

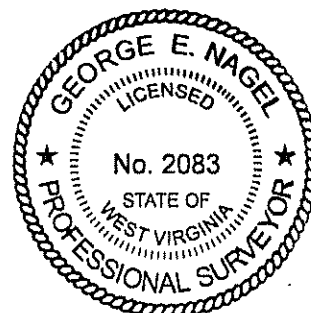
# **SURVEYOR'S CERTIFICATE**

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 SENECA CROSSING, LLC.

I FURTHER CERTIFY THAT THE LOTS ARE PROPERLY AND ACCURATELY DESCRIBED AND ARE WITHIN THE BOUNDS OF SAID LAND AS DESCRIBED BY DEED BOOK 1034, PAGE 396 AMONG THE LAND RECORDS OF JEFFERSON COUNTY W.V. THE BOUNDARY HAS BEEN ESTABLISHED BASED ON A SURVEY TRAVERSE MEETING ERROR OF CLOSURE OF 1.7500 OR BETTER IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1.3.A.7 OF THE JEFFERSON COUNTY SUBDIVISION REGULATIONS.

GIVEN UNDER MY HAND THIS 27<sup>TH</sup> DAY OF NOVEMBER, 2019

GEORGE E. NAGEL P.S. 2083



## **LEGEND**

### EXISTING LAYERS

TRACT BOUNDARY \_\_\_\_\_  
 PROPERTY LINES OF ADJACENT TRACTS \_\_\_\_\_  
 RIGHT OF WAYS \_\_\_\_\_  
 EASEMENTS AND OTHER RESERVED AREA \_\_\_\_\_

### PROP LAYERS

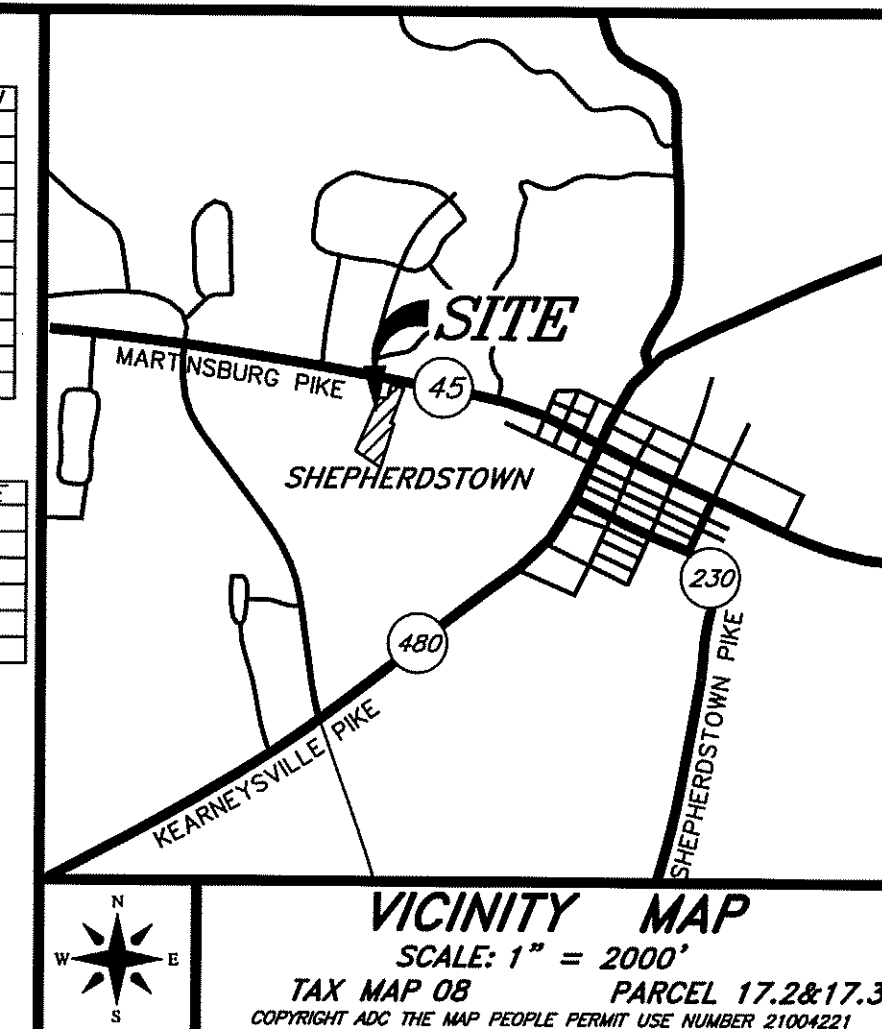
LOT BOUNDARIES \_\_\_\_\_  
 RIGHT OF WAYS \_\_\_\_\_  
 EASEMENTS AND OTHER RESERVED AREA \_\_\_\_\_

