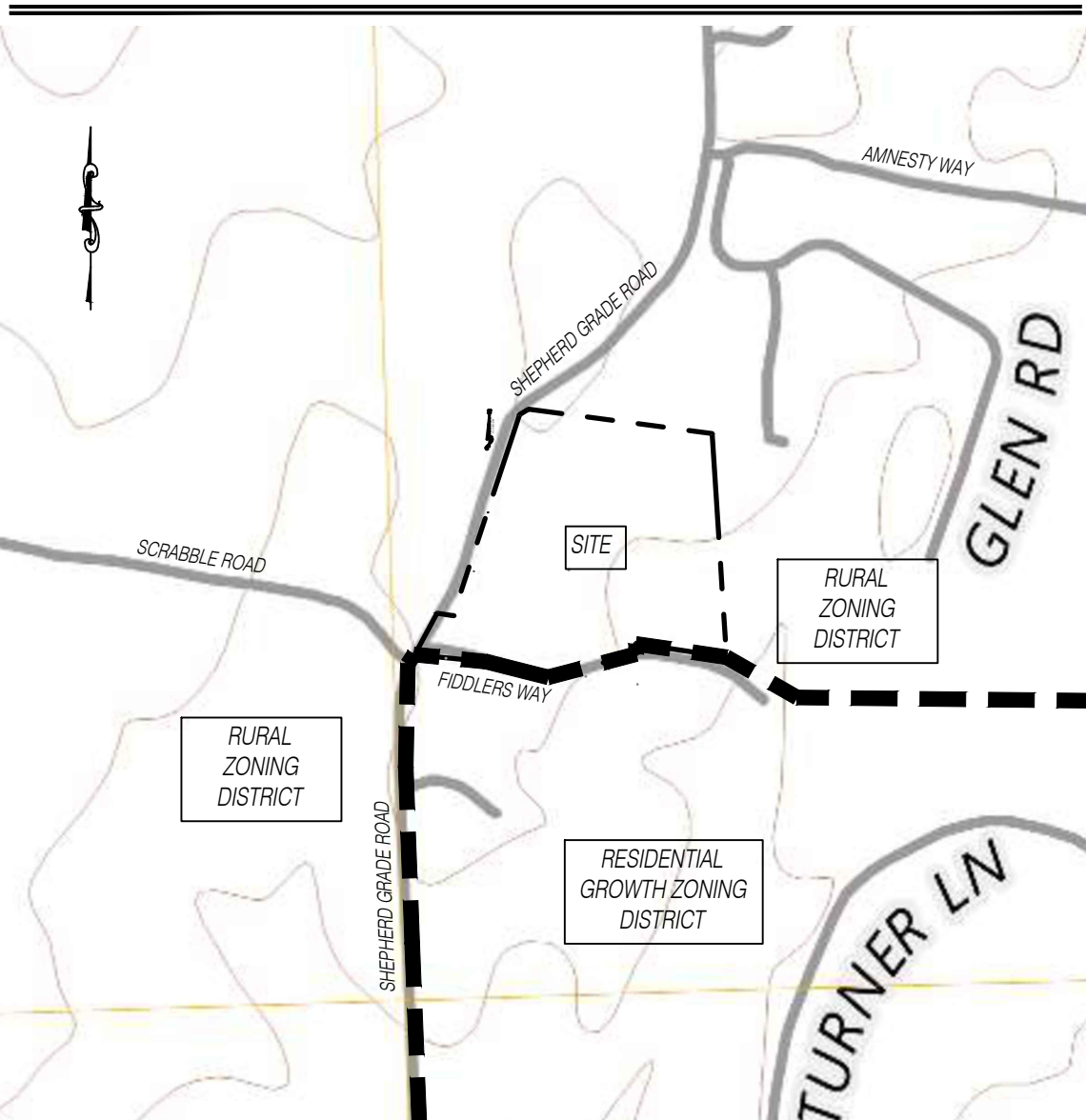




VICINITY MAP

SCALE: 1" = 500'



ZONING DATA

ZONING DISTRICT	R - RURAL DISTRICT
MAX. BUILDING HEIGHT	75 FT.
MAX. IMPERVIOUS COVERAGE	80 %
MINIMUM BUILDING SETBACKS:	
FRONT	25 FT.
SIDE	25 FT.
REAR	25 FT.

MINIMUM PARKING/DRIVE AISLE SETBACKS:	
FRONT	15 FT.
SIDE	10 FT.
REAR	10 FT.

MINIMUM BUFFER YARD:	
FRONT/SIDE/REAR	75 FT.

