

Notting Hill
JEFFERSON COUNTY, WEST VIRGINIA
COMMUNITY IMPACT STATEMENT

1. Name and address of owner/developer:

Mr. John Kilroy
P.O. Box 244
Shepherdstown, WV 25443
Phone: (304) 876-2000

2. Name and address of contact person:

William H. Gordon Associates, Inc.
301 North Mildred Street, Suite 1
Charles Town, WV 25414
Mark Dyck, LA
(304) 725-8456

3. Tract size, shape, location and zoning:

The proposed subdivision is located on Tax Map 5, Parcel 8, Lot 1 in the Shepherdstown District. The parcel has a total acreage of +/-7.5 acres and is generally rectangular in shape. The west side of the property fronts West Virginia Route 5 at the intersection with WV Route 7 (approximately 855 linear feet). The subject property is located in Jefferson County and is zoned Residential-Growth District.

See Appendix A, Exhibit 1 – Tract Location Map

4. Project Design and Layout:

The subject site is located within the residential growth district and is 0.25 miles north of the existing Cress Creek Golf Course subdivision. Development on the subject property will consist of 2 single family detached and 20 duplex lots set off of a single access road, terminating in a landscaped cul-de-sac. To the extent possible lots have been pulled back from Route 5. All lots will be accessed via the internal subdivision road. Other site data includes;

- A single access point to the site is being provided onto the property via Route 5.
- A storm water management pond that will be designed per the requirements set forth in the Jefferson County Ordinance is intended to be located in the southern end of the subject property.
- Water will be provided by the City of Shepherdstown via a water main, which is currently under construction, located along the property's frontage of Route 5.
- Sanitary sewer will be provided by an onsite treatment facility with a sub-surface drain field discharge area.

See Appendix A, Exhibit 8 - Sketch Plan

5. Number, approximate size and location of proposed lots or building sites:

Total number of lots 22 lots + 3 open space parcels

Lot Area Calculations

2 Single Family Detached & 20 Duplex	
Average lot area	8,100+/- sf
Largest lot area	11,465+/- sf
Smallest lot area	5,876+/- sf
Total Residential Lot Area –	178,214+/- sf

Required Area per Dwelling Unit (ADU)

Duplex Lot –	7,500 sf per lot
20 lots x 7,500 sf =	150,000 sf
Single Family Detached Lot -	10,000 sf per lot
2 lot x 10,000 sf =	20,000 sf
Total area required for proposed lots (ADU)	170,000 sf
Total lot area platted for residential use	*178,214 sf

**The proposed lot area is in excess of the minimum required ADU Therefore; no dedication of additional open space is required.*

Land for Parks and Recreation (Section 12.0 Jefferson County Subdivision Ordinance)

Units per acre	6 (rounded up)
Required land area for Parks and Recreation (4.0% of land platted for residential use)	7%
(178,214 sf x 7%)	12,475 sf (rounded up)
Total Parks and Recreation space area provided	13,145 sf*

**Final area subject to change based on engineering. Tabulations to be provided with preliminary plat.*

See Appendix A, Exhibit 8 - Sketch Plan

6. General description of surface conditions (topography):

The property is characterized by a low rounded ridgeline running parallel to WV Route 5 on the western side of the property. A drainage swale on the east side of the property runs parallel to the ridgeline. The swale channels portions of the property's drainage southward, while areas west of the ridgeline drain towards WV Route 5 via sheet flow. Less than 1% of the subject property contains slopes greater than 15%.

The high point, at an elevation of approximately 470', is located slightly north of the approximate geographic center of the parcel. The low point, at an elevation of approximately 440', is located at the approximate mid-point along the southern property line.

7. Soil and drainage characteristics:

Soils

DgC3 – Duffield silt loam, severely eroded 6 to 12 percent slope

DgC – Duffield silt loam, 6 to 12 percent slope

FcC – Frankstown very rocky silt loam, 6 to 12 percent slope

HgD – Hagerstown and Fredrick very rocky silt loams 12 to 25 percent slopes

The Soil Survey of Jefferson County, West Virginia describes the majority of the soils on the property as deep, well-drained soils formed predominately from material derived from limestone with a mix of silty shale.

