

VICINITY MAP
SCALE 1"=2000'

No.	Bearing	Distance
L1	N78°28'17"W	14.24'
L2	N33°28'17"W	35.36'
L3	N78°28'17"W	30.02'
L4	N12°13'55"E	41.49'
L5	S78°28'17"E	30.02'
L6	N56°31'43"E	35.36'
L7	S78°28'17"E	14.25'

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	11°35'36"	180.00	36.42	36.36	N72°40'29"W
C2	01°10'45"	1375.90	28.32	28.31	N14°25'17"E
C3	11°32'16"	1375.90	277.07	278.60	N03°28'52"E
C4	11°35'36"	120.00	24.28	24.24	S72°40'29"E

Note:
Lot owner is responsible
for grading lot to
provide positive flow to
the rain garden.

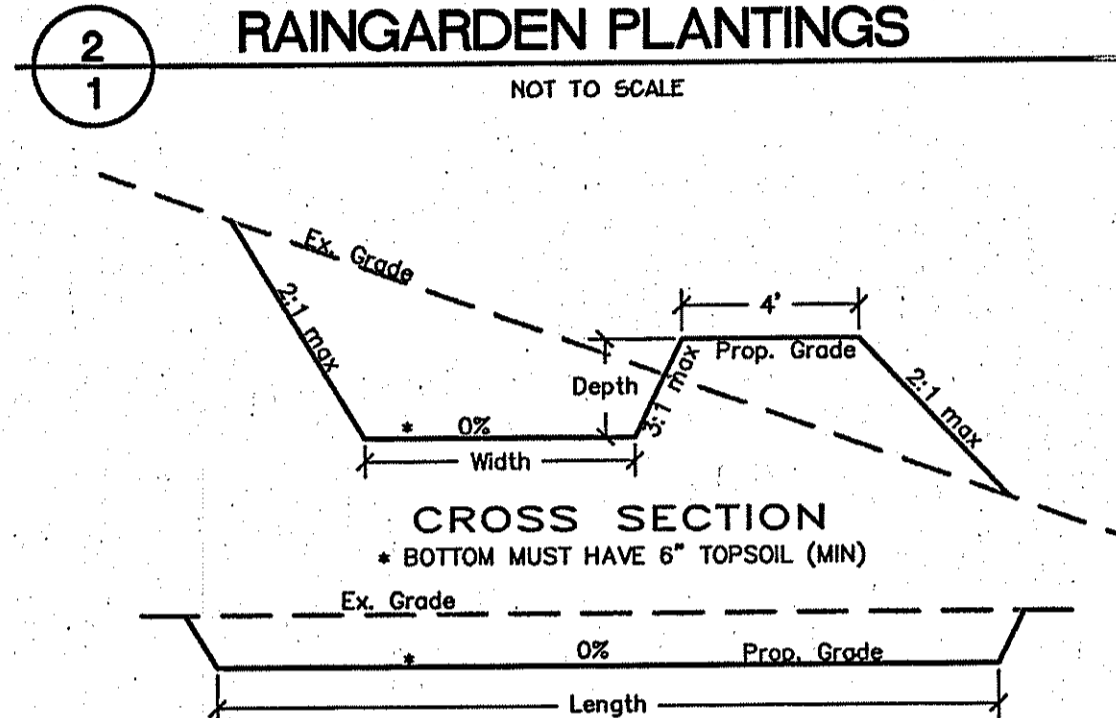


QUAN.	COMMON NAME	LATIN NAME
25	WOODLAND PHLOX	<i>Phlox Divaricata</i>
15	CARDINAL FLOWER	<i>Loebelia Cardinalis</i>
15	ORANGE CONEFLOWER	<i>Rudbeckia Fulgida</i>
10	WILD COLUMBINE	<i>Aquilegia Canadensis</i>
10	BROOM SEDGE	<i>Andropogon Virginicus</i>
5	SWITCHGRASS	<i>Panicum Virginicus</i>
20	BLACK-EYED SUSAN	<i>Rudbeckia Hita (Yellow)</i>

(QUANTITIES PER 100 SQUARE FEET)

**SUGGESTED
RAINGARDEN PLANTINGS**

NOT TO SCALE



**PROFILE
RAIN GARDEN**

L = 40'
W = 5'
D = 0.5'

NOT TO SCALE

STORMWATER MANAGEMENT NOTES:
1. Stormwater Management is required per the Washington County Stormwater Management Ordinance adopted 7/17/01.