## **CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	207.13'	1332.69'	8°54'19"	S 11°24'51" W	206.93'
C2	68.21'	330.00'	11°50'36"	S 09°55'25" W	68.09'
C3	50.74'	265.44'	10°57'10"	S 09°26'14" W	50.66'
C4	94.72'	330.00'	16°26'44"	S 07°36'39" W	94.39'
C5	47.74'	270.00'	10°07'48"	S 04°27'11" W	47.67'
C6	41.83'	30.00'	79°52'57"	S 49°27'34" W	38.52'
C7	238.84'	60.00'	228°04'41"	S 24°38'18" E	109.59'
C8	6.24'	265.44'	1°20'45"	N 14°14'27" E	6.24'
C9	9.41'	60.00'	8°58'56"	S 84°54'34" W	9.40'
C10	103.28'	60.00'	98°37'33"	N 31°06'20" E	90.99'
C11	126.16'	60.00'	120°28'11"	N 78°26'33" W	104.17'

## **LINE TABLE**

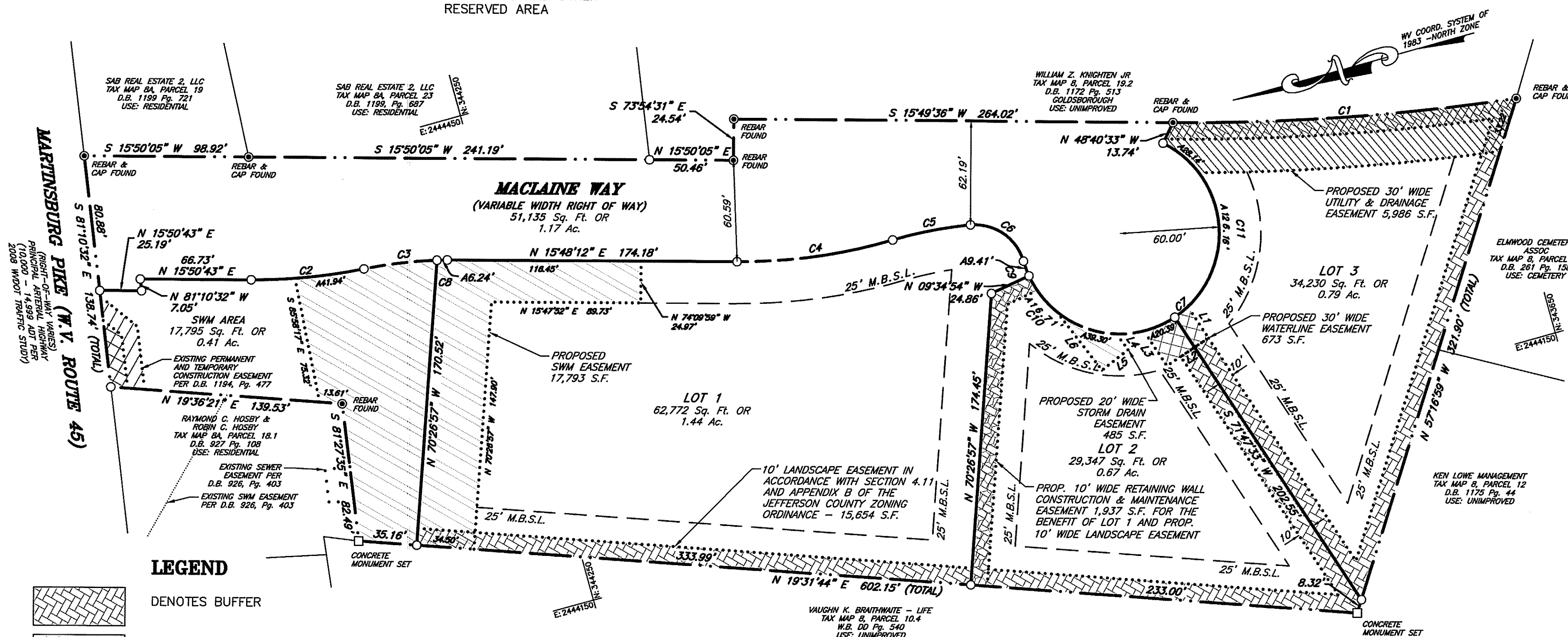
LINE	BEARING	DISTANCE
L1	S 71°47'33" W	22.41'
L2	N 18°12'27" W	30.00'
L3	N 71°47'33" E	25.00'
L4	S 67°18'12" W	11.84'
L5	N 22°41'48" W	20.00'
L6	N 67°18'12" E	44.86'



