

CITY UTILITY NOTE

ALL FIRE HYDRANTS, WATER MAINS, SEWER MAINS, STORM DRAINS, WITHIN DEDICATED UTILITY EASEMENTS, SHALL MEET CITY OF ANNAPOLIS CONSTRUCTION STANDARDS AND SPECIFICATIONS AND BE CONSTRUCTED BY THE DEVELOPER...

UTILITY EASEMENT DEDICATION

THE 44,722 S.F. 1.141 AC. UTILITY EASEMENT SHOWN HEREON IS TO BE DEDICATED TO THE CITY OF ANNAPOLIS AS PUBLIC UTILITY EASEMENTS FOR OWNERSHIP AND MAINTENANCE OF THE PUBLIC WATER, SEWER, AND STORM DRAIN UTILITIES AFTER CONSTRUCTION...

PERMANENT OPEN SPACE NOTE

THE 150,587 S.F. 3.457 AC. PERMANENT OPEN SPACE AREA SHOWN ON THE PLAT INCLUDES THE LIMITS OF THE PERIMETER BUFFER. THESE AREAS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION...

PERIMETER BUFFER NOTE

THE 30' BUFFER SHOWN ON THE PLAT IS RECORDED IN THE 'AUGUST WOODS' RECORD PLAT RECORDED IN PLAT BOOK 235, PAGE 18. THERE IS TO BE NO DISTURBANCE TO THIS BUFFER EXCEPT WHERE NEEDED FOR CONSTRUCTION OF AUGUST DRIVE AND UTILITIES...

REAR YARD NOTE

THERE IS A 20' REAR YARD SETBACK FOR EACH UNIT. ONE STORY DECKS AND PATIOS MAY ENCRoACH UP TO 10 FEET INTO THE 20 FOOT REAR YARD SETBACK...

COMMUNITY COMMON AREA NOTE

THE DEVELOPER SHALL PAY \$17,000.00 TO THE HOMEOWNERS ASSOCIATION TO BE USED BY THE HOMEOWNER'S ASSOCIATION FOR CONSTRUCTION OF COMMON AREA AMENITIES. THE EXACT LOCATION AND TYPE OF COMMON AREA AMENITIES SHALL BE DETERMINED BY THE HOMEOWNERS ASSOCIATION...

AREA TABULATION

Table with 2 columns: Description and Area. Includes rows for Total Number of Lots (64), Total Lot Area (129,393 S.F.), August Drive (20,367 S.F.), Permanent Open Space Areas (150,587 S.F.), Total Site Area (350,074 S.F.), and Density Provided (64 D.U./78.04 AC.).

LOT/UNIT AREA TABULATION (REFER TO PLAT 3 FOR LOT/UNIT DESIGNATIONS)

Table with 3 columns: Lot/Unit ID, Area (S.F.), and Area (S.F.). Lists lots from A1-R to E3-R with their respective areas. Total Lot/Unit Area is 129,393 SQ. FT. OR 2.970 AC.

