

WV COUNTY NUMBERED ROUTE 9/1  
 &&A LOST ROAD  
 EXISTING 30' RIGHT-OF-WAY  
 15' EITHER SIDE OF CENTERLINE

P/O P. 25  
 TRINITY HOMES W. VA. LLC  
 D.B. 814, PG. 112  
 P.C. 11, S. 168  
 (REF. D.B. 334, PG. 265)  
 2,152,786 SQ. FT.  
 OR  
 49.4212 ACRES

8005 SURVEY NORTH TO AGREE WITH  
 PLAT IN P.C. 6, S. 170 (1998)  
 TRUE NORTH



AREA HEREBY OFFERED  
 FOR DEDICATION TO  
 WV D.O.H. FOR FUTURE  
 ROAD WIDENING

RESERVED LOT 12  
 GEORGE OLIN GRANT  
 W.B. 78, PG. 53  
 (REF. D.B. 334, PG. 265)  
 PLAT IN DEED OF TRUST  
 BOOK 328, PAGE 94  
 0.9993 ACRES  
 USE: RESIDENTIAL

REMAINING LANDS OF  
 GEORGE OLIN GRANT  
 W.B. 78, PG. 53  
 (REF. D.B. 334, PG. 265)  
 USE: RESIDENTIAL

WV COUNTY NUMBERED ROUTE 9  
 &&A LOST ROAD  
 EXISTING 30' RIGHT-OF-WAY  
 15' EITHER SIDE OF CENTERLINE

GRAPHIC SCALE  
 0 50 100 200  
 SCALE IN FEET  
 1" = 100 FT.

NO.	DATE	BY	REVISION
3	03/20/07	C.A.S.	DATE
4	09/09/08	W.J.K.	REVISED PER B.C.P.C. COMMENTS
5	06/17/08	C.A.S.	REVISED PER B.C.P.C. COMMENTS
6	03/25/08	C.A.S.	REVISED PER B.C.P.S.D. COMMENTS
7			
8			

**DAVIS, RENN & ASSOCIATES, INC.**  
 ENGINEERS ARCHITECTS PLANNERS SURVEYORS  
 P.O. BOX 246 HAGERSTOWN, MARYLAND  
 TELEPHONE 301-733-5660

B.C.P.C. FILE NO. 030-06

**OVERALL LAYOUT & INDEX SHEET**  
 FOR  
**SUNDANCE VALLEY**

SHEET NO. 4 of 34  
 PROJECT NO. 051024  
 FILE NO. B-1724

TAX MAP H-37 P/O PARCEL 25 HEDGESVILLE DISTRICT BERKELEY COUNTY, WEST VIRGINIA

**SITE DATA**

TOTAL PROPERTY AREA - 49.4212 ACRES  
 TOTAL LOT AREA - 24,409 ACRES  
 TOTAL ROAD AREA - 7,306 ACRES  
 TOTAL SMI AREA - 2,542 ACRES  
 TOTAL OPEN SPACE AREA - 1,732 ACRES  
 TOTAL DEDICATED R.O.W. - 0,2442 ACRES  
 REMAINING LANDS - 13,191 ACRES

TOTAL IMPROVED AREA - 12.37 ACRES OR 38% OF LOTS AND ROADS  
 TOTAL DISTURBED AREA - 33.76 ACRES OR 68% OF PARCEL

NUMBER OF LOTS - 115  
 FUNCTIONAL DESCRIPTION - SINGLE FAMILY RESIDENTIAL  
 UNITS PER ACRE - 3.17  
 PUBLIC SOLID WASTE DISPOSAL - INDIVIDUAL COLLECTION

MINIMUM BUILDING SETBACK LINES (M.B.S.L.)  
 FRONT - 50' FROM WY ROUTE 13 (A.K.A. DRY RUN ROAD)  
 R.O.M. LINE (CORNER LOTS HAVE 50' ON WY ROUTE 13 & 20' ON INTERNAL STREETS)  
 FRONT, INTERNAL STREETS - 20' FROM THE FRONT R.O.M. LINE (CORNER LOTS HAVE 20' M.B.S.L. ON BOTH STRINGS)  
 REAR - 20'

