

GENERAL NOTES

- 1. THIS PLAT IS SUBJECT TO RESOLUTION R-27-96 REVISED/AMENDED, AS ADOPTED BY THE MAYOR AND ALDERMAN OF THE CITY OF ANNAPOLIS...
2. THIS PROPERTY IS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND...
3. THE SITE IS ZONED R9 AND IS SUBJECT TO THE VILLAGE GREENS OF ANNAPOLIS SPECIAL EXCEPTION...
4. THERE ARE NO FLOODPLAINS ON SITE.
5. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE C, AN AREA OF MINIMAL FLOODING AS SHOWN ON F.I.R.M. MAP NO. 3B.
6. THERE ARE STEEP SLOPES ON SITE.
7. THE SITE LIES OUTSIDE OF THE CRITICAL AREA.
8. THERE ARE NON-TIDAL WETLANDS ON SITE.
9. COORDINATES AS SHOWN HEREON ARE BASED ON THE ANNAPOLIS CITY GRID SYSTEM AS PROJECTED BY THE CITY OF ANNAPOLIS, MARYLAND OFFICE OF PUBLIC WORKS.
10. CONCRETE MONUMENTS SHALL BE FURNISHED AND INSTALLED BY THE DEVELOPER AT COMPLETION OF PROJECT, PRIOR TO THE RELEASE OF SURETY.
11. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
12. BELLE DRIVE AND SOUTH CHERRY GROVE AVENUE ARE PUBLIC CLOSED SECTION ROADWAYS, AND SHALL MEET CITY OF ANNAPOLIS CONSTRUCTION STANDARDS AND SHALL BE DEEDED OVER FOR OWNERSHIP AND MAINTENANCE BY THE CITY AFTER COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE CITY, BUT PRIOR TO THE RELEASE OF SURETY.
13. ALL SIGNAGE AND STREET LIGHTING SHALL MEET THE CITY OF ANNAPOLIS STANDARDS.
14. EASEMENTS FOR STORM DRAINS (WITHIN LOT #4), SANITARY SEWER, AND WATER UTILITIES, ARE TO BE DEEDED TO THE CITY OF ANNAPOLIS UPON COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE CITY, PRIOR TO THE RELEASE OF SURETY.
15. ALL FIRE HYDRANTS, WATER MAINS, AND SEWER MAINS WITHIN DEDICATED EASEMENTS SHALL MEET CITY OF ANNAPOLIS CONSTRUCTION STANDARDS AND SHALL BE DEEDED OVER FOR OWNERSHIP AND MAINTENANCE BY THE CITY AFTER COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE CITY, BUT PRIOR TO THE RELEASE OF SURETY.
16. THE STORMWATER MANAGEMENT POND (WITHIN LOT #5) INCLUDING ALL STRUCTURES WITHIN THE POND AREA, DELINEATED BY THE FENCES, SHALL BE PRIVATELY OWNED AND MAINTAINED, INCLUDING GRASS CUTTING. THE FENCES AND GATES SHALL ALSO BE PRIVATELY OWNED AND MAINTAINED EXCEPT FOR THE PUBLIC STORM DRAIN EASEMENT ON LOT #4. ALL STORM DRAINS AND STORMWATER STRUCTURES ABOVE AND BELOW GROUND ON SITE SHALL BE PRIVATELY OWNED AND MAINTAINED.
