

MILLER STATION

CONCEPT PLAN

JEFFERSON COUNTY, WV

CONCEPT PLAN NOTES:

- SEE GENERAL LOCATION MAP THIS SHEET FOR ZONING DISTRICTS WITHIN 500' OF THE SUBJECT PROPERTY.
- A CONCEPT PLAN ON 24x36 WHITE PAPER CAN BE FOUND ON SHEET 2.
- SEE SHEET 2 FOR THE LAYOUT OF LOTS, RECREATION AREAS AND ROADS.
- BUILDING AREAS WILL BE CONFINED TO SETBACK LINES.
- ACTUAL BUILDING FOOTPRINTS MAY VARY WITH FINAL ARCHITECTURAL DESIGN.

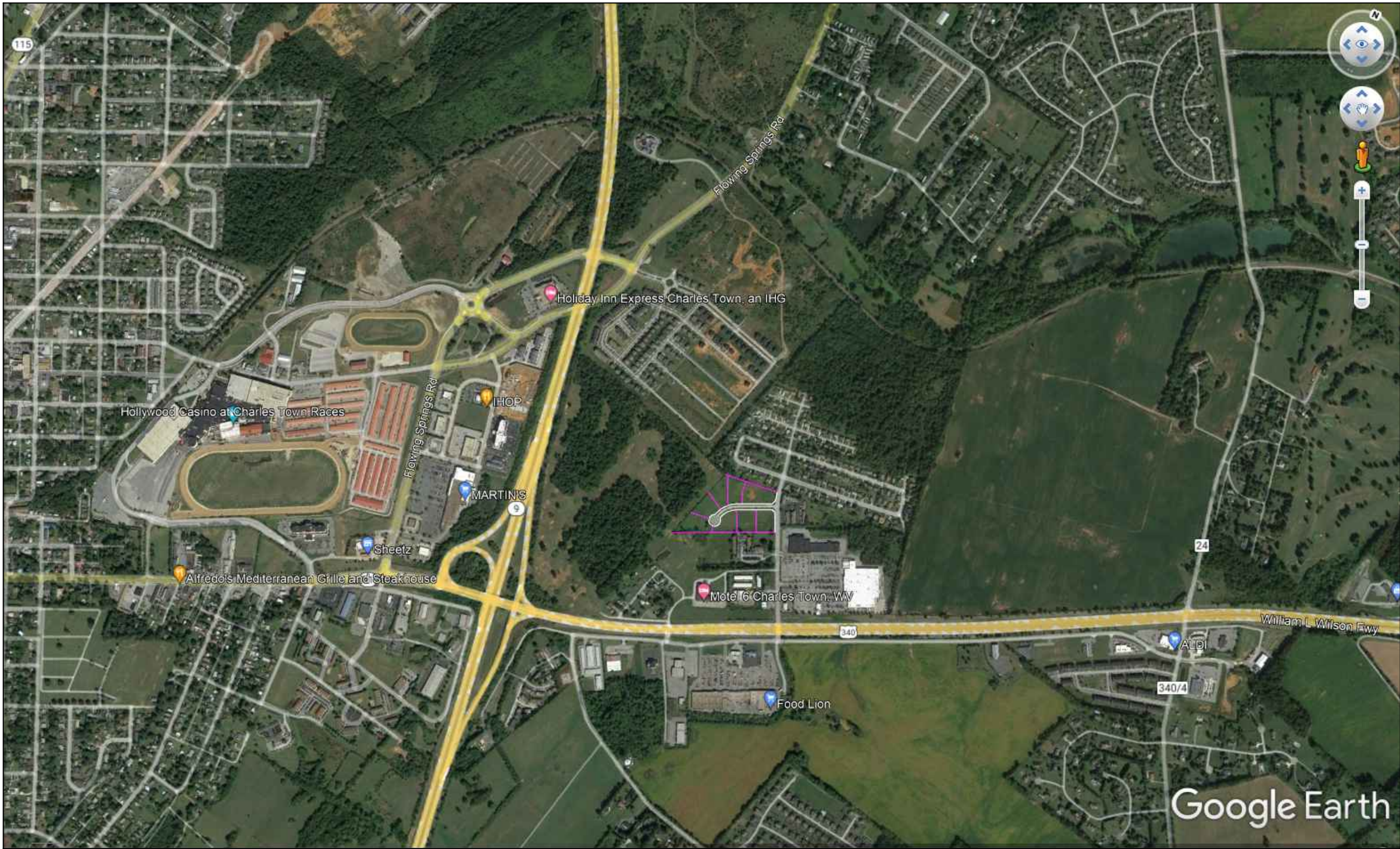
ZONING INFORMATION: SEE TABS THIS SHEET

- SEE SHEET 2 FOR THE PROPERTY'S "SITE RESOURCES".
- ALL STATE, FEDERAL AND LOCAL REGULATIONS WILL BE OBSERVED IF ANY UNKNOWN SITE RESOURCES ARE DISCOVERED DURING CONSTRUCTION.
- THERE ARE NO FLOODPLAINS ON THE SUBJECT PROPERTY PER FEMA MAPS.
- SEE SHEET 2 FOR ADJACENT PROPERTY INFORMATION.
- PROPOSAL DESCRIPTION: THE REQUESTED CONCEPT PLAN INCLUDES 218 MULTIFAMILY UNITS, OPEN SPACE, STORMWATER MANAGEMENT AREAS AND THE CONSTRUCTION OF ASSOCIATED UTILITIES. SIDEWALKS SHALL BE PROVIDED. NO RESTRICTIVE COVENANTS/ CONDITIONS/ RESTRICTIONS ARE PROPOSED AT THIS TIME BUT MAY BE PROVIDED AT TIME OF FINAL PLAT.

TRAFFIC IMPACT DATA

- SEE TRAFFIC ANALYSIS MEMO PREPARED BY AMT DATED 6/7/2022 AND REVISED THROUGH 7/7/2022
- THE WV DOT ONLINE TRAFFIC COUNTS PRO27,1VIDE AVERAGE DAILY TRAFFIC COUNTS FOR THE FOLLOWING LOCATIONS: ROUTE 340 = 30,001
