

GENERAL NOTES

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH OF THE MARYLAND STATE PLANE COORDINATE SYSTEM (MD 83/91) AND ARE DIRECTLY REFERRED TO HOWARD COUNTY MONUMENTS NOS. 476D AND 476E.
- DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY.
● DENOTES IRON PIPE OR BAR FOUND
■ DENOTES STONE OR MONUMENT FOUND
⊗ DENOTES REBAR WITH CAP SET
BRL DENOTES BUILDING RESTRICTION LINE
- PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON, OR ABOUT, NOVEMBER, 2012 BY FISHER, COLLINS & CARTER, INC.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED R-SC IN ACCORDANCE WITH THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE ON 7/28/06, AND IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/7/07 PER COUNCIL BILL 75-2003.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED DECEMBER 18, 2013, AND APPROVED ON AUGUST 18, 2014.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON SUBJECT PROPERTY.
- THERE ARE NO EXISTING DWELLINGS/STRUCTURES LOCATED ON THIS SITE.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THE NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION PLAN FOR THIS PROJECT WAS PREPARED BY ECO-TONE, INC., ON FEBRUARY 20, 2014 AND APPROVED ON JULY 31, 2014.
- THE FOREST CONSERVATION EASEMENTS SHOWN ON THIS PLAT WERE ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT, NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION ARE ALLOWED.
- THE WETLAND REPORT FOR THIS PROJECT WAS PREPARED BY ECO-TONE, INC., DATED MARCH 4, 2014 AND APPROVED ON JULY 31, 2014. NO WETLAND IMPACTS ARE PROPOSED THAT REQUIRE 401 OR 404 PERMITTING.
- THERE IS AN EXISTING NOISE WALL ALONG THE INTERSTATE I-95 RIGHT-OF-WAY. THE 67/80A MITIGATED NOISE LINE AS PROJECTED BY MARYLAND STATE HIGHWAY ADMINISTRATION DOES NOT IMPACT THIS PROPERTY.
- THERE IS NO 100-FT FLOODPLAIN WITHIN THE LIMITS OF THIS SITE.
- ARTICLES OF INCORPORATION FOR THE FOX WOOD MANOR HOMEOWNERS ASSOCIATION, INC. WERE FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON NOVEMBER 16, 2015, RECEIPT NO. D16886889.
- TWIN FAWN TRAIL IS CLASSIFIED AS A PUBLIC ACCESS STREET AND IS NOT A SCENIC ROAD.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOT/PARCELS. ANY CONVEYANCES OF THE FORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION ACT, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION ACT AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- A PRE-SUBDIVISION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON OCTOBER 3, 2012.
- THE DEPARTMENT OF PLANNING AND ZONING HAS APPROVED DISTURBANCE OF THE STREAM, STREAM BUFFER, WETLAND AND WETLAND BUFFER FOR TWIN FAWN TRAIL AS AN ESSENTIAL DISTURBANCE PER SECTION 16.116(c)(1)(i) AND SECTION 16.116(c)(1)(ii) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- DECLARATION OF GOVERNANTS AND RESTRICTIONS FOR THE FOX WOOD MANOR HOMEOWNERS ASSOCIATION, INC. WERE RECORDED WITH FINAL PLAT F-15-053.
- OPEN SPACE LOTS 38, 39, 40 AND 43 ARE OWNED AND MAINTAINED BY THE FOX WOOD MANOR HOMEOWNER'S ASSOCIATION, INC. OPEN SPACE LOTS 41 AND 42 ARE OWNED AND MAINTAINED BY HOWARD COUNTY, MARYLAND.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE FOREST CONSERVATION REQUIREMENTS FOR THIS SUBDIVISION HAS BEEN FULFILLED BY ON-SITE RETENTION OF 0.45 ACRES, ON-SITE PLANTINGS OF 0.47 ACRES AND OFF-SITE PLANTINGS OF 2.55 ACRES ON SDP-97-115 AND F-99-019.
- THIS PLAN IS SUBJECT TO A WAIVER TO DESIGN MANUAL VOLUME III, SECTION 2.3.A.3.1 ALLOWING THE USE OF A PRIVATE OFFSET TEE TURN-AROUND WITH 24" W/2" WIDTH PAVING PROVIDED IN ACCORDANCE WITH DETAIL R-9.02 AND SECTION 2.3.A.1.0, ALLOWING THE USE OF A 60' HORIZONTAL CURVE AT STATION 14+00 OF TWIN FAWN TRAIL.
- DPZ REFERENCES: SDP-05-067, ECP-13-074, SP-14-003, F-15-053, SDP-16-057, CONTRACT NO. 20-3253 AND CONTRACT NO. 24-4849-D.