MINIMUM LOT SIZE ALLOWED: 7,500 S.F. OR 0.1722 ACRES  
 MINIMUM LOT WIDTH ALLOWED: 90'

GRAPHIC SCALE  
 1" = 50 FT

**GENERAL LEGEND**

EXISTING SPOT ELEVATIONS - 582.50  
 PROPOSED SPOT ELEVATIONS - 582.50  
 EXISTING CONTOURS - 582  
 PROPOSED CONTOURS - 582  
 DIRECTION OF FLOW - [Symbol]

EXISTING - [Symbol]  
 OR - [Symbol]  
 5/8" REBAR W/ CAP (UNLESS OTHERWISE STATED)  
 CONCRETE MONUMENT SET (WITH NEIGHBORS)  
 PROPERTY LINE - [Symbol]  
 LOT NUMBER - [Symbol]  
 FIRE HYDRANT - F.H. [Symbol]  
 WATERLINE - W - [Symbol]  
 SANITARY SEWER MANHOLE - MH - [Symbol]  
 SANITARY SEWER - S - [Symbol]  
 DEED BOOK - D.B. [Symbol]  
 PAGE - P. [Symbol]  
 PARCEL - [Symbol]  
 MINIMUM BUILDING SETBACK LINE - M.B.S.L.  
 SQUARE FEET - SQ. FT. [Symbol]  
 TOTAL - [Symbol]  
 PART OF - [Symbol]  
 NUMBER - NO. [Symbol]  
 STREET SIGN - [Symbol]  
 STOP SIGN - [Symbol]

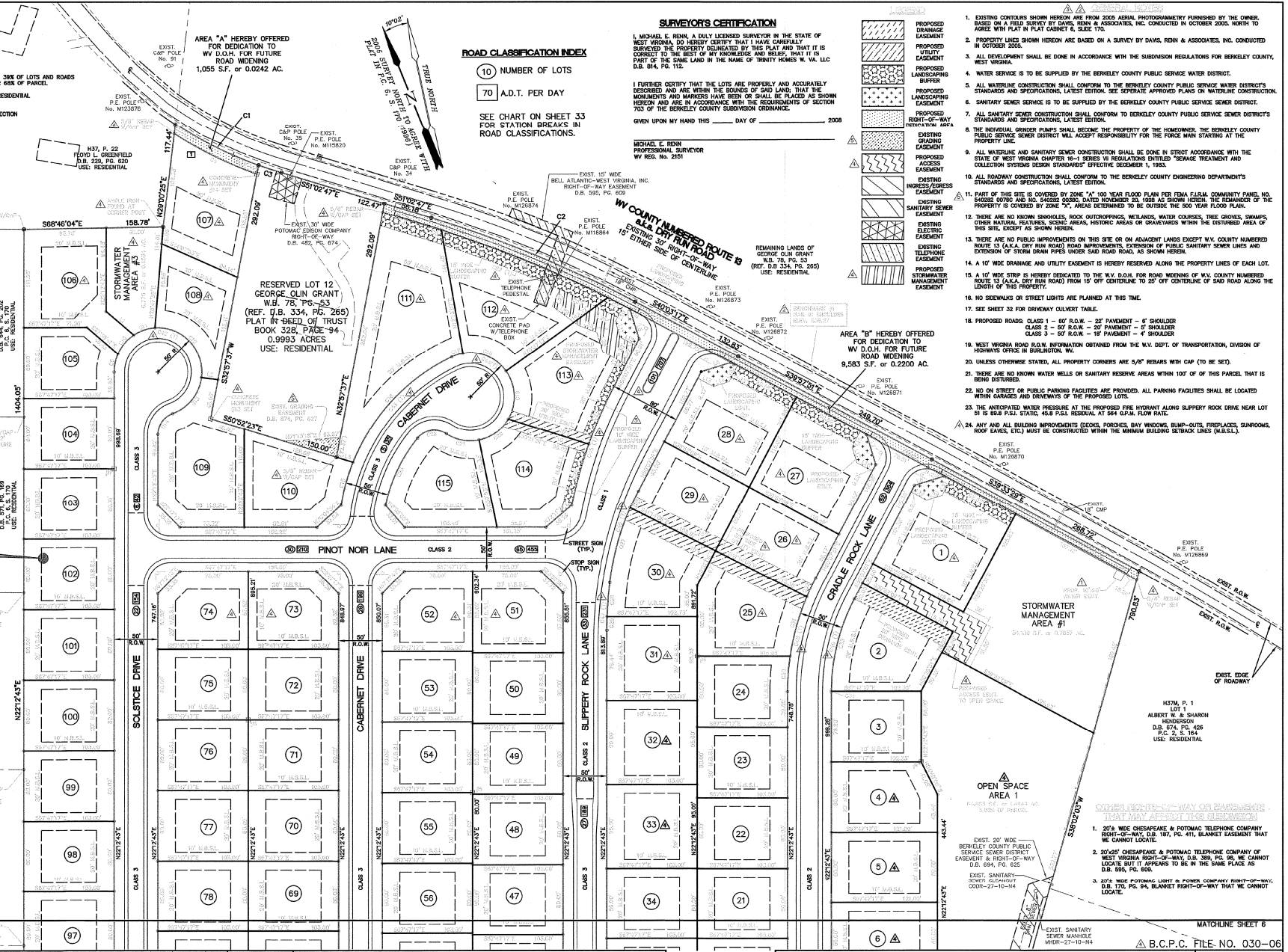
**P/O P. 25 TRINITY HOMES W. VA. LLC**  
 D.B. 814, PG. 112  
 P.C. 11, S. 168  
 (REF. D.B. 334, PG. 265)  
 2,152,786 SQ. FT.  
 OR  
 49.4212 ACRES  
 USE: RESIDENTIAL

