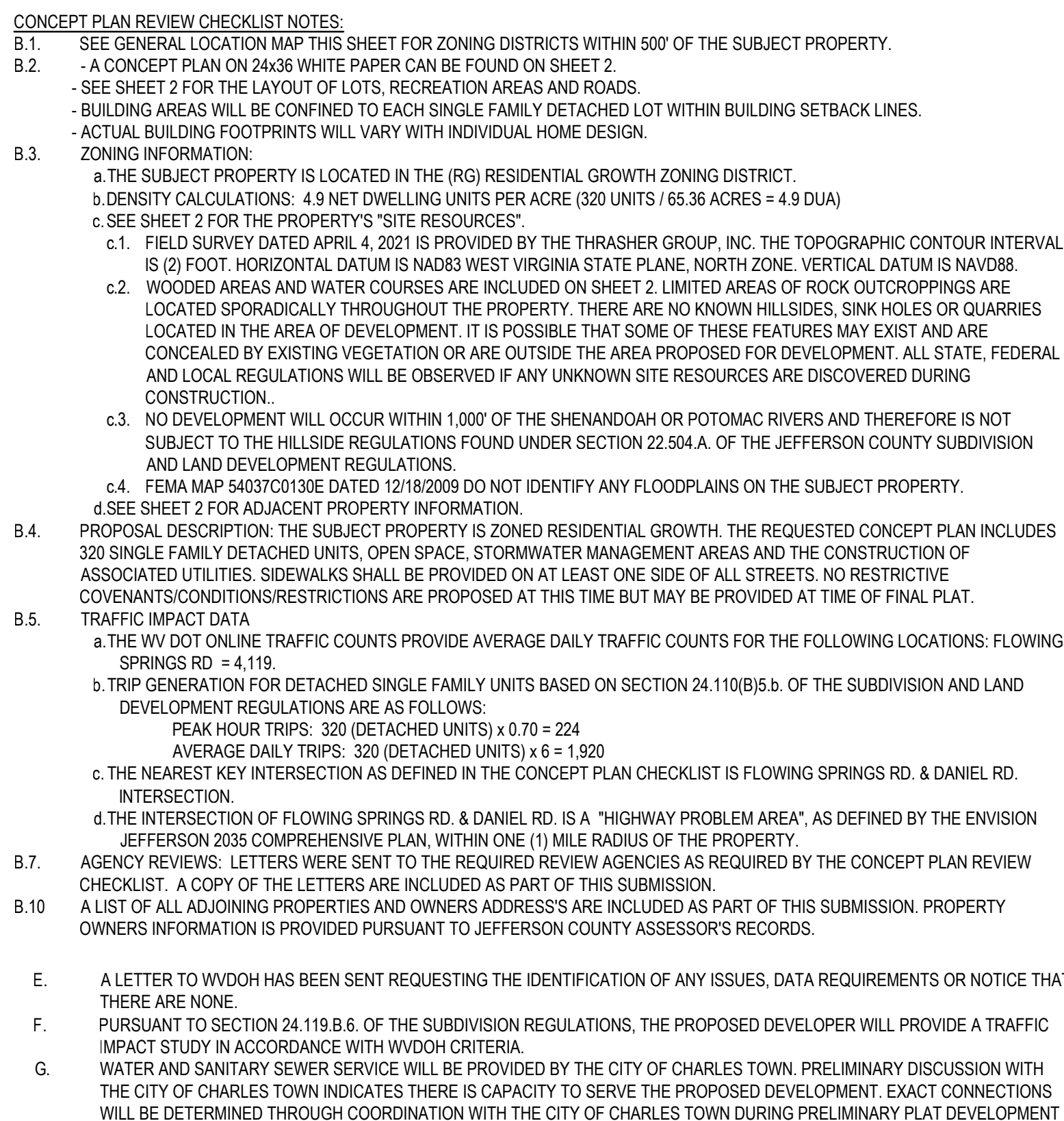


JEFFERSON COUNTY, WEST VIRGINIA
CHARLES TOWN DISTRICT
TAX MAP 3, PARCEL 9
DEED BOOK 1255, PAGE 569

APPLICANT/DEVELOPER
DR HORTON
RORY S. TRUMAN PKWY., SUITE 250
ANNAPOLIS, MD 21401



Setbacks - Single Family Detached Dwelling			
Front	Side	Street Side	Rear
25'	12'	15'	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

ACTIVE OPEN SPACE AREAS	AREA (AC)
A	0.46
B	0.37
C	0.42
D	1.46
E	2.76
F	0.82
G	0.66
H	0.24
TOTAL	7.19



SHEET INDEX

1. COVER SHEET & NOTES
2. CONCEPTUAL PLAN

JEFFERSON COUNTY PC FILE:

[illegible]

COVER SHEET AND NOTES

STONECREST SUBDIVISION CONCEPT PLAN

TAX MAP 3, PARCEL 9; D.B. 1255, P.G. 569
02 CHARLES TOWNTAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1"=120'	
	VERT.: NA	
DATE: JUNE 2022		
JOB: 2582-0103		
DRAWN: MAM		CHECK: JPG
CADD: 2582-0103_C-SP01.DWG		
NCS:		
SHEET:		

LEGEND

- PHASE 3 PROPERTY LINE

- ADJACENT PROPERTY LINE

- PROPOSED PROPERTY LINE

- CONTOUR LINE (5')

- VEGETATION LINE

- STREAM / DRAINAGE WAY

The figure is a detailed conceptual site plan for the Stonecrest Subdivision. It shows a large, irregularly shaped tract of land divided into numerous residential lots, many of which are numbered. The lots are arranged in a somewhat grid-like fashion but follow the contours of the land. Several 'OPEN SPACE' areas (A through H) are interspersed among the lots. The plan also shows 'ROAD A' and 'ROAD B' running through the subdivision. Surrounding the subdivision are various other properties, each identified by a circled number (1 through 14) and a text block providing owner information, tax map details, and use. For example, property 1 is 'DANIELS FOREST LLC, T.M. 3, PAR. 92, DB. 1185 PG. 719, USE: VACANT/FARM'. The plan includes topographic contour lines (5-foot intervals) and vegetation lines. A legend in the top left corner defines the line types used. A north arrow is located in the top right corner. At the bottom center, the title 'CONCEPTUAL PLAN' is prominently displayed above a graphical scale bar indicating 1 inch equals 120 feet.

INTEGRITY

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AMERICAN SOCIETY OF CIVIL ENGINEERS

STATE OF WEST VIRGINIA

SEAL:

CONSTRUCTION

ENGINEER

REVISIONS	

CONCEPTUAL PLAN

STONECREST SUBDIVISION

CONCEPT PLAN

TAX MAP 3, PARCEL 9; D.B. 1255, PG. 569

02 CHARLES TOWN TAX DISTRICT

JEFFERSON COUNTY, WEST VIRGINIA

J.C. FILE #XXX-XX

SCALE: HORIZ.: 1"=120'

VERT.: NA

DATE: JUNE 2022

JOB: 2582-0103

DRAWN: MAM CHECK: JPG

CADD: 2582-0103_C-SP01.DWG

NCS:

SHEET: 2 OF 2