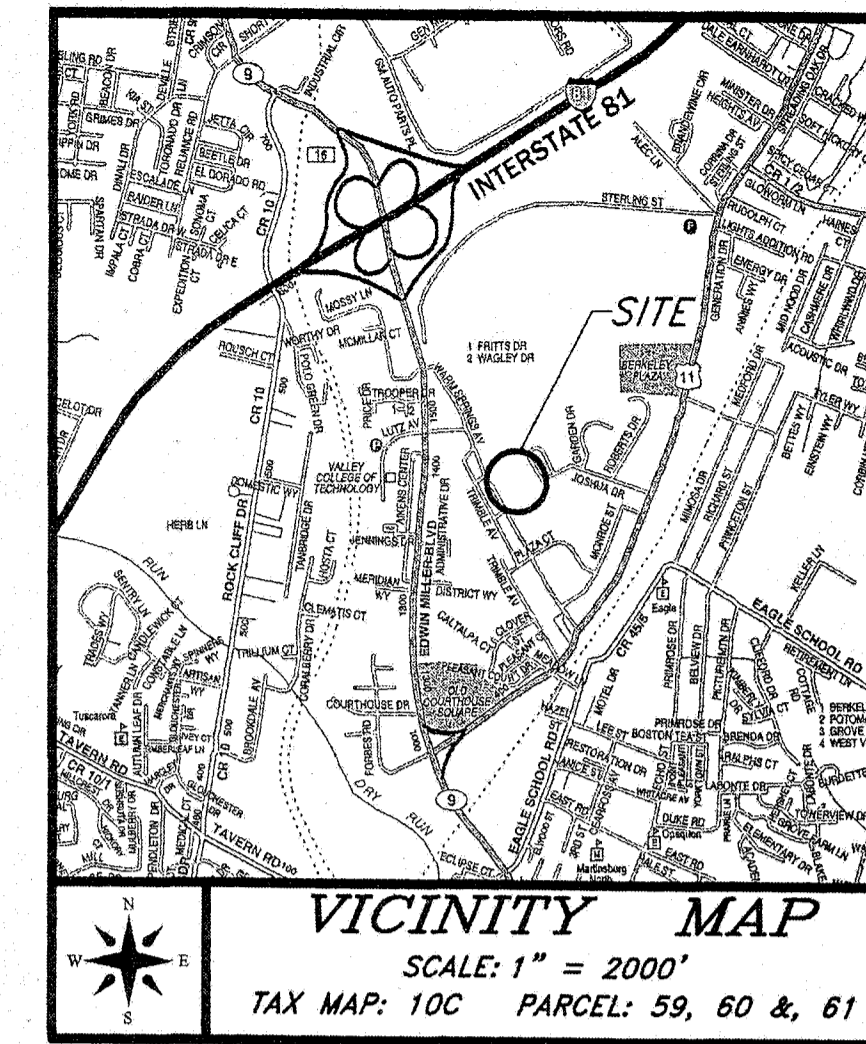


**NOTES:**

- BEARINGS AND DISTANCES ARE BASED ON WEST VIRGINIA COORDINATE SYSTEM OF 1983 - NORTH ZONE.
- ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS.
- THE PROPERTY SHOWN HEREON IS NOT WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA PANEL 54003C 0152E, DATED 7/7/2009.
- RESIDENTIAL LOTS BUILDING SETBACKS: (MBSL) FRONT = 10', SIDE = 10' AND REAR = 20'.
- ALL FRONT, SIDE AND REAR SETBACKS SHALL BE RESERVED FOR DRAINAGE EASEMENTS.
- 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.
- 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. NO LOTS ARE AFFECTED BY THIS PROVISION.
- THIS FINAL PLAT SUBSTANTIALLY CONFORMS TO THE PRELIMINARY PLANS PREVIOUSLY APPROVED BY THE BERKELEY COUNTY PLANNING COMMISSION ON APRIL 4, 2022 AND NO CHANGES HAVE BEEN MADE TO THOSE PLANS. ALL DESIGN, IMPROVEMENT, AND CONSTRUCTION METHODS AND DETAILS SHOULD REFERENCE THOSE PRELIMINARY PLANS.
- THE BERKELEY COUNTY SUBDIVISION ORDINANCE REQUIRES PARKING BE PROVIDED FOR SINGLE FAMILY ATTACHED DWELLINGS (DUPLEX/TOWNHOUSE) AS FOLLOWS:
- A WAIVER TO REDUCE THE MINIMUM CUL-DE-SAC RADIUS FOR 'STREET BETA' (LAMA CASE #2104-133 TIED TO 2104-132) WAS APPROVED BY THE BERKELEY COUNTY PLANNING COMMISSION ON MAY 17, 2021 WITH THE FOLLOWING CONDITIONS:
- A WAIVER TO REDUCE THE AMOUNT OF COMMUNITY OPEN SPACE (LAMA CASE #2107-240 TIED TO #2104-132) WAS APPROVED BY THE BERKELEY COUNTY PLANNING COMMISSION ON AUGUST 2, 2021.

