



HYATT & WEBER, P.A.
ATTORNEYS AT LAW

ALAN J. HYATT
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January 15, 2016

VIA E-MAIL aldkirby@annapolis.gov
AND FIRST CLASS MAIL

The Honorable Kenneth Kirby
1236 Crows Nest Court
Annapolis, Maryland 21403

Re: Thomas Woods

Dear Kenny:

Our client, Dimitri Sfakianudis, was able to get the captioned subdivision approved as a "Planned Development" from the City of Annapolis Planning Commission. He was finally able to get the plat recorded (copy enclosed) and we are now trying to finalize a Private Right-of-Way Agreement with the City. After the City approved the record plat and after the parties all signed the record plat our client recorded the plat. The Private Right-of-Way Agreement contains language that states the following:

"4.b. The Subdivision Plat shall include the following notation: 'At no time from this date henceforth shall the owners of the individual housing units or the Association (on behalf of the owners) petition the City to take over the road/street rights-of-way or assume responsibilities for maintenance as outlined in the Maintenance Agreement recorded among the Land Records of Anne Arundel County at _____.'"

Since the plat is already recorded it would be burdensome to add that exact language to a new plat and have all of the signatures appended and then record the plat again. Instead, I have offered the following language, which is already on the plat, to be substituted in 4.b.:

"4.b. The Subdivision Plat shall include the following notation: 'Thomas Trail owned and maintained by the Homeowner's Association.'"

The City Office of Law believes this language has to be approved by the City Council and has drafted an amendment to reflect this known as R-3-16.

It is clear on the record plat and it is clear in the Private Right-of-Way Agreement, notwithstanding the language of 4.b., that the property owners are not permitted to petition the

SEVERN BANK BUILDING
200 WESTGATE CIRCLE, SUITE 500
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WASHINGTON, D.C.: 301-261-8550
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The Honorable Kenneth Kirby

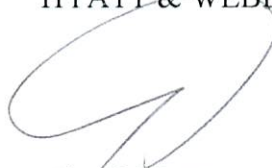
January 15, 2016

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City for the private road to become public. Alderman Ian Pfeiffer has agreed to co-sponsor R-3-16 with you. I have described this to Alderman Pfeiffer as being no more than a housekeeping matter, as it does not change anything substantively. The alternative is simply more burdensome (and expensive) to our client. I am hopeful that the Council will be able to suspend the rules and unanimously approve this on January 25th. Thank you and Ian for your assistance.

Very truly yours,

HYATT & WEBER, P.A.

A handwritten signature in black ink, appearing to read "Alan J. Hyatt", written over the typed name below.

Alan J. Hyatt

AJH:kal

Encl.

cc: Dimitri Sfakiyanudis

The Honorable Ian Pfeiffer

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DEDICATION BY OWNERS

WE, ETN GLOBAL, LLC, OWNER OF THE PROPERTIES SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY AGREE TO DEDICATE TO THE CITY OF ANNAPOLIS, MARYLAND, THE IMPROVEMENTS SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, TO BE USED FOR THE PURPOSES OF A PUBLIC UTILITY EASEMENT AND RIGHT OF WAY EASEMENT AS SHOWN HEREON, SUCH DEDICATIONS TO BE DEED TO THE CITY OF ANNAPOLIS AS MAY BE APPROPRIATE UPON REQUEST.

TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THE REQUIREMENTS OF SECTION 3-10A OF THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, AS AMENDED, AS TO THE MAKING OF THE LOTS, LOTS, METERS, AND DISTANCES, HAVE BEEN SATISFIED. THERE ARE NO SITS IN EQUITY, ACTIONS AT LAW, OR OTHER MATTERS, PENDING OR CONTINGENT, WHICH AFFECT THE PROPERTY INCLUDED IN THIS RECORD PLAT.

THE OPEN SPACE SHOWN HEREON IS SET ASIDE FOR THE USE OF THE RESIDENTS OF THE SUBDIVISION AND IS TO BE CONVEYED TO THE THOMAS WOODS HOMEOWNERS ASSOCIATION PRIOR TO OR CONTEMPORANEOUS WITH THE REDEMPTION OF THIS PLAT.

ALL OWNERS OF THE PROPERTY HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THIS RECORD PLAT.

