

Adjoining Property Owners - Map MC-10

Parcel	Owner	DB / pg	Land Use
18	C.E. & B.M. Emery	WB 66/9	Agricultural
18.2	C.E. & B.M. Emery	WB 66/9	Agricultural
34	Inwood Land Co. LLC	59/201	Agricultural

PLAT & GRID NORTH
 GRID NORTH BASED ON NAD 83
 WV NORTH ZONE SFC FROM GPS
 OBSERVATION 11/8/99 ON BERKELEY
 CO. FSSD INWOOD SYSTEM PID 112.
 DECLINATION = 8° 46' W.

MAP
 MC-10
 PARCEL 34

AREA TABLE

LOT NO.	SF	ACRES
314	10264.16	0.2356
315	8625.00	0.1980
316	9177.16	0.2107
317	9662.51	0.2218
318	10704.55	0.2457
319	3060.00	0.0702
320	1800.00	0.0413
321	1800.00	0.0413
322	1800.00	0.0413
323	1800.00	0.0413
324	3060.00	0.0702
325	3060.00	0.0702
326	1800.00	0.0413
327	1800.00	0.0413
328	1800.00	0.0413
329	1800.00	0.0413
330	3060.00	0.0702
331	3060.00	0.0702
332	1800.00	0.0413
333	1800.00	0.0413
334	1800.00	0.0413
335	1800.00	0.0413
336	1800.00	0.0413
337	3060.00	0.0702
338	3435.90	0.0789
339	1967.33	0.0452
340	1927.48	0.0442
341	1886.29	0.0433
342	3117.58	0.0716
343	3060.00	0.0702
344	1800.00	0.0413
345	1800.00	0.0413
346	3060.00	0.0702
347	3060.00	0.0702
348	1800.00	0.0413
349	1800.00	0.0413
350	1800.00	0.0413
351	3060.00	0.0702
352	3060.00	0.0702
353	1800.00	0.0413
354	1800.00	0.0413
355	1800.00	0.0413
356	3060.00	0.0702
357	3060.00	0.0702
358	1800.00	0.0413
359	1800.00	0.0413
360	1800.00	0.0413
361	3060.00	0.0702
362	3041.57	0.0698
363	1781.43	0.0409
364	3041.57	0.0698

TOTALS

	SF	ACRES
5 Single Family Lots	48,433.38	1.1119
46 Townhouse Lots	106,239.14	2.4389
Total Lot Area:	154,672.52	3.5508
Street RW & Parking:	113,815.86	2.6645
SWM Area:	120,658.15	2.7699
Open Space:	630,903.47	14.4836
Total Area:	926,868.92	21.2910
Remainder Area:	0.00	0.0000

Existing Powerline ROW: 299,663.61 6.8793

Gross Density (Townhomes): 2.1616 lots/ac.
 Gross Density (Single Family): 0.2350 lots/ac.
 Gross Density (Total): 2.3966 lots/ac.

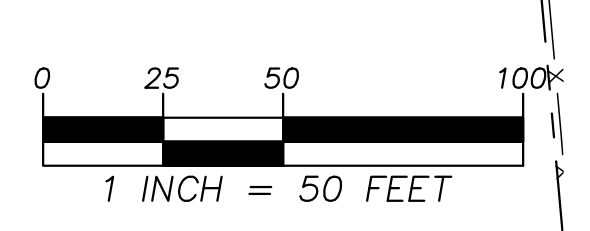
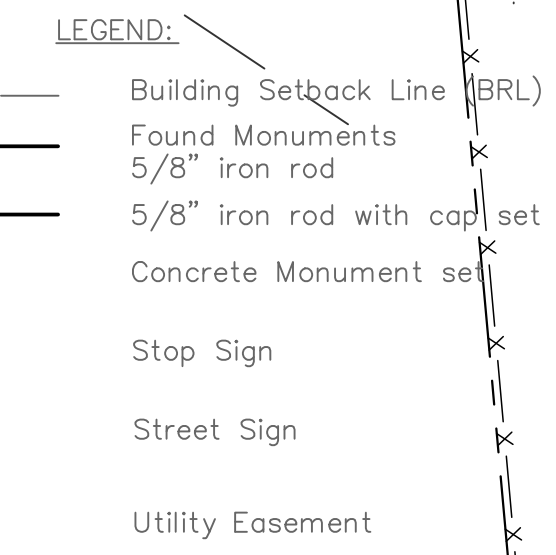
Average Lot Area: 0.4173 ac./lot

