

NOTES:

- BEARINGS AND DISTANCES ARE IN AGREEMENT WITH SURVEYS BY FOX & ASSOCIATES, INC. BASED ON THE WEST VIRGINIA COORDINATE SYSTEM OF 1983 - NORTH ZONE.
- THESE LOTS ARE TO BE SERVED WITH PUBLIC WATER AND PUBLIC SANITARY SEWER FACILITIES.
- TOPOGRAPHY SHOWN HEREON BASED ON FIELD RUN TOPOGRAPHY BY FOX & ASSOCIATES.
- THE SUBJECT SITE IS SHOWN ON BERKELEY COUNTY FLOOD INSURANCE RATE MAP 54003C 0070E WITH AN EFFECTIVE DATE OF JULY 7, 2009. THE LOT IS WITHIN A ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.20 % ANNUAL CHANCE FLOOD PLAN.
- ALL STREETS, STORMWATER MANAGEMENT AREAS AND OPEN SPACE WILL BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION.
- ALL FRONT, SIDE AND REAR SETBACKS SHALL BE RESERVED FOR DRAINAGE EASEMENT.
- THERE ARE NO SCENIC OR HISTORIC AREAS OR STRUCTURES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES WITHIN 100 FEET OF THE MEADOW CREST SITE. THERE ARE NO KNOWN CEMETERIES WITHIN 100 FEET OF THE MEADOW CREST SITE. THERE ARE NO WETLANDS ON THE SITE. OUTSTANDING TOPOGRAPHIC AND SITE FEATURES SUCH AS BUILDINGS, STRUCTURES, FENCES, STREAMS, ROCK OUTCROPS, PAVING, UTILITIES, ETC. HAVE BEEN SHOWN.
- RESIDENTIAL LOTS BUILDING SETBACKS: (MBSL) FRONT = 10', SIDE = 10' AND REAR = 20'.
- IF THE SOIL SURVEY OF BERKELEY COUNTY, WV INDICATES A SEASONAL HIGH WATER TABLE TO BE LESS THAN (5) FIVE FEET BELOW THE SURFACE, BASEMENT CONSTRUCTION IS NOT RECOMMENDED FOR THOSE LOTS. THE LOTS IMPACTED BY A SEASONAL HIGH WATER TABLE TO BE LESS THAN (5) FIVE FEET FROM THE SURFACE INCLUDE LOTS 1-15 & 19-29 AND THEREFORE BASEMENT CONSTRUCTION IS NOT RECOMMENDED FOR THOSE LOTS.
- SEE SHEET 3 FOR LOT AREA SUMMARY AND AREA TABULATION.
- NO FENCES OR STRUCTURES ARE TO BE CONSTRUCTED IN THE STORMWATER EASEMENTS ON LOTS 1-4, 6-19, 21-25 AND 27-29.
- PARKING REQUIRED:**
25 SINGLE FAMILY DETACHED HOMES X2 SPACES PER DWELLING
4 SINGLE FAMILY ATTACHED HOMES X3 SPACES PER DWELLING
TOTAL PARKING REQUIRED = 62 SPACES
PARKING PROVIDED = 62 SPACES
A WAIVER TO PROVIDE THE REQUIRED 3 PARKING SPACES PER DWELLING UNIT FOR SINGLE FAMILY ATTACHED DWELLING UNITS ON-LOT (CASE #2309-302) WAS APPROVED BY THE BERKELEY COUNTY PLANNING COMMISSION ON OCTOBER 16, 2023.
- EXISTING IMPERVIOUS SURFACE ON SITE: 4,617 S.F. OR 1% OF LOT AREA
PROPOSED IMPERVIOUS SURFACE ON SITE:
THE TOTAL AREA OF THIS PRELIMINARY PLAN IS 9.64 ACRES. BASED ON THE MAXIMUM ALLOWED IMPERVIOUS SURFACE COVERAGE OF 60% AS ESTABLISHED BY THE BERKELEY COUNTY SUBDIVISION ORDINANCE (TABLE 5-3) FOR A SUBDIVISION OF THIS TYPE, THE MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA OF THIS SUBDIVISION IS 5.78 ACRES OR 251,923 SF. THE ACTUAL ESTIMATED IMPERVIOUS SURFACE WITHIN THIS 9.64 ACRE PRELIMINARY PLAN AREA IS 3.04 ACRES OR 1,32,234 SF AND IS BASED ON THE TR-55 DICTATED 38% IMPERVIOUS SURFACE VALUE FOR 1/4 ACRE LOTS. THE 3.04 ACRES OR 1,32,234 SF VALUES REPORTED ARE BASED ON 38% OF THE TOTAL LOT AREA AND STREET DEDICATION AREA CONTAINED WITHIN THE PRELIMINARY PLAN AREA OF 9.64 ACRES.
- DENSITY = 3.00 LOTS PER ACRE
- THIS FINAL PLAT SUBSTANTIALLY CONFORMS TO THE PRELIMINARY PLANS PREVIOUSLY APPROVED BY THE BERKELEY COUNTY PLANNING COMMISSION ON JULY 10, 2024 AND NO CHANGES HAVE BEEN MADE TO THOSE PLANS. ALL DESIGN, IMPROVEMENT, AND CONSTRUCTION METHODS AND DETAILS SHOULD REFERENCE THOSE PRELIMINARY PLANS.

