# **GENERAL NOTES**

- 1. COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION No. 47C4 AND 47R1
  - N 539,645.6687 E 1,361,379.3637 N 539,734.5080 E 1,363,098.8714
- 2. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC., OCTOBER 27, 2003.
- 3. BRL DENOTES BUILDING RESTRICTION LINE.
- 4. DENOTES REBAR WITH FWA4 CAP SET.
- 5. Ø DENOTES IRON PIPE OR IRON BAR FOUND.
- 6. DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- 7. 

  DENOTES STONE OR MONUMENT FOUND.
- 8. AREAS SHOWN HEREON ARE MORE OR LESS.
- 9. THE SUBJECT PROPERTY IS ZONED R-12 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN.
- 10. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
- A. WIDTH -- 12'(14' SERVING MORE THAN ONE RESIDENCE);
- B. SURFACE -- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
- C. GEOMETRY -- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
- D. STRUCTURES (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (H25
- E. DRAINAGE ELEMENTS -- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;
- F. MAINTENANCE -- SUFFICIENT TO INSURE ALL WEATHER USE.
- 11. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF THE FOREST CONSERVATION EASEMENT AREA.
- 12. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE 12/29/05 ON WHICH DATE DEVELOPER AGREEMENT #24-4253-D WAS FILED AND ACCEPTED. THE CONTRACT NUMBER FOR PUBLIC WATER MAINS IS 24-4253-D. SEWER IS PRIVATE.
- 13. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- 14. THIS PLAN IS EXEMPT FROM FOREST CONSERVATION SINCE IT IS A PLAN OF CONSOLIDATION. THE FOREST CONSERVATION EASEMENT SHOWN ON THIS PLAN IS TO FULFILL OBLIGATIONS ASSOCIATED WITH SDP 05-16 BY THE PLACEMENT OF 0.0742 ACRES OF RETENTION AND 0.4637 ACRES OF REFORESTATION INTO AN EASEMENT AREA AND BY PAYMENT OF \$52,054.20 FOR 2.39 ACRES OF REFORESTATION INTO THE FOREST CONSERVATION FUND. PAYMENT OF FEES, POSTING OF SURETY AND EXECUTION OF THE FOREST CONSERVATION DEVELOPER'S AGREEMENT WILL BE PROVIDED UNDER SITE DEVELOPMENT PLAN, SOPO5-16.
- 15. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- 16. BASED UPON A FIELD INVESTIGATION BY FREDERICK WARD ASSOCIATES, INC., THERE ARE NO WETLANDS ON SITE.
- 17. BASED UPON A FIELD INVESTIGATION BY FREDERICK WARD ASSOCIATES, INC., THERE ARE NO
- 18. STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCELS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT. STORMWATER MANAGEMENT HAS BEEN MET BY GRASS SWALES AND A DRY POND TO PROVIDE THE REQUIRED Cpv, WQv AND Rev FOR THIS SITE. THE SWM FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. THE FACILITY IS HAZARD CLASS 'A'.
- 19. NO OBSERVED EVIDENCE OF BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- 20. THIS PLAT IS EXEMPT FROM PERIMETER LANDSCAPING SINCE IT IS A PLAT TO CONSOLIDATE LOTS ONLY AND DOES NOT CREATE NEW LOTS. LANDSCAPE OBLIGATIONS WILL BE FULFILLED UNDER SDP 05-16.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE

DEPARTMENT.