See Appendix A, Exhibit 3 –Soil survey of Jefferson County, West Virginia.

8. Existing natural or man-made features including vegetative cover, water bodies, quarries and rock outcroppings:

The site is an open, grassy field, with some scattered vegetation located in the south east corner. No significant vegetation or specimen trees were identified during a site visit. Although surface rock is visible on portions of the southern end of the property, no vertical rock outcrops in excess of a few inches were observed. No water bodies are present.

Man-made features include

- A wire fence is located along the south boundary adjoining Tax Map 5 Parcel 8.5.
- A concrete pad in the northern section of the subject property
- A portion of a gravel access drive
- Overhead utility lines and associated poles
- Shed

See Appendix A, Exhibit 7 Existing Conditions Map

9. General location and description of existing structures:

A farm shed is located on the northern end of the subject property that currently shelters what would best be classified as rough-cut lumber. The shed is a wood frame structure and is in average condition. The shed as well as its contents will be removed and/or demolished as part of the site development. A concrete pad is present in the northeastern corner of the property; this pad will also be removed during the demolition phase of this project.

See Appendix A, Exhibit 7 Existing Conditions Map

10. General location and description of existing easements or rights-of-way:

An area of 0.491 acres in property frontage, along Shepherd Grade Road – WV Rte 7, was conveyed to the WV Dept. of Highways at Deed Book 784 Pages 212-214. This conveyance is currently depicted as existing Right-of-Way upon this parcel.

See Appendix C, Exhibit 1 - Deed of Record

11. Existing covenants and restrictions on the land:

Development upon this parcel is restricted to that of Single Family Residential use.

12. Approximate size, location and purpose of areas to be dedicated:

Road dedication	+/- 34,773 sf / 0.80 acres
Open space	+/- 85,721 sf / 1.97 acres

The storm water management pond will be located in the southeastern open space parcel and will be designed during the preparation of the preliminary plat. The open space areas include the acreage for Land for Parks and Recreation as well as the land required to comply with the density requirements, as set forth in Section 12 of the Jefferson County Subdivision Ordinance. Additionally, the onsite sanitary sewer treatment facility and all associated appurtenances shall be placed within a utility access and maintenance easement as appropriate.

See Appendix A, Exhibit 8 Sketch Plan

13. Intended improvements:

Land not included in building lots will be used for interior roadways, storm water management, utilities and open space. A brief description of the proposed improvements is as follows:

Roads – the road will include curb and gutter with a minimum paved surface of 20' located within a 50' wide right-of-way. Final pavement section shall be provided as approved by the Jefferson County engineering department at time of construction drawings.

Storm Water Management – A storm water management pond is proposed to meet the requirements set forth within the Jefferson County Subdivision Ordinance. Design will be subject to final layout and engineering.

Additionally a bus shelter, residential signage, street signage, community mailbox, culverts, underground storm sewer, water and sanitary sewer infrastructure, utility boxes, etc. may be part of the improvements on the property.

14. Intended land use:

The property will be used for the development of 2 Single Family Detached homes and 20 duplex lots for total of 22 units. One dwelling unit will be located on each residential lot.

A preliminary layout has been provided as Exhibit 8 - Sketch Plan. This layout may be revised as needed for engineering purposes.

15. Earth work that will alter topography:

Earthwork for the project will include construction of roads, utilities, storm water management facilities and grading associated with construction of the single family homes. Additional alteration may occur to optimize house sitings and to collect suitable on-site fill material for the construction of the associated improvements. Erosion and sediment control measures will be constructed for all areas disturbed during the construction process as required by the Jefferson County Subdivision Ordinance.

Up to 85% of the site may be altered during site construction. This estimate is subject to modification with final engineering.

