

REP 200-31

W.S.S.C. DATUM
SCALE: 1"=100'

CONSERVATION EASEMENT LINE-TABLE

| | | | | | |
|--------|-------------|--------|--------|-------------|--------|
| PMA-1 | S32°31'12"W | 36.81 | PMA-20 | N25°21'19"W | 148.28 |
| PMA-2 | S53°23'35"W | 130.80 | PMA-21 | N46°49'06"W | 44.57 |
| PMA-3 | S81°52'12"W | 49.50 | PMA-22 | N76°39'39"W | 49.85 |
| PMA-4 | S60°51'07"W | 59.54 | PMA-23 | S82°03'24"W | 108.54 |
| PMA-5 | S71°04'31"W | 37.00 | PMA-24 | S29°44'42"W | 28.22 |
| PMA-6 | S40°01'49"W | 32.65 | PMA-25 | S04°07'39"E | 97.25 |
| PMA-7 | S67°34'01"W | 58.96 | PMA-26 | S20°37'25"W | 49.68 |
| PMA-8 | S14°11'55"W | 42.81 | PMA-27 | S10°42'14"W | 83.45 |
| PMA-9 | S22°54'21"E | 38.54 | PMA-28 | S10°12'14"E | 76.21 |
| PMA-10 | S45°25'06"E | 48.44 | PMA-29 | S72°00'25"W | 61.51 |
| PMA-11 | S04°56'21"W | 40.65 | PMA-30 | S43°40'08"W | 110.69 |
| PMA-12 | S24°18'16"W | 51.02 | PMA-31 | S54°50'28"W | 70.33 |
| PMA-13 | S29°53'56"E | 46.14 | PMA-32 | S45°56'03"W | 60.72 |
| PMA-14 | S08°15'34"W | 31.33 | | | |
| PMA-15 | S77°06'23"W | 42.57 | | | |
| PMA-16 | DUE WEST | 42.00 | | | |
| PMA-17 | S42°14'10"W | 51.33 | | | |
| PMA-18 | S78°10'43"W | 21.97 | | | |
| PMA-19 | N16°30'16"W | 126.72 | | | |

1.5 SAFETY FACTOR LINE-TABLE

| | | |
|--------|-------------|-------|
| SFL-38 | N80°16'26"E | 23.56 |
| SFL-39 | S80°18'32"E | 24.30 |
| SFL-40 | N66°59'26"E | 15.50 |
| SFL-41 | N29°00'12"E | 13.04 |
| SFL-42 | N04°38'17"E | 11.75 |
| SFL-43 | N26°59'16"W | 13.33 |
| SFL-44 | N34°56'52"W | 49.91 |
| SFL-45 | N21°23'24"W | 54.84 |
| SFL-46 | N23°42'58"W | 48.86 |
| SFL-47 | N24°32'49"W | 75.05 |
| SFL-48 | N15°10'48"W | 16.04 |

1.5 SAFETY FACTOR LINE-TABLE

| | | |
|--------|-------------|--------|
| SFL-28 | S29°56'36"E | 29.37 |
| SFL-29 | S15°48'13"E | 37.75 |
| SFL-30 | S28°36'55"E | 125.64 |
| SFL-31 | S27°15'20"E | 44.15 |
| SFL-32 | S35°39'50"E | 17.96 |
| SFL-33 | S63°36'49"E | 14.33 |
| SFL-34 | N83°44'18"E | 8.07 |
| SFL-35 | N08°08'12"E | 12.51 |
| SFL-36 | N16°45'29"E | 27.12 |
| SFL-37 | N43°08'32"E | 15.49 |

CURVE TABLE

| NO. | RADIUS | LEN. | DELTA | TAN. | CHD.BRG. | CHD.LEN. |
|-----|---------|--------|-----------|--------|-------------|----------|
| 1 | 1347.93 | 154.70 | 06°34'32" | 77.43 | S23°54'50"W | 154.61 |
| 2 | 1362.93 | 156.42 | 06°34'32" | 78.29 | S23°54'50"W | 156.33 |
| 3 | 1599.17 | 137.54 | 04°55'40" | 68.81 | S23°05'24"W | 137.50 |
| 4 | 1584.17 | 136.25 | 04°55'40" | 68.17 | S23°05'24"W | 136.21 |
| 5 | 1586.50 | 129.62 | 04°44'27" | 64.85 | S27°55'27"W | 129.58 |
| 6 | 1551.50 | 128.38 | 04°44'27" | 64.23 | S27°55'27"W | 128.34 |
| 7 | 979.17 | 208.63 | 12°12'28" | 104.71 | S36°23'55"W | 208.23 |
| 8 | 946.17 | 205.43 | 12°12'28" | 103.11 | S36°23'55"W | 205.04 |
| 9 | 906.77 | 41.51 | 02°37'21" | 20.76 | S43°48'50"W | 41.50 |
| 10 | 891.77 | 18.30 | 01°10'33" | 9.15 | S43°05'25"W | 18.30 |
| 11 | 25.00 | 42.23 | 96°46'29" | 28.15 | N86°29'15"W | 37.38 |
| 12 | 25.00 | 42.66 | 97°48'00" | 28.64 | N87°26'17"W | 37.67 |
| 13 | 2192.66 | 264.47 | 06°54'39" | 132.40 | N41°33'20"W | 264.31 |
| 14 | 2212.66 | 249.33 | 06°27'22" | 124.80 | N41°46'59"W | 249.20 |