SOIL INFORMATION

SYMBOL	SOIL DESCRIPTION	SOIL PROPERTIES & QUALITIES
Cq9	CARBO-OPEQUON COMPLEX, 3 TO 8 PERCENT SLOPES	DRAINAGE CLASS: WELL DRAINED DEPTH TO SEASONAL HIGH WATER TABLE: MORE THAN 6 FEET FLOODING: NONE DEPTH TO BEDROCK: 20 TO 40 INCHES = CARBON EROSION HAZARD: MODERATE
COMMUNITY DEVELOPMENT		
SUITABILITY: POORLY SUITED MANAGEMENT CONCERNS: THE DEPTH TO HARD, NONRIPPABLE LIMESTONE BEDROCK AND THE HIGH SHRINK-SWELL POTENTIAL ARE THE MAIN LIMITATIONS AFFECTING BUILDING SITE DEVELOPMENT, LOCAL ROADS AND STREETS, AND SEPTIC TANK ABSORPTION FIELDS. IN MOST AREAS THE BEDROCK HAS TO BE BLASTED BEFORE IT CAN BE EXCAVATED. LOW STRENGTH IS AN ADDITIONAL LIMITATION AFFECTING THE CONSTRUCTION OF ROADS. BECAUSE THESE SOILS ARE SOFT WHEN WET, PAVEMENT CRACKS AND BUCKLES UNDER HEAVY LOADS. THE SLOW PERMEABILITY AND THE DEPTH TO BEDROCK ARE SEVERE LIMITATIONS ON SITES FOR SEPTIC TANK ABSORPTION FIELDS. SINCE SOILS AND SOLUTION CHANNELS IN THE BEDROCK INCREASE THE HAZARD OF GROUND-WATER POLLUTION BY SURFACE RUNOFF AND BY SEEPAGE FROM SEPTIC TANK ABSORPTION FIELDS. ESTABLISHING AND MAINTAINING VEGETATION ON ROADBANKS IS DIFFICULT ON THESE DROUGHTY SOILS, ESPECIALLY ON SOUTH ASPECTS. THE HARD BEDROCK MAY INTERFERE WITH LANDSCAPING IN MANY AREAS. IN SOME AREAS ROCK FRAGMENTS IN THE SURFACE LAYER MAY INTERFERE WITH THE ESTABLISHMENT OF LAWNS. EROSION IS A MODERATE HAZARD ON CONSTRUCTION SITES.		

