

Town of Keedysville 2023 Stormwater Ponds Mowing LEGEND FOR STORMWATER PONDS MOWING MAPS

Stormwater Ponds Mowing

Rockingham

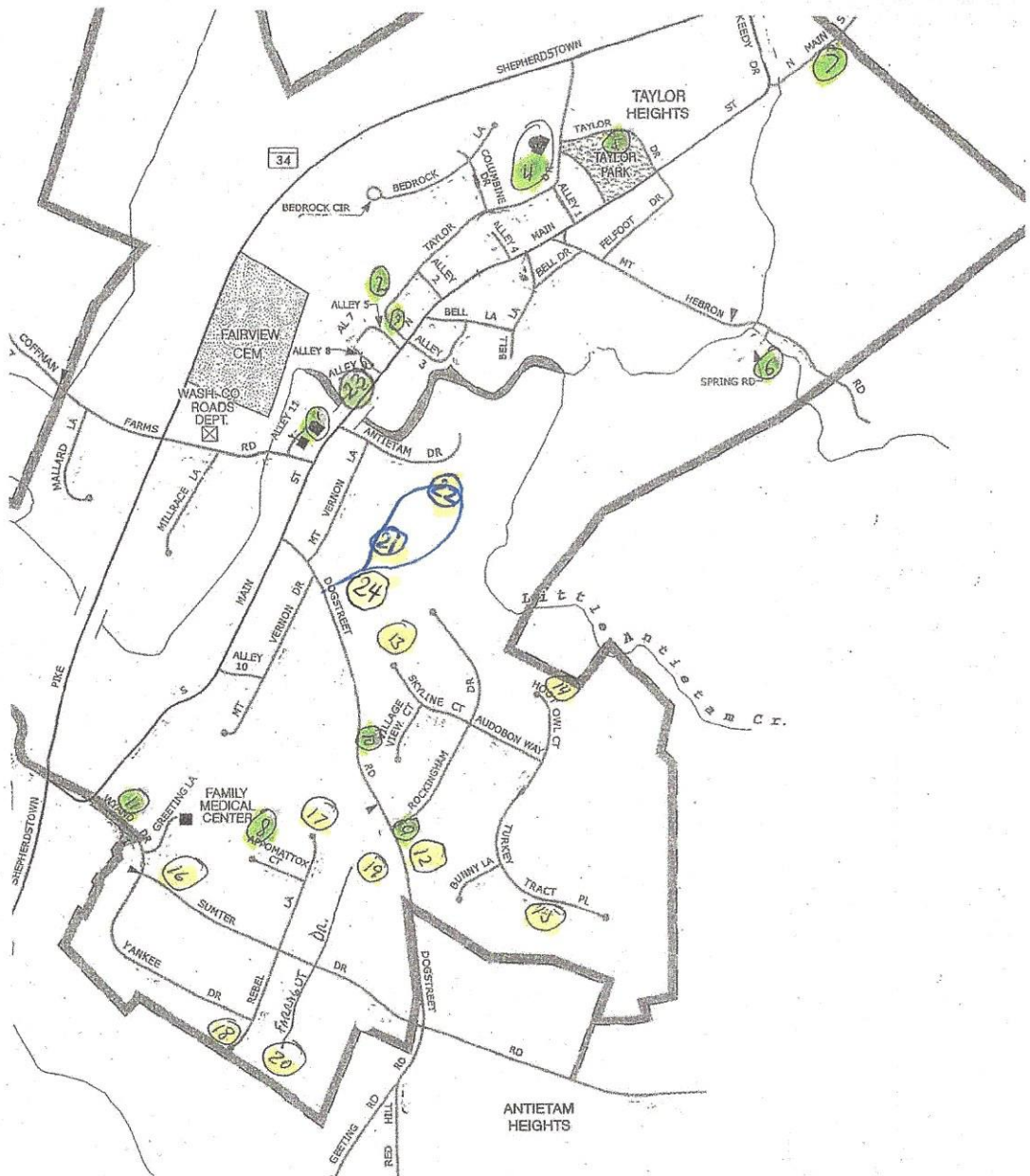
12. Pond A – at the entrance to Rockingham
13. Pond B – at the end of Skyline Ct
14. Pond C – at the end of Hoot Owl Ct
15. Pond D and access easement to the pond – behind the residences on Turkey Tract Place

Cannon Ridge

16. Pond 1 – at the entrance to Cannon Ridge
17. Pond 2 – at the north end of Rebel Lane
18. Pond 3 – at the south end of Rebel Lane
19. Pond 4 and nearby fire hydrant – at the north end of Farragut Lane
20. Pond 5 – at the south end of Farragut Lane

Stonecrest

21. Pond 1 – on the left near the entrance to Stonecrest
22. Pond 2 – at the rear of Stonecrest
- *24. Entrance to Stonecrest around the Stonecrest sign – on the right at the entrance
(*please note number is out of order)



STATEWIDE GRID MAP KEY

ABA	ABB	A7A	A7B	ASA	ASB	ASB	ASB
ABC		A7C	A7D	ABC	ABD	ABC	
		B7A	B7B	BBA	BBB	B9A	
			B7D				
				8RA	CSB		
				CBZ	CSB		

TOWN LOCATED ON GRID MAPS INC. IND. MUNICIPAL INDEX MAP REVISED TO JANUARY 1, 2016.

KEEDYSVILLE

ROUTE NUMBER INDEX MAP

WASHINGTON COUNTY

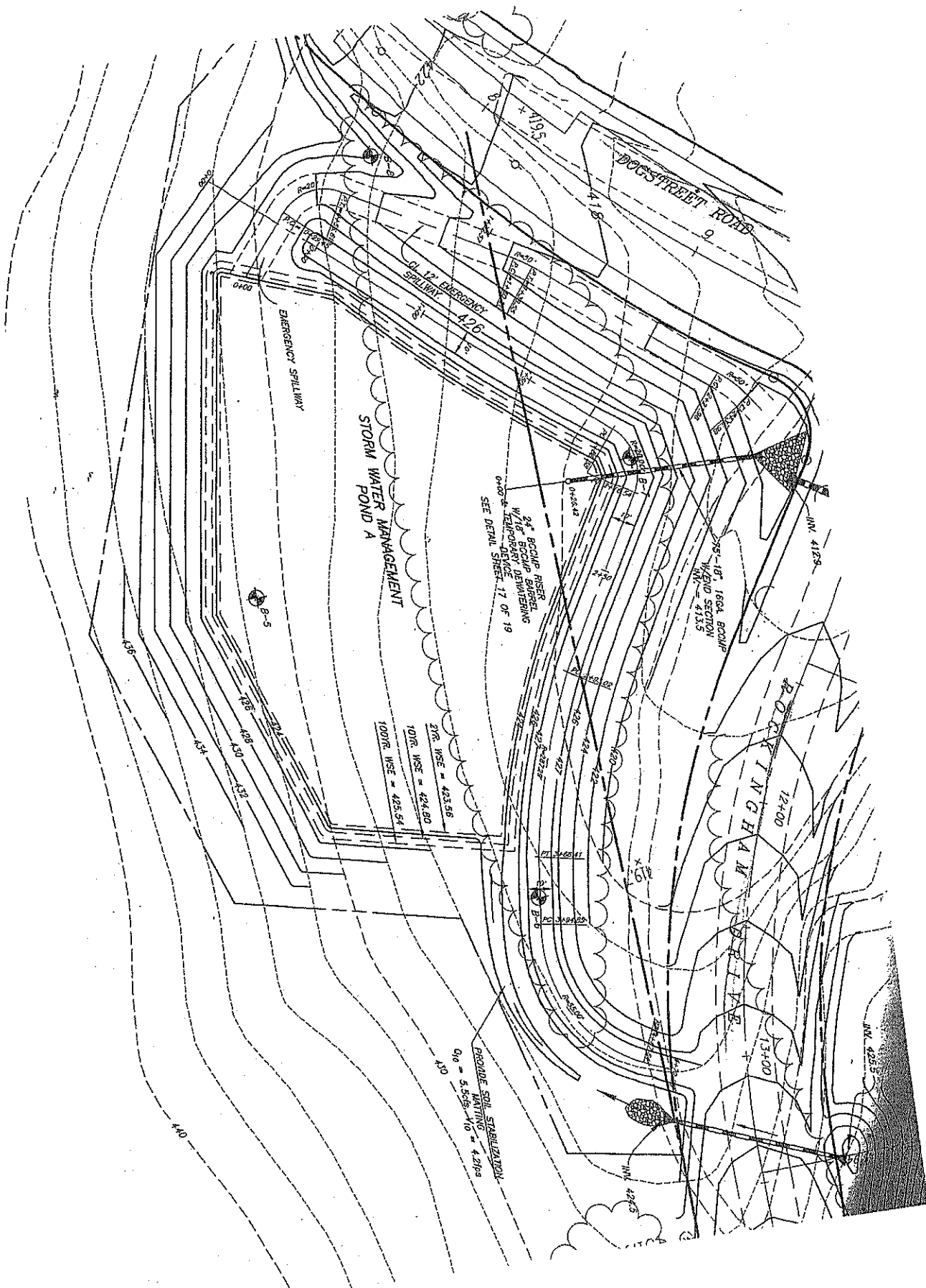
MARYLAND

PREPARED BY THE
 MARYLAND DEPARTMENT OF TRANSPORT,
 STATE HIGHWAY ADMINISTRATION
 IN COOPERATION WITH THE
 U.S. DEPARTMENT OF TRANSPORTATION

INFORMATION SUMMARY
 BOUNDARY:
 ACTS OF GENERAL ASSEMBLY, 1983
 (REVISED TO REFLECT 1983 & 1991)

1/2" = 1 mile
 1/4" = 1/2 mile
 1/8" = 1/4 mile
 1/16" = 1/8 mile
 1/32" = 1/16 mile
 1/64" = 1/32 mile
 1/128" = 1/64 mile
 1/256" = 1/256 mile

