

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CURVE BEARING	CURVE LENGTH
C1	156.73	215.00	51.46.00	N 30.38.02° W	153.28
C2	152.83	215.00	14.04.46	N 21.47.27° W	152.70

LINE	BEARING	DISTANCE
L1	S 86.04.30° E	152.00
L2	N 40.32.05° E	114.50
L3	N 53.37.45° E	95.14
L4	S 31.37.12° E	99.85
L5	S 40.02.50° E	102.79
L6	S 29.02.19° E	136.41
L7	S 62.21.51° E	105.30
L8	S 54.53.37° E	113.39



INTEGRITY
FEDERAL SERVICES

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING

448 S. Ocean Street, Suite 201
Marlinton, WV 26661

Phone: 304-752-4496
www.integrityfed.com

SEAL:

REVISIONS

EXISTING CONDITIONS
1 MIL. SQ. FT. BOTTLING FACILITY

MOUNTAIN PURE

TAX MAP 22, PARCEL 8 & D.B. 1265 PG. 380
MIDDLEWAY TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ: 1"=200'
VERT: 1"=40'

DATE: SEPTEMBER 24, 2024

JOB: 3138-0102

DRAWN: ABP CHECK: JPC

CADD: 3138-HIS CONCEPT PLAN REV. 10.0

NCS: N/A

SHEET: 2 OF 3

ID	NAME	ADDRESS	CITY	STATE	ZIP	PARCEL ID	DEED BOOK/PAGE	USE
1	JAMES ALLEN LISKEY	584 BUNKER HILL RD	KEARNEYSVILLE	WV	25430	0722001100020000	1225 / 48	RESIDENTIAL
2	JEFF JONES ET AL	4374 MIDDLEWAY PIKE	KEARNEYSVILLE	WV	25430	0722001100000000	W832 / 456	FARM
3	CHARLOTTE W WEANING	332 BUNKER HILL RD	KEARNEYSVILLE	WV	25430	0722001100010000	540 / 556	RESIDENTIAL
4	KAY B LISKEY LISKEY FAMILY - TR	4302 MIDDLEWAY PIKE	KEARNEYSVILLE	WV	25430	0718000700000000	1279 / 189	FARM
5	SUZIE HAGGERTY	130 BUNKER HILL RD	KEARNEYSVILLE	WV	25430	072200120000	717 / 394	FARM
6	PAUL JOSEPH HAGGERTY	130 BUNKER HILL RD	KEARNEYSVILLE	WV	25430	0722001200150000	952 / 133	RESIDENTIAL
7	THOMAS J & DONNA W SEYER	49 GRACE ST	KEARNEYSVILLE	WV	25430	0722001200220000	988 / 579	RESIDENTIAL
8	ROBERT L & BEVERLY L PETERSEN	2788 BRUCETOWN RD	KEARNEYSVILLE	WV	25430	0722000800000000	788 / 330	RESIDENTIAL
9	WILLIAM S & C ELAINE FRIEND	2718 BRUCETOWN RD	KEARNEYSVILLE	WV	25430	0722000800000000	298 / 227	RESIDENTIAL
10	HAROLD HAYWARD BUCHANAN	40 BURTON HILLS BLVD STE 300	HAGSVILLE	TN	37215	0722000500000000	W528 / 252	FARM
11	JESSE R & ARANDA D MILLER	847 LOGAN'S RUN RD	KEARNEYSVILLE	WV	25430	0722000400000000	1181 / 182	FARM
12	SIDEWINDER ENTERPRISES LLC	4340 VON KARMAN AVE STE 300	NEWPORT BEACH	CA	92660	0722000300010000	1258 / 360	FARM
13	CINTYA P & GARY A CRAWFORD	279 PICKETT AVE	INWOOD	WV	25428	0723007400000000	1177 / 150	RESIDENTIAL
14	DANIEL B & BRIANNA M GALLOP	337 CEDAR DR	KEARNEYSVILLE	WV	25430	0723007500000000	1225 / 378	RESIDENTIAL
15	RONALD & ALICE HOLTERMAN	238 BIG SPRING DR	KEARNEYSVILLE	WV	25430	0723007600000000	1144 / 168	RESIDENTIAL
16	TIMOTHY D & KATHY M WRIGHT	287 HAPPY CREEK DR	KEARNEYSVILLE	WV	25430	0723008200000000	841 / 575	RESIDENTIAL
17	TERRY SEMAN	80 ROSE LN	KEARNEYSVILLE	WV	25430	0723014300000000	1140 / 626	RESIDENTIAL
18	PAUL RYAN TASSONE	216 CLOSE DR	MARTINSBURG	WV	25404	072301420000	1151 / 354	RESIDENTIAL
19	MARGARET L & DANIEL YORKLEY	78 TROUT CIR	KEARNEYSVILLE	WV	25430	0722001100200000	967 / 46	RESIDENTIAL
20	MARGARET L & DANIEL YORKLEY	78 TROUT CIR	KEARNEYSVILLE	WV	25430	0722001100250000	967 / 46	RESIDENTIAL
21	JOSEPH WAYNE GAYNOR	778 LOGAN'S RUN DR	KEARNEYSVILLE	WV	25430	0722001100220000	1191 / 325	RESIDENTIAL
22	DEL R DENAVEN	875 LOGAN'S RUN DR	KEARNEYSVILLE	WV	25430	0722001100210000	1140 / 579	RESIDENTIAL
23	CHARLES C WOLF ET AL	2626 ARTHUR AVE	STYKESVILLE	MD	21784	072200110020	885 / 744	RESIDENTIAL

