OWNER'S CERTIFICATION AND 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 AND DESCRIBED ON THIS PLAT; AND
- WE HEREBY ADOPT THE PLAN OF SUBDIVISION SHOWN HEREON, HEREBY DEDICATE TO PUBLIC USE ALL OPEN SPACE, UTILITY AND DRAINAGE EASEMENT AREAS, AND ALL ALLEY, STREET, AND ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT, HEREBY AGREE TO TRANSFER ALL STORMWATER MANAGEMENT PARCELS, OPEN SPACES AND RECREATION AREAS SHOWN HEREON TO THE MAYOR AND COUNCIL OF BOONSBORO, AND WE HEREBY AGREE THAT SAID DEDICATIONS SHALL NOT IMPOSE ANY RESPONSIBILITY ON THE MAYOR AND COUNCIL OF BOONSBORO REGARDING THE SUBJECTS OF SUCH DEDICATIONS UNTIL LEGAL ACCEPTANCE THEREOF BY SAID MAYOR AND COUNCIL; AND
- WE HEREBY RESERVE THE FEE SIMPLE TITLE TO THE LAND UNDERLYING SAID EASEMENTS, RIGHTS-OF-WAY, OPEN SPACES AND RECREATION AREAS, AND RESERVE ACCESS, INSTALLATION, AND MAINTENANCE RIGHTS WITHIN THE FUTURE FOREST CONSERVATION EASEMENTS IN ACCORDANCE WITH ALL FOREST CONSERVATION DEEDS OF EASEMENT, AND THE RIGHT TO AND WITH REGARD TO SAID EASEMENTS AND RIGHTS-OF-WAY, HEREBY AGREE TO CONVEY THE SAME TO SAID MAYOR AND COUNCIL, FOR THE USE OF SAID MAYOR AND COUNCIL, WITHOUT CONSIDERATION, UPON THE LEGAL ACCEPTANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY BY SAID MAYOR AND COUNCIL. THIS DEED AND AGREEMENT OF DEDICATION SHALL BE BINDING UPON OUR GRANTEES, ASSIGNS, SUCCESSORS, HEIRS AND PERSONAL REPRESENTATIVES; AND
- WE FURTHER HEREBY GRANT ACCESS TO THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY ACCESS AND INSPECTION EASEMENTS ACROSS ALL ALLEY, STREET, ROAD RIGHTS-OF-WAY, AND STORMWATER MANAGEMENT PARCELS DESIGNATED ON THIS PLAT FOR THE PURPOSES OF INSPECTION AND ASSURANCE OF MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES BY THE MAYOR AND COUNCIL OF THE TOWN OF BOONSBORO; AND
- 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 THE FOLLOWING OR AS SHOWN HEREON:
  - MORTGAGE WITH HAGERSTOWN TRUST COMPANY DATED MARCH 16, 1987 AND RECORDED IN DEED BOOK 838 PAGE 830;
  - MORTGAGE WITH HAGERSTOWN TRUST COMPANY DATED OCTOBER 1, 1987 AND RECORDED IN DEED BOOK 857 PAGE 1036;
  - DEED OF TRUST WITH HAGERSTOWN TRUST COMPANY DATED MAY 1991 AND RECORDED IN DEED BOOK 995 PAGE 1020; AND
  - MORTGAGE WITH CENTRAL MARYLAND FARM CREDIT, ACA DATED AUGUST 21, 1992 AND RECORDED IN DEED BOOK 1055 PAGE 5.
- WE ALSO CERTIFY THAT THE COMMUNITY WATER AND/OR COMMUNITY SEWERAGE SYSTEM PROPOSED FOR THIS SUBDIVISION WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE AND WE ALSO CERTIFY THAT PLANS FOR THE COMMUNITY WATER SUPPLY AND/OR COMMUNITY SEWERAGE SYSTEM FACILITIES, INCLUDING AND NECESSARY POINT OF DISCHARGE HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE; AND
- ALL PARTIES HAVING AN INTEREST THEREIN HAVE HEREUNTO AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

WE DO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS AND SEALS THIS _____DAY OF_____2013.

_____

DATE LESTER G. FANT, III GENERAL PARTNER
FOR KING ROAD ASSOCIATES, MARYLAND LIMITED PARTNERSHIP

_____

DATE TRUSTEE FOR HAGERSTOWN TRUST COMPANY

_____

DATE TRUSTEE FOR CENTRAL MARYLAND FARM CREDIT, ACA:

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME
THIS _____ DAY OF _____, 20__

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES_____

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, BELIEF AND JUDGMENT THAT THIS PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED UNTO KING ROAD ASSOCIATES MARYLAND LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY THE FOLLOWING DEEDS RECORDED IN THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND:

- DEED DATED SEPTEMBER 29, 1987 RECORDED IN DEED BOOK 857 PAGE 1033;
- DEED DATED MAY 6, 1988 RECORDED IN DEED BOOK 875 PAGE 388; AND
- DEED DATED JULY 6, 1995 RECORDED IN DEED BOOK 1219 PAGE 384.

I FURTHER CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, BELIEF AND JUDGMENT THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, 1974 EDITION, AND THE REQUIREMENTS OF THE TOWN OF BOONSBORO SUBDIVISION ORDINANCE AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

_____

MICHAEL T. WILEY, PE, PROF LS DATE
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21084, EXP. 02/13/2015
FOR PIEDMONT DESIGN GROUP, LLC
MARYLAND CORPORATE LAND SURVEYING LICENSE NO. 21315, EXP. 09/07/2014

OWNER/DEVELOPER
KING ROAD ASSOCIATES,
MARYLAND LIMITED PARTNERSHIP
1054 31st STREET NW, SUITE 314
WASHINGTON, DC 20007
(202) 243-7555

CERTIFICATE OF APPROVAL
COMMUNITY WATER SYSTEM & SEWAGE SYSTEM
I HEREBY CERTIFY THAT THE USE OF COMMUNITY WATER AND/OR SEWAGE FOR THIS SUBDIVISION IS IN CONFORMANCE WITH THE COUNTY WATER AND SEWERAGE PLAN.

_____
DATE COUNTY HEALTH OFFICER

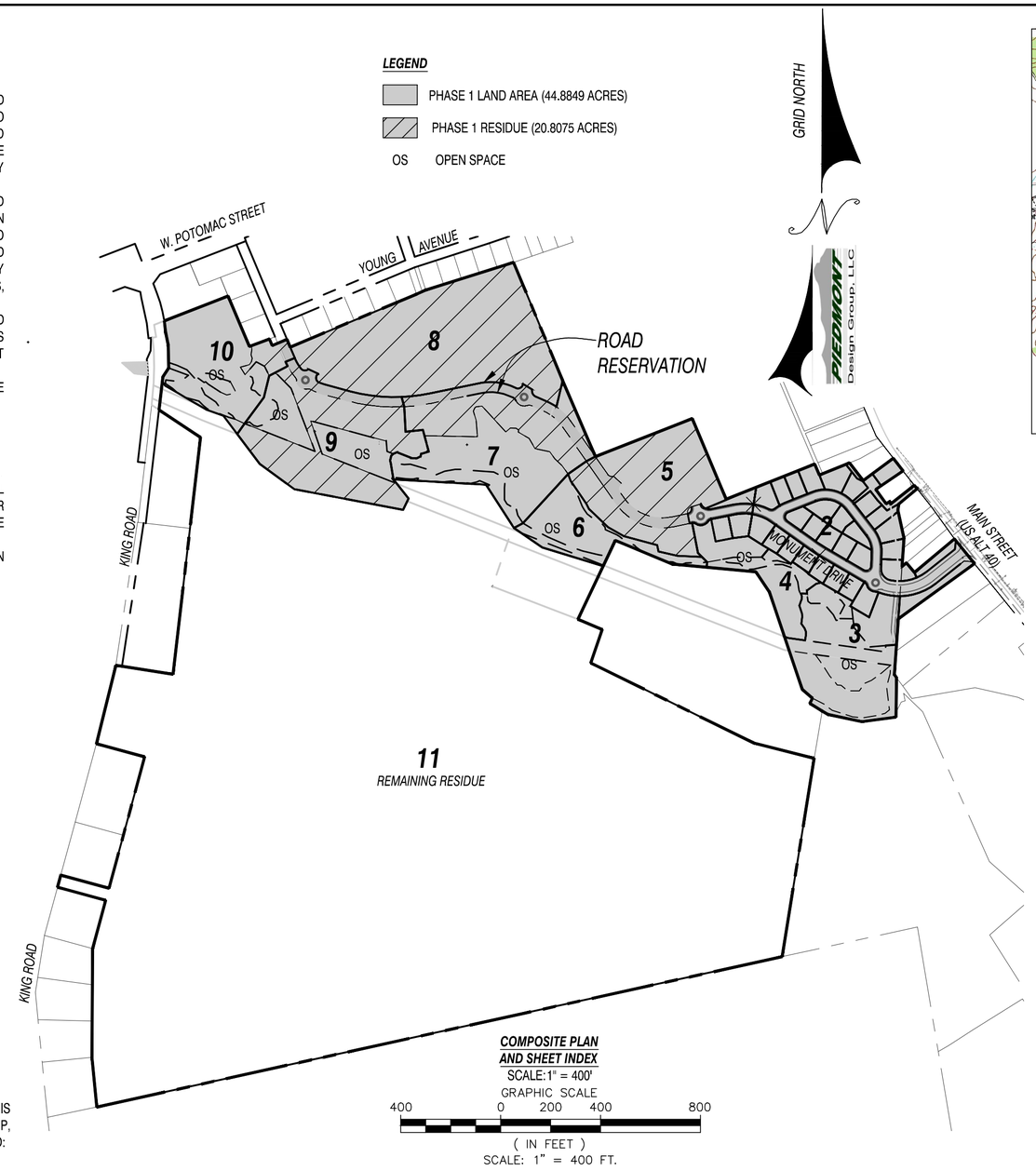
CERTIFICATE OF APPROVAL
TOWN OF BOONSBORO PLANNING COMMISSION
FINAL APPROVAL GRANTED:

_____
DATE CHAIRMAN, BOONSBORO PLANNING COMMISSION

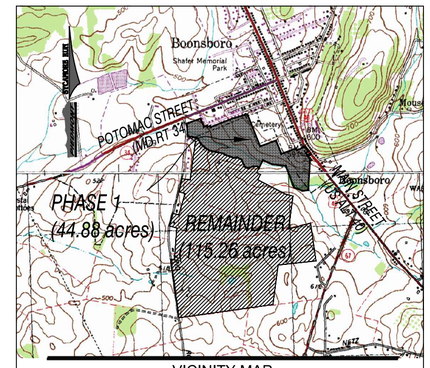
GENERAL NOTES

1. THE PROPERTY IS ZONED TC(R) AND CONTAINS 160.14 ACRES.
2. FOR ADDITIONAL NOTES AND DETAILS ON THE FINAL FOREST CONSERVATION EASEMENTS, SEE SHEETS 12 AND 13.
3. NO PERMANENT STRUCTURES, FENCES, TREES OR SHRUBS ARE PERMITTED WITHIN SEWER, DRAINAGE AND ACCESS EASEMENTS. A NOTE IS TO BE PLACED ON ANY DEED OF CONVEYANCE.

Plotted: Nov 15, 2013 at 3:03pm
S:\CIVIL\KING ROAD\FINAL PLATS\PHASE1--COVER--PLOTS.dwg



COMPOSITE PLAN AND SHEET INDEX
SCALE:1" = 400'
GRAPHIC SCALE
400 0 200 400 800
(IN FEET)
SCALE: 1" = 400 FT.



VICINITY MAP
SCALE: 1" = 2,000'
WASHINGTON CO. TAX MAP No.73, PARCELS 10 & 200
AND TAX MAP 601, PARCELS 804 & 809

SHEET INDEX

1 COVER SHEET
2 LOTS 1-26, OPEN SPACE PARCELS A, B, AND C
3 OPEN SPACE PARCEL D
4 LOTS 27, 104, AND OPEN SPACE PARCEL E
5 OPEN SPACE PARCEL F
6 OPEN SPACE PARCEL G
7 OPEN SPACE PARCEL H
8 PHASE 1 RESIDUE
9 OPEN SPACE PARCELS I AND J
10 OPEN SPACE PARCEL K
11 REMAINDING RESIDUE
12 FOREST CONSERVATION NOTES
13 FOREST CONSERVATION DETAILS
14 LINE AND CURVE TABLES
15 LINE AND CURVE TABLES

PHASE 1 TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS: 28
NUMBER OF OPEN SPACE LOTS: 11
NUMBER OF STORMWATER MANAGEMENT LOTS: 4

AREA OF BUILDABLE LOTS: 189,446 SQ FT OR 4.3491 ACRES +/-
AREA OF OPEN SPACE LOTS: 702,005 SQ FT OR 16.1158 ACRES +/-
AREA OF STORMWATER MANAGEMENT LOTS: 70,030 SQ FT OR 1.6077 ACRES +/-
AREA OF PUBLIC ROAD RIGHT OF WAY DEDICATION: 87,330 SQ FT OR 2.0048 ACRES +/-
TOTAL AREA OF PHASE 1 SUBDIVISION: 1,048,811 SQ FT OR 24.0774 ACRES +/-
AREA OF PHASE 1 REMAINING: 906,375 SQ FT OR 20.8075 ACRES +/-

REMAINING RESIDUE-115.26 ACRES +/-

DATE:	REVISIONS:

MINIMUM BUILDING RESTRICTION LINES
FRONT OR R/W LINE: 10'
REAR: 20'
SIDE: 8'

PROPERTY CORNER LEGEND:
■ MIN. 6" x 6" x 36" CONC. MONUMENT & CAP #21084 (TO BE SET)
○ MIN. 3/4" x 18" REBAR & CAP #21084 (TO BE SET)

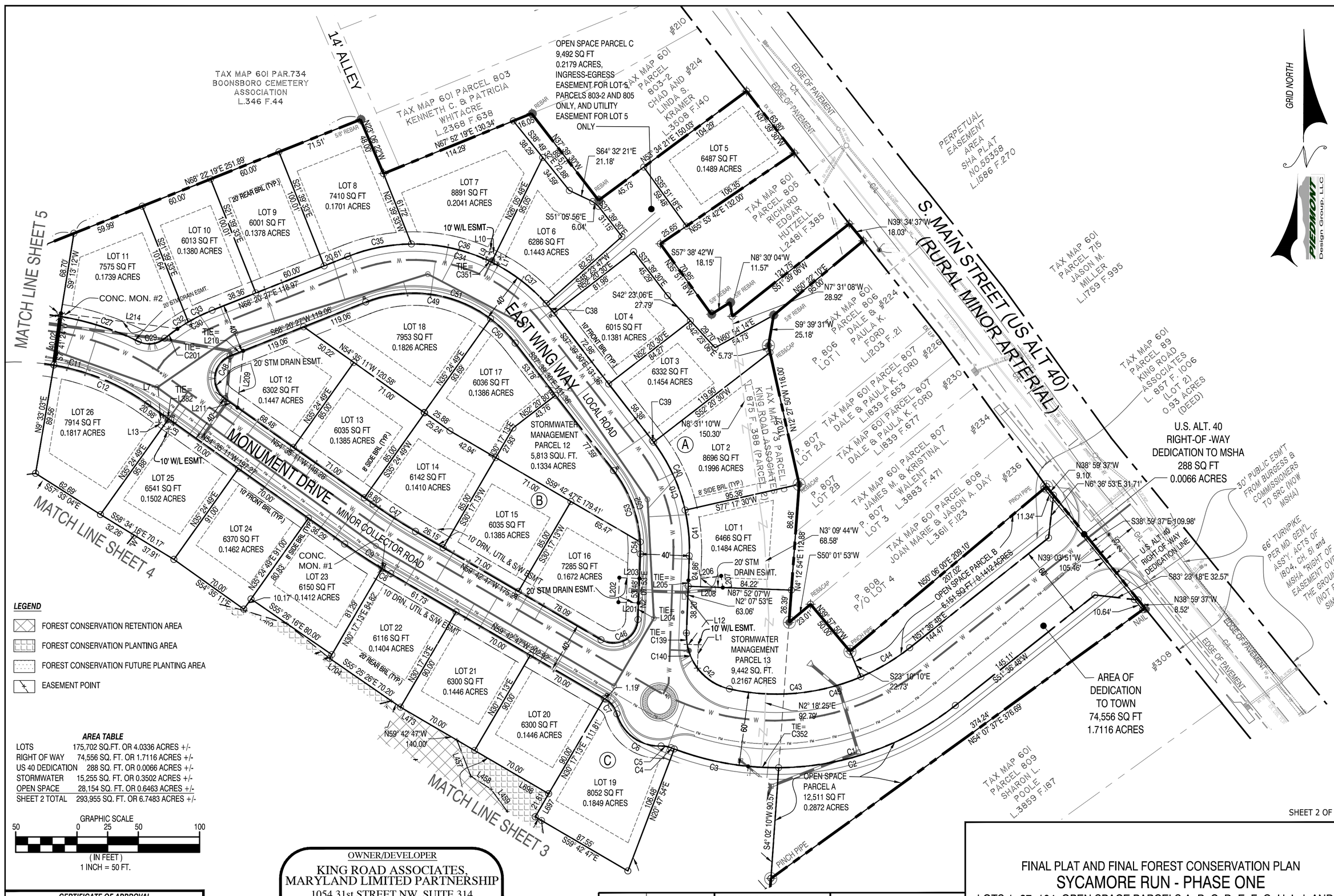
SEAL
STATE OF MARYLAND
MICHAEL T. WILEY
No. 21084
REGISTERED
PROFESSIONAL LAND SURVEYOR

FINAL PLAT AND FINAL FOREST CONSERVATION PLAN
SYCAMORE RUN - PHASE ONE
LOTS 1-27, 104, OPEN SPACE PARCELS A, B, C, D, E, F, G, H, I, J, AND K AND STORMWATER MANAGEMENT PARCELS 11, 12, 13, AND 14

SITUATED ALONG THE WEST SIDE OF OLD NATIONAL PIKE/MAIN STREET (US ALT 40)
AND THE EAST SIDE OF KING ROAD
TOWN OF BOONSBORO
ELECTION DISTRICT NO. 6
WASHINGTON COUNTY, MARYLAND
SCALE : AS SHOWN OCTOBER, 2013

PIEDMONT Design Group, LLC
5283 Corporate Drive, Suite 300
Frederick, MD 21703
301-695-6614

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LEGEND

- FOREST CONSERVATION RETENTION AREA
- FOREST CONSERVATION PLANTING AREA
- FOREST CONSERVATION FUTURE PLANTING AREA
- EASEMENT POINT

AREA TABLE

LOTS	175,702 SQ.FT. OR 4.0336 ACRES +/-
RIGHT OF WAY	74,556 SQ. FT. OR 1.7116 ACRES +/-
US 40 DEDICATION	288 SQ. FT. OR 0.0066 ACRES +/-
STORMWATER	15,255 SQ. FT. OR 0.3502 ACRES +/-
OPEN SPACE	28,154 SQ. FT. OR 0.6463 ACRES +/-
SHEET 2 TOTAL	293,955 SQ. FT. OR 6.7483 ACRES +/-

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 INCH = 50 FT.