# FINAL PLAT FOR THE VILLAS AT WARM SPRINGS LOTS 1-15 (DEED BOOK 1310, PAGE 532) DISTRICT 08, TAX MAP 10C PARCELS 59, 59.1, 60, 60.3-60.9, 61-61.3 BERKELEY COUNTY, WEST VIRGINIA



PROJECT PERMIT SUMMARY			
PERMITTING AGENCY	PERMIT NUMBER	ISSUE DATE	EXPIRATION DATE
WVDEP (NPDES/WPPP)	WVR111421	PENDING	
WVDOH	05-2022-0178	3/17/2022	N/A
BCPSWD	PROJECT 2113	12/14/2021	N/A
BCPSSD	N/A	12/6/2021	N/A
WVOEHS (WATER)	20,822	1/25/2022	1/25/2023
WVOEHS (SEWER)	20,821	1/25/2022	1/25/2023

**OWNER'S CERTIFICATE**

I, MEGAN J. McDONALD, DO HEREBY CERTIFY THAT WE ARE THE TRUE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED LEGAL HEREON, BEING THE SAME LANDS CONVEYED TO US BY DEED RECORDED IN DEED BOOK 535 AT PAGE 434 IN THE OFFICE OF THE COUNTY CLERK OF BERKELEY COUNTY, WEST VIRGINIA, AND THE SUB-DIVISION OF 3.30 ACRES AS SHOWN HEREON, SITUATED IN FALLING WATERS 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 RIGHT-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT AS SHOWN.

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
MEGAN J. McDONALD

**OWNER'S DEDICATION**

I, MEGAN J. McDONALD DO HEREBY ADOPT THIS PLAN OF THE MINIMUM BUILDING RESTRICTION LINES, SUBDIVISION, ESTABLISH GRANT THE RIGHT-OF-WAY AS INDICATED FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF STREETS, AND OTHER UTILITIES, ALL IN ACCORDANCE WITH THE BERKELEY COUNTY SUBDIVISION ORDINANCE.

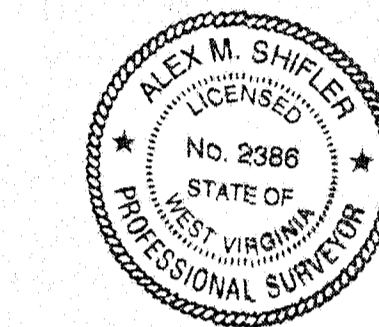
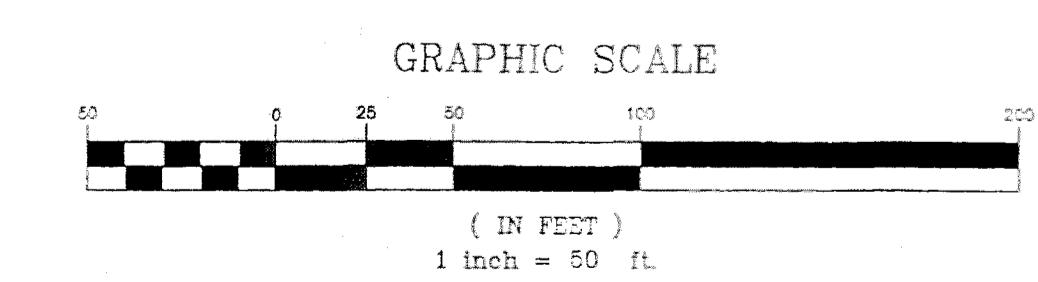
DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
MEGAN J. McDONALD

**NOTARY'S CERTIFICATE**

I, \_\_\_\_\_ A NOTARY PUBLIC OF \_\_\_\_\_ COUNTY, STATE OF \_\_\_\_\_ DO HEREBY CERTIFY THAT MEGAN J. McDONALD, WHOSE NAME IS SIGNED TO THE WRITING ABOVE, BEARING THE DATE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, HAS THIS DAY ACKNOWLEDGED THE SAME BEFORE ME IN SAID COUNTY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022. MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC



**SURVEYOR'S CERTIFICATE**

I, ALEX M. SHIFLER, 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 JOHN E. MYERS & SON, 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 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 17 DAY OF AUGUST, 2022

ALEX M. SHIFLER, P.S. 2386

**OWNER'S CERTIFICATE**

WE, JOHN E. MYERS & SON, LLC., DO HEREBY CERTIFY THAT WE ARE THE TRUE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED LEGAL HEREON, BEING THE SAME LANDS CONVEYED TO US BY DEED RECORDED IN DEED BOOK 1310 AT PAGE 532 IN THE OFFICE OF THE COUNTY CLERK OF BERKELEY COUNTY, WEST VIRGINIA, AND THE SUB-DIVISION OF 3.30 ACRES AS SHOWN HEREON, SITUATED IN FALLING WATERS 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 RIGHT-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT AS SHOWN.

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
JOHN E. MYERS & SON, LLC.

**OWNER'S DEDICATION**

WE, JOHN E. MYERS & SON, LLC., DO HEREBY ADOPT THIS PLAN OF THE MINIMUM BUILDING RESTRICTION LINES, SUBDIVISION, ESTABLISH GRANT THE RIGHT-OF-WAY AS INDICATED FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF STREETS, AND OTHER UTILITIES, ALL IN ACCORDANCE WITH THE BERKELEY COUNTY SUBDIVISION ORDINANCE.

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
JOHN E. MYERS & SON, LLC.

**NOTARY'S CERTIFICATE**

I, \_\_\_\_\_ A NOTARY PUBLIC OF \_\_\_\_\_ COUNTY, STATE OF \_\_\_\_\_ DO HEREBY CERTIFY THAT JOHN E. MYERS, WHOSE NAME IS SIGNED TO THE WRITING ABOVE, BEARING THE DATE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, HAS THIS DAY ACKNOWLEDGED THE SAME BEFORE ME IN SAID COUNTY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022. MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

**PERFORMANCE BOND CERTIFICATION**

I, ELAINE MAUCK, CLERK OF THE COUNTY COURT OF BERKELEY COUNTY, WEST VIRGINIA, DO HEREBY CERTIFY THAT A PERFORMANCE BOND IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED AND IS ON FILE WITH THE COUNTY COURT THAT GUARANTEES COMPLETION OF SITE DEVELOPMENT WORK, I.E., STREETS, STORM DRAINAGE, ETC., IN ACCORDANCE WITH THE STANDARDS OF THE BERKELEY COUNTY SUBDIVISION ORDINANCE AND THAT SAID BOND IS WRITTEN BY AN APPROVED INSTITUTION AND THAT THE AMOUNT OF THE BOND IS IN ACCORDANCE WITH THE BERKELEY COUNTY PLANNING COMMISSION'S ESTIMATE OF THE COST OF THE SAID PROPOSED IMPROVEMENTS.

DATE: \_\_\_\_\_ CLERK OF THE COUNTY COURT

**CERTIFICATE FOR ROADWAY WIDENING**

I HEREBY CERTIFY 25 FEET FROM CENTERLINE 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: \_\_\_\_\_ BY: \_\_\_\_\_

**OWNER/DEVELOPER**  
JOHN E. MYERS & SON, LLC.  
654 STREET OF DREAMS  
MARTINSBURG, WV 25403  
PHONE: 304-676-4949

**FOX & ASSOCIATES, INC.**  
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981 MT. AETNA ROAD  
HAGERSTOWN, MD. 21740  
PHONE: (301)733-8503  
or (301)416-7250  
FAX: (301)733-1853

82 WORMS MILL COURT  
SUITE 'G'  
FREDERICK, MD. 21701  
PHONE: (301)695-0880  
FAX: (301)293-6009

www.foxassociatesinc.com Email: foxassoc@foxassociatesinc.com



LAMA Case # XXX-XX  
**APPROVED**  
Berkeley County Planning Commission  
Date \_\_\_\_\_ President \_\_\_\_\_

**INDEX OF SHEETS**  
COVER SHEET.....1  
FINAL PLAT.....2



WEST VIRGINIA COORDINATE SYSTEM  
OF 1863 - NORTH ZONE

KEITH ALLEN GEORGE &  
LUCKY FRANCES GEORGE  
DEED BOOK 506, PAGE 359  
T.M. 100, P. 123  
USE: RESIDENTIAL

JERRY A. GEORGE &  
SUSAN A. GEORGE  
DEED BOOK 726, PAGE 300  
T.M. 60, P. 37  
USE: RESIDENTIAL

AREA TO BE MERGED  
WITH GRAINFIELD COURT  
ROW 266 S.F.

