-		<u>CIVIL LEGEND:</u>		חסחפבה			
E)		BOUNDARY/RIGHT-OF-WAY LINE	PR				
		ADJACENT BOUNDARY LINE					
VDH MON MON EX. VDH EX. CC	O O IPF RBF	CONCRETE MONUMENT/IRON REBAR	CC-TBS	⊙ TBS			
EX. VDH EX. CC		EASEMENT LINE					
		ROAD CENTERLINE					
		HEADER CURB					
		CURB & GUTTER EDGE OF PAVEMENT	CURB	TRANS. REV	ERSE CURB		
		EDGE OF PAVEMENT EDGE OF CONCRETE					
		EDGE OF GRAVEL	<u> </u>	20202020	202020		
		SIDEWALK					
• •	• •	GUARDRAIL	0 0 0 0	ÖÖ	o o w		
0 -	0	BOARD FENCE CHAIN LINK FENCE	o		-0		
x x	x x	WIRE FENCE	x	x	_ x		
TO BE	ТО		Г				
REMOVED	REMAIN	BUILDINGS					
		= RETAINING WALL	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
0	•	MISCELLANEOUS SIGNS MAIL BOX	~ ~	₩B C	*		
	LP Q	SITE LIGHT WITH POLE					
		BUILDING MOUNTED LIGHT					
	Ŕ	UTILITY POLE		Ø			
	>	UTILITY POLE GUY WIRE) –			
OHE	OHE		OHE	OHE ·			
UGE	UGE	UNDERGROUND UTILITY LINE OVERHEAD COMMUNICATIONS LINE	UGE				
	- UGC	 UNDERGROUND COMMUNICATIONS LIN 	E			CO B.1.	NCEPT PLAN REVIE SEE GENERAL LOCATION
	GG	UNDERGROUND GAS LINE	G	G	G	B.1. B.2.	A CONCEPT PLAN ON 24x - SEE SHEET 3 FOR
	3" PVC SAN. <u>SE</u> W.		C3	<u>C SAN. SEW</u> .ss			- BUILDING AREAS W - ACTUAL BUILDING
FM		SANITARY SEWER MAIN SANITARY SEWER FORCE MAIN	FM	55 •		B.3.	ZONING INFORMATION: a. THE SUBJECT PRO
	0	SANITARY SEWER MANHOLE		0			b. DENSITY CALCUL/ SINGLE FAMI TOWNHOUSE
	CO	SANITARY SEWER CLEAN-OUT	٥	°00 °			<u>TOWNHOUSE</u> - 498 OFF-STF - 1,151 TOTAL
TEX. 12	5" HDPE		30		31		- TOTAL PARI - TOTAL PARI - FIFT
		STORM SEWER LINE	O+1	5" HDPE			TOW/ c. SEE SHEET 2 FOR
_	0	STORM SEWER MANHOLE	_	_			- TOPOGRAPI - CONTOURS
		STORM SEWER DROP INLET					- WOODED AI LOCATED S QUARRIES I
							AND ARE CO STATE, FED
		STORM SEWER RIP-RAP					DISCOVERE - NO DEVELO
	\frown	STORM SEWER END SECTION	Þ	А			SUBJECT TO SUBDIVISIO