## **DEVELOPERS STATEMENT OF ACCEPTANCE**

THE DEVELOPER, IN SIGNING THIS PLAT, AGREES TO ABIDE BY ALL CONDITIONS, TERMS, AND SPECIFICATIONS PROVIDED HEREON.

SENECA CROSSING, LLC  
 205 WEST LIBERTY STREET  
 CHARLES TOWN, WV 25414  
 (304) 728-6877



## **LEGEND**

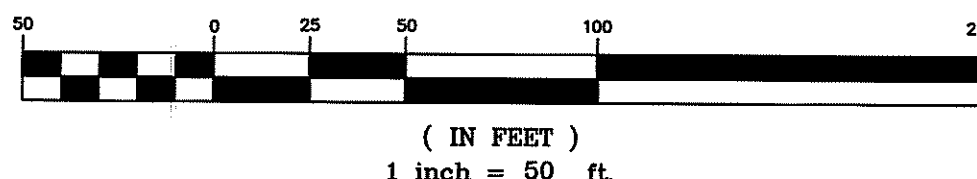
- DENOTES BUFFER
- DENOTES STORMWATER MANAGEMENT EASEMENT
- DENOTES UTILITY & DRAINAGE EASEMENT
- DENOTES RETAINING WALL CONSTRUCTION & MAINTENANCE EASEMENT
- DENOTES WATERLINE EASEMENT

## **FINAL PLAT APPROVED**

FILE NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_

JEFFERSON COUNTY DEPARTMENT OF PLANNING, ZONING, AND ENGINEERING

## **GRAPHIC SCALE**



## **REVISIONS:**

- 09-16-2019
- 09-18-2019
- 11-21-2019
- 11-27-19

UPDATE TO WAIVER/VARIANCE TABLE  
 ADDED NOTES 16-18  
 REV. PER AGENCY COMMENTS  
 ADDED LEGEND TITLE

**OWNER/DEVELOPER**  
 SENECA CROSSING, LLC  
 205 WEST LIBERTY STREET  
 CHARLES TOWN, WV 25414  
 (304) 728-6877

DRAWN BY: M.E.H.  
 CHECKED BY: G.E.N.  
 SCALE: 1" = 50'

DATE: 09-11-2019  
 DATE: 09-11-2019

**FOX & ASSOCIATES, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 981 MT. AETNA ROAD  
 HAGERSTOWN, MARYLAND 21740  
 PHONE: (301)733-8503  
 FAX: (301)733-1853