SITE DATA

TAX MAP - GRID - PARCEL	19-09-0003-0020-0001
LIBER / FOLIO	1213/336
AREA SUMMARY:	
PARCEL	10.07 AC.
DISTURBED AREA	<1.0 AC.
EXISTING IMPERVIOUS	2.9 AC.
PROPOSED IMPERVIOUS	3.5 AC. (35%)
BUILDING SUMMARY:	
PROPOSED	19,373 SF
HEIGHT	20 FT
PROPOSED USE	STORAGE, COMMERCIAL (CONDITIONAL USE PERMIT #23-5-CUP ISSUED 06/29/2023)
HOURS OF OPERATION	9 AM - 5 PM; MON-WED, FRIDAY; 9 AM-12 PM SATURDAY
EMPLOYEE SUMMARY:	TBD
WATER & SEWER USAGE:	
WATER PROVIDED	JEFFERSON UTILITIES, INC
SEWER PROVIDED	PRIVATE; ON LOT SEPTIC
SITE LIGHTING	EXISTING BUILDING MOUNTED
SITE SIGNAGE	EXISTING GROUND MOUNTED
ADDRESS ASSIGNMENT	1744 SHEPHERD GRADE ROAD, SHEPHERDSTOWN, WV 25443
WAIVER AND/OR VARIANCE	N/A
FEMA PANEL #	54037C0035E DATED 12/18/2009

PARKING, LOADING & BICYCLE DATA

TOTAL REQUIRED SPACES	N/A
TOTAL PROVIDED PARKING SPACES	28 SPACES

GENERAL NOTES

- The purpose of this plan is to construct 19,373 SF of new self storage units.
- The geological information for this site is listed on this sheet.
- The site is currently developed with self storage units and a rental house.
- Topography for the site was provided by FSA in 2022.
- This site does not lie within the limits of the 100 year floodplain, zone X (areas outside of flood zone are considered zone X) per FEMA maps 54037C0035E dated 12-18-2009.
- There are no sensitive areas on site including: sinkholes, springs, severe slopes, streams, or wetlands.
- Stormwater management will be provided by bioretention BMPs.
- The traffic impact data for this site is as follows:
 - Scrabble Road Annual Average Daily Traffic: 2600
 - Shepherd Grade Road Annual Average Daily Traffic: 250
 - Existing traffic generation: 15 trips (gate code data)
 - Proposed traffic generation: 21 trips (using gate code trip data)
 - Nearest Key Intersection: Scrabble Road & Shepherd Grade Road
 - Highway Problem Areas: $\frac{1}{4}$ Mile west of Intersection of Scrabble Road and Shepherd Grade Road; 90 degree turn



Professional Certification
I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer in the State of West Virginia.
License # 24291
WV
Expiration Date 08/01/2023

FS&S ASSOCIATES, INC.
FREDERICK, SEBERT & ASSOCIATES, INC.
CIVIL ENGINEER • SURVEYOR • LANDSCAPE ARCHITECTS • LAND PLANNERS
102 SHAWNEE PLAZA, SUITE 200
WEST VIRGINIA, WV 26040
PH: 304.775.1722
FAX: 304.775.1723
WWW.FSASOCIATES.COM
801.791.3830

DATE: _____
DESCRIPTION: _____
NOT FOR CONSTRUCTION

VALLEY STORAGE - SHEPHERDSTOWN
SITUATE AT 1744 SHEPHERD GRADE ROAD
SHEPHERDSTOWN, WV 25443
JEFFERSON COUNTY, WEST VIRGINIA
VALLEY STORAGE SHEPHERDSTOWN, LLC
1825 HOWELL ROAD, SUITE 4, HAGERSTOWN, MD 21740

PROJECT NO. 7509.3
DWN BY: TMF
DATE: 03.29.2023
PROJECT MANAGER: TMF
EMAIL: tfrederick@sa-inc.com
PROPERTY INFORMATION
19-09-0003-0020-0001
SCALE: 1" = 40'
SHEET TITLE

EXISTING CONDITIONS
C-101
SHEET 01 OF 02

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
	THU G17	Thuja occidentalis 'Green Giant' / Green Giant Arborvitae	6' Ht.	B&B	21	

HATCH LEGEND

- PROPOSED ASPHALT
- PROPOSED SWM BMP



Professional Certification
I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer in the State of Virginia.
License # 72979
Expiration Date 12/31/2024

FS&T PLUS
FREDERICK SEBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND PLANNERS
102 WEST PATTERSON STREET
SHEPHERDSTOWN, WV 25453
PH: 304.875.2740
FAX: 304.875.2740
WWW.FS&TPLUS.COM
801.761.8350
717.275.1007
717.275.1811
717.275.2581