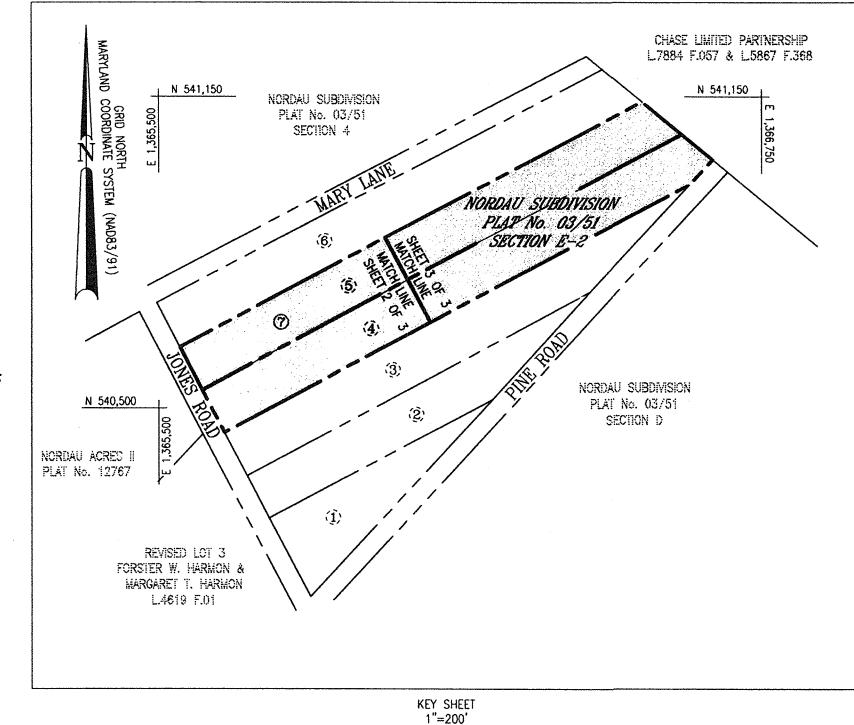
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING

OWARD COUNTY MEALTH OFFICER

AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

SYSTEMS. HOWARD COUNTY HEALTH



AREA TABULATION	SHEET 2	SHEET 3	TOTAL
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	P/O 1	P/O 1	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0	0	0
TOTAL NUMBER OF LOTS TO BE RECORDED	P/O 1	P/O 1	1 .
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.21886 Ac.	2.94095 Ac.	5.15981 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	00.0000 Ac.	00.0000 Ac.	00.0000 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	2.21886 Ac.	2.94095 Ac.	5.15981 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	00.0000 Ac.	00.0000 Ac.	00.0000 Ac.
TOTAL AREA TO BE RECORDED	2.21886 Ac.	2.94095 Ac.	5.15981 Ac.

THE REQUIREMENTS & 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT BEEN COMPLIED WITH.

2/1/06 JOHN V. METTEE, III, PROF. LS #10851 \ WILLIAM KNOTT, MANAGING PARTNER SK KING GEORGE, LLC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT: THAT IT IS A

REPRESENTATIVE OF THE ESTATE OF ALBERT BENTON JAMES TO SK KING GEORGE.

LLC, BY DEED DATED DECEMBER 17, 2003 AND RECORDED IN LIBER 7940 AT FOLIO

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE

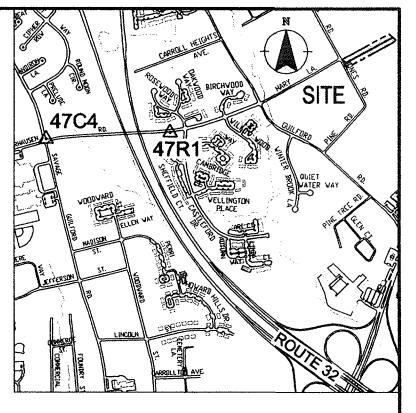
ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN,

IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND

BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION

RESUBDIVISION OF THE LAND CONVEYED BY MADELAINE J. LAMB, PERSONAL

600 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



# **VICINITY MAP** 1"=2000'

21. PREVIOUS COUNTY FILE NUMBERS: BA CASE No. 03-26C, & SDP 05-016.

22. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.



FREDERICK WARD ASSOCIATES, INC.

### OWNER

SK KING GEORGE, LLC 8013 JONES ROAD JESSUP, MARYLAND 20789

SCALE: 1" = 200'

DEVELOPER SK PROPERTIES, LTD. C/O WILLIAM KNOTT WEST TIMONIUM ROAD, SUITE 106 TIMONIUM, MARYLAND 21093

443-271-5646

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 4 AND 5 OF SECTION E-2, NORDAU SUBDIVISION INTO ONE BUILDABLE LOT, TO ADD A FOREST CONSERVATION EASEMENT AREA AND TO ADD PUBLIC WATER, SEWER AND TREE MAINTENANCE EASEMENTS.