OWNER/DEVELOPER
KING ROAD ASSOCIATES,
MARYLAND LIMITED PARTNERSHIP
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CERTIFICATE OF APPROVAL
COMMUNITY WATER SYSTEM & SEWAGE SYSTEM
I HEREBY CERTIFY THAT THE USE OF COMMUNITY WATER AND/OR SEWAGE FOR THIS SUBDIVISION IS IN CONFORMANCE WITH THE COUNTY WATER AND SEWERAGE PLAN.

DATE COUNTY HEALTH OFFICER

CERTIFICATE OF APPROVAL
TOWN OF BOONSBORO PLANNING COMMISSION
FINAL APPROVAL GRANTED:

DATE CHAIRMAN, BOONSBORO PLANNING COMMISSION

GENERAL NOTES

1. THE PROPERTY IS ZONED TC(R) AND CONTAINS 160.14 ACRES.
2. FOR ADDITIONAL NOTES AND DETAILS ON THE FINAL FOREST CONSERVATION EASEMENTS, SEE SHEETS 12 AND 13.
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Plotted: Nov 15, 2013 at 2:56pm
S:\CIVIL\KING ROAD\FINAL PLATS\PHASE1-PLOTS.dwg

DATE:	REVISIONS:

MINIMUM BUILDING RESTRICTION LINES
FRONT OR R/W LINE: 10'
REAR: 20'
SIDE: 8'

PROPERTY CORNER LEGEND:
■ MIN. 6" x 6" x 36" CONC. MONUMENT & CAP #21084 (TO BE SET)
○ MIN. 3/4" x 18" REBAR & CAP #21084 (TO BE SET)

SEAL
STATE OF MARYLAND
MICHAEL T. WILEY
NO. 21084
REGISTERED
PROFESSIONAL LAND SURVEYOR

SHEET 2 OF 15

FINAL PLAT AND FINAL FOREST CONSERVATION PLAN
SYCAMORE RUN - PHASE ONE
LOTS 1 -27, 104, OPEN SPACE PARCELS A, B, C, D, E, F, G, H, I, J, AND K AND STORMWATER MANAGEMENT PARCELS 11, 12, 13, AND 14

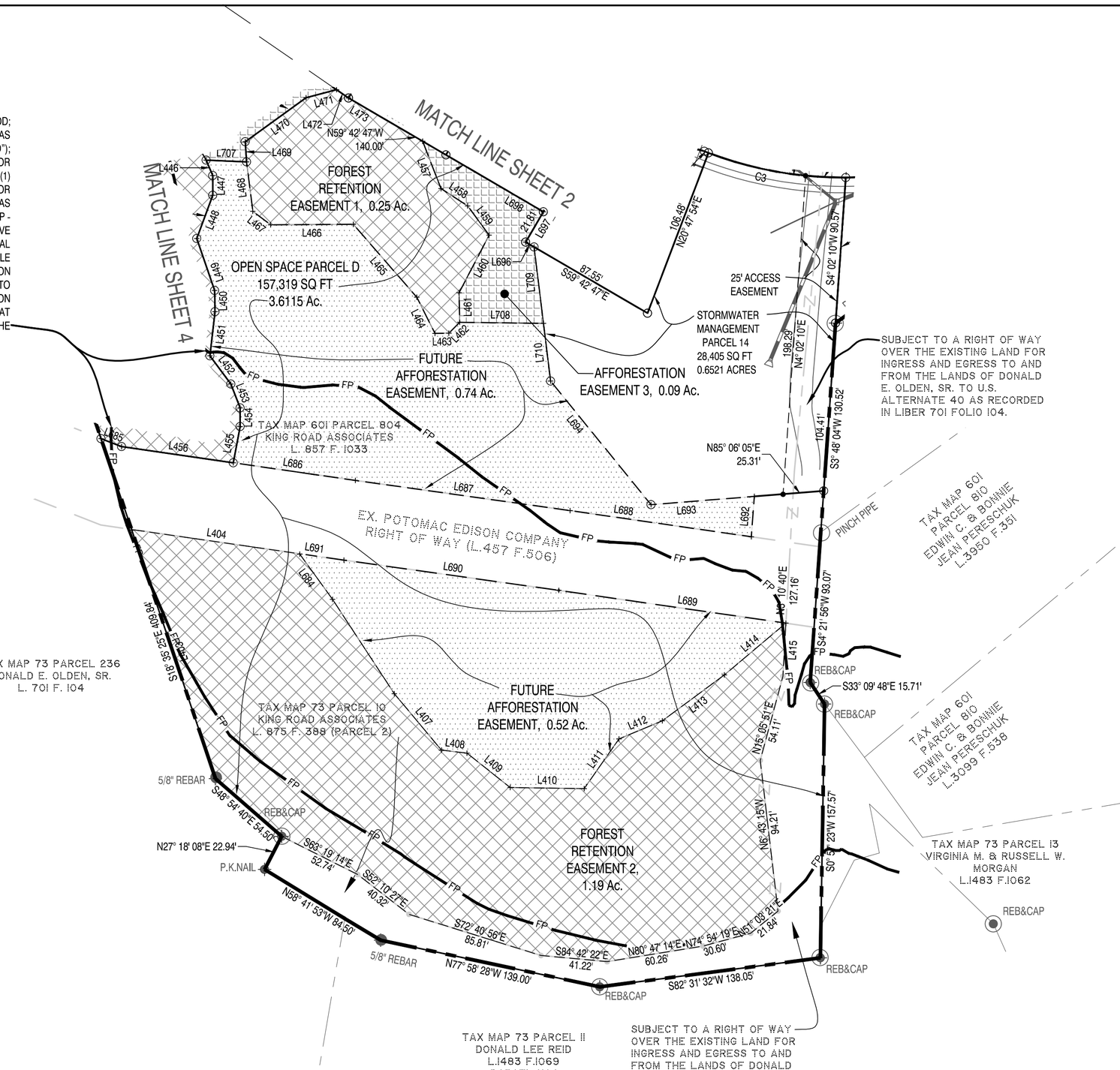
SITUATED ALONG THE WEST SIDE OF OLD NATIONAL PIKE/MAIN STREET (US ALT 40)
AND THE EAST SIDE OF KING ROAD
TOWN OF BOONSBORO
ELECTION DISTRICT NO. 6
WASHINGTON COUNTY, MARYLAND
SCALE 1"=50' OCTOBER, 2013

PIEDMONT Design Group, LLC
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Frederick, MD 21703
301-695-6614

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FLOODPLAIN NOTE

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE A ("AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED"); ZONE A2 ("AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED"); ZONE B ("AREAS BETWEEN ELEVATIONS OF 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED FROM BASE FLOOD BY LEVEES (MEDIUM SHADING)"); AND ZONE C ("AREAS OF MINIMAL FLOODING (NO SHADING)"), AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP - COMMUNITY PANEL 2400710001A, EFFECTIVE JULY 6, 1980, AND PANEL 2400700170A, EFFECTIVE MAY 1, 1978. THE FLOOD PLAIN WAS TRANSPOSED AND ADJUSTED TO SUIT ACTUAL TOPOGRAPHIC CONDITIONS UTILIZING THE DETAILED STUDY FLOOD DEPTHS ON PROFILE SHEETS 18 & 19. MDE MAY BE PERFORMING A DETAILED STUDY TO AMEND THAT PORTION WITHIN FIRM PANEL NO. 2400710001A, THEREFORE THE 100-YEAR FLOODPLAIN IS SUBJECT TO CHANGE. THE ELEVATION CONVERSION FROM THE FIELD SURVEY (NAVD88) SHOWN HEREON TO THE FEMA MAPPING (NGVD29) IS +0.67' CHECKED BETWEEN POINTS #103 AND #104 (THAT IS, FEMA MAPPING ELEVATIONS ARE 0.67' HIGHER THAN THE SITE ELEVATIONS; HOWEVER, THE 100 YEAR FLOODPLAIN IS PLOTTED AT SAME RELATIVE DEPTH).



LEGEND

- FOREST CONSERVATION RETENTION AREA
- FOREST CONSERVATION PLANTING AREA
- FOREST CONSERVATION FUTURE PLANTING AREA
- EASEMENT POINT

AREA TABLE

LOTS	0 SQ.FT. OR 0 ACRES +/-
RIGHT OF WAY	0 SQ. FT. OR 0 ACRES +/-
STORMWATER	28,405 SQ. FT. OR 0.6521 ACRES +/-
OPEN SPACE	157,319 SQ. FT. OR 3.6115 ACRES +/-
SHEET 3 TOTAL	185,724 SQ. FT. OR 4.2636 ACRES +/-

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 INCH = 50 FT.

OWNER/DEVELOPER
KING ROAD ASSOCIATES, MARYLAND LIMITED PARTNERSHIP
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WASHINGTON, DC 20007
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DATE COUNTY HEALTH OFFICER

CERTIFICATE OF APPROVAL
TOWN OF BOONSBORO PLANNING COMMISSION
FINAL APPROVAL GRANTED:

DATE CHAIRMAN, BOONSBORO PLANNING COMMISSION

GENERAL NOTES

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Plotted: Nov 15, 2013 at 2:53pm
S:\CIVIL\KING ROAD\FINAL PLATS\PHASE1-PLOTS.dwg

DATE:	REVISIONS:

MINIMUM BUILDING RESTRICTION LINES
FRONT OR R/W LINE: 10'
REAR: 20'
SIDE: 8'

PROPERTY CORNER LEGEND:
■ MIN. 6" x 6" x 36" CONC. MONUMENT & CAP #21084 (TO BE SET)
○ MIN. 3/4" x 18" REBAR & CAP #21084 (TO BE SET)

SEAL
STATE OF MARYLAND
MICHAEL T. WILEY
NO. 21084
REGISTERED
PROFESSIONAL LAND SURVEYOR

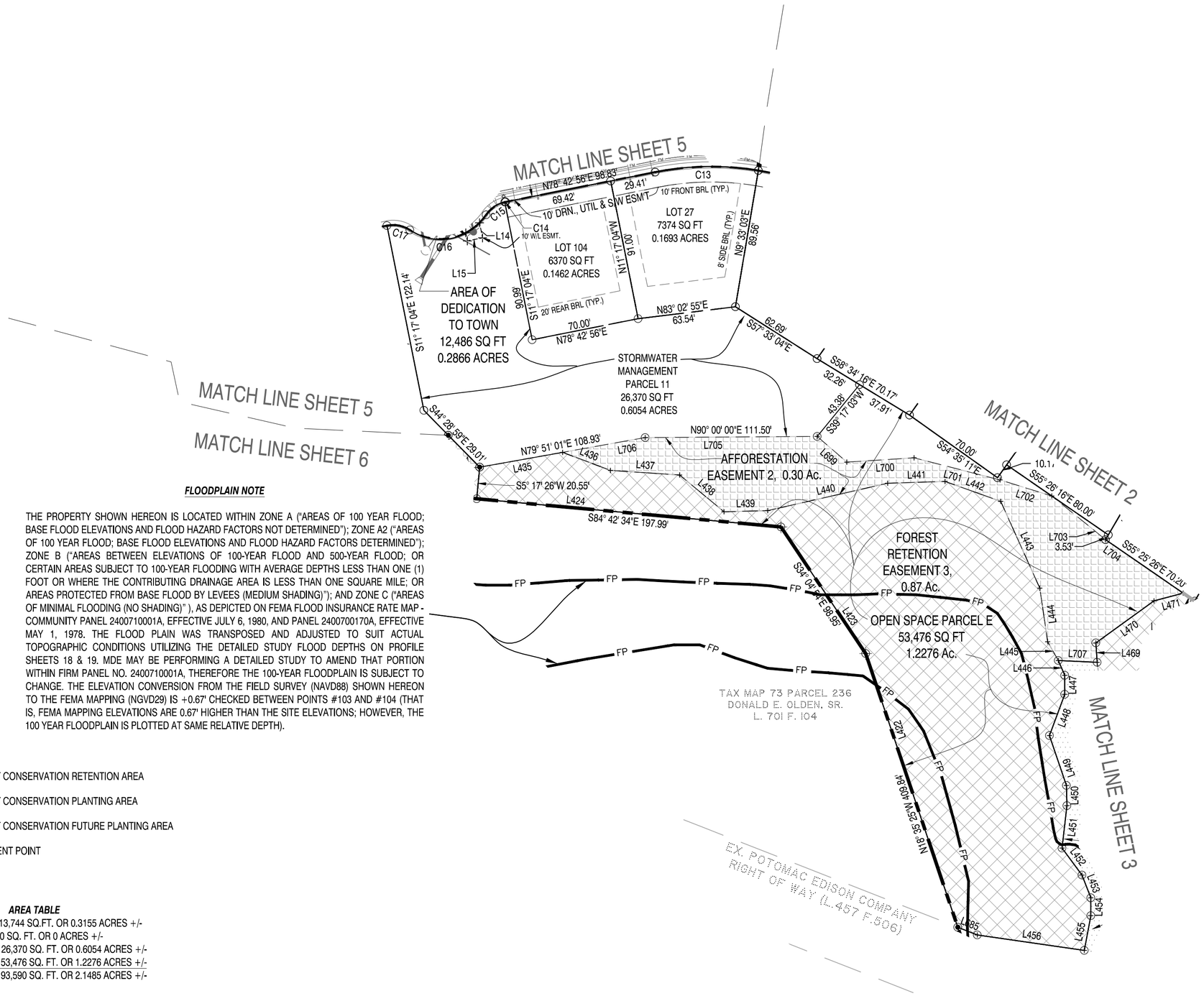
SHEET 3 OF 15

FINAL PLAT AND FINAL FOREST CONSERVATION PLAN
SYCAMORE RUN - PHASE ONE
LOTS 1-27, 104, OPEN SPACE PARCELS A, B, C, D, E, F, G, H, I, J, AND K AND STORMWATER MANAGEMENT PARCELS 11, 12, 13, AND 14

SITUATED ALONG THE WEST SIDE OF OLD NATIONAL PIKE/MAIN STREET (US ALT 40)
AND THE EAST SIDE OF KING ROAD
TOWN OF BOONSBORO
ELECTION DISTRICT NO. 6
WASHINGTON COUNTY, MARYLAND
SCALE 1"=50' OCTOBER, 2013

PIEDMONT Design Group, LLC
5283 Corporate Drive, Suite 300
Frederick, MD 21703
301-695-6614

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LEGEND

- FOREST CONSERVATION RETENTION AREA
- FOREST CONSERVATION PLANTING AREA
- FOREST CONSERVATION FUTURE PLANTING AREA
- EASEMENT POINT

AREA TABLE

LOTS	13,744 SQ.FT. OR 0.3155 ACRES +/-
RIGHT OF WAY	0 SQ. FT. OR 0 ACRES +/-
STORMWATER	26,370 SQ. FT. OR 0.6054 ACRES +/-
OPEN SPACE	53,476 SQ. FT. OR 1.2276 ACRES +/-
SHEET 4 TOTAL	93,590 SQ. FT. OR 2.1485 ACRES +/-

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 INCH = 50 FT.

