



Agenda

Jefferson County Planning Commission

Tuesday, December 12, 2023 at 7:00 PM

**By order of the President of the Jefferson County Planning Commission,
Public Participation is available in-person only.
The meeting will be broadcast live via ZOOM for viewing purposes only.**

In-Person Meeting Location: County Commission Meeting Room located in the lower level of the Charles Town Library (side entrance on Samuel Street)
200 East Washington Street, Charles Town, WV 25414

ZOOM Broadcast Information*: Meeting ID: 851 5601 1631
Meeting Link: <https://us02web.zoom.us/j/85156011631>

**If watching live broadcast, please ensure your microphone is muted and be mindful that your video is streaming to others.*

1. **Approval of Meeting Minutes:** November 14, 2023
2. **Request for postponement.**
3. **Public Hearing:** Beallair Subdivision, Phase 4B Final Plat (major subdivision) consisting of Lots 160-164, 244-272, and Residue A, resulting in 35 single family dwelling units. Property Owner: Beallair Homes LLC. Applicant: Piedmont Design Group. Property Location: Beallair Subdivision, Vacant 'Residue A' lot Beallair Manor Drive, Charles Town, WV. Parcel ID: 04010ARESA0000; Size: 30.5 acres; Zoning District: Residential Growth (File #22-15-SD).

There is no public comment for the following items.

4. Reports from Legal Counsel

- a. Discuss and review Jefferson County Circuit Court Civil Action No. 2021-C-109 (RE: PC File #21-2-Z – Jefferson Orchards Rezoning).
- b. Review and discuss Jefferson County Circuit Court Civil Action No.'s 2021-C- 33 through 37 and Jefferson County Circuit Court Civil Action No.'s 2021- C-46 through 50, and WV Supreme Court No.'s 21-0727, 21-0728, and 21-0731 and Jefferson County Circuit Court Civil Action No. 2023-C-112 (RE: PC File #ZTA19-03 Solar Energy Facilities text amendment).
- c. Jefferson County Circuit Court Case #CC-19-2022-C-81 (RE: PC File #ZTA22-01 Solar Energy Facilities text amendment).
- d. Discuss and review for possible action Jefferson County Circuit Court Civil Action No. 2023-C-48 (RE: PC File #21-8-SP Berryville Pike Telecommunications Tower).
- e. Discuss and review of VB BTS, LLC v. Jefferson County, WV and the Jefferson County Planning Commission, U.S. N.D. W. Va. Case No. 3:23-CV-171 (RE: PC File #23-3-SP – Shannondale Lake Telecommunication Tower).
- f. Discuss and review Jefferson County Circuit Court Civil Action No. 2023-C-266 - Notice of Filing: Adam McDowell v. The Jefferson County Planning Commission (RE: PC File #23-3-SP – Shannondale Lake Telecommunication Tower).

5. Planner's Memo

6. President's Report

7. Actionable Correspondence

8. Non-Actionable Correspondence



Draft Meeting Minutes
Jefferson County Planning Commission
November 14, 2023

The Jefferson County Planning Commission met on November 14, 2023 at 7:00 pm with the following Planning Commission members present: Mike Shepp, President; Steve Stolipher, County Commission Liaison; Wade Louthan, Secretary; Jack Hefestay; Tim Smith; and Aaron Howell.

Matt Knott was absent with notice.

Donnie Fisher and J. Ware were absent without notice.

Staff members present included Jennifer Brockman, Chief County Planner; Luke Seigfried, County Planner; Jonathan Saunders, County Engineer; Nathan Cochran, Prosecuting Attorney; and Michelle Evers, Planning Clerk.

Mr. Shepp called the meeting to order at 7:00 pm. and confirmed a quorum was present.

1. Approval of Meeting Minutes: October 10, 2023 and November 6, 2023

Mr. Shepp noted the following correction to the minutes:

- Add who the minutes were prepared by at the end of the October 10, 2023 meeting minutes.

Mr. Howell noted that the following correction needed to be made to the motion on Agenda Item #6:

- Mr. Stolipher made a motion that the Planning Commission should process all waivers in accordance with the current version of the Subdivision Regulations ~~and not require a Public Hearing.~~

Mr. Shepp stated the minutes stand approved as amended without objection.

2. Request for postponement.

- 3. POSTPONED Indefinitely by request of the Applicant: Public Workshop:** Concept Plan for Bakerton Monopole (fka Harvest Ct) Telecommunications Tower consisting of a 100' Monopole Telecommunications Tower with a 50' x 50' fenced compound. Applicant: Smartlink Group, LLC / Attn: Scott Nichols; Property Owner: Timothy R & Marla B Landis; Property Location: 248 Harvest Court, Harpers Ferry, WV; Parcel ID: 04000300750000; Size: 13.678 ac; Zoning District: Rural (File #23-5-SP).

Mrs. Brockman explained the applicant has requested postponing this application indefinitely. This item was postponed indefinitely.

- 4. Public Hearing:** Request for a Final Plat Amendment to lift the single family restriction to allow for the construction of an Accessory Dwelling Unit for use by a family member (see Final Plat Note recorded in Deed Book 632, at Page 363). Applicant/Property Owner: Todd D Banks & Taylor Bishop. Property Location: Cottage Hall, Lot 1, 5994 Flowing Springs Rd, Shenandoah Junction, WV; Parcel ID: 09002000050001; Size: 10 ac; Zoning District: Rural (File #23-4-FPA).

Mrs. Brockman provided an overview of the staff report.

The applicant, Taylor Bishop, explained the nature of the request to the Planning Commission.

Mr. Shepp opened the public hearing. There was no public comment. Mr. Shepp closed the public hearing.

Mr. Hefestay made a motion to approve the Final Plat Amendment request as presented. Mr. Louthan seconded the motion, which carried unanimously.

There is no public comment for the following items.

5. Waiver request from Section 24.112.C to allow a 1-year extension of the time requirements to prepare a Preliminary Plat for the Colonial Hills Phase 3B based on Concept Plan approval on October 12, 2021. Applicant / Property Owner: KE Colonial, LLC / Rick Fink; Property Location: Vacant Lot on the NE corner of Higbee Lane & Potomac Farms Drive, Shepherdstown, WV. Parcel ID: p/o 09000800100000; Size: 2.54 ac; Zoning District: Residential Growth (File #23-23-PCW).

Mrs. Brockman provided an overview of the staff report.

The applicant's representative, Ryan Perks, with Integrity Federal Services, explained the nature of the request to the Planning Commission.

Mr. Hefestay made a motion to approve the waiver as presented. Mr. Louthan seconded the motion, which carried unanimously.

6. Waiver from Section 2.5 M (Appendix B-Engineering Standards) as amended Feb 1, 2018, to allow for gravel parking area for a proposed Day Care Facility. Applicant: Dino Kids Childcare, LLC / Cordelia Courtney. Property Owner: Peter Corum. Property Location: 3988 Kearneysville Pike, Shepherdstown, WV. Parcel ID: 09001300260002; Size: 2 ac; Zoning District: Neighborhood Commercial (File #23-24-PCW).

Mrs. Brockman provided an overview of the staff report.

Mr. Saunders, County Engineer, provided staff recommendations related to the provision of gravel parking for staff and parent drop off. He noted that there are ADA paved spaces near the side door to the facility.

The applicant, Cordelia Courtney, explained the nature of the request to the Planning Commission and the WV DOH requirements with which she will comply.

Mr. Hefestay made a motion to approve the waiver as presented. Mr. Louthan seconded the motion, which carried unanimously.

7. Waiver from Section 20.201A.2 to reduce the required access easement width from 50' to 40' for a portion of an existing access easement for the purpose of processing a two-lot minor subdivision (for a total of four lots). Applicant: Donna C. Bent; Property Location: 1332 Billmyer Mill Rd, Shepherdstown; Parcel ID: 09000600050006; Size: 10.38 acres; Zoning District: Rural (File #23-25-PCW).

Mrs. Brockman provided an overview of the staff report and explained how this request differs from the waiver approved by the Planning Commission in 2021 (Files # 21-3-PCW).

The applicant, Donna Bent, explained the nature of the request to the Planning Commission and noted that the property has less than 40' of road frontage on Billmyer Mill Road.

Mrs. Brockman recommended that the Planning Commission approve this waiver request with the stipulation of processing a maximum of a two-lot minor subdivision (for a total of four lots).

Mr. Hefestay made a motion to approve the waiver with staff's stipulation. Mr. Louthan seconded the motion, which carried unanimously.

8. Reports from Legal Counsel

- a. Discuss and review Jefferson County Circuit Court Civil Action No. 2021-C-109 (RE: PC File #21-2-Z – Jefferson Orchards Rezoning).
- b. Review and discuss Jefferson County Circuit Court Civil Action No.'s 2021-C- 33 through 37 and Jefferson County Circuit Court Civil Action No.'s 2021- C-46 through 50, and WV Supreme Court No.'s 21-0727, 21-0728, and 21-0731 and Jefferson County Circuit Court Civil Action No. 2023-C-112 (RE: PC File #ZTA19-03 Solar Energy Facilities text amendment).
- c. Jefferson County Circuit Court Case #CC-19-2022-C-81 (RE: PC File #ZTA22-01 Solar Energy Facilities text amendment).
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- e. Discuss and review of VB BTS, LLC v. Jefferson County, WV and the Jefferson County Planning Commission, U.S. N.D. W. Va. Case No. 3:23-CV-171 (RE: PC File #23-3-SP – Shannondale Lake Telecommunication Tower).

Mr. Cochran stated to the Planning Commission that Item E is currently processing through Federal Court and that he would have more information at the next Planning Commission meeting.

Mr. Shepp requested an update on the previous deposition and asked when he would receive the document for review and signature. Mr. Cochran stated that he would speak to Steve Groh, Assistant Prosecuting Attorney for an update.

9. Planner's Memo

Mrs. Brockman reminded the Planning Commission about the upcoming Planning Commission Meeting and Work Session on December 12, 2023.

10. President's Report

Mr. Shepp requested that if staff receives written public comment or phone calls regarding waiver requests, they forward them to the Planning Commission for the opportunity to respond.

11. Actionable Correspondence

- Email from Christine Marshall dated October 30, 2023

Mr. Shepp deferred to Mr. Cochran regarding a response to the email from Ms. Marshall.

Mr. Cochran provided broad legal counsel regarding requirements related to subcommittees that do not include a quorum of the Planning Commission.

Mrs. Brockman reported that the Planning Commission has used several subcommittees over the years and none of them have consisted of a quorum and no decisions are made. The subcommittees always report back to the Planning Commission for any public input or action on their recommendations.

Mr. Shepp stated there is no motion or action to be made at this time.

12. Non-Actionable Correspondence

Mr. Louthan made a motion to adjourn the meeting at 7:23pm. Mr. Hefestay seconded the motion, which carried unanimously.

Planning Commission Minutes

November 14, 2023


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These minutes were prepared by Michelle Evers, Planning Clerk.

Staff Report
 Jefferson County Planning Commission Meeting
 December 12, 2023

Beallair Subdivision, Phase 4B Final Plat (PC File#22-15-SD)

Item #3: Final Plat Public Hearing for the Beallair Subdivision, Phase 4B (major subdivision). This section of Beallair consists of Lots 160 - 164, 244 - 272, and Residue A, which will result in the creation of 35 single family dwelling units.

| | | |
|---|--|-----------------------|
| Owner: | Beallair Homes, LLC. | |
| Applicant: | Piedmont Design Group, Mike Wiley | |
| Property Location & Information | Beallair Subdivision, Vacant 'Residue A' lot, Beallair Manor Drive, Charles Town, Parcel ID: 04010ARESA0000; Size: 30.5 acres; Zoning District: Residential Growth | |
| |  | |
| Adjacent Zoning Districts | North, South, West: Residential Growth East: Residential-Light Industrial-Commercial | |
| Proposed Density: | Lots 160 - 164, 244 - 272, and Residue A (35 single family units) | |
| <p>Subdivision History <u>Community of Beallair Subdivision (PC Files 02-36, 05-41, 08-21, 19-16-SD, 21-31-SD, 22-15-SD)</u> Note: This project fell under the 2010 SB 595 (WV State Code), which allowed an extension of the entire project. Further extensions relating to SB595 were approved as follows: 07/13/10 (PC), 06/21/12 (CC), 08/08/14 (CC), and 03/13/17 (CC).</p> | | |
| File # | Project Name | Recording Info |
| 02-36-SD | Beallair Phase I, Lots 1-49 and Residue Parcels A, B, C, D & E | PB 21, PG 54 |
| 05-41-SD | Beallair Phase II, Lots 50-133, Residue Parcel A | PB 23, PG 91 |
| | • 05/15/14: Minor plat change: revise and update drainage areas | PB 25, PG: 457 |
| | • 05/23/16: Minor plat change: revise easements and access on Lot 103 | PB 25, PG 563 |
| | • 08/23/16: Minor plat change: revise setbacks and model home note | PB 25, PG 589 |
| | • 08/16/17: Minor plat change: revise setbacks | PB 25, PG 641 |
| | • 02/05/20: Minor plat change: convert TH to SF | PB 26, PG 170 |

Staff Report
Jefferson County Planning Commission Meeting
December 12, 2023

Beallair Subdivision, Phase 4B Final Plat (PC File#22-15-SD)

| | | |
|----------|---|--|
| | • Minor plat change: removal of platted walking trails (23-9-MPC) | Pending |
| 08-21-SD | Beallair Commercial Parcel 1, Plantation Ln and Residue Parcel A | PB 25, PG 184 |
| 19-16-SD | Beallair Phase 4A, Lots 134-159 and Residue Parcel A | PB 26, PG 216 |
| 21-31-SD | Beallair Phase 3, Lots 203-233, 273-275, 283-304 Open Space SWM-1 and Residue Parcel A | PB 26, PG 351 |
| | • 01/13/23: Minor plat change: revise the front setback for Lots 214, 215 & 217 located on a cul-de-sac (23-1-MPC) | PB 26, PG 484 |
| 22-15-SD | Beallair Phase 4 & 5 Preliminary Plat for Lots 160-202, 234-272, 276-282; <u>Phase 4B - Final Plat for Lots 160 - 164, 244 - 272, and Residue A*</u> <i>*Phase subject to this public hearing.</i> | PP approved but not stamped; FP Pending |
| 23-10-SP | Beallair Community Pool and Club House | Pending |