2. The property owner is responsible for all maintenance, repair, and rehabilitation of the stormwater management structure shown hereon in perpetuity.

3. The lots qualify for Stormwater Credits as shown in the table. The following notes relate to the credits listed in the table:

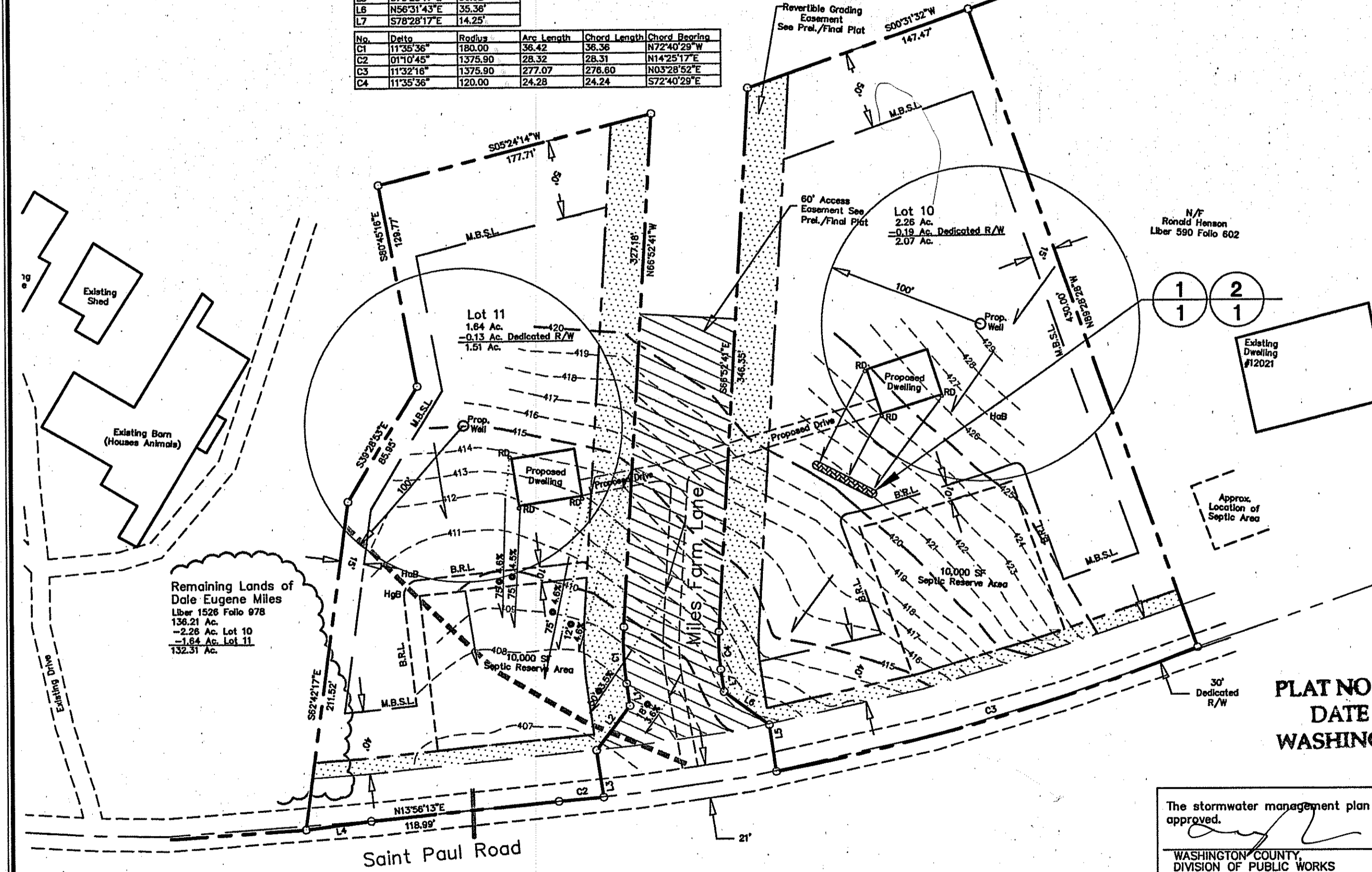
(5.2) Rooftop Runoff Disconnection Credit requires that the following criteria be met: Roof downspouts shall be directed over a vegetated flow path with an average slope of 5% or less for 75' or more to the property line. If this criteria cannot be met, provide one drywell per 500 S.F. Roof per detail referenced on these plans using 36 CF per 500 S.F. of Roof. Storage volumes for smaller roof areas shall be proportional.