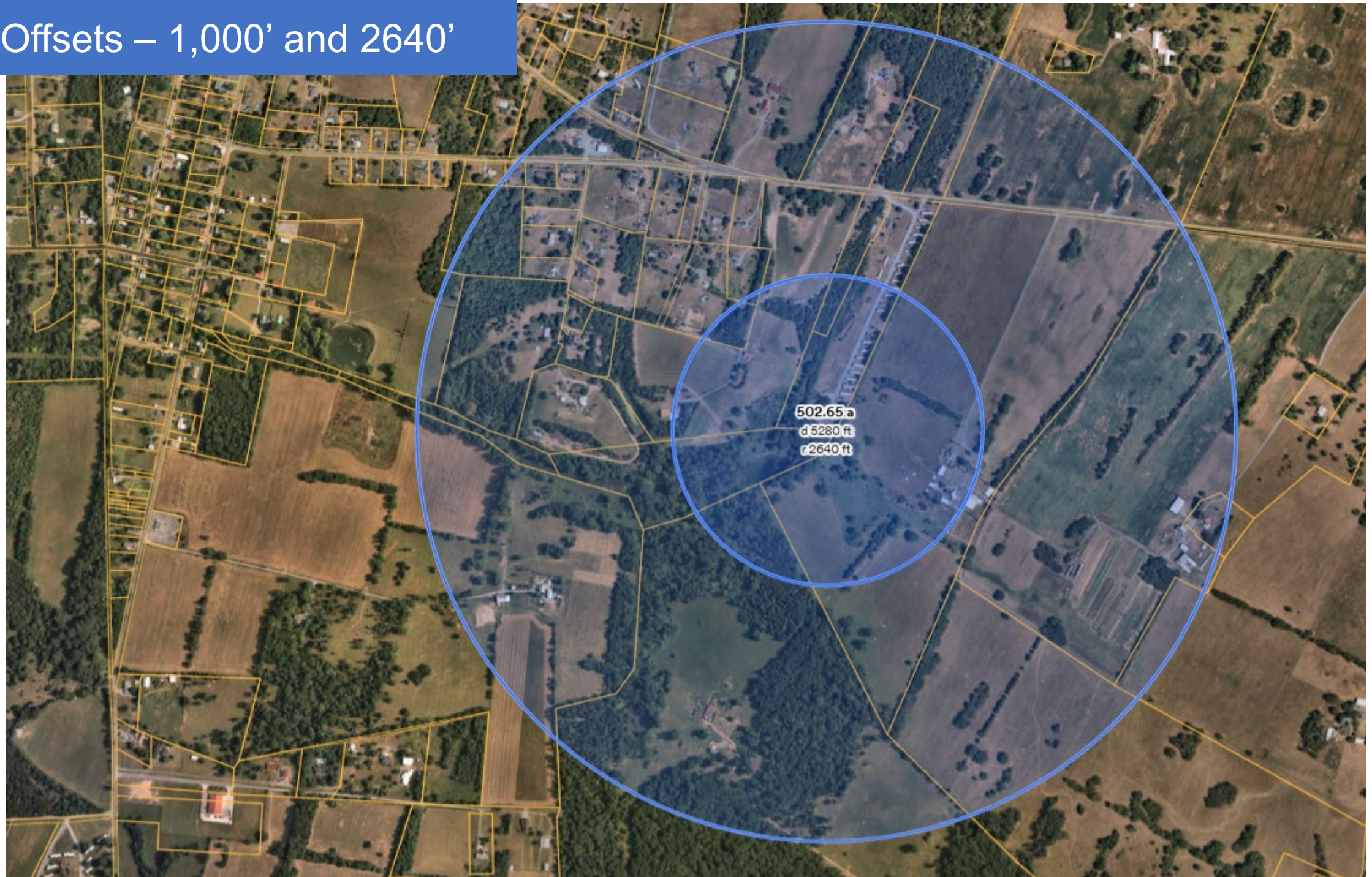
Concept Plan – Proposed Conditions

- 1. The applicant will submit a well monitoring plan with the site plan. The plan objectives include the following:**
 - 1. With Property Owner consent, private wells within ½ mile of the Supply Well shall be monitored. A baseline for all wells within the study area shall be established prior to start of operations at the bottling plant.**
 - 2. Wells within the study area shall be replaced by the applicant when the following two conditions occurs.**
 - 1. Yield of the wells are reduced by drawdown at the Supply Well.**
 - 2. The reduced yield is not sufficient for residential use (as defined by the Jefferson County Health Department) or the existing use of the well.**
- 2. After start of construction for the bottling plant, Property Owners within 1,000' of the Supply Well can request a new well at any time up to 2 years after the start of plant operations. The well shall be provided upon request by the applicant and not subject to the well monitoring plan requirements.**
- 3. The intersection of Route 51 and Leetown Road will be signalized prior to the start of plant operations.**

Well Location



Well Offsets – 1,000' and 2640'



West Virginia State Code
Chapter 22 Environmental Resources
Article 26 Water Resources Protection Act

Definitions

(10) "Large-quantity user" means any person who withdraws over three hundred thousand gallons of water in any thirty-day period from the state's waters and any person who bottles water for resale regardless of quantity withdrawn. "Large-quantity user" excludes farm use, including watering livestock or poultry on a farm, though farms may voluntarily report water withdrawals to assist with the accuracy of the survey.

(20) "Withdrawal" means the removal or capture of water from water resources of the state regardless of whether it is consumptive or nonconsumptive:
Provided, That water encountered during coal, oil, gas, water well drilling and initial testing of water wells, or other mineral extraction and diverted, but not used for any purpose and not a factor in low-flow conditions for any surface water or groundwater, is not deemed a withdrawal.

