



INTEGRITY FEDERAL SERVICES

Ms. Brockman,

The following summary is in response to the question posed by staff;

Please provide a narrative/cover/letter that describes the whole project and how this plan is more complete than the previous submittal that the PC deemed as incomplete.

At the concept review meeting on November 12, 2024, the Planning Commission made the finding that the plan was incomplete because it did not include the parcel with the existing/permitted supply well. There were no other findings related to the concept plan that were included in the motion by the planning commission.

To address the Planning Commission findings, the following parcels have been added to the concept plan:

1. Parcel 34 – this parcel is the location of the supply well. The parcel is owned by the applicant.
2. Parcel 33.9 – this parcel is used to access the well as well as a future water supply line that will be a portion of the water system proposed to convey water to the bottling plant. Wells A and C are located on this parcel. The parcel is owned by the applicant.

In addition the applicant has provided the following:

1. A plan showing the location of the water line from the supply well to the bottling plant.
2. A plan showing the location of the plume, groundwater monitoring well locations and the areas with non-hazardous material that required WVDEP oversight during grading. The ground watering wells will be the locations
3. Revised conditions have been added to the concept plan to address community concerns related to well monitoring, traffic, water withdrawal rate and ground water sampling.
4. Narratives related to the well testing and plume.

In addition to the above information the following is being provided in this letter.

1. Updated Project Narrative
2. Well Summary
3. Plume Summary

Project Narrative

Mountain Pure, LLC (Mountain Pure) aims to develop a 13-acre bottling facility in Middleway, WV. Mountain Pure shall work closely with an end user, a third-party distributor of packaged water and other beverages, to provide reliable, clean spring water. The project is projected to create construction and long-term local jobs, generate tax revenue, and enhance economic prosperity for local business in and around Jefferson County, WV, and the Appalachian region. Mountain Pure is seeking approval for construction of this modern, state-of-the-art water

packaging facility. As such, the plant is proposed to include packaging lines, and a large capacity water storage tank and other water storage facilities.

The project was created for the purpose of packaging clean and reliable water.

Mountain Pure shall invest heavily in the Jefferson County community and West Virginia as a good corporate citizen, commercial taxpayer, and neighbor. Jefferson County stands to generate millions in tax revenues to support county services for citizens. The proposed project will be among the highest annual tax-paying companies in Jefferson County.

PROTECT OUR LOCAL ENVIRONMENT - Water utilized shall be tested regularly for to maintain standards and compliance with both state and federal requirements for bottled water. This is a top priority.

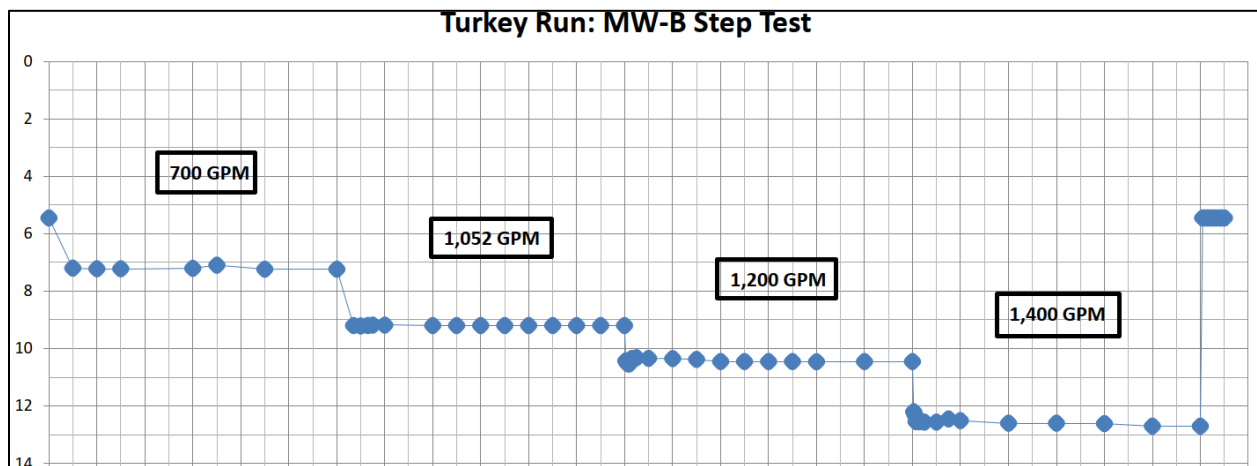
UTILIZE STATE-OF-THE-ART TECHNOLOGY, FOCUSING ON SUSTAINABILITY, CUSTOMIZATION, AND EFFICIENCY - The company shall deploy advanced technologies to measure, manage, distribute, and maintain water supply while reducing emissions and protecting against any local water depletion.

PROVIDE GOOD JOBS AND LOCAL ECONOMIC IMPACT - Through the creation of hundreds of local well-paying jobs, Mountain Pure shall invest heavily in the Jefferson County community and West Virginia as a good corporate citizen, commercial taxpayer, and neighbor. Jefferson County stands to generate millions in tax revenues to support county services for citizens. The proposed project will be among the highest annual tax-paying companies in Jefferson County.

SITE HISTORY - The site was originally occupied in the 1980's by Berkeley Woolen Company and used for textile manufacturing before it was acquired by The 3M Company. 3M converted it into a photographic equipment and supply facility. After the change of ownership in 1996 and 2004, the facility continued to be used for printing plate manufacturing until 2006. Since 2006 the facility has been vacant, but the ownership changed again in 2015 when Commercial Liabilities Partners WV, LLC purchased the site from Kodak and in 2019 when Shenandoah Extraction and Processing, LLC acquired the property. Finally in 2021, Sidewinder Enterprises, LLC purchased the site from Shenandoah Extraction and Processing, LLC, as the concept for Mountain Pure was born.

Well Summary

1. The three wells have been drilled.
 - a. MW-A was used as a monitoring well during the pump test.
 - b. MW-B is the supply well for the bottling plant.
 - c. MW-C was drilled after the pumping test and is intended to be used as a backup well to MW-B.
 - d. All wells were drilled to approximately 225'.
2. Well permitting was completed through the Jefferson County Health Department and the WV Office of Environmental Health Services.
3. Well MW-B is the supply well and is permitted for use by the West Virginia Office of Environmental Health Services.
 - a. Well is permitted for 1,000gpm.
 - b. The pump elevation is 70' below ground level. This is 10' higher than the pump elevation during the pumping test.
4. The water level for well MW-B was 5.49' below the surface.
5. The uppermost major water bearing zone was found at 87'. Two additional major water bearing zones are located at 118' and 176'.
6. For the pumping test, the pump was placed at 80' below the surface.
7. A stepped draw down test was conducted at 700, 1052, 1200, 1400 gallons per minute, with each step being pumped for 2 hours. Each step resulted in an initial change in the water level, the water level then stabilized. The water level dropped 7' +/- during the 1,400gpm step test to an elevation of 12.5' below the ground level. The number on the left indicates the depth of the water below the surface. The water level recovered fully upon completion of the test.



8. Based on the results of the step test the decision was made to pump water at 1,200gpm for the constant rate pumping test. The test ran for 124.5 hours or almost 5 days. The following table summarizes the pumping test data.

Table 1: Summary of Well and Pumping Test Data

Well ID	Well Type	Approximate Latitude**	Approximate Longitude**	Total Well Depth (ft bgs)	Casing Depth (ft bgs)	Static Depth to Water (ft bgs)*	Depth to Potential Water-Bearing Fractures (ft bgs)	Approximate Distance from Pumping Well MW-B (ft)	Pumping Test Rate (gpm)	Max. Change in Water Level During Aquifer Test (ft)
										MW-B (124.5-hr)
MW-B	Pumping (Proposed Production)	39.300675°	-77.968529°	225	78	5.49	87-88, 118-119, and 173-187	0	1,200	5.35
MW-A	Observation	39.300922°	-77.968996°	255	121	5.75	141-150, 155-156, 163-165, and 167-169	160' West	N/A	0.57
PW-1	Observation	39.304666°	-77.966652°	Unknown	Unknown	18.8	Unknown	1,550' Northeast	N/A	2.06<
Spring	Observation	39.300120°	-77.969513°	Unknown	N/A	4.2	N/A	350 Southwest	N/A	0.11>

9. The hydrological study modeled the impact to groundwater levels at 1 year, 6 years, 12 years and 30 years.

	Pumping Test April, 2022	1 year	6 year	12 year	30 year
Surface Elevation	518.00	518.00	518.00	518.00	518.00
Existing Groundwater Elevation	512.51	512.51	512.51	512.51	512.51
Pump Elevation (70' below surface)	448.00	448.00	448.00	448.00	448.00
Change in Water Level (at well)	-5.35	-11.1	-11.25	-11.3	-11.35
Depth to Groundwater (at well)	10.84	16.59	16.74	16.79	16.84
Groundwater Elevation with Pumping	507.16				
Estimated Groundwater Elevation with Pumping		501.41	501.26	501.21	501.16

10. The ground water level (with pumping) remains high at the supply well when compared to the surface elevations within Middleway. The chart shows elevations documented during the pump test and projected elevations. After 30 years of pumping the water elevation at the supply well remains above the ground elevation of Middleway.