1.5 SAFETY FACTOR LINE-TABLE

| | | |
|--------|-------------|-------|
| SFL-1 | S22°56'41"W | 42.07 |
| SFL-2 | S29°51'28"W | 98.18 |
| SFL-3 | S24°34'10"W | 58.18 |
| SFL-4 | S13°37'01"W | 69.92 |
| SFL-5 | S45°00'57"E | 51.42 |
| SFL-6 | N40°12'27"E | 19.89 |
| SFL-7 | N50°12'27"E | 56.09 |
| SFL-8 | N60°52'40"E | 80.59 |
| SFL-9 | N52°16'43"E | 43.48 |
| SFL-10 | N39°26'31"E | 22.19 |
| SFL-11 | N31°48'04"E | 49.05 |
| SFL-12 | N33°02'09"E | 27.94 |
| SFL-13 | N19°51'45"E | 28.81 |
| SFL-14 | N06°14'25"E | 35.42 |
| SFL-15 | N14°32'46"E | 28.07 |
| SFL-16 | N19°36'42"E | 33.73 |
| SFL-17 | N27°59'37"E | 23.50 |
| SFL-18 | N36°44'32"E | 22.45 |
| SFL-19 | N03°20'40"E | 16.80 |
| SFL-20 | N09°35'37"W | 83.88 |
| SFL-21 | N12°26'43"E | 17.12 |
| SFL-22 | N33°47'23"E | 23.90 |
| SFL-23 | N65°53'38"E | 32.42 |
| SFL-24 | N77°02'58"E | 38.02 |
| SFL-25 | N88°23'30"E | 33.13 |
| SFL-26 | S67°41'29"E | 34.83 |
| SFL-27 | S53°13'42"E | 29.20 |

GENERAL NOTES:

- DENIED ACCESS TO CROOM ROAD FROM LOTS 39 AND 40.
- NO HOUSES OR SEPTIC FIELDS SHALL BE PLACED WITHIN THE 1.5 SAFETY FACTOR LINE AS SHOWN HEREON.
- CONSERVATION EASEMENTS DESCRIBED ON THIS PLAT ARE AREAS WHERE THE INSTALLATION OF STRUCTURES AND ROADS AND THE REMOVAL OF VEGETATION IS PROHIBITED WITHOUT THE WRITTEN CONSENT FROM THE M-NCPPC PLANNING DIRECTOR OR DESIGNEE. THE REMOVAL OF HAZARDOUS TREES, LIMBS, BRANCHES, OR TRUNKS IS PERMITTED.
- DEVELOPMENT IS SUBJECT TO RESTRICTIONS SHOWN ON THE APPROVED TYPE I TREE CONSERVATION PLAN (TOP122/02), OR AS MODIFIED BY THE TYPE II TREE CONSERVATION PLAN, AND PRECLUDES ANY DISTURBANCE OR INSTALLATION OF ANY STRUCTURE WITHIN SPECIFIC AREAS. FAILURE TO COMPLY WILL MEAN A VIOLATION OF AN APPROVED TREE CONSERVATION PLAN AND WILL MAKE THE OWNER SUBJECT TO MITIGATION UNDER THE WOODLAND CONSERVATION/TREE PRESERVATION POLICY.
- DEVELOPMENT OF THE SUBDIVISION SHALL BE IN CONFORMANCE WITH THE APPROVED STORMWATER MANAGEMENT CONCEPT PLAN #4343-2002-00.
- THIS PLAT IS PREPARED USING VARYING LOT SIZES IN ACCORDANCE WITH SECTION 27-442(b) TABLE 1, FOOTNOTE 5.
- THE STREETS SHALL BE BUILT TO THE STANDARDS AND SPECIFICATIONS APPROVED BY PUBLIC WORKS AND TRANSPORTATION.
- PRIVATE ROADS ARE PURSUANT TO SEC. 24-122(b)(1) OF THE SUBDIVISION REGULATIONS OF THE PRINCE GEORGES COUNTY CODE AND LOTS 39, 41 AND 41 ARE SUBJECT TO COVENANTS RECORDED IN LIBER 19083 AT FOLIO 142.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE APPLICANT SHALL PROVIDE THE INSTALLATION OF ONE "SHARE THE ROAD WITH A BIKE" SIGN PER CONDITION 5.
- CROOM ROAD IS A DESIGNATED STATE SCENIC BYWAY. TANYARD ROAD IS A DESIGNATED HISTORIC ROAD. THE SCENIC EASEMENT SHOWN ON THIS PLAT IS AN AREA WHERE ANY DISTURBANCE OR INSTALLATION OF ANY STRUCTURE IS PROHIBITED WITHOUT THE APPROVAL OF THE PLANNING DIRECTOR OR DESIGNEE.
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS, A FAIR SHARE CONTRIBUTION FEE OF \$1,294.00 PER DWELLING UNIT SHALL BE PAID TO PRINCE GEORGES COUNTY FOR A NEW FIRE AND RESCUE STATION AND EQUIPMENT, PURSUANT TO CONDITION 23 OF PGCPB RES. NO. 03-01.