Subdivision Variances: (PC approved the following variances, under the 1979 Subdivision Ordinance)

| Mtg. Date | Request |
|------------------|--|
| 03/25/03: | <ul style="list-style-type: none"> • Reduce finished road width from 20' to 15' for one-way rear access drives w/ no shoulders; • No curb & gutter in alleys; or, the one-way rear access drives; • Allow an inverted crown for drainage in one-way rear access drives; • Allow two (2) side-by-side, on-site parking spaces; • Reduce ROW width from 50' to 44' in the main road passing through the TND villa areas; • Reduce one-way rear access drives from 50' to 20' to serve the garages. |
| 03/23/04: | <ul style="list-style-type: none"> • Min. finished road width from 24' to 15' for rear access drives; • No curbs included with the rear access drives; • No sidewalks on the one-war rear access drives; • A reduction from 3' to 2.5' for the back of the curb from the edge of the pavement; • No buffer screening between common areas & adjoining single family lots. |
| 09/12/06: | Request to extend the 24-month provision for a period of 12 months to 09/12/07. |
| 08/26/08: | Request to extend the 24-month provision for a period of 12 months to 08/26/09. |

Zoning Variances: (BZA approved the following variances from the Zoning Ordinance)

| Mtg. Date | Request |
|------------------|--|
| 07/19/12: | Reduce the rear setback from 20' to 17' for a 12' x 16' screened porch (ZV12-24). |
| 07/24/14: | Reduce the rear setback from 20' to 3' to construct a deck. |
| 04/28/16: | Reduce the rear setback from 20' to 10' to construct a deck (ZV16-09). |
| 07/28/16: | Reduce rear setback from 20' to 12' for Lots 112, 127, and 128 (ZV16-12). |
| 07/28/16: | Allow a staffed model home on Lot 111 (ZV16-13). |
| 10/27/16: | Allow a staffed model townhome on Lot 51 (ZV16-21). |
| 03/23/17: | Allow a staffed model townhome on Lots 50-67 (ZV17-02). |
| 09/28/17: | Reduce front setback from 25' to 10' along Clover Lea Way for Lots 50-67 (ZV17-14). |
| 09/28/17: | Reduce the 25' front setback to the following: to 10' along the S boundary for Lots 283-289; to 10' along the E boundary for Lot 283; to 10' along the N boundary for Lots 290-296; 10' along the E boundary for Lot 296; to 10' along the S boundary for Lots 297-304; to 18' along the E boundary for Lot 297 (ZV17-15). |

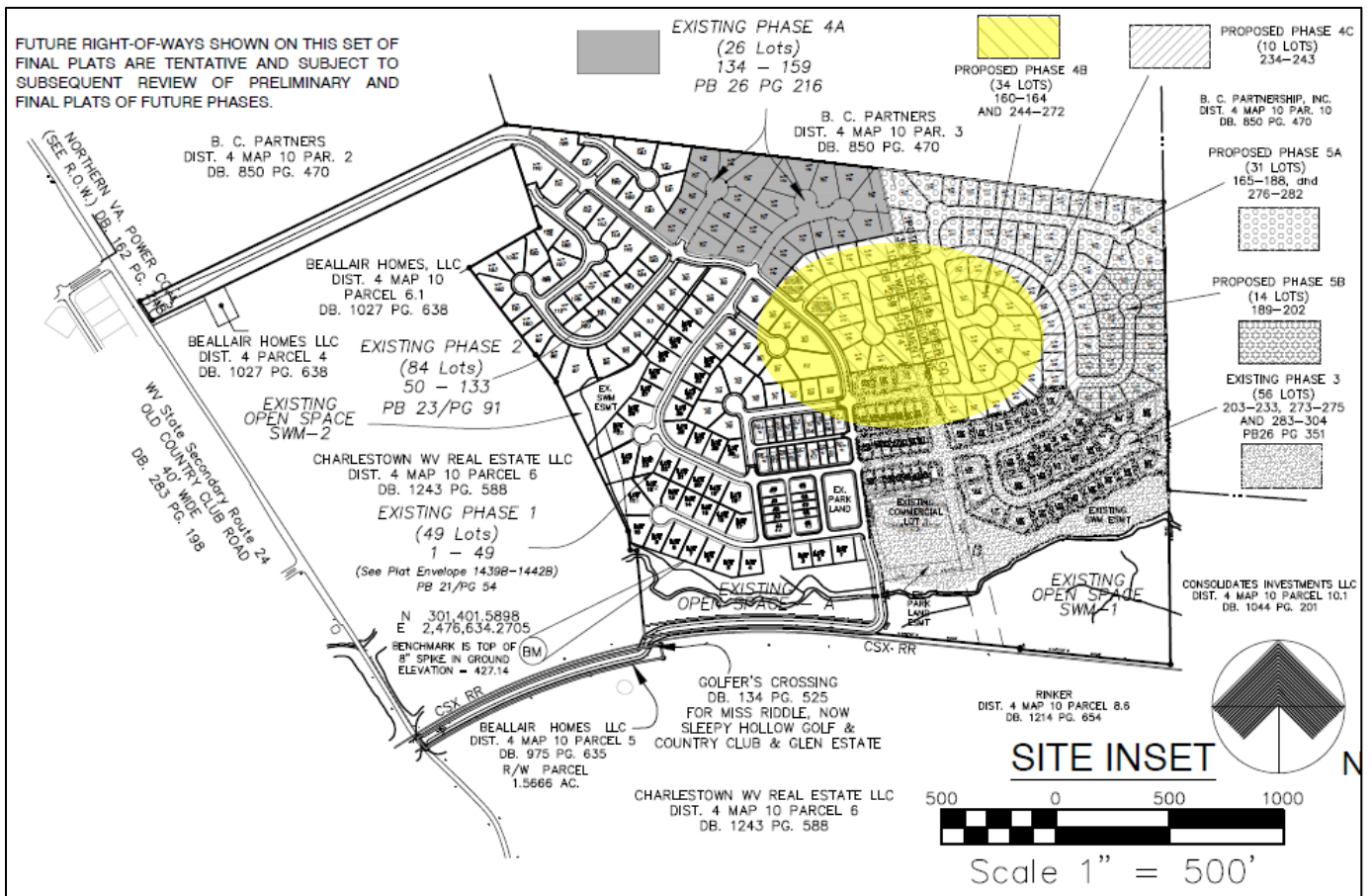
Staff Report
 Jefferson County Planning Commission Meeting
 December 12, 2023

Beallair Subdivision, Phase 4B Final Plat (PC File#22-15-SD)

| | |
|--|---|
| 09/27/18: | Reduce the rear setback from 20' to 18' to allow for a home (ZV18-14). |
| 04/25/19: | Allow a staffed model home on Lot 68 (19-7-ZV). |
| 05/23/19: | Reduce front setbacks from 25' to 20'; side setbacks from 12' to 10' and rear setbacks from 20' to 15' for Lots 68-72, 78, 106-108, 118, 121-124, and 129 (19-10-ZV). |
| 01/23/20: | Reduce front setback from 25' to 20', the side setback from 12' to 10', and, the rear setback from 20' to 15' for lots 134-159 (19-33-ZV). |
| Zoning Variances: (BZA denied the following variance) | |
| 06/23/22: | Reduce the front setback from 25' to 15'; the side setback from 12' to 10'; and the rear setback from 20' to 10' for Lots 203-233 & 273-275 for Phase 3 of Beallair (22-22-ZV). |

Background

The Community of Beallair Subdivision is located on Old Country Club Road, north of the railroad tracks. The Community Impact Statement (CIS) for this development was approved on November 26, 2002, for a total of 254 detached single family lots and 54 attached single family lots on 125 acres. Phases 1, 2, 3 (including a nonresidential lot for the community pool & club house), and 4A have been already been approved and recorded. The Phase under review for this meeting is a further division of Residue A. This portion of Phase 4B (Residential) is currently under review and is requesting Planning Commission approval of the Final Plat. Subsequent phases will eventually be processed to complete the balance of the development.



Staff Report
Jefferson County Planning Commission Meeting
December 12, 2023

Beallair Subdivision, Phase 4B Final Plat (PC File#22-15-SD)

The Request:

Since this subdivision began processing before the 2008 Subdivision Regulations were adopted, the Jefferson County Subdivision Ordinance, effective July 18, 1979, as amended (1979 Subdivision Ordinance), governs this Subdivision. All developments approved under the 1979 Subdivision Ordinance are required to have Final Plat approval every 2 years, which allows the Community Impact Statement (CIS) to remain valid and the development itself to retain its vested rights. The applicant is complying with that time requirement by submitting a Final Plat for approval prior to the expiration date of January 9, 2024. The next Final Plat is required to have a Public Hearing within 2 years of the date of this Phase's approval. The legal notice for this Public Hearing was published in the Spirit of Jefferson newspaper on November 8, 2023.

The 1979 Subdivision Ordinance limits the type of discussion that can occur during the Planning Commission Public Hearing on a Final Plat as follows:

FINAL PLAT PUBLIC HEARING held before the Planning Commission during a regular meeting. New or revised information not previously considered at the Community Impact Evaluation stage is solicited from the public. The Planning Commission, after considering public comment, all previous information and comment, the provisions of this Ordinance, and the provisions of Section 8-24-30 of the West Virginia Code, approves, approves with conditions or disapproves the subdivision proposal and Final Plat.

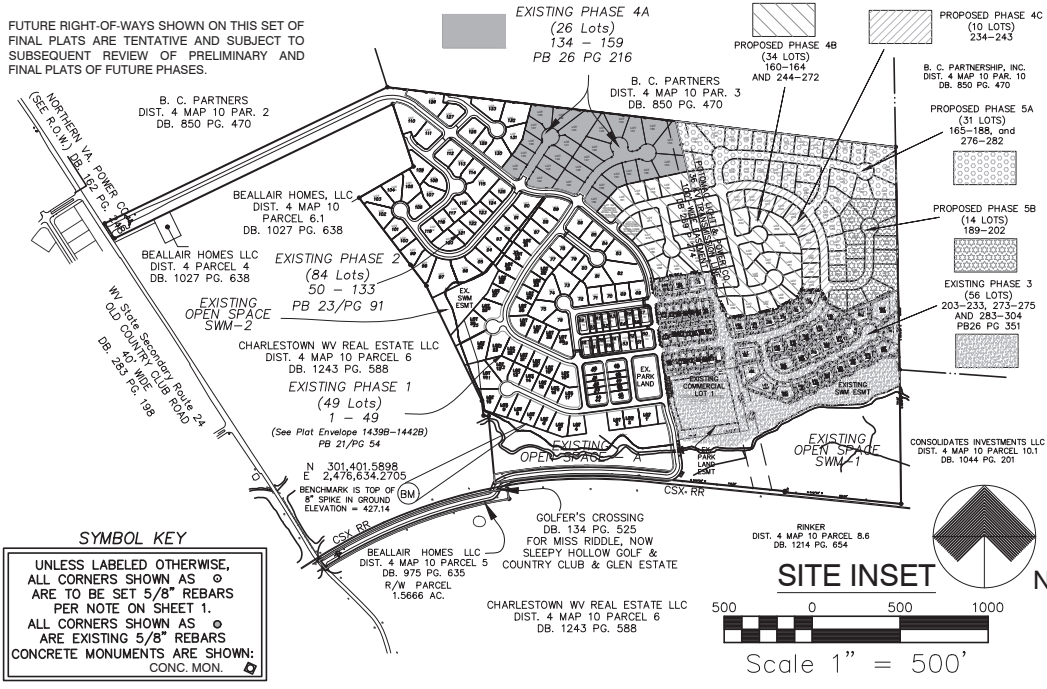
The Planning Commission shall approve, approve with conditions, or disapprove a subdivision proposal and Final Plat within 60 days from the day the final plat and support material are submitted to the Planning Commission office. Failure to take action within the 60 day period shall result in final plat approval, unless a waiver of the 60 day period is granted to the Planning Commission by the subdivider.

If the Final Plat is approved by the Planning Commission, the applicant shall have 90 days from time of approval to bond and record the Final Plat.

Recommendation:

The Final Plat for Beallair Phase 4B has been reviewed by staff and a minor comment related to abandoning a water line easement is still outstanding which need to be addressed before it can be signed and recorded. The Final Plat complies with the approved Community Impact Statement and the approved, but not yet stamped, Preliminary Plat. Staff recommends approval with the condition that all comments be addressed in a timely manner.

FUTURE RIGHT-OF-WAYS SHOWN ON THIS SET OF FINAL PLATS ARE TENTATIVE AND SUBJECT TO SUBSEQUENT REVIEW OF PRELIMINARY AND FINAL PLATS OF FUTURE PHASES.



SYMBOL KEY

UNLESS LABELED OTHERWISE, ALL CORNERS SHOWN AS ARE TO BE SET 5/8" REBARS PER NOTE ON SHEET 1. ALL CORNERS SHOWN AS ARE EXISTING 5/8" REBARS. CONCRETE MONUMENTS ARE SHOWN: CONC. MON.

OWNER/DEVELOPER:
 BEALLAIR HOMES, LLC
 5285 CORPORATE DRIVE, SUITE 300
 FREDERICK, MARYLAND 21703
 301-695-6614

OWNER/DEVELOPER'S STATEMENT OF ACCEPTANCE

THE OWNER AND DEVELOPER, BY SIGNING THIS PLAT, AGREES TO ABIDE BY ALL CONDITIONS, TERMS AND SPECIFICATIONS PROVIDED HEREON.