17. THE OWNER, ITS SUCCESSORS, AND ASSIGNS, HEREBY GRANT TO THE CITY OF ANNAPOLIS THE RIGHT OF ACCESS, AT ALL TIMES, TO THE STORMWATER MANAGEMENT FACILITY LOCATED ON-SITE (LOT #5) WITH THE RIGHT TO TRIM, CUT DOWN AND REMOVE TREES AND/OR SHRUBS WITHOUT REPLACEMENT ADJACENT TO THE STORMWATER MANAGEMENT FACILITY TO PROVIDE OPERATING CLEARANCES AS REQUIRED. HOWEVER, PRIMARY RESPONSIBILITY WILL STILL REMAIN WITH "OTHERS" AS NOTED IN #16 ABOVE. PRIVATE STORMWATER MANAGEMENT FACILITY INSPECTION AND MAINTENANCE AGREEMENT TO BE RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND.
18. RAIN LEADERS SHALL NOT DISCHARGE ONTO ENTRANCE SIDEWALK OR AT ENTRANCE DOORS. DISCHARGE UNDER THE WALKS AT FACE OF CURB WHERE APPLICABLE.
19. TRASH AND DEBRIS REMOVAL/MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER, NOT CITY.
20. ALL NEW POWER LINES, TELEPHONE LINES, AND CABLE T.V. LINES SHALL BE UNDERGROUND.
21. ALL APARTMENT BUILDINGS SHALL BE FULLY SPRINKLED.
22. PROVIDE HANDICAP RAMPS AT ALL ROADWAY INTERSECTIONS, AT SIDEWALKS, AND AT ALL HANDICAP PARKING SPACES, AS SHOWN ON THE GRADING PLANS.
23. ALL ABANDONED OR SOON TO BE ABANDONED FUEL OIL TANKS, ABOVE OR BELOW GROUND, SHALL BE REMOVED IN ITS ENTIRETY, INCLUDING CONTAMINATION, BY OWNER/DEVELOPER, NOT CITY.
24. ALL COSTS TO BRING WATER AND SEWER TO THE SUBJECT PROPERTY SHALL BE RESPONSIBILITY OF OWNER/DEVELOPER, NOT CITY. ALL INSTALLATIONS ON AND OFF SITE SHALL MEET ANNAPOLIS CITY STANDARDS.
25. ANY RELOCATION OF EXISTING POWER POLES, ABOVE AND BELOW GROUND WIRING, AND UTILITIES, FIRE HYDRANTS, MANHOLES, INLETS, ETC. SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER, NOT CITY.
26. PURPOSE NOTE: THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCELS 264, 265, 266, 267, & 268 INTO FIVE (5) BUILDABLE LOTS, AS ADOPTED BY THE CITY OF ANNAPOLIS BOARD OF APPEALS, SPECIAL EXCEPTION NO. 99-12-494, DATED SEPTEMBER 5, 2000.
27. SETBACKS: AS PER SPECIAL EXCEPTION NO. 99-12-494, DATED SEPTEMBER 5, 2000, AS ADOPTED BY THE CITY OF ANNAPOLIS BOARD OF APPEALS.
28. FOREST CONSERVATION EASEMENT SHALL BE PRIVATELY OWNED, SUBJECT TO THE FOLLOWING:

FOREST CONSERVATION EASEMENT NOTE

THERE SHALL BE NO CLEARING, TRIMMING, CUTTING, STORAGE OR STRUCTURES LOCATED WITHIN THE FOREST CONSERVATION EASEMENT AS SHOWN ON THESE PLATS AND AS RECORDED WITH THE DEED OF CONSERVATION EASEMENT AND AGREEMENT RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 10588, FOLIO 319.
ALL FOREST CLEARING, PROTECTION AND RETENTION SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED FOREST CONSERVATION PLAN ON FILE WITH THE CITY OF ANNAPOLIS PLANNING AND ZONING OFFICE. NO ADDITIONAL CLEARING NOR PAYMENT OF FEE-IN-LIEU WILL BE PERMITTED, EXCEPT FOR LOT #3. THE EXISTING FOREST ON LOT #3 SHALL BE RETAINED UNTIL SAID LOT IS DEVELOPED. LOT #3 SHALL BE SUBJECT TO A SEPARATE FOREST CONSERVATION PLAN AT THE TIME OF DEVELOPMENT.

OWNERS' DEDICATION

THE REQUIREMENTS OF TITLE 3, SECTION 3-108(A)(C) OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN MET.

OWNERS: SKIPPER/FOREST DRIVE LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP BY: KOCH PROPERTY MANAGEMENT, INC., GENERAL PARTNER BY: GARY W. KOCH, PRESIDENT
VILLAGE GREENS OF ANNAPOLIS, INC. BY: GARY W. KOCH, PRESIDENT
PROVIDENT BANK, DEED OF TRUST TRUSTEE: GEORGE D. DECKER
PROVIDENT BANK, DEED OF TRUST TRUSTEE: RAYMOND E. SCHLISSLER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE PROPERTY CONVEYED BY PEGGY S. GALLAGHER, HOWARD M. SKIPPER AND BERTRAM L. POTEMKEN, PERSONAL REPRESENTATIVE OF THE ESTATE OF CHARLES E. SKIPPER, JR. TO SKIPPER/FOREST DRIVE LIMITED PARTNERSHIP AND VILLAGE GREENS OF ANNAPOLIS, INC. BY DEED DATED NOVEMBER 19, 2000 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 1071, FOLIO 19. ALL OF THE PROPERTY CONVEYED BY BERTRAM L. POTEMKEN, PERSONAL REPRESENTATIVE OF THE ESTATE OF CHARLES E. SKIPPER, JR. TO SKIPPER/FOREST DRIVE LIMITED PARTNERSHIP BY DEED DATED NOVEMBER 19, 2000 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 1071, FOLIO 34. ALL OF THE PROPERTY CONVEYED BY HOWARD MALCOLM SKIPPER AND BETTY LOU SKIPPER TO VILLAGE GREENS OF ANNAPOLIS, INC. BY DEED DATED NOVEMBER 19, 2000 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 1071, FOLIO 38. ALL OF THE PROPERTY CONVEYED BY SKIPPER/FOREST DRIVE LIMITED PARTNERSHIP TO VILLAGE GREENS OF ANNAPOLIS, INC. BY DEED DATED NOVEMBER 19, 2000 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 1071, FOLIO 49. AND PART OF THE PROPERTY CONVEYED BY BERTRAM L. POTEMKEN, PERSONAL REPRESENTATIVE OF THE ESTATE OF CHARLES E. SKIPPER, JR. UNTO SKIPPER/FOREST DRIVE LIMITED PARTNERSHIP BY DEED DATED SEPTEMBER 29, 1994 AND RECORDED AMONG THE LAND RECORDS IN ANNE ARUNDEL COUNTY IN LIBER 6801, FOLIO 401.

Carl A. Stevenson, PROPERTY LINE SURVEYOR #149

AREA CALCULATIONS

ZONING - R9 (SUBJECT TO THE VILLAGE GREENS OF ANNAPOLIS SPECIAL EXCEPTION PLAN ON FILE AT THE CITY OF ANNAPOLIS)
TOTAL PLAT AREA 1544,005 SF. / 35.445 AC.
TOTAL LOT AREA 1,999,450 SF. / 45.617 AC.
TOTAL PUBLIC RIGHT-OF-WAY 36,071 SF. / 0.825 AC.
MISCELLANEOUS AREAS TOTAL NON-TIDAL WETLANDS 974 SF. / 0.022 AC.
TOTAL FOREST CONSERVATION EASEMENT 308,001 SF. / 7.091 AC.

TREE BILL SUMMARY

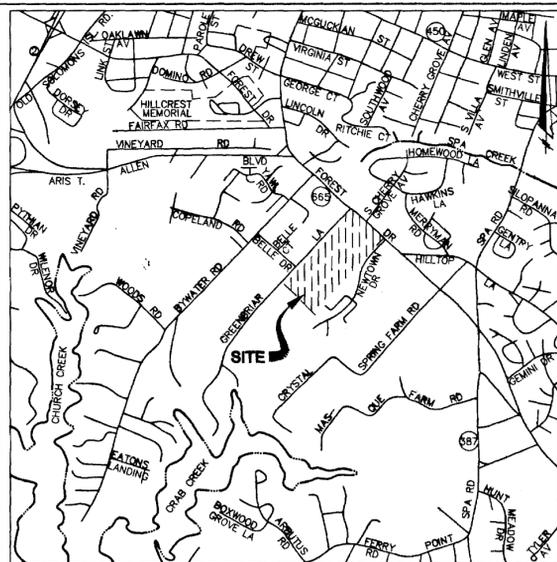
Table with 2 columns: Description and Area. Includes rows for Net Tract Area, Afforestation Threshold, Conservation Threshold, Existing Forested Area, Forest Clearing Proposed, etc.

REFORESTATION IS NOT REQUIRED

APPROVED: HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY, MARYLAND (Public Water and Sewer)
APPROVED: DEPARTMENT OF PUBLIC WORKS CITY OF ANNAPOLIS
APPROVED: DEPARTMENT OF PLANNING AND ZONING CITY OF ANNAPOLIS
APPROVED: PLANNING COMMISSION CITY OF ANNAPOLIS

OWNER/DEVELOPER

SKIPPER/FOREST DRIVE LIMITED PARTNERSHIP AND VILLAGE GREENS OF ANNAPOLIS, INC. BY: KOCH PROPERTY MANAGEMENT, INC. GENERAL PARTNER
2641 RIVA ROAD, BUILDING 200, SUITE 201 ANNAPOLIS, MD 21401 (410) 579-5710