I, Paul Elzy, AND DO HEREBY JOIN IN THIS RECORD PLAT

WITNESS: Paul Elzy DATE: 10-27-15 BY: Charles P. Johnson
 CHAIRMAN OF OWNERS
 ETN GLOBAL, LLC

APPROVED: [Signature] DATE: 11-9-15
 PLANNING COMMISSION CHAIR
 CITY OF ANNAPOLIS, MARYLAND

APPROVED: [Signature] DATE: 11-20-15
 DEPARTMENT OF PUBLIC WORKS
 CITY OF ANNAPOLIS, MARYLAND

APPROVED: [Signature] DATE: 11/20/15
 DEPARTMENT OF PLANNING AND ZONING
 CITY OF ANNAPOLIS, MARYLAND

APPROVED: [Signature] DATE: 11/30/2015
 COUNTY HEALTH OFFICER

SURVEYOR'S CERTIFICATE

I, STEVEN W. JAMES OF CHARLES P. JOHNSON & ASSOC., DO HEREBY CERTIFY THAT THIS RECORD PLAT IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONNECTED BY JOHNSON S. BREW TO ETN GLOBAL, LLC, A MARYLAND LIMITED LIABILITY COMPANY OWNED BY CHARLES P. JOHNSON & ASSOC., A MARYLAND LIMITED LIABILITY COMPANY ANNE ARUNDEL COUNTY, MARYLAND IN LEEB 24448 AT FOND A.

THIS IS A REDEMPTION OF PART OF LOT 10 AS SHOWN ON A SUBDIVISION PLAT BOOK 7 OF PAGE 6 & 8 PLAT NUMBER 381.

AND THAT THE REQUIREMENTS OF SECTION 3-10B OF THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, AS AMENDED, AS TO THE MAKING OF THE PLAT AND SETTING OF MARKERS, HAVE BEEN SATISFIED.

STEVEN W. JAMES
 PROFESSIONAL LAND SURVEYOR
 EXP. FEB. 8, 2017
 CHARLES P. JOHNSON & ASSOC.

GENERAL NOTES

1. THIS SITE DOES NOT LIE WITHIN THE CRITICAL AREA ZONE.
2. BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED BY CHARLES P. JOHNSON & ASSOC. IN MARCH 2012.
3. COORDINATES SHOWN HEREON ARE BASED UPON THE CITY OF ANNAPOLIS COORDINATE SYSTEM AS DENOTED ON THE FOREST VILLAGE APTS SECTION TWO PLAT AS RECORDED IN P.B. 42 P. 40 FIG. 250A.
4. THIS SITE IS LOCATED IN ZONE 1X (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL FLOOD HAZARD AS SHOWN ON THE 100 YEAR FLOODPLAIN EFFECTIVE FEMA 18, 2012).
5. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
6. A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON IS BENCHMARK IDENTIFIED ON TAX MAP 56C BK. 5 AS BEING PARCEL 532. ALL OF THE SUBJECT PROPERTY IS IDENTIFIED HEREON AS PARCEL 55A, WHICH REFLECTS THE CURRENT OWNERSHIP PER THE TITLE DEED.
7. THE DEVELOPER WILL BE RESPONSIBLE FOR SETTING THE IRON PIPES AFTER CONSTRUCTION INDICATED; THIS IS ON PLAT SHEET 2.
8. PURPOSE OF PLAT: TO SUBDIVIDE FOR A PLANNED UNIT DEVELOPMENT.
9. THE VARIABLE WIDTH PRIVATE ACCESS EASEMENT IS INTENDED TO BENEFIT THE OWNERS OF THE ADJOINING PARCELS 532 & 55A, WHEN SO LOCATED, SUBJECT TO THE TERMS AND CONDITIONS AS MAY BE DESCRIBED THEREIN.



SITE TABULATIONS

TOTAL EXISTING SITE AREA: P. 559 = 62,749 S.F. OR 1.4405 AC.
 DEED REFERENCE & TAX ACCOUNT: P. 559 - 24488/4 / 6-000-90016218
 BLDG. ZONE REQUIREMENTS (SINGLE FAMILY DETACHED):
 MIN. LOT SIZE: 12,500 S.F.
 MIN. WIDTH: 80'
 SETBACKS: FRONT 30', SIDE 10', CORNER 15', REAR 40'

PLANNED DEVELOPMENT SETBACK ADJUSTMENT TABLE

BLD Detached	Required	Provided	Required	Provided
Width(ft)	80	26	Width(ft)	16
Front(ft)	30	18	Front(ft)	20
Side(ft)	10	3.1	Side(ft)	18
Rear(ft)	40	12.67	Rear(ft)	30
Lot Cov. %	30	40	Lot Cov. %	44

