

PLAT NORTH
REF: WV STATE GRID - NORTH ZONE
GPS STATIC OBSERVATION/OPUS SOLUTION

LEGEND
INDICATES NEW STREET CONSTRUCTION

- GENERAL NOTES:**
- PORTIONS OF THE PROPERTIES SHOWN HEREON ARE LOCATED IN A 100 YEAR FLOOD PLAIN AS PER FEMA FLOOD INSURANCE RATE MAP 54037C 0225E WITH AN EFFECTIVE DATE OF DECEMBER 18, 2009. SAID PARCEL IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
 - THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
 - BUILDING SETBACKS SHALL BE 25' FRONT, 15' SIDE AND 20' REAR.
 - 10' AND 2' CONTOUR LINES ARE A GRAPHIC OVERLAY FROM THE DEWBERRY BASE MAP
 - Area Tabulations
 - a. Total Lot Area = 47.7239 AC
 - b. Non-dedicated Lot Area = 0.0000 AC
 - c. Right of Way Area = 0.8204 AC
 - d. Open Space Area = 4.6090 AC
 - e. Open Space Ratio = 6,923 S.F./LOT
 - f. Total Area = 53.1533 AC
 - h. Development Tabulations
 - h.a. Area Disturbed = 1,5420 AC
 - h.b. New Impervious Area = 1,3262 AC
 - Density Tabulations
 - a. Number of Lots = 29
 - b. Gross Density = 0.5456 Lots/AC
 - The property is currently zoned "Residential/Light Industrial/Commercial".
 - Soils Mapping has been taken from Jefferson County, West Virginia Soil Survey by the National Cartography Center and Geospatial Center Fort Worth, Texas.
 - Lots are to be served by private well and septic.

SOIL NARRATIVE

Fa—Fairplay silt loam.
Soil Properties and Qualities:
Hydrologic Soil Group: A/D
Slope: 0 to 3 percent
Depth to restrictive feature: More than 48 inches to cemented horizon
Natural drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 1.98 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None, Occasional
Frequency of ponding: None
Available water storage in profile: Very High (about 16.7 inches)

Fk—Funkstown silt loam.
Soil Properties and Qualities:
Hydrologic Soil Group: C
Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 20 to 28 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Available water storage in profile: High (about 9.6 inches)

HbB—Hagerstown silt loam.
Soil Properties and Qualities:
Hydrologic Soil Group: B
Slope: 3 to 8 percent
Depth to restrictive feature: 43 to 98 inches to lithic bedrock
Natural drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 8.7 inches)

HbC—Hagerstown silt loam, 8 to 15 percent slopes.
Soil Properties and Qualities:
Hydrologic Soil Group: B
Slope: 8 to 15 percent
Depth to restrictive feature: 43 to 98 inches to lithic bedrock
Natural drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: High (about 10.3 inches)

HcC—Hagerstown silty clay loam, 8 to 15 percent slopes.
Soil Properties and Qualities:
Hydrologic Soil Group: B
Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
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Available water storage in profile: High (about 10.3 inches)

HcB—Hagerstown silt loam, 3 to 8 percent slopes, very rocky.
Soil Properties and Qualities:
Hydrologic Soil Group: B
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Runoff class: Low
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HrB—Hagerstown-Rock outcrop complex, 3 to 8 percent slopes.
Soil Properties and Qualities:
Hydrologic Soil Group: B
Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
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Runoff class: Low
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Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: High (about 10.3 inches)

Mn—Massanetta loam, 0 to 3 percent slopes.
Soil Properties and Qualities:
Hydrologic Soil Group: B
Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 7.8 inches)

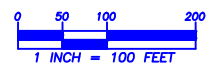


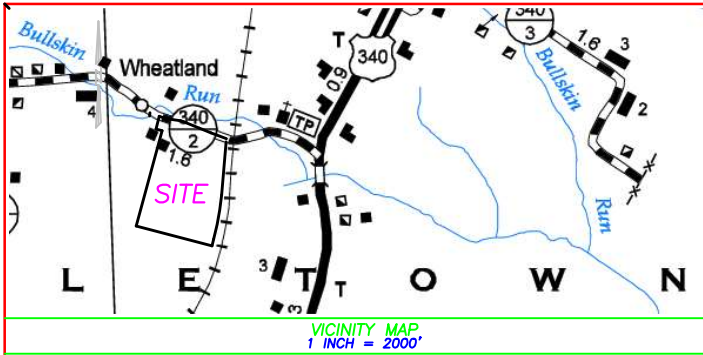
ROBERTS LAND SURVEYING
2068 PALMER ROAD - HEDGESVILLE, WV 25427
304-671-5406
miker002395@frontier.com

CONCEPT PLAN
SUNNYSIDE INVESTMENT LLC.
PROPERTY OF
SUNNYSIDE INVESTMENT LLC.
DEED BOOK 1114 PAGE 53 ~ TAX MAP 12, PARCEL 12
KABLETOWN DISTRICT ~ JEFFERSON COUNTY, WV

REV.	DATE
10-26-22	

DATE:	09-07-22
DRAWN:	JMR
CHECKED:	MSR
SCALE:	1" = 100'
DWG NO.:	21-142
SHEET:	1 OF 1





SOIL NARRATIVE

Fa—Fairplay silt loam.
Soil Properties and Qualities:
Hydrologic Soil Group: A/D
Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches to cemented horizon
Natural drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 1.98 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None, Occasional
Frequency of ponding: Frequent
Available water storage in profile: Very high (about 16.7 inches)

