

GENERAL LEGEND	
EXISTING SPOT ELEVATIONS	x 582.50
PROPOSED SPOT ELEVATIONS	x 82.5
EXISTING CONTOURS	--- 582 ---
PROPOSED CONTOURS	--- 82 ---
DIRECTION OF FLOW	→
EXISTING	EXIST. - - - - -
5/8" REBAR W/ CAP (UNLESS OTHERWISE STATED)	○ OR •
CONCRETE MONUMENT SET (WITH NUMBER)	□ #1
PROPERTY LINE	—
LOT NUMBER	⑩
FIRE HYDRANT	F.H. ☒
WATERLINE	— W —
SANITARY SEWER MANHOLE	MH •
SANITARY SEWER	— S —
DEED BOOK	D.B.
PAGE	P.G.
PARCEL	P.
MINIMUM BUILDING SETBACK LINE	M.B.S.L.
SQUARE FEET	SQ. FT.
TOTAL	(T.)
PART OF	P/O
NUMBER	NO.
STREET SIGN	— b —
STOP SIGN	— □ —

# PRELIMINARY PLAT FOR SUNDANCE VALLEY - PHASE 2 SINGLE FAMILY HOMES BERKELEY COUNTY, WEST VIRGINIA

TYPE	MIN. LOT AREA	MIN. LOT WIDTH	MIN. LOT DEPTH	NUMBER OF LOTS
SINGLE FAMILY	7,500 S.F.	75.00'	100'	22

### SITE DATA

TOTAL PROPERTY AREA..... 49.4212 ACRES  
TOTAL AREA PHASE 1..... 36.2311 ACRES  
TOTAL LOT AREA PHASE 2..... 5.8481 ACRES  
TOTAL ROAD AREA PHASE 2..... 1.8805 ACRES  
OPEN SPACE AREA #3 - PHASE 2..... 4.6951 ACRES  
OPEN SPACE AREA #4 - PHASE 2..... 0.7664 ACRES  
REMAINING LANDS..... 0.0000 ACRES

TOTAL AREA PHASE 2..... 13.1901 ACRES  
TOTAL IMPERVIOUS AREA..... 4.02 ACRES OR 52% OF LOTS AND ROADS  
TOTAL DISTURBED AREA..... 8.44 ACRES OR 64% OF PHASE 2 AREA  
NUMBER OF LOTS..... 22  
FUNCTIONAL DESCRIPTION..... SINGLE FAMILY RESIDENTIAL  
UNITS PER ACRE..... 3.67  
SEWER & WATER..... PUBLIC  
SOLID WASTE DISPOSAL..... INDIVIDUAL COLLECTION

MINIMUM BUILDING SETBACK LINES (M.B.S.L.)  
FRONT - 10'  
SIDES - 10' EACH SIDE  
REAR - 20'  
MINIMUM LOT SIZE ALLOWED: 7,500 S.F. OR 0.1722 ACRES  
MINIMUM LOT WIDTH ALLOWED: 60'  
ROAD CLASSIFICATION:  
CLASS L2, R.O.W. = 50', PAVEMENT = 20' & SHOULDER = 4'

NOTE: STORMWATER MANAGEMENT MEASURES FOR PHASE 2 OF THE SUNDANCE VALLEY PROJECT SHALL CONSIST OF SHEET FLOW TO CONSERVATION AREAS AND BIO-SWALES WITHIN THE ROAD DITCHES. NO "CONVENTIONAL" STORMWATER MANAGEMENT FACILITIES SUCH AS EXTENDED DETENTION PONDS OR WET PONDS ARE PROPOSED.

### CONSTRUCTION CERTIFICATION

I/WE, TRINITY HOMES W. VA. LLC, DO HEREBY CERTIFY THAT:

- ALL CLEARING, GRADING, DRAINAGE, CONSTRUCTION, AND DEVELOPMENT SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH THE APPROVED PLAN.
- STORMWATER MANAGEMENT FACILITIES SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE PLANS AND SPECIFICATIONS FOR THESE FACILITIES.
- THE INSTALLATION AND MAINTENANCE OF SEDIMENT CONTROL MEASURES SHALL BE IN STRICT ACCORDANCE WITH THE APPROVED PLAN AND SEQUENCE OF CONSTRUCTION. THAT A COPY OF THE APPROVED PLAN SHALL BE AVAILABLE, ON SITE AT ALL TIMES, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION SHALL BE MADE AWARE OF THESE REQUIREMENTS.
- THE BERKELEY COUNTY ENGINEERING DEPARTMENT RESERVES THE RIGHT TO ADD TO OR MODIFY THE PROVISIONS SHOWN ON THE PLAN SHOULD ACTUAL FIELD CONDITIONS WARRANT SUCH CHANGES.
- THE PLAN OF SUBDIVISION WILL BE IN ACCORDANCE WITH THE APPROVED PLANS AND OPEN SPACE/CONSERVATION AREAS WILL REMAIN UNDISTURBED AS APPROVED BY THE BERKELEY COUNTY PLANNING COMMISSION.

TRINITY HOMES W. VA. LLC \_\_\_\_\_ DATE \_\_\_\_\_

### AS-BUILT CERTIFICATION

I/WE \_\_\_\_\_ DO HEREBY CERTIFY THAT:

- ALL DRAINAGE AND STORMWATER MANAGEMENT FACILITIES SHOWN HEREON HAVE BEEN CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS.
- ALL STREETS, UTILITIES AND OTHER PERTINENT FEATURES SHOWN HEREON HAVE BEEN CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS.
- THE INFORMATION SHOWN HEREON IS INDICATIVE OF AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION.

ENGINEER/SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

### GENERAL CONSTRUCTION NOTES

THE CONTRACTOR SHALL HAVE:  
A. A CURRENT WV CONTRACTORS LICENSE, TO BE DISPLAYED ON SITE.  
B. CURRENT APPROVED CONSTRUCTION DOCUMENTS ON SITE.  
C. ALL APPLICABLE PERMITS AVAILABLE ON SITE DURING CONSTRUCTION

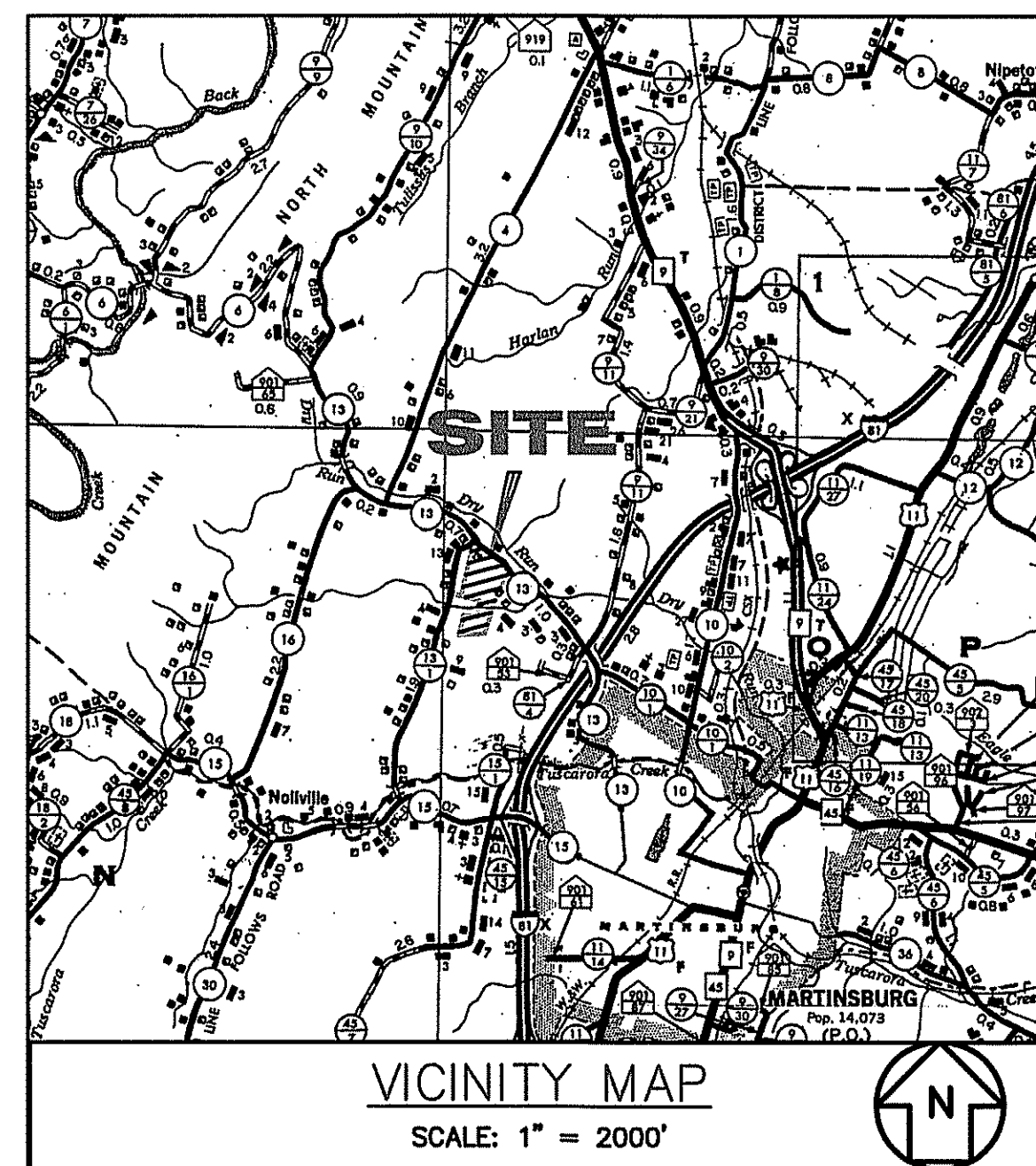
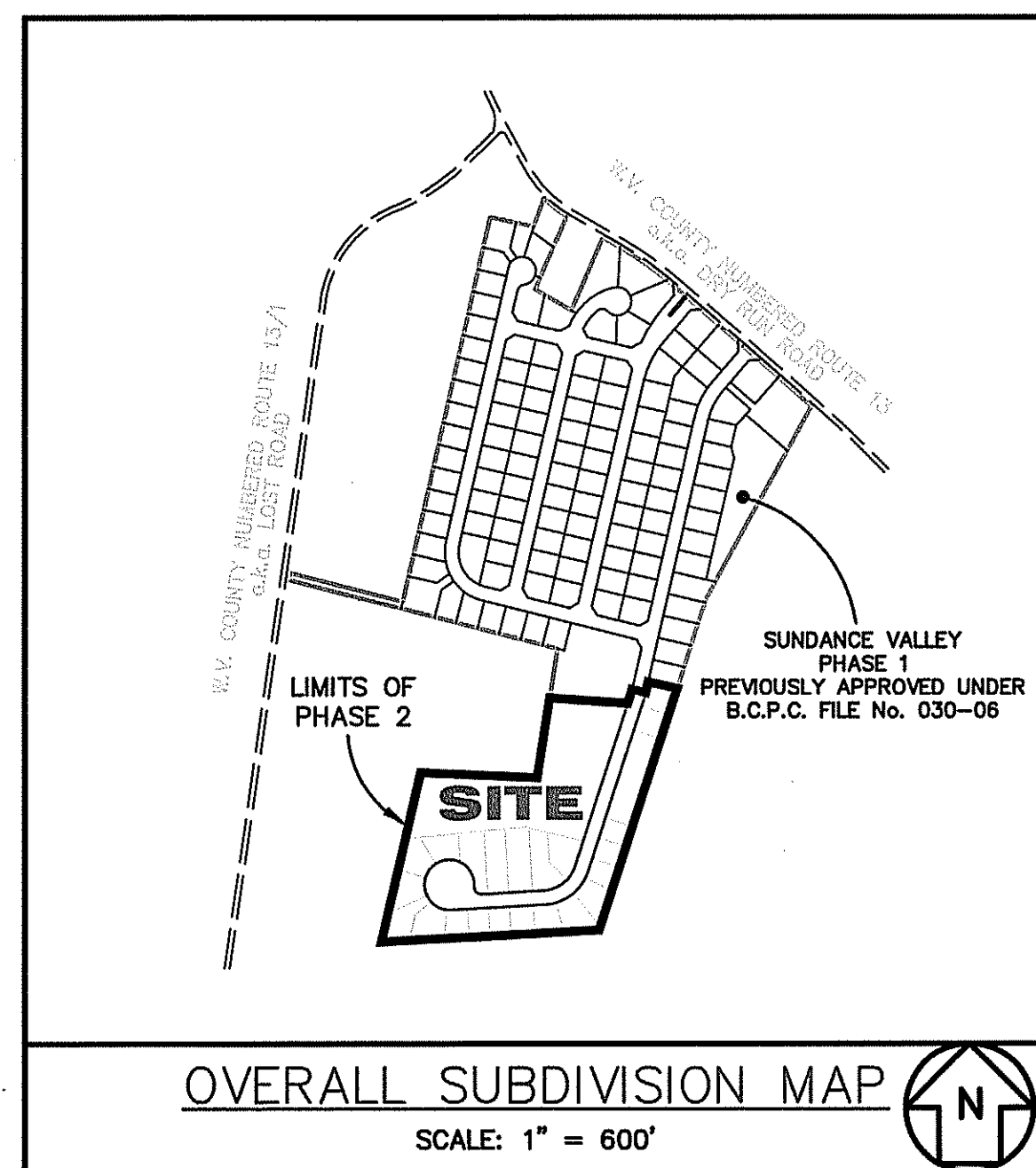
ALL CONSTRUCTION ON THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH THE WVDH SPECIFICATION BOOK, WEST VIRGINIA EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MANUAL, AND ANY APPLICABLE SPECIFICATIONS UNDER WHICH A PUBLIC ENTITY HAS JURISDICTION.

### OWNER'S CERTIFICATION

I, \_\_\_\_\_ OWNER OF PROPERTY SHOWN HEREON AND DESCRIBED IN SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS PLAN OF SUBDIVISION; ESTABLISH MINIMUM BUILDING SETBACK LINES (M.B.S.L.); AND DEDICATE THE STREETS, ALLEYS, WALKS, TRAILS, PARKS AND OPEN SPACE TO PUBLIC USE.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN HEREON AND ALL PARTIES IN INTEREST THERETO HAVE HEREUNDER AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ WITNESS \_\_\_\_\_



PREPARED FOR  
OWNER / DEVELOPER  
TRINITY HOMES W. VA. LLC  
3675 PARK AVENUE, SUITE 301  
ELLCOTT CITY, MARYLAND 21043  
PHONE: (410) 480-0023

OWNERSHIP DATA:  
DEED BOOK 814, PAGE 112  
PLAT CABINET 11, SLIDE 168

### GENERAL NOTES

- 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 AGREE WITH PLAT IN PLAT CABINET 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 SERVICE WATER DISTRICT.
- ALL WATERLINE CONSTRUCTION SHALL CONFORM TO THE BERKELEY COUNTY PUBLIC SERVICE 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 SERVICE SEWER DISTRICT.
- ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO BERKELEY COUNTY PUBLIC SERVICE SEWER DISTRICT'S STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- ALL WATERLINE AND SANITARY SEWER CONSTRUCTION SHALL BE DONE IN STRICT ACCORDANCE WITH THE STATE OF WEST VIRGINIA CHAPTER 16-1 SERIES VI REGULATIONS ENTITLED "SEWAGE 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.
- PART OF THIS SITE IS INUNDATED BY ZONE "A" 100 YEAR FLOOD PLAIN PER FEMA F.I.R.M. COMMUNITY PANEL NO. 540036 0151 E, DATED JULY 7, 2009 AS SHOWN HEREIN. THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
- THERE ARE NO KNOWN SNKHOLES, 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 HEREIN.
- A 10' WIDE DRAINAGE AND UTILITY EASEMENT IS HEREBY RESERVED ALONG THE PROPERTY LINES OF EACH LOT.
- NO SIDEWALKS OR STREET LIGHTS ARE PLANNED AT THIS TIME.
- SEE SHEET 17 FOR DRIVEWAY CULVERT TABLE.
- PROPOSED ROAD: CLASS L2 - 50' R.O.W. - 20' PAVEMENT - 4' SHOULDER
- WEST VIRGINIA ROAD R.O.W. INFORMATION OBTAINED FROM THE W.V. DEPT. OF TRANSPORTATION, DIVISION OF HIGHWAYS OFFICE IN BURLINGTON, WV.
- 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 CRADLE ROCK LANE NEAR LOT 133 IS 101.5 P.S.I. STATIC, 37.9 P.S.I. RESIDUAL AT FLOW RATE OF 576 G.P.M.
- ANY AND ALL BUILDING IMPROVEMENTS (DECKS, PORCHES, BAY WINDOWS, BUMP-OUTS, FIREPLACES, SUNROOMS, ROOF EAVES, ETC.) MUST BE CONSTRUCTED WITHIN THE MINIMUM BUILDING SETBACK LINES (M.B.S.L.).

### SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	NOTES
3	EXISTING CONDITIONS
4 & 5	PRELIMINARY PLAT
6	MASS GRADING PLAN
7	FINAL LOT GRADING PLAN
8	UTILITY PLAN
9	CRADLE ROCK LANE - PLAN & PROFILE
10	SOIL EROSION & SEDIMENT CONTROL PLAN
11, 12 & 13	SOIL EROSION & SEDIMENT CONTROL DETAILS
14 & 15	SANITARY SEWER DETAILS/PROFILES
16	STORM SEWER DETAILS/PROFILES
17	ROADWAY/SITE DETAILS

NO.	REVISION	BY	DATE	APP'D	SCALE
1					AS SHOWN
2					
3					
4					
5					

**DAVIS, RENN & ASSOCIATES, INC.**

ENGINEERS ARCHITECTS PLANNERS SURVEYORS

P.O. BOX 246 HAGERSTOWN, MARYLAND 21741  
TELEPHONE 301-739-5660

**COVER SHEET**  
FOR  
**SUNDANCE VALLEY - PHASE 2**

B.C.P.C. FILE NO. 021-10

SHEET NO. 1 of 17
PROJECT NO. 101015
FILE NO. B-1918

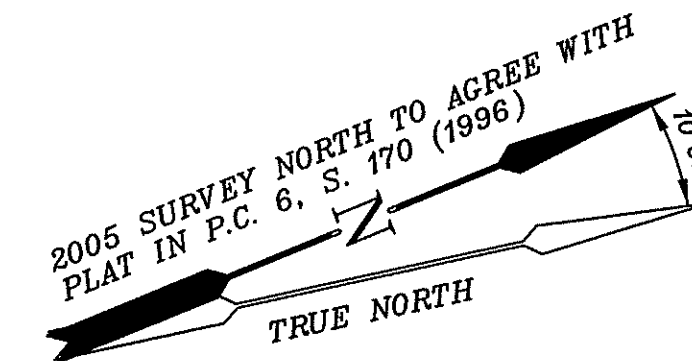
TAX MAP H-37 PARCEL 25.14 HEDGESVILLE DISTRICT BERKELEY COUNTY, WEST VIRGINIA



**DETAILED - SOIL MAP UNITS**

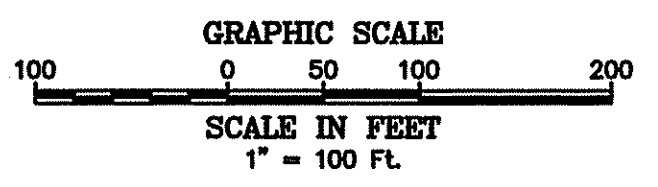
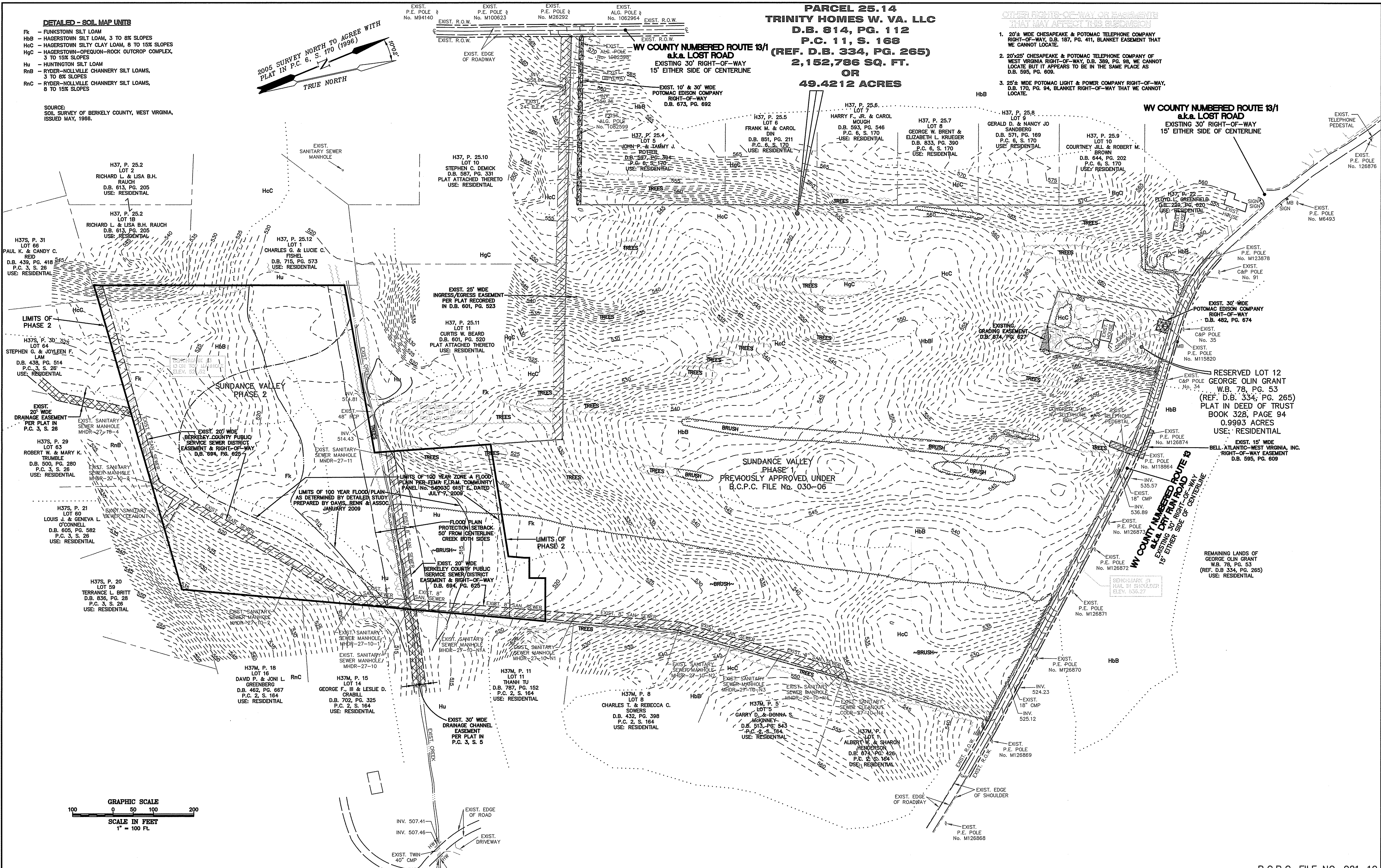
- Fk - FUNKSTOWN SILT LOAM
- HbB - HAGERSTOWN SILT LOAM, 3 TO 8% SLOPES
- HcC - HAGERSTOWN SILTY CLAY LOAM, 8 TO 15% SLOPES, 3 TO 15% SLOPES
- Hu - HUNTINGTON SILT LOAM
- RnB - RYDER-NOLLVILLE CHANNERY SILT LOAMS, 3 TO 8% SLOPES
- RnC - RYDER-NOLLVILLE CHANNERY SILT LOAMS, 8 TO 15% SLOPES

SOURCE:  
SOIL SURVEY OF BERKELEY COUNTY, WEST VIRGINIA,  
ISSUED MAY, 1986.



**PARCEL 25.14**  
**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**

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. 98, WE CANNOT LOCATE BUT IT APPEARS TO BE IN THE SAME PLACE AS D.B. 595, PG. 609.
3. 25'± WIDE POTOMAC LIGHT & POWER COMPANY RIGHT-OF-WAY, D.B. 170, PG. 94, BLANKET RIGHT-OF-WAY THAT WE CANNOT LOCATE.



EX-CONDITIONS-PH2				
NO.	REVISION	BY	DATE	APP'D
9				
8				
7				
6				
5				

**DAVIS, RENN & ASSOCIATES, INC.**  
ENGINEERS ARCHITECTS PLANNERS SURVEYORS  
P.O. BOX 246 HAGERSTOWN, MARYLAND 21741  
TELEPHONE 301-739-5860

**EXISTING CONDITIONS FOR SUNDANCE VALLEY - PHASE 2**  
B.C.P.C. FILE NO. 021-10  
SHEET NO. 3 of 17  
PROJECT NO. 101015  
FILE NO. B-1918

H:\101015\Sundance Valley\Correspondence\Email\101015\EX-CONDITIONS-PH2.dwg, 10/20/2018 12:29:42 PM

H37, P. 25.12  
LOT 1  
CHARLES O. & LUCIE C.  
FISHEL  
D.B. 715, PG. 573  
USE: RESIDENTIAL

**PARCEL 25.14**  
**TRINITY HOMES W. VA. LLC**  
**D.B. 814, PG. 112**  
**P.C. 11, S. 168**  
**(REF. D.B. 334, PG. 265)**  
**OR**  
**49.4212 ACRES**

H37, P. 25.10  
LOT 10  
STEPHEN C. DEMICK  
D.B. 587, PG. 331  
PLAT ATTACHED THERETO  
USE: RESIDENTIAL

H37, P. 25.2  
LOT 18  
RICHARD L. & LISA B.H.  
RAUCH  
D.B. 613, PG. 205  
USE: RESIDENTIAL

H37S, P. 31  
LOT 66  
PAUL K. & CANDY C.  
REID  
D.B. 439, PG. 418  
P.C. 3, S. 26

H37S, P. 30  
LOT 64  
STEPHEN G. & JOYLEEN F.  
LAM  
D.B. 438, PG. 514  
P.C. 3, S. 26  
USE: RESIDENTIAL

EXIST. 20' WIDE  
BERKELEY COUNTY PUBLIC  
SERVICE SEWER DISTRICT  
EASEMENT & RIGHT-OF-WAY  
D.B. 694, PG. 625

EXIST. 20' WIDE  
DRAINAGE EASEMENT  
PER PLAT IN P.C. 3, S. 26

H37S, P. 29  
LOT 63  
ROBERT W. & MARY K.  
TRUMBLE  
D.B. 500, PG. 280  
P.C. 3, S. 26  
USE: RESIDENTIAL

H37S, P. 21  
LOT 60  
LOUIS J. & GENEVA L.  
O'CONNELL  
D.B. 605, PG. 582  
P.C. 3, S. 26  
USE: RESIDENTIAL

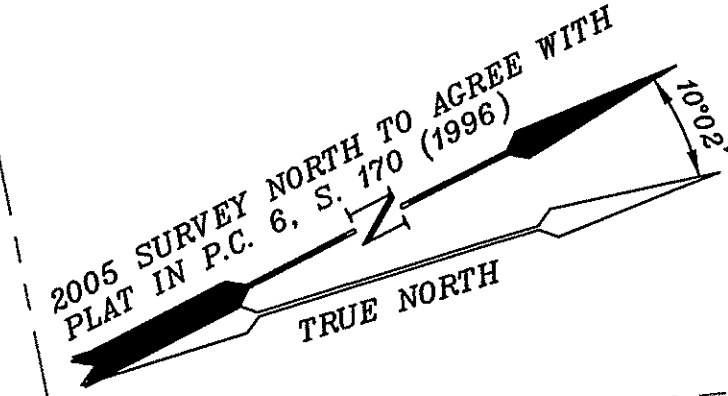
H37S, P. 20  
LOT 59  
TERRANCE L. BRITT  
D.B. 838, PG. 28  
P.C. 3, S. 26  
USE: RESIDENTIAL

H37M, P. 18  
LOT 16  
DAVID P. & JONI L.  
GREENBERG  
D.B. 462, PG. 667  
P.C. 2, S. 164  
USE: RESIDENTIAL

H37M, P. 15  
LOT 14  
GEORGE F. III & LESLIE D.  
CRABILL  
D.B. 702, PG. 325  
P.C. 2, S. 164  
USE: RESIDENTIAL

H37M, P. 11  
LOT 11  
THANH TU  
D.B. 787, PG. 152  
P.C. 2, S. 164  
USE: RESIDENTIAL

H37M, P. 8  
LOT 8  
CHARLES T. & REBECCA C.  
SOWERS  
D.B. 432, PG. 398  
P.C. 2, S. 164  
USE: RESIDENTIAL



LINE	BEARING	DISTANCE
L28	S 221°24'33" W	40.00'
L30	S 221°24'33" W	8.89'
L31	N 221°24'33" E	8.89'
L32	S 67°47'17" E	50.00'
L33	S 84°23'34" E	84.45'
L34	S 52°02'59" W	29.02'
L35	N 84°23'34" W	71.33'
L36	N 271°20'00" E	21.51'
L37	S 73°01'52" W	26.39'
L38	S 16°58'09" E	6.11'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	BEARING	CHORD
C54	04°53'17"	125.00'	5.44'	10.88'	S 24°42'21" W	10.38'
C55	08°47'51"	175.00'	13.46'	26.87'	S 31°35'55" W	26.84'
C56	23°23'24"	175.00'	36.22'	71.44'	S 47°41'32" W	70.95'
C57	23°23'24"	175.00'	36.22'	71.44'	S 71°04'57" W	70.95'
C58	13°13'03"	175.00'	20.28'	40.37'	S 89°23'10" W	40.28'
C59	08°55'01"	90.00'	7.02'	14.01'	N 79°32'48" W	13.99'
C60	42°38'51"	90.00'	35.13'	66.99'	N 53°45'52" W	65.45'
C61	16°23'04"	90.00'	12.96'	25.74'	N 24°14'54" W	25.85'
C62	42°11'00"	90.00'	34.71'	66.26'	N 05°02'08" E	64.78'
C63	40°26'21"	90.00'	33.15'	63.52'	N 46°20'49" E	62.21'
C64	57°35'30"	90.00'	49.47'	90.46'	S 84°38'16" E	86.70'
C65	69°19'54"	90.00'	62.24'	108.91'	S 21°10'34" E	102.38'
C66	97°29'41"	25.00'	28.50'	42.54'	S 35°15'28" E	37.59'
C67	42°47'04"	125.00'	48.97'	93.34'	N 74°36'10" E	91.19'
C68	28°00'38"	125.00'	28.87'	56.78'	N 40°12'19" E	56.26'
C69	04°59'17"	75.00'	3.27'	6.53'	N 24°42'21" E	6.53'
C70	68°47'42"	175.00'	119.81'	210.12'	N 61°35'51" E	197.73'
C71	277°29'41"	90.00'	78.94'	435.89'	N 54°44'32" E	118.69'
C72	68°47'42"	125.00'	85.58'	150.09'	N 61°35'51" E	141.23'

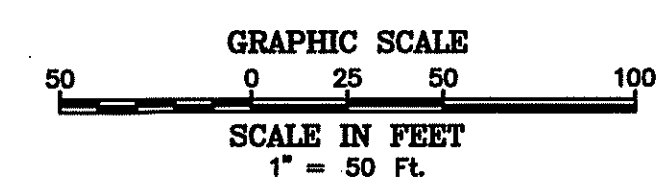
**ROAD CLASSIFICATION INDEX**

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

**GENERAL LEGEND**

- EXISTING SPOT ELEVATIONS x 582.50
- PROPOSED SPOT ELEVATIONS x 82.5
- EXISTING CONTOURS --- 582 ---
- PROPOSED CONTOURS --- 82 ---
- DIRECTION OF FLOW →
- EXISTING EXIST. ---
- 5/8" REBAR W/ CAP (UNLESS OTHERWISE STATED) OR •
- CONCRETE MONUMENT SET (WITH NUMBER) #
- PROPERTY LINE
- LOT NUMBER (102)
- FIRE HYDRANT F.H. ⚡
- WATERLINE — W —
- SANITARY SEWER MANHOLE MH •
- SANITARY SEWER S —
- DEED BOOK D.B.
- PAGE P.G.
- PARCEL P.
- MINIMUM BUILDING SETBACK LINE M.B.S.L.
- SQ. FT. SQ. FT.
- TOTAL (T.)
- PART OF P/O
- NUMBER NO.
- STREET SIGN
- STOP SIGN

- EXISTING INGRESS/EGRESS EASEMENT
- EXISTING DRAINAGE EASEMENT
- EXISTING SANITARY SEWER EASEMENT
- PORTION EXISTING SANITARY SEWER EASEMENT TO BE ABANDONED
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED ACCESS EASEMENT
- PROPOSED DRAINAGE EASEMENT



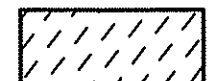
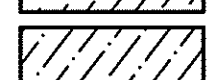


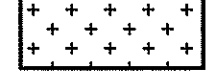



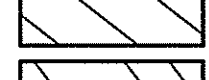

NO.	REVISION	BY	DATE	APP'D
9				
8				
7				
6				
5				

**DAVIS, RENN & ASSOCIATES, INC.**  
ENGINEERS ARCHITECTS PLANNERS SURVEYORS  
P.O. BOX 246 HAGERSTOWN, MARYLAND 21741  
TELEPHONE 301-739-5660

**PRELIMINARY PLAT FOR SUNDANCE VALLEY - PHASE 2**  
SHEET NO. 4 OF 17  
PROJECT NO. 101015  
FILE NO. B-1918  
B.C.P.C. FILE NO. 021-10

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-  PROPOSED DRAINAGE EASEMENT
-  PROPOSED UTILITY EASEMENT
-  PROPOSED LANDSCAPING BUFFER
-  PROPOSED LANDSCAPING EASEMENT
-  EXISTING GRADING EASEMENT
-  PROPOSED ACCESS EASEMENT
-  EXISTING INGRESS/EGRESS EASEMENT
-  EXISTING SANITARY SEWER EASEMENT
-  EXISTING ELECTRIC EASEMENT
-  EXISTING TELEPHONE EASEMENT

H375, P. 31  
LOT 66  
PAUL K. & CANDY C.  
REID  
D.B. 439, PG. 418  
P.C. 3, S. 26  
USE: RESIDENTIAL

H37, P. 25.2  
LOT 1B  
RICHARD L. & LISA B.H.  
RAUCH  
D.B. 613, PG. 205  
USE: RESIDENTIAL

H37, P. 25.12  
LOT 1  
CHARLES G. & LUCIE C.  
FISHEL  
D.B. 715, PG. 573  
USE: RESIDENTIAL

**PARCEL 25.14**  
**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**

2005 SURVEY NORTH TO AGREE WITH  
PLAT IN P.C. 6, S. 170 (1996)

TRUE NORTH

H37, P. 25.10  
LOT 10  
STEPHEN C. DEMICK  
D.B. 507, PG. 331  
PLAT ATTACHED THERETO  
USE: RESIDENTIAL

H37, P. 25.11  
LOT 11  
CURTIS W. BEARD  
D.B. 601, PG. 520  
PLAT ATTACHED THERETO  
USE: RESIDENTIAL

SUNDANCE VALLEY  
PHASE 1  
PREVIOUSLY APPROVED UNDER  
B.C.P.C. FILE NO. 030-06

**NOTE:**  
ALL DWELLING FIRST FLOOR ELEVATIONS  
(F.F.E.) SHALL BE A MINIMUM OF 2'  
ABOVE THE FLOODPLAIN ELEVATIONS  
SHOWN HEREON.

