

NOTES

1. CONSERVATION EASEMENTS DESCRIBED ON THIS PLAT ARE AREAS WHERE THE INSTALLATION OF STRUCTURES AND ROADS AND THE REMOVAL OF VEGETATION ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM THE M-NCPPC PLANNING DIRECTOR OR DESIGNEE. THE REMOVAL OF HAZARDOUS TREES, LIMBS, BRANCHES, OR TRUNKS IS ALLOWED.
2. DEVELOPMENT IS SUBJECT TO RESTRICTIONS SHOWN ON THE APPROVED TYPE I TREE CONSERVATION PLAN TCP 1/38/04, OR AS MODIFIED BY THE TYPE II TREE CONSERVATION PLAN, AND PRECLUDES ANY DISTURBANCE OR INSTALLATION OF ANY STRUCTURE WITHIN SPECIFIED AREAS. FAILURE TO COMPLY, WILL MEAN A VIOLATION OF AN APPROVED TREE CONSERVATION PLAN AND WILL MAKE THE OWNERS SUBJECT TO MITIGATION UNDER THE WOODLAND CONSERVATION/TREE PRESERVATION POLICY.
3. THIS PLAT WAS PREPARED USING VARYING LOT SIZE PROVISIONS IN ACCORDANCE WITH SECTION 24-121(a)(12) OF THE SUBDIVISION REGULATIONS OF THE PRINCE GEORGE'S COUNTY CODE.
4. PRIOR TO THE ISSUANCE OF GRADING PERMITS, THE APPLICANTS SHALL SUBMIT EVIDENCE FROM THE HEALTH DEPARTMENT THAT THE TIRES FOUND ON THE PROPERTY HAVE BEEN HAULED AWAY BY A LICENSED SCRAP TIRE HAULER TO A LICENSED SCRAP TIRE DISPOSAL/RECYCLING FACILITY.
5. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, THE APPLICANTS SHALL PROVIDE A FINANCIAL CONTRIBUTION OF \$210.00 TO THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION FOR THE PLACEMENT OF A BIKEWAY SIGN ALONG NORTH KEYS ROAD PER CONDITION 3 OF PGCPB No. 04-236.

NOTES CONT.

6. NORTH KEYS ROAD IS A DESIGNATED HISTORIC ROAD. THE SCENIC EASEMENT DESCRIBED ON THIS PLAT IS AN AREA IN WHICH THE INSTALLATION OF STRUCTURES AND ROADS AND/OR THE REMOVAL OF VEGETATION ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM THE M-NCPPC PLANNING DIRECTOR OR DESIGNEE.
7. PRIOR TO THE ISSUANCE OF GRADING OR BUILDING PERMITS THE APPLICANT SHALL ADDRESS ARCHAEOLOGICAL INVESTIGATION REQUIREMENTS OF CONDITION 5 OF PGCPB No. 04-236.
8. PRIOR TO THE ISSUANCE OF ANY PERMITS THAT IMPACT WETLANDS, WETLAND BUFFERS, STREAMS OR WATERS OF THE U.S., THE APPLICANT SHALL SUBMIT COPIES OF ALL FEDERAL AND STATE PERMITS PER CONDITION 9 OF PGCPB 04-236.
9. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, THE APPLICANT SHALL PAY A FEE OF \$1,190 PER LOT TO PRINCE GEORGE'S COUNTY TOWARD THE CROOM-NAYLOR FIRE STATION AND ACQUISITION OF AN AMBULANCE PER CONDITION 15 OF PGCPB No. 04-236.
10. ACCESS IS DENIED TO NORTH KEYS ROAD FOR LOT 7.

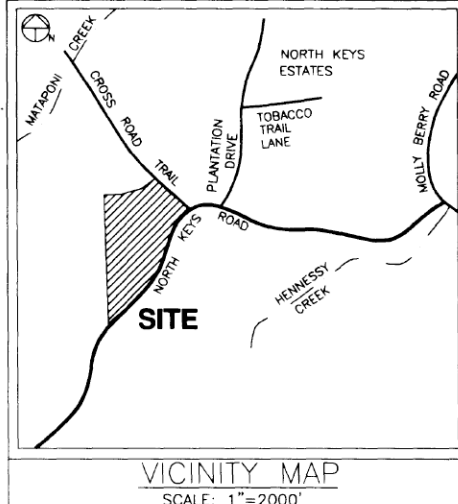
HEALTH DEPARTMENT NOTES

SEPTIC NOTE:

HEALTH DEPARTMENT APPROVAL OF THIS PLAT IS BASED ON PLANS DATED MAY 11, 2005 WITH REFERENCE CASE No. 12799-2003. A MINIMUM 10,000 SQUARE FOOT AREA OF EACH LOT, AS SHOWN ON THE PLANS, MUST REMAIN UNDISTURBED FOR SEWAGE DISPOSAL PURPOSES. ANY SEWAGE DISPOSAL AREAS LOCATED WITHIN 50 FEET OF THE PLANNED EXTENT OF GRADING ACTIVITY OR OTHER SOIL DISTURBANCE MUST BE FIELD STAKED OR OTHERWISE PROTECTED. REQUIRED PROTECTIVE MEASURES MUST BE FIELD VERIFIED BY THE HEALTH DEPARTMENT PRIOR TO APPROVAL OF ANY GRADING OR BUILDING PERMIT APPLICATION. IN ACCORDANCE WITH SUBTITLE 22 OF THE PRINCE GEORGE'S COUNTY CODE, THE SEWAGE DISPOSAL AREA FOR EACH LOT IS SIZED TO ACCOMMODATE A SPECIFIED SEWAGE FLOW BASED ON THE SIZE AND USE OF THE PROPOSED BUILDING FOR THAT LOT. ANY CHANGES IN THE PROJECTED SEWAGE FLOW OR CHANGE TO THE DESIGNATED SEWAGE DISPOSAL AREA MAY REQUIRE ADDITIONAL PERCOLATION TESTING. DETAILED INFORMATION ON THE SEWAGE DISPOSAL LIMITATIONS APPLICABLE TO THESE LOTS MAY BE OBTAINED FROM THE PRINCE GEORGE'S COUNTY HEALTH DEPARTMENT, DIVISION OF ENVIRONMENTAL HEALTH.

WELL NOTE:

ALL LOTS TO BE SERVED BY DEEP-DRILLED WELLS. GROUTING REQUIREMENTS WILL BE BASED ON THE ACTUAL WELL LOCATION RELATIVE TO THE POTENTIAL SOURCES OF CONTAMINATION. INFORMATION ON WELL CONSTRUCTION REQUIREMENTS APPLICABLE TO THESE LOTS MAYBE OBTAINED FROM PRINCE GEORGE'S COUNTY HEALTH DEPARTMENT, DIVISION OF ENVIRONMENTAL HEALTH. ANY SPECIFIC REQUIREMENTS FOR AN INDIVIDUAL WELL APPLICABLE TO THIS SUBDIVISION WILL BE PROVIDED AS PART OF THE WELL PERMITTING PROCESS.



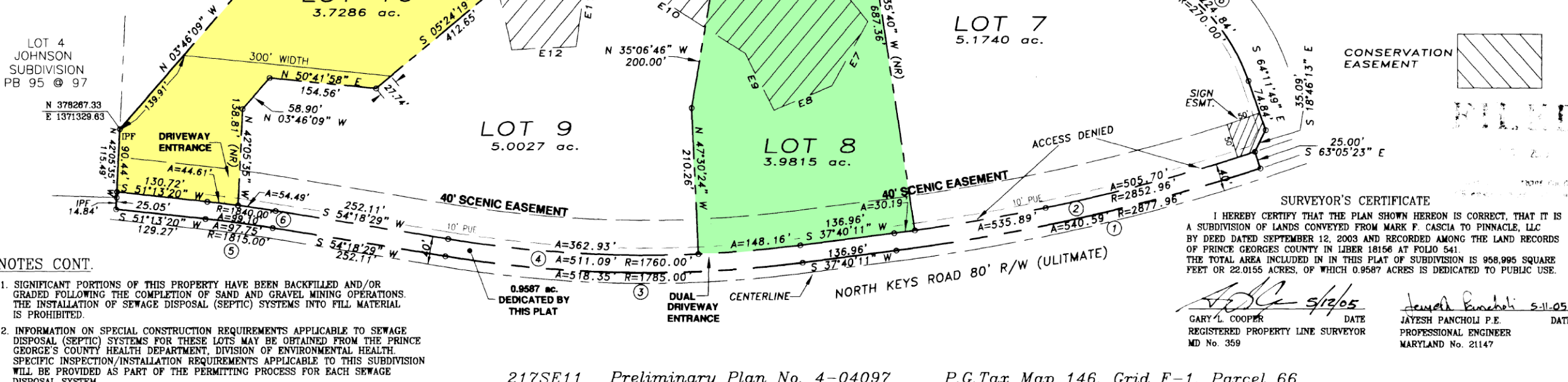
**CURVE DATA**

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
1	540.59	2877.96	10°45'44"	271.09'	N 32°17'19" W	539.80'
2	535.89	2852.96	10°45'44"	268.74'	S 32°17'19" W	535.11'
3	518.35	1785.00	16°38'17"	261.01'	S 45°59'20" W	518.53'
4	511.09	1765.00	16°38'17"	257.35'	S 45°59'20" W	509.29'
5	97.76	1815.00	0°30'09"	48.89'	N 52°45'54" E	97.74'
6	96.10	1840.00	0°30'09"	49.56'	S 52°45'54" W	96.09'
7	450.75	330.00	78°15'38"	268.47'	S 72°46'48" E	416.52'
8	224.84	270.00	4°42'48"	119.40'	S 86°03'13" E	218.40'

