

GENERAL NOTES

1. THE CONSERVATION EASEMENT AREA SHOWN HEREON SHALL BE CONVEYED BY BACK CREEK PARTNERS, LLC ITS SUCCESSORS AND ASSIGNS, TO THE CITY OF ANNAPOLIS FOR MANAGEMENT BY THE CONSERVANCY BOARD, SUBJECT TO THE STORMWATER MANAGEMENT EASEMENT AND SANITARY SEWER EASEMENTS SHOWN SHOWN HEREON. THE CONSERVATION PARCEL SHALL BE LEFT UNDISTURBED UNLESS OTHERWISE APPROVED BY THE CITY OF ANNAPOLIS. A DEED OF CONSERVATION EASEMENT AND AGREEMENT SHALL BE RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY.
2. A STORMWATER MANAGEMENT EASEMENT AREA SHALL BE MAINTAINED IN ACCORDANCE WITH A STORMWATER MANAGEMENT MAINTENANCE AGREEMENT WHICH SHALL BE RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY.
3. THE BEARINGS AND COORDINATES SHOWN HEREON REFER TO THE COORDINATE SYSTEM AS ESTABLISHED BY THE CITY OF ANNAPOLIS CONTROL MONUMENTS.
4. ALL STORM DRAINS, INLETS, MANHOLES, CULVERTS, FIRE HYDRANTS, WATER MAINS AND SEWER MAINS WITHIN DEDICATED RIGHTS-OF-WAY OR EASEMENTS SHALL MEET CITY OF ANNAPOLIS CONSTRUCTION STANDARDS AND SHALL BE DEEDED OVER FOR OWNERSHIP AND MAINTENANCE BY THE CITY AFTER COMPLETION AND ACCEPTANCE.
5. A LANDSCAPE MAINTENANCE AGREEMENT, APPROVED BY THE CITY OF ANNAPOLIS, DEPARTMENT OF PLANNING AND ZONING SHALL BE EXECUTED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS.
6. EVERY DWELLING UNIT SHALL BE PROVIDED WITH ITS OWN SEPARATE WATER METER.
7. ALL TREES, LANDSCAPING AND GREEN AREAS EXCLUDING PARCELS OR RIGHTS-OF-WAY TO BE DEDICATED TO THE CITY OF ANNAPOLIS, SHALL BE RESPONSIBILITY OF THE LOT OWNER'S OR HOME OWNERS ASSOCIATION, NOT THE CITY, FOR WATERING, CUTTING, PRUNING REMOVAL, REPLACEMENT AND MAINTENANCE.
8. NO CLEARING, PRUNING OR REMOVAL OF TREES SHALL OCCUR WITHIN THE 100 FOOT BUFFER EXCEPT AS APPROVED BY THE CITY OF ANNAPOLIS.
9. THE SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH THE SITE PLAN PREPARED BY WARNOCK ENGINEERING AND DEVELOPMENT, INC. DATED JUNE 1999. ON FILE AT THE CITY OF ANNAPOLIS DEPARTMENT OF PLANNING AND ZONING.
10. THE COMMUNITY ACCESS EASEMENT INDICATED HEREON SHALL CONSIST OF A WOOD CHIP PATH ONLY AND SHALL BE CONSTRUCTED WITHOUT REMOVING EXISTING TREES. THE PATH SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

OWNERS' DEDICATION

WE, BACK CREEK PARTNERS, LLC OWNERS OF PARCELS 513 & 514 RESPECTIVELY, AND AS SHOWN 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, ACTION OF LAW, LEASE LIENS, MORTGAGES, TRUST, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

AND ALL PARTIES IN INTEREST THERETO HAVE HEREUNTO AFFIXED THEIR SIGNATURE, INDICATING THEIR ASSENT & WILLINGNESS TO JOIN IN THIS PLAN OF SUBDIVISION.