82 WOMAN'S MILL CT. STE. 'G'  
 FREDERICK, MARYLAND 21701  
 PHONE: (301)895-0880  
 FAX: (301)293-6009


DISTRICT SHEPHERDSTOWN  
 TAX MAP No. 08  
 DWG. No. C-03584

## **FINAL PLAT FOR SENECA CROSSING**

**SOUTH SIDE, LOTS 1-3**  
 SHEPHERDSTOWN DISTRICT, TAX MAP 08, PARCEL 50  
 DEED BOOK 1034, PAGE 396  
 SITUATE SOUTH OF MARTINSBURG PIKE (WV ROUTE 45)  
 SHEPHERDSTOWN, JEFFERSON COUNTY, WEST VIRGINIA

SHEET 1 OF 2

NOTES:

1.  INDICATES 5/8" X 30" REBAR AND CAP TO BE SET UNLESS OTHERWISE NOTED.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST VIRGINIA COORDINATE SYSTEM OF 1983 - NORTH ZONE.
3. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE "X" PER FEMA FLOOD MAP 54037C0040E WITH AN EFFECTIVE DATE OF 12/18/2009.
4. ZONING: RESIDENTIAL/LIGHT INDUSTRIAL/COMMERCIAL. THERE ARE NO CONDITIONS OF APPROVAL.
5. MINIMUM BUILDING SETBACK LIMITS: 25' FRONT, 25' SIDE, AND 25' REAR.
6. WVDOH ENTRANCE PERMIT # 05-2019-0746
7. WVOEHS PERMIT #20,355 ISSUE DATE 06-10-2019
8. ALL LOTS HAVE VEHICULAR ACCESS FROM INTERIOR SUBDIVISION ROADS ONLY.
9. ALL BUILDINGS TO BE SERVED BY WATER AND SEWER SYSTEMS.
10. PRIVATE WELLS AND/OR PRIVATE SEPTIC SYSTEMS FOR DOMESTIC USE ARE PROHIBITED WHEN CENTRAL WATER AND/OR SANITARY SEWER SERVICE IS AVAILABLE.
11. A BLANKET EASEMENT IS GRANTED TO THE APPROPRIATE PUBLIC SERVICE DISTRICT IN ALL ROAD RIGHT-OF-WAYS FOR CONSTRUCTION AND MAINTENANCE OF WATER AND SANITARY SEWER LINES.
12. SERVICE LATERALS TO INDIVIDUAL LOTS OR SITES SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE FINISHED ROAD PAVEMENT SURFACE.
13. BASED ON AVAILABLE RECORDS, THERE ARE NO EXISTING EASEMENTS OR RIGHTS OF WAY ON THIS PROPERTY EXCEPT AS SHOWN. ALL PROPOSED/FUTURE EASEMENTS ARE SHOWN ON THIS PLAT.
14. THERE ARE NO DELINEATED WETLANDS ON THIS SITE.
15. THE PROPERTY SHOWN HEREON WAS PREVIOUSLY SUBDIVIDED AND IS SHOWN ON A FINAL PLAT ENTITLED "LOTS 1-40, SENECA CROSSING, SOUTH SIDE", RECORDED IN PLAT BOOK 24 AT PAGES 58 - 58D IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA. ALL ELEMENTS OF SAID FINAL PLAT ARE TO BE ABANDON BY A DEED OF MERGER DATED AUGUST 5, 2019 AND RECORDED ON OCTOBER 22, 2019 IN DEED BOOK 1231 AT PAGE 437 IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA.
