CONCEPT PLAN FOR STONECREST SUBDIVISION

JEFFERSON COUNTY, WEST VIRGINIA CHARLES TOWN DISTRICT TAX MAP 3, PARCEL 9 DEED BOOK 1255, PAGE 569

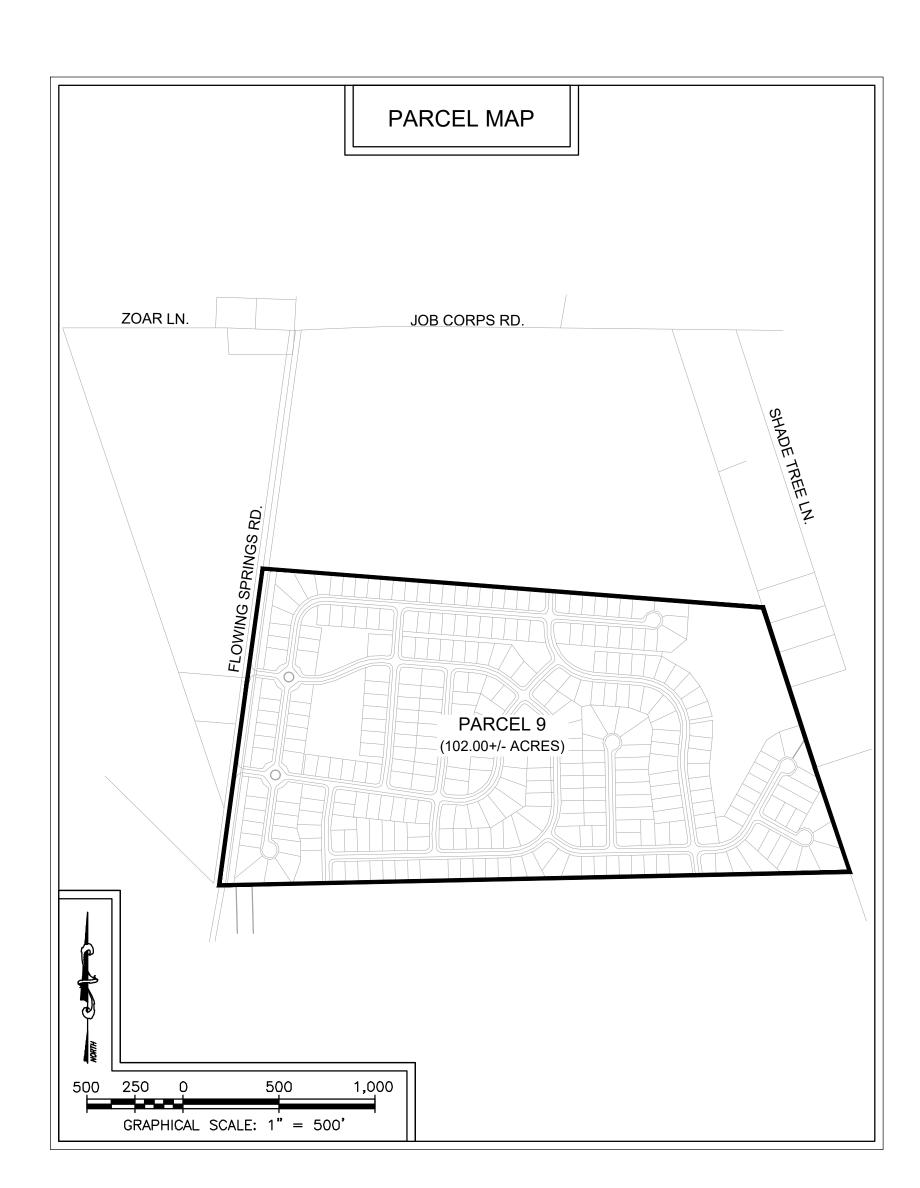
OWNER
FLOWING SPRINGS ROAD, LLC
21631 RIDGETOP CIRCLE
STERLING, VA 20166

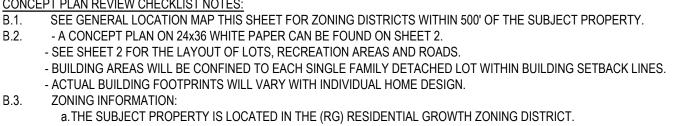
APPLICANT/DEVELOPER

DR HORTON

181 HARRY S. TRUMAN PKWY., SUITE 250

ANNAPOLIS, MD 21401





a.THE SUBJECT PROPERTY IS LOCATED IN THE (RG) RESIDENTIAL GROWTH ZONING DISTRICT.
b.DENSITY CALCULATIONS: 4.9 NET DWELLING UNITS PER ACRE (320 UNITS / 65.36 ACRES = 4.9 DUA)
c. SEE SHEET 2 FOR THE PROPERTY'S "SITE RESOURCES".

- IS (2) FOOT. HORIZONTAL DATUM IS NAD83 WEST VIRGINIA STATE PLANE, NORTH ZONE. VERTICAL DATUM IS NAVD88.

 c.2. WOODED AREAS AND WATER COURSES ARE INCLUDED ON SHEET 2. LIMITED AREAS OF ROCK OUTCROPPINGS ARE LOCATED SPORADICALLY THROUGHOUT THE PROPERTY. THERE ARE NO KNOWN HILLSIDES, SINK HOLES OR QUARRIES LOCATED IN THE AREA OF DEVELOPMENT. IT IS POSSIBLE THAT SOME OF THESE FEATURES MAY EXIST AND ARE CONCEALED BY EXISTING VEGETATION OR ARE OUTSIDE THE AREA PROPOSED FOR DEVELOPMENT. ALL STATE, FEDERA AND LOCAL REGULATIONS WILL BE OBSERVED IF ANY UNKNOWN SITE RESOURCES ARE DISCOVERED DURING