Stuart D. Schooler
BY: STUART D. SCHOOLER, MANAGING MEMBER

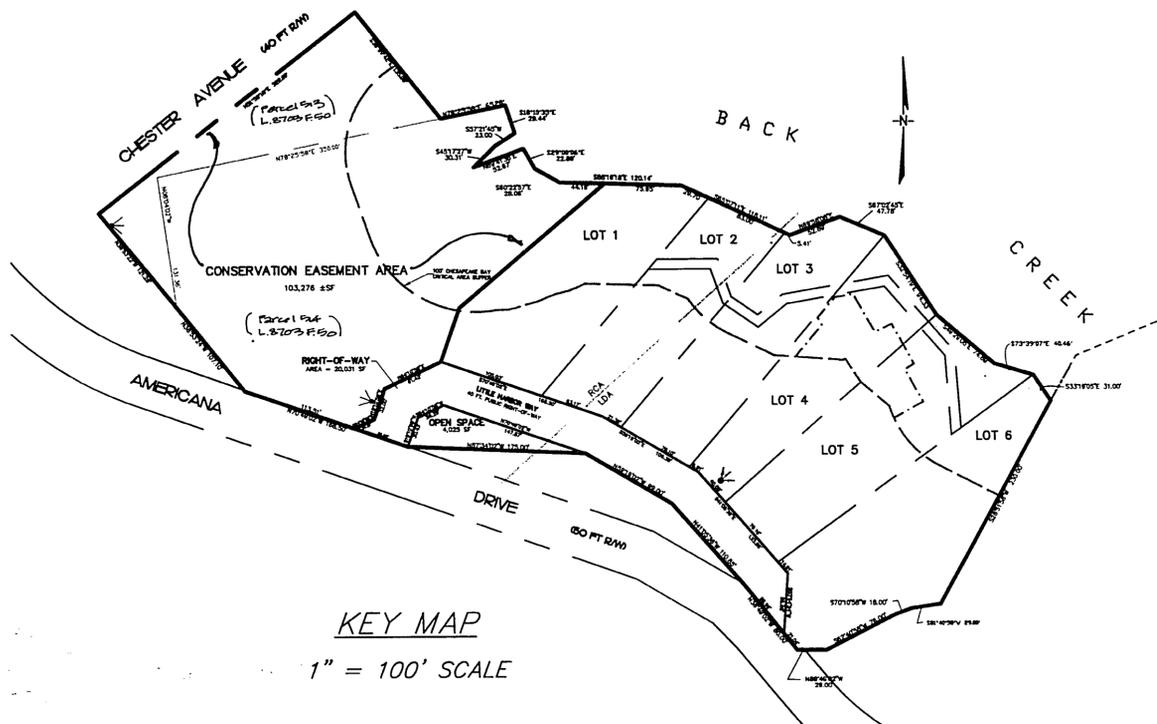
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT REPRESENTS A SURVEY OF THE PROPERTY BY THE SURVEYOR OR PREPARED UNDER THE SURVEYORS DIRECT SUPERVISION; AND THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY O.B. DUCKETT TO BACK CREEK PARTNERS, LLC BY DEED DATED SEPTEMBER 24, 1998 AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL CO. IN LIBER 8703 FOLIO 50.

THE REQUIREMENTS OF SECTION 3-10B, 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.

