

**General Notes Cont'd:**

- 21.) Perimeter landscaping of 11 shade trees for Lots 6 and 7 shall be provided as shown on a certified Landscape Plan on file with this plan. Posting of surety in the amount of \$3,300.00 shall be deferred until site development plan approval for Lots 6 and 7. Lots 4 and 5 are exempt from landscaping since they contain existing residences which are to remain.
- 22.) The 65 dBA noise contour line drawn on this subdivision plan is advisory as required by Howard County Design Manual, Chapter 5, revised February, 1992 and cannot be considered to exactly locate the 65 dBA noise exposure. The 65dBA noise line was established by Howard County to alert developers, builders and future residents that areas beyond this threshold may exceed generally accepted noise levels established by the U.S. Department of Housing and Urban Development.
23. The existing driveways for Lots 4 and 5 onto MD Route 99 (Old Frederick Road) shall be abandoned and removed, and this area seeded and mulched in accordance with comments from the MD State Highway Administration. Access to Lots 4 and 5 will be onto Spruce Way and new addresses shall be assigned to these lots.
24. The existing well which once served the existing house on Lot 4 (previously Lot 1) shall be sealed and abandoned by a licensed Well Driller prior to final plat approval.

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.

*D. Wayne Weller* 7/7/06  
 D. Wayne Weller, Professional Land Surveyor Date  
 MD Reg. No. 10685

*Wayne A. Smoot* 7-2-06  
 Wayne A. Smoot (Lot 1) Date

*Denise L. Smoot* 7-2-06  
 Denise L. Smoot (Lot 1) Date

*DECEASED* 7-2-06  
 Benjamin P. Smoot (Deceased) Date

*Helen V. Smoot* 7-2-06  
 Helen V. Smoot (Lot 2) Date

**Reservation of Public Utility and Forest Conservation Easements**  
 Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities and forest conservation (designated as "Forest Conservation Easement") located in, on, over and through Lots 4-7, any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lots. Developer shall execute and deliver deeds for the easements herein reserved to Howard County with a metes and bounds description of the forest conservation area. Upon completion of the public utilities and their acceptance by Howard County, and in the case of the forest conservation easement(s), upon completion of the developer's obligations under the forest conservation installation and maintenance agreement executed by the developer and the County, and the release of 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.

COORDINATE TABLE					
	NORTHING	EASTING		NORTHING	EASTING
80	596113.3168	1350171.7827	86	596284.6924	1350341.7630
81	596264.8126	1350322.0451	87	596478.4203	1350533.9137
82	596338.5363	1350247.7163	88	596402.3817	1350611.3820
83	596353.6753	1350203.9949	89	596331.1826	1350640.1732
84	596375.3274	1350227.0344	90	595976.7085	1350286.1406
85	596362.9078	1350262.9056	91	595989.7930	1350273.6632

**AREA TABULATIONS**

1. Total number of lots to be recorded: 4
  - a) Buildable: 4
  - b) Non-Buildable: 0
  - c) Open Space: 0
  - d) Preservation Parcels: 0
2. Total area of lots to be recorded: 2.2218 Ac.±
  - a) Buildable: 2.2218 Ac.±
  - b) Non-Buildable: 0.0000 Ac.±
  - c) Open Space: 0.0000 Ac.±
  - d) Preservation Parcel: 0.0000 Ac.±
3. Total area of road right-of-way to be recorded: 0.0000 Ac.±
4. Total area of subdivision to be recorded: 2.2218 Ac.±

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

*Robert J. Walden* 7/17/06  
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