COORDINATE TABLE

NO.	NORTH	EAST
200	528103.5677	1349806.7561
201	528053.9196	1349935.2542
202	527960.6402	1349899.2132
203	527952.9266	1349894.5763
204	527930.5108	1349883.8732
205	527904.3427	1349881.3441
206	527862.7119	1349891.1929
207	527830.7092	1349973.7469
208	527826.0491	1349971.9402
209	527900.2315	1349780.5784
210	527919.8453	1349781.9263
211	527927.9810	1349778.9881
212	527947.9744	1349777.3547
213	527957.8997	1349778.1785
214	527999.0126	1349788.4039

AREA TABULATION CHART (THIS SHEET)

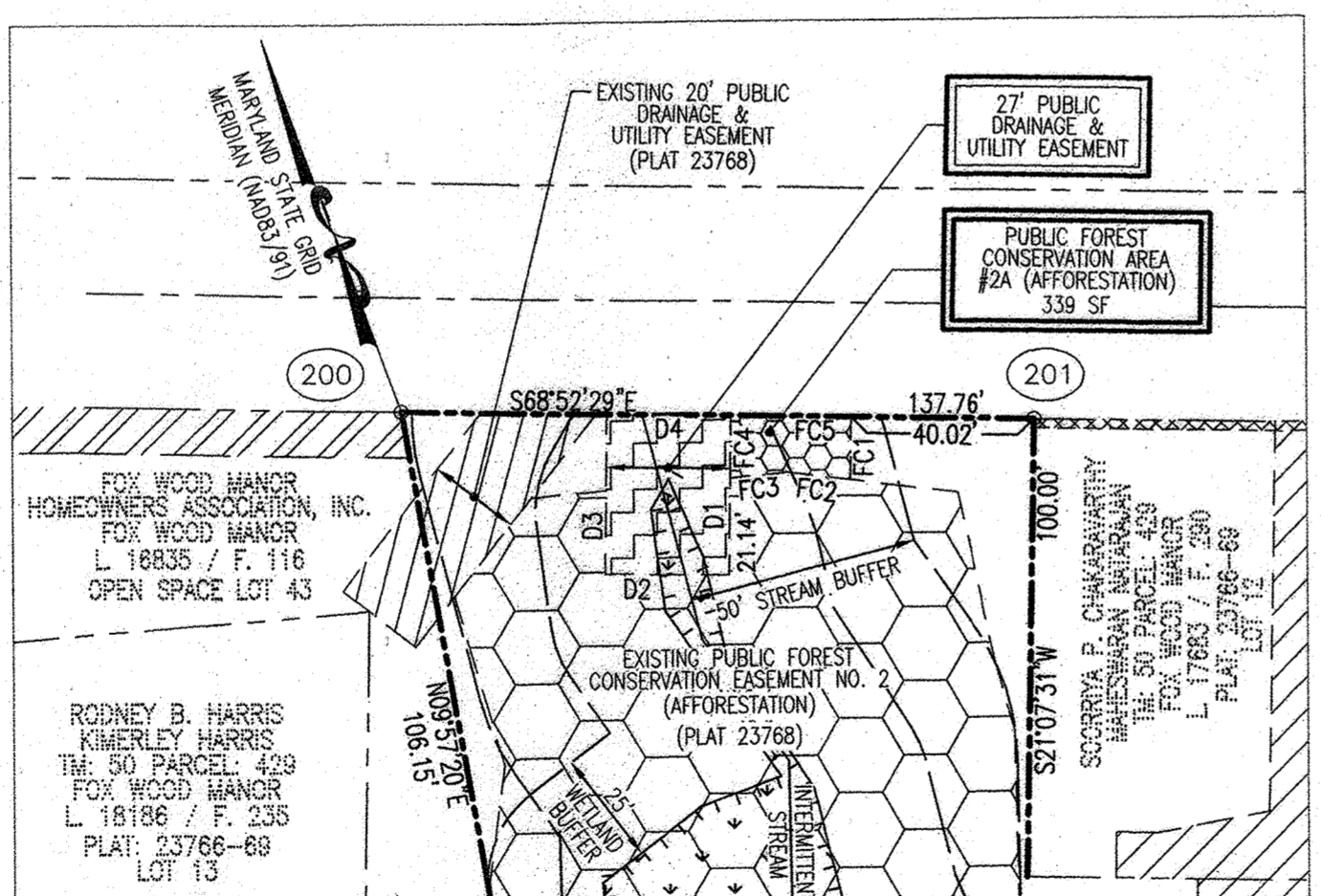
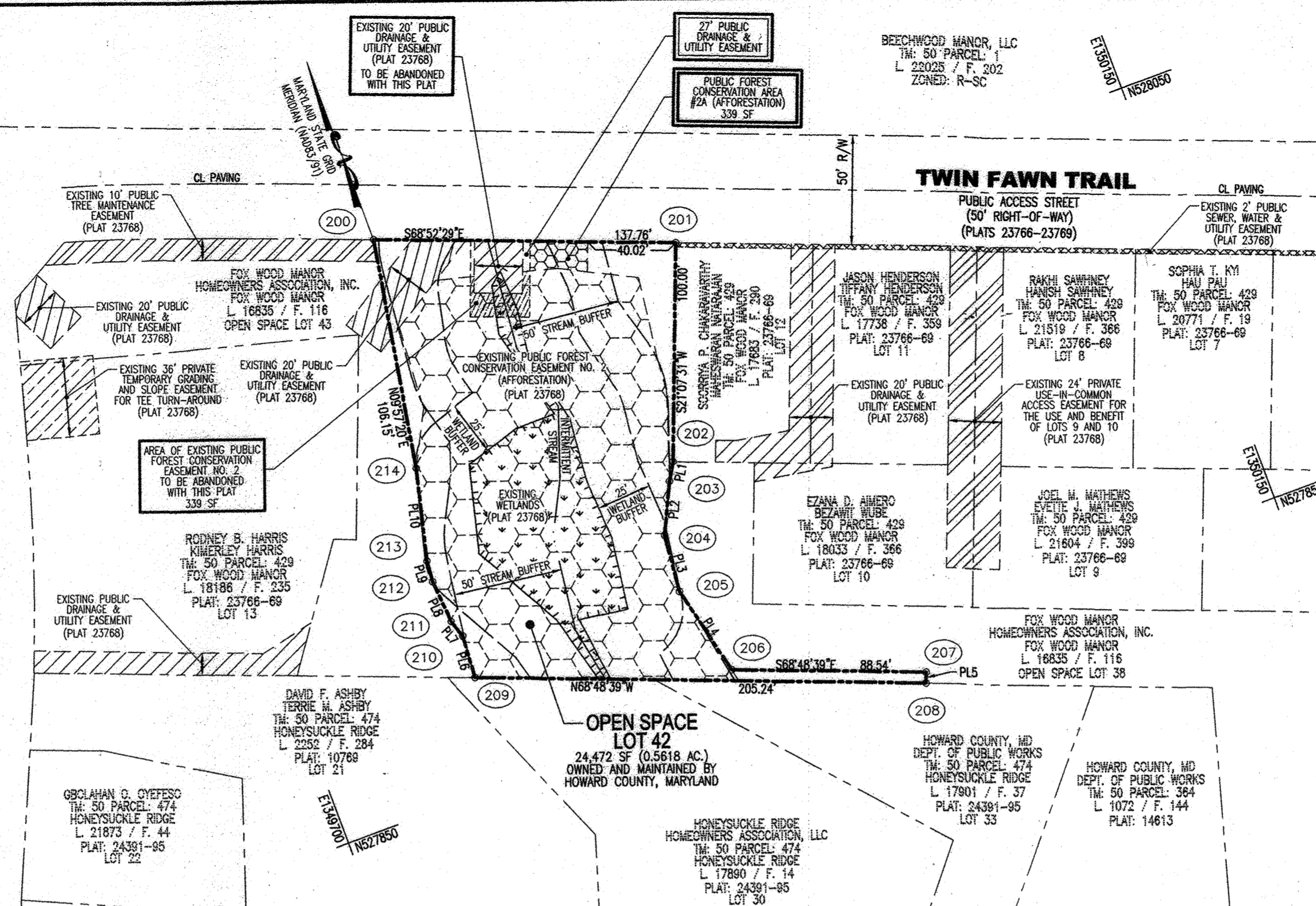
BUILDABLE LOTS TO BE RECORDED	0
NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	1
TOTAL LOTS AND PARCELS TO BE RECORDED	1
AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.5618 AC
AREA OF LOTS AND PARCELS TO BE RECORDED	0.5618 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	0.5618 AC