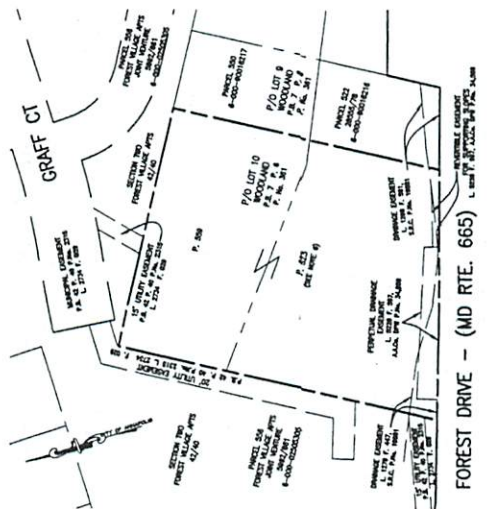
*APPOU 20% modification of height requirement. 15'-0" > 42'

HEIGHT: 2.5 STORES NOT TO EXCEED 35'
 LOT COVERAGE: 40%
 BLDG. ZONE REQUIREMENTS (SINGLE FAMILY ATTACHED):
 MIN. LOT SIZE: 3,600 S.F.
 MIN. WIDTH: 16'
 SETBACKS: FRONT 20', SIDE N/A, CORNER 15', REAR 30'

HEIGHT: 3.5 STORES NOT TO EXCEED 35'
 FLOOR AREA RATIO: 1:2
 DENSITY ALLOWED:
 R1B ZONE: 36,078 S.F. / 12,500 = 2.8 UNITS
 R3 ZONE: 26,671 S.F. / 3,600 = 7.4 UNITS
 TOTAL: 10.2 UNITS

DENSITY PROPOSED:
 8 SINGLE FAMILY ATTACHED UNITS AND 2 SINGLE FAMILY DETACHED UNITS
 PROPOSED LOTS = 15,868 S.F. OR 0.36 AC.
 PROPOSED RIGHT OF WAY = 8,636 S.F. OR 0.20 AC.
 PROPOSED OPEN SPACE = 36,305 S.F. OR 0.83 AC.
 PROPOSED RECREATION AREA: 10 LOTS x 100 S.F. = 1,000 S.F.
 36,305 S.F. OR 0.83 AC.
 PROPOSED PAVING: 2 SPACES x 10 LOTS = 20 SPACES
 5 SPACES SPACES IN DRIVEWAY & 10 SPACES IN GARAGES
 5 SPACES IN PARKING BAR
 TOTAL = 25 SPACES

SHEET INDEX
 SHEET 1 - COVER SHEET
 SHEET 2 - PLAN VIEW



EXISTING PARCEL MAP
 SCALE: 1"=80'

PLAT 1 OF 2
 THOMAS WOODS
 SUBDIVISION

TAX MAP: 56C BK: 5 PARCELS: 559
 6TH ASSESSMENT DISTRICT
 CITY OF ANNAPOLIS, MARYLAND 21401

SCALE: AS SHOWN
 DATE: JUNE 2015

PLAT REFERENCE:
 BOOK 329 PAGE 41 NO. 17217

OWNER OF RECORD
 SIGMA ENGINEERING
 A DIVISION OF
 CHARLES P. JOHNSON & ASSOC.
 45 OLD SOLOMONS ISLAND ROAD
 SUITE 204
 ANNA POLIS, MARYLAND 21401
 TEL: (410) 264-5599
 FAX: (410) 266-3871

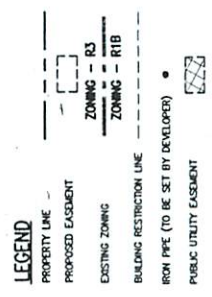


FOREST CONSERVATION NOTES
 TOTAL REFORESTATION REQUIRED: 0
 TOTAL AREA OF FOREST TO BE CLEARED: 0.89
 TOTAL AREA OF FOREST TO BE RETAINED: 0.51
 CONSERVATION PROPERTY A = 10,003 S.F. OR 0.2296 AC.
 CONSERVATION PROPERTY B = 6,625 S.F. OR 0.1521 AC.
 CONSERVATION PROPERTY C = 5,087 S.F. OR 0.1168 AC.
 CONSERVATION PROPERTY D = 424 S.F. OR 0.0097 AC.
 TOTAL: 22,139 S.F. OR 0.5062 AC.