CERTIFICATE OF APPROVAL
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DATE COUNTY HEALTH OFFICER

CERTIFICATE OF APPROVAL
TOWN OF BOONSBORO PLANNING COMMISSION
FINAL APPROVAL GRANTED:

DATE CHAIRMAN, BOONSBORO PLANNING COMMISSION

OWNER/DEVELOPER
KING ROAD ASSOCIATES,
MARYLAND LIMITED PARTNERSHIP
1054 31st STREET NW, SUITE 314
WASHINGTON, DC 20007
(202) 243-7555

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Plotted: Nov 15, 2013 at 3:16pm
S:\CIVIL\KING ROAD\FINAL PLATS\PHASE1-PLOTS.dwg

DATE:	REVISIONS:

MINIMUM BUILDING RESTRICTION LINES
FRONT OR R/W LINE: 10'
REAR: 20'
SIDE: 8'

PROPERTY CORNER LEGEND:
■ MIN. 6" x 6" x 36" CONC. MONUMENT & CAP #21084 (TO BE SET)
○ MIN. 3/4" x 18" REBAR & CAP #21084 (TO BE SET)

SEAL
STATE OF MARYLAND
MICHAEL T. WILEY
NO. 21084
REGISTERED
PROFESSIONAL LAND SURVEYOR

FINAL PLAT AND FINAL FOREST CONSERVATION PLAN
SYCAMORE RUN - PHASE ONE
LOTS 1-27, 104, OPEN SPACE PARCELS A, B, C, D, E, F, G, H, I, J, AND K
AND STORMWATER MANAGEMENT PARCELS 11, 12, 13, AND 14
SITUATED ALONG THE WEST SIDE OF OLD NATIONAL PIKE/MAIN STREET (US ALT 40)
AND THE EAST SIDE OF KING ROAD
TOWN OF BOONSBORO
ELECTION DISTRICT NO. 6
WASHINGTON COUNTY, MARYLAND
SCALE 1"=50' OCTOBER, 2013

PIEDMONT
Design Group, LLC
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Frederick, MD 21703
301-695-6614

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GRID NORTH

PIEDMONT Design Group, LLC

TAX MAP 60I PAR.734
BOONSBORO
CEMETERY
ASSOCIATION
L.I9I F.II7

WOOD POST

N68° 35' 58"E 16861.97'

S22° 43' 16"E 16861.97'

MATCH LINE SHEET 7

WOOD POST

40.32'

S62° 35' 01"W

N55° 13' 20"E 89.71'

N34° 46' 40"W 87.01'

S34° 46' 40"E 4335.64'

40'

C76

44.30'

N46° 50' 58"W

57'

N34° 46' 40"W 4335.64'

L493

L494

L495

L496

L497

L717

L716

L502

L503

L506

L715

L714

L713

MATCH LINE SHEET 6

RESIDUE
201,550 SQ FT
4.6269 ACRES

ROADWAY RESERVATION AND
DRAINAGE, UTILITY, AND
SEWER EASEMENT
21,416 SQ FT
0.4916 ACRES

C78

C55

67.55'

S78° 42' 56"W

N78° 42' 56"E
67.54'

S78° 42' 56"W 9.71'

N11° 17' 04"E 122.14'

S44° 28' 39"E 29.01'

22.62'

AFFORESTATION

FOREST
RETENTION
EASEMENT 4,
0.03 Ac.

TAX MAP 60I PAR.734
BOONSBORO CEMETERY
ASSOCIATION
L.346 F.44

OPEN SPACE PARCEL F
6,166 SQ FT
0.1416 Ac.

WOOD POST

S66° 20' 27"W 130.05'

CONC.
MON. #2

S22° 43' 16"E
2.28'

68.70'

S9° 13' 12"W

MATCH LINE SHEET 2

C24

N67° 16' 44"E 90.53'

C26

93.04'

C23

C25

C22

N78° 50' 06"E
40.19'

C20

L213

MONUMENT DRIVE
MINOR COLLECTOR ROAD

N78° 42' 56"E 98.93'

C11

C13

C15

C16

C17

L16

MATCH LINE SHEET 4

LEGEND

- FOREST CONSERVATION RETENTION AREA
- FOREST CONSERVATION PLANTING AREA
- FOREST CONSERVATION FUTURE PLANTING AREA
- EASEMENT POINT

AREA TABLE

LOTS	0 SQ.FT. OR 0 ACRES +/-
RIGHT OF WAY	12,486 SQ. FT. OR 0.2867 ACRES +/-
OPEN SPACE	6,166 SQ. FT. OR 0.1415 ACRES +/-
RESIDUE	201,550 SQ. FT. OR 4.6269 ACRES +/-
SHEET 5 TOTAL	220,202 SQ. FT. OR 5.0551 ACRES +/-

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 INCH = 50 FT.

OWNER/DEVELOPER
KING ROAD ASSOCIATES,
MARYLAND LIMITED PARTNERSHIP
1054 31st STREET NW, SUITE 314
WASHINGTON, DC 20007
(202) 243-7555

CERTIFICATE OF APPROVAL
COMMUNITY WATER SYSTEM & SEWAGE SYSTEM
I HEREBY CERTIFY THAT THE USE OF COMMUNITY WATER AND/OR SEWAGE FOR THIS SUBDIVISION IS IN CONFORMANCE WITH THE COUNTY WATER AND SEWERAGE PLAN.

DATE COUNTY HEALTH OFFICER

CERTIFICATE OF APPROVAL
TOWN OF BOONSBORO PLANNING COMMISSION
FINAL APPROVAL GRANTED:

DATE CHAIRMAN, BOONSBORO PLANNING COMMISSION

GENERAL NOTES

1. THE PROPERTY IS ZONED TC(R) AND CONTAINS 160.14 ACRES.
2. FOR ADDITIONAL NOTES AND DETAILS ON THE FINAL FOREST CONSERVATION EASEMENTS, SEE SHEETS 12 AND 13.
3. NO PERMANENT STRUCTURES, FENCES, TREES OR SHRUBS ARE PERMITTED WITHIN SEWER, DRAINAGE AND ACCESS EASEMENTS. A NOTE IS TO BE PLACED ON ANY DEED OF CONVEYANCE.

Plotted: Nov 15, 2013 at 2:45pm
S:\CIVIL\KING ROAD\FINAL PLATS\PHASE1-PLOTS.dwg

DATE:	REVISIONS:

MINIMUM BUILDING RESTRICTION LINES
FRONT OR R/W LINE: 10'
REAR: 20'
SIDE: 8'

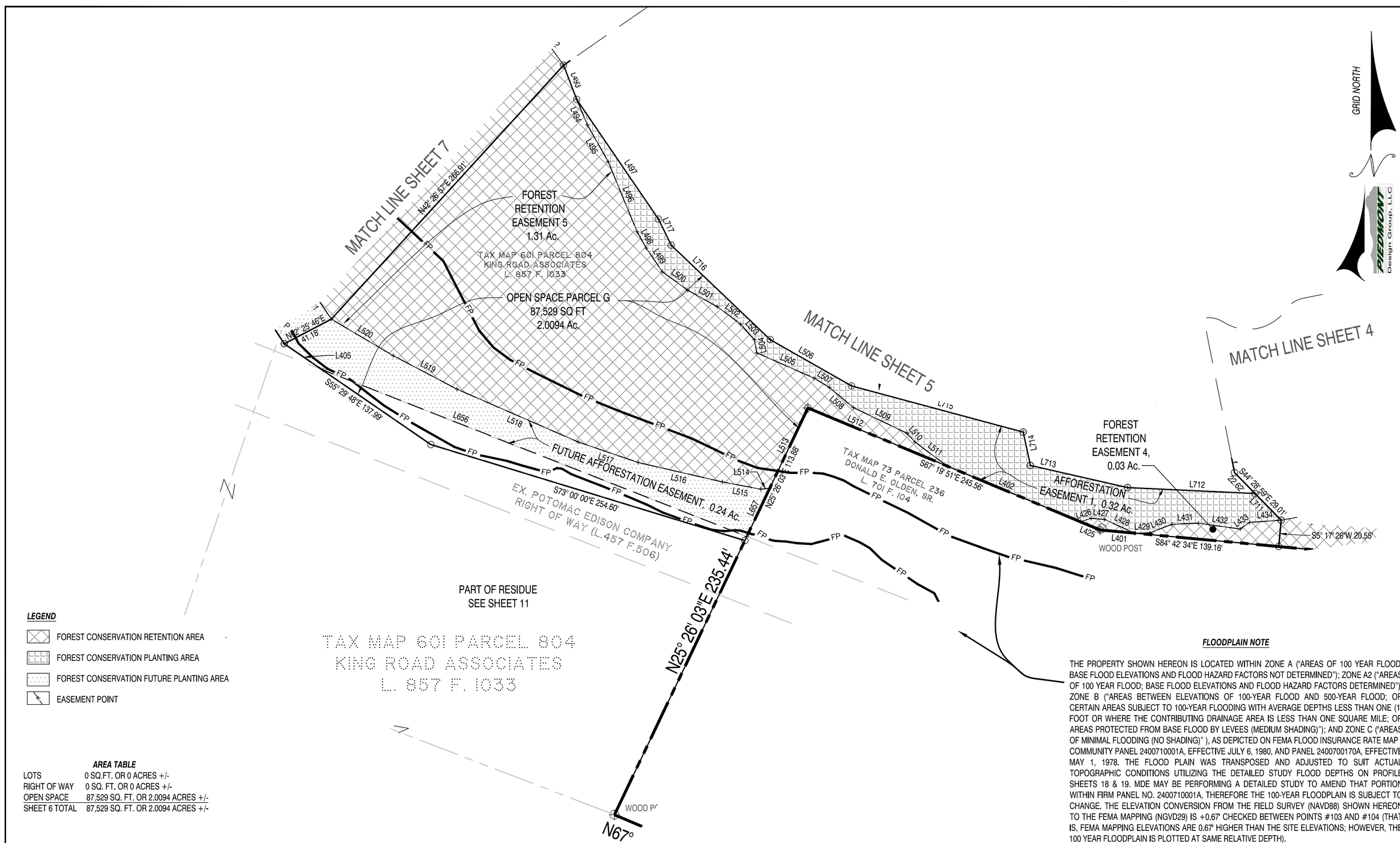
PROPERTY CORNER LEGEND:
■ MIN. 6" x 6" x 36" CONC. MONUMENT & CAP #21084 (TO BE SET)
○ MIN. 3/4" x 18" REBAR & CAP #21084 (TO BE SET)

SEAL
STATE OF MARYLAND
MICHAEL T. WILEY
NO. 21084
REGISTERED
PROFESSIONAL LAND SURVEYOR

FINAL PLAT AND FINAL FOREST CONSERVATION PLAN
SYCAMORE RUN - PHASE ONE
LOTS 1-27, 104, OPEN SPACE PARCELS A, B, C, D, E, F, G, H, I, J, AND K AND STORMWATER MANAGEMENT PARCELS 11, 12, 13, AND 14
SITUATED ALONG THE WEST SIDE OF OLD NATIONAL PIKE/MAIN STREET (US ALT 40)
AND THE EAST SIDE OF KING ROAD
TOWN OF BOONSBORO
ELECTION DISTRICT NO. 6
WASHINGTON COUNTY, MARYLAND
SCALE 1"=50' OCTOBER, 2013

PIEDMONT Design Group, LLC
5283 Corporate Drive, Suite 300
Frederick, MD 21703
301-695-6614

PLANS AND DETAILS ARE EXCLUSIVE PROPERTY OF PIEDMONT DESIGN GROUP, LLC UNAUTHORIZED USE OF THESE PLANS IS STRICTLY PROHIBITED. © COPYRIGHT 2013



LEGEND

- FOREST CONSERVATION RETENTION AREA
- FOREST CONSERVATION PLANTING AREA
- FOREST CONSERVATION FUTURE PLANTING AREA
- EASEMENT POINT

AREA TABLE

LOTS	0 SQ.FT. OR 0 ACRES +/-
RIGHT OF WAY	0 SQ. FT. OR 0 ACRES +/-
OPEN SPACE	87,529 SQ. FT. OR 2.0094 ACRES +/-
SHEET 6 TOTAL	87,529 SQ. FT. OR 2.0094 ACRES +/-

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 INCH = 50 FT.

FLOODPLAIN NOTE

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE A ("AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED"); ZONE A2 ("AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED"); ZONE B ("AREAS BETWEEN ELEVATIONS OF 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED FROM BASE FLOOD BY LEVEES (MEDIUM SHADING)"); AND ZONE C ("AREAS OF MINIMAL FLOODING (NO SHADING)"), AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP - COMMUNITY PANEL 2400710001A, EFFECTIVE JULY 6, 1980, AND PANEL 2400700170A, EFFECTIVE MAY 1, 1978. THE FLOOD PLAIN WAS TRANSPOSED AND ADJUSTED TO SUIT ACTUAL TOPOGRAPHIC CONDITIONS UTILIZING THE DETAILED STUDY FLOOD DEPTHS ON PROFILE SHEETS 18 & 19. MDE MAY BE PERFORMING A DETAILED STUDY TO AMEND THAT PORTION WITHIN FIRM PANEL NO. 2400710001A, THEREFORE THE 100-YEAR FLOODPLAIN IS SUBJECT TO CHANGE. THE ELEVATION CONVERSION FROM THE FIELD SURVEY (NAVD88) SHOWN HEREON TO THE FEMA MAPPING (NGVD29) IS +0.67' CHECKED BETWEEN POINTS #103 AND #104 (THAT IS, FEMA MAPPING ELEVATIONS ARE 0.67' HIGHER THAN THE SITE ELEVATIONS; HOWEVER, THE 100 YEAR FLOODPLAIN IS PLOTTED AT SAME RELATIVE DEPTH).

SHEET 6 OF 15

OWNER/DEVELOPER
KING ROAD ASSOCIATES, MARYLAND LIMITED PARTNERSHIP
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WASHINGTON, DC 20007
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DATE COUNTY HEALTH OFFICER

CERTIFICATE OF APPROVAL
TOWN OF BOONSBORO PLANNING COMMISSION
FINAL APPROVAL GRANTED:

DATE CHAIRMAN, BOONSBORO PLANNING COMMISSION

GENERAL NOTES

1. THE PROPERTY IS ZONED TC(R) AND CONTAINS 160.14 ACRES.
2. FOR ADDITIONAL NOTES AND DETAILS ON THE FINAL FOREST CONSERVATION EASEMENTS, SEE SHEETS 12 AND 13.
3. NO PERMANENT STRUCTURES, FENCES, TREES OR SHRUBS ARE PERMITTED WITHIN SEWER, DRAINAGE AND ACCESS EASEMENTS. A NOTE IS TO BE PLACED ON ANY DEED OF CONVEYANCE.