Steven H. Jupitz
STEVEN H. JUPITZ, REG. PROPERTY LINE SURVEYOR #499
DATE: 6-22-99

BY: BACK CREEK PARTNERS, LLC
Stuart D. Schooler
BY: STUART D. SCHOOLER, MANAGING MEMBER
DATE: 6/22/99



KEY MAP

1" = 100' SCALE



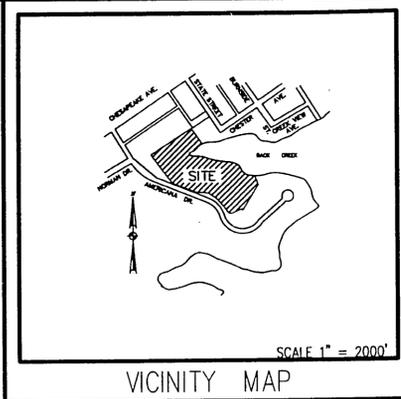
COASTAL FLOOD PLAIN & HIGH HAZARD NOTE

PORTIONS OF LOTS 1, 2, 3, 4, 5 AND 6 ARE AFFECTED BY A COASTAL FLOODPLAIN AND/OR A COASTAL HIGH HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON THE FLOOD INSURANCE RATE MAP NO. 24009-005C. THE ELEVATION IS 7 FEET. THE FIRST FLOOR ELEVATIONS OF ALL STRUCTURES LOCATED WITHIN THESE AREAS OR LOTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF TITLE 17 OF THE CODE OF THE CITY OF ANNAPOLIS.

OWNER CERTIFICATION

I HEREBY CERTIFY THAT IRON PIPES MARKED _____ AND CONCRETE MONUMENTS MARKED _____ WILL BE SET IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ANNE ARUNDEL COUNTY, MARYLAND.

BY: BACK CREEK PARTNERS, LLC
Stuart D. Schooler
BY: STUART D. SCHOOLER, MANAGING MEMBER
DATE: 6/22/99



VICINITY MAP

AREA TABULATIONS

PARCEL AREA =	273,424 SF = 6.28 AC
LOT 1 =	25,967 SF = 0.60 AC
LOT 2 =	20,234 SF = 0.46 AC
LOT 3 =	22,068 SF = 0.51 AC
LOT 4 =	20,492 SF = 0.47 AC
LOT 5 =	27,028 SF = 0.62 AC
LOT 6 =	30,304 SF = 0.70 AC
RIGHT-OF-WAY EASEMENT AREA =	20,031 SF = 0.46 AC
CONSERVATION EASEMENT AREA =	103,276 SF = 2.37 AC
OPEN SPACE =	4,025 SF = 0.09 AC

ZONING:

LOTS 1, 2, 3, 4, AND 5	R-2
SETBACKS:	FRONT = 25 FT
	INTERIOR SIDE = 6 FT
	CORNER SIDE = 15 FT
	REAR = 30 FT
LOT 6	R-4
SETBACKS:	FRONT = 15/20 FT
	INTERIOR SIDE = 5 FT
	CORNER SIDE = 10 FT
	REAR = 30 FT

IMPERVIOUS AREA TABULATIONS
IMPERVIOUS AREA ALLOWED (15% OF TOTAL SITE)
41,005 SF OR 0.94 AC

LOT 1 =	4,150 SF = 0.10 AC
LOT 2 =	3,670 SF = 0.08 AC
LOT 3 =	3,400 SF = 0.08 AC
LOT 4 =	3,760 SF = 0.09 AC
LOT 5 =	3,300 SF = 0.08 AC
LOT 6 =	7,600 SF = 0.17 AC
RIGHT-OF-WAY =	8,360 SF = 0.19 AC
CONSERVATION PARCEL =	0 SF = 0.00 AC
OPEN SPACE =	0 SF = 0.00 AC
TOTAL IMPERVIOUS =	34,240 SF = 0.79 AC
AREA PROPOSED (SEE GENERAL NOTE 9.)	

FORESTED AREA TABULATION

TOTAL EXISTING FOREST =	4.98 AC.
TOTAL FOREST AREA UNDER CONSERVATION EASEMENT =	3.53 AC. (71%)

APPROVED: DEPARTMENT OF PUBLIC WORKS CITY OF ANNAPOLIS <i>David L. Smith</i> 6-28-99 DIRECTOR OF PUBLIC WORKS DATE	APPROVED: PLANNING COMMISSION CITY OF ANNAPOLIS <i>Richard J. Platt</i> 6-29-99 CHAIRMAN, PLANNING COMMISSION DATE
APPROVED: DEPARTMENT OF PLANNING AND ZONING CITY OF ANNAPOLIS <i>[Signature]</i> 6/20/99 DIRECTOR OF PLANNING AND ZONING DATE	PUBLIC SEWER AND PUBLIC WATER APPROVED: HEALTH DEPARTMENT ANNE ARUNDEL COUNTY, MARYLAND <i>Robert A. Weber</i> 6/30/99 COUNTY HEALTH OFFICER, ANNE ARUNDEL COUNTY, MARYLAND DATE

WARNOCK ENGINEERING AND DEVELOPMENT, INC.

