

HUNTER VALLEY CONCEPT PLAN JEFFERSON COUNTY, WV

OWNER / APPLICANT
ILA PROPERTIES INC.
C/O JOSHBEEN GREWAL
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PREPARED BY
ILA PROPERTIES INC.
C/O TREVOR LLOYD
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KEARNEYSVILLE WV, 25430
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CONCEPT PLAN GENERAL NOTES:

- SEE EXISTING CONDITIONS SITE MAP THIS SHEET FOR ZONING DISTRICTS WITHIN 500' OF THE SUBJECT PROPERTY
- SEE EXISTING CONDITIONS SITE MAP THIS SHEET FOR ADJACENT PROPERTY INFORMATION. A PROPOSED LAYOUT PLAN CAN BE FOUND ON SHEET 2
- ACTUAL BUILDING FOOTPRINTS MAY VARY WITH FINAL ARCHITECTURAL DESIGN.
- 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:

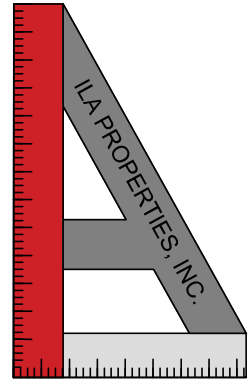
- AVERAGE SLOPE: 2.5%
- FLOODPLAIN - PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN AS PER F.I.R.M. FLOOD INSURANCE RATE MAP NUMBER 54037C0020E EFFECTIVE DATE 07/07/09.
- HIGHWAY PROBLEM AREAS - THERE ARE NO KNOWN HIGHWAY PROBLEM AREAS WITHIN ONE MILE OF THE SITE.
- SENSITIVE AREAS - THERE ARE NO 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%



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4115 CHARLES TOWN ROAD
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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

HUNTER VALLEY
CONCEPT PLAN
JEFFERSON COUNTY, WV

ZONING SUMMARY:

ZONING DISTRICT:
RESIDENTIAL-LIGHT INDUSTRIAL-COMMERCIAL (R-LI-C)
(ADMINISTERED UNDER RESIDENTIAL GROWTH (RG) DISTRICT)

LAND USE:
RESIDENTIAL

LAND USE SUBTYPE:
PUBLIC / CENTRAL WATER AND SEWER

LOT AREA:
MIN. LOT AREA 20,000 SF
EXISTING LOT AREA 551,314 SF 12.65 AC

BUILDING HEIGHT:
MAX BUILDING HEIGHT 40 FT

LAND COVERAGE			
	SF	AC	%
MAX LAND COVERAGE ALLOWED	275735	6.3300	50
PROPOSED LAND COVERAGE	275299	6.3200	50
PER SECTION 4.12.B IMPERVIOUS SURFACES COVERAGE IS BASED ON RESIDENTIAL STRUCTURES, PARKING AREAS, AND INTERIOR STREETS.			

SETBACKS:			
BUILDING FRONT	25	FT	
BUILDING SIDE	12	FT	(EXTERIOR)
STREET SIDE	15	FT	
REAR	30	FT	
PARKING/DRIVE AISLE FRONT	15	FT	
PARKING/DRIVE AISLE SIDE	12	FT	
PARKING/DRIVE AISLE REAR	15	FT	
SCREENED BUFFERS FRONT	15	FT	
SCREENED BUFFERS SIDE	12	FT	
SCREENED BUFFERS REAR	15	FT	

