



BERKELEY COUNTY PLANNING COMMISSION

400 West Stephen Street - Suite 203, Martinsburg, WV 25401-3838

Telephone: 304-264-1963, Fax: 304-262-3127

Web Page: www.berkeleywv.org

Berkeley County Planning Commission Agenda

November 6, 2017 @ 6:00 pm.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF THE AGENDA
4. SUNSHINE LAW SPEAKERS
5. APPROVAL OF MEETING MINUTES
6. FINAL PLAT APPROVAL
 - a. McCauley Crossing Section 4 Phase 2 Lots 56-59, 146-149 – File #76-02
7. FINAL PLAT DETERMINATION
 - a. Stoney Ridge Section 2 Phase 2E Lots 121-133 – File #115-06
 - b. Station Square – File #021-16
8. STAFF/COUNSEL DISCUSSION/ACTION/MOTION
 - a. 2018 Draft Ordinance Discussion
 - a. Article 7 – Required Improvements
 - b. Article 8 – Off Street Parking, Buffering, and Screening
 - c. Article 9 – Planned Unit Developments and Cluster Developments
 - d. Article 11 – Recreational Vehicle Parks/Campgrounds, Parks and Cemeteries
9. ADJOURNMENT

****The Planning Commission reserves the right to re-arrange items on the agenda due to time constraints of the public or Commission****



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STAFF REPORT FINAL PLAT APPROVAL November 6, 2017

Project: McCauley Crossing, Section 4, Phase 2 (Lots 56-59 & 146-149)

File #: 76-02

Developer: Dan Ryan Builders
10212 Governor Lane Blvd.
Suite 1006
Williamsport, MD 21795

Engineer: Fox & Associates
981 Mt. Aetna Road
Hagerstown, MD 21740

District, Tax Map & Parcel: Mill Creek, Tax Map 10, Parcel 67

Location: The property is located on the south side of Route 26 (Giles Mill Road), approximately 1000' east of the intersection of Route 26 and Route 11 (Winchester Avenue).

Project Description: This phase proposes 8 single family detached homes on 3.62 acres.

Administrative History:

APPROVAL LETTERS	DATE RECEIVED
Berkeley County Health Department (Wells and Septic)	N/A
Berkeley County Public Service Water District (Water Availability)	10/11/2017
Berkeley County Public Service Sewer District (Sewer Availability)	10/11/2017
State Health Department (Water)	6/13/2017
State Health Department (Sewer)	6/13/2017
Department of Highways (Entrance Permit) Letter Received	5/29/2003
Central Dispatch (Road Names) approved	2/28/2003; 4/5/2005; 4/14/2005
GPP Permit Application	N/A
NPDES Permit Application	N/A
*Traffic Study	N/A
*School Impact Analysis	N/A

MEETINGS & SUBMISSIONS	DATE
Sketch Plan	
Sketch Plan Submitted	12/12/2002
Pre-Application STAC Meeting	1/6/2003
Preliminary Plan	
Preliminary Plan Submitted	11/5/2003
Preliminary Plan Advancement Meeting /Approved	3/1/2004
Final Plat	
Final Plat Submitted	9/6/2017
	P – 9/14/2017
1 st Review Comments	E – 9/28/2017
Final Plat Re-Submitted	10/25/2017
2 nd Review – Completion	10/30/2017 - P
Final Plat Approval	
Bond Reduction	

Waivers/ Variances: N/A

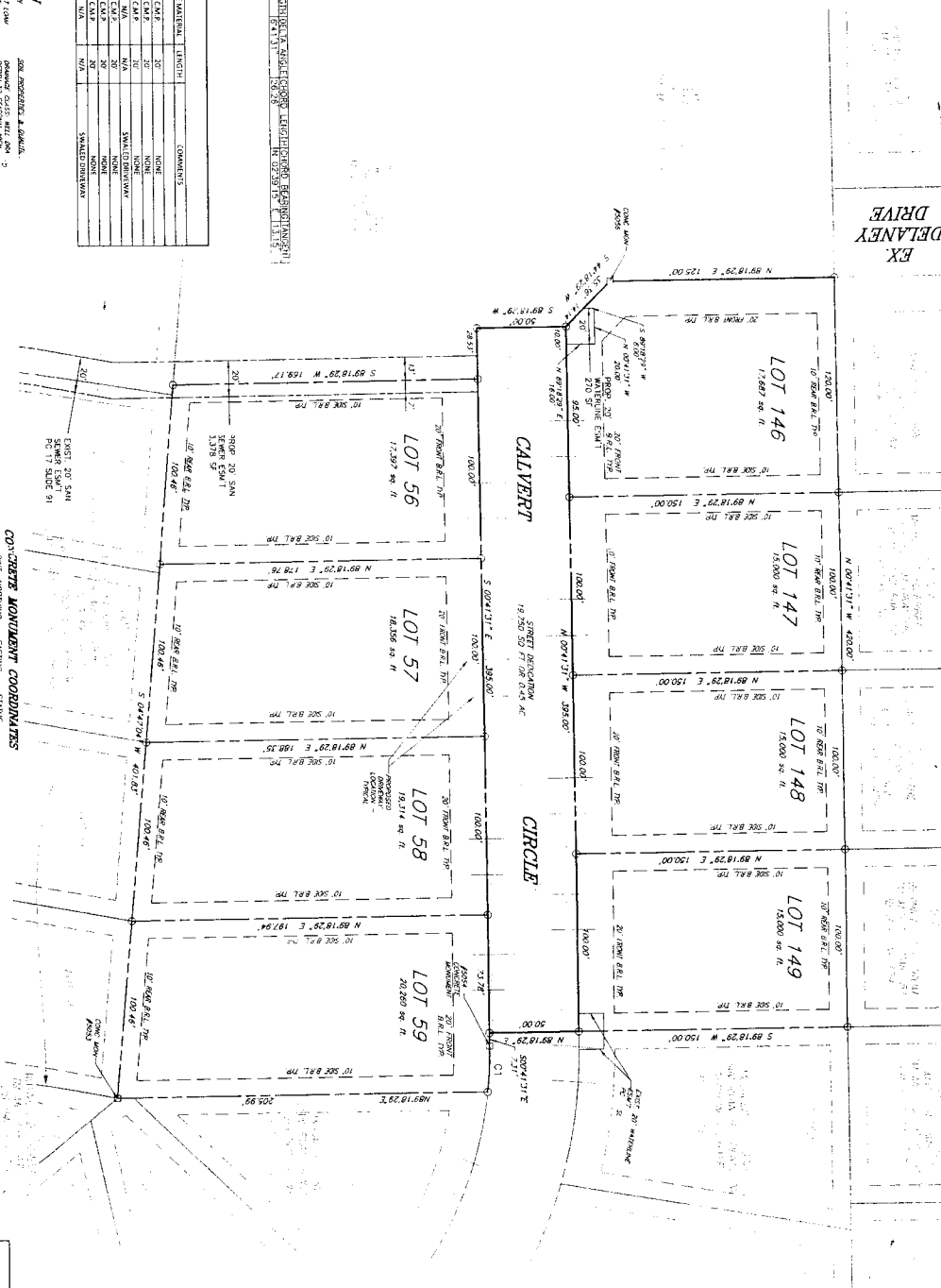
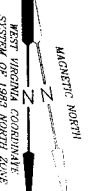
Project Notes: Extensions of the Preliminary Plan were requested by the Developer and granted by the Planning Commission on February 3, 2006, August 31, 2012, and May 26, 2015.