(5.3) Non-Rooftop Runoff Disconnection Credit requires that the following criteria be met: The impervious contributing length is less than 75' and is draining to a vegetated channel. The disconnect length is more than the contributing length and is at an average slope of less than 5%. No one discharge location exceeds 1000 sf of contributing area.

(5.6) Environmentally Sensitive Design Credit must meet the following criteria: Site impervious cover is less than 15%. Lot size is greater than 2 ac. and rooftop runoff is disconnected per Section 5.2. Grass Channels are used to convey runoff.

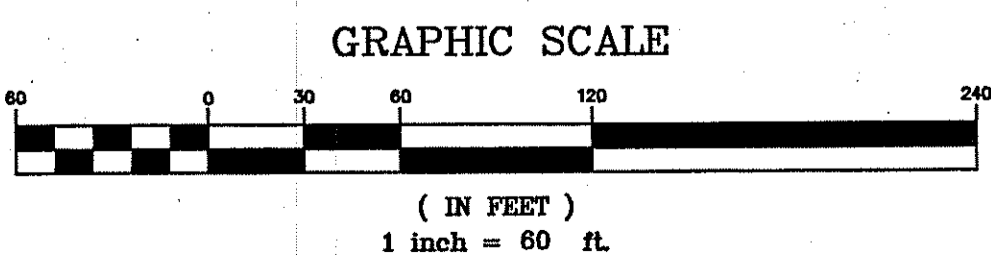
LOT	AREA	WQv	REv	CPv	Qp	STRUCTURE
10	2.26	5.6	5.6	<2	<10%	Raingarden
11	1.64	5.2/5.3	5.2/5.3	<2	<10%	None

NOTE:
The lot owner is solely responsible for all on-lot grading to insure that the intent of the rooftop disconnect credit and non-rooftop disconnect credits, as approved hereon, are maintained in perpetuity.



PLAT NO. 8150
DATE SEP 23 2005
WASHINGTON COUNTY

The stormwater management plan shown hereon is approved.
[Signature]
WASHINGTON COUNTY
DIVISION OF PUBLIC WORKS
CHIEF ENGINEER
DATE 8-17-05