- PROPOSED TRIP GENERATION FOR MULTIFAMILY UNITS BASED ITE TRIP GENERATION MANUAL AND SECTION 24.110(B)5.d. OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS ARE AS FOLLOWS:

PEAK HOUR TRIPS: 218 (MULTIFAMILY UNITS) x 0.80 = 175
AVERAGE DAILY TRIPS: 218 (MULTIFAMILY UNITS) = 1,186
- THE NEAREST KEY INTERSECTION AS DEFINED IN THE CONCEPT PLAN CHECKLIST IS ROUTE 340 AND PATRICK HENRY WAY
- AS DEFINED BY THE ENVISION JEFFERSON 2035 COMPREHENSIVE PLAN, HIGHWAY PROBLEM AREA NUMBER 15 IS WITHIN ONE A (1) MILE RADIUS OF THE PROPERTY. THE PROBLEM AREA IS AT THE INTERSECT OF FLOWING SPRINGS CONNECTOR RT 17 / 8 AND RT 9. NO MERGE LANES ON RT 9.
- A LIST OF ALL ADJOINING PROPERTIES AND OWNERS ADDRESS'S ARE INCLUDED AS PART OF THIS SUBMISSION. PROPERTY OWNERS INFORMATION IS PROVIDED PURSUANT TO JEFFERSON COUNTY ASSESSOR'S RECORDS.
- WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF CHARLES TOWN. PRELIMINARY DISCUSSION WITH THE CITY OF CHARLES TOWN INDICATES THERE IS CAPACITY TO SERVE THE PROPOSED DEVELOPMENT. EXACT CONNECTIONS WILL BE DETERMINED THROUGH COORDINATION WITH THE CITY OF CHARLES TOWN DURING SITE PLAN DEVELOPMENT
- SEE SHEET 2 FOR EXISTING CONDITIONS WHICH HAS BEEN BASED ON A COMPILATION OF GIS INFORMATION, FIELD SURVEY DATA AND PLANS OF RECORD. THE TOPOGRAPHIC CONTOUR INTERVAL IS (2) FOOT. HORIZONTAL DATUM IS NAD83 WEST VIRGINIA STATE PLANE, NORTH ZONE. VERTICAL DATUM IS NAVD88.



