

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

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



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Martinsburg, WV 25401 • www.ifs-ae.com

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

B.5. TRAFFIC IMPACT DATA

a. KEARNEYSVILLE PIKE (WV RT. 480):
WVDOH ROUTE ID - 183048000000
AVERAGE DAILY TRIPS - 5,000
DATA SOURCE - WVDOH DIVISION OF HIGHWAYS, PERFORMANCE MANAGEMENT DIVISION, TRAFFIC MONITORING UNIT
DATA SOURCE YEAR - 2022

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

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

VILLA (28' WIDE): 129 LOTS
PEAK HOUR TRIPS: 129 (TOWNHOUSE UNITS) X 0.60 = 77
AVERAGE DAILY TRIPS: 129 (TOWNHOUSE UNITS) X 7 = 903

TOWNHOUSE (20' WIDE): 267 LOTS
PEAK HOUR TRIPS: 267 (TOWNHOUSE UNITS) X 0.60 = 160
AVERAGE DAILY TRIPS: 267 (TOWNHOUSE UNITS) X 7 = 1,869

TOTAL:
PEAK HOUR TRIPS: 464
AVERAGE DAILY TRIPS: 4,716

c. THE NEAREST KEY INTERSECTION AS DEFINED IN THE CONCEPT PLAN CHECKLIST IS THE INTERSECTION OF KEARNEYSVILLE PIKE (WV RT. 480) AND CHARLES TOWN ROAD (GLD RT. 115).

d. THERE ARE NO "HIGHWAY PROBLEM AREAS", AS DEFINED BY THE ENVISION JEFFERSON 2035 COMPREHENSIVE PLAN, WITHIN ONE (1) MILE RADIUS OF THE PROPERTY.

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

B.6. AGENCY REVIEWS: LETTERS WERE SENT TO THE REQUIRED REVIEW AGENCIES AS REQUIRED BY THE CONCEPT PLAN REVIEW CHECKLIST. A COPY OF THE LETTERS ARE INCLUDED AS PART OF THIS SUBMISSION.

B.7. A LIST OF ALL ADJOINING PROPERTIES AND OWNERS ADDRESS'S ARE INCLUDED AS PART OF THIS SUBMISSION. PROPERTY OWNERS INFORMATION IS PROVIDED PURSUANT TO JEFFERSON COUNTY ASSESSOR'S RECORDS SEE TABLE LOCATED ON SHEET 2 FOR ADJACENT PROPERTY OWNER INFORMATION.

E. A LETTER TO WVDOH HAS BEEN SENT REQUESTING THE IDENTIFICATION OF ANY ISSUES. DATA REQUIREMENTS OR NOTICE THAT THERE ARE NONE.

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

G. WATER SERVICE WILL BE PROVIDED BY WV AMERICAN WATER. PRELIMINARY DISCUSSION WITH WV AMERICAN WATER INDICATES THERE IS CAPACITY TO SERVE THE PROPOSED DEVELOPMENT. EXACT CONNECTIONS WILL BE DETERMINED THROUGH COORDINATION WITH THE CITY OF CHARLES TOWN DURING PRELIMINARY PLAT DEVELOPMENT.
SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF CHARLES TOWN. PRELIMINARY DISCUSSION WITH THE CITY OF CHARLES TOWN INDICATES THERE IS CAPACITY TO SERVE THE PROPOSED DEVELOPMENT. EXACT CONNECTIONS WILL BE DETERMINED THROUGH COORDINATION WITH THE CITY OF CHARLES TOWN DURING PRELIMINARY PLAT DEVELOPMENT.