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

HOWARD COUNTY HEALTH OFFICER *[Signature]* 5/31/24
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION *[Signature]* 6.22/24
DATE
DIRECTOR *[Signature]* 6/24/24
DATE



PROPOSED 27' PUBLIC DRAINAGE AND UTILITY EASEMENT AND PUBLIC FOREST CONSERVATION AREA #2A DETAIL
SCALE: 1"=40'

OWNER'S CERTIFICATE

HOWARD COUNTY, MARYLAND, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF REVISION BY THE DEPARTMENT OF PLANNING AND ZONING, TO ESTABLISH A NEW PUBLIC DRAINAGE AND UTILITY EASEMENT.

WITNESS OUR HANDS THIS 26th DAY OF April 2024.

[Signature]
HOWARD COUNTY, MARYLAND
[Signature]
WITNESS

PROP. 27' PUBLIC DRAINAGE AND UTILITY EASEMENT LINE TABLE

LINE	COURSE
D1	S20°51'47"W 34.77'
D2	N69°08'13"W 27.00'
D3	N20°51'47"E 34.90'
D4	S68°52'29"E 27.00'

PROP. PUBLIC FOREST CONSERVATION AREA #2A LINE TABLE

LINE	COURSE
FC1	S21°07'34"W 13.70'
FC2	N62°55'32"W 13.85'
FC3	N75°11'12"W 12.44'
FC4	N20°51'47"E 13.63'
FC5	S68°52'29"E 26.20'

LOT LINE BEARINGS AND DISTANCES LINE TABLE

LINE	COURSE
PL1	S31°00'46"W 9.00'
PL2	S25°31'25"W 24.84'
PL3	S05°31'13"W 26.23'
PL4	S13°18'36"E 42.78'
PL5	S21°11'17"W 5.00'
PL6	N03°55'51"E 19.85'
PL7	N19°51'25"W 8.85'
PL8	N04°40'14"W 20.06'
PL9	N04°49'49"E 9.78'
PL10	N13°54'16"E 42.56'

OWNER/DEVELOPER
HOWARD COUNTY, MARYLAND
3430 COURT HOUSE DRIVE
ELLCOTT CITY, MD 21043
(410) 313-3260

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PUBLIC DRAINAGE AND UTILITY EASEMENT ON ALL OR A PORTION OF A PARCEL OF GROUND CONVEYED BY DOUBLE R VENTURES, LLC TO HOWARD COUNTY, MARYLAND BY DEED DATED MARCH 22, 2016 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16864 AT FOLIO 403.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2024.