GENERAL LOCATION MAP

OWNER
MILLER GERALD A ESTATE
C/O PAUL S. SCHLEIFMAN
4202 BLUE BARROW RD.
ELLCOTT CITY, MD 21042
410-461-7382

APPLICANT
KEANE ENTERPRISE, INC.
C/O ANDY SHUCKRA
P.O. BOX 1573
ASHBURN, VA 20146
ASHUCKRA@KEANEENTERPRISES.COM

PREPARED BY
MORRIS & RITCHIE ASSOCIATES, INC.
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LEESBURG, VIRGINIA 20175
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Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET & NOTES
2	EXISTING CONDITIONS
3	CONCEPT PLAN

ZONING SUMMARY				
ZONING DISTRICT	RESIDENTIAL-LIGHT INDUSTRIAL-COMMERCIAL (R-LI-C) (ADMINISTERED UNDER RESIDENTIAL GROWTH (RG) DISTRICT)			
LAND USE	MULTI-FAMILY	(SUBJECT TO SECTION 4.1.2)		
LAND USE SUBTYPE	PUBLIC / CENTAL WATER AND SEWER			
MIN. LOT AREA	20,000	SF		
EXISTING LOT AREA	436,259	SF	10.02 AC	
AREA PER DWELLING UNIT	2,000	SF		
MAX UNITS	218		(436,259 / 2,000 = 218.12)	
PROPOSED UNITS	218			
MAX BUILDING HEIGHT	40	FT	(SUBJECT TO SECTION 9.2)	
PROPOSED BUILDING HEIGHT	40	FT	PROPOSED BUILDINGS WILL BE (3) STORY	

Section 9.2 Building Height Limitations
Building height limitations shall not apply for public utilities, agricultural uses, communication poles and towers, chimneys, steeples, water tanks, electric generating plants, electric transforming or switching equipment, flagpoles, fire or observation towers, monuments, or to tanks, ventilating fans, air conditioning equipment or similar equipment required to operate and maintain the building, hospitals, schools, colleges and public buildings. Commercial wireless communications facilities shall comply with Article 4B.7, 10, 22

SETBACKS	FRONT	25	FT		
	SIDE	12	FT	(FOR EXTERIOR ONLY)	
	STREET SIDE	15	FT		
	REAR	30	FT		

PARKING / DRIVE AISLE SETBACKS	FRONT	15	FT		
	SIDE	12	FT		
	REAR	15	FT		

SCREENED BUFFERS	FRONT	15	FT	(SUBJECT TO SECTION 4.1.1)	
	SIDE	12	FT		
	REAR	15	FT		

SECTION 4.12 DESIGN STANDARDS FOR MULTIFAMILY DEVELOPMENTS	
A	Common open space shall be oriented to the interior of the development and shall consist of land suitable for passive and active recreational use. No more than 50 percent of land dedicated to recreational uses shall be within the 100 year Floodplain.
B	Impervious surface coverage for interior streets, parking areas, and residential structures shall not exceed 50 percent of the gross land area. (SEE CALCULATIONS ON LAYOUT)
C	Total lot or play areas shall be centrally located in areas convenient to residential buildings and at least 25 feet from any street right-of-way.

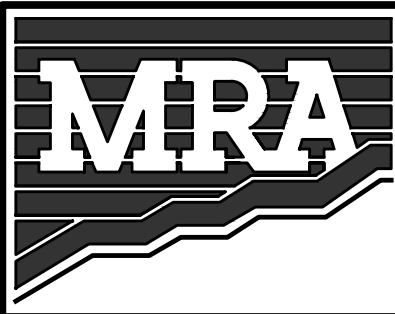
SECTION 21.205 OF THE SUBDIVISION REGULATIONS
15% OF THE LAND IS REQUIRED TO BE RESERVED FOR OPEN SPACE (10 ACRES X 15% = APPROX. 1.5 ACRES) UP TO 60% MAY BE MET WITH PASSIVE OPEN SPACE AND THE REST HAS BE ACTIVE RECREATION AND WILL BE DETAILED ON FUTURE SITE PLAN.