West Virginia State Code
Chapter 22 Environmental Resources
Article 26 Water Resources Protection Act

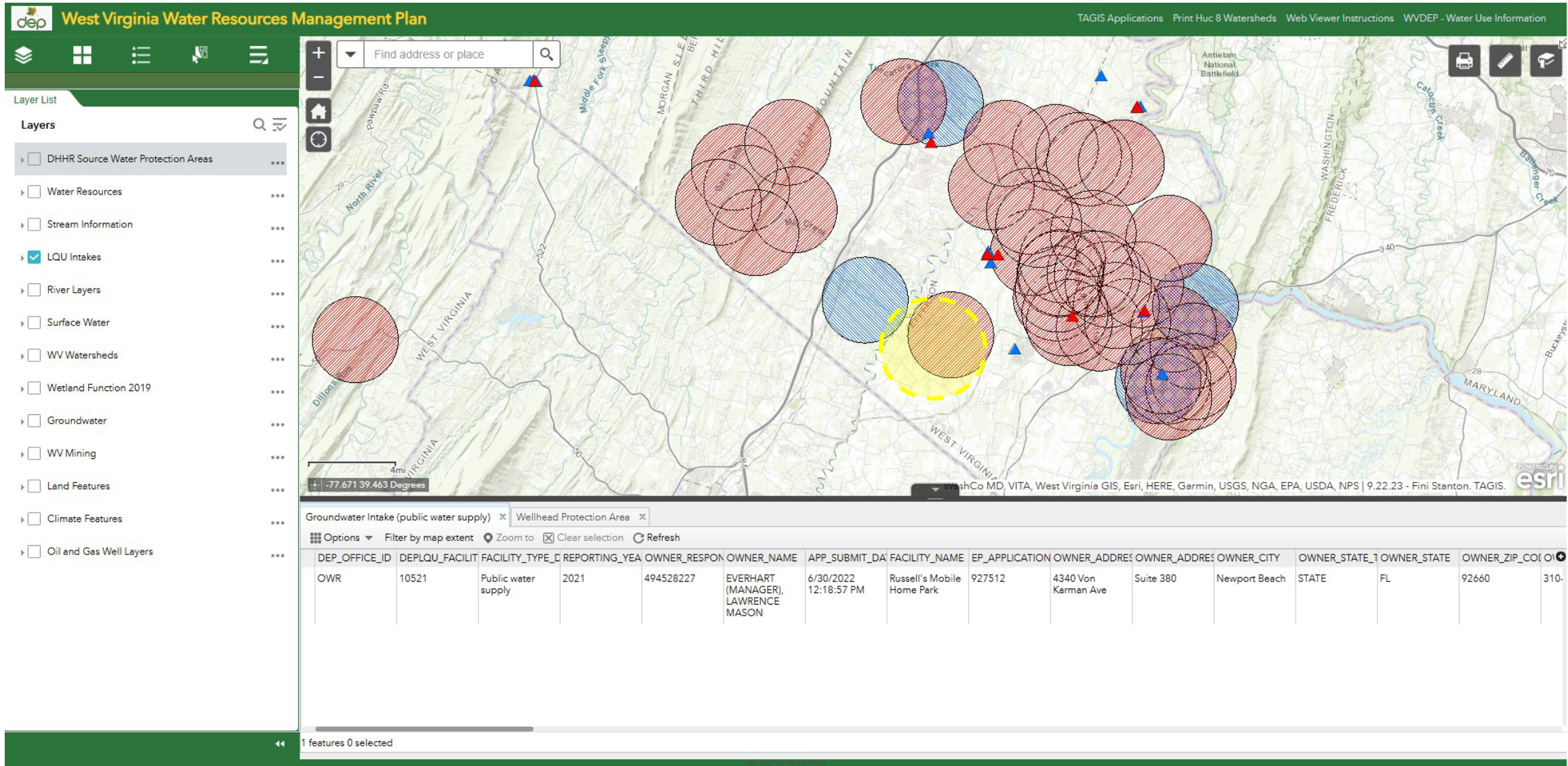
§22-26-3. Waters claimed by state; water resources protection survey; registration requirements; agency cooperation; information gathering.