Plotted: Nov 15, 2013 at 3:01pm
S:\CIVIL\KING ROAD\FINAL PLATS\PHASE1-PLOTS.dwg

DATE:	REVISIONS:

MINIMUM BUILDING RESTRICTION LINES
FRONT OR R/W LINE: 10'
REAR: 20'
SIDE: 8'

PROPERTY CORNER LEGEND:
■ MIN. 6" x 6" x 36" CONC. MONUMENT & CAP #21084 (TO BE SET)
○ MIN. 3/4" x 18" REBAR & CAP #21084 (TO BE SET)

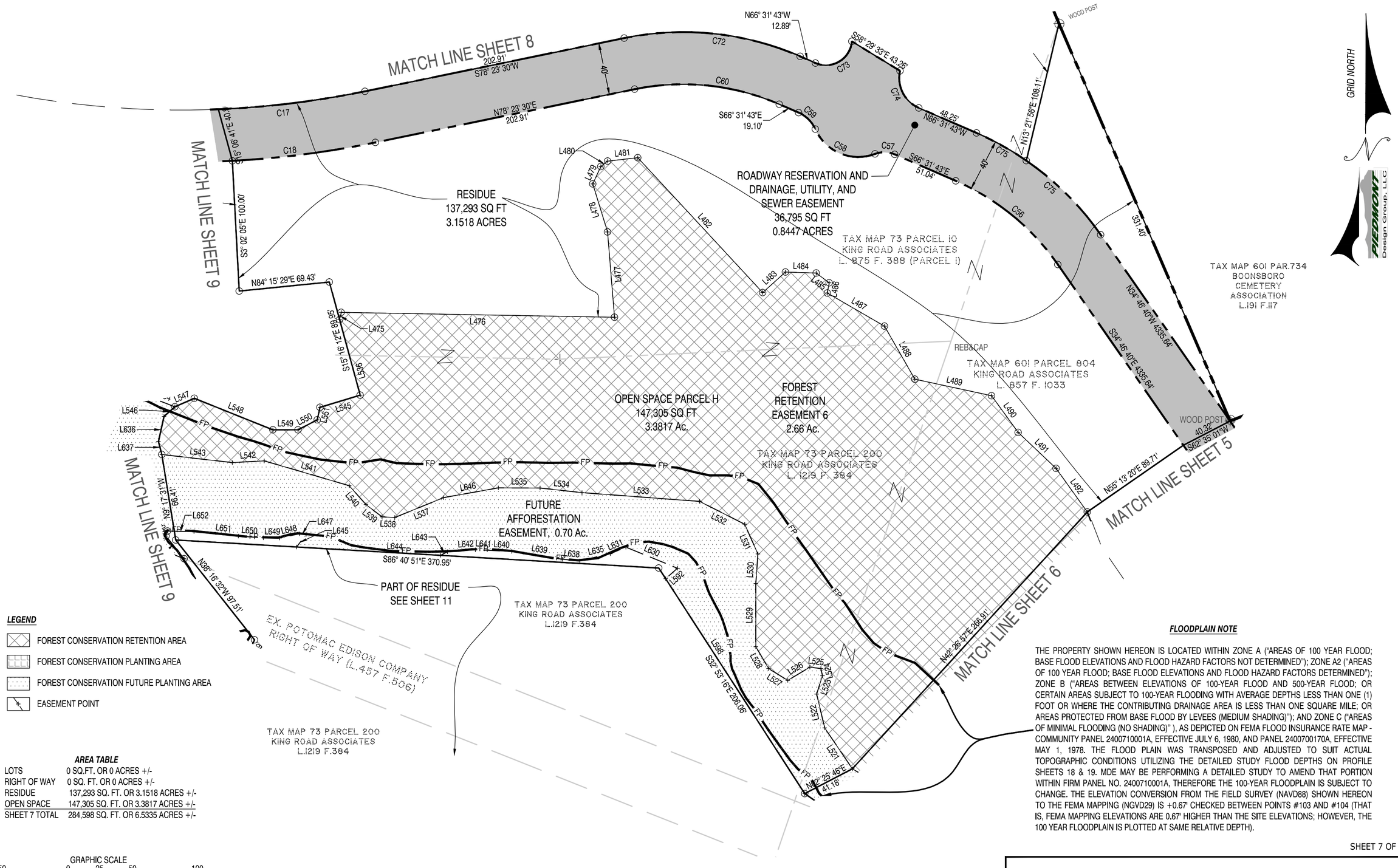
SEAL
STATE OF MARYLAND
MICHAEL T. WILEY
NO. 21084
REGISTERED
PROFESSIONAL LAND SURVEYOR

FINAL PLAT AND FINAL FOREST CONSERVATION PLAN
SYCAMORE RUN - PHASE ONE
LOTS 1-27, 104, OPEN SPACE PARCELS A, B, C, D, E, F, G, H, I, J, AND K AND STORMWATER MANAGEMENT PARCELS 11, 12, 13, AND 14

SITUATED ALONG THE WEST SIDE OF OLD NATIONAL PIKE/MAIN STREET (US ALT 40)
AND THE EAST SIDE OF KING ROAD
TOWN OF BOONSBORO
ELECTION DISTRICT NO. 6
WASHINGTON COUNTY, MARYLAND
SCALE 1"=50' OCTOBER, 2013

PIEDMONT Design Group, LLC
5283 Corporate Drive, Suite 300
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301-695-6614

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LEGEND

- FOREST CONSERVATION RETENTION AREA
- FOREST CONSERVATION PLANTING AREA
- FOREST CONSERVATION FUTURE PLANTING AREA
- EASEMENT POINT

AREA TABLE

LOTS	0 SQ.FT. OR 0 ACRES +/-
RIGHT OF WAY	0 SQ. FT. OR 0 ACRES +/-
RESIDUE	137,293 SQ. FT. OR 3.1518 ACRES +/-
OPEN SPACE	147,305 SQ. FT. OR 3.3817 ACRES +/-
SHEET 7 TOTAL	284,598 SQ. FT. OR 6.5335 ACRES +/-

FLOODPLAIN NOTE

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GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 INCH = 50 FT.

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DATE COUNTY HEALTH OFFICER

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TOWN OF BOONSBORO PLANNING COMMISSION
FINAL APPROVAL GRANTED:

DATE CHAIRMAN, BOONSBORO PLANNING COMMISSION

GENERAL NOTES

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Plotted: Nov 15, 2013 at 2:40pm
S:\CIVIL\KING ROAD\FINAL PLATS\PHASE1-PLOTS.dwg

DATE:	REVISIONS:

MINIMUM BUILDING RESTRICTION LINES
FRONT OR R/W LINE: 10'
REAR: 20'
SIDE: 8'

PROPERTY CORNER LEGEND:
▢ MIN. 6" x 6" x 36" CONC. MONUMENT & CAP #21084 (TO BE SET)
○ MIN. 3/4" x 18" REBAR & CAP #21084 (TO BE SET)

SEAL
STATE OF MARYLAND
MICHAEL T. WILEY
NO. 21084
REGISTERED
PROFESSIONAL LAND SURVEYOR

FINAL PLAT AND FINAL FOREST CONSERVATION PLAN
SYCAMORE RUN - PHASE ONE
LOTS 1-27, 104, OPEN SPACE PARCELS A, B, C, D, E, F, G, H, I, J, AND K AND STORMWATER MANAGEMENT PARCELS 11, 12, 13, AND 14
SITUATED ALONG THE WEST SIDE OF OLD NATIONAL PIKE/MAIN STREET (US ALT 40) AND THE EAST SIDE OF KING ROAD
TOWN OF BOONSBORO
ELECTION DISTRICT NO. 6
WASHINGTON COUNTY, MARYLAND
SCALE 1"=50' OCTOBER, 2013

PIEDMONT Design Group, LLC
5283 Corporate Drive, Suite 300
Frederick, MD 21703
301-695-6614

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GRID NORTH

PIEDMONT Design Group, LLC

RIVE

WILBER D. MOSER & LALA M. MOSER L. 261 F. 550 (PARCEL I)

LOT 9 #208

1" REBAR

LOT 10 #206

1" REBAR

TAX MAP 601 PARCEL 712 BONNIE K. & ROBERT L. HARGETT L.1046 F.287

TAX MAP 601 PARCEL 712 JAMES H. KIRACOFE L.470 F.201

LOT 11 #204

TAX MAP 601 PARCEL 713 THOMAS E. LONG L.468 F.123

LOT 12 #202

TAX MAP 601 PARCEL 714 DONALD LEE GAVER L.452 F.262

15' WIDE ALLEY

#108 TAX MAP 601 PARCEL 715 JASON M. MILLER L.1759 F.995

#106 TAX MAP 601 PARCEL 716 BERNARD N. KAVE L.432 F.182

#104 TAX MAP 601 PARCEL 717 MARK E. & MELINDA J. JOHNSTON L.1155 F.975

TAX MAP 601 PARCEL 718 LLOYD D. & DEBORAH R. LEE L.2506 F.555

EDWARD C. RIDENOUR ETALL L.1165 F.357

WOOD POST

POINT OF BEGINNING

S72° 34' 04"W 368.94'

REB&CAP

S65° 38' 21"W 40.13'

REB&CAP

S67° 10' 24"W 362.93'

1" REBAR

S67° 22' 05"W 185.20'

REB&CAP

N22° 46' 54"W 46.91'

TAX MAP 602 PARCEL 899-2 MAYOR & COUNCIL OF BOONSBORO (SEWER PUMP STATION) L.463 F.580

TAX MAP 601 PARCEL 734 BOONSBORO CEMETERY ASSOCIATION L.208 F.92

512.19'

N22° 50' 50"W 843.57'

RESIDUE
362,462 SQ FT
8.3210 ACRES

C67 C68 C69 C70 44.19' N64° 37' 21"W 98.59' N74° 59' 34"W

MATCH LINE SHEET 9

C71 40.16' C17 202.91' S78° 23' 30"W

MATCH LINE SHEET 7

C72 N66° 31' 43"W 12.89' C73 S58° 29' 33"E 43.26' C74 48.25' N66° 31' 43"W C75 N13° 21' 56"E 108.11'

SHEET 8 OF 15

AREA TABLE

LOTS	0 SQ.FT. OR 0 ACRES +/-
RIGHT OF WAY	0 SQ. FT. OR 0 ACRES +/-
RESIDUE	382,462 SQ. FT. OR 8.3210 ACRES +/-
OPEN SPACE	0 SQ. FT. OR 0 ACRES +/-
SHEET 8 TOTAL	362,462 SQ. FT. OR 8.3210 ACRES +/-

LEGEND

- FOREST CONSERVATION RETENTION AREA
- FOREST CONSERVATION PLANTING AREA
- FOREST CONSERVATION FUTURE PLANTING AREA
- EASEMENT POINT

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 INCH = 50 FT.

OWNER/DEVELOPER
KING ROAD ASSOCIATES, MARYLAND LIMITED PARTNERSHIP
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WASHINGTON, DC 20007
(202) 243-7555

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DATE COUNTY HEALTH OFFICER

CERTIFICATE OF APPROVAL
TOWN OF BOONSBORO PLANNING COMMISSION
FINAL APPROVAL GRANTED:

DATE CHAIRMAN, BOONSBORO PLANNING COMMISSION

GENERAL NOTES

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Plotted: Nov 15, 2013 at 2:37pm
S:\CIVIL\KING ROAD\FINAL PLATS\PHASE1-PLOTS.dwg

DATE:	REVISIONS:

MINIMUM BUILDING RESTRICTION LINES
FRONT OR R/W LINE: 10'
REAR: 20'
SIDE: 8'

PROPERTY CORNER LEGEND:
■ MIN. 6" x 6" x 36" CONC. MONUMENT & CAP #21084 (TO BE SET)
○ MIN. 3/4" x 18" REBAR & CAP #21084 (TO BE SET)

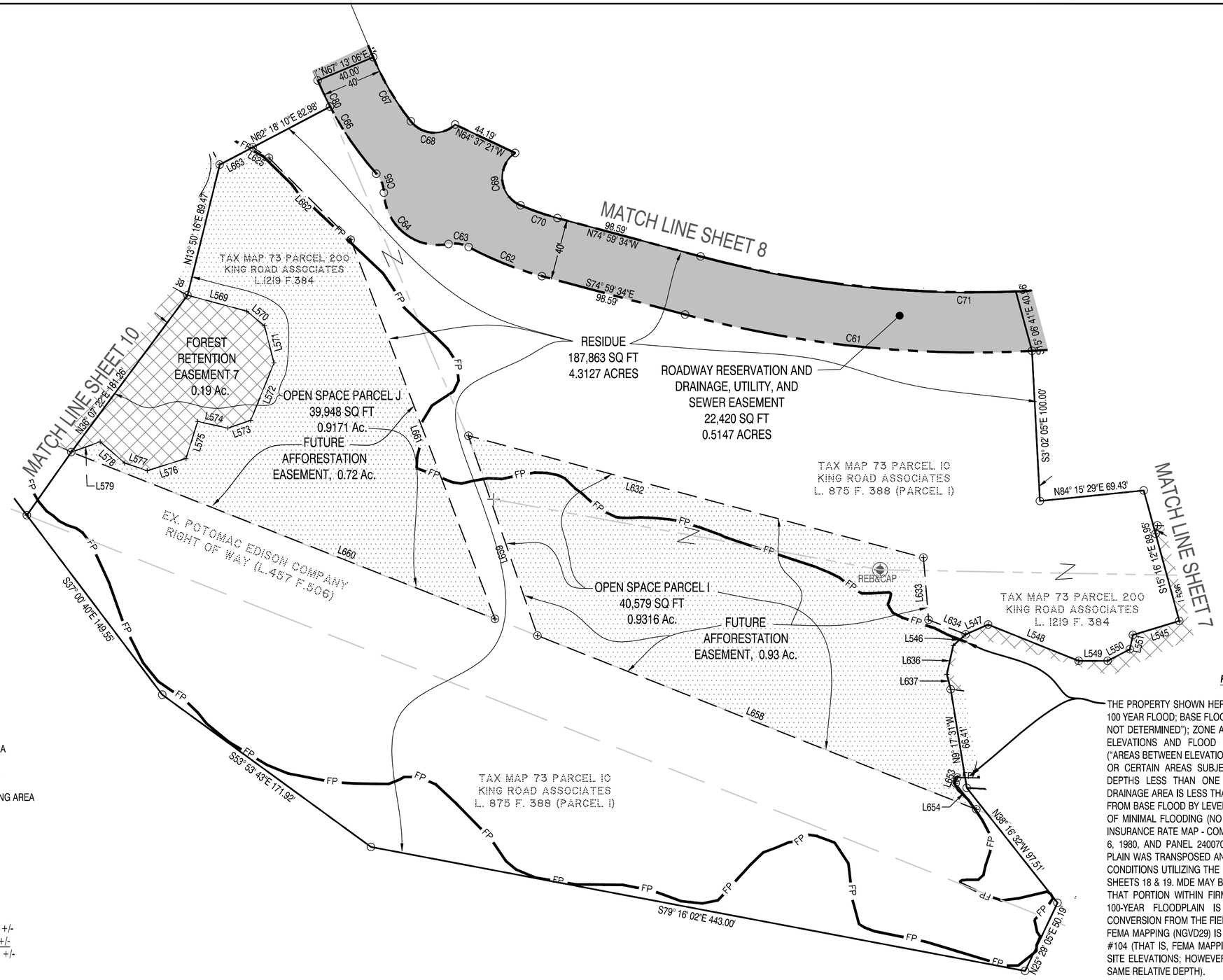
SEAL
STATE OF MARYLAND · MICHAEL T. WILEY · NO. 21084 · REGISTERED PROFESSIONAL LAND SURVEYOR

FINAL PLAT AND FINAL FOREST CONSERVATION PLAN
SYCAMORE RUN - PHASE ONE
LOTS 1-27, 104, OPEN SPACE PARCELS A, B, C, D, E, F, G, H, I, J, AND K AND STORMWATER MANAGEMENT PARCELS 11, 12, 13, AND 14

SITUATED ALONG THE WEST SIDE OF OLD NATIONAL PIKE/MAIN STREET (US ALT 40)
AND THE EAST SIDE OF KING ROAD
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ELECTION DISTRICT NO. 6
WASHINGTON COUNTY, MARYLAND
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FLOODPLAIN NOTE

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LEGEND

- FOREST CONSERVATION RETENTION AREA
- FOREST CONSERVATION PLANTING AREA
- FOREST CONSERVATION FUTURE PLANTING AREA
- EASEMENT POINT

AREA TABLE

LOTS	0 SQ.FT. OR 0 ACRES +/-
RIGHT OF WAY	0 SQ. FT. OR 0 ACRES +/-
RESIDUE	187,863 SQ. FT. OR 4.3127 ACRES +/-
OPEN SPACE	80,527 SQ. FT. OR 1.8486 ACRES +/-
SHEET 9 TOTAL	268,390 SQ. FT. OR 6.1613 ACRES +/-

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 INCH = 50 FT.

OWNER/DEVELOPER
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Plotted: Nov 15, 2013 at 2:35pm
S:\CIVIL\KING ROAD\FINAL PLATS\PHASE1-PLOTS.dwg

DATE:	REVISIONS:

MINIMUM BUILDING RESTRICTION LINES
FRONT OR R/W LINE: 10'
REAR: 20'
SIDE: 8'

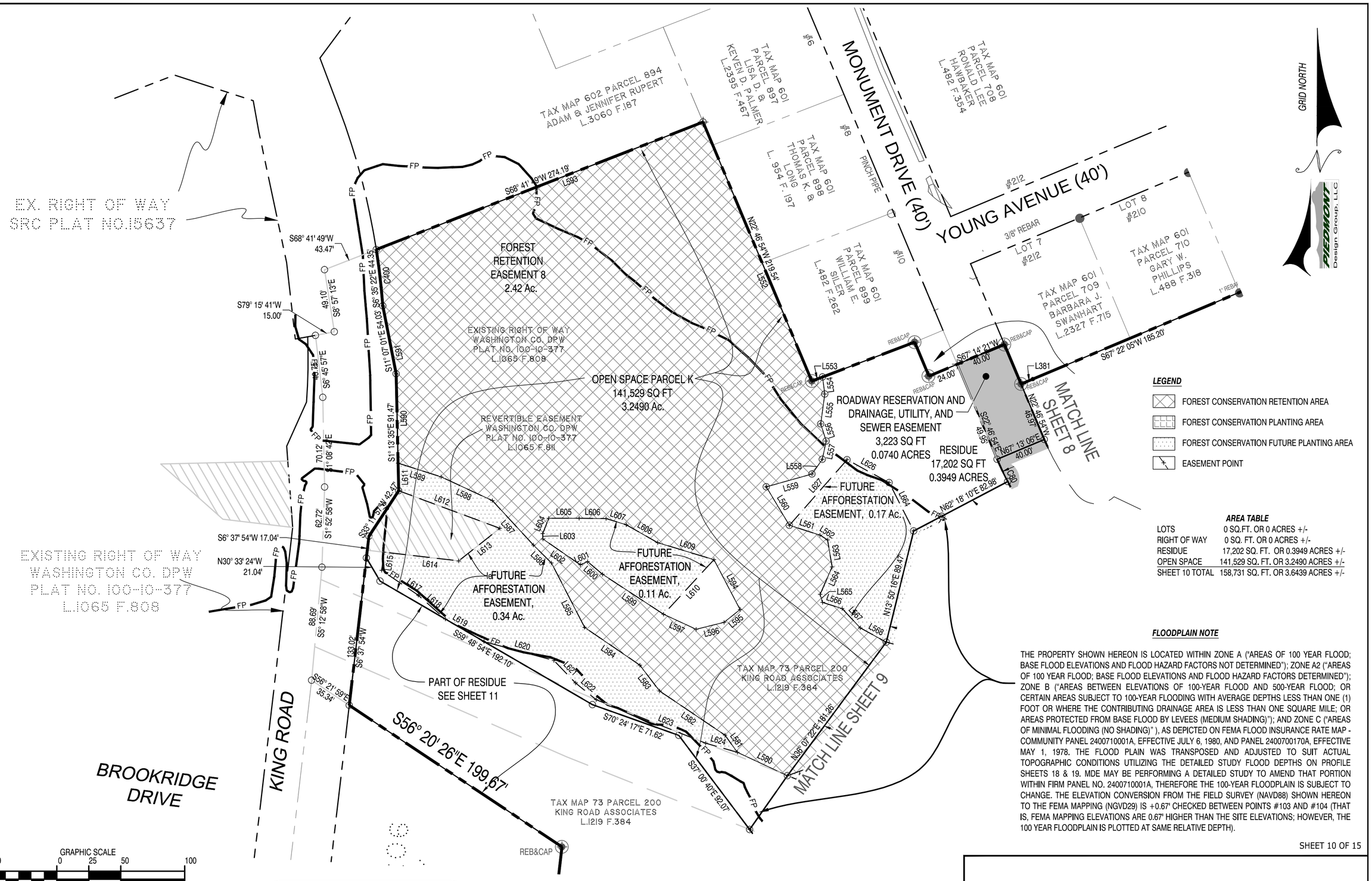
PROPERTY CORNER LEGEND:
▢ MIN. 6" x 6" x 36" CONC. MONUMENT & CAP #21084 (TO BE SET)
○ MIN. 3/4" x 18" REBAR & CAP #21084 (TO BE SET)

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GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 INCH = 50 FT.