16. Proposed covenants and restrictions:

See Appendix C, Exhibit 2 - HOA Draft Covenants and Restrictions

17. Tentative schedule:

2008 – 7 lots (6 duplex unit and 1 single family detached unit)
2009 – 7 lots (6 duplex unit and 1 single family detached unit)
2010 – 8 lots (8 duplex units)

This schedule reflects an approximate rate of development. The proposed schedule may vary.

18. Market surveys and feasibility studies:

Jefferson County is fortunate in that it possesses a wide variety of characteristics that make it an appealing area to a broad range of demographics. Being heralded as an area containing natural scenic beauty combined with it's proximity to the Baltimore and

Washington, D.C Greater Metropolitan Area, make it a desirable choice of residence for many of those who seek a location of work in those areas but still prefer a quieter and more affordable place to live. It is expected that upper mid-level income buyers who may be commuting to work in the Baltimore/Washington markets will target these units. The nearest commuter railway station is located +/-8 miles away at Duffield's Crossroad.

See Appendix C, Exhibit 3 – 2000 Census Data
See Appendix C, Exhibit 4 – 2006 West Virginia County Data Profiles

19. Anticipated project costs:

Anticipated cost of preparing the land to the point of construction is approximately \$500,000.

20. Anticipated funding sources:

Private sources will be used for project funding.

21. Impact Fee Summary:

1. Residential – Single Family Attached

Type of Dwelling: (Town House/Duplex)
 Tax District: Shepherdstown (09)
 Number of Dwellings: 20

	<u>Impact Fee Per Dwelling</u>		<u># of Units</u>		<u>Impact Fees for Development</u>
School Impact Fee:	\$8,030.00	x	20	=	\$160,600.00
Law Enforcement Impact Fee:	\$112.00	x	20	=	\$2,240.00
Parks & Recreation Impact Fee:	\$574.00	x	20	=	\$11,480.00
Fire & EMS Impact Fee:	<u>\$460.00</u>	x	20	=	<u>\$9,200.00</u>
Total Residential Impact Fees	<u>\$9,176.00</u>	x	20	=	<u>\$183,520.00</u>

2. Residential - Single Family Detached

Type of Dwelling: (Single Family Detached)
 Tax District: Shepherdstown (09)
 Number of Dwellings: 2

	<u>Impact Fee</u> <u>Per Dwelling</u>		<u># of Units</u>		<u>Impact Fees for</u> <u>Development</u>
School Impact Fee:	\$10,655.00	x	2	=	\$21,310.00
Law Enforcement Impact Fee:	\$135.00	x	2	=	\$270.00
Parks & Recreation Impact Fee:	\$751.00	x	2	=	\$1,502.00
Fire & EMS Impact Fee:	<u>\$603.00</u>	x	2	=	<u>\$1,206.00</u>
Total Residential Impact Fees	<u>\$12,144.00</u>	x	2	=	<u>\$24,288.00</u>

3. Notting Hill Development (Combined Residential)

School Impact Fee:	<u>Impact Fee</u> \$181,910.00
Law Enforcement Impact Fee:	\$2,510.00
Parks & Recreation Impact Fee:	\$12,982.00
Fire & EMS Impact Fee:	<u>\$10,406.00</u>
Total Impact Fees:	<u>\$207,808.00</u>

*Impact fee calculations were generated during August of 2007. Impact fees will be updated, if required, to reflect fee requirements at time of payment.

See Appendix C, Exhibit 5 – Jefferson County Online Residential Impact Fee Calculator

Physical, Social and Economic Impacts

- 1. Earthwork: Will project strip entire site? Will blasting be extensive? Will the project be a borrow or a waste job? Will drainage be affected? Will terrain be altered?**

Stripping – Any stripping proposed with this subdivision will be completed as an initial step in the construction process to remove and stockpile topsoil. Topsoil generally has too high of an organic content to be used for structural fill and needs to be removed from all areas scheduled for construction. Topsoil stockpiles will be re-spread or used to create berms later in the construction process. The majority of the site may be stripped. Stripping of topsoil will generally not occur outside of those areas being graded as part of the construction and home building program.