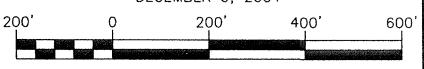
RECORDED AS PLAT No. 18186 ON APRIL 7, 2006 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

## NORDAU

LOT 7, SECTION E-2, AND FOREST **CONSERVATION PLAT OF EASEMENT** A RESUBDIVISION OF LOTS 4 AND 5 OF THE NORDAU SUBDIVISION, SEC. E-2 PLAT 03/51

ZONED R12

TAX MAP No. 42 GRID: 24 PARCEL No. 143 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND DECEMBER 9, 2004



SHEET No. 1 OF 3

## **OWNER'S CERTIFICATE**

WE, SK KING GEORGE, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON: 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE: 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS DAY OF

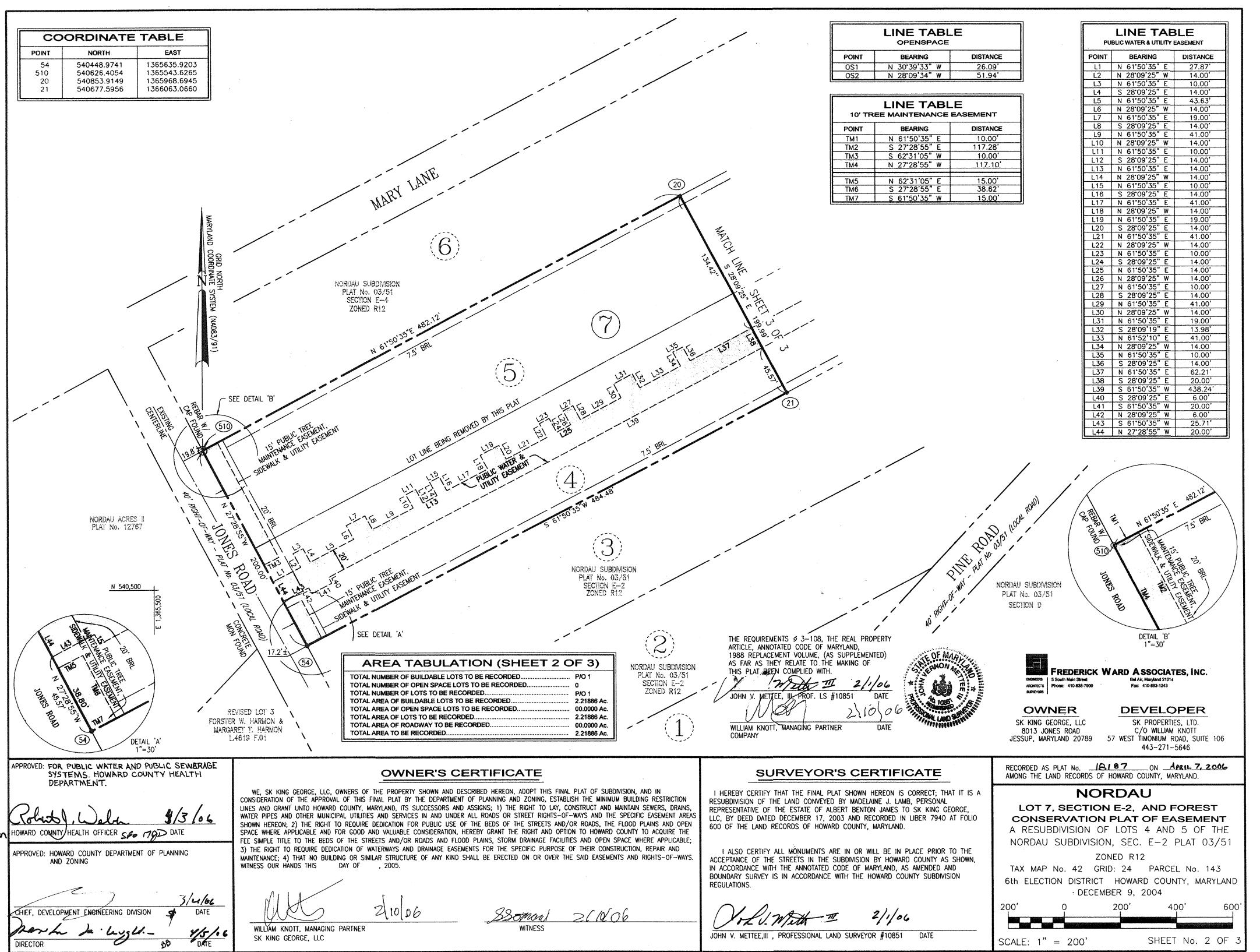
WILLIAM KNOTT, MANAGING PARTNER SK KING GEORGE, LLC.