MERAN J. McDONALD  
DEED BOOK 355, PAGE 494  
T.M. 100, P. 602  
USE: RESIDENTIAL

AREA TO BE MERGED  
WITH McDONALD  
1,639 S.F.

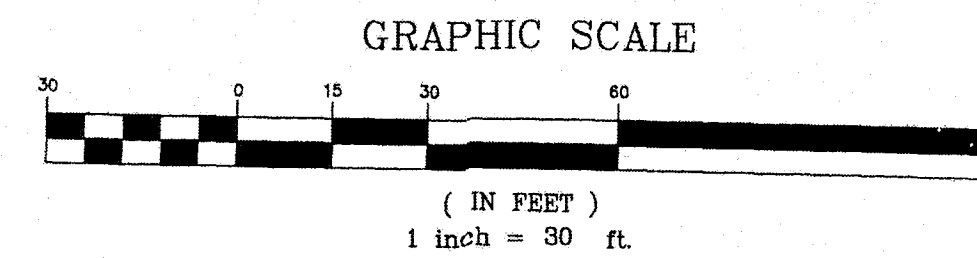
MEGAN J. McDONALD  
T.M. 100, P. 602, D.B. 955, PG. 494  
11,373 S.F. OR 0.26108 AC ±

PROPOSED SANITARY  
SEWER EASEMENT  
4,992 S.F.

LOT 1  
NEW AREA  
11,521 S.F.  
0.26449 AC ±

LARRY D. SHROUSE  
DEED BOOK 604, PAGE 26  
T.M. 100, P. 93  
USE: RESIDENTIAL

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	35.46'	48.65'	40°35'32"	N 28°18'26" E	54.72'	18.53'
C2	30.61'	26.00'	70°08'56"	N 13°42'44" E	28.73'	17.55'



HATCH LEGEND		LEGEND	
[Hatch Pattern]	SWM EASEMENT	[Line Style]	PROPERTY LINE
[Hatch Pattern]	WATER EASEMENT	[Line Style]	EXISTING LOT LINE (TO BE VACATED)
[Hatch Pattern]	SANITARY SEWER EASEMENT	[Line Style]	RIGHT-OF-WAY
[Hatch Pattern]	WDOH RIGHT OF WAY (ROW)	[Symbol]	INDICATES 5/8" REBAR SET UNLESS NOTED OTHERWISE
[Hatch Pattern]	ACCESS EASEMENT	[Symbol]	CONCRETE MONUMENT
[Hatch Pattern]	ACCESS EASEMENT	[Line Style]	ADJOINER PROPERTY LINE
[Hatch Pattern]	ACCESS EASEMENT	[Line Style]	SOIL

**AREA TABULATION**

TOTAL AREA	145,298 SQ FT	OR	3.33554 ACRES
AREA TO PARCEL 60.2	1,639 SQ FT	OR	0.03763 ACRES
AREA FROM PARCEL 60.2	266 SQ FT	OR	0.00611 ACRES
NET AREA FOR SUBDIVISION	143,923 SQ FT	OR	3.30402 ACRES
R/W DEDICATION	35,384 SQ FT	OR	0.81231 ACRES (INCLUDING SIDEWALK AREA)
OPEN SPACE AREA	4,163 SQ FT	OR	0.09557 ACRES (INCLUDING SIDEWALK AREA)
SWM AREA	1,236 SQ FT	OR	0.03096 ACRES
LOT AREA	91,140 SQ FT	OR	2.08229 ACRES
TOTAL AREA	143,923 SQ FT	OR	3.30402 ACRES
NUMBER OF LOTS	15		
DENSITY DU/AC	4.41 DU / AC		

OPEN SPACE REQUIRED = 10% OF PROJECT AREA 14,799 SF OR 0.34 AC  
 OPEN SPACE AREA AS A PERCENTAGE OF TOTAL SITE AREA = 0.22 AC / 3.40 AC = 6.47%  
 A WAIVER TO REDUCE THE AMOUNT OF COMMUNITY OPEN SPACE (LAMA CASE #2107-240 TIED TO #2104-132) WAS APPROVED BY THE BERKELEY COUNTY PLANNING COMMISSION ON AUGUST 2, 2021.

**IMPERVIOUS AREA**

EXISTING IMPERVIOUS AREA	= 6,519 SQ. FT. OR 0.15 AC.
ESTIMATED PROPOSED IMPERVIOUS AREA	= 63,393 SQ. FT. OR 1.46 AC.
MAXIMUM IMPERVIOUS AREA	= 86,353 SQ. FT. OR 1.98 AC.