Blasting – site review of the subject property identified isolated rock outcroppings. Some blasting may be required for the construction of the residential units, roads or underground utilities. Lots and roads will be designed to reduce required blasting to the extent practical. Blasting operations will be carefully monitored and undertaken in accordance with the National Fire Protection Association's (NFPA) Manual 495:

Explosive Materials Code 2006, as regulated by the State Fire Marshall's Office. As needed, neighbors to the proposed subdivision will be notified prior to blasting.

Borrow or Waste – the design intent is to balance the site to the extent practical.

Drainage –The subject property's high point is located at the approximate geographic center of the parcel and consistently slopes away to the northwest and to the south. The northwestern drainage flows via sheet flow to an existing grate inlet located along the eastern side of Shepherd Grade Road where it is conveyed via an existing culvert and discharged as surface runoff on the opposite side of Route 5. The southward drainage flows from the high point toward the midpoint of the southern property line of the project. A storm water management facility is proposed in this area to handle post development

Runoff conditions - A detailed storm water assessment of this site will be provided during the preparation of the preliminary plat.

Terrain Alterations – during the preliminary plat stage, the road and lot grading on the proposed subdivision will be designed to reduce the impact on the existing site terrain. Although some terrain alteration will occur, the roads will generally follow the existing topography as design requirements permit to offset these changes.

2. Conversion of farmland to urban uses:

While the subject property may have been used for agricultural purposes in the past, it has not been used for agricultural purposes within the last three years. Construction of residential dwellings on the site will not result in significant conversion of farmland areas to urban use.

3. Wildlife populations and DNR endangered species check:

The subject property fronts Route 5 and is surrounded by open fields, semi-forested areas and residential dwellings. Wildlife other than rabbits, deer, squirrels, groundhogs, various birds or other species readily adapted to extensive contact with people in a suburban environment are not typical of the subject property. With the exception of those animals capable of dwelling within the proposed open space areas and among the semi-forested areas surrounding the property, onsite wildlife habitation will be minimal.

Attached to this report is a letter from the West Virginia Department of Natural Resources (DNR). This letter states "We have no known records of any RTE (rare threatened or endangered) species or wetlands within the project area"

See Appendix D, Exhibit 4 – DNR Letter

4. Groundwater and surface water resources: Number of reported water contamination problems within 1,000 feet, major surface water sensitive areas, i.e. wetlands, marshes and existing ponds within one mile of the site. Describe the storm water management concept:

A letter from the Jefferson County Health department indicated that numerous wells have been tested within the vicinity of the site, of which, no indications of bacteriological contamination were found.

The available FEMA maps indicate no flood plain located upon the subject property.

No known ponds, wetlands or marshes are located on the subject property. Exhibits have been attached to this report identifying surface waters and wetlands in the vicinity of the subject property.

A summary of groundwater recharge is as follows. Ground water depth and flow characteristics through the limestone can be variable and unpredictable due to extensive corrosion or solutioning of the limestone. Typically, the ground water regime is characterized by an upper water table that develops when runoff infiltrating the overburden becomes trapped on the shallow rock. Ground water seepage from the water table into the lower rock aquifer moves along joints, bedding planes and larger open conduits in the rock. Ground water flow patterns are generally influenced by topography with recharge occurring at higher elevations between outcrops with discharge to springs, creeks and similar outlets.

Storm water management is to be provided pursuant to Table 8.c.1 of the Jefferson County Subdivision Ordinance. It is anticipated at this time that a storm water management pond will be used. The project will have a curb and gutter road section that will channel surface drainage to this pond. The storm water management pond will provide extended detention for the one year post developed runoff to be released over a 24 hour period and will detain post developed runoff for the 2 and 10 year storm events per the Jefferson County Subdivision Ordinance.