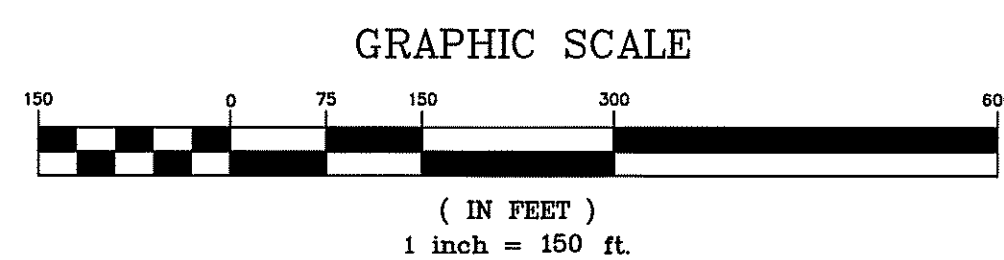
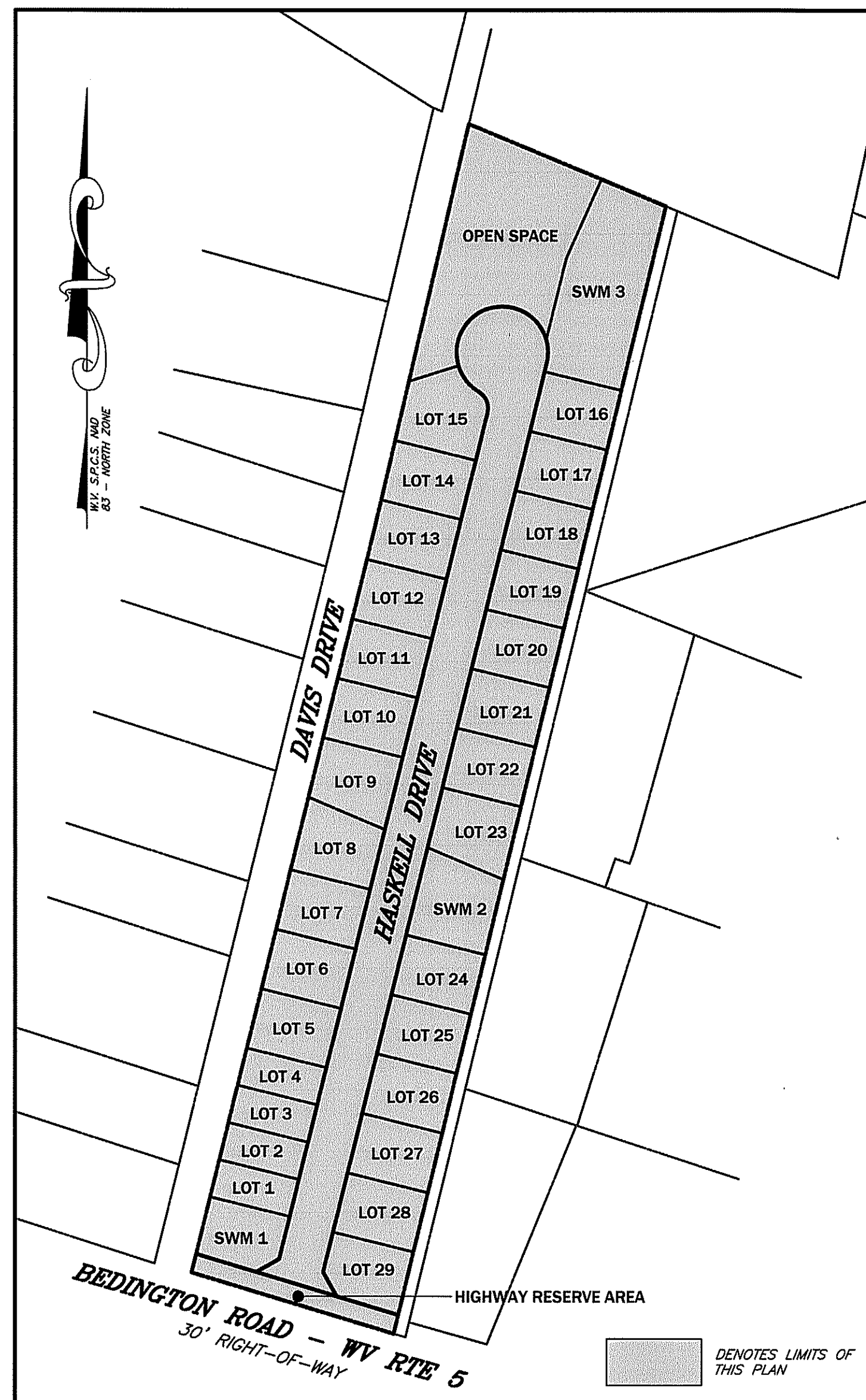
SYMBOL	SOIL DESCRIPTION	SOIL PROPERTIES & QUALITIES
CkB	CLEARBROOK SILT LOAM, 0 TO 8 PERCENT SLOPES	DRAINAGE CLASS: SOMEWHAT POORLY DRAINED DEPTH TO SEASONAL HIGH WATER TABLE: 0.5 FOOT TO 1.5 FEET FLOODING: NONE DEPTH TO BEDROCK: 20 TO 40 INCHES EROSION HAZARD: MODERATE
COMMUNITY DEVELOPMENT		
SUITABILITY: POORLY SUITED MANAGEMENT CONCERNS: THE WETNESS IS A SEVERE LIMITATION AFFECTING BUILDING SITE DEVELOPMENT. THE WETNESS AND THE DEPTH TO BEDROCK ARE SEVERE LIMITATIONS ON SITES FOR SEPTIC TANK ABSORPTION FIELDS. THE WETNESS IS A LIMITATION ON SITES FOR LOCAL ROADS AND STREETS. BECAUSE THIS SOIL IS SOFT WHEN WET, PAVEMENT CRACKS AND BUCKLES UNDER HEAVY LOADS. THE WETNESS IS A LIMITATION AFFECTING EXCAVATION AND TRAFFICABILITY AND MAY DELAY CONSTRUCTION IN WINTER AND SPRING. ESTABLISHING AND MAINTAINING LAWNS IS DIFFICULT ON THIS DROUGHTY SOIL. THE SHALE BEDROCK GENERALLY IS RIPPALE WITH CONVENTIONAL EARTHMOVING EQUIPMENT. EROSION IS A MODERATE HAZARD ON CONSTRUCTION SITES.		

