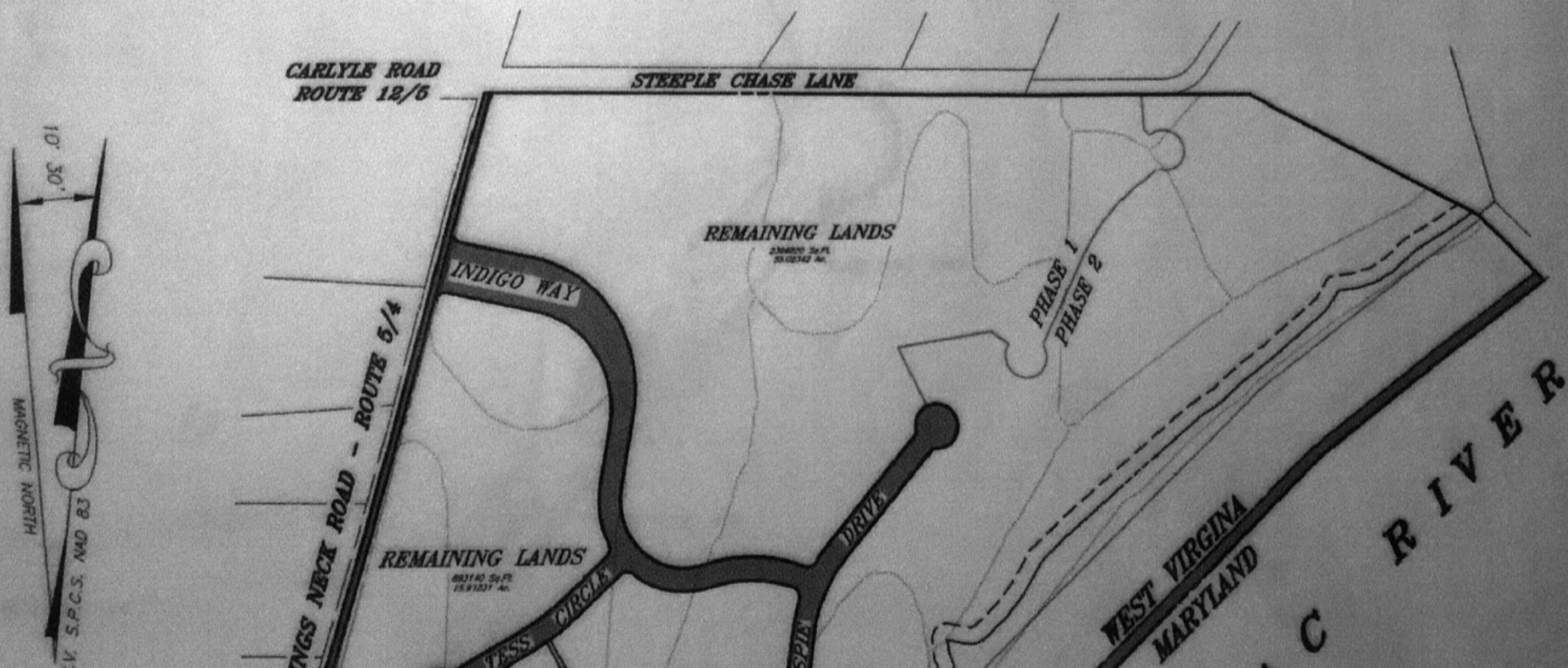


FINAL PLAT
FOR
POTOMAC OVERLOOK ESTATES
PHASE 1 & 2 - SECTION 1

LOTS 15, 16 & OPEN SPACE PARCEL A (2 LOTS)
SITUATE ALONG THE EAST SIDE OF WHITINGS NECK ROAD
AND ALONG THE SOUTH SIDE OF STEEPLE CHASE LANE
BERKELEY COUNTY, WEST VIRGINIA
DISTRICT 08, TAX MAP 5, PARCEL 4
(DEED BOOK 795, PAGE 684)



LAND USAGE BREAKDOWN :

TOTAL AREA OF LOTS	93,182 sq. ft. OR 2.1392 Acres
TOTAL AREA OF STREET R/W	187,879 sq. ft. OR 4.3131 Acres
TOTAL AREA OF OPEN SPACE	308,411 sq. ft. OR 7.0801 Acres
TOTAL AREA OF SWM	0 sq. ft. OR 0.0000 Acres

TOTAL AREA	589,472 sq. ft. OR 13.5324 Acres
TOTAL NO. OF LOTS	2
DENSITY	(2 LOTS/2.1392 ACRE LOT AREA) = 1.0696 LOTS PER ACRE

EXISTING IMPERVIOUS AREA	79,757 SQ. FT. OR	1.83 ACRES
PROPOSED IMPERVIOUS AREA	35,370 SQ. FT. OR	0.81 ACRES

John W Small Jr
BERKELEY County 04:35:19 PM
Instrument No 20190000605
Date Recorded 01/07/2019
Document Type PLATC
Pages Recorded 1
Book-Page 18-190-190
Recording Fee \$15.00

INDEX OF SHEETS

COVER SHEET1
FINAL PLAT2

OWNER/DEVELOPER

POTOMAC ROCK ESTATES, LLC.
9425 ATWOOD ROAD
VIENNA, VIRGINIA 22182
PHONE: (703) 969-2964
ATTN: ARDI SASSAN

FOX & ENGINEERS

981 MT. AETNA
HAGERSTOWN, MD
PHONE: (301)733-XXXX
or (301)411-XXXX
FAX: (301)733-XXXX

PRELIMINARY PLAT POTOMAC OVERLOOK PHASE 1

TAX MAP #5 - PARCEL #4
OPEQUON DISTRICT
BERKELEY COUNTY, WEST VIRGINIA

OWNER/DEVELOPER:

POTOMAC ROCK ESTATES, LLC.
ARDI SASSAN
9425 ATWOOD ROAD
VIENNA, VA 22182
(703) 759-0499



William H. Gordon Associates, Inc.

Engineers • Land Planners • Landscape Architects • Surveyors

301 NORTH MILDRED STREET, SUITE 1
Charles Town, WV 25414

• (304) 725-8456 •

Kristen Ringstaff - Project Manager

*REVISION 9 TO THE PLAN SET IS ONLY FOR THE
SUBDIVISION NAME AND ROADWAY NAMECHANGES.

NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1.	BERKELEY COUNTY PLANNING AND ENGINEERING COMMENTS - ALL SHEETS	05-01-08
2.	BERKELEY COUNTY PLANNING AND ENGINEERING COMMENTS - ALL SHEETS	07-08-08
3.	LABEL RESIDUE PARCEL - SHEETS 04A, 05, 06, 07, 08	09-08-08
4.	BERKELEY COUNTY ENGINEERING COMMENTS - SHEETS 09-11, 19-22	09-16-08
5.	INTEROFFICE QC REVIEW - SHEETS 1, 09, 10, 11, 17, 18, 19,	11-07-08
6.	QUALITY CONTROL REVIEW - SHEETS 2, 5-24	02-19-09
7.	WDEP COMMENTS - SHEETS 20, 21, 23,	02-22-11
8.	WDOH COMMENTS - SHEETS 1, 9 & 23	03-15-11
9.	ROAD AND SUBDIVISION RENAMING - ALL SHEETS*	02-11-15

AS-BUILT CERTIFICATION:

I, _____, 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

EXISTING	LEGEND	PROPOSED
	BOUNDARY/RIGHT OF WAY LINE	
	INTERIOR LOT LINE	
	EASEMENT LINE	
	ROAD CENTERLINE	
	HEADER CURB	
	CURB & GUTTER	CURB TRANS REVERSE CURB
	EDGE OF PAVEMENT	
	SIDEWALK	
	BOARD FENCE	
	CHAINLINK FENCE	
	BUILDINGS	
	MISCELLANEOUS SIGNS	
	TRAFFIC BARRICADE	
	STREET LIGHT	
	GAS LINE	G
	OVERHEAD ELECTRIC	OHE
	UNDERGROUND ELECTRIC LINE	UGE
	OVERHEAD TELEPHONE LINE	OHT
	UNDERGROUND TELEPHONE LINE	UGT
	SANITARY SEWER	8" SAN
	STORM SEWER	15" RCP
	CONCRETE DITCH	
	WATER MAIN	8" W/M
	INDEX CONTOUR LINE	390
	INTERMEDIATE CONTOUR LINE	392
	SPOT ELEVATIONS	43.0 TC 43.0 43.0 INV
	TREES	
	LIMITS OF CLEARING & GRADING (DRIP LINE OF TREES)	
	LIMITS OF GRADING	
	RETAINING WALL	
	DITCH, SWALE OR SMALL STREAM	
	TRAPEZOIDAL DITCH OR LARGE STREAM	

CONSTRUCTION CERTIFICATION:

I/WE, _____, DO HEREBY CERTIFY THAT:

- ALL CLEARING, GRADING, DRAINAGE, CONSTRUCTION, AND DEVELOPMENT SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH THE APPROVED PLAN.
- STORM WATER 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 PLANS 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.

DEVELOPER/OWNER

DATE

OWNER CERTIFICATION:

I/WE, Ardie Sassan, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS PRELIMINARY PLAN FOR SUBDIVISION. THE FINAL PLAT WILL ESTABLISH MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS, TRAILS, PARKS, AND OPEN SPACE TO THE USE OF THE RESIDENTS OF THE SUBDIVISION.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN HEREON.

OWNER

DATE

LIST OF APPROVALS:

WV DEPARTMENT OF HEALTH (WELL & SEPTIC)
DATE: APRIL 7, 2008

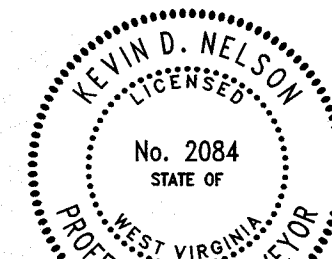
WV DEPARTMENT OF HIGHWAYS
PERMIT # 5-08-0345
DATE: 4/28/08

BERKELEY COUNTY CENTRAL DISPATCH
APPROVED: APRIL 8, 2008

GROUNDWATER PROTECTION PLAN
SUBMITTED: APRIL 3, 2008
APPROVED: JULY 29, 2008

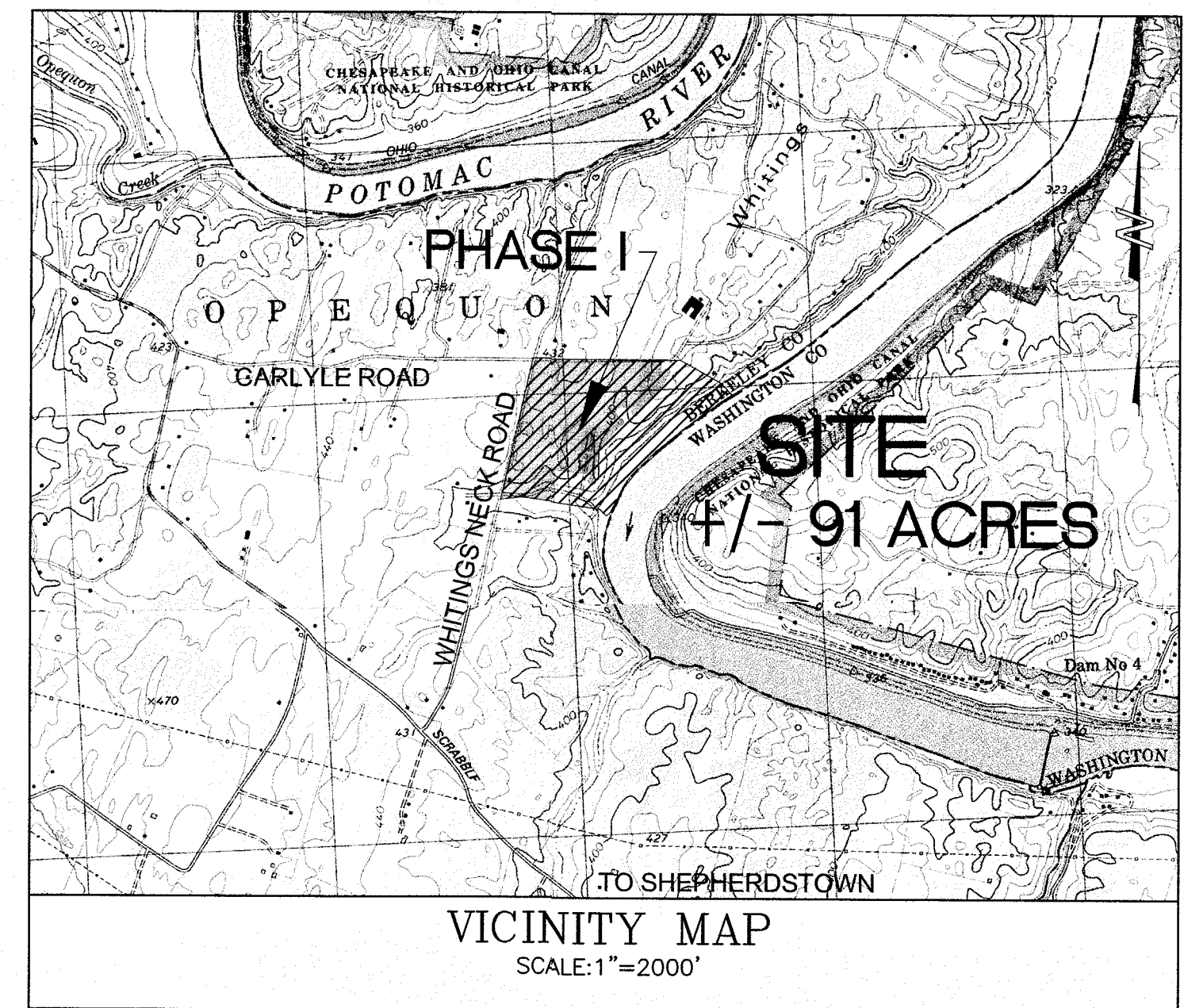
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY AND BETWEEN DONALD R. GRIFFITH AND LOUISE M. BRADY, AS CO-SUCCESSOR TRUSTEES OF THE RUTH V. GRIFFITH TRUST AND DONALD R. GRIFFITH, LOUISE M. BRADY, CONNIE GRIFFITH, BRUCE GRIFFITH, SCOTT GRIFFITH, KIP GRIFFITH, AND LAURA GRIFFITH TO POTOMAC ROCK ESTATES, LLC IN A DEED DATED APRIL 18, 2005, AND RECORDED IN THE LAND RECORDS OF BERKELEY COUNTY, IN DEED BOOK 795 PAGE 684.



SIGNATURE

DATE



LIST OF DRAWINGS:

SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	GENERAL NOTES & DETAILS
03	EXISTING CONDITIONS PLAN
04	KEY MAP
04A	OVERALL PLAT SHEET
05	PRELIMINARY PLAT
06	PRELIMINARY PLAT
07	PRELIMINARY PLAT
08	PRELIMINARY PLAT COMPUTATIONS
09	GRADING & DRAINAGE PLAN
10	GRADING & DRAINAGE PLAN
11	GRADING & DRAINAGE PLAN
12	INDIGO WAY PLAN & PROFILE
13	INDIGO WAY & COLTRANE COURT PLAN & PROFILE
14	ELLINGTON DRIVE PLAN & PROFILE
15	AGNESE COURT PLAN & PROFILE
16	TESS CIRCLE PLAN & PROFILE
17	STORM SEWER PROFILES
18	STORM SEWER COMPUTATIONS
19	STORM SEWER DETAILS
20	EROSION & SEDIMENT CONTROL PLAN - PHASE I
21	EROSION & SEDIMENT CONTROL PLAN - PHASE II
22	EROSION & SEDIMENT CONTROL NOTES
23	EROSION & SEDIMENT CONTROL DETAILS
24	OVERALL STORM DRAINAGE DIVIDES

GENERAL NOTES:

A. SITE DATA:

POTOMAC OVERLOOK PHASE 1 AREA DATA SUMMARY			
SINGLE FAMILY LOTS (14)	2,000,260	SQ.FT. OR	45,920 ACRES
R.O.W. DEDICATION	323,209	SQ.FT. OR	7,420 ACRES
OPEN SPACE	0	SQ.FT. OR	0.000 ACRES
RESIDUE	1,637,359	SQ.FT. OR	37,589 ACRES
TOTAL SITE AREA	3,960,828	SQ.FT. OR	90,928 ACRES

OPEN SPACE REQUIRED:	NONE REQUIRED*
OPEN SPACE PROVIDED:	0.00% OR 0.000 ACRES
OPEN SPACE RATIO PER DU:	0.0 AC/UNIT
DENSITY:	0.3 UNITS/AC
AVERAGE LOT SIZE:	142,876 SQ.FT. OR 3.280 ACRES

*FOR SUBDIVISIONS WITH AVERAGE LOT AREA ABOVE 2 ACRES

B. THE TOPOGRAPHIC CONTOUR INTERVAL IS TWO (2) FEET. TOPOGRAPHIC INFORMATION WAS COMPILED FROM AERIAL PHOTOGRAMMETRY FLOWN IN 2005 BY D.R.&A., INC. WITH SUPPLEMENTAL FIELD SURVEY BY WHGA, DATED DECEMBER 2007. HORIZONTAL DATUM IS REFERENCED TO WV STATE PLANE NAD 83. VERTICAL DATUM IS BASED ON NAVD 88.

C. THE SUBJECT PROPERTY IS LOCATED ON F.E.M.A. MAP 540282 0043 B DATED AUGUST 4, 1988. A PORTION OF THIS PROPERTY, NOT AFFECTED BY THIS APPLICATION, IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN AREA (ZONE A). THE REMAINDER OF THE PROPERTY IS IN ZONE X.

D. SINKHOLES, STEEP SLOPES, ROCK OUTCROPPINGS, BUT NOT WETLANDS HAVE INFLUENCED THE DESIGN OF THIS SUBDIVISION. SEE CONSTRUCTION NOTE #11, SHEET 2.

E. THE PROPOSED SITE IMPROVEMENTS FOR POTOMAC OVERLOOK PHASE 1 INCLUDE BUT ARE NOT LIMITED TO THE CONSTRUCTION OF APPROXIMATELY 4,851 LINEAR FEET OF ROADWAY AND ASSOCIATED DRAINAGE FACILITIES, WELLS, AND DRAINFIELDS FOR THE CONSTRUCTION OF 14 SINGLE FAMILY HOMES. THE POTOMAC ROCK ESTATES PHASE 1 SUBDIVISION IS LOCATED IN THE OPEQUON DISTRICT, BERKELEY COUNTY, WEST VIRGINIA. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 5, PARCEL 4. THE PROPERTY OWNER IS POTOMAC ROCK ESTATES LLC, AS RECORDED IN DB 795 PG 684.

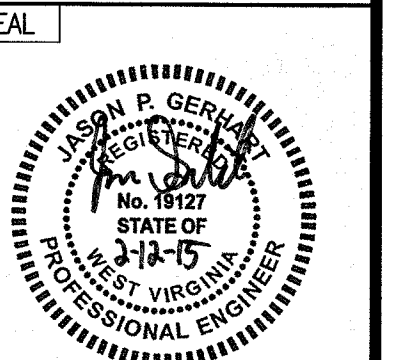
F. PARKING CALCULATIONS:
PARKING FOR THIS SUBDIVISION HAS BEEN PROVIDED PER THE BERKELEY COUNTY ORDINANCE.

REVISIONS
1. 06/02/08 - ADDING CERTIFICATIONS
2. 07/08/08 - COUNTY COMMENTS
3. 11/07/08 - INTEROFFICE QC REVIEW
4. 02/19/09 - QUALITY CONTROL REVIEW
5. 02/22/11 - WDEP COMMENTS
6. 03/15/11 - WDOH COMMENTS
7. 02/11/15 - ROADS AND SUBDIVISION RENAMING

SURVEY	WHGA
DESIGN	PED
DRAWN	JWW
CHECKED	LZ

DATE: JANUARY 2008

SCALE: HORZ: AS NOTED
VERT: N/A



POTOMAC OVERLOOK
PHASE 1
TAX MAP #5 - PARCEL #4, OPEQUON DISTRICT
BERKELEY COUNTY, WEST VIRGINIA

JOB	2578-0201
CADD	PLT-CS.DWG
SHEET	01 OF 24

GENERAL NOTES:

1. THE SITE ACREAGE IS ±90.3 ACRES.
2. PERIMETER BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM PLATS PREPARED BY YEBERNISKY, ROBERTS & STANBURY, INC. DATED JUNE 4, 2003. IT HAS BEEN ESTABLISHED BY A NETWORK OF TRAVERSE CONTROL HAVING A RELATIVE ERROR OF CLOSURE OF 1:7500 OR BETTER.
3. SITE LIGHTING IS NOT REQUIRED.
4. SEE COVER SHEET FOR LEGEND OF SYMBOLS USED HEREIN.

5. CHANGES OR REVISIONS IN CONSTRUCTION PLANS AND SPECIFICATIONS SHALL NOT BE MADE UNLESS FIRST APPROVED BY BERKELEY COUNTY AND/OR OTHER APPROPRIATE AGENCIES.

CONSTRUCTION NOTES:

1. THE CLIENT AND CONTRACTOR ARE RESPONSIBLE FOR REVIEWING THE PLANS PRIOR TO CONSTRUCTION AND NOTIFYING WILLIAM H. GORDON ASSOCIATES, INC. OF ANY CIRCUMSTANCES FOUND WITHIN THESE PLANS IN NEED OF VERIFICATION SO THAT APPROPRIATE REVISIONS CAN BE MADE, IF WARRANTED. THE CLIENT, CONTRACTOR, AND/OR SURVEYOR SHALL BE RESPONSIBLE FOR NOTIFYING WILLIAM H. GORDON ASSOCIATES OF ANY CONDITIONS FOUND IN THE FIELD PRIOR TO STAKEOUT THAT VARY FROM THE APPROVED PLANS OR THAT MAKE CONSTRUCTABILITY IMPOSSIBLE SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO STAKEOUT AND/OR CONSTRUCTION. ANY OBSERVATIONS REGARDING APPARENT INCONSISTENCIES IN THE PLAN SHALL BE BROUGHT TO WHGA'S ATTENTION FOR VERIFICATION BEFORE THE STAKEOUT.
2. DEVELOPMENT OF THE SITE INCLUDING CONSTRUCTION AND MATERIALS WILL BE IN CONFORMANCE WITH CURRENT BERKELEY COUNTY AND THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
3. EROSION AND SEDIMENT CONTROL DEVICES TO BE IN PLACE PRIOR TO ANY CONSTRUCTION. REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR PHASING AND DETAILS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS REQUIRED FOR CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND/OR EQUIPMENT OF MUD AND DEBRIS, PRIOR TO ENTERING STATE RIGHT-OF-WAY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS OF MUD AND/OR LAYING DUST AND TO TAKE ALL APPROPRIATE MEASURES NECESSARY TO ENSURE THAT STREETS ARE KEPT IN A CLEAN AND DUST FREE CONDITION AT ALL TIMES.
6. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION ACTIVITIES.
7. THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC. WITHIN THE LIMITS OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR COORDINATING ANY DISCONNECTION AND/OR ABANDONMENT OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND ABANDONING ALL EXISTING WELLS AND/OR SEPTIC DRAIN FIELDS AND COORDINATING THEIR ABANDONMENT WITH THE HEALTH DEPARTMENT.
8. ALL LAND ON OR OFF-SITE WHICH IS DISTURBED BY CONSTRUCTION AND WHICH IS NOT BUILT UPON OR SURFACED, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION.
9. CONTACT "MISS UTILITY" AT 1-800-245-4848 A MINIMUM OF 72 HOURS PRIOR TO ANY EXCAVATION WITHIN PUBLIC RIGHT-OF-WAYS OR WITHIN AREAS SERVED BY UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE PRESENCE OF ANY UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
10. WILLIAM H. GORDON ASSOCIATES, INC. DOES NOT CERTIFY TO THE LOCATION OF OR THE EXISTENCE OF ANY EXISTING UNDERGROUND UTILITIES. ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND DISCUSSION WITH THE OWNER. THIS DOES NOT CONSTITUTE A GUARANTEE OF THEIR ACTUAL LOCATIONS OR THAT THEY HAVE ALL BEEN SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES PRIOR TO BEGINNING ANY CONSTRUCTION. THESE TEST HOLES WILL BE MADE TO VERIFY ALL CROSSINGS BETWEEN NEW AND EXISTING FACILITIES AND AT CRITICAL GRADE CHANGES. IF CONDITIONS ARE FOUND IN THE FIELD, WHICH ARE MATERIALLY DIFFERENT FROM THE PLANS, THE CONTRACTOR SHALL NOTIFY WILLIAM H. GORDON ASSOCIATES, INC. SO THAT APPROPRIATE REVISIONS IF WARRANTED CAN BE MADE TO THE PLANS.
11. WILLIAM H. GORDON ASSOCIATES, INC. DOES NOT CERTIFY TO THE SUB-SURFACE CONDITIONS OF THE SITE, THE LOCATION OF UNDERLYING ROCK, OR THE LOCATION OF POTENTIAL SINKHOLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES TO VERIFY SUB-SURFACE CONDITIONS PRIOR TO BEGINNING ANY CONSTRUCTION. IF SINKHOLES ARE FOUND IN THE FIELD, REMEDIATION WILL BE REQUIRED AS SPECIFIED BY THE DEP AND/OR A QUALIFIED GEOTECHNICAL ENGINEERING FIRM.
12. CONTROLLED FILLS AND SUB GRADES:
 - A) CONTROLLED COMPACTION SHALL OCCUR IN ALL FILL SECTIONS FOR PAVEMENT, TRENCHES FOR UTILITIES, AND IN ANY AREA OTHERWISE DESIGNATED ON THE DRAWINGS.
 - B) CONTROLLED FILLS SHALL BE COMPACTED TO MINIMUM DENSITY (SEE NOTE 17) AS DETERMINED BY METHODS AS PER STANDARD PROCTOR ASHTO - T99 EXCEPT THE UPPER EIGHT (8) INCHES OF SOILS BELOW THE PAVEMENT SUB BASE STONE, WHICH SHOULD BE COMPACTED TO 100% OF THIS STANDARD AS DIRECTED BY A QUALIFIED GEOTECHNICAL ENGINEER.
 - C) CONTROLLED FILL SHALL BE COMPACTED IN EIGHT (8) INCH LIFTS (LOOSE THICKNESS) TO THE SPECIFIED DENSITY, BEGINNING FROM THE EXISTING GROUND SURFACE, UNLESS OTHERWISE APPROVED IN WRITING BY A QUALIFIED GEOTECHNICAL ENGINEER.
13. ALL TESTS, STUDIES, ETC., REQUIRED DURING CONSTRUCTION WILL BE CARRIED OUT BY A THIRD PARTY ENGINEERING FIRM.
14. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
15. CONSTRUCTION BLASTING IS LIMITED BETWEEN THE HOURS OF 8:00 AM TO 5:00 PM OR AS OTHERWISE PERMITTED.
16. ALL PROPOSED ELEVATIONS AS SHOWN HEREIN ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
17. EARTHWORK SHALL BE COMPACTED TO THE PERCENTAGES OF MAXIMUM DRY DENSITY (ACCORDING TO ASHTO T99C) AS SHOWN BELOW OR AS DIRECTED BY A GEOTECHNICAL ENGINEER:

A. ROADWAYS	98%	100%
B. BUILDING PADS		100%
C. PARKING LOTS FOR PASSENGER VEHICLES		95%
D. PARKING LOTS FOR HEAVY TRUCKS		98%
E. UTILITY TRENCHES		98%
18. COMPACTION OF SUBGRADES SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER OR TECHNICIAN CERTIFIED BY THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS OR A PROFESSIONAL INSTITUTE ACCEPTABLE TO THE COUNTY ENGINEER, AS MEETING THE ABOVE STANDARD.
19. CHANGES IN THE TOP & BOTTOM OF SLOPES SHALL BE A MINIMUM OF 5' FROM PROPERTY LINE.
20. ALL GRADING SHALL PROVIDE PROPER DRAINAGE & DISPOSAL OF STORMWATER WITHOUT PONDING.
21. ALL FILL SHALL BE COMPACTED TO PREVENT EROSION.
22. GRADING SHALL NOT BE DONE IN SUCH A WAY TO DIVERT WATER ONTO THE PROPERTY OF ANOTHER LAND OWNER.
23. SITE GRADING: THE MAXIMUM CUT/FILL SLOPE FOR SLOPES LESS THAN 15' IN HEIGHT IS 2:1. THE MAXIMUM CUT/FILL SLOPE FOR SLOPES GREATER THAN 15' IN HEIGHT IS 3:1.
24. ALL CLEARING, GRADING, DRAINAGE, CONSTRUCTION, AND DEVELOPMENT SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH THE APPROVED PLAN.
25. EXISTING NATURAL FEATURES THAT INFLUENCED DESIGN INCLUDE STEEP SLOPES AND FLOODPLAINS.

CONSTRUCTION NOTES:

26. NO FUTURE RIGHT-OF-WAY OR EASEMENTS ARE PROPOSED WITH THIS SUBMISSION.
27. THERE IS AN ON-SITE OVERHEAD ELECTRIC EASEMENT. THERE ARE NO OTHER KNOWN EXISTING EASEMENTS OR RIGHTS OF WAY ON THE SUBJECT PROPERTY.
28. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SIGNAGE MUST MEET FEDERAL, WEST VIRGINIA, AND BERKELEY COUNTY REQUIREMENTS.
29. HOUSE GRADING SUBJECT TO CHANGE AT FINAL HOUSE SITINGS.

STANDARD W.V.D.O.H. NOTES:

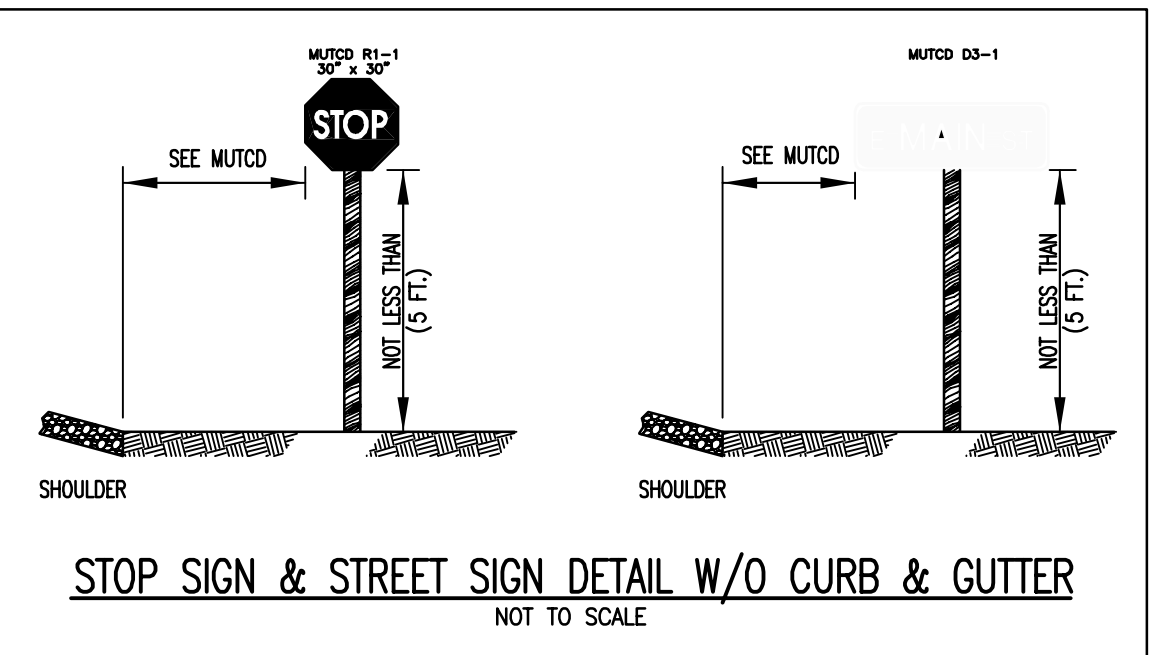
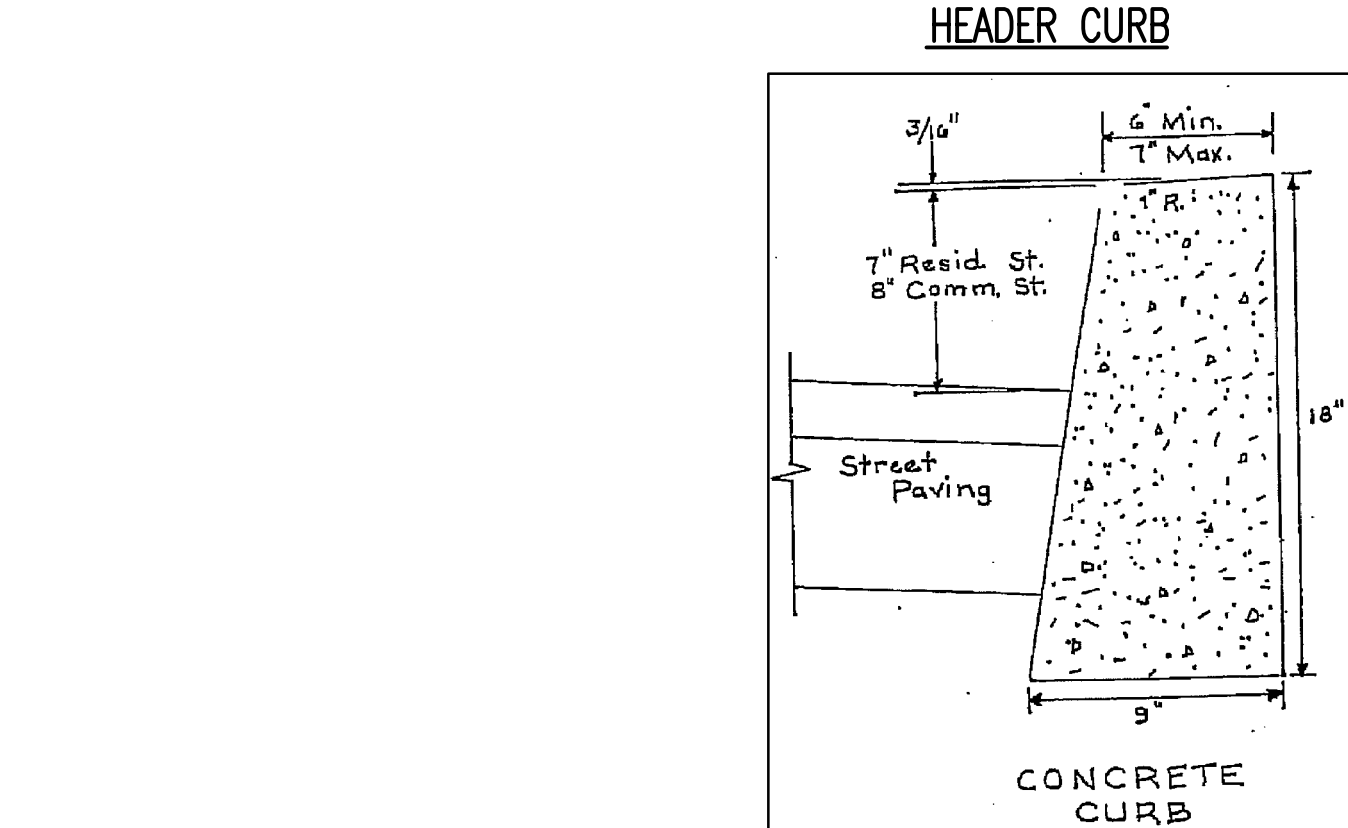
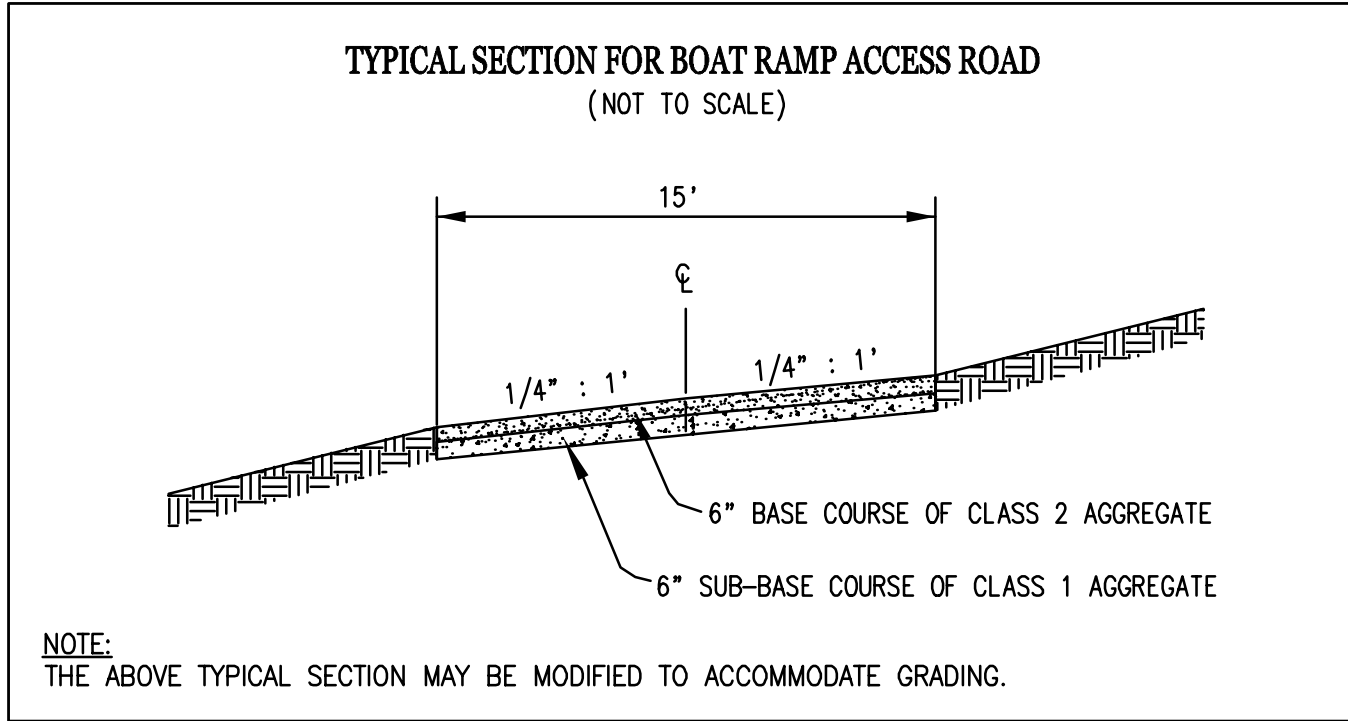
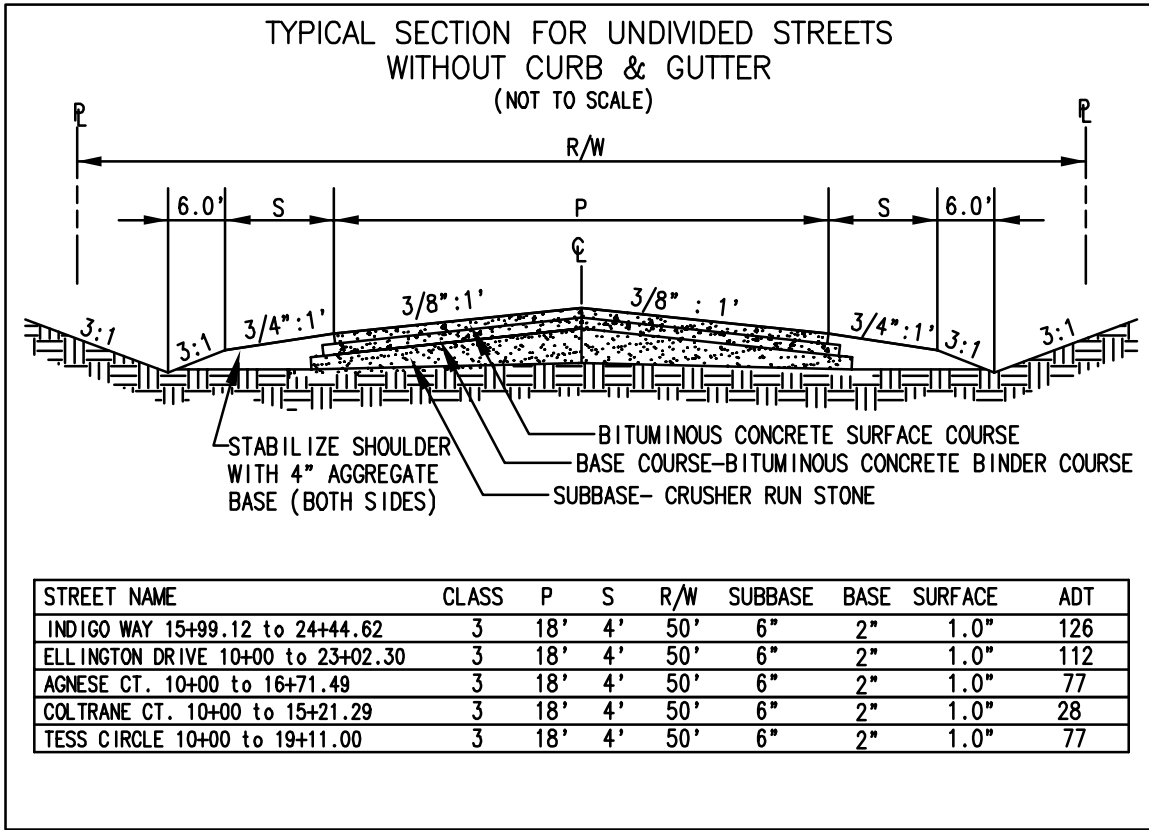
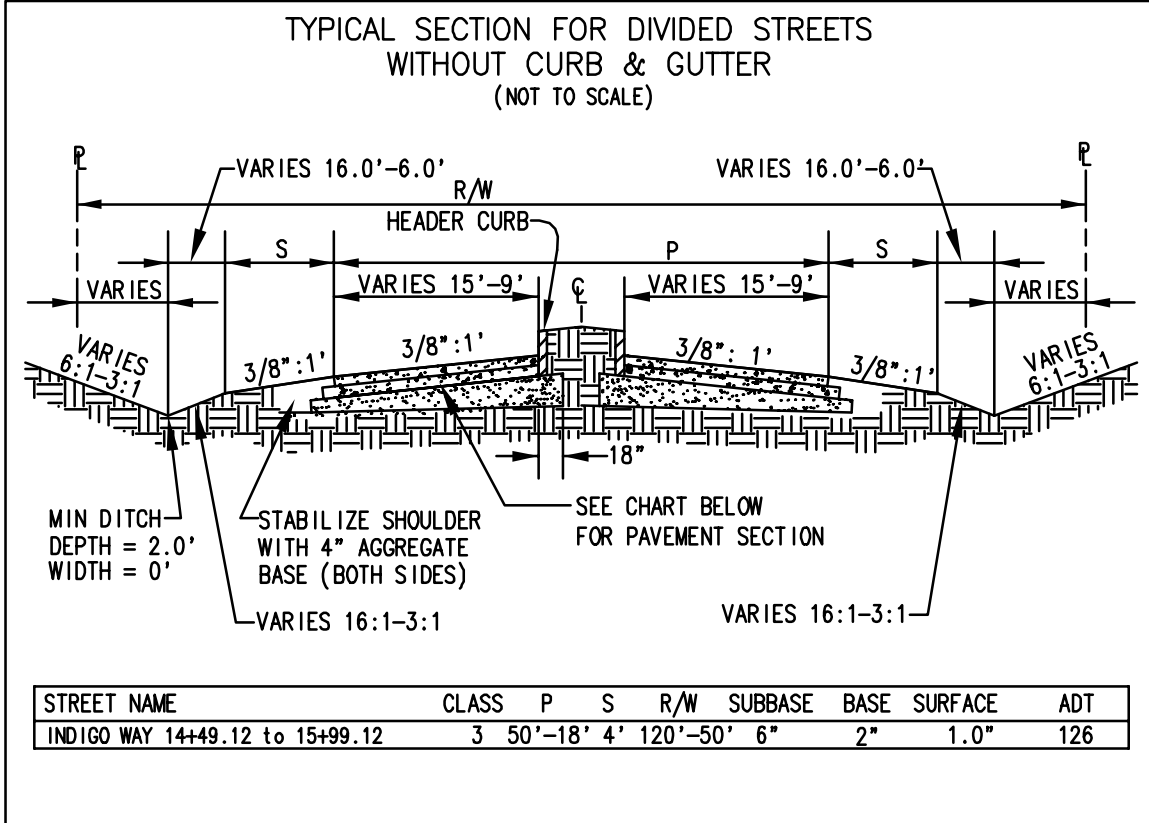
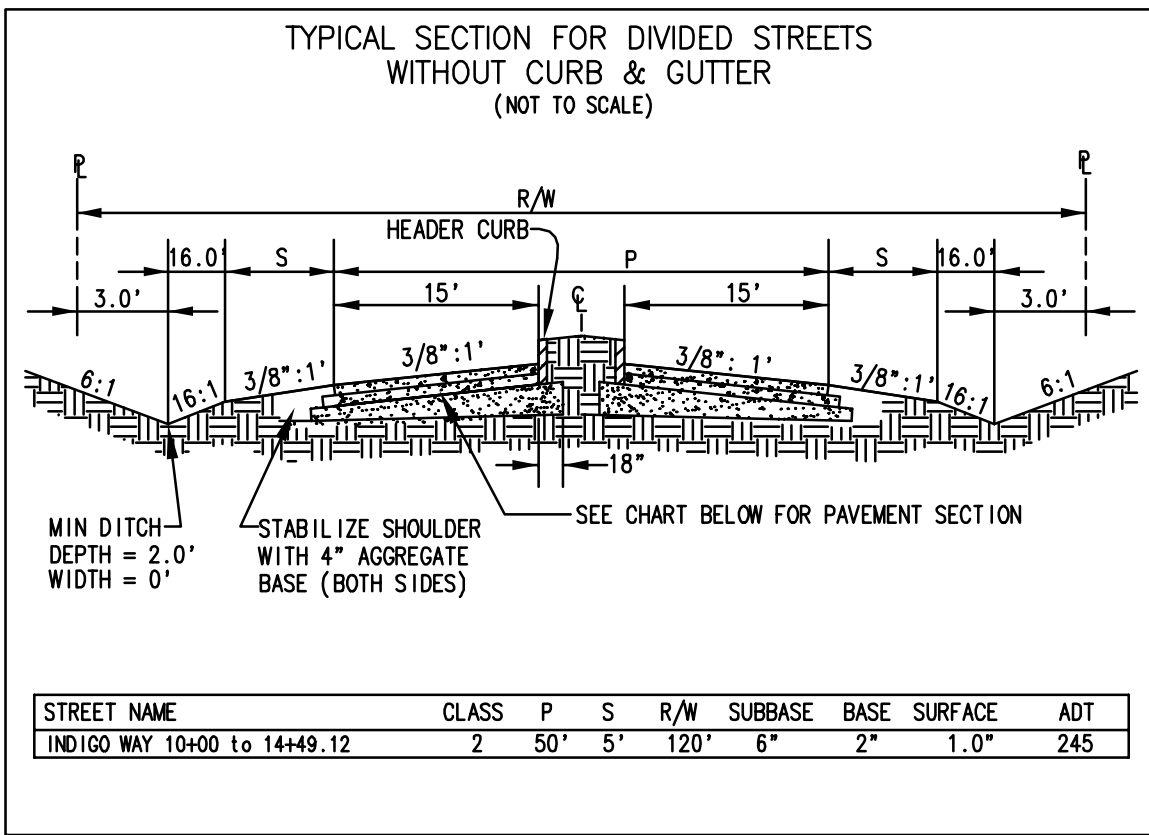
1. ALL UTILITIES, INCLUDING ALL POLES, ARE TO BE RELOCATED AS NECESSARY AT EITHER THE DEVELOPER'S OR UTILITY OWNER'S EXPENSE PRIOR TO CONSTRUCTION.
2. THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO EXISTING RIGHT OF WAY.
3. OPEN CUTTING OF PAVED OR SURFACE TREATED STATE ROADS IS NOT PERMITTED UNLESS APPROVED BY THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION.
4. THE DEVELOPER IS RESPONSIBLE FOR ALL TRAFFIC CONTROL.
5. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED EDGE OF PAVEMENT TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER IN THE ROADWAY.
6. OVERLAY OF EXISTING PAVEMENT SHALL BE MINIMUM OF 1.5". ANY COSTS ASSOCIATED WITH PAVEMENT OVERLAY, OR THE MILLING OF EXISTING PAVEMENT TO OBTAIN REQUIRED DEPTH, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
7. ADDITIONAL DITCH LININGS SHALL BE PROVIDED IF WARRANTED TO ACHIEVE STABILIZATION.
8. TRAFFIC CONTROL SIGNS AND THE MAINTENANCE OF TRAFFIC SHALL COMPLY WITH THE STANDARDS OF THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION.
9. THE ROADS WILL BE POSTED WITH 25 MPH SPEED LIMIT SIGNS. [INDIGO WAY], FROM STATION 10+00 TO 14+03.65, HAS BEEN DESIGNED BASED ON A 30 MPH SPEED LIMIT. [INDIGO WAY], FROM STATION 14+03.65 TO 24+44.62, AND ALL OTHER ROADS HAVE BEEN DESIGNED BASED ON A 25 MPH SPEED LIMIT.

SUBDIVISION ORDINANCE SUMMARY:

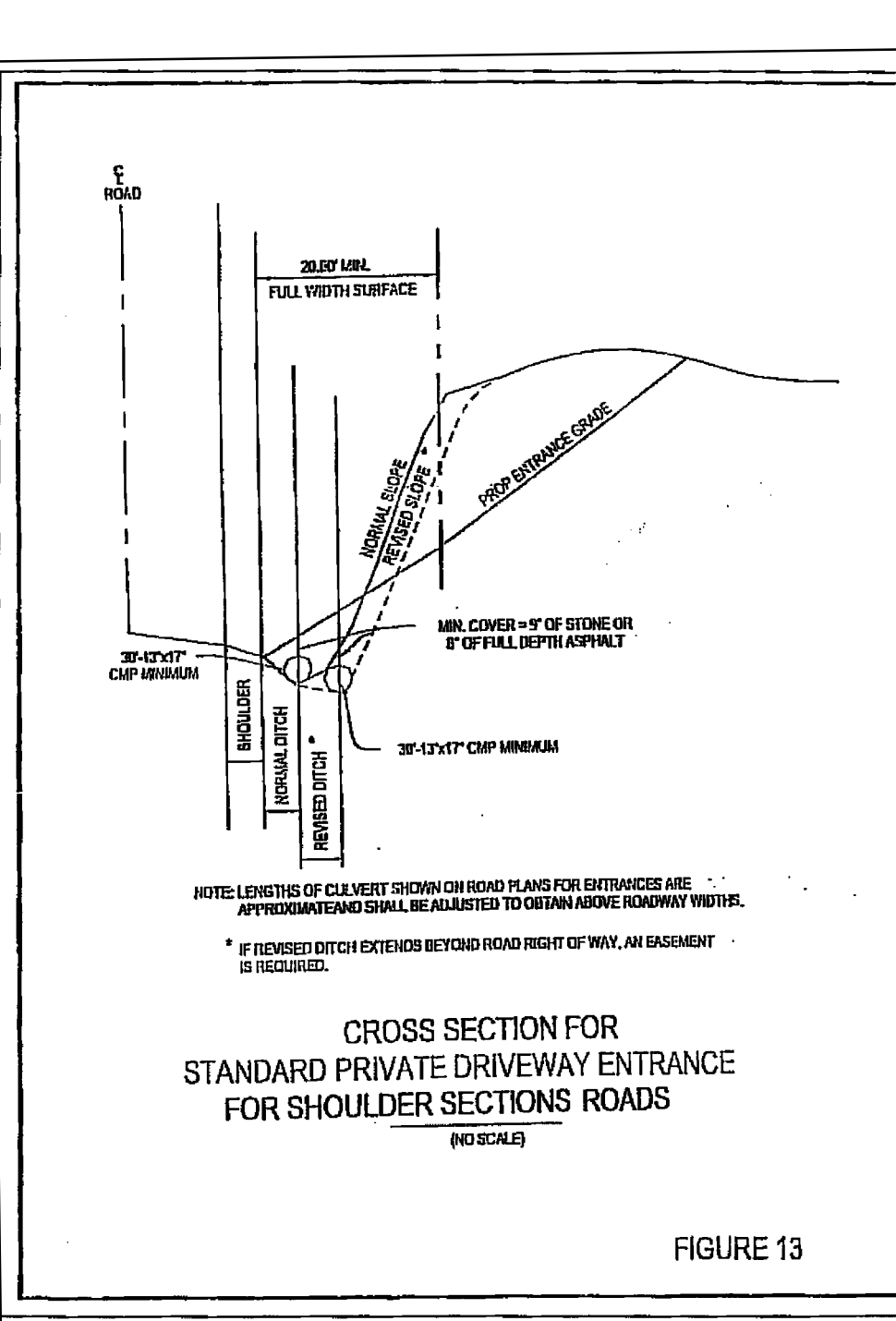
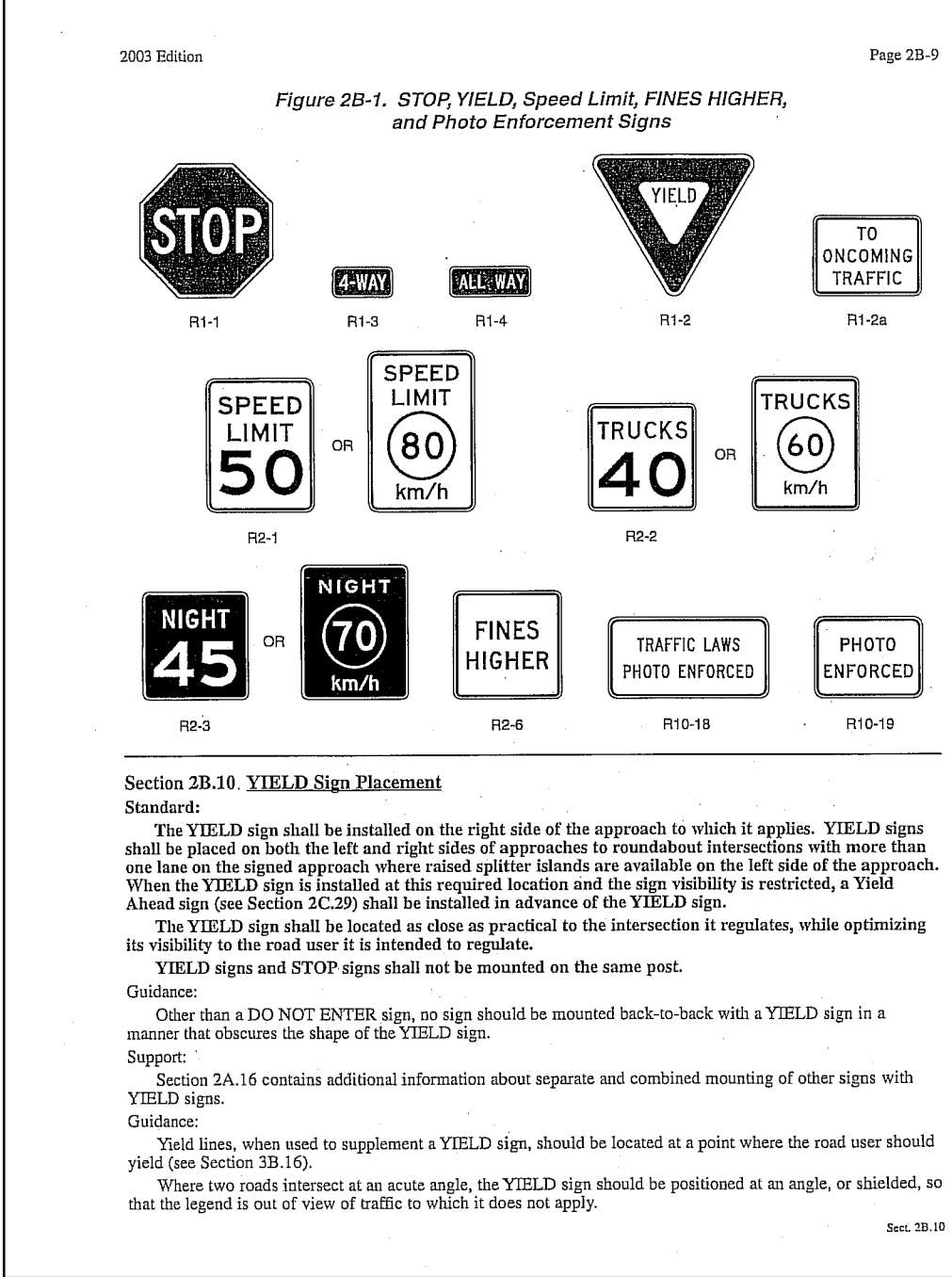
1. PROPOSED USE: SINGLE FAMILY DETACHED.

LOT SIZE:	REQUIRED 60,000 s.f. (MIN)	PROVIDED 87,768 s.f.
LOT WIDTH:	125' (MIN)	±140'

BUILDING SETBACK:		
FRONT:	20' (MIN)	20'
SIDE:	N/A	N/A
REAR:	N/A	N/A
2. EXISTING TREES ARE TO REMAIN IN THEIR NATURAL CONDITION THROUGHOUT THE SUBDIVISION WHEREVER PRACTICAL.
3. THE DEVELOPMENT IS NOT SUBJECT TO ANY SPECIAL REQUIREMENTS BY THE BERKELEY COUNTY PLANNING COMMISSION.
4. THERE ARE NO SIDEWALKS PROPOSED WITH THE SUBDIVISION.
5. THE NATIONAL WETLANDS INVENTORY MAP FOR BERKELEY COUNTY DOES NOT SHOW WETLANDS ON THE SUBJECT PROPERTY.
6. THE PERIMETER INFORMATION IS BASED UPON RECORD OF INFORMATION PER GENERAL NOTE #2.
7. PROPERTY CORNERS ARE TO BE SET WITH ¾" x30" REBARS WITH I.D. CAPS UNLESS OTHERWISE NOTED. CORNER MARKERS ARE TO BE IN PLACE PRIOR TO THE CONVEYANCE OF INDIVIDUAL LOTS.
8. APPROVED DRAINFIELDS WILL BE PROVIDED FOR EACH LOT. WATER WILL BE PROVIDED BY INDIVIDUAL WELLS.
9. MINIMUM COVER OVER CULVERTS IS 1' UNLESS OTHERWISE SHOWN.
10. AT THIS TIME, NO OFF-SITE BORROW PITS ARE ANTICIPATED FOR THIS PROJECT.
11. CONTACT BERKELEY COUNTY E911 COORDINATOR FOR INSTALLATION OF STREET SIGNS. STREET SIGNS WILL COMPLY WITH BERKELEY COUNTY ADDRESSING REQUIREMENTS.
12. ALL PROPOSED UTILITIES (E.G. ELECTRIC, CABLE, TELEPHONE) SHALL BE UNDERGROUND.
13. ALL PROPOSED STREETS HAVE BEEN CLASSIFIED TO ACCOMMODATE FUTURE DEVELOPMENT.
14. THERE ARE STEEP SLOPES ON THE SUBJECT PROPERTY AS DETERMINED THROUGH THE SOILS SURVEY OF BERKELEY COUNTY, WEST VIRGINIA FROM THE USDA NATURAL RESOURCE CONSERVATION SERVICE. DEVELOPMENT WITHIN THESE AREAS SHALL COMPLY WITH THE HILLSIDE REGULATIONS OF THE BERKELEY COUNTY SUBDIVISION ORDINANCE.

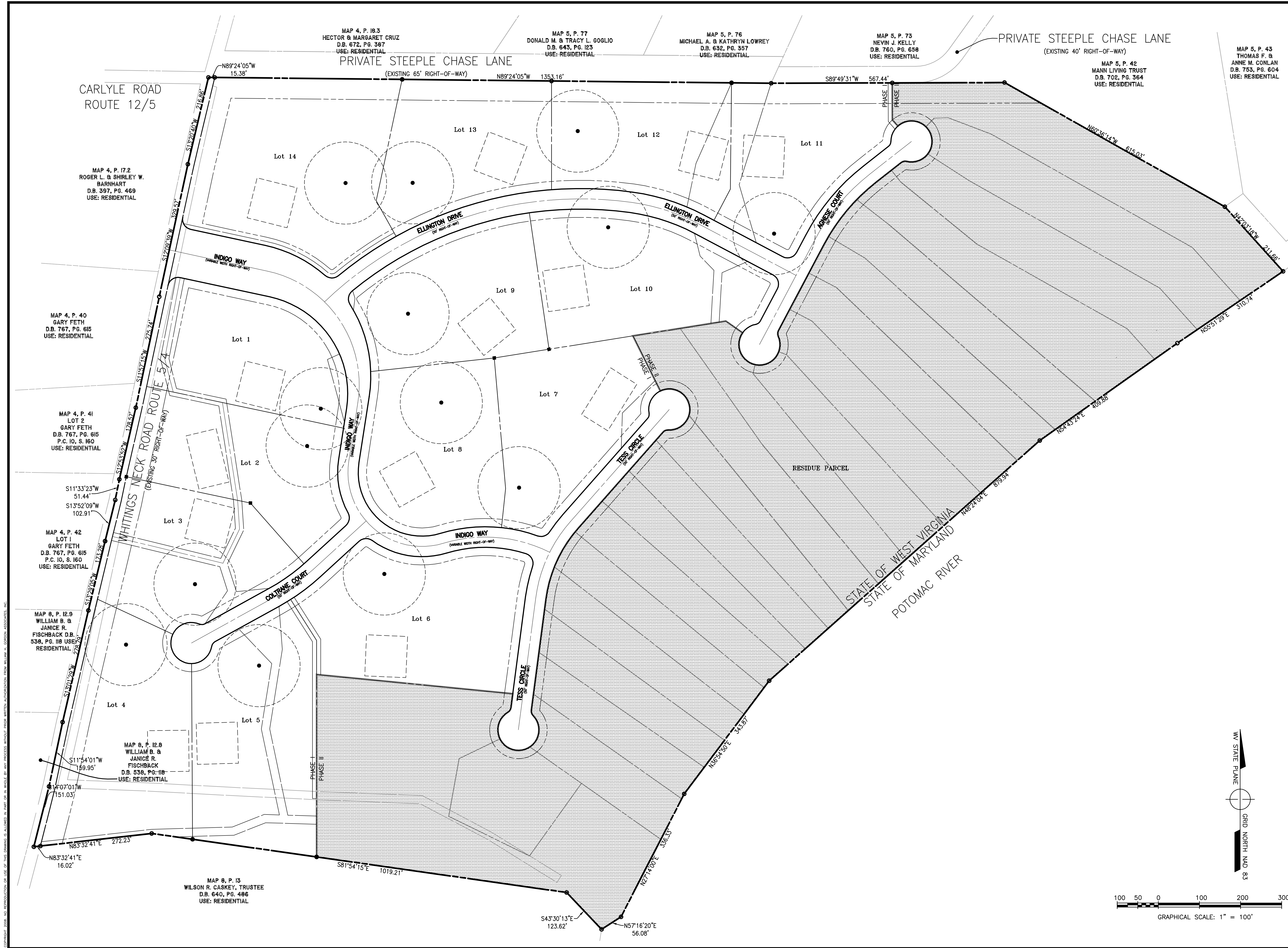


UTILITY CONTACT NUMBERS		
UTILITY	UTILITY COMPANY	TELEPHONE NUMBER
WATER	N/A	N/A
SANITARY SEWER	N/A	N/A
ELECTRIC	ALLEGHENY POWER	(800) 255-3443
TELEPHONE	FRONTIER	(800) 921-8104
CABLE	ADELPHIA	(304) 725-9185
OTHER	MISS UTILITY	(800) 245-4848



REVISIONS	
1. 06/02/08 - BERKELEY COUNTY COMMENTS	
6. 02/19/09 - QUALITY CONTROL REVIEW	
9. 02/11/15 - ROADS AND SUBDIVISION RENAMING	
SURVEY	
DESIGN	PD
DRAWN	JW
CHECKED	LZ
ENGINEERS (SURVEYORS) AND PLANNERS (LANDSCAPE ARCHITECTS) SITE SECURITY CONSULTING (GIS) William H. Gordon Associates, Inc. 301 North Mildred Street Suite 1 Charles Town, West Virginia 25414 (304) 725-8456 • FAX (304) 728-0117 http://www.whga.com	
DATE	JANUARY 2008
SCALE	HORZ: AS SHOWN VERT: N/A
SEAL	
GENERAL NOTES & DETAILS	
POTOMAC OVERLOOK PHASE 1	
TAX MAP #5 - PARCEL #4, OPEQUON DISTRICT BERKELEY COUNTY, WEST VIRGINIA	
JOB	BC #69-04
CADD	2578-0201
SHEET	PLT-NS.DWG 02 OF 24

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REVISIONS	
NO.	DATE
1	06/02/08
2	07/08/08
3	09/08/08
6	02/19/09
9	02/11/15

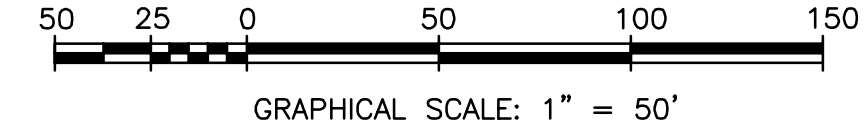
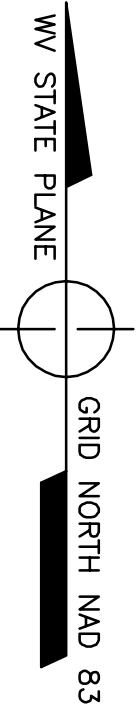
SURVEY	
DESIGN	DRAWN
CHECKED	DATE
WHCA	JW
PED	LZ

William H. Gordon Associates, Inc.
ENGINEERS/SURVEYORS/LAND PLANNERS/LANDSCAPE ARCHITECTS
SITE SECURITY CONSULTING LLC
301 North Mildred Street Suite 1 Charles Town, West Virginia 25414
(304) 725-8456 • FAX (304) 728-0117
<http://www.whga.com>

DATE	SCALE	SEAL
JANUARY 2008	HORIZ: 1"=100' VERT: N/A	

OVERALL PLAT SHEET	
POTOMAC OVERLOOK PHASE 1	
TAX MAP #5 - PARCEL #4, OPEQUON DISTRICT BERKELEY COUNTY, WEST VIRGINIA	
JOB	BC #69-04
CADD	2578-0201
SHEET	PLT-PLAT KEY.DWG
04AOF 24	

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- LEGEND:**
- CONCRETE MONUMENT TO BE SET
 - IRON PIPE TO BE SET

- NOTES:**
- SEE SHEET 8 OF THIS PLAN SET FOR LINE AND CURVE DATA.
 - BEARING AND DISTANCES ARE APPROXIMATE AND MAY CHANGE BEFORE FINAL PLAT.
 - LOT AREAS ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN AND ENGINEERING. HOWEVER, IN NO CASE SHALL THE FINAL AREA FOR ANY RESIDENTIAL LOT IN PHASE I BE LESS THAN 87,120 SF. OR 2.0 AC.
 - ALL SEPTIC TANKS MUST BE LOCATED OUTSIDE OF THE 25-YEAR WATER SURFACE ELEVATION.

MAP 4, P. 17.2
ROGER L. & SHIRLEY W.
BARNHART
D.B. 397, PG. 469
USE: RESIDENTIAL

MAP 4, P. 40
GARY FETH
D.B. 767, PG. 615
USE: RESIDENTIAL

MAP 4, P. 41
LOT 2
GARY FETH
D.B. 767, PG. 615
P.C. 10, S. 160
USE: RESIDENTIAL

MAP 4, P. 18.3
HECTOR & MARGARET CRUZ
D.B. 672, PG. 387
USE: RESIDENTIAL

MAP 5, P. 77
DONALD M. & TRACY L. GOGGIO
D.B. 643, PG. 123
USE: RESIDENTIAL

PRIVATE STEEPLE CHASE LANE
(EXISTING 65' RIGHT-OF-WAY)

CARLYLE ROAD ROUTE 12/5

WHITINGS NECK ROAD ROUTE 5/4
(EXISTING 30' RIGHT-OF-WAY)

ELLINGTON DRIVE
(50' RIGHT-OF-WAY)

INDIGO WAY
244.30' (VARIABLE WIDTH RIGHT-OF-WAY)

INDIGO WAY
(VARIABLE WIDTH RIGHT-OF-WAY)

TESS CIRCLE
(50' RIGHT-OF-WAY)

MATCHLINE
SEE SHEET 06

MATCHLINE
SEE SHEET 07

REVISIONS	
NO.	DATE
1.	06/02/08 - BERKELEY COUNTY COMMENTS
2.	07/08/08 - COUNTY COMMENTS
3.	09/08/08 - LABEL RESIDUE PARCEL
6.	02/19/09 - QUALITY CONTROL REVIEW
9.	02/11/15 - ROADS AND SUBDIVISION REMAINING

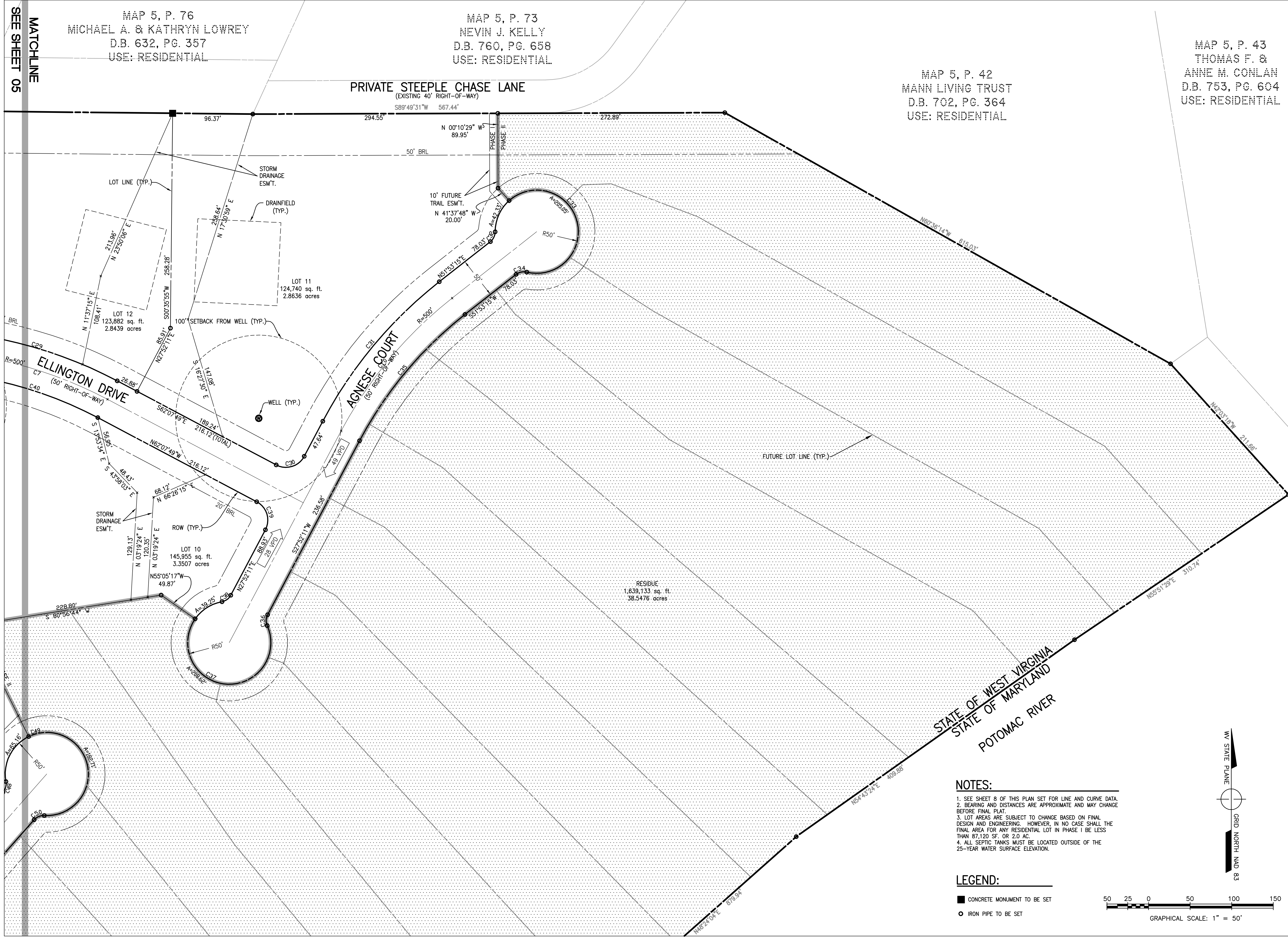
SURVEY	WHCA
DESIGN	PED
DRAWN	J/W
CHECKED	LZ

William H. Gordon Associates, Inc.
ENGINEERS SURVEYORS LAND PLANNERS LANDSCAPE ARCHITECTS
SITE SECURITY CONSULTING LLC
301 North Mildred Street
Suite 1
Charles Town, West Virginia 25414
(304) 725-8456 • FAX (304) 728-0117
<http://www.whga.com>

DATE	JANUARY 2008
SCALE	HORZ: 1"=50' VERT: N/A
SEAL	

PRELIMINARY PLAT	
POTOMAC OVERLOOK PHASE 1	
TAX MAP #5 - PARCEL #4, OPEQUON DISTRICT BERKELEY COUNTY, WEST VIRGINIA	
JOB	BC #69-04
CADD	2578-0201
SHEET	PLT-PLAT.DWG 05 OF 24

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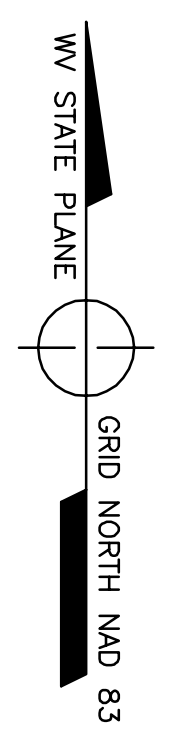
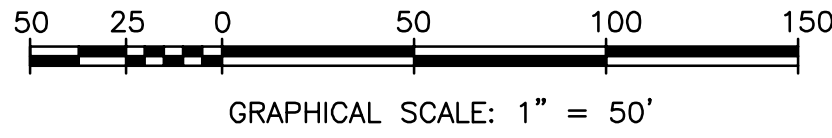


NOTES:

1. SEE SHEET 8 OF THIS PLAN SET FOR LINE AND CURVE DATA.
2. BEARING AND DISTANCES ARE APPROXIMATE AND MAY CHANGE BEFORE FINAL PLAT.
3. LOT AREAS ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN AND ENGINEERING. HOWEVER, IN NO CASE SHALL THE FINAL AREA FOR ANY RESIDENTIAL LOT IN PHASE I BE LESS THAN 87,120 SF. OR 2.0 AC.
4. ALL SEPTIC TANKS MUST BE LOCATED OUTSIDE OF THE 25-YEAR WATER SURFACE ELEVATION.

LEGEND:

- CONCRETE MONUMENT TO BE SET
- IRON PIPE TO BE SET



REVISIONS	
1.	06/02/08 - BERKELEY COUNTY COMMENTS
2.	07/08/08 - COUNTY COMMENTS
3.	09/08/08 - LABEL RESIDUE PARCEL
6.	02/19/09 - QUALITY CONTROL REVIEW
9.	02/11/15 - ROADS AND SUBDIVISION RENAMING

SURVEY	WHCA
DESIGN	PED
DRAWN	J/W
CHECKED	LZ

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SITE SECURITY CONSULTING UGIS
301 North Mildred Street Suite 1 Charles Town, West Virginia 25414
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<http://www.whga.com>

DATE	JANUARY 2008
SCALE	HORZ: 1"=50' VERT: N/A
SEAL	

PRELIMINARY PLAT	POTOMAC OVERLOOK PHASE 1	TAX MAP #5 - PARCEL #4, OPEQUON DISTRICT BERKELEY COUNTY, WEST VIRGINIA
JOB	2578-0201	BC #69-04
CADD	PLT-PLAT.DWG	
SHEET	06 OF 24	

MAP 4, P. 42
LOT 1
GARY FETH
D.B. 767, PG. 615
P.C. 10, S. 160
USE: RESIDENTIAL

MAP 8, P. 12.9
WILLIAM B. &
JANICE R.
FISCHBACK D.B.
538, PG. 118 USE:
RESIDENTIAL

MAP 8, P. 128
WILLIAM B. &
JANICE R.
FISCHBACK
D.B. 538, PG. 118
- USE: RESIDENTIAL

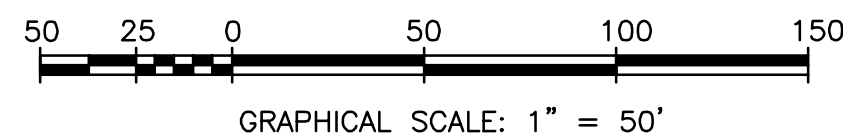
MAP 8, P. 13
WILSON R. CASKEY, TRUSTEE
D.B. 640, PG. 486
USE: RESIDENTIAL

NOTES:

1. SEE SHEET 8 OF THIS PLAN SET FOR LINE AND CURVE DATA.
2. BEARING AND DISTANCES ARE APPROXIMATE AND MAY CHANGE BEFORE FINAL PLAT.
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4. ALL SEPTIC TANKS MUST BE LOCATED OUTSIDE OF THE 25-YEAR WATER SURFACE ELEVATION.

LEGEND:

- CONCRETE MONUMENT TO BE SET
 ○ IRON PIPE TO BE SET



REVISIONS

1.	06/02/08	-	BERKELEY COUNTY COMMENTS
2.	07/08/08	-	COUNTY COMMENTS
3.	09/08/08	-	LABEL RESIDUE PARCEL
6.	02/19/09	-	QUALITY CONTROL REVIEW
9.	02/11/15	-	ROADS AND SUBDIVISION REMAINING

SURVEY	WHGA
DESIGN	PED
DRAWN	JVW
CHECKED	LZ



ICAI

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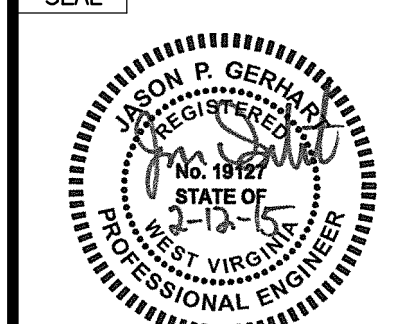
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301 North Mildred Street Suite 1 Charles Town, West Virginia 25414
(304) 725-8456 • FAX (304) 728-0117
<http://www.whga.com>

DATE JANUARY 2008

SCALE	HORZ: 1"=50'
	VERT: N/A

SEAI	
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PRELIMINARY PLAT

POTOMAC OVERLOOK
PHASE 1
PRELIMINARY PLAT

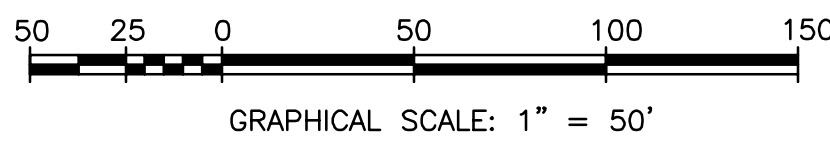
POTOMAC OVERLOOK
PHASE 1

BC #69-04

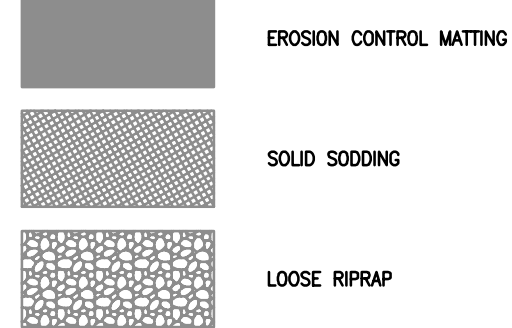
JOB	2578-0201
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CADD	PLT-PLAT.DWG
------	--------------

SHEET 07 OF 24



LEGEND:



NOTE:

- A. GRADING SHALL NOT BE DONE IN SUCH A WAY TO DIVERT WATER ONTO PROPERTY OF ANOTHER LANDOWNER.
B. GRADING SHALL PROVIDE PROPER DRAINAGE AND DISPOSE OF STORM WATER WITHOUT PONDING.
C. EXCAVATION OR FILL SHALL NOT ENDANGER ADJOINING PROPERTY.
D. LOTS ARE TO BE GRADED TO SECURE PROPER DRAINAGE AWAY FROM BUILDINGS OR STRUCTURES.
E. ALL SEPTIC TANKS MUST BE LOCATED OUTSIDE OF THE 25-YEAR WATER SURFACE ELEVATION.

MAP 4, P. 172
ROGER L. & SHIRLEY W.
BARNHART
D.B. 397, PG. 469
USE: RESIDENTIAL

MAP 4, P. 40
GARY FETH
D.B. 767, PG. 615
USE: RESIDENTIAL

MAP 4, P. 41
LOT 2
GARY FETH
D.B. 767, PG. 615
P.C. 10, S. 160
USE: RESIDENTIAL

MATCHLINE
SEE SHEET 11

MAP 4, P. 183
HECTOR & MARGARET CRUZ
D.B. 672, PG. 387
USE: RESIDENTIAL

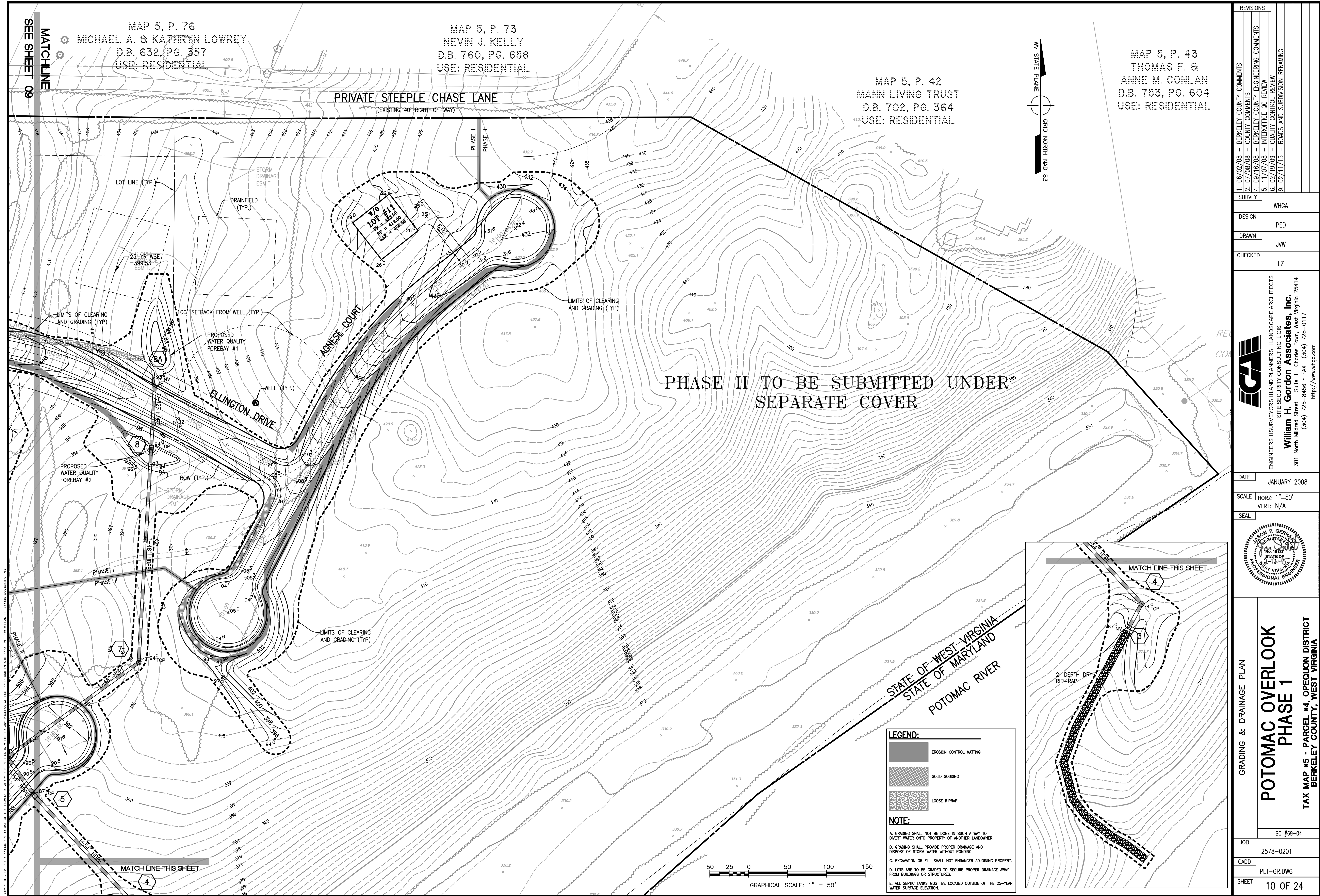
MAP 5, P. 77
DONALD M. & TRACY L. GOGGIO
D.B. 643, PG. 123
USE: RESIDENTIAL

PRIVATE STEEPLE CHASE LANE
(EXISTING 65' RIGHT-OF-WAY)

WHITINGS NECK ROAD ROUTE 5/4
(EXISTING 30' RIGHT-OF-WAY)

MATCHLINE
SEE SHEET 10

REVISIONS	
1.	06/02/08 - BERKELEY COUNTY COMMENTS
2.	07/08/08 - COUNTY COMMENTS
3.	09/16/08 - BERKELEY COUNTY ENGINEERING COMMENTS
4.	11/07/08 - INTEROFFICE CC REVIEW
5.	11/07/08 - QUALITY CONTROL REVIEW
6.	02/19/09 - QUALITY COMMENTS BERLOZ ROAD GRADING
7.	03/15/11 - WDOH COMMENTS BERLOZ ROAD GRADING
8.	02/11/15 - ROADS AND SUBDIVISION REMAINING
SURVEY	
DESIGN	WHCA
DRAWN	PED
CHECKED	JW
	LZ
ENGINEERS (SURVEYORS) AND PLANNERS (LANDSCAPE ARCHITECTS) SITE SECURITY CONSULTING (GIS) William H. Gordon Associates, Inc. 301 North Mildred Street Suite 1 Charles Town, West Virginia 25414 (304) 725-8456 • FAX (304) 728-0117 http://www.whga.com	
DATE	JANUARY 2008
SCALE	HORZ: 1"=50' VERT: N/A
SEAL	
GRADING & DRAINAGE PLAN	
POTOMAC OVERLOOK PHASE 1	
TAX MAP #5 - PARCEL #4, OPEQUON DISTRICT BERKELEY COUNTY, WEST VIRGINIA	
JOB	BC #69-04
CADD	2578-0201
SHEET	PLT-GR.DWG 09 OF 24



MATCHLINE
SEE SHEET 09

MAP 4, P. 42
LOT 1
GARY FETH
D.B. 767, PG. 615
P.C. 10, S. 160
USE: RESIDENTIAL

MAP 8, P. 12.9
WILLIAM B. &
JANICE R.
FISCHBACK D.B.
538, PG. 118 USE:
RESIDENTIAL

WV COUNTY NUMBERED ROUTE 5/4
(EXISTING 30' RIGHT-OF-WAY)

MAP 8, P. 12.8
WILLIAM B. &
JANICE R.
FISCHBACK
D.B. 538, PG. 118
USE: RESIDENTIAL

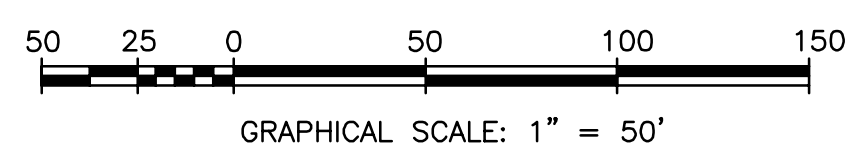
MAP 8, P. 13
WILSON R. CASKEY, TRUSTEE
D.B. 640, PG. 486
USE: RESIDENTIAL

LEGEND:

- EROSION CONTROL MATTING
- SOLID SODDING
- LOOSE RIPRAP

NOTE:

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- EXCAVATION OR FILL SHALL NOT ENDANGER ADJOINING PROPERTY.
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- ALL SEPTIC TANKS MUST BE LOCATED OUTSIDE OF THE 25-YEAR WATER SURFACE ELEVATION.



PHASE II TO BE SUBMITTED UNDER
SEPARATE COVER

STATE OF WEST VIRGINIA
STATE OF MARYLAND
POTOMAC RIVER

REVISIONS	
1. 06/02/08 - BERKELEY COUNTY COMMENTS	
2. 07/08/08 - COUNTY COMMENTS	
3. 09/16/08 - BERKELEY COUNTY ENGINEERING COMMENTS	
4. 11/07/08 - INTEROFFICE QC REVIEW	
5. 02/11/15 - QUALITY CONTROL REVIEW	
6. 02/11/15 - QUALITY CONTROL REVIEW	
7. 02/11/15 - QUALITY CONTROL REVIEW	
8. 02/11/15 - QUALITY CONTROL REVIEW	
9. 02/11/15 - QUALITY CONTROL REVIEW	
SURVEY	
DESIGN	WHCA
DRAWN	PED
CHECKED	JW
DATE	LZ
ENGINEERS (SURVEYORS) AND PLANNERS (LANDSCAPE ARCHITECTS) SITE SECURITY CONSULTING (SSC) William H. Gordon Associates, Inc. 301 North Mildred Street Suite 1 Charles Town, West Virginia 25414 (304) 725-8456 • FAX (304) 728-0117 http://www.whga.com	
SCALE	HORZ: 1"=50' VERT: N/A
SEAL	
GRADING & DRAINAGE PLAN	
POTOMAC OVERLOOK PHASE 1	
TAX MAP #5 - PARCEL #4, OPEQUON DISTRICT BERKELEY COUNTY, WEST VIRGINIA	
JOB	BC #69-04
CADD	2578-0201
SHEET	PLT-GR.DWG 11 OF 24



Driveway Culvert Table													DESIGN STORM: 25 YR		
Lot #	Quantity	Pipe Size (in)	Pipe Type	AREA (AC)	Incremental (SQ.FT)	Lawm (SQ.FT)	Impermeous (SQ.FT)	Cumulative (SQ.FT)	"C" (min)	Tc (hr/hr)	Q _{des} (cfs)	INVERT ELEV		Length (ft)	Slope (%)
												UPPER	LOWER		
27	1	18	CMP	1.87	8,796	5,461	3,335	72,518	0.53	7.57	7.45	400.98	400.24	35	2.00
28	1	15	CMP	1.66	8,606	5,242	2,860	72,518	0.45	5	5.64	403.52	403.20	28	1.00
29	1	15	CMP	1.40	8,608	2,911	60,915	60,915	0.45	5	7.57	406.39	406.21	28	4.21
30	1	15	CMP	1.13	21,838	17,504	4,314	49,396	0.42	5	3.59	410.39	405.51	28	6.71
31	1	15	CMP	0.63	16,562	13,120	3,443	27,958	0.42	5	7.57	423.78	421.35	28	8.68
32	1	15	CMP	0.25	10,996	7,464	3,532	10,996	0.49	5	0.94	428.17	427.67	28	1.79

Notes: 1. Using a 2' roadside ditch, the maximum HW/D for 15", 18", 20", 24" and 21" culverts are 1.50, 1.33, 1.20 and 1.14, respectively. These numbers yield a maximum discharge of 6.12 cfs, 7.55 cfs, 12.34 cfs and 8.60 cfs respectively. Wherever "Q" fails, that is the pipe size. For discharges above 12.34 cfs, two pipes are used and the discharge is cut in half and that number determines the size of the pipes.

STATE OF MARYLAND

POTOMAC RIVER

NOTE:
1. FOR SANITARY SEWER PROFILES AND DETAILS SEE SHEETS 6-10.

* GRINDER PUMP STATION NECESSARY FOR BASEMENT SANITARY SEWER SERVICE

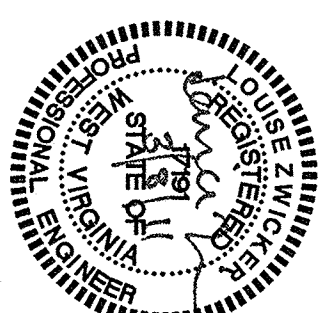
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ENGINEERS ▯ SURVEYORS ▯ LAND PLANNERS ▯ LANDSCAPE ARCHITECTS
SITE SECURITY CONSULTING ▯ GIS

William H. Gordon Associates, Inc.

301 North Mildred Street Suite 1 Charles Town, West Virginia 25414
(304) 725-8456 • FAX (304) 728-0117

<http://www.wbag.com>



GRADING & DRAINAGE PLAN

**POTOMAC ROCK ESTATES
PHASE II**

DEED BOOK 795 PAGE 684
TAX MAP #5 - PARCEL #4, OPEQUON DISTRICT
BERKELEY COUNTY, WEST VIRGINIA

2578-0201
CADD
PLT-PH 2-GR.DWG
SHEET