THE MARYLAND - NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGES COUNTY PLANNING BOARD

APPROVED: April 15, 2004

Elizabeth M. Hewitt CHAIRMAN
Frances J. Hunter ASSISTANT SECRETARY

M.N.C.P. & P.C. RECORD FILE NO. 5-04127

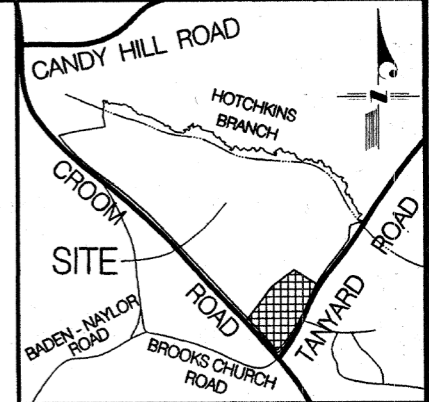
HEALTH DEPARTMENT APPROVAL

HEALTH DEPARTMENT APPROVAL OF THIS PLAT IS BASED ON PLANS DATED 2/10/2004 IN FILE NO. 26119-2001 A MINIMUM 10,000 SQUARE FOOT FOR EACH LOT, AS SHOWN ON THE PLANS, MUST REMAIN UNDISTURBED FOR SEWAGE DISPOSAL PURPOSES, IN ACCORDANCE WITH SUBTITLE 22 OF THE PRINCE GEORGES 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 LOT. ANY CHANGE 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 GEORGES COUNTY HEALTH DEPARTMENT, DIVISION OF ENVIRONMENTAL HEALTH. ALL LOTS TO BE SERVED BY DEEP WELLS.

Donald C. Noel
COUNTY HEALTH OFFICER

FLOODPLAIN LINE TABLE

| | | |
|-------|-------------|-------|
| FP-1 | S40°24'47"W | 35.51 |
| FP-2 | S42°51'28"W | 64.74 |
| FP-3 | S57°54'55"W | 37.00 |
| FP-4 | S81°35'18"W | 56.20 |
| FP-5 | N66°12'55"W | 21.67 |
| FP-6 | S28°55'56"W | 33.05 |
| FP-7 | S59°44'00"W | 79.00 |
| FP-8 | N60°03'54"W | 28.48 |
| FP-9 | S44°52'38"W | 99.34 |
| FP-10 | S17°09'58"E | 59.37 |
| FP-11 | N53°32'09"W | 50.73 |
| FP-12 | S26°57'16"W | 48.79 |
| FP-13 | S53°19'01"W | 27.61 |
| FP-14 | S87°23'39"W | 45.10 |
| FP-15 | N68°58'58"W | 41.30 |
| FP-16 | S79°59'14"E | 25.55 |
| FP-17 | N42°44'21"E | 25.36 |
| FP-18 | S54°48'19"E | 33.35 |
| FP-19 | N28°55'33"E | 56.95 |
| FP-20 | N45°46'04"E | 82.11 |
| FP-21 | S15°39'50"W | 40.82 |
| FP-22 | S54°34'19"W | 50.48 |



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT, AND IS A SUBDIVISION OF PART OF THE LANDS ACQUIRED BY ARCHER/NOTTINGHAM JOINT VENTURE, LLC FROM GEORGE FAMILY PARTNERSHIP BY DEED DATED OCTOBER 1, 2002, AS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGES COUNTY, MARYLAND IN LIBER 16563 AT FOLIO 510.