			Water Level at supply well in feet above or below the surface elevation				
Location	Surface Elevation (ft)	Distance (ft)	April, 2022	1 year	6 year	12 year	30 year
Queen Street/Old Middleway Road	501	4,200	6.16	0.41	0.26	0.21	0.16
Queen Street/Grace Street	498	4,100	9.16	3.41	3.26	3.21	3.16
Route 51/Leetown Road	501	4,900	6.16	0.41	0.26	0.21	0.16
Middleway Pike/Old Middleway Road	565	1,700	-57.84	-63.6	-63.7	-63.79	-63.84

11. The hydrological study included the monitoring of Turkey Run at Queen Street in Middleway. The monitoring was conducted to ensure that recycling of water from Lake Louise to Well B was not occurring. The flow in Turkey Run increased by 1,156 GPM, indicating that the water from the pumping test was not being recycled.
12. The hydrological study included assessment of offsite impacts, 5,000' from well MW-B
- After 1 year of pumping during drought conditions the estimated change in the water level is 4'±.
 - After 30 years of pumping (1,200gpm) the estimated change in the water level is 3'±.
13. Per the County-Wide Groundwater Assessment commissioned by the Jefferson County Commission in 2012 the average well depth in the Western Unit (including Middleway) was 281'.

3M Plant Plume

The 3M Plant participated in a Voluntary Remediation Program, overseen by the WV Department of Environmental Protection. A certificate of completion was issued on June 15th, 2018. The certificate of completion imposed specific conditions on the development of the site, including the following:

1. No wells are to be drilled within the limits of the plume or within 300' of well MW114D.
2. Grading within the limits of the plume or within 300' of well MW114D would require engineering control overseen by the WVDEP.

The chemicals which constitute the plume are dichloroethene and trichloroethene. As part of the VRP program 26 monitoring locations were set up to test water. The water monitoring exhibit is attached, the following is a summary.

Dichloroethene

- In 2015 there were 6 locations where dichloroethene was found above the reporting limit, 1 of these locations was over the WVDEP de minimis limits.
- In 2018 there were 5 locations where dichloroethene was found above the reporting limit, 4 of these locations were over the WVDEP de minimis limits.
- In 2018 there was 1 testing location where dichloroethene was not present above the reporting limits where it had previously been above the limits.
- The 1 location where dichloroethene was found above the de minimis levels tested 63% lower over the 3 year period. The data gathered from the well monitoring program indicated that the dichloroethene within the plume is breaking down.

Trichloroethene

- In 2015 there were 13 locations where Trichloroethene was found above the reporting limit, 10 of these locations were over the WVDEP de minimis limits.
- In 2018 there were 10 locations where trichloroethene was found above the reporting limit, 7 of these locations were over the WVDEP de minimis limits.
- In 2018 there were 3 testing locations where Trichloroethene was not present above the reporting limits where it had previously been above the limits.
- All locations where trichloroethene was found above the de minimis levels tested at least 32% lower over the 3 year period. The data gathered from the well monitoring program indicated that the trichloroethene within the plume is breaking down.

CONCEPT PLAN MOUNTAIN PURE MAJOR SITE PLAN

JEFFERSON COUNTY FILE NUMBER: 24-6-SP
MIDDLEWAY TAX DISTRICT JEFFERSON COUNTY, WEST VIRGINIA
TAX MAP 22, PARCEL 9; D.B. 1256, PG. 360
TAX MAP 22 PARCEL 33.9; D.B. 1271 PG. 212
TAX MAP 22 PARCEL 34; D.B. 1256 PG. 360

OWNER / APPLICANT:
SIDEWINDER ENTERPRISES, LLC &
RLMHP LLC & PHOTOGLOU LIVING TRUST
4340 VON KARMAN AVENUE, SUITE 380 NEWPORT BEACH, CA 92660
(949)-697-9993

PROPOSED USE:
PARCEL 9 USE - INDUSTRIAL - HEAVY MANUFACTURING AND DISTRIBUTION
PARCEL 33.9 - WATER LINE
PARCEL 34 - EXISTING WELL, PERMIT #21,258 WILL SUPPLY WATER TO THE
BOTTLING PLANT

CONCEPT PLAN REVIEW CHECKLIST NOTES:

B.1. SEE GENERAL LOCATION MAP FOR ZONING DISTRICTS WITHIN 500' OF THE SUBJECT PROPERTY.

B.2. A CONCEPT PLAN BE FOUND ON SHEET 3.
1. SEE SHEET 3 FOR THE LAYOUT OF LOTS, PARKING AREAS, RECREATION AREAS, ROADS, AND BUILDING AREAS.
2. PROPOSED BUILDING AREAS IS 1,000,000 SF TOTAL.
3. BUILDING FOOTPRINTS MAY BE MODIFIED ON SITE PLAN, BUT WILL NOT EXCEED 1,000,000 SF.

B.3. ZONING INFORMATION:
1. PARCEL 9 - INDUSTRIAL/COMMERCIAL ZONING DISTRICT
2. PARCEL 33.9, 34 - RURAL DISTRICT
3. DENSITY CALCULATIONS - N/A
4. SITE RESOURCE MAP - SEE SHEET 2 AND 3
4.1. 2' CONTOURS PROVIDED ON SITE RESOURCE MAPS
4.2. NATURAL FEATURES SHOWN ON SITE RESOURCE MAPS
4.3. SLOPE DELINEATION PER SECTION 22.50 - THE SLOPE WITHIN THE HILLSIDE SETBACK IS MEAN 10.9%
4.4. FLOODPLAIN SHOWN ON SITE RESOURCE MAP, FEMA MAP 54037C0115E IDENTIFIES ZONE A, AE AND FLOODWAY AE ON THE SUBJECT PROPERTY.
4.5. ADJOINING PROPERTY USES ARE ON SHEET 2 AND 3

B.4. PROJECT DESCRIPTION
1. BOTTLING PLANT ZONING - THE BOTTLING PLANT IS A PERMITTED USE IN THE ZONE, USE INCLUDES HEAVY MANUFACTURING AND DISTRIBUTION.
2. WELL ARE PERMITTED IN ALL ZONES IN JEFFERSON COUNTY AND ARE NOT SUBJECT TO TABLE APPENDIX C. WELL ON PARCEL 34 IS PERMITTED THROUGH WV DEPARTMENT OF ENVIRONMENTAL HEALTH SERVICES.
3. THE CONCEPT PLAN IS FOR THE DEVELOPMENT OF TWO BOTTLING FACILITIES, PHASE 1 (304,000SF) AND PHASE 2 (696,000 SF) TOTALING 1,000,000SF. THE WELL ON PARCEL 34 IS EXISTING, THE CONCEPT PLAN SHOWS THE CONNECTION BETWEEN THE BOTTLING FACILITIES AND THE WELL INCLUDING A WATER LINE ON PARCEL 33.9.
4. THE CONCEPT PLAN INCLUDES THE PROPOSED BUILDINGS, PARKING, SWM FACILITIES AND OTHER IMPROVEMENTS REQUIRED BY JEFFERSON COUNTY REGULATIONS.
5. THE PARCEL 9 PARTICIPATED IN THE WV VRP PROGRAM, SEE SHEET 5 FOR DETAILS.
6. PARKING TABULATIONS AS FOLLOWS:
6.1. PARKING PHASE 1 - 62 STANDARD SPACES, 94 TRAILER SPACES
6.2. PARKING PHASE 2 - 101 STANDARD SPACES, 312 TRAILER SPACE
6.3. TOTAL PARKING - 163 STANDARD SPACES, 406 TRAILER SPACES
6.4. PARKING TOTALS MAY BE ADJUSTED WITH SITE PLAN, BUT WILL MEET ALL JEFFERSON COUNTY MINIMUM STANDARDS.

B.5. TRAFFIC IMPACT DATA
1. BUNKER HILL ROAD (CO. RT. 119)/ WVDOH ROUTE ID - 1940001090000 / AVERAGE DAILY TRIPS - 29
2. GRACE STREET (CO. RT. 118) / WVDOH ROUTE ID - 1940001080000 / AVERAGE DAILY TRIPS - 812
3. LEETOWN ROAD (CO. RT. 117) / WVDOH ROUTE ID - 1940001070000 / AVERAGE DAILY TRIPS - 3,055
4. DATA SOURCE - WVDOH DIVISION OF HIGHWAYS, PERFORMANCE MANAGEMENT DIVISION, TRAFFIC MONITORING UNIT DATA SOURCE YEAR - 2023
4.1. TRIP GENERATION FOR PARCEL 9 IS BASED ON TRAFFIC IMPACT STUDY SUBMITTED TO WVDOH, PARCELS 34/33.9 IS ASSUMED TO GENERATE NO MORE THAN 2 TRIPS PER DAY TO MONITOR THE WELL AND NONE IN THE PEAK HOUR.
4.2. DAILY TRIPS 770 - 610 EMPLOYEE TRIPS, 160 TRUCK TRIPS
4.3. AM PEAK HOUR TRIPS - 182
4.4. PM PEAK HOUR TRIPS - 184
4.5. THE NEAREST KEY INTERSECTION AS DEFINED IN THE CONCEPT PLAN CHECKLIST IS THE INTERSECTION OF LEETOWN ROAD (RT. 11) AND MIDDLEWAY PIKE (WV RT 51).
4.6. HIGHWAY PROBLEM AREA #36 WITHIN 1 MILE OF PARCEL 9, IT IS 1,300' FROM PARCEL 33.9 AND 34.
4.7. PURSUANT TO SECTION 24.119.B.6. OF THE SUBDIVISION REGULATIONS, THE DEVELOPER HAS AN APPROVED TIS FROM WVDOH.