10



STORM WATER MANAGEMENT
 POND A

21R. USE = 423.56
 100R. USE = 424.80
 100TR. USE = 425.54

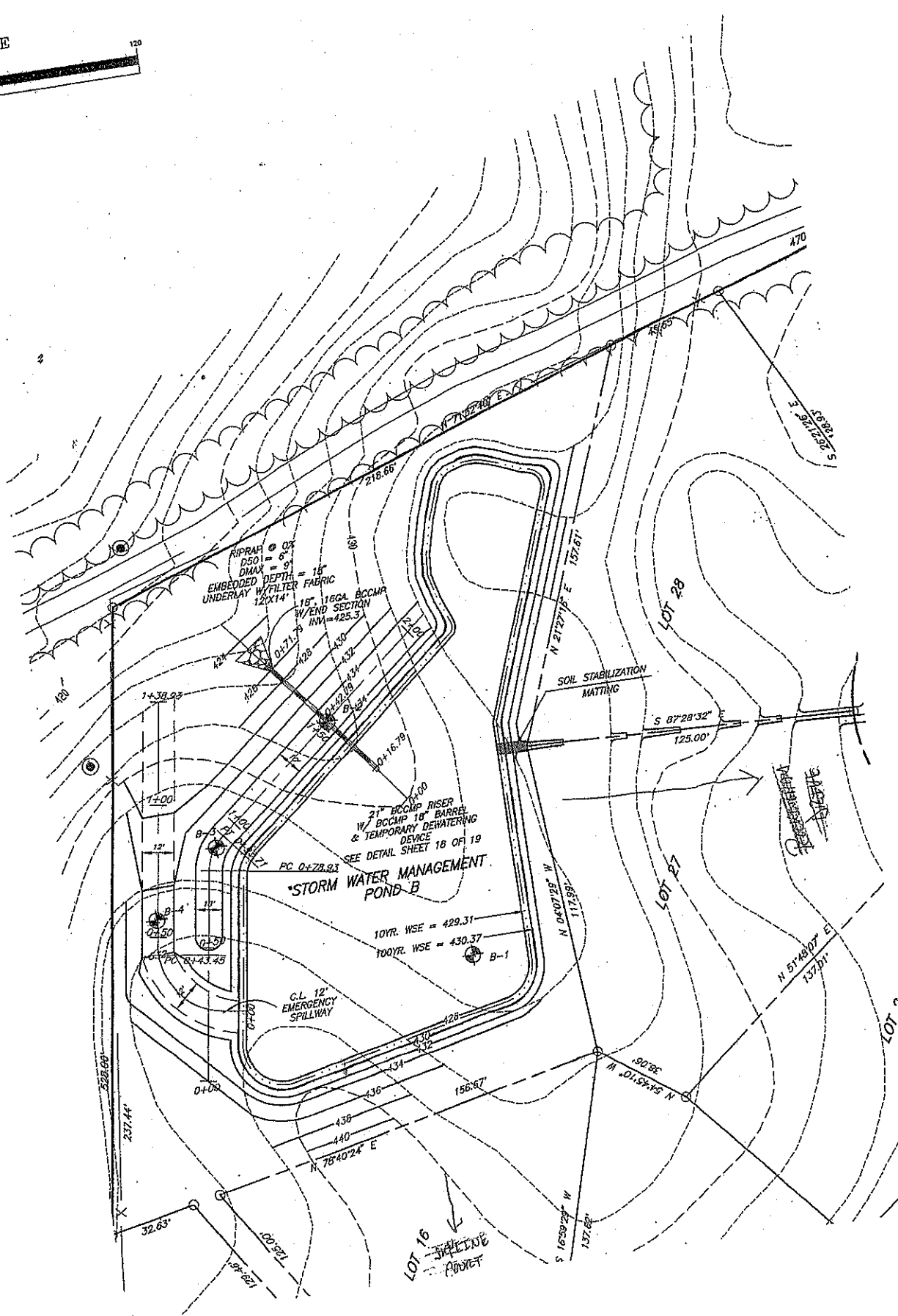
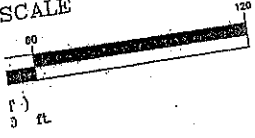
EMERGENCY SPILLWAY