- **Large-quantity users shall register with the department and provide all requested survey information regarding withdrawals of the water resources.**


§22-26-6. Mandatory survey and registration compliance.

- **All large-quantity users who withdraw water from a West Virginia water resource shall complete the survey and register use with the department.**

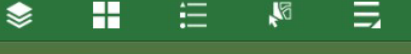
Large Quantity Users – Jefferson County




Large Quantity Users – Project Area

**West Virginia Water Resources Management Plan**

TAGIS Applications Print Huc 8 Watersheds Web Viewer Instructions WVDEP - Water Use Information



Find address or place 

Layer List

Layers

☐ DHHR Source Water Protection Areas

☐ Water Resources

☐ Stream Information

☒ LQU Intakes

☐ River Layers

☐ Surface Water

☐ WV Watersheds

☐ Wetland Function 2019

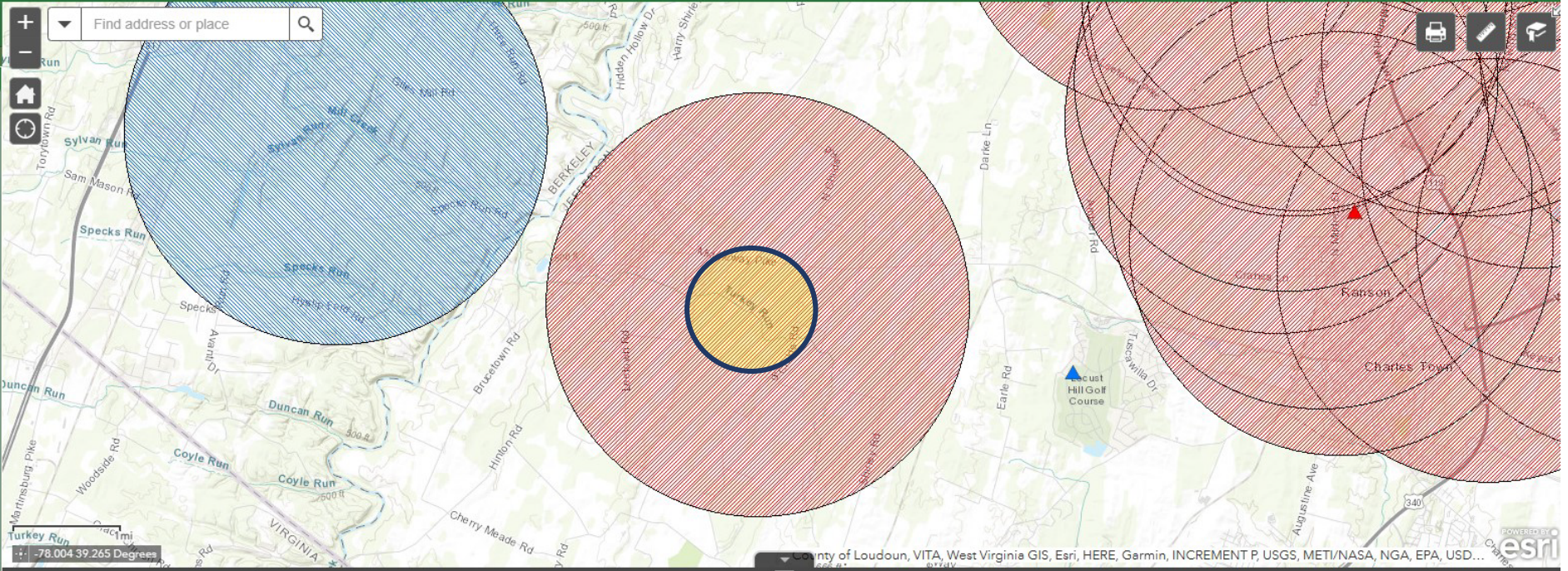
☐ Groundwater



☐ WV Mining





☐ Land Features

☐ Climate Features


☐ Oil and Gas Well Layers



Groundwater Intake (public water supply)  Wellhead Protection Area 

Options  Filter by map extent  Zoom to  Clear selection  Refresh