LEGEND

- FOREST CONSERVATION RETENTION AREA
- FOREST CONSERVATION PLANTING AREA
- FOREST CONSERVATION FUTURE PLANTING AREA
- EASEMENT POINT

AREA TABLE

LOTS	0 SQ.FT. OR 0 ACRES +/-
RIGHT OF WAY	0 SQ. FT. OR 0 ACRES +/-
RESIDUE	17,202 SQ. FT. OR 0.3949 ACRES +/-
OPEN SPACE	141,529 SQ. FT. OR 3.2490 ACRES +/-
SHEET 10 TOTAL	158,731 SQ. FT. OR 3.6439 ACRES +/-

FLOODPLAIN NOTE

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE A ("AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED"); ZONE A2 ("AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED"); ZONE B ("AREAS BETWEEN ELEVATIONS OF 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED FROM BASE FLOOD BY LEVEES (MEDIUM SHADING)"); AND ZONE C ("AREAS OF MINIMAL FLOODING (NO SHADING)"), AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP - COMMUNITY PANEL 2400710001A, EFFECTIVE JULY 6, 1980, AND PANEL 2400700170A, EFFECTIVE MAY 1, 1978. THE FLOOD PLAIN WAS TRANSPOSED AND ADJUSTED TO SUIT ACTUAL TOPOGRAPHIC CONDITIONS UTILIZING THE DETAILED STUDY FLOOD DEPTHS ON PROFILE SHEETS 18 & 19. MDE MAY BE PERFORMING A DETAILED STUDY TO AMEND THAT PORTION WITHIN FIRM PANEL NO. 2400710001A, THEREFORE THE 100-YEAR FLOODPLAIN IS SUBJECT TO CHANGE. THE ELEVATION CONVERSION FROM THE FIELD SURVEY (NAVD88) SHOWN HEREON TO THE FEMA MAPPING (NGVD29) IS +0.67' CHECKED BETWEEN POINTS #103 AND #104 (THAT IS, FEMA MAPPING ELEVATIONS ARE 0.67' HIGHER THAN THE SITE ELEVATIONS; HOWEVER, THE 100 YEAR FLOODPLAIN IS PLOTTED AT SAME RELATIVE DEPTH).

OWNER/DEVELOPER
KING ROAD ASSOCIATES, MARYLAND LIMITED PARTNERSHIP
1054 31st STREET NW, SUITE 314
WASHINGTON, DC 20007
(202) 243-7555

CERTIFICATE OF APPROVAL
COMMUNITY WATER SYSTEM & SEWAGE SYSTEM
I HEREBY CERTIFY THAT THE USE OF COMMUNITY WATER AND/OR SEWAGE FOR THIS SUBDIVISION IS IN CONFORMANCE WITH THE COUNTY WATER AND SEWERAGE PLAN.

DATE COUNTY HEALTH OFFICER

CERTIFICATE OF APPROVAL
TOWN OF BOONSBORO PLANNING COMMISSION
FINAL APPROVAL GRANTED:

DATE CHAIRMAN, BOONSBORO PLANNING COMMISSION

GENERAL NOTES

1. THE PROPERTY IS ZONED TC(R) AND CONTAINS 160.14 ACRES.
2. FOR ADDITIONAL NOTES AND DETAILS ON THE FINAL FOREST CONSERVATION EASEMENTS, SEE SHEETS 12 AND 13.
3. NO PERMANENT STRUCTURES, FENCES, TREES OR SHRUBS ARE PERMITTED WITHIN SEWER, DRAINAGE AND ACCESS EASEMENTS. A NOTE IS TO BE PLACED ON ANY DEED OF CONVEYANCE.

Plotted: Nov 15, 2013 at 2:30pm
S:\CIVIL\KING ROAD\FINAL PLATS\PHASE1-PLOTS.dwg

DATE:	REVISIONS:

MINIMUM BUILDING RESTRICTION LINES
FRONT OR R/W LINE: 10'
REAR: 20'
SIDE: 8'

PROPERTY CORNER LEGEND:
▨ MIN. 6" x 6" x 36" CONC. MONUMENT & CAP #21084 (TO BE SET)
○ MIN. 3/4" x 18" REBAR & CAP #21084 (TO BE SET)

SEAL
STATE OF MARYLAND
MICHAEL T. WILEY
NO. 21084
REGISTERED
PROFESSIONAL LAND SURVEYOR

FINAL PLAT AND FINAL FOREST CONSERVATION PLAN
SYCAMORE RUN - PHASE ONE
LOTS 1-27, 104, OPEN SPACE PARCELS A, B, C, D, E, F, G, H, I, J, AND K AND STORMWATER MANAGEMENT PARCELS 11, 12, 13, AND 14
SITUATED ALONG THE WEST SIDE OF OLD NATIONAL PIKE/MAIN STREET (US ALT 40) AND THE EAST SIDE OF KING ROAD
TOWN OF BOONSBORO
ELECTION DISTRICT NO. 6
WASHINGTON COUNTY, MARYLAND
SCALE 1"=50' OCTOBER, 2013

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5283 Corporate Drive, Suite 300
Frederick, MD 21703
301-695-6614

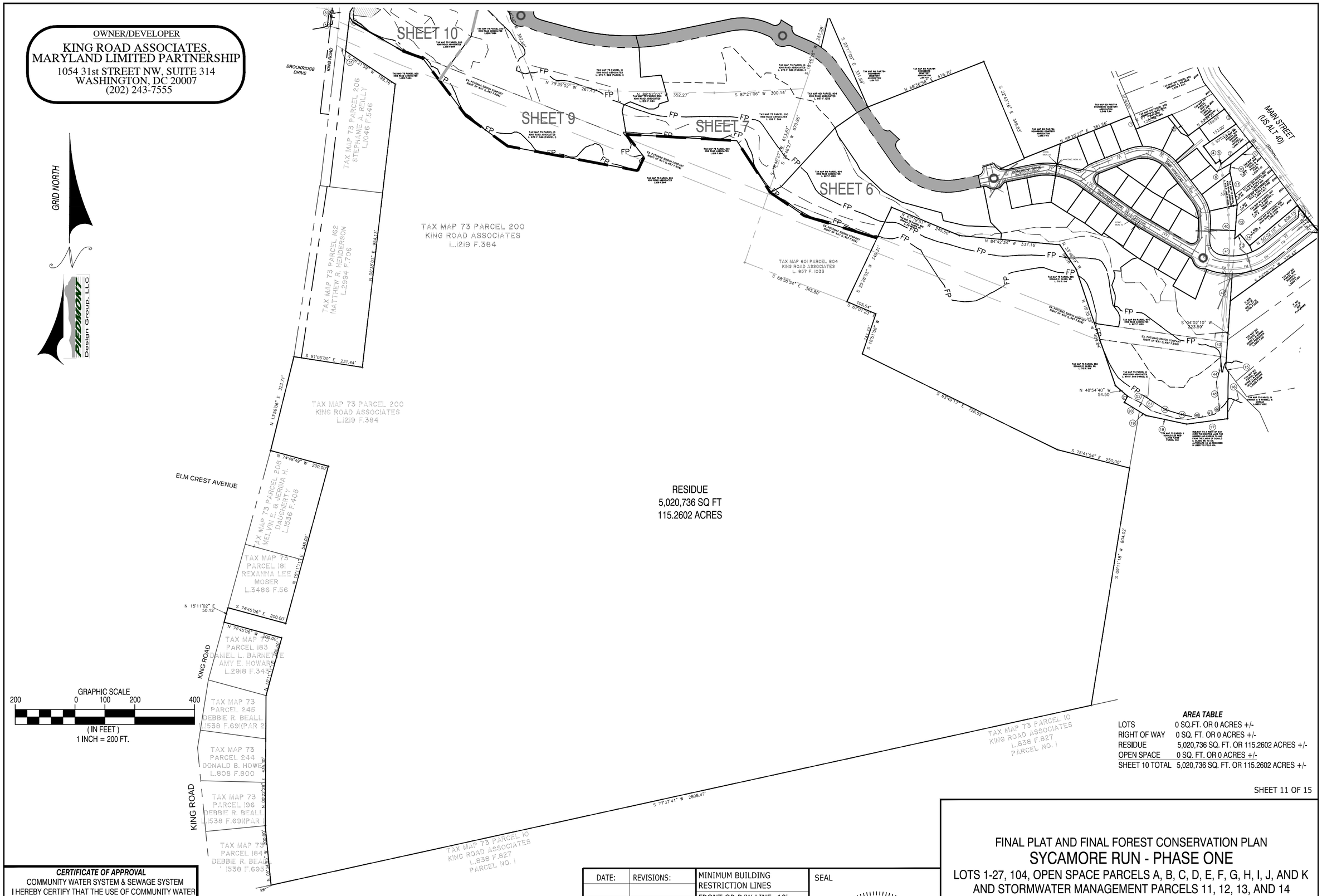
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OWNER/DEVELOPER

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MARYLAND LIMITED PARTNERSHIP
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WASHINGTON, DC 20007
(202) 243-7555

GRID NORTH

PIEDMONT Design Group, LLC



AREA TABLE	
LOTS	0 SQ.FT. OR 0 ACRES +/-
RIGHT OF WAY	0 SQ. FT. OR 0 ACRES +/-
RESIDUE	5,020,736 SQ. FT. OR 115.2602 ACRES +/-
OPEN SPACE	0 SQ. FT. OR 0 ACRES +/-
SHEET 10 TOTAL	5,020,736 SQ. FT. OR 115.2602 ACRES +/-

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TOWN OF BOONSBORO PLANNING COMMISSION
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DATE CHAIRMAN, BOONSBORO PLANNING COMMISSION

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Plotted: Nov 15, 2013 at 3:21pm
S:\CIVIL\KING ROAD\FINAL PLATS\PHASE1-PLOTS.dwg

DATE:	REVISIONS:

MINIMUM BUILDING RESTRICTION LINES
FRONT OR R/W LINE: 10'
REAR: 20'
SIDE: 8'

PROPERTY CORNER LEGEND:
■ MIN. 6" x 6" x 36" CONC. MONUMENT & CAP #21084 (TO BE SET)
○ MIN. 3/4" x 18" REBAR & CAP #21084 (TO BE SET)

SEAL
STATE OF MARYLAND
MICHAEL T. WILEY
NO. 21084
REGISTERED
PROFESSIONAL LAND SURVEYOR

FINAL PLAT AND FINAL FOREST CONSERVATION PLAN

SYCAMORE RUN - PHASE ONE

LOTS 1-27, 104, OPEN SPACE PARCELS A, B, C, D, E, F, G, H, I, J, AND K
AND STORMWATER MANAGEMENT PARCELS 11, 12, 13, AND 14
SITUATED ALONG THE WEST SIDE OF OLD NATIONAL PIKE/MAIN STREET (US ALT 40)
AND THE EAST SIDE OF KING ROAD
TOWN OF BOONSBORO
ELECTION DISTRICT NO. 6
WASHINGTON COUNTY, MARYLAND
SCALE 1"=200' OCTOBER, 2013

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State Forest Conservation Manual — Appendix C: Worksheet and Preparation Guidelines

Project Name: KING ROAD PHASE ONE ONLY
Date: October 18, 2010

				Acres	
Net Tract Area					
A.	*Total Tract Area*	A	=	44.88	NOTE: INCLUDES PHASE ONE ONLY
B.	*Other Deductions*	B	=	10.71	100 YR FLOODPLAIN
C.	*Net Tract Area* Net Tract Area = (A-B-C)	C	=	34.17	
Land Use Category: PUD					
D.	*Afforestation Threshold* (Net Tract Area X 15%	D	=	5.13	NOTE: HIGH-DENSITY RESIDENTIAL
E.	*Conservation Threshold* (Net Tract Area X 20%	E	=	6.83	NOTE: HIGH-DENSITY RESIDENTIAL
Existing Forest Cover					
F.	***Existing Forest Cover within the Net Tract Area***	F	=	4.53	NET ON-SITE AREA OF FOREST STANDS #1A, 1B, and 2
G.	*Area of Forest Above Conservation Threshold* If the Existing Forest Cover (F) is greater than Conservation Threshold (G), then G = Existing Forest Cover (F) - Conservation Threshold (E); Otherwise G = 0	G	=	0.00	
Break Even Point					
H.	*Break Even* (Amount of forest that must be retained so that no mitigation is required) (1) If the area of forest above the Conservation Threshold (G) is greater than zero, then H = (0.2 X the area of forest above Conservation Threshold (G)) + the Conservation Threshold (E) (2) If the area of forest above the Conservation Threshold (G) is equal to zero, then H = Existing Forest Cover (F)	H	=	4.53	
I.	*Forest Clearing Permitted Without Mitigation* I = Existing Forest Cover (F) - Break Even Point (H)	I	=	0.00	
Proposed Forest Clearing					
J.	***Total Area of Forest to be Cleared***	J	=	0.02	
K.	*Total Area of Forest to be Retained* K = Existing Forest Cover (F) - forest to be cleared (J)	K	=	4.51	
Planting Requirements					
If the Total Area of Forest to be Cleared (K) is at or above the Breakeven Point (H), no planting is required and no further calculations are necessary (L=0, M=0, N=0, P=0); If not, calculate the planting requirement below:					
L.	*Reforestation for Clearing Above the Conservation Threshold* (1) if the total area of forest to be retained (K) is greater than the Conservation Threshold (E), then L = the area of forest to be cleared (J) X 0.25: or (2) If the forest to be retained (K) is less than or equal to the Conservation Threshold (E), then L = area of forest above Conservation Threshold (G) X 0.25	L	=	0.00	
M.	*Reforestation for Clearing Below the Conservation Threshold* (1) if Existing Forest Cover (F) is greater than Conservation Threshold (E) and the forest to be retained (K) is less than or equal to the Conservation Threshold (E), then M = 2.0 X (the Conservation Threshold (E) - the forest to be retained (K)) (2) If Existing Forest (F) is less than or equal to the Conservation Threshold (E), then M = 2.0 X Forest to be cleared (J).	M	=	0.04	
N.	*Credit for Retention Above the Conservation Threshold* If the area of forest to be retained (K) is greater than the Conservation Threshold (E), then N = K - E	N	=	0.00	
P.	***Total Reforestation Required*** P = L + M - N	P	=	0.04	
Q.	***Total Afforestation Required*** (1) If Existing Forest Cover (F) is less than the Afforestation Threshold (D) then Q = the Afforestation Threshold (D) - the Existing Forest Cover (F)	Q	=	0.59	
R.	***Total Planting Requirement*** R = P + Q	R	=	0.63	

FRO REQUIREMENTS SUMMARY

PHASE	RETENTION AREA (Ac)	CLEARING (Ac)	REFORESTATION (Ac)	AFFORESTATION (Ac)	TOTAL PLANTING REQUIREMENT (Ac)	REMARKS
ONE	4.51	0.02	0.04	0.59	0.63	
TOTALS	***4.51***	***0.02***	***0.04***	***0.59***	***0.63***	

FRO SUMMARY

FRO ELEMENT		AREA (Ac)
PHASE ONE TOTAL PLANTING REQUIRED		0.63
PHASE ONE AFFORESTATION PLANTING PROVIDED		0.63

ONSITE FOREST CONSERVATION SUMMARY

FOREST RETENTION AREAS *
EASEMENT 1 0.25 ACRES
EASEMENT 2 1.19 ACRES
EASEMENT 3 0.87 ACRES
EASEMENT 4 0.03 ACRES
EASEMENT 5 1.31 ACRES
EASEMENT 6 2.66 ACRES
EASEMENT 7 0.19 ACRES
EASEMENT 8 2.42 ACRES
TOTAL 8.92 ACRES
*INCLUDES 4.51 ACRES OF RETENTION AND 4.41 ACRES OF NON-CREDITED PRIORITY RETENTION AREAS (FLOODPLAIN)

PLANTING AREAS**
EASEMENT 1 0.32 ACRES
EASEMENT 2 0.30 ACRES
EASEMENT 3 0.09 ACRES
TOTAL 0.71 ACRES
**0.63 ACRES TO BE BONDED, 0.08 ACRES CREDITABLE TO FUTURE DEVELOPMENT

CERTIFICATE OF APPROVAL
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DATE COUNTY HEALTH OFFICER

CERTIFICATE OF APPROVAL
TOWN OF BOONSBORO PLANNING COMMISSION
FINAL APPROVAL GRANTED:

DATE CHAIRMAN, BOONSBORO PLANNING COMMISSION

REFER TO APPROVED COMBINED PHASE 1 PRELIMINARY/ FINAL FOREST CONSERVATION PLAN OVERALL PLAN FP-10-003 FOR SYCAMORE RUN SUBDIVISION

OWNER/DEVELOPER
KING ROAD ASSOCIATES, MARYLAND LIMITED PARTNERSHIP
1054 31st STREET NW, SUITE 314
WASHINGTON, DC 20007
(202) 243-7555

FOREST CONSERVATION SUMMARY/SEQUENCE

(THIS SEQUENCE PERTAINS TO FOREST CONSERVATION PRACTICES ONLY).