DICK STREET ROAD

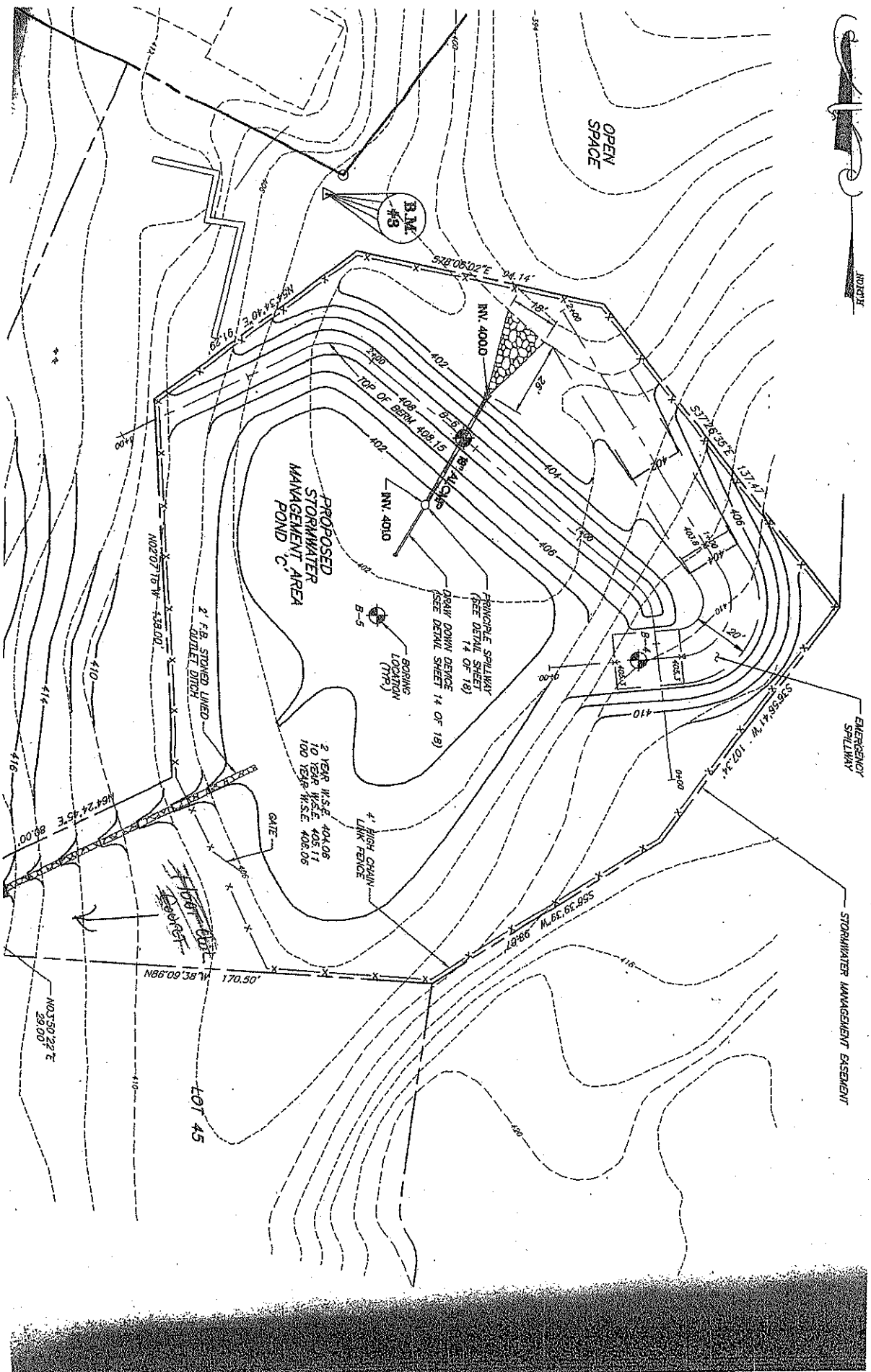
POLKINGHAM DRIVE

Legend - 12

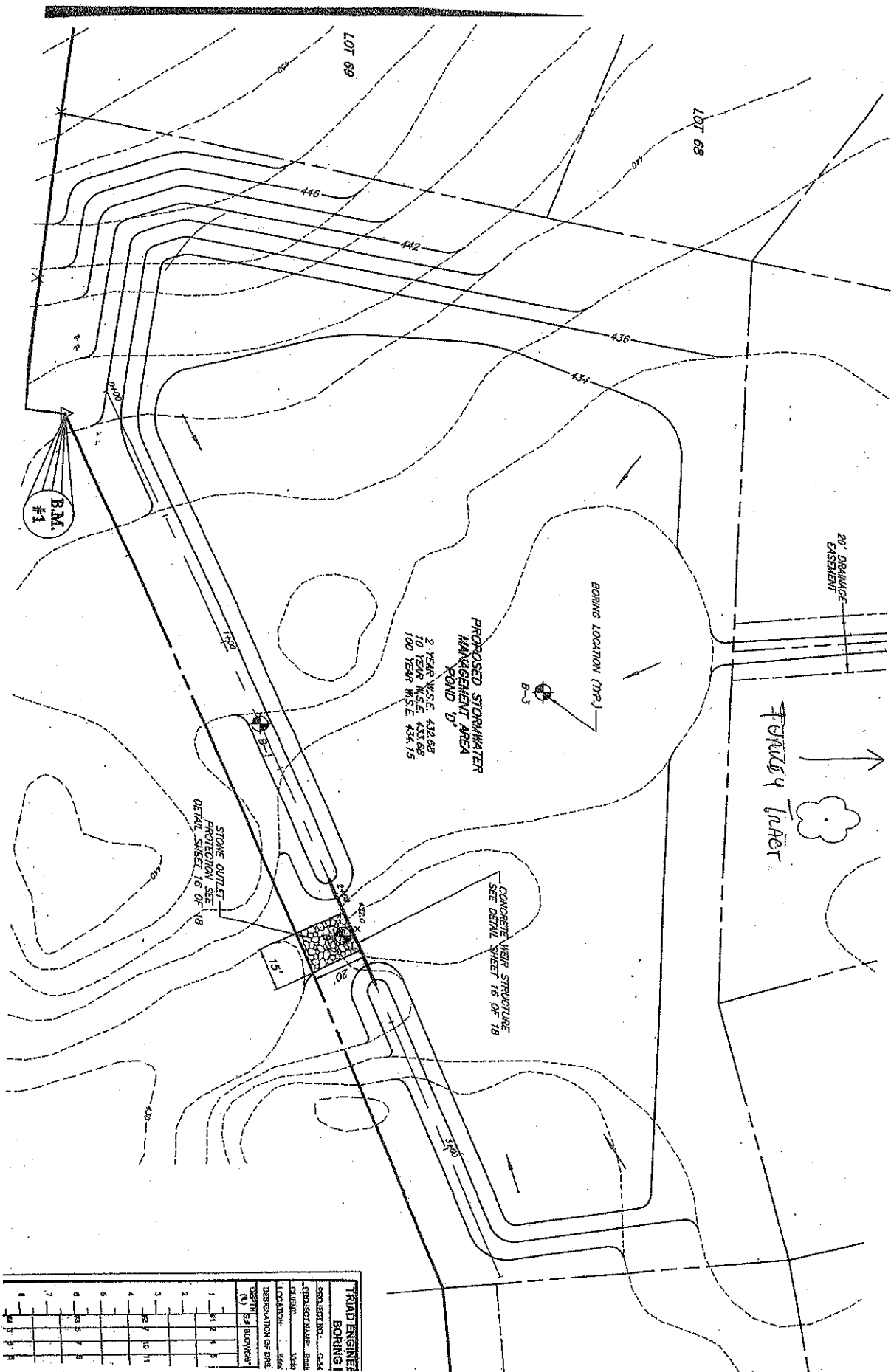
SCALE



Legend-13



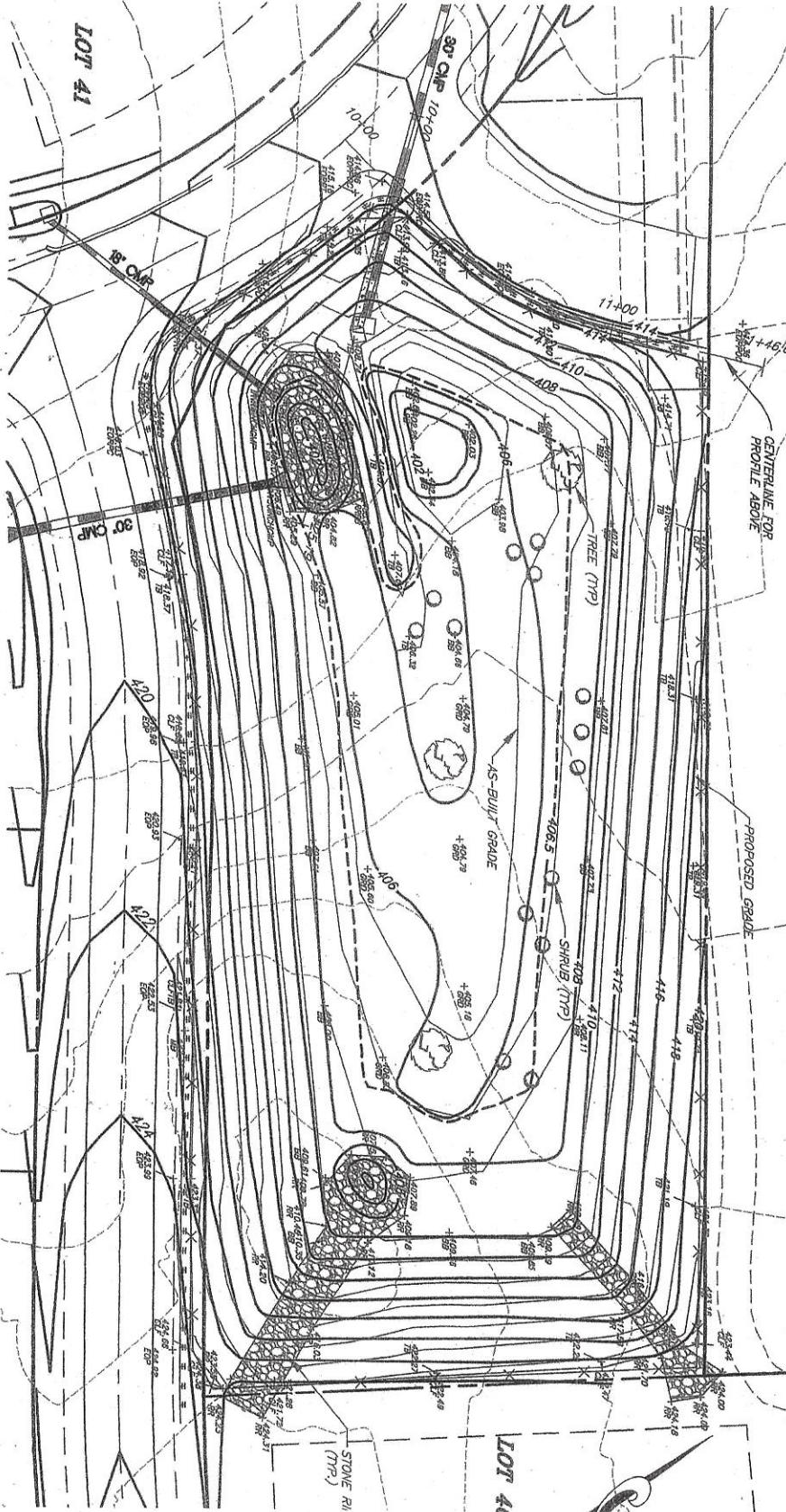
Legend - 14



ROAD ENGINEER																																																			
BORING																																																			
PROJECT NO.	644																																																		
ENGINEER	SEA																																																		
CLIENT	SEA																																																		
LOCATION	SEA																																																		
DESCRIPTION OF DR.	SEA																																																		
DATE	1/1/2008																																																		
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Legend -15

1



SEED MIX: (NOW ONCE A YEAR)

- 60% HERBACEOUS COVER FOR SHALLOW WETLAND AREAS
- 20% PANICUM VIRGATUM 'BLACKWELL'
- 10% ANDROPOGON GERARDI
- 5% RUDEBACON SORGHANUS
- 5% ANNUAL REGRASS

APPLICATION RATE: 50 lbs./Ac.

- 5% PANICUM VIRGATUM 'BLACKWELL'
- 5% SINGCH GRASS
- 5% BIG BLUESTEM
- 5% LITTLE BLUESTEM
- 5% BLACKLEDGESSIN
- 5% ANNUAL REGRASS

N.T.S.

INTS FLORA TO DETERMINE EXCAVATION AND WILL REQUIRE NO. EMBANKMENT!

LANDSCAPE SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	CONDITION
1	ACER RUBRUM	RED MAPLE	3	1 3/4" CAL. MIN.	B & B
2	EUONYMUS ALATA	WINGED EUONYMUS	6	24"-30"	B & B OR CONTAINER
3	CORNUS SERICEA	RED-TING DOGWOOD	6	24"-30"	B & B OR CONTAINER
4	ILEX GLABRA	INQUERRY	6	24"-30"	B & B OR CONTAINER