PUBLIC UTILITY EASEMENT LINE TABLE

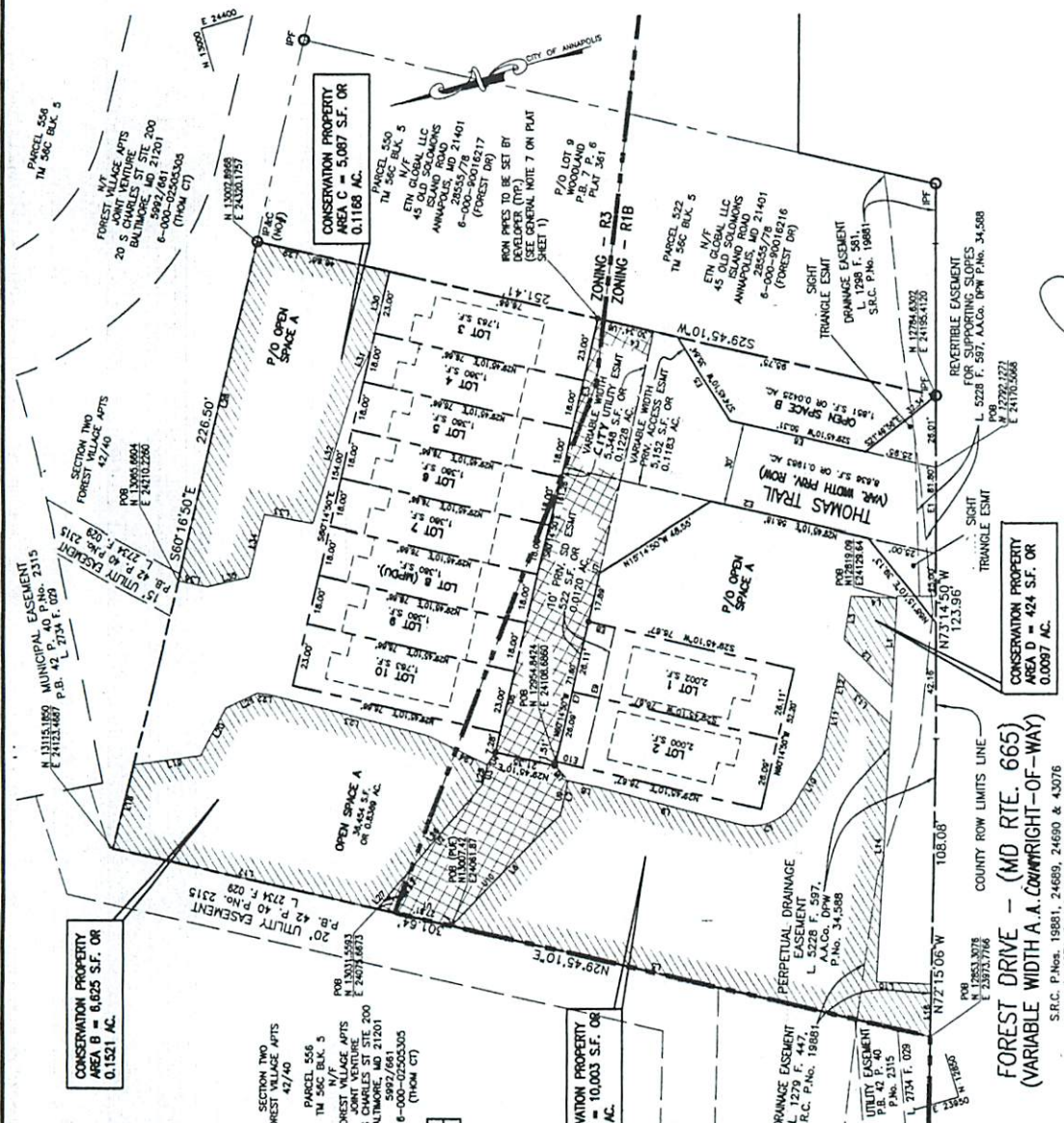
Line #	Length	Direction
U1	27.81	N29°45'10"E
U2	57.50	S33°14'00"E
U3	7.77	S60°23'50"E
U4	5.38	S47°58'10"E
U5	161.28	S08°14'50"E
U6	21.35	S29°45'10"W
U7	161.28	N07°14'50"W
U8	7.19	S69°23'20"W
U9	12.81	N69°51'40"W
U10	55.82	N29°45'20"W
U11	1.84	S 28°45'50"E

NOTES:
 1. A PORTION OF THE CITY UTILITY EASEMENT AND VARIABLE WIDTH PRIVATE ACCESS EASEMENT OVERLAY THOMAS TRAIL.
 2. THOMAS TRAIL OWNED AND MAINTAINED BY THE HOMEOWNERS'S ASSOCIATION.