DEP_OFFICE_ID	DEPLQU_FACILIT	FACILITY_TYPE_CD	REPORTING_YEA	OWNER_RESPON	OWNER_NAME	APP_SUBMIT_DA	FACILITY_NAME	EP_APPLICATION	OWNER_ADDRESS	OWNER_ADDRESS	OWNER_CITY	OWNER_STATE_1	OWNER_STATE	OWNER_ZIP_CO	OWNER_ZIP
OWR	10521	Public water supply	2021	494528227	EVERHART (MANAGER), LAWRENCE MASON	6/30/2022 12:18:57 PM	Russell's Mobile Home Park	927512	4340 Von Karman Ave	Suite 380	Newport Beach	STATE	FL	92660	310

 1 features 0 selected

Wellhead Protection – Well Location

West Virginia Water Resources Management Plan

Find address or place

Layer List

Layers

- ☒ DHHR Source Water Protection Areas
- ☐ Wellhead Protection Area
- ☒ Conjunctive Delineation
- ☒ Zone of Critical Concern (ZCC)
- ☒ Zone of Peripheral Concern (ZPC)
- ☒ 2024 Sourcewater Coverage Update for ASTs
- ☐ Water Resources
- ☐ Stream Information
- ☐ LQU Intakes
- ☐ River Layers
- ☐ Surface Water
- ☐ WV Watersheds
- ☐ Wetland Function 2019
- ☐ Groundwater
- ☐ WV Mining
- ☐ Land Features
- ☐ Climate Features
- ☐ Oil and Gas Well Layers

0.2mi

-78.011 39.305 Degrees

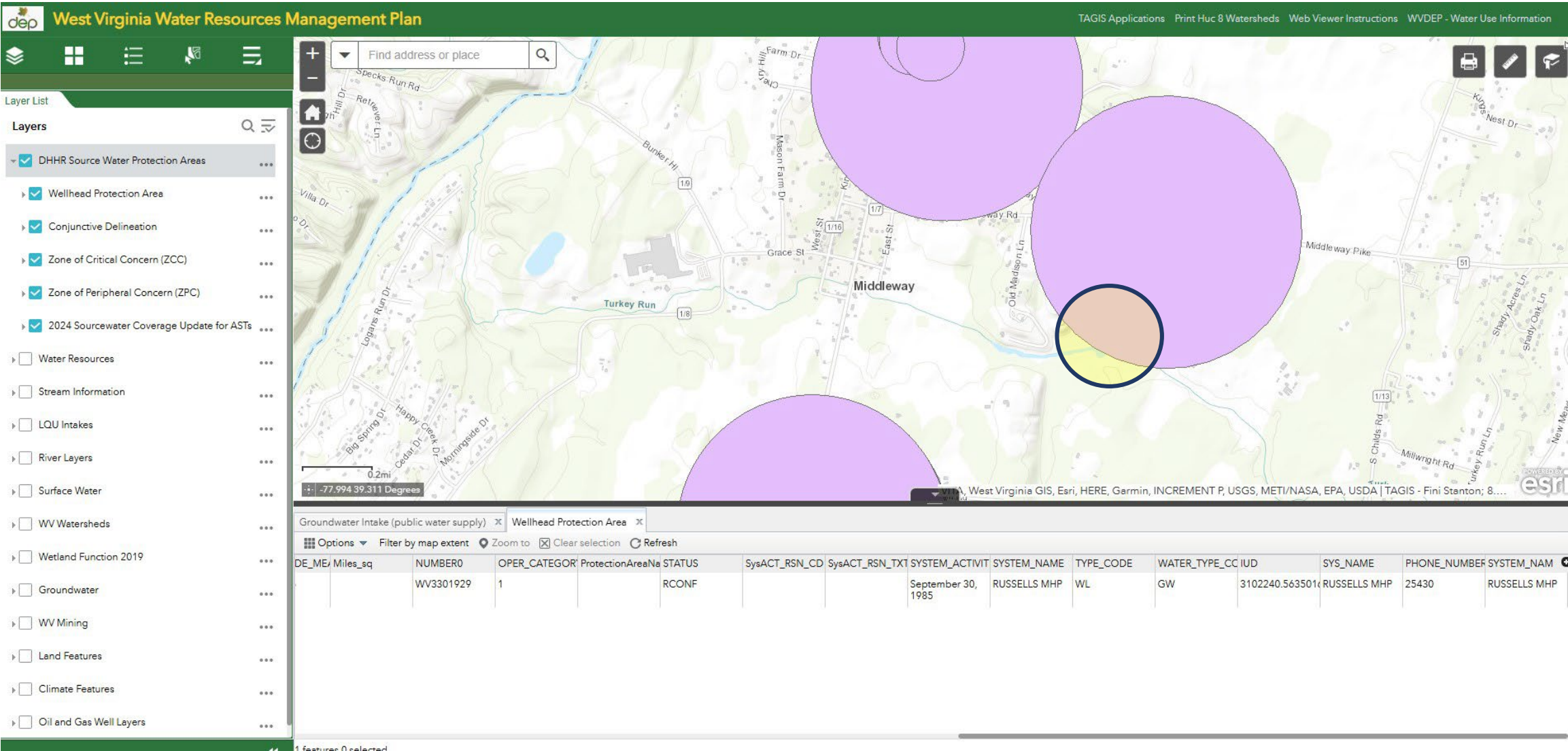
Groundwater Intake (public water supply) x Wellhead Protection Area x