H37, P. 25.7  
 LOT 8  
 GLENN SANDBERG  
 D.B. 598, PG. 113  
 P.C. 6, S. 170  
 USE: RESIDENTIAL

H37, P. 25.6  
 LOT 8  
 HARRY F. JR. & CAROL  
 WOODS  
 D.B. 595, PG. 546  
 P.C. 6, S. 170  
 USE: RESIDENTIAL

MATCHLINE SHEET 6

NO.	REVISION	DATE	BY	APP'D	SCALE
1	REVISED PER D.O.P.C. COMMENTS	05/17/08	C.A.S.	[Signature]	1" = 50'
2	REVISED PER IN-HOUSE REVIEW	05/14/08	C.A.S.	[Signature]	1" = 50'
3	REVISED PER B.C.P.C. COMMENTS	03/25/08	C.A.S.	[Signature]	1" = 50'
4	REVISED PER B.C.P.S.W.D. COMMENTS	05/11/07	C.A.S.	[Signature]	1" = 50'
5	REVISED PER B.C.P.C. COMMENTS	09/09/08	W.J.K.	[Signature]	1" = 50'



**ROAD CLASSIFICATION INDEX**

10 NUMBER OF LOTS  
 70 A.D.T. PER DAY

SEE CHART ON SHEET 33 FOR STATION BREAKS IN ROAD CLASSIFICATIONS.

**SURVEYOR'S CERTIFICATION**

I, MICHAEL E. RENN, A DAILY LICENSED SURVEYOR IN THE STATE OF WEST VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAN AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THIS PART OF THE SAME LAND IN THE NAME OF TRINITY HOMES W. VA. LLC

I FURTHER CERTIFY THAT THE LOTS ARE PROPERLY AND ACCURATELY DESCRIBED AND ARE WITHIN THE BOUNDS OF SAID LAND, THAT THE MONUMENTS AND MARKERS HAVE BEEN OR SHALL BE PLACED AS SHOWN HEREON AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 703 OF THE BERKELEY COUNTY SUBDIVISION ORDINANCE.