H375, P. 30  
LOT 64  
STEPHEN G. & JOYLEEN F.  
LAW  
D.B. 438, PG. 514  
P.C. 3, S. 26  
USE: RESIDENTIAL

H375, P. 29  
LOT 63  
ROBERT W. & MARY K.  
TRUMBLE  
D.B. 500, PG. 280  
P.C. 3, S. 26  
USE: RESIDENTIAL

H375, P. 21  
LOT 60  
LOUIS J. & GENEVA L.  
O'CONNELL  
D.B. 605, PG. 582  
P.C. 3, S. 26  
USE: RESIDENTIAL

H375, P. 20  
LOT 59  
TERRANCE L. BRITT  
D.B. 536, PG. 28  
P.C. 3, S. 26  
USE: RESIDENTIAL

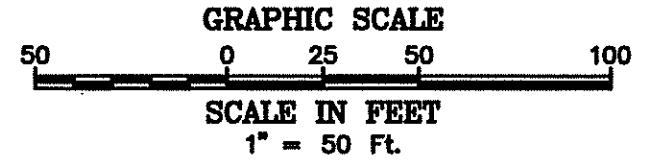
H37M, P. 18  
LOT 16  
DAVID P. & JON L.  
GREENBERG  
D.B. 462, PG. 667  
P.C. 2, S. 164  
USE: RESIDENTIAL

H37M, P. 15  
LOT 14  
GEORGE F. III & LESLIE D.  
CRABILL  
D.B. 702, PG. 325  
P.C. 2, S. 164  
USE: RESIDENTIAL

H37M, P. 11  
LOT 11  
THANH TU  
D.B. 789, PG. 152  
P.C. 2, S. 164  
USE: RESIDENTIAL

H37M, P. 8  
LOT 8  
CHARLES T. & REBECCA C.  
SOMERS  
D.B. 432, PG. 398  
P.C. 2, S. 164  
USE: RESIDENTIAL

- GRADING NOTES**
1. NO EXCAVATION SHALL BE MADE WITH A FACE STEEPER THAN 3:1.
  2. NO FILL SHALL BE MADE WHICH CREATES ANY EXPOSED SURFACE STEEPER IN SLOPE THAN 1 1/2:1.



NO.	REVISION	BY	DATE	APP'D	SCALE
9					1" = 50'
8					
7					
6					
5					

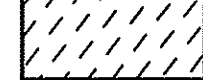


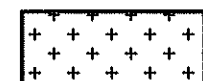

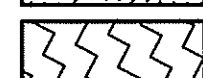
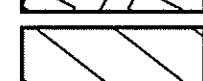
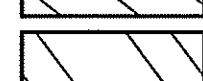

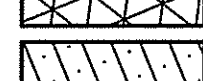
**DAVIS, RENN & ASSOCIATES, INC.**  
ENGINEERS ARCHITECTS PLANNERS SURVEYORS  
P.O. BOX 246 HAGERSTOWN, MARYLAND 21741  
TELEPHONE 301-739-5660

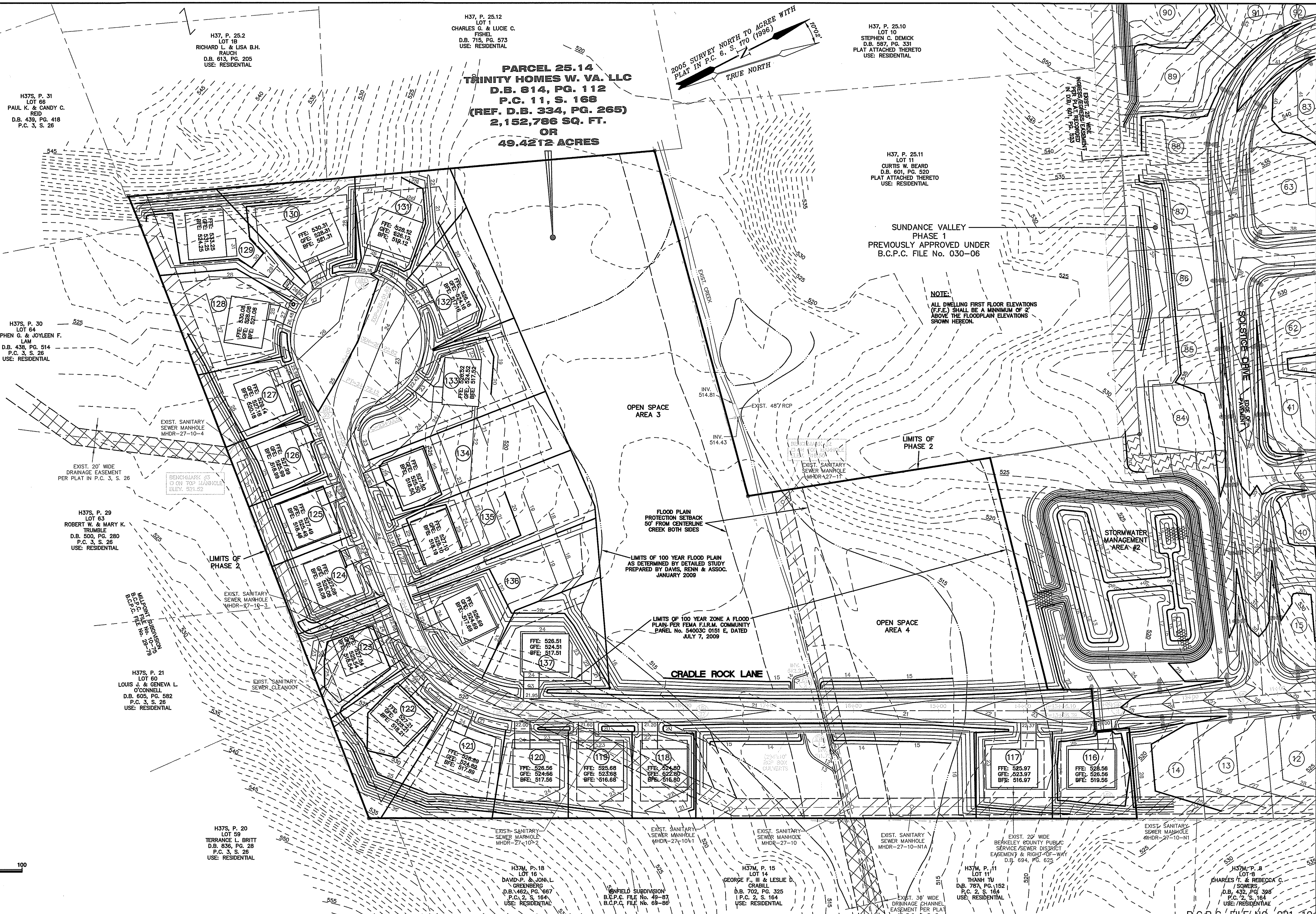
**MASS GRADING PLAN**  
FOR  
**SUNDANCE VALLEY - PHASE 2**

REGISTRATION NO. TAX MAP H-37 PARCEL 25.14 HEDGESVILLE DISTRICT BERKELEY COUNTY, WEST VIRGINIA

SHEET NO. 6 OF 17  
PROJECT NO. 101015  
FILE NO. B-1918

F:\18\0925 Sundance Valley\Correspondence\Email\101015-30 Phase 2 Rem plans\101015-06-GRAD-MASS-PH2.dwg, 10/30/2018 1:36:30 PM

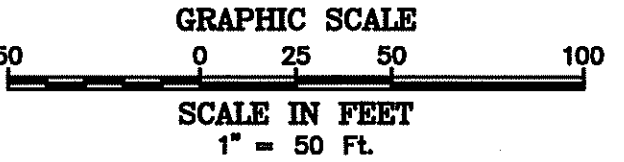
-  PROPOSED DRAINAGE EASEMENT
-  PROPOSED UTILITY EASEMENT
-  PROPOSED LANDSCAPING BUFFER
-  PROPOSED LANDSCAPING EASEMENT
-  EXISTING GRADING EASEMENT
-  PROPOSED ACCESS EASEMENT
-  EXISTING INGRESS/EGRESS EASEMENT
-  EXISTING SANITARY SEWER EASEMENT
-  EXISTING ELECTRIC EASEMENT
-  EXISTING TELEPHONE EASEMENT



**PARCEL 25.14**  
**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**

SUNDANCE VALLEY  
 PHASE 1  
 PREVIOUSLY APPROVED UNDER  
 B.C.P.C. FILE No. 030-06

**NOTE:**  
 ALL DWELLING FIRST FLOOR ELEVATIONS  
 (FFE) SHALL BE A MINIMUM OF 2'  
 ABOVE THE FLOODPLAIN ELEVATIONS  
 SHOWN HEREON.



REVISION	BY	DATE	APP'D	SCALE
9				1" = 50'
8				
7				
6				
5				

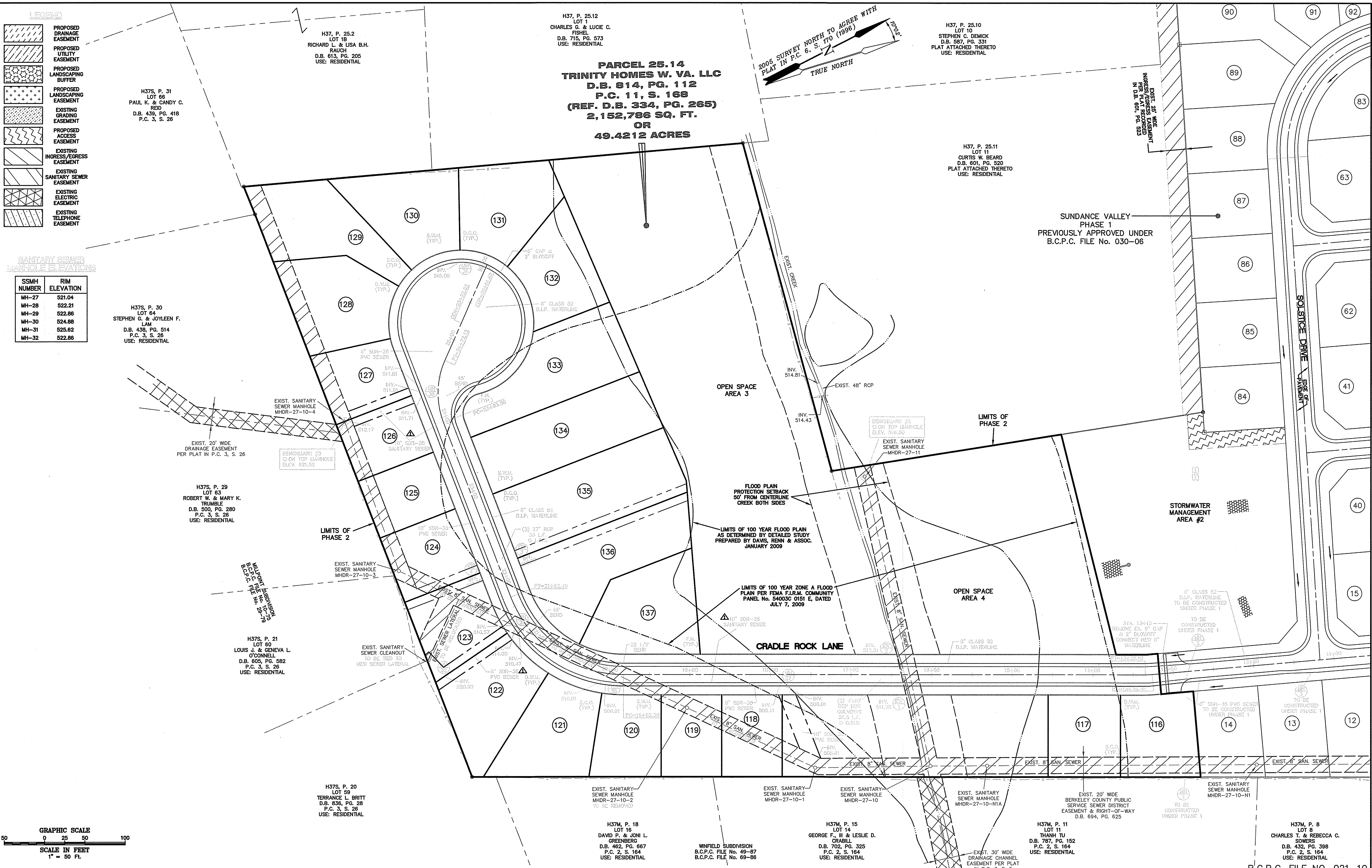
DAVIS, RENN & ASSOCIATES, INC.  
 ENGINEERS ARCHITECTS PLANNERS SURVEYORS  
 P.O. BOX 248 HAGERSTOWN, MARYLAND 21741  
 TELEPHONE 301-739-5660

**FINAL LOT GRADING PLAN**  
 FOR  
**SUNDANCE VALLEY - PHASE 2**

SHEET NO. 7 OF 17  
 PROJECT NO. 101015  
 FILE NO. B-1918

TAX MAP H-37 PARCEL 25.14 HEDGESVILLE DISTRICT BERKELEY COUNTY, WEST VIRGINIA

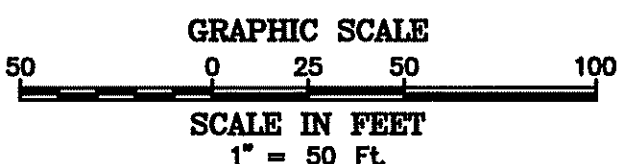
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- LEGEND**
- PROPOSED DRAINAGE EASEMENT
  - PROPOSED UTILITY EASEMENT
  - PROPOSED LANDSCAPING BUFFER
  - PROPOSED LANDSCAPING EASEMENT
  - EXISTING GRADING EASEMENT
  - PROPOSED ACCESS EASEMENT
  - EXISTING INGRESS/EGRESS EASEMENT
  - EXISTING SANITARY SEWER EASEMENT
  - EXISTING ELECTRIC EASEMENT
  - EXISTING TELEPHONE EASEMENT

**SANITARY SEWER MANHOLE ELEVATIONS**

SSMH NUMBER	RIM ELEVATION
MH-27	521.04
MH-28	522.21
MH-29	522.86
MH-30	524.88
MH-31	525.62
MH-32	522.86



UTILITY-PH2

No.	REVISION	BY	DATE	APP'D	SCALE
9					
8					
7					
6					
5					

**DAVIS, RENN & ASSOCIATES, INC.**  
 ENGINEERS ARCHITECTS PLANNERS SURVEYORS  
 P.O. BOX 246 HAGERSTOWN, MARYLAND 21741  
 D.B. 462, PG. 667 P.C. 2, S. 164 USE: RESIDENTIAL  
 WINFIELD SUBDIVISION B.C.P.C. FILE No. 49-87 B.C.P.C. FILE No. 69-98  
 H37M, P. 18 LOT 16 DAVID P. & JONI L. GREENBERG D.B. 462, PG. 667 P.C. 2, S. 164 USE: RESIDENTIAL  
 H37M, P. 15 LOT 14 GEORGE F. III & LESLIE D. CRABILL D.B. 702, PG. 325 P.C. 2, S. 164 USE: RESIDENTIAL  
 H37M, P. 11 LOT 11 THANH TU D.B. 432, PG. 398 P.C. 2, S. 164 USE: RESIDENTIAL  
 H37M, P. 8 LOT 8 CHARLES T. & REBECCA C. D.B. 432, PG. 398 P.C. 2, S. 164 USE: RESIDENTIAL