SYMBOL	SOIL DESCRIPTION	SOIL PROPERTIES & QUALITIES
CkB	CLEARBROOK-BERKS CHANNERY SILT LOAMS, 3 TO 8 PERCENT SLOPES	DRAINAGE CLASS: SOMEWHAT POORLY DRAINED DEPTH TO SEASONAL HIGH WATER TABLE: 1.0 TO 2.5 FEET FLOODING: NONE DEPTH TO BEDROCK: 20 TO 40 INCHES EROSION HAZARD: MODERATE
COMMUNITY DEVELOPMENT		
SUITABILITY: POORLY SUITED MANAGEMENT CONCERNS: THE DEPTH TO BEDROCK IN BOTH SOILS AND THE SEASONAL HIGH WATER TABLE IN THE CLEARBROOK SOIL ARE SEVERE LIMITATIONS ON SITES FOR SEPTIC TANK ABSORPTION FIELDS. SEWAGE EFFLUENT MAY COME TO THE SURFACE CAUSING FOUL ODORS AND UNHEALTHY CONDITIONS. THE WETNESS OF THE CLEARBROOK SOIL IS A LIMITATION AFFECTING BUILDING SITE DEVELOPMENT AND CONSTRUCTION OF ROADS. IT ALSO IS A LIMITATION AFFECTING EXCAVATION AND TRAFFICABILITY AND MAY DELAY CONSTRUCTION IN THE WINTER AND SPRING. ESTABLISHING AND MAINTAINING VEGETATION ON ROADBANKS IS DIFFICULT ON THESE DROUGHTY SOILS. THE HAZARD OF EROSION IS MODERATE ON CONSTRUCTION SITES.		

SENSITIVE AREA NOTE

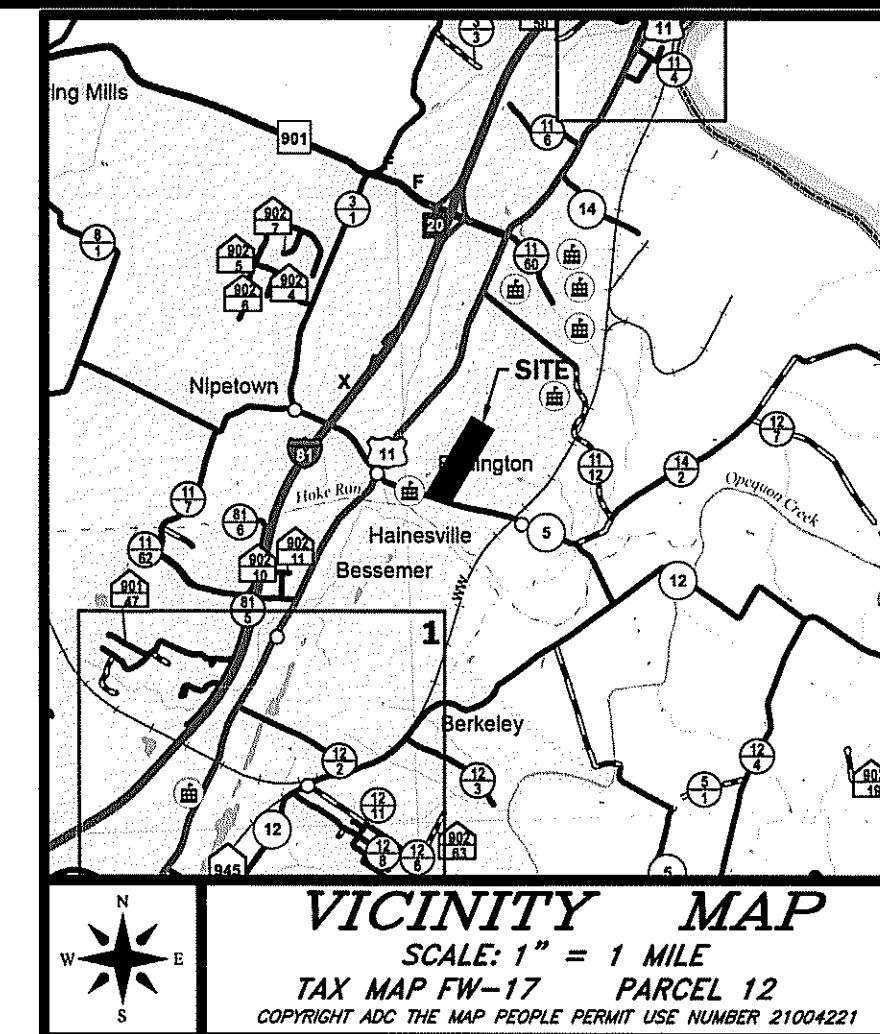
THERE ARE NO SCENIC OR HISTORIC AREAS, WETLANDS, OR SINK HOLES ON THIS PROPERTY. OUTSTANDING TOPOGRAPHIC FEATURES (STRUCTURES, FENCES, STREAMS, PAVING, UTILITIES, ETC.) HAVE BEEN SHOWN.