GIVEN UPON MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008

MICHAEL E. RENN  
 PROFESSIONAL SURVEYOR  
 BY REG. NO. 2193

- EXISTING CONTOURS SHOWN HEREON ARE FROM 2005 AERIAL PHOTOGRAMMETRY FURNISHED BY THE OWNER, BASED ON A FIELD SURVEY BY DAVIS, RENN & ASSOCIATES, INC. CONDUCTED IN OCTOBER 2005, NORTH TO 4956' WITH PLAT IN PLAT C-1887, 6, SLIDE 170.
- PROPERTY LINES SHOWN HEREON ARE BASED ON A SURVEY BY DAVIS, RENN & ASSOCIATES, INC. CONDUCTED IN OCTOBER 2005.
- ALL DEVELOPMENT SHALL BE DONE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS FOR BERKELEY COUNTY, WEST VIRGINIA.
- WATER SERVICE IS TO BE SUPPLIED BY THE BERKELEY COUNTY PUBLIC WATER DISTRICT.
- ALL WATERLINE CONSTRUCTION SHALL CONFORM TO THE BERKELEY COUNTY PUBLIC WATER DISTRICT'S STANDARDS AND SPECIFICATIONS, LATEST EDITION. SEE SEPARATE APPROVED PLANS ON WATERLINE CONSTRUCTION.
- SANITARY SEWER SERVICE IS TO BE SUPPLIED BY THE BERKELEY COUNTY PUBLIC SEWER DISTRICT.
- ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO BERKELEY COUNTY PUBLIC SEWER DISTRICT'S STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- THE INDIVIDUAL SEWER PUMPS SHALL BECOME THE PROPERTY OF THE HOMEOWNER, THE BERKELEY COUNTY PUBLIC SEWER DISTRICT WILL ACCEPT RESPONSIBILITY FOR THE FORCE MAIN SERVING AT THE PROPERTY LINE.
- ALL WATERLINE AND SANITARY SEWER CONSTRUCTION SHALL BE DONE IN STRICT ACCORDANCE WITH THE STATE OF WEST VIRGINIA CHAPTER 18-1 SERIES 10 REGULATIONS ENTITLED "SEWER TREATMENT AND COLLECTION SYSTEMS DESIGN STANDARDS" EFFECTIVE DECEMBER 1, 1983.
- ALL ROADWAY CONSTRUCTION SHALL CONFORM TO THE BERKELEY COUNTY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- A PART OF THIS SITE IS COVERED BY ZONE "A" 100 YEAR FLOOD PLAIN PER FEMA FIRM COMMUNITY PANEL NO. 54028 00780 AND NO. 54028 00800, DATED NOVEMBER 23, 1998 AS SHOWN HEREON. THE REMAINDER OF THE PROPERTY IS COVERED BY ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
- THERE ARE NO KNOWN SINKHOLES, ROCK OUTCROPPINGS, WETLANDS, WATER COURSES, TREE GROVES, SWAMPS, OTHER NATURAL FEATURES, SCENIC AREAS, HISTORIC AREAS OR GRAVEYARDS WITHIN THE DISTURBED AREA OF THIS SITE, EXCEPT AS SHOWN HEREON.
- THERE ARE NO PUBLIC IMPROVEMENTS ON THIS SITE OR ON ADJACENT LANDS EXCEPT W.V. COUNTY NUMBERED ROUTE 13 (A.K.A. DRY RUN ROAD) ROAD IMPROVEMENTS, EXTENSION OF PUBLIC SANITARY SEWER LINES AND EXTENSION OF STORM DRAIN LINES UNDER SAID ROAD ROAD, AS SHOWN HEREON.
- A 10' WIDE DRAINAGE AND UTILITY EASEMENT IS HEREBY RESERVED ALONG THE PROPERTY LINES OF EACH LOT.
- A 10' WIDE STRIP IS HEREBY DEDICATED TO THE W.V. D.O.H. FOR ROAD WIDENING OF W.V. COUNTY NUMBERED ROUTE 13 (A.K.A. DRY RUN ROAD) FROM 15' OFF CENTERLINE TO 25' OFF CENTERLINE OF SAID ROAD ALONG THE LENGTH OF THIS PROPERTY.
- NO SIDEWALKS OR STREET LIGHTS ARE PLANNED AT THIS TIME.
- SEE SHEET 32 FOR DRIVEWAY CULVERT TABLE.
- PROPOSED ROADS: CLASS 1 - 60' R.O.W. - 22' PAVEMENT - 4' SHOULDER  
 CLASS 2 - 50' R.O.W. - 22' PAVEMENT - 5' SHOULDER  
 CLASS 3 - 50' R.O.W. - 18' PAVEMENT - 4' SHOULDER
- WEST VIRGINIA ROAD R.O.W. INFORMATION OBTAINED FROM THE W.V. DEPT. OF TRANSPORTATION, DIVISION OF HIGHWAYS OFFICE IN BURLINGTON, W.V.
- UNLESS OTHERWISE STATED, ALL PROPERTY CORNERS ARE 5/8" REBARS WITH CAP (TO BE SET).
- THERE ARE NO KNOWN WATER WELLS OR SANITARY RESERVE AREAS WITHIN 100' OF THIS PARCEL THAT IS BEING DISTURBED.
- NO ON STREET OR PUBLIC PARKING FACILITIES ARE PROVIDED. ALL PARKING FACILITIES SHALL BE LOCATED WITHIN GARAGES AND DRIVEWAYS OF THE PROPOSED LOTS.
- THE ANTICIPATED WATER PRESSURE AT THE PROPOSED FIRE HYDRANT ALONG SLURRY ROCK DRIVE NEAR LOT 51 IS 80.9 P.S.I. STATIC, 40.8 P.S.I. RESIDUAL AT 564 G.P.M. FLOW RATE.
- ANY AND ALL BUILDING IMPROVEMENTS (CEILING FLOORS, BAY WINDOWS, BEAM-OUT, PREFRIGS, SHARPOORS, ROOF EAVES, ETC.) MUST BE CONSTRUCTED WITHIN THE MINIMUM BUILDING SETBACK LINES (M.B.S.L.).