**CONSERVATION ESMT.**

No.	Direction	Dist.
E1	N80°58'21"E	144.04'
E2	S71°12'00"E	81.65'
E3	N74°07'27"W	186.36'
E4	N11°00'13"E	60.31'
E5	N73°08'30"E	113.41'
E6	S84°26'24"E	186.71'
E7	S15°20'00"E	105.73'
E8	S22°22'48"W	90.70'
E9	N72°12'58"W	91.53'
E10	S77°09'52"W	266.50'
E11	S37°00'38"E	133.87'
E12	S42°08'15"W	93.15'
E13	N57°50'20"W	256.43'
E14	S87°25'36"W	142.93'
E15	N03°46'09"W	142.00'

AREA=3,1326 ac. OR 136457 sq ft



- NOTES CONT.
11. SIGNIFICANT PORTIONS OF THIS PROPERTY HAVE BEEN BACKFILLED AND/OR GRADED FOLLOWING THE COMPLETION OF SAND AND GRAVEL MINING OPERATIONS. THE INSTALLATION OF SEWAGE DISPOSAL (SEPTIC) SYSTEMS INTO FILL MATERIAL IS PROHIBITED.
  12. INFORMATION ON SPECIAL CONSTRUCTION REQUIREMENTS APPLICABLE TO SEWAGE DISPOSAL (SEPTIC) SYSTEMS FOR THESE LOTS MAY BE OBTAINED FROM THE PRINCE GEORGE'S COUNTY HEALTH DEPARTMENT, DIVISION OF ENVIRONMENTAL HEALTH. SPECIFIC INSPECTION/INSTALLATION REQUIREMENTS APPLICABLE TO THIS SUBDIVISION WILL BE PROVIDED AS PART OF THE PERMITTING PROCESS FOR EACH SEWAGE DISPOSAL SYSTEM.

**OWNER'S DEDICATION**  
 WE, PINNACLE, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN HEREON, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, ESTABLISH THE 10-FOOT-WIDE PUBLIC UTILITY ESMT. (PUE) AS SHOWN IN ACCORDANCE WITH THE DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS, RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 3703 AT FOLIO 748 AND DEDICATE THE CONSERVATION EASEMENT AND SIGN EASEMENT AS SHOWN.

PROPERTY LINE MARKERS WILL BE PLACED IN ACCORDANCE WITH SEC. 24-120 (b) (6) (F) (ii) OF THE SUBDIVISION REGULATION, PRINCE GEORGE'S COUNTY CODE.  
 THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS OF WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT A CERTAIN DEED OF TRUST RECORDED IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN L20058 AT F.056 AND ALL PARTIES IN INTEREST THEREOF HAVE BELOW INDICATED THEIR ASSENT.

FOR PINNACLE, L.L.C.  
 Henry Turner, Jr. 5/12/05 DATE WITNESS  
 Henry Turner, Jr. 5/12/05 DATE WITNESS  
 NATE WILLIAMS 5/12/05 DATE WITNESS  
 TRUSTEE:  
 Kathy Snyder 5/12/05 DATE WITNESS  
 KATHY SNYDER (VICE PRESIDENT K BANK)

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF LANDS CONVEYED FROM MARK F. CASCIA TO PINNACLE, LLC BY DEED DATED SEPTEMBER 12, 2003 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN LIBER 18156 AT FOLIO 541. THE TOTAL AREA INCLUDED IN IN THIS PLAT OF SUBDIVISION IS 958,995 SQUARE FEET OR 22.0155 ACRES, OF WHICH 0.9587 ACRES IS DEDICATED TO PUBLIC USE.

GARY L. COOPER 5/12/05 DATE REGISTERED PROPERTY LINE SURVEYOR MD No. 359  
 Jayesh Pancholi 5-11-05 DATE PROFESSIONAL ENGINEER MARYLAND No. 21147

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 PRINCE GEORGE'S COUNTY PLANNING BOARD  
 APPROVED: June 2, 2005  
 Chairman: [Signature] Assistant Secretary: [Signature]  
 M.N.C.P.&P.C. Record File No. 5-05132

PRINCE GEORGE'S COUNTY, MARYLAND  
 HEALTH DEPARTMENT  
 APPROVED ON: 5-17-05  
 [Signature] COUNTY HEALTH OFFICER

Phoenix Land Design  
 PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS  
 14412 OLD MILL ROAD SUITE 201 UPPER MARLBOROUGH, MD 20772  
 PLD No. 03016

RECORDED: 6-7-05  
 PLAT BOOK: REP206  
 PLAT NO.: 98

PLAT THREE  
 LOTS 6 thru 10  
**THE PINNACLE**  
 8th ELECTION DISTRICT  
 PRINCE GEORGE'S COUNTY, MD  
 JANUARY, 2005 SCALE 1"=100'