



Jefferson County, West Virginia
Department of Engineering, Planning and Zoning
Office of Planning and Zoning
116 E. Washington Street, 2nd Floor, P.O. Box 716
Charles Town, West Virginia 25414

File #: 24-1-Z
Date Rec'd: 04-25-2024
Fees Paid: \$2,050
Staff Int: AB

Email: planningdepartment@jeffersoncountywv.org
zoning@jeffersoncountywv.org

Phone: (304) 728-3228
Fax: (304) 728-8126

Zoning Map Amendment (Rezoning)

Pursuant to Article 12, a Zoning Map Amendment is a procedure to amend the official Zoning Map of the County by changing the zoning designation of a property. In order for a proposed amendment to be approved, the County Commission, with the advice of the Planning Commission, must find that the amendment is consistent with the adopted Comprehensive Plan, or if it is inconsistent, must make findings in accordance with the requirements of 8A-7-8 et seq of the WV State Code.

Property Owner Information

Owner Name: Matt Cockerham
Business Name: Cochran Mill, LLC
Mailing Address: Po Box 137, Point of Rocks, MD 21777
Phone Number: 240-285-2988 Email: matt@nstarfd.com

Applicant Contact Information

Applicant Name: _____ Same as owner: ☒
Business Name: _____
Mailing Address: _____
Phone Number: _____ Email: _____

Consultant Information

Name: Mark A. McDonald
Business Name: Integrity Federal Services
Mailing Address: 148 S. Queen St., Suite 201, Martinsburg, WV 25401
Phone Number: 304-728-8456 Email: mmcdonald@ifs-ae.com

Physical Property Details

Physical Address: _____ Vacant Lot: ☒
Tax District: Kabletown (06) Map No: 12 Parcel No: 12.6 & 12.7
Parcel Size: Total - 20.2 Acres Deed Book: 1036 Page No: 458

Current Zoning District

IC - Industrial Commercial

Proposed Zoning District

RLIC - Residential/Light Industrial/Commercial

Substantiation for the Request

For a Zoning Map Amendment (rezoning) request, the "burden of proof" is on the applicant to show why the proposed zoning is more appropriate than the existing zoning. Accordingly, please explain how the following factors support your proposal.

Describe your proposed use/project and describe why this Zoning Map Amendment is necessary for the proposed use (and/or project) described.

See Attached

Describe how this Zoning Map Amendment will be consistent with the objectives and policies of the Comprehensive Plan.


See Attached

Discuss any change(s) of transportation characteristics (i.e. type and frequency of traffic, adequacy of existing transportation routes), and neighborhood characteristics from when the original Ordinance was adopted.

See Attached

A plat or sketch shall include the entire original parcel as it appeared on the date this Ordinance took effect. The property proposed for development shall be drawn to a reasonable scale (eg. 1" = 50', 1" = 100', or 1" = 200'). The sketch plan shall show, in simple form, the proposed layout of lots, parking areas, recreational areas, streets, building areas, and other features in relation to each other and to the tract boundaries. Contour lines, as shown on the appropriate U.S.G.S. Topographic Quadrangle Map or other data source approved by the Department, should be superimposed on the sketch plan. The source of all contour lines shall be noted on the plan. Natural features such as woods, watercourses, prominent rock outcroppings, sinkholes, and quarries shall be delineated.

The information given is correct to the best of my knowledge.

	<u>12/18/23</u>		
Property Owner Signature*	Date	Property Owner Signature*	Date
Matthew Cockerham	Member		

*The **original** signature of the property owner is required. A copy of the signature will not be accepted.

A complete petition, and related fees, shall be submitted to the Office of Planning and Zoning for placement on the Planning Commission agenda at least two (2) weeks prior to the meeting date at which the petition will be presented. A copy of the application shall be submitted to the County Commission Office for inclusion on the County Commission Agenda at least one week prior to the County Commission meeting date.

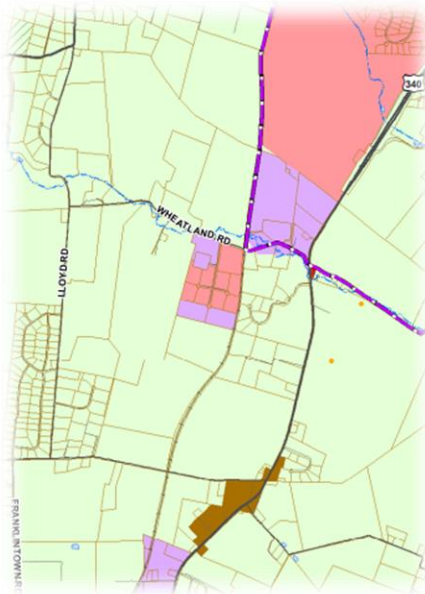


INTEGRITY
FEDERAL SERVICES

REQUEST FOR ZONING MAP AMMENDMENT

SUNNYSIDE LOTS 6 & 7

**INDUSTRIAL COMMERCIAL DISTRICT (IC) TO
RESIDENTIAL/LIGHT-INDUSTRIAL/COMMERCIAL (RLIC) DISTRICT**



Jefferson County, West Virginia

Kabletown District (06)

Tax Map 12, Parcel(s) 12.6 & 12.7

Deed Book 1036, Deed Page 458

April 11, 2024

Property Owner:

Cochran Mill Road, LLC

Consultant:

Integrity Federal Services, Inc.

Brooke Perry, Planning Manager

bperry@ifs-ae.com



Civil Engineering | Landscape Architecture | Planning

148 South Queen Street, Suite 201, Martinsburg, WV 25401 • 304-725-8456

3690 Orange Place, Suite 350, Beachwood, OH 44142 • 681-283-3537

Service-Disabled Veteran-Owned Small Business

INTEGRITY

FEDERAL SERVICES

Sunnyside Lots 6 & 7 Rezoning
Integrity Federal Services
#5020-0201
April 11, 2024
Page 2

April 11, 2024

Jefferson County
Office of Planning and Zoning
116 E. Washington Street, 2nd Floor
Charles Town, WV 25414

Dear Commissioners and Staff:

This report has been prepared on behalf of Cochran Mill Road, LLC. for the formal request of a Zoning Map Amendment (rezoning) regarding the subject parcels owned by Cochran Mill Road, LLC and identified as District 6, Tax Map 12, Parcel(s) 12.6 & 12.7. The subject parcels are located at the terminus of Kanawha Lane, approximately 0.5 miles west of the intersection of Wheatland Road (Rt. 340/2) and Berryville Pike (Rt. 340). Parcel 12.6 contains 9.99 acres, Parcel 12.7 contains 10.21 acres, for a combined total of 20.2 acres.

Currently, the subject parcels are both located in the Industrial Commercial (IC) zoning district. The Property Owner proposes to rezone the entire 20.2± acres (9.99 & 10.21) to the Residential/Light-Industrial/Commercial (RLIC) zoning district to allow for the highest and best use of the parcels as market conditions change and the availability of public utilities expands.

The following analysis has been organized into two (2) sections: (1) Project Summary, and (2) Substantiation for the Request. Supplemental documentation including a concept exhibit, survey plats, deeds, and select preferred growth area maps are also included to provide the Planning Commission with full and complete information for their consideration.

The applicant has made every effort to comply with the ordinances of Jefferson County, and to submit the most thorough application possible, with the hope that staff and the Jefferson County Board of Zoning Appeals will look favorably on this application. Thank you for your consideration of this matter. Please review this information and contact me if you have any questions or need additional information regarding this matter.

Sincerely,



Brooke Perry
Planning Manager
Integrity Federal Services
bperry@ifs-ae.com

I. PROJECT SUMMARY

The subject parcels were originally created as lots 6 & 7 of the twelve (12) lot Sunnyside Industrial Park, in 2007. Kanawha Lane currently provides access to the parcels from Wheatland Road (Rt 340/2). Kanawha Lane is a commercial grade paved internal subdivision road, with a 60' wide right-of-way. Kanawha Lane is located approximately 0.5 miles west of the intersection of Wheatland Road (Rt. 340/2) and Berryville Pike (Rt. 340).

The subject parcels have retained their zoning designation of Industrial Commercial (IC) from their creation in 2007, while 75% of the parcels in the Sunnyside Industrial Park have since obtained rezonings to Residential/Light-Industrial/Commercial (RLIC). In December of 2021, the County Commission approved Zoning Map Amendment Request 21-3-Z, which rezoned 9 parcels (Lots 1-5 & 8-11, totaling 54 acres) within the Sunnyside Industrial Park to Residential/Light-Industrial/Commercial (RLIC). A Concept Plan for these parcels was accepted by the Planning Commission at the November 15th, 2022 Meeting (File 22-27-SD).

The subject property is bound on the East, West, and South by Rural/Agriculture Zoning. The 2015 Future Land Use Guide indicates that these areas will remain Rural/Agriculture or Large Lot Residential land uses. The Northern boundary of the subject parcels adjoin the aforementioned Sunnyside Industrial Park lots, currently zoned Residential/Light-Industrial/Commercial (RLIC) pursuant to the 2022 Zoning Map.

Currently there is no public water, sewer, or gas utilities available to serve the parcels, making the land less desirable for development as Industrial or Commercial use, and better apt for use as large lot residential. While the current zoning already permits industrial and commercial uses, the owner-initiated rezoning to Residential/Light-Industrial/Commercial (RLIC) would broaden the permitted uses, while also allowing various densities of residential uses. The proposed rezoning provides the flexibility for the landowner to utilize the parcels as market conditions and the public utility infrastructure continues to develop.

II. SUBSTANTIATION FOR THE REQUEST

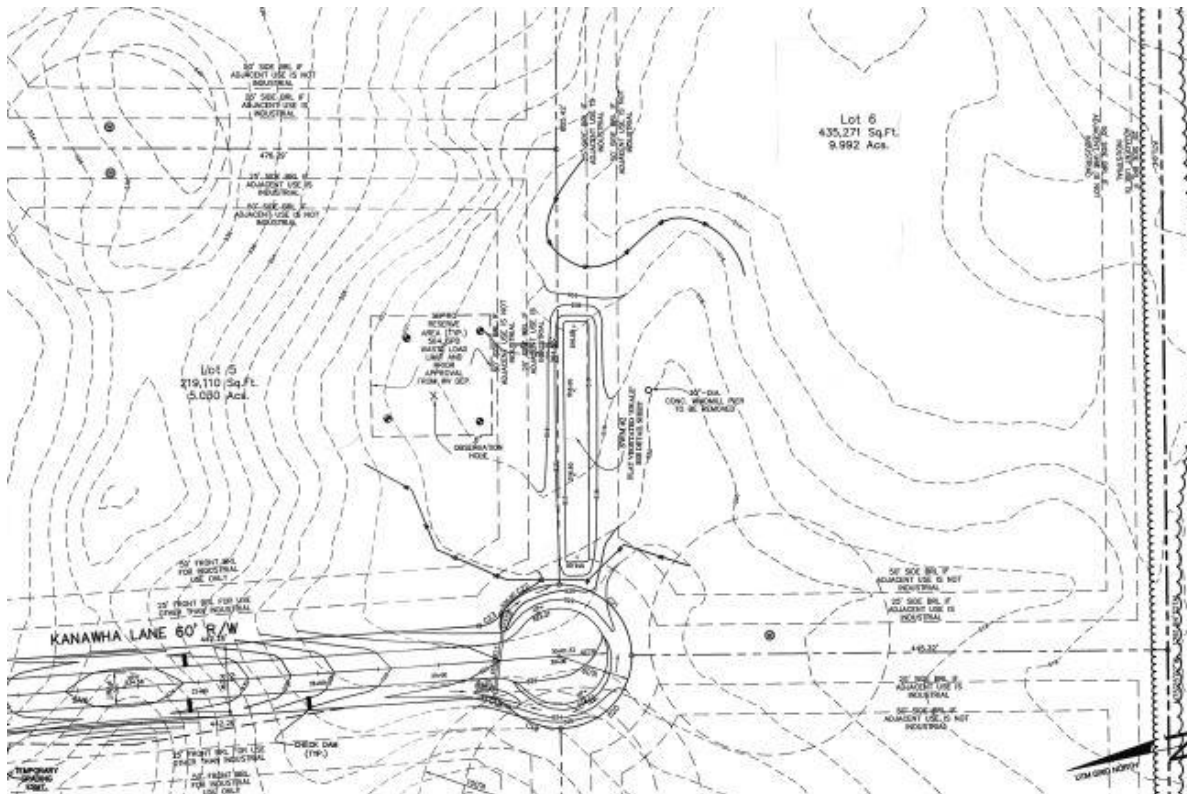
Describe your proposed use/project and describe why this Zoning Map Amendment is necessary for the proposed use (and/or project) described.

The residential use of the subject properties is not permitted under the current zoning district of Industrial Commercial (IC). Rezoning the property to Residential/Light-Industrial/Commercial (RLIC) would open up development of the parcels to a variety of land uses, including residential development, and would provide continuity with the zoning designations for the remainder of the Sunnyside Industrial Park. The subject properties are proposed to be developed as large lot residential parcels under the regulations of the Residential/Light-Industrial/Commercial (RLIC) zoning district. It is anticipated the development will provide single-family detached homes, but any uses under the RLIC district would be permitted. Due to

the minimum lot size requirements for lots served by well and septic, residential uses with mid to high density would not be allowed, unless public utilities were extended to the parcel.

Traffic impacts anticipated onto Wheatland Road from this land use change would be minimal, and impacts to the longevity of the road would be favorable. This is due to a directly correlated increase in residential vehicle trips and decrease in Heavy Machinery (i.e. tractor trailer) usage of the roadways. Additionally, there is currently a Depressed Vegetated Swale on Lot 6 that could provide sufficient Stormwater Management for up to six (6) residential lots. Refer to the *Sunnyside Preliminary Plat*, inset below, and attached to this document for reference.

Sunnyside Industrial Park was originally processed as a Major Non-Residential Subdivision, resulting in an “approved major non-residential subdivision with master planned roads and stormwater”. Any non-residential development of these lots will continue to be able to process as a Minor Site Plan. Further subdivision of these lots for development as a residential subdivision would be required to process as a Major Subdivision and subject to Jefferson County review and approval processes.



The subject parcels are shown as “Industrial or Commercial” on the Future Land Use Guide. The current zoning of Industrial Commercial (IC) permits a wide variety of Industrial and commercial uses but does not provide for residential land uses. The proposed rezoning to Residential/Light-Industrial/Commercial (RLIC) would preserve the Industrial and Commercial uses on the properties, while allowing for various densities

of residential uses. The proposed rezoning provides the flexibility for the landowner to utilize the parcels as market conditions and the public utility infrastructure continues to develop.

Describe how this Zoning Map Amendment will be consistent with the objectives and policies of the Comprehensive Plan.

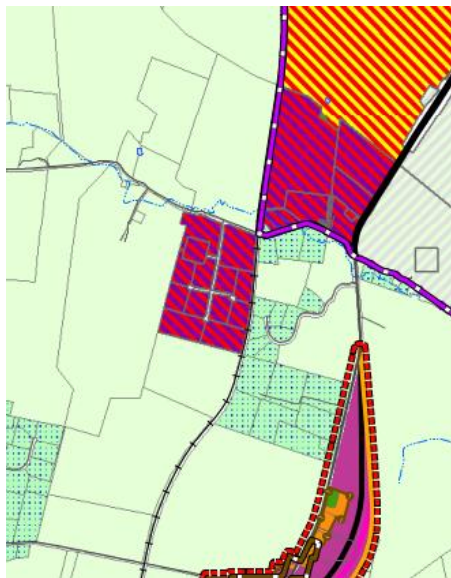
There are four broad types of land use activity which are identified and discussed in the 2035 Plan:

- Urban Growth Boundaries (UGBs)
- Preferred Growth Areas (PGAs)
- Rural/Agricultural Areas
- Villages

The Sunnyside Industrial Park is located in the Rural/Agricultural Area just outside the Charles Town UGB and US 340 South PGA. See Image below and document attachments for reference.

The 2035 Plan commentary regarding the Rural/Agricultural Area is focused on the development of this area for rural residential uses, rural agricultural uses, and value-added operations. Generally, the 2035 Plan expects that urban level residential and non-residential development will focus in the UGBs and PGAs over the 20-year planning period. However, the 2035 Plan also clearly discusses the retention of existing zoning map classifications and clearly states that no zoning map amendments (rezoning requests) or reductions in existing zoning rights were proposed by the County during the development of the 2035 Plan and the Future Land Use Guide.

As the Sunnyside Industrial Park has been zoned Industrial-Commercial for a number of decades, the Future Land Use Guide showed this area as “Industrial or Commercial”. Further discussion on the parcels in relation to the Future Land Use Guide can be found on page seven (7) of this report.



Urban Growth Boundary - (Pages 18-20, Envision Jefferson 2035 Comprehensive Plan)

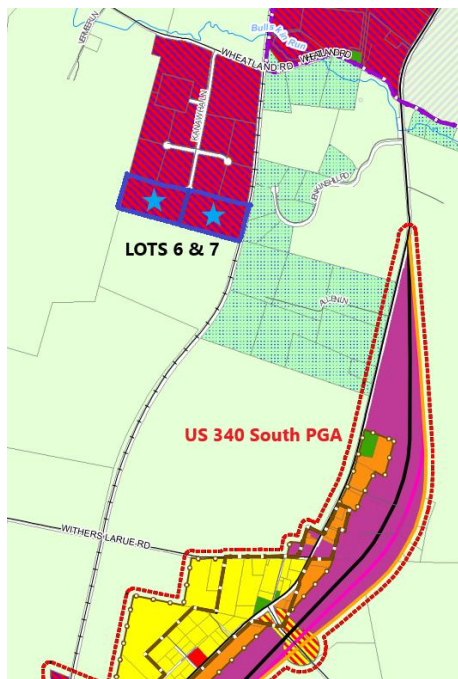
According to §8-6-4a of the West Virginia Code, Urban Growth Boundaries (UGBs) are, “an area around and outside the corporate limits of a municipality within which there is a sufficient supply of developable land within the boundary for at least a prospective twenty-year period of municipal growth based on demographic forecasts and the time reasonably required to effectively provide municipal services to the identified area.”

The subject parcels are located immediately southwest of the Charles Town Urban Growth Boundary, separated from the UGB by the Wheatland Road right-of-way. The UGB extends to the intersection of Wheatland Road (Rt 3420/2) and the railroad tracks, just west of Berryville Pike (Rt 340).