**AREA "B" HEREBY OFFERED FOR DEDICATION TO W.V. D.O.H. FOR FUTURE ROAD WIDENING 9,563 S.F. OR 0.2200 AC.**

**AREA "A" HEREBY OFFERED FOR DEDICATION TO W.V. D.O.H. FOR FUTURE ROAD WIDENING 15,000 S.F. OR 0.3438 AC.**

**OPEN SPACE AREA 1**  
 1. 20' WIDE CHESAPEAKE & POTOMAC TELEPHONE COMPANY RIGHT-OF-WAY, D.B. 187, PG. 411, BLANKET EASEMENT THAT WE CANNOT LOCATE.

2. 20' WIDE CHESAPEAKE & POTOMAC TELEPHONE COMPANY OF WEST VIRGINIA RIGHT-OF-WAY, D.B. 389, PG. 95, WE CANNOT LOCATE BUT IT APPEARS TO BE IN THE SAME PLACE AS D.B. 695, PG. 600.

3. 20' WIDE POTOMAC LIGHT & POWER COMPANY RIGHT-OF-WAY, D.B. 170, PG. 84, BLANKET RIGHT-OF-WAY THAT WE CANNOT LOCATE.

**DAVIS, RENN & ASSOCIATES, INC.**  
 ENGINEERS ARCHITECTS PLANNERS SURVEYORS  
 P.O. BOX 246 HAGERSTOWN, MARYLAND TELEPHONE 301-736-5860

**PRELIMINARY PLAT FOR SUNDANCE VALLEY**  
 HEDGESVILLE DISTRICT BERKELEY COUNTY, WEST VIRGINIA

PROJECT NO.	5 of 34
FILE NO.	051024
TAX MAP H-37	P/O PARCEL 25
B.C.P.C. FILE NO.	030-06
FILE NO.	B-1724



**DAVIS, RENN & ASSOCIATES, INC.**  
ENGINEERS ARCHITECTS PLANNERS SURVEYORS  
P.O. BOX 248 HAGERSTOWN, MARYLAND TELEPHONE 301-739-6860

**PRELIMINARY PLAT FOR SUNDANCE VALLEY**  
BERKELEY COUNTY, WEST VIRGINIA

PROJECT NO.	6 OF 34
FILE NO.	051024
FILE NO.	B-1724

NO.	REVISION	BY	DATE	APP'D	SCALE
1	REVISED PER B.C.P.C. COMMENTS	W.J.K.	09/09/08		1" = 50'
2	REVISED PER B.C.P.C. COMMENTS	C.A.S.	09/17/08		
3	REVISED PER B.C.P.S.D. COMMENTS	C.A.S.	03/25/08		

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