B.6. AGENCY REVIEWS
1. AGENCY REVIEWS: LETTERS WILL BE SENT TO THE REQUIRED REVIEW AGENCIES AS REQUIRED BY THE CONCEPT PLAN REVIEW CHECKLIST. A COPY OF THE LETTERS WILL BE PROVIDED TO COUNTY STAFF.
B.7. A LIST OF ALL ADJOINING PROPERTIES AND OWNERS ADDRESS 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 AND 3 FOR ADJACENT PROPERTY OWNER INFORMATION.

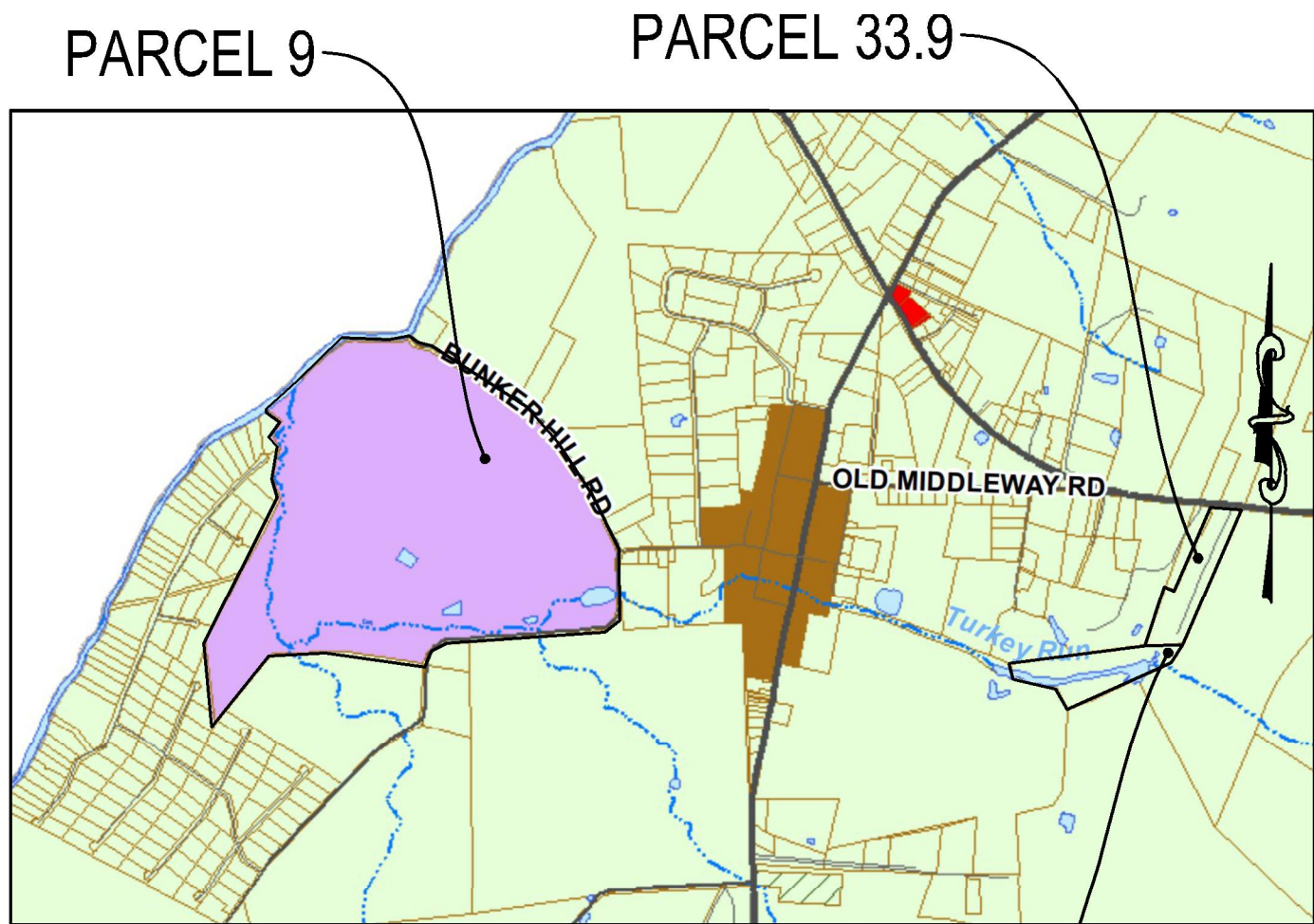
E. A LETTER TO WVDOH HAS BEEN SENT REQUESTING THE IDENTIFICATION OF ANY ISSUES, DATA REQUIREMENTS OR NOTICE THAT THERE ARE NONE.
F. PURSUANT TO SECTION 24.119.B.6 OF THE SUBDIVISION REGULATION, THE DEVELOPER WILL PROVIDE A TRAFFIC IMPACT STUDY IN ACCORDANCE WITH WVDOH CRITERIA WITH SITE PLAN.
G. DOMESTIC WATER SERVICE WILL BE PROVIDED BY BERKELEY COUNTY PUBLIC SERVICE WATER DISTRICT (BCPSWD), AN INTENT TO SERVE LETTER HAS BEEN OBTAINED AND PROVIDED TO COUNTY STAFF.
H. SEWER SERVICE WILL BE PROVIDED BY BERKELEY COUNTY PUBLIC SERVICE SEWER DISTRICT (BCPSSD), AN INTENT TO SERVE LETTER HAS BEEN OBTAINED AND PROVIDED TO COUNTY STAFF.

CONCEPT PLAN CONDITIONS:

- PRIOR TO THE START OF PLANT OPERATIONS THE INTERSECTION OF LEETOWN ROAD AND ROUTE 51 WILL BE IMPROVED. IT IS CURRENTLY ANTICIPATED THAT THIS IMPROVEMENT WILL BE A TRAFFIC CIRCLE. THE FORM OF THE FINAL IMPROVEMENT IS AT THE DISCRETION OF WVDOH.
- THE APPLICANT WILL SUBMIT A WELL MONITORING PLAN WITH THE SITE PLAN. THE PLAN WILL INCLUDE THE FOLLOWING:
 - PROPERTY OWNERS WITHIN 1/2 MILE OF THE SUPPLY WELL MAY REQUEST WELL MONITORING
 - PROPERTY OWNERS AT THE FOLLOWING LOCATIONS MAY REQUEST WELL MONITORING
2.2.1. QUEEN STREET - FROM SOUTH STREET TO ROUTE 116, GRACE STREET, WEST STREET, EAST STREET, OLD MIDDLEWAY ROAD
- THE OWNER WILL MEET WITH MIDDLEWAY RESIDENTS TO DISCUSS TRAFFIC IMPACT TO HISTORICAL STRUCTURES AND TRAFFIC CALMING PRIOR TO THE SUBMISSION OF THE SITE PLAN.
- WATER WITHDRAWAL TO BE IN CONFORMANCE WITH WV OFFICE OF ENVIRONMENTAL HEALTH SERVICES PERMIT #21,258 WHICH PERMITS A 1,000GPM WELL.
- APPLICANT WILL CONDUCT GROUND WATER SAMPLING ON PARCEL 9 AFTER PLANT IS OPERATIONAL. WATER SAMPLES WILL BE TAKEN FROM THE MONITORING WELLS CONSTRUCTED DURING THE VRP TESTING. WELL LOCATIONS SHALL BE SUBMITTED WITH THE SITE PLAN

GENERAL LOCATION MAP

SCALE:1"=2,000'



Zoning 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 PROPOSES UP TO 1,000,000 SQUARE FEET OF BUILDING AREA FOR BOTTLING FACILITIES, FALLING UNDER HEAVY MANUFACTURING, WAREHOUSING AND DISTRIBUTION USE AND A WELL TO TRANSMIT WATER TO THE BOTTLING FACILITY. PARCEL 9 WILL BE SUBDIVIDED AS A NON-RESIDENTIAL SUBDIVISION UNDER THE MINOR SUBDIVISION PROCESS PER THE WAIVER OBTAINED ON 08/08/2023, JC FILE #23-20-PCW. THE PARCEL LINES PER THE PROPOSED MINOR SUBDIVISION ARE DEPICTED ON THE CONCEPT PLAN. TWO ENTRANCES ARE PROPOSED, WITH ACCESS TO THE SITE PROVIDED VIA A 100' EASEMENT ONTO BUNKER HILL ROAD. THE SITE'S DEVELOPMENT IS PROPOSED TO BE PHASED. THE WELL ON PARCEL 34 IS EXISTING. A WATER LINE WILL BE INSTALLED ON PARCEL 33.9 AND EXTEND TO PARCEL 9.