Section 1 - Land Use and Growth Management Element of the 2035 Plan states the following regarding the Charles Town Urban Growth Boundary:

“During the development of the 2008 Zoning Ordinance (which subsequently was not approved), the County and the Corporation of Charles Town worked jointly to develop a land use planning tool referred to as the County Townscape Boundary which was reflected on the draft Zoning Map. When the state law was amended in 2009 to allow the creation of Urban Growth Boundaries, Charles Town formally requested that the County Commission approve this draft boundary as their Urban Growth Boundary and reflect it on the County Zoning Map. This boundary was approved by County Commission in 2010.”

The Charles Town Urban Growth Boundary Map is attached to this document for ease of reference.



Preferred Growth Areas - (Pages 20-23, *Envision Jefferson 2035 Comprehensive Plan*)

The 2035 Plan defines Preferred Growth Areas (PGAs) as, “areas...outside the UGBs and are generally intended to develop using the County’s development standards. In these areas, water and sewer services are either currently available or could be made available in the next two decades, due to the PGAs proximity to existing services or anticipated growth. In addition, many of these areas in Jefferson County are locations where natural gas lines could be reasonably extended once this service is established in Jefferson County. The PGA may also have other community services and facilities that are currently available or could be made available in the next two decades.”

While the subject parcels lie just outside the US 340 South PGA, it is important to note the parcels close proximity and the considerations given to the availability of public utility infrastructure in the area.

Section 1 - Land Use and Growth Management Element of the 2035 Plan states the following regarding the US 340 South PGA:

“The proposed highway widening and realignment is expected to create some additional growth pressures along this corridor. Additionally, a percentage of the property along the western edge of US 340 South is currently zoned Industrial-Commercial. Localized water and sewer service may need to be utilized for higher intensity development to occur along this corridor. It is recognized that the proposed US 340 alignment is not yet finalized and that land use decisions may need to move with the corridor, or a small area plan may be needed for this location if the final alignment is significantly different from the proposed configuration.

The West Virginia Division of Highways has identified a preferred alignment out of multiple alternatives and recently made minor adjustments to the preferred alignment choice. However, no Record of Decision, the legally binding conclusion, has been published at this time. The

possibility for changes to the current preferred alignment is possible. In creating the land use recommendation for this area, the preferred alignment was used to make future land use decisions. The current preferred alignment is shown to the east of the existing US 340 right-of-way. This area does not have any public water and sewer infrastructure which future development will need for site development.”.

The US 340 South Preferred Growth Area Map is attached to this document for ease of reference.

Future Land Use Guide - (Pages 26 & 235, *Envision Jefferson 2035 Comprehensive Plan*)

The 2035 Plan was the first Jefferson County Comprehensive Plan to include a Future Land Use Guide, which is intended to be a tool to provide a visual definition of future growth and areas where potential owner initiated zoning map amendments (rezoning requests) might occur within the timeframe of the 2023 Plan. The 2035 Plan states that *“by creating a Future Land Use Map/Guide, a community provides clarification for property owners related to their potential development on their site. The review of all zoning map amendment requests shall include consideration of all of the recommendations created as part of this Plan. All zoning map amendments shall be in conformance with the Future Land Use Guide and the recommendations of this Plan.”.*

The parcels that are part of this Zoning Map Amendment request are shown on the Future Land Use Guide as “Industrial or Commercial”. Appendix G of the *Comprehensive Plan* provides a detailed explanation of the Land Use Map Classifications utilized on the Existing Land Use Map and Future Land Use Guide, which are intended to provide guidance to the Commissions when considering owner-initiated zoning map amendments (rezoning requests). It further notes that while some of the land use classifications may require new zoning categories, the land uses were not intended to be a comprehensive list of possible zoning districts.

Appendix G - Land Use Map Classifications of the *Envision Jefferson 2035 Comprehensive Plan* states that the “Industrial or Commercial” land use category was used to depict *“existing properties zoned Industrial/Commercial District (IC). In some areas, it is anticipated that commercial development may be more probable to occur in this category than the industrial uses. The Zoning Ordinance states that commercial uses are to be incidental to the industrial activity in the IC zone; however, it lists all commercial uses as a principle permitted use in this zone. Therefore, property zoned IC has the zoning entitlement rights to develop as either commercial or industrial. This Plan clarifies that the property shown on the Future Land Use Guide may develop as ether commercial or industrial. The commercial uses in this category could be Neighborhood Commercial, General Commercial or Regional Commercial as appropriate for the site, based on the road network and available infrastructure.”.*

While this future land use category does not anticipate residential development, it is reasonable in this area with the minimal utilities available, to broaden the use to include large lot residential and rural/agriculture through the rezoning process. Surrounding properties do not allow heavy industrial uses but do allow for large lot residential.

Urban Level Development Recommendations - (Page 30, Envision Jefferson 2035 Comprehensive Plan)

Division (2) of the table listed above states, *“Recognize that the County Commission has the authority to make land use decisions including Zoning Map Amendments based upon the finding of consistency with the Future land Use Guide and the recommendations of this Plan; the County commission may determine that petitions or decisions for zoning map amendments are consistent with the Comprehensive Plan if any of the following conditions are met after the entire Plan is taken into consideration:*

- a. Economic Well-Being of the County; or*
- b. Error or Under Scrutinized Property on the Future land Use Guide; or*
- c. Change in Neighborhood; or*
- d. Any Other Circumstance that the Governing Body determines should have been considered when drafting the Future Land Use Guide; and/or*
- e. Environmental impacts are considered.”*

This request meets the following conditions:

b. Under Scrutinized Property on the Future Land Use Guide – The Sunnyside Industrial Park has been zoned Industrial-Commercial for a number of decades, and includes a commercial grade road. Therefore, the Future Land Use Guide showed this area as “Industrial or Commercial” in the 2035 Plan. The 2035 Plan clearly describes the retention of existing zoning map classifications and clearly states that no zoning map amendments or reductions in existing zoning rights were proposed by the County during the development of the 2035 Plan and the Future Land Use Guide.

As the current landowner and previous Zoning Map Amendment applicants have noted, there is no public water, sewer, or gas utilities available in this area. These utilities are typically available or will be within the next two decades in areas depicted for Industrial or Commercial use in the 2035 Plan. This lack of public utilities has made it difficult to develop the lots for industrial or commercial uses. The owners are requesting re-zoning these lots to Residential/Light-Industrial/Commercial (RLIC) to broaden the potential uses in this area to allow various densities of residential uses, in addition to commercial and light industrial uses.

The subject property is bound on the East, West, and South by Rural/Agriculture Zoning. The 2015 Future Land Use Guide indicates that these areas will remain Rural/Agriculture or Large Lot Residential land uses. These properties do not allow heavy industrial uses but do allow for large lot residential use as is proposed with this rezoning request. The Northern boundary of the subject parcels adjoin the remaining Sunnyside Industrial Park lots, currently zoned Residential/Light-Industrial/Commercial (RLIC) pursuant to the 2022 Zoning Map. Historical precedent has been set with the previous rezoning of lots 1-5 & 8-11 of the Sunnyside Industrial Park (BZA #21-3-Z) that this was an under scrutinized property as it pertains to the 2015 Future Land Use Guide.

Discuss any change(s) of transportation characteristics (i.e. type and frequency of traffic, adequacy of existing transportation routes), and neighborhood characteristics from when the original Ordinance was adopted.

The Original Zoning Ordinance was adopted on July 7, 1988. Changes in the immediate area of the subject properties include the following:

Surrounding Development - The property is primarily surrounded by farmland and rural large lot residential uses. The subject parcels were originally created as lots 6 & 7 of the twelve (12) lot Sunnyside Industrial Park, in 2007. Kanawha Lane currently provides access to the parcels from Wheatland Road (Rt 340/2). Kanawha Lane is a commercial grade paved internal subdivision road, with a 60' right-of-way.

The subject parcels have retained their zoning designation of Industrial Commercial (IC) from their creation in 2007, while 75% of the parcels in the Sunnyside Industrial Park have since obtained rezonings to Residential/Light-Industrial/Commercial (RLIC). On December 2, 2021 the Jefferson County Board of Zoning Appeals approved Zoning Map Amendment Request 21-3-Z, which rezoned 9 parcels (lots 1-5 & 8-11; totaling 54 acres) within the Industrial Park to Residential/Light-Industrial/Commercial (RLIC). The rezoning referenced above proposed large lot residential use of the parcels. A Concept Plan for the rezoned parcels was accepted by the Planning Commission at the November 15th, 2022 Meeting (File 22-27-SD).

Currently, there is no public water, sewer, or gas utilities available to serve the parcels, making the land less desirable for development as Industrial or Commercial use, and better adept for use as large lot residential. While the current zoning already permits industrial and commercial uses, the owner-initiated rezoning to Residential/Light-Industrial/Commercial (RLIC) would broaden the permitted uses, while also allowing various densities of residential uses. The proposed rezoning provides the flexibility for the landowner to utilize the parcels as market conditions and the public utility infrastructure continues to develop.

Transportation - Route 9 was expanded to a 4-lane divided highway, providing a high-capacity road corridor between Jefferson County and Interstate 81.

The following must be attached to this application:

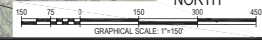
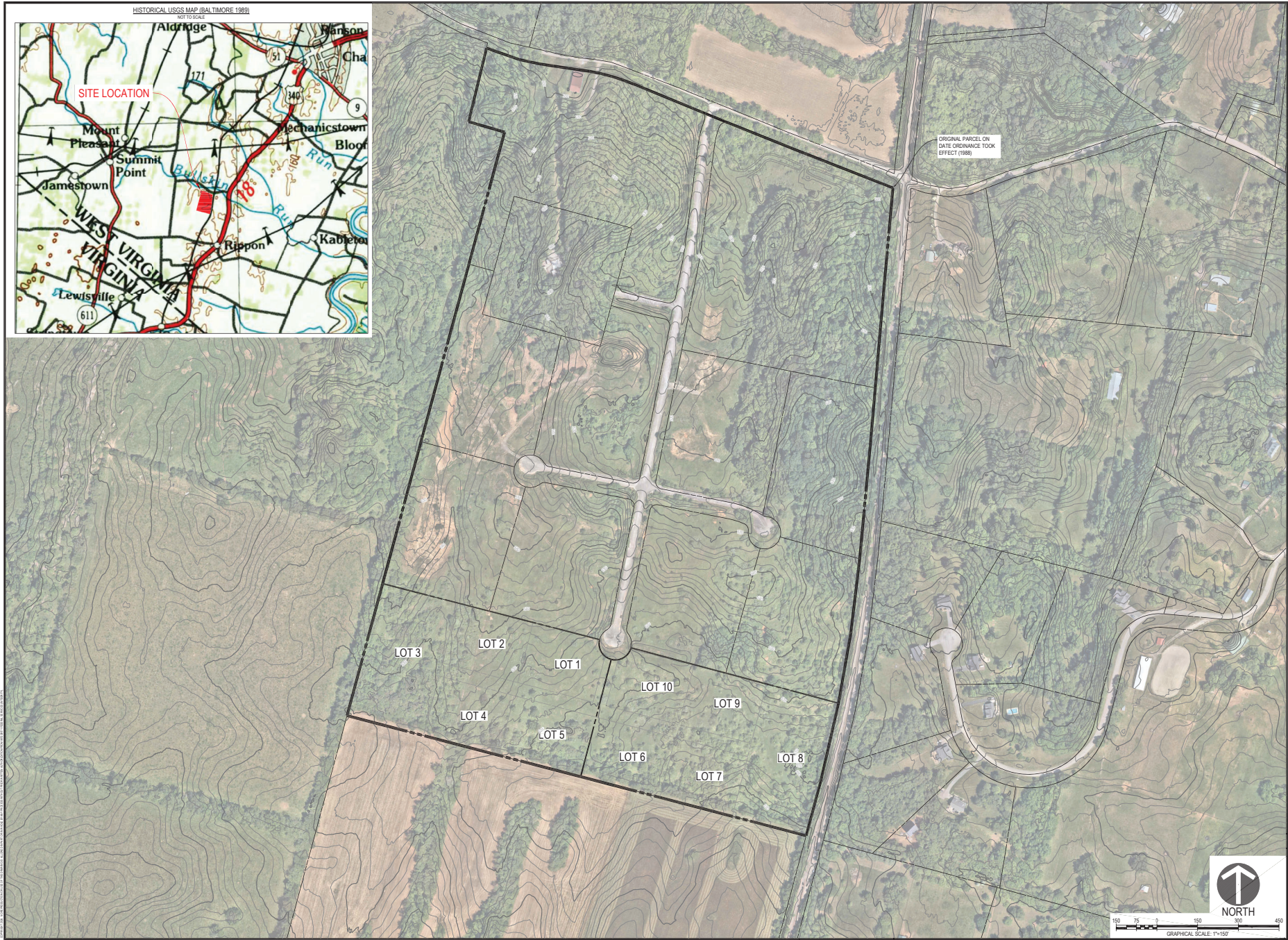
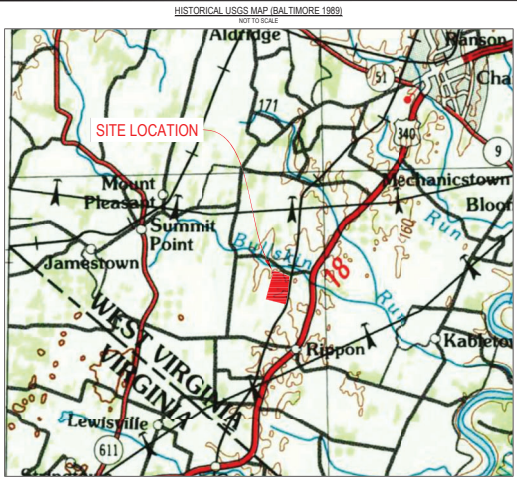
A plat or sketch shall include the entire original parcel as it appeared on the date this Ordinance took effect. The property proposed for development shall be drawn to a reasonable scale (eg. 1" = 50', 1" = 100', or 1" = 200'). The sketch plan shall show, in simple form, the proposed layout of lots, parking areas, recreational areas, streets, building areas, and other features in relation to each other and to the tract boundaries. Contour lines, as shown on the appropriate U.S.G.S. Topographic Quadrangle Map or other data source approved by the Department, should be superimposed on the sketch plan. The source of all contour lines shall be noted on the plan. Natural features such as woods, watercourses, prominent rock outcroppings, sinkholes, and quarries shall be delineated.

The required sketch is attached for reference: Sunnyside Lots 6 & 7 - Concept Plan.

Please see the comprehensive list of attachments below.

Attachments:

- Sunnyside Lots 6 & 7 - Concept Plan
- Preliminary Plat of Sunnyside Industrial Park – Plat Book 24, Page 11
- Parcel 12.6 Deed (Lot 6) - Deed Book 1036, Page 458
- Parcel 12.7 Deed (Lot 7) - Deed Book 1036, Page 458
- 2022 Jefferson County Zoning Map
- 2035 Comprehensive Plan, Appendix F- 2014 Zoning Map
- 2035 Comprehensive Plan, Appendix F- Future Land Use Guide
- 2035 Comprehensive Plan, Appendix F- Charles Town UGB
- 2035 Comprehensive Plan, Appendix F- US Route 340 South PGA



SEAL:

REVISIONS

AERIAL EXHIBIT

SUNNYSIDE LOTS 6 & 7

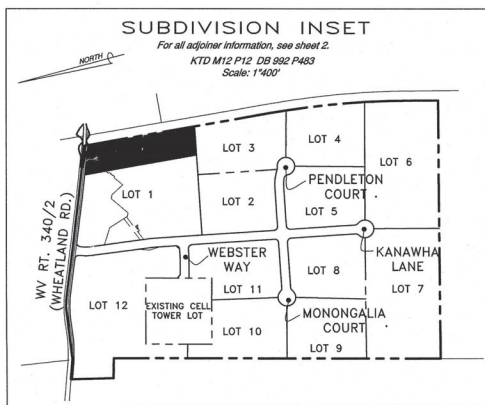
TAX MAP 12 PARCELS 6 & 7 D.B. 1006, PG. 458
KABLETOWN DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ: 1"=150'
DATE:	APRIL 2024
JOB:	5020-0201
DRAWN:	CTW
CADD:	02/04/2021 AERIAL EXHIBIT DWS
NCS:	N/A
SHEET:	1 OF 1



LOCATION INSET

Scale: 1" = 2000'



SUBDIVISION INSET

For all adjoining information, see sheet 2.

KTD M12 P12 DB 992 P483

Scale: 1" = 400'

LEGEND

- property corner: to be set #5 rebar unless otherwise noted
- traffic direction
- existing contour: 10'
- existing contour: 2'
- design contour: as noted
- storm drainage easement
- frees
- street sign
- stop sign
- test pit
- speed limit sign

REVISIONS

No.	Revisions	Date
1	Per JCPC Comments	09/28/05
2	Per JCPC Comments	02/21/06
3	Per JCPC Comments	05/30/06
4	Per JCPC Comments	11/17/06

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MONONGALIA COURT Plan/Profiles	12
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Call 1-800-245-4848 "Miss Utility"

BEFORE ANY CONSTRUCTION, PER J.C.P.C. ORDINANCE

VARIANCES

No.	Variance
1	SUBDIVISION ORDINANCE ARTICLE 8, SECTION 8.262 CURB AND GUTTER APPROVED JANUARY 24, 2006.

OWNER / DEVELOPER'S STATEMENT OF ACCEPTANCE

The owner/developer, in signing this plat, agrees to abide by all conditions, terms, and specifications provided herein.

Louis B. Athey, Co-General Partner
Sunnyside, LLC
622 East Washington Street, Suite B
Charles Town WV 25414
304-261-5442

TABLE OF MILESTONE INSPECTIONS

	Date Inspected	Inspector's Initials
1. Installation of Sediment Control Devices *		
2. Completion of Underground Utility Installation		
3. Completion of Grading for Roads **		
4. Completion of Grading for Buildings		
5. Completion of Base Stone Installation & Compaction **		
6. Completion of Sidewalks		
7. Completion of Final Grading and Seeding		

TABLE OF MILESTONE INSPECTIONS

	Date Inspected	Inspector's Initials
8. Completion of Final Project Details		
9. Completion of Stormwater Mngmnt. Rough Grading		
10. Completion of Stormwater Management Details		
* Must be Inspected Prior to any other work.		
** Must be Inspected prior to being covered.		

SURVEYOR'S CERTIFICATION

The perimeter and all lot boundaries shown herein have been established by a network of traverse control having a relative error of closure of 1 : 7,500 or better.

Karen K. Brill, PS 304-725-4572
Dewberry & Davis, LLC



OWNER / DEVELOPER'S STATEMENT OF ACCEPTANCE

The owner/developer, in signing this plat, agrees to abide by all conditions, terms, and specifications provided herein.