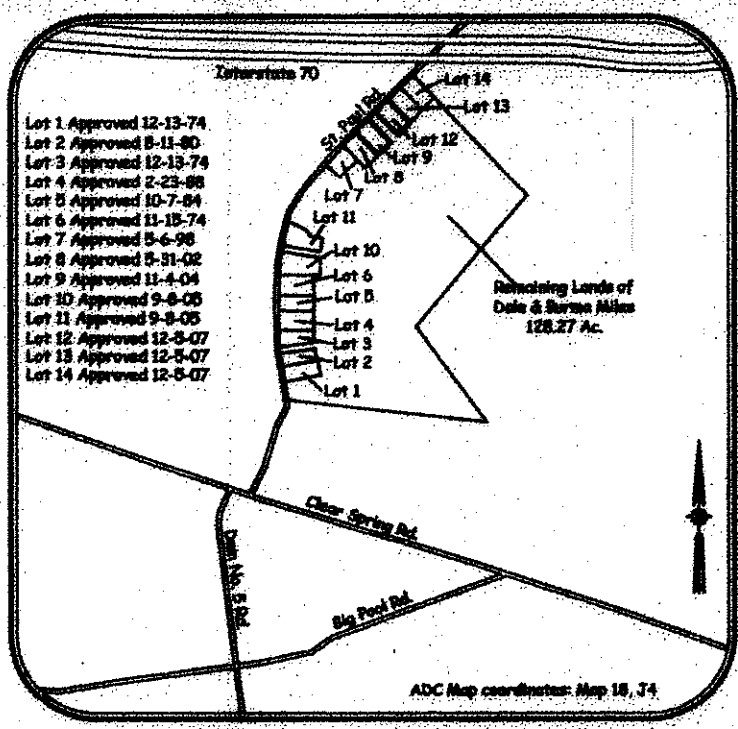


Owner:
Dale & Burma Miles
12111 St. Paul Road
Clear Spring, MD 21722

TAX MAP 35-19-231 DISTRICT 23	
DRAWING NUMBER 2 OF 2	
DRAWN BY: AJM	DATE: 2-24-05
CHECKED BY:	DATE:
SCALE: 1" = 60'	

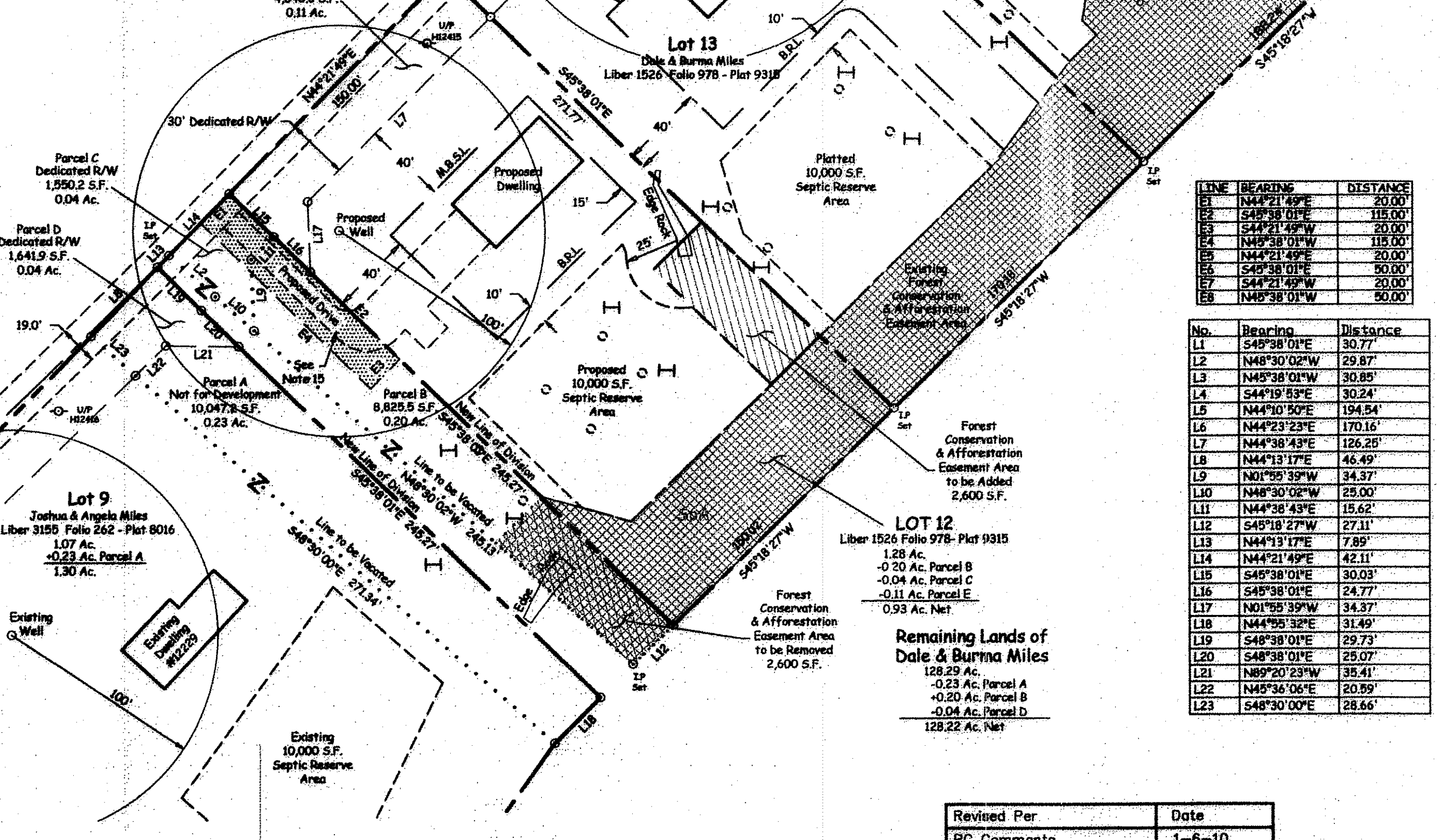
**FREDERICK
SEIBERT &
ASSOCIATES, INC.** ©2005
CIVIL ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
10 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
(301) 791-3650 (301) 416-7478 (717) 597-1007 FAX (301) 739-4956