See Appendix A, Exhibit 6 - Surface Water Resources

See Appendix A, Exhibit 5 - National Wetlands Inventory Map

See Appendix D, Exhibit 1 - Jefferson County Health Department Letter

5. Compatibility of the project with the surrounding area in the terms of land use and visual appearance:

Based upon review of the Jefferson County Zoning Map, the property is bordered by land zoned for residential growth on its north, south and eastern boundary. Per the existing zoning ordinance high-density development is permitted within these properties. Shepherd Grade Road – Route 5, borders the western side of the property. Properties on the opposite side of this road are within the rural zoning district.

Adjacent Uses - The subject property is adjacent to:

North - Single family/agricultural use and Storage Facility
East - Single family lots and open space & forested areas
West – WV Route 5, single-family lots and vacant land.
South – Vacant land.

The proposed design includes portions of open space along Route 5 to shelter the proposed dwellings from the traffic along this road. The proposed separation will help maintain the rural character of this area.

A single access point to the site, as required by Jefferson County Subdivision Ordinance, has been utilized to minimize driveway connections to the existing road. The entrance to the community will be landscaped; garages and parking areas will be internal to the development.

- 6. Impact on sensitive natural areas such as sinkholes, water recharge areas, stream and riverbanks, hillsides, forests, wetlands, and water bodies will be described. A sinkhole inventory check will be requested and obtained from the local office of the Natural Resource Conservation Service. The applicant will describe the condition of channel and banks of streams on property or within 500 feet of discharge point from property:**

Sinkholes - A sinkhole inventory map, which covers the entire property, as provided by the Resource Conservation Service, is attached. No sinkholes are known to be located on the subject property.

Water Recharge Areas – The proposed development of the site seeks to limit the area of impermeable surface to minimize any associated impact that this development may have on the regions ability to recharge groundwater resources.

Streams and Riverbanks –No unnamed or named streams as shown in USGS mapping are found on the subject property.

Hillsides – Limited areas of the site have grades in excess of 10%, there are no areas on site with grades in excess of 25%

Forests – The subject property is primarily an open field with sparse, scattered trees in the southeastern section of the subject property.

Wetlands – Per the National Wetland Inventory Map, no known wetlands are located on the subject property.

Water Bodies – USGS mapping and visual field inspection have revealed no ponds or other water bodies on the subject property. An unnamed tributary is located approximately 550' southeast of the property at its closest point and is located on the adjoining vacant parcel.

Channel and Banks of Streams – No channel or banks of streams are located within 500' of the discharge point. It is anticipated that storm water will discharge via curb and gutter into storm water management pond located at the low point of the property. While the storm water management pond has not been designed, it will maintain pre-developed peak discharges and minimize erosion through velocity dissipation devices. Storm water management will be designed as required by the Jefferson County Subdivision Ordinance.

See Appendix A, Exhibit 5 – National Wetlands Inventory Map
See Appendix B, Exhibit 2 – Sinkhole Inventory

7. Demand for schools and educational facilities:

The estimated numbers of students that will be generated by the development using both the figures from the 2000 U.S. Census and the Jefferson County Public School Standards have been provided as follows.

2000 U.S. Census

	<u>Students Per Household</u>	<u>Total Students (rounded up)</u>
22 lots	0.55	13 students

Jefferson County Public School Standards

The Jefferson County School Impact report identifies an average number of students per household and does not break the numbers down in school age categories. The figure used is 0.644 children per household.

	<u>Students Per Household</u>	<u>Total Students (rounded up)</u>
22 lots	0.644	15 students

This development will generate \$81,910.00 in school impact fees.
 (20 Duplex x \$8,030.00) + (2 Single Family Attached x 10,655)
 Impact fees: (\$160,600.00) + (\$21,310.00) = **\$181,910.00**

See Appendix C, Exhibit 5 – Jefferson County Online Residential Impact Fee Calculator

8. Traffic:

The West Virginia Department of Transportation has provided the following traffic counts for State Roads located within Jefferson County, WV.