EDWARD E. WORMALD
 MANAGING PARTNER
 BEALLAIR HOMES, LLC

DATE _____

CONDITIONS:

- EACH PARCEL SHOWN ON THIS PLAT SHALL BE RESTRICTED TO A SINGLE-FAMILY RESIDENCE, ONLY, UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION IN CONFORMANCE WITH THE PREVAILING COUNTY LAND DEVELOPMENT LAWS. ALL LOTS WITHIN THIS SUBDIVISION ARE PROHIBITED FROM CONSTRUCTING PRIVATE ON-SITE SEWAGE DISPOSAL (SEPTIC SYSTEMS) AND PRIVATE ON-SITE WELLS.
- TYPICALLY, SINGLE FAMILY DETACHED BUILDING SETBACKS ARE 25' FRONT, 20' REAR AND 12' SIDE. SEE JEFFERSON COUNTY ZONING ORDINANCE ART. 9 FOR OTHER SETBACK EXCEPTIONS.
- ALL INTERNAL SUBDIVISION ROADS, STORMWATER MANAGEMENT PARCELS, PARKS AND GREENSPACE PARCELS TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION (HOA). HOA MEMBERSHIP IS REQUIRED. THE HOA IS ALSO RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE EASEMENTS.
- THE DEVELOPED LOTS OF THIS PROJECT ARE NOT IN A 100-YR FLOOD PLAIN PER FIRM MAP 540065 0035C DATED 2 AUG. 1993. LOTS ARE IN ZONE C ON SAID MAP. FEMA 100-YR FLOOD PLAIN IS AS DELINEATED ON THIS PLAT.
- LOT DRIVEWAYS TO BE CONSTRUCTED PER JEFFERSON COUNTY DETAIL R-31. SEE SHEET 6.
- ALL PERMANENT LOT CORNER MARKERS (UNLESS SUSCEPTIBLE TO DESTRUCTION BY SUBDIVISION IMPROVEMENTS GRADING) AND PERMANENT MONUMENTS SHALL BE IN PLACE PRIOR TO THE CONVEYANCE OF INDIVIDUAL LOTS. ALL OTHER LOT CORNER MARKERS SHALL BE IN PLACE PRIOR TO THE FINAL RELEASE OF THE CONSTRUCTION BOND. LOT CORNERS WILL CONSIST OF 30" LONG X 1/2" DIAMETER SECTIONS OF STEEL ROD SUITABLE FOR MAGNETIC DETECTION. CERTIFICATION OF SUCH SHALL BE PROVIDED BY A WEST VIRGINIA LICENSED LAND SURVEYOR.
- A BLANKET EASEMENT SHALL BE GIVEN TO THE APPROPRIATE UTILITY COMPANIES IN ALL SUBDIVISION RIGHT-OF-WAYS FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PUBLIC UTILITIES. ADDITIONALLY, EACH LOT IN PHASE 4B SHALL HAVE A 10'-WIDE DRAINAGE AND UTILITY EASEMENT ALONG ALL LOT LINES.
- STAFFED MODEL HOME TO BE PLACED ON LOT #160 OR #272 (LIMITED TO 1 AT ANY GIVEN TIME).
- LOT ACCESS IS LIMITED TO INTERIOR SUBDIVISION ROADS ONLY.
- MINIMUM LOT AREA (MLA) AND AREA PER DWELLING UNIT (ADU) REQUIREMENTS OF THE JEFFERSON COUNTY ZONING AND DEVELOPMENT VUE ORDINANCE HAVE BEEN ADHERED TO BY THIS SUBDIVISION PLAN. SEE SHEET 2 FOR COMPUTATION.
- DRIVEWAY CULVERTS ARE REQUIRED FOR PHASE 4B RESIDENTIAL LOTS. SEE SHEET 6.

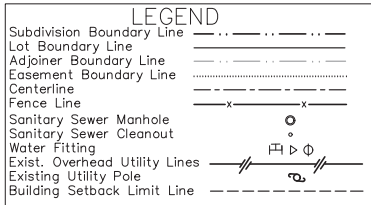
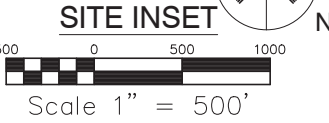
HIGHWAY ENTRANCE PERMIT #5-04-0131 and #5-06-0517,
 Phase 4&5 Addendum; Dated 12-July-2022
 WATER AND SEWER HEALTH DEPARTMENT PERMIT IS #15,996.
 Phase 4&5 Acceptance and Availability Letters ; Dated:18-October-2022 (CTUB); 21-October-2022 (JUI)
 WV/PDES GENERAL WATER POLLUTION CONTROL PERMIT #WV0115924-#WV104140-1.

THE FOLLOWING VARIANCES AND OR REQUESTS HAVE BEEN APPROVED BY THE JEFFERSON COUNTY PLANNING AND ZONING COMMISSION. SEE JCPZC SUBDIVISION FILE FOR SPECIFIC VARIANCE REQUEST DETAILS.

| SECTION | DESCRIPTION | DATE APPROVED |
|-----------|--|---------------|
| 8.2.A.5 | RIGHT-OF-WAY WIDTH | 3-25-2003 |
| 8.2.A.7 | PAVEMENT WIDTH | 3-25-2003 |
| 8.2.A.11 | INVERTED CROWN ON ONE-WAY DRIVES | 3-25-2003 |
| 8.2.B.1 | CURB AND GUTTER | 3-25-2003 |
| 8.2.B.4 | GUTTERS | 3-25-2003 |
| 8.3.C.7.B | ON-SITE PARKING SPACES | 3-25-2003 |
| 8.3.C.1.A | FINISHED ROAD WIDTH OF REAR ACCESS DRIVES SHALL BE 15' | 3-23-2004 |
| 8.3.C.1.B | NO CURBS WILL BE PROVIDED ALONG REAR ACCESS DRIVES | 3-23-2004 |
| 8.3.C.1.C | NO SIDEWALKS WILL BE PROVIDED ON THE ONE-WAY REAR ACCESS DRIVES. | 3-23-2004 |
| 8.3.C.1.D | RIGHT-OF-WAY FOR REAR ALLEY FRONTAGE WHERE THERE ARE NO SIDEWALKS REQUIRED, WILL BE LOCATED 2.5' FROM THE EDGE OF PAVEMENT | 3-23-2004 |
| 8.3.C.5.A | NO BUFFER SCREENING WILL BE PROVIDED BETWEEN COMMON AREAS AND ADJOINING PROPERTIES WITH SINGLE-FAMILY DETACHED RESIDENCES | 3-23-2004 |
| 6.3 | 12-MONTH EXTENSION OF TIME TO PROCESS FINAL PLAT | 9-12-2006 |
| 6.3 | 12-MONTH EXTENSION OF TIME TO PROCESS FINAL PLAT | 8-26-2009 |

BZA APPROVED THE FOLLOWING VARIANCES:

| | |
|-----------|--|
| 07-19-12: | REDUCE THE REAR SETBACK FROM 20' TO 17' FOR THE CONSTRUCTION OF A 12' X 16' SCREENED PORCH. (ZV12-24). |
| 07-24-14: | REDUCE THE REAR SETBACK FROM 20' TO 3' TO CONSTRUCT A DECK. 04-28-18: REDUCE THE REAR SETBACK FROM 20' TO 10' TO CONSTRUCT A DECK. (ZV16-09). |
| 07-28-16: | REDUCE REAR SETBACK FROM 20' TO 12' FOR LOTS 112, 127, AND 128 (ZV16-12). |
| 07-28-16: | ALLOW A STAFFED MODEL TOWNHOME ON LOT 111 (ZV16-13). |
| 10/27/16: | ALLOW A STAFFED MODEL TOWNHOME ON LOT 51 (ZV16-21). |
| 03/23/17: | ALLOW A STAFFED MODEL TOWNHOME ON LOTS 50-67 (ZV17-02) 09/28/17: REDUCE FRONT SETBACK FROM 25' TO 10' ALONG CLOVER LEA WAY FOR LOTS 50-67. (ZV17-14). |
| 09/28/17: | REDUCE THE FRONT SETBACK FROM 25' TO 10' ALONG THE SOUTHERN BOUNDARY FOR LOTS 283 THROUGH 289; TO REDUCE THE FRONT SETBACK FROM 25' TO 10' ALONG THE EASTERN BOUNDARY FOR LOT 283; TO REDUCE THE FRONT SETBACK FROM 25' TO 10' ALONG THE NORTHERN BOUNDARY FOR LOTS 290 THROUGH 296; TO REDUCE THE FRONT SETBACK FROM 25' TO 10' ALONG THE EASTERN BOUNDARY FOR LOT 296; TO REDUCE THE FRONT SETBACK DISTANCE FROM 25' TO 10' ALONG THE SOUTHERN BOUNDARY FOR LOTS 297 THROUGH 304; AND TO REDUCE THE FRONT SETBACK DISTANCE FROM 25' TO 18' ALONG THE EASTERN BOUNDARY FOR LOT 297. (ZV17-15) |
| 09/27/18: | REDUCE REAR SETBACK FROM 20' TO 18' TO ALLOW THE INADVERTENT ENCROACHMENT OF A HOME UNDER CONSTRUCTION ON PHASE 2 LOT 125. (ZV18-14) |
| 04/25/19: | ALLOW STAFFED MODEL HOME ON LOT 68, PHASE II. (19-7-ZV) |
| 05/23/19: | REDUCE FRONT SETBACK FROM 25' TO 20'; SIDE SETBACK FROM 12' TO 10'; AND THE REAR SETBACK FROM 20' TO 15' FOR LOTS 66-72, 78, 106-108, 118, 121-124, AND 129. (19-10-ZV) |
| 01/23/20: | REDUCE THE FRONT SETBACK FROM 25' TO 20'; THE SIDE SETBACK FROM 12' TO 10'; AND THE REAR SETBACK FROM 20' TO 15' FOR PHASE 4A, LOTS 134-159. (19-33-ZV). |



SURVEYOR:
 MICHAEL T. WILEY, PE, PS
 WV PROFESSIONAL SURVEYOR NO. 1044
 FOR PIEDMONT DESIGN GROUP, LLC
 CORPORATE DRIVE, SUITE 300
 FREDERICK, MARYLAND 21703
 301-695-6614

SURVEYOR'S CERTIFICATION

I, MICHAEL T. WILEY, A WEST VIRGINIA PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SEALED PLAN IS ACCURATE, COMPLETE AND REASONABLY MEETS OR EXCEEDS MINIMUM ACCEPTABLE SURVEYING STANDARDS AND THOSE STATE AND/OR COUNTY CODE PROVISIONS APPLICABLE ON THIS DATE. THIS SUBDIVISION COMPLIES WITH THE JEFFERSON COUNTY SUBDIVISION REGULATIONS, SECTION 8.1.B.6 FOR CLOSURE WITHIN 1:7500.

MICHAEL T. WILEY, PE, PS
 WV SURVEYOR NO. 1044
 FOR PIEDMONT DESIGN GROUP, LLC
 WV COA 20-5084

DATE _____

JEFFERSON COUNTY PLANNING COMMISSION

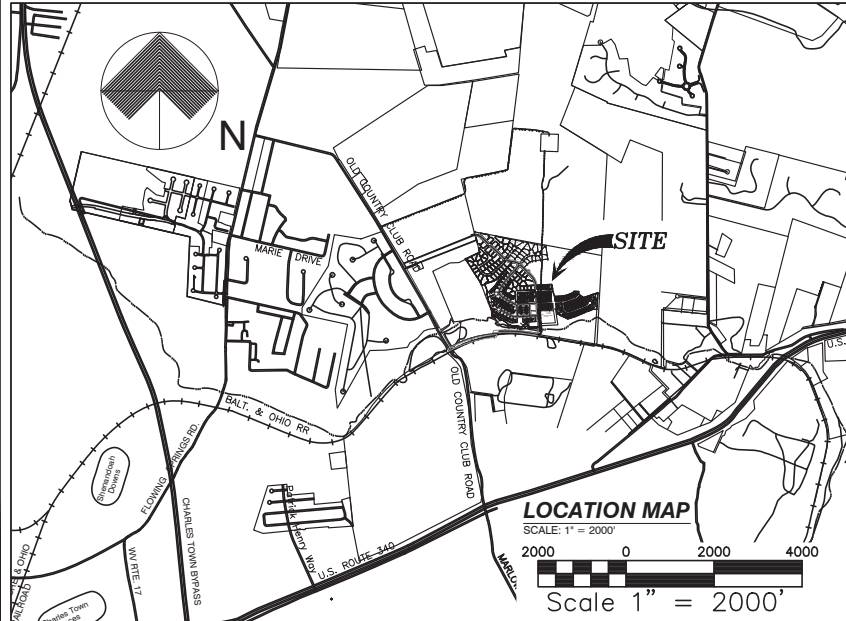
BY _____ DATE _____

| SHEET INDEX | REVISIONS | DATE | DESCRIPTION |
|------------------------|---------------|------|-------------|
| COVER | SHEET 1 OF 6 | | |
| MLA / ADU COMPUTATIONS | SHEET 2 OF 6 | | |
| MLA / ADU COMPUTATIONS | SHEET 2A OF 6 | | |
| LOTS | SHEET 3 OF 6 | | |
| RESIDUE A | SHEET 4 OF 6 | | |
| EASEMENTS | SHEET 5 OF 6 | | |
| BRLS & D/W CULVERTS | SHEET 6 OF 6 | | |