FINAL PLAT FOR MEADOW CREST SITUATE AT 501 BEDINGTON ROAD FALLING WATERS DISTRICT (02) T.M. FW-17, P. 12, D.B. 1460, PG. 341 BERKELEY COUNTY, WEST VIRGINIA



INDEX OF SHEETS

- COVER SHEET 1
- FINAL PLAT 2-3



CERTIFICATE FOR ROADWAY WIDENING
I HEREBY CERTIFY THAT AREAS SHOWN HEREON RESERVED FOR FUTURE ROADWAY WIDENING SHALL BE CONVEYED TO WV DEPARTMENT OF HIGHWAYS AT THE TIME OF ROADWAY WIDENING WITHOUT ANY COMPENSATION. THIS AGREEMENT SHALL BE BINDING ALL MY ASSIGNEES OR HEIRS.
DATE: 9/9/24 BY: [Signature] PANHANDLE HOMES OF BERKELEY COUNTY

OWNER'S CERTIFICATE
WE, PANHANDLE HOMES OF BERKELEY COUNTY, DO HEREBY CERTIFY THAT WE ARE THE LEGAL AND TRUE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, BEING PART OF THE SAME LANDS CONVEYED TO US BY DEED RECORDED IN DEED BOOK 883 AT PAGE 588 IN THE OFFICE OF THE CLERK OF THE COUNTY COUNCIL OF BERKELEY COUNTY, WEST VIRGINIA, AND THE SUBDIVISION OF 210.78 ACRES AS SHOWN HEREON, SITUATED IN THE MILL-CREEK TAX DISTRICT, BERKELEY COUNTY, WEST VIRGINIA, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.
THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT AS SHOWN HEREON.
DATE: 9/9/24 BY: [Signature] JUSTIN HENRY

OWNER'S DEDICATION
WE, PANHANDLE HOMES OF BERKELEY COUNTY DO HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT THE RIGHTS-OF-WAY AS INDICATED FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF STREETS, AND OTHER UTILITIES, ALL IN ACCORDANCE WITH THE BERKELEY COUNTY SUBDIVISION ORDINANCE.
DATE: 9/9/24 BY: [Signature] JUSTIN HENRY

NOTARY CERTIFICATE
I, Donna L. Householder, a Notary Public of Berkeley County, State of West Virginia, do hereby certify that Panhandle Homes of Berkeley County, whose names are signed to the writing above, bearing the date of September 09, 2024, have this day acknowledged the same before me in said county.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 9 DAY OF September, 2024
MY COMMISSION EXPIRES January 28, 2026
Donna L. Householder
NOTARY PUBLIC

SURVEYOR'S CERTIFICATION
I, GEORGE E. NAGEL, A DULY REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF WEST VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS ALL OF THE SAME LAND IN THE NAME OF PANHANDLE HOMES OF BERKELEY COUNTY, INC.
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 PLACED AS SHOWN HEREON AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 702 OF THE BERKELEY COUNTY SUBDIVISION ORDINANCE, GIVEN UNDER MY HAND THIS 9 DAY OF September, 2024.
GEORGE E. NAGEL, P.S. #2083



LAMA CASE # 2407-217

APPROVED

Berkeley County Planning Commission
Date: 10/10/2024
President: [Signature]

LAMA CASE #2407-217

FOX PROJECT # 23-51244 DATE JULY, 2024 D-3885 SHEET 1 OF 3

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
981 MT. AETNA ROAD HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
FAX: (301)733-1853
82 WORMANS MILL COURT SUITE 10 FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-6009
www.foxassociatesinc.com Email: foxassoc@foxassociatesinc.com



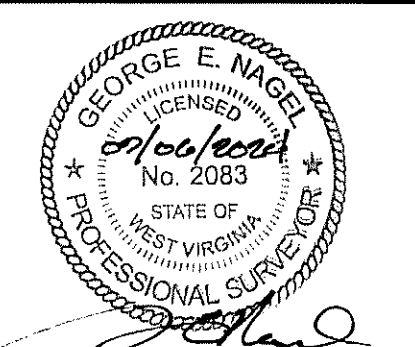
OWNER/DEVELOPER
PANHANDLE HOMES OF BERKELEY COUNTY
222 LANGSTON BLVD
MARTINSBURG, WV 25404
PHONE: (304) 274-1920
ATTN: JUSTIN HENRY

Berkeley County
Anthony J. Petrucci, Clerk
Instrument 202400034726
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Book 24 & Page 05
Pages Recorded 1
Recording Cost \$ 15.00

