

HUNTER VALLEY CONCEPT PLAN JEFFERSON COUNTY, WV

OWNER / APPLICANT
ILA PROPERTIES INC.
C/O JOSHBEEN GREWAL
4115 CHARLES TOWN RD.
KEARNEYSVILLE WV, 25430
571-438-3612
ADMIN@JBGBUILDERS.COM

PREPARED BY
ILA PROPERTIES INC.
C/O TREVOR LLOYD
4115 CHARLES TOWN RD.
KEARNEYSVILLE WV, 25430
304-989-1723
TREVOR@JBGBUILDERS.COM

CONCEPT PLAN GENERAL NOTES:

- SEE EXISTING CONDITIONS SITE MAP THIS SHEET FOR ZONING DISTRICTS WITHIN 500' OF THE SUBJECT PROPERTY
- SEE THIS SHEET FOR "SITE RESOURCES" FOR ADJACENT PROPERTY INFORMATION.
- A PROPOSED LAYOUT PLAN CAN BE FOUND ON SHEET 2
- ACTUAL BUILDING FOOTPRINTS MAY VARY WITH FINAL ARCHITECTURAL DESIGN.
- SEE THIS SHEET FOR "SITE RESOURCES"
- ALL STATE, FEDERAL AND LOCAL REGULATIONS WILL BE OBSERVED IF ANY UNKNOWN SITE RESOURCES ARE DISCOVERED DURING CONSTRUCTION.
- PROPOSED CONCEPT INCLUDES 139 UNITS, OPEN SPACE, STORMWATER MANAGEMENT AREAS AND THE CONSTRUCTION OF ASSOCIATED UTILITIES. SIDEWALKS SHALL BE PROVIDED AS SHOWN. NO RESTRICTIVE COVENANTS/CONDITIONS/RESTRICTIONS ARE PROPOSED AT THIS TIME BUT MAY BE PROVIDED AT TIME OF FINAL PLAT.
- WATER SERVICE WILL BE PROVIDED BY BERKELEY COUNTY WATER SERVICE DISTRICT.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY BERKELEY COUNTY SANITARY SERVICE DISTRICT.

CONCEPT PLAN RESOURCE NOTES:

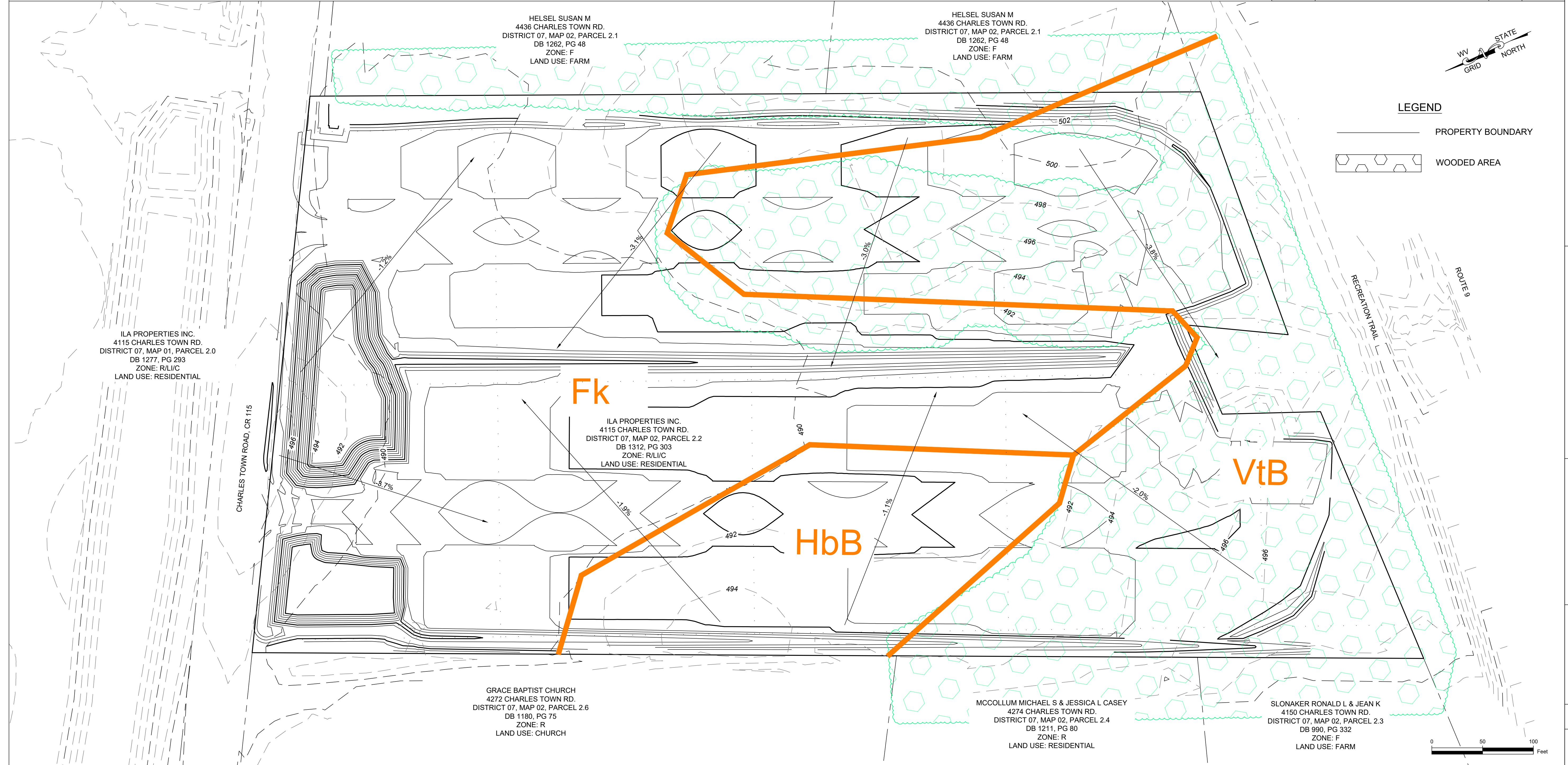
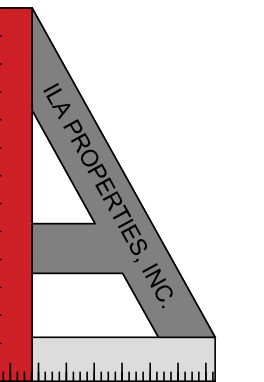
- AVERAGE SLOPE: 2.5%
- FLOODPLAIN - PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN AS PER F.I.R.M. FLOOD INSURANCE RATE MAP NUMBER 54037C0020E EFFECTIVE DATE 07/07/09.
- HIGHWAY PROBLEM AREAS - THERE ARE NO KNOWN HIGHWAY PROBLEM AREAS WITHIN ONE MILE OF THE SITE.
- SENSITIVE AREAS - THERE ARE NO KNOWN SENSITIVE AREAS INCLUDING SINKHOLES, WETLANDS, STREAMS, AND SEVERE SLOPES WITHIN THE SCOPE OF THE PROJECT. DEVELOPMENT OF THE SITE WILL COMPLY WITH ALL APPLICABLE GUIDELINES AND STANDARDS FOR THE REUSE AND REDEVELOPMENT OF ENVIRONMENTALLY COMPROMISED SITES, AS ESTABLISHED BY THE W.V.D.E.P. AND THE E.P.A.
- HISTORICAL USE - FARM LAND/PASTURE. THERE ARE NO KNOWN EXISTING OR PROPOSED CEMETERIES OF HISTORIC STRUCTURES ON THE NATIONAL REGISTER WITHIN 100 FEET OF THE SITE.
- EXISTING SOIL DATA - SOIL AND GEOLOGICAL DATA SOILS MAPPING HAS BEEN TAKEN FROM BERKELEY COUNTY, WEST VIRGINIA SOIL SURVEY BY THE NATIONAL CARTOGRAPHY CENTER AND GEOSPATIAL CENTER FORT WORTH TEXAS.

TRAFFIC IMPACT NOTES:

- INFORMAL CONSULTATION WITH WV DOH OFFICIALS FOR THIS PROJECT INDICATED NO DOH ROAD IMPROVEMENTS WOULD BE NECESSARY IF THE ROAD IMPROVEMENTS FOR THE HUNTER HILLS DEVELOPMENT ARE COMPLETED. REFERENCE DOH PERMIT 05-2023-0590 FOR FULL DETAILS OF PLANNED ROAD IMPROVEMENTS.
- ADT: 138 TOWNHOMES X 7 (DAILY TRAFFIC MULTIPLIER) = 966
- PEAK HOUR: 138 TOWNHOMES X 0.6 (PEAK HOUR TRAFFIC) = 82.8
- ROUTE 115 ADT: 5046 (PER WVDOH AADT MAP, 2017)

SOILS LEGEND

MAP UNIT SYMBOL	MAP UNIT NAME	ACRES IN AOI	% OF AOI
Fk	FUNKSTOWN SILT LOAM	8.2	49.9%
HbB	HAGERSTOWN SILT LOAM, 3% - 8% SLOPES	2.4	14.7%
VtB	VERTREES-ROCK OUTCROP COMPLEX, 3% - 8% SLOPES	5.8	35.4%
TOTAL AOI		16.3	100.0%



ILA PROPERTIES, INC.
4115 CHARLES TOWN ROAD
KEARNEYSVILLE, WV 25430

HUNTER VALLEY SUBDIVISION
CONCEPT PLAN
DISTRICT 07, MAP 02, PARCEL 2.2
DB 1312, PG 303
CONCEPT SHEETS.DWG

DRAWN BY: G. SEPP
CHECKED BY: T. LLOYD
SCALE: AS SHOWN
DATE: December 28, 2023

EXISTING CONDITIONS
SHEET NUMBER:
1 OF 2