- c.3. NO DEVELOPMENT WILL OCCUR WITHIN 1,000' OF THE SHENANDOAH OR POTOMAC RIVERS AND THEREFORE IS NOT SUBJECT TO THE HILLSIDE REGULATIONS FOUND UNDER SECTION 22.504.A. OF THE JEFFERSON COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- c.4. FEMA MAP 54037C0130E DATED 12/18/2009 DO NOT IDENTIFY ANY FLOODPLAINS ON THE SUBJECT PROPERTY. d.SEE SHEET 2 FOR ADJACENT PROPERTY INFORMATION.
- B.4. PROPOSAL DESCRIPTION: THE SUBJECT PROPERTY IS ZONED RESIDENTIAL GROWTH. THE REQUESTED CONCEPT PLAN INCLUDES 320 SINGLE FAMILY DETACHED UNITS, OPEN SPACE, STORMWATER MANAGEMENT AREAS AND THE CONSTRUCTION OF ASSOCIATED UTILITIES. SIDEWALKS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF ALL STREETS. NO RESTRICTIVE COVENANTS/CONDITIONS/RESTRICTIONS ARE PROPOSED AT THIS TIME BUT MAY BE PROVIDED AT TIME OF FINAL PLAT.
- B.5. TRAFFIC IMPACT DATA

 a. THE WV DOT ONLINE TRAFFIC COUNTS PROVIDE AVERAGE DAILY TRAFFIC COUNTS FOR THE FOLLOWING LOCATIONS: FLOWING
 - SPRINGS RD = 4,119.
 b. TRIP GENERATION FOR DETACHED SINGLE FAMILY UNITS BASED ON SECTION 24.110(B)5.b. OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS ARE AS FOLLOWS:
 - PEAK HOUR TRIPS: 320 (DETACHED UNITS) x 0.70 = 224