1. HOLD A PRE-CONSTRUCTION MEETING AND INSPECTION. ATTENDEES MUST INCLUDE A TOWN OF BOONSBORO PLANNER, DEVELOPER, CONSULTANT, CONTRACTOR AND COUNTY INSPECTOR. ESTABLISH AN INSPECTION SCHEDULE INCLUDING, AT THE MINIMUM, THE FOLLOWING:
   - 1.1. COUNTY INSPECTION OF THE SITE PRIOR TO AFFORESTATION TO ENSURE THE SITE IS PREPARED FOR PLANTING.
   - 1.2. INITIAL COUNTY INSPECTION OF THE AFFORESTATION PLANTINGS AND PROTECTIVE DEVICES.
   - 1.3. COUNTY INSPECTION ONE (1) YEAR AFTER THE INITIAL INSPECTION.
   - 1.4. COUNTY INSPECTION TWO (2) YEARS AFTER THE INITIAL INSPECTION.
   - 1.5. PERIODIC COUNTY INSPECTIONS TO ENSURE COMPLIANCE WITH THE FOREST CONSERVATION PLAN, SURVIVAL RATES AND MAINTENANCE REQUIREMENTS.
   - 1.6. ADDITIONAL COUNTY INSPECTIONS MAY BE REQUIRED IF FOUND TO BE IN NON-COMPLIANCE WITH THE FOREST CONSERVATION PLAN AND SURVIVAL RATES.
   - 1.7. DISCUSS THE NECESSARY NOTIFICATIONS, CONSTRUCTION LOGS, STATUS REPORTS REQUIRED OF THE DEVELOPER BY THE FOREST CONSERVATION ORDINANCE. IT IS THE DEVELOPERS RESPONSIBILITY TO COMPLY WITH THESE REQUIREMENTS.
2. THE CONTRACTOR SHALL NOTIFY MISS UTILITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION
3. STABILIZE AND SEED ANY BARE GROUND AREAS RESULTING FROM SIGNAGE PLACEMENT.
4. INSTALL THE AFFORESTATION PLANTINGS AND PROTECTIVE DEVICES AS NOTED ON THIS PLAN.
5. MONITOR AND MAINTAIN THE AFFORESTATION PLANTINGS, RETAINED FOREST AREAS AND PROTECTIVE DEVICES DURING THE TWO (2) YEAR MAINTENANCE AGREEMENT PERIOD AS PER THE SHORT-TERM AND LONG-TERM PROTECTIVE AGREEMENTS AND AS NOTED ON THE FOREST CONSERVATION PLAN.
6. CALL FOR INSPECTIONS 1 YEAR AND 2 YEARS FOLLOWING THE INITIAL COUNTY INSPECTION OF THE AFFORESTATION PLANTINGS AND PROTECTIVE DEVICES. COMPLY WITH ANY CONDITIONS FOR REPLANTING AND EXTENDING THE MAINTENANCE AGREEMENT PERIOD DUE TO LOW SURVIVAL RATE.
7. THE 2-YEAR MAINTENANCE PERIOD SHALL NOT BEGIN UNTIL AFTER IT HAS BEEN DETERMINED BY WASHINGTON COUNTY THAT THE AFFORESTATION OR REFORESTATION HAVE BEEN COMPLETED ACCORDING TO THE APPROVED FCP.
8. UPON COMPLETION OF THE 2 YEAR MAINTENANCE AGREEMENT PERIOD (AND ANY EXTENDED PERIOD), AND WITH THE COUNTY INSPECTORS APPROVAL, REMOVE 50% OF THE SIGNS.

WASHINGTON COUNTY
PLANNING COMMISSION
Washington County Administrative Annex
80 West Baltimore Street
Hagerstown, Maryland 21740-6003
Telephone/TDD 240-313-2430
Fax: 240-313-2431
Hearing Impaired CALL 7-1-1 for Maryland Relay

RECEIVED
MAY 12 2011
BY:

05-06-2011

KING ROAD ASSOCIATES MD LIMITED PARTNERSHIP
1054 31ST STREET NW, STE. 314
WASHINGTON, DC
C/O NOAH MEHRKAM 20007

FOREST STAND : KING ROAD - PHASE I

PROPERTY OWNER : KING ROAD ASSOCIATES MD LIMITED PARTNERSHIP

DELINEATION NO : FS-10-021

Dear Sirs:

This is to inform you that the FOREST STAND DELINEATION referenced above was acted on by the Commission on 05/06/2011and was:

X APPROVED
_ DISAPPROVED FOR THE REASONS STATED BELOW

This letter shall be made a part of the Forest Conservation Plan that must accompany the subdivision plat submittal for the above referenced property.

This Forest Stand Delineation is valid for five (5) years from this date. If not submitted with a subdivision plat within the five year period, the approval shall become void.

Sincerely,

By:
(for) Terry Reiber, Chairman
Washington County Planning Commission

CONDITIONS:

TR/JMS/MAWG
CC:

DATE:	REVISIONS:

MINIMUM BUILDING RESTRICTION LINES
FRONT OR R/W LINE: 10'
REAR: 20'
SIDE: 8'

PROPERTY CORNER LEGEND:
■ MIN. 6" x 6" x 36" CONC. MONUMENT & CAP #21084 (TO BE SET)
● MIN. 3/4" x 18" REBAR & CAP #21084 (TO BE SET)

SEAL
STATE OF MARYLAND
MICHAEL T. WILEY
NO. 21084
REGISTERED
PROFESSIONAL LAND SURVEYOR

FINAL PLAT AND FINAL FOREST CONSERVATION PLAN
SYCAMORE RUN - PHASE ONE
LOTS 1-27, 104, OPEN SPACE PARCELS A, B, C, D, E, F, G, H, I, J, AND K AND STORMWATER MANAGEMENT PARCELS 11, 12, 13, AND 14
SITUATED ALONG THE WEST SIDE OF OLD NATIONAL PIKE/MAIN STREET (US ALT 40)
AND THE EAST SIDE OF KING ROAD
TOWN OF BOONSBORO
ELECTION DISTRICT NO. 6
WASHINGTON COUNTY, MARYLAND
SCALE: NONE OCTOBER, 2013

PIEDMONT Design Group, LLC
5283 Corporate Drive, Suite 300
Frederick, MD 21703
301-695-6614

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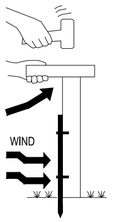
TREE SHELTER INSTALLATION

1) DRIVE THE STAKE INTO THE GROUND 1.5' FROM THE TREE, TO A DEPTH OF 12-14".
IN OPEN FIELDS, DRIVE THE STAKE ON THE WINDWARD SIDE OF THE SEEDLING, FOR ADDED SUPPORT.
IN SHADY AREAS, DRIVE THE STAKE ON THE NORTH SIDE TO PREVENT THE STAKE FROM SHADING THE TREE.

2) GUIDE THE TUBEX DOWN THE STAKE, MAKING SURE TO LOOP THE TIE(S) OVER THE STAKE AS YOU GO.

3) GENTLY SLIP THE TUBEX OVER THE TREE. BE SURE TO KEEP THE TREE FREE OF THE TIES AS YOU LOWER THE TUBEX INTO PLACE.

4) DRIVE THE BASE OF THE TUBEX 1" INTO THE GROUND. THIS IS CRITICAL. IT FORMS AN AIR TIGHT SEAL, TO CAPTURE TRANSPIRED WATER VAPOR. THE EASIEST WAY TO DO THIS IS BY PLACING A 5'x5' OR BIGGER BOARD OVER THE SHELTER AND RAPPING IT WITH A MALLET.
WHEN POUNDING TUBEX INTO SOD, FIRST LOOSEN THE GROUND AND MATTED ROOTS.



5) PULL THE TIES TIGHT.

6) PLACE PROTECTIVE MESH OVER THE TOP OF THE TUBEX, TO PREVENT ENTRY BY BIRDS.

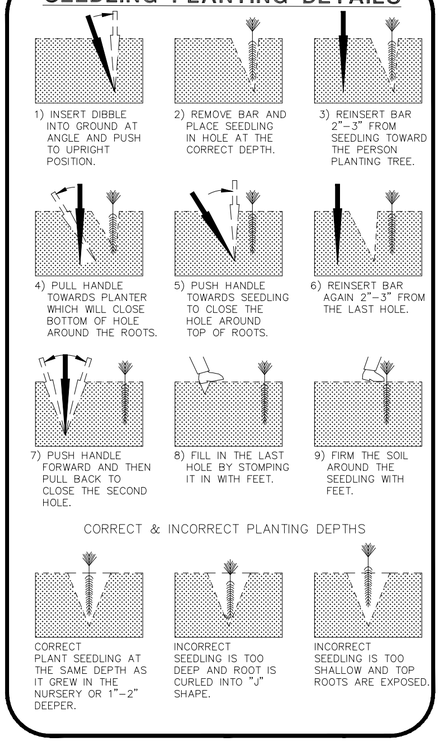
INSTALLING 1 FOOT TUBEX

1 FOOT TUBEX DO NOT NEED TO BE STAKED. 1 FOOTERS ARE THE ONLY TUBEX THAT COME WITHOUT RATCHET TIES.
TO INSTALL, GENTLY SLIP THE SHELTER OVER THE TREE AND PUSH THE BASE 1" INTO THE GROUND, SOMEWHAT FARTHER ON WINDY SITES.
THEY ALSO COME WITHOUT A FLARED TOP. VERY LITTLE BARK ABRASION OCCURS AT THIS HEIGHT.

NOTE: USE OF TUBEX OR OTHER APPROVED EQUAL, IS RECOMMENDED. IF OTHER APPROVED EQUAL IS USED, FOLLOW MANUFACTURER'S GUIDELINES FOR INSTALLATION.

NOTE: AS TREE TUBES OR SHELTERS MAY EVENTUALLY HINDER THE GROWTH OF OR KILL THE TREE, TREE SHELTERS SHOULD BE REMOVED AFTER THE TREE IS WELL ESTABLISHED OR NO MORE THAN 5 YEARS AFTER PLANTING.

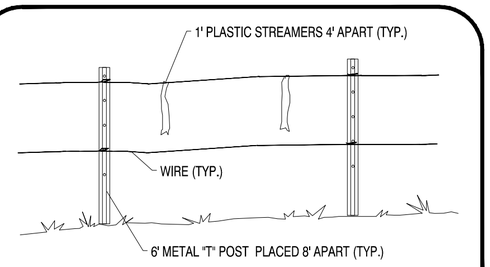
SEEDLING PLANTING DETAILS



Tasks	Months: Jan+	Feb+	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov+	Dec+
Transplant of 2" DBH or Greater	■	■	■	■	■				■	■	■	■
Planting Seedlings, Whips	■	■	■	■					■	■	■	■
Minimum Monitoring			*				*				*	
Fertilizer (If Needed)+					■	■				□	□	□
Water++					■	■	■	■	■	□	□	□
Pruning	□	□	□		□	□				□	□	□

■ Recommended, Optimal time
▒ Recommended with Additional Care
□ Recommended
\+ Dependent Upon Site Conditions
++ Dependent Upon Site Conditions: Weekly Watering is Strongly Recommended From May Through October Unless Weekly Rainfall Equals 1"

Notes:
1. Activities during November through February are dependant on ground conditions.
2. No fall planting of oaks and pines.
3. The planting and care of trees is most successful when coordinated with the local conditions. This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.



AFFORESTATION FENCING DETAIL
NO SCALE

GENERAL GUIDE FOR PLANTING BAREROOT TREES AND SHRUBS

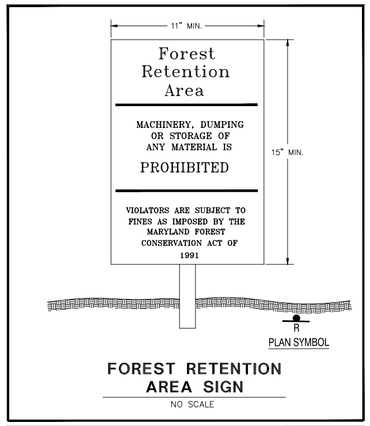
1. KEEP PLANT ROOTS MOIST AT ALL TIMES. STORE IN COOL PLACE UNTIL YOU ARE READY TO PLANT.
2. THE PLANT SHOULD BE PLANTED AT THE SAME DEPTH AS IT GREW IN THE NURSERY. LOOK FOR GROUND LINE COLORATION CHANGE ABOVE THE ROOT COLLAR. THIS COULD BE SEVERAL INCHES ABOVE WHERE THE SIDE ROOTS START, DEPENDING ON TREE SPECIES.
3. THE HOLE MUST BE DUG LARGER AND DEEPER THAN THE ROOTS STICK OUT SO THE ROOTS CAN GO DOWN AND OUT WITHOUT CURLING. VERY LONG ROOTS SHOULD BE PRUNED RATHER THAN CURLED.
4. FILL DIRT LOOSELY AROUND ROOTS. THEN ADD WATER TO THE HOLE UNTIL IT IS ABOUT 3/4 FILLED.
5. FINISH FILLING THE HOLE WITH SOIL AND PACK FIRMLY TO ELIMINATE AIR POCKETS. IN FORESTRY PLANTINGS, WHERE WATER IS NOT READILY AVAILABLE, MAKE A SPECIAL EFFORT TO ENSURE THAT NO AIR POCKETS REMAIN AROUND THE ROOTS BY FIRMLY PRESSING THE SOIL AROUND THE TREE.

REFER TO APPROVED COMBINED PHASE 1 PRELIMINARY/ FINAL FOREST CONSERVATION PLAN OVERALL PLAN FP-10-003 FOR SYCAMORE RUN SUBDIVISION

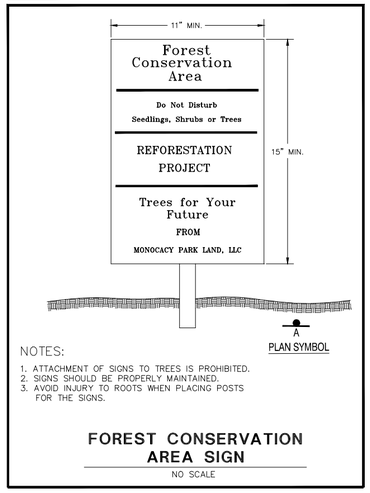
INSTALLATION/MAINTENANCE RESPONSIBLE PARTY:

KING ROAD ASSOCIATES, MARYLAND LIMITED PARTNERSHIP
1054 31st STREET NW, SUITE 314
WASHINGTON, DC 20007
(202) 243-7555

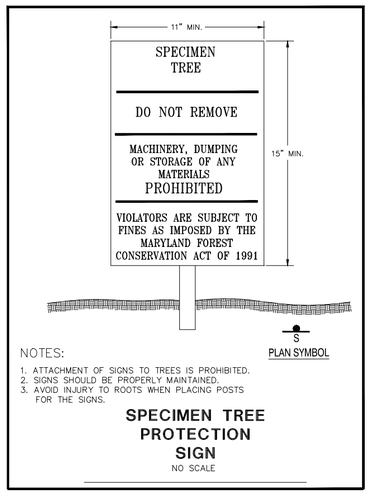
OWNER/DEVELOPER
KING ROAD ASSOCIATES, MARYLAND LIMITED PARTNERSHIP
1054 31st STREET NW, SUITE 314
WASHINGTON, DC 20007
(202) 243-7555



FOREST RETENTION AREA SIGN
NO SCALE



FOREST CONSERVATION AREA SIGN
NO SCALE



SPECIMEN TREE PROTECTION SIGN
NO SCALE

WATERING PLAN

NOTE: FIGURES REFER TO THE STATE FOREST CONSERVATION TECHNICAL MANUAL)

How Often to Water: A watering plan should compensate for inadequate local rainfall and soil moisture. Newly planted trees may need water as much as once a week for the entire growing season. During the next two years, they may require watering only a few times a year, usually more frequently during July and August. After that, trees should only need water during severe drought. Dormant bare root transplants, as opposed to balled and burlapped material, if sufficiently watered during planting, may not need water for several weeks.