ZONING ORDINANCE SUMMARY:

1. ZONING REQUIREMENTS:

PARCEL 9

ZONE - INDUSTRIAL COMMERCIAL DISTRICT

EXISTING USE - VACANT HEAVY MANUFACTURING FACILITY

PROPOSED USE - INDUSTRIAL - HEAVY MANUFACTURING AND DISTRIBUTION

PARCEL 33.9

ZONE - RURAL DISTRICT

EXISTING USE - MOBILE HOME PARK

PROPOSED USE - MOBILE HOME PARK, AND WATER LINE

PARCEL 34

ZONE - RURAL DISTRICT

EXISTING USE - WELL B (SUPPLY WELL PERMIT #21,258)

PROPOSED USE - WELL B (SUPPLY WELL PERMIT #21,258)

2. ENVIRONMENTAL:

COVENANTS RECORDED ON PARCEL 9 IN PER VRP # 15024 WILL APPLY TO THE DEVELOPMENT. THESE COVENANTS INCLUDE NO WELL DRILLING WITHIN THE PLUME AREA AND WITHIN 300' OF MONITORING WELL 114D, CONTROLLED GRADING FOR PORTIONS OF PARCEL 9.

ENVIRONMENTAL STANDARDS CONTAINED IN SECTIONS 8.9.A.1 THROUGH 8.9.A.8 OF THE JEFFERSON COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE WILL APPLY.

3. LANDSCAPING:

THE APPLICANT WILL MEET ALL LANDSCAPE AND BUFFER REQUIREMENTS OF THE JEFFERSON COUNTY ZONING AND SUBDIVISION ORDINANCES.

4. SITE LIGHTING:

SITE LIGHTING IS PROPOSED FOR THIS SITE IN THE FORM OF POLE MOUNTED STREET LIGHTS AND BUILDING MOUNTED LIGHTS. FINAL DESIGN AND LOCATION IS SUBJECT TO RECOMMENDATIONS BY A QUALIFIED LIGHTING ENGINEER.

5. USE REQUIREMENTS:

	REQUIRED	PROVIDED
LOT SIZE:	3 AC	37 AC; 73 AC
LOT WIDTH:	N/A	N/A
BUILDING HEIGHT:	75' (MAX.)	±50'
IMPERVIOUS AREA LIMIT:	90% (MAX.)	40%
BUILDING SETBACKS:		
FRONT:	50' (MIN.)	50' (MIN.)
SIDE:	50' (MIN.)	50' (MIN.)
REAR:	50' (MIN.)	50' (MIN.)

*25' (MIN.) IF ADJACENT TO AN INDUSTRIAL USE

PARKING/DRIVE AISLE SETBACKS:

FRONT:	25' (MIN.)	25' (MIN.)
SIDE:	25' (MIN.)	25' (MIN.)
REAR:	25' (MIN.)	25' (MIN.)

*20' (MIN.) IF ADJACENT TO AN INDUSTRIAL USE

DISTANCE REQUIREMENT:

FRONT, SIDE, REAR:	200' (MIN.)	200' (MIN.)
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BUFFERS (SCREENED / UNSCREENED):

FRONT:	25'(S)	25'(S)
SIDE & REAR:	20'(S)	20'(S)

*N/A IF ADJACENT TO AN INDUSTRIAL USE

*Wide Buffer Detail M-52

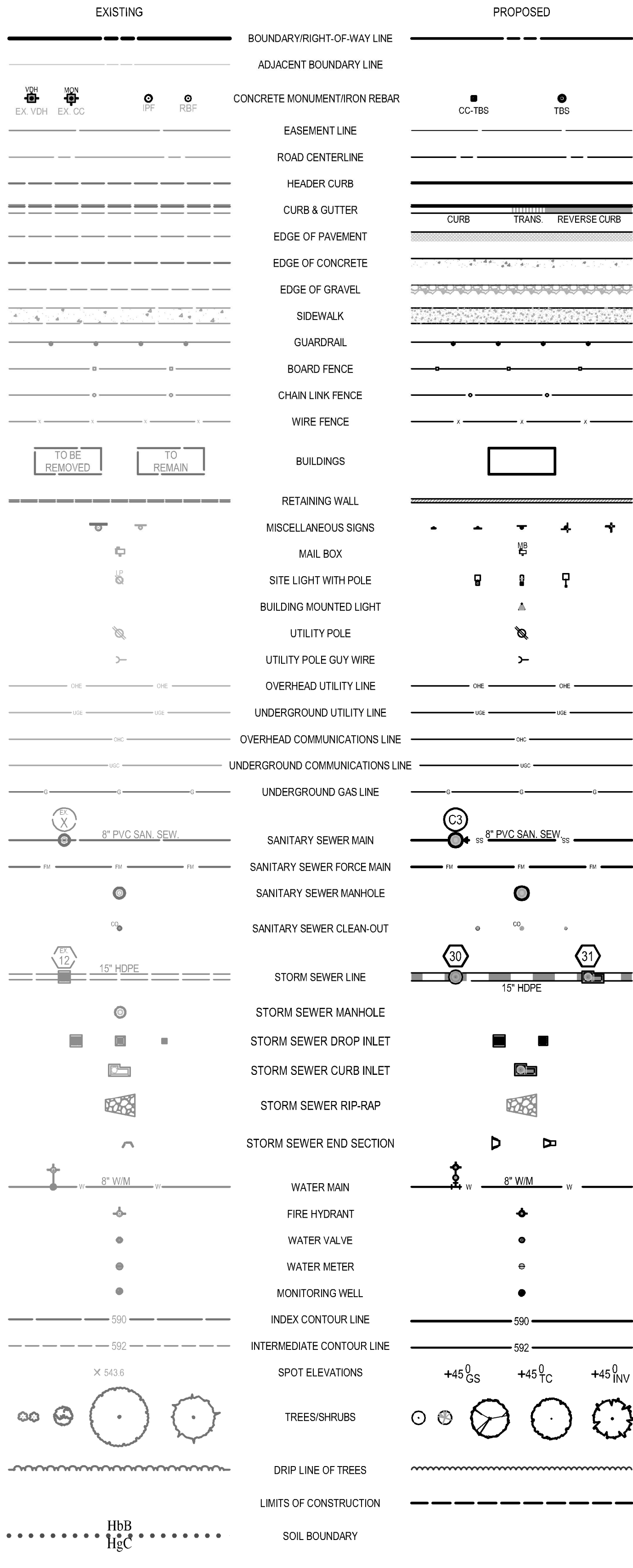
PARKING TABULATIONS:

- REQUIRED: (MANUFACTURING PLANT)
1 SPACE PER EMPLOYEE ON MAXIMUM WORKING SHIFT
TOTAL PARKING SPACES REQUIRED = 150 SPACES
- PROVIDED:
TOTAL PARKING SPACES PROVIDED = 163 SPACES (INCLUDES ADA ACCESSIBLE SPACES)
406 TRACTOR TRAILER SPACES

SUPPLY WELL SUMMARY:

- THE SUPPLY WELL FOR THE BOTTLING FACILITY IS AN EXISTING PERMITTED WELL, PERMIT #21,258.
- THE PERMIT WAS GRANTED BY THE WV OFFICE OF ENVIRONMENTAL HEALTH SERVICES, THE REGULATORY AGENCY FOR WELLS IN JEFFERSON COUNTY.
- THE WELL PERMIT IS FOR 1,000GPM
- THE WELL PERMIT ALLOWS THE FACILITY TO SUPPLY THE PHASE 1 INDUSTRIAL FACILITY (BOTTLING PLANT), THE PHASE 2 INDUSTRIAL FACILITY (BOTTLING PLANT AND UP TO 250 CUSTOMERS IN MIDDLEWAY.
- PERMITTING AND REGULATION OF THE EXISTING SUPPLY WELL.
 - JEFFERSON COUNTY DEPARTMENT OF ENGINEERING, PLANNING AND ZONING DO NOT PERMIT OR APPROVE WELLS. IT DOES NOT REGULATE WELLS THROUGH THE ZONING ORDINANCE OR SUBDIVISION ORDINANCE. WHEN WELL APPROVALS ARE REQUIRED DOCUMENTATION MUST BE PROVIDED FROM THE REGULATING AGENCY.
 - WV STATE CODE - §9A-7-10, EFFECT OF ENACTED ZONING ORDINANCE, DOES NOT PERMIT ANY ZONING ORDINANCE TO LIMIT OR RESTRICT THE COMPLETE USE OF NATURAL RESOURCES BY THE OWNER. WHILE WELLS CAN AND ARE REGULATED BY THE STATE OF WV, JEFFERSON COUNTY CANNOT USE THEIR ZONING ORDINANCE TO REPLACE THE AUTHORITY HELD BY THE STATE.
 - DURING THE PERMITTING OF WELL B (#21,258) THE APPLICANT PREPARED A DETAILED STUDY THAT WAS SUBMITTED TO AND REVIEWED BY THE WV OFFICE OF ENVIRONMENTAL HEALTH SERVICES.