Route 5	3500 VPD (2005 actual count)
Route 7	None available (traffic volume is included in above count)

Daily trips generated by the proposed development are as follows:
22 Single Family Dwellings x 8 ADT = 176 ADT

Peak hour trips generated by the proposed development are as follows:
22 Single Family Dwellings x 0.8 ADT = 18 ADT (rounded up)

The nearest key intersection of state routes to the subject property is located +/- 1.75 miles at the intersection of Route 5 (Shepherd Grade) and Route 34.

The peak hour trip generation for the proposed development is under 150 vehicles per day and no further traffic analysis is required per the Jefferson County Subdivision Ordinance.

Highway Problem Areas

Map 3 of the Jefferson County Comprehensive Plan identifies no highway problem areas located within 1 mile of the subject property.

See Appendix B, Exhibit 5 – Highway Problem Areas, Jefferson County WV Comprehensive Plan

9. Demographic impact:

2000 Census data indicates an average dwelling unit occupancy of approximately 2.54 people.

Twenty-two (22) dwelling units x 2.54 people = 56 people (rounded up)

10. Health and Emergency Medical Services:

The nearest centers for medical and emergency services are located at Jefferson Memorial Hospital on South Preston Street in Ranson and at City Hospital located on Hospital Drive In Martinsburg. Both of these facilities are located approximately 9.0 Miles from the subject property. These areas are also the location of the nearest concentration of medical practitioners. Urgent Care centers are located approximately 8.0 miles away in each of these cities. Limited medical facilities are available in Shepherdstown.

See Appendix D, Exhibit 5 – Hospital Letter of Service

11. Fire Protection and Emergency Rescue Services:

Shepherdstown volunteer fire department will serve the subject property and will provide primary response for fire protection and emergency rescue. The company is located approximately 2.1 miles from the subject property.

The Sharpsburg Volunteer Fire Department, located in Sharpsburg, MD, will provide secondary Fire Service.

The Sharpsburg Area Emergency Medical Services, located in Sharpsburg, MD, will provide secondary EMS Service.

See Appendix D, Exhibit 6 – Primary Fire and EMS Letter of Service

See Appendix D, Exhibit 7 – Secondary Fire Letter of Service

See Appendix D, Exhibit 8 – Secondary EMS Request Letter of Service

12. Police Protection:

The primary law enforcement agencies for the subject property will be the West Virginia State Police and the Jefferson County Sheriff's Department, which is located 9 miles from the subject property.

See Appendix D, Exhibit 9 – Jefferson County Sheriff Letter of Service

See Appendix D, Exhibit 10 – West Virginia State Police Letter of Service

13. Trash removal:

Trash removal will be provided by Apple Valley Waste Inc. or other qualified organization.

See Appendix D, Exhibit 11 – Apple Valley Waste Management Letter of Service

14. Electric power service:

Allegheny Power Inc. provides electrical power service in this area.

See Appendix D, Exhibit 12 – Allegheny Power Letter of Service

15. Telephone:

Frontier, a Citizens Communications Company, provides telephone service in this area.

16. Water and sewer services:

It is proposed that public water from the City of Shepherdstown will serve each lot. Authorities at The City of Shepherdstown have been contacted and confirm that once construction efforts on the new water line are completed, and at such time said line is placed into service, that they would have no objections to allowing a water service connection to serve this site.

Public sewer is not available. Alternatively, an onsite sewage treatment and disposal facility will be located on site. Effluent disposal will be accomplished through sub-surface release into onsite drain fields. All required approvals and permits would be obtained for said treatment system prior to construction.

17. Relationship to the Comprehensive Plan:

The Comprehensive Plan states a number of objectives, which are applicable to the subject property as follows.