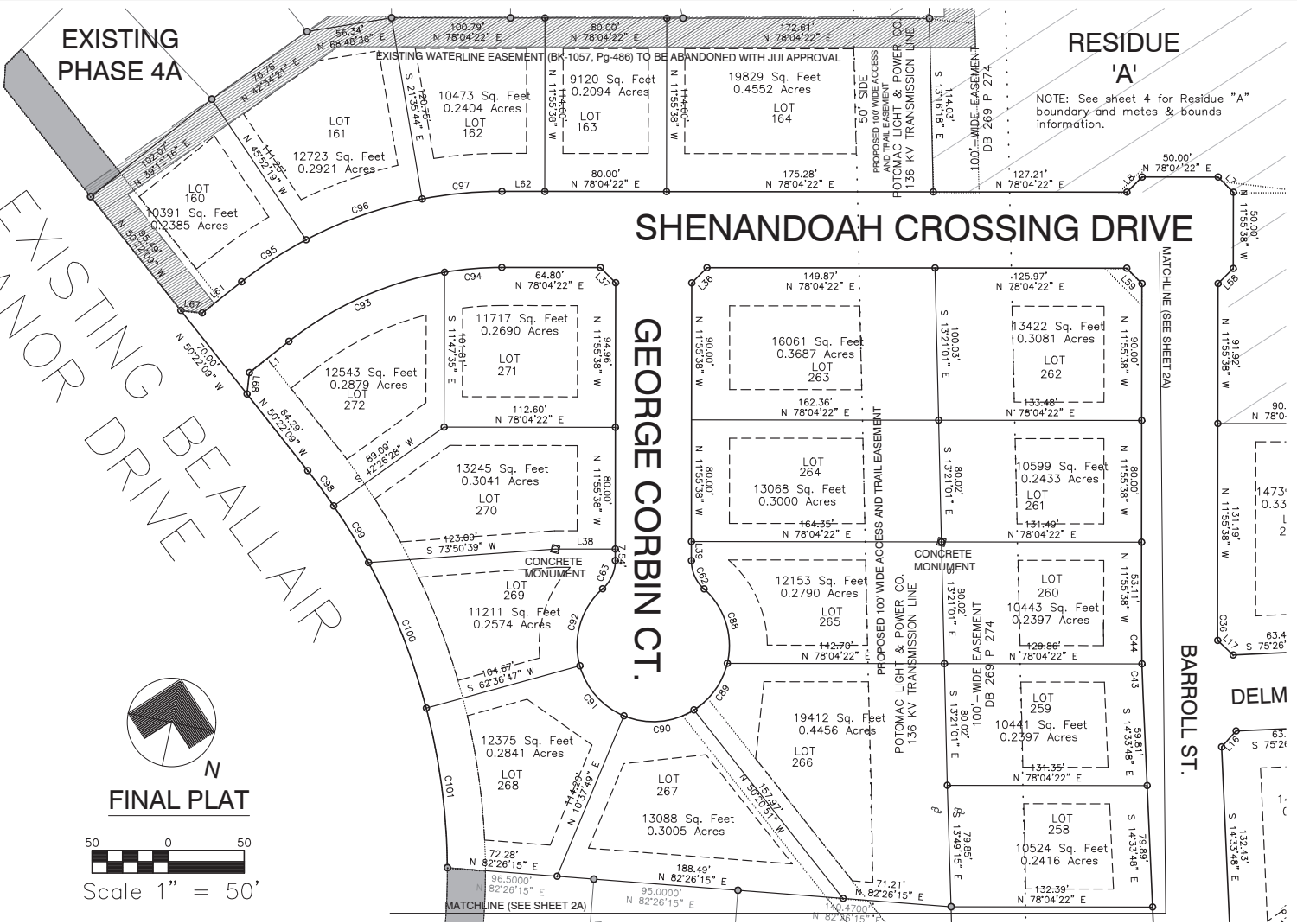
FINAL PLAT COVER SHEET
 SHOWING LOTS 160-164, 244-272, AND RESIDUE PARCEL A

BEALLAIR - PHASE 4B - RESIDENTIAL

HARPERS FERRY MAGISTERIAL DISTRICT
 MAP 10A PARCELS RESA
 DEED BOOK 975 PAGE 635
 JEFFERSON COUNTY, WV
 OCTOBER 2023
 SHEET 1 OF 6



Plotted: Nov 15, 2023 at 4:28pm
 G:\Work\BEALLAIR\BA_4_and_5\Final_Plat\101-Cover-BA4B.dwg



RESIDUE 'A'
 NOTE: See sheet 4 for Residue "A" boundary and metes & bounds information.

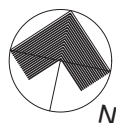
LOT AREAS

| Lot | Square Feet | Acres |
|---------|-------------|---------|
| 160 | 10,391 | 0.2385 |
| 161 | 12,723 | 0.2921 |
| 162 | 10,473 | 0.2404 |
| 163 | 9,120 | 0.2094 |
| 164 | 19,829 | 0.4552 |
| 244 | 14,739 | 0.3384 |
| 245 | 9,706 | 0.2228 |
| 246 | 15,530 | 0.3565 |
| 247 | 20,649 | 0.4740 |
| 248 | 14,106 | 0.3238 |
| 249 | 12,980 | 0.2980 |
| 250 | 10,712 | 0.2459 |
| 251 | 14,537 | 0.3337 |
| 252 | 12,917 | 0.2965 |
| 253 | 11,206 | 0.2573 |
| 254 | 10,405 | 0.2389 |
| 255 | 9,660 | 0.2218 |
| 256 | 15,053 | 0.3456 |
| 257 | 14,350 | 0.3294 |
| 258 | 10,524 | 0.2416 |
| 259 | 10,441 | 0.2397 |
| 260 | 10,443 | 0.2397 |
| 261 | 10,599 | 0.2433 |
| 262 | 13,422 | 0.3081 |
| 263 | 16,061 | 0.3687 |
| 264 | 13,068 | 0.3000 |
| 265 | 12,153 | 0.2790 |
| 266 | 19,412 | 0.4456 |
| 267 | 13,088 | 0.3005 |
| 268 | 12,375 | 0.2841 |
| 269 | 11,211 | 0.2574 |
| 270 | 13,245 | 0.3041 |
| 271 | 11,717 | 0.2690 |
| 272 | 12,543 | 0.2879 |
| 34 LOTS | 439,388 | 10.0870 |

EXISTING MANOR DRIVE BEALLAIR

SHENANDOAH CROSSING DRIVE

GEORGE CORBIN CT.



FINAL PLAT



Scale 1" = 50'

COMPUTATION FOR MLA/ADU FOR THE SINGLE-FAMILY DETACHED (SFD) AREA OF THE PHASE 4B DEVELOPMENT.

*RESIDUES REMAINING AFTER RECORDATION OF SUBSEQUENT PHASES

| ITEM | AREA TABULATIONS (ACRES) (THRU THIS PLAT) | | | | | | TOTAL |
|------------------|---|----------------|--------------------------|--------------------------|--------------------------|----------------|-----------------|
| | PHASE 1 | PHASE 2 | PHASE 3 COMMERCIAL | PHASE 4A | PHASE 3 | PHASE 4B | |
| RIGHT-OF-WAY | 13.0586 | 4.3833 | 0.1807 | 1.2619 | 3.1933 | 2.6277 | 24.7055 |
| RESIDENTIAL LOTS | 10.5170 | 21.0015 | 0.0000 | 7.8159 | 10.8623 | 10.0870 | 60.2837 |
| COMMERCIAL LOT | 0.0000 | 0.0000 | 3.3143 | 0.0000 | 0.0000 | 0.0000 | 3.3143 |
| PARK LAND | 0.4219 | 0.2856 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.7075 |
| RESIDUE F | | | | | | | 15.5433 |
| RESIDUES | D* | C* | A | A | A | A* | |
| | 5.8143 | 2.0444 | RESERVED FOR FUTURE LOTS | RESERVED FOR FUTURE LOTS | RESERVED FOR FUTURE LOTS | 17.8208 | 25.6795 |
| TOTAL | 29.8118 | 27.7148 | 3.4950 | 8.0778 | 29.5989 | 30.5355 | 130.2338 |

NOTE: NOT INCLUDED IN THE ABOVE COMPUTATIONS OF THE BEALLAIR DEVELOPMENT, IS THE SEPARATE RIGHT-OF-WAY PARCEL THAT EXISTS SOUTH OF THE CSX RAILROAD TRACKS. IT HAS BEEN DEDICATED, IN ENTIRETY, TO ROAD RIGHT-OF-WAY. NO CHANGES TO SAID PARCEL ARE PLANNED FOR BEALLAIR PHASE 4B.

EASEMENT NOTES

- A BLANKET EASEMENT SHALL BE GIVEN TO THE APPROPRIATE UTILITY COMPANIES IN ALL SUBDIVISION RIGHT-OF-WAYS FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PUBLIC UTILITIES. ADDITIONALLY, EACH LOT IN PHASE 4 AND 5 SHALL HAVE A 10'-WIDE DRAINAGE, ACCESS AND UTILITY EASEMENT ALONG ALL LOT LINES AND AS SHOWN.
- A 25' WIDE COMBINED ACCESS, DRAINAGE, UTILITY AND LANDSCAPE EASEMENT IS PROPOSED FOR LOT 160, 268, 269, 270, AND 272 ALONG BEALLAIR MANOR DRIVE. THE HOA IS RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE EASEMENTS.
- 100' WIDE POWER EASEMENT IS CENTERED ON THE REAR LOT LINE OF LOTS 257 THRU 266.

SYMBOL KEY

UNLESS LABELED OTHERWISE, ALL CORNERS SHOWN AS ○ ARE TO BE SET 5/8" REBAR'S PER NOTE ON SHEET 1. ALL CORNERS SHOWN AS ⊙ ARE EXISTING 5/8" REBAR'S. CONCRETE MONUMENTS ARE SHOWN: CONG. MON. ⊙

JEFFERSON COUNTY PLANNING COMMISSION

BY _____ DATE _____

**FINAL PLAT
 MLA / ADU COMPUTATIONS
 SHOWING LOTS 160-164, 244-272,
 AND RESIDUE PARCEL A**




BEALLAIR - PHASE 4B - RESIDENTIAL

HARPERS FERRY MAGISTERIAL DISTRICT
 MAP 10A PARCELS RESA
 DEED BOOK 975 PAGE 635
 JEFFERSON COUNTY, WV
 OCTOBER 2023
 SHEET 2 OF 6

LOT AREAS

| Lot | Square Feet | Acres |
|---------|-------------|---------|
| 160 | 10,391 | 0.2385 |
| 161 | 12,723 | 0.2921 |
| 162 | 10,473 | 0.2404 |
| 163 | 9,120 | 0.2094 |
| 164 | 19,829 | 0.4552 |
| 244 | 14,739 | 0.3384 |
| 245 | 9,706 | 0.2228 |
| 246 | 15,530 | 0.3565 |
| 247 | 20,649 | 0.4740 |
| 248 | 14,106 | 0.3238 |
| 249 | 12,980 | 0.2980 |
| 250 | 10,712 | 0.2459 |
| 251 | 14,537 | 0.3337 |
| 252 | 12,917 | 0.2965 |
| 253 | 11,206 | 0.2573 |
| 254 | 10,405 | 0.2389 |
| 255 | 9,660 | 0.2218 |
| 256 | 15,053 | 0.3456 |
| 257 | 14,350 | 0.3294 |
| 258 | 10,524 | 0.2416 |
| 259 | 10,441 | 0.2397 |
| 260 | 10,443 | 0.2397 |
| 261 | 10,599 | 0.2433 |
| 262 | 13,422 | 0.3081 |
| 263 | 16,061 | 0.3687 |
| 264 | 13,068 | 0.3000 |
| 265 | 12,153 | 0.2790 |
| 266 | 19,412 | 0.4456 |
| 267 | 13,088 | 0.3005 |
| 268 | 12,375 | 0.2841 |
| 269 | 11,211 | 0.2574 |
| 270 | 13,245 | 0.3041 |
| 271 | 11,717 | 0.2690 |
| 272 | 12,543 | 0.2879 |
| 34 LOTS | 439,388 | 10.0870 |

SYMBOL KEY

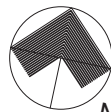
UNLESS LABELED OTHERWISE, ALL CORNERS SHOWN AS  ARE TO BE SET 5/8" REBARs PER NOTE ON SHEET 1. ALL CORNERS SHOWN AS  ARE EXISTING 5/8" REBARs. CONCRETE MONUMENTS ARE SHOWN:  CONC. MON.

EASEMENT NOTES

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2. A 25' WIDE COMBINED ACCESS, DRAINAGE, UTILITY AND LANDSCAPE EASEMENT IS PROPOSED FOR LOT 160, 268, 269, 270, AND 272 ALONG BEALLAIR MANOR DRIVE. THE HOA IS RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE EASEMENTS.
3. 100' WIDE POWER EASEMENT IS CENTERED ON THE REAR LOT LINE OF LOTS 257 THRU 266.

| SHEET INDEX | REVISIONS | DATE | DESCRIPTION |
|------------------------|---------------|------|-------------|
| COVER | SHEET 1 OF 6 | | |
| MLA / ADU COMPUTATIONS | SHEET 2 OF 6 | | |
| MLA / ADU COMPUTATIONS | SHEET 2A OF 6 | | |
| LOTS | SHEET 3 OF 6 | | |
| LOTS | SHEET 3A OF 6 | | |
| RESIDUE A | SHEET 4 OF 6 | | |
| EASEMENTS | SHEET 5 OF 6 | | |
| BRLS & DJW CULVERTS | SHEET 6 OF 6 | | |

EXISTING PHASE 3

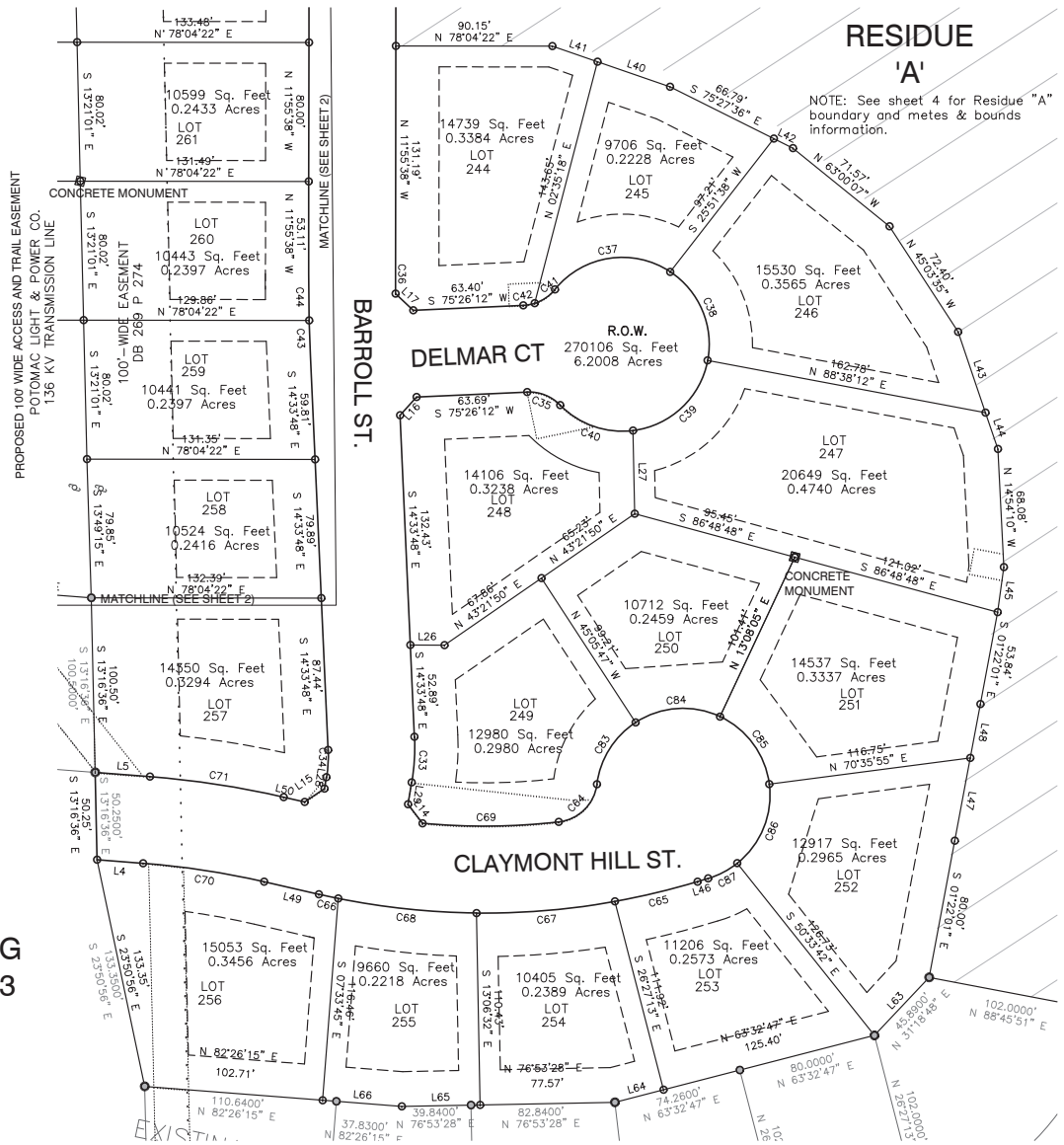


FINAL PLAT



Scale 1" = 50'