CIVIL LEGEND:



JEFFERSON COUNTY - COMPLETE LIST OF WAIVERS/VARIANCES

(TABLE 1.2-2)

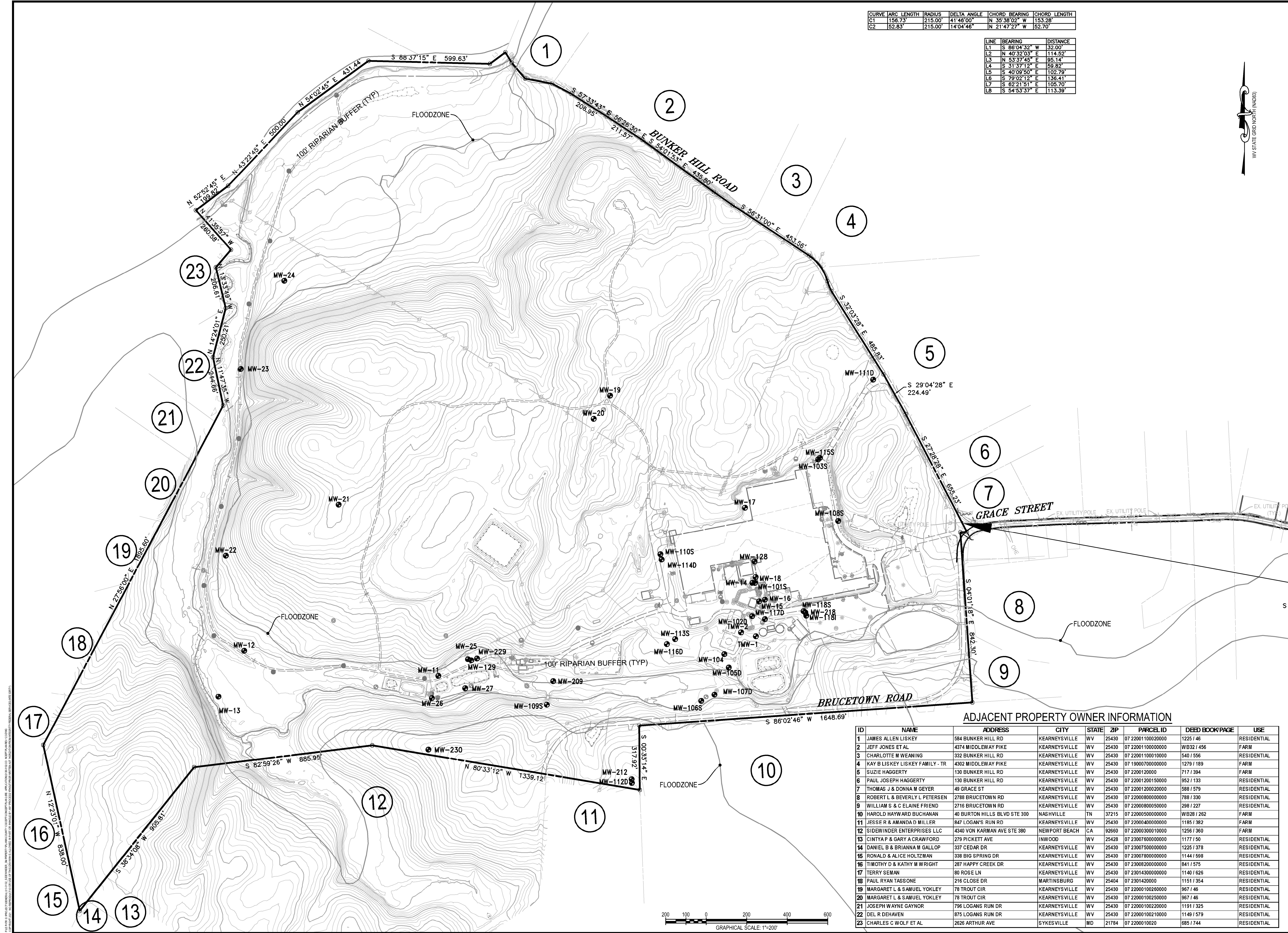
ORDINANCE	SECTION OF ORDINANCE	DESCRIPTION OF WAIVER OR VARIANCE	DATE GRANTED
SUBDIVISION	20.201C & 20.202	TO ALLOW A NON-RESIDENTIAL SUBDIVISION TO PROCESS AS A MINOR SUBDIVISION	08/08/2023

SEAL:

REVISIONS
REVISED PER COUNTY COMMENTS RECEIVED 10/7/2024
REVISED PER MEETING WITH COUNTY STAFF 10/7/2024
REVISED PER PLANNING COMMISSION INCOMPLETE ITEMS 11/5/2024
REVISED PER COUNTY COMMENTS RECEIVED 12/02/2024

COVER SHEET 1 MILL SQ. FT. BOTTLING FACILITY	MOUNTAIN PURE TAX MAP 22, PARCELS 9, 34, & 33.9; D.B. 1256, PG. 360 & D.B. 1271, PG. 212 MIDDLEWAY TAX DISTRICT JEFFERSON COUNTY, WEST VIRGINIA
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SCALE:	HORIZ.: AS NOTED VERT.:
DATE:	SEPTEMBER 24, 2024
JOB:	3138-0102
DRAWN:	ABP
CHECK:	JPG
CADD:	COVER SHEET REV 12.3.DWG
NCS:	N/A
SHEET:	



INTEGRITY
FEDERAL SERVICES

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING

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

SEAL:

REVISIONS	
REVISED PER COUNTY COMMENTS RECEIVED 10/7/2024	
REVISED PER MEETING WITH COUNTY STAFF 10/7/2024	
REVISED PER PLANNING COMMISSION INCOMPLETE ITEMS 11/5/2024	
REVISED PER COUNTY COMMENTS RECEIVED 12/02/2024	

EXISTING CONDITIONS
1 MIL. SQ. FT. BOTTLING FACILITY

MOUNTAIN PURE

TAX MAP 22, PARCEL(S) 9, 34 & 33; D.B. 1256, PG. 360 & D.B. 1271, PG. 212
MIDDLEWAY TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ.: 1"=200'
VERT.: 1"=20'

DATE: SEPTEMBER 24, 2024

JOB: 3138-0102

DRAWN: ABP CHECK: JPG

CADD: 3138-0102-CONCEPT PLAN REV 12.3.DWG

NCS: N/A

SHEET: 2 OF 6

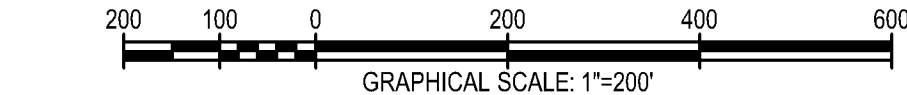
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ADJACENT PROPERTY OWNER INFORMATION, CONTINUED

ID	NAME	ADDRESS	CITY	STATE	ZIP	PARCEL ID	DEED BOOK/PAGE	USE
24	GEORGE H & M LINDA LANE	5611 MIDDLEWAY PIKE	KEARNEYSVILLE	WV	25430	07 19003800030000	542/413	RESIDENTIAL
25	AARON & OLGA CLEVENSTINE	5673 MIDDLEWAY PIKE	KEARNEYSVILLE	WV	25430	07 19003800100000	1249/629	FARM
26	WILBOB FARMS INC	5689 MIDDLEWAY PIKE	KEARNEYSVILLE	WV	25430	07 19003900000000	710/178	FARM
27	WILLIAM W GRANTHAM JR & KERRY L GRAN	5830 MIDDLEWAY PIKE	KEARNEYSVILLE	WV	25430	07 21000100000000	1063/226	FARM
28	DAVID E LISKEY	4420 MIDDLEWAY PIKE	KEARNEYSVILLE	WV	25430	07 21000200000000	1184/360	FARM
29	FRANK J SUPPLEE IV & MARY L SUPPLEE	6880 LEETOWN RD	KEARNEYSVILLE	WV	25430	07 22003100000000	1068/96	FARM
30	SIDEWINDER ENTERPRISES LLC	4340 VON KARMAN AVE STE 380	NEWPORT BEACH	CA	92660	07 22003200000000	1256/360	COMMERCIAL
31	LINDA G NEWSOME	213 OLD MADISON LN	KEARNEYSVILLE	WV	25430	07 22003300220000	1128/470	RESIDENTIAL
32	WILLIAM E & LISA A HEWITT	395 LAKE LOUISE LN	KEARNEYSVILLE	WV	25430	07 22003300000000	1193/336	FARM
33	ROY F TAYLOR JR & KIMBERLY R TAYLOR	5618 MIDDLEWAY PIKE	KEARNEYSVILLE	WV	25420	07 22003300160000	1262/201	RESIDENTIAL