Soil and Watering: Soil texture influences retention capability of soil. Soils with more clay tend to easily saturate; soils with more sand drain quickly and need to be watered more often. **Figure 3:20** suggests a method for onsite evaluations.

If the soil is well prepared before planting with plenty of organic matter, drainage problems will be minimized. If there is restricted downward flow of water, the soil may have been compacted during construction and not aerated before planting or there may be a clay hardpan. Untreated hardpan will ultimately restrict root growth.

How to Water: Water deeply and slowly using a garden hose, a soaker hose, or drip irrigation. On larger trees start by watering the root ball thoroughly and then expand the watered area to include the whole root zone after the tree becomes established. A layer of mulch not thicker than 4 inches around newly transplanted trees insulates surface roots from drying too quickly while still providing air movement to the roots.

PROTECTIVE DEVICES

1. THE DEVELOPER HAS REQUESTED A WAIVER OF TEMPORARY AND PERMANENT FOREST CONSERVATION FENCING. HOWEVER, TEMPORARY SUPER SILT FENCE AND SIGNS ARE TO BE INSTALLED ALONG THE LIMITS OF DISTURBANCE, AND WILL BE REMOVED (SIGNS RE-USED) UPON COMPLETION OF SITE CONSTRUCTION, AND WITH THE APPROVAL OF THE WASHINGTON COUNTY INSPECTOR. IN ADDITION, PERMANENT SIGNS SHALL BE INSTALLED CONCURRENTLY WITH THE PLANTINGS. LOCATION AND INSTALLATION SHALL BE PER DETAILS AND AS SPECIFIED WITH THE FOREST CONSERVATION PLAN. SIGNS SHALL REMAIN IN PLACE AND IN GOOD REPAIR FOR THE TWO (2) YEAR MAINTENANCE PERIOD.
2. THE DEVELOPER IS RESPONSIBLE FOR THE REMOVAL OF ALL PROTECTIVE DEVICES PRIOR TO RELEASE OF THE SURETY WITH THE EXCEPTION THAT 50% OF THE SIGNS SHALL REMAIN AS PERMANENT SIGNAGE.

MONITORING AND MAINTENANCE

1. MONITORING AND MAINTENANCE ACTIVITIES SHALL BE AS SPECIFIED WITH THE "SHORT TERM MAINTENANCE AGREEMENT" AND "LONG TERM PROTECTIVE AGREEMENT" AS RECORDED WITH THE WASHINGTON COUNTY FOREST CONSERVATION AGREEMENT AND AS FURTHER NOTED ON THE FOREST CONSERVATION PLAN.
2. THE FOREST PLANTINGS ARE TO BE MAINTAINED FOR TWO COMPLETE GROWING SEASONS (YEARS). THE FOREST PLANTINGS ARE TO BE MAINTAINED AS LIVING TREES SO THAT THE MINIMUM REQUIRED SURVIVAL RATE IS REALIZED AND REPLANTING SHALL OCCUR SHOULD THE SURVIVAL RATE FALL BELOW THE REQUIRED MINIMUM. THE MINIMUM REQUIRED SURVIVAL RATE AND THE REQUIRED MINIMUM SURVIVING TREE COUNT ARE INCLUDED WITH EACH PLANT LIST.
3. IF, AFTER TWO GROWING SEASONS, THE PLANTINGS ASSOCIATED WITH THE FORESTATION MEET OR EXCEED THE STANDARDS OF THE COUNTY OF WASHINGTON FOREST CONSERVATION ORDINANCE AND/OR THE REQUIREMENTS OF THIS PLAN, THEN THE GUARANTEE OR SECURITY SHALL BE RETURNED OR RELEASED.
4. IF AT THE END OF THE TWO-YEAR PERIOD, SURVIVAL IS LESS THAN SPECIFIED, THEN SUPPLEMENTAL PLANTING WILL BE NECESSARY AND WILL BE IMPLEMENTED AT THAT TIME. COUNTY INSPECTORS SHALL DETERMINE THE EXTENDED LENGTH OF SHORT-TERM MONITORING PERIOD ALLOWED BEFORE RELEASING OR TAKING OF THE SURETY. SURVIVAL RATES MUST BE MET AND THE PROTECTIVE DEVICES REMOVED PRIOR TO RELEASE OF THE SURETY.
5. MONITORING, MAINTENANCE AND MANAGEMENT MAY INCLUDE, BUT SHALL NOT BE LIMITED TO: REPLANTING TREES, WATERING, FERTILIZING, INSECT AND DISEASE CONTROL, CONTROLLING COMPETING VEGETATION AND PREVENTING THE ESTABLISHMENT OF INVASIVE, EXOTIC SPECIES. THESE ACTIVITIES SHALL BE IN ACCORDANCE WITH THE TREE PLANTING AND MAINTENANCE SCHEDULE. UNLESS WEEKLY RAINFALL IS 1" OR MORE, WEEKLY WATERING IS HIGHLY RECOMMENDED FROM MAY TO OCTOBER.

LONG-TERM PROTECTION

THE FOREST RETENTION AND AFFORESTATION AREAS SHALL BE SUBJECT TO A PERPETUAL FOREST CONSERVATION EASEMENT AND THE EASEMENT SHOWN ON THE FINAL FOREST CONSERVATION PLAN(S) AND FINAL PLAT(S) FOR THIS PROJECT. IN ACCORDANCE WITH THE WASHINGTON COUNTY FOREST CONSERVATION ORDINANCE AND THE EXECUTED FOREST CONSERVATION AGREEMENT, THE FOREST CONSERVATION EASEMENT IS FOR THE CREATION AND MAINTENANCE OF NATURAL FOREST AREAS. ANY ACTIVITIES THAT ARE INCONSISTENT WITH RETAINING SUCH AREAS AS NATURAL FOREST ARE PROHIBITED. ALL FUTURE PROPERTY OWNERS SHALL RECEIVE TITLE TO SUCH AREAS SUBJECT TO SUCH RESTRICTIONS.

CERTIFICATE OF APPROVAL
COMMUNITY WATER SYSTEM & SEWAGE SYSTEM
I HEREBY CERTIFY THAT THE USE OF COMMUNITY WATER AND/OR SEWAGE FOR THIS SUBDIVISION IS IN CONFORMANCE WITH THE COUNTY WATER AND SEWERAGE PLAN.

DATE COUNTY HEALTH OFFICER

CERTIFICATE OF APPROVAL
TOWN OF BOONSBORO PLANNING COMMISSION
FINAL APPROVAL GRANTED:

DATE CHAIRMAN, BOONSBORO PLANNING COMMISSION

DATE:	REVISIONS:

MINIMUM BUILDING RESTRICTION LINES
FRONT OR R/W LINE: 10'
REAR: 20'
SIDE: 8'

PROPERTY CORNER LEGEND:
■ MIN. 6" x 6" x 36" CONC. MONUMENT & CAP #21084 (TO BE SET)
● MIN. 3/4" x 18" REBAR & CAP #21084 (TO BE SET)

SEAL

STATE OF MARYLAND · MICHAEL T. WILEY · NO. 21084 · REGISTERED · PROFESSIONAL LAND SURVEYOR

FINAL PLAT AND FINAL FOREST CONSERVATION PLAN
SYCAMORE RUN - PHASE ONE
LOTS 1-27, 104, OPEN SPACE PARCELS A, B, C, D, E, F, G, H, I, J, AND K AND STORMWATER MANAGEMENT PARCELS 11, 12, 13, AND 14
SITUATED ALONG THE WEST SIDE OF OLD NATIONAL PIKE/MAIN STREET (US ALT 40)
AND THE EAST SIDE OF KING ROAD
TOWN OF BOONSBORO
ELECTION DISTRICT NO. 6
WASHINGTON COUNTY, MARYLAND
SCALE: NONE OCTOBER, 2013

PIEDMONT Design Group, LLC
5283 Corporate Drive, Suite 300
Frederick, MD 21703
301-695-6614

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PHASE 1 RIGHT-OF-WAY CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	245.50'	235.00'	59°51'18"	N81° 32' 27"E	234.49'	135.28'
C2	155.64'	235.00'	37°56'52"	N70° 35' 14"E	152.81'	80.80'
C3	87.11'	235.00'	21°14'14"	S79° 49' 13"E	86.61'	44.06'
C4	2.75'	235.00'	0°40'12"	N68° 52' 00"W	2.75'	1.37'
C5	8.30'	20.00'	23°46'35"	N80° 25' 12"W	8.24'	4.21'
C6	48.21'	36.00'	76°43'31"	N53° 56' 43"W	44.69'	28.50'
C7	15.40'	20.00'	44°07'49"	N37° 38' 53"W	15.03'	8.11'
C8	8.27'	500.00'	0°56'53"	N59° 14' 21"W	8.27'	4.14'
C9	44.74'	500.00'	5°07'36"	N57° 08' 59"W	44.72'	22.38'
C10	100.70'	145.00'	39°47'24"	N17° 45' 48"W	98.69'	52.47'
C11	150.78'	185.00'	46°41'52"	N77° 56' 07"W	146.64'	79.86'
C12	83.51'	185.00'	25°51'46"	N67° 31' 04"W	82.80'	42.48'
C13	67.27'	185.00'	20°50'07"	S89° 08' 00"W	66.90'	34.01'
C14	0.58'	20.00'	1°39'01"	S77° 53' 26"W	0.58'	0.29'
C15	14.93'	20.00'	42°45'54"	S55° 40' 58"W	14.58'	7.83'
C16	55.81'	36.00'	88°49'50"	S78° 42' 56"W	50.39'	35.27'
C17	15.50'	20.00'	44°24'55"	N79° 04' 36"W	15.12'	8.16'
C22	35.41'	20.00'	101°26'13"	N27° 59' 50"E	30.96'	24.45'
C23	26.34'	35.00'	43°07'31"	S44° 17' 02"E	25.73'	13.83'
C24	21.65'	35.00'	35°26'16"	S83° 33' 56"E	21.30'	11.18'

PHASE 1 RIGHT-OF-WAY CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C25	47.99'	35.00'	78°33'47"	S62° 00' 10"E	44.32'	28.63'
C26	80.52'	225.00'	20°30'15"	N88° 58' 04"E	80.09'	40.70'
C27	66.98'	225.00'	17°03'24"	S72° 15' 06"E	66.73'	33.74'
C28	147.50'	225.00'	37°33'39"	N82° 30' 14"W	144.87'	76.51'
C29	22.95'	20.00'	65°45'02"	N83° 24' 04"E	21.71'	12.93'
C30	45.08'	145.00'	17°48'53"	S59° 26' 00"W	44.90'	22.73'
C32	23.36'	145.00'	9°13'54"	N55° 08' 30"E	23.34'	11.71'
C33	21.72'	145.00'	8°35'00"	N64° 02' 57"E	21.70'	10.88'
C34	187.28'	145.00'	74°00'03"	N74° 39' 32"W	174.53'	109.27'
C35	53.31'	145.00'	21°03'53"	N78° 52' 23"E	53.01'	26.96'
C36	67.55'	145.00'	26°41'29"	S77° 14' 56"E	66.94'	34.40'
C37	56.43'	145.00'	22°17'59"	N52° 45' 12"W	56.08'	28.58'
C39	1.62'	145.00'	0°38'24"	N37° 20' 18"W	1.62'	0.81'
C40	61.52'	145.00'	24°18'36"	S24° 51' 48"E	61.06'	31.23'
C41	37.56'	145.00'	14°50'24"	S5° 17' 18"E	37.45'	18.88'
C42	62.41'	45.00'	79°27'51"	S37° 36' 02"E	57.53'	37.40'
C43	109.46'	175.00'	35°50'12"	N84° 44' 56"E	107.68'	56.59'
C44	46.48'	175.00'	15°13'03"	N59° 13' 19"E	46.34'	23.38'
C45	155.94'	175.00'	51°03'15"	N77° 08' 25"E	150.83'	83.57'
C46	41.24'	20.00'	118°09'19"	N61° 12' 33"E	34.31'	33.39'

PHASE 1 RIGHT-OF-WAY CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C47	41.16'	460.00'	5°07'36"	S57° 08' 59"E	41.15'	20.59'
C48	42.91'	20.00'	122°55'38"	S6° 52' 38"W	35.14'	36.78'
C49	107.37'	105.00'	58°35'26"	N82° 21' 50"W	102.76'	58.91'
C50	28.24'	105.00'	15°24'37"	N45° 21' 49"W	28.16'	14.21'
C51	135.61'	105.00'	74°00'03"	N74° 39' 32"W	126.38'	79.12'
C52	72.92'	105.00'	39°47'24"	N17° 45' 48"W	71.46'	38.00'
C53	63.12'	105.00'	34°26'26"	N20° 26' 17"W	62.17'	32.54'
C54	9.80'	105.00'	5°20'58"	N0° 32' 35"W	9.80'	4.91'
C55	261.17'	225.00'	66°30'26"	S68° 01' 51"E	246.76'	147.54'
C56	102.52'	185.00'	31°45'04"	S50° 39' 12"E	101.21'	52.61'
C57	15.50'	20.00'	44°24'55"	S88° 44' 11"E	15.12'	8.16'
C58	44.51'	36.00'	70°49'59"	S75° 31' 39"E	41.73'	25.60'
C59	15.53'	25.00'	35°35'42"	S41° 51' 45"E	15.28'	8.03'
C60	113.27'	185.00'	35°04'47"	S84° 04' 07"E	111.51'	58.47'
C61	233.04'	740.06'	18°02'31"	S84° 00' 49"E	232.08'	117.49'
C62	35.71'	225.00'	9°05'32"	S70° 26' 47"E	35.67'	17.89'
C63	13.83'	20.00'	39°37'21"	S81° 25' 30"E	13.56'	7.20'
C64	62.40'	36.00'	99°18'37"	S51° 34' 52"E	54.88'	42.38'
C65	13.83'	20.00'	39°37'21"	S21° 44' 14"E	13.56'	7.20'
C66	54.39'	225.00'	13°51'05"	S34° 37' 22"E	54.26'	27.33'

PHASE 1 RIGHT-OF-WAY CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C67	49.59'	185.00'	15°21'33"	N30° 27' 41"W	49.44'	24.95'
C68	24.29'	20.00'	69°35'15"	S81° 19' 08"W	22.82'	13.90'
C69	42.65'	20.00'	122°10'42"	N5° 49' 49"W	35.01'	36.21'
C70	26.07'	185.00'	8°04'24"	N70° 57' 22"W	26.05'	13.06'
C71	211.87'	700.06'	17°20'26"	N83° 39' 47"W	211.07'	106.75'
C72	137.76'	225.00'	35°04'47"	N84° 04' 07"W	135.62'	71.11'
C73	37.87'	20.00'	108°30'03"	S59° 13' 15"W	32.46'	27.78'
C74	23.87'	25.00'	54°42'03"	N39° 10' 42"W	22.97'	12.93'
C75	80.95'	225.00'	20°36'47"	N45° 05' 03"W	80.51'	40.92'
C76	26.74'	20.00'	76°36'22"	N73° 04' 51"W	24.79'	15.80'
C77	36.09'	20.00'	103°23'38"	N16° 55' 09"E	31.39'	25.32'
C78	214.74'	185.00'	66°30'24"	N68° 01' 52"W	202.89'	121.31'
C80	19.30'	225.00'	4°54'56"	S25° 14' 22"E	19.30'	9.66'

CERTIFICATE OF APPROVAL
COMMUNITY WATER SYSTEM & SEWAGE SYSTEM
I HEREBY CERTIFY THAT THE USE OF COMMUNITY WATER AND/OR SEWAGE FOR THIS SUBDIVISION IS IN CONFORMANCE WITH THE COUNTY WATER AND SEWERAGE PLAN.

DATE COUNTY HEALTH OFFICER

CERTIFICATE OF APPROVAL
TOWN OF BOONSBORO PLANNING COMMISSION
FINAL APPROVAL GRANTED:

DATE CHAIRMAN, BOONSBORO PLANNING COMMISSION

OWNER/DEVELOPER
KING ROAD ASSOCIATES, MARYLAND LIMITED PARTNERSHIP
1054 31st STREET NW, SUITE 314
WASHINGTON, DC 20007
(202) 243-7555

GENERAL NOTES

1. THE PROPERTY IS ZONED TC(R) AND CONTAINS 160.14 ACRES.
2. FOR ADDITIONAL NOTES AND DETAILS ON THE FINAL FOREST CONSERVATION EASEMENTS, SEE SHEETS 12 AND 13.
3. NO PERMANENT STRUCTURES, FENCES, TREES OR SHRUBS ARE PERMITTED WITHIN SEWER, DRAINAGE AND ACCESS EASEMENTS. A NOTE IS TO BE PLACED ON ANY DEED OF CONVEYANCE.