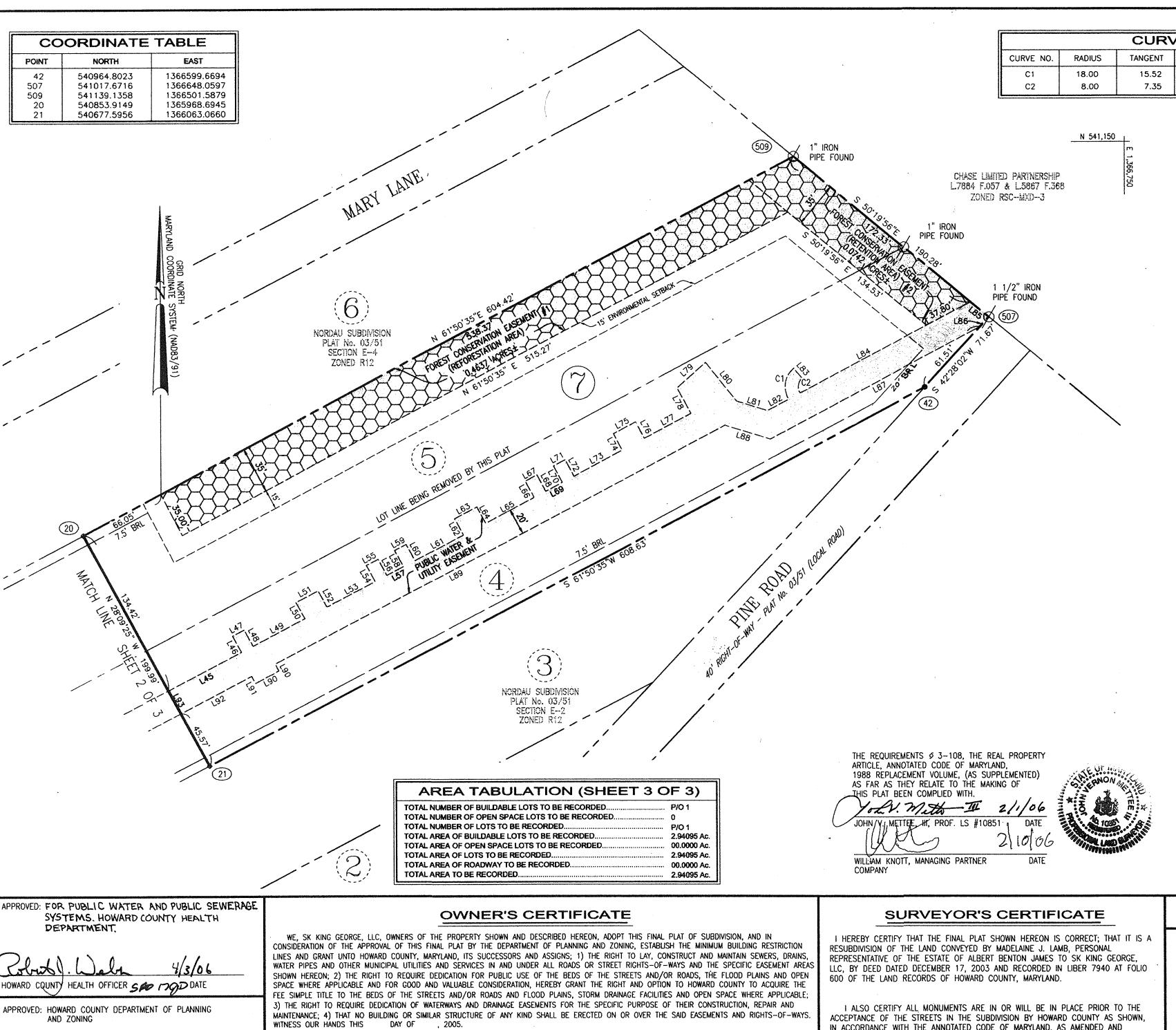
10 06

REGULATIONS.