TURKEY RUN
TREE COVER AND CANOPY

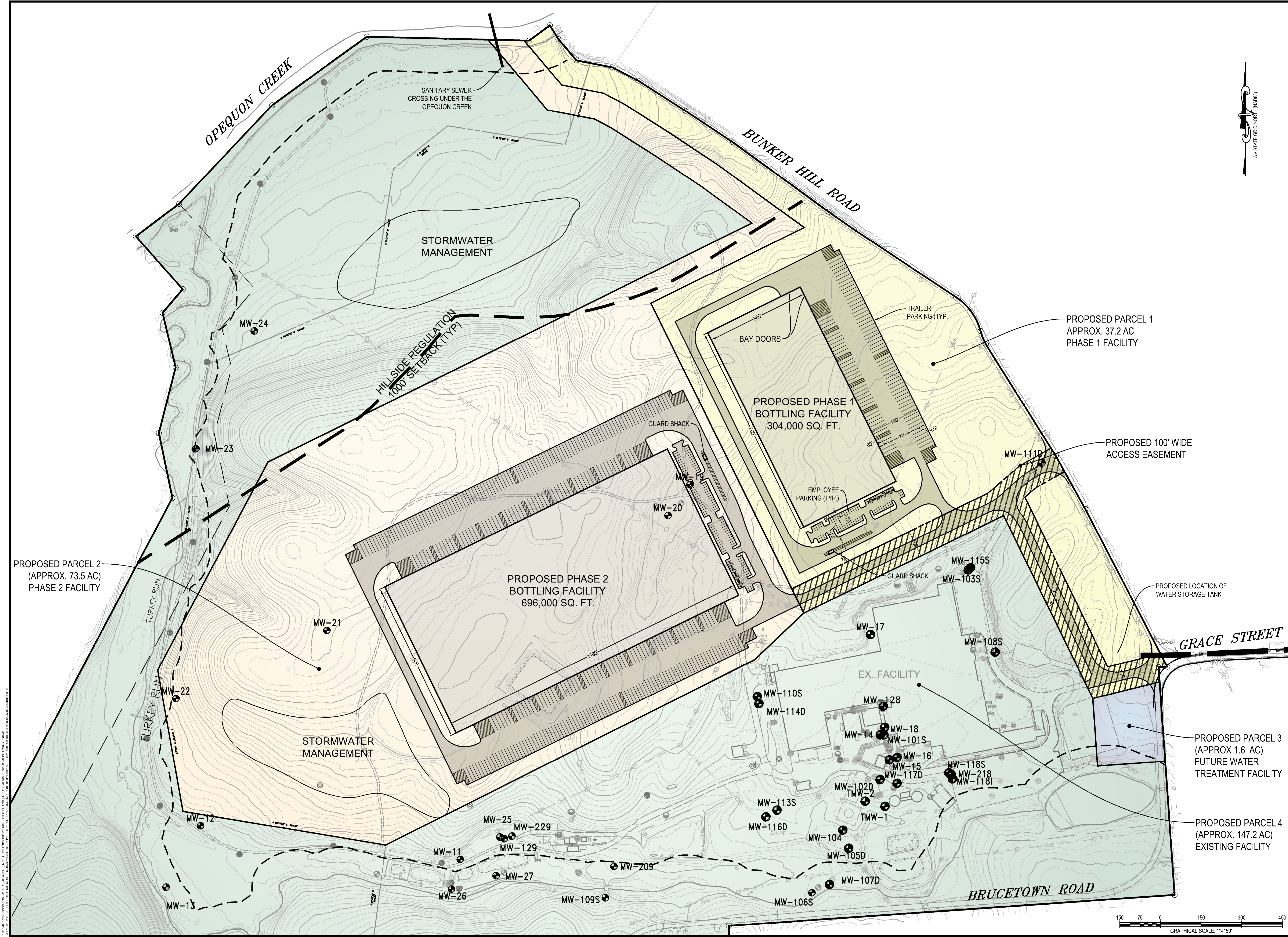


SEAL:

REVISIONS
REVISED PER COUNTY COMMENTS RECEIVED 10/7/2024
REVISED PER MEETING WITH COUNTY STAFF 10/7/2024
REVISED PER PLANNING COMMISSION INCOMPLETE ITEMS 11/5/2024
REVISED PER COUNTY COMMENTS RECEIVED 12/02/2024

EXISTING CONDITIONS 1 MIL. SQ. FT. BOTTLING FACILITY	MOUNTAIN PURE TAX MAP 22, PARCEL(S) 9, 34, & 33; D.B. 1256, PG. 360 & D.B. 1271, PG. 212 MIDDLEWAY TAX DISTRICT JEFFERSON COUNTY, WEST VIRGINIA
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SCALE:	HORIZ.: 1"=200'
DATE:	SEPTEMBER 24, 2024
JOB:	3138-0102
DRAWN:	ABP
CHECK:	JPG
CADD:	3138-0102-CONCEPT PLAN-REV 12.3.DWG
NCS:	N/A
SHEET:	3 OF 6



W STATE GRID NORTH (NAD83)

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REVISED PER COUNTY COMMENTS RECEIVED 12/02/2024	

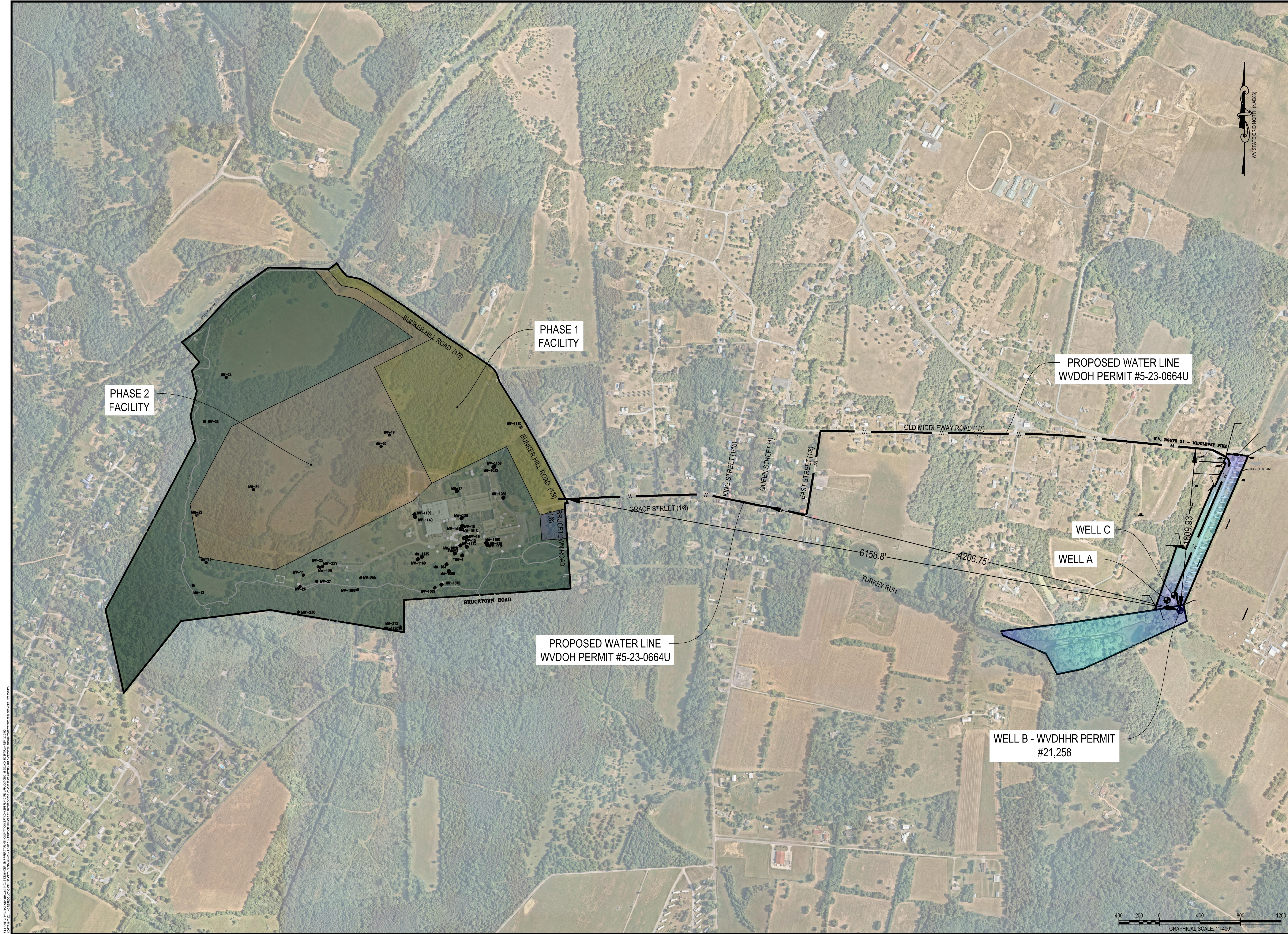
CONCEPT PLAN

1 MIL. SQ. FT. BOTTLING FACILITY

MOUNTAIN PURE

TAX MAP 22, PARCEL(S) 9, 34, & 33.9; D.B. 1266; PG. 360 & D.B. 1271, PG. 212
MIDDLEWAY TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1"=150'
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NCS:	N/A
SHEET:	4 OF 6