Engineer Report: The Engineer issued a letter on September 28, 2017, stating that the plat meets the requirements of the 1975 Subdivision Ordinance; therefore, the engineer recommends Final Plat approval contingent on receiving a surety in the amount of \$123,084.00

Staff Recommendation: The Final Plat meets the requirements of the Subdivision Ordinance; therefore Staff recommends Final Plat approval contingent on receiving a surety in the amount of \$123,084.00.

Respectfully Submitted,

The Planning Department



CHANGING TABLE

PROJECT: SECTION 4, PHASE 2, McCAULEY CROSSING SINGLE FAMILY LOTS
TAX MAP: MC-10 PARCEL 67
DATE: 10/26/17

ROW NUMBER	TYPE	AMOUNT	LENGTH	COMMENTS
1	ADD	20'		NEW
2	ADD	20'		NEW
3	ADD	20'		NEW
4	ADD	20'		NEW
5	ADD	20'		NEW
6	ADD	20'		NEW
7	ADD	20'		NEW
8	ADD	20'		NEW
9	ADD	20'		NEW
10	ADD	20'		NEW
11	ADD	20'		NEW
12	ADD	20'		NEW
13	ADD	20'		NEW
14	ADD	20'		NEW
15	ADD	20'		NEW
16	ADD	20'		NEW
17	ADD	20'		NEW
18	ADD	20'		NEW
19	ADD	20'		NEW

SOILS INFORMATION

DATE: 10/26/17
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

CONVERTED MONUMENT COORDINATES

DATE: 10/26/17
DRAWN BY: [Name]

OWNER / DEVELOPER

[Company Name]

ACREAGE SUMMARY

ORIGINAL TRACT	1124 AC
LESS SECTION 1 (4)	87.88 AC
LESS SECTION 2 (2)	175.76 AC
LESS SECTION 3 (1)	79.14 AC
LESS SECTION 4 (PARCEL 1)	440 AC
LESS SECTION 4 (PARCEL 2)	280.92 AC
LESS SECTION 4 (PARCEL 3)	57.79 AC
TOTAL	177.55 AC

FINAL PLAT APPROVED
DATE: 10/26/17

LEGEND

- 5/8" CONCRETE ASPHALT DRIVE
- CONCRETE DRIVEWAY
- 6" SOIL CONC & 10" FILL
- FINISHED STREET SURF
- DOMINANCE ESCROW
- DRAINAGE ESCROW
- WATER ESCROW
- SUBMITTER'S ESCROW

PRODUCT NO. 12-1200
DRAWING NO. 17-07-17
DATE: 10/26/17
SHEET 2 OF 2

SCALE: 1" = 30'

FINAL PLAT - SECTION 4 PHASE 2
McCAULEY CROSSING
SINGLE FAMILY LOTS
56-59 & 146-149
TAX MAP MC-10 PARCEL 67
SITUATE SOUTH OF GILES MILL ROAD (ROUTE 26)
MILL CREEK ELECTION DISTRICT
BERKELEY COUNTY, WEST VIRGINIA

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
981 MT. AETHA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
FAX: (301)733-1853
82 WORMANS MILL COURT
SUITE 'C'
FREDERICK, MD. 21701
PHONE: (301)416-7250
FAX: (301)293-6009





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STAFF REPORT FINAL PLAT DETERMINATION November 6, 2017

Project: Stoney Ridge, Section 2, Phase 2E, Lots 121-133

File #: 115-06

Developer: Stoney Ridge, LLC
365 Sweetbriar Road
Martinsburg, WV 25401

Surveyor: Greg Yebernetsky
1211 Palmer Road
Hedgesville, WV 25428

District, Tax Map & Parcel #: Mill Creek District, Map 5, Portion of Parcel 44

Location: The property is located on the east side of Route 51/5 (Henshaw Road) and approximately 1 mile south of the intersection of Route 51 and Route 51/5, in the Mill Creek District.

Project Description: This phase proposes thirteen (13) single family lots, on approximately 2.8626 acres.

Administrative History:

Approval Letters	Date Received
Berkeley County Health Department (Wells and Septic)	N/A
Berkeley County Public Service Water District (Water Availability)	11/02/06
Berkeley County Public Service Sewer District (Sewer Availability)	11/02/06
State Health Department (Water)	11/02/06
State Health Department (Sewer)	11/02/06
Department of Highways (Entrance Permit)	11/02/06
Central Dispatch (Road Names)	11/02/06
GPP Permit Application	11/02/06
NPDES Permit Application	11/02/06
*Traffic Study	11/02/06
*School Impact Analysis	11/02/06

Meetings & Submissions	Date
Pre-Application STAC Meeting	
Preliminary Plat Submitted	11/15/06
1st Review Comments	12/20/06

November 6, 2017

Preliminary Plat Resubmitted	01/05/07
Preliminary Plat Resubmitted	01/18/07
Advertised	01/20/07
Public Hearing (Preliminary Plat/Site Plan Approval)	02/26/07
Final Plat-Section 2 Phase 2E	Date Received
Final Plat Submitted	8/18/17
1 st Review Comments	8/24/17 - P 8/28/17 - E
Final Plat Re-Submitted	10/6/17
2 nd Review Comments	10/17/17 - E 10/24/17 - P
Final Plat Determination Meeting	11/6/17
Final Plat Public Hearing Advertised	
Final Plat Public Hearing	
Final Plat Approval	
Bond Reduction	

Waivers/ Variances: At the February 5, 2007 Planning Commission meeting, the Planning Commission granted a Request for Waiver of Section 602.1 to reduce the required number of entrances from two (2) to one (1).