Gene Capriotti, Co-General Partner
Sunnyside, LLC
622 East Washington Street, Suite B
Charles Town WV 25414
304-535-2222

Preliminary Plat Approved

Date: _____
JCPC file: 04-39

Roger Goodwin, P.E. County Engineer
Jefferson County Planning, Zoning and Engineering

ENGINEER'S CERTIFICATION

I hereby certify that these sealed plans reasonably meet or exceed minimum acceptable engineering standards and those state and county code provisions applicable on said date.

Lisa D. McCauley, PE 304-725-4572
Dewberry & Davis, LLC



Preliminary Plat showing Lots 1-12

Sunnyside Industrial Park

Kabletown District
Jefferson County, West Virginia

KTD M12 P12 DB 992 P483

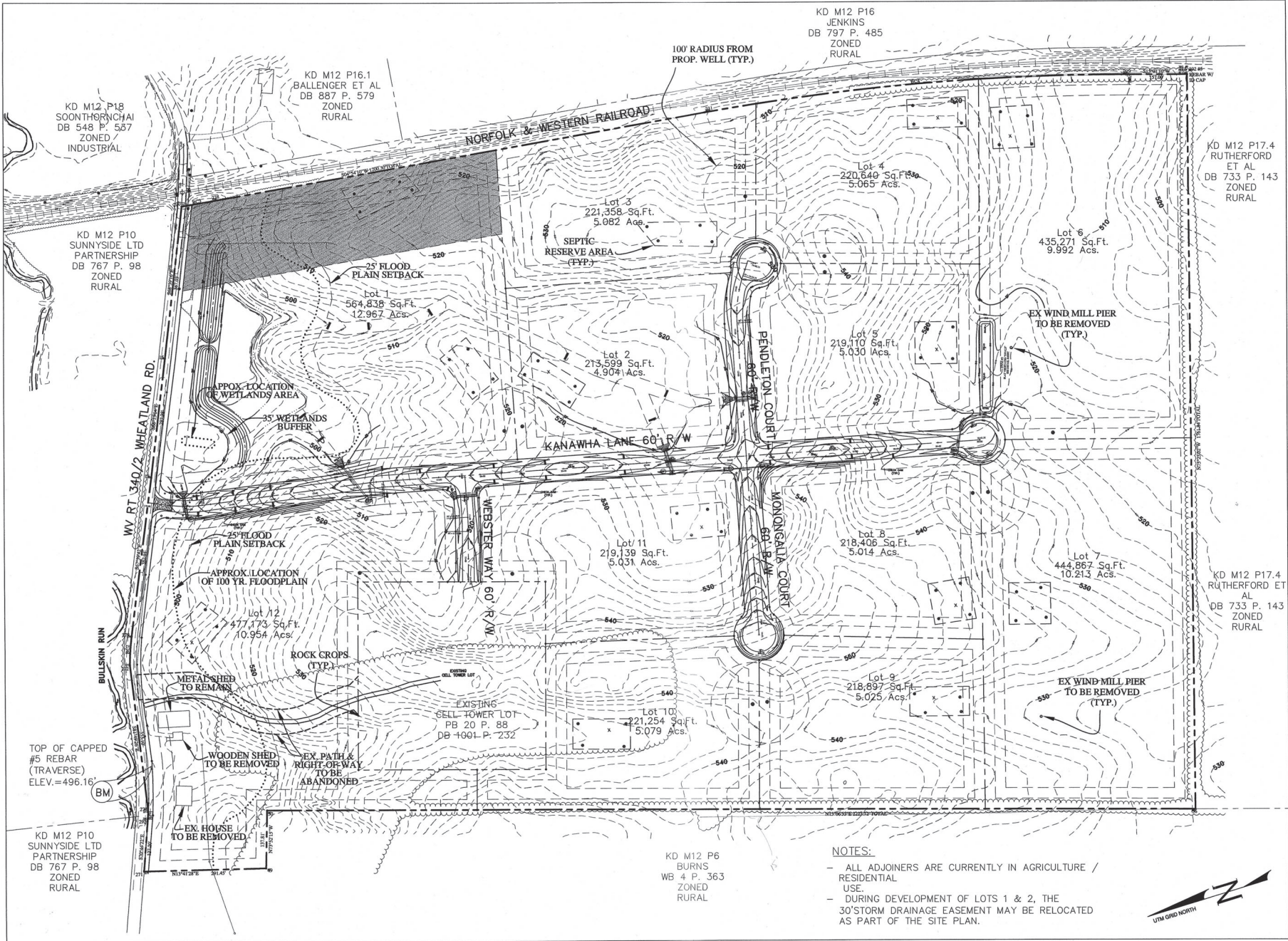
Developed By:
Sunnyside, LLC
August 18, 2005

Prepared By:

Dewberry

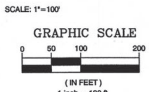
Dewberry & Davis, LLC

411 S. FAIRFAX BOULEVARD
RANSON, WV 25438-1611
PHONE: 304.725.4572
FAX: 304.725.6690
WWW.DEWBERRY.COM



ACREAGE TABLE

LOT AREA = 82.8 Ac.
+ ROAD R/W AREA = 7.1 Ac.
TOTAL AREA = 89.9 Ac.



NO.	DATE	BY	DESCRIPTION
1	11/17/06	SLR	JCFDC COMMENTS
2	5/20/06	SLR	JCFDC COMMENTS
3	2/21/06	SLR	JCFDC COMMENTS
4	6/28/06	SLR	JCFDC COMMENTS

REVISIONS

NO.	DATE	BY	DESCRIPTION
1		SLR	
2		L.D.M.	
3		L.D.M.	
4	AUGUST 2006		

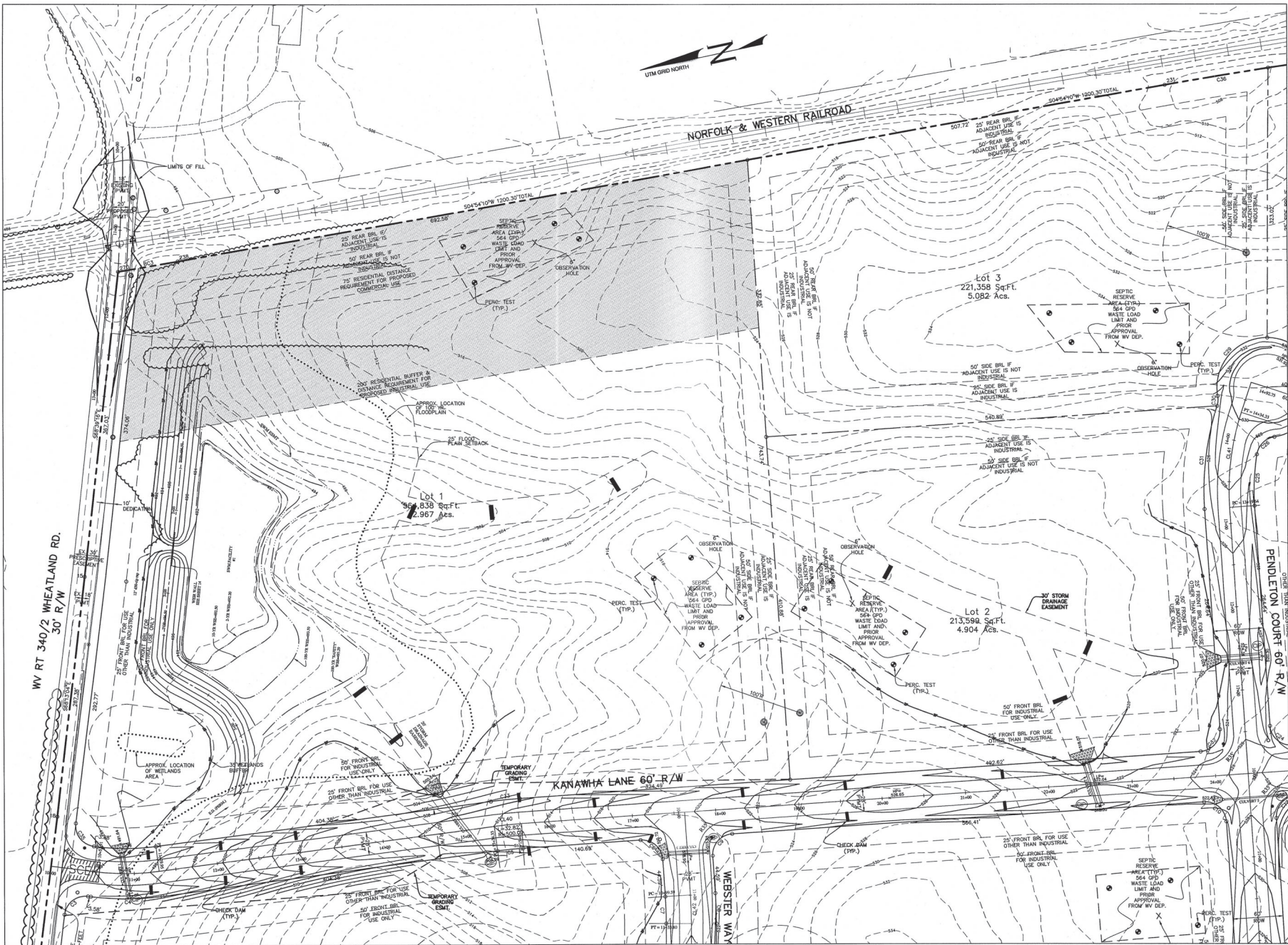
TITLE: OVERALL, EROSION & SEDIMENT CONTROL VIEW

FOR GENERAL NOTES, SEE SHEET 3.

PROJECT NO. 12750152

- NOTES:
- ALL ADJOINERS ARE CURRENTLY IN AGRICULTURE / RESIDENTIAL USE.
 - DURING DEVELOPMENT OF LOTS 1 & 2, THE 30' STORM DRAINAGE EASEMENT MAY BE RELOCATED AS PART OF THE SITE PLAN.



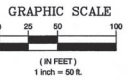


Dewberry & Davis, LLC
 411 S. FAIRFAX BOULEVARD
 RANSON, WV 25438-1611
 PHONE: 304.725.4572
 FAX: 304.725.6896
 WWW.DEWBERRY.COM

DEVELOPED BY:
 SUNNYSIDE, LLC

Preliminary Plat/Site Plan showing
 Lots 1-12
Sunnyside Industrial Park
 KABLETOWN DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=50'



NO.	DATE	BY	DESCRIPTION
4	11/17/06	SLR	JCR COMMENTS
3	6/26/06	SLR	JCR COMMENTS
2	2/21/06	SLR	JCR COMMENTS
1	8/28/05	SLR	JCR COMMENTS

REVISIONS
 DRAWN BY: S.L.R.
 APPROVED BY: L.D.M.
 CHECKED BY: L.D.M.
 DATE: AUGUST 2005

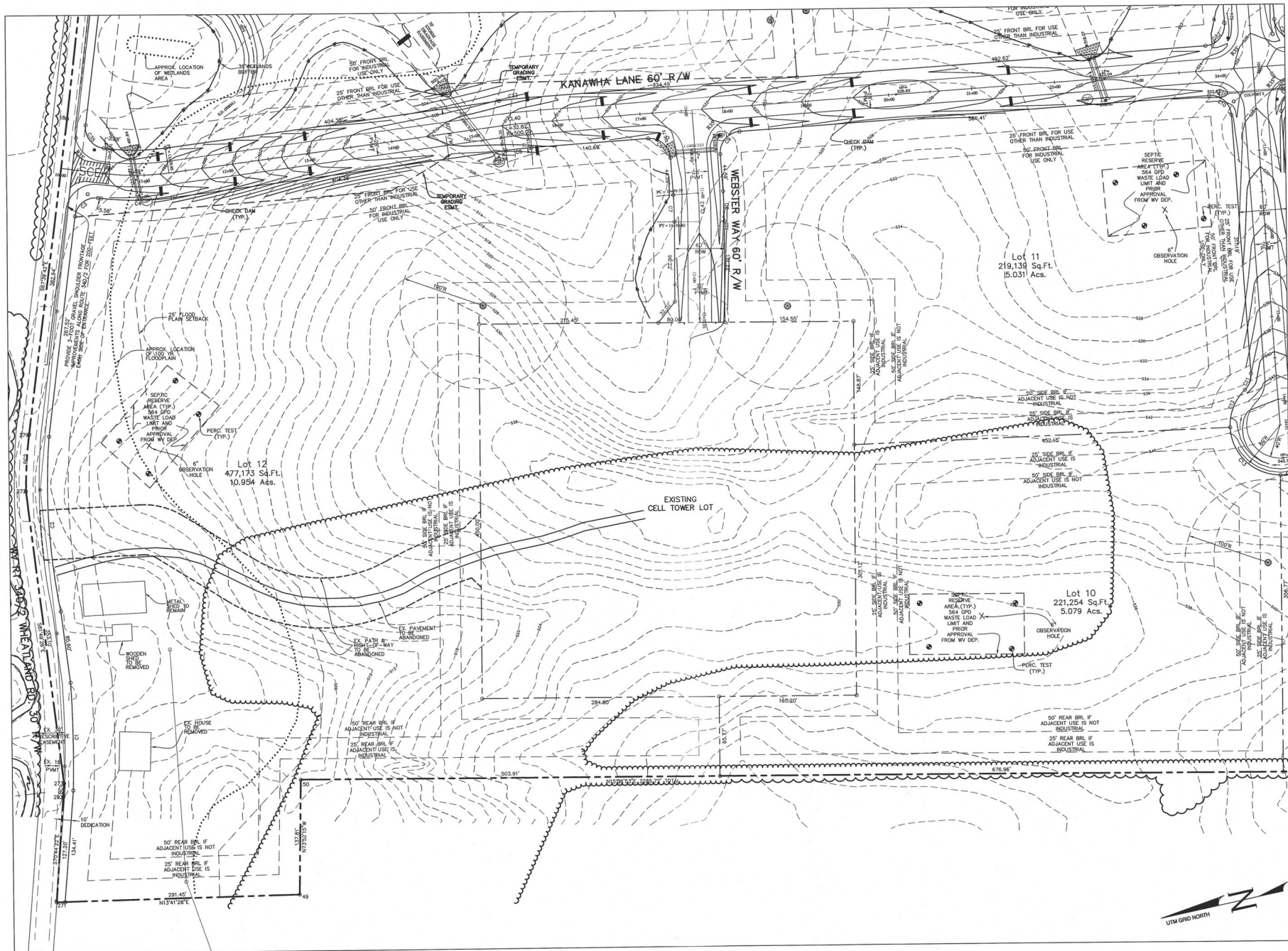
TITLE: PLAN VIEW

MATCH LINES

4	7
5	6

PROJECT NO. 12750152

SHEET 4 OF 17

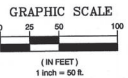


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 411 S. FAIRFAX BOULEVARD
 RANSON, WV 25408-1611
 PHONE: 304.725.4572
 FAX: 304.725.8896
 WWW.DEWBERRY.COM

DEVELOPED BY:
 SUNNYSIDE, LLC

Preliminary Plat/Site Plan showing
 Lots 1-12
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 JEFFERSON COUNTY, WEST VIRGINIA

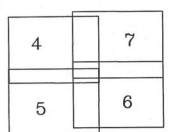
SCALE: 1"=50'



NO.	DATE	BY	DESCRIPTION
4	11/17/06	SLR	JCP2C COMMENTS
3	6/20/06	SLR	JCP2C COMMENTS
2	2/21/06	SLR	JCP2C COMMENTS
1	9/28/05	SLR	JCP2C COMMENTS

REVISIONS
 DRAWN BY: SLR
 APPROVED BY: L.D.M.
 CHECKED BY: L.D.M.
 DATE: AUGUST 2005

TITLE: PLAN VIEW
 MATCH LINES



PROJECT NO. 12750152

SHEET 5 OF 17

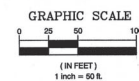


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DEVELOPED BY:
SUNNYSIDE, LLC

Preliminary Plat/Site Plan showing
Lots 1-12
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KABLETOWN DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=50'



NO.	DATE	BY	DESCRIPTION
4	11/17/06	SLR	JCPC COMMENTS
3	6/20/06	SLR	JCPC COMMENTS
2	2/21/06	SLR	JCPC COMMENTS
1	8/28/05	SLR	JCPC COMMENTS

REVISIONS

DRAWN BY: SLR

APPROVED BY: L.D.M.

CHECKED BY: L.D.M.

DATE: AUGUST 2005

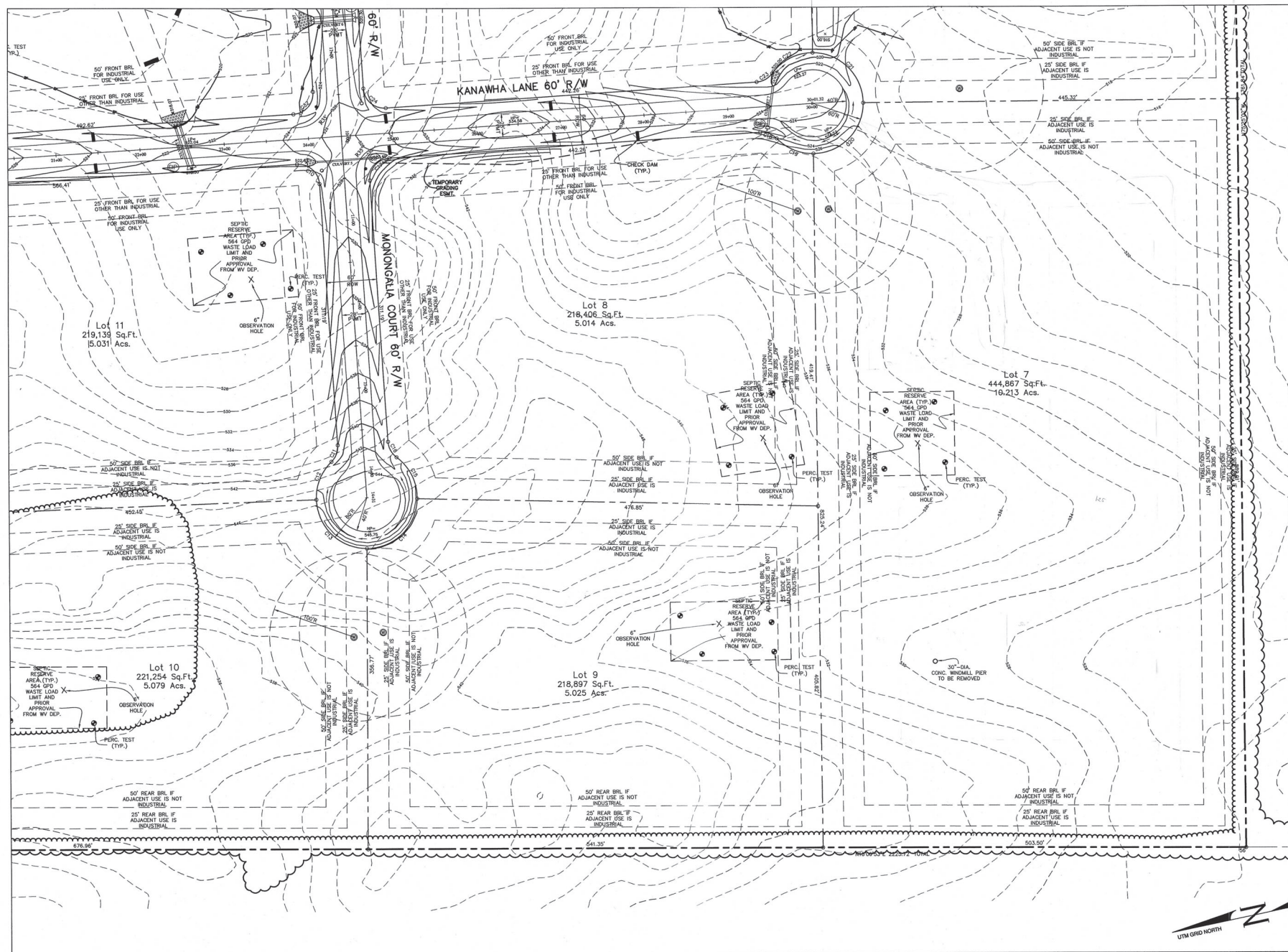
TITLE: PLAN VIEW

MATCH LINES

4	7
5	6

PROJECT NO. 12760152

SHEET 6 OF 17





Dewberry & Davis, LLC
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FAX: 304.725.6896
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DEVELOPED BY:
SUNNYSIDE, LLC

Preliminary Plat/Site Plan showing
Lots 1-12
Sunnyside Industrial Park
KABLETOWN DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=50'

GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 inch = 50 ft.

