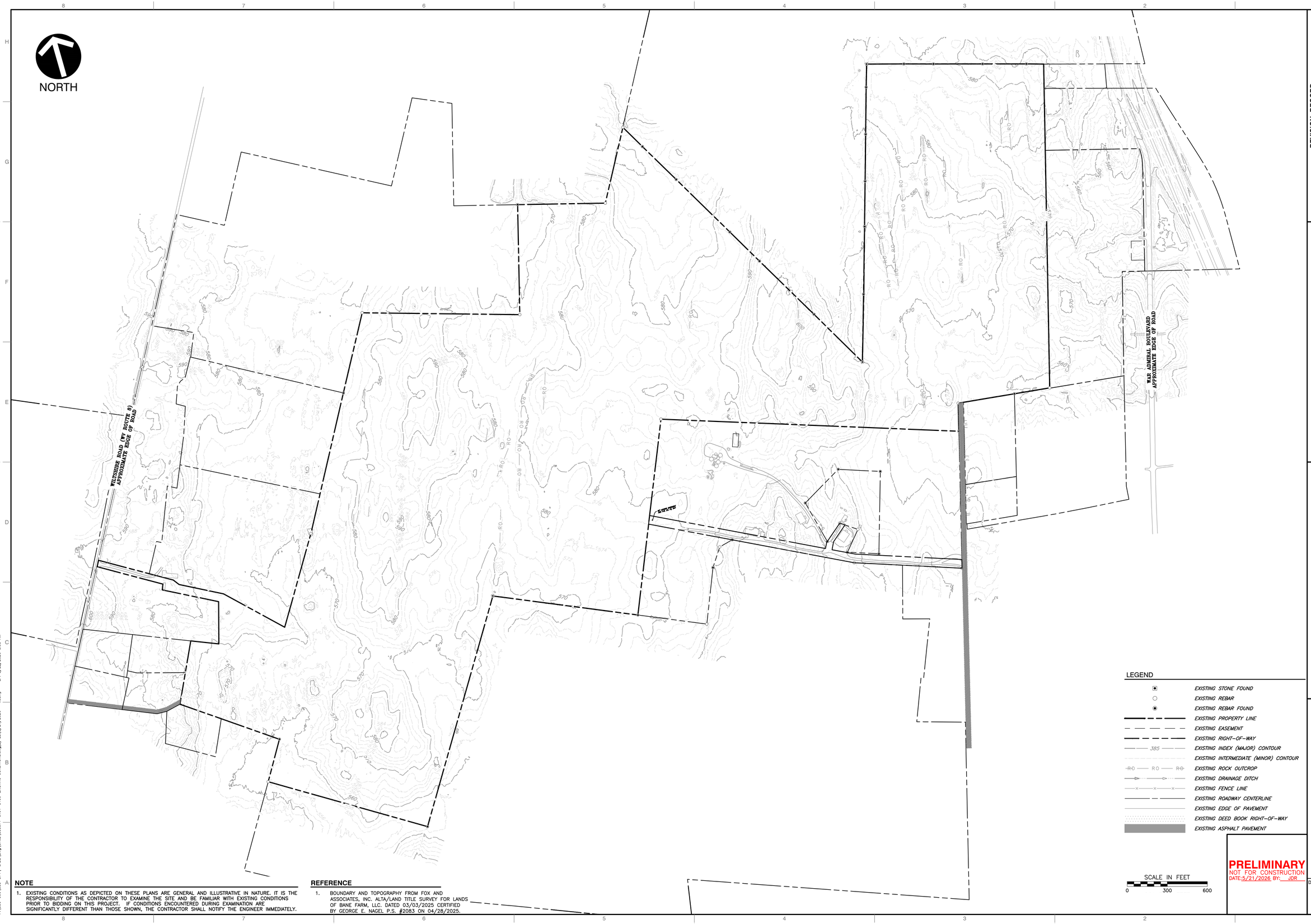

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

REFERENCE

1. BOUNDARY AND TOPOGRAPHY FROM FOX AND ASSOCIATES, INC. ALTA/LAND TITLE SURVEY FOR LANDS OF BANE FARM, LLC. DATED 03/03/2025 CERTIFIED BY GEORGE E. NAGEL P.S. #2083 ON 04/28/2025.

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

Civil & Environmental Consultants, Inc.
786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.848.7526
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SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

EXISTING CONDITIONS OVERVIEW

DATE:	MAY 2026	DRAWN BY:	SAF,DJM,SB
DWG SCALE:	AS SHOWN	CHECKED BY:	CLW
PROJECT NO:			353-371
APPROVED BY:			JDR

DRAWING NO.: C100

P:\350-000\353-371\-CADD\Dwg\CV02\353371-CV01-C100-EXISTING CONDITIONS.dwg[2] LS:(5/21/2026 - Robin) - LP: 5/22/2026 8:03 AM