Project Notes: The preliminary plat for this project was approved February 26, 2007. A preliminary plat extension was granted on July 16, 2015. This phase proposes thirteen (13) single family lots, on approximately 2.8626 acres. The original preliminary plat, from 2006, indicates ninety six (96) single family lots on approximately 34.10 acres.

Engineer Report: On October 17, 2017, the county engineer issued a letter of completion stating that a review of the above mentioned project had been completed and was found to be in substantial completion with the Subdivision Ordinance Requirements for Final Plat Determination.

Staff Recommendation: The Final Plat meets the requirements of the Subdivision Ordinance; therefore, Staff recommends Final Plat Determination and advertising of a public hearing for consideration of Final Plat Approval at the December 4, 2017 Planning Commission Meeting.

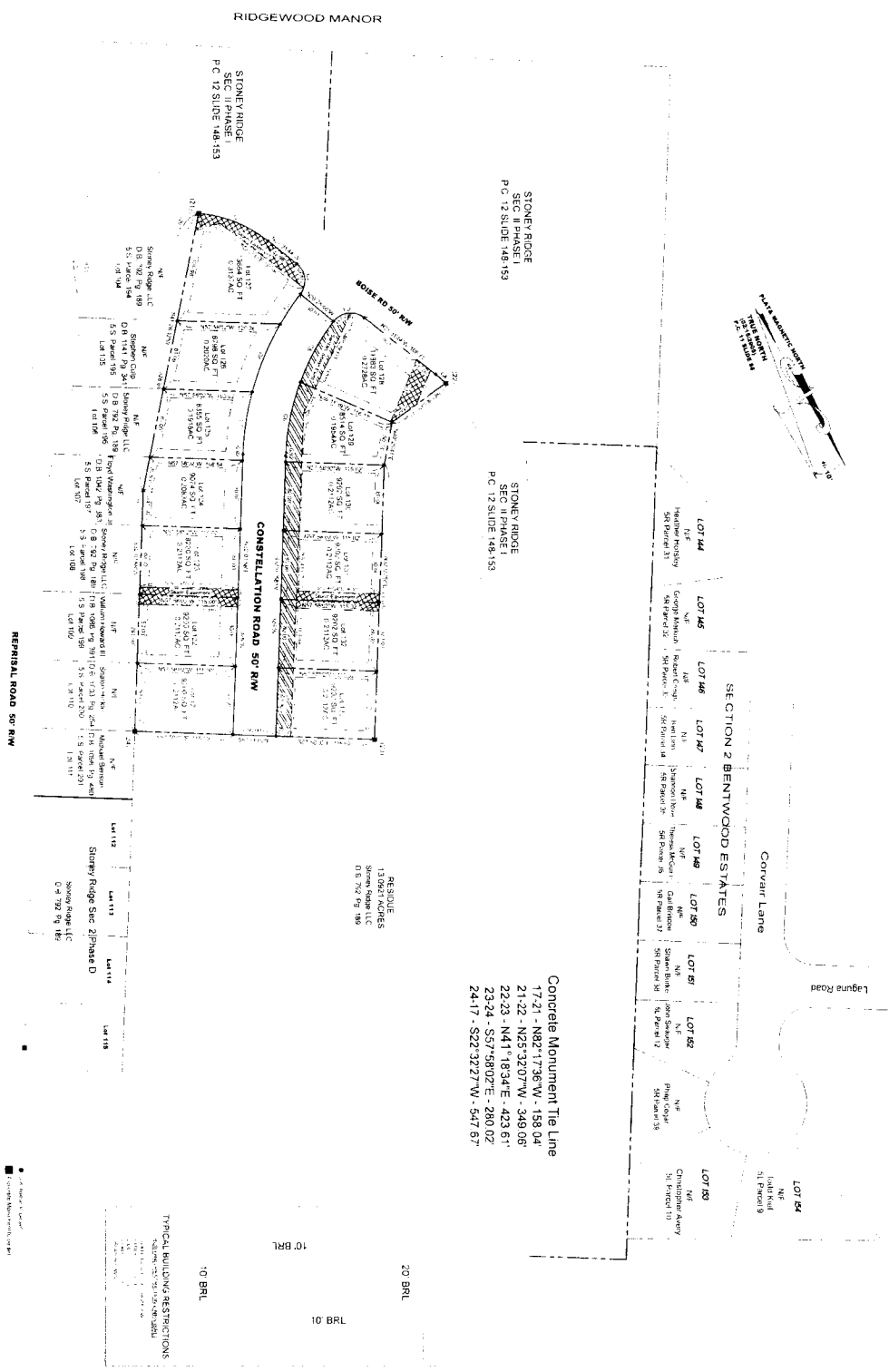
Respectfully Submitted,

The Planning Department



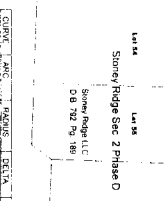
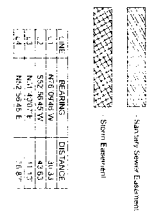
STONE RIDGE
SEC II PHASE I
P.C. 12 SLIDE 148-153

Concrete Monument Tie Line
17-21 - N82°17'36"W - 158.04'
21-22 - N25°32'07"W - 349.06'
22-23 - N41°18'34"E - 423.61'
23-24 - S57°58'02"E - 280.02'
24-17 - S22°32'27"W - 547.67'



SURVEYORS CERTIFICATE
I, GREGORY YEBERNETSKY, A DULY LICENSED LAND SURVEYOR IN THE STATE OF WEST VIRGINIA, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DELINEATED BY THIS PLAT AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS THE LAND (OR A PORTION OF THE SAME LAND) IN THE NAMES AS SHOWN ON THIS PLAT. I HAVE ALSO SURVEYED THE ADJACENT UNDIVIDED LOTS AS DESCRIBED AND FURTHER CERTIFY THAT THE MONUMENTS AND MARKERS WILL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 703 OF THE BERKELEY COUNTY SUBDIVISION ORDINANCE GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____.