NO.	DATE	BY	DESCRIPTION
4	11/17/06	SLR	JCP/C COMMENTS
3	5/26/06	SLR	JCP/C COMMENTS
2	2/21/06	SLR	JCP/C COMMENTS
1	8/28/05	SLR	JCP/C COMMENTS

REVISIONS

DRAWN BY: S.L.R.

APPROVED BY: L.D.M.

CHECKED BY: L.D.M.

DATE: AUGUST 2006

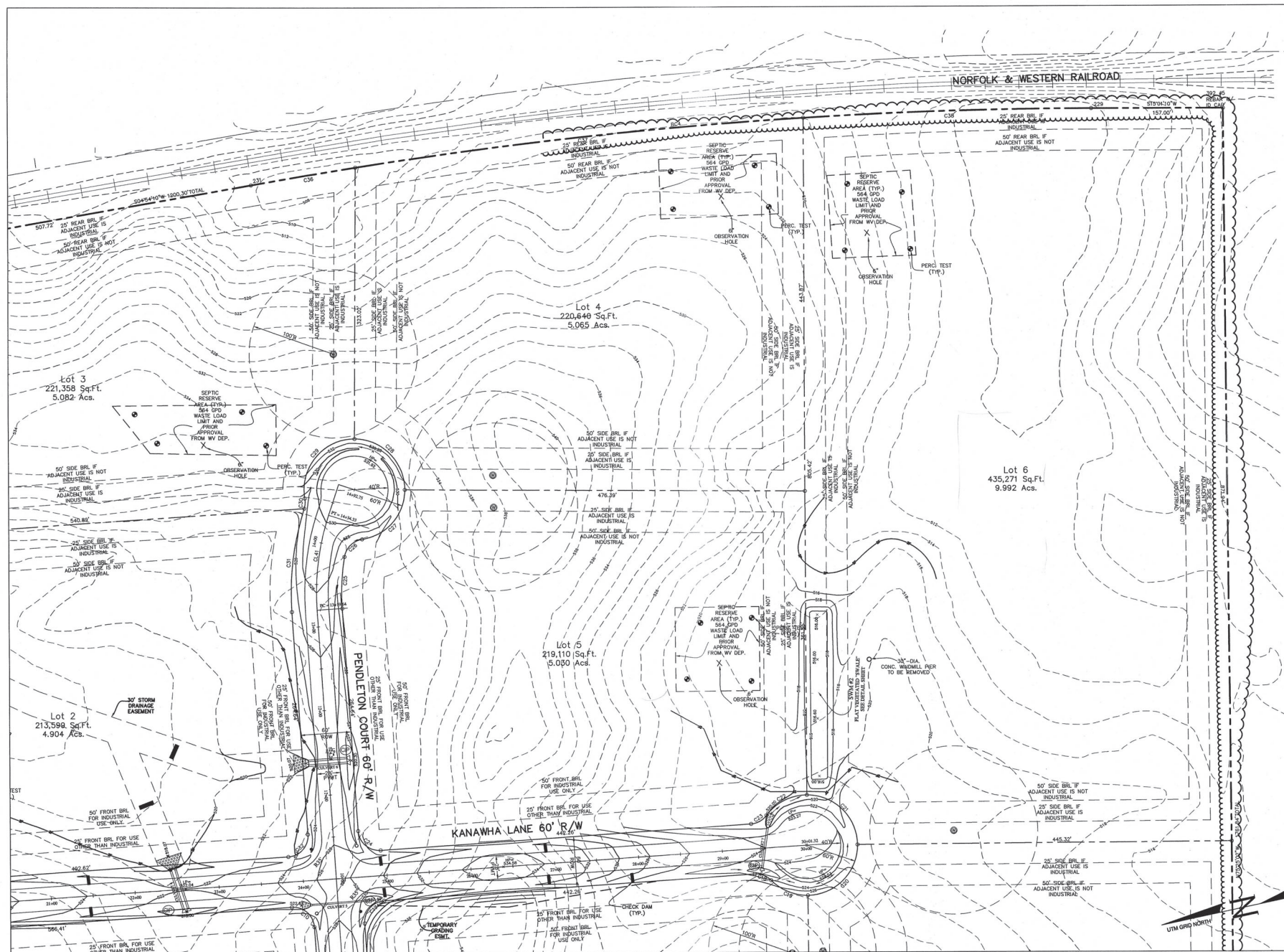
TITLE: PLAN VIEW

MATCH LINES

4	7
5	6

PROJECT NO. 12750152

SHEET 7 OF 17

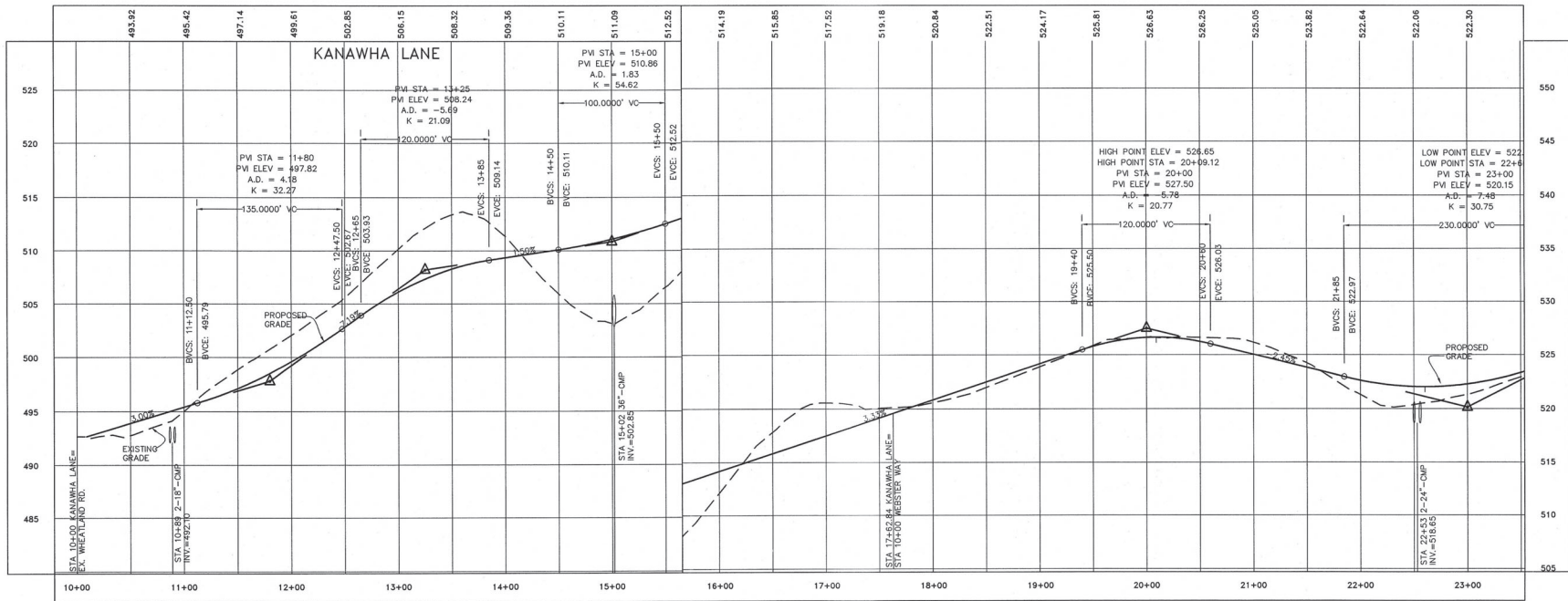
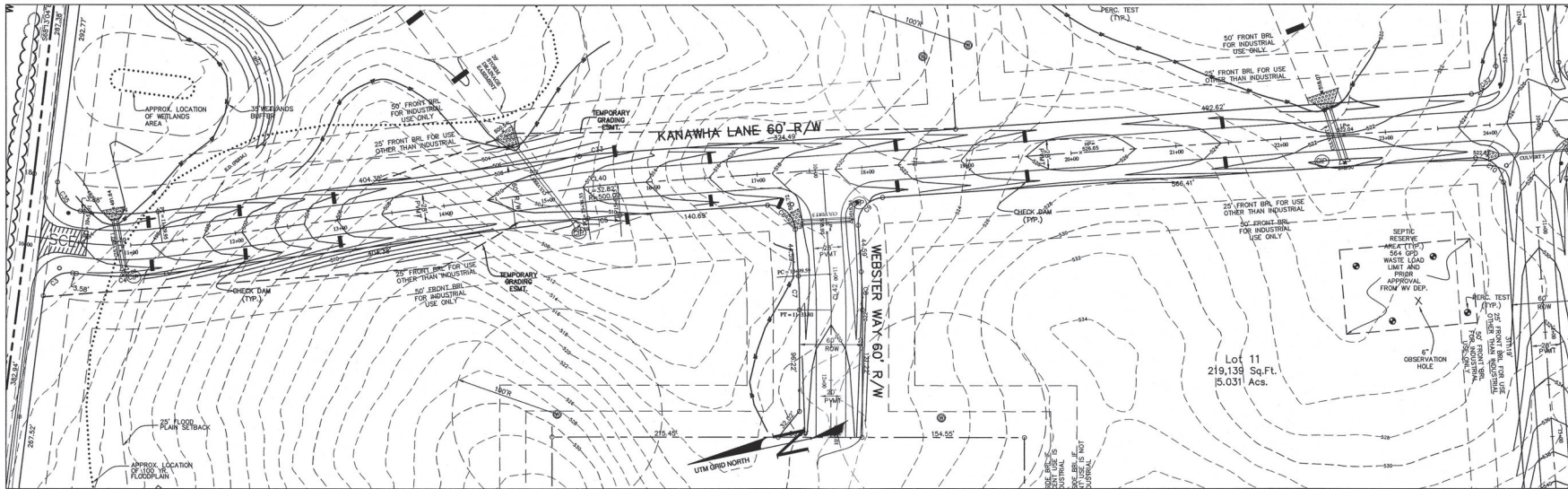




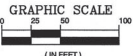
Dewberry & Davis, LLC
411 S. FAIRFAX BOULEVARD
RANSON, WV 25438-1611
PHONE: 304.725.4572
FAX: 304.725.6996
WWW.DEWBERRY.COM

DEVELOPED BY:
SUNNYSIDE, LLC

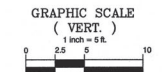
Preliminary Plat/Site Plan showing
Lots 1-12
Sunnyside Industrial Park
KABLETOWN DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA



PLAN VIEW SCALE:



PROFILE SCALE:



NO.	DATE	BY	DESCRIPTION
1	11/17/06	SLR	JCPC COMMENTS
2	03/06/06	SLR	JCPC COMMENTS
3	03/16/06	SLR	JCPC COMMENTS
4	03/28/06	SLR	JCPC COMMENTS

REVISIONS

DRAWN BY: SLR
APPROVED BY: L.D.M.
CHECKED BY: L.D.M.
DATE: AUGUST 2006

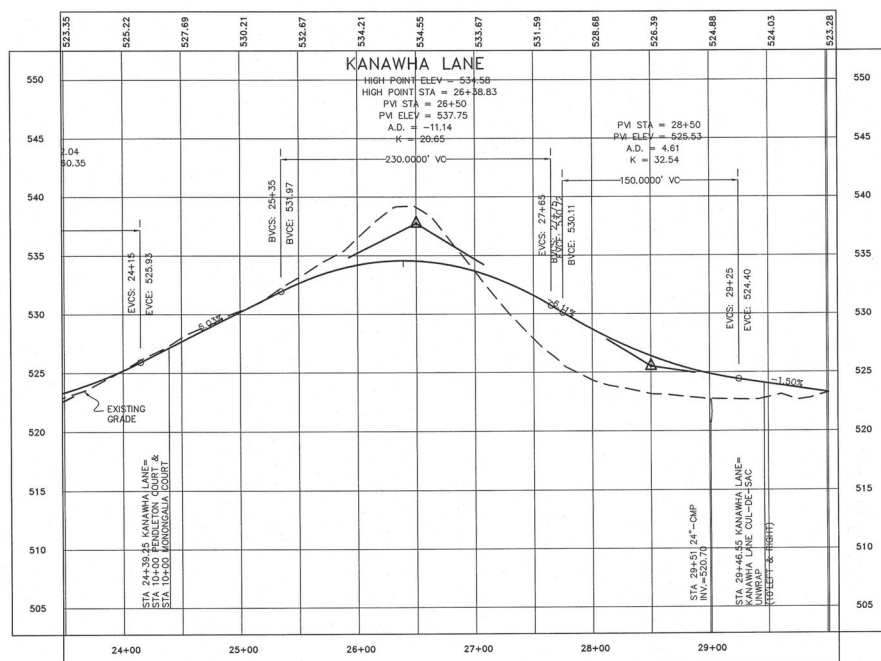
TITLE: KANAWHA LANE PLAN & PROFILE
NOTE: FOR DITCH TREATMENT SCHEDULE, SEE SHEET 13 OF 17.

PROJECT NO. 12750192


SHEET NO. 8 OF 17



Preliminary Plat/Site Plan showing
Lots 1-12
Sunnyside Industrial Park
KABLETOWN DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA




GRAPHIC SCALE




(IN FEET)
1 inch = 50 ft.

GRAPHIC SCALE
(HORIZ.)
1 inch = 50 ft.



GRAPHIC SCALE
(VERT.)
1 inch = 5 ft.



4	11/17/06	SLR	JCFZC COMMENTS	
3	5/30/06	SLR	JCFZC COMMENTS	
2	2/21/06	SLR	JCFZC COMMENTS	
1	9/28/05	SLR	JCFZC COMMENTS	
NO.	DATE	BY	DESCRIPTION	
REVISIONS				

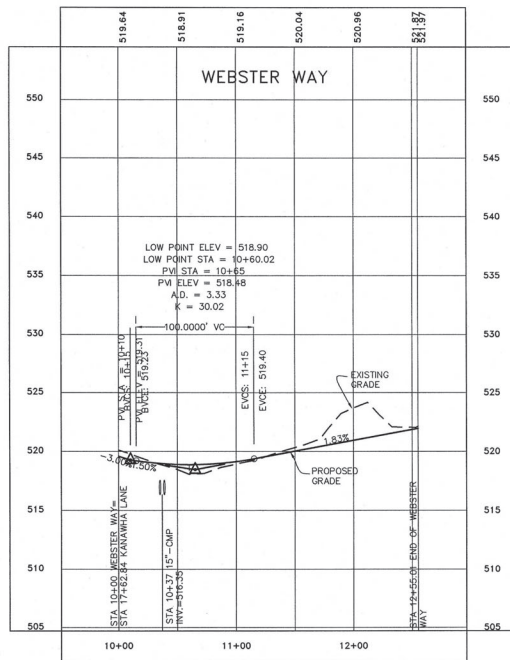
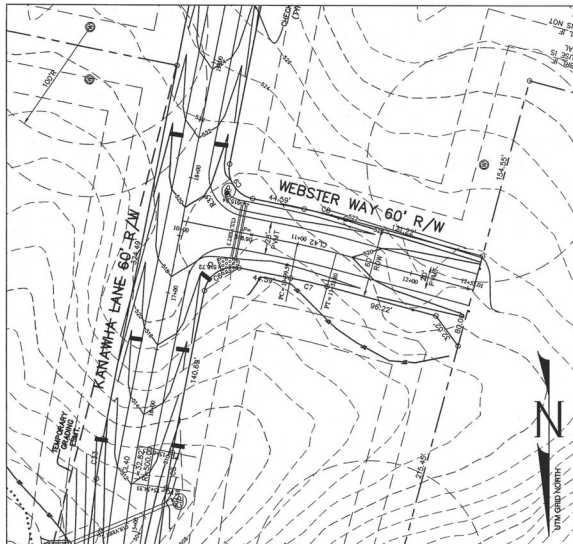
DRAWN BY S.L.R.
APPROVED BY L.D.M.
CHECKED BY L.D.M.
DATE AUGUST 2005

TITLE: KANAWHA LANE PLAN & PROFILE

NOTE: FOR DITCH TREATMENT SCHEDULE
SEE SHEET 13 OF 17.