wE	8" W/M	WATER MAIN	<u> </u>	" W/Mw		B.4.	FLOODPLAI
	-6-	FIRE HYDRANT		•			INCLUDES 324 SINGLE FA OPEN SPACE, STORMWA
	0	WATER VALVE		0		B.5.	PROVIDED ON AT LEAST (AT THIS TIME BUT MAY BE TRAFFIC IMPACT DATA
	• - 590	WATER METER		⊖ - 590		D.J.	a. KEARNEYSVILLE PIKE WVDOH ROUTE ID -
	- 592	INTERMEDIATE CONTOUR LINE		- 590			AVERAGE DAILY TRI DATA SOURCE - WVI
×	543.6	SPOT ELEVATIONS	+45 ⁰ GS	+45 ⁰ _{TC}	+45 ⁰ INV		DATA SOURCE YEAF b. TRIP GENERATION FO
00 00 (γ	TREES/SHRUBS	\sim	\cap	the ward		DEVELOPMENT REG SINGLE FAMILY: 324
	- h		0 0		Link .		
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	DRIP LINE OF TREES					VILLA (28' WIDE): 12 PEAK HOUR T AVERAGE DA
		LIMITS OF CONSTRUCTION					AVERAGE DA TOWNHOUSE (20' W PEAK HOUR T
• • • • • • • •	HbB HgC	SOIL BOUNDARY					AVERAGE DA TOTAL:
	U -						PEAK HOUR ⁻ AVERAGE DA
JEFFERSC		- COMPLETE LIST OF	- WAIVERS	/VARIA	NCES		c. THE NEAREST KEY IN PIKE (WV RT. 480) AN d. THERE ARE NO "HIGH"
		(TABLE 1.2-2)					0. THERE ARE NO HIGH ONE (1) MILE RADIUS e.PURSUANT TO SECTIO
ORDINANCE	SECTION OF ORDINANCE	DESCRIPTION OF WAIVER C			DATE RANTED	B.6.	TRAFFIC IMPACT ST AGENCY REVIEWS: LETTER
SUBDIVISION	21.101A	"NO WAIVERS GRAN BLOCK LENGTH			ROGRESS	B.7.	CHECKLIST. A COPY OF TH A LIST OF ALL ADJOINING P
SUBDIVISION	21.104A	FRONTAGE			ROGRESS		OWNERS INFORMATION IS I 2 FOR ADJACENT PROPERT
SUBDIVISION	24.113B.10	HISTORIC RESOURCE PRE	SERVATION	IN PF	ROGRESS	E.	A LETTER TO WVDOH HAS THERE ARE NONE.
		SSED CONCURRENTLY WITH THIS APPL				<u> </u>	PURSUANT TO SECTION 24 IMPACT STUDY IN ACCORE
ED TO MINIMUM LO	DT WIDTH, MAXIMUM B	BLOCK LENGTHS, AND HISTORIC RESOL OT APPROVED BY JEFFERSON COUNT	JRCE PRESERVATIO			<u> </u>	WATER SERVICE WILL BE THERE IS CAPACITY TO SE
							COORDINATION WITH THE SANITARY SEWER SERVIC
							CHARLES TOWN INDICATE
							DETERMINED THROUGH C