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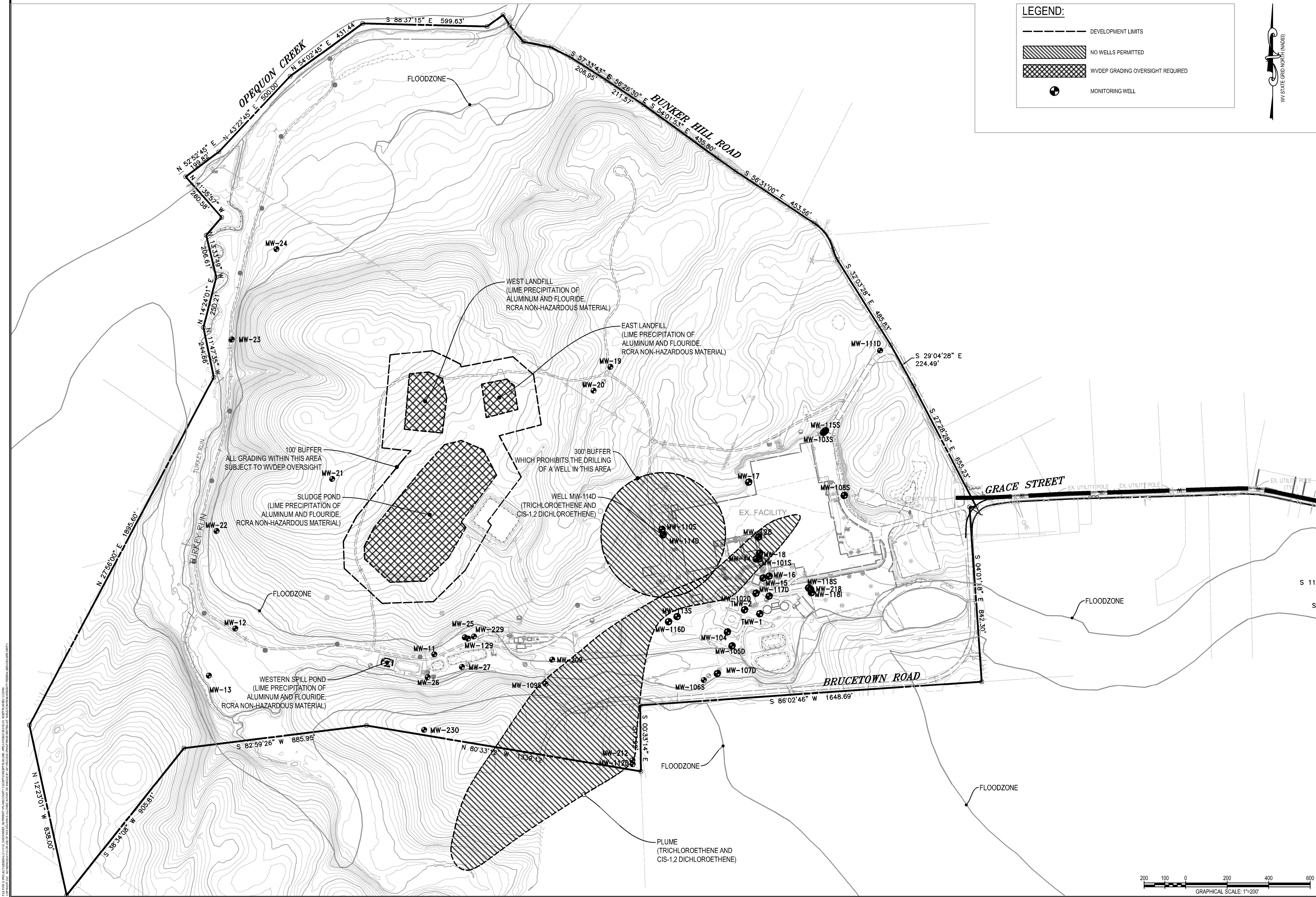
CONCEPT PLAN
1 MIL. SQ. FT. BOTTLING FACILITY

MOUNTAIN PURE

TAX MAP 22, PARCEL(S) 9, 34 & 33.9; D.B. 1256, PG. 360 & D.B. 1271, PG. 212
MIDDLEWAY TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

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NCS:	NA
SHEET:	5 OF 6

VRP-15024 CERTIFICATE OF COMPLETION ISSUED JUNE 15, 2018



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REVISED PER PLANNING COMMISSION INCOMPLETE ITEMS 11/5/2024	
REVISED PER COUNTY COMMENTS RECEIVED 12/02/2024	

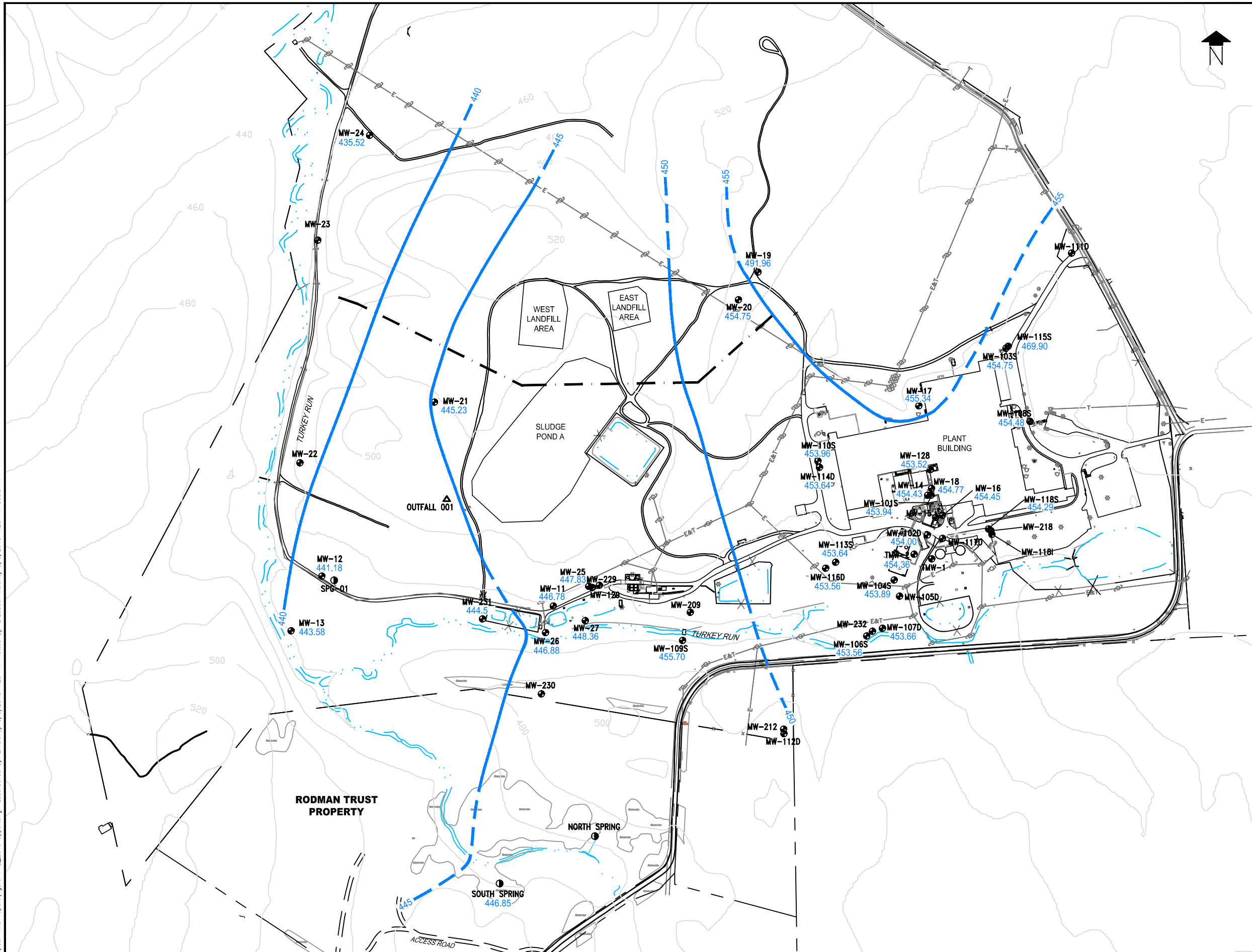
VRP CONDITIONS
1 MIL. SQ. FT. BOTTLING FACILITY

MOUNTAIN PURE

TAX MAP 22, PARCEL(S) 9, 34 & 33.9; D.B. 1256, PG. 360 & D.B. 1271, PG. 212
MIDDLEWAY TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ: 1"=200'
DATE:	SEPTEMBER 24, 2024
JOB:	3138-0102
DRAWN:	ABP
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CADD:	3138-0102-CONCEPT PLAN-REV 12.3.DWG
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Y:\Kodak\16-233\cser-final report\Figure 4-2_2016_upper.dwg Last Saved By: Emaloney 5/8/2018 4:28 PM Plotted By: Elizabeth Maloney 5/8/2018 4:28 PM Scale: 1:1