Stormwater Plan
for the Subdivision
of
Lots 10 & 11
for
Dale & Burma Miles
situate along East side of Saint Paul Road
WASHINGTON COUNTY, MARYLAND



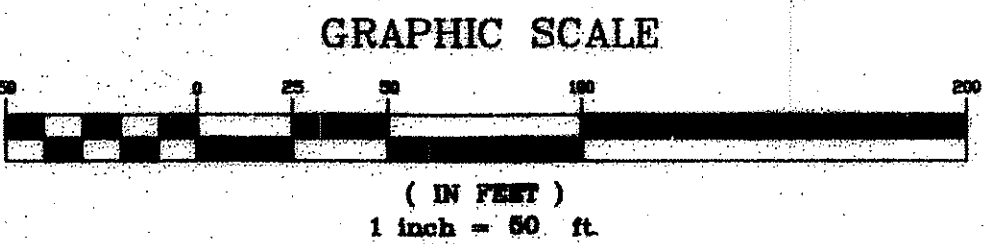
VICINITY MAP
SCALE 1"=2000'

Dedication to Public
0.04 Ac. Parcel C
+0.04 Ac. Parcel D
+0.11 Ac. Parcel E
0.19 Ac. Ded. R/W



Owner:
Joshua & Angela Miles
12229 Saint Paul Road
Clear Spring, MD 21722

Owner:
Dale & Burma Miles
12111 Saint Paul Road
Clear Spring, MD 21722



LINE	BEARING	DISTANCE
L1	N48°38'01"E	30.77'
L2	N48°30'02"W	29.87'
L3	N48°38'01"W	30.85'
L4	S44°19'53"E	30.24'
L5	N44°10'50"E	194.54'
L6	N44°23'23"E	170.16'
L7	N44°38'43"E	126.25'
L8	N44°13'17"E	46.49'
L9	N01°55'39"W	34.37'
L10	N48°30'02"W	25.00'
L11	N44°38'43"E	15.62'
L12	S45°18'27"W	27.11'
L13	N44°13'17"E	7.89'
L14	N44°21'49"E	42.11'
L15	S45°38'01"E	30.03'
L16	S45°38'01"E	24.77'
L17	N01°55'39"W	34.37'
L18	N44°55'32"E	31.49'
L19	S48°38'01"E	29.73'
L20	S48°38'01"E	25.07'
L21	N89°20'23"W	35.41'
L22	N48°36'06"E	20.89'
L23	S48°30'00"E	28.66'