EXISTING PHASE 3

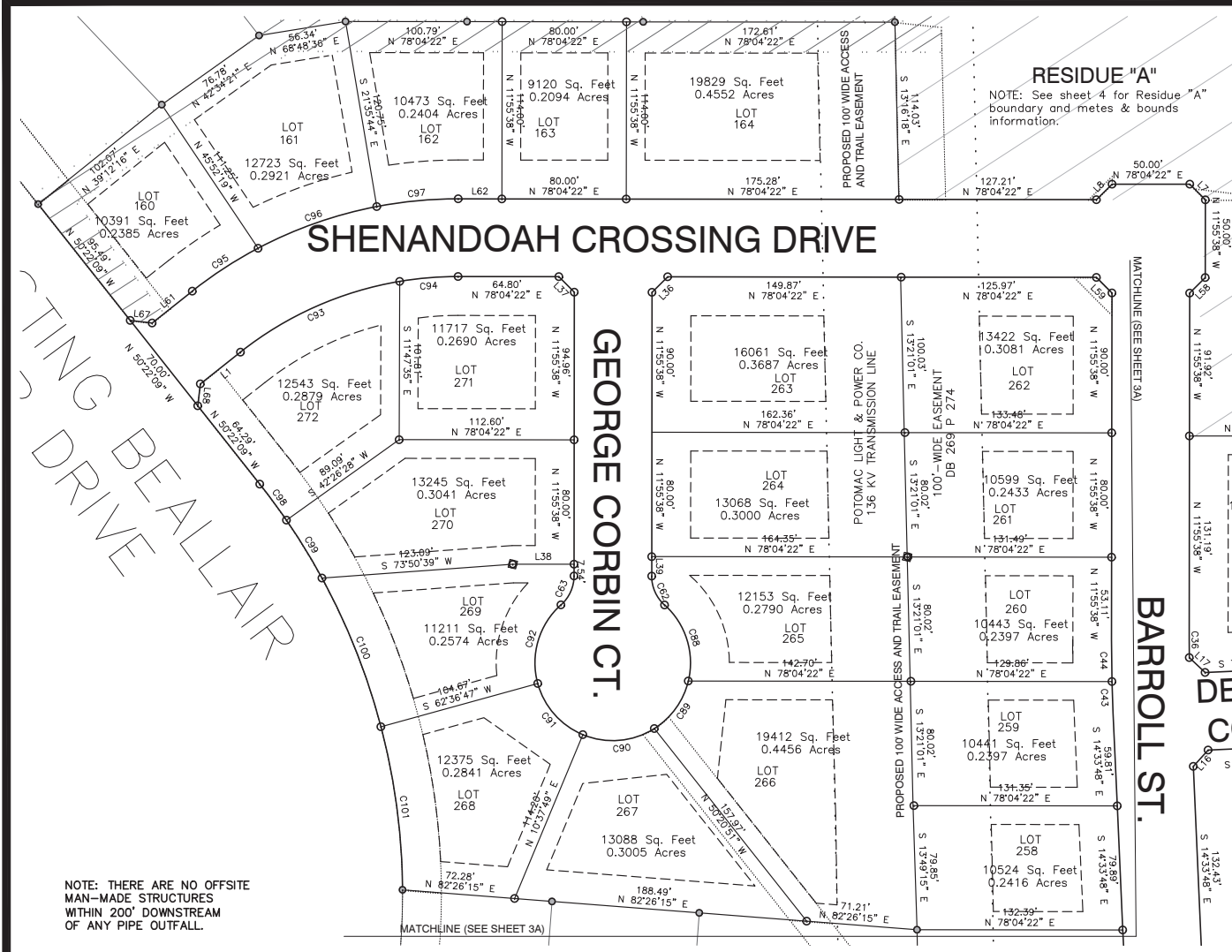


FINAL PLAT
MLA / ADU COMPUTATIONS
 SHOWING LOTS 160-164, 244-272,
 AND RESIDUE PARCEL A
BEALLAIR - PHASE 4B - RESIDENTIAL

HARPERS FERRY MAGISTERIAL DISTRICT
 MAP 10A PARCELS RESA
 DEED BOOK 975 PAGE 635
 JEFFERSON COUNTY, WV
 OCTOBER 2023
 SHEET 2A OF 6

JEFFERSON COUNTY PLANNING COMMISSION

BY _____ DATE _____

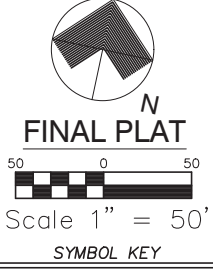


NOTE: THERE ARE NO OFFSITE MAN-MADE STRUCTURES WITHIN 200' DOWNSTREAM OF ANY PIPE OUTFALL.

| R.O.W. NAME | ACRES |
|---------------------------|--------|
| SHENANDOAH CROSSING DRIVE | 0.7895 |
| GEORGE CORBIN COURT | 0.4138 |
| BARROLL STREET | 0.6282 |
| DELMAR COURT | 0.2770 |
| CLAYMONT HILL STREET | 0.5190 |

EASEMENT NOTES

- A BLANKET EASEMENT SHALL BE GIVEN TO THE APPROPRIATE UTILITY COMPANIES IN ALL SUBDIVISION RIGHT-OF-WAYS FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PUBLIC UTILITIES. ADDITIONALLY, EACH LOT IN PHASE 4 AND 5 SHALL HAVE A 10'-WIDE DRAINAGE, ACCESS AND UTILITY EASEMENT ALONG ALL LOT LINES AND AS SHOWN.
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SYMBOL KEY

UNLESS LABELED OTHERWISE, ALL CORNERS SHOWN AS ○ ARE TO BE SET 5/8" REBARs PER NOTE ON SHEET 1.

ALL CORNERS SHOWN AS ● ARE EXISTING 5/8" REBARs

CONCRETE MONUMENTS ARE SHOWN: CONC. MON.

JEFFERSON COUNTY PLANNING COMMISSION

BY: _____ DATE: _____

| SHEET INDEX | REVISIONS | DATE | DESCRIPTION |
|-------------------------|---------------|------|-------------|
| COVER SHEET | SHEET 1 OF 6 | | |
| M/LA / ADU COMPUTATIONS | SHEET 2 OF 6 | | |
| M/LA / ADU COMPUTATIONS | SHEET 2A OF 6 | | |
| LOTS | SHEET 3 OF 6 | | |
| LOTS | SHEET 3A OF 6 | | |
| RESIDUE A EASEMENTS | SHEET 4 OF 6 | | |
| EASEMENTS | SHEET 5 OF 6 | | |
| BRLS & D/W CULVERTS | SHEET 6 OF 6 | | |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1 | 204.58 | 74.33 | 73.92 | N 11°46'13" W | 20°49'08" |
| C2 | 75.00 | 137.14 | 118.82 | S 40°27'22" W | 104°46'00" |
| C3 | 128.00 | 44.58 | 44.35 | S 01°42'36" E | 20°26'05" |
| C4 | 128.00 | 23.09 | 22.03 | S 13°33'48" W | 17°06'42" |
| C5 | 25.00 | 24.97 | 23.94 | N 09°59'28" W | 57°13'15" |
| C6 | 50.00 | 34.50 | 33.82 | S 18°50'03" E | 39°32'06" |
| C7 | 50.00 | 45.40 | 43.90 | S 26°58'11" W | 52°04'27" |
| C8 | 50.00 | 47.47 | 45.71 | S 80°12'19" W | 84°23'44" |
| C9 | 50.00 | 24.75 | 24.49 | N 58°25'07" W | 28°21'24" |
| C10 | 25.00 | 24.97 | 23.94 | S 72°51'02" E | 57°13'15" |
| C11 | 128.00 | 51.20 | 51.12 | S 85°41'21" W | 14°18'01" |
| C12 | 408.00 | 84.83 | 84.67 | S 25°03'13" W | 25.03 |
| C13 | 408.00 | 84.83 | 84.67 | N 64°32'56" W | 12°00'02" |
| C14 | 408.00 | 90.12 | 89.93 | N 52°10'27" W | 12°44'56" |
| C15 | 408.00 | 73.60 | 73.50 | N 30°40'11" W | 10°24'44" |
| C16 | 408.00 | 80.33 | 80.10 | N 11°21'19" W | 11°21'19" |
| C17 | 408.00 | 79.99 | 79.86 | N 08°27'18" W | 11°19'01" |
| C18 | 408.00 | 11.03 | 11.03 | N 02°00'58" W | 1°33'38" |
| C19 | 25.00 | 21.03 | 20.41 | N 52°23'20" W | 48°11'53" |
| C20 | 25.00 | 21.03 | 20.41 | N 79°25'17" E | 48°11'53" |
| C21 | 975.00 | 51.90 | 51.90 | N 78°00'32" W | 3°03'01" |
| C22 | 1025.00 | 8.69 | 8.69 | N 83°25'42" W | 07°29'09" |
| C23 | 1025.00 | 80.11 | 80.93 | N 80°56'44" W | 42°28'41" |
| C24 | 1025.00 | 39.78 | 39.78 | N 77°35'44" W | 21°32'25" |
| C25 | 975.00 | 59.38 | 59.37 | N 85°24'58" W | 3°29'21" |
| C26 | 1025.00 | 34.13 | 34.13 | N 86°12'24" W | 1°54'28" |
| C27 | 1025.00 | 28.29 | 28.29 | N 80°27'44" W | 1°34'59" |
| C28 | 225.00 | 5.74 | 5.74 | N 87°03'54" E | 1°07'42" |
| C29 | 225.00 | 80.84 | 80.40 | N 18°04'58" E | 20°35'06" |
| C30 | 225.00 | 79.07 | 78.66 | N 38°26'34" E | 20°08'06" |
| C31 | 175.00 | 6.07 | 6.06 | N 06°56'58" W | 01°15'52" |
| C32 | 175.00 | 127.65 | 124.84 | N 27°25'18" W | 27°25'18" |
| C33 | 125.00 | 26.29 | 26.24 | N 08°32'20" W | 12°02'56" |
| C34 | 75.00 | 15.77 | 15.74 | N 08°32'20" W | 12°02'56" |
| C35 | 25.00 | 21.03 | 20.41 | N 80°28'07" W | 48°11'53" |
| C36 | 975.00 | 11.40 | 11.40 | S 12°15'44" E | 0°40'12" |
| C37 | 50.00 | 73.50 | 67.06 | S 69°21'37" W | 84°13'35" |
| C38 | 50.00 | 58.61 | 55.31 | N 34°56'42" W | 67°09'48" |
| C39 | 50.00 | 63.01 | 58.93 | N 34°44'29" W | 67°23'13" |
| C40 | 50.00 | 66.06 | 44.45 | S 82°45'50" E | 52°46'49" |
| C41 | 25.00 | 14.30 | 14.11 | N 43°38'18" E | 32°46'58" |
| C42 | 25.00 | 6.72 | 6.72 | N 67°44'00" E | 15°24'25" |
| C43 | 1025.00 | 20.26 | 20.26 | S 10°59'49" W | 01°15'52" |
| C44 | 1025.00 | 26.89 | 26.89 | S 12°40'44" E | 1°30'12" |
| C45 | 25.00 | 6.37 | 6.36 | S 08°21'57" W | 14°36'30" |
| C46 | 25.00 | 14.65 | 14.44 | S 32°27'38" W | 33°34'53" |
| C47 | 25.00 | 13.93 | 20.41 | N 23°02'00" W | 48°11'53" |
| C48 | 75.00 | 114.80 | 113.92 | N 44°54'46" E | 87°42'10" |
| C49 | 125.00 | 54.98 | 54.53 | N 13°39'41" E | 25°11'58" |
| C50 | 125.00 | 81.43 | 80.00 | N 44°55'26" E | 37°19'53" |
| C51 | 125.00 | 54.33 | 54.49 | N 76°10'32" E | 80°15'23" |
| C52 | 50.00 | 31.22 | 30.71 | S 29°14'29" E | 35°46'25" |
| C53 | 50.00 | 53.33 | 50.84 | S 19°12'11" W | 61°06'56" |
| C54 | 50.00 | 50.00 | 47.94 | S 78°24'32" W | 57°17'45" |
| C55 | 50.00 | 43.96 | 42.55 | N 45°45'30" W | 50°22'12" |
| C56 | 50.00 | 62.68 | 58.65 | N 13°20'20" E | 71°49'29" |
| C57 | 50.00 | 23.42 | 23.21 | S 68°44'41" W | 26°50'11" |
| C58 | 50.00 | 55.22 | 52.46 | N 66°11'51" W | 63°18'44" |
| C59 | 50.00 | 52.05 | 49.73 | N 04°44'05" E | 59°38'48" |
| C60 | 50.00 | 39.13 | 38.13 | N 47°30'14" E | 44°49'51" |
| C61 | 50.00 | 71.37 | 65.47 | S 69°11'15" E | 81°47'11" |
| C62 | 25.00 | 21.03 | 20.41 | S 36°01'20" E | 48°11'53" |
| C63 | 25.00 | 21.03 | 20.41 | N 12°10'03" E | 48°11'53" |
| C64 | 25.00 | 33.24 | 30.85 | N 33°20'48" E | 76°10'49" |
| C65 | 425.00 | 48.93 | 48.90 | N 64°30'35" E | 6°38'48" |
| C66 | 425.00 | 11.39 | 11.38 | S 89°48'20" E | 1°32'08" |
| C67 | 425.37 | 80.12 | 80.00 | N 73°12'40" E | 10°47'51" |
| C68 | 425.00 | 80.12 | 80.00 | N 84°00'35" E | 10°48'04" |
| C69 | 375.00 | 78.61 | 78.46 | N 77°26'30" E | 12°00'36" |
| C70 | 475.00 | 70.53 | 70.47 | S 86°41'29" W | 83°02'08" |
| C71 | 425.00 | 77.88 | 77.88 | S 86°41'29" W | 83°02'08" |
| C72 | 355.00 | 16.94 | 16.94 | N 72°43'26" W | 2°44'05" |
| C73 | 355.00 | 100.70 | 100.36 | N 63°13'50" W | 16°15'08" |
| C74 | 355.00 | 100.91 | 100.57 | S 76°10'32" E | 18°17'11" |
| C75 | 355.00 | 100.23 | 99.94 | N 30°43'56" W | 16°11'00" |
| C76 | 355.00 | 106.40 | 106.00 | N 14°02'54" W | 17°10'23" |
| C77 | 355.00 | 26.18 | 26.18 | N 03°20'56" W | 4°13'34" |
| C78 | 350.00 | 20.53 | 20.53 | S 79°45'12" W | 32°14'07" |
| C79 | 350.00 | 81.00 | 80.84 | S 88°03'55" W | 10°54'47" |
| C80 | 350.00 | 68.49 | 68.38 | N 79°41'50" W | 11°12'42" |
| C81 | 300.00 | 39.91 | 39.88 | S 81°53'01" W | 7°37'18" |
| C82 | 300.00 | 105.84 | 105.29 | N 84°11'55" W | 20°12'52" |
| C83 | 300.00 | 43.33 | 41.98 | S 20°04'48" W | 49°38'50" |
| C84 | 50.00 | 50.82 | 48.66 | S 74°01'09" W | 58°13'52" |
| C85 | 50.00 | 50.15 | 48.07 | N 48°09'00" W | 57°27'50" |
| C86 | 50.00 | 51.35 | 49.12 | N 10°01'05" E | 58°50'20" |
| C87 | 50.00 | 19.00 | 18.89 | N 50°19'28" E | 21°46'27" |
| C88 | 50.00 | 53.76 | 51.21 | N 29°18'56" W | 61°36'10" |
| C89 | 50.00 | 38.56 | 37.62 | N 23°34'53" E | 44°11'28" |
| C90 | 46.00 | 46.14 | 46.14 | N 73°09'13" W | 54°57'12" |
| C91 | 50.00 | 45.36 | 43.82 | S 53°22'42" E | 51°58'58" |
| C92 | 50.00 | 55.54 | 52.73 | S 04°26'16" W | 63°38'57" |
| C93 | 225.00 | 113.22 | 113.03 | S 54°02'49" W | 28°49'55" |
| C94 | 225.00 | 37.74 | 37.69 | S 76°18'04" W | 9°36'55" |
| C95 | 275.00 | 50.85 | 50.58 | S 44°54'26" W | 10°33'09" |
| C96 | 275.00 | 81.17 | 80.88 | S 58°38'22" W | 16°54'45" |
| C97 | 275.00 | 52.89 | 52.61 | S 72°35'03" W | 10°58'37" |
| C98 | 425.00 | 28.84 | 28.84 | N 48°25'29" W | 5°53'19" |
| C99 | 425.00 | 43.67 | 43.67 | N 43°32'13" W | 5°53'14" |
| C100 | 425.00 | 103.14 | 102.89 | N 33°38'27" W | 13°54'18" |
| C101 | 425.00 | 106.12 | 105.84 | N 19°32'06" W | 14°18'23" |