Gregory Yebernetzky



GROUP	AREA	PERCENT	CUMULATIVE PERCENT	PERCENTAGE
1	60.16	100.00	100.00	100.00
2	3.80	6.32	106.32	106.32
3	1.75	2.90	109.22	109.22
4	1.25	2.08	111.30	111.30
5	0.80	1.33	112.63	112.63
6	0.40	0.67	113.30	113.30
7	0.20	0.33	113.63	113.63
8	0.10	0.17	113.80	113.80
9	0.05	0.08	113.88	113.88
10	0.02	0.03	113.91	113.91
11	0.01	0.02	113.93	113.93
12	0.01	0.01	113.94	113.94
13	0.01	0.01	113.95	113.95
14	0.01	0.01	113.96	113.96
15	0.01	0.01	113.97	113.97
16	0.01	0.01	113.98	113.98
17	0.01	0.01	113.99	113.99
18	0.01	0.01	114.00	114.00
19	0.01	0.01	114.01	114.01
20	0.01	0.01	114.02	114.02
21	0.01	0.01	114.03	114.03
22	0.01	0.01	114.04	114.04
23	0.01	0.01	114.05	114.05
24	0.01	0.01	114.06	114.06
25	0.01	0.01	114.07	114.07
26	0.01	0.01	114.08	114.08
27	0.01	0.01	114.09	114.09
28	0.01	0.01	114.10	114.10
29	0.01	0.01	114.11	114.11
30	0.01	0.01	114.12	114.12
31	0.01	0.01	114.13	114.13
32	0.01	0.01	114.14	114.14
33	0.01	0.01	114.15	114.15
34	0.01	0.01	114.16	114.16
35	0.01	0.01	114.17	114.17
36	0.01	0.01	114.18	114.18
37	0.01	0.01	114.19	114.19
38	0.01	0.01	114.20	114.20
39	0.01	0.01	114.21	114.21
40	0.01	0.01	114.22	114.22
41	0.01	0.01	114.23	114.23
42	0.01	0.01	114.24	114.24
43	0.01	0.01	114.25	114.25
44	0.01	0.01	114.26	114.26
45	0.01	0.01	114.27	114.27
46	0.01	0.01	114.28	114.28
47	0.01	0.01	114.29	114.29
48	0.01	0.01	114.30	114.30
49	0.01	0.01	114.31	114.31
50	0.01	0.01	114.32	114.32
51	0.01	0.01	114.33	114.33
52	0.01	0.01	114.34	114.34
53	0.01	0.01	114.35	114.35
54	0.01	0.01	114.36	114.36
55	0.01	0.01	114.37	114.37
56	0.01	0.01	114.38	114.38
57	0.01	0.01	114.39	114.39
58	0.01	0.01	114.40	114.40
59	0.01	0.01	114.41	114.41
60	0.01	0.01	114.42	114.42
61	0.01	0.01	114.43	114.43
62	0.01	0.01	114.44	114.44
63	0.01	0.01	114.45	114.45
64	0.01	0.01	114.46	114.46
65	0.01	0.01	114.47	114.47
66	0.01	0.01	114.48	114.48
67	0.01	0.01	114.49	114.49
68	0.01	0.01	114.50	114.50
69	0.01	0.01	114.51	114.51
70	0.01	0.01	114.52	114.52
71	0.01	0.01	114.53	114.53
72	0.01	0.01	114.54	114.54
73	0.01	0.01	114.55	114.55
74	0.01	0.01	114.56	114.56
75	0.01	0.01	114.57	114.57
76	0.01	0.01	114.58	114.58
77	0.01	0.01	114.59	114.59
78	0.01	0.01	114.60	114.60
79	0.01	0.01	114.61	114.61
80	0.01	0.01	114.62	114.62
81	0.01	0.01	114.63	114.63
82	0.01	0.01	114.64	114.64
83	0.01	0.01	114.65	114.65
84	0.01	0.01	114.66	114.66
85	0.01	0.01	114.67	114.67
86	0.01	0.01	114.68	114.68
87	0.01	0.01	114.69	114.69
88	0.01	0.01	114.70	114.70
89	0.01	0.01	114.71	114.71
90	0.01	0.01	114.72	114.72
91	0.01	0.01	114.73	114.73
92	0.01	0.01	114.74	114.74
93	0.01	0.01	114.75	114.75
94	0.01	0.01	114.76	114.76
95	0.01	0.01	114.77	114.77
96	0.01	0.01	114.78	114.78
97	0.01	0.01	114.79	114.79
98	0.01	0.01	114.80	114.80
99	0.01	0.01	114.81	114.81
100	0.01	0.01	114.82	114.82

APPROVED
Berkeley County Planning Commission
DATE: 5-12-17

FINAL PLAT
Stoney Ridge - Section 2 Phase 2E Lots 121-133
Property of: Stoney Ridge LLC
Dist. Mill Creek, Berkeley County, West Virginia
MAP 5, PARCEL 44 - D.B. 792 Pg 189

DRAWN BY: CES
DATE: 5/12/14
CHECKED BY: CES
DATE: 5/12/14
Greg Yebernetzky, P.S.
1214 Parkview, WV 25427
Hedgesville, WV 25427
304.593.2314

Owner / Developer
Stoney Ridge LLC
365 Sweetbriar Road
Martinsburg, WV 25405
304 - 283 - 9640



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STAFF REPORT FINAL PLAT DETERMINATION November 6, 2017

Project: Station Square

File #: 021-16

Developer: Berkeley County Development Authority
300 Foxcroft Avenue, Ste. 201
Martinsburg, WV 25401

Surveyor: Pennoni Associates
117 E. Piccadilly Street
Ste. 200
Winchester, VA 22601

District, Tax Map, & Parcel: Arden District, Map 10, Parcel 15.2

Location: The property is located at the intersection of Business Park Drive and Development Drive.