No.	Bearing	Distance
L1	S48°38'01"E	30.77'
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L18	N44°55'32"E	31.49'
L19	S48°38'01"E	29.73'
L20	S48°38'01"E	25.07'
L21	N89°20'23"W	35.41'
L22	N48°36'06"E	20.89'
L23	S48°30'00"E	28.66'

Revised Per	Date
PC Comments	1-6-10

TAX MAP 35-19-281 DISTRICT 23	
DRAWING NUMBER 1 OF 1	
DRAWN BY:	DATE:
JLA	10-10-09
CHECKED BY:	DATE:
SCALE:	1" = 50'

FREDERICK SEIBERT & ASSOCIATES, INC. 2009

CIVIL ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS LAND PLANNERS
128 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740
20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225
(301) 781-3880 (301) 418-7478 (717) 887-1007 FAX (301) 738-4888

Dedication for Individuals
I/We do hereby certify, for ourselves and our personal representatives, heirs and assigns, that I/we are the legal and true owner(s) of the property shown and described on this plat and that I/we hereby adopt the plan of subdivision shown hereon, hereby establish the minimum building restriction lines shown hereon, hereby dedicate to public use all utility and drainage easement areas and all alley, street, and road rights of way designated on this plan, hereby agree to keep open all spaces and recreation areas shown hereon and hereby agree that said dedication shall not impose any responsibility on the Board of County Commissioners of Washington County regarding the subjects of such dedications until legal acceptance thereof by said Board, and I/we hereby reserve the fee simple title to the land underlying said easements, rights of way, open spaces and recreation areas and with regard to said easements and rights of way, hereby agree to convey the same to said Board for the use of said Washington County, without consideration, upon the legal acceptance of said easements and/or rights of way by said Board. This deed and agreement of dedication shall be binding upon my/our grantees, assigns, successors, heirs, and personal representatives. There are no mortgages, liens, mortgages, trusts, easements, or rights of way affecting the property included on this plan of subdivision except the following:
and all parties having an interest therein have hereunto affixed their signatures, indicating their consent to this plan of subdivision.
I/We do hereby assent to this plan of subdivision.

Witness our hands and seals this 24 day of FEBRUARY 2010

Dale & Burma Miles (Seal) Joshua & Angela Miles (Seal)
Owner: Dale & Burma Miles Owner: Joshua & Angela Miles

Burma K. Miles (Seal) Angela J. Miles (Seal)
Owner: Burma K. Miles Owner: Angela J. Miles

Interim Facilities Provision Certification
In compliance with C.O.M.A.R. 26.03.01.03 B(1) and (2), the individual water supply and individual sewer systems are hereby permitted on a temporary interim basis. Future lot owners are advised that the individual water supply and individual sewer systems shown on this plat are of a temporary nature and that connection to a future community system shall be made within one (1) year or less after the system becomes available.

Dale & Burma Miles (Seal) Joshua & Angela Miles (Seal)
Owner: Dale & Burma Miles Owner: Joshua & Angela Miles

Burma K. Miles (Seal) Angela J. Miles (Seal)
Owner: Burma K. Miles Owner: Angela J. Miles

Certificate of Approval of Individual Water Supply and Individual Sewage System
I hereby certify that the minimum easement areas comply with the minimum width and minimum area requirements specified in C.O.M.A.R. 26.04.03.03. Such minimum easement areas shall remain equal to the minimum width and minimum area set forth in C.O.M.A.R. 26.04.03.03 A(1) until community sewerage and water have been made available. Not more than one principle building may be erected or constructed on a lot or lots contained in the minimum easement areas established by C.O.M.A.R. 26.04.03.03 A(2) until community sewerage has been made available.