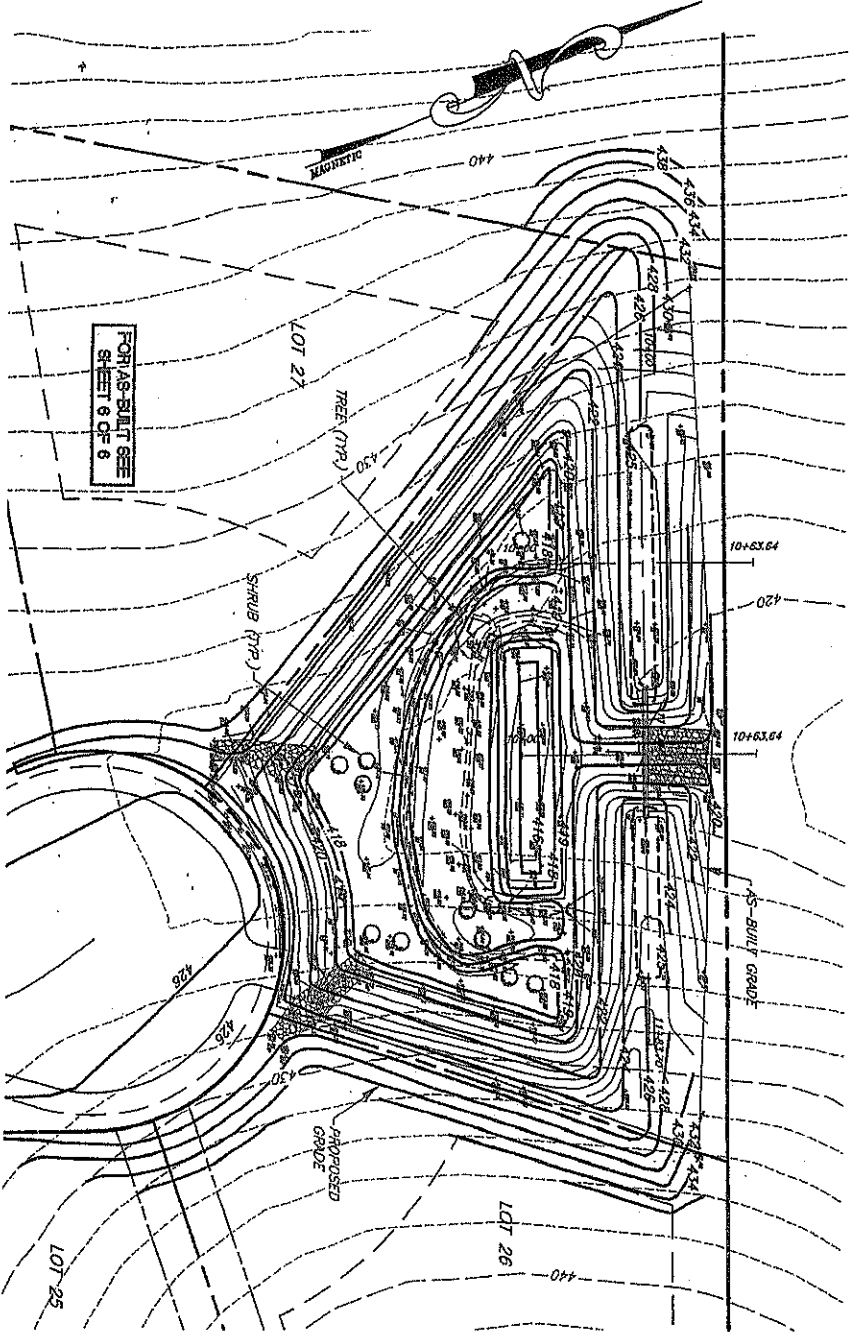
NOTE: PROVIDE LINER 1' BELOW ELEV. 4

Legend-16

CIVIL DATA OF ADJACENT DRIVE

FOR AS-BUILT SEE SHEET 2 OF 6

2



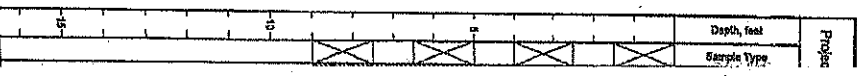
SEED MIX: (LOW ONCE A YEAR)
 60% PAREIRA VERTICILLI BLACKWELL
 20% ANDROPOGON GROUND
 10% RUBISCOIA HIRTA
 5% ANNUAL REGRASS
 APPLICATION RATE: 50 lbs./Ac

3" DIA. ORIFICE @ 3' INTERVAL
 * SHAPE BOTH SIDES OF DOWN-DOWN DRAINAGE WITH 1" STEEL ANGLE OR BY 2" SQUARE OR 2" ROUND WOODEN POSTS SET 3' APART INTO GROUND THEN JOIN THEM TO THE DRAINAGE BY WRAPPING WITH 12 GA. GALVANIZED WIRE. ADD ADDITIONAL SUPPORTS IF NEEDED TO STABILIZE.

TEMPORARY DRAW DOWN DEVI
 N.T.S.

LANDSCAPE SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	CONDITION
A	ACER RUBRUM	RED MAPLE	1	1 3/4" CAL. MIN.	B & B
B	EDONTALUS ALATA	WINGED EDONTALUS	4	24"-30"	B & B OR CONTAINER
C	CORNUS SERICEA	RED-TING DOGWOOD	6	24"-30"	B & B OR CONTAINER
D	ILEX GLABRA	HAWBERRY	6	24"-30"	B & B OR CONTAINER

NOTE: (FROM S) PROVIDE A 6" C BELOW THE PLA LINER TO EXTEN ELEV. 421.1



Legend - 17

3

HERBACEOUS COVER FOR WETLAND AREAS
 (MOW ONCE A YEAR)

SEED MIX:
 20% PARNASSIA VICTORIA BLACKWELT
 10% ANTHRACIS (SAND)
 5% RUBROSCIA HIRTZ
 5% ANNUAL REGRASS

APPLICATION RATE: 50 lbs./Ac

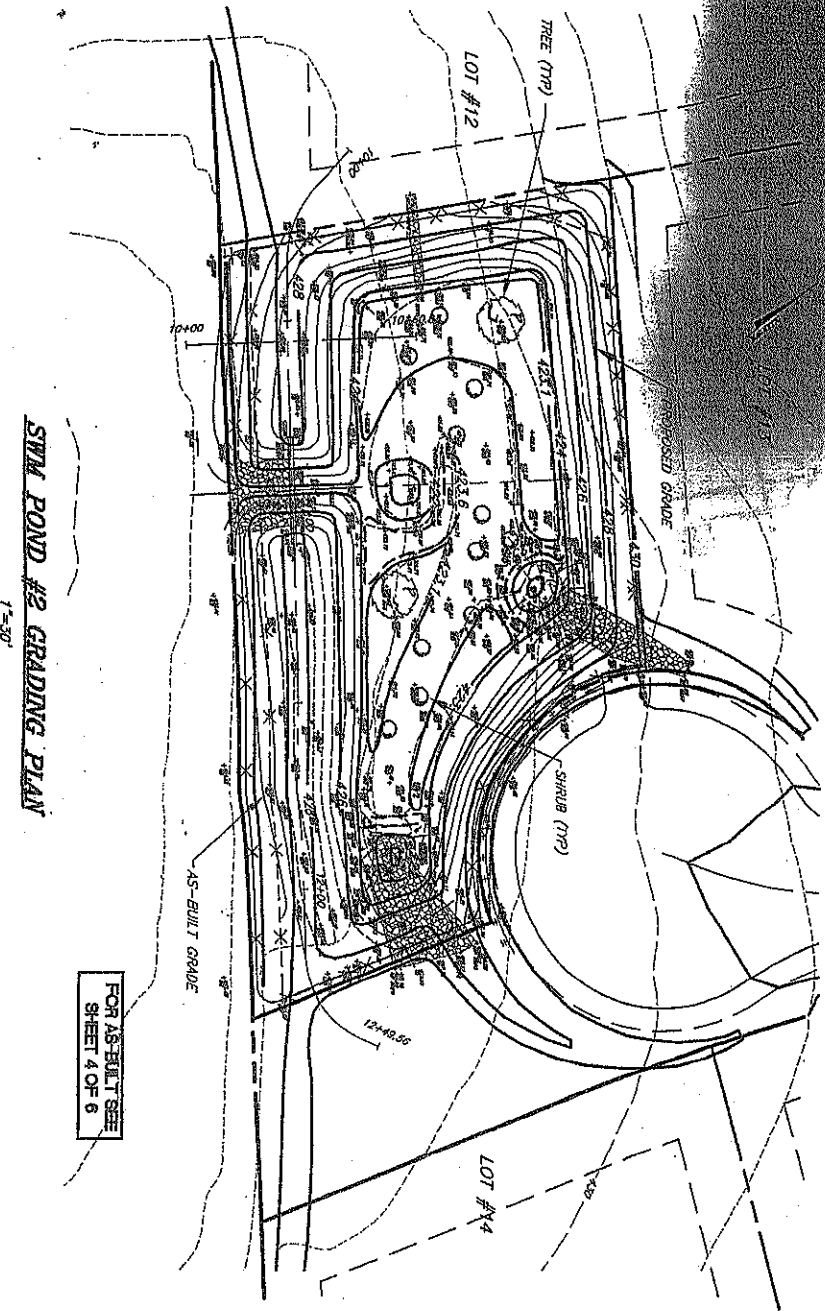
SPRING GRASS
 BLUE ERLENSTEIN
 BLACK ERLENSTEIN
 ANNUAL REGRASS

2 LBS. CORNICE @ 24x31

*SINK BOTH SIDES OF DRUM-DOWN DEVICE WITH 1" STEEL ANGLE OR 1" BY 4" SQUARE, OR 2" ROUND WOODEN POSTS. SINK MIN. INTO GROUND, THEN JOIN THEM TO THE DEVICE BY WRAPPING WITH 12 GA. GALVANIZED WIRE. ADD ADDITIONAL STAPLES IF NEEDED TO STABILIZE.

TEMPORARY DRAIN DOWN DEVI

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	CONDITION
1	AGER FURCOSA	RED MAPLE	2	1 3/4" O.C. MIN.	B & B OR CONTAINER
2	ELONANUS ALBA	WINGED ELONANUS	3	24"-30"	B & B OR CONTAINER
3	CORNUS SERICEA	RED-TING DOGWOOD	5	24"-30"	B & B OR CONTAINER
4	ILEX GLABRA	INVERBRY	4	24"-30"	B & B OR CONTAINER