NOTE:
 THE CITY OF ANNAPOLIS IS RESPONSIBLE FOR MAINTENANCE OF THE CITY UTILITY EASEMENT AND VARIABLE WIDTH PRIVATE ACCESS EASEMENT OVERLAY THOMAS TRAIL. THE CITY OF ANNAPOLIS IS NOT RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE ROAD RIGHT-OF-WAY.

PLAT 2 OF 2
THOMAS WOODS SUBDIVISION
 TAX MAP: 56C BLK: 5 PARCELS: 559
 6TH ASSESSMENT DISTRICT
 CITY OF ANNAPOLIS, MARYLAND 21401
 SCALE: AS SHOWN DATE: JUNE 2015



CONSERVATION PROPERTY LINE TABLE

Line #	Length	Direction
L1	12.50	S72°45'10"E
L2	3.70	S17°15'10"W
L3	60.15	S17°22'20"W
L4	23.80	S47°13'00"W
L5	14.25	S07°31'40"E
L6	14.85	S17°15'10"W
L7	17.70	S07°31'40"E
L8	57.50	S17°22'20"W
L9	1.84	N07°14'50"W
L10	12.81	S29°45'10"W
L11	161.28	N07°14'50"W
L12	21.35	S29°45'10"W
L13	161.28	N07°14'50"W
L14	7.19	S69°23'20"W
L15	12.81	N69°51'40"W
L16	55.82	N29°45'20"W
L17	1.84	S 28°45'50"E

CONSERVATION PROPERTY CURVE TABLE

Curve #	Radius	Chord	Interior	Angle	Chord
C1	18.30	25.51	71°23'	51.1	57°51'
C2	18.30	25.51	71°23'	51.1	57°51'

EASEMENT LINE TABLE

Line #	Length	Direction
E1	30.78	N29°45'10"E
E2	138.86	N29°45'10"E
E3	55.34	S29°45'10"W
E4	30.34	S29°45'10"W
E5	35.84	S74°45'10"W
E6	76.28	S29°45'10"W
E7	52.20	S29°45'10"E
E8	10.00	S29°45'10"W
E9	52.20	N07°14'50"W
E10	10.00	N29°45'10"E



OWNER OF RECORD
 P. 559
 ETN GLOBAL, LLC
 ATTN: DIMITRIS SPATILAKIS
 45 OLD SOLOMONS ISLAND RD.
 SUITE 200
 ANNAPOLIS, MARYLAND 21401
 TELEPHONE (410) 266-5599
 FAX (410) 266-3871

APPROVED: *[Signature]* 11/5/15
 PLANNING COMMISSION
 CITY OF ANNAPOLIS, MARYLAND

APPROVED: *[Signature]* 11/20/15
 DEPARTMENT OF PUBLIC WORKS
 CITY OF ANNAPOLIS, MARYLAND

APPROVED: *[Signature]* 11/10/15
 DEPARTMENT OF PLANNING AND ZONING
 CITY OF ANNAPOLIS, MARYLAND

APPROVED: *[Signature]* 7/30/2015
 COUNTY HEALTH OFFICER
 ANNE ARUNDEL COUNTY HEALTH DEPARTMENT
 (PUBLIC WATER AND SEWER)



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 FAX (410) 266-3871

NOTE FOR SURVEYOR'S CERTIFICATION AND OMBUS CERTIFICATION SEE SHEET 1
 STEVEN W. JOHNSON
 PROFESSIONAL LAND SURVEYOR
 EXP. TERM. 4.2017
 CHARLES P. JOHNSON & ASSOC.
 WITNESS: *[Signature]* DATE: 10-27-15
 I have read and agree to this plan of subdivision.

PLAT REFERENCE: BOOK 339 PAGE 42 NO. 1751D
 DATE: 10-27-15
 WITNESS: *[Signature]*
 ETN GLOBAL, LLC