# CONCEPT PLAN **BIRDHILL SUBDIVISION**

# JEFFERSON COUNTY FILE NUMBER: TBD MIDDLEWAY TAX DISTRICT JEFFERSON COUNTY, WEST VIRGINIA

TAX MAP 3, PARCEL 29; D.B. 1291, PG. 381

OWNER: JEFFERSON ORCHARDS INC. PO BOX 700 KEARNEYSVILLE, WV 25430 (214)808-4375

**APPLICANT:** JEFFERSON ORCHARDS INC. **PO BOX 700 KEARNEYSVILLE, WV 25430** (214)808-4375





**CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING** 

148 S. Queen Street, Suite 201 • Phone: 304-725-8456 Martinsburg, WV 25401 • www.ifs-ae.com

AN REVIEW CHECKLIST NOTES:

AL LOCATION MAP THIS SHEET FOR ZONING DISTRICTS WITHIN 500' OF THE SUBJECT PROPERTY. PLAN ON 24x36 WHITE PAPER CAN BE FOUND ON SHEET 3.

SHEET 3 FOR THE LAYOUT OF LOTS, RECREATION AREAS AND ROADS. DING AREAS WILL BE CONFINED TO EACH SINGLE FAMILY DETACHED LOT WITHIN BUILDING SETBACK LINES. JAL BUILDING FOOTPRINTS WILL VARY WITH INDIVIDUAL HOME DESIGN

SUBJECT PROPERTY IS LOCATED IN THE RESIDENTIAL GROWTH ZONING DISTRICT. ISITY CALCULATIONS: 3.7 NET DWELLING UNITS PER ACRE (720 UNITS / 195 ACRES = 3.7 DUA) SINGLE FAMILY ATTACHED PARKING CALCULATIONS:

- 498 OFF-STREET PARKING SPACES PER 396 TOWNHOMES

- 1.151 TOTAL PARKING SPACES PER 396 TOWNHOMES - TOTAL PARKING RATIO = 2.9 SPACES PER TOWNHOUSE

FIFTY (50) PERCENT OF GARAGE BAYS PLUS ONE DRIVEWAY SPACE FOR EVERY TOWNHOUSE LOT COUNTED TOWARD TOTAL PER APPENDIX B SECTION 5.3(I)(2) OF THE JEFFERSON COUNTY SUBDIVISION REGULATIONS. SHEET 2 FOR THE PROPERTY'S "SITE RESOURCES"

- TOPOGRAPHIC INFORMATION PROVIDED PURSUANT TO USGS TOPOGRAPHICAL QUADRANGLE MAP INFORMATION. - CONTOURS SHOWN AT 2' INTERVALS.

- WOODED AREAS AND WATER COURSES ARE INCLUDED ON SHEET 2. LIMITED AREAS OF ROCK OUTCROPPINGS ARE LOCATED SPORADICALLY THROUGHOUT THE PROPERTY. THERE ARE NO KNOWN HILLSIDES, SINK HOLES OR QUARRIES LOCATED IN THE AREA OF DEVELOPMENT. IT IS POSSIBLE THAT SOME OF THESE FEATURES MAY EXIST AND ARE CONCEALED BY EXISTING VEGETATION OR ARE OUTSIDE THE AREA PROPOSED FOR DEVELOPMENT. ALL STATE, FEDERAL AND LOCAL REGULATIONS WILL BE OBSERVED IF ANY UNKNOWN SITE RESOURCES ARE DISCOVERED DURING CONSTRUCTION.

- NO DEVELOPMENT WILL OCCUR WITHIN 1,000' OF THE SHENANDOAH OR POTOMAC RIVERS AND THEREFORE IS NOT SUBJECT TO THE HILLSIDE REGULATIONS FOUND UNDER SECTION 22.504.A. OF THE JEFFERSON COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. FEMA MAP 54037C0040E DOES NOT IDENTIFY ANY FLOODPLAINS ON THE SUBJECT PROPERTY.

DESCRIPTION: THE SUBJECT PROPERTY IS ZONED RESIDENTIAL GROWTH. THE REQUESTED CONCEPT PLAN 324 SINGLE FAMILY DETACHED UNITS, 396 SINGLE FAMILY ATTACHED UNITS (129 - 28' WIDE VILLAS; 267 - 20' TOWNS). CE, STORMWATER MANAGEMENT AREAS, AND THE CONSTRUCTION OF ASSOCIATED UTILITIES. SIDEWALKS SHALL BE ON AT LEAST ONE SIDE OF ALL STREETS. NO RESTRICTIVE COVENANTS/CONDITIONS/RESTRICTIONS ARE PROPOSED ME BUT MAY BE PROVIDED AT TIME OF FINAL PLAT. SEE PROJECT DESCRIPTION ON THIS SHEET FOR LOT PHASING.

#### EYSVILLE PIKE (WV RT. 480): H ROUTE ID - 193048000000

SOURCE - WVDOT DIVISION OF HIGHWAYS, PERFORMANCE MANAGEMENT DIVISION, TRAFFIC MONITORING UNIT

NERATION FOR DETACHED SINGLE FAMILY UNITS BASED ON SECTION 24.110(B)5.b. OF THE SUBDIVISION AND LAND LOPMENT REGULATIONS ARE AS FOLLOWS:

PEAK HOUR TRIPS: 324 (DETACHED UNITS) X 0.70 = 227 AVERAGE DAILY TRIPS: 324 (DETACHED UNITS) X 6 = 1,944

PEAK HOUR TRIPS: 129 (TOWNHOUSE UNITS) X 0.60 = 77

AVERAGE DAILY TRIPS: 129 (TOWNHOUSE UNITS) X 7 = 903 HOUSE (20' WIDE): 267 LOTS

PEAK HOUR TRIPS: 267 (TOWNHOUSE UNITS) X 0.60 = 160 AVERAGE DAILY TRIPS: 267 (TOWNHOUSE UNITS) X 7 = 1,869

### AVERAGE DAILY TRIPS: 4,716

AREST KEY INTERSECTION AS DEFINED IN THE CONCEPT PLAN CHECKLIST IS THE INTERSECTION OF KEARNEYSVILLE WV RT. 480) AND CHARLES TOWN ROAD (OLD RT 115). ARE NO "HIGHWAY PROBLEM AREAS", AS DEFINED BY THE ENVISION JEFFERSON 2035 COMPREHENSIVE PLAN, WITHIN

 MILE RADIUS OF THE PROPERTY. ANT TO SECTION 24.119.B.6. OF THE SUBDIVISION REGULATIONS, THE PROPOSED DEVELOPER WILL PROVIDE A

FIC IMPACT STUDY IN ACCORDANCE WITH WVDOH CRITERIA. /IEWS: LETTERS WERE SENT TO THE REQUIRED REVIEW AGENCIES AS REQUIRED BY THE CONCEPT PLAN REVIEW A COPY OF THE LETTERS ARE INCLUDED AS PART OF THIS SUBMISSION.

ADJOINING PROPERTIES AND OWNERS ADDRESS'S ARE INCLUDED AS PART OF THIS SUBMISSION. PROPERTY ORMATION IS PROVIDED PURSUANT TO JEFFERSON COUNTY ASSESSOR'S RECORDS SEE TABLE LOCATED ON SHEET ENT PROPERTY OWNER INFORMATION.

D WVDOH HAS BEEN SENT REQUESTING THE IDENTIFICATION OF ANY ISSUES, DATA REQUIREMENTS OR NOTICE THAT

TO SECTION 24.119.B.6. OF THE SUBDIVISION REGULATIONS, THE PROPOSED DEVELOPER WILL PROVIDE A TRAFFIC JDY IN ACCORDANCE WITH WVDOH CRITERIA.

RVICE WILL BE PROVIDED BY WV AMERICAN WATER. PRELIMINARY DISCUSSION WITH WV AMERICAN WATER INDICATES APACITY TO SERVE THE PROPOSED DEVELOPMENT. EXACT CONNECTIONS WILL BE DETERMINED THROUGH FION WITH THE CITY OF CHARLES TOWN DURING PRELIMINARY PLAT DEVELOPMENT.

EWER SERVICE WILL BE PROVIDED BY THE CITY OF CHARLES TOWN. PRELIMINARY DISCUSSION WITH THE CITY OF DWN INDICATES THERE IS CAPACITY TO SERVE THE PROPOSED DEVELOPMENT. EXACT CONNECTIONS WILL BE D THROUGH COORDINATION WITH THE CITY OF CHARLES TOWN DURING PRELIMINARY PLAT DEVELOPMENT.

Zoni	ng District
	Major Industrial
	Light Industrial
	Industrial/Commercial
	Office/Commercial Mixed-Use
	General Commercial
	Highway Commercial
	Neighborhood Commercial
	Residential/Light Industrial/Commercial
	Residential Growth
	Planned Neighborhood Development
	Rural
	Village
	Incorporated Town