[Signature] 1/30/24
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267



VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
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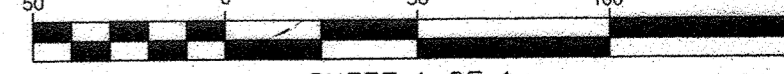
RECORDED AS PLAT No. 210653 ON 6-28-24
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
FOX WOOD MANOR
OPEN SPACE LOT 42
A REVISION OF OPEN SPACE LOT 42
PLAT OF FOX WOOD MANOR
PLATS 23766-23769

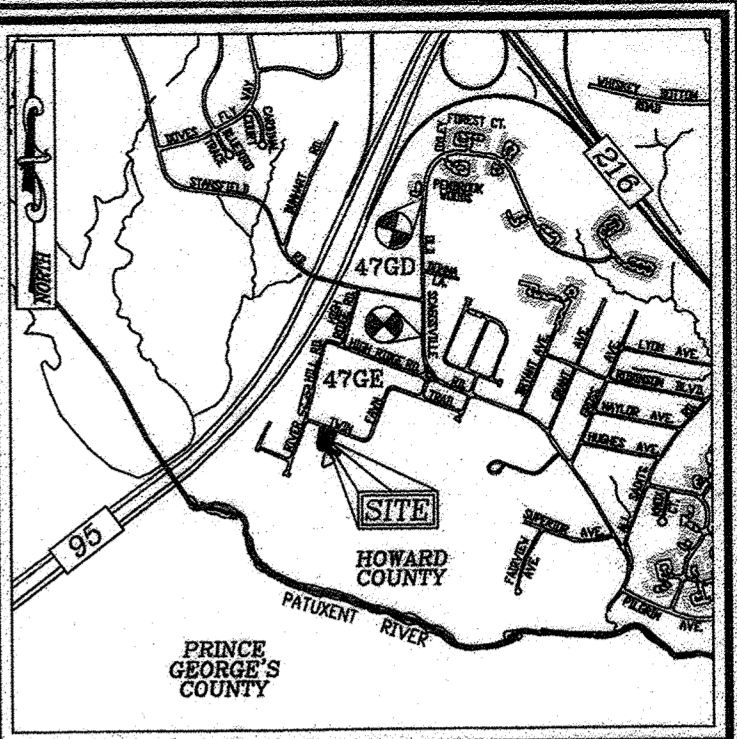
DPZ REF'S: SDP-05-067, SP-14-003, ECP-13-074, CONTRACT NO. 20-3253, CONTRACT NO. 24-4849-D, F-15-053 & SDP-16-057

ZONED: R-SC
TAX MAP 50, GRID 1, PARCEL 429
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' GRAPHIC SCALE
JANUARY 30, 2024



SHEET 1 OF 1



VICINITY MAP
SCALE: 1"=2,000'
ADC MAP: 39 GRID: F7

LEGEND

- EX. PUBLIC DRAINAGE & UTILITY EASEMENT (PLATS 23766-69)
- EX. 36' PRIVATE TEMPORARY GRADING AND SLOPE EASEMENT FOR TEE TURN-AROUND (PLATS 23766-69)
- EX. 10' PUBLIC TREE MAINTENANCE EASEMENT (PLATS 23766-69)
- EX. PUBLIC FOREST CONSERVATION EASEMENT (PLATS 23766-69)
- EX. 2' PUBLIC SEWER WATER & UTILITY EASEMENT (PLATS 23766-69)
- EX. 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOTS 9 & 10 (PLATS 23766-69)
- EX. PUBLIC FOREST CONSERVATION EASEMENT TO BE ABANDONED WITH THIS PLAT
- EX. WETLANDS
- 27' PUBLIC DRAINAGE & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION AREA #2A (AFFORESTATION)

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.

[Signature] 1/30/24
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267
[Signature] 4/26/24
DATE

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO ABANDON AN EXISTING 20' PUBLIC DRAINAGE AND UTILITY EASEMENT AND A PORTION OF EXISTING PUBLIC FOREST CONSERVATION EASEMENT #2 AND RECORD A 27' PUBLIC DRAINAGE AND UTILITY EASEMENT AND PUBLIC FOREST CONSERVATION AREA #2A