Maximum Allowed Density		
Total Lot Area	436,259	SF
Permitted Area per dwelling unit	2,000	SF
TOTAL LOT AREA (436,259 SF) / (2,000 SF) = 218.13		
Max Dwelling Units	218.13	
Proposed Dwelling Units	218	Units

Miller Station Apartments Tabulations				
Apartment Unit / Type		Parking Per Unit	Parking Required	*Parking Provided
50 Units	1 Bedroom (22.9%)	1.25	63	-
108 Units	2 Bedroom (43.6%)	1.5	162	-
60 Units	3 Bedroom (33.6%)	2	120	-
218 Total Units			345	371

Notes:
*Proposed Parking subject to final design
* (16) ADA Parking Spaces provided

Land Coverage			
	SF	AC	%
*Max Land Coverage Allowed	218,129.50	5.01	50.0%
**Proposed Land Coverage	246,821.21	5.67	56.6%
*Per section 4.12.B impervious surfaces coverage is based on residential structures, parking areas, and interior streets.			
** A variance has been requested to at allow up to 60% impervious surfaces.			

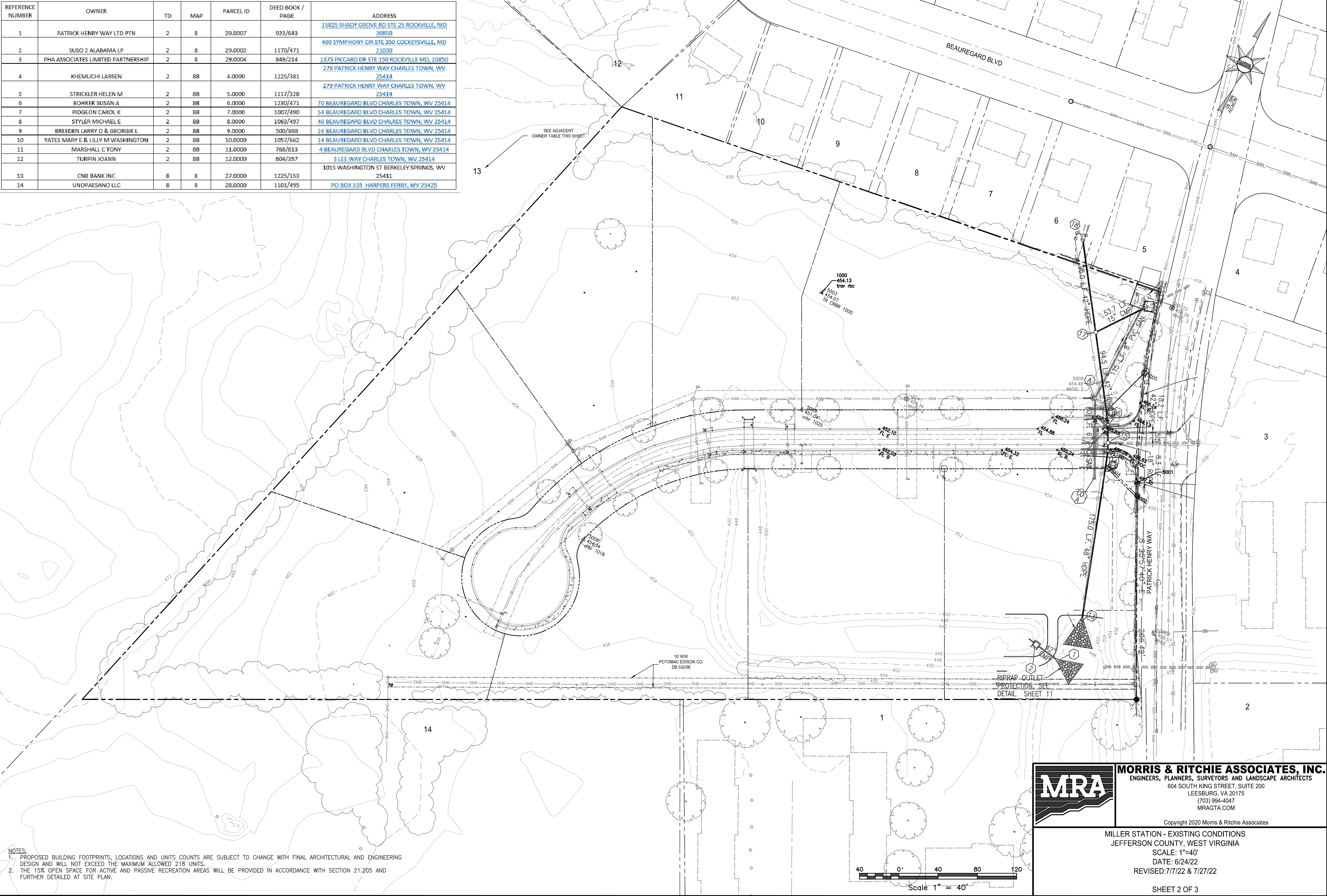


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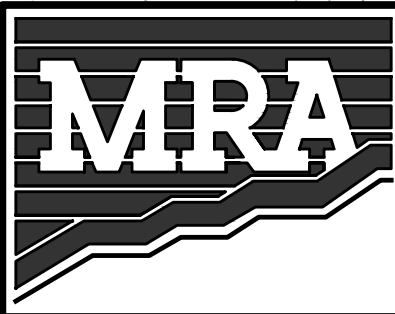
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MILLER STATION - COVER SHEET & NOTES
JEFFERSON COUNTY, WEST VIRGINIA
DATE: 6/24/22
REVISED: 7/7/22 & 7/27/22

REFERENCE NUMBER	OWNER	TD	MAP	PARCEL ID	DEED BOOK / PAGE	ADDRESS