16. MACLAINE WAY ACCESS EASEMENT NOTE: ADJOINING PROPERTIES TO MACLAINE WAY TO INCLUDE: SAB REAL ESTATE 2, LLC, TM 8A PARCEL 19; SAB REAL ESTATE 2, LLC, TM 8 PARCEL 23; AND WILLIAM A. KNIGHTEN, JR., TM 8 PARCEL 19.2 WILL BE GRANTED AN ACCESS EASEMENT TO THE MACLAINE WAY ROW PURSUANT TO DEED RECORDED IN DEED BOOK AT PAGE \_\_\_\_ ON SEPTEMBER \_\_, 2019.
17. THE SWM AREA SHOWN HEREON SHALL BE MAINTAINED BY THE OWNERS OF LOTS 1, 2, AND 3.
18. THE ROADWAY SERVING THIS SUBDIVISION, MACLAINE WAY, AND OTHER COMMON LANDS SUCH AS THE STORMWATER MANAGEMENT AREA IS PRIVATELY HELD PROPERTY. THE MAINTENANCE RESPONSIBILITY ASSOCIATED WITH THIS ROADWAY AND OTHER COMMON LANDS SHALL BE BORNE SOLELY BY THE SENECA CROSSING PROPERTY OWNERS ASSOCIATION. THIS ASSOCIATION CONSISTS OF SENECA CROSSING, LLC; SAB REAL ESTATE 2, LLC; R.M. ROACH & SONS, INC; AND WILLIAM A. KNIGHTEN, JR. THE MAINTENANCE OF THE ROADWAY AND OTHER COMMON LANDS SHALL BE THE SOLE FINANCIAL RESPONSIBILITY OF THE AFOREMENTIONED SENECA CROSSING PROPERTY OWNERS ASSOCIATION AND SHALL INCLUDE NORMAL MAINTENANCE RESPONSIBILITY SUCH AS SNOW REMOVAL, GREEN SPACE (LAWN) MAINTENANCE, LANDSCAPE AREA MAINTENANCE, AND ROADWAY MAINTENANCE AS MAY BE REQUIRED TO RESULT IN THE ROADWAY BEING MAINTAINED BY THE ASSOCIATION IN A MANNER TO RESULT IN A SAFE MEANS OF INGRESS/EGRESS INTO THE SUBDIVISION. THE ROADWAY AND OTHER ASSOCIATED COMMON LANDS ARE NOT A PUBLIC RESPONSIBILITY OR THE RESPONSIBILITY OF JEFFERSON COUNTY, WEST VIRGINIA
19. ALL RESIDENTIAL AND NON-RESIDENTIAL BUILDING LOTS SHALL HAVE STABILIZED CONSTRUCTION ENTRANCES INSTALLED PRIOR TO BEGINNING CONSTRUCTION ON THE SITE.
20. THIS FINAL PLAT WAS PREPARED IN ACCORDANCE WITH THE JEFFERSON COUNTY WEST VIRGINIA SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BEARING AN ADOPTED DATE OF OCTOBER 9, 2008 AND AN AMENDED DATE OF FEBRUARY 1, 2018 AND THE JEFFERSON COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE, JEFFERSON COUNTY, WEST VIRGINIA ADOPTED JULY 7, 1988 AS AMENDED, AMENDMENT ADOPTED BY THE COUNTY COMMISSION, OCTOBER 18, 2018