JEFFERSON COUNTY - COMPLETE LIST OF WAIVERS/VARIANCES			
(TABLE 1.2-2)			
ORDINANCE	SECTION OF ORDINANCE	DESCRIPTION OF WAIVER OR VARIANCE	DATE GRANTED
		"NO WAIVERS GRANTED"	
SUBDIVISION	21.101A	BLOCK LENGTHS	IN PROGRESS
SUBDIVISION	21.104A	FRONTAGE	IN PROGRESS
SUBDIVISION	24.113B.10	HISTORIC RESOURCE PRESERVATION	IN PROGRESS

FILE PATH: C:\GRC\CEG\INTRA\12688-4201 MILLER PROPERTY PHASE 1\PLAN\030-0201_CONCEPT PLAN.DWG
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Map of the site location in Shepherdstown, West Virginia. The map shows the site (yellow area) and a 500-foot buffer (hatched area). Surrounding areas include the Middleway District (red hatched) and the Edgewood School (blue area). Roads shown include Edgewood Rd, Middleway Rd, and Wm Springs Rd. The map also indicates the location of the site relative to the 115 and 9 highways.

LAND AREAS	AREA (AC)
RESIDENTIAL LOT AREA	88.06
INTERNAL ROAD RIGHT-OF-WAY	35.83
STORMWATER MANAGEMENT	16.97
ACTIVE OPEN SPACE	25.13
PASSIVE OPEN SPAYE	28.59
UTILITY LOT (PUMP STATION)	0.14
TOTAL	194.72

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

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SEAL:

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TAX MAP 3, PARCEL 29; D.B. 1291, PG. 381
MIDDLEWAY TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: AS NOTED

DATE: 3/20/2024

JOB: 3568-0301

DRAWN: ABP	CHECK: JM
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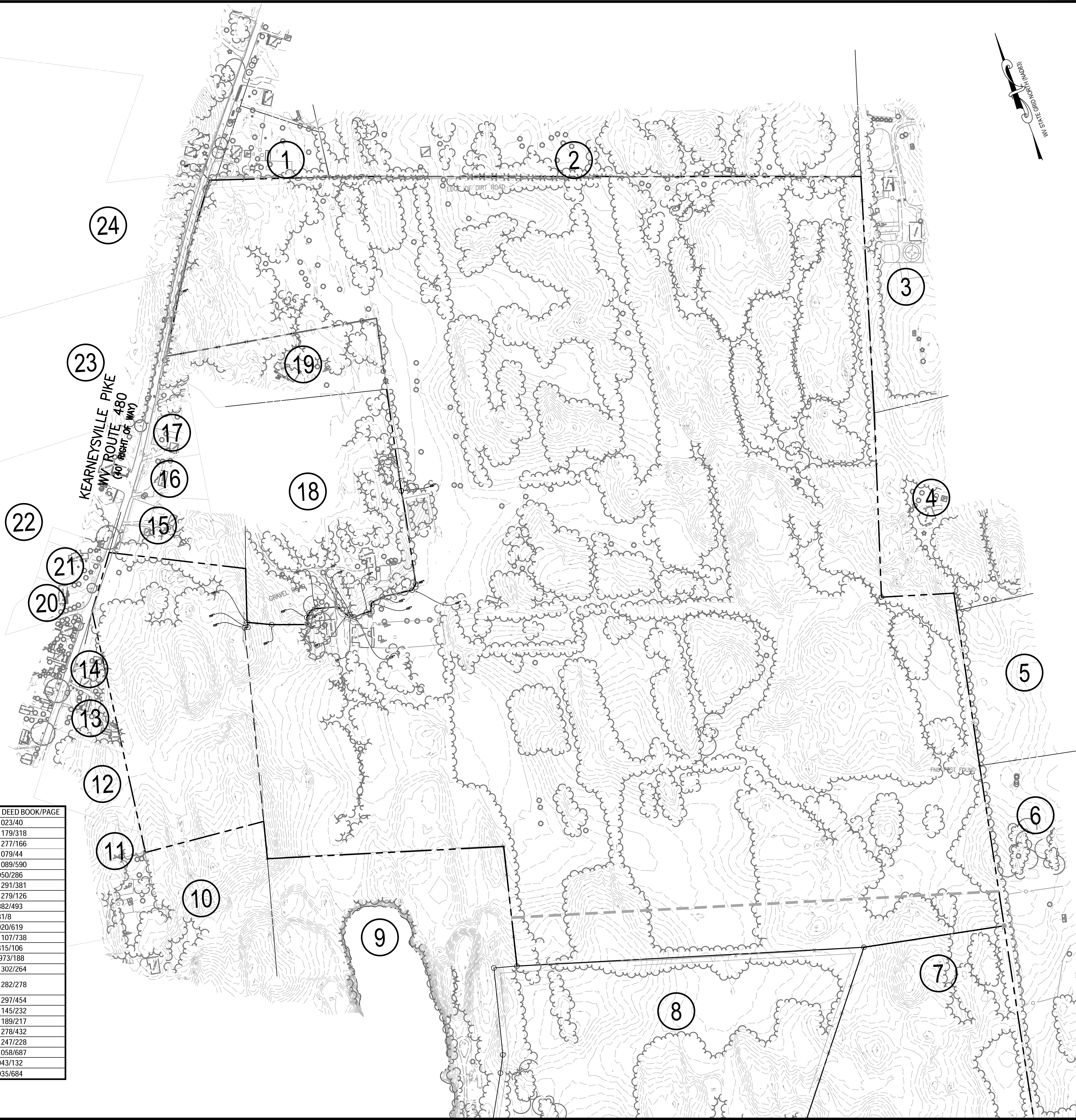
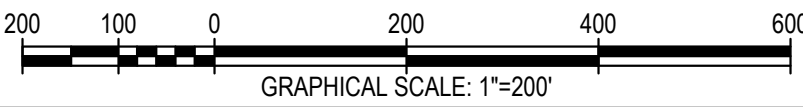
CADD: 3568-030