GENERAL NOTES

- 1. THE PROPERTY IS ZONED R3.
2. USE: 64 TOWNHOME PLANNED DEVELOPMENT AS APPROVED UNDER SPECIAL EXCEPTION APPLICATION #2001-7-507...
3. PERIMETER BUFFER - 30' OPEN SPACE REQUIRED - 30%...
4. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
5. A GRADING PERMIT WILL BE REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.
6. THIS SUBDIVISION HAS BEEN PREVIOUSLY RECORDED AMONG THE PLAT RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND...
7. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERRED TO THE CITY OF ANNAPOLIS GRID NORTH.
8. ANY RELOCATION OF EXISTING POWER POLES, ABOVE AND UNDERGROUND WIRING AND UTILITIES, FIRE HYDRANTS, MANHOLES, INLETS, ETC SHALL BE THE RESPONSIBILITY OF THE OWNERS AND NOT THE CITY OF ANNAPOLIS.
9. THE PARCEL OF LAND SHOWN HEREON IS LOCATED WITHIN ZONE C, (AREA OF MINIMAL FLOODING) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP 240009 0005 B, DATED NOV. 4, 1981.
10. THERE SHALL BE NO LANDSCAPE OBSTRUCTIONS AT ANY INTERSECTIONS.
11. NO BUILDING STRUCTURE MAY ENCRoACH UPON ANY UTILITY, LANDSCAPE, OR CONSERVATION EASEMENTS, EXCLUSIVE OF PROJECT ENTRY MONUMENTATION AND FENCING.
12. ALL EXISTING STREET LIGHTS, FIRE HYDRANTS, WATER LINES SEWER LINES, STORM LINES, GAS LINES, METERS, CLEANOUTS SHALL BE INSPECTED, EVALUATED AND REBURIED AS REQUIRED TO MEET CITY STANDARDS AND ALL APPLICABLE CODES...
13. ALL COSTS TO BRING IN WATER AND SEWER TO DWELLINGS SHALL BE THE RESPONSIBILITY OF OTHERS, NOT THE CITY.
14. ALL SNOW REMOVAL SHALL BE BY CITY OPERATED AND MAINTAINED VEHICLES WITHIN THE 24 FOOT WIDE PORTION OF AUGUST DRIVE ONLY.
15. ALL TRASH REMOVAL SHALL BE BY THE CITY OF ANNAPOLIS. PROPERTY OWNERS SHALL PLACE THEIR TRASH AT THE CURB LINE OF THE PUBLIC ROADWAY, AUGUST DRIVE, NOT WITHIN THE PRIVATE COURTS.
16. ALL SIDEWALKS WITHIN ENTIRE SUBDIVISION AND ALONG AUGUST DRIVE AND PRIMROSE ROAD SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, NOT THE CITY, FOR REPAIR/REPLACEMENT, MAINTENANCE, AND SNOW/ICE REMOVAL COSTS.
17. ALL TREES, LANDSCAPING AND GREEN AREAS FOR THE ENTIRE SITE, INCLUDING ANY PLANTING ALONG ALL THE ROADWAYS, SIDEWALKS OR LANDSCAPE BUFFERS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, NOT CITY, FOR WATERING, CUTTING, PRUNING, REMOVAL, REPLACEMENT AND MAINTENANCE.
18. THE DEVELOPMENT OF THIS PROPERTY IS TO BE IN ACCORDANCE WITH THE APPROVED SPECIAL EXCEPTION PLANS ON FILE WITH THE CITY OF ANNAPOLIS OFFICE OF PLANNING AND ZONING INCLUDING THE PROPOSED TRAFFIC CIRCLE IN THE EXISTING CUL-DE-SAC OF COVE ROAD. STREET NAME SIGNS SHALL BE FURNISHED AND INSTALLED ON BOTH SIDES OF THE ISLAND BY THE DEVELOPER TO CITY STANDARDS. COORDINATE THE SIGN INSTALLATION WITH CITY AT TIME OF CONSTRUCTION. ONCE THE ISLAND IS COMPLETED, INSPECTED AND ACCEPTED BY THE CITY, IT SHALL BECOME PART OF COVE ROAD AND BE MAINTAINED BY THE CITY. ALL PROPOSED WORK INCLUDING THE TRAFFIC ISLAND IS THE RESPONSIBILITY OF THE DEVELOPER NOT THE CITY.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE EXISTING PLATTED LOTS, REESTABLISH LOT LINES, OPEN SPACE AND UTILITY EASEMENTS, AND MAINTAIN A PLANNED DEVELOPMENT IN ACCORDANCE WITH THE BOARD OF APPEALS RESOLUTION FOR SPECIAL EXCEPTION APPLICATION #2001-7-507 DATED JANUARY 16, 2002, ON FILE WITH THE CITY OF ANNAPOLIS PLANNING AND ZONING AND AMENDED (CONDITION #12) ON FEBRUARY 5, 2002.

STANDARD RIGHT TO DISCHARGE

AUGUST WOODS LLC, A MARYLAND LIMITED LIABILITY CORPORATION FOR OURSELVES, LEGAL REPRESENTATIVES, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS HEREBY GRANT THE PERPETUAL RIGHT-TO-DISCHARGE THE FLOW OF WATER FROM SUCH NECESSARY DRAINAGE FACILITIES AND APPURTENANCES TO ADEQUATELY DRAIN THE NATURAL WATERSHED AND ADJACENT PROPERTIES INTO EXISTING WATERWAYS AND/OR NATURAL DRAINAGE COURSES AND/OR UPON THE EXISTING GROUND. SUCH DISCHARGE POINTS ARE INDICATED BY THE SYMBOLS AND RESPECTIVELY AS SHOWN GRAPHICALLY ON THIS PLAT.