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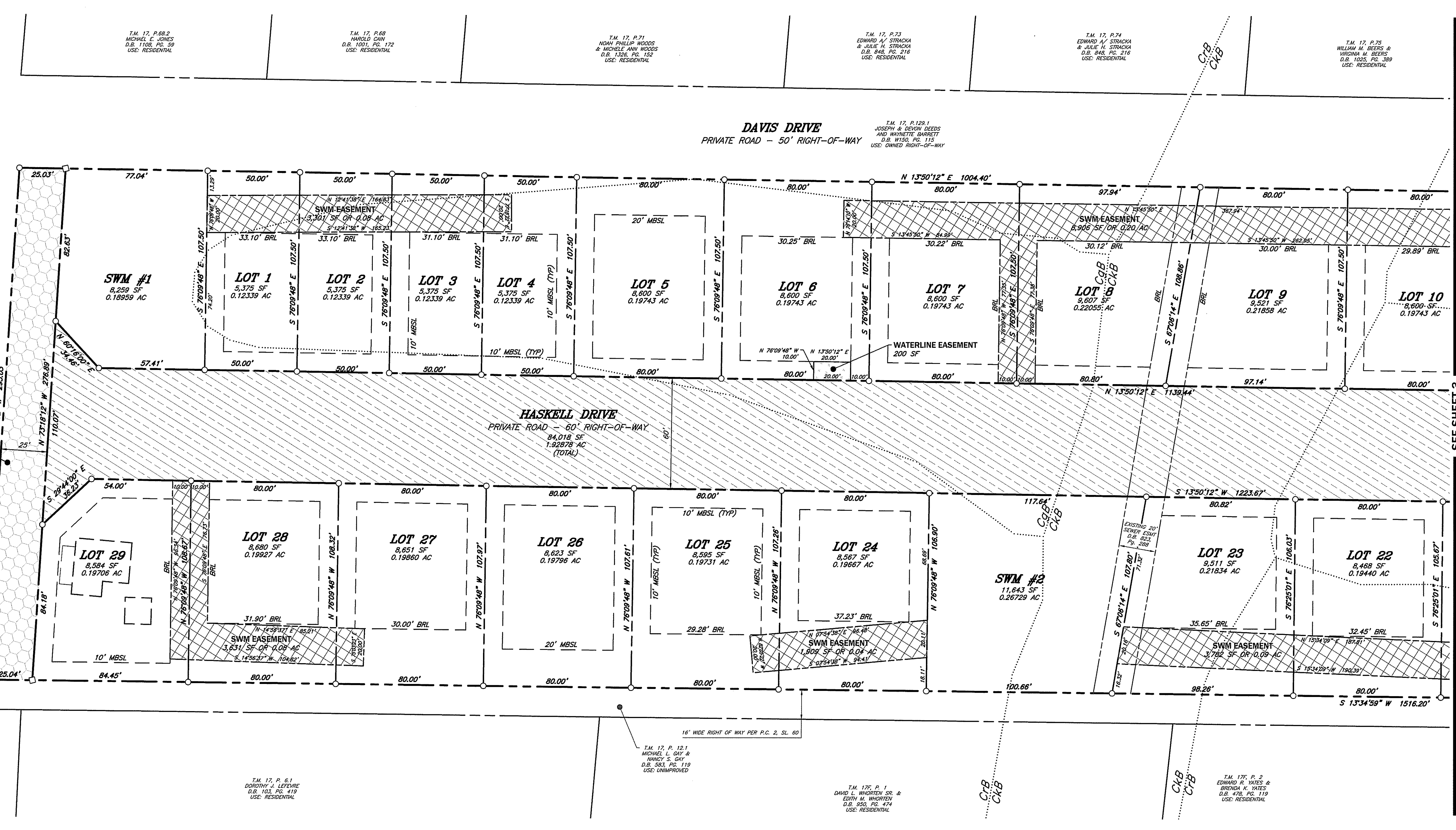
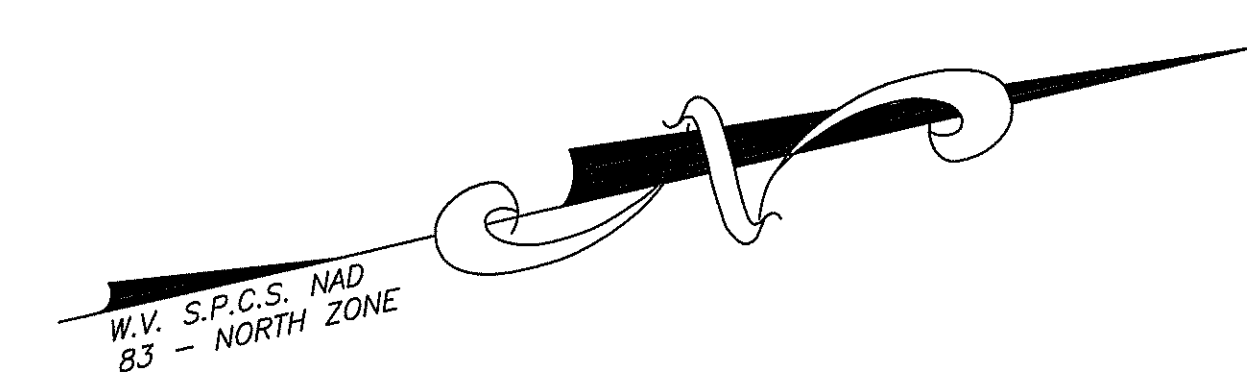
FINAL PLAT
MEADOW CREST
SITUATE AT 501 BEDINGTON ROAD
FALLING WATERS DISTRICT (02)
BERKELEY COUNTY, WEST VIRGINIA
TM. FW-17, P. 12, D.B. 1460, PG. 341