SWM POND #2 GRADING PLAN

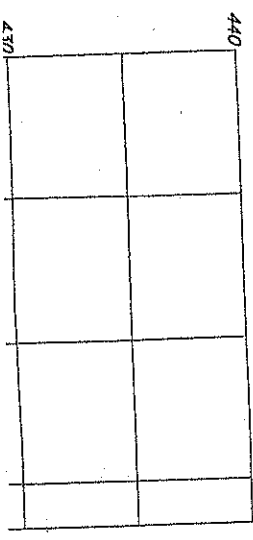
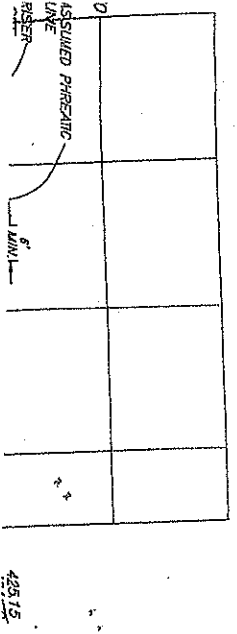
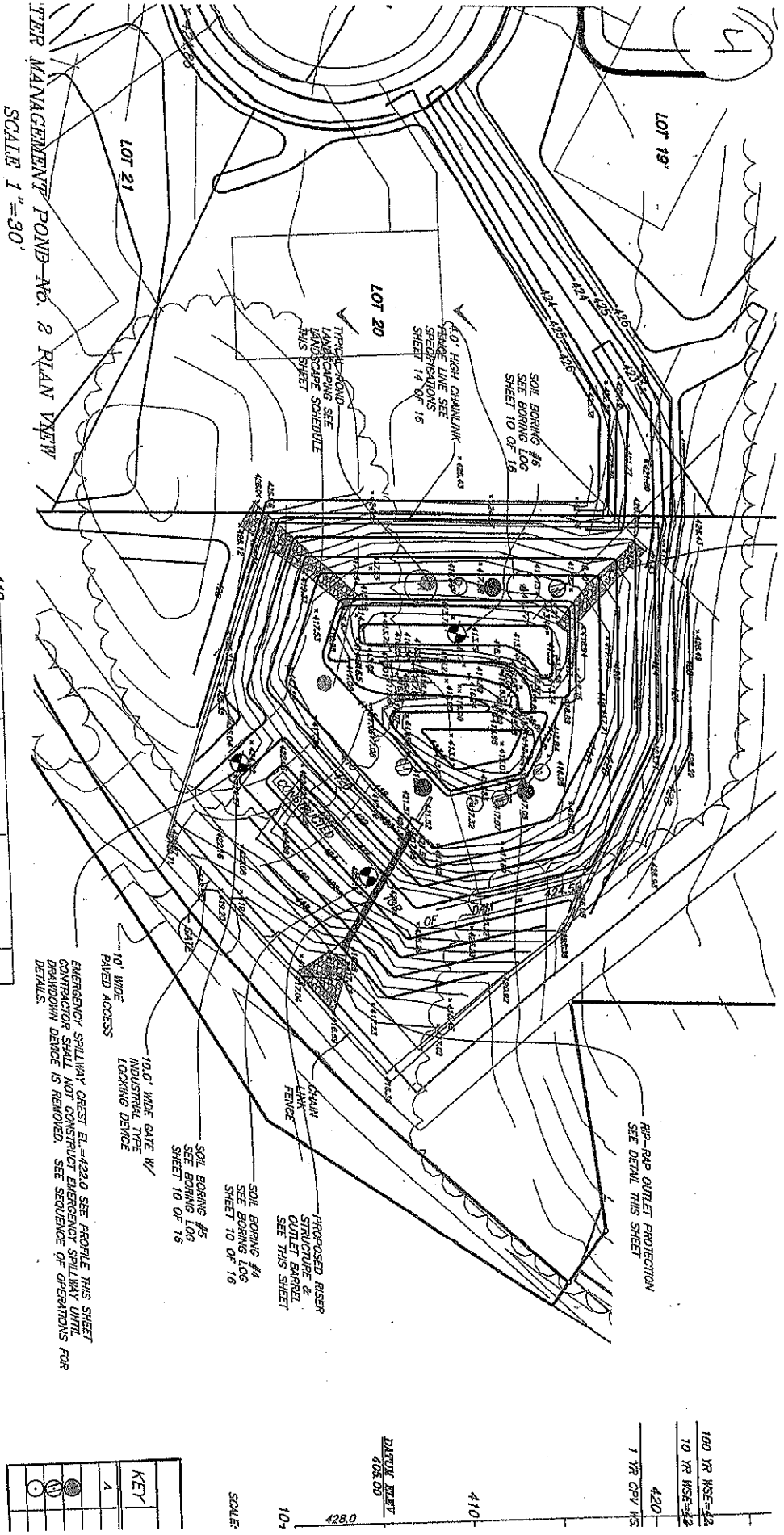
1"=30'

FOR AS-BUILT SEE SHEET 4 OF 6

Profile	Depth, feet	Sample Type
	0	
	5	
	10	
	15	

Legend - 18

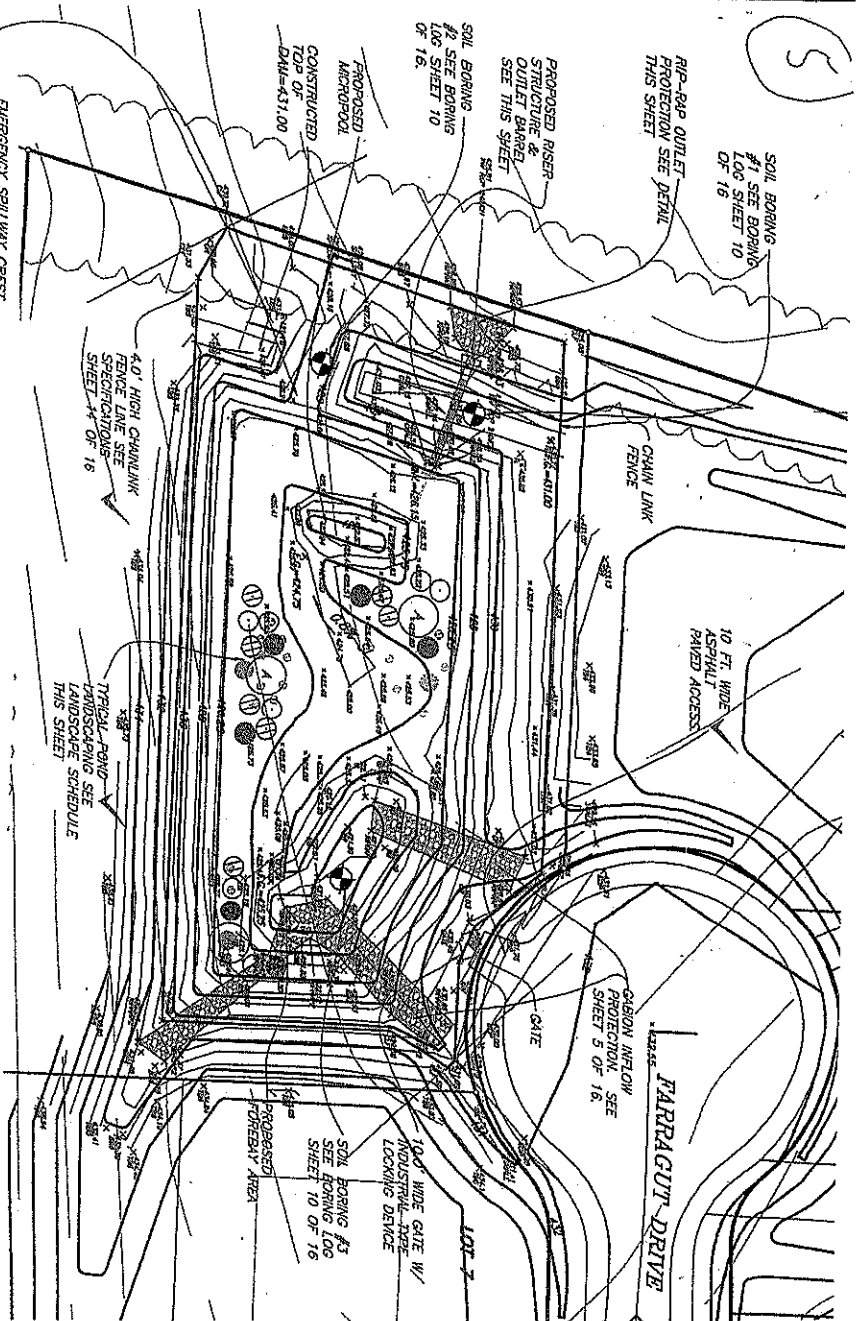
Legend - 19



CONTRACTOR SHALL TEMPORARILY CLOSE THE 10 YR. WEBB
AND EXTEND TOP OF RISER TO ELEVATION 422.0 WITH A
BAND OF 3/4" PRESSURE TREATED FILMWOOD TO THE
BAND OF RISER BOX PLYWOOD SHALL BE SEALED WITH CAULK
CAULK BOX AND WATERPROOF SHALL BE SEALED WITH CAULK
SO AS TO BE WATERPROOF AFTER PLYWOOD IS REMOVED.
ALL JOINTS TO BE FILLED WITH MASONS MORTAR.

CLASS E GEOTEXTILE OVER WIRE
MESH AROUND DEMONSTRATION DEVICE.

Legend - 20



STORMWATER MANAGEMENT POND No. 1 PLAN VIEW

SCALE 1"=30'

2-YR MAINTENANCE SCHEDULE FOR EXT-DETENTION SHALLOW MARSH

DESCRIPTION	METHOD	FREQUENCY	TIME OF THE YEAR
SOIL			
INSPECT AND REPAIR GRASS	VISUAL	MONTHLY	MONTHLY
PLANTS			
REMOVAL AND RESEEDING OF ALL DEAD AND DENSED VEGETATION CONSIDERED FOR REMOVAL	SEE PLANNING YEAR SPEC	TRICE A YEAR	3/15 TO 4/30 AND 10/1 TO 11/30

EMERGENCY SPILLWAY CREST ELEV=428.00 CONTRACTOR SHALL CONSTRUCT EMERGENCY SPILLWAY AS REQUIRED IN THE SEQUENCE OF OPERATIONS FOR DETAILS

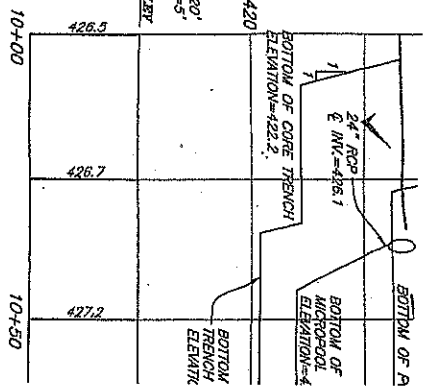
CONTRACTOR SHALL TEMPORARILY CLOSE THE 10 YR WIER AND EXTEND TOP OF RISER TO ELEV=428.17 WITH A BAND OF 3/4" PRESSURE TREATED PLYWOOD ON OUTSIDE OF RISER BOX PLYWOOD SHALL BE FASTENED TO THE CORE BOX AND PLYWOOD SHALL BE SEALED WITH CAULK SO AS TO BE WATERTIGHT AFTER PLYWOOD IS REMOVED. ALL HOLES TO BE FILLED WITH MASONRY GROUT.