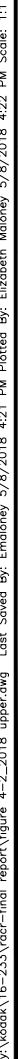


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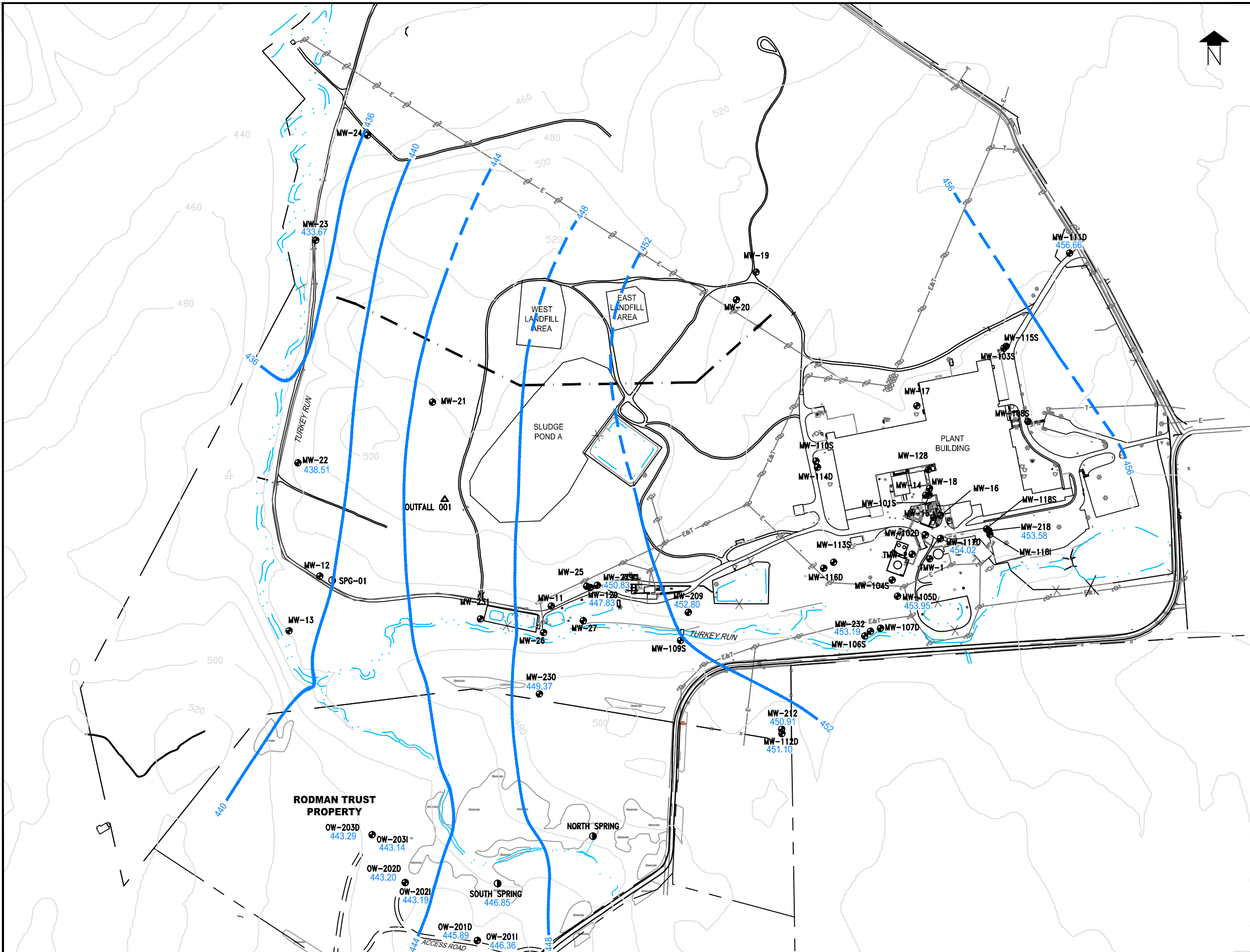
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	KEY ENVIRONMENTAL, INC. 200 THIRD AVENUE CARNEGIE, PA 15106

DRWN: SCC	DATE: 12/16/16
CHKD: PG	DATE: 12/16/16
APPD: JGK	DATE: 12/22/16
SCALE: AS SHOWN	

COMMERCIAL LIABILITY PARTNERS WV, LLC GROVER, MISSOURI	
KEY ENVIRONMENTAL INCORPORATED	
CREO-CLP WW SITE, VRA NO. 15024 MIDDLEWAY, WEST VIRGINIA	
GROUNDWATER CONTOUR MAP UPPER ZONE - 10/25/16	PROJECT NO: 15-046 FIGURE 4-2 (2016)



Y:\Kodak\16-233\cser-final report\Figure 4-3_2016 lower.dwg Last Saved By: Emaloney 5/8/2018 4:28 PM Plotted By: Elizabeth Maloney 5/8/2018 4:29 PM Scale: 1:1



LEGEND

- PROPERTY LINE
- - - - - EDGE OF WATER
- 500 TOPOGRAPHIC CONTOUR LINE
- MONITORING WELL
- SPRING
- ▲ OUTFALL
- 453.58 GROUND WATER ELEVATION (FT.)
- - - - - 452 GROUND WATER ELEVATION CONTOUR (FT.) (DASHED WHERE INFERRED)



COMMERCIAL LIABILITY PARTNERS WV, LLC
GROVER, MISSOURI

DRWN: SCC
CHKD: PG
APPD: JGK
SCALE: AS SHOWN

DATE: 12/16/16
DATE: 12/16/16
DATE: 12/22/16



CREO-CLP WW SITE, VRA NO. 15024
MIDDLEWAY, WEST VIRGINIA

GROUNDWATER CONTOUR MAP
LOWER ZONE - 10/25/16

PROJECT NO: 15-046
FIGURE 4-3 (2016)

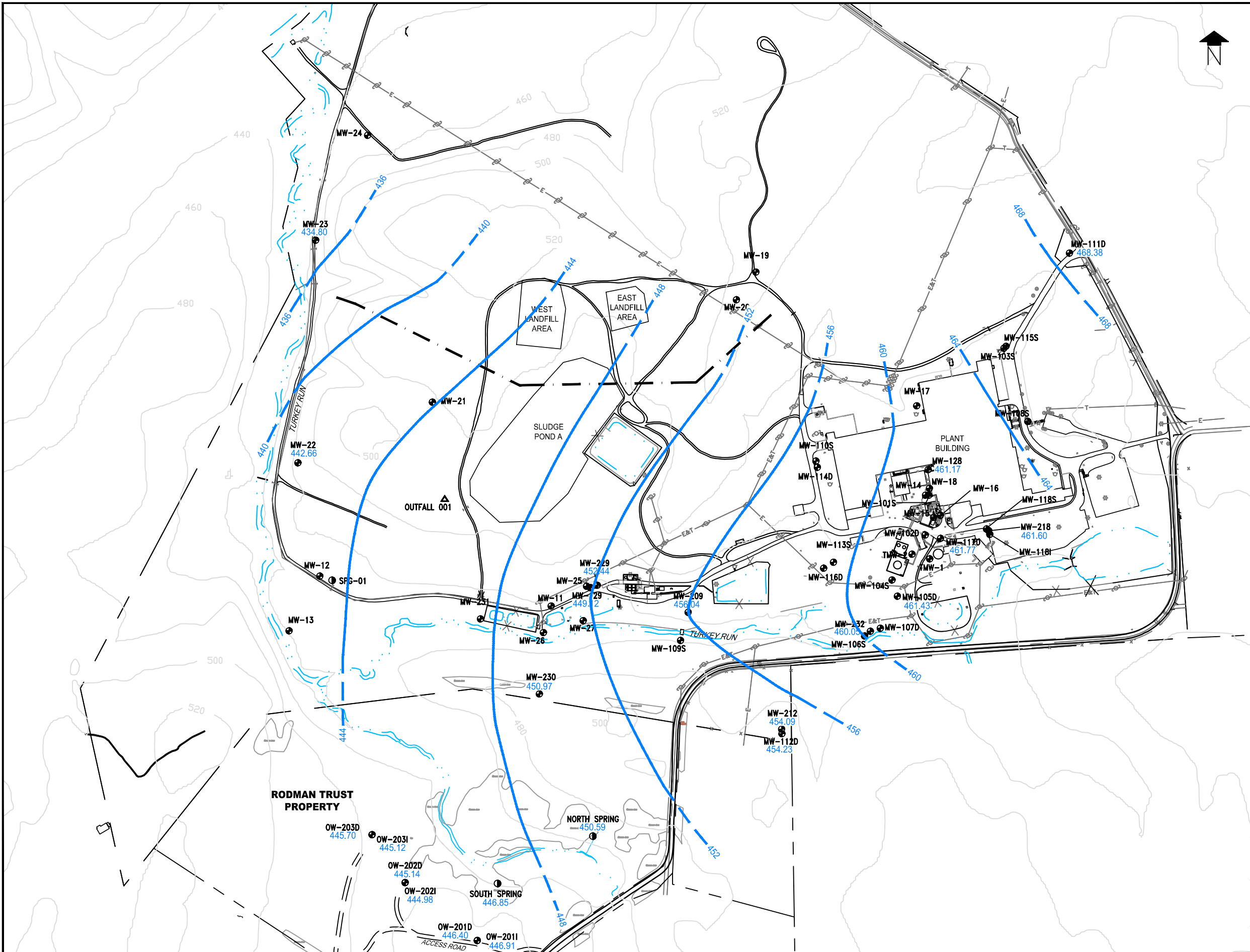
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REV #	DATE	DESCRIPTION	APPD

REFERENCE:

ISSUE DATE:

KEY ENVIRONMENTAL, INC.
200 THIRD AVENUE
CARNEGIE, PA 15106

Y:\Kodak\16-233\cser-final report\Figure 4-3_2018 lower.dwg Last Saved By: Emaloney 5/8/2018 4:22 PM Plotted By: Elizabeth Maloney 5/8/2018 4:22 PM Scale: 1:1



LEGEND

- PROPERTY LINE
- EDGE OF WATER
- 500 TOPOGRAPHIC CONTOUR LINE
- MONITORING WELL
- SPRING
- OUTFALL
- GROUND WATER ELEVATION (FT.)
- GROUND WATER ELEVATION CONTOUR (FT.) (DASHED WHERE INFERRED)



COMMERCIAL LIABILITY PARTNERS WV, LLC
GROVER, MISSOURI

DRWN: ERM	DATE: 05/04/18
CHKD: AEF	DATE: 05/04/18
APPD: JGK	DATE: 05/08/18
SCALE: AS SHOWN	



2018 ANNUAL GROUNDWATER MONITORING REPORT
CREO-CLP WV SITE, VRA NO. 15024
MIDDLEWAY, WEST VIRGINIA

GROUNDWATER CONTOUR MAP
LOWER ZONE - 04/03/18

PROJECT NO: 15-046
FIGURE 4-3 (2018)

△			
△			
△			
REV #	DATE	DESCRIPTION	APPD

REFERENCE:

ISSUE DATE:

KEY ENVIRONMENTAL, INC.
200 THIRD AVENUE
CARNEGIE, PA 15106