Statement of Goals (Page 19 of the Comprehensive Plan)

Encourage growth and development in areas where sewer, water, schools and other public facilities are available or can be provided without unreasonable cost to the community. All of the above goals are achieved in the proposed development. With the exception of the lack of an existing public sewer facility this project is an in-fill project with all public facilities in place. As addressed above, this site will be serviced by an on-site sanitary sewer treatment and disposal facility.

Promote a diversity of housing within County. The development of Duplex housing within the residential growth zoning close to core public areas will provide a much-needed housing type within Jefferson County.

18. Housing supply and demand:

The demand for a housing product in the \$200,000 - \$350,000 range, that is within easy commuting distance from the employment centers located in the DC metro/Northern Virginia area, is being driven by escalating housing prices in Fairfax, Loudoun, and Montgomery Counties. The demand for this housing type is strong and it is anticipated that the lots will sell quickly. According to local real estate agents, duplexes are highly desirable and should aid in the marketing and sale of these new homes. Quarter acre single-family lots located near city amenities are highly desirable.

19. Proximity and relationship to known historic features:

There are no structures located on the property that are listed on the National Register of Historic Places (NRHP). There are no properties listed on the National Historic Register within 500' of the subject property.

See Appendix A, Exhibit 7 Existing Conditions

See Appendix B, Exhibit 4 National Register of Historic Places

20. Recreation:

Open space, as required by the Jefferson County Subdivision Ordinance, will be located on the subject property and reserved for active/passive recreational activity. Active recreation on this property is likely to be in the form of a Tot-Lot area. The appurtenances placed in this recreation area will be determined at time of final site development and engineering.

The following public facilities, as identified in the Jefferson County Comprehensive Plan, are located near the subject property. There are no State or Federal Parks within two miles.

Name	Distance	Type of Amenities
Cress Creek Golf Course	0.5 miles	Public golf course
C & O Canal National Historical Park	2 miles	Historic walking and bicycle trails
Morgan's Grove Park	2.7 miles	Community park, soccer fields, playground equipment, picnic facilities, walking trails, stream
Yankauer Preserve	4 miles	Native Wildlife observation
Bane-Harris Park	1.7 miles	Community park
James Rumsey Park & Cullison Park	2.1 miles	Community park, river views, playground equipment
Viola Devonshire Park	2.2 miles	Community park
Potomac River dam 4	2.5 miles	Public boat ramp

See Appendix B, Exhibit 3 – Parks and Recreation Areas, Jefferson County WV Comprehensive Plan

21. Property Tax Evaluation:

Residential Property

- 2007 Jefferson County Property Tax Guide, Class II Rates (Shepherdstown District)
- Assumed appraised value of project: \$7,700,000 after construction
- Assessed value: (60% of above figure) \$4,620,000
- Total County Tax Rate: \$1.1186 per \$100
- Property taxes: (\$4,620,000 divided by \$100) x 1.1186 = \$51,679.32

22. Anticipated bank deposits and loans:

It can be anticipated that the community will likely use local banks for their banking needs.

23. Anticipated local spending (construction, retail, services, etc.):

Local construction and supply companies will be given the opportunity to bid on portions of the project. This project is being undertaken by a local developer and it is highly probable that most construction workers will be hired locally. The residents will likely purchase local goods and services and support the economy of Jefferson County.

24. Local employment implications:

Prospective residents could work with any number of the local employers. It is likely, however, that a number of prospective residents will work in the DC metro area due to

the target market of this subdivision. This statement is based upon review of information provided by the Jefferson County Economic Development Authority in which 50% of the work force in Jefferson County is employed outside of Jefferson County.

25. Expected changes in property values:

The quality of the proposed subdivision and the desirable lot size will create a marketable community. The anticipated value of the homes in this type of community may raise the values of adjacent developments, although little change in the value of the existing homes would be expected. This assumption is based upon anecdotal evidence as provided by realtors and other development professionals.

The development of quality homes also defines what the future surrounding land use will be and precludes the conversion of the property to an industrial use or an intensive agricultural use.