Project Description: The project proposes thirteen (13) retail-commercial lots on 33.58 acres to be served by public water and public sewer.

APPROVAL LETTERS	DATE RECEIVED
Berkeley County Health Department (Well & Septic)	
Berkeley County Public Service Water District (Water Availability)	10/10/2016
Berkeley County Public Service Sewer District (Sewer Availability)	12/1/2016
State Health Department (Water)	
State Health Department (Sewer)	
Department of Highways (Entrance Permit) Letter Received	8/4/2017
Central Dispatch (Road names) approved	11/22/2016
GPP Permit Application	12/30/2016
NPDES Permit Application	10/11/2016
*Traffic Study	
FAA Aeronautical Impact Permit	8/1/2016
Appendix C—Environmental Impact Checklist	

MEETINGS & SUBMISSIONS	DATE RECEIVED
Waiver Requests	
Waiver Requested	N/A
Sketch Plan	
Sketch Plan Submitted	11/2005
Preliminary Plan	
Preliminary Plan Submitted	6/22/2016
1 st Review Comments	6/28/2016 – P
	7/15/2016 - E

Preliminary Plan Re-Submitted	10/21/2016
2 nd Review Comments	10/25/2016 – P 11/29/2016 -E
Preliminary Plan Re-Submitted	12/22/2016
3 rd Review Comments	1/25/2017 - E
Preliminary Plan Advancement Meeting / Approved	
Final Plat	
Final Plat Submitted	10/5/2017
1 st Review Comments	10/5/2017-E 10/16/2017-P
Final Plat Re-Submitted	10/20/2017
Final Plat Complete	10/27/2017
Final Plat Determination Meeting	11/6/2017
Final Plat Public Hearing Advertised	
Final Plat Public Hearing	
Final Plat Approval	
Bond Reduction	

Waivers/Exceptions: No waivers or exceptions have been requested for this project.

Project Notes: This project is tied to the Tabler Station Business Park overall plan (BCPD File No. 101-05) which encompasses approximately 161.17 acres.

The project proposes thirteen (13) retail-commercial lots on 33.58 acres to be served by public water and public sewer. Lot numbers range from 3 to 15 and lots 1 and 2 do not exist.

County Engineer: County Engineering issued a letter on October 5, 2017 stating that the plat meets the requirements of the 2009 Berkeley County Subdivision Ordinance.

Staff Recommendation: The Final Plat meets the requirements of the Subdivision Ordinance; therefore, Staff recommends Final Plat Determination and advertising of a public hearing for consideration of Final Plat Approval at the December 4, 2017 Planning Commission Meeting.

Respectfully Submitted,

The Planning Department

November 6, 2017

7b

BPPC REC #201-16
APPROVED
 BERKELEY COUNTY PLANNING COMMISSION
 DATE _____
 PRESENT BY _____



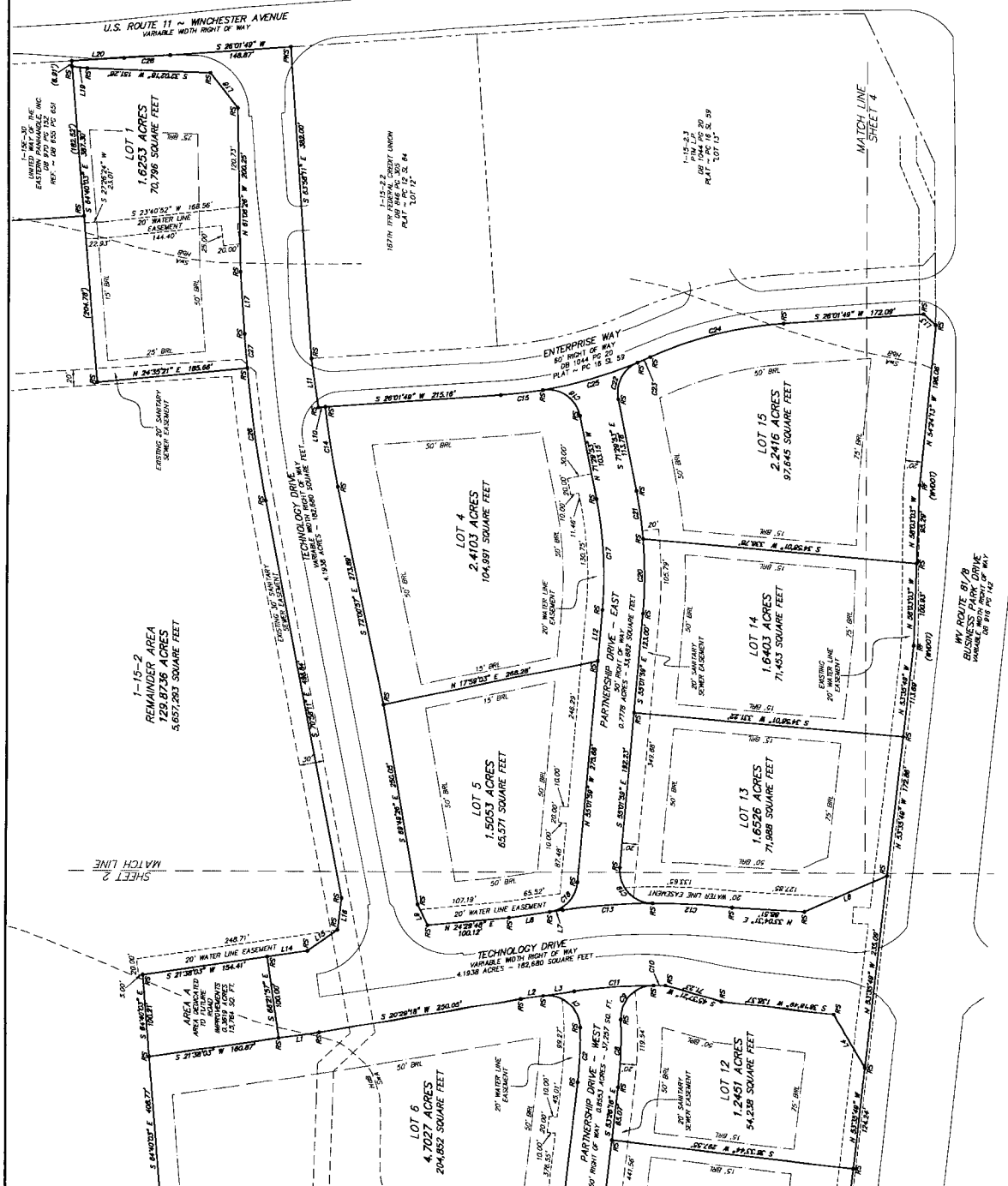
CURVE TABLE

CURVE	BEARING	CHORD	CHORD BEARING	CHORD DISTANCE
C1	S 45.00° E	100.00	S 45.00° E	100.00
C2	S 45.00° E	100.00	S 45.00° E	100.00
C3	S 45.00° E	100.00	S 45.00° E	100.00
C4	S 45.00° E	100.00	S 45.00° E	100.00
C5	S 45.00° E	100.00	S 45.00° E	100.00
C6	S 45.00° E	100.00	S 45.00° E	100.00
C7	S 45.00° E	100.00	S 45.00° E	100.00
C8	S 45.00° E	100.00	S 45.00° E	100.00
C9	S 45.00° E	100.00	S 45.00° E	100.00
C10	S 45.00° E	100.00	S 45.00° E	100.00
C11	S 45.00° E	100.00	S 45.00° E	100.00
C12	S 45.00° E	100.00	S 45.00° E	100.00
C13	S 45.00° E	100.00	S 45.00° E	100.00
C14	S 45.00° E	100.00	S 45.00° E	100.00
C15	S 45.00° E	100.00	S 45.00° E	100.00
C16	S 45.00° E	100.00	S 45.00° E	100.00
C17	S 45.00° E	100.00	S 45.00° E	100.00
C18	S 45.00° E	100.00	S 45.00° E	100.00
C19	S 45.00° E	100.00	S 45.00° E	100.00
C20	S 45.00° E	100.00	S 45.00° E	100.00
C21	S 45.00° E	100.00	S 45.00° E	100.00
C22	S 45.00° E	100.00	S 45.00° E	100.00
C23	S 45.00° E	100.00	S 45.00° E	100.00
C24	S 45.00° E	100.00	S 45.00° E	100.00
C25	S 45.00° E	100.00	S 45.00° E	100.00
C26	S 45.00° E	100.00	S 45.00° E	100.00
C27	S 45.00° E	100.00	S 45.00° E	100.00
C28	S 45.00° E	100.00	S 45.00° E	100.00
C29	S 45.00° E	100.00	S 45.00° E	100.00
C30	S 45.00° E	100.00	S 45.00° E	100.00

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45.00° E	100.00
L2	S 45.00° E	100.00
L3	S 45.00° E	100.00
L4	S 45.00° E	100.00
L5	S 45.00° E	100.00
L6	S 45.00° E	100.00
L7	S 45.00° E	100.00
L8	S 45.00° E	100.00
L9	S 45.00° E	100.00
L10	S 45.00° E	100.00
L11	S 45.00° E	100.00
L12	S 45.00° E	100.00
L13	S 45.00° E	100.00
L14	S 45.00° E	100.00
L15	S 45.00° E	100.00
L16	S 45.00° E	100.00
L17	S 45.00° E	100.00
L18	S 45.00° E	100.00
L19	S 45.00° E	100.00
L20	S 45.00° E	100.00
L21	S 45.00° E	100.00
L22	S 45.00° E	100.00
L23	S 45.00° E	100.00
L24	S 45.00° E	100.00
L25	S 45.00° E	100.00
L26	S 45.00° E	100.00
L27	S 45.00° E	100.00
L28	S 45.00° E	100.00
L29	S 45.00° E	100.00
L30	S 45.00° E	100.00

LEGEND
 AS - 1/4" PLASTER SET (NAD 83)
 BS - 1/4" PLASTER SET (NAD 83)
 CS - 1/4" PLASTER SET (NAD 83)
 DS - 1/4" PLASTER SET (NAD 83)
 ES - 1/4" PLASTER SET (NAD 83)
 FS - 1/4" PLASTER SET (NAD 83)
 GS - 1/4" PLASTER SET (NAD 83)
 HS - 1/4" PLASTER SET (NAD 83)
 IS - 1/4" PLASTER SET (NAD 83)
 JS - 1/4" PLASTER SET (NAD 83)
 KS - 1/4" PLASTER SET (NAD 83)
 LS - 1/4" PLASTER SET (NAD 83)
 MS - 1/4" PLASTER SET (NAD 83)
 NS - 1/4" PLASTER SET (NAD 83)
 OS - 1/4" PLASTER SET (NAD 83)
 PS - 1/4" PLASTER SET (NAD 83)
 QS - 1/4" PLASTER SET (NAD 83)
 RS - 1/4" PLASTER SET (NAD 83)
 TS - 1/4" PLASTER SET (NAD 83)
 US - 1/4" PLASTER SET (NAD 83)
 VS - 1/4" PLASTER SET (NAD 83)
 WS - 1/4" PLASTER SET (NAD 83)
 XS - 1/4" PLASTER SET (NAD 83)
 YS - 1/4" PLASTER SET (NAD 83)
 ZS - 1/4" PLASTER SET (NAD 83)



SHEET 3 OF 4
 DRAWN BY: MSB
 01/20/2024

600 NORTH LUDLOW STREET
 WASHINGTON, VIRGINIA 22201
 TEL: (703) 487-0400
 FAX: (703) 487-0408
 EMAIL: office@marshandlegge.com

MARSH & LEGGE
 Land Surveyors, P.L.C.