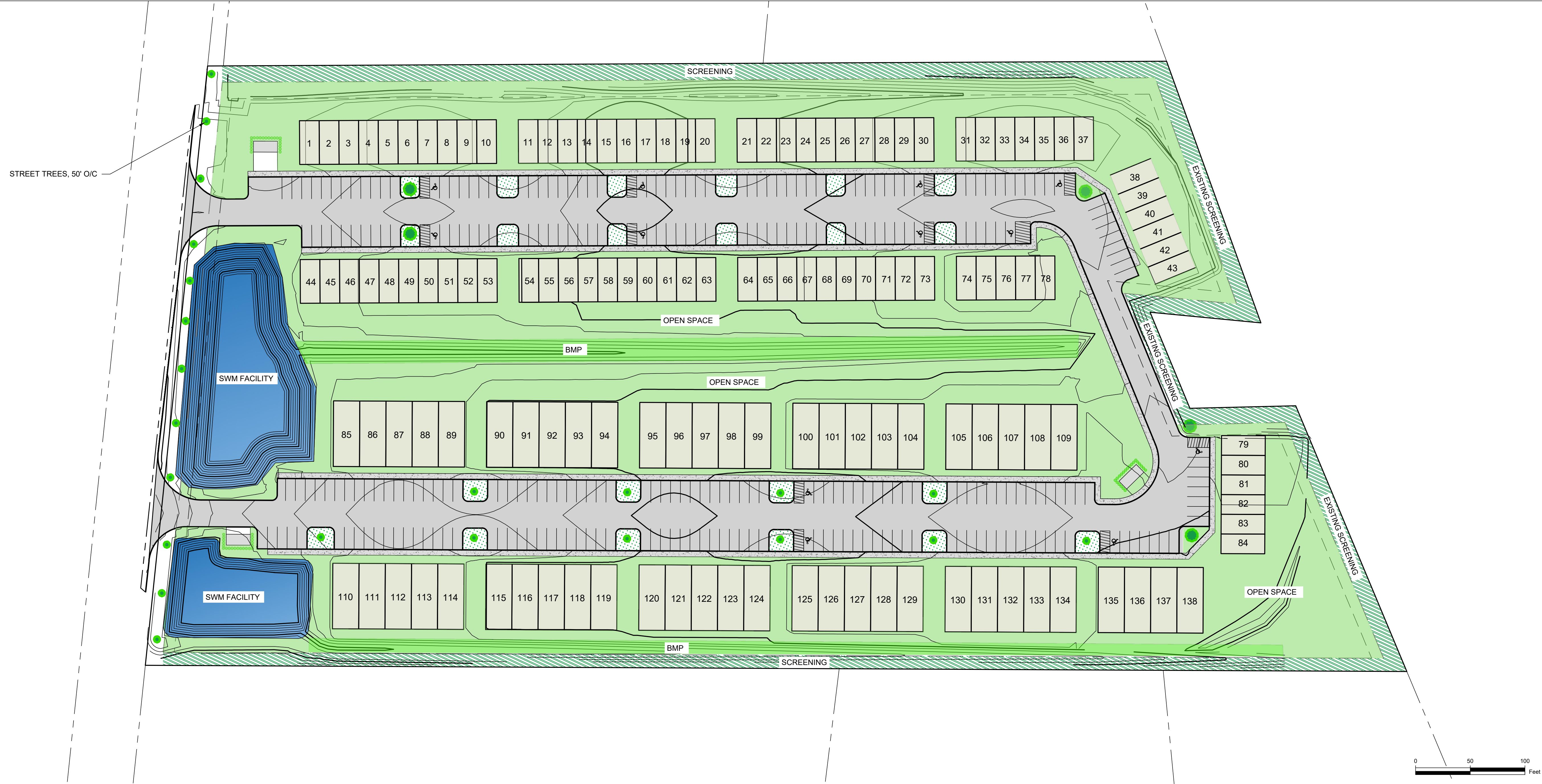
- SECTION 4.12 DESIGN STANDARDS:
- A. COMMON OPEN SPACE SHALL BE ORIENTED TO THE INTERIOR OF THE DEVELOPMENT AND SHALL CONSIST OF LAND SUITABLE FOR PASSIVE AND ACTIVE RECREATIONAL USE. NO MORE THAN 50 PERCENT OF LAND DEDICATED TO RECREATIONAL USE SHALL BE WITHIN THE 100 YEAR FLOODPLAIN.
- B. IMPERVIOUS SURFACE COVERAGE FOR INTERIOR STREETS, PARKING AREAS, AND RESIDENTIAL STRUCTURES SHALL NOT EXCEED 50 PERCENT OF THE GROSS LAND AREA.
- C. TOT LOT OR PLAY AREAS SHALL BE VENTRALLY LOCATED IN AREAS CONVENIENT TO RESIDENTIAL BUILDINGS AND AT LEAST 25 FEET FROM ANY STREET RIGHT-OF-WAY.

SECTION 21.205 OF SUBDIVISION REGULATIONS:

15% OF THE LAND IS REQUIRED TO BE RESERVED FOR OPEN SPACE (10 ACRES X 15% = APPRX. 1.5 ACRES) UP TO 60% MAY BE MET WITH PASSIVE OPEN SPACE AND THE REST HAS TO BE ACTIVE RECREATION AND WILL BE DETAILED ON THE SITE PLAN.

DENSITY:			
TOTAL LOT AREA	551,314	SF	
PERMITTED AREA PER DWELLING UNIT	2,000	SF	
MAX DWELLING UNITS	275	UNITS	
PROPOSED DWELLING UNITS	138	UNITS	

HUNTER VALLEY TABULATION				
APARTMENT UNIT / TYPE		PARKING PER UNIT	PARKING REQUIRED	PARKING PROVIDED
138 UNITS	2 BEDROOM	1.50	207.00	283.00
NOTES:				
PROPOSED PARKING ISLAND LOCATIONS SUBJECT TO FINAL DESIGN				
26 ADA PARKING SPACES SHOWN (SUBJECT TO FINAL DESIGN)				



BY

DESCRIPTION

DATE

REV NO

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