 AVERAGE DAILY TRIPS: 320 (DETACHED UNITS) x 6 = 1,920

 c. THE NEAREST KEY INTERSECTION AS DEFINED IN THE CONCEPT PLAN CHECKLIST IS FLOWING SPRINGS RD. & DANIEL RD.
- d.THE INTERSECTION OF FLOWING SPRINGS RD. & DANIEL RD. IS A "HIGHWAY PROBLEM AREA", AS DEFINED BY THE ENVISION
 JEFFERSON 2035 COMPREHENSIVE PLAN, WITHIN ONE (1) MILE RADIUS OF THE PROPERTY.
 AGENCY REVIEWS: LETTERS WERE SENT TO THE REQUIRED REVIEW AGENCIES AS REQUIRED BY THE CONCEPT PLAN REVIEW
- B.7. AGENCY REVIEWS: LETTERS WERE SENT TO THE REQUIRED REVIEW AGENCIES AS REQUIRED BY THE CONCEPT PLAN REVIEW
 CHECKLIST. A COPY OF THE LETTERS ARE INCLUDED AS PART OF THIS SUBMISSION.
 B.10 A LIST OF ALL ADJOINING PROPERTIES AND OWNERS ADDRESS'S ARE INCLUDED AS PART OF THIS SUBMISSION. PROPERTY

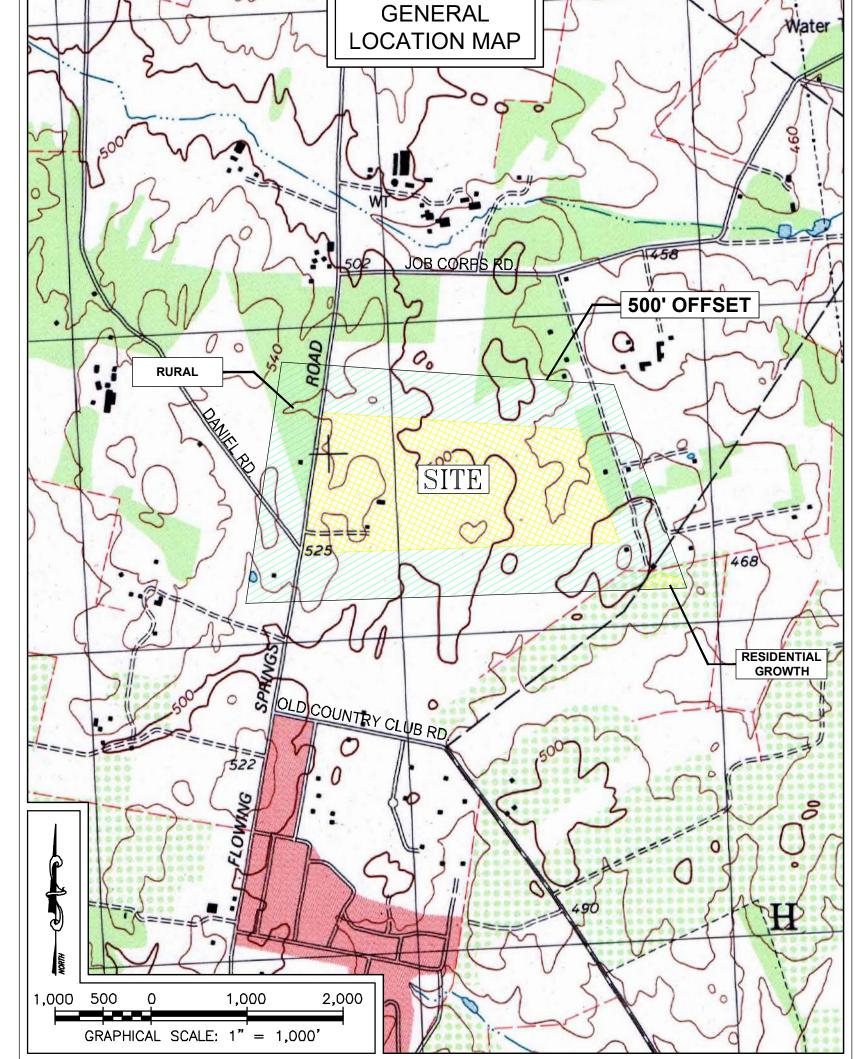
OWNERS INFORMATION IS PROVIDED PURSUANT TO JEFFERSON COUNTY ASSESSOR'S RECORDS.