AUGUST WOODS, LLC, A MARYLAND LIMITED LIABILITY CORPORATION
BY: George Schulmeyer, Vice President 3/14/02
WIL CORPORATION, A MICHIGAN CORPORATION
SOLE MEMBER

FEE SIMPLE OWNERSHIP NOTE

THE UNIT ALONG WITH THE FRONT AND REAR YARDS IS OWNED IN FEE SIMPLE BY THE LOT OWNER.

COMMON-USE EASEMENT

ALL AREAS OUTSIDE OF THE PUBLIC RIGHT OF WAY AND THE FEE SIMPLE OWNERSHIP FOR EACH UNIT AND YARD SHALL BE FOR THE COMMON USE OF ALL HOMEOWNERS AND THEIR GUESTS. THESE AREAS INCLUDING, BUT NOT LIMITED TO, SIDEWALKS, PARKING LOTS, PARKING SPACES, GREEN AREAS, AND PERMANENT OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND PROTECTED BY A 'DEED OF CONSERVATION EASEMENT AND AGREEMENT' TO THE CITY OF ANNAPOLIS RECORDED IN LIBER 11584 FOLIO 731.

AFFORESTATION/ REFORESTATION NOTE

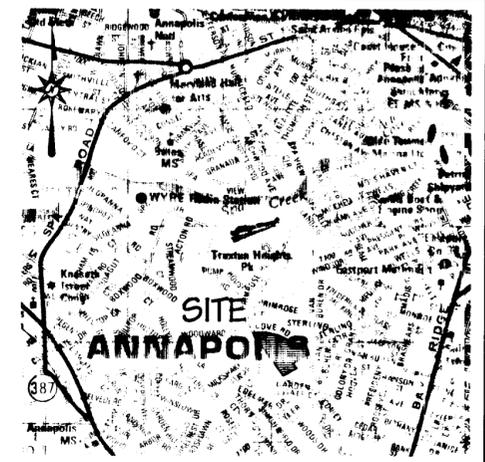
AFFORESTATION/ REFORESTATION IS REQUIRED FOR CONFORMANCE WITH THE STATE OF MARYLAND FOREST CONSERVATION ACT AND IS TO BE PLANTED AS AREAS A, B, C & D (29,093 SQ.FT. 0.668 AC.). THESE FOUR AREAS BECOME PART OF THE PERMANENT OPEN SPACE FOR THE PROPERTY. A PLANTING PLAN AND SECURITY SHALL BE REQUIRED AT TIME OF GRADING PERMIT.

ROAD DEDICATION NOTE

THE 20,367 S.F. / 0.468 RIGHT-OF-WAY KNOWN AS AUGUST ROAD HAS BEEN DEDICATED TO THE CITY OF ANNAPOLIS BY THE 'AUGUST WOODS' RECORD PLAT RECORDED IN PLAT BOOK 235, PAGE 18. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE SIDEWALKS AND CURB AND GUTTER ALONG AUGUST DRIVE WITHIN THE PROPERTY LIMITS. PRIOR TO RELEASE OF SURETY, THE OWNER SHALL DEED 'AUGUST DRIVE' TO THE CITY OF ANNAPOLIS. THEREAFTER, THE CITY OF ANNAPOLIS IS RESPONSIBLE FOR MAINTENANCE OF THE 24' WIDTH OF PAVEMENT OF AUGUST DRIVE.

LANDSCAPE NOTE

ALL TREES, LANDSCAPING, AND GREEN AREAS INCLUDING ANY PLANTING ALONG STREETS, SIDEWALKS, OR BUFFERS SHALL BE PRIVATELY OWNED AND MAINTAINED FOR WATERING, CUTTING, PRUNING, REMOVAL, AND REPLACEMENT.



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VICINITY MAP

1"=2000'

OWNER'S DEDICATION

August Woods, LLC, a Maryland Limited Liability Company, owners of the property shown hereon and described hereon, hereby adopt this plan of subdivision; establish the minimum building restriction lines and dedicate the streets, alleys, walkways and other easements, widening strips and floodplains, to public use; such lands to be deeded to the City of Annapolis, as may be appropriate, on request.

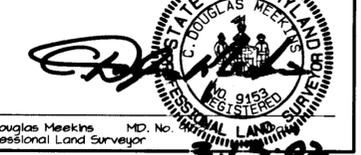
There are no suits, actions at law, leases, liens, mortgages, trusts, easements, or rights-of-way affecting the property hereon, and all parties in interest thereto have herewith affixed their signatures, indicating their assent and willingness to join in this plan of subdivision.