AREA TABLE

LOTS	126,349 Sq. Ft. OR 2.90 Ac.
SWM AREA	17,795 Sq. Ft. OR 0.41 Ac.
RIGHTS-OF-WAY	51,135 Sq. Ft. OR 1.17 Ac.
TOTAL AREA	195,279 Sq. Ft. OR 4.48 Ac.

LEGEND

EXISTING LAYERS

TRACT BOUNDARY	_____
PROPERTY LINES OF ADJACENT TRACTS	_____
RIGHT OF WAYS	_____
EASEMENTS AND OTHER RESERVED AREA	.....

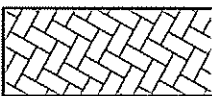
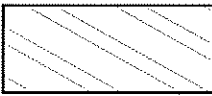

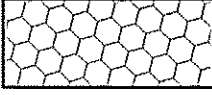
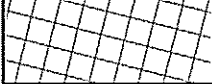
PROP LAYERS

LOT BOUNDARIES	_____
RIGHT OF WAYS	_____
EASEMENTS AND OTHER RESERVED AREA	.....

WAIVER / VARIANCE TABLE

COUNTY FILE NUMBER	WAIVER / VARIANCE	HEARING DATE
19-2-PCW	WAIVER FROM SECTION 24.114 AND 24.115 OF SUBDIVISION REGULATIONS TO PROCESS A PRELIMINARY PLAT ADMINISTRATIVELY.	2-12-2019
ZV-18-21	VARIANCE FROM SECTION 4.6B TO REDUCE THE DISTANCE REQUIREMENT FROM 75' TO 25' ALONG THE WESTERN AND SOUTHERN BOUNDARIES TO ALLOW PROPOSED COMMERCIAL USES ADJACENT TO THE RG DISTRICT	12-13-2018
19-20-ZV	VARIANCE FROM SECTION 10.2.C. TO LOCATE A SIGN IN A INTERIOR ROADWAY.	8-22-2019
19-21-ZV	VARIANCE FROM SECTION 10.4.B.3 FOR A SETBACK VARIANCE FOR A SIGN BASE FROM 25' TO 15'.	8-22-2019
19-10-PCW	WAIVER FROM SECTION 20.102B OF THE SUBDIVISION REGULATIONS TO ALLOW EARLY GRADING	07-09-2019
19-32-ZV	VARIANCE FROM SECTION 4.11A.2, 4.11E AND APPENDIX B TO REDUCE THE LANDSCAPE BUFFER FROM 10' TO 0' ON THE SOUTHERN BOUNDARY OF PROPOSED LOT 1 AND TO RETAIN AN UNSCREENED LANDSCAPE BUFFER ON THE NORTHERN BOUNDARY OF PROPOSED LOT 2. THE APPLICANT IS PROPOSING TO INSTALL A 6' PRIVACY FENCE BETWEEN PROPOSED LOTS 1 AND 2 IN LIEU OF THE REQUIRED BUFFER	11-14-2019

LEGEND

	DENOTES BUFFER
	DENOTES STORMWATER MANAGEMENT EASEMENT
	DENOTES UTILITY & DRAINAGE EASEMENT
	DENOTES RETAINING WALL CONSTRUCTION & MAINTENANCE EASEMENT
	DENOTES WATERLINE EASEMENT

FINAL PLAT APPROVED

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JEFFERSON COUNTY DEPARTMENT OF PLANNING, ZONING, AND ENGINEERING

GRAPHIC SCALE



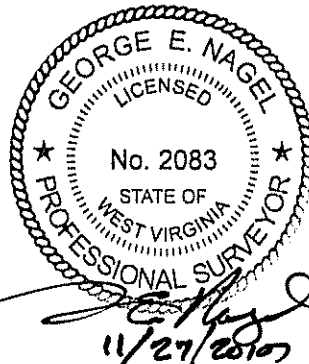
( IN FEET )  
1 inch = 50 ft.

**OWNER/DEVELOPER**  
SENECA CROSSING, LLC  
205 WEST LIBERTY STREET  
CHARLES TOWN, WV 25414  
(304) 728-6877

DRAWN BY:	DATE:
M.E.H.	09-11-2019
CHECKED BY:	DATE:
G.E.N.	09-11-2019
SCALE:	1" = 50'

<b>FOX &amp; ASSOCIATES, INC.</b> ENGINEERS • SURVEYORS • PLANNERS 981 MT. AETNA ROAD HAGERSTOWN, MARYLAND 21740 PHONE: (301)733-8503 FAX: (301)733-1853	82 WORMAN'S MILL CT. STE. 'G' FREDERICK, MARYLAND 21701 PHONE: (301)695-0880 FAX: (301)293-6009
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DISTRICT	SHEPHERDSTOWN
TAX MAP No.	08
DWG. No.	C-03584



FINAL PLAT  
FOR  
**SENECA CROSSING**  
SOUTH SIDE, LOTS 1-3

SHEPHERDSTOWN DISTRICT, TAX MAP 08, PARCEL 50  
DEED BOOK 1034, PAGE 396

SITUATE SOUTH OF MARTINSBURG PIKE (WV ROUTE 45)  
SHEPHERDSTOWN, JEFFERSON COUNTY, WEST VIRGINIA

SHEET 2 OF 2

REVISIONS:

1. 09-16-2019  
2. 09-18-2019  
3. 11-21-2019  
4. 11-27-19

UPDATE TO WAIVER/VARIANCE TABLE  
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AND ADDED LEGEND TITLE