**BUILDING SETBACKS**

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

**CONCRETE MONUMENT COORDINATES**

POINT	NORTHING	EASTING	STATUS
100	362,705.2105	2,404,679.987	PROPOSED
101	362,813.0967	2,404,948.128	PROPOSED
102	362,737.1185	2,404,968.994	PROPOSED
103	362,504.3054	2,405,052.614	PROPOSED

**TIE-LINES BETWEEN MONUMENTS**

POINT TO POINT	BEARING & DISTANCE
100-101	N 68°20'13" E 292.26'
101-102	S 08°33'01" E 79.90'
102-103	S 21°21'44" W 249.99'
103-100	N 61°47'32" W 425.04'

**SYMBOL**

SYMBOL	SOIL DESCRIPTION	SOIL PROPERTIES & QUALITIES
UWC	URBAN LAND-HAGERSTOWN COMPLEX	DRAINAGE CLASS: WELL DRAINED DEPTH TO SEASONAL HIGH WATER TABLE: MORE THAN 6 FEET FLOODING: NONE DEPTH TO BEDROCK: MORE THAN 60 INCHES EROSION HAZARD: MODERATE OR SEVERE

**SYMBOL**

SYMBOL	SOIL DESCRIPTION	SOIL PROPERTIES & QUALITIES
HbB	HAGERSTOWN SILT DM	DRAINAGE CLASS: WELL DRAINED DEPTH TO SEASONAL HIGH WATER TABLE: > 6 FEET FLOODING: NONE DEPTH TO BEDROCK: MORE THAN 60 INCHES EROSION HAZARD: MODERATE

**COMMUNITY DEVELOPMENT**

SUITABILITY: LIMITED  
 MANAGEMENT CONCERNS: THE DEPTH TO HARD, NONRIPPABLE LIMESTONE BEDROCK AND THE SLOPE ARE THE MAIN LIMITATIONS AFFECTING THE CONSTRUCTION OF BUILDINGS AND EXCAVATIONS, INCLUDING THOSE FOR ROADS, SEWER SYSTEMS AND FOUNDATIONS. SHRINKS AND SOLUTION CHANNELS IN THE BEDROCK INCREASE THE HAZARD OF GROUND WATER POLLUTION BY SEEPAGE FROM SEPTIC TANK ABSORPTION FIELDS AND BY STORM WATER RUNOFF. LOW STRENGTH IS A LIMITATION AFFECTING THE CONSTRUCTION OF ROADS. EROSION CAN BE SEVERE ON CONSTRUCTION SITES.

NOTE: NO FENCES ARE PERMITTED TO ENCRoACH INTO ANY EASEMENT SHOWN ON THIS PRELIMINARY PLAT

**AREA TABULATION PARCEL 60.2**

TOTAL AREA	10,001 SQ FT	OR	0.22959 ACRES
AREA TO PARCEL 60.2	1,639 SQ FT	OR	0.03763 ACRES
AREA FROM PARCEL 60.2	266 SQ FT	OR	0.00611 ACRES
NET AREA FOR SUBDIVISION	11,374 SQ FT	OR	0.26111 ACRES



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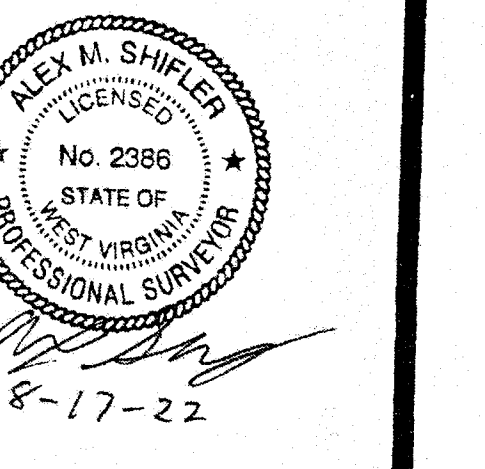
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 Email: foxassoc@foxandassociates.com

**FINAL PLAT**

**THE VILLAS AT WARM SPRINGS**  
 T.M. 100, P. 591, 60.3-60.9 & 61-61.3  
 DB 107, PG 172 & DB 999, PG 192

SITUATE ON WARM SPRINGS AVE., OPAGUON ELECTION DISTRICT 08  
 BERKELEY COUNTY, WEST VIRGINIA

SCALE: 1" = 30'



LAMA Case # XXX-XX

**APPROVED**

Berkeley County Planning Commission

PROJECT NO. 20-51063  
 DRAWING NO. D-6948  
 DATE: APRIL 2022  
 DRAWN BY: DCM  
 CHECKED BY: CER