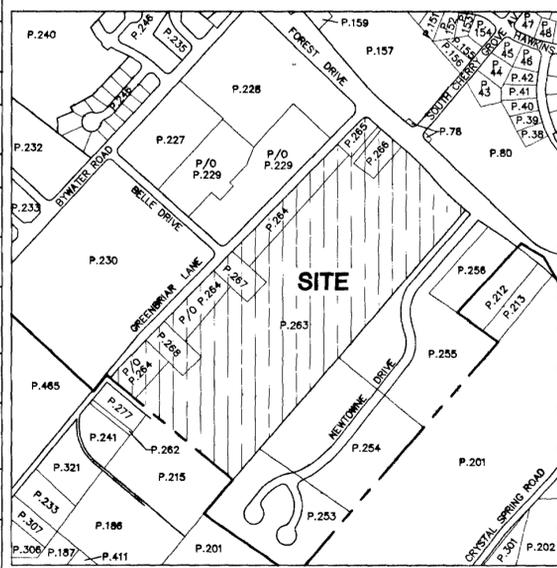
VICINITY MAP SCALE: 1" = 2000'

PROPERTY OWNER INFORMATION

Table with 5 columns: T.M., B.L.K., P., NAME/ADDRESS, TAX ACCT. NO., DEED REF. Lists adjacent property owners and their details.

ADJACENT PROPERTY OWNERS

Table with 5 columns: T.M., B.L.K., P., NAME/ADDRESS, TAX ACCT. NO., DEED REF. Lists adjacent property owners and their details.



ADJACENT PROPERTY OWNERS SCALE: 1" = 600'



Ronald W. Johnson Associates, Inc.

Consulting Engineers, Land Planners, Surveyors

2661 Riva Road Building 400, Suite 420 Annapolis, MD 21401
410.841.5221 410.266.6612 Fax 410.841.5124

Administrative fields for PLAT BOOK, DATE, PAGE NO., and PLAT NO.

A PLANNED UNIT DEVELOPMENT THE VILLAGE GREENS OF ANNAPOLIS FOREST DRIVE
TAX MAP 10-Z, BLOCK 19, PARCELS 263, 264, 265, 266, 267, & 268
OWNERS: SKIPPER/FOREST DRIVE LIMITED PARTNERSHIP AND VILLAGE GREENS OF ANNAPOLIS, INC.
CITY OF ANNAPOLIS, MD APRIL 2001 PLAT 1 OF 3

MSA SSU 1235-7872-1

57937

COORDINATE TABLE

Table with 4 columns: NORTHING, EASTING, NORTHING, EASTING. Rows 1-22.

CURVE TABLE

Table with 7 columns: #, RADIUS, LENGTH, TANGENT, DELTA, CHORD, CHORD BEARING. Row 1.

LOT #3 NOTE

THE EXISTING FOREST ON LOT #3 SHALL BE RETAINED UNTIL SAID LOT IS DEVELOPED. LOT #3 SHALL BE SUBJECT TO A SEPARATE FOREST CONSERVATION PLAN AT THE TIME OF DEVELOPMENT.