FINAL PLAT
RESIDENTIAL LOTS
SHOWING LOTS 160-164, 244-272,
AND RESIDUE PARCEL A

BEALLAIR - PHASE 4B - RESIDENTIAL

HARPERS FERRY MAGISTERIAL DISTRICT
MAP 10A PARCELS RESA
DEED BOOK 975 PAGE 635
JEFFERSON COUNTY, WV
OCTOBER 2023
SHEET 3 OF 6

LOT LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 39°37'39" W | 32.98 |
| L2 | S 66°56'59" W | 15.79 |
| L3 | S 00°59'28" E | 18.86 |
| L4 | N 82°26'15" E | 26.58 |
| L5 | N 82°26'15" E | 31.58 |
| L6 | N 11°56'38" W | 45.25 |
| L7 | N 56°56'38" W | 14.14 |
| L8 | N 33°04'22" E | 14.14 |
| L9 | N 11°56'38" W | 45.25 |
| L10 | S 87°09'38" E | 18.93 |
| L11 | S 87°09'38" E | 26.29 |
| L12 | S 87°09'38" E | 45.99 |
| L13 | S 87°09'38" E | 37.78 |
| L14 | S 49°10'15" E | 13.75 |
| L15 | S 44°12'56" W | 13.75 |
| L16 | N 30°28'12" E | 14.14 |
| L17 | S 58°43'24" E | 13.94 |
| L18 | N 06°36'47" E | 14.60 |
| L19 | S 87°26'49" E | 14.83 |
| L20 | S 46°14'09" E | 14.14 |
| L21 | N 44°13'54" E | 14.26 |
| L22 | N 53°15'35" E | 13.89 |
| L23 | S 38°40'17" E | 14.14 |
| L24 | N 76°29'02" W | 40.77 |
| L25 | S 76°29'02" W | 40.22 |
| L26 | S 78°04'22" W | 19.67 |
| L27 | S 13°09'59" E | 47.84 |
| L28 | S 02°30'52" E | 6.70 |
| L29 | S 02°30'52" E | 12.78 |
| L30 | N 01°03'41" E | 18.72 |
| L31 | N 01°03'41" E | 44.71 |
| L32 | S 88°28'36" E | 26.57 |
| L33 | S 35°14'32" W | 37.96 |
| L34 | S 35°14'32" W | 25.24 |
| L35 | S 89°40'17" E | 1.77 |
| L36 | N 33°04'22" E | 14.14 |
| L37 | N 56°56'38" W | 14.14 |
| L38 | N 78°04'22" E | 39.38 |
| L39 | N 11°56'38" W | 12.50 |
| L40 | S 82°57'19" E | 44.09 |
| L41 | S 82°57'19" E | 27.51 |
| L42 | S 75°27'36" E | 12.30 |
| L43 | N 30°43'36" W | 49.12 |
| L44 | N 30°43'36" W | 22.10 |
| L45 | N 04°12'12" W | 26.20 |
| L46 | S 61°10'56" W | 6.36 |
| L47 | S 01°22'01" E | 48.49 |
| L48 | S 01°22'01" E | 31.51 |
| L49 | S 89°03'17" E | 32.32 |
| L50 | S 89°03'17" E | 12.43 |
| L51 | S 01°14'09" E | 34.10 |
| L52 | S 01°14'09" E | 46.84 |
| L53 | S 01°14'09" E | 33.16 |
| L54 | S 01°14'09" E | 10.06 |
| L55 | S 88°45'51" W | 27.17 |
| L56 | S 88°45'51" W | 27.17 |
| L57 | S 13°20'18" E | 6.88 |
| L58 | N 33°04'22" E | 14.14 |
| L59 | S 56°56'38" E | 14.14 |
| L60 | S 74°05'29" E | 11.95 |
| L61 | S 39°37'51" W | 32.98 |
| L62 | N 78°04'22" E | 28.15 |
| L63 | N 31°19'01" E | 45.99 |
| L64 | S 63°32'47" E | 28.88 |
| L65 | N 76°53'53" E | 45.09 |
| L66 | N 82°26'15" E | 45.76 |
| L67 | S 84°37'12" W | 14.14 |
| L68 | N 05°22'09" W | 14.14 |

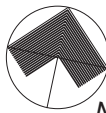
NOTE: THERE ARE NO OFFSITE MAN-MADE STRUCTURES WITHIN 200' DOWNSTREAM OF ANY PIPE OUTFALL.

NOTE: SEE SHEET 2A FOR LOT AREA TABLE

| R.O.W. NAME | ACRES |
|---------------------------|--------|
| SHENANDOAH CROSSING DRIVE | 0.7895 |
| GEORGE CORBIN COURT | 0.4138 |
| BARROLL STREET | 0.6282 |
| DELMAR COURT | 0.2770 |
| CLAYMONT HILL STREET | 0.5190 |

EASEMENT NOTES

1. A BLANKET EASEMENT SHALL BE GIVEN TO THE APPROPRIATE UTILITY COMPANIES IN ALL SUBDIVISION RIGHT-OF-WAYS FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PUBLIC UTILITIES. ADDITIONALLY, EACH LOT IN PHASE 4 AND 5 SHALL HAVE A 10'-WIDE DRAINAGE, ACCESS AND UTILITY EASEMENT ALONG ALL LOT LINES AND AS SHOWN.
2. A 25' WIDE COMBINED ACCESS, DRAINAGE, UTILITY AND LANDSCAPE EASEMENT IS PROPOSED FOR LOT 160, 268, 269, 270, AND 272 ALONG BEALLAIR MANOR DRIVE. THE HOA IS RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE EASEMENTS.
3. 100' WIDE POWER EASEMENT IS CENTERED ON THE REAR LOT LINE OF LOTS 257 THRU 266.



FINAL PLAT



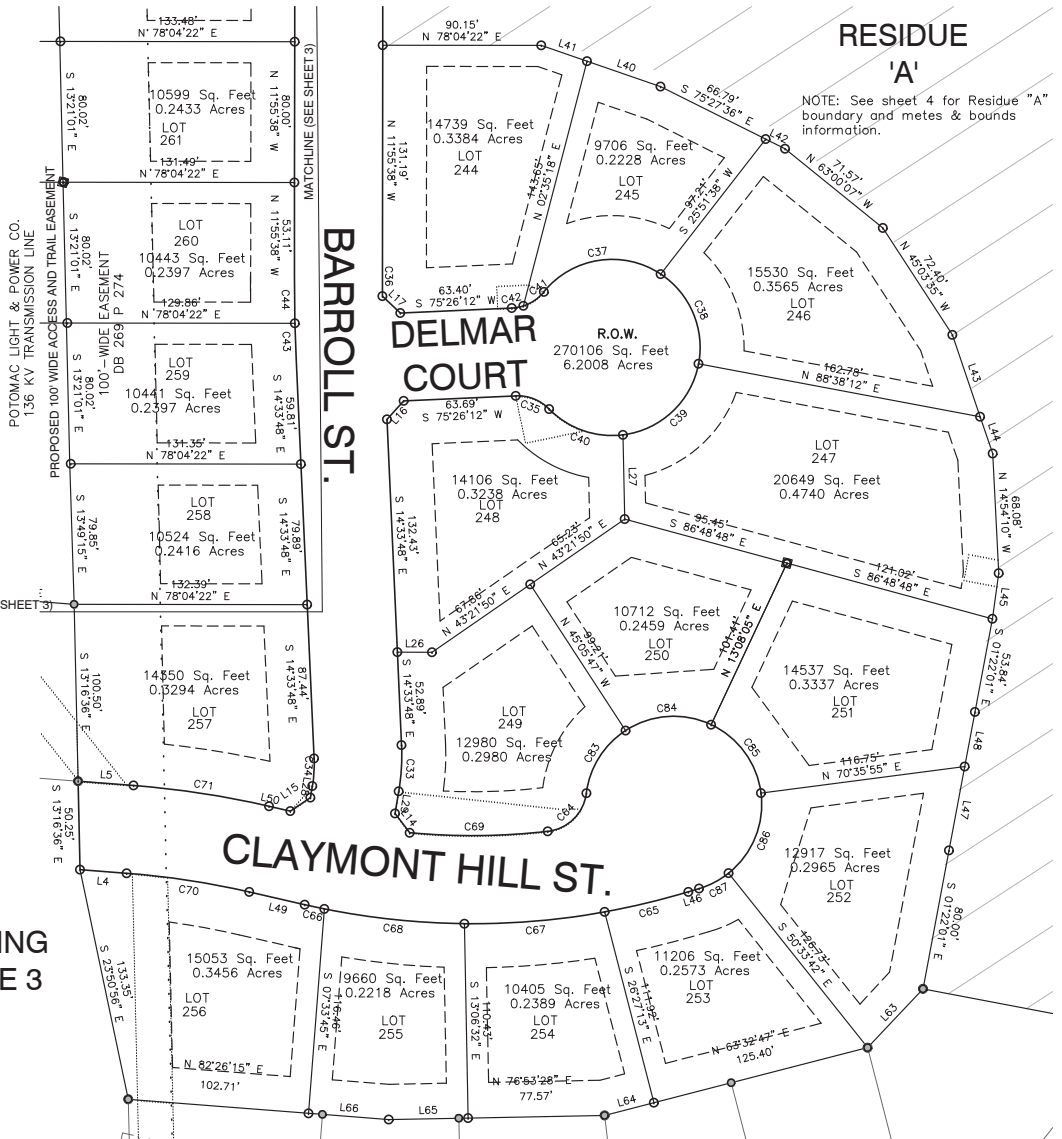
Scale 1" = 50'
SYMBOL KEY

UNLESS LABELED OTHERWISE, ALL CORNERS SHOWN AS ARE TO BE SET 5/8" REBARS PER NOTE ON SHEET 1. ALL CORNERS SHOWN AS ARE EXISTING 5/8" REBARS CONCRETE MONUMENTS ARE SHOWN: CONC. MON.

EXISTING PHASE 3

CLAYMONT HILL ST.