August Woods, LLC, a Maryland Limited Liability Corporation

George Schulmeyer, Vice President 3/14/02
WIL CORPORATION, A MICHIGAN CORPORATION
SOLE MEMBER

SURVEYOR'S CERTIFICATION (BOUNDARY ONLY)

I hereby certify that the exterior boundary shown hereon is correct; that it is a subdivision of all the property as conveyed to August Woods LLC by a deed dated March 27, 2001 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 10285, Folio 258.



SURVEYOR'S CERTIFICATION (PLAT PREPARATION)

I hereby certify that the internal computations and internal features shown hereon are correct; that it is a subdivision of all of the property conveyed to August Woods LLC by a deed dated March 27, 2001 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 10285, Folio 258.



PLAT 1 OF 5
RESUBDIVISION OF
AUGUST WOODS
TOWNHOME PLANNED DEVELOPMENT
CITY OF ANNAPOLIS
TAX MAP II-6, BLOCK 8, P/O PARCEL 1
TAX MAP I4-6, BLOCK II, PARCEL 361
D. MILLER FEB. 2002

1"=50'

SIXTH TAX DISTRICT ~ A.A. Co. MARYLAND

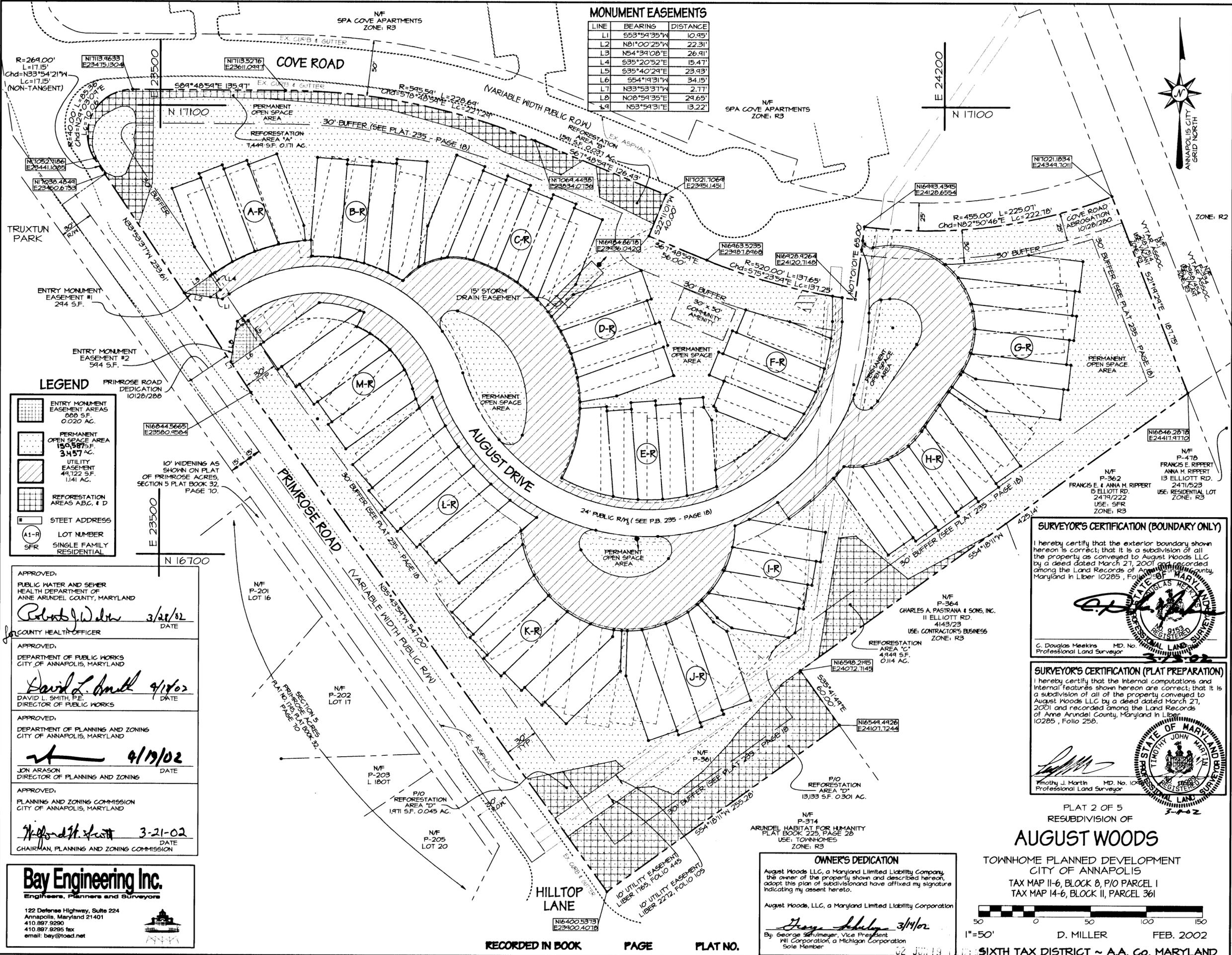
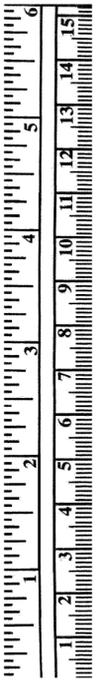
MSA 55U 1235-8077-1