FINAL FLAT OF
STATION SQUARE
 IN THE CITY OF
 BERKELEY COUNTY
 DEVELOPMENT AUTHORITY
 ARBERRY DISTRICT - 1 - 1/4" TAX MAP 15 - PARCEL 2
 BERKELEY COUNTY, VIRGINIA
 OCTOBER 19, 2017

BOPC FILE #201-16
APPROVED
 BERKELEY COUNTY PLANNING COMMISSION

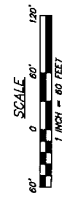
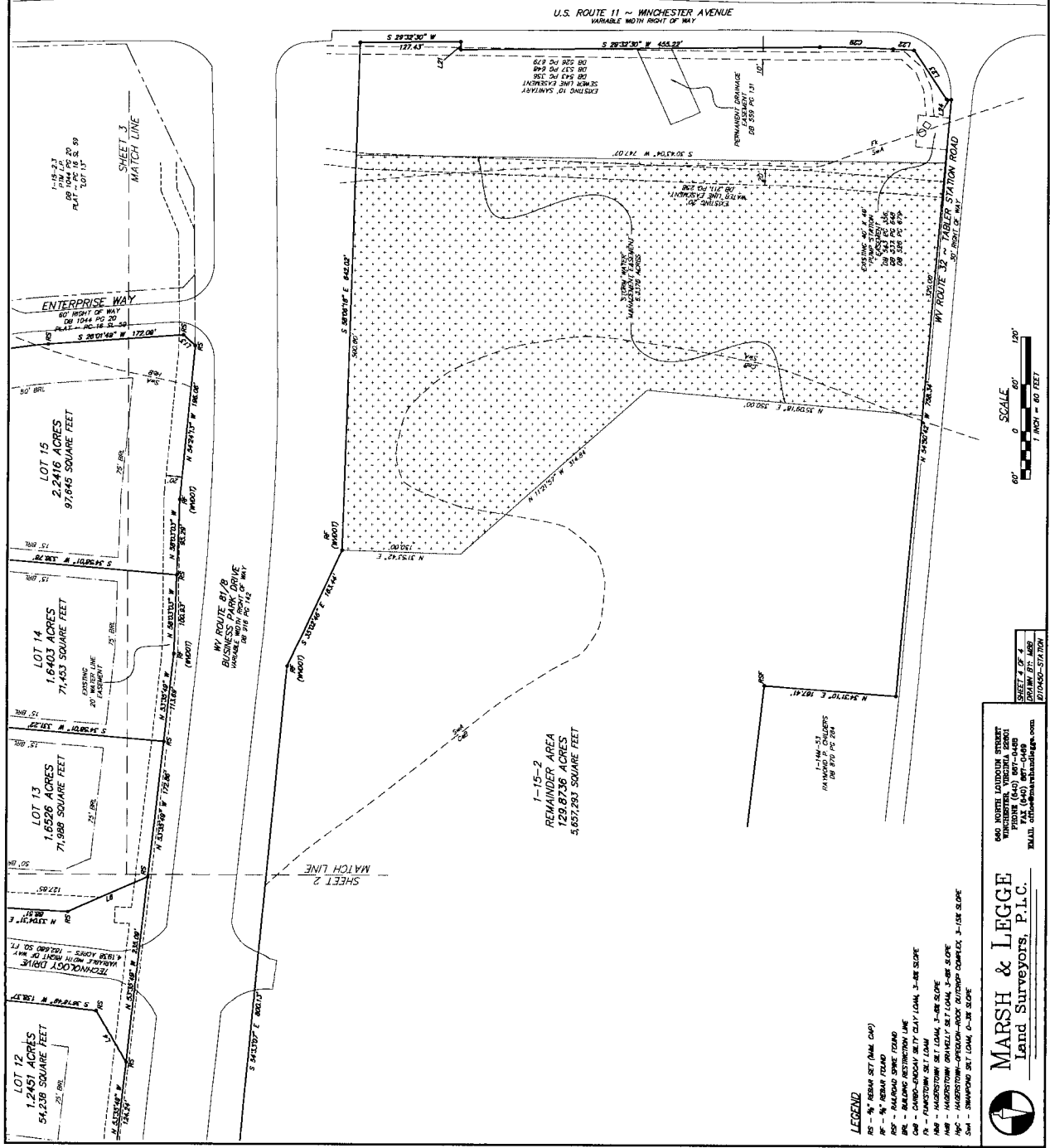
DATE _____
 PREPARED BY _____



CURVE TABLE

CURVE NO.	ANGLE	CURVE LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
1	90° 00' 00"	100.00	100.00	S 0° 00' 00" W	100.00
2	90° 00' 00"	100.00	100.00	S 0° 00' 00" W	100.00
3	90° 00' 00"	100.00	100.00	S 0° 00' 00" W	100.00
4	90° 00' 00"	100.00	100.00	S 0° 00' 00" W	100.00
5	90° 00' 00"	100.00	100.00	S 0° 00' 00" W	100.00
6	90° 00' 00"	100.00	100.00	S 0° 00' 00" W	100.00
7	90° 00' 00"	100.00	100.00	S 0° 00' 00" W	100.00
8	90° 00' 00"	100.00	100.00	S 0° 00' 00" W	100.00
9	90° 00' 00"	100.00	100.00	S 0° 00' 00" W	100.00
10	90° 00' 00"	100.00	100.00	S 0° 00' 00" W	100.00
11	90° 00' 00"	100.00	100.00	S 0° 00' 00" W	100.00
12	90° 00' 00"	100.00	100.00	S 0° 00' 00" W	100.00
13	90° 00' 00"	100.00	100.00	S 0° 00' 00" W	100.00
14	90° 00' 00"	100.00	100.00	S 0° 00' 00" W	100.00
15	90° 00' 00"	100.00	100.00	S 0° 00' 00" W	100.00
16	90° 00' 00"	100.00	100.00	S 0° 00' 00" W	100.00
17	90° 00' 00"	100.00	100.00	S 0° 00' 00" W	100.00
18	90° 00' 00"	100.00	100.00	S 0° 00' 00" W	100.00
19	90° 00' 00"	100.00	100.00	S 0° 00' 00" W	100.00
20	90° 00' 00"	100.00	100.00	S 0° 00' 00" W	100.00

FINAL FLAT OF
STATION SQUARE
 IN THE CITY OF
 BERKELEY COUNTY
 DEVELOPMENT AUTHORITY
 ARDEN DISTRICT - 1 - 7A, MAP 15 - PARCEL 2
 PREPARED BY: MARSH & LEGGE
 OCTOBER 16, 2017



SHEET 4 OF 4
 DRAWN BY: MEB
 2/10/2017

640 NORTH LONDON STREET
 WINCHESTER, VIRGINIA 22601
 PHONE: (540) 361-0448
 FAX: (540) 361-0448
 EMAIL: office@marshandlegge.com

MARSH & LEGGE
 Land Surveyors, P.L.C.