# **PROJECT DESCRIPTION:**

THE DEVELOPMENT OF THIS PARCEL PROPOSES 720 SINGLE FAMILY RESIDENTIAL LOTS, OF BOTH ATTACHED AND DETACHED UNITS. THE LAND CURRENTLY RESIDES IN THE RESIDENTIAL GROWTH ZONING DISTRICT. THREE LOT TYPES WILL BE OFFERED IN THIS SUBDIVISION. 65' WIDE SINGLE FAMILY DETACHED LOTS, 28' WIDE VILLA LOTS, AND 20' WIDE TOWNHOUSE LOTS. THIS RESIDENTIAL SUBDIVISION IS PROPOSED TO BE PHASED. SEE BELOW FOR LOT COUNT BREAKDOWN PER PHASE. PHASE 1 SINGLE FAMILY LOTS- 104 VILLA LOTS - 39 **TOWNHOME LOTS - 76** TOTAL LOTS - 219

### ZONING ORDINANCE SUMMARY:

ZONING REQUIREMENTS: CURRENT ZONE: RESIDEN PROPOSED USE: SINGLE-F

USE REQUIREMENTS AREA PER DWELLING U

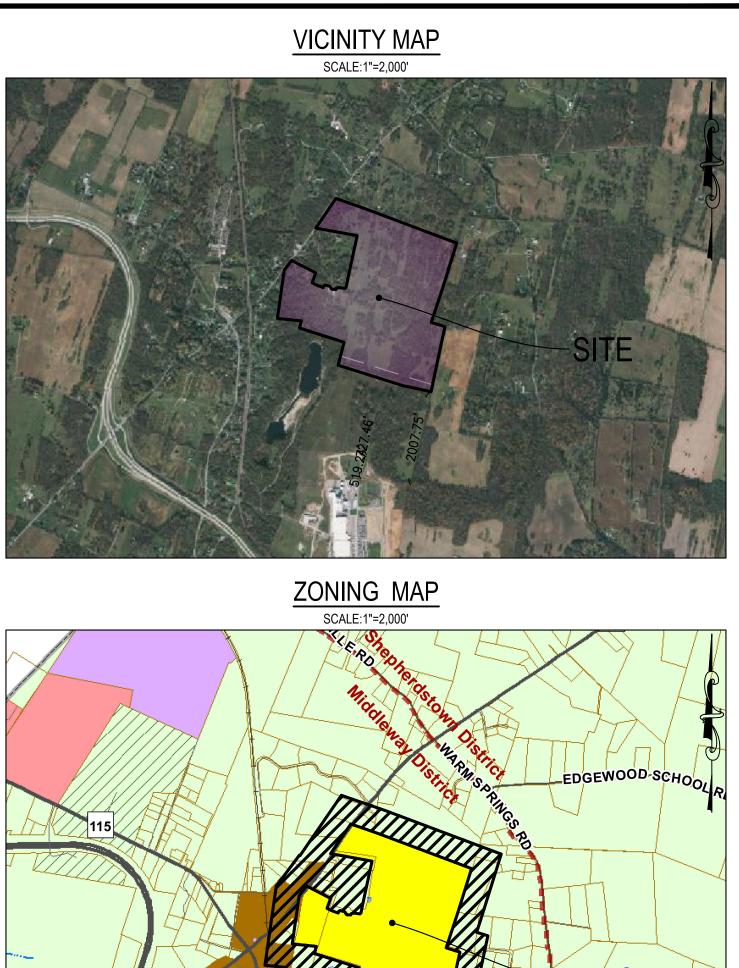
SFD

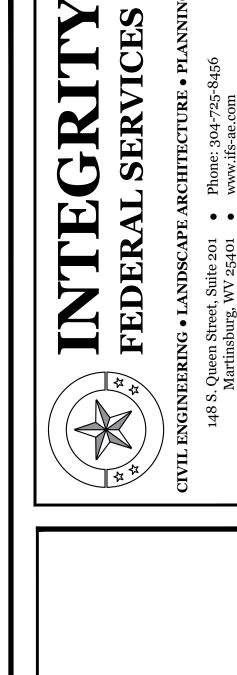
TOWN LOT AREA: SFD TOWN LOT WIDTH:

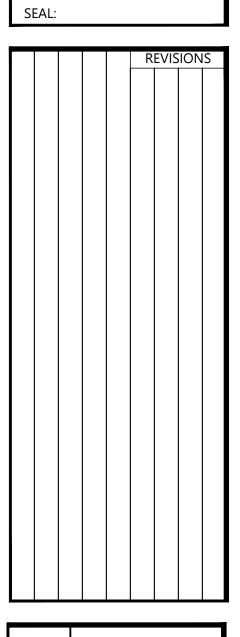
> SFD* TOWN

### LAND AREAS

**RESIDENTIAL LOT AREA** INTERNAL ROAD RIGHT-OF-WAY STORMWATER MANAGEMENT ACTIVE OPEN SPACE PASSIVE OPEN SPAVE UTILITY LOT (PUMP STATION) TOTAL









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NO

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SCALE:	AS NOTED						
DATE: 3	DATE: 3/20/2024						
JOB: 356	JOB: 3568-0301						
DRAWN	DRAWN: ABP CHECK: JM						
CADD: 3	CADD: 3568-0301_CONCEPT PLAN.DWG						
NCS: N/A							
SHEET: 1 OF 3							

PHASE 3	PHASE 4	OVERALL
SINGLE FAMILY LOTS - 79	SINGLE FAMILY LOTS - 60	SINGLE FAMILY LOTS - 324
VILLA LOTS - 54		VILLA LOTS - 129
TOWNHOME LOTS - 107		TOWNHOME LOTS - 267
TOTAL LOTS - 240	TOTAL LOTS - 60	TOTAL LOTS - 720 (MAX)
	SINGLE FAMILY LOTS - 79 VILLA LOTS - 54 TOWNHOME LOTS - 107	SINGLE FAMILY LOTS - 79 VILLA LOTS - 54 TOWNHOME LOTS - 107

ITIAL GROWTH (RG) FAMILY DWELLINGS (7	FIAL GROWTH (RG) AMILY DWELLINGS (720 LOTS)				
REQUIRE	<u>PROVIDED</u>				
INIT:					
10,000 S.F.	MEETS / EXCEEDS				
3,500 S.F.	MEETS / EXCEEDS				
6,000 S.F.	7,150 S.F. (MIN)				
1,400 S.F.	2,000 S.F. (MIN)				

80' 65' N/A 20' & 28'

* A WAIVER HAS BEEN REQUESTED TO PROVIDE RELIEF FROM THIS REQUIREMENT. A 65' MINIMUM LOT WIDTH IS PROPOSED.

		PARKLAND				
AREA (AC)		Density - DUA				
88.06		Dwellings	Residential Lot Area	Dwelling Units Per Acre		
35.83		720	88.06	720 /88.06 = 8.18		
16.97	_					
25.13		Parkland Requirements				
			% of Site	Land Area (AC)		
28.59		Required	10%	(195.52 x 0.10 = 19.55) 19.55		
0.14		Provided (Active)	12.85% (25.13 / 195.52 = 0.1285)	25.13 +/-		
194.72		Provided (Passive)	14.62% (28.59 / 195.52 = 0.1462)	28.59 +/-		

Setk	backs - Towr	nhouse Dwe	lling
Front	Side	Street Side	Rear

25' 12' (EXT.) 15' 20'

acks - Single Famil	y Detached Dwelling
_ LOTS - 60	TOTAL LOTS - 720 (MA
	TOWNHOME LOTS - 26
	VILLA LOTS - 129

SITE

500 BUFFER

de Rear

TOTAL LOTS	- 60	TO
Setbacks -	- Single Fam	ily Detac
Front	Side	Street S

25' 12' 15' 20'

## ADJACENT PROPERTY OWNER INFORMATION

(22)

