create Any Additional Lots.
22. Site Is Not Adjacent To A Scenic Road.
23. The Wetland Report For This Project Was Prepared By ECO-Tone Inc., Dated March 4, 2014 And Approved On 07/31/2014. No Wetland Impacts Are Proposed That Require 401 Or 404 Permitting.
24. There Are No Existing Structures Located On Lot 1.

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2855

Graphic Scale

0' 30' 60' 120'

Scale: 1" = 30'

Area Tabulation For This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.175
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.175 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	0.175 Ac.±

Owner

Double R Ventures, LLC
8310 Forrest Street
Suite 200
Ellicott City, Maryland 21043
Attn: Mr. Joseph Rutter
Ph# (410) 992-4600

Developer

Land Design & Development, Inc.
8310 Forrest Street
Suite 200
Ellicott City, Maryland 21043
Ph# (410) 992-4600

Purpose Statement

The Purpose Of This Plat Is To Create A Private Entrance Feature Easement On Lot 1, As Shown On Plats Entitled "Fox Wood Manor, Lots 1 Thru 37 And Open Space Lots 38 Thru 43" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23766 Thru 23769.

APPROVED: For Public Water And Public Sewerage Systems. Howard County Health Department.

B. Wilson for Maura Rossman 2/16/2017
Howard County Health Officer M.D. — Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division MY — 2.27.17 Date

Director JS — 3.06.17 Date

Owner's Certificate

Double R. Ventures, LLC, By Joseph Rutter, Member, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision; And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish The Minimum Building Restriction Lines. All Easements Of (Or) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My/Our Hand/s This 7th Day Of February, 2017.

Witness

Double R Ventures, LLC
By: Joseph Rutter, Member

Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge 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 Part Of The Lands Conveyed By Thomas M. Marcellino And Bonny A. Marcellino To Double R Ventures, LLC By Deed Dated December 31, 2015 And Recorded Among The Land Records Of Howard County, Maryland In Liber 16666 At Folio 470; And Being Lot 1, As Shown On Plats Entitled "Fox Wood Manor, Lots 1 Thru 37 And Open Space Lots 38 Thru 43" Recorded Among The Aforesaid Land Records As Plat Nos. 23766 Thru 23769; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland As Amended.

STATE OF MARYLAND TERRELL A. FISHER No. 10692 PROFESSIONAL LAND SURVEYOR

Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2017

RECORDED AS PLAT No. 24114 ON 3/8/17
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Fox Wood Manor
Lot 1

(Being A Revision To Lot 1, As Shown On Plats Entitled "Fox Wood Manor, Lots 1 Thru 37 And Open Space Lots 38 Thru 43" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23766 Thru 23769)

Zoned: R-SC
Tax Map: 50, Parcel: 429, Grid: 1
Sixth Election District - Howard County, Maryland
Date: February 7, 2017 Scale: 1"=30' Sheet 1 Of 1

SP-14-003, ECP-13-074, Contr. No. 24-4849-D And F-15-053

F-17-076

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