*Mark A. Leigh* 7/19/06  
 Director Date

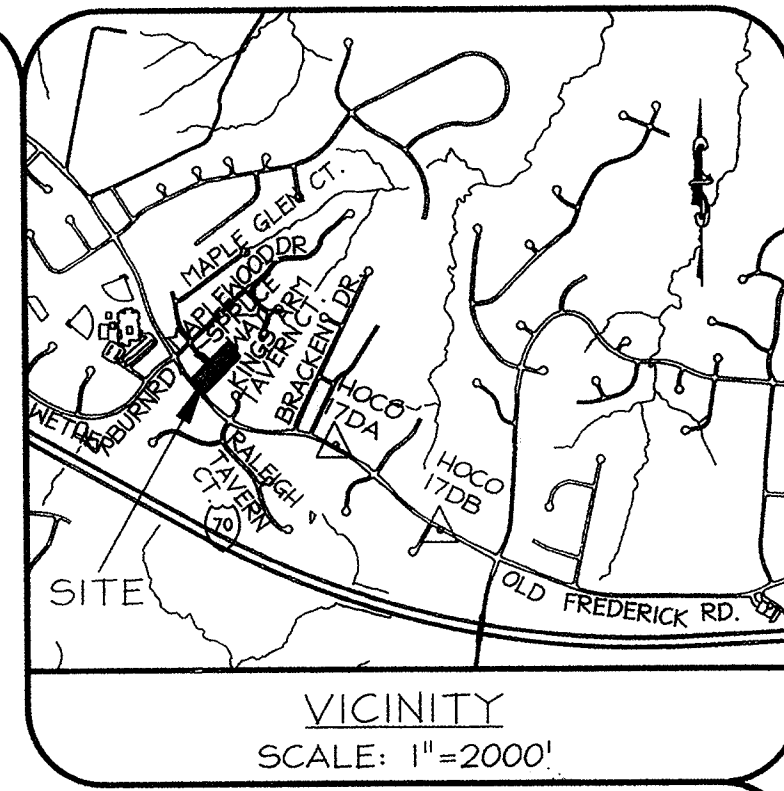
*William J. Smith* 7/15/06  
 Chief, Development Engineering Division Date

**MINIMUM LOT SIZE TABULATION**

Lot No.	Gross Area	Pipestem	Minimum Lot Size
4	21,095 S.F.	1,055 S.F.	20,040 S.F.
5	23,321 S.F.	1,673 S.F.	21,648 S.F.
6	25,735 S.F.	1,097 S.F.	24,638 S.F.
7	26,631 S.F.	2,002 S.F.	24,629 S.F.

**CURVE DATA TABLE**

Curve	Length	Radius	Chord Bearing	Chord Distance	Delta	Tangent
C-1	160.26'	1113.16'	S39°30'55"E	160.12'	8°14'55"	80.27'



**General Notes**

- 1.) The boundary shown herein is based on a field run boundary survey performed by LDE, Inc. dated April, 2004.
- 2.) These Coordinates are based on NAD '83, Maryland State Plane Coordinate System, as projected from Howard County control stations 17DA # 17DB Station values taken from Maplewood Overlook Lots 1 thru 3 Plat #14346 Sta. 17DA N 595410.845 E 1351641.146 Sta. 17DB N 594529.556 E 1352722.586
- 3.)  Stone or Concrete Monument Found or Set  
 Pipe or Rebar Found or Set