**UTILITY PLAN FOR SUNDANCE VALLEY - PHASE 2**

B.C.P.C. FILE NO. 021-10  
 SHEET NO. 8 OF 17  
 PROJECT NO. 101015  
 FILE NO. B-1918

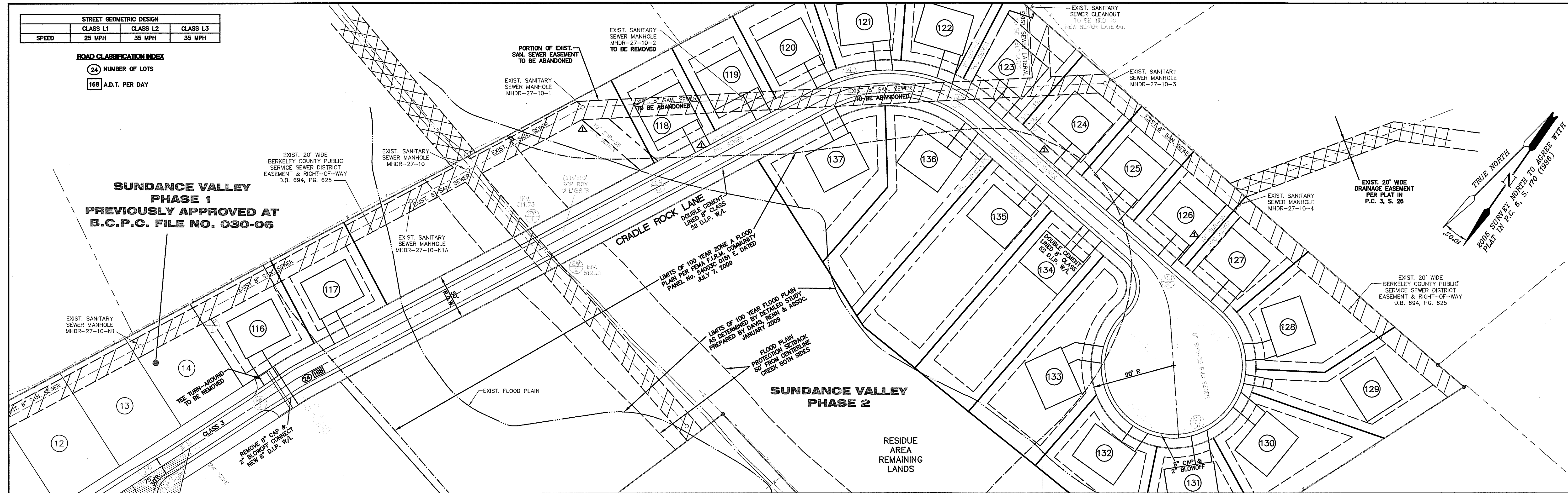
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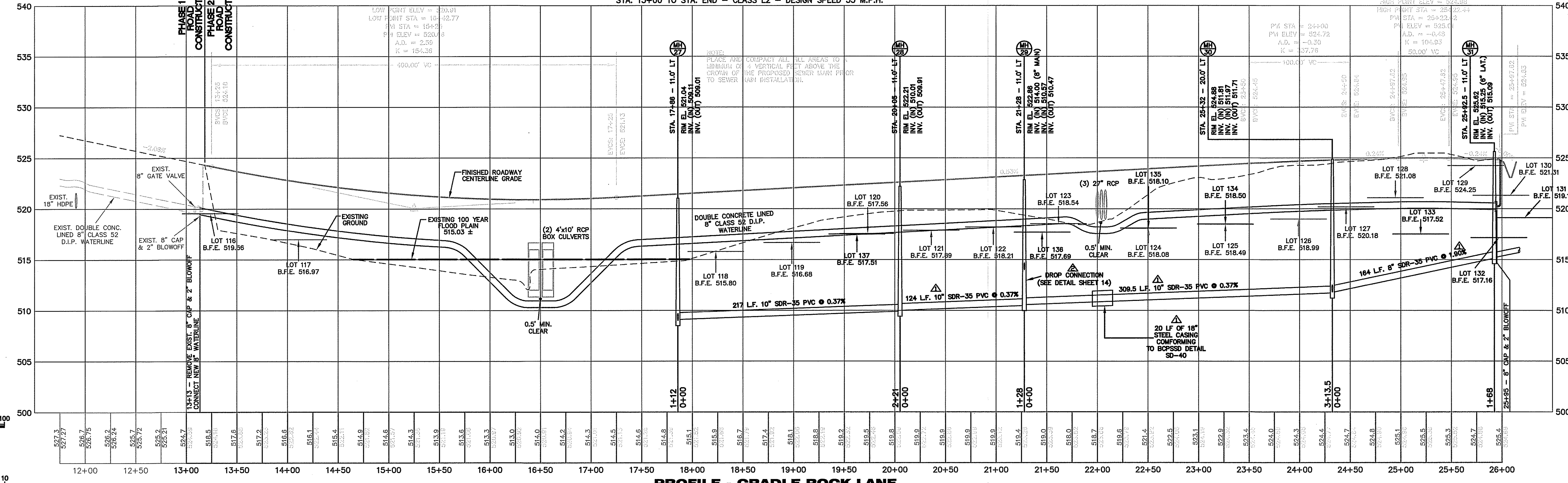
STREET GEOMETRIC DESIGN			
CLASS	L1	L2	L3
SPEED	25 MPH	35 MPH	35 MPH

**ROAD CLASSIFICATION INDEX**

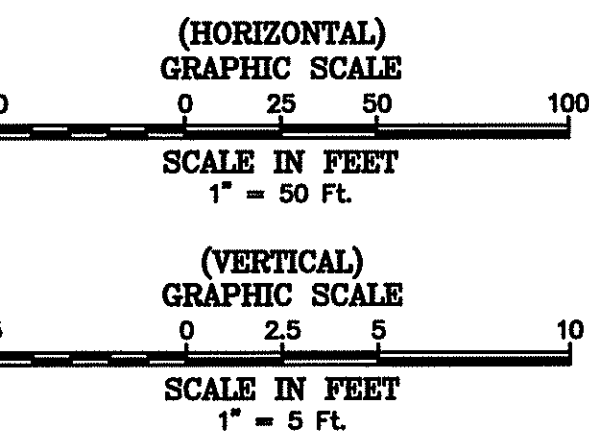
- 24 NUMBER OF LOTS
- 168 A.D.T. PER DAY



**PLAN - CRADLE ROCK LANE**  
 SCALE: 1" = 50'  
 STA. 13+00 TO STA. END - CLASS L2 - DESIGN SPEED 35 M.P.H.



**PROFILE - CRADLE ROCK LANE**  
 HORIZ. SCALE: 1" = 50'  
 VERTICAL SCALE: 1" = 5'



No.	REVISION	BY	DATE	APP'D	SCALE
4					1" = 50'
3					
2	REVISION PER DEP COMMENTS		04/19/11		
1	REVISION PER BCPSDD COMMENTS		3/4/2011		

**DAVIS, RENN & ASSOCIATES, INC.**  
 ENGINEERS ARCHITECTS PLANNERS SURVEYORS  
 P.O. BOX 246 HAGERSTOWN, MARYLAND 21741  
 TELEPHONE 301-739-5660

**CRADLE ROCK LANE - PLAN & PROFILE**  
 FOR  
**SUNDANCE VALLEY - PHASE 2**

TAX MAP H-37 PARCEL 25.14 D.B. 814, PG. 112 HEDGESVILLE DISTRICT BERKELEY COUNTY, W.V.

B.C.P.C. FILE NO. 021-10

SHEET NO.	9 OF 17
PROJECT NO.	101015
FILE NO.	B-1918

H:\10\50925 Sundance Valley\Correspondence\Email In\2109-10-30 Phase 2 Rem plans\101015\PP-CRADLE-PH2.dwg, 10/30/2018 13:22:11 PM

- PROPOSED DRAINAGE EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED LANDSCAPING BUFFER
- PROPOSED LANDSCAPING EASEMENT
- EXISTING GRADING EASEMENT
- PROPOSED ACCESS EASEMENT
- EXISTING INGRESS/EGRESS EASEMENT
- EXISTING SANITARY SEWER EASEMENT
- EXISTING ELECTRIC EASEMENT
- EXISTING TELEPHONE EASEMENT

H375, P. 31  
LOT 66  
PAUL K. & CANDY C. REID  
D.B. 439, PG. 418  
P.C. 3, S. 26

H37, P. 25.2  
LOT 1B  
RICHARD L. & LISA B.H. RAUCH  
D.B. 613, PG. 205  
USE: RESIDENTIAL

H37, P. 25.12  
LOT 1  
CHARLES G. & LUCIE C. FISHEL  
D.B. 715, PG. 573  
USE: RESIDENTIAL

**PARCEL 25.14**  
**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**

H37, P. 25.10  
LOT 10  
STEPHEN C. DEMICK  
D.B. 567, PG. 331  
PLAT ATTACHED THERETO  
USE: RESIDENTIAL

H37, P. 25.11  
LOT 11  
CURTIS W. BEARD  
D.B. 601, PG. 520  
PLAT ATTACHED THERETO  
USE: RESIDENTIAL

SUNDANCE VALLEY  
PHASE 1  
PREVIOUSLY APPROVED UNDER  
B.C.P.C. FILE NO. 030-06

H375, P. 30  
LOT 64  
STEPHEN G. & JOYLEEN F. LAW  
D.B. 438, PG. 514  
P.C. 3, S. 26  
USE: RESIDENTIAL

H375, P. 29  
LOT 63  
ROBERT W. & MARY K. TRUMBLE  
D.B. 500, PG. 280  
P.C. 3, S. 26  
USE: RESIDENTIAL

H375, P. 21  
LOT 60  
LOUIS J. & GENEVA L. O'CONNELL  
D.B. 605, PG. 582  
P.C. 3, S. 26  
USE: RESIDENTIAL

H375, P. 20  
LOT 59  
TERRANCE L. BRITT  
D.B. 636, PG. 28  
P.C. 3, S. 26  
USE: RESIDENTIAL

H37M, P. 18  
LOT 16  
DAVID P. & JON L. GREENBERG  
D.B. 462, PG. 667  
P.C. 2, S. 164  
USE: RESIDENTIAL

WINFIELD SUBDIVISION  
B.C.P.C. FILE NO. 49-87  
B.C.P.C. FILE NO. 68-88

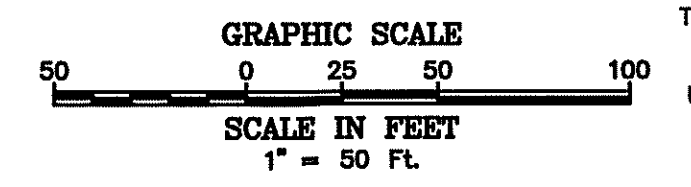
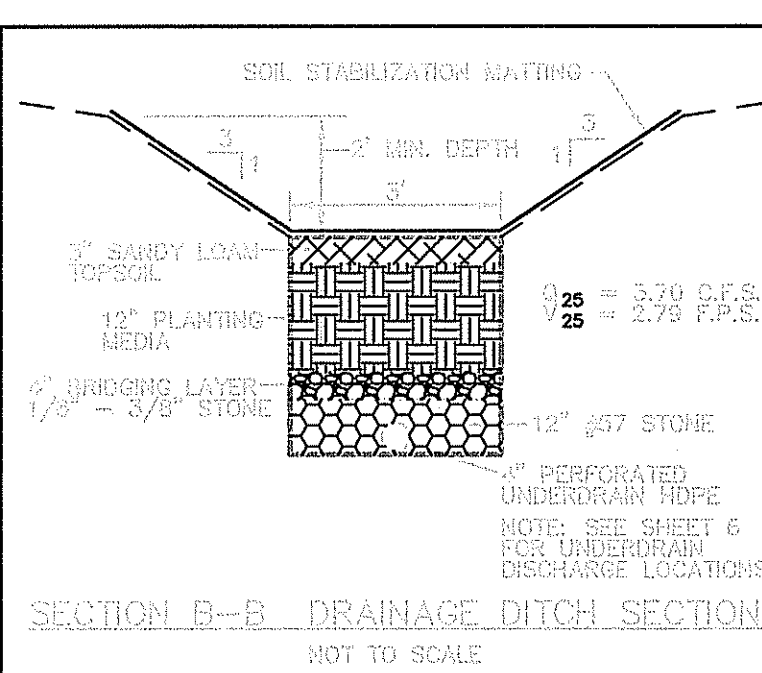
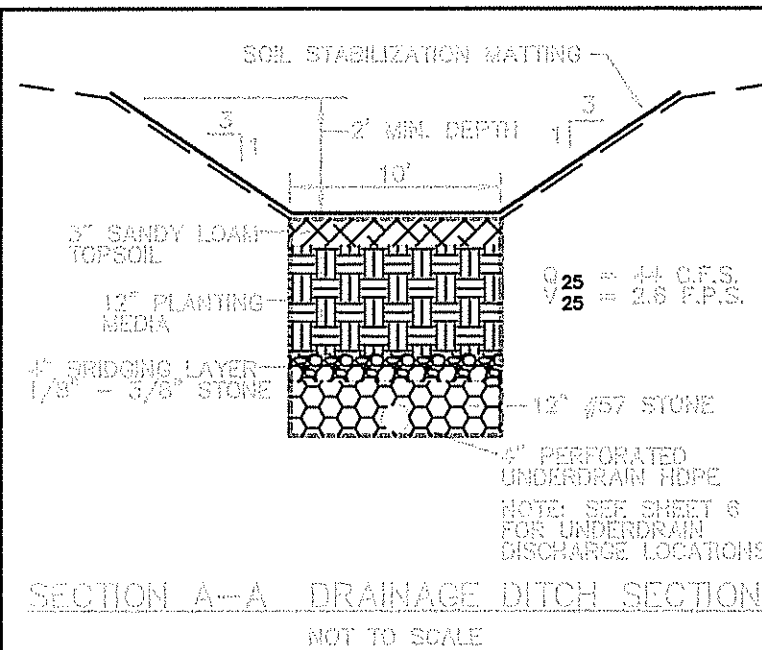
H37M, P. 15  
LOT 14  
GEORGE F. III & LESLIE D. CRABILL  
D.B. 702, PG. 325  
P.C. 2, S. 164  
USE: RESIDENTIAL

H37M, P. 11  
LOT 11  
THANH TU  
D.B. 787, PG. 158  
P.C. 2-S, 164  
USE: RESIDENTIAL

H37M, P. 8  
LOT 8  
CHARLES T. & REBECCA C. SOWERS  
D.B. 432, PG. 398  
P.C. 2, S. 164  
USE: RESIDENTIAL

- DETAILED - SOIL MAP UNITS**
- FR - FRANKSTOWN SILT LOAM
  - H5B - HAGERSTOWN SILT LOAM, 3 TO 8% SLOPES
  - H5C - HAGERSTOWN SILTY CLAY LOAM, 8 TO 15% SLOPES
  - H5D - HAGERSTOWN-OPEQUON-ROCK OUTCROP COMPLEX, 3 TO 15% SLOPES
  - Hu - HUNTINGTON SILT LOAM, 3 TO 8% SLOPES
  - RnB - RYDER-NOLLVILLE CHANNERY SILT LOAMS, 3 TO 8% SLOPES
  - RnC - RYDER-NOLLVILLE CHANNERY SILT LOAMS, 8 TO 15% SLOPES

SOURCE: SOIL SURVEY OF BERKELEY COUNTY, WEST VIRGINIA, ISSUED MAY, 1986.



NOTE: ROCK CHECK DAMS SHALL BE SPACED AT 80.00' ON CENTER IN ALL ROADSIDE DITCHES.

No.	REVISION	BY	DATE	APP'D	SCALE
9					
8					
7					
6					
5					

**DAVIS, RENN & ASSOCIATES, INC.**  
ENGINEERS ARCHITECTS PLANNERS SURVEYORS  
P.O. BOX 246 HAGERSTOWN, MARYLAND 21741  
TELEPHONE 301-739-5560