LEGEND

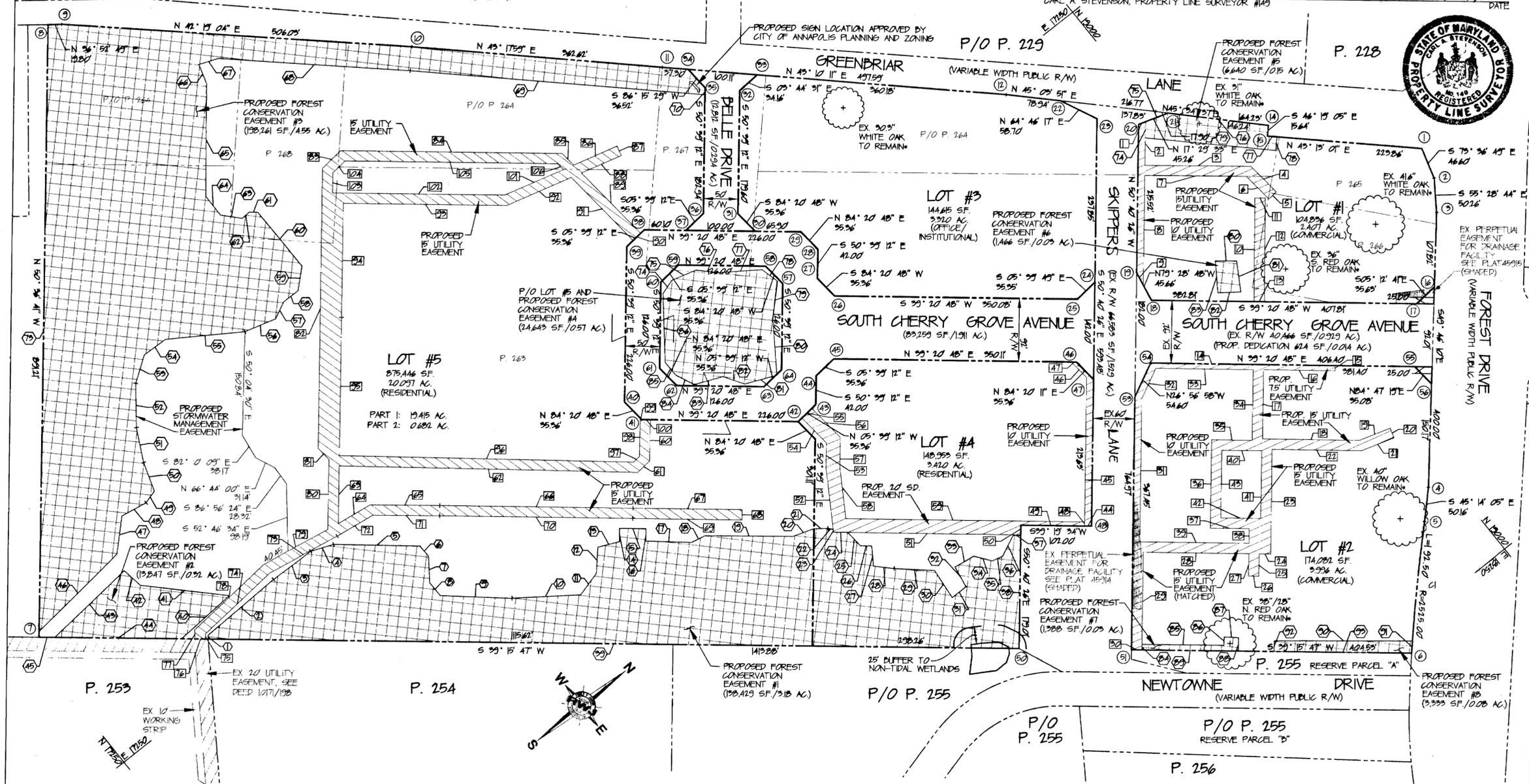
- PROPOSED FOREST CONSERVATION EASEMENT
PROPOSED PUBLIC UTILITY/STORM DRAIN EASEMENT
EXISTING DRAINAGE EASEMENT

APPROVED: CITY OF ANNAPOLIS PLANNING COMMISSION
APPROVED: DEPARTMENT OF PLANNING AND ZONING CITY OF ANNAPOLIS
APPROVED: DEPARTMENT OF PUBLIC WORKS CITY OF ANNAPOLIS
APPROVED: HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY, MARYLAND
COUNTY HEALTH OFFICER (PUBLIC WATER AND SEWER)

OWNERS' DEDICATION

THE REQUIREMENTS OF TITLE 3, SECTION 3-102(A)(C) OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN MET.
SKIPPER/FOREST DRIVE LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP
VILLAGE GREENS OF ANNAPOLIS, INC. BY: GARY W. KOZIK, PRESIDENT
PROVIDENT BANK, DEED OF TRUST, TRUSTEE: GEORGE D. DEKZER
PROVIDENT BANK, DEED OF TRUST, TRUSTEE: RAYMOND E. SCHLISSELER
CARL A. STEVENSON, PROPERTY LINE SURVEYOR #149

NOTE: INDIVIDUAL SPECIMEN TREES SHOWN ON THIS PLAT ARE SUBJECT TO THE FOREST CONSERVATION NOTE, PLAT 1.

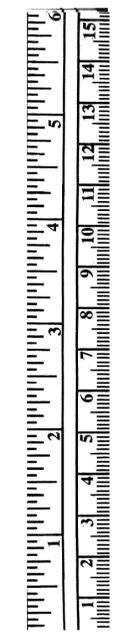


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Table with 3 columns: PLAT BOOK, DATE, PAGE NO. Values: PLAT BOOK 1, JUL 26 11:39, PAGE NO.

A PLANNED UNIT DEVELOPMENT THE VILLAGE GREENS OF ANNAPOLIS CITY OF ANNAPOLIS TAX MAP 10-Z, BLOCK 19, PARCELS 263, 264, 265, 266, 267, & 268

MSA SS4 1235-7872-2



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