PROJECT NO. 12750152

SHEET NO. 9 OF 17

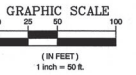


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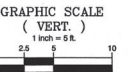
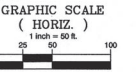
DEVELOPED BY:
SUNNYSIDE, LLC

Preliminary Plat/Site Plan showing
Lots 1-12
Sunnyside Industrial Park
KABLETOWN DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

PLAN VIEW SCALE:



PROFILE SCALE:



NO.	DATE	BY	DESCRIPTION
4	11/17/06	SLR	JCP2C COMMENTS
3	6/30/06	SLR	JCP2C COMMENTS
2	2/21/06	SLR	JCP2C COMMENTS
1	8/28/05	SLR	JCP2C COMMENTS

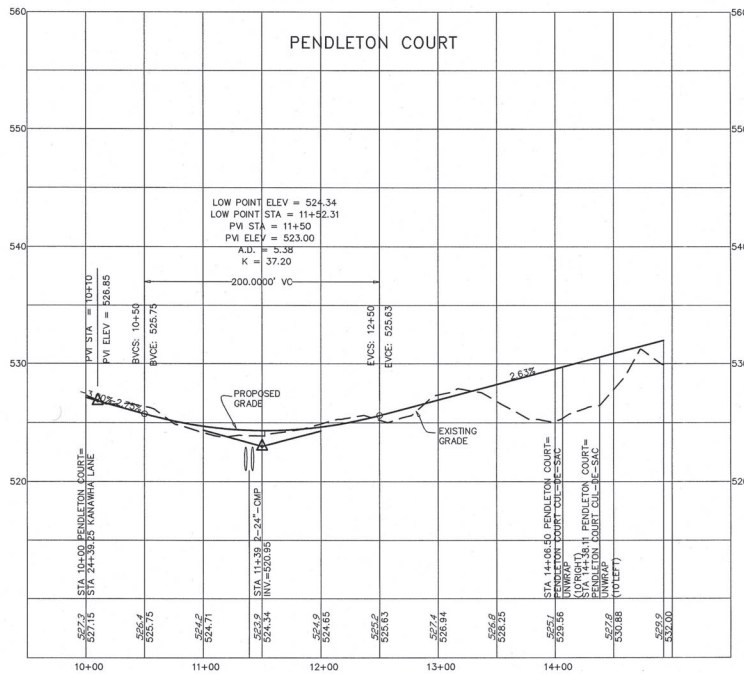
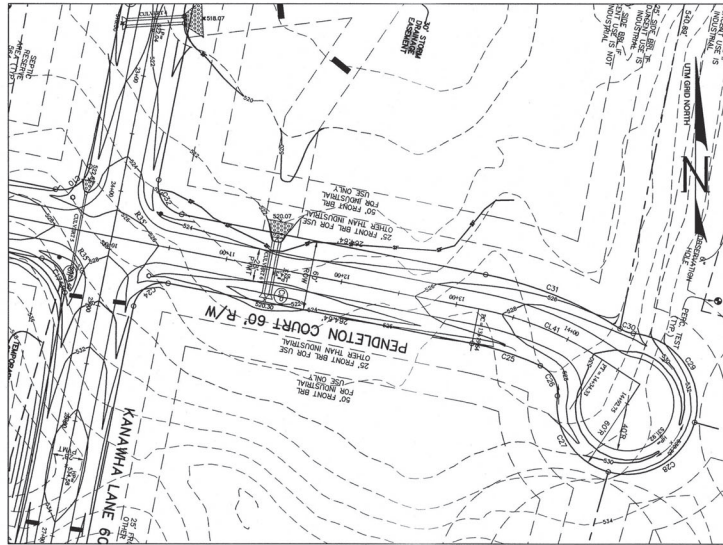
REVISIONS

DRAWN BY SLR
APPROVED BY L.D.M.
CHECKED BY L.D.M.
DATE AUGUST 2005

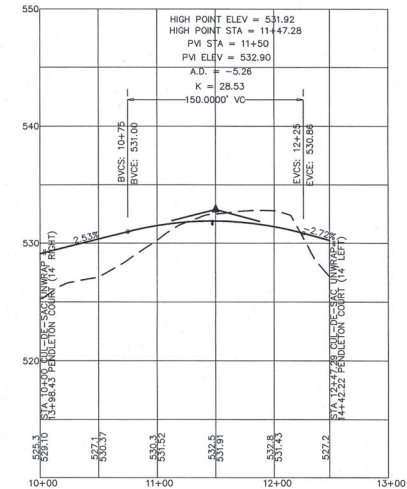
TITLE: WEBSTER WAY PLAN & PROFILE

PROJECT NO. 12750152

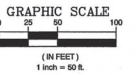
SHEET NO. 10 OF 17



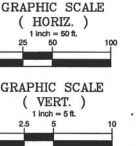
CUL-DE-SAC UNWRAP



PLAN VIEW SCALE:



PROFILE SCALE:

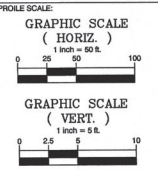
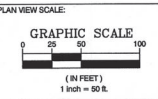
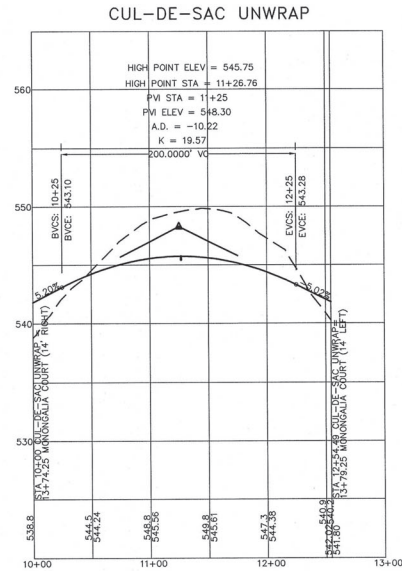
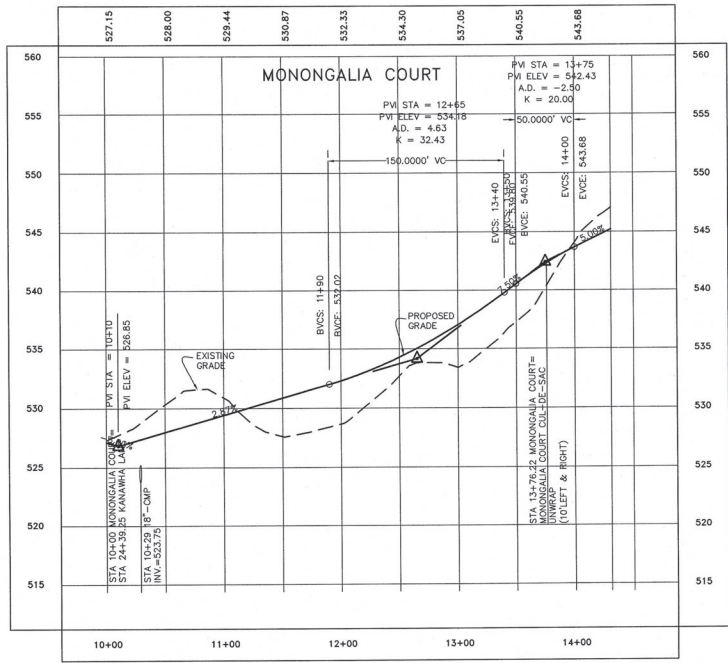
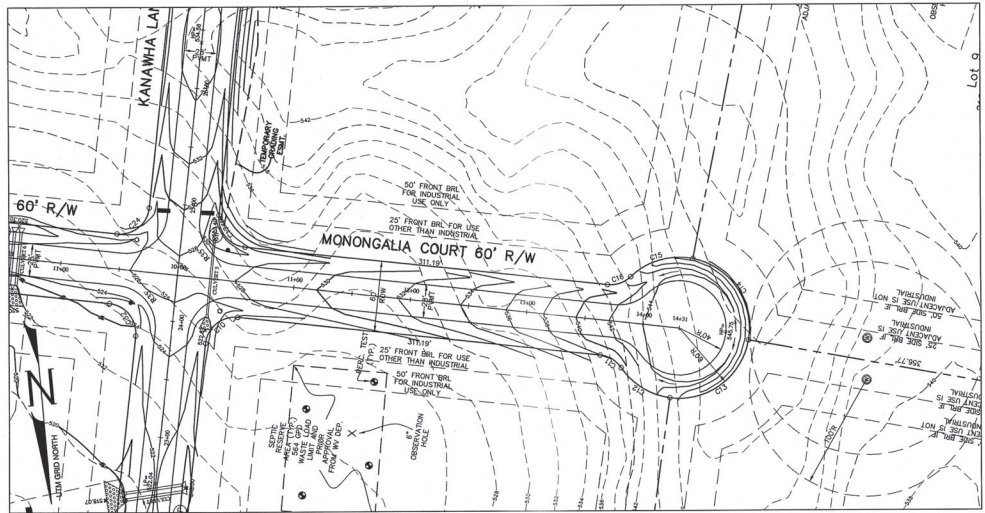


NO.	DATE	BY	DESCRIPTION
4	11/17/06	SLR	JCPZC COMMENTS
3	5/30/06	SLR	JCPZC COMMENTS
2	2/21/06	SLR	JCPZC COMMENTS
1	8/28/05	SLR	JCPZC COMMENTS

REVISIONS

DRAWN BY: SLR
APPROVED BY: LDM
CHECKED BY: LDM
DATE: AUGUST 2005

TITLE: PENDLETON COURT PLAN & PROFILE

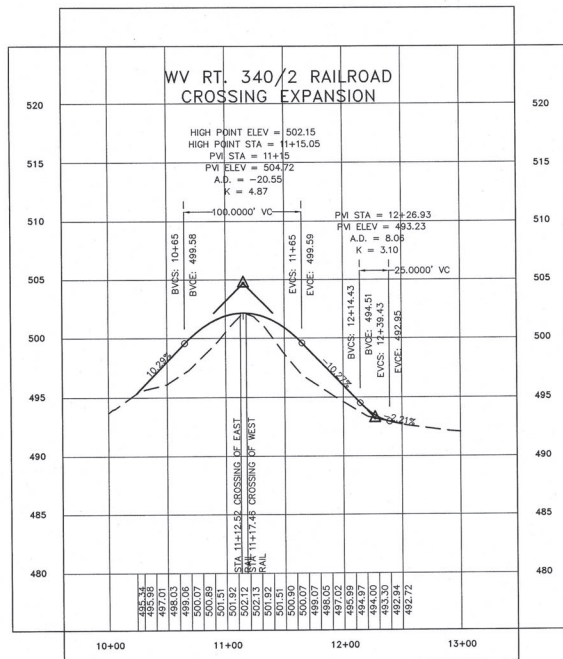
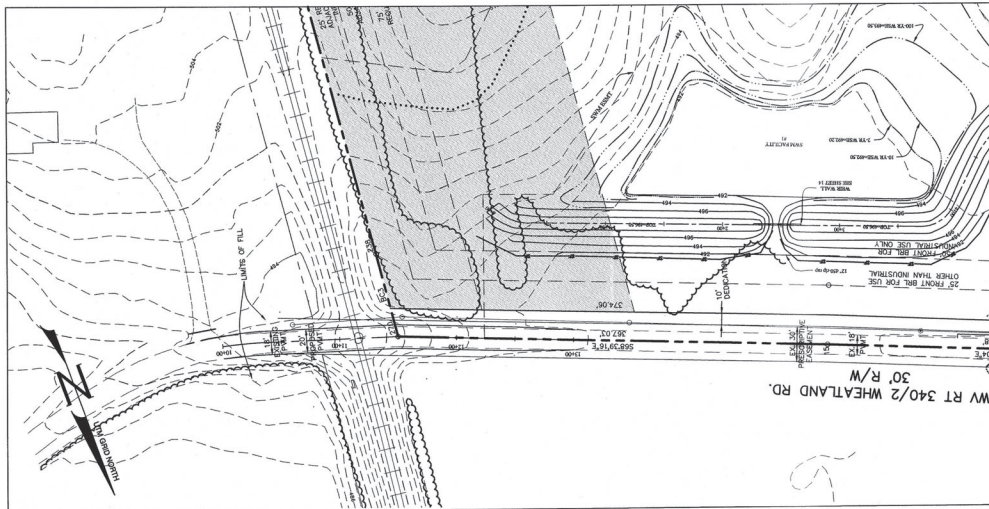


NO.	DATE	BY	DESCRIPTION
4	11/17/06	SLR	JOP/C COMMENTS
3	5/30/06	SLR	JOP/C COMMENTS
2	2/21/06	SLR	JOP/C COMMENTS
1	8/28/05	SLR	JOP/C COMMENTS

NO.	DATE	BY	DESCRIPTION
1	8/28/05	SLR	JOP/C COMMENTS

TITLE: MONONGALIA COURT PLAN & PROFILE
NOTE: FOR DITCH TREATMENT SCHEDULE, SEE SHEET 13 OF 17.

PROJECT NO. 12750152



NOTE:
IMPROVEMENTS TO THE RAILROAD CROSSING
ARE TO BE CONSTRUCTED AS A WEST VIRGINIA DIVISION
OF HIGHWAYS PROJECT, AND AS SUCH ARE NO LONGER
ASSOCIATED WITH THIS PLAN.
THE STATE PROJECT NUMBER IS U319-340/2-1.07
CONSTRUCTION HAS BEEN SCHEDULED BY THE STATE
FOR JUNE 2007.

DITCH TREATMENT SCHEDULE

KANAWHA LANE
10+50 - 13+50 SOLID SODDING BOTH SIDES
15+00 - 20+00 JUTE MESH BOTH SIDES
23+00 - 25+50 JUTE MESH BOTH SIDES
27+50 - 29+00 SOLID SODDING BOTH SIDES

MONONGALIA COURT
10+29 - 12+00 JUTE MESH BOTH SIDES
12+00 - 14+50 SOLID SODDING BOTH SIDES

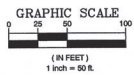


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PHONE: 304.725.4372
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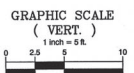
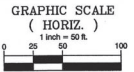
DEVELOPED BY:
SUNNYSIDE, LLC

Preliminary Plat/Site Plan showing
Lots 1-12
Sunnyside Industrial Park
KABLETOWN DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

PLAN VIEW SCALE:



PROFILE SCALE:



NO.	DATE	BY	DESCRIPTION
4	11/17/06	SLR	JCP2C COMMENTS
3	5/30/06	SLR	JCP2C COMMENTS
2	2/21/06	SLR	JCP2C COMMENTS
1	8/28/05	SLR	JCP2C COMMENTS

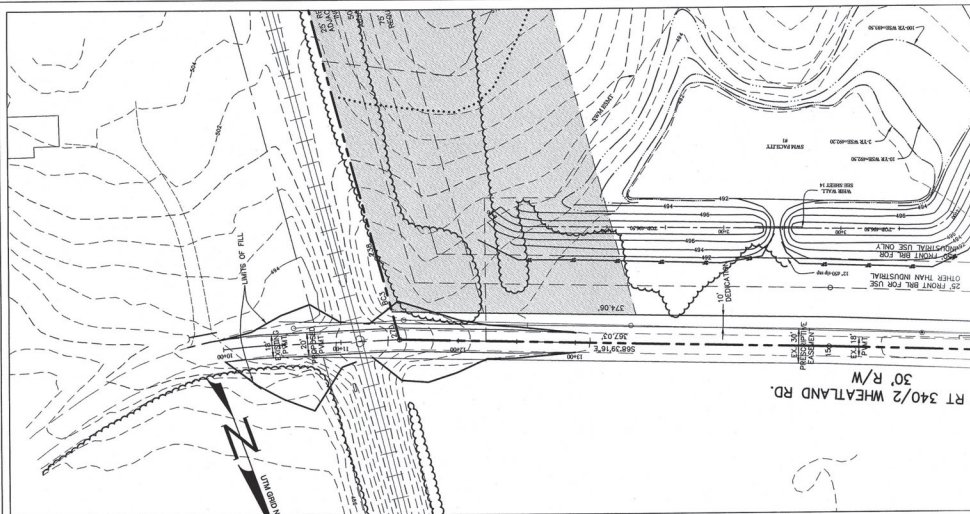
REVISIONS

DRAWN BY	SLR
APPROVED BY	L.D.M.
CHECKED BY	L.D.M.
DATE	AUGUST 2006

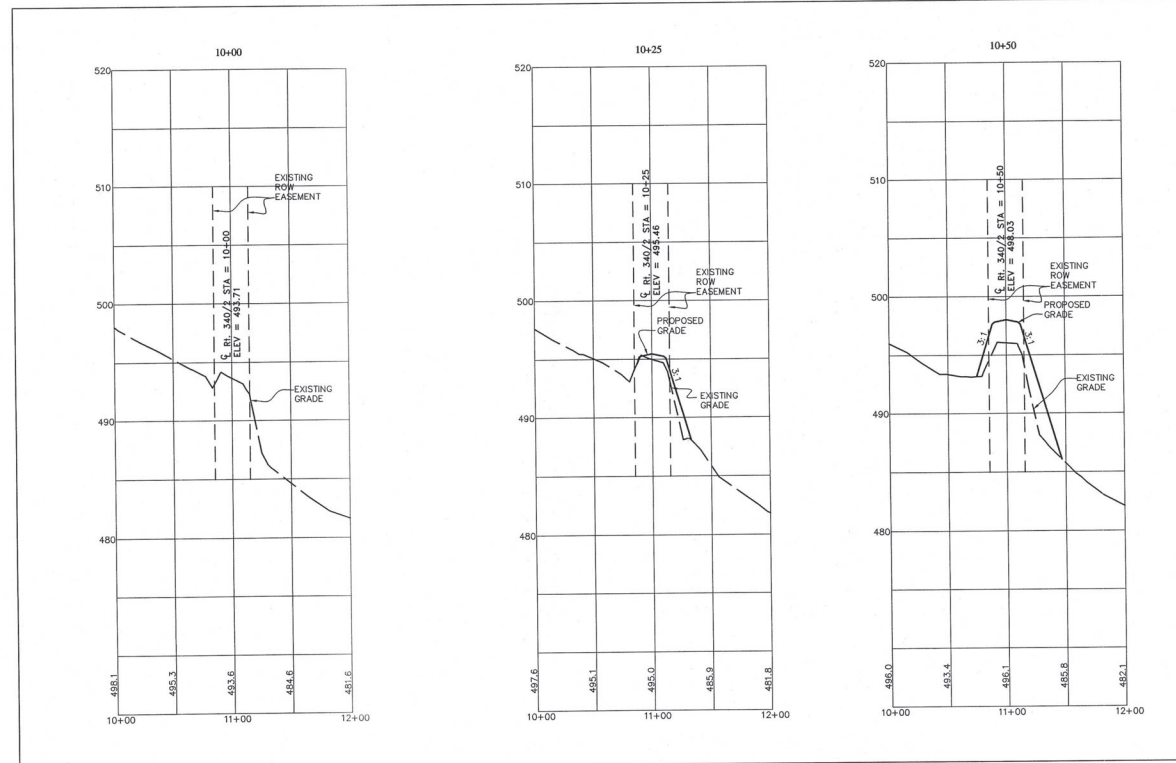
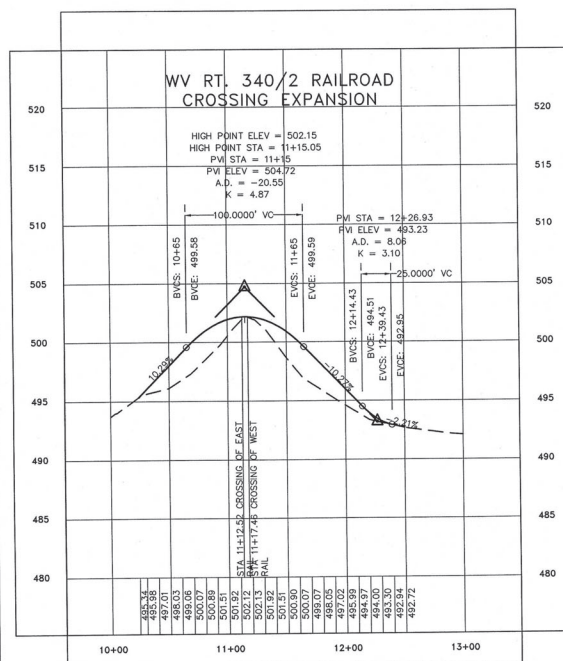
TITLE: WV RT. 340/2 PLAN & PROFILE