**SOIL EROSION & SEDIMENT CONTROL PLAN**  
FOR  
**SUNDANCE VALLEY - PHASE 2**

REGISTRATION NO. TAX MAP H-37 P/O PARCEL 25 HEDGESVILLE DISTRICT BERKELEY COUNTY, WEST VIRGINIA

SHEET NO.	10 OF 17
PROJECT NO.	101015
FILE NO.	B-1918

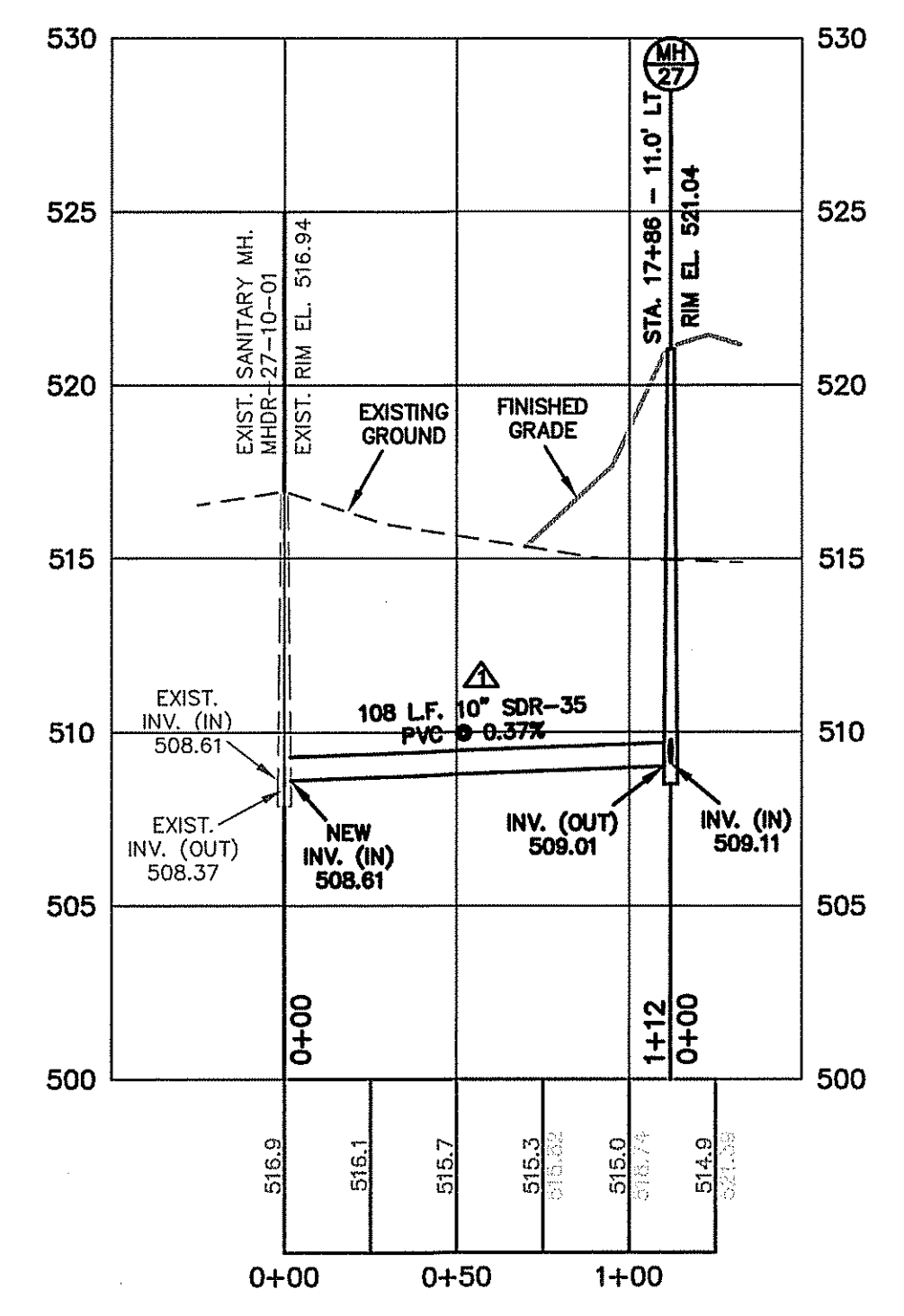
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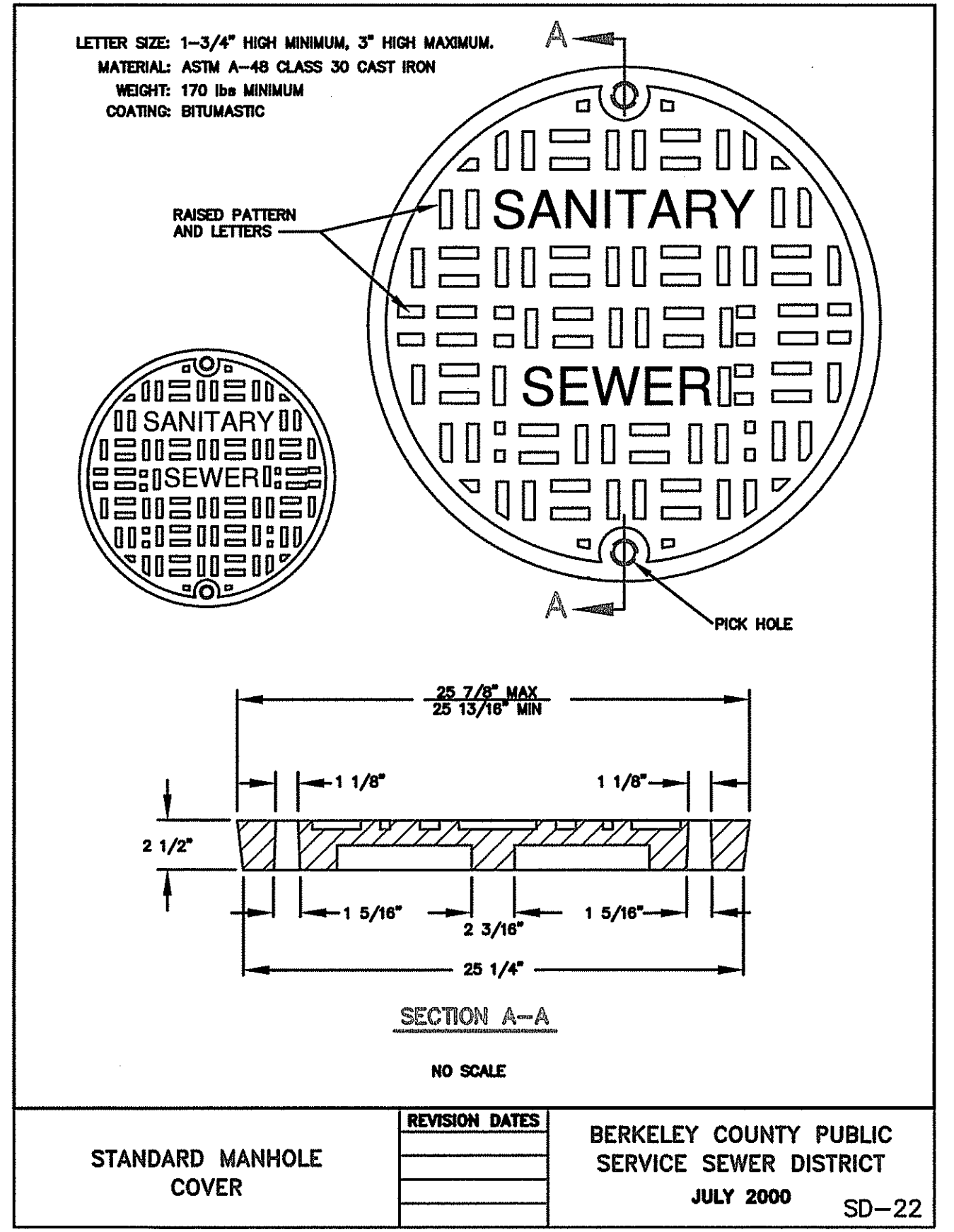




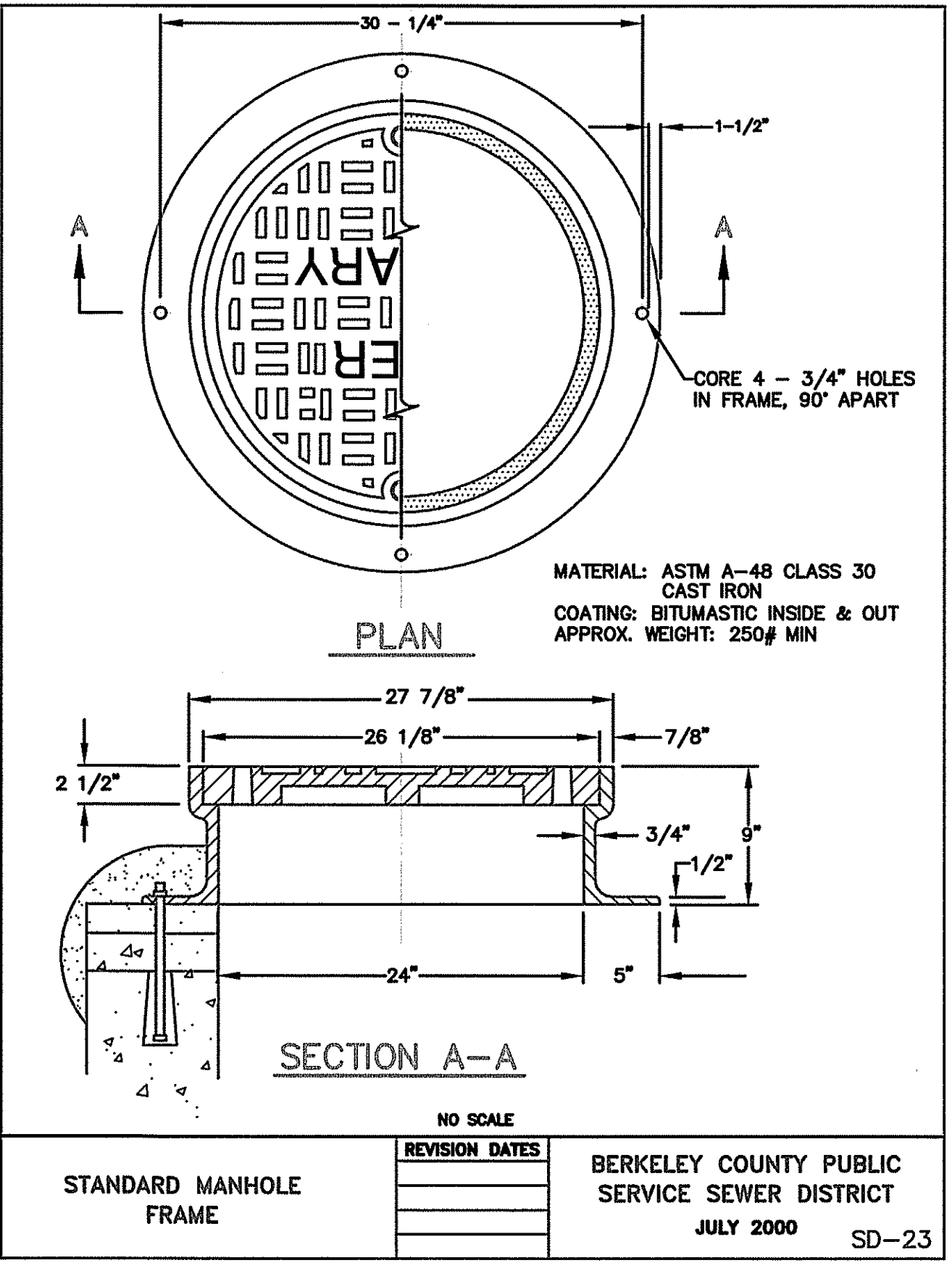




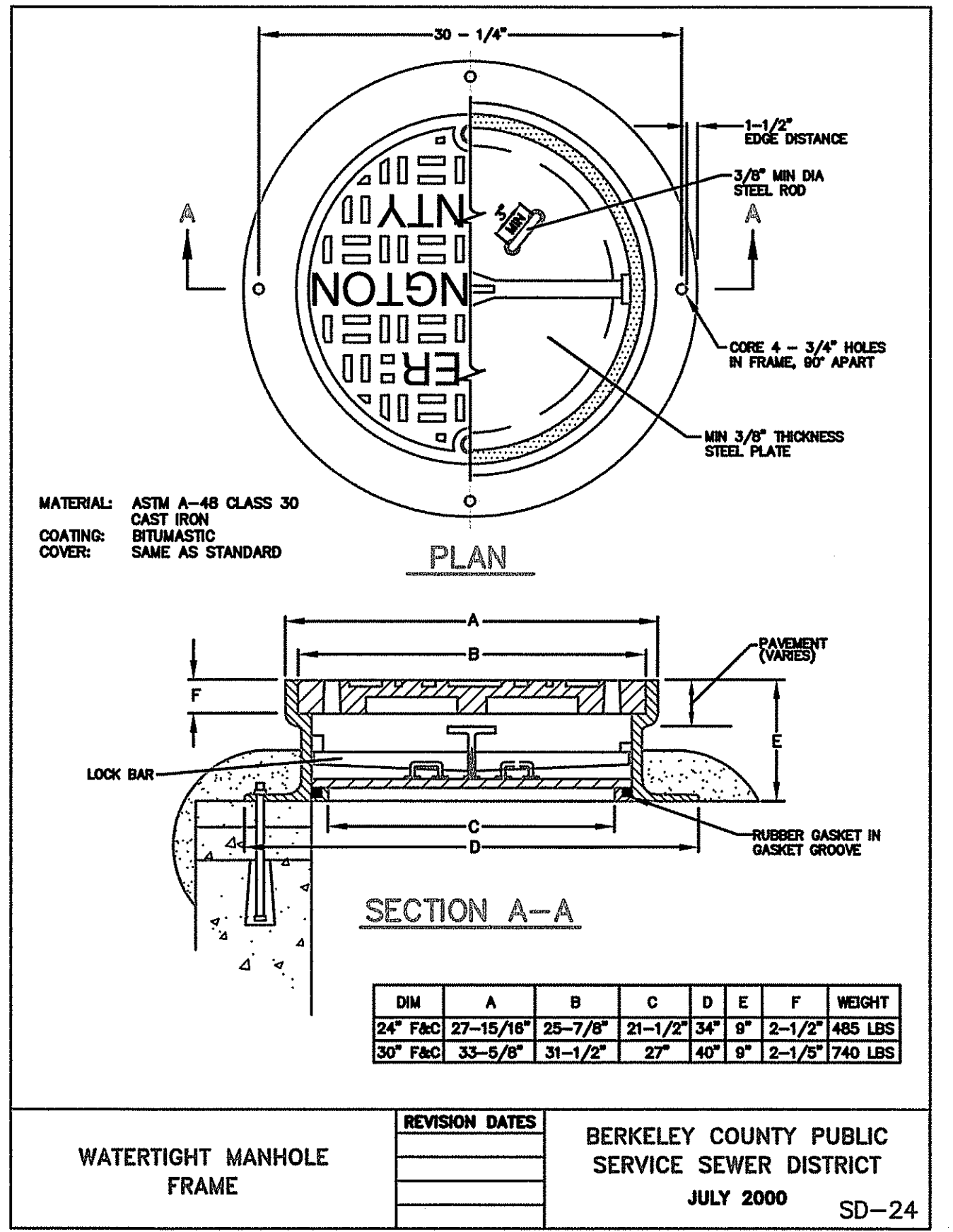
**PROFILE**  
**EXIST. SAN. MH. MHDR-27-10-01**  
**TO SAN. MH. 27**  
 SCALE: 1" = 50' HORIZ./1" = 5' VERT.



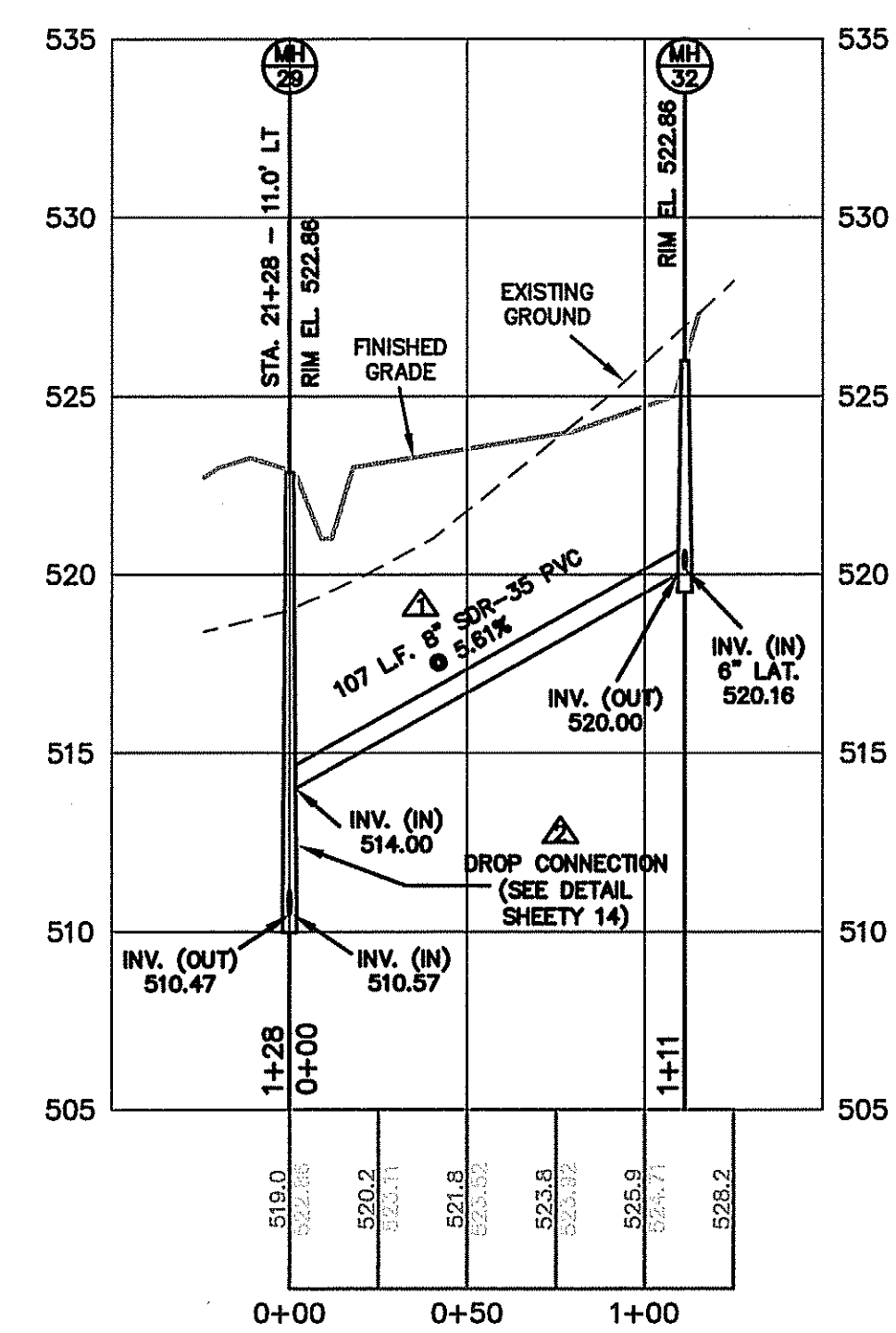
STANDARD MANHOLE COVER  
 REVISION DATES  
 BERKELEY COUNTY PUBLIC SERVICE SEWER DISTRICT  
 JULY 2000 SD-22