EXISTING PHASE 3



JEFFERSON COUNTY PLANNING COMMISSION
BY _____ DATE _____

| SHEET INDEX | REVISIONS DATE | DESCRIPTION |
|----------------------|----------------|---------------|
| COVER | | SHEET 1 OF 6 |
| MLA/ADU COMPUTATIONS | | SHEET 2 OF 6 |
| MLA/ADU COMPUTATIONS | | SHEET 3A OF 6 |
| LOTS | | SHEET 3 OF 6 |
| LOTS | | SHEET 3A OF 6 |
| RESIDUE A | | SHEET 4 OF 6 |
| EASEMENTS | | SHEET 5 OF 6 |
| BRLS & D/W CULVERTS | | SHEET 6 OF 6 |

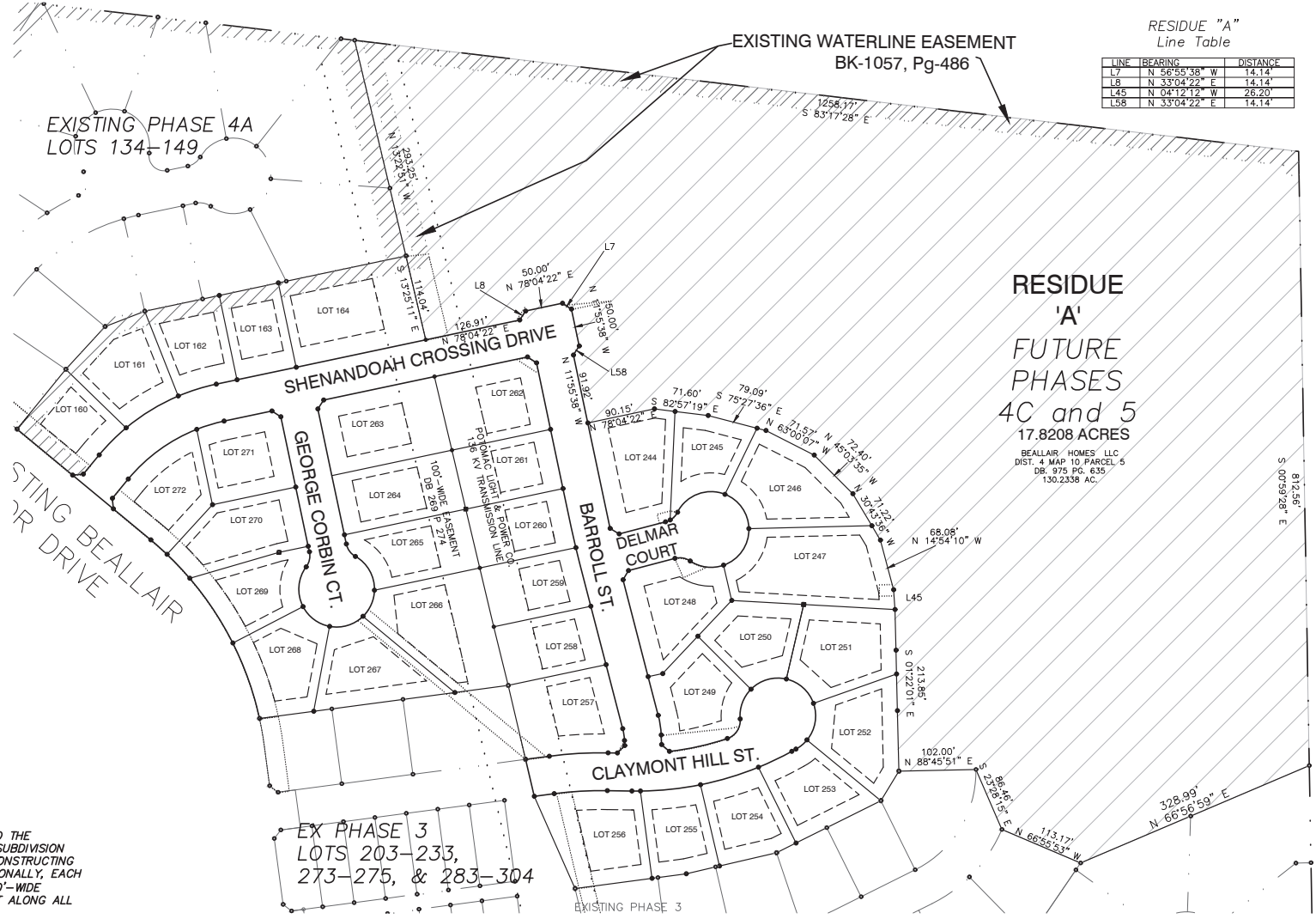
**FINAL PLAT
RESIDENTIAL LOTS
SHOWING LOTS 160-164, 244-272,
AND RESIDUE PARCEL A**

BEALLAIR - PHASE 4B - RESIDENTIAL

HARPERS FERRY MAGISTERIAL DISTRICT
MAP 10A PARCELS RESA
DEED BOOK 975 PAGE 635
JEFFERSON COUNTY, WV
OCTOBER 2023
SHEET 3A OF 6

RESIDUE "A"
Line Table

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L7 | N 56°55'38" W | 14.14 |
| L8 | N 33°04'22" E | 14.14 |
| L45 | N 04°12'12" W | 26.20 |
| L58 | N 33°04'22" E | 14.14 |



RESIDUE
'A'
FUTURE
PHASES
4C and 5
17.8208 ACRES

BEALLAIR/HOMES LLC
DIST. 4 MAP 10 PARCEL 5
DB: 975 PG. 635
130.2338 AC.

SYMBOL KEY

UNLESS LABELED OTHERWISE,
ALL CORNERS SHOWN AS ○
ARE TO BE SET 5/8" REBARs
PER NOTE ON SHEET 1.
ALL CORNERS SHOWN AS ⊙
ARE EXISTING 5/8" REBARs
CONCRETE MONUMENTS ARE SHOWN:
CONC. MON. ⊙

EASEMENT NOTES

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3. 100' WIDE POWER EASEMENT IS CENTERED ON THE REAR LOT LINE OF LOTS 257 THRU 266.

EX PHASE 3
LOTS 203-233,
273-275, & 283-304

Area Tabulation

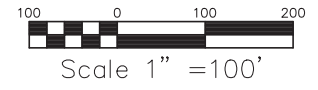
| Current Development (Phase 4B) | | | | Remaining after Phase 4B | | |
|-----------------------------------|------------------------|--------------|---------------|--------------------------|-----------------------|----------------|
| PARCEL DESIGNATIONS | ACRES IN SWM/ PARKLAND | ACRES IN ROW | ACRES IN LOTS | TOTAL IN ACRES | PARCEL DESIGNATIONS | TOTAL IN ACRES |
| BEGINNING TOTAL - RESIDUE A | | | | 30.5355 | RESIDUE A (Remaining) | 17.8208 |
| RESIDUE A (Phase 4B Contribution) | | 2.6277 | 10.0870 Res. | 12.7147 | RESIDUE B (Remaining) | 0 |
| RESIDUE A (Undeveloped) | | | | 17.8208 | RESIDUE C (Remaining) | 2.0444 |
| TOTALS | | 2.6277 | 10.0870 Res. | | RESIDUE D (Remaining) | 5.8143 |

0.4401 (PARKLAND EASEMENT PROVIDED)

NOTE: Remainder of Residue "C" & Residue "D" will be dedicated as Open Space Parcels with future Plats.

JEFFERSON COUNTY PLANNING COMMISSION

BY _____ DATE _____



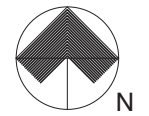
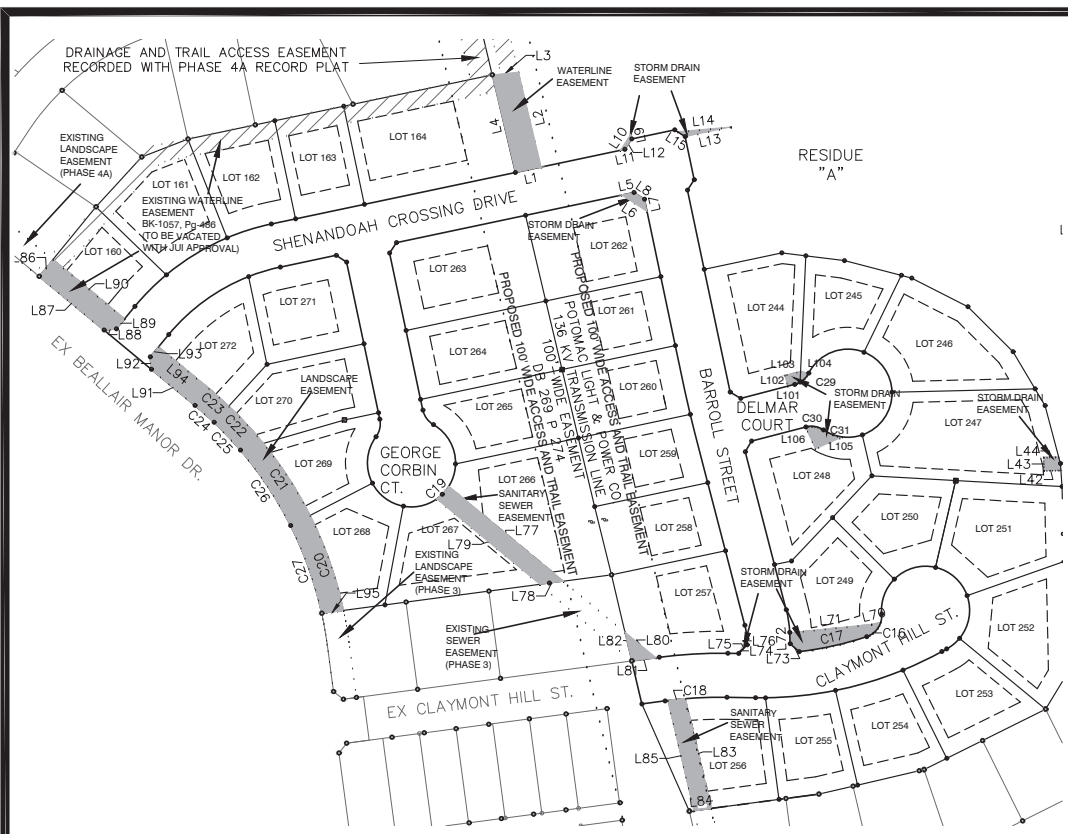
SHEET INDEX

| | |
|------------------------|---------------|
| COVER | SHEET 1 OF 6 |
| MLA / ADU COMPUTATIONS | SHEET 2 OF 6 |
| MLA / ADU COMPUTATIONS | SHEET 2A OF 6 |
| LOTS | SHEET 3 OF 6 |
| RESIDUE A | SHEET 3A OF 6 |
| EASEMENTS | SHEET 4 OF 6 |
| BRLS & D/W CULVERTS | SHEET 5 OF 6 |
| | SHEET 6 OF 6 |

REVISIONS

| DATE | DESCRIPTION |
|------|-------------|
| | |

FINAL PLAT
RESIDUE "A"
SHOWING LOTS 160-164, 244-272,
AND RESIDUE PARCEL A
BEALLAIR - PHASE 4B - RESIDENTIAL
HARPERS FERRY MAGISTERIAL DISTRICT
MAP 10A PARCELS RESA
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SHEET 4 OF 6



FINAL PLAT

Scale 1" = 100'

SYMBOL KEY

UNLESS LABELED OTHERWISE,
 ALL CORNERS SHOWN AS
 ARE TO BE SET 5/8" REBARS
 PER NOTE ON SHEET 1.
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EASEMENT NOTES

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3. 50' BRL @ POWER EASEMENT (PROPOSED TRAIL AND ACCESS EASEMENT) REAR (LOT 257 THRU 266), SIDE (LOT 164).
4. 100' WIDE POWER EASEMENT IS CENTERED ON THE REAR LOT LINE OF LOTS 257 THRU 266.

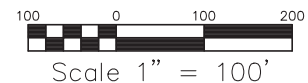
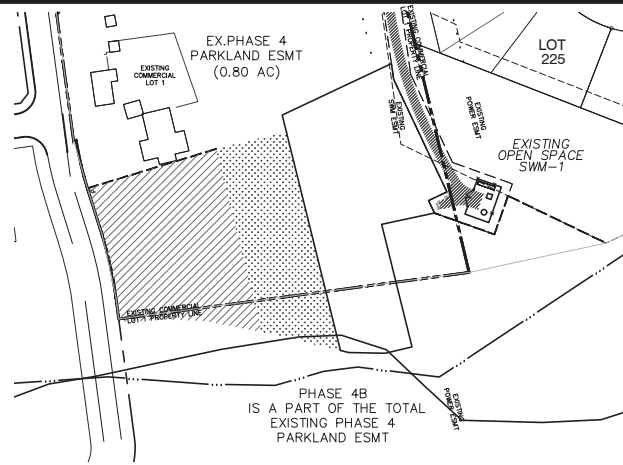
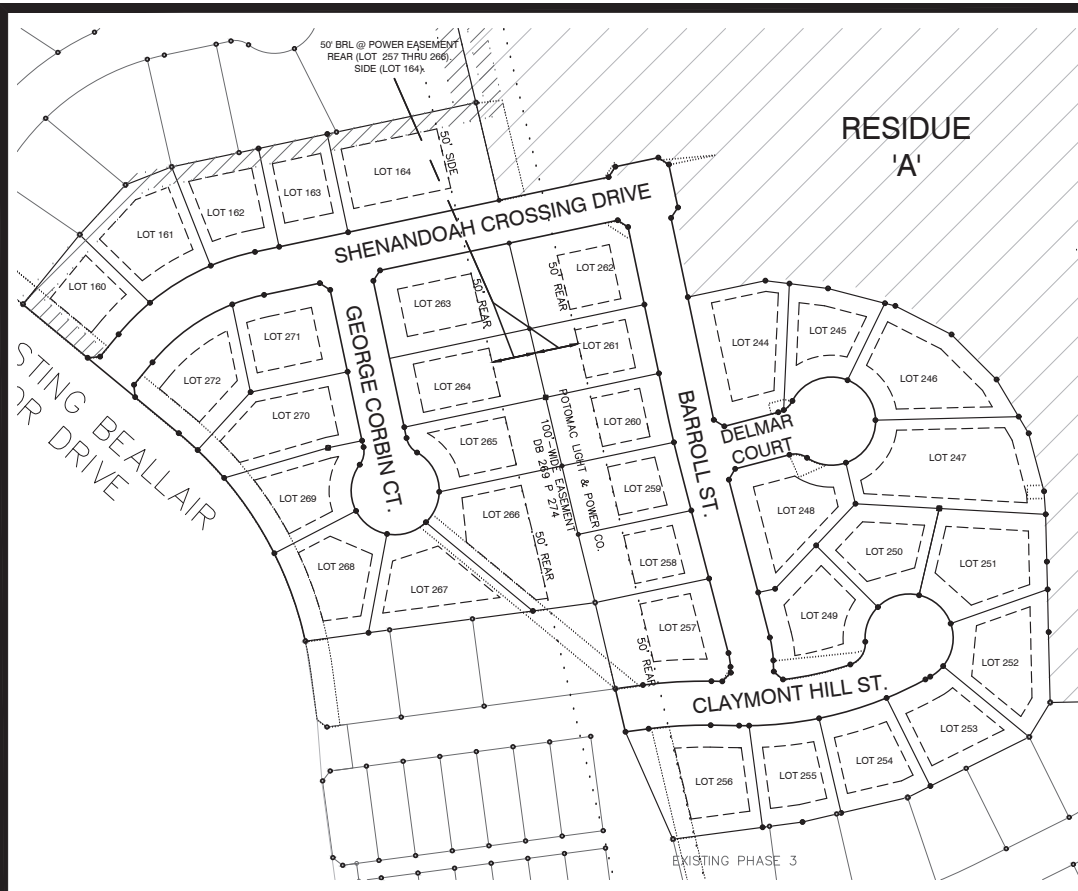
JEFFERSON COUNTY PLANNING COMMISSION
 BY _____ DATE _____

| SHEET INDEX | | REVISIONS | |
|------------------------|---------------|-----------|-------------|
| COVER | SHEET | DATE | DESCRIPTION |
| MLA / ADU COMPUTATIONS | SHEET 1 OF 6 | | |
| MLA / ADU COMPUTATIONS | SHEET 2 OF 6 | | |
| LOTS | SHEET 3 OF 6 | | |
| LOTS | SHEET 3A OF 6 | | |
| RESIDUE A | SHEET 4 OF 6 | | |
| EASEMENTS | SHEET 5 OF 6 | | |
| BRLS & D/W CULVERTS | SHEET 6 OF 6 | | |