1	PATRICK HENRY WAY LTD PTN	2	8	29.0007	923/643	15825 SHADY GROVE RD STE 25 ROCKVILLE, MD 20850
2	SUSO 2 ALABAMA LP	2	8	29.0002	1170/471	400 SYMPHONY CIR STE 350 COCKEYSVILLE, MD 21030
3	PHA ASSOCIATES LIMITED PARTNERSHIP	2	8	29.0004	849/214	1375 PICCARD DR STE 150 ROCKVILLE MD, 20850
4	KHEMLICHI LARSEN	2	8B	4.0000	1225/381	278 PATRICK HENRY WAY CHARLES TOWN, WV 25414
5	STRICKLER HELEN M	2	8B	5.0000	1117/328	279 PATRICK HENRY WAY CHARLES TOWN, WV 25414
6	BOHRER SUSAN A	2	8B	6.0000	1230/471	70 BEAUREGARD BLVD CHARLES TOWN, WV 25414
7	PIDGEON CAROL K	2	8B	7.0000	1007/490	54 BEAUREGARD BLVD CHARLES TOWN, WV 25414
8	STYLER MICHAEL E	2	8B	8.0000	1063/497	40 BEAUREGARD BLVD CHARLES TOWN, WV 25414
9	BREEDEN LARRY D & GEORGIE L	2	8B	9.0000	500/360	24 BEAUREGARD BLVD CHARLES TOWN, WV 25414
10	YATES MARY E & LILLY M WASHINGTON	2	8B	10.0000	1057/662	14 BEAUREGARD BLVD CHARLES TOWN, WV 25414
11	MARSHALL C TONY	2	8B	11.0000	768/613	4 BEAUREGARD BLVD CHARLES TOWN, WV 25414
12	TURPIN JOANN	2	8B	12.0000	604/357	3 LEE WAY CHARLES TOWN, WV 25414
13	CNB BANK INC	8	8	27.0000	1225/153	1015 WASHINGTON ST BERKELEY SPRINGS, WV 25411
14	UNOPAESANO LLC	8	8	28.0000	1101/495	PO BOX 335 HARPERS FERRY, WV 25425