CLASS E GEOTEXTILE OVER WIRE MESH AROUND DRAINDOWN DEVICE.

CONTRACTOR TO INSTALL A MIN. OF 63"-1" DIA. HOLES SPACED 3' O.C. HORIZONTALLY AND VERTICALLY.

CONTRACTOR TO SUPPLY WATER TIGHT CAP

PROFILE OF POND DAM



PRG
POM

OWNER'S DEDICATION

WE DO HEREBY CERTIFY FOR OURSELVES AND OUR PERSONAL REPRESENTATIVES HEIRS AND ASSIGNS, THAT WE ARE THE LEASOR AND TRUSTEES OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT WE HEREBY ADOPT THE PLAN OF DEDICATION ESSENTIAL HEREIN, HEREBY RESOLVE TO PUBLIC USE ALL UTILITIES AND SERVICES ON THIS PLAN, HEREBY AGREE TO KEEP OPEN ALL SERVICES AND SERVICES SHOWN HEREON AND HEREBY AGREE THAT SAID DEDICATIONS REGARDING THE SUBJECTS OF SUCH DEDICATIONS SHALL BE ACCEPTED BY SAID TOWN, AND WE HEREBY RESOLVE THE FREE SINGLE TITLE OF SAID TOWN, AND WE HEREBY AGREE TO CONVEY THE SAME TO SAID TOWN, FOR THE USE OF SAID DEDICATIONS AND TO CONVEY THE SAME TO SAID TOWN, FOR THE USE OF SAID DEDICATIONS AND/OR RIGHTS OF WAY OF SAID TOWN, FOR THE USE OF SAID DEDICATIONS, TERMS AND PERSONAL REPRESENTATIVES.

WE ALSO CERTIFY THAT THE COMPANY WATER AND/OR SANITARY SERVICE SYSTEM PROPOSED FOR THIS SUBDIVISION WILL BE MAINTAINED TO ALLIANCE STANDARDS AND WE HEREBY AGREE TO MAINTAIN SAID SYSTEM AND/OR COLLECTOR LINES AS REQUIRED BY THE TOWN OF KEDYSVILLE AND WE HEREBY AGREE TO MAINTAIN SAID SYSTEM AS REQUIRED BY THE TOWN OF KEDYSVILLE AND WE HEREBY AGREE TO MAINTAIN SAID SYSTEM AS REQUIRED BY THE TOWN OF KEDYSVILLE AND WE HEREBY AGREE TO MAINTAIN SAID SYSTEM AS REQUIRED BY THE TOWN OF KEDYSVILLE.

WE DO HEREBY AGREE TO THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS AND SEALS THIS 1ST DAY OF SEPTEMBER, 2016.

[Signature]
 DARYN BUILDERS INC.-ATLANTA LLC

- NOTES:**
1. BERMANS AND DISTANCES ARE IN ACCORDANCE WITH A RECENT SURVEY BY FOX & ASSOCIATES, INC.
 2. ZONING: T-3 TOWN RESIDENTIAL.
 3. A TEN (10) FOOT EASEMENT FOR UTILITIES AND DRAINAGE TO BE DEDICATED ALONG THE INTERIOR OF ALL LOT LINES.
 4. PARCELS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE TOWN OF KEDYSVILLE AND SEWER PROVIDED BY THE WASHINGTON COUNTY DEPT. OF WATER QUALITY.
 5. BUILDING SETBACK (UNLESS OTHERWISE SHOWN) SHALL BE MAINTAINED AS SHOWN ON THIS PLAN. FRONT YARD - 15', REAR YARD - 10'.
 6. THE PROPERTY SHOWN HEREON IS NOT WITHIN ANY 100 YR FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD HAZARD MAP NO. 240070001018, DATED 01-02-00.
 7. THE PURPOSE OF THIS RE-PLAT IS TO ADD THE ORIGINAL LOT 1 TO THE SUBDIVISION AND TO ADD STORMWATER & DRAINAGE EASEMENTS ALL ROAD RIGHTS OF WAY, EASEMENTS AND PLAT NUMBERS 2292-0253 COMPASSED BY WASHINGTON COUNTY RE-PLAT SHALL REMAIN IN FULL FORCE AND EFFECT.

CERTIFICATE OF APPROVAL

TOWN OF KEDYSVILLE PLANNING COMMISSION

9/12/16

[Signature]
 BR. SHERIDAN

TOWN OF KEDYSVILLE WATER AND COMMISSION

9/16/16

[Signature]
 BR. SHERIDAN

SUBDIVISION'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS ACCURATE AND THAT THE SAME COMPLY WITH THE TOWN OF KEDYSVILLE PLANNING COMMISSION AND THE TOWN OF KEDYSVILLE WATER AND/OR SEWERAGE SYSTEM.

9/16/16

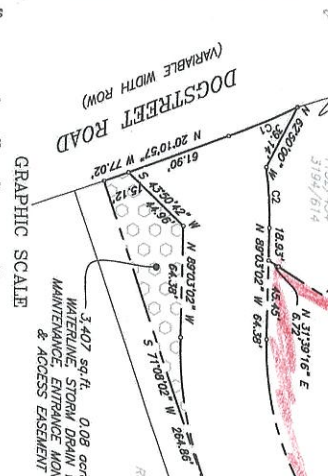
[Signature]
 DEBBY HEATH TORRES

CERTIFICATE OF APPROVAL OF COMMUNITY WATER AND/OR SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE USE OF THE COMPANY WATER AND/OR COMMUNITY WATER AND/OR SEWERAGE SYSTEM FOR THIS SUBDIVISION IS IN CONFORMANCE WITH THE TOWN OF KEDYSVILLE WATER AND/OR SEWERAGE PLAN.

9/16/16

[Signature]
 DEBBY HEATH TORRES



CURVE DATA TABLE

STATIONING	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
0+00	N 43.48° E	425.00	S 46.52° W	425.00
0+10	N 43.48° E	425.00	S 46.52° W	425.00
0+20	N 43.48° E	425.00	S 46.52° W	425.00
0+30	N 43.48° E	425.00	S 46.52° W	425.00
0+40	N 43.48° E	425.00	S 46.52° W	425.00
0+50	N 43.48° E	425.00	S 46.52° W	425.00
0+60	N 43.48° E	425.00	S 46.52° W	425.00
0+70	N 43.48° E	425.00	S 46.52° W	425.00
0+80	N 43.48° E	425.00	S 46.52° W	425.00
0+90	N 43.48° E	425.00	S 46.52° W	425.00
1+00	N 43.48° E	425.00	S 46.52° W	425.00
1+10	N 43.48° E	425.00	S 46.52° W	425.00
1+20	N 43.48° E	425.00	S 46.52° W	425.00
1+30	N 43.48° E	425.00	S 46.52° W	425.00
1+40	N 43.48° E	425.00	S 46.52° W	425.00
1+50	N 43.48° E	425.00	S 46.52° W	425.00
1+60	N 43.48° E	425.00	S 46.52° W	425.00
1+70	N 43.48° E	425.00	S 46.52° W	425.00
1+80	N 43.48° E	425.00	S 46.52° W	425.00
1+90	N 43.48° E	425.00	S 46.52° W	425.00
2+00	N 43.48° E	425.00	S 46.52° W	425.00

AREA TABULATION

DATE: 9/14/2016

PLAT NO. **10649**

DATE: 9/14/2016

WASHINGTON COUNTY

TOTAL AREA OF LOTS: 101,068 SQ. FT. OR 2.32 AC.

AREA OF STREET RW: 50,372 SQ. FT. OR 1.16 AC.

AREA OF NEW SWM AREA: 32,672 SQ. FT. OR 0.75 AC.

TOTAL AREA THIS PLAT: 184,112 SQ. FT. OR 4.23 AC.