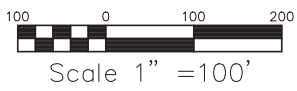
| Line # | Length | Direction |
|--------|---------|------------------|
| L1 | 29.841 | S78° 04' 21.78"W |
| L2 | 110.978 | S13° 24' 55.78"E |
| L3 | 30.085 | N83° 54' 33.90"E |
| L4 | 114.039 | N13° 25' 11.46"W |
| L5 | 14.142 | N78° 04' 21.78"E |
| L6 | 34.142 | N56° 55' 38.22"W |
| L7 | 14.142 | S11° 55' 38.22"E |
| L8 | 14.142 | S56° 55' 38.22"E |
| L9 | 5.200 | S11° 55' 38.22"E |
| L10 | 21.496 | N33° 04' 21.78"E |
| L11 | 5.200 | S78° 04' 21.78"W |
| L12 | 14.142 | S33° 04' 21.78"W |
| L13 | 53.642 | S78° 04' 21.78"W |
| L14 | 61.349 | N84° 52' 56.81"E |
| L15 | 10.287 | N56° 55' 38.22"W |
| L42 | 121.559 | N88° 45' 51.10"E |
| L43 | 15.000 | S01° 14' 08.90"E |
| L44 | 114.443 | S88° 45' 51.10"W |
| L70 | 10.781 | N75° 59' 39.88"E |
| L71 | 93.620 | N84° 10' 48.63"E |
| L72 | 12.713 | N02° 30' 52.39"W |
| L73 | 13.750 | N49° 10' 15.33"W |
| L74 | 13.734 | N44° 12' 55.09"E |
| L75 | 18.960 | S29° 18' 59.42"W |
| L76 | 6.695 | N02° 30' 52.39"W |
| L77 | 169.326 | N50° 22' 00.97"W |
| L78 | 27.260 | N82° 26' 15.00"E |
| L79 | 152.134 | S50° 22' 00.97"E |
| L80 | 45.943 | N50° 22' 00.97"W |
| L81 | 27.845 | N82° 26' 14.93"E |
| L82 | 33.876 | S13° 16' 36.00"E |
| L83 | 128.072 | N13° 19' 48.46"W |
| L84 | 20.101 | N82° 24' 56.86"E |
| L85 | 128.639 | S13° 19' 48.46"E |
| L86 | 25.003 | S39° 37' 51.39"W |
| L87 | 95.494 | S50° 22' 08.61"E |
| L88 | 14.142 | N84° 37' 51.39"E |
| L89 | 15.001 | N39° 37' 51.39"E |
| L90 | 105.573 | N50° 16' 23.79"W |
| L91 | 64.290 | S50° 22' 08.61"E |
| L92 | 14.140 | S05° 22' 35.76"E |
| L93 | 15.003 | S39° 37' 39.40"W |
| L94 | 74.291 | N50° 22' 08.61"W |
| L95 | 25.083 | N82° 25' 12.19"E |
| L101 | 8.039 | S75° 26' 11.94"W |
| L102 | 12.862 | N14° 33' 48.06"W |
| L103 | 18.373 | N75° 26' 11.94"E |
| L104 | 9.455 | S75° 56' 50.13"E |
| L105 | 33.453 | N66° 10' 44.33"E |
| L106 | 27.183 | S23° 49' 15.67"E |

| Curve # | Length | Radius | Delta |
|---------|---------|---------|----------|
| C16 | 24.110 | 25,000 | 055.2564 |
| C17 | 78.606 | 375,000 | 012.0100 |
| C18 | 20.168 | 475,000 | 002.4327 |
| C19 | 20.181 | 50,000 | 023.1257 |
| C20 | 114.461 | 449,843 | 014.5788 |
| C21 | 109.211 | 450,003 | 013.9051 |
| C22 | 46.238 | 450,003 | 005.8872 |
| C23 | 30.541 | 450,003 | 003.8885 |
| C24 | 28.844 | 425,000 | 003.8885 |
| C25 | 43.669 | 425,000 | 005.8872 |
| C26 | 103.143 | 425,000 | 013.9051 |
| C27 | 106.119 | 425,000 | 014.3063 |
| C29 | 21.027 | 25,000 | 048.1897 |
| C30 | 21.027 | 25,000 | 048.1897 |
| C31 | 23.091 | 50,000 | 026.4606 |

**FINAL PLAT
 EASEMENTS
 SHOWING LOTS 160-164, 244-272,
 AND RESIDUE PARCEL A
 BEALLAIR - PHASE 4B - RESIDENTIAL**
 HARPERS FERRY MAGISTERIAL DISTRICT
 MAP 10A PARCELS RESA
 DEED BOOK 975 PAGE 635
 JEFFERSON COUNTY, WV
 OCTOBER 2023
 SHEET 5 OF 6



| PHASE 4 PARKLAND REQUIREMENT TABULATIONS | | | | |
|--|-------------|-------------|-----------------|-----------------|
| | PROVIDED | REQUIRED | RESERVED | EXISTING ESMT |
| | PHASE 4A | PHASE 4B | FUTURE PHASE 4C | PHASE 4 (TOTAL) |
| RESIDENTIAL LAND** (ACRES) | 7.8159 | 10.0870 | 1.8801 | 19.8830 |
| REQUIRED PARKLAND | 4% | 4% | 4% | 4% |
| REQUIRED PARKLAND (ACRES) | 0.31 | 0.40 | 0.09 | 0.80 |
| PROVIDED PARKLAND** (ACRES) | 0.31 | 0.40 | 0.09 | 0.80 |
| PARCELS | 0.00 | 0.00 | 0.00 | 0.00 |
| EASEMENTS | 0.31 | 0.40 | 0.09 | 0.80 |
| TOTAL | 0.31 | 0.40 | 0.09 | 0.80 |



SYMBOL KEY

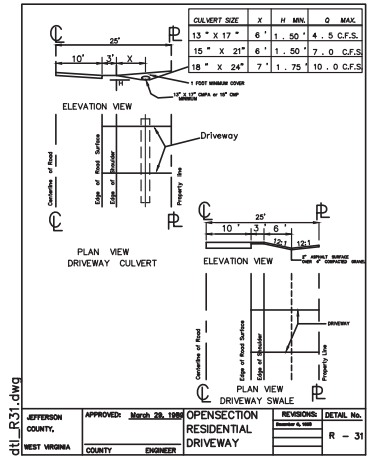
UNLESS LABELED OTHERWISE, ALL CORNERS SHOWN AS ○ ARE TO BE SET 5/8" REBARS PER NOTE ON SHEET 1.

ALL CORNERS SHOWN AS ⊙ ARE EXISTING 5/8" REBARS

CONCRETE MONUMENTS ARE SHOWN: CONC. MON.

EASEMENT NOTES

1. SINGLE FAMILY DETACHED BUILDING SETBACKS ARE 25' FRONT, 20' REAR AND 12' SIDE.
2. A BLANKET EASEMENT SHALL BE GIVEN TO THE APPROPRIATE UTILITY COMPANIES IN ALL SUBDIVISION RIGHT-OF-WAYS FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PUBLIC UTILITIES. ADDITIONALLY, EACH LOT IN PHASE 4 AND 5 SHALL HAVE A 10'-WIDE DRAINAGE, ACCESS AND UTILITY EASEMENT ALONG ALL LOT LINES AND AS SHOWN.
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4. BRL @ POWER EASEMENT (PROPOSED ACCESS EASEMENT) REAR (LOT 257 THRU 266), SIDE (LOT 164, AND 256).
5. 100' WIDE POWER EASEMENT IS CENTERED ON THE REAR LOT LINE OF LOTS 257 THRU 266.



DRIVEWAY CULVERTS ARE REQUIRED AS SHOWN AND AS NOTED IN THE TABLE BELOW. (SEE DETAIL R-31)

| LOT # | SIZE (IF APPLICABLE) | LOT # | SIZE (IF APPLICABLE) |
|-------|----------------------|-------|----------------------|
| 160 | 13x17 | 255 | SWALE |
| 161 | SWALE | 256 | SWALE |
| 162 | SWALE | 257 | 13x17 |
| 163 | SWALE | 258 | 13x17 |
| 164 | SWALE | 259 | 13x17 |
| 244 | SWALE | 260 | SWALE |
| 245 | SWALE | 261 | SWALE |
| 246 | SWALE | 262 | SWALE |
| 247 | SWALE | 263 | SWALE |
| 248 | SWALE | 264 | SWALE |
| 249 | SWALE | 265 | SWALE |
| 250 | SWALE | 266 | SWALE |
| 251 | SWALE | 267 | SWALE |
| 252 | SWALE | 268 | SWALE |
| 253 | SWALE | 269 | SWALE |
| 254 | SWALE | 270 | SWALE |
| | | 271 | SWALE |
| | | 272 | SWALE |

JEFFERSON COUNTY PLANNING COMMISSION

BY _____ DATE _____

| SHEET INDEX | REVISIONS DATE | DESCRIPTION |
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| MLA / ADU COMPUTATIONS | SHEET 2A OF 6 | |
| LOTS | SHEET 3 OF 6 | |
| RESIDUE A | SHEET 4 OF 6 | |
| EASEMENTS | SHEET 5 OF 6 | |
| BRLS & D/W CULVERTS | SHEET 6 OF 6 | |

FINAL PLAT
BRL's and D/W CULVERTS
SHOWING LOTS 160-164, 244-272,
AND RESIDUE PARCEL A

BEALLAIR - PHASE 4B - RESIDENTIAL

HARPERS FERRY MAGISTERIAL DISTRICT
 MAP 10A PARCELS RESA
 DEED BOOK 975 PAGE 635
 JEFFERSON COUNTY, WV
 OCTOBER 2023
 SHEET 6 OF 6

JEFFERSON COUNTY, WEST VIRGINIA

APPROVED: March 29, 2024 OPENSECTION RESIDENTIAL DRIVEWAY

REVISIONS: DETAIL NO. R - 31



Jefferson County, West Virginia

Department of Engineering, Planning, and Zoning

Office of Planning and Zoning

116 East Washington Street, 2nd Floor

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Planner's Memorandum Planning Commission Meeting December 12, 2023

1) Engineering, Planning and Zoning County Offices Contact Information

The Department of Engineering, Planning and Zoning Mason Building is open to the public.

BUILDING PERMITS & INSPECTIONS 304-725-2998 permits@jeffersoncountywv.org

IMPACT FEES 304-728-3331 - mmason@jeffersoncountywv.org

ENGINEERING 304-728-3257 - engineering@jeffersoncountywv.org

PLANNING & ZONING 304-728-3228 - planningdepartment@jeffersoncountywv.org, zoning@jeffersoncountywv.org

GIS & ADDRESSING 304-724-6759 - gis@jeffersoncountywv.org

- 2) **Project Withdrawn:** On Wednesday, November 29, 2023, the Smartlink Group submitted an e-mail providing notice of their withdrawal of the Concept Plan for File# 23-5-SP (248 Harvest Court, Harpers Ferry, WV) related to the proposed Bakerton Monopole (fka Harvest Ct) Telecommunications Tower consisting of a 100' Monopole Telecommunications Tower with a 50' x 50' fenced compound.

3) HEPMPO Safety Action Plan and Congestion Management Plan

See attached link/info to the HEPMPO input survey, which is open for public comment through 12/15/23. We encourage your participation.

4) Upcoming PC meetings

❖ January Meetings:

- Next Regular meeting date: **January 9, 2024**
 - 5:30 pm Comprehensive Plan Work Session
 - 7:00 pm Planning Commission Meeting
- Third Public Input Meeting/Workshop for *2045 Comprehensive Plan*:
Tuesday, January 23, 2024, 7:00 pm Jefferson High School Cafeteria

HEPMO Safety Action Plan and Congestion Management Plan

More at <https://hepmo.com/>

5 WRAP UP

4 MAP MARKERS

3 STANDARD SURVEY

2 SAFETY CONCERN RANKING

1 Your Input Matters To Us!
Learn a bit about the plans before you begin.

WELCOME

We want your input!
The Hagerstown/Eastern Panhandle Metropolitan Planning Organization (HEPMO) is looking to incorporate public feedback into their regional Safety Action Plan and Congestion Management Plan, which covers Berkeley and Jefferson Counties in West Virginia and Washington County in Maryland. Your feedback will help inform us of your concerns so we can better understand your priorities.

→ Next



NEAR MISS INCIDENTS
A near-miss incident is an event where a person walking, rolling, bicycling, or driving must suddenly stop, swerve, or move to avoid a crash.