Date: 3/23/10
County Health Officer: [Signature] USA

Land Surveyor's Certification
I hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the lands conveyed by Aimee Mae Hayes, formerly known as Aimee Mae Miles and Dale Eugene Miles to Dale Eugene Miles and Burma Miles by deed dated September 27, 1999 and recorded in the Land Records of Washington County, Maryland in Liber No. 1524, folio 978 and of the lands conveyed by Joshua Todd Miles and Angela Jean Miles, formerly known as Angela Jean Mabery by deed dated October 27, 2006 and recorded in the Land Records of Washington County, Maryland in Liber No. 3186, folio 262 and that stone markers and/or bars marked have been placed as indicated.

Date: 2-24-10
Professional Land Surveyor: [Signature]

- General Notes**
- 10,000 square feet is hereby reserved for sewage disposal. No permanent physical objects are permitted in this area.
 - There is a 30 ft. wide drainage and utility easement along all front lot lines and an 8 ft. wide drainage and utility easement along all side and rear lot lines hereby reserved unless otherwise shown hereon.
 - Boundary, distance and courses are based on Deed No. 1073.
 - Soil types are as shown hereon. Sp. 1002.
 - Minimum Building Setbacks: front yard-40'; side yard-10'; rear yard-20'. Minimum Building Setback Lines are based on the current Washington County Zoning Ordinance. Accessory structures may be constructed in accordance with Section 4.30 and Section 23.5 (b). Accessory structures are not permitted without the placement of the principal permitted structure. Zoned ADU-Agricultural Rural.
 - Total upstream material affecting this subdivision is less than 400 Acres.
 - Parcel does not lie in the 100 year flood plain per FEMA Flood Insurance Rate Map, Community Panel No. 240701 0070A dated May 1, 1978, Flood Zone C.
 - Contours and boundary are based on a field survey performed on September 20, 2006 by SLS from FSA, Inc.
 - There are no floodplains, steep slopes, streams and other related buffers, or habitat of threatened or endangered species identified by the U.S. Fish and Wildlife Service per 50 CFR 17 as required to be shown by Sections 306, 307 and 314 of the Washington County Subdivision Ordinance and Section 4.21 (CAD) of the Washington County Zoning Ordinance. This subdivision is not within 1000' of the Appalachian Trail.
 - An additional right of way 30 feet in width as measured from the centerline of Saint Paul Road is hereby dedicated for the purpose of future road widening of said road.
 - No other wells or springs are shown within 800 feet of the lot lines.
 - All grading on each lot, done either before or after the construction of a dwelling or their appurtenances, shall be the full responsibility of the lot owner.
 - No permanent structures (fences, sheds, play equipment, retaining walls, etc.) shall be permitted within any storm drainage easement, either shown or described, on the Final Plat of Subdivision.
 - A 20' access easement exists as shown hereon on Lots 13 and 14 for ingress/egress to Lots 13 and 14 for the benefit of the current owner and their heirs and assigns. Access to Lots 13 & 14 is to be a shared driveway as shown.
 - An Ingress/Egress easement for the use of Lot 12 driveway is hereby established as shown hereon. Should remaining lands access shown hereon be converted to a public street, Lot 12 driveway shall be accessed off of said road at the expense of road developer.
 - Lots 12-14 were originally developed on Plat 9315. The purpose of this plat is to relocate access to the Remaining Lands by shifting the fee simple frontage 40' to the Northeast onto Lot 12. This relocation has necessitated the reconfiguring of Lot 12 boundaries along with reconfiguring the reserve septic area and Forest Conservation Area on Lot 12.

SOILS PERCENTAGE ACREAGE
SpA 100% 3.07 Ac.

PLAT NO 9833
DATE APR 26 2010
WASHINGTON COUNTY

Certificate of Approval
FINAL APPROVAL GRANTED
DATE: 3/2/10
By: [Signature]
Washington County Planning Commission
Final Approval good for one hundred eighty (180) days from above date

Pre/Final Replat of
Lot 12
Simplified Plat
Parcel A for Lot 9
for
Dale & Burma Miles
situate along the East side of Saint Paul Road
WASHINGTON COUNTY, MARYLAND