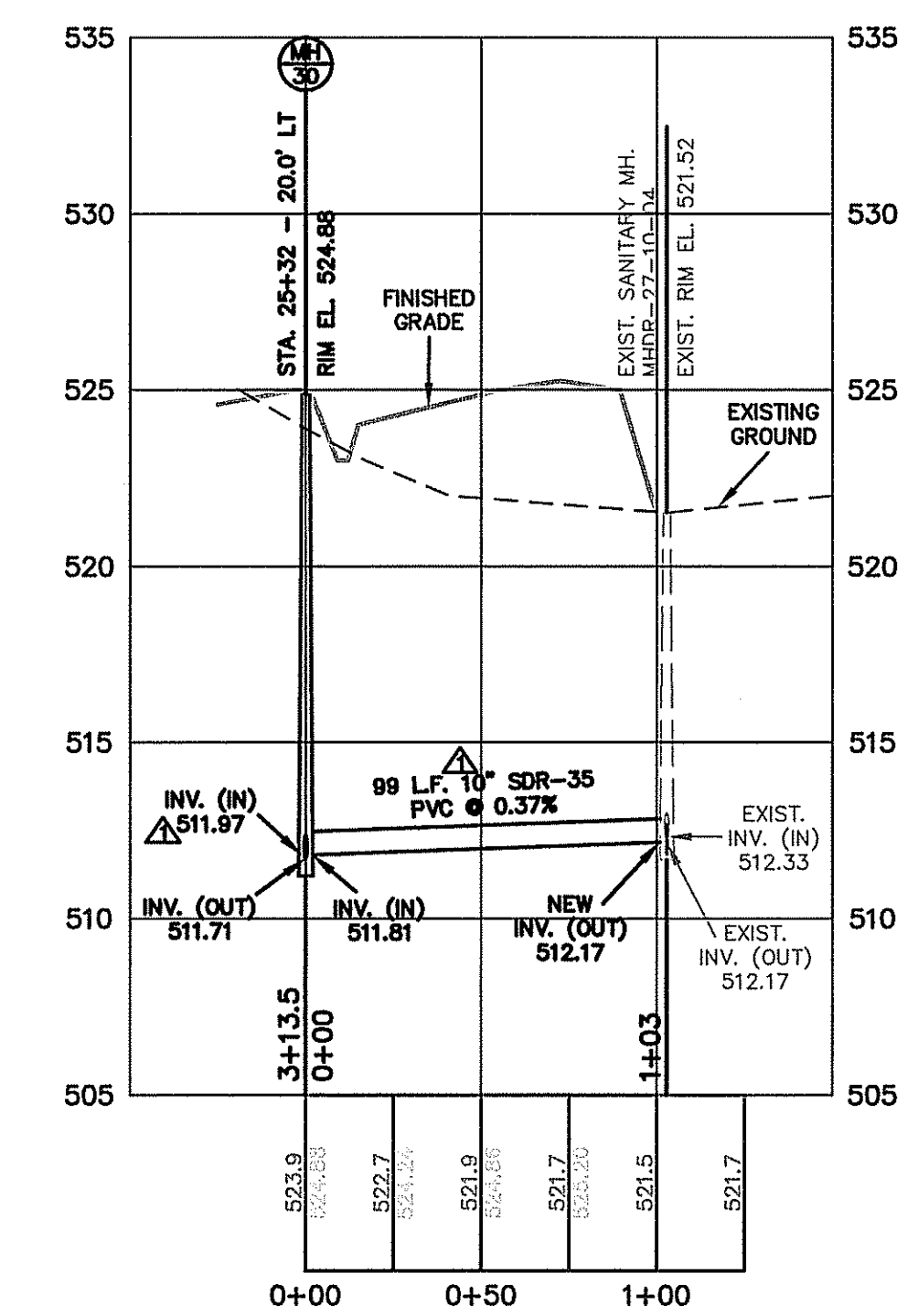
STANDARD MANHOLE FRAME  
 REVISION DATES  
 BERKELEY COUNTY PUBLIC SERVICE SEWER DISTRICT  
 JULY 2000 SD-23



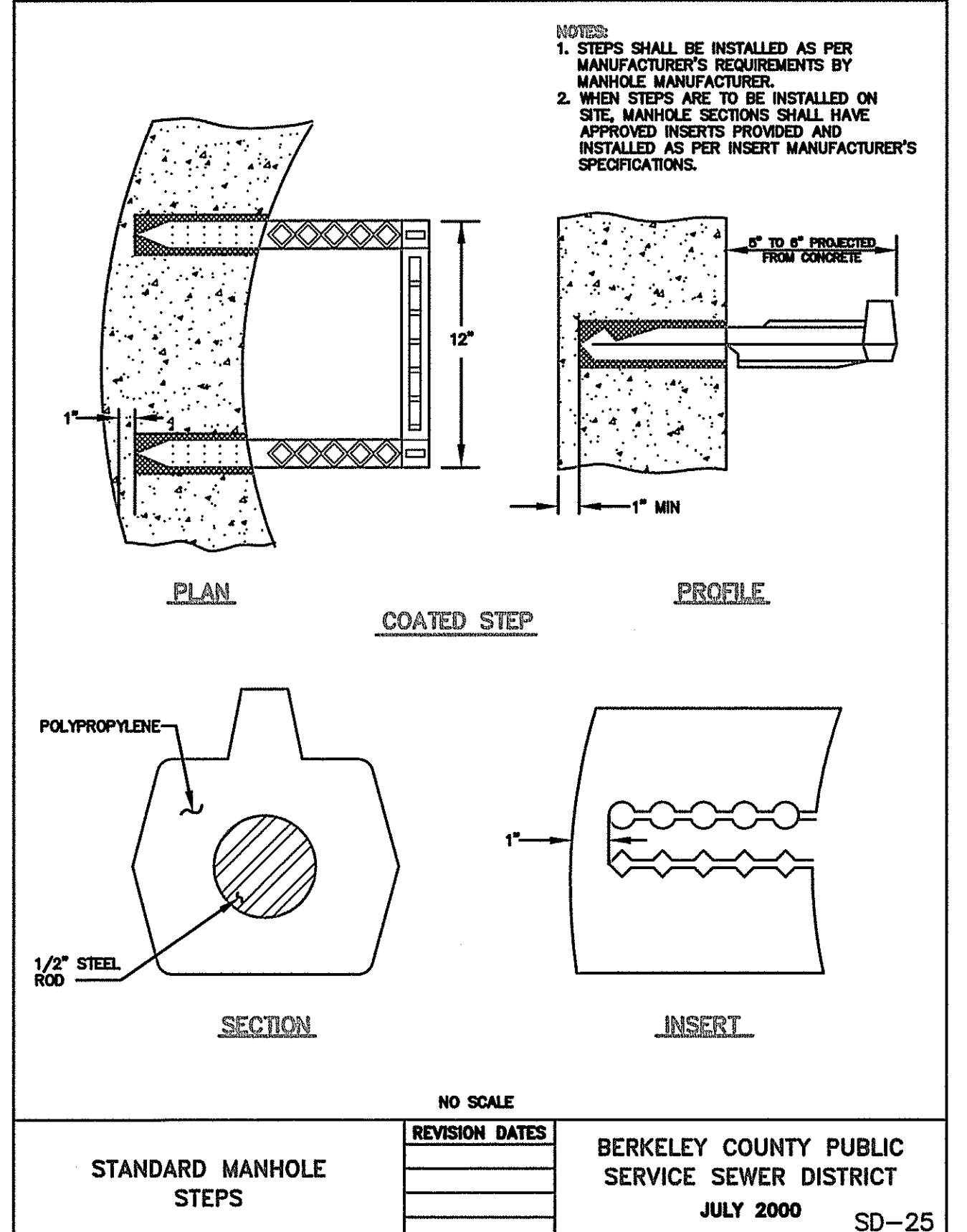
WATERTIGHT MANHOLE FRAME  
 REVISION DATES  
 BERKELEY COUNTY PUBLIC SERVICE SEWER DISTRICT  
 JULY 2000 SD-24



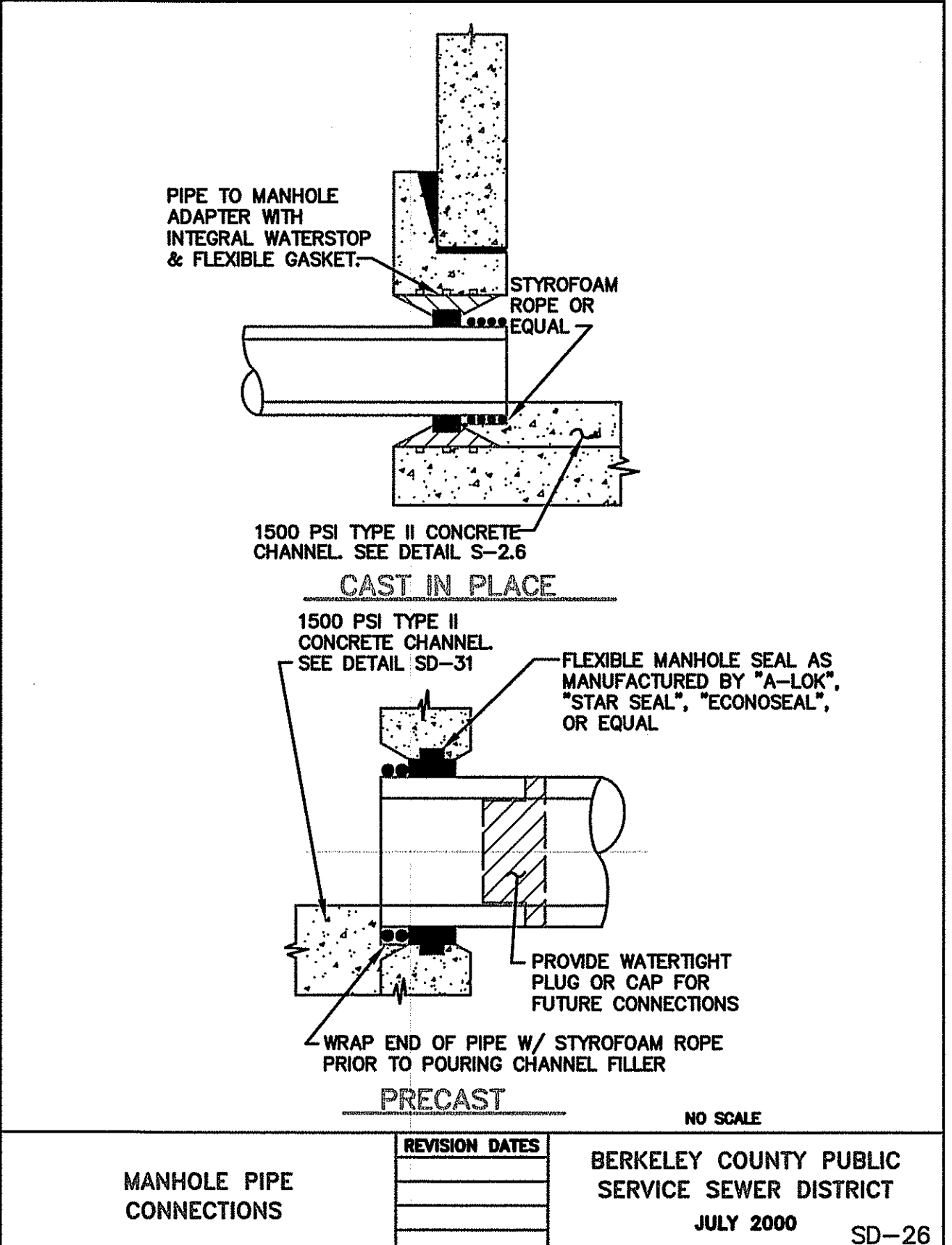
**PROFILE**  
**SAN. MH. 29 TO SAN. MH. 32**  
 SCALE: 1" = 50' HORIZ./1" = 5' VERT.



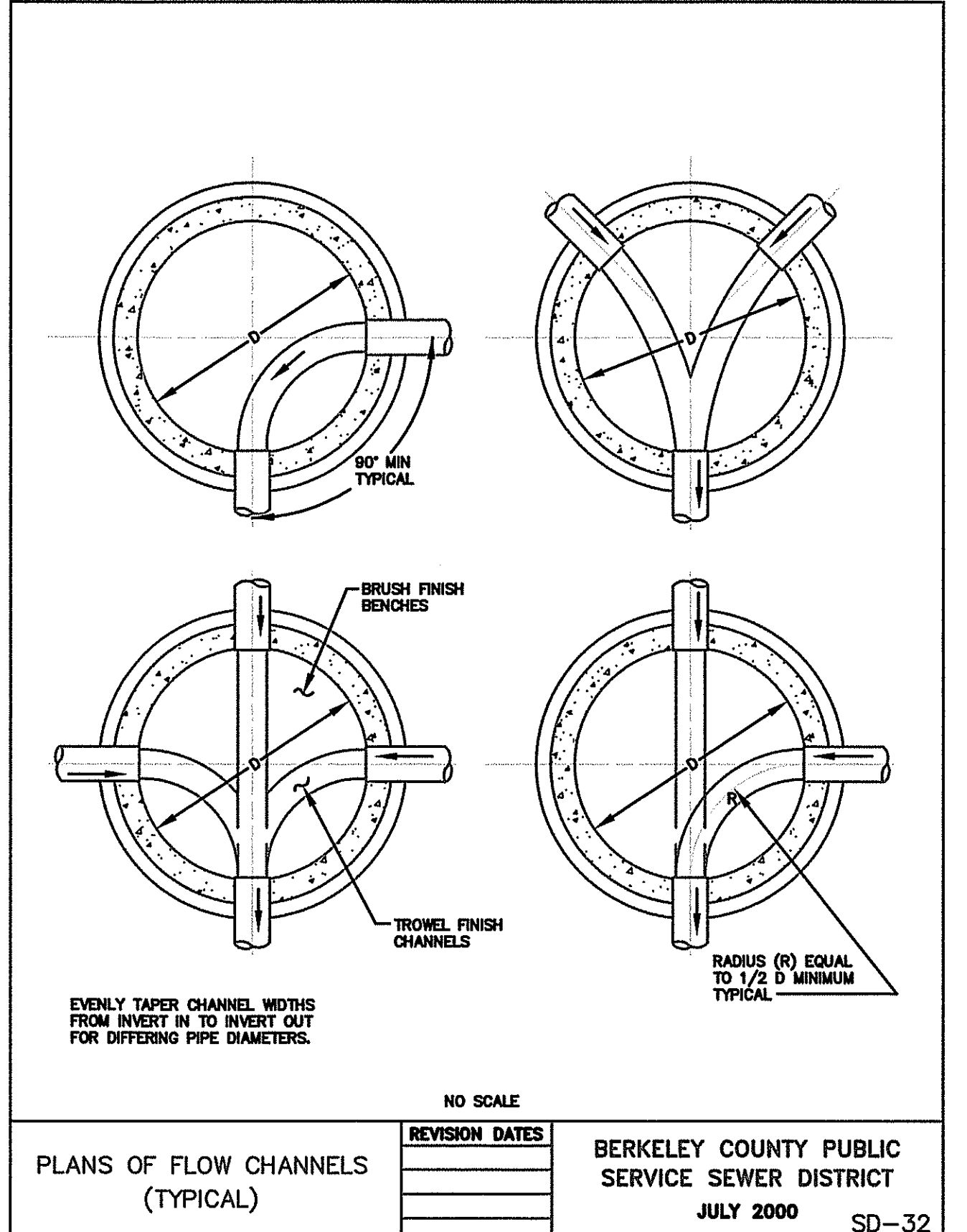
**PROFILE**  
**SAN. MH. 30 TO EXIST. SAN. MH. MHDR-27-10-04**  
 SCALE: 1" = 50' HORIZ./1" = 5' VERT.



