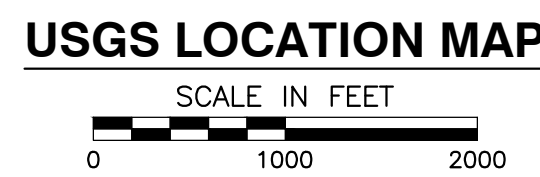


WILLIAM FULK LN, LLC.

KEARNEYSVILLE, WV

LAT./LONG: N 39.3714140° W -77.9131870°
(APPROXIMATE CENTER OF PROJECT)

2. THIS PARCEL IS LOCATED IN THE RURAL ZONING DISTRICT DENSITY CALCULATIONS –
DENSITY BASED UPON THE CLUSTER PROVISION IN SECTION 5.7.2.B.C 219.72 ACRES (RIGHTS FROM TAX MAP 5 PARCEL 5 ARE INCLUDED)
TAX MAP 5 PARCEL 5 HAS NO FURTHER DEVELOPMENT RIGHTS.
65.6 GREEN SPACE 219.72/65 = 142.82 ACRES
219.72-142.82 = 76.9 ACRES ALLOWABLE DISTURBANCE
1/3.5 ACRES = 219.72/3.5 = 62 LOTS ALLOWED PER THE ORDINANCE.
TAX MAP 5 PARCEL 5 IS 1 OF THE 62 LOTS
1 OF THE PROPOSED LOTS WILL BE THE HISTORIC HOUSE LOCATED ON WILLIAM FULK LANE
60 NEW SINGLE FAMILY DWELLINGS PROPOSED FOR A TOTAL OF 62 LOTS.
3. THE MAJORITY OF THE EXISTING SITE IS FARMLAND WITH SOME WOODED AREAS AND ROCK OUTCROPS. SEE SHEET CP100
4. PROPOSED CONTOURS ARE SHOWN ON SHEET CP300
5. THE MAJORITY OF THIS LOCATION IS UNDER 10% SLOPE
6. THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN, OTHERWISE KNOW AS ZONE "X".
(FIRM MAP PANEL 110 OF 245, NUMBER 54037C01106, DATED 12/18/2009)
7. USE DESIGNATIONS CAN BE FOUND ON THE OVERALL SITE PLAN CP200
8. TRAFFIC IMPACT DATA:
THE WYDOH PROVIDES AVERAGE DAILY TRAFFIC COUNTS OF 5000/DAY FOR LEETOWN ROAD (ROUTE 1) AND 90/DAY FOR STRIDER ROAD (ROUTE 1/3).
9. FOR TRIP GENERATION, WE HAVE SELECTED THE FOLLOWING FROM JEFFERSON COUNTY SUBDIVISION REGULATIONS:
DAILY TRIPS: 9.44 X 62 LOT = 585 TRIP/DAY
PM PEAK HOUR: 62 LOT X 1 (AVERAGE RATE) = 62 TRIPS
AM PEAK HOUR: 62 LOT X 0.74 (AVERAGE RATE) = 46 TRIPS
10. AGENCY REVIEW – LETTERS ARE BEING SENT TO THE OUTSIDