

Comment 2: A map has been included with the supplemental addendum that fully depicts the proposed development and road network.

Comment 3: The supplemental addendum includes additional information on trip distributions and summarizes the projected volumes and analyses.

Comment 4: Per the WVDOH criteria regarding the preparation of traffic impact studies, we applied an annual growth rate provided to us by Mr. Larry Deitz.

Annual growth rates were applied per Mr. Deitz to account for future development and associated traffic growth on the Marlow Road side of US 340.

We presume that if substantial new development was proposed on the Marlow Road side of US 340, a traffic impact study would be required and mitigations made by the applicant.

Comment 5 and 6: New HCS runs for US 340/Country Club Road/Marlow Road with protected left turns have been included in the supplemental addendum. We have also included queue lengths and addressed the issue of lengthening the existing left turn lanes.

We have attempted to fully address all previous comments in the attached supplemental addendum. Should you have any questions regarding this information, please feel free to contact me at (540) 535-0081.

Sincerely,



Dick Keller
President, KELLERCO

cc: Mr. Dan Snyder, Project Manager, Pleasants Development, Inc.
Mr. Larry Deitz, West Virginia Department of Highways

**SUPPLEMENTAL ADDENDUM
TRAFFIC IMPACT ANALYSIS
BRECKENRIDGE EAST**

DATE: December 1, 2004

TO: Roger Russell, WV Department of Highways

FROM: C. Richard Keller *CRK*

SUBJECT: Supplemental Addendum To The Traffic Impact Statement Prepared For The Breckenridge East Subdivision Located In Jefferson County, West Virginia

SUMMARY

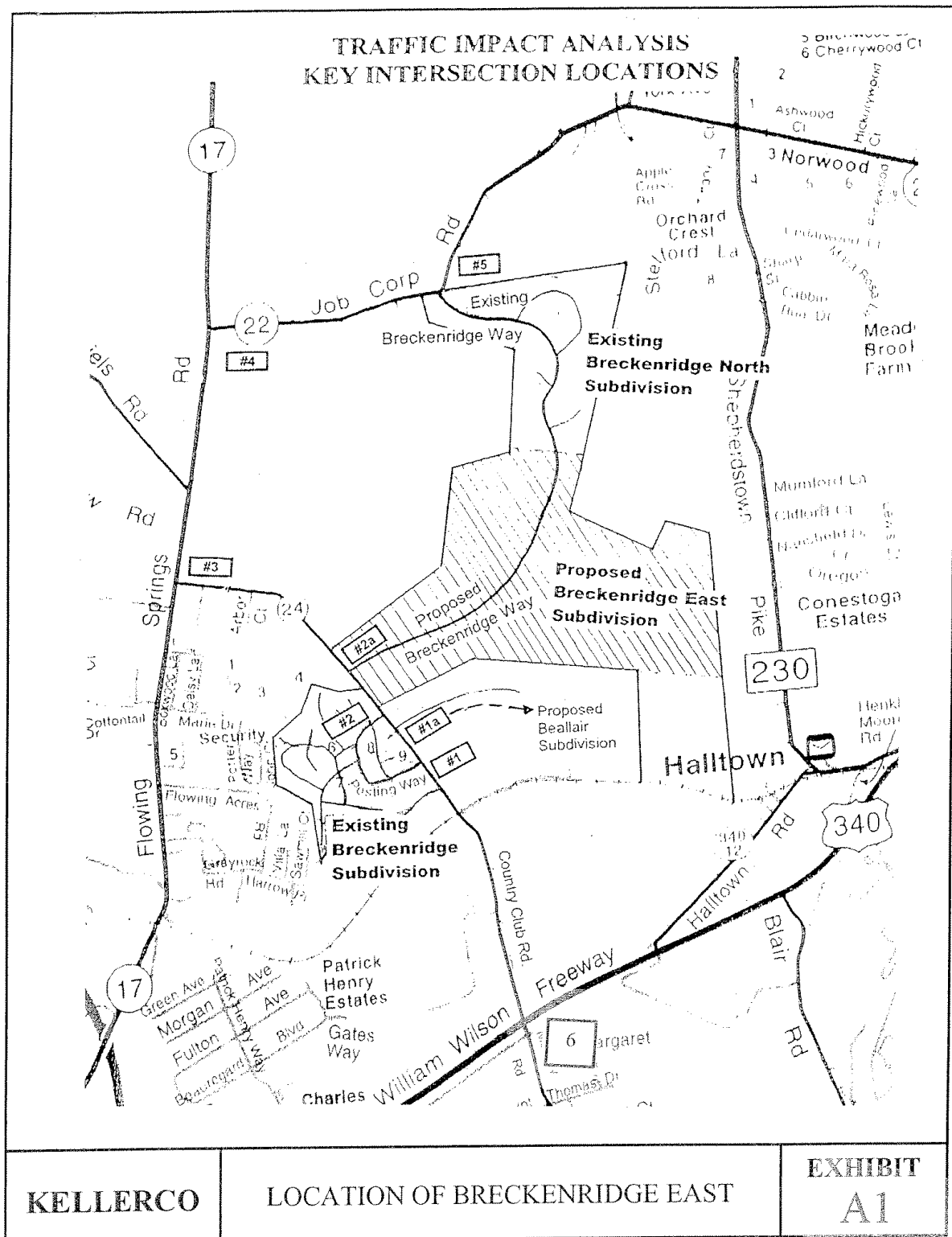
The following information is submitted as a Supplemental Addendum to the original TIS dated July 19, 2004 prepared by KELLERCO for the Breckenridge East Subdivision located in Jefferson County, West Virginia. The information presented in this addendum addresses the comments offered in Mr. Russell's emails of September 21, 2004 and October 26, 2004. This addendum includes:

- | | |
|---------------|--|
| Attachment #1 | A detailed map of the proposed development and surrounding road network is included as Exhibit A1 |
| Attachment #2 | Revised HCS analysis of the US 340/Country Club Road/Marlow Road utilizing protected left turns and associated analysis of queue lengths |
| Attachment #3 | Summary of findings, levels of service, recommended improvements and phasing schedule |
| Attachment #4 | Technical backup information and trip distribution |

Attachment #1

DETAILED MAP OF THE PROPOSED DEVELOPMENT AND SURROUNDING ROAD NETWORK

(see next page)

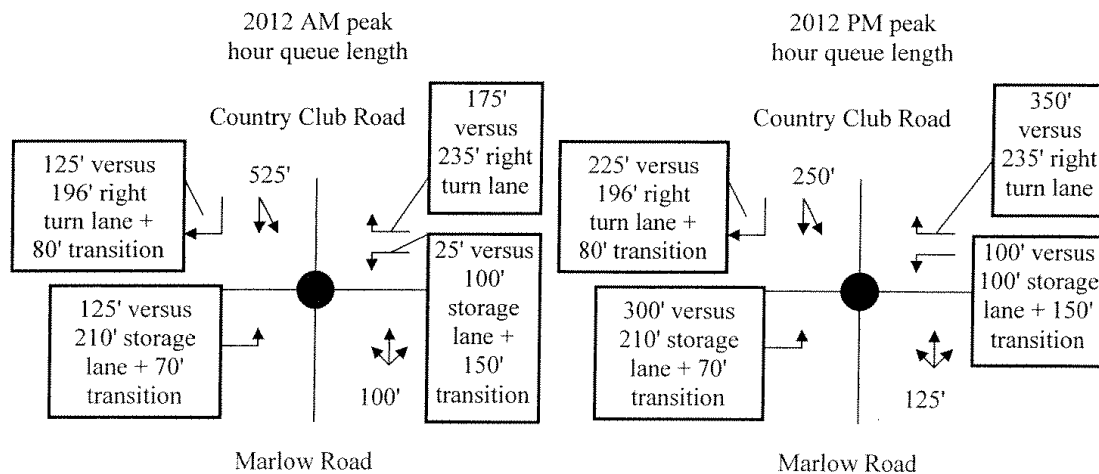


Attachment #2

Revised HCS analysis of the US 340/ Country Club Road/Marlow Road utilizing protected left turns and associated analysis of queue lengths

In response to WVDOT comments, HCS was re-run for the intersection of US 340 and Country Club Road (location #6) with protected left turns. Exhibit A2 shows the length of existing turn lanes and Exhibit A2.1 shows the projected 2012 AM/PM volumes with Breckenridge East. The HCS runs are attached as Exhibit A2.2. The low, low D 38.4 results are depicted on Exhibit A2.3. The average HCS queues are shown in Exhibit A2.3a with 62% of Breckenridge East traffic using Country Club Road.

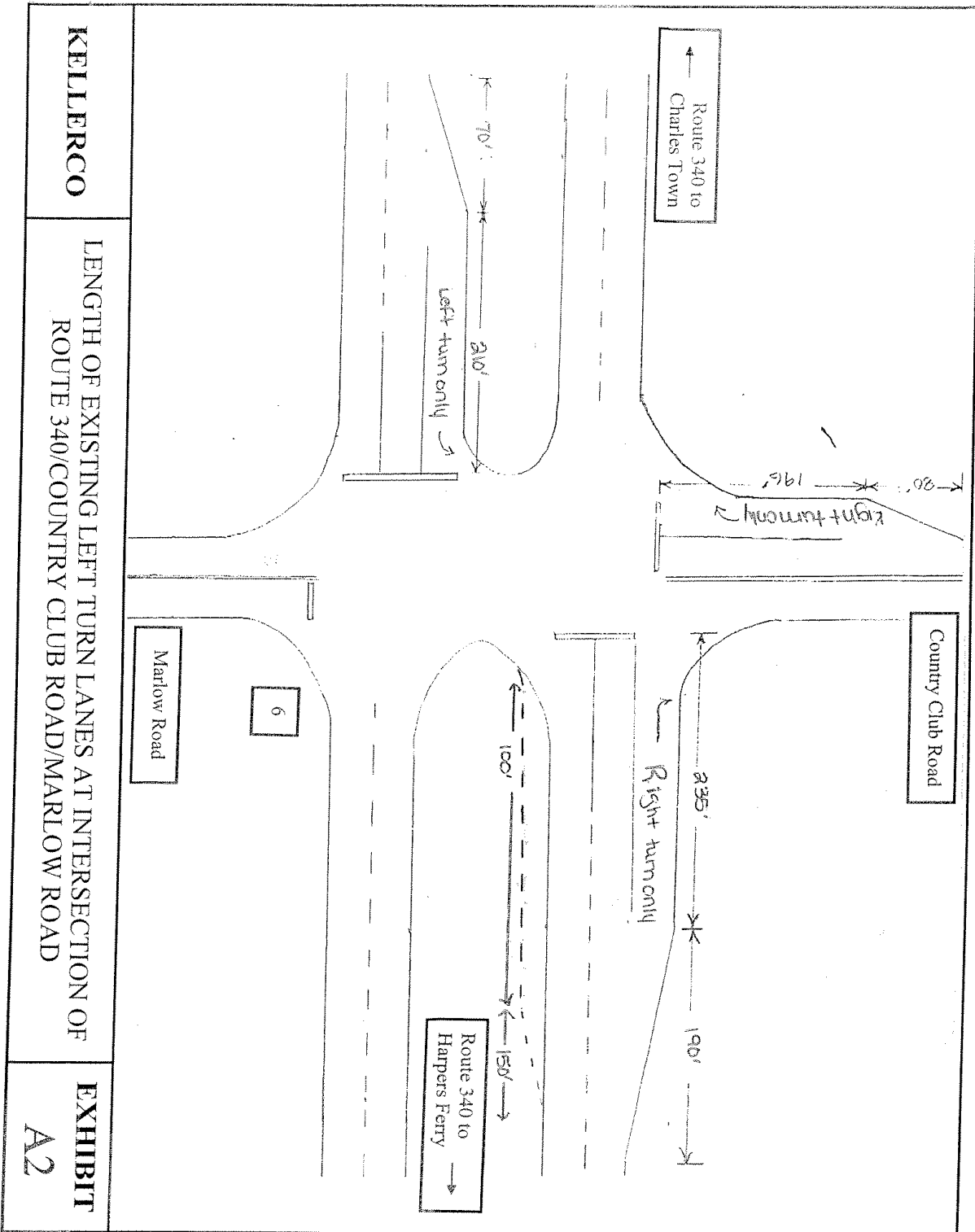
Assuming 25 feet per vehicle, the average vehicle queue length for the left turn lanes and movements are indicated below.

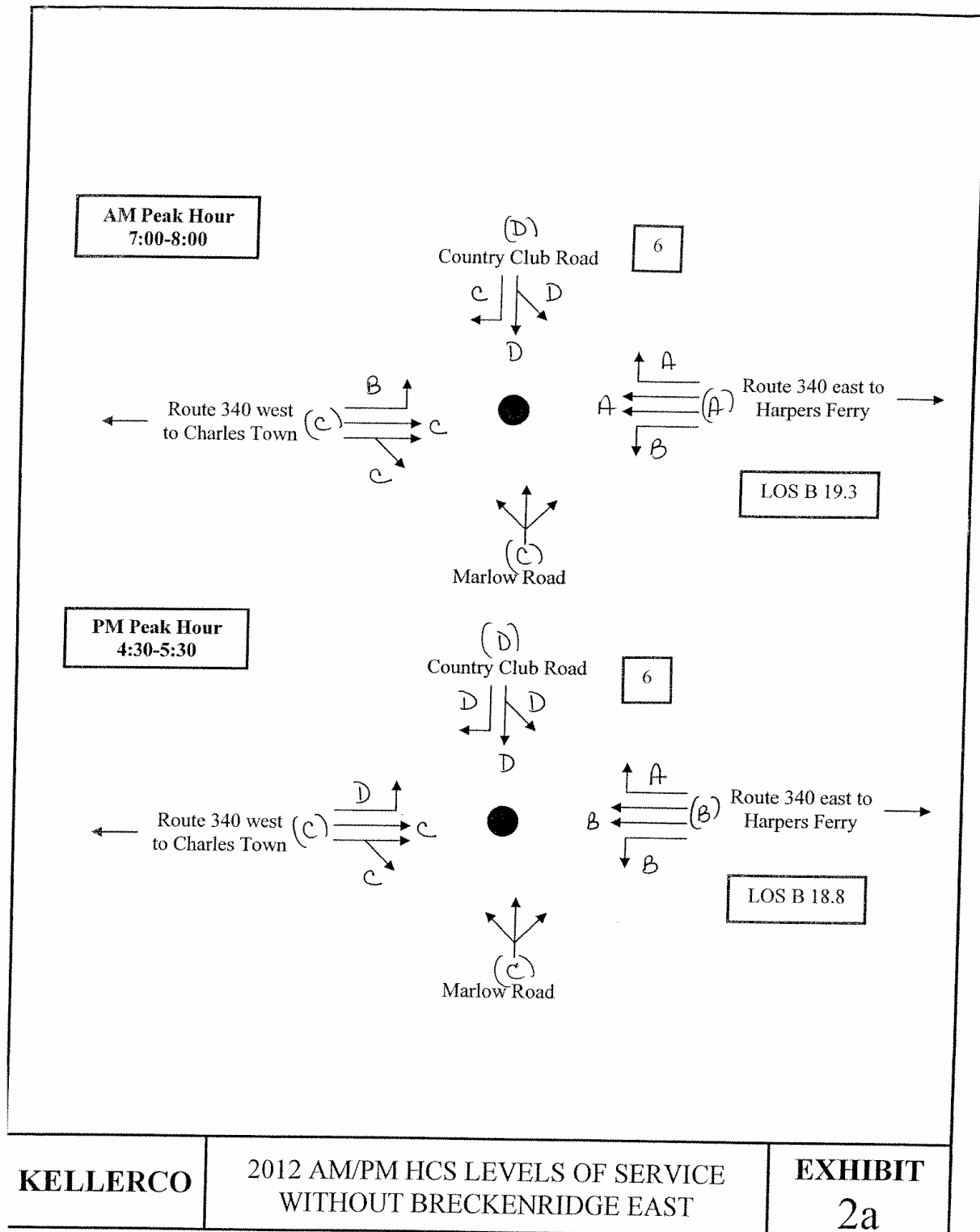


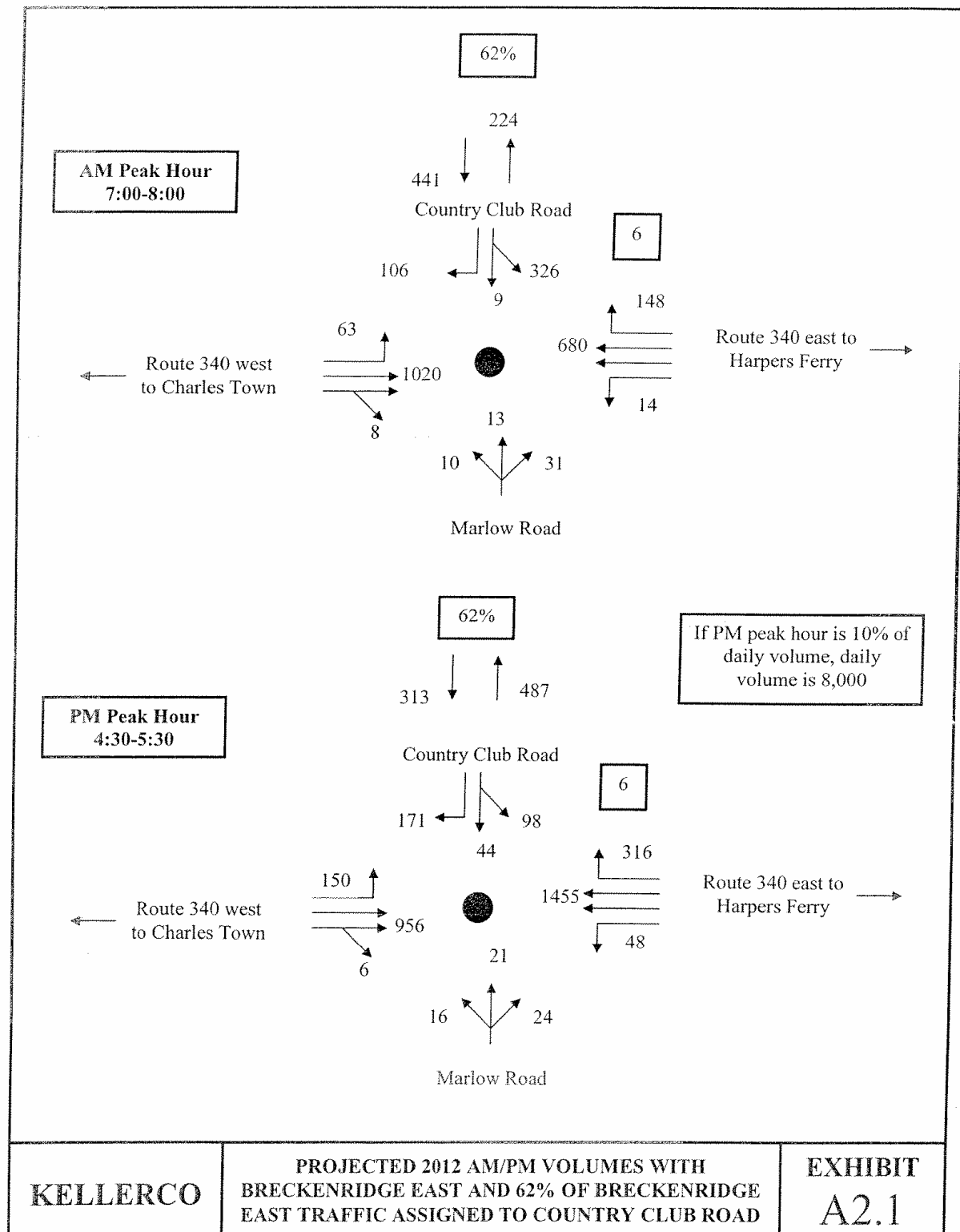
On US 340, the 100' westbound left turn lane is sufficient in the AM and PM peak hours in 2012, but the 210' eastbound left turn lane will need to be lengthened to 300'.

The 235' US 340 right turn lane into Country Club Road will need to be lengthened to 350'.

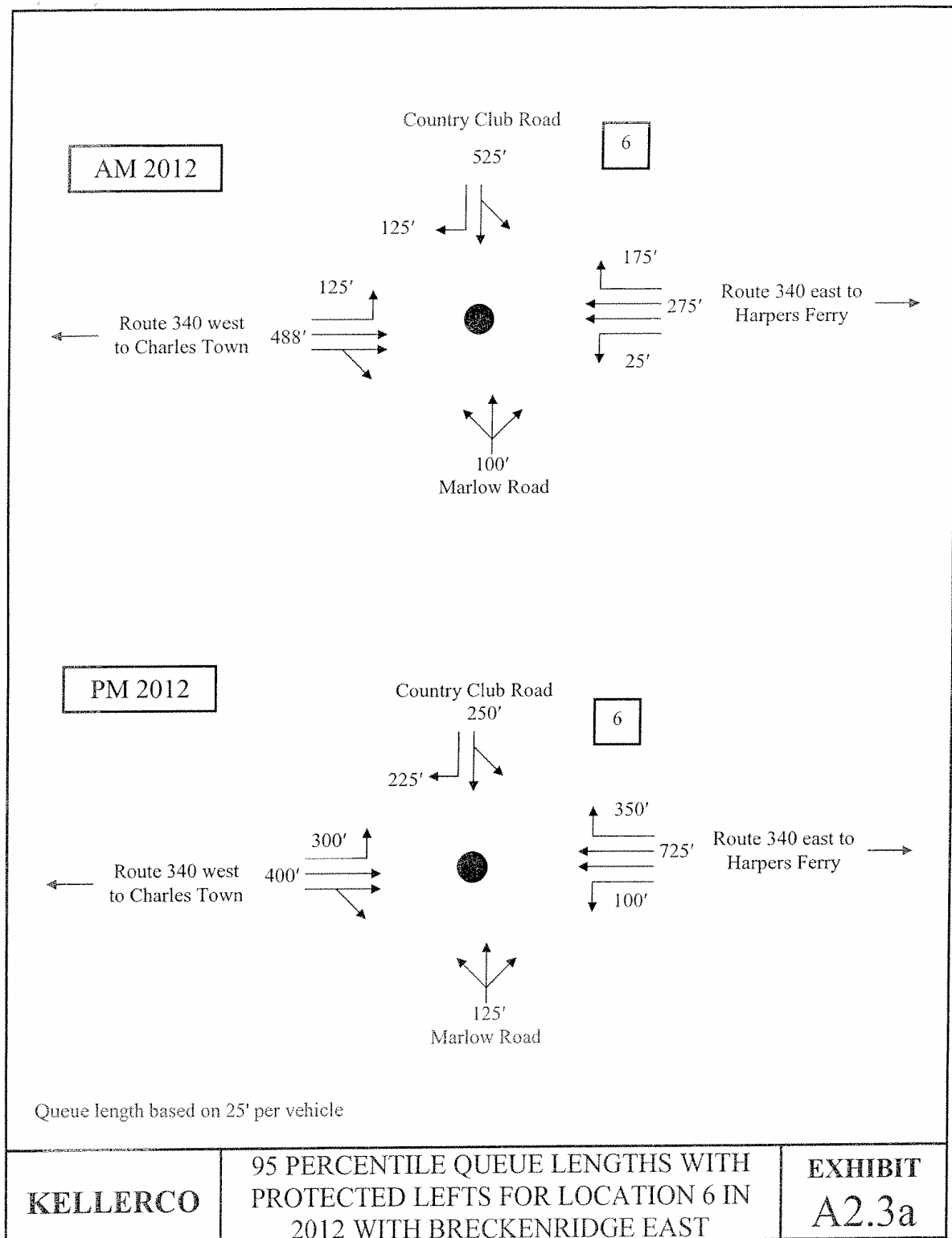
On Country Club Road, the southbound left/through queue length of 525' in the AM peak hour will block the use of the right turn lane, so the right turn lane should be lengthened to 550' provided right of way is available. This lengthened right turn lane will more than satisfy the 225' queue for the right turn movement in the PM peak hour.











Attachment #3

Summary of Findings, Levels of Service, Recommended Improvements and Phasing

FINDINGS

As indicated on the Level of Service Summary Chart labeled Exhibit A3, all impacted intersections function at a level of service C or better at full buildout of Breckenridge East with the exception of:

- 1) Country Club Road and Flowing Springs Road (location #3) which functions at a AM/PM level of service of F/F
- 2) Job Corp Road and Flowing Springs Road (location #4) which functions at an AM/PM level of service of E/C
- 3) Country Club Road and US 340 (location #6) which functions at an AM/PM level of service of D/D

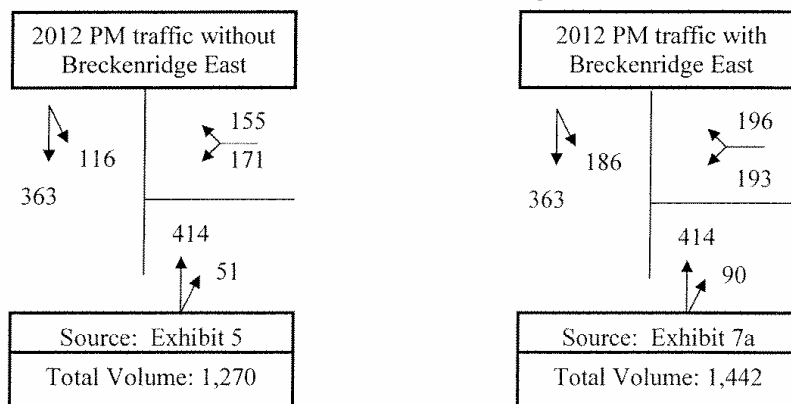
RECOMMENDED IMPROVEMENTS

In response to these results, we analyzed the impacts of Breckenridge East traffic and recommend the following four improvements.

1. Country Club Road and Flowing Springs Road (location #3)

Recommended Improvement: Install a traffic signal with Breckenridge East paying a pro-rata share of the cost

As shown on the LOS Summary Chart, the unsignalized intersection operates at LOS D/F in 2012 without Breckenridge East. With a signal installed, the LOS would be C/C as shown on Exhibit A3a. The HCS runs are attached as Exhibit A3b. It is therefore recommended that when WVDOH signal warrants are met, Breckenridge East would pay a pro-rata share of the installation cost based on its share of the total 2012 PM peak hour traffic as shown below.



This shows that Breckenridge East increased the PM peak hour traffic by 172 in 2012 or 12% of the total volume of 1,442. A pro-rata share of 12% is therefore suggested for Breckenridge East.

2. Job Corp Road and Flowing Springs Road (location #4)

Recommended Improvement: Improve the intersection by widening the westbound approach of Job Corp Road with Breckenridge East paying a pro-rata share of the cost

As shown on the LOS Summary Chart, the Country Club Road and Job Corp Road intersection functions at an AM/PM LOS D/C in 2012 without Breckenridge East and at an AM/PM LOS of E/C in 2012 with Breckenridge East. Therefore, the impact of Breckenridge East is to lower the LOS one level in the morning peak hour. We therefore recommend that when WVDOT improves the intersection, Breckenridge East will fund a pro-rata share of the improvement cost in proportion to volume of 2012 PM peak hour traffic from Breckenridge East compared to the total 2012 PM peak hour intersection volume. Per the projected total volumes, this percentage of funding will be 13%.

3. Country Club Road and US 340 (location #6)

Recommended Improvement: Extend left and right turn lanes on three approaches to provide sufficient queuing distances

- Lengthen the southbound right turn lane to 550' so the left turn queue does not block the right turn lane and the right turn lane is lengthened
- Lengthen the eastbound left turn lane from 210' to 300'
- Lengthen the westbound right turn lane from 235' to 350'

4. Country Club Road and Breckenridge Way (location #2a)

Recommended Improvement: Cut down the existing "humps", install a smooth 1,000 ft vertical curve and widen Country Club Road to provide a left turn lane into Breckenridge East and construct Breckenridge Way with left/right turning lanes onto Country Club Road

Breckenridge East shall construct the improvements in conjunction with the construction of Breckenridge Way, the primary entrance into Breckenridge East.

Note: A graphical exhibit of the proposed improvements is included as Exhibit A3c.

RECOMMENDED PHASING OF IMPROVEMENTS

Phase I - In conjunction with lots 0 - 100

Permit and construct the improvements to Country Club Road at Breckenridge Way.

Phase II – In conjunction with lots 100 - 250

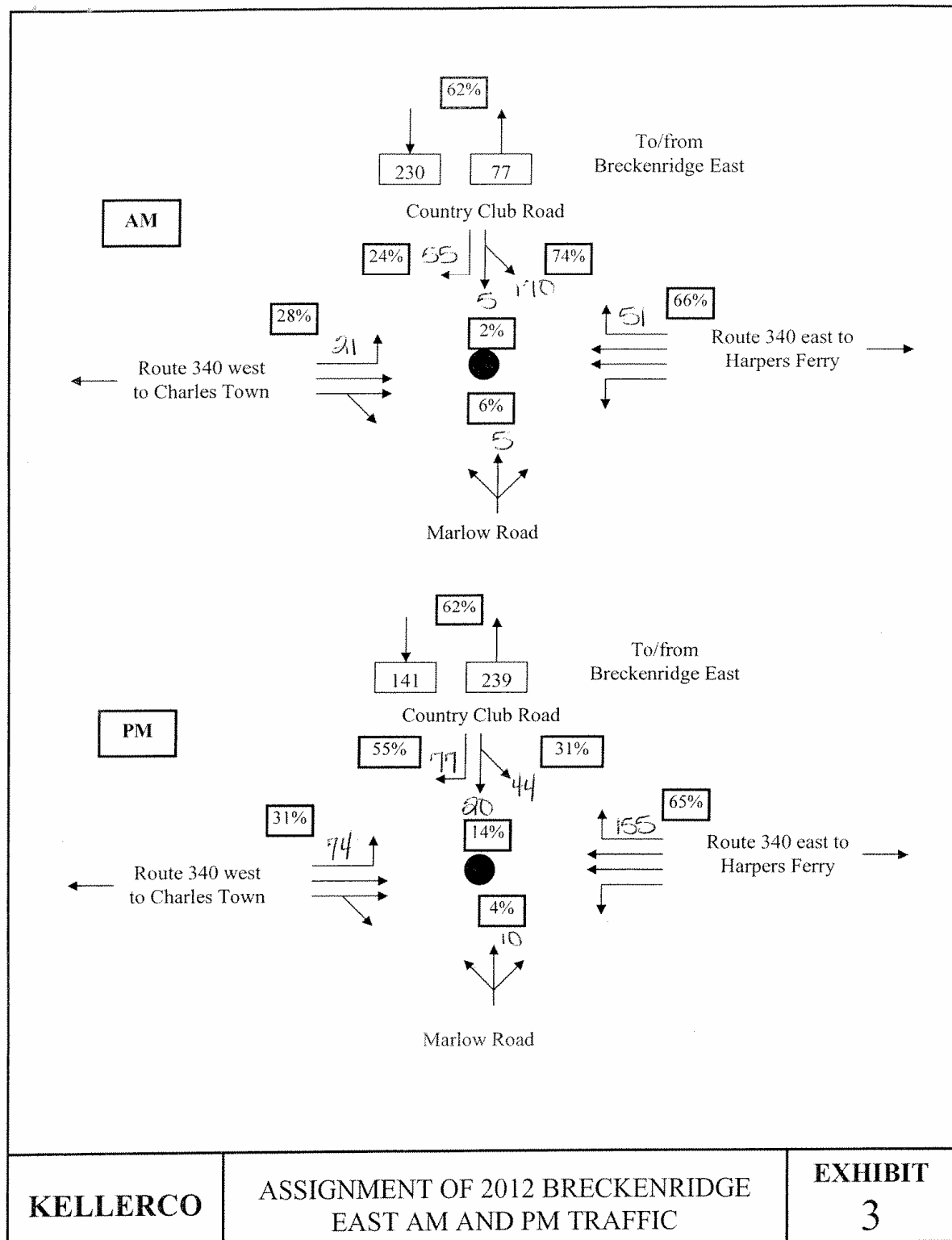
Permit and construct the improvements on Country Club Road at US 340 intersection.

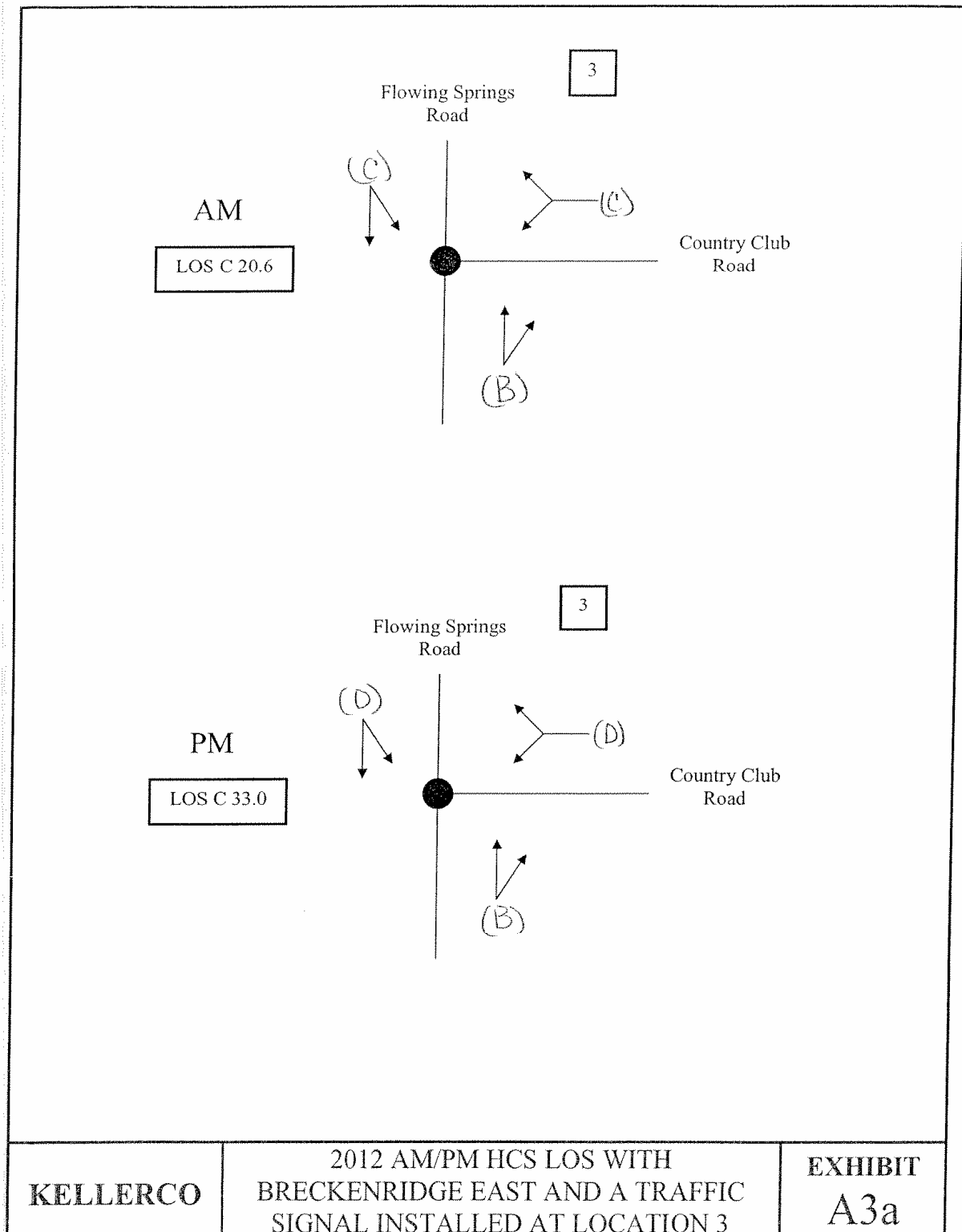
Phase III – In conjunction with lots 250 – 400

Analyze improvements required at Country Club Road and Flowing Springs Road and post appropriate funds.

Phase IV – In conjunction with lots 400 – 550

Analyze improvements required at Job Corp Road and Flowing Springs Road and post appropriate funds.





Attachment #4

Technical Backup Information

2012 Peak Hour Situation Without Breckenridge East

Exhibits 5/5a show the projected 2012 AM and PM traffic at locations 1, 1a, 2, 3, 4 and 5 without Breckenridge East and Exhibit 2 shows the projected 2012 AM and PM traffic at location 6. These volumes reflect annual growth rates and additional traffic from 1) the buildout of Breckenridge I accessed via locations 1 and 2 and 2) the buildout of Beallair accessed via location 1a.

Exhibits 9, 9a and 2a show the HCS LOS at all six locations without Breckenridge East and without any improvements.

2012 Peak Hour Situation With Breckenridge East

The next series of exhibits from the two previous memos summarize the 2012 peak hour situation with Breckenridge East.

Exhibits 6/6a show how the additional AM/PM Breckenridge East traffic was distributed to study intersections 1, 1a, 2, 2a, 3, 4 and 5. Exhibit 3 shows the AM/PM Breckenridge East traffic assigned to location 6. Note on Exhibit 3 that 62% of Breckenridge East traffic was added to location 6 via Country Club Road.

Utilizing ITE generation rates, Breckenridge East generates 495 AM peak hour trips of which 124 trips are incoming and 371 trips are out going. Likewise, 613 PM peak hour trips are generated of which 386 are incoming and 227 are outgoing.

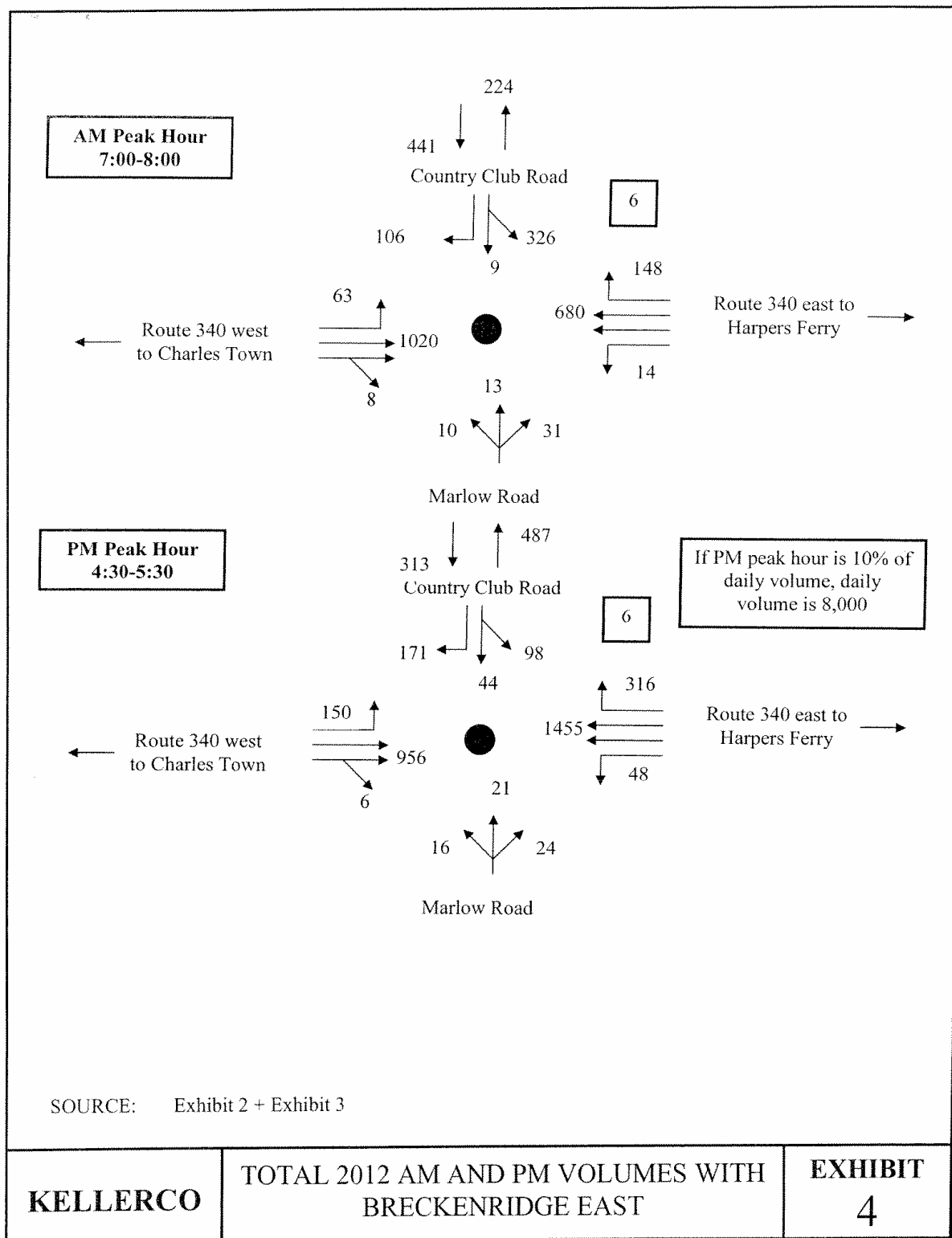
A detailed breakdown of the trip distribution is found on Exhibits 6 and 6a. In summary, there are four possible approaches to and from Breckenridge East. These approaches and the percentage of trips assigned to each are listed below.

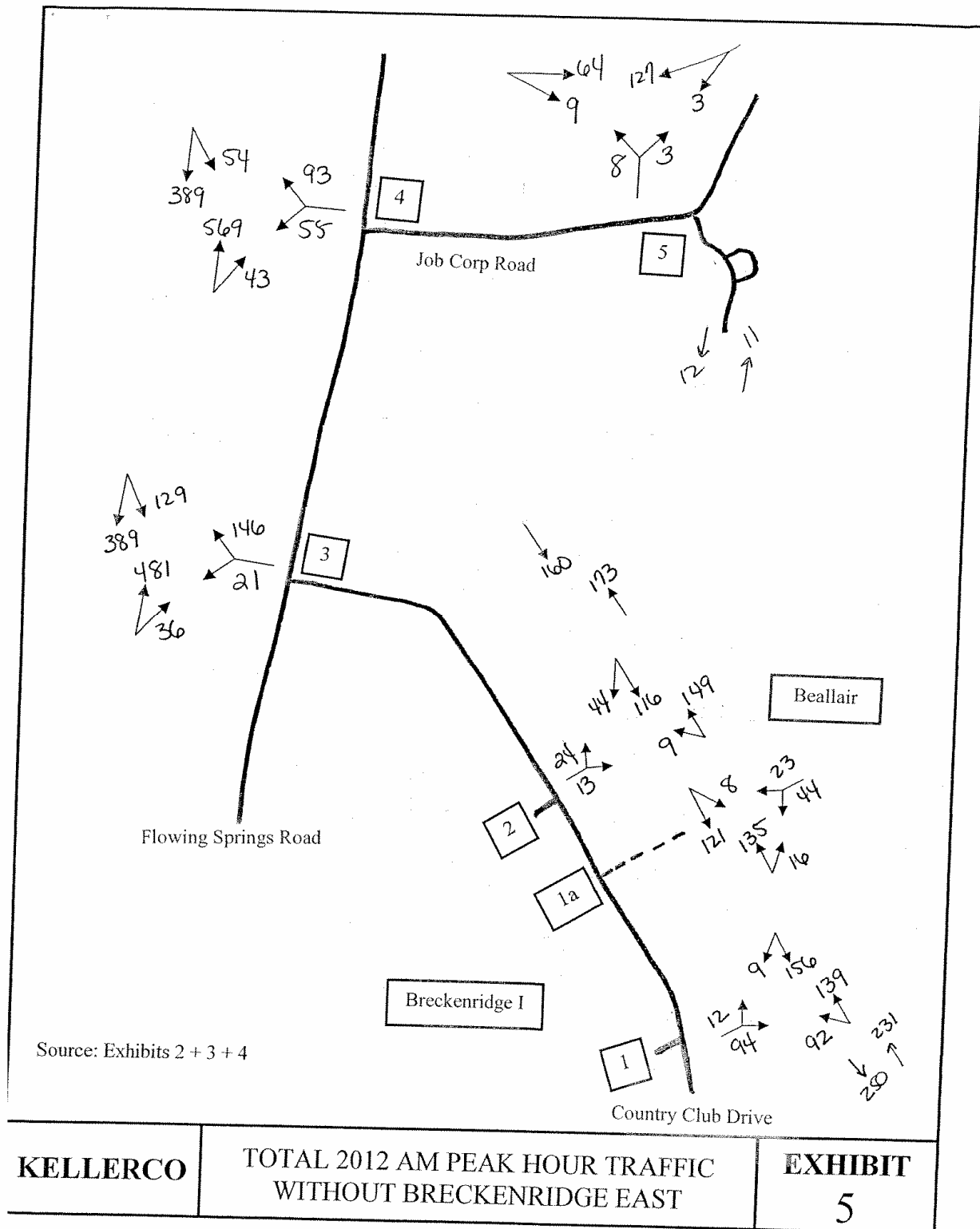
<u>Approach</u>	<u>% of Trips Assigned</u>
1) Country Club Road south to US 340	62%
2) Flowing Springs Road south towards Charles Town	10%
3) Flowing Springs Road north towards Shepherdstown	24%
4) Job Corp Road south towards US 340	4%
Total Trips	100%

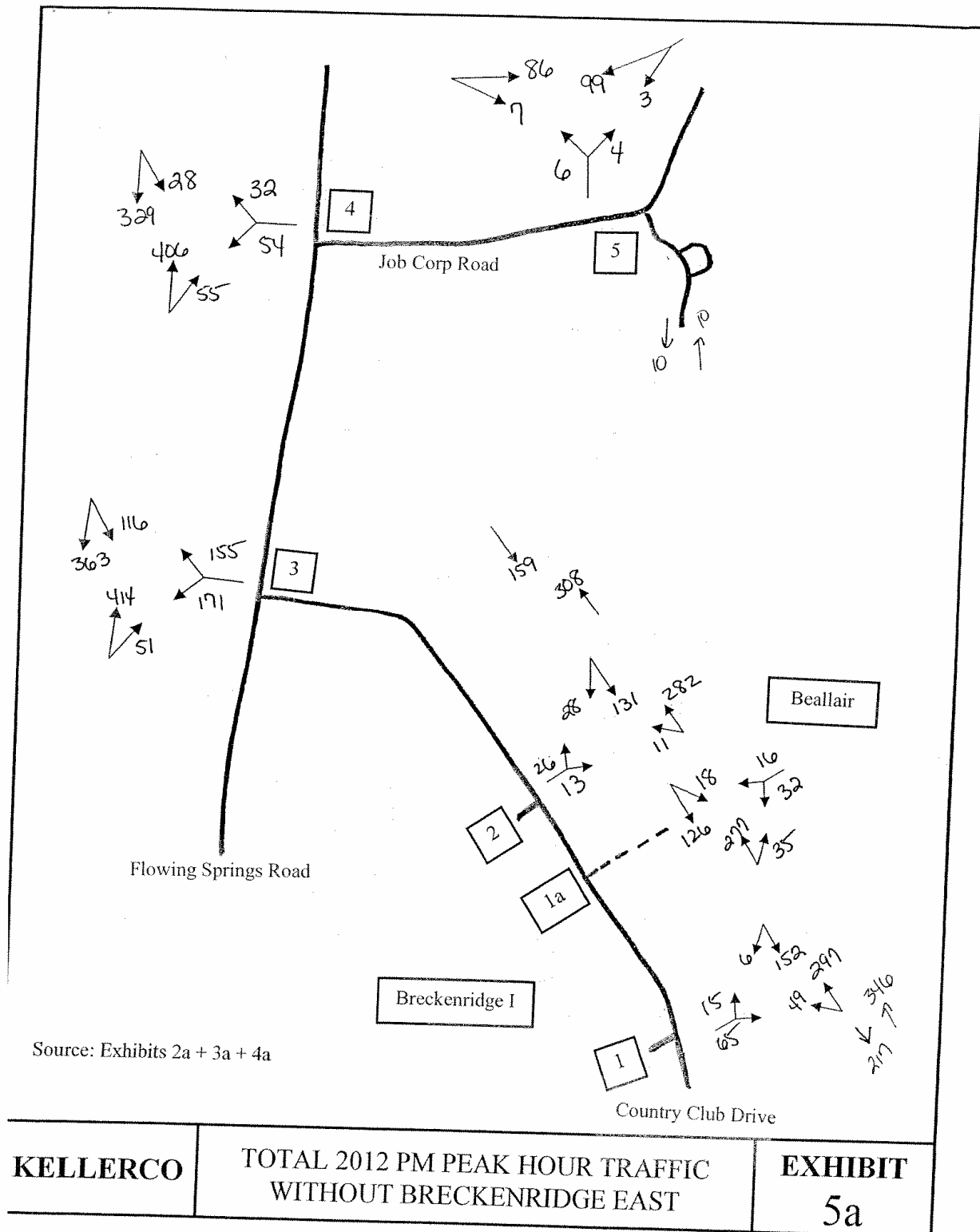
The trips were assigned based upon observed traffic behavior from the existing Breckenridge subdivisions in conjunction with applying professional judgment based upon known factors influencing trip distribution.

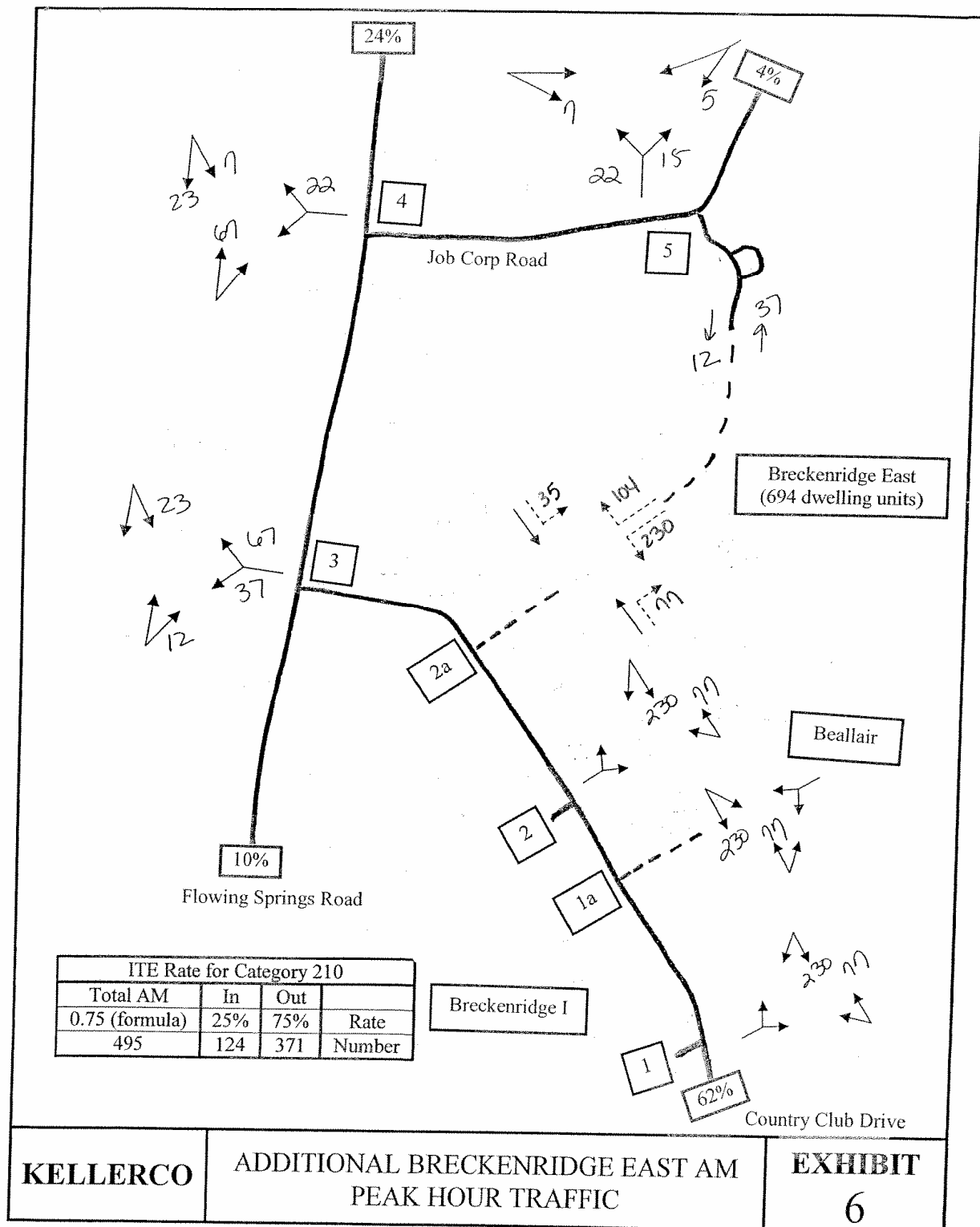
Next, the 2012 Breckenridge East AM/PM traffic was added to the 2012 background traffic to achieve the total AM/PM traffic at all six locations as shown in Exhibits 7/7a and 4.

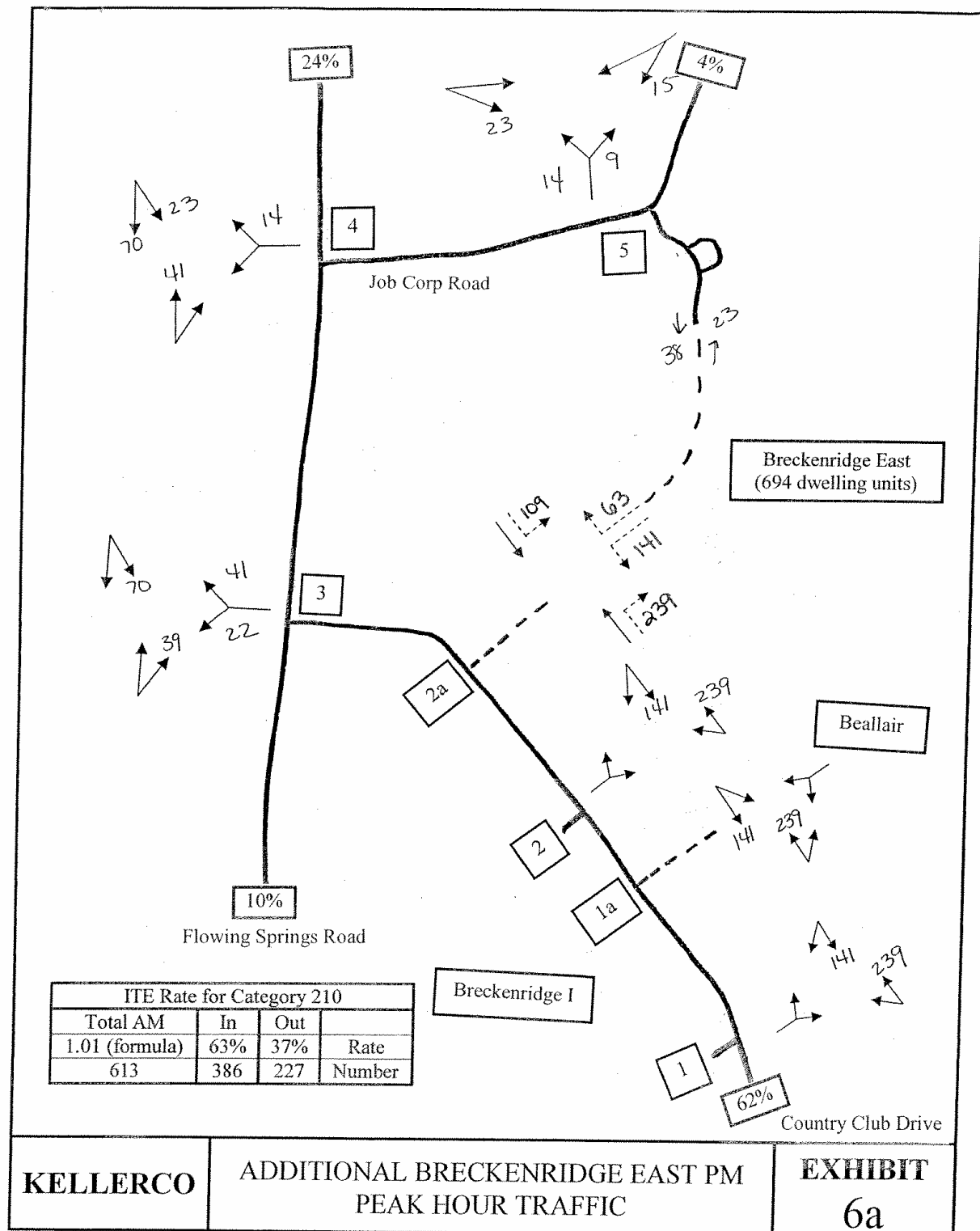
To determine the 2012 AM/PM peak hour LOS at all the study locations, HCS software was applied. As previously reported in the other memos, the 2012 AM/PM LOS with Breckenridge East is shown on Exhibits 10/10a for locations 1, 1a, 2, 2a, 3, 4 and 5. To further clarify the 2012 AM/PM LOS at location 3, new HCS runs were made assuming a new traffic signal was installed. The AM/PM LOS results, LOS C/C, were shown earlier in Exhibit A3a with the HCS runs included as A3b.

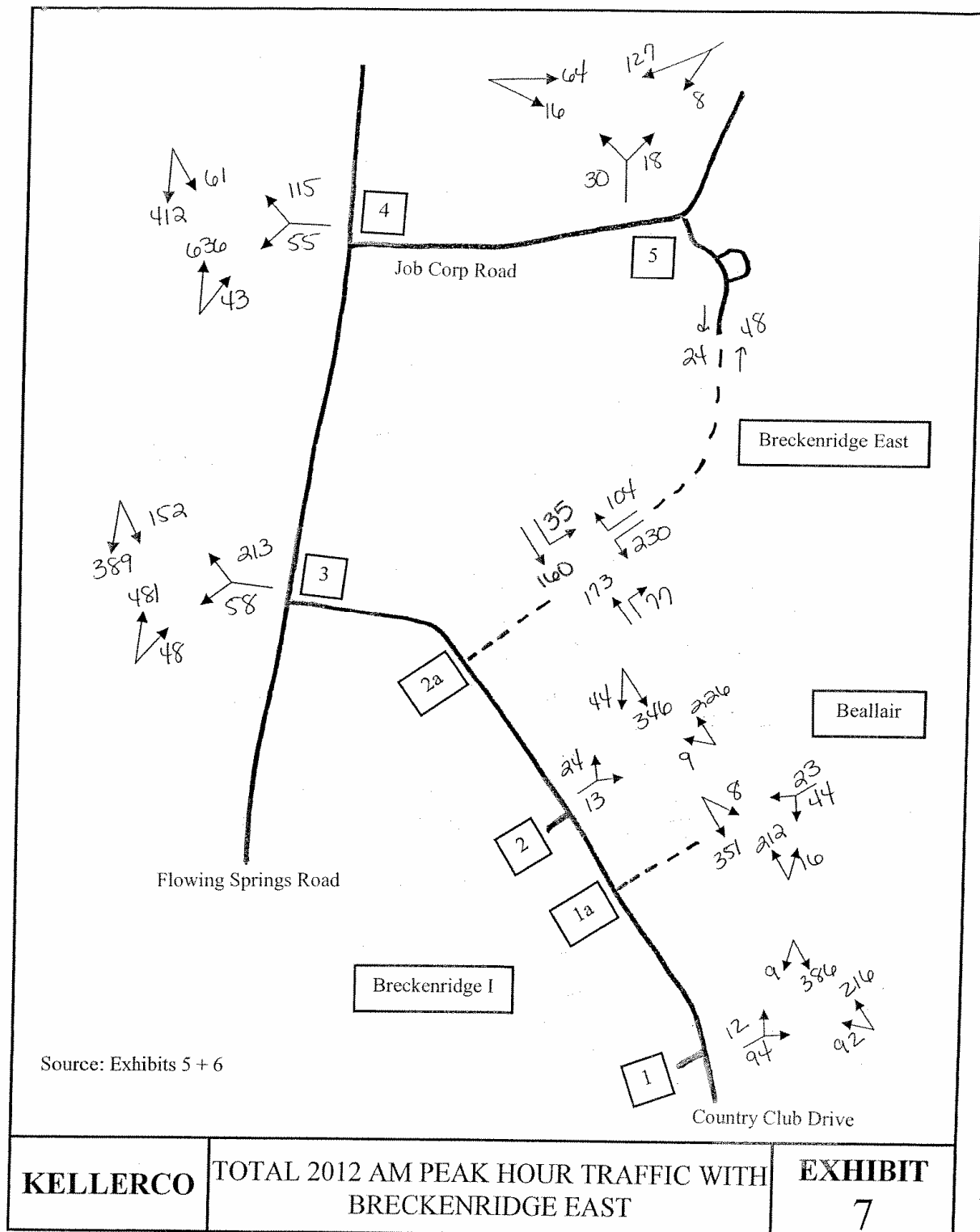


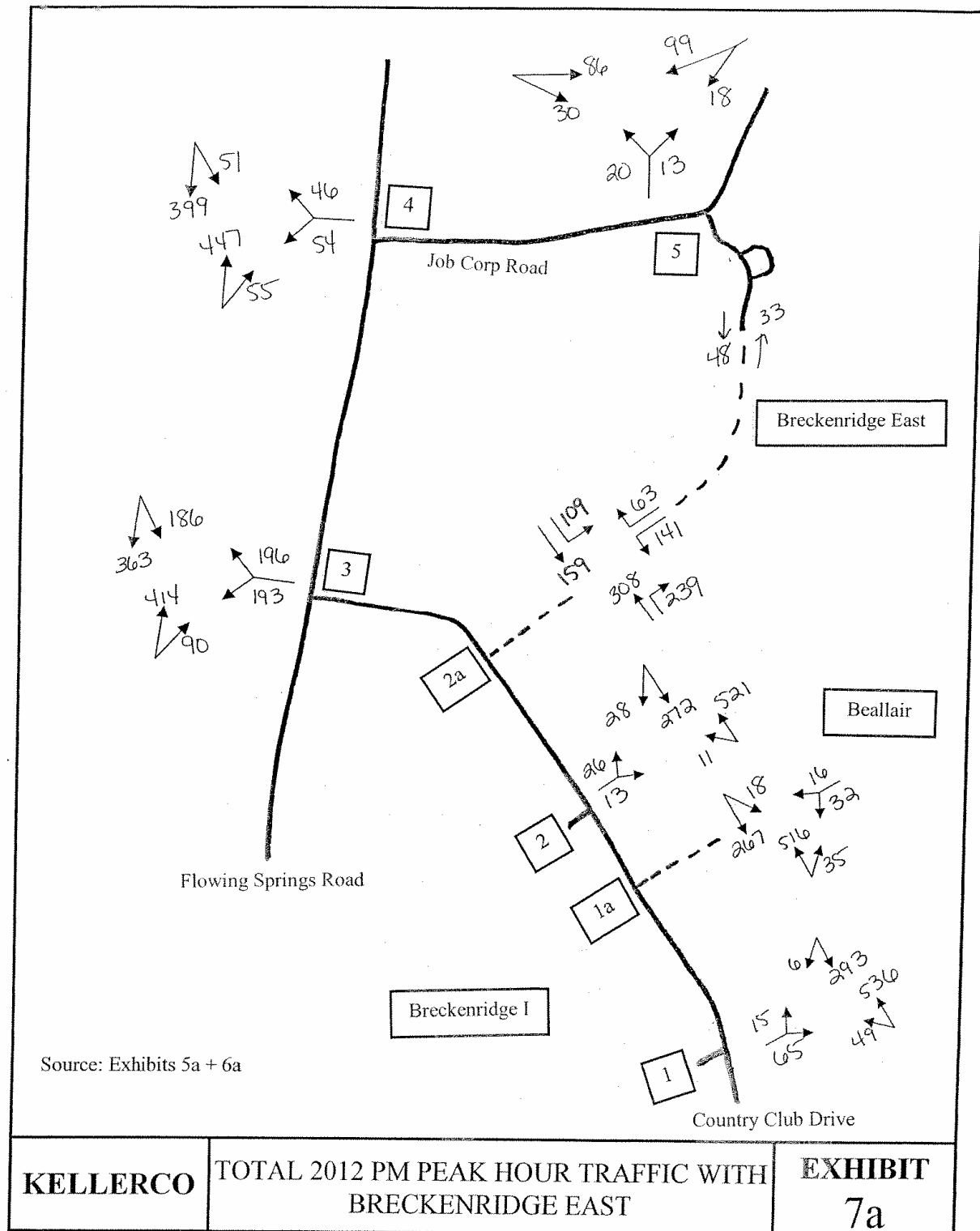


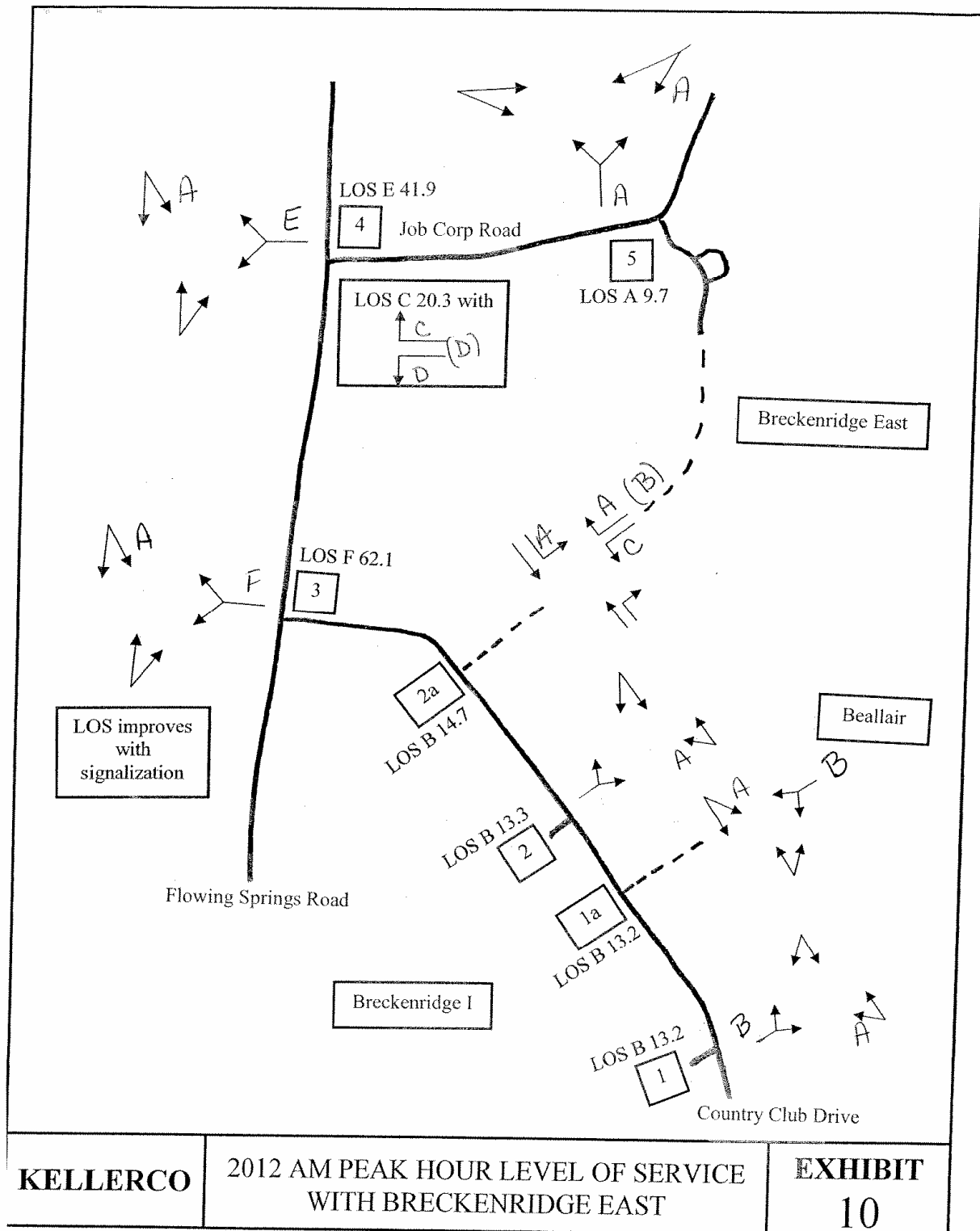


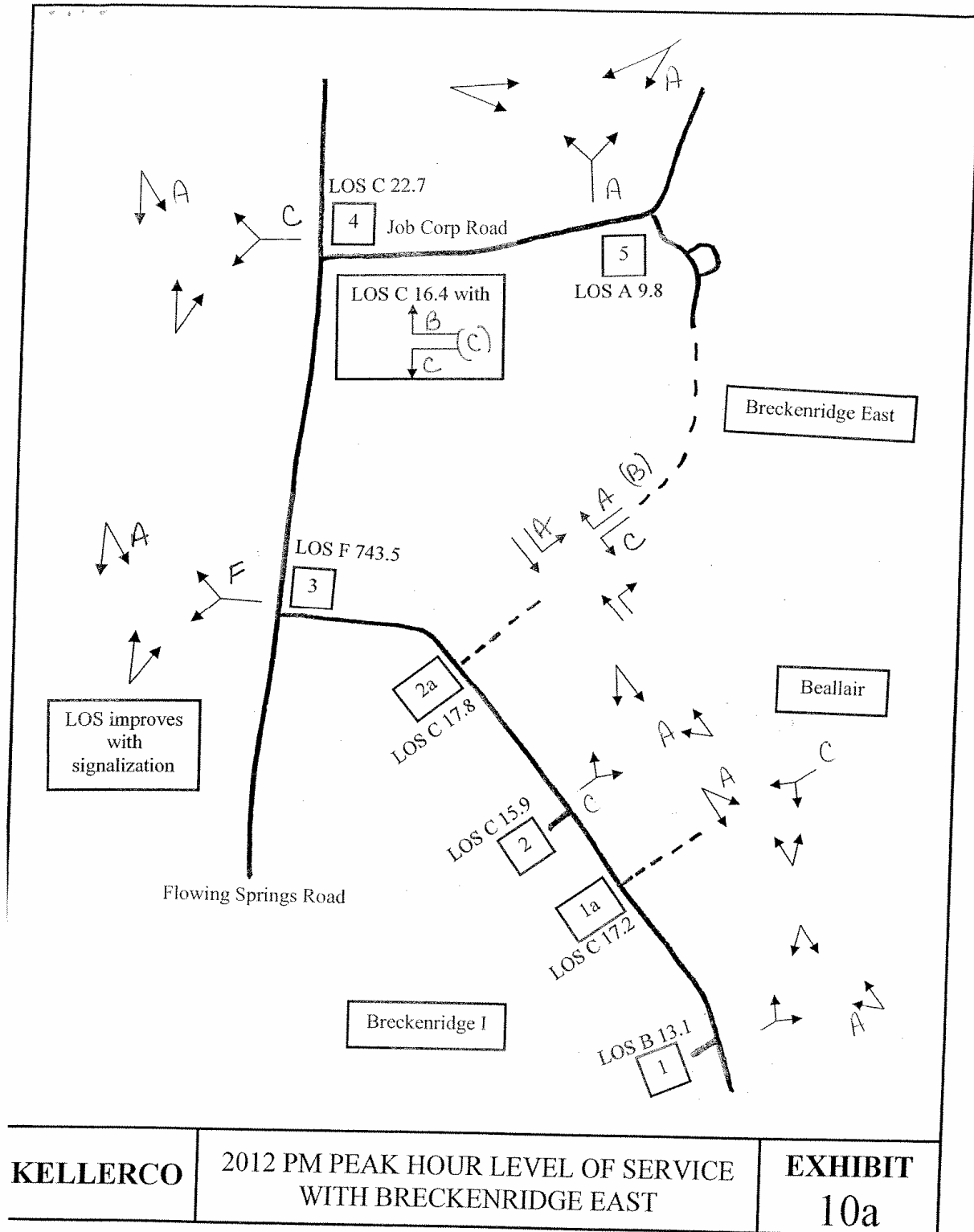












Letter from Hospital *Breckenridge East*

Exhibit N



May 15 2007

Dewberry & Davis, LLC
P.O. Box 35
Charles Town, West Virginia 25414
Attn: Annette van Hilst RA

RE: Breckenridge East Residential Subdivision

Dear Ms. Hilst:

This is in response to your letter to me dated May 9, 2007, concerning the request for hospital coverage for a proposed Breckenridge East Residential Subdivision.

As President & CEO of West Virginia University Hospitals-East, both Jefferson Memorial Hospital and City Hospital would be glad to provide hospital services for the proposed Development.

Sincerely,

Roger M. Eitelman
President & CEO

RME:lsr

Phone: 304-264-1244
Fax: 304-264-1290
reitelman@wvuh-east.org

Office of the President and CEO
2500 Hospital Drive
Martinsburg, WV 25401

Letter from Ambulance Authority *Breckenridge East*

Exhibit N 1



JEFFERSON COUNTY AMBULANCE AUTHORITY

208 S. Mildred Street

Ranson, WV 25438

E-mail – jeffcoamb@citlink.net

Telephone – 304-728-3287

Fax – 304-728-6221

May 15, 2007

Annette van Hilst, RA
Dewberry
PO Box 35
Charles Town, WV 25414

Subject: Breckenridge East Subdivision

Dear Ms Annette van Hilst,

I have reviewed the preliminary plans of the Breckenridge East Subdivision relating to residential growth and the effects on Emergency Medical Services. The primary Ambulance Company will be the Independent Fire Company with supplemental Emergency Medical Technicians from the Ambulance Authority.

Increases in call volume due to our growing and aging population are placing our services near their peak capabilities. Large residential subdivisions have a dramatic effect on our service. An average of 1 in 10 residents needs our services annually. With the increases in EMS incidents, *we can not assure any given response time*, but with the assistance of the other Jefferson County EMS units, we will continue to provide the Emergency Medical Services. The current average EMS response to this area is 9 minutes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed Smith".

Edwin D. Smith
Operations Manager

West Virginia EMS Agency of the Year – 2004

Letter from Fire Company *Breckenridge East***Exhibit O****Independent Fire Co. No. 1, Inc.**

Mailing:
P.O. Box 925
Charles Town, WV 25414

Phone: 304-725-2514

Organized 1884

Location:
200 W. 2nd Ave.
Ranson, WV 25438

Fax: 304-728-6006

October 30, 2007

Annette van Hilst RA
Senior Land Planner
Dewberry
PO Box 35
Charles Town, WV 25414

Re: Breckenridge

Dear Ms Annette van Hilst

Our Fire Company is a Volunteer organization and is committed to providing high quality service to the residents of our response area. In general, nationwide volunteer fire companies are having problems with manpower, escalating cost of operation and significant increases in responses.

The proposed addition of these 694 units of single family residences in Breckenridge will result in additional strain on our Fire Company. With the assistance of aid from the other fine fire and ambulance companies in our area, we will be able to provide the needed Fire and EMS services.

The response time to this subdivision will be a minimum of 6-8 minutes under the best of conditions. I can be reached at 304 725-2514 if additional information or questions arise.

Sincerely,



Edwin D. Smith
Fire Chief

Volunteers at work providing Ambulance, Fire, and Rescue Services

Letter from Sheriff *Breckenridge East***Exhibit P**

Everett "Ed" Boober
P O Box 9
Charles Town, WV 25414

SHERIFF and TREASURER of Jefferson County

Telephone: 728-3205
Tax Office: 728-3220
Fax: 728-3299

May 14, 2007

Dewberry
Ms. Annette van Hilst
PO Box 35
Charles Town WV 25414

Dear Ms. Van Hilst:


This is in response to your request that this department furnish you with an account with respect to our ability to respond to calls for service regarding matters of law enforcement and preservation of the peace at the proposed Breckenridge East Residential Subdivision located north of Flowing Springs Run and east of Old Country Club Road in Jefferson County, West Virginia.

The Sheriff's Department is charged with the affirmative duty of investigating criminal activity, preserving the peace, and enforcing the law. This duty extends to all corners of the county and to any community, subdivision or a business property without regard to size or location.

However, as our community continues to grow, it becomes progressively more difficult to assure timely response due to the significant increase in the numbers of calls for service with the staffing that is currently being provided to the Sheriff's Department. On occasion, calls for service must be handled on a priority basis where the most-serious, urgent type of events must receive priority in response and other, less serious calls for service, are responded to as quickly as manpower becomes available.

The foregoing should not be construed as an expression from this office that we are unable or unwilling to respond to calls for service in a timely manner. Given the resources and level of manpower with which we are obligated to work, our level of service is, and will continue to be responsive, timely, and efficient in carrying out our duties and responsibilities in the areas of law enforcement, criminal investigation and preservation of the peace in the Jefferson County community.

Sincerely,



Everett "Ed" Boober
Sheriff and Treasurer

Exhibit P1

Letter from State Police



WEST VIRGINIA STATE POLICE

Kearneysville, West Virginia
May 15, 2007

Annette van Hilst R A
Dewberry & Davis L.L.C.
Senior Land Planner
Land Design & Survey Division
P.O. Box 35
Charles Town, West Virginia 25414

RE: Providing police services for proposed subdivision

Dear Madam:

This officer has reviewed your request for comment about police services for your proposed subdivision. This agency, as a law enforcement agency, doesn't have the luxury of declining police services. The West Virginia State Police will respond to any call for service within our area of responsibility; however, with the ever growing population of Jefferson County and the decrease in our manpower, we are forced to prioritize non-emergency calls for service.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sgt E.D. Anderson", with a long horizontal flourish extending to the right.

Sergeant E. D. Anderson
West Virginia State Police
Charles Town Detachment

EQUAL OPPORTUNITY EMPLOYER

Exhibit Q

Letter from Apple Valley Waste



January 2, 2007

RE: Breckenridge East Residential Subdivision

Annette G. van Hilst
Dewberry & Davis, LLC
P. O. Box 35
Charles Town, WV 25414

Dear Ms. van Hilst:

Apple Valley Waste Service, Inc. maintains a motor carrier certificate from the WV Public Service Commission to haul residential waste in Berkeley and Jefferson Counties. We are ready and able to provide residential refuse collection for the Breckenridge East Residential Subdivision in Jefferson County West Virginia, and any other developments in Berkeley and Jefferson Counties located outside the corporate limits of the following municipalities – the Town of Bolivar, the City of Charles Town, the Town of Harpers Ferry, the City of Ranson, and the Town of Shepherdstown. The refuse will be disposed at LCS Landfill, Mountainview Landfill, Old Dominion Transfer Station, Jefferson County Transfer Station or any other permitted site capable of receiving municipal solid waste from the State of WV.

Please contact Waste Management of West Virginia to get a statement regarding the same for commercial services.

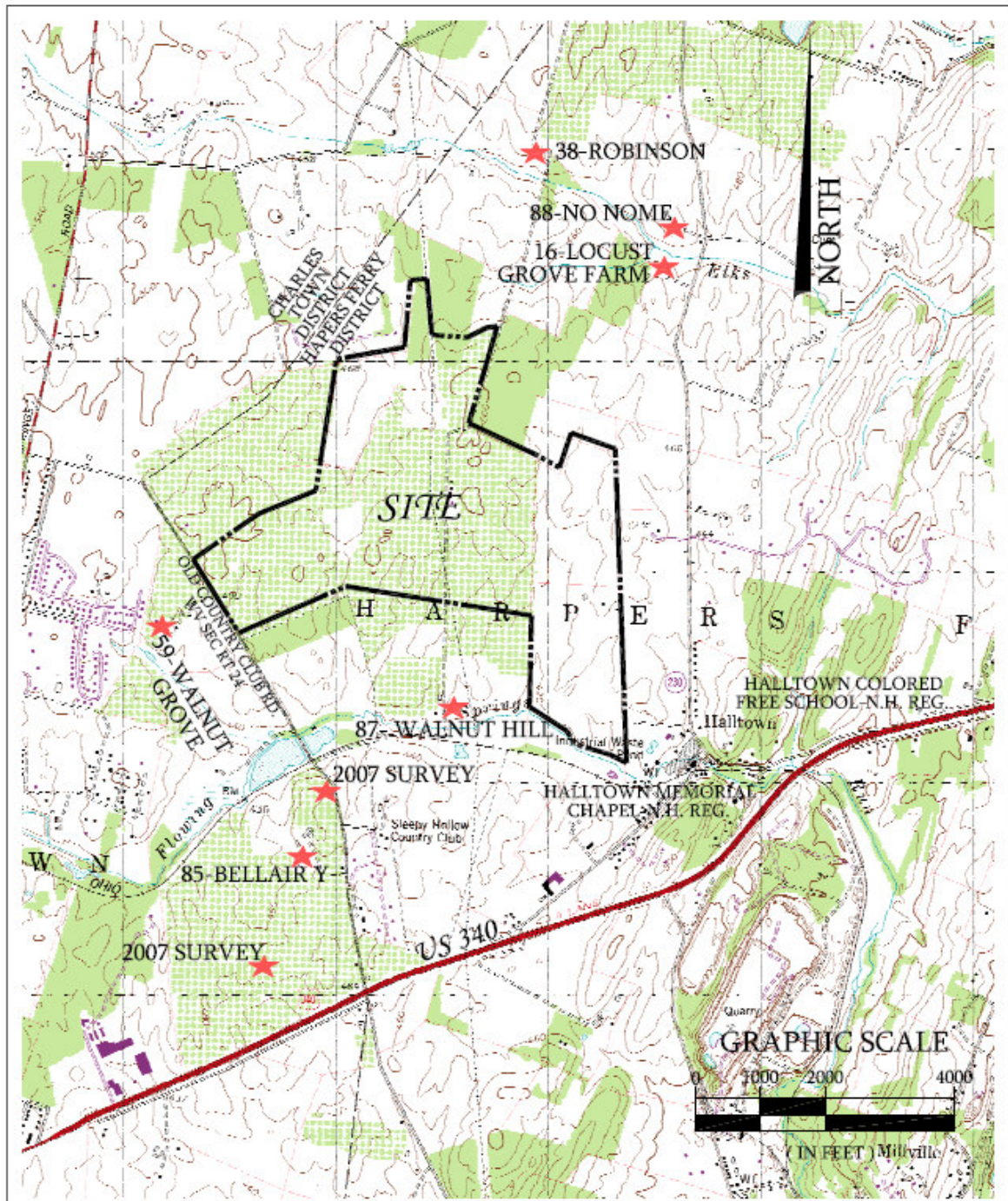
Sincerely,

James P. Phillips
General Manager
Apple Valley Waste Service, Inc.

Apple Valley Waste Service, Inc
P.O. Box 1208 • Martinsburg, WV 25402 • Office: 304-267-1280 • Fax: 304-267-1270

Historic Inventory Information *Breckenridge East*

Exhibit R



DATE 10/08/07	SCALE 1"=2000'	TITLE HISTORIC MAP	EXHIBIT R
PROJ. NO. 12750282	PROJECT BRECKENRIDGE EAST		

National Register Sites

Beall-Air *** (added 1973 - **Building** - #73001914)
W of Halltown off U.S. 340, Halltown

Historic Significance:	Event
Area of Significance:	of Military
Period of Significance:	of 1750-1799, 1800-1824, 1850-1874
Owner:	Private
Historic Function:	Domestic
Historic Sub-function:	Sub- Single Dwelling
Current Function:	Domestic
Current Sub-function:	Sub- Single Dwelling

Halltown Colored Free School (added 2004 - **Building** - #04000912)
Also known as **Halltown African-American Schoolhouse**
Halltown Rd., 0.5 mi. NE of US 340, Halltown

Historic Significance:	Event
Area of Significance:	Education
Period of Significance:	1850-1874, 1875-1899, 1900-1924, 1925-1949
Owner:	Private
Historic Function:	Education
Historic Sub-function:	School
Current Function:	Vacant/Not In Use

 **Halltown Union Colored Sunday School** (added 1984 - **Building** - #84003591)
Also known as **Halltown Memorial Chapel**
Off US 340, Halltown

Historic Significance:	Event, Architecture/Engineering
Architect, builder, or engineer:	Unknown
Architectural Style:	Late Gothic Revival, Other
Area of Significance:	Architecture, Religion, Black
Period of Significance:	1900-1924
Owner:	Private
Historic Function:	Religion, Social
Historic Sub-function:	Civic, Religious Structure
Current Function:	Religion, Social

1970s County Inventory

CT 88

Photographs: None & No information

CT 16 LOCUST GROVE FARM



Present Owner: John J. Duffy (1965)

Mailing Address: Route 3, Harpers Ferry, WV

Original Owner: Lynch

Assessor Map #: *

Approximate Lot Size: 186 acres

Property Currently Zoned: *

Assessment: Land - *; Improvements - *; Total - *

Physical Condition: Structure - Good; Grounds - Good; Neighborhood - Good

Common Name: Locust Grove Farm

Address: *

Area: Halltown

Architect/Builder: Lynch

Date of Construction: 1840-1859; Source - Mrs. K.K. Cavalier

Architectural Style: *

Present Use: Single family residence

Original Use: Single family residence

Incidence in Area: *

Importance to Its Neighborhood: Great

Accessible to Public: *

Architectural Significance: State if porch removed to left - rates as complex with barn and outbuildings

Significance of Interiors: *

Significance of Landscaping: *

Historic Significance: *

Representation in Other Surveys: *

PHYSICAL DESCRIPTION

Facade Material: stone (front of old part covered with wash)

Foundation: stone

Roof Form: *

Porch or Veranda: yes; Height: 2 stories on older part

Building Height in Stories: 3

Roof Dormers: *

Chimneys: 2; Where: *

Facade Emphasis: *

Window Sash: 1st: *; 2nd: *; 3rd: *

Entrance: Trans: yes

INTERIOR DETAILS

Mantels: 2

Overmantles: -

Staircase: yes

Wainscotting: -

Interior Doors of Period: all original

Door and window Frames: all original

Other Panelling: -

Ceiling Cornices: -

Chair Rails: -

Base Molds: yes

Wallcoverings of Period: -

Hardware: all original

Ceiling Medallions:

Original Floors: yes

Other Interior Details: *

Significant Outbuildings: Stone spring house with room for slave on second story, barn

Landscaping: *

Other Notes: The first Lynch (either George or William) came to Jefferson County from Pennsylvania between 1830 and 1840 to build roads and probably came to work on the Smithfield Turnpike. He bought the property, probably from Buckles, and on the S. Howell Brown 1853 map, it is marked Lynch. The first building on the property was a log structure, now gone, near the spring but sometime before 1845, a four room house (2 rooms up and 2 down) of stone from the property was built with a large open stone fireplace in the kitchen (right side of house).

In the years from 1857 to 1859, additional rooms up and down were added to the house and a walnut staircase, reportedly made of walnut felled on the property, installed all the way to the third floor. The walls are, of course, about 24 inches thick, including the interior wall which was the external wall of the original four-room house. the window frames and base moldings in the lower part of the house are a little more elaborate than those in the original house, although it is basically a single stone farmhouse with nothing grand about it.

There were two sons - the Rev. John W. Lynch who was ordained a deacon in the Catholic Church at Harpers Ferry by Bishop Kain in 1878 (newspaper Sept. 1935 - 60 years ago column) and Francis F., who inherited the house and farm from his father. Francis (Frank) served as clerk of the County Court for a number of years and died in 1903, leaving house and property to his wife, Sarah Brady Lynch (Will Book C, p. 280 -could go back no further, no reference to earlier deed) who died in 1924 leaving it to her 5 children (Will Book F, p. 21). It was then deeded over in 1934 (DB 140, p. 250) by the others to Emma and Will Lynch who sold it to Forrest Buckles (Deed Book 186, p. 191, p. 341. 1952). Duffy bought it in 1965.

All floors, doors, woodwork, hardware, and much of the window glass is original. Mantles are simple country style. Found bullets under old window sills and Civil War bayonets.

Barn built in 1898 (cornerstone) is marvelous old barn (I'm prejudiced) with hand-hewn timbers. All beams are pegged - only nails are on siding. Spring house has slave quarters on 2nd story.

CT 36



Present Owner: C.L. Robinson Corp.

Mailing Address: Ranson, WV

Original Owner: *

Assessor Map #: *

Approximate Lot Size: *

Property Currently Zoned: *

Assessment: Land - *; Improvements - *; Total - *

Physical Condition: Structure - Good; Grounds - Good; Neighborhood - Good

Common Name: *

Address: *

Area: *

Architect/Builder: *

Date of Construction: c 1900; Source - *

Architectural Style: *

Present Use: single family residence

Original Use: single family residence

Incidence in Area: moderate

Importance to Its Neighborhood: Moderate

Accessible to Public: *

Architectural Significance: *

Significance of Interiors: *

Significance of Landscaping: *

Historic Significance: *

Representation in Other Surveys: *

PHYSICAL DESCRIPTION

Facade Material: stone

Foundation: stone

Roof Form: *

Porch or Veranda: *; Height: *

Building Height in Stories: 2

Roof Dormers: *

Chimneys: 2; Where: *

Facade Emphasis: *

Window Sash: *1st; *2nd; *3rd

Entrance: Fan *; Lintel *; Trans *; Sidelights *; Undecorated *

INTERIOR DETAILS

Mantels: 1

Overmantles: -
 Staircase: yes
 Wainscotting: -
 Interior Doors of Period: 3 - largest I've ever seen
 Door and window Frames: original
 Other Panelling: -
 Ceiling Cornices: -
 Chair Rails: -
 Base Molds: original
 Wallcoverings of Period: -
 Hardware: original
 Ceiling Medallions: -
 Original Floors: original
 Other Interior Details: *
 Significant Outbuildings: -
 Landscaping: -

Other Notes: No one seems to know much about this place. Owned by the orchardist since around 1910-5 but it's a nice old stone house worthy of preservation and certainly could be restored and made into a compatible and interesting residence. The back porch enters the landing halfway between the first and second story. I don't know enough about architecture to know whether this is common or uncommon, but I've never seen it in a simple farmhouse and found it sort of charming.

Present residents are orchard employees a little suspicious of strangers.

CT 65 RION HALL



Present Owner: Ora W. Cooper
 Mailing Address: P.O. Box 367, Charles Town, WV
 Original Owner: William Lucas
 Assessor Map #: *
 Approximate Lot Size: 233 acres
 Property Currently Zoned: *
 Assessment: Land - *; Improvements - *; Total - *
 Physical Condition: Structure - Good; Grounds - Good; Neighborhood - Good
 Common Name: Rion Hall
 Address: Route 340
 Area: *

Architect/Builder: *
 Date of Construction: 1836; Source - *
 Architectural Style: Federal
 Present Use: single family residence
 Original Use: single family residence
 Incidence in Area: rare
 Importance to Its Neighborhood: Great
 Accessible to Public: *
 Architectural Significance: * Scene/Other
 Significance of Interiors: *
 Significance of Landscaping: *
 Historic Significance: *
 Representation in Other Surveys: *
PHYSICAL DESCRIPTION
 Facade Material: brick
 Foundation: stone
 Roof Form: rolled tin
 Porch or Veranda: 2; Height: 2 stories
 Building Height in Stories: three - full basement
 Roof Dormers: none
 Chimneys: 3; Where: 2 in main house, 1 in kitchen
 Facade Emphasis: *
 Window Sash: 1st: 18 lite, 24 lite; 2nd: 18 lite, 24 lite; 3rd: 16 lite
 Entrance: Fan: front and rear hall; Sidelights: front and rear hall
INTERIOR DETAILS
 Mantels: 7
 Overmantles: none
 Staircase: *
 Wainscotting: *
 Interior Doors of Period: *
 Door and window Frames: *
 Other Panelling: *
 Ceiling Cornices: none
 Chair Rails: *
 Base Molds: *
 Wallcoverings of Period: paint
 Hardware: brass locks except in kitchen
 Ceiling Medallions: in hall only (for center light)
 Original Floors: yes, pine
 Other Interior Details: *
 Significant Outbuildings: *
 Landscaping: *
 Other Notes: *

CT 64 WALNUT GROVE

Present Owner: Louise Dutton
 Mailing Address: *
 Original Owner: *
 Assessor Map #: *
 Approximate Lot Size: *
 Property Currently Zoned: *
 Assessment: Land - *; Improvements - *; Total - *
 Physical Condition: Structure - Good; Grounds - Good; Neighborhood - Good
 Common Name: Walnut Grove
 Address: Flowing Springs Road
 Area: *
 Architect/Builder: *
 Date of Construction: 1807; Source - *
 Architectural Style: *
 Present Use: single family residence
 Original Use: single family residence
 Incidence in Area: *

Importance to Its Neighborhood: Great
 Accessible to Public: *
 Architectural Significance: *
 Significance of Interiors: *
 Significance of Landscaping: *
 Historic Significance: *
 Representation in Other Surveys: *
 PHYSICAL DESCRIPTION
 Facade Material: stone
 Foundation: *
 Roof Form: *
 Porch or Veranda: *; Height: *
 Building Height in Stories: 2
 Roof Dormers: *
 Chimneys: *; Where: *
 Facade Emphasis: *
 Window Sash: *1st; *2nd; *3rd
 Entrance: Fan *; Lintel *; Trans *; Sidelights *; Undecorated *
 INTERIOR DETAILS
 Mantels: *
 Overmantles: *
 Staircase: *
 Wainscotting: *
 Interior Doors of Period: *
 Door and window Frames: *
 Other Panelling: *
 Ceiling Cornices: *
 Chair Rails: *
 Base Molds: *
 Wallcoverings of Period: *
 Hardware: *
 Ceiling Medallions: *
 Original Floors: *
 Other Interior Details: *
 Significant Outbuildings: *
 Landscaping: *
 Other Notes: *

CT 87 WALNUT HILL

Present Owner: Ramey
 Mailing Address: *
 Original Owner: *
 Assessor Map #: *
 Approximate Lot Size: *
 Property Currently Zoned: *
 Assessment: Land - *; Improvements - *; Total - *
 Physical Condition: Structure - * Good/Fair/Poor; Grounds - Good/Fair/Poor; Neighborhood - Good/Fair/Poor
 Common Name: Walnut Hill [NO FURTHER INFORMATION]
 Address: *
 Area: *
 Architect/Builder: *
 Date of Construction: *; Source - *
 Architectural Style: *
 Present Use: *
 Original Use: *
 Incidence in Area: *
 Importance to Its Neighborhood: *Great/Moderate/Minor
 Accessible to Public: *
 Architectural Significance: *National/State/County/Local/Part of Scene/Other
 Significance of Interiors: *
 Significance of Landscaping: *
 Historic Significance: *

Representation in Other Surveys: * National Register/State Survey/HABS

PHYSICAL DESCRIPTION

Facade Material: *

Foundation: *

Roof Form: *

Porch or Veranda: *; Height: *

Building Height in Stories: *

Roof Dormers: *

Chimneys: *; Where: *

Facade Emphasis: *

Window Sash: *1st; *2nd; *3rd

Entrance: Fan *; Lintel *; Trans *; Sidelights *; Undecorated *

INTERIOR DETAILS

Mantels: *

Overmantles: *

Staircase: *

Wainscotting: *

Interior Doors of Period: *

Door and window Frames: *

Other Panelling: *

Ceiling Cornices: *

Chair Rails: *

Base Molds: *

Wallcoverings of Period: *

Hardware: *

Ceiling Medallions: *

Original Floors: *

Other Interior Details: *

Significant Outbuildings: *

Landscaping: *

Other Notes: *

CT 85 Bellair

Present Owner: Mr. and Mrs. Don Kennard

Mailing Address: *

Original Owner: *

Assessor Map #: *

Approximate Lot Size: *

Property Currently Zoned: *

Assessment: Land - *; Improvements - *; Total - *

Physical Condition: Structure - * Good/Fair/Poor; Grounds - Good/Fair/Poor; Neighborhood - Good/Fair/Poor

Common Name: Bellair

Address: *

Area: *

Architect/Builder: *

Date of Construction: *; Source - *

Architectural Style: *

Present Use: *

Original Use: *

Incidence in Area: *

Importance to Its Neighborhood: *

Accessible to Public: *

Architectural Significance: National

Significance of Interiors: *

Significance of Landscaping: *

Historic Significance: *

Representation in Other Surveys: *

PHYSICAL DESCRIPTION

Facade Material: *

Foundation: *

Roof Form: *

Porch or Veranda: *; Height: *

Building Height in Stories: *
Roof Dormers: *
Chimneys: *; Where: *
Facade Emphasis: *
Window Sash: *1st; *2nd; *3rd
Entrance: Fan *; Lintel *; Trans *; Sidelights *; Undecorated *
INTERIOR DETAILS
Mantels: *
Overmantles: *
Staircase: *
Wainscotting: *
Interior Doors of Period: *
Door and window Frames: *
Other Panelling: *
Ceiling Cornices: *
Chair Rails: *
Base Molds: *
Wallcoverings of Period: *
Hardware: *
Ceiling Medallions: *
Original Floors: *
Other Interior Details: *
Significant Outbuildings: *
Landscaping: *

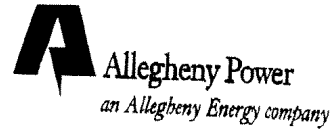
2007 survey by Jefferson County Landmarks Commission



Bretsch House (Walnut Grove)	brick	Farm House	c. 1835	CL	Marie Drive	II	
Henkle House	brick	Farm House	c. 1780		Shepherdstown Pike	II	
Halltown Chapel	stone	Church	1901	NR	Halltown Road	I	05-058

Halltown School	brick	School	c. 1910	NR	Halltown Road	I	05-059
Needwood Farm House	frame	Farm House	c. 1860		Needwood Farm Lane	III	05-041
Needwood Farm House 2	frame	Tenant	c. 1870		Needwood Farm Lane	III	05-041
Old Country Club Resource 1	frame	Farm House	c. 1880		Old Country Club Road	III	05-086
Riddle House	frame	Farm House	c. 1840		Old Country Club Road	III	
Samuel Baumgardner House	brick	Farm House	1881	NRE	109 Tabb Lane	II	05-060
<hr/>							
Walnut Hill	frame	Farm House	c. 1830	NRE v	359 Old Country Club Road	II	05-087
Walnut Hill House 1	Tenant frame	Tenant	c. 1900		381 Old Country Club Road	III	05-087
Walnut Hill House 2	Tenant frame	Tenant	c. 1850		Old Country Club Road	IV	05-087
Walnut Hollow	frame	Farm House	c. 1890		1308 Billmyer Mill Road	III	
Warm Spring	frame	Farm House	c. 1900		1474 Old Country Club Road	III	
<hr/>							
Henkle House Barn	frame	Bank Barn	c. 1850			III	
Walnut Hill Barn	frame	Bank Barn	c. 1870			III	05-087
Samuel Baumgardner Barn	frame	Bank Barn	c. 1870			II	05-060
<hr/>							

No buildings listed are located on the property. Most buildings listed are category III



September 8, 2003

To whom it may concern,

I have reviewed the plat for Breckenridge East, Country Club Road, Charles Town, WV, and have no objections to the planned facilities.

Allegheny Power's only concern with recreational facilities in general is the possibility for objects to be thrown, kicked, hit, etc. into the substation fenced area. This could cause damage to equipment. In addition, trespassing in our substation to retrieve items could result in serious injury or death. For this reason, our substation is chain-link / barbed-wire fenced and posted with no trespassing signs.

The developer of Breckenridge East has agreed to place recreational fields etc. a reasonable distance away from our substation fence. In addition, they plan on landscaping around the substation to further shield the substation and minimize access from errant balls, items, etc.

Again, Allegheny Power has no objections to this proposed development.

Regards,

A handwritten signature in black ink, appearing to read 'M. McGinnis'.

Michael McGinnis
Engineer, System Planning
Allegheny Power
Martinsburg Service Center
(304) 267-3222

Letter from Frontier *Breckenridge East*

Exhibit T

Exhibit "T"

RECEIVED

MAR 25 2003

INTERNET SERVICE



March 19, 2003

Mr. Michael J. Schmidt, P.E.
Loiederman Soltesz Associates
7 N. Market Street
Suite 300
Frederick, MD 21701

Re: Breckenridge
LSA No.: 0064-22-00

Dear Mr. Schmidt:

I received your letter on March 19 concerning providing telephone and Internet service for a proposed 695-unit single-family development also known as Breckenridge. We are pleased to have the opportunity to serve the new 695-unit development. We also can provide along with telephone service, Internet service and ADSL up to over 1MEG.

Could you provide me with a proposed date as to when you will expect telephone and Internet service? Also we will require the placement of an electronic remote equipment cabinet within the 695-unit development. The ideal location requested for this cabinet is nearly centrally located as possible. This unit will be similar to the other two units currently located in Breckenridge today. The equipment will provide the telephone and Internet services.

Please give me a call at 304-725-2122 for questions you may have concerning the easement, equipment or services available to the proposed development.

Sincerely,

Berlin Leasor, Jr.
Engineering Manager
Frontier

Letters from Jefferson Utilities *Breckenridge East*

Exhibit U



May 15, 2007

Mr. Dan Snyder
B.C. Partners
c/o Pleasants Companies
24024 Frederick Road
Clarksburg, MD 20871

Re: Breckenridge East Subdivision

Dear Dan:

In accordance with your request for water service to the property referenced above, Jefferson Utilities will be pleased to provide water service to your project which is expected at buildout to consist of approximately 694 dwelling units. Water service within the project will be extended in accordance with the terms of an Alternate Main Line Extension Agreement to be accepted by B.C. Partners and Jefferson Utilities.

Water Service for this project would be extended from our Walnut Grove Water System. The Walnut Grove System is presently served by four wells which have ample capacity to supply Breckenridge East Subdivision in addition to the present projects we are serving. The system is served by the 500,000 gallon storage tank located in the Briar Run Subdivision. This tank also has the capacity for domestic use and fire reserve to serve additional customers. Since we have excess capacity, we are anxious to serve additional customers in order that more customers will share the capital cost of these facilities which will result in more economical rates for all customers. Our 2000 gallon per minute well in Briar Run has been added to our well water sources.

We look forward to working with you and your engineer to provide good water service to your project.

