

PARCEL 25.14
TRINITY HOMES W. VA. LLC
D.B. 814, PG. 112
P.C. 11, S. 168
(REF. D.B. 334, PG. 205)
2,162,786 SQ. FT.
OR
49.4212 ACRES

LINE TABLE

LINE	BEARING	DISTANCE
L30	N 221°44'00" E	8.99'
L31	N 221°44'00" E	8.99'
L32	S 87°47'17" E	50.05'
L33	S 84°23'34" E	64.43'
L34	S 82°02'50" E	29.00'
L35	N 84°23'34" W	71.33'
L36	N 271°20'00" E	21.91'
L37	S 73°01'00" W	28.39'
L38	S 16°58'08" E	6.11'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	BEARING	CHORD
C54	04°59'17"	125.00'	5.44'	10.88'	S 24°42'21" W	10.88'
C55	08°47'51"	175.00'	13.46'	26.92'	S 31°55'50" W	26.94'
C56	20°23'24"	175.00'	36.22'	71.44'	S 47°41'32" W	70.96'
C57	23°23'24"	175.00'	36.22'	71.44'	S 71°04'57" W	70.96'
C58	13°13'03"	175.00'	20.28'	40.57'	S 82°31'07" W	40.56'
C59	08°55'01"	80.00'	7.02'	14.01'	N 78°32'48" W	13.99'
C60	42°38'51"	80.00'	35.13'	66.99'	N 53°45'59" E	65.45'
C61	16°23'04"	80.00'	12.98'	25.74'	N 24°14'54" W	25.60'
C62	42°41'00"	80.00'	34.71'	66.26'	N 60°02'09" E	64.76'
C63	40°29'21"	80.00'	33.10'	63.92'	N 49°24'49" E	62.21'
C64	37°35'30"	80.00'	49.47'	90.46'	S 84°38'16" E	89.70'
C65	09°19'54"	80.00'	62.24'	123.81'	S 21°10'34" E	122.38'
C66	97°29'41"	25.00'	28.50'	42.54'	S 35°5'28" E	37.50'
C67	42°47'04"	125.00'	48.97'	93.34'	N 74°39'10" E	91.19'
C68	28°10'38"	125.00'	28.87'	56.75'	N 87°11'31" E	56.26'
C69	04°59'17"	75.00'	3.27'	6.53'	N 24°42'21" E	6.53'
C70	08°47'42"	125.00'	19.81'	39.12'	N 87°55'51" E	39.12'
C71	27°29'41"	50.00'	78.94'	438.89'	N 64°44'32" E	118.62'
C72	68°47'42"	125.00'	85.58'	150.00'	N 61°58'51" E	141.82'

ROAD CLASSIFICATION INDEX

10 NUMBER OF LOTS

70 A.D.T. PER DAY

GENERAL LEGEND

EXISTING SPOT ELEVATIONS x 82.50

PROPOSED SPOT ELEVATIONS x 82.5

EXISTING CONTOURS - - - 582

PROPOSED CONTOURS - - - 582

DIRECTION OF FLOW - - -

EXISTING 5/8" REBAR W/ CAP (UNLESS OTHERWISE STATED)

CONCRETE MONUMENT SET (WITH NUMBER)

PROPERTY LINE

LOT NUMBER

FIRE HYDRANT F.H. 45'

WATERLINE W

SANITARY SEWER MANHOLE MH

SANITARY SEWER S

DEED BOOK D.B.

PLAT P.

MINIMUM BUILDING SETBACK LINE M.B.S.L.

SQ. FT. (T)

TOTAL (T)

PART OF P/O

NUMBER NO.

STREET SIGN

STOP SIGN

EXISTING INGRESS/EGRESS EASEMENT

PROPOSED INGRESS/EGRESS EASEMENT

EXISTING DRAINAGE EASEMENT

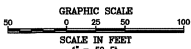
PROPOSED DRAINAGE EASEMENT

EXISTING SANITARY SEWER EASEMENT

PROPOSED SANITARY SEWER EASEMENT TO BE MAINTAINED

PROPOSED SANITARY SEWER EASEMENT

PROPOSED ACCESS EASEMENT



DAVIS, RENN & ASSOCIATES, INC.
 ENGINEERS ARCHITECTS PLANNERS SURVEYORS
 P.O. BOX 246 HAGERSTOWN, MARYLAND 21741
 TELEPHONE 301-739-5650

PRELIMINARY PLAT
 FOR
SUNDANCE VALLEY - PHASE 2
 HEDGESVILLE DISTRICT BERKELEY COUNTY, WEST VIRGINIA

B.C.P.C. FILE NO. 021-10
 SHEET NO. 4 OF 17
 PROJECT NO. 101015
 FILE NO. B-1918

NO.	REVISION	BY	DATE	APP'D	SCALE
1					1" = 50'
2					
3					
4					

PRE-PLAT-1912

DRAWN BY W.J.C. DATE 02/20/14

CHECKED BY S.C.C. DATE 02/20/14

SCALE 1" = 50'

APPROVED BY W.L.R. DATE 02/01/11