THAT THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 848,710 SQUARE FEET OR 19.4837 ACRES OF LAND AND THE TOTAL AREA DEDICATED TO PUBLIC USE BY THIS PLAT IS 35,489 SQUARE FEET OR 0.8147 ACRES OF LAND.

DATE 3-31-04

Benjamin P. Robertson III
BENJAMIN P. ROBERTSON, III
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10765

OWNERS DEDICATION

WE, ARCHER/NOTTINGHAM JOINT VENTURE, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, ESTABLISH CONSERVATION EASEMENTS AS SHOWN; GRANT TO PRINCE GEORGES COUNTY, THE 100 YEAR FLOODPLAIN EASEMENTS AND STORM DRAINAGE EASEMENTS, AS SHOWN; DEDICATE THE STREET AREAS SHOWN TO PUBLIC OR PRIVATE USE AS DESIGNATED HEREON; AND GRANT THE PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS, A TEN (10) FOOT UTILITY EASEMENT AS SHOWN, SUBJECT TO THE TERMS AND PROVISIONS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGES COUNTY, MARYLAND IN LIBER 3703 AT FOLIO 748.

PROPERTY LINE MARKERS WILL BE PLACED IN ACCORDANCE WITH SECTION 24-120(b)(6)(ii) OF THE SUBDIVISION REGULATIONS, PRINCE GEORGES COUNTY, CODE.

THERE ARE NO SUITS OF ACTION, LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT A CERTAIN DEED OF TRUST AND THE PARTIES IN INTEREST HAVE BELOW INDICATED THEIR ASSENT TO THIS PLAT OF SUBDIVISION.

ARCHER/NOTTINGHAM JOINT VENTURE, LLC

BY: HAVERFORD AT ARCHER, LLC, MANAGER
BY: HAVERFORD CONSTRUCTION CORPORATION, ITS MANAGER
Cindy Dean 9/17/03
WITNESS DATE GREGORY S. BALIAN, PRESIDENT

BY: WASHINGTON INVESTMENT & DEVELOPMENT CO., INC., ITS MANAGER
Cindy Dean 9/17/03
WITNESS DATE JOHN C. PYLES, PRESIDENT

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION
PROVIDENT BANK
Kim Demand 9/24/03
WITNESS DATE GEORGE D. DECKER, TRUSTEE

Kim Demand 9/23/03
WITNESS DATE RAYMOND E. SCHLISSLER, TRUSTEE

Kim Demand 9/24/03
WITNESS DATE CHRISTOPHER NEVIN, TRUSTEE

Kim Demand 9/24/03
WITNESS DATE JAMIE SMITH, TRUSTEE

Kim Demand 9/24/03
WITNESS DATE PATRICIA CERVES, TRUSTEE

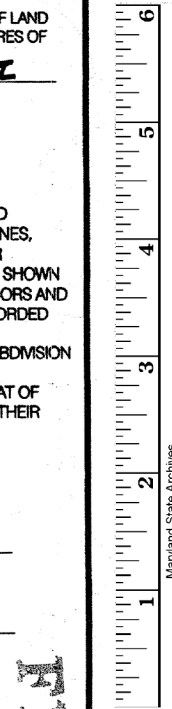
LOTS TO BE SERVED BY DEEP DRILLED WELLS. GROUTING REQUIREMENTS WILL BE BASED ON THE ACTUAL WELL LOCATION RELATIVE TO POTENTIAL SOURCES OF CONTAMINATION. INFORMATION ON WELL CONSTRUCTION REQUIREMENTS APPLICABLE TO THESE LOTS MAY BE OBTAINED FROM PRINCE GEORGES COUNTY HEALTH DEPARTMENT, DIVISION OF ENVIRONMENTAL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

PLAT SIXTEEN
LOTS 39, 40, 41, 42 AND 43
MANSFIELD
SECTION TWO

NOTTINGHAM (4TH) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MARYLAND
FEBRUARY, 2003 SCALE: 1"=100'

RDA
REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
ENGINEERS LAND PLANNERS LAND SURVEYORS
14603 MAIN STREET - 2nd FLOOR
UPPER MARLBORO, MARYLAND 20772
PHONE: (301) 627-3100 (301) 952-8200

RECORDED: S-5-04
PLAT BOOK: REP200
PLAT NO.: 31
PRELIMINARY PLAN No. 4-02094



FILED
MAY 3 2004
CLERK OF THE CIRCUIT COURT
FOR PRINCE GEORGES COUNTY, MD.

2012102

MSA CS4 2138-17443-16
P44696

PRINCE GEORGES COUNTY CIRCUIT COURT (Plat Book) Plat Book REP 200, pp. 16-32, MSA_C2381_17443. Date available 2004/05/05. Printed 01/21/2025.