Options Filter by map extent Zoom to Clear selection Refresh

DE_ME/ Miles_sq	NUMBER0	OPER_CATEGOR	ProtectionAreaNa	STATUS	SysACT_RSN_CD	SysACT_RSN_TXT	SYSTEM_ACTIVIT	SYSTEM_NAME	TYPE_CODE	WATER_TYPE_CC	IUD	SYS_NAME	PHONE_NUMBER	SYSTEM_NAM
	WV3301929	1		RCONF			September 30, 1985	RUSSELLS MHP	WL	GW	3102240.563501	RUSSELLS MHP	25430	RUSSELLS MHP

1 features 0 selected

Wellhead Protection – Well Location



Jefferson County Zoning Ordinance

Section 1.3 Application and Interpretation

- D. If a proposed use is not one in the list of the principal permitted or conditional uses in each zoning district, it shall be prohibited as though it was included in the list of prohibitions. Applicants desiring inclusion of a use not specifically permitted in this Ordinance may apply for a text amendment, following the provisions outlined in Article 12 of this Ordinance.

The following infrastructure is not on the list of principal permitted uses in the zoning ordinance for the Rural District.

- **Power lines**
- **Fiber lines**
- **Telephone and communication lines**
- **Sanitary sewer mains**
- **Water mains**
- **Drain fields**
- **Natural gas lines**
- **Storm water ponds**
- **Wells – residential, agricultural or production**

All of these infrastructure categories are fully and adequately regulated through federal, state and county regulations. Their absence from the principal permitted use list does not prohibit them.

Jefferson County Subdivision Ordinance

Division 20.200 Types of Development

Unless explicitly stated within the individual sections listed in this Division, all requirements of these Regulations apply to each of the types of development listed below. Excluded are developments for the purpose of extraction or harvesting of resources and for roads on agricultural land for the purpose of conducting the agricultural operation

Sec. 20.204 Major Site Development

Major site developments are those proposals that require the development of new infrastructure or the extension of off-tract infrastructure or where the proposal does not meet the definition of a minor site development. Excluded are developments for the purpose of extraction or harvesting of resources and for roads on agricultural land for the purpose of conducting the agricultural operation.

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