RECORDED IN BOOK PAGE FLAT NO.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 12892-12896; Plat Book 247, pp. 15-19, MSA_51235_8077. Date available 2002/06/19. Printed 06/08/2017.

MONUMENT EASEMENTS

LINE	BEARING	DISTANCE
L1	S53°54'35"W	10.95'
L2	N81°00'25"W	22.31'
L3	N54°39'08"E	26.91'
L4	S35°20'52"E	15.47'
L5	S35°40'29"E	23.93'
L6	S54°19'31"W	34.15'
L7	N83°53'31"W	2.77'
L8	N08°59'35"E	24.65'
L9	N53°54'31"E	13.22'



LEGEND

- ENTRY MONUMENT EASEMENT AREAS 800 S.F. 0.020 AC.
- PERMANENT OPEN SPACE AREA 159,587 S.F. 3.457 AC.
- UTILITY EASEMENT 44,722 S.F. 1.41 AC.
- REFORESTATION AREAS A, B, C, & D
- STREET ADDRESS
- LOT NUMBER (A1-R)
- SINGLE FAMILY RESIDENTIAL (SFR)

APPROVED:
PUBLIC WATER AND SEWER HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY, MARYLAND
Robert J. Waters 3/28/02 DATE
COUNTY HEALTH OFFICER

APPROVED:
DEPARTMENT OF PUBLIC WORKS CITY OF ANNAPOLIS, MARYLAND
David L. Smith 4/19/02 DATE
DAVID L. SMITH, P.E. DIRECTOR OF PUBLIC WORKS

APPROVED:
DEPARTMENT OF PLANNING AND ZONING CITY OF ANNAPOLIS, MARYLAND
Jon Arason 4/19/02 DATE
JON ARASON DIRECTOR OF PLANNING AND ZONING

APPROVED:
PLANNING AND ZONING COMMISSION CITY OF ANNAPOLIS, MARYLAND
Jeffrey H. Smith 3-21-02 DATE
CHAIRMAN, PLANNING AND ZONING COMMISSION

Bay Engineering Inc.
Engineers, Planners and Surveyors

122 Defense Highway, Suite 224
Annapolis, Maryland 21401
410.897.9290
410.897.9295 fax
email: bay@toad.net

SURVEYOR'S CERTIFICATION (BOUNDARY ONLY)

I hereby certify that the exterior boundary shown hereon is correct; that it is a subdivision of all the property as conveyed to August Woods LLC by a deed dated March 27, 2001 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 10285, Folio 258.

C. Douglas Meekins
C. Douglas Meekins MD. No. 9153
Professional Land Surveyor

SURVEYOR'S CERTIFICATION (PLAT PREPARATION)

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Timothy J. Martin
Timothy J. Martin MD. No. 10400
Professional Land Surveyor

OWNER'S DEDICATION

August Woods LLC, a Maryland Limited Liability Company, the owner of the property shown and described hereon, adopt this plan of subdivision and have affixed my signature indicating my assent hereto.

August Woods, LLC, a Maryland Limited Liability Corporation
George Schuler 3/14/02
By: George Schuler, Vice President
MIL Corporation, a Michigan Corporation
Sole Member

PLAT 2 OF 5
RESUBDIVISION OF
AUGUST WOODS
TOWNHOME PLANNED DEVELOPMENT
CITY OF ANNAPOLIS
TAX MAP 14-6, BLOCK 8, P/O PARCEL 1
TAX MAP 14-6, BLOCK II, PARCEL 361

1"=50'
D. MILLER FEB. 2002

SIXTH TAX DISTRICT ~ A.A. Co. MARYLAND

RECORDED IN BOOK PAGE PLAT NO.

MSA 554 1235-8077-2