SCALE: 1"=30'



PROJECT NO. 23-51244
DRAWING NO. C-3885
DATE: JULY, 2024
DRAWN BY: DCM
CHECKED BY: GEN

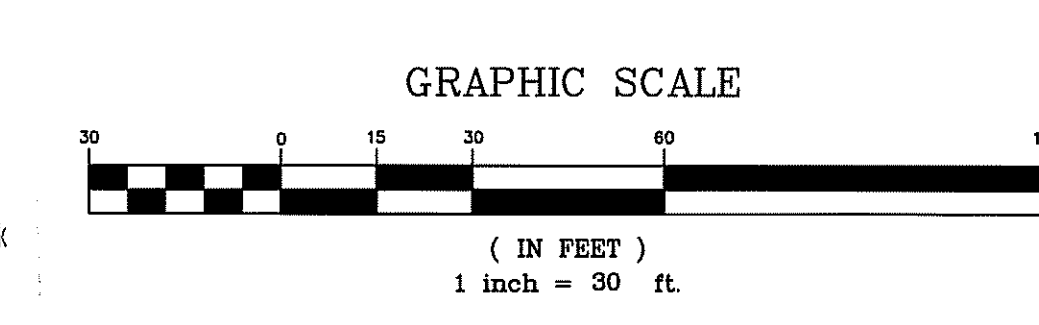
SHEET 2 OF 3



LEGEND

	PROP SWM ESMT		PROP WATERLINE ESMT
	PROP SAN SEWER ESMT		WVDOH HIGHWAY RESERVATION
	PROP STREET DEDICATION		

BUILDING SETBACKS
MBSL - MINIMUM BUILDING SETBACK
BRL - BUILDING RESTRICTION LINE
FRONT - 20'
SIDE - 10'
REAR - 20'



Berkeley County
Anthony J. Petrucci, Clerk
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11/25/2024 @ 03:00:40 PM
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Book 24 @ Page 06
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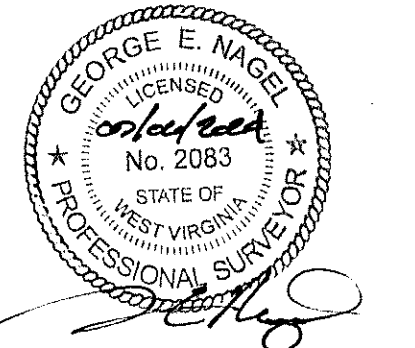
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DATE	REVISION	DRAWN BY

FINAL PLAT
MEADOW CREST
SITUATE AT 501 BRIDGINGTON ROAD
FALLING WATERS DISTRICT (02)
BERKLEY COUNTY, WEST VIRGINIA
TM. FW-17, P. 12, D.B. 1460, PG. 341

SCALE: 1"=30'