LINE TABLE

LINE	LENGTH	BEARING
L1	23.02'	N 38° 17' 08" E
L2	23.00'	N 38° 17' 08" E
L3	14.72'	S 50° 01' 37" E
L4	12.00'	S 39° 58' 23" W
L5	3.30'	S 50° 01' 37" E
L6	5.09'	S 39° 32' 38" W
L7	47.66'	N 56° 08' 42" W
L8	10.05'	S 33° 51' 19" W
L10	11.09'	S 39° 32' 38" W
L11	9.09'	S 39° 32' 38" W
L12	10.00'	N 50° 27' 22" W
L13	10.00'	S 50° 27' 22" E
L17	1.33'	S 33° 51' 19" W

CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD BEARING
C1	400.00'	33.0768°	230.920'	118.777'	N 67° 56' 01" W
C2	400.00'	37.1881°	259.622'	134.569'	S 65° 52' 41" E
C3	1000.00'	8.8609°	154.651'	77.480'	N 51° 42' 52" W
C4	150.00'	78.884°	40.371'	20.185'	N 24° 54' 27" E
C5	1025.00'	1.9013°	34.013'	17.008'	S 53° 13' 27" W
C6	1025.00'	1.1180°	20.000'	10.000'	N 51° 42' 52" W
C7	1025.00'	1.9013°	34.013'	17.008'	N 50° 12' 18" W
C8	20.00'	41.4158°	14.457'	7.561'	N 30° 41' 15" W
C9	375.00'	33.0768°	216.487'	111.354'	N 67° 52' 02" W
C10	175.00'	16.7917°	51.287'	25.829'	N 18° 14' 16" E
C11	15.00'	85.6861°	22.433'	13.911'	S 52° 24' 05" W
C12	125.00'	11.2861°	24.622'	12.351'	N 15° 29' 06" E
C13	15.00'	81.5751°	21.356'	12.942'	N 30° 56' 45" W
C14	425.00'	22.2612°	163.126'	83.618'	S 60° 36' 10" E
C15	10.00'	90.9841°	15.880'	10.173'	S 85° 02' 09" W
C16	10.00'	86.8279°	15.154'	9.461'	N 35° 21' 13" W
C17	975.00'	8.8609°	150.785'	75.543'	N 51° 42' 52" W
C18	375.00'	37.1881°	243.396'	126.158'	S 65° 52' 41" E
C19	425.00'	33.0768°	243.352'	126.201'	N 67° 56' 02" W
C20	20.00'	90.0000°	31.416'	20.000'	N 83° 36' 17" E



ENGINEER'S CERTIFICATE:
 I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
 APPROVED BY ME AND THAT I AM A DULY LICENSED ENGINEER
 UNDER THE LAWS OF THE STATE OF WEST VIRGINIA.

KIMBERLY J. PETRUCCI, P.E.
 LICENSE NO: 017258 EXPS. DEC. 31, 2021
 59 COLLINS DRIVE
 MARTINSBURG, WV 25403

PRELIMINARY PLAN
 WEBBER SPRINGS ~ SECTION 3-PHASE 2
 PROPERTY OF
 WEBBER SPRINGS, LLC
 DEED BOOK 1142 PAGE 470
 TAX MAP 10, PARCEL 18.5 ~ MILL CREEK DISTRICT ~ BERKELEY COUNTY, WV

KIMBERLY J. PETRUCCI, PE
 59 COLLINS DRIVE MARTINSBURG, WV 25403
 240.527.7530
 PETRUCCIENR@GMAIL.COM

DATE	REV.
11/2021	
DRAWN: KJP	
CHECKED: KJP	
SCALE: 1"=50'	
DWG NO.	
SHEET 1R OF 18	