- E. A LETTER TO WVDOH HAS BEEN SENT REQUESTING THE IDENTIFICATION OF ANY ISSUES, DATA REQUIREMENTS OR NOTICE THAT
- F. PURSUANT TO SECTION 24.119.B.6. OF THE SUBDIVISION REGULATIONS, THE PROPOSED DEVELOPER WILL PROVIDE A TRAFFIC IMPACT STUDY IN ACCORDANCE WITH WVDOH CRITERIA.
- 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 PRELIMINARY PLAT DEVELOPMENT

	PARKLAND	
	Density - DUA	
Dwellings	Residential Lot Area	Dwelling Units Per Acre
320	65.36	320 / 65.36 = 4.9
	Parkland Requireme	ents*
	% of Site	Land Area (AC)
Required	7	7.14+/- (102 x 0.07 = 7.14)
Provided (Active)	7.04% (7.19 / 102 = 7.04)	7.19+/-

Setbacks - Single Family Detached Dwelling				
Front	Side	Street Side	Rear	
25'	12'	1 5'	20'	

LAND AREAS	AREA (AC)
RESIDENTIAL LOT AREA	65.36
INTERNAL ROAD RIGHT-OF-WAY	19.13
STORMWATER MANAGEMENT	9.94
RIGHT-OF-WAY DEDICATION	0.38
ACTIVE OPEN SPACE	7.19
TOTAL	102.00



*(CT) = CHARLES TOWN ZONING DISTRICT.

ACTIVE OPEN SPACE	AREA
AREAS	(AC)
Α	0.46
В	0.37
С	0.42
D	1.46
E	2.76
F	0.82
G	0.66
Н	0.24
TOTAL	7.19

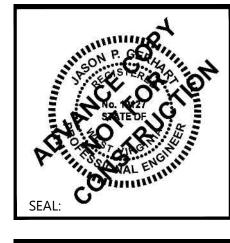
SHEET INDEX

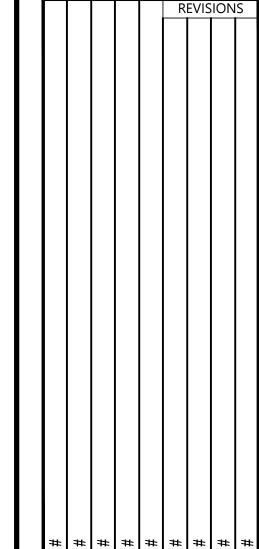
- 1. COVER SHEET & NOTES
- 2. CONCEPTUAL PLAN

JEFFERSON COUNTY PC FILE:











SCALE: HORIZ.: 1"=120'
VERT.: NA

DATE: JUNE 2022

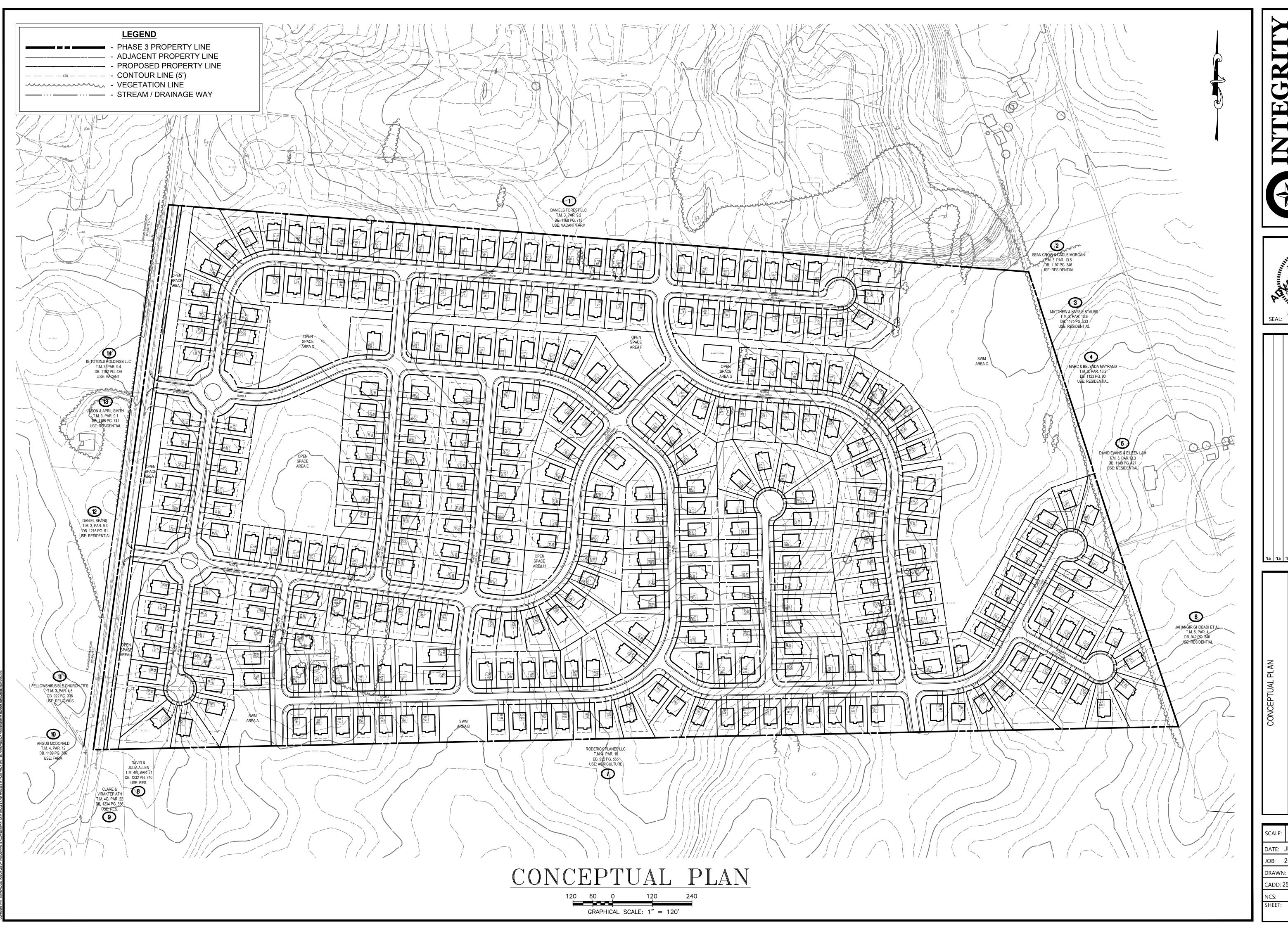
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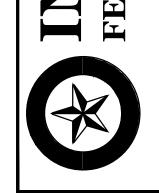
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NCS:
SHEET:

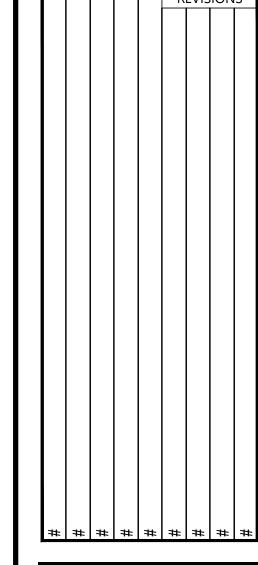
1 OF 2



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STONECREST SUBDIVISION
CONCEPT PLAN
TAX MAP 3, PARCEL 9; D.B. 1255, P.G. 569
02 CHARLES TOWNTAX DISTRICT

J.C. FILE #XXX-XX

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