CLUE:

THIS PLAN IS PREPARED FOR THE USE OF THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE SUBDIVISION AND DOES NOT INCLUDE THE VERIFICATION OF THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE SUBDIVISION AND DOES NOT INCLUDE THE VERIFICATION OF THE ACCURACY OF THE INFORMATION PROVIDED.

ID	NAME	ADDRESS	CITY	STATE	ZIP	PARCEL ID	DEED BOOK/PAGE
1	ALEX S & PAULA A BAIN	678 KEARNEYSVILLE PIKE	KEARNEYSVILLE	WV	25430	07 30033300000000	1023/40
2	WALTER L WALLS ET AL	67 WHITE ROCK RD	KEARNEYSVILLE	WV	25430	07 30033500010000	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 30037000000000	1079/44
5	ROBERT E BARRAT	210E BURKE ST	MARTINSBURG	WV	25401	07 30038000000000	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 30035000000000	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 30022000000000	882/493
10	WESLEY J FRYE HRS	207S WEST ST	CHARLES TOWN	WV	25414	07 30028000000000	81/8
11	ROY F & PATRICIA B DICK	P O BOX 618	SHEPHERDSTOWN	WV	25443	07 38001700010000	920/619
12	PAUL F BALTRUNAS	PO BOX 56	SUMMIT POINT	WV	25446	07 3A00330000000000	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 3A00190000000000	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 30036000000000	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 3A00080000000000	1247/228
22	SHATAYA R FERGUSON	PO BOX 95	KEARNEYSVILLE	WV	25430	07 3A00070000000000	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