STANDARD MANHOLE STEPS  
 REVISION DATES  
 BERKELEY COUNTY PUBLIC SERVICE SEWER DISTRICT  
 JULY 2000 SD-25



MANHOLE PIPE CONNECTIONS  
 REVISION DATES  
 BERKELEY COUNTY PUBLIC SERVICE SEWER DISTRICT  
 JULY 2000 SD-26



PLANS OF FLOW CHANNELS (TYPICAL)  
 REVISION DATES  
 BERKELEY COUNTY PUBLIC SERVICE SEWER DISTRICT  
 JULY 2000 SD-32

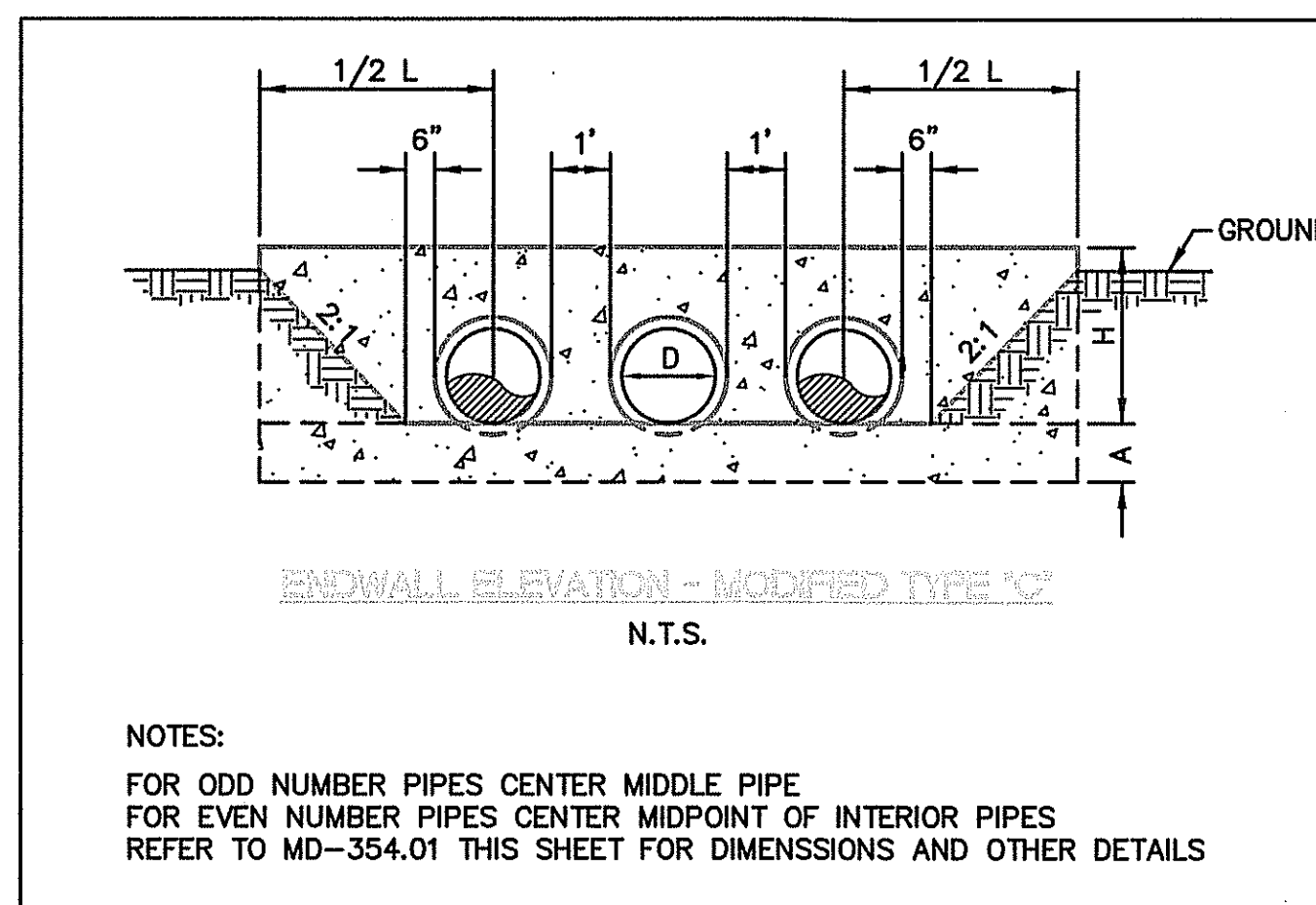
NO.	REVISION	BY	DATE	APP'D	SCALE	AS NOTED
9						
8						
7						
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**DAVIS, RENN & ASSOCIATES, INC.**  
 ENGINEERS ARCHITECTS PLANNERS SURVEYORS  
 P.O. BOX 246 HAGERSTOWN, MARYLAND 21741  
 TELEPHONE 301-739-5660

**SANITARY SEWER DETAILS/PROFILES**  
 FOR  
**SUNDANCE VALLEY - PHASE 2**  
 REGISTRATION NO. TAX MAP H-37 PARCEL 25.14 HEDGESVILLE DISTRICT BERKELEY COUNTY, WEST VIRGINIA

B.C.P.C. FILE NO. 021-10

SHEET NO. 15 OF 17  
 PROJECT NO. 101015  
 FILE NO. B-1918

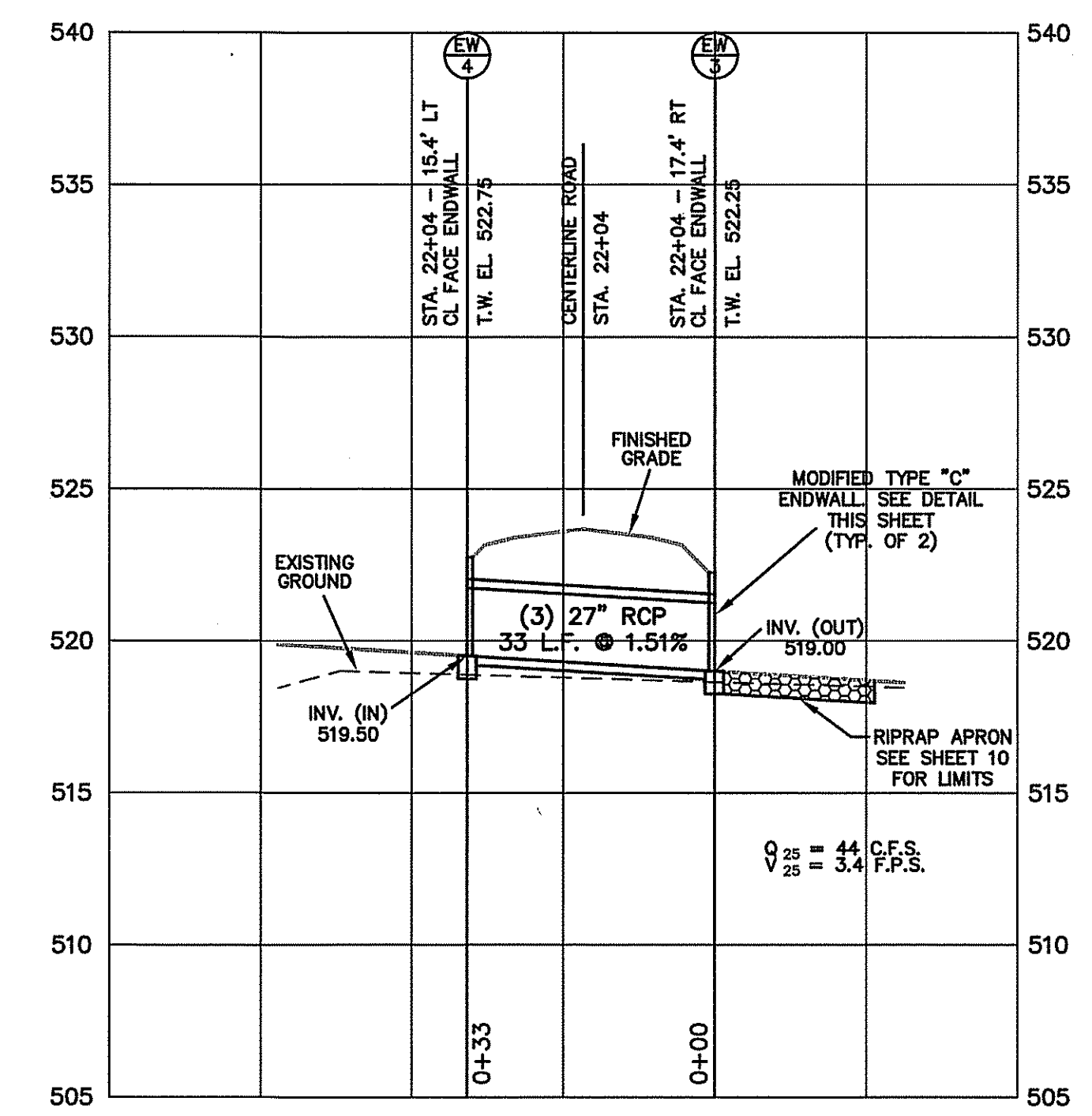
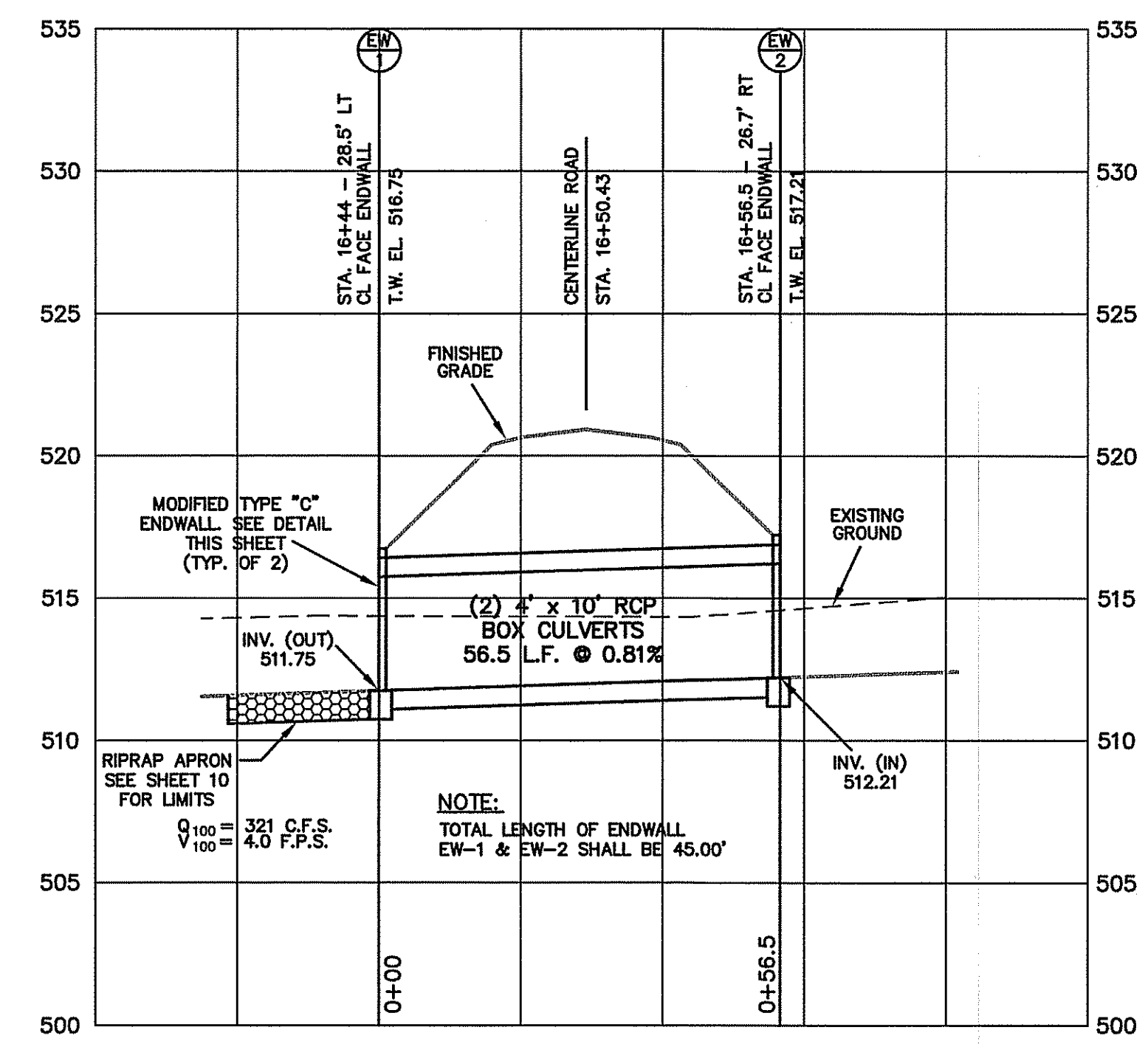
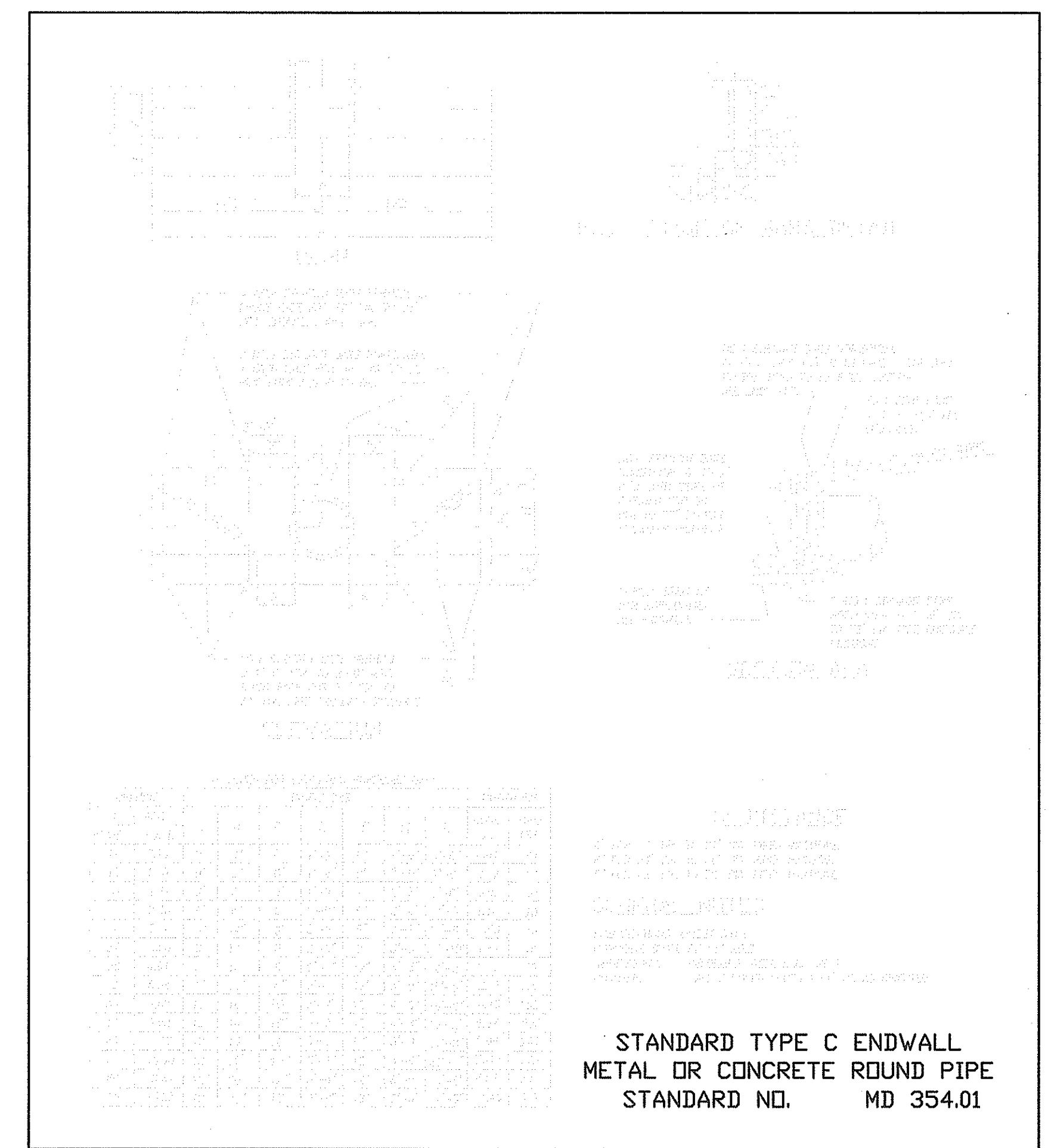


NOTES:  
FOR ODD NUMBER PIPES CENTER MIDDLE PIPE  
FOR EVEN NUMBER PIPES CENTER MIDPOINT OF INTERIOR PIPES  
REFER TO MD-354.01 THIS SHEET FOR DIMENSIONS AND OTHER DETAILS

STORM DRAIN STRUCTURE SCHEDULE

STRUCTURE DESIGNATION	CORRESPONDING M.S.H.A. DETAIL NO.	QUANTITY
EW-1	MODIFIED MD-354.01	1
EW-2	MODIFIED MD-354.01	1
EW-3	MODIFIED MD-354.01	1
EW-4	MODIFIED MD-354.01	1

NOTE:  
LENGTH OF ENDWALL MODIFIED FOR EW-1 & EW-2  
TOTAL LENGTH OF ENDWALL SHALL BE 45.00'



No.	REVISION	BY	DATE	APP'D	SCALE	AS NOTED
9						
8						
7						
6						
5						

**DAVIS, RENN & ASSOCIATES, INC.**  
ENGINEERS ARCHITECTS PLANNERS SURVEYORS  
P.O. BOX 246 HAGERSTOWN, MARYLAND 21741  
TELEPHONE 301-739-5660