Fk—Funkstown silt loam.
Soil Properties and Qualities:
Hydrologic Soil Group: C
Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
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HbB—Hagerstown silt loam.
Soil Properties and Qualities:
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Slope: 3 to 8 percent
Depth to restrictive feature: 43 to 98 inches to lithic bedrock
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Runoff class: Medium
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Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: High (about 7.0 inches)

HcC—Hagerstown silty clay loam, 8 to 15 percent slopes.
Soil Properties and Qualities:
Hydrologic Soil Group: B
Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: High (about 10.3 inches)

HeB—Hagerstown silt loam, 3 to 8 percent slopes, very rocky.
Soil Properties and Qualities:
Hydrologic Soil Group: B
Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: High (about 10.3 inches)

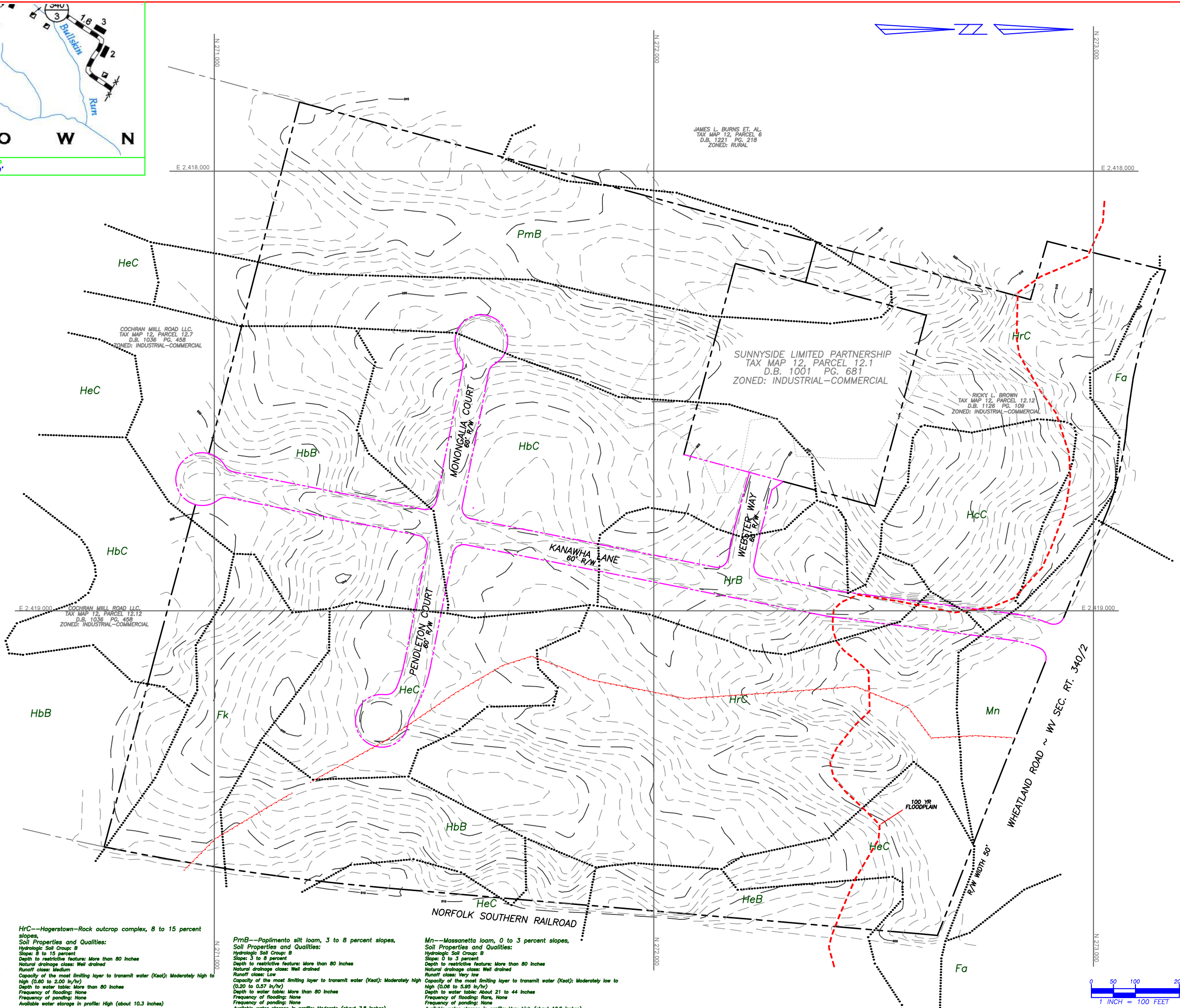
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Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: High (about 10.3 inches)

HrB—Hagerstown-Rock outcrop complex, 3 to 8 percent slopes.
Soil Properties and Qualities:
Hydrologic Soil Group: B
Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
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Natural drainage class: Well drained
Runoff class: Medium
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Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: High (about 10.3 inches)

PmB—Papilmento silt loam, 3 to 8 percent slopes.
Soil Properties and Qualities:
Hydrologic Soil Group: B
Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 7.8 inches)

Mn—Massanetta loam, 0 to 3 percent slopes.
Soil Properties and Qualities:
Hydrologic Soil Group: B
Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 5.85 in/hr)
Depth to water table: About 21 to 44 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very high (about 16.9 inches)



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EXISTING CONDITIONS & SITE RESOURCE MAP
SUNNYSIDE
PROPERTY OF
SUNNYSIDE INVESTMENT LLC.
DEED BOOK 1114 PAGE 53 ~ TAX MAP 12, PARCEL 12

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