- LEGEND**
- RS - 5% REBAR SET (T.M.C. CAP)
 - RF - 5% REBAR FLOOR
 - RR - REBAR RESTRICTION
 - RR - REBAR RESTRICTION LINE
 - CR - CURED-ANDCHY SETTY CLAY LCMH, 3-4% SLOPE
 - FR - FURSTON SET LCMH
 - FM - HASTON SET LCMH, 3-4% SLOPE
 - FN - HASTON SET LCMH, 3-4% SLOPE
 - MS - HASTON-ORSON-ROCK SURFING CHANNEL, 3-15% SLOPE
 - SM - SWAMPING SET LCMH, 0-3% SLOPE

BPC FILE #2017-16
APPROVED
 BERKELEY COUNTY PLANNING COMMISSION
 DATE _____ PRESIDENT _____

FINAL FLAT OF
STATION SQUARE
 A PORTION OF THE LAND OF THE
BERKELEY COUNTY
DEVELOPMENT AUTHORITY
 ARDEN DRIVE, WEST BUCK, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



CURVE TABLE

LINE	BEARING	CHORD	CHORD BEARING	ARC LENGTH	ANGLE
C1	N 21° 00' 00" E	100.00	S 68° 00' 00" W	100.00	90.00
C2	N 63° 43' 03" E	100.00	S 26° 16' 57" W	100.00	90.00
C3	N 21° 00' 00" E	100.00	S 68° 00' 00" W	100.00	90.00
C4	N 63° 43' 03" E	100.00	S 26° 16' 57" W	100.00	90.00
C5	N 21° 00' 00" E	100.00	S 68° 00' 00" W	100.00	90.00
C6	N 63° 43' 03" E	100.00	S 26° 16' 57" W	100.00	90.00
C7	N 21° 00' 00" E	100.00	S 68° 00' 00" W	100.00	90.00
C8	N 63° 43' 03" E	100.00	S 26° 16' 57" W	100.00	90.00
C9	N 21° 00' 00" E	100.00	S 68° 00' 00" W	100.00	90.00
C10	N 63° 43' 03" E	100.00	S 26° 16' 57" W	100.00	90.00
C11	N 21° 00' 00" E	100.00	S 68° 00' 00" W	100.00	90.00
C12	N 63° 43' 03" E	100.00	S 26° 16' 57" W	100.00	90.00
C13	N 21° 00' 00" E	100.00	S 68° 00' 00" W	100.00	90.00
C14	N 63° 43' 03" E	100.00	S 26° 16' 57" W	100.00	90.00
C15	N 21° 00' 00" E	100.00	S 68° 00' 00" W	100.00	90.00
C16	N 63° 43' 03" E	100.00	S 26° 16' 57" W	100.00	90.00
C17	N 21° 00' 00" E	100.00	S 68° 00' 00" W	100.00	90.00
C18	N 63° 43' 03" E	100.00	S 26° 16' 57" W	100.00	90.00
C19	N 21° 00' 00" E	100.00	S 68° 00' 00" W	100.00	90.00
C20	N 63° 43' 03" E	100.00	S 26° 16' 57" W	100.00	90.00
C21	N 21° 00' 00" E	100.00	S 68° 00' 00" W	100.00	90.00
C22	N 63° 43' 03" E	100.00	S 26° 16' 57" W	100.00	90.00
C23	N 21° 00' 00" E	100.00	S 68° 00' 00" W	100.00	90.00
C24	N 63° 43' 03" E	100.00	S 26° 16' 57" W	100.00	90.00
C25	N 21° 00' 00" E	100.00	S 68° 00' 00" W	100.00	90.00
C26	N 63° 43' 03" E	100.00	S 26° 16' 57" W	100.00	90.00
C27	N 21° 00' 00" E	100.00	S 68° 00' 00" W	100.00	90.00
C28	N 63° 43' 03" E	100.00	S 26° 16' 57" W	100.00	90.00
C29	N 21° 00' 00" E	100.00	S 68° 00' 00" W	100.00	90.00
C30	N 63° 43' 03" E	100.00	S 26° 16' 57" W	100.00	90.00

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 21° 00' 00" E	100.00
L2	N 63° 43' 03" E	100.00
L3	N 21° 00' 00" E	100.00
L4	N 63° 43' 03" E	100.00
L5	N 21° 00' 00" E	100.00
L6	N 63° 43' 03" E	100.00
L7	N 21° 00' 00" E	100.00
L8	N 63° 43' 03" E	100.00
L9	N 21° 00' 00" E	100.00
L10	N 63° 43' 03" E	100.00
L11	N 21° 00' 00" E	100.00
L12	N 63° 43' 03" E	100.00
L13	N 21° 00' 00" E	100.00
L14	N 63° 43' 03" E	100.00
L15	N 21° 00' 00" E	100.00
L16	N 63° 43' 03" E	100.00
L17	N 21° 00' 00" E	100.00
L18	N 63° 43' 03" E	100.00
L19	N 21° 00' 00" E	100.00
L20	N 63° 43' 03" E	100.00



LEGEND

AR - ALLIANCE RESTRICTION LINE
 B - BUILDING SET (SEE C&G)
 BR - BRIDGE RESTRICTION LINE
 C&G - CONTOUR-LANDSCAPE SET (SEE C&G)
 C&G - CONTOUR-LANDSCAPE SET (SEE C&G)
 F - FENCE RESTRICTION LINE
 H&S - HAZARDOUS WASTE RESTRICTION LINE
 H&S - HAZARDOUS WASTE RESTRICTION LINE
 S - SWAMPING RESTRICTION LINE
 U - UTILITIES RESTRICTION LINE

MARSH & LEGGE
 Land Surveyors, P.L.C.
 640 NORTON LINDSEY STREET
 WINCHESTER, VIRGINIA 20181
 PHONE (703) 607-0400
 FAX (703) 607-0401
 EMAIL: info@marshandlegge.com



SHEET 2 OF 4
 DRAWN BY: AMB
 PLOTTED: STATION