PROJECT NO. 12750162

SHEET NO. 13 OF 17



WV RT. 340/2 CROSS
SECTION VIEWS

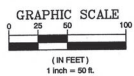


Dewberry & Davis, LLC
411 S. FAIRFAX BOULEVARD
RANSON, WV 25458-1811
PHONE: 304.725.4572
FAX: 304.725.6896
WWW.DEWBERRY.COM

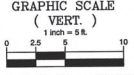
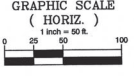
DEVELOPED BY:
SUNNYSIDE, LLC

Preliminary Plat/Site Plan showing
Lots 1-12
Sunnyside Industrial Park
KABLETOWN DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

PLAN VIEW SCALE:



PROFILE SCALE:



NO.	DATE	BY	DESCRIPTION
3	5/30/06	SLR	JCP2C COMMENTS
2	2/21/06	SLR	JCP2C COMMENTS
1	9/20/05	SLR	JCP2C COMMENTS

REVISIONS

DRAWN BY: JCH

APPROVED BY: LDM

CHECKED BY: JWK

DATE: AUGUST 2005

TITLE: WV RT. 340/2 PLAN & PROFILE
& SECTION VIEWS

PROJECT NO. 12750152

SHEET NO. 13A OF 17

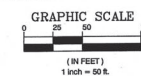


Dewberry & Davis, LLC
411 S. FAIRFAX BOULEVARD
RANSON, WV 25438-1611
PHONE: 304.725.4572
FAX: 304.725.8896
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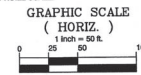
DEVELOPED BY:
SUNNYSIDE, LLC

Preliminary Plat/Site Plan showing
Lots 1-12
Sunnyside Industrial Park
KABLETOWN DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

PLAN VIEW SCALE:



PROFILE SCALE:



NO.	DATE	BY	DESCRIPTION
3	5/20/06	SLR	JCF2C COMMENTS
2	2/21/06	SLR	JCF2C COMMENTS
1	9/28/05	SLR	JCF2C COMMENTS

REVISIONS

DRAWN BY J.D.H.

APPROVED BY J.D.M.

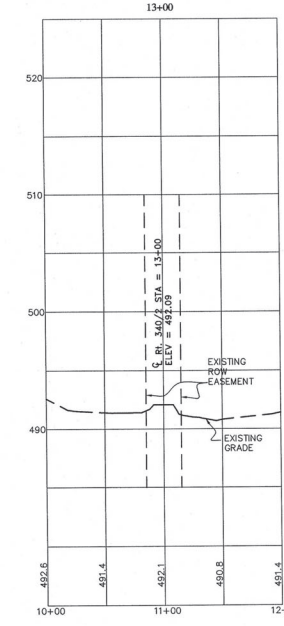
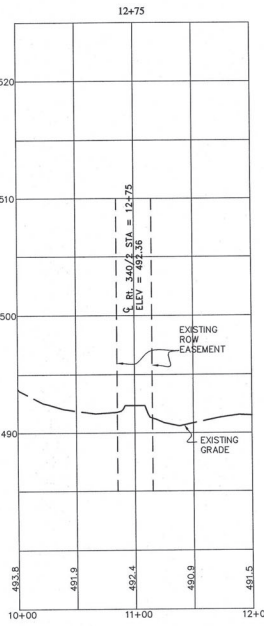
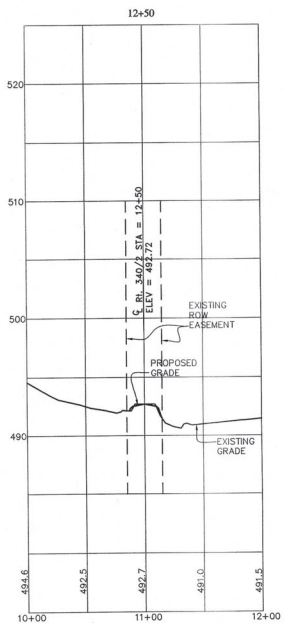
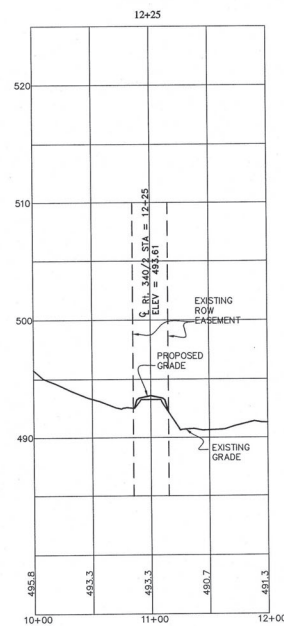
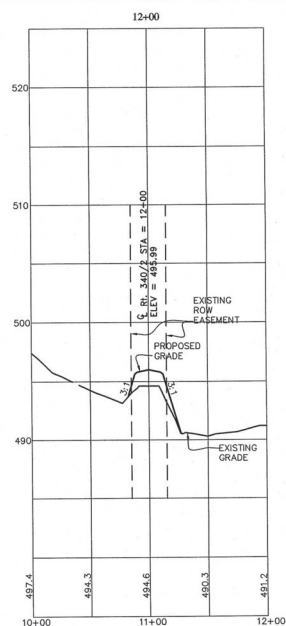
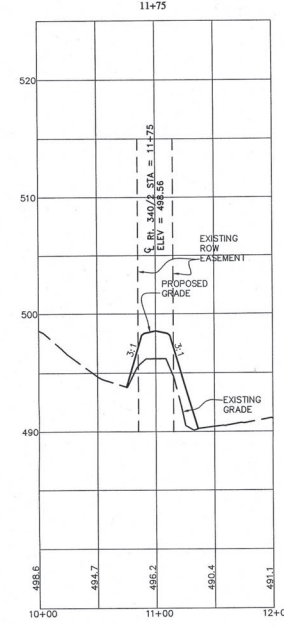
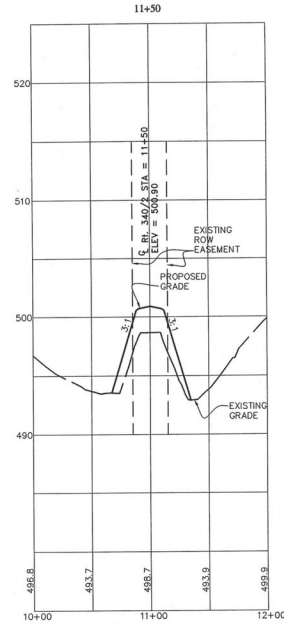
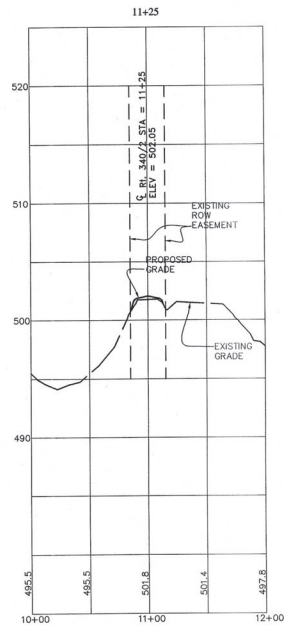
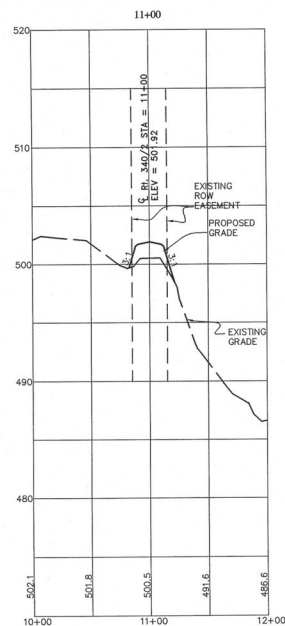
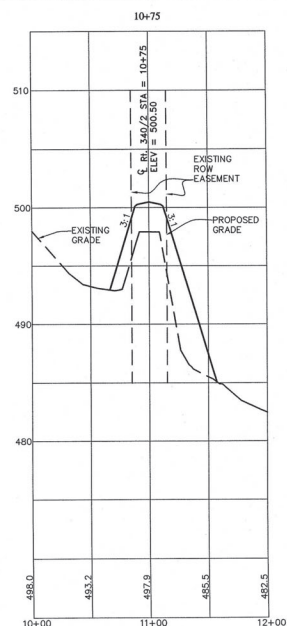
CHECKED BY J.W.K.

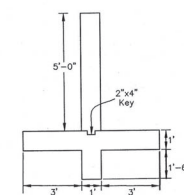
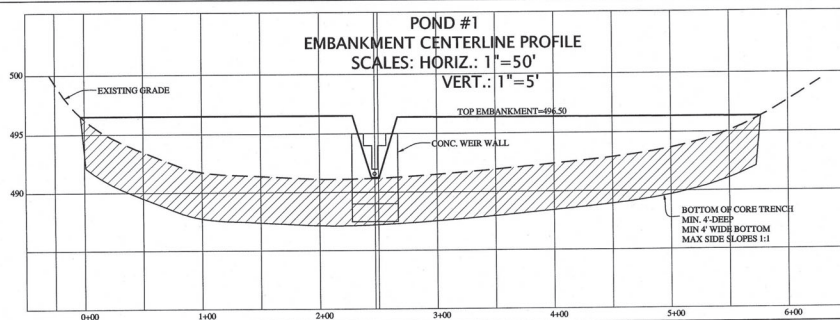
DATE AUGUST 2005

TITLE: WV RT. 340/2 SECTION VIEWS

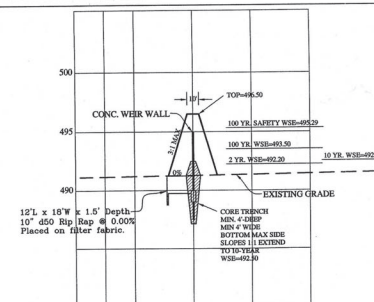
PROJECT NO. 12750152

SHEET NO. 13B OF 17

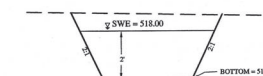
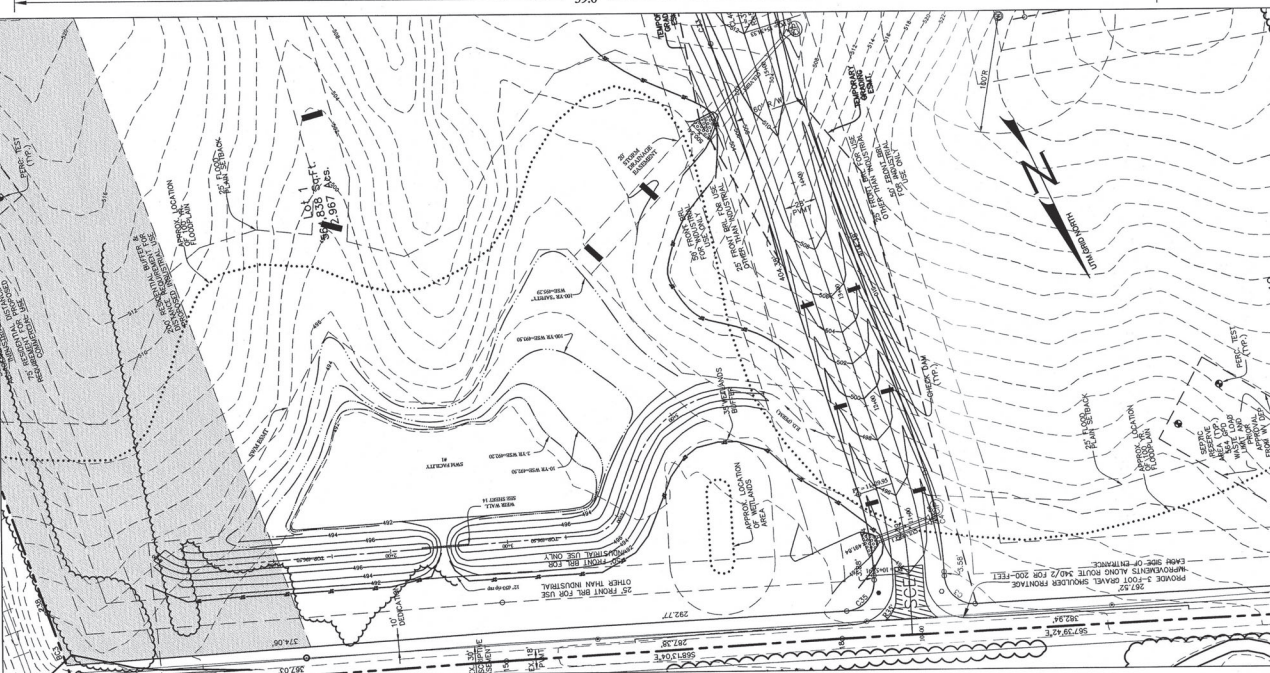
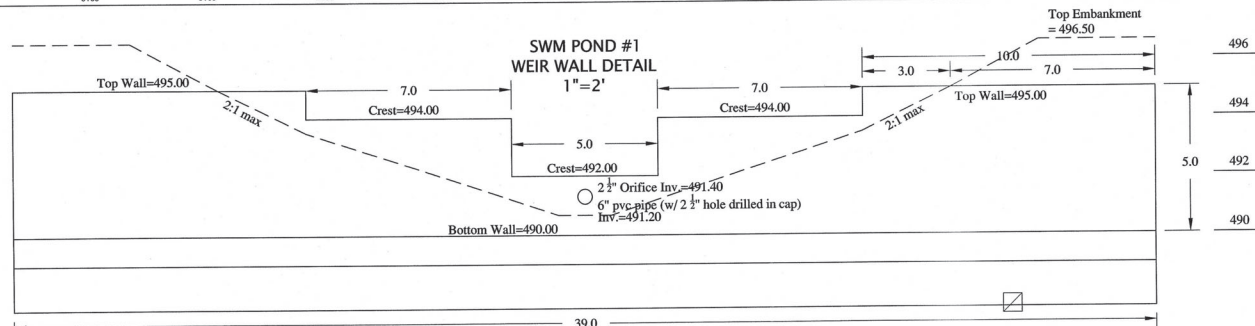




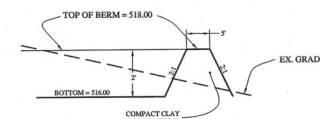
**SWM POND #1
WEIR WALL SIDE VIEW
N.T.S.**



**POND #1
PROFILE ALONG
CENTERLINE OF OUTFALL**
SCALES: HORIZ.: 1"=50'
VERT.: 1"=5'



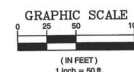
**SWM #2
FLAT VEGETATION "SWALE"
CROSS SECTION
NTS**



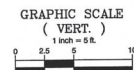
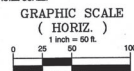
**SWM #2
FLAT VEGETATION "SWALE"
PROFILE SHOWING BERM
NTS**

NOTE:
SWM FACILITY IS NOT INTENDED TO BE USED AS A
TEMPORARY SEDIMENT BASIN. SEDIMENT MUST BE
CONTROLLED PRIOR TO DISCHARGE INTO THE FACILITY.

PLAN VIEW SCALE:



PROFILE SCALE:



NO.	DATE	BY	DESCRIPTION
3	5/30/06	SLR	JCP2C COMMENTS
2	2/21/06	SLR	JCP2C COMMENTS
1	8/28/05	SLR	JCP2C COMMENTS

REVISIONS

DRAWN BY: SLR
APPROVED BY: L.D.M.
CHECKED BY: L.D.M.
DATE: AUGUST 2005

TITLE: SWM DETAILS

PROJECT NO. 1278018

SHEET 14 OF 17

Plan view of the proposed bridge structure. The drawing shows the bridge deck, approach, and existing grade. Key features include:

- PROPOSED GRADE**: Indicated by a solid line.
- EXISTING GRADE**: Indicated by a dashed line.
- BRIDGE DECK**: A rectangular structure with a cross-hatched pattern, labeled with dimensions: **16' L x 19' W x 1.5' Depth 8" gso RIP RAP @ 0.00% PLACED ON FILTER MATERIAL**.
- STATIONING**:
 - Left side: STA 10+00.00 = 36° WS, I.E. = 500.44
 - Right side: STA 10+88.36° WS, I.E. = 504.59
- PROPOSED GRADE**: A solid line showing the profile of the bridge deck and approach.
- EXISTING GRADE**: A dashed line showing the profile of the existing ground.
- BRIDGE DECK**: A rectangular structure with a cross-hatched pattern, labeled with dimensions: **16' L x 19' W x 1.5' Depth 8" gso RIP RAP @ 0.00% PLACED ON FILTER MATERIAL**.
- STATIONING**:
 - Left side: STA 10+00.00 = 36° WS, I.E. = 500.44
 - Right side: STA 10+88.36° WS, I.E. = 504.59
- PROPOSED GRADE**: A solid line showing the profile of the bridge deck and approach.
- EXISTING GRADE**: A dashed line showing the profile of the existing ground.
- BRIDGE DECK**: A rectangular structure with a cross-hatched pattern, labeled with dimensions: **16' L x 19' W x 1.5' Depth 8" gso RIP RAP @ 0.00% PLACED ON FILTER MATERIAL**.
- STATIONING**:
 - Left side: STA 10+00.00 = 36° WS, I.E. = 500.44
 - Right side: STA 10+88.36° WS, I.E. = 504.59

Profile view of the proposed drainage structure. The vertical axis shows elevations from 505 to 530. The horizontal axis shows stationing from 10+00 to 11+00. Key features include:

- PROPOSED GRADE:** Indicated by a dashed line.
- EXISTING GRADE:** Indicated by a solid line.
- Structure Details:**
 - 14' L x 16' W x 1.5' Depth 8" d50 RIP RAP
 - 0.00% PLACED ON FILTER MATERIAL
- Stationing and Elevation Data:**
 - STA. 10+40.00: 24" M/S, ELEV. = 518.07
 - STA. 10+33: 24" M/S, ELEV. = 518.30
 - STA. = 22.25: 24" M/S, ELEV. = 518.30
- Flow Characteristics:**
 - 46" - 24" CMP @ 0.5%
 - Q10 = 58 cfs (Total Flow)
 - V10 = 7.19 fps
- Other Labels:**
 - C4-1, C4-2 (Circled labels)
 - Q. KANAWHA LANE

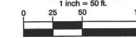
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DEVELOPED BY:
SUNNYSIDE, LLC

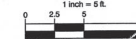
Preliminary Plat/Site Plan showing
Lots 1-12
Sunnyside Industrial Park
KABLETOWN DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

PROFILE SCALE:

GRAPHIC SCALE
(HORIZ.)