ADJACENT PROPERTY OWNER INFORMATION



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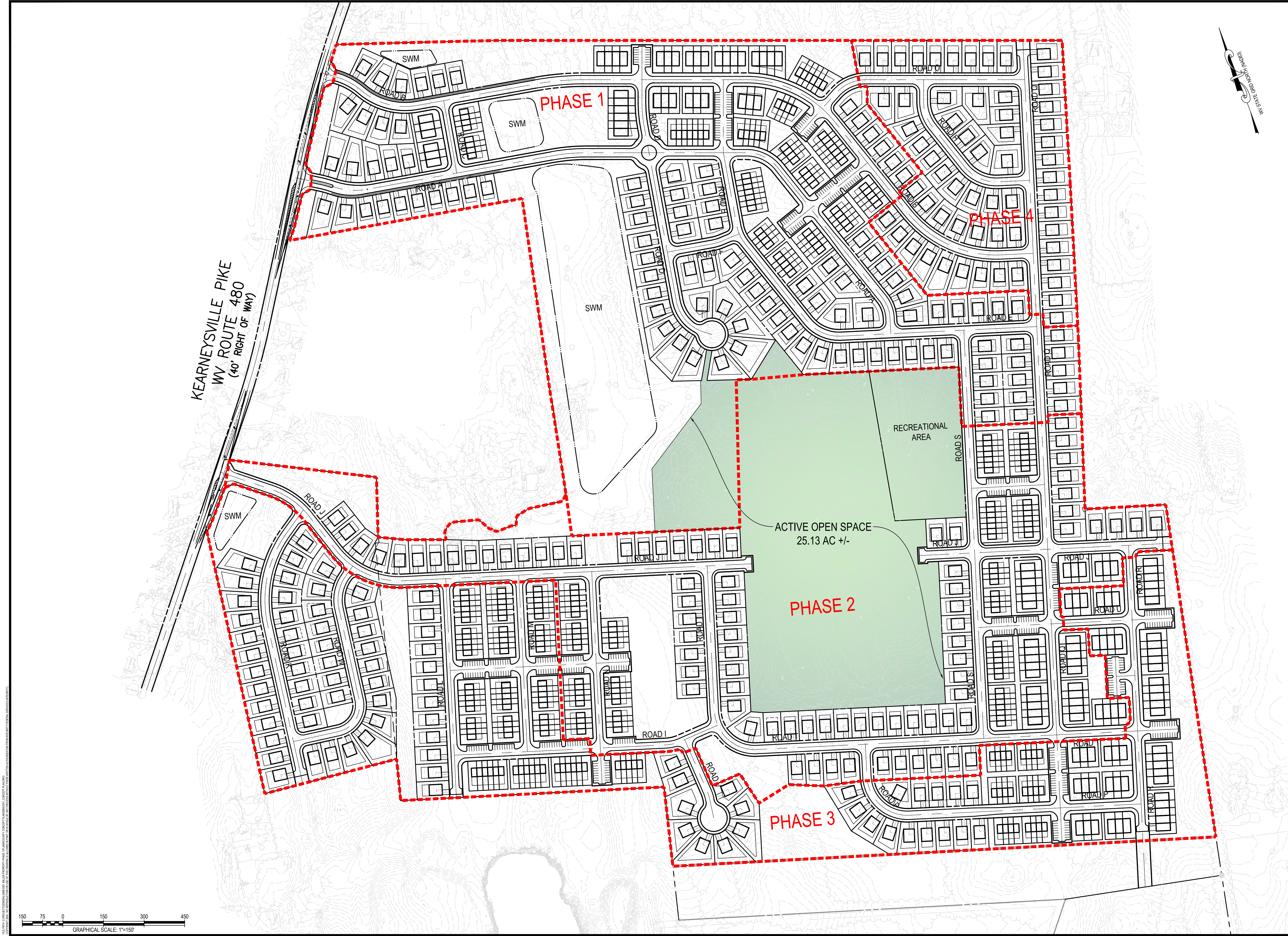
REVISIONS	

CONCEPT PLAN

BIRDHILL SUBDIVISION

TAX MAP 3, PARCEL 25; D.B. 1291, PG. 381
MIDDLEWAY TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1"=200'
DATE:	3/20/2024
JOB:	3568-0301
DRAWN:	ABP
CHECK:	JM
CADD:	3568-0301, CONCEPT PLAN.DWG
NCS:	N/A
SHEET:	2 OF 3





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SEAL:

REVISIONS	

CONCEPT PLAN

BIRDHILL SUBDIVISION

TAX MAP 3, PARCEL 25; D.B. 1291, PG. 381
MIDDLEWAY TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1"=150'
DATE:	3/20/2024
JOB:	3568-0301
DRAWN:	ABP
CHECK:	JM
CADD:	3568-0301, CONCEPT PLAN.DWG
NCS:	N/A
SHEET:	3 OF 3