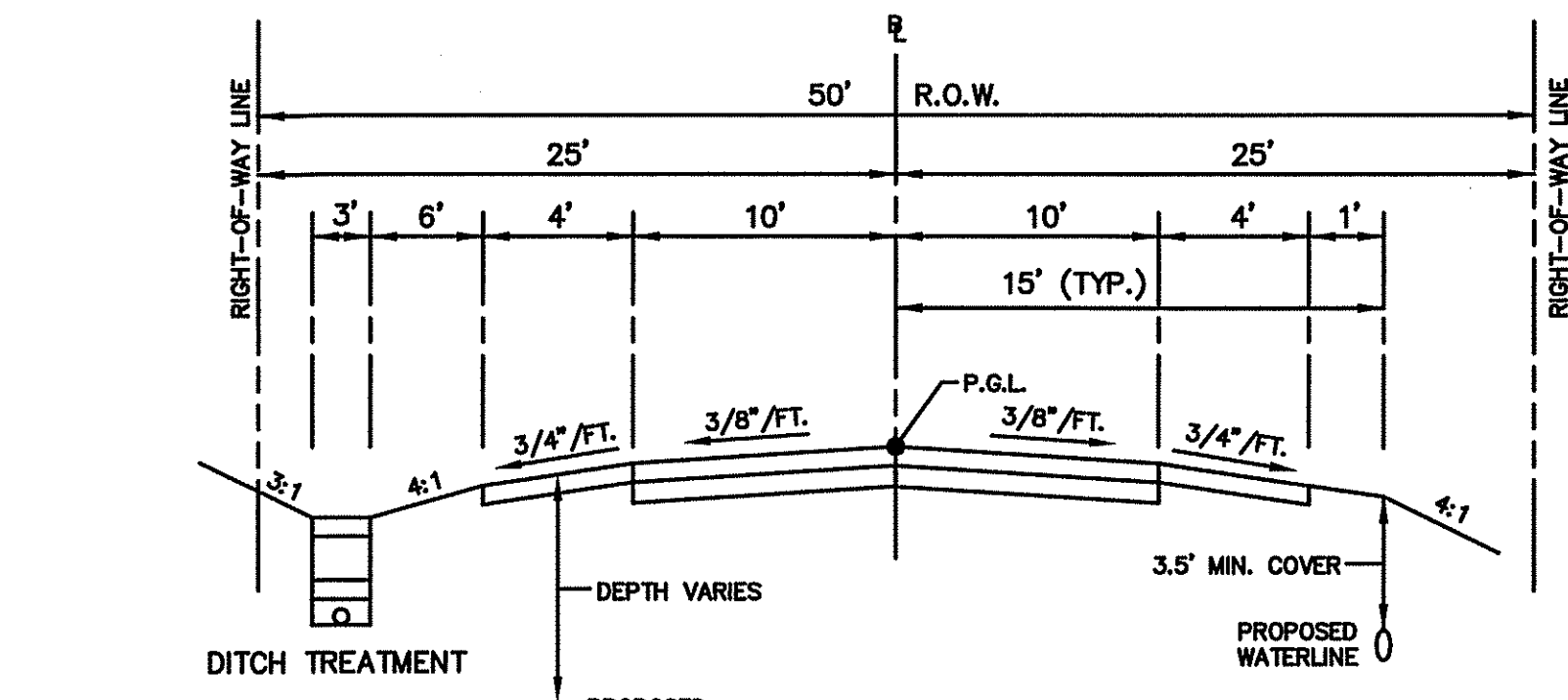
**STORM SEWER DETAILS/PROFILES**  
FOR  
**SUNDANCE VALLEY - PHASE 2**  
TAX MAP H-37 PARCEL 25.14 HEDGESVILLE DISTRICT BERKELEY COUNTY, WEST VIRGINIA

B.C.P.C. FILE NO. 021-10

SHEET NO.	16 of 17
PROJECT NO.	101015
FILE NO.	B-1918

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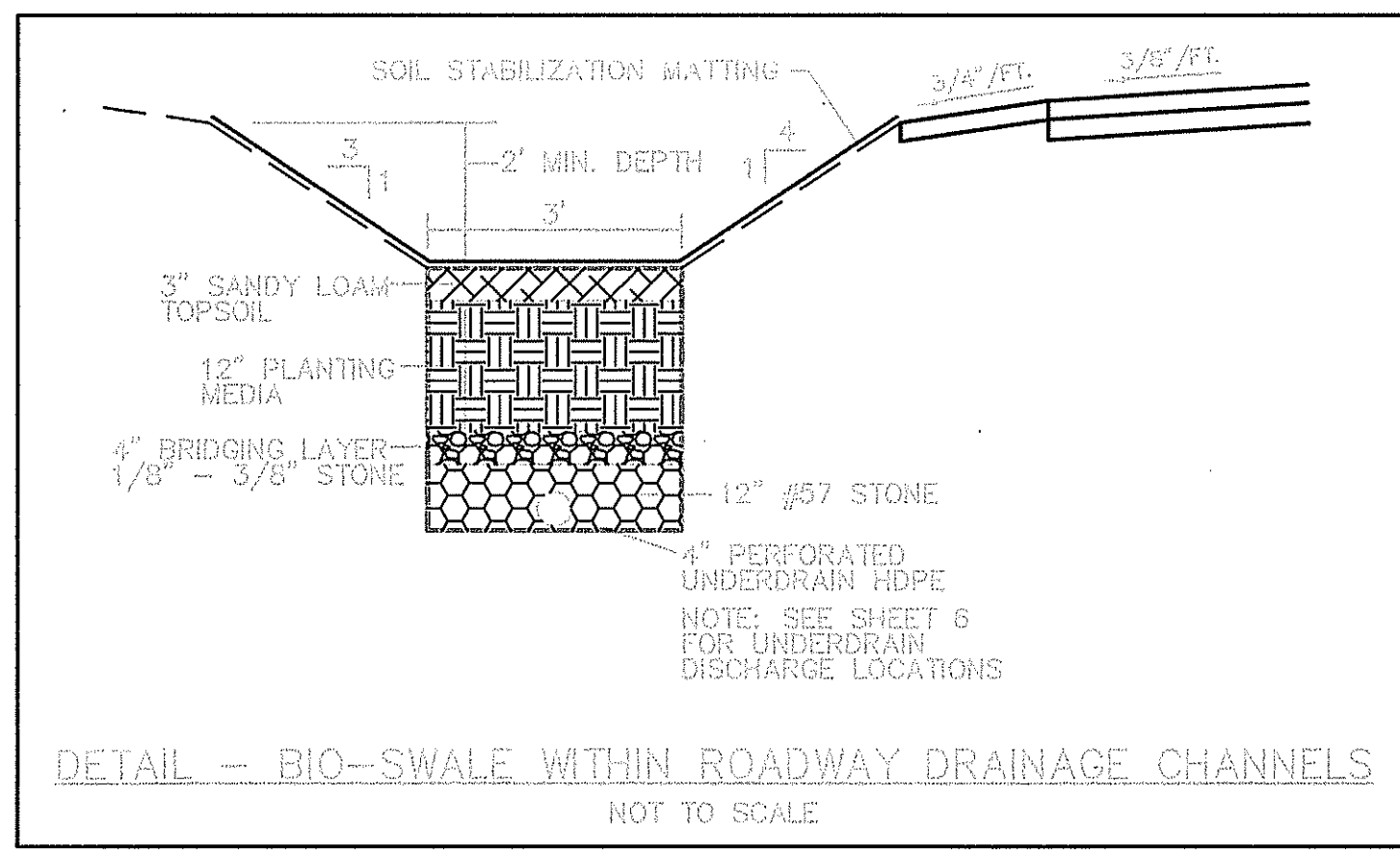




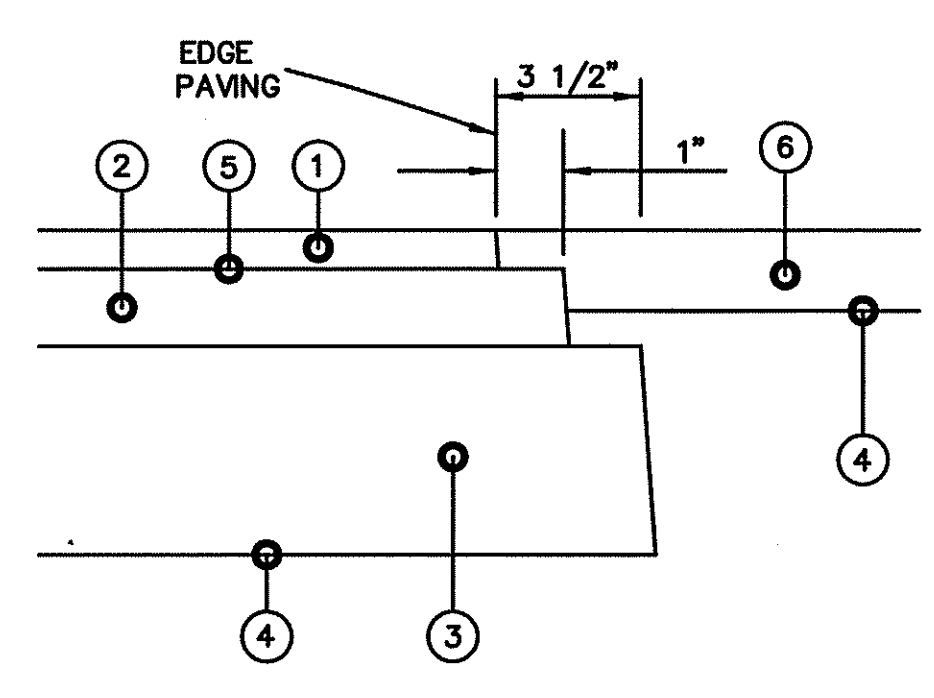
NOTE: ALL ROADWAY DITCHES SHALL CONSIST OF A BIO-SWALE. SEE BELOW FOR DETAIL.

MATERIAL	SLOPE
SOD OR SEED & MULCH	0%-3%
JUTE MATTING OR RIPRAP	3%-10%
RIPRAP	OVER 10%

**MODIFIED CLASS L2 ROAD - TYPICAL SECTION**  
NOT TO SCALE

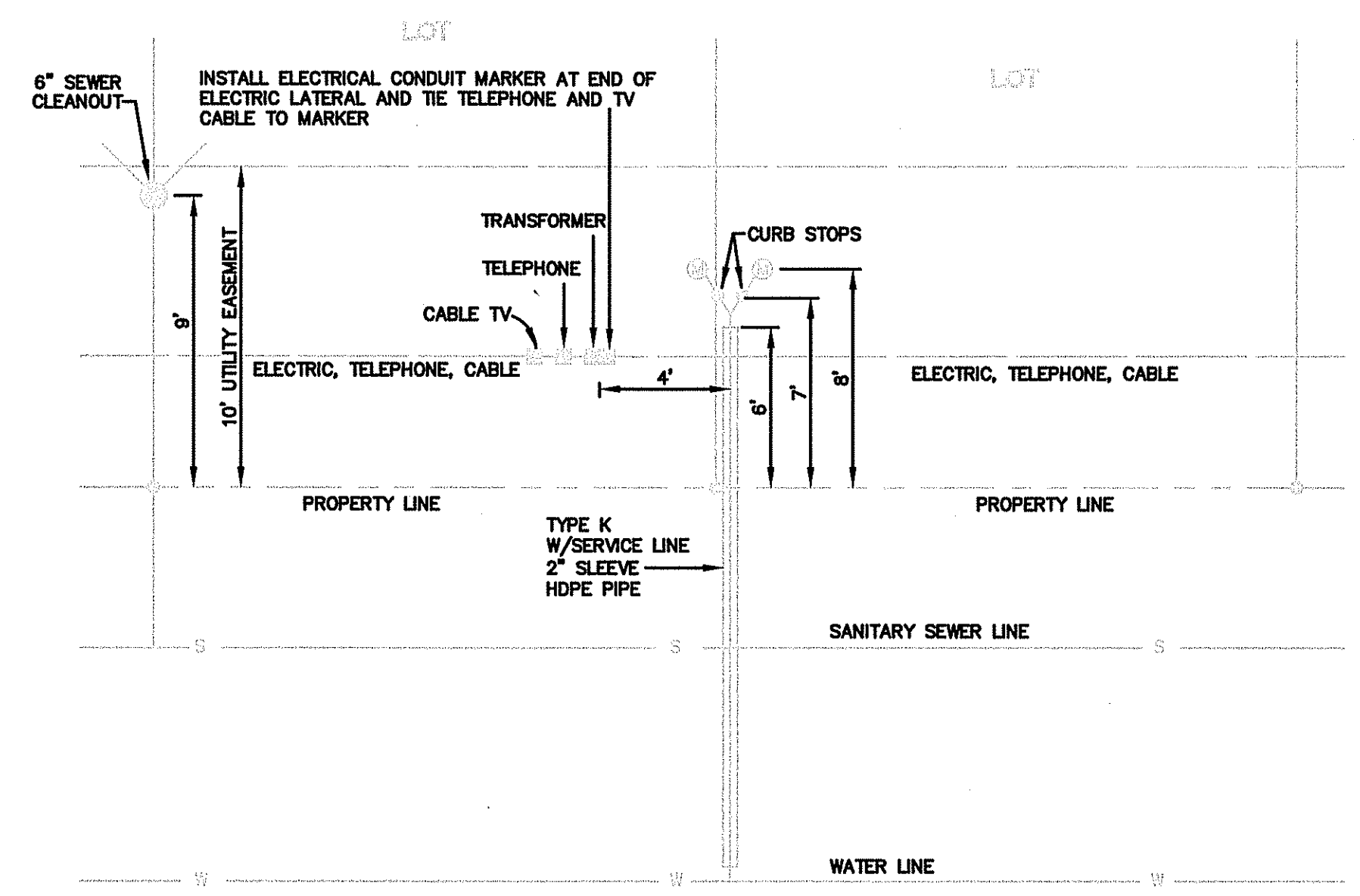


**DETAIL - BIO-SWALE WITHIN ROADWAY DRAINAGE CHANNELS**  
NOT TO SCALE



- STONE BASE**
- 1" BITUMINOUS CONCRETE SURFACE COURSE
  - 2" BITUMINOUS CONCRETE BINDER COURSE
  - 6" CRUSHER RUN BASE (2-3" COURSES)
  - PREPARED SUBGRADE
  - TACK COAT
  - SHOULDERS: 6" DIRTY CRUSHER RUN

**MODIFIED PAVEMENT SECTION - CLASS L2 STREET**  
NOT TO SCALE



**TYPICAL UTILITY LAYOUT**  
NOT TO SCALE

TRINITY HOMES, LLC ROAD CHART				
STREET NAME	STREET TYPE	R.O.W. WIDTH	PAVEMENT WIDTH	SHOULDER WIDTH
CRADLE ROCK LANE (CONT.) (STA. 13+08 TO STA. END)	CLASS L2	50'	20'	4'

NOTE: CUL DE SACS SHALL HAVE A 4' WIDE SHOULDER OF 2" BITUMINOUS CONCRETE BINDER COURSE

**ROADSIDE DITCH TREATMENT SCHEDULE**

ROAD NAME/STATION	Q <sub>25</sub>	V <sub>25</sub>	ROADSIDE DITCH TREATMENT
CRADLE ROCK LANE 13+13 R/L TO 26+00 R/L	Q <sub>25</sub> = <3.0 cfs	V <sub>25</sub> = <1.33 fps	SEED/MULCH

NOTE: THE "R/L" DESIGNATIONS REFER TO RIGHT OR LEFT SIDE OF ROADSIDE DITCH.

NOTE: THE Q<sub>25</sub>/V<sub>25</sub> VALUES SHOWN HEREON WERE OBTAINED FROM THE DRIVEWAY CULVERT SIZING COMPUTATIONS. VARIOUS ROAD SEGMENTS WERE ANALYZED TO DETERMINE THE REQUIRED CULVERT SIZES. THEREFORE, THE Q<sub>25</sub> AND V<sub>25</sub> VALUES ARE "NOT TO EXCEED" VALUES. FOR EXAMPLE, THE TERMINUS OF THE ROADSIDE DITCH SEGMENT IS NOT EXPECTED TO RECEIVE A RUNOFF QUANTITY EXCEEDING THE STATED Q<sub>25</sub>. ALSO, THE V<sub>25</sub> IS A MAXIMUM ANTICIPATED VELOCITY WITH THE GIVEN ROADSIDE DITCH SEGMENT.

**DRIVEWAY CULVERT TABLE**

LOT #	CULVERT SIZE	LOT #	CULVERT SIZE
116	17"x13" CMPA	127	17"x13" CMPA
117	17"x13" CMPA	128	17"x13" CMPA
118	17"x13" CMPA	129	SWALE DRIVEWAY
119	17"x13" CMPA	130	SWALE DRIVEWAY
120	17"x13" CMPA	131	17"x13" CMPA
121	17"x13" CMPA	132	17"x13" CMPA
122	17"x13" CMPA	133	17"x13" CMPA
123	SWALE DRIVEWAY	134	17"x13" CMPA
124	17"x13" CMPA	135	17"x13" CMPA
125	17"x13" CMPA	136	SWALE DRIVEWAY
126	17"x13" CMPA	137	17"x13" CMPA

**LOT DRIVEWAY NOTES**

1. MINIMUM CULVERT LENGTH IS 25 FEET.
2. CULVERT SHALL BE INSTALLED AS TO MAINTAIN FLOW OF THE DITCH.
3. DRIVEWAY SLOPE IS POSITIVE GRADE UP FROM ROADWAY TO DWELLING PAD.
4. ALL DRIVEWAY CULVERTS SHALL HAVE METEL END SECTIONS.

MARYLAND STATE HIGHWAY ADMINISTRATION - DIVISION OF TRAFFIC

\* REDUCE SPACING 40%

R1-1

SIGN	DIMENSIONS (INCHES)					
	A	B	C	D	E	F
MINIMUM	24	5/8	8	8C	4	10
STANDARD	30	3/4	10	10C	5	12 1/2
EXPWY	36	7/8	12	12C	6	15
SPECIAL	48	1-	16	16C	8	20
BIKE	18	3/8	6	6C	3	7 3/4

LEGEND - WHITE (REFLEC.)  
BACKGROUND - RED (REF.)

**STOP SIGN DETAIL**  
N.T.S.

**CRADLE ROCK LANE**

**STREET SIGN DETAIL**  
N.T.S.

NO.	REVISION	BY	DATE	APP'D	SCALE	NONE
9						
8						
7						
6						
5						

DRAWN BY	C.A.S./W.J.K.
DATE	02/01/11
CHECKED BY	S.C.C.
DATE	02/01/11
APPROVED BY	M.E.R.
DATE	02/01/11

**DAVIS, RENN & ASSOCIATES, INC.**

ENGINEERS ARCHITECTS PLANNERS SURVEYORS

P.O. BOX 246 HAGERSTOWN, MARYLAND 21741 TELEPHONE 301-739-5660

**ROADWAY/SITE DETAILS**  
FOR  
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