REPLAT OF FINAL PLAT

PREVIOUSLY RECORDED AT PLAT NO. 2292

STONECREST

SUBDIVISION ALONG THE NORTHERN SIDE OF DOG STREET, KEDYSVILLE, WASHINGTON COUNTY, TENNESSEE

FOX & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

881 MI. KENNA ROAD
 WOODBRIDGE, TN 37085-8230
 PHONE: (615) 225-8230
 FAX: (615) 225-8230

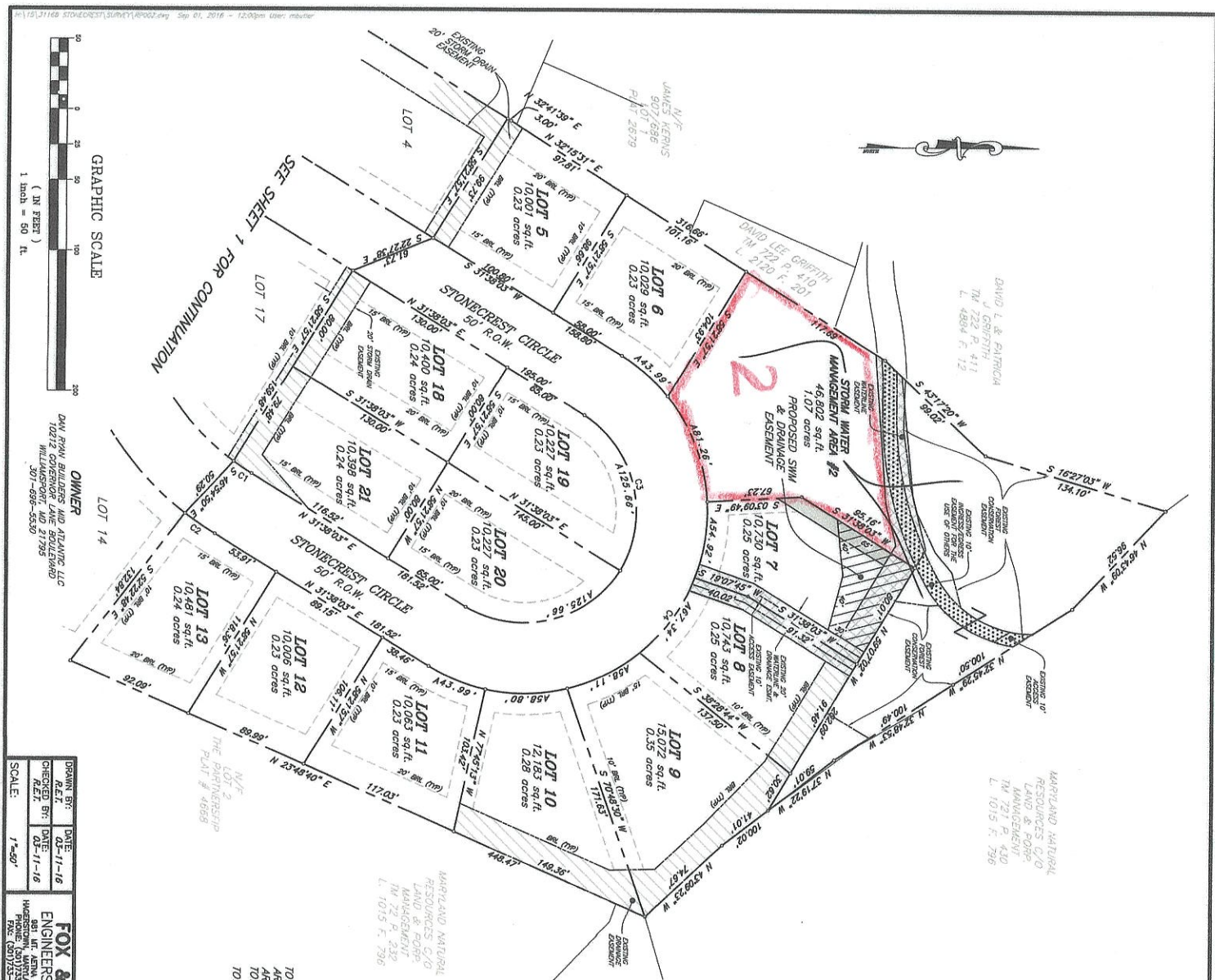
DISTRICT: 79

TAX MAP NO.: 73

DWG. NO.: C-2924

SHEET 1 OF 2

Legend - 21



OWNER
DAN TRAV BUILDERS AND HOLDING LLC
182 W. WILKINSON RD.
WILLIAMSPORT, PA 17196
301-698-5330

DATE: 02-11-16
CHECKED BY: [Signature]
SCALE: 1"=50'

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS

82 W. WILKINSON RD.
WILLIAMSPORT, PA 17196
PHONE: (717) 325-2800
FAX: (717) 325-0000

DISTRICT: 19
TAX MAP NO.: 23
DWG. NO.: C-2924

AREA TABULATION

TOTAL AREA OF LOTS 140,560 SQ.FT. OR 3.23 AC.
AREA OF STREET HWY 35,456 SQ.FT. OR 0.81 AC.
AREA OF SWM AREA 1 46,802 SQ.FT. OR 1.07 AC.
TOTAL AREA THIS PLAT 222,818 SQ.FT. OR 5.11 AC.
TOTAL NUMBER OF LOTS - 13

REPEAT OF FINAL PLAT
PREVIOUSLY RECORDED TO PLAT NO. 8293

STONECREST

SITUATE ALONG THE NORTHERN SIDE OF POSTGRASS HIGHWAY IN WASHINGTON COUNTY, MARYLAND

REVISED PER OWNER REQUEST 9/1/2016

PLAT NO. 1065
DATE: 11-2016
WASHINGTON COUNTY

OWNER	LENGTH	BEARING	AREA	PERCENT	LENGTH
LOT 1	121.83	N 77°45'12" W	12183	5.47	121.83
LOT 2	10.65	N 82°15'12" W	1065	0.47	10.65
LOT 3	10.65	N 82°15'12" W	1065	0.47	10.65
LOT 4	10.65	N 82°15'12" W	1065	0.47	10.65
LOT 5	10.65	N 82°15'12" W	1065	0.47	10.65
LOT 6	10.65	N 82°15'12" W	1065	0.47	10.65
LOT 7	10.65	N 82°15'12" W	1065	0.47	10.65
LOT 8	10.65	N 82°15'12" W	1065	0.47	10.65
LOT 9	10.65	N 82°15'12" W	1065	0.47	10.65
LOT 10	10.65	N 82°15'12" W	1065	0.47	10.65
LOT 11	10.65	N 82°15'12" W	1065	0.47	10.65
LOT 12	10.65	N 82°15'12" W	1065	0.47	10.65
LOT 13	10.65	N 82°15'12" W	1065	0.47	10.65
LOT 14	10.65	N 82°15'12" W	1065	0.47	10.65
LOT 15	10.65	N 82°15'12" W	1065	0.47	10.65
LOT 16	10.65	N 82°15'12" W	1065	0.47	10.65
LOT 17	10.65	N 82°15'12" W	1065	0.47	10.65
LOT 18	10.65	N 82°15'12" W	1065	0.47	10.65
LOT 19	10.65	N 82°15'12" W	1065	0.47	10.65
LOT 20	10.65	N 82°15'12" W	1065	0.47	10.65
LOT 21	10.65	N 82°15'12" W	1065	0.47	10.65

- Legend - 22**
- 1. BEARINGS AND DISTANCES ARE IN ACCORDANCE WITH A RECENT SURVEY BY FOX & ASSOCIATES INC.
 - 2. ZONING: TR-1 TOWN RESIDENTIAL.
 - 3. A TEN (10) FOOT EASEMENT FOR UTILITIES AND DRAINAGE TO BE DESCRIBED ALONG THE INTERIOR OF ALL LOT LINES.
 - 4. PARCEL TO BE SERVED BY PUBLIC WATER PROVIDED BY THE COUNTY DEPT. OF WATER QUALITY.
 - 5. BUILDING SETBACK: (UNLESS OTHERWISE SHOWN) BUILDING SETBACK FROM FRONT YARD - 10' REAR YARD - 20'
 - 6. THE PROPERTY SHOWN HEREBY IS NOT WITHIN ANY 100 YR. FLOOD PLANS AS PER FLOOD INSURANCE RATE MAP NO. 2400250018, DATED 01-02-80.
 - 7. THE PURPOSE OF THIS RE-PLAT IS TO ADD THE ORIGINAL LOT 1 TO THE SWM AREA AND TO ORIGINATE NEW LOT 1 FROM A PORTION OF THE SWM AREA AND TO ADD STORMWATER AND DRAINAGE TO THE SWM AREA AND TO ADD STORMWATER AND ANY OTHER ENCUMBRANCES ESTABLISHED BY WASHINGTON COUNTY PLAT NUMBERS 8293-8295 NOT SPECIFICALLY ALTERED BY THIS RE-PLAT SHALL REMAIN IN FULL FORCE AND EFFECT.
- Legend:**
- EXISTING WHITELINE EASEMENT PER PLAT 8293-8295
 - EXISTING ACCESS EASEMENT PER PLAT 8293-8295
 - EXISTING DRAINAGE PER PLAT 8293-8295
 - EXISTING WALL MAINTENANCE EASEMENT PER PLAT 8293-8295
 - THE EXISTING EASEMENTS ARE AS SHOWN ON THE PREVIOUS FINAL PLAT RECORDED AT PLAT NO. 8293.
 - PROPOSED SWM & DRAINAGE ESSEMENT

OWNER'S DEDICATION

WE DO HEREBY CERTIFY, FOR OURSELVES AND OUR PERSONAL REPRESENTATIVES HEIRS AND ASSIGNS THAT WE ARE THE LEGAL AND TRUE OWNERS OF THE PROPERTY SHOWN HEREON HEREBY HEREBY DEVOLVE TO PUBLIC USE ALL UTILITY AND DRAINAGE EASEMENT AREAS AND ALL ALLEY STREET AND ROAD RIGHTS-OF-WAY AND RESERVATION AREAS SHOWN HEREON AND HEREBY AGREE THAT SAID RESERVATION SHALL NOT IMPROVE ANY RESPONSIBILITY ON THE TOWN OF KEEDYSVILLE REGARDING THE SUBJECTS OF SUCH RESERVATIONS UNLESS ACCEPTANCE OF SAID RESERVATION AREAS AND RIGHTS-OF-WAY, OPEN SPACES AND ROAD RIGHTS-OF-WAY, WITHOUT CONSIDERATION, UPON THE LEGAL ACCEPTANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY BY SAID BOARD.

THIS DEED AND AGREEMENT OF REDUCTION SHALL BE BINDING UPON OUR GRANTEES, ASSIGNS, SUCCESSORS, HEIRS AND PERSONAL REPRESENTATIVES.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, APPROPRIATIONS, TRUSTS, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBMISSION EXCEPT THE FOLLOWING:

WE ALSO CERTIFY THAT THE COMMUNITY WATER AND/OR COMMUNITY SEWERAGE SYSTEM PROPOSED FOR THIS SUBMISSION WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE. UTILITY SERVICE SYSTEMS, INCLUDING ANY NECESSARY PLAN OF DISCHARGE HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE AND ALL PARTIES HAVING AN INTEREST THEREIN HAVE HERETOFORE AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAN OF SUBMISSION.

WE DO HEREBY ASSENT TO THIS PLAN OF SUBMISSION.

WITNESS OUR HANDS AND SELTS THIS 1ST DAY OF SEPTEMBER, 2016.