20

ID	NAME	ADDRESS	CITY	STATE	ZIP	PARCEL ID	DEED BOOK/PAG
1	ALEX S & PAULA A BAIN	678 KEARNEYSVILLE PIKE	KEARNEYSVILLE	WV	25430	07 3003300000000	1023/40
2	WALTER L WALLS ET AL	67 WHITE ROCK RD	KEARNEYSVILLE	WV	25430	07 3003500010000	1179/318
3	KAREN M FREER	2923 WARM SPRINGS RD	SHENANDOAH JUNCTION	WV	25442	07 3006000010000	1277/166
4	MASON L HARDY	446 VISTA LN	SHENANDOAH JUNCTION	WV	25442	07 3003700000000	1079/44
5	ROBERT E BARRAT	210E BURKE ST	MARTINSBURG	WV	25401	07 3003800000000	1089/590
6	ROBERT E BARRAT	210E BURKE ST	MARTINSBURG	WV	25401	07 3003800020000	950/286
7	JEFFERSON ORCHARDS INC	PO BOX 700	KEARNEYSVILLE	WV	25430	07 3003500000000	1291/381
8	JEFFERSON ORCHARDS INC	PO BOX 700	KEARNEYSVILLE	WV	25430	08 12000100040000	1279/126
9	SARAH WALKER E ET AL	PO BOX 41	KEARNEYSVILLE	WV	25430	07 3002200000000	882/493
10	WESLEY J FRYE HRS	207S WEST ST	CHARLES TOWN	WV	25414	07 3002800000000	81/8
11	ROY F & PATRICIA B DICK	P O BOX 618	SHEPHERDSTOWN	WV	25443	07 3B001700010000	920/619
12	PAUL F BALTRUNAS	PO BOX 56	SUMMIT POINT	WV	25446	07 3A003300000000	1107/738
13	PATT L WELSH	234 KEARNEYSVILLE PIKE	KEARNEYSVILLE	WV	25430	07 3A001900010000	815/106
14	JAMES E & DAWN D WELSH	PO BOX 402	KEARNEYSVILLE	WV	25430	07 3A00190000000	973/188
15	STEVEN A LEE	374 KEARNEYSVILLE PIKE	KEARNEYSVILLE	WV	25430	07 3002900010000	1302/264
16	CASTILLA REINIER CASTILLO & SANTANA LOURDES CASTILLO	414 KEARNEYSVILLE PIKE	KEARNEYSVILLE	WV	25430	07 3002900020000	1282/278
17	RILEY & BRIANNA EITHIER	450 KEARNEYSVILLE PIKE	KEARNEYSVILLE	WV	25430	07 3002900030000	1297/454
18	MARIAH K LUKENS	114 LUKENS CIR	SHEPHERDSTOWN	WV	25443	07 3003600000000	1145/232
19	MICHAEL & SHAUNA AZAR	498 KEARNEYSVILLE PIKE	KEARNEYSVILLE	WV	25430	07 3003600010000	1189/217
20	DAVID & AMANDA WALLACE	20 TASKER LN	KEARNEYSVILLE	WV	25430	07 3A000800010000	1278/432
21	HANS C & MARISSA K MELTON	632 FARRAGUT PL	WASHINGTON	DC	20017	07 3A00080000000	1247/228
22	SHATAYA R FERGUSON	PO BOX 95	KEARNEYSVILLE	WV	25430	07 3A00070000000	1058/687
23	ERIK M & ROSE A WOLF	655 KEARNEYSVILLE PIKE	KEARNEYSVILLE	WV	25430	07 3003000030000	943/132
24	ERIK M & ROSE A WOLF	655 KEARNEYSVILLE PIKE	KEARNEYSVILLE	WV	25430	07 3003000020000	935/684

XOJECTIGENERALISS88.0311 MILLER PROPERTY PHASE TPLANNCOUNTY CONCEPT PLANS88.0301 CONCEPT PLAN DWG 4. NO REPRODUCTION OR USE OF THIS DRAWING IS ALLOWED IN PART OR IN WHOLE BY ANY PROCESS WITHOUT PRIOR WRITTEN AUTHORIZATION FROM INTEGRITY FEDERAL SERVICES (INTEGRIT)

200 100 0 200 400 6 GRAPHICAL SCALE: 1"=200'