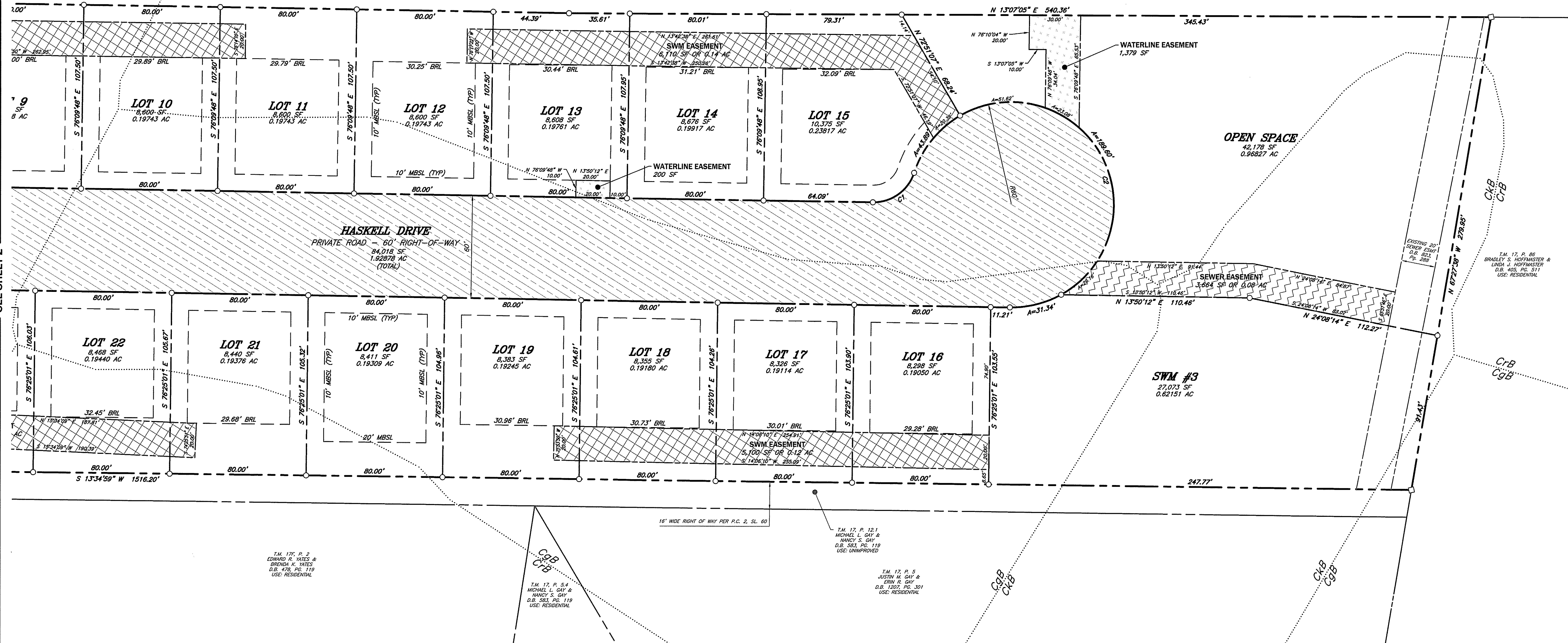
PROJECT NO. 23-51244
DRAWING NO. C-3885
DATE: JULY, 2024
DRAWN BY: DCM
CHECKED BY: GEN

SHEET 3 OF 3

W.V. S.P.C.S. NAD
83 - NORTH ZONE

DAVIS DRIVE
PRIVATE ROAD - 50' RIGHT-OF-WAY

HASKELL DRIVE
PRIVATE ROAD - 60' RIGHT-OF-WAY



AREA TABULATION

AREA OF LOTS	239,779 SF	OR	5.50457 AC
AREA OF STREET DEDICATION (HASKELL DR.)	84,018 SF	OR	1.92879 AC
AREA OF WIDTH HIGHWAY RESERVE AREA	6,924 SF	OR	0.15885 AC
AREA OF OPEN SPACE	42,178 SF	OR	0.96827 AC
AREA OF SWM LOTS	46,874 SF	OR	1.07837 AC
TOTAL AREA	419,873 SF	OR	9.63896 AC
LIMIT OF DISTURBANCE	418,160 SF	OR	9.60 AC

CONCRETE MONUMENT COORDINATES

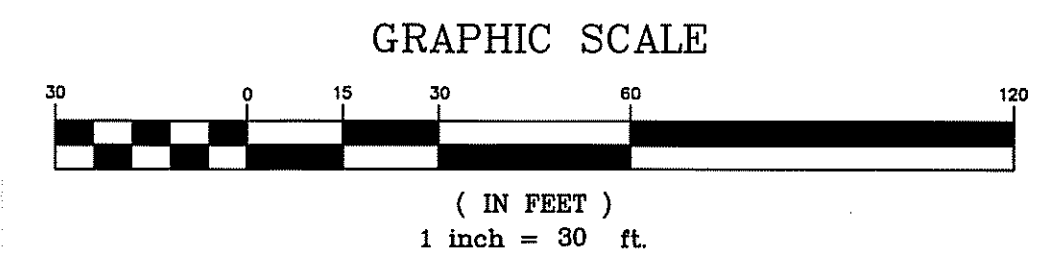
POINT	NORTHING	EASTING	STATUS
101	378942.17	2416441.39	PROPOSED
102	378416.38	2416758.25	PROPOSED
103	378305.86	2417071.78	PROPOSED
104	378858.02	2416721.95	PROPOSED

TIE-LINES BETWEEN MONUMENTS

POINT TO POINT	BEARING	DISTANCE
101-102	N 13°34'52" E	1,519.70'
102-103	S 67°27'38" E	286.15'
103-104	S 13°34'59" W	1,488.51'
104-101	N 73°18'12" W	282.92'

- DENOTES REBAR WITH CAP
- DENOTES CONCRETE MONUMENTS

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	31.81'	25.00'	72°53'43"	N 22°36'40" W	29.70'	18.46'
C2	220.94'	60.00'	210°59'05"	S 88°20'39" W	115.84'	216.47'



Berkley County
Anthony J. Petrucci - Clerk
Instrument: 202400034728
11/25/2024 @ 03:00:41 PM
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Book 24 @ Page 87
Pages Recorded 1
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LAMA CASE #2407-217

SEE SHEET 2

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