JOHN V. METTEE, III , PROFESSIONAL LAND SURVEYOR #10851 DATE

3/21/06





**CURVE DATA TABLE LENGTH**  □ DELTA CHORD LENGTH CHORD BEARING 25.61 81'31'18" N 09'43'36" E 11.89 85'07'46" 10.82 S 07'05'22" W

> LINE TABLE
> PUBLIC WATER & UTILITY EASEMENT BEARING DISTANCE POINT L45 N 61\*50'35" E 62.21 L46 N 28'09'25" W 14.00 L47 N 61'50'35" E 10.00 L48 S 28'09'25" E 14.00 L49 N 61'50'35" E 43.92' L50 N 28'09'25" W 14.00' L51 N 61'50'35" E L52 S 28'09'25" E 19.00 14.00 L53 N 61'50'35" E 41.00 L54 N 28'09'25" W 14.00' L55 N 61'50'35" E 10.00' 14.00 L56 S 28'09'25" E N 61'50'35" E 14.00 L58 N 28'09'25" W 14.00 L59 N 61\*50'35" E 10.00 L60 | S 28'09'25" E L61 N 61°50'35" E 41.00 L62 N 28'09'25" W 14.00 L63 N 61\*50'35" E 19.00 L64 S 28'09'25" E 14.00 L65 N 61°50'35" E 41.00 L66 N 28'09'25" W 14.00 L67 N 61°50'35" E 10.00 L68 S 28'09'25" E 14.00' N 61°50'35" E 14.00' L70 N 28'09'25" W 14.00 L71 N 61°50'35" E 10.00 L72 | S 28'09'25" E L73 N 61\*50'35" E 41.00' L74 N 28'09'25" W 14.00 L75 N 61°50'35" E 19.00 L76 S 28'09'25" E 14.00 L77 N 61'50'35" E 39.49 L78 N 28'09'25" W L79 N 48'22'02" E 28.52 L80 S 38\*55'27" E L81 S 73'09'36" E L82 N 61'50'35" E 18.05 L83 | S 39'30'45" E | L84 N 61'50'35" E 145.12 L85 | S 50'19'56" E 17.96 L86 S 42'28'02" W 10.17 L87 S 61\*50'35" W 178.67' L88 N 73'09'36" W 35.59 L89 S 61\*50'35" W S 28'09'25" E 6.00' L91 S 61'50'35" W 20.00' L92 N 28'09'25" W 6.00' L93 S 61'50'35" W 60.28 L94 N 28'09'25" W

ARCHITECTS Phone: 410-838-7900 SURVEYORS

FREDERICK WARD ASSOCIATES, INC.

### OWNER

SK KING GEORGE, LLC 8013 JONES ROAD JESSUP, MARYLAND 20789

# **DEVELOPER**

SK PROPERTIES, LTD. C/O WILLIAM KNOTT 57 WEST TIMONIUM ROAD, SUITE 106 443-271-5646

WHILIAM KNOTT, MANAGING PARTNER

SK KING GEORGE, LLC

EHIEF, DEVELOPMENT ENGINEERING DIVISION

DIRECTOR

IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION

RECORDED AS PLAT No. 18188 ON APRIL 7, 2006 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

### NORDAU

LOT 7, SECTION E-2, AND FOREST **CONSERVATION PLAT OF EASEMENT** A RESUBDIVISION OF LOTS 4 AND 5 OF THE NORDAU SUBDIVISION, SEC. E-2 PLAT 03/51

ZONED R12

TAX MAP No. 42 GRID: 24 PARCEL No. 143 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND DECEMBER 9, 2004