- 4.) Deed References: Lot 1 Liber 9967 Folio 71  
 Lot 2 Liber 9967 Folio 75  
 Plat References: Plat #14346
- 5.) Subject property is zoned R-20 per 2/02/2004 Comprehensive Zoning Plan.
- 6.) BRL denotes Building Restriction Line.
- 7.) All areas shown on this plat are +/-, more or less.
- 8.) For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not to the pipestem lot driveway.
- 9.) 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' (14 feet serving more than one residence); b) Surface - 6 inches of compacted crusher run base with tar and chip coating.
- c) Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 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 driveway surface. f) Structure Clearances - minimum 12 feet. g) Maintenance sufficient to insure all weather use.
- 10.) The Maintenance Agreements for the shared driveways for Lots 4 to 7 will be recorded concurrently with this plat in the Land Records of Howard County, Maryland.
- 11.) There are existing dwellings located on Lot 4 and Lot 5 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at distances less than the zoning regulations require.
- 12.) The Wetland Investigation was completed by LDE, Inc. dated January, 2004.
- 13.) No 100 Yr floodplain areas are located within this subdivision.
- 14.) Landscaping for this subdivision is provided in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. The landscaping surety \$3,300.00 will be paid with the builder's grading permit.
- 15.) Forest Conservation obligations for the site in accordance with Section 16.1202 of the Howard County Code and Forest Conservation Manual shall be provided as a fee-in-lieu in the amount of \$7,187.40 paid to the Forest Conservation Fund for 0.33 acres of required reforestation.
- 16.) This subdivision plan is subject to the amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 effective October 2nd, 2003. 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 permit applications.
- 17.) On 6/22/04, the Planning Director approved a waiver WP 04-31 to Section 16.120.c.2.(iv), which limits the number of lots that can share a use-in-common driveway to six (6). Approval of this waiver is to allow nine (9) lots to share the use-in-common driveway which serves the Maplewood Subdivision as well as the adjoining Frank Property subdivision. Approval is subject to the following conditions:
  - a.) The shared driveway shall be designed to previous standards used for Private Access Places (PAP). However, no Private Access Place agreement shall be required.
  - b.) The existing driveways on Lots 1-2, Maplewood Overlook, onto Old Frederick Road, shall be removed and access for those lots (proposed Lots 4-5) must be provided through the shared driveway, out to Spruce Way.
  - c.) The existing shared access maintenance agreement must be amended to include the new lots and must be re-recorded with the forthcoming resubdivision plat.
  - d.) The final plan (for the resubdivision of Lots 1-2, Maplewood Overlook) must be submitted within 1 year of this approval (on or before 6/22/05).
- 18.) Stormwater management for this resubdivision will be met through Infiltration Trenches and Rooftop Disconnect Credits.
- 19.) Water and sewer (Contract No: 24-3717-D) service to lots 6 and 7 will be granted under the provisions of Section 18.122.B of the Howard County Code.
- 20.) Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.

The Purpose of this Resubdivision is to create four single family detached residential lots from existing Lot 1 and Lot 2, and abandon the existing driveway access to MD Route 99 from new Lots 4 & 5.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Charles L. Smoot and Helen V. Smoot to Wayne A. Smoot and Denise L. Smoot by deed dated March 27, 2006 and recorded among the Land Records of Howard County, Maryland in Liber 9967 Folio 71 and of the lands conveyed by Charles L. Smoot and Helen V. Smoot to Helen Smoot by deed dated March 27, 2006 and recorded among the Land Records of Howard County, Maryland in Liber 9967 Folio 75; 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 as shown, in accordance with the Annotated Code of Maryland, as amended.

*D. Wayne Weller* 7/7/06  
 D. Wayne Weller, Professional Land Surveyor Date  
 No. 10685

**OWNER'S CERTIFICATE**

We, Wayne A. Smoot, Denise L. Smoot and Helen V. Smoot 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:

- (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-ways and the specific easement areas shown hereon;
- (2) The right to require dedication for public use the beds of the streets and/or roads and 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 streets and/or roads and floodplains, storm drainage facilities and open space where applicable;
- (3) The right to require dedication of waterways and drainage easements for the specific purposes of their construction, repair, and maintenance; and
- (4) That no building or similar structure of any kind shall be erected on the said easements and rights-of-ways.

Witness by my hand this \_\_\_\_\_ day of May, 2006.

*Wayne A. Smoot*  
*Denise L. Smoot*  
*Helen V. Smoot*  
 Witness

RECORDED AS PLAT NUMBER 18443  
 ON 7/20/06  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**MAPLEWOOD OVERLOOK**

Lots 4 - 7  
 A Resubdivision of Maplewood Overlook  
 Lots 1 & 2

To: The No. 7 - Grid No. 7 - Parcels 412, 731  
 2nd Elect. District - Howard County, Maryland Scale: 1"=50'  
 Date: May, 2006 Sheet 1 of 1

Previous: 18476 NP00-73, F00-188,  
 18477 NP04-131

**LDI INC.**  
 Job # 04-012