WITNESS
 [Signature] DAY FROM BUILDERS AND ASSOCIATES, INC.

NOTES:

1. BEARINGS AND DISTANCES ARE IN ACCORDANCE WITH A RECENT SURVEY BY FOX & ASSOCIATES, INC.
2. ZONING TR-1 TOWN RESIDENTIAL.
3. A TEN (10) FOOT EASEMENT FOR UTILITIES AND DRAINAGE TO BE DESCRIBED ALONG THE INTERIOR OF ALL LOT LINES.
4. PARCELS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE COUNTY DEPT. OF WATER QUALITY.
5. BUILDING SETBACK: (UNLESS OTHERWISE SHOWN) BRILL DENOTES BUILDING FOOTPRINT LINES. SHED YARD - 10'. REAR YARD - 20'.
6. THE PROPERTY SHOWN HEREON IS NOT WITHIN ANY 100 YR. FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 240070001B, DATED 01-02-03.

THE PURPOSE OF THIS RE-PLAT IS TO ADD THE ORIGINAL LOT 1 TO THE SWM AREA AND TO CREATE NEW LOT 1 FROM A PORTION OF THE PARK AREA AND TO ADD STORMWATER AND ANY OTHER ENCUMBRANCES ESTABLISHED BY WASHINGTON COUNTY PLAT NUMBERS 8232-8235 NOT SPECIFICALLY ALTERED BY THIS RE-PLAT SHALL REMAIN IN FULL FORCE AND EFFECT.

CERTIFICATE OF APPROVAL

TOWN OF KEEDYSVILLE PLANNING COMMISSION
 TOWN OF KEEDYSVILLE MAYOR AND COUNCIL

DATE: 9/12/16
 BY: [Signature]
 FOR: [Signature]

SUBMITTER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY SHOWN AND THAT THE PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY SHOWN AND THAT THE PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY SHOWN AND THAT THE PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY SHOWN.

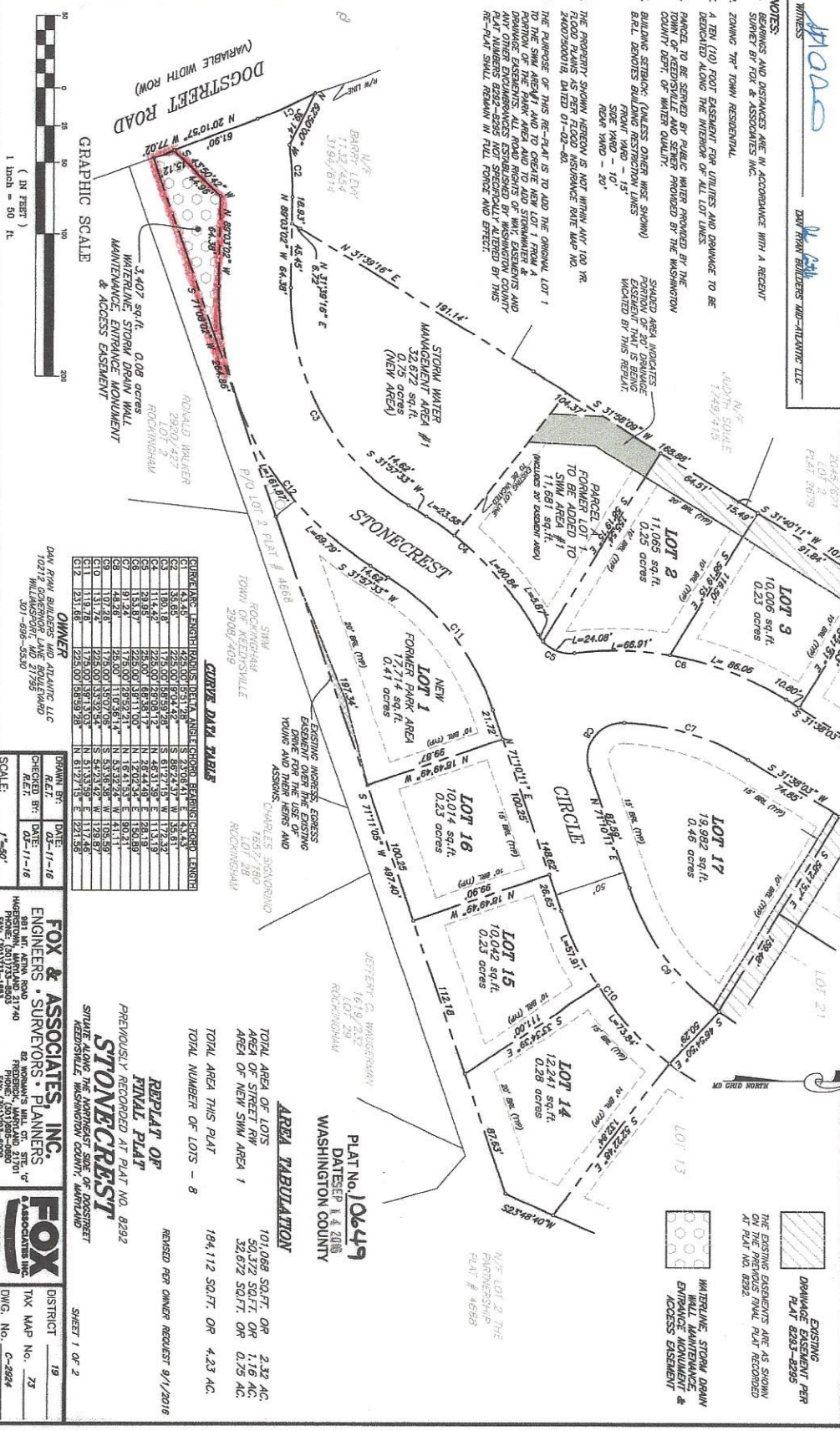
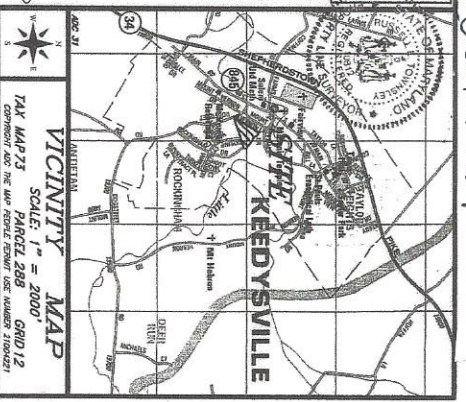
DATE: 9/1/16
 BY: [Signature]

CERTIFICATE OF APPROVAL OF COMMUNITY WATER AND/OR SEWERAGE SYSTEM

I HEREBY CERTIFY THAT THE USE OF THE COMMUNITY WATER AND/OR SEWERAGE SYSTEM PROPOSED FOR THIS SUBMISSION IS IN ACCORDANCE WITH THE COUNTY WATER AND SEWERAGE PLAN.

DATE: 9/1/16
 BY: [Signature]

SEE SHEET 2 FOR CONTINUATION



CURVE DATA TABLE

STATIONING	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH	PIECE OF CIRCLE
0+00	S 88° 12' 30" E	125.00	125.00	125.00	125.00
0+10	S 88° 12' 30" E	125.00	125.00	125.00	125.00
0+20	S 88° 12' 30" E	125.00	125.00	125.00	125.00
0+30	S 88° 12' 30" E	125.00	125.00	125.00	125.00
0+40	S 88° 12' 30" E	125.00	125.00	125.00	125.00
0+50	S 88° 12' 30" E	125.00	125.00	125.00	125.00
0+60	S 88° 12' 30" E	125.00	125.00	125.00	125.00
0+70	S 88° 12' 30" E	125.00	125.00	125.00	125.00
0+80	S 88° 12' 30" E	125.00	125.00	125.00	125.00
0+90	S 88° 12' 30" E	125.00	125.00	125.00	125.00
1+00	S 88° 12' 30" E	125.00	125.00	125.00	125.00
1+10	S 88° 12' 30" E	125.00	125.00	125.00	125.00
1+20	S 88° 12' 30" E	125.00	125.00	125.00	125.00
1+30	S 88° 12' 30" E	125.00	125.00	125.00	125.00
1+40	S 88° 12' 30" E	125.00	125.00	125.00	125.00
1+50	S 88° 12' 30" E	125.00	125.00	125.00	125.00
1+60	S 88° 12' 30" E	125.00	125.00	125.00	125.00
1+70	S 88° 12' 30" E	125.00	125.00	125.00	125.00
1+80	S 88° 12' 30" E	125.00	125.00	125.00	125.00
1+90	S 88° 12' 30" E	125.00	125.00	125.00	125.00
2+00	S 88° 12' 30" E	125.00	125.00	125.00	125.00

AREA TABULATION

TOTAL AREA OF LOTS	101,068 SQ.FT. OR 2.33 AC.
AREA OF STREET ROW	50,372 SQ.FT. OR 1.16 AC.
AREA OF NEW SWM AREA 1	32,672 SQ.FT. OR 0.75 AC.
TOTAL AREA THIS PLAT	184,112 SQ.FT. OR 4.23 AC.
REPEAT OF FINAL PLAT	
PREVIOUSLY RECORDED AT PLAT NO. 8292	
STONECREST	
REPEATED PER OWNER REQUEST 9/1/2018	

FOX & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS • PLANNERS

181 W. MAIN ROAD, SUITE 2170
 HAGERSTOWN, MARYLAND 21740
 TEL: (410) 326-8100
 FAX: (410) 326-8100

OWNER:
 DAY FROM BUILDERS AND ASSOCIATES, INC.
 10217 GARDNER LANE, SUITE 201
 WILMINGTON, DE 19806-5530
 TEL: 301-686-5530

DISTRICT: 19
TAX MAP NO.: 73
DWG. NO.: C-2924

SHEET 1 OF 2

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