With best wishes,

A handwritten signature in cursive script, appearing to read 'Lee Snyder', is written over a horizontal line.

Lee Snyder, President

cc: Annette G. van Hilst, RA-
Dewberry

270 Industrial Boulevard • Kearneysville, WV 25430 • (304) 725-9140 • Fax: (304) 728-7326

EXHIBIT "A"

Jefferson Utilities, Inc.

September 5, 2003

Mr. Jerry Connelly
B.C. Partners
c/o Pleasants Companies
24024 Frederick Road
Clarksburg, MD 20871

Re: Breckenridge East Fire Flow

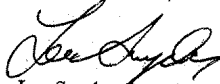
Dear Jerry:

I am writing you refute certain statements which were made at the Community Impact Statement Hearing on Breckenridge East. It is my understanding that someone alleged that Jefferson Utilities would not be able to supply sufficient fire flow to fire hydrants in Breckenridge East. This statement is totally incorrect. There are a number of reasons why this is incorrect:

1. Jefferson Utilities' hydrants in the existing Breckenridge Development have been flow tested by the Insurance Services Office (ISO). The tested hydrant flowed 1,200 gallons per minute with an ample residual of pressure. This flow is well above the requirement of ISO and the National Fire Protection Association.
2. This year we flow tested a hydrant on Pommel Drive at Lot #187. The static pressure at that hydrant was 91 PSI. We flowed the hydrant at 600 gallons per minute through a meter and 2 ½" hose. The residual pressure measured on the hydrant on Shire Court was 89 PSI. The flow from that hydrant is well above fire flow requirements.
3. The design of Jefferson Utilities' water system has incorporate ample pipe size (12", 14" and 16" transmission mains) to supply fire protection to the expanding Breckenridge development.
4. Jefferson Utilities storage tank has ample capacity to supply the demands of domestic consumption and fire protection.
5. The design of the distribution in Breckenridge East will be analyzed by a computer program to assure that the piping size is adequately sized to supply sufficient fire hydrant flow to all proposed fire hydrants.

I trust the above information will be adequate to address any one's concerns. We look forward to working with you and your engineer to continue to provide good water service to your expanding project.

With best wishes,


Lee Snyder, President

120 Industrial Boulevard • Kearneysville, WV 25430 • (304) 725-9140 • Fax: (304) 728-7326

Letter from JCPSD *Breckenridge East*

Exhibit V

*Jefferson County
Public Service District*

May 30, 2007

Annett van Hilst, RA
Land Design and Survey Division
Dewberry
P.O. Box 35
Charles Town, WV 25414

Re: Breckenridge East

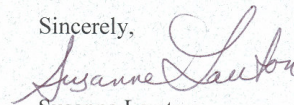
Dear Ms. van Hilst:

In response to your letter dated May 9, 2007, I offer the following information. Jefferson County Public Service District is in negotiations with B.C. Partners regarding the construction of a wastewater treatment plant on land currently owned by B.C. Partners.

The West Virginia Infrastructure Committee has given preliminary approval for a bond for the construction of a 1 MGD wastewater treatment plant at that site. We expect this new plant to be ready to accept flows in mid 2009. It is our plan that the wastewater from Breckenridge East will be treated at this site.

Should you need additional information, please let me know.

Sincerely,



Susanne Lawton
General Manager

210 W. 3rd Avenue
Ranson, WV 25438
Phone: 304-725-4647
Fax: 304-725-5976
E-Mail: admasst@jcpsd.com

2nd letter from JCPSD

Exhibit V-1

*Jefferson County
Public Service District*

December 14, 2007

Annett van Hilst, RA
Land Design and Survey Division
Dewberry
P.O. Box 35
Charles Town, WV 25414

Re: Breckenridge East

Dear Ms. van Hilst:

I wish to follow up on my letter of May 30 2007. In that letter, I related that the Jefferson County Public Service District (District) was in negotiations with B.C. Partners regarding the construction of a wastewater treatment plant on land currently owned by B.C. Partners, and that the West Virginia Infrastructure and Jobs Development Council had given preliminary approval for bonds to pay for part of the cost of the District's planned one million gallon per day Flowing Springs wastewater treatment plant, which at that time was expected to be completed in mid-2009.

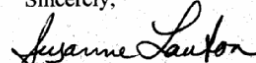
With respect to the District's Flowing Springs WWTP, negotiations with B.C. Partners for the site of the plant are ongoing. The West Virginia Division of Environmental Protection has issued to the District a commitment letter for \$18.2 million in bonds for the project, but the District has not yet obtained the full \$3.5 million in private sector contributions that the Infrastructure Council expected to see in conjunction with the project. A meeting is scheduled next week to discuss the private sector contribution with B.C. Partners and other developers in the Flowing Springs water basin.

The District has preliminary approval from WV DEP, to obtain a loan which will pay for major upgrades to the Breckenridge Pump Station. We expect these upgrades to be completed by the end of 2008. These upgrades will increase the reliability and the capacity at the pump station. Should homes at Breckenridge East be ready to connect to the District's sewer system before the new Flowing Springs Wastewater Treatment Plant is ready to accept flows, it is expected that the Breckenridge East Development will be connected to the Breckenridge pump station, provided the developer installs necessary transmission facilities at its expense, and its flows will be transported to the Charles Town Wastewater Treatment Plant for treatment. Currently the District has approximately 550 EDUs of capacity available at Charles Town. Upon completion of the new Flowing Springs Wastewater Treatment Plant, all flows from the Breckenridge Pump Station will be diverted to the new wastewater treatment plant.

210 W. 3rd Avenue
Ranson, WV 25438
Phone: 304-725-4647
Fax: 304-725-5976
E-Mail: admasst@jcpsd.com

Should you need additional information, please let me know.

Sincerely,


Susanne Lawton
General Manager

cc: James V. Kelsh, Esquire
Zane Summerfield, Pentree Inc.
Jerry Connelly, Pleasants Development

Letter from WVDEP *Breckenridge East*

Exhibit V-2



Division of Water Resources
1201 Greenbrier Street
Charleston, WV 25311-1088
Telephone Number: (304) 558-2107
Fax Number: (304) 558-5905

West Virginia Department of Environmental Protection

Bob Wise
Governor

Michael O. Callaghan
Cabinet Secretary

November 21, 2002

Mr. Robert Krallinger, P.E.
Whitman, Requardt and Associates, LLP
10505 Judicial Dr, Suite 200
Fairfax, VA 22030

**Re: Wasteload Allocation
B.C. Partners Inc.**

Dear Mr. Krallinger:

We have run stream model calculations on the proposed 180,000 gallons per day waste treatment discharge into Flowing Springs Run, a tributary of the Shenandoah River. We are at this time able to grant you a Phase 1 wasteload allocation. Enclosed you will find the completed Phase 1 wasteload allocation for BOD5 and Ammonia Nitrogen. A Phase 2 wasteload allocation will be done by this agency for other pollutants of concern after baseline water quality is collected and submitted.

This wasteload allocation (Phase 1) has been issued in accordance with the final antidegradation implementation procedures. The stream model calculations were run using an input of 20.0 mg/l five (5) day biochemical oxygen demand and 4.0 mg/l ammonia nitrogen. The dissolved oxygen sag is less than 0.4 mg/l and will not cause significant degradation for dissolved oxygen.

The Department of Environmental Protection's (DEP) antidegradation implementation rule, Title 60, Series 5, was promulgated on July 2, 2001. The rule requires the DEP to evaluate regulated activities with emphasis on new or expanded facilities in its permitting processes. The agency has implemented the final antidegradation policy on July 1 2002, which requires baseline water quality for all new or expanded dischargers into state waters. A copy of the Baseline Water Quality assessment procedures is available on our website at <http://www.dep.state.wv>.



West Virginia Department
of Environmental Protection

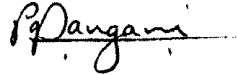
"Promoting a healthy environment."

Page 2
November 21, 2002

If you have any questions concerning of this matter, please do not hesitate to call Patrick Burch or Julie Cavender at 304.558.4086 or Doug Casto at Relay 711, extension TTY 304.558.2751.

Sincerely,

DIVISION OF WATER RESOURCES



Pravin G. Sangani, P. E.
Manager, Permitting Section

PGS:dac

cc: Env. Insp.
File

Highway Problem Areas *Breckenridge East*

Exhibit X

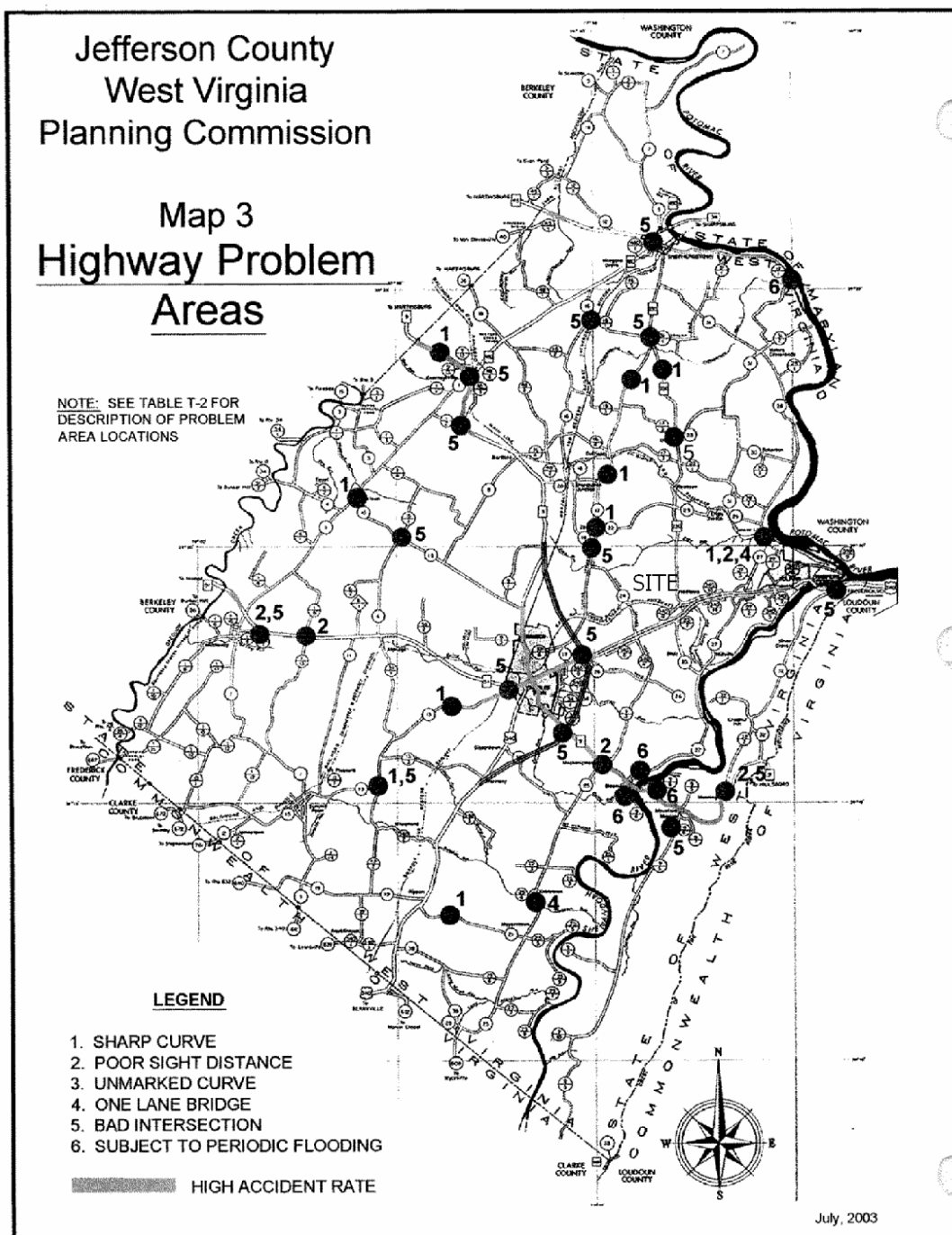


TABLE T-2
Highway Problem Areas

Route Number	Road Class	Location	Problem
340	P	Shenandoah River Bridge to VA Line	Curvy, rough shoulders, falling rocks, stone retaining wall at edge of road.
340	P	Intersection with Rt. 32	Inadequate turning area onto Rt. 32.
340	P	Intersection with Rt. 9	Poor access from Rt. 340 (By-pass) east-bound off ramp onto Rt. 9 west-bound lane.
9	P	Intersection with Rt. 340	Poor access from Rt. 9 (By-pass) west-bound off ramp onto Rt. 340 west-bound lane.
9	P	Intersection with Rt. 32/2	Poor intersection angle causing poor visibility.
9	P	Intersection with Rt. 1/2 & 48/3	Numerous intersections.
9	P	Intersection with Rt. 480	Poor left turn movements onto Rt. 480 & Rt. 1
9	P	Intersection with 9/3	Poor sight distance.
51	S	Intersection with Rt. 1/5 & 1/13	Poor sight distance turning onto Rt. 1/5 & Rt. 1/13.
51	S	From Qpequon Creek to Charles Town	Hidden driveways.
230	S	1 mile South of Rt. 17	S-Curve
230	S	Intersection with Rt. 31/1 & 16/1	Poor visibility/sight distance.
1/7	L	Intersection with Rt. 51 (Middleway)	Poor sight distance & intersection angle.
1/17	L	Between Rt. 1 & Rt. 13	Rough one-lane dirt road.
9/3	L	Intersection with Rt. 9 (Cattail Run Rd. & Rt. 9)	Poor sight distance pulling onto Rt. 9.
9/4	L	From Rt. 9 at Bloomery to the dead-end	Within 100 year flood plain, periodic flooding.
9/5	L	From Rt. 9, South to VA Line (Mission Road)	Many curves on 2 - lane paved section with large subdivisions.
13	L	Intersection with Rt. 51 in Charles Town	Poor intersection angle causing poor visibility.
13	L	Intersection with Rt. 51/1	Poor intersection angle causing poor visibility.
13	L	Intersection with Rt. 13/2	90-degree turn.
16/1	L	Intersection with Rt. 16	Poor intersection angle causing poor visibility.
17	L	1/2 Mile South of Duffields	Two 90-degree turns.
17	L	1 Mile South of Rt. 230 Intersection	S-Curves
18	L	Intersection with Rt. 17 North of Rt. 24	Poor intersection angle causing poor visibility.
21	L	1 Mile East of Rt. 340 at Rippon	Two 90-degree turns.
22	L	Intersection with Rt. 17	Poor visibility.
Rt. 32	L	Intersection with Rt. 340	Poor intersection angle causing poor visibility, steep grade of road is dangerous when icy or wet.

Road Classifications: P = Primary, S = Secondary, L = Local Service Road

Exhibit Y

Typical Road Cross Section