Plotted: Nov 15, 2013 at 2:04pm
S:\CIVIL\KING ROAD\FINAL PLATS\PHASE1-PLOTS.dwg

DATE:	REVISIONS:

MINIMUM BUILDING RESTRICTION LINES
FRONT OR R/W LINE: 10'
REAR: 20'
SIDE: 8'

PROPERTY CORNER LEGEND:
■ MIN. 6" x 6" x 36" CONC. MONUMENT & CAP #21084 (TO BE SET)
● MIN. 3/4" x 18" REBAR & CAP #21084 (TO BE SET)

SEAL



FINAL PLAT AND FINAL FOREST CONSERVATION PLAN
SYCAMORE RUN - PHASE ONE
LOTS 1-27, 104, OPEN SPACE PARCELS A, B, C, D, E, F, G, H, I, J, AND K AND STORMWATER MANAGEMENT PARCELS 11, 12, 13, AND 14
SITUATED ALONG THE WEST SIDE OF OLD NATIONAL PIKE/MAIN STREET (US ALT 40)
AND THE EAST SIDE OF KING ROAD
TOWN OF BOONSBORO
ELECTION DISTRICT NO. 6
WASHINGTON COUNTY, MARYLAND
SCALE 1"=50' OCTOBER, 2013

PIEDMONT Design Group, LLC
5283 Corporate Drive, Suite 300
Frederick, MD 21703
301-695-6614

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LINE TABLE		
Line #	Length	Direction
L468	30.88'	N7° 09' 22"W
L469	12.57'	N3° 44' 54"W
L470	46.55'	N54° 06' 41"E
L471	19.56'	N75° 10' 40"E
L472	9.08'	S55° 25' 26"E
L473	53.25'	S59° 42' 47"E
L475	5.69'	N12° 35' 30"E
L476	209.56'	S88° 58' 22"E
L477	65.60'	N4° 40' 46"W
L478	38.58'	N17° 00' 30"W
L479	14.67'	N24° 48' 09"E
L480	6.68'	N51° 35' 42"E
L481	23.22'	N83° 31' 49"E
L482	140.99'	S42° 48' 36"E
L483	23.47'	N47° 59' 00"E
L484	23.60'	S88° 20' 27"E
L485	12.44'	S52° 50' 47"E
L486	7.97'	S9° 52' 35"W
L487	50.68'	S59° 53' 21"E
L488	46.83'	S29° 46' 16"E

LINE TABLE		
Line #	Length	Direction
L489	60.15'	S77° 52' 22"E
L490	34.80'	S35° 53' 53"E
L491	40.06'	S46° 28' 23"E
L492	41.09'	S35° 37' 31"E
L493	28.47'	S20° 51' 03"E
L494	21.31'	S22° 50' 42"E
L495	32.83'	S29° 21' 20"E
L496	58.93'	S22° 28' 54"E
L497	112.37'	S34° 21' 03"E
L498	14.35'	S29° 14' 32"E
L499	22.21'	S34° 15' 22"E
L500	24.35'	S53° 59' 23"E
L501	26.21'	S60° 49' 32"E
L502	22.61'	S53° 24' 30"E
L503	16.18'	S41° 08' 09"E
L504	10.28'	S10° 24' 21"E
L505	48.67'	S66° 09' 08"E
L506	72.45'	S60° 22' 16"E
L507	13.80'	S58° 54' 48"E
L508	24.27'	S49° 54' 06"E

LINE TABLE		
Line #	Length	Direction
L509	46.22'	S64° 27' 20"E
L510	9.09'	S41° 45' 14"E
L511	31.27'	S53° 17' 22"E
L512	117.12'	N67° 19' 51"W
L513	68.96'	S25° 26' 03"W
L514	7.04'	S84° 13' 43"W
L515	30.26'	N79° 20' 54"W
L516	66.94'	N77° 00' 23"W
L517	49.34'	N71° 07' 24"W
L518	102.39'	N66° 27' 08"W
L519	55.81'	N62° 17' 21"W
L520	55.78'	N59° 28' 21"W
L521	37.83'	N34° 01' 47"W
L522	26.71'	N13° 26' 29"W
L523	14.74'	N17° 45' 43"E
L524	5.67'	N12° 04' 58"W
L525	8.58'	N83° 00' 40"W
L526	19.72'	S58° 54' 54"W
L527	17.30'	N58° 24' 55"W
L528	19.40'	N30° 12' 24"W

LINE TABLE		
Line #	Length	Direction
L590	69.84'	N1° 13' 35"W
L591	54.03'	N11° 07' 01"W
L592	12.06'	N48° 08' 52"E
L593	274.19'	N68° 41' 49"E
L594	43.99'	S27° 36' 28"E
L595	15.99'	S51° 22' 17"W
L596	22.48'	S75° 58' 41"W
L597	28.11'	N65° 13' 57"W
L598	196.29'	N32° 53' 16"W
L599	56.97'	N56° 46' 49"W
L600	15.35'	N49° 31' 06"W
L601	6.27'	S66° 03' 44"W
L602	35.45'	N55° 22' 42"W
L603	4.27'	N3° 34' 30"W
L604	12.91'	N21° 49' 22"E
L605	23.73'	N90° 00' 00"E
L606	21.07'	S89° 16' 32"E
L607	16.45'	S73° 03' 11"E
L608	28.32'	S60° 21' 51"E
L609	45.97'	S73° 09' 39"E

LINE TABLE		
Line #	Length	Direction
L610	58.08'	S42° 45' 54"W
L611	21.62'	N1° 13' 35"W
L612	84.40'	N69° 38' 55"W
L613	41.00'	N51° 38' 02"E
L614	58.76'	S83° 21' 58"E
L615	14.31'	N7° 44' 13"E
L617	34.66'	N55° 49' 27"W
L618	28.14'	N48° 38' 08"W
L619	34.96'	N59° 48' 54"W
L620	56.68'	N74° 51' 19"W
L621	24.32'	N43° 46' 12"W
L622	20.78'	N51° 01' 49"W
L623	92.14'	N68° 20' 58"W
L624	25.77'	N73° 53' 34"W
L625	12.87'	S56° 59' 56"E
L626	37.48'	S61° 25' 33"E
L627	68.24'	N41° 18' 54"E
L630	42.64'	N67° 44' 14"W
L631	12.94'	S67° 15' 46"W
L632	313.45'	S75° 00' 52"E

LINE TABLE		
Line #	Length	Direction
L633	41.50'	S4° 38' 07"E
L634	26.61'	S68° 33' 58"E
L635	24.06'	S76° 46' 30"W
L636	19.74'	S12° 28' 14"W
L637	10.26'	S14° 36' 52"E
L638	13.41'	N84° 50' 30"W
L639	39.24'	N81° 09' 02"W
L640	28.02'	N87° 26' 45"W
L641	28.02'	N87° 26' 45"W
L642	21.43'	S85° 56' 46"W
L643	6.00'	S62° 35' 14"W
L644	110.57'	N86° 40' 51"W
L645	12.08'	N37° 10' 38"E
L646	42.67'	N79° 54' 26"E
L647	5.24'	N84° 18' 42"W
L648	15.37'	S77° 39' 21"W
L649	12.51'	N89° 03' 31"W
L650	19.23'	N86° 06' 08"W
L651	34.19'	N84° 06' 12"W
L652	20.23'	N89° 10' 17"W

STORM DRAINAGE EASEMENT LINE TABLE		
Line #	Length	Direction
L201	16.40'	N87° 52' 07"W
L202	20.00'	N2° 07' 53"E
L203	16.40'	S87° 52' 07"E
L204	13.55'	S2° 07' 53"W
L205	4.83'	N2° 07' 53"E
L206	26.97'	N82° 09' 42"E
L207	9.64'	S7° 50' 18"E
L208	28.23'	N87° 52' 07"W
L209	46.60'	S5° 43' 30"W
L210	11.45'	N68° 20' 27"E
L213	2.69'	S9° 13' 12"W
L214	95.89'	S82° 22' 02"E

STORM DRAINAGE EASEMENT CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C201	12.94'	145.00'	5°06'52"	S53° 04' 59"W	12.94'	6.48'

WATERLINE EASEMENT LINE TABLE		
Line #	Length	Direction
L1	19.18'	S2° 07' 53"W
L7	7.00'	N35° 24' 49"E
L8	7.00'	S35° 24' 49"W
L9	7.00'	N26° 05' 48"E
L10	10.00'	N63° 54' 12"W
L11	7.00'	N26° 05' 48"E
L12	9.05'	S88° 35' 26"E
L13	10.00'	N54° 35' 11"W
L14	9.97'	N11° 16' 42"W
L15	10.00'	N78° 43' 18"E
L16	5.33'	N11° 16' 42"W
L382	5.00'	S54° 35' 11"E

WATERLINE EASEMENT CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C139	9.29'	45.00'	11°49'25"	S3° 46' 49"E	9.27'	4.66'
C140	21.30'	45.00'	27°07'08"	S23° 15' 05"E	21.10'	10.85'
C351	5.00'	124.48'	2°18'05"	S63° 54' 12"E	5.00'	2.50'

MONUMENT COORDINATE TABLE		
Point #	Northing	Easting
1	668623.59	1128676.62
2	668829.25	1128414.23

LINE TABLE		
Line #	Length	Direction
L529	48.41'	N0° 00' 00"E
L530	22.84'	N3° 59' 23"E
L531	24.87'	N24° 03' 28"W
L532	38.84'	N63° 08' 24"W
L533	90.31'	N85° 44' 51"W
L534	32.38'	N83° 41' 57"W
L535	32.00'	N89° 48' 50"W
L536	60.07'	N15° 16' 12"W
L537	40.39'	S67° 48' 04"W
L538	9.77'	N87° 03' 37"W
L539	15.51'	N52° 31' 48"W
L540	19.41'	N41° 36' 03"W
L541	67.82'	N73° 42' 58"W
L542	24.45'	S86° 50' 38"W
L543	54.51'	N83° 28' 29"W
L545	32.23'	S73° 09' 58"W
L546	11.14'	N48° 33' 04"E
L547	16.25'	N66° 26' 10"E
L548	64.94'	S68° 09' 18"E
L549	19.27'	N90° 00' 00"E

LINE TABLE		
Line #	Length	Direction
L550	16.62'	N62° 13' 25"E
L551	9.77'	N12° 35' 30"E
L552	219.54'	S22° 46' 54"E
L553	9.03'	N69° 16' 49"E
L554	13.47'	S7° 27' 23"E
L555	23.50'	S7° 46' 21"W
L556	14.06'	S17° 32' 28"E
L557	14.61'	S11° 51' 27"W
L558	14.06'	S35° 07' 31"W
L559	37.14'	S74° 21' 56"W
L560	35.10'	S31° 05' 48"E
L561	25.11'	S72° 14' 29"E
L562	7.01'	S57° 25' 02"E
L563	21.36'	S9° 30' 33"E
L564	23.39'	S23° 32' 46"W
L565	6.64'	S16° 48' 57"E
L566	16.00'	S72° 34' 31"E
L567	20.71'	S43° 07' 09"E
L568	23.24'	S61° 27' 03"E
L569	40.82'	S74° 58' 49"E

LINE TABLE		
Line #	Length	Direction
L570	15.34'	S50° 17' 36"E
L571	25.45'	S14° 20' 59"E
L572	41.27'	S22° 06' 05"W
L573	16.04'	S71° 10' 57"W
L574	20.59'	N77° 37' 31"W
L575	25.75'	S17° 22' 22"W
L576	27.10'	S72° 33' 05"W
L577	15.85'	N71° 12' 51"W
L578	21.54'	N49° 08' 30"W
L579	20.34'	S70° 25' 02"W
L580	43.22'	N65° 03' 13"W
L581	16.48'	N35° 41' 25"W
L582	61.75'	N55° 58' 22"W
L583	25.36'	N37° 19' 09"W
L584	52.38'	N55° 39' 27"W
L585	56.66'	N27° 16' 30"W
L586	19.87'	N45° 08' 53"W
L587	47.28'	N42° 44' 52"W
L588	44.09'	N65° 10' 22"W
L589	35.37'	N72° 16' 37"W

LINE TABLE		
Line #	Length	Direction
L653	3.98'	N17° 08' 07"E
L654	22.22'	S38° 34' 06"E
L656	352.94'	N68° 33' 15"W
L657	41.39'	S25° 26' 03"W
L658	314.14'	N68° 23' 55"W
L659	140.69'	N19° 03' 52"W
L660	302.95'	N68° 29' 31"W
L661	269.96'	S20° 49' 16"E
L662	77.02'	S44° 58' 06"E
L663	24.82'	N62° 18' 10"E
L664	42.36'	S26° 57' 03"E
L684	35.00'	N35° 55' 37"W
L686	76.55'	N81° 46' 45"W
L687	134.56'	N81° 59' 16"W
L688	113.59'	N81° 46' 57"W
L689	142.38'	S81° 46' 57"E
L690	134.56'	S81° 59' 16"E
L691	27.92'	S81° 46' 45"E
L692	25.12'	S4° 14' 43"W
L693	64.28'	N85° 25' 10"E

LINE TABLE		
Line #	Length	Direction
L694	98.85'	S39° 06' 02"E
L696	6.03'	S59° 42' 47"E
L697	21.81'	S30° 17' 13"W
L698	86.75'	S59° 42' 47"E
L699	25.43'	S49° 06' 05"E
L700	43.64'	N86° 22' 22"E
L701	57.53'	S75° 35' 35"E
L702	35.12'	S72° 44' 03"E
L703	44.86'	S50° 56' 29"E
L704	61.12'	S55° 25' 26"E
L705	111.50'	N89° 36' 53"E
L706	54.31'	N79° 51' 01"E
L707	25.14'	S87° 27' 21"E
L708	51.97'	S89° 16' 25"E
L709	47.79'	N7° 00' 39"W
L710	36.09'	S7° 00' 39"E
L711	29.01'	S44° 28' 59"E
L712	98.89'	S87° 21' 22"E
L713	77.27'	S77° 10' 47"E
L714	26.47'	S12° 10' 48"E

LINE TABLE		
Line #	Length	Direction
L715	137.91'	S74° 57' 20"E
L716	106.17'	S46° 19' 56"E
L717	22.52'	S26° 14' 49"E

CERTIFICATE OF APPROVAL
COMMUNITY WATER SYSTEM & SEWAGE SYSTEM
I HEREBY CERTIFY THAT THE USE OF COMMUNITY WATER AND/OR SEWAGE FOR THIS SUBDIVISION IS IN CONFORMANCE WITH THE COUNTY WATER AND SEWERAGE PLAN.

DATE COUNTY HEALTH OFFICER

CERTIFICATE OF APPROVAL
TOWN OF BOONSBORO PLANNING COMMISSION
FINAL APPROVAL GRANTED:

DATE CHAIRMAN, BOONSBORO PLANNING COMMISSION

OWNER/DEVELOPER
KING ROAD ASSOCIATES, MARYLAND LIMITED PARTNERSHIP
1054 31st STREET NW, SUITE 314
WASHINGTON, DC 20007
(202) 243-7555

GENERAL NOTES

1. THE PROPERTY IS ZONED TC(R) AND CONTAINS 160.14 ACRES.
2. FOR ADDITIONAL NOTES AND DETAILS ON THE FINAL FOREST CONSERVATION EASEMENTS, SEE SHEETS 12 AND 13.
3. NO PERMANENT STRUCTURES, FENCES, TREES OR SHRUBS ARE PERMITTED WITHIN SEWER, DRAINAGE AND ACCESS EASEMENTS. A NOTE IS TO BE PLACED ON ANY DEED OF CONVEYANCE.

Plotted: Nov 15, 2013 at 1:34pm
S:\CIVIL\KING ROAD\FINAL PLATS\PHASE1-PLOTS.dwg

DATE:	REVISIONS:

MINIMUM BUILDING RESTRICTION LINES
FRONT OR R/W LINE: 10'
REAR: 20'
SIDE: 8'

PROPERTY CORNER LEGEND:
■ MIN. 6" x 6" x 36" CONC. MONUMENT & CAP #21084 (TO BE SET)
● MIN. 3/4" x 18" REBAR & CAP #21084 (TO BE SET)

SEAL

STATE OF MARYLAND · MICHAEL T. WILEY · NO. 21084 · REGISTERED · PROFESSIONAL LAND SURVEYOR

FINAL PLAT AND FINAL FOREST CONSERVATION PLAN
SYCAMORE RUN - PHASE ONE
LOTS 1-27, 104, OPEN SPACE PARCELS A, B, C, D, E, F, G, H, I, J, AND K AND STORMWATER MANAGEMENT PARCELS 11, 12, 13, AND 14

SITUATED ALONG THE WEST SIDE OF OLD NATIONAL PIKE/MAIN STREET (US ALT 40)
AND THE EAST SIDE OF KING ROAD
TOWN OF BOONSBORO
ELECTION DISTRICT NO. 6
WASHINGTON COUNTY, MARYLAND
SCALE 1"=50' OCTOBER, 2013

PIEDMONT Design Group, LLC
5283 Corporate Drive, Suite 300
Frederick, MD 21703
301-695-6614

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