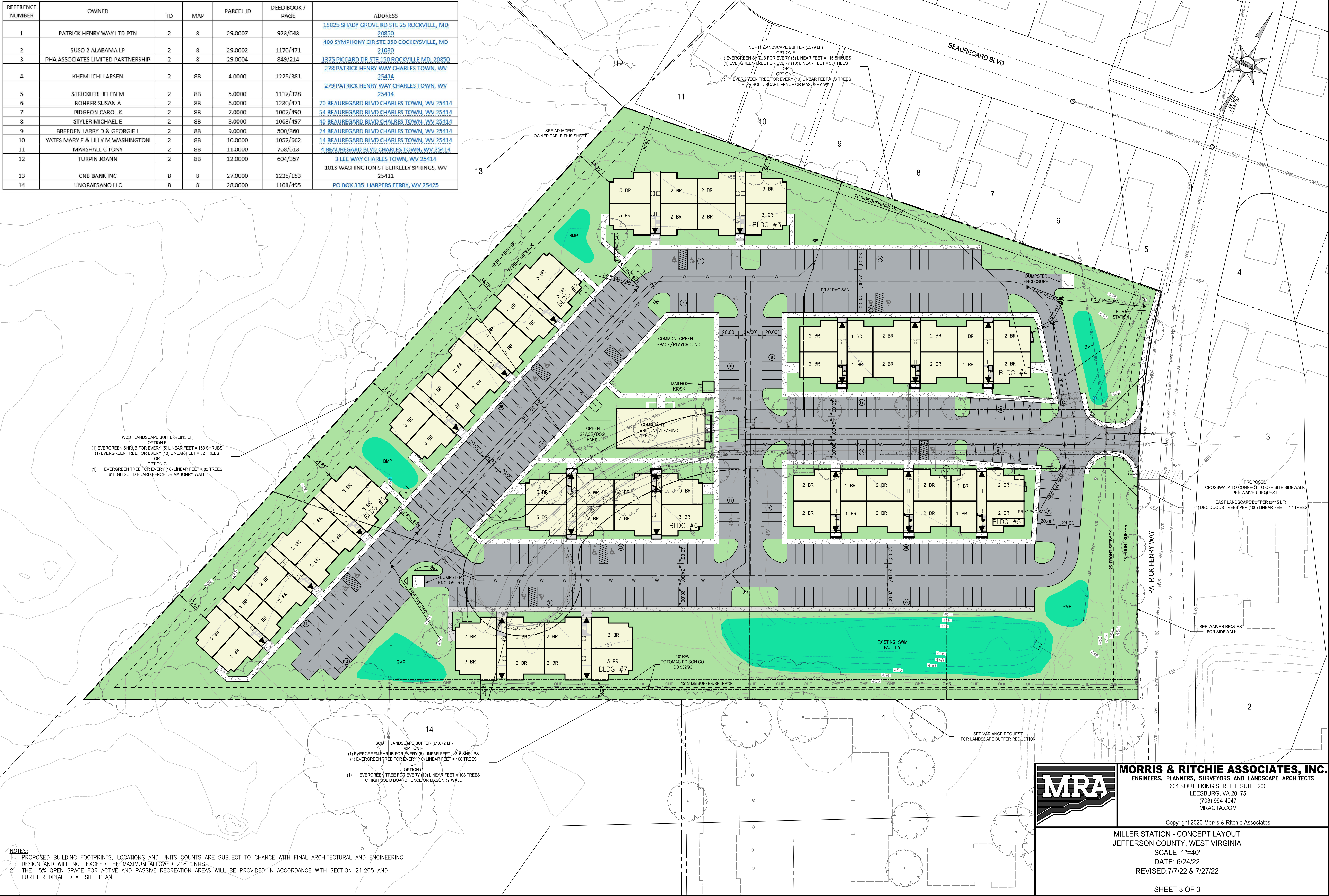
NOTES:
1. PROPOSED BUILDING FOOTPRINTS, LOCATIONS AND UNITS COUNTS ARE SUBJECT TO CHANGE WITH FINAL ARCHITECTURAL AND ENGINEERING DESIGN AND WILL NOT EXCEED THE MAXIMUM ALLOWED 218 UNITS.
2. THE 15% OPEN SPACE FOR ACTIVE AND PASSIVE RECREATION AREAS WILL BE PROVIDED IN ACCORDANCE WITH SECTION 21.205 AND FURTHER DETAILED AT SITE PLAN.



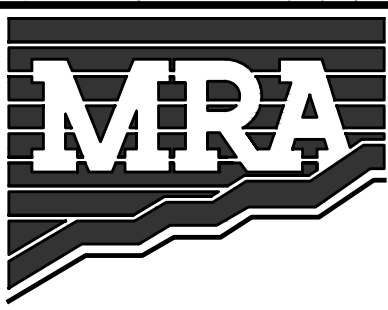
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