GRAPHIC SCALE
(VERT.)



3	5/30/06	SLR	JCP2C COMMENTS	
2	2/21/06	SLR	JCP2C COMMENTS	
1	9/28/05	SLR	JCP2C COMMENTS	
NO.	DATE	BY	DESCRIPTION	

REVISIONS

DRAWN BY S.L.R.

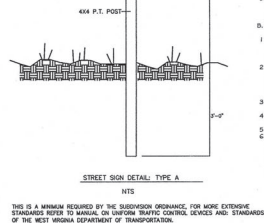
APPROVED BY L.D.M.

CHECKED BY L.D.M.

DATE AUGUST 2005

TITLE: CULVERT PROFILES

PROJECT NO. 12750152



D. SIGN POST INSTALLATION. ALL ROADWAYS:

1. ALL STREET NAME SIGNS SHALL BE LOCATED ON DIAGONALLY OPPOSITE CORNERS AND MOUNTED WITH THEIR FACES PARALLEL TO THE STREETS THEY IDENTIFY. ONLY THE SUFFICIENT AMOUNT OF STREET NAME SIGNS IS NEEDED TO PROPERLY IDENTIFY THE ROADWAY. THE ADDRESS OR CITY AUTHORITY TO IDENTIFY AND CAUSE INSTALLATION OF THE PROPER AMOUNT OF SIGNS AT A GIVEN INTERSECTION AS DEEMED NECESSARY.
2. THE MISS UTILITY LOCATING SERVICE SHALL BE NOTIFIED TO MARK ALL LOCATIONS WHERE A STREET NAME SIGN IS PLACED.
3. FOR A ROADWAY IDENTIFIED AS A "DEAD END" ROADWAY NOT HAVING ANY OTHER INTERSECTION WITH ANY OTHER ROAD, ONLY THE NAME OF THE DEAD END ROADWAY SHALL HAVE A SIGN INSTALLED, COMMONLY REFERRED TO AS A ONE-WAY SIGN.
4. STREET NAME SIGNS SHALL BE LOCATED TO ASSIST THE MOTORIST IN LOCATING THE STREET NAME WHILE NOT BLOCKING THE VIEW OF MOTORISTS TURNING OFF THE STREET FROM WHICH THEY ARE TRAVELING.



METRIC
SPEED
LIMIT
80
km/h

MUTCD Speed Limit Sign



D3
MUTCD Street Sign



Am - ALLUVIAL LOAM, MARL SUBSTRATUM
DgB - DUFFIELD SILT LOAM, 2 TO 6% SLOPES
HbB - HAGERSTOWN SILT LOAM, 2 TO 6% SLOPES
HbC - HAGERSTOWN SILT LOAM, 6 TO 12% SLOPES
HeC3 - HAGERSTOWN SILTY CLAY LOAM, 6 TO 12%,
SEVERELY ERODED
HbB - HAGERSTOWN AND FREDERICK CHERTY SILT LOAM,
2 TO 6% SLOPES
HbC - HAGERSTOWN AND FREDERICK CHERTY SILT LOAM,
6 TO 12% SLOPES
HbC3 - HAGERSTOWN AND FREDERICK CHERTY SILT CLAT
LOAMS, 6 TO 12% SLOPES
HbC - HAGERSTOWN AND FREDERICK VERY ROCKY SILT
LOAM, 6 TO 12% SLOPES
Ho - HUNTINGTON SILT LOAM, LOCAL ALLUVIUM

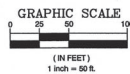
WETLANDS MAP
1"=2000'

Dewberry & Davis, LLC
411 S. FAIRFAX BOULEVARD
RANSON, WV 25438-1611
PHONE: 304.725.4572
FAX: 304.725.6896
WWW.DEWBERRY.COM

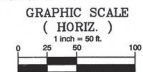
DEVELOPED BY:
SUNNYSIDE, LLC

Preliminary Plat/Site Plan showing
Lots 1-12
Sunnyside Industrial Park
KABLETOWN DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

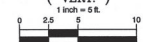
PLAN VIEW SCALE:



PROILE SCALE



GRAPHIC SCALE
(VERT.)



3	5/30/06	SLR	JCPZL
2	2/21/06	SLR	
1	9/28/06	SLF	
NO.	DATE	BY	

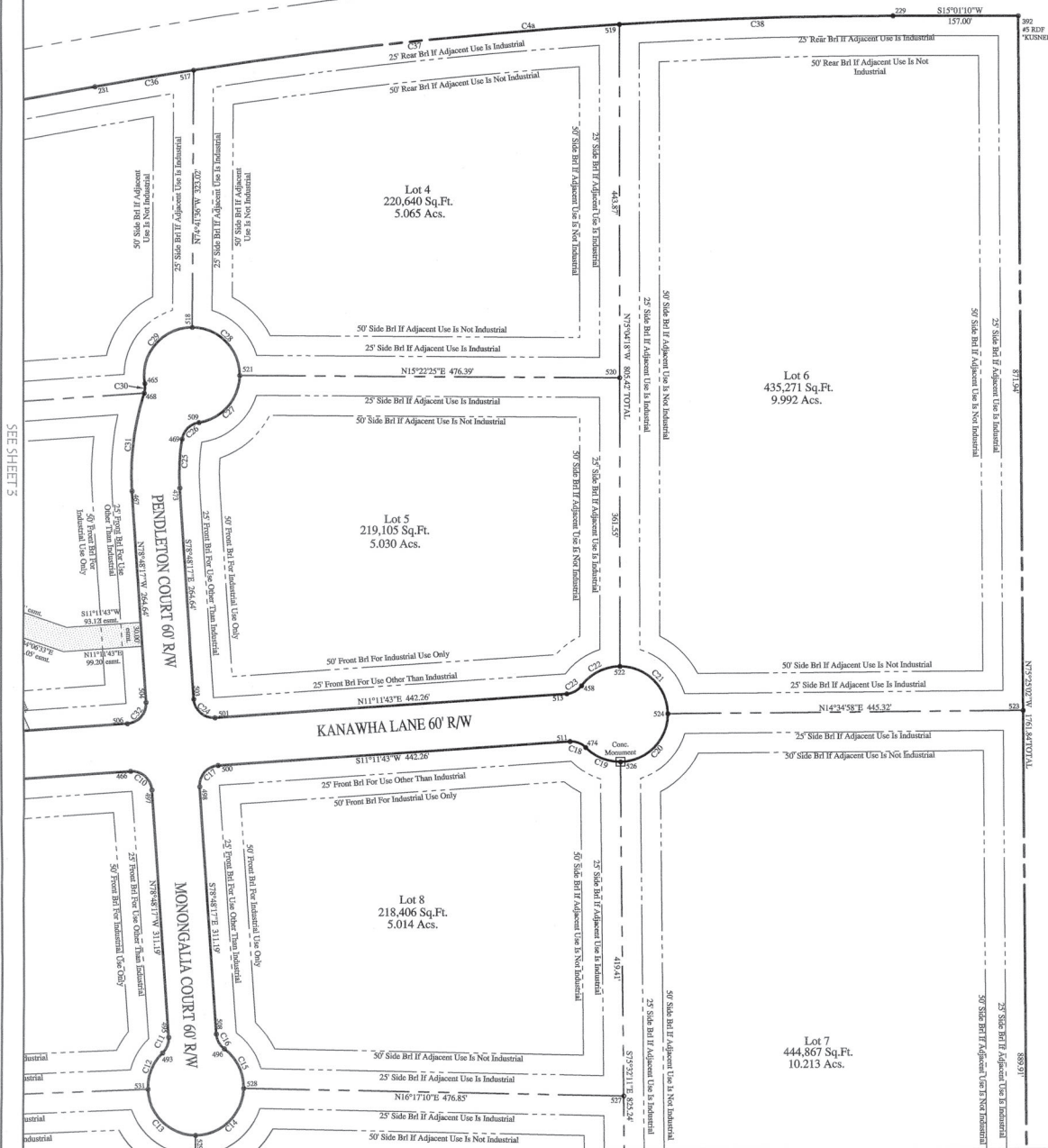
DRAWN BY
APPROVED BY
CHECKED BY
DATE

TITLE: STAND

PROJECT NO. _____

KD M12 P16
JENKINS
DB 797 P. 485

NORFOLK & WESTERN RAILROAD



SEE SHEET 3

SEE SHEET 5



Approved Subdivision
Sherry Kelly/jth
Acting Chief Planner
04/23/07

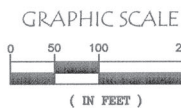
Final Plat showing Lots 1-12 Sunnyside Industrial Park

Kabletown District
Jefferson County, West Virginia
KD M12 P12 DB 992 P483
March 2, 2007 Scale: 1"=60'

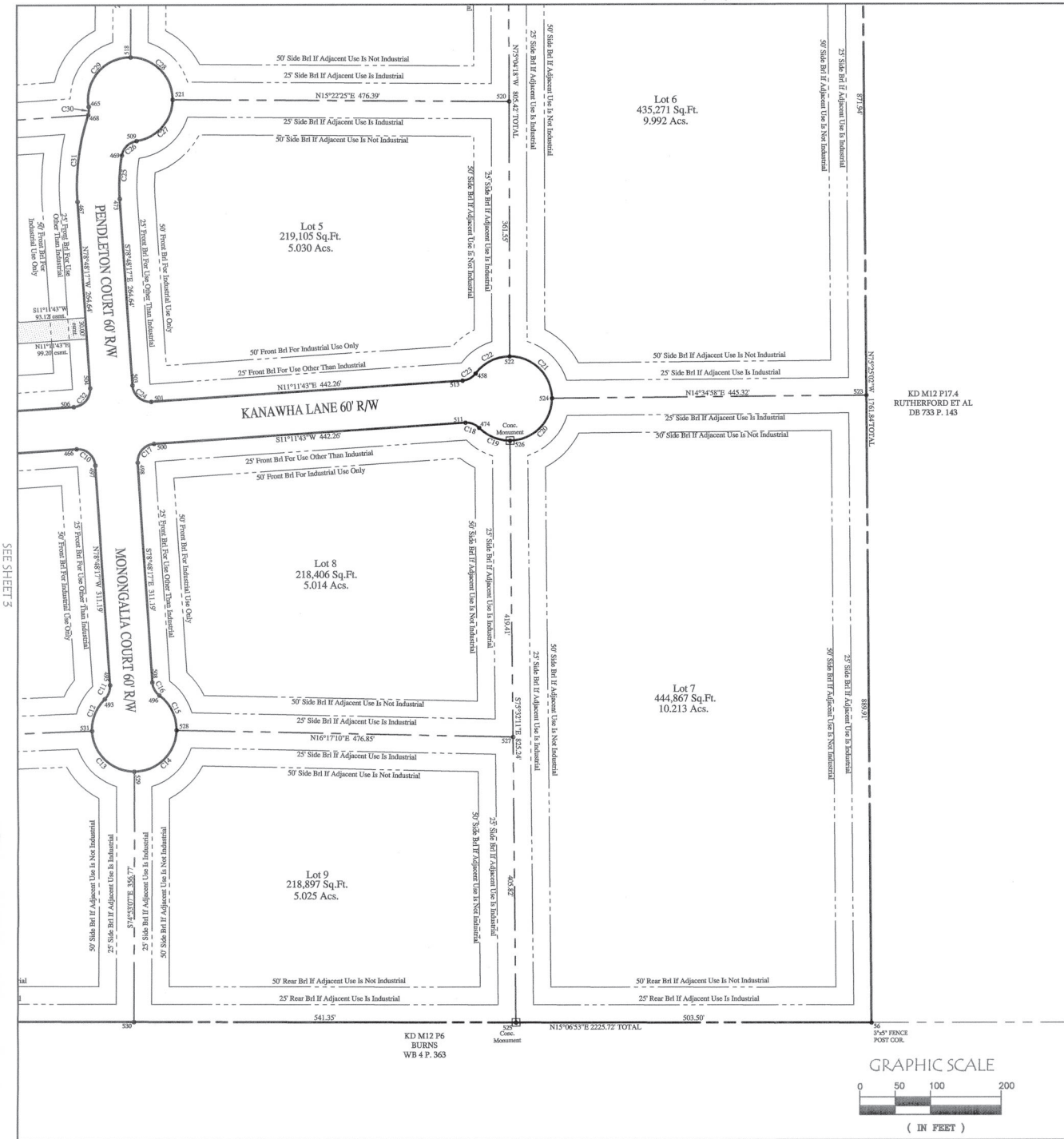


Dewberry

Dewberry & Davis, LLC
401 S. FAIRFAX BOULEVARD, SUITE 3
RANSON, WV 25438-1611
PHONE: 304.725.4572
FAX: 304.725.6896



12750152



Approved Subdivision
Henry Kelly Jth
Acting Chief Planner
04/23/07

Final Plat showing Lots 1-12 Sunnyside Industrial Park

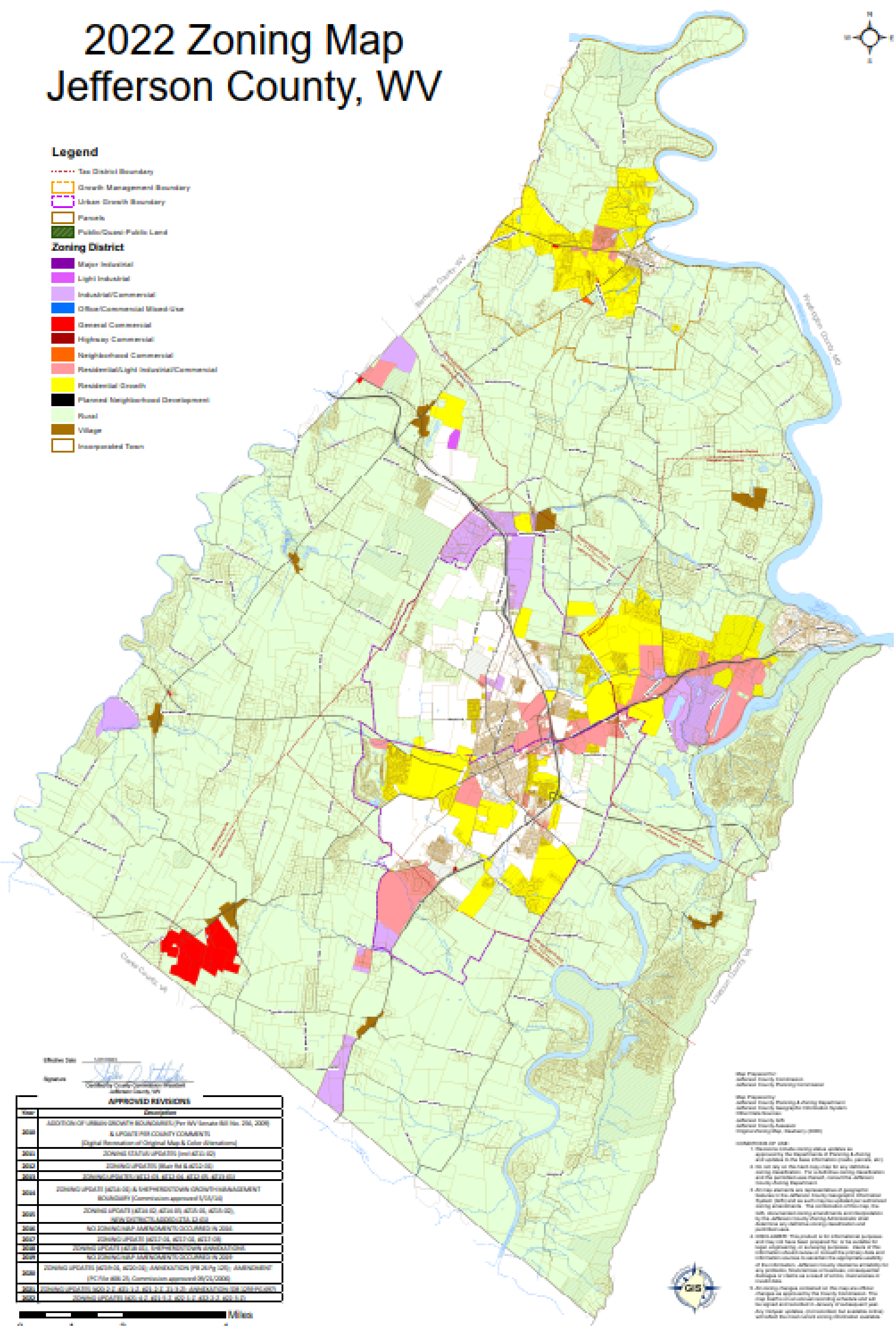
Kabletown District
Jefferson County, West Virginia
KD M12 P12 DB 992 P483
March 2, 2007 Scale: 1"=60'



Dewberry

Dewberry & Davis, LLC
401 S. FAIRFAX BOULEVARD, SUITE 3
RANSON, WV 25438-1611
PHONE: 304.725.4572
FAX: 304.725.6896

- - - - - Tax District Boundary
 [Orange dashed box] Growth Management Boundary
 [Purple dashed box] Urban Growth Boundary
 [White box] Parcel
 [Green checkered box] Public/Quasi-Public Land
Zoning District
 [Dark purple box] Major Industrial
 [Light purple box] Light Industrial
 [Light blue box] Industrial/Commercial
 [Blue box] Office/Commercial Mixed-Use
 [Red box] General Commercial
 [Dark red box] Highway Commercial
 [Orange box] Neighborhood Commercial
 [Pink box] Residential/Light Industrial/Commercial
 [Yellow box] Residential Growth
 [Black box] Planned Neighborhood Development
 [Light green box] Rural
 [Brown box] Village
 [White box] Incorporated Town



Signature _____

APPROVED REVISIONS	
Year	Description
	ADDITION OF URBAN GROWTH BOUNDARIES (Per NW Section 661.010, 2008)
2008	& UPGRADE FOR COUNTY COMMENTS (Digital Restoration of Original Map & Color Alterations)
2009	20090101 UPGRADES (per 661.010-02)
2009	20090101 UPGRADES (Blue Ink & 661.010-02)
2009	20090101 UPGRADES (661.010-02, 661.010-03, 661.010-04, 661.010-05, 661.010-06)
2009	20090101 UPGRADES (661.010-02) & INDEPENDENT URBAN GROWTH MANAGEMENT INTEGRITY (Commissioner's approval 1/14/09)
2009	20090101 UPGRADES (661.010-02, 661.010-03, 661.010-04, 661.010-05, 661.010-06, 661.010-07, 661.010-08, 661.010-09)
2009	NO 20090101 UPGRADES OCCURRED IN 2009
2009	20090101 UPGRADES (661.010-02, 661.010-03, 661.010-04)
2009	20090101 UPGRADES (661.010-02) & INDEPENDENT URBAN GROWTH MANAGEMENT (Commissioner's approval 1/14/09)
2009	NO 20090101 UPGRADES OCCURRED IN 2009
2009	20090101 UPGRADES (661.010-02, 661.010-03) AMENDMENTS (Per 661.010-02) AMENDMENT (PC File 661.02, Commission approval 06/21/2009)
2009	20090101 UPGRADES (661.010-02, 661.010-03, 661.010-04, 661.010-05, 661.010-06, 661.010-07, 661.010-08, 661.010-09)
2009	20090101 UPGRADES (661.010-02, 661.010-03, 661.010-04, 661.010-05, 661.010-06, 661.010-07, 661.010-08, 661.010-09)

Key Personnel:
Chief Executive Officer: [Name]
Chief Financial Officer: [Name]

IBM Personality:
Software Group, Planning & Control Department
Software Group, Language Translation System
IBM Data Division
Software Group, ISL
Software Group, Assembler
IBM Corporation, Dept. 56/24, 1970

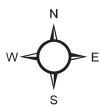
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- 1. Planning and Design** (10%)
- 1.1. **Project Charter** (3%)
- 1.1.1. The project charter defines the project's purpose, objectives, and scope, and is approved by the sponsor.
 - 1.1.2. The project charter is the first document produced by the project manager.
 - 1.1.3. The project charter is the basis for the project's communication plan.
- 1.2. **Project Management Plan** (7%)
- 1.2.1. The project management plan is a document that describes how the project will be managed.
 - 1.2.2. The project management plan is the primary reference for project management.
 - 1.2.3. The project management plan is the basis for the project's communication plan.
- 2. Initiating** (10%)
- 2.1. **Identify Stakeholders** (3%)
- 2.1.1. The identify stakeholders process identifies all the people, groups, or organizations that may be affected by the project, and determines how to manage their expectations.
 - 2.1.2. The identify stakeholders process is the first step in the project management process.
 - 2.1.3. The identify stakeholders process is the basis for the project's communication plan.
- 2.2. **Develop Project Charter** (7%)
- 2.2.1. The develop project charter process is the process of developing the project charter.
 - 2.2.2. The develop project charter process is the first step in the project management process.
 - 2.2.3. The develop project charter process is the basis for the project's communication plan.
- 3. Planning** (20%)
- 3.1. **Define Scope** (3%)
- 3.1.1. The define scope process is the process of developing a detailed description of the project and its deliverables.
 - 3.1.2. The define scope process is the first step in the project management process.
 - 3.1.3. The define scope process is the basis for the project's communication plan.
- 3.2. **Create Work Breakdown Structure** (7%)
- 3.2.1. The create work breakdown structure process is the process of developing a hierarchical decomposition of the project into smaller, more manageable components.
 - 3.2.2. The create work breakdown structure process is the first step in the project management process.
 - 3.2.3. The create work breakdown structure process is the basis for the project's communication plan.
- 3.3. **Develop Schedule** (10%)
- 3.3.1. The develop schedule process is the process of developing a project schedule that shows the sequence of activities and the estimated duration of each activity.
 - 3.3.2. The develop schedule process is the first step in the project management process.
 - 3.3.3. The develop schedule process is the basis for the project's communication plan.
- 4. Execution** (30%)
- 4.1. **Manage Communications** (3%)
- 4.1.1. The manage communications process is the process of developing, implementing, and managing the project's communication plan.
 - 4.1.2. The manage communications process is the first step in the project management process.
 - 4.1.3. The manage communications process is the basis for the project's communication plan.
- 4.2. **Manage Resources** (7%)
- 4.2.1. The manage resources process is the process of developing, implementing, and managing the project's resource plan.
 - 4.2.2. The manage resources process is the first step in the project management process.
 - 4.2.3. The manage resources process is the basis for the project's communication plan.
- 4.3. **Manage Risks** (10%)
- 4.3.1. The manage risks process is the process of developing, implementing, and managing the project's risk management plan.
 - 4.3.2. The manage risks process is the first step in the project management process.
 - 4.3.3. The manage risks process is the basis for the project's communication plan.
- 4.4. **Manage Procurement** (10%)
- 4.4.1. The manage procurement process is the process of developing, implementing, and managing the project's procurement plan.
 - 4.4.2. The manage procurement process is the first step in the project management process.
 - 4.4.3. The manage procurement process is the basis for the project's communication plan.
- 5. Monitoring and Controlling** (20%)
- 5.1. **Monitor Progress** (3%)
- 5.1.1. The monitor progress process is the process of tracking the project's progress and performance.
 - 5.1.2. The monitor progress process is the first step in the project management process.
 - 5.1.3. The monitor progress process is the basis for the project's communication plan.
- 5.2. **Manage Changes** (7%)
- 5.2.1. The manage changes process is the process of developing, implementing, and managing the project's change management plan.
 - 5.2.2. The manage changes process is the first step in the project management process.
 - 5.2.3. The manage changes process is the basis for the project's communication plan.
- 5.3. **Manage Quality** (10%)
- 5.3.1. The manage quality process is the process of developing, implementing, and managing the project's quality management plan.
 - 5.3.2. The manage quality process is the first step in the project management process.
 - 5.3.3. The manage quality process is the basis for the project's communication plan.
- 6. Closing** (10%)
- 6.1. **Close Project** (3%)
- 6.1.1. The close project process is the process of finalizing all project activities and closing the project.
 - 6.1.2. The close project process is the first step in the project management process.
 - 6.1.3. The close project process is the basis for the project's communication plan.
- 6.2. **Archive Project** (7%)
- 6.2.1. The archive project process is the process of archiving the project's documents and records.
 - 6.2.2. The archive project process is the first step in the project management process.
 - 6.2.3. The archive project process is the basis for the project's communication plan.



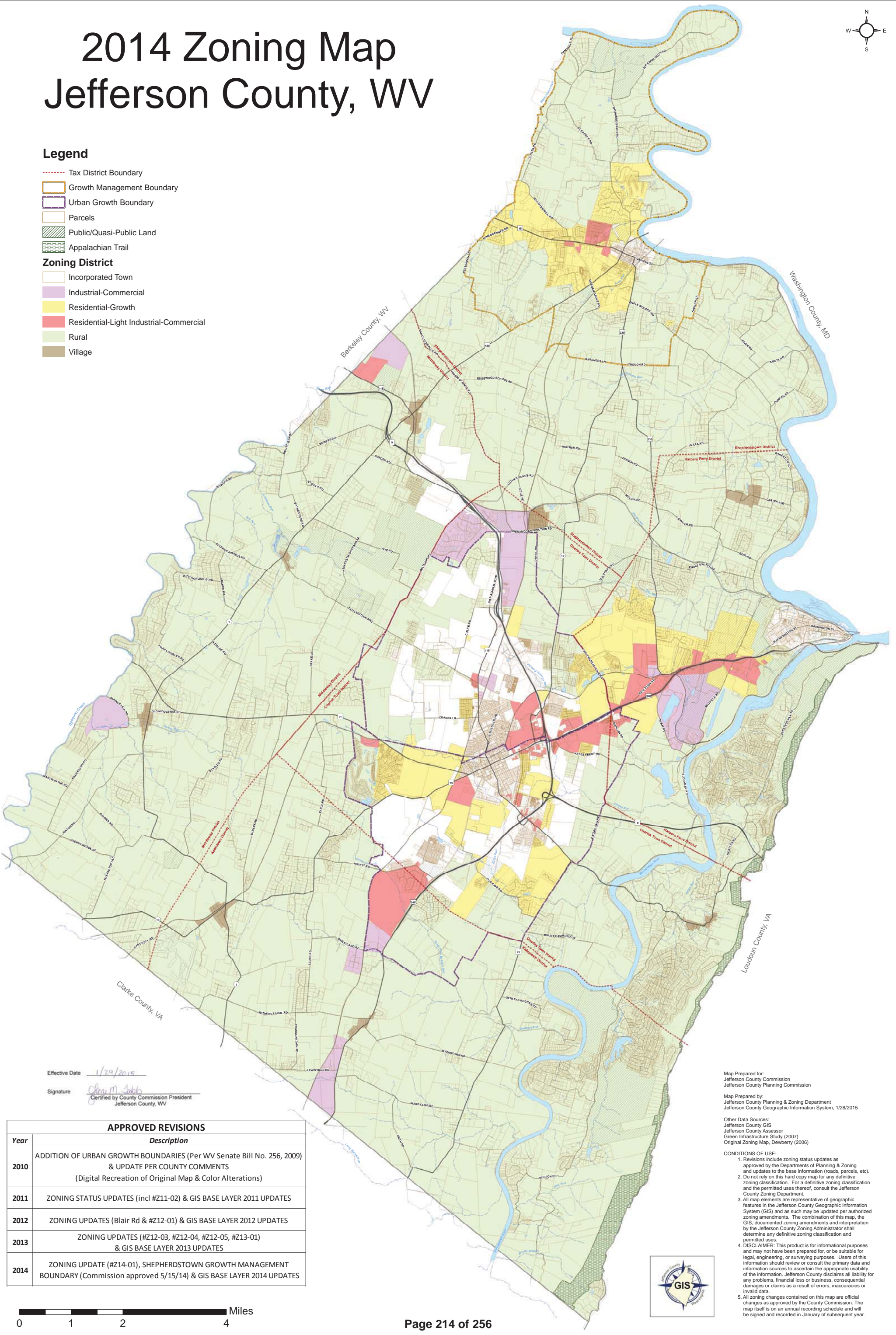
2014 Zoning Map

Jefferson County, WV



Legend

- Tax District Boundary
- Growth Management Boundary
- Urban Growth Boundary
- Parcels
- Public/Quasi-Public Land
- Appalachian Trail
- Zoning District**
 - Incorporated Town
 - Industrial-Commercial
 - Residential-Growth
 - Residential-Light Industrial-Commercial
 - Rural
 - Village



Effective Date 1/29/2015
Signature Steve M. Sabo
Certified by County Commission President
Jefferson County, WV

APPROVED REVISIONS	
Year	Description
2010	ADDITION OF URBAN GROWTH BOUNDARIES (Per WV Senate Bill No. 256, 2009) & UPDATE PER COUNTY COMMENTS (Digital Recreation of Original Map & Color Alterations)
2011	ZONING STATUS UPDATES (incl #Z11-02) & GIS BASE LAYER 2011 UPDATES
2012	ZONING UPDATES (Blair Rd & #Z12-01) & GIS BASE LAYER 2012 UPDATES
2013	ZONING UPDATES (#Z12-03, #Z12-04, #Z12-05, #Z13-01) & GIS BASE LAYER 2013 UPDATES
2014	ZONING UPDATE (#Z14-01), SHEPHERDSTOWN GROWTH MANAGEMENT BOUNDARY (Commission approved 5/15/14) & GIS BASE LAYER 2014 UPDATES



Map Prepared for:
Jefferson County Commission
Jefferson County Planning Commission

Map Prepared by:
Jefferson County Planning & Zoning Department
Jefferson County Geographic Information System, 1/28/2015

Other Data Sources:
Jefferson County GIS
Jefferson County Assessor
Green Infrastructure Study (2007)
Original Zoning Map, Dewberry (2006)

- CONDITIONS OF USE:
1. Revisions include zoning status updates as approved by the Departments of Planning & Zoning and updates to the base information (roads, parcels, etc).
 2. Do not rely on this hard copy map for any definitive zoning classification. For a definitive zoning classification and the permitted uses thereof, consult the Jefferson County Zoning Department.
 3. All map elements are representative of geographic features in the Jefferson County Geographic Information System (GIS) and as such may be updated per authorized zoning amendments. The combination of this map, the GIS, documented zoning amendments and interpretation by the Jefferson County Zoning Administrator shall determine any definitive zoning classification and permitted uses.
 4. DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the appropriate usability of the information. Jefferson County disclaims all liability for any problems, financial loss or business, consequential damages or claims as a result of errors, inaccuracies or invalid data.
 5. All zoning changes contained on this map are official changes as approved by the County Commission. The map itself is on an annual recording schedule and will be signed and recorded in January of subsequent year.

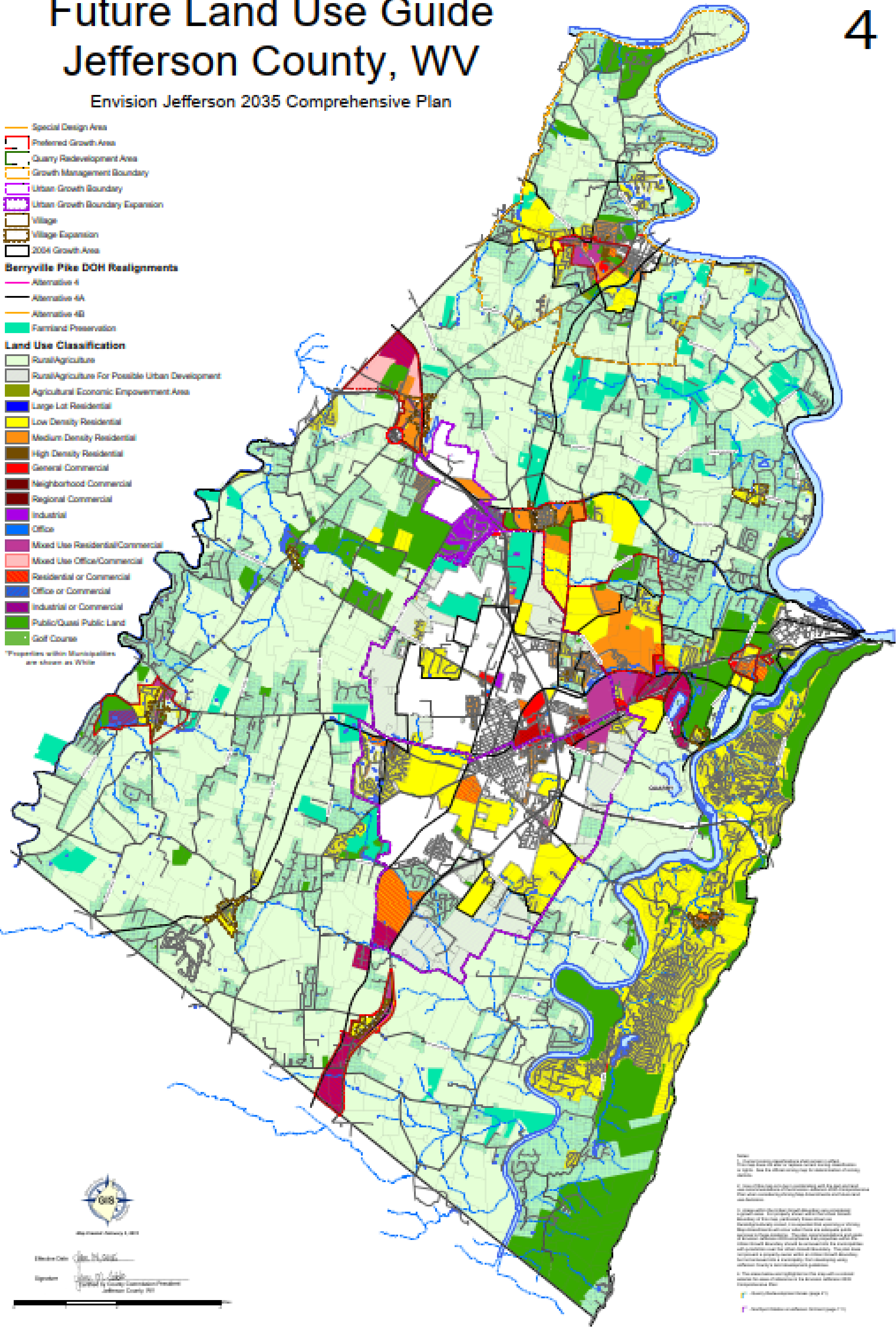


Future Land Use Guide

Jefferson County, WV

Envision Jefferson 2035 Comprehensive Plan

- Special Design Area
 - Preferred Growth Area
 - Quarry Redevelopment Area
 - Growth Management Boundary
 - Urban Growth Boundary
 - Urban Growth Boundary Expansion
 - Village
 - Village Expansion
 - 2034 Growth Area
- Berryville Pike DOH Realignments**
- Alternative A
 - Alternative 4A
 - Alternative 4B
 - Farmland Preservation
- Land Use Classification**
- Rural/Agriculture
 - Rural/Agriculture For Possible Urban Development
 - Agricultural Economic Empowerment Area
 - Large Lot Residential
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - General Commercial
 - Neighborhood Commercial
 - Regional Commercial
 - Industrial
 - Office
 - Mixed Use Residential/Commercial
 - Mixed Use Office/Commercial
 - Residential or Commercial
 - Office or Commercial
 - Industrial or Commercial
 - Public/Quasi Public Land
 - Golf Course
- *Properties within Municipalities are shown as White



Map Created February 4, 2011

Effective Date: June 1, 2011

Signature: [Signature]
Jefferson County Planning Commission President
Jefferson County, WV

Notes:

1. This map is a guide only and is not intended to be used as a legal document. It is intended to provide a visual representation of the future land use plan. It is not intended to be used as a legal document. It is intended to provide a visual representation of the future land use plan.
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Legend:

- 1. Land Use Classification (page 11)
- 2. Growth Management Boundary (page 11)