P.O. BOX 2135
ANNAPOLIS, MARYLAND 21404
410-269-7530

HARBOR VIEW
PLAT ONE OF TWO

TAX MAP 8-6 GRID 15, 21 PARCEL 513,514 DISTRICT 6TH

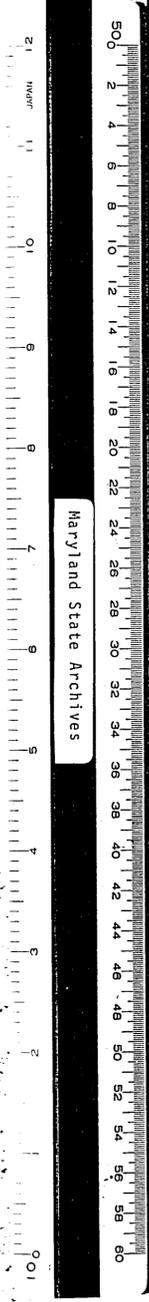
SCALE: 1" = 100'

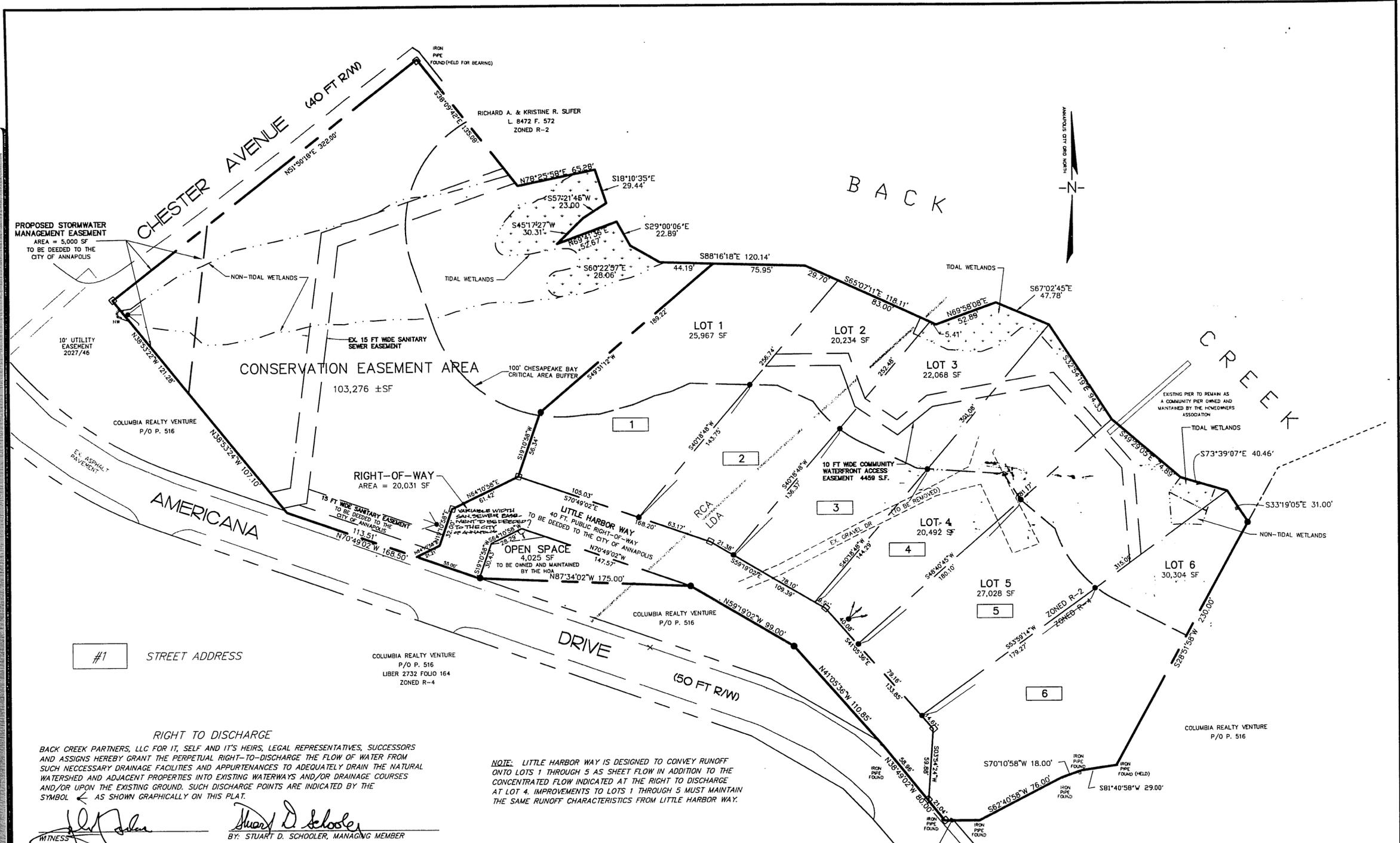
JUNE 1999

CITY OF ANNAPOLIS, MARYLAND

PLAT NO. _____ PLAT BOOK _____ PAGE _____

MSA 55M 1235-7375-1





#1 STREET ADDRESS

RIGHT TO DISCHARGE
 BACK CREEK PARTNERS, LLC FOR IT, SELF AND IT'S HEIRS, LEGAL 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 DRAINAGE COURSES AND/OR UPON THE EXISTING GROUND. SUCH DISCHARGE POINTS ARE INDICATED BY THE SYMBOL ← AS SHOWN GRAPHICALLY ON THIS PLAT.

NOTE: LITTLE HARBOR WAY IS DESIGNED TO CONVEY RUNOFF ONTO LOTS 1 THROUGH 5 AS SHEET FLOW IN ADDITION TO THE CONCENTRATED FLOW INDICATED AT THE RIGHT TO DISCHARGE AT LOT 4. IMPROVEMENTS TO LOTS 1 THROUGH 5 MUST MAINTAIN THE SAME RUNOFF CHARACTERISTICS FROM LITTLE HARBOR WAY.

WITNESS: *[Signature]*