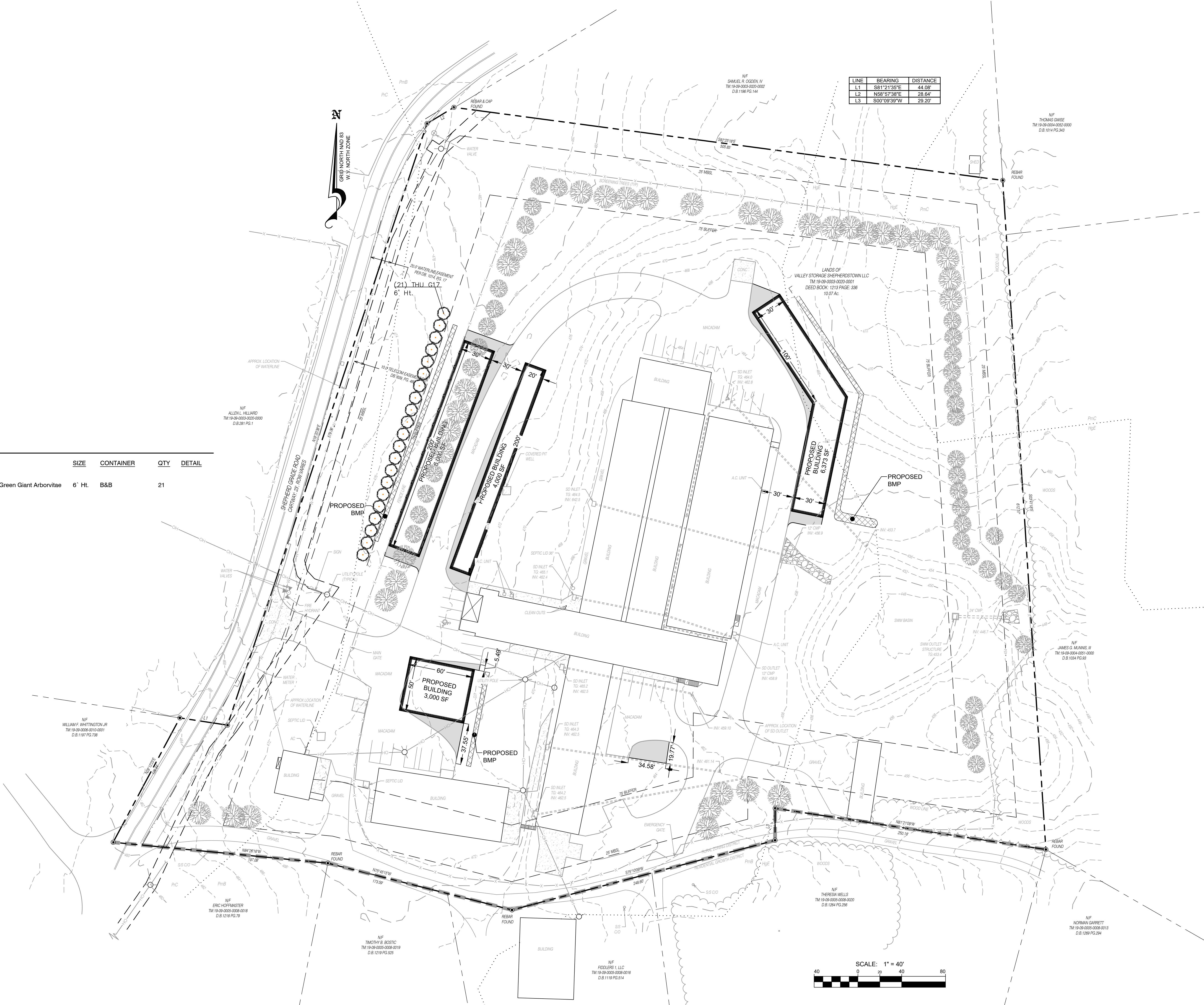
DATE: _____
MARK DESCRIPTION: _____

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 7509.3
DWN BY TMF
DATE 03.29.2023
PROJECT MANAGER: TMF
EMAIL: frederick@sa-inc.com
PROPERTY INFORMATION
19-09-0003-0020-0001
SCALE 1" = 40'

SHEET TITLE
CONCEPT PLAN

C-102
SHEET 02 OF 02



LINE	BEARING	DISTANCE
L1	S81°21'35"E	44.08'
L2	N58°57'38"E	28.64'
L3	S00°09'39"W	29.20'