 BY: *Stuart D. Schooler*
 STUART D. SCHOOLER, MANAGING MEMBER

APPROVED: DEPARTMENT OF PUBLIC WORKS CITY OF ANNAPOLIS <i>David L. Smith</i> 6-28-99 DIRECTOR OF PUBLIC WORKS DATE	APPROVED: PLANNING COMMISSION CITY OF ANNAPOLIS <i>Richard L. ...</i> 6-29-99 CHAIRMAN, PLANNING COMMISSION DATE
APPROVED: DEPARTMENT OF PLANNING AND ZONING CITY OF ANNAPOLIS <i>[Signature]</i> 6/20/99 DIRECTOR OF PLANNING AND ZONING DATE	FOR PUBLIC SEWER AND PUBLIC WATER APPROVED: HEALTH DEPARTMENT ANNE ARUNDEL COUNTY, MARYLAND <i>Robert J. Weber</i> 6/30/99 COUNTY HEALTH OFFICER, ANNE ARUNDEL COUNTY, MARYLAND DATE



99 JUN 30 AM 11:59

WARNOCK ENGINEERING AND DEVELOPMENT, INC.

P.O. BOX 2135
ANNAPOLIS, MARYLAND 21404
410-269-7530

**HARBOR VIEW
PLAT TWO OF TWO**

TAX MAP 8-6 GRID 15, 21 PARCEL 513,514 DISTRICT 6TH

SCALE: 1" = 50'

JUNE 1999

CITY OF ANNAPOLIS, MARYLAND

PLAT NO. _____ PLAT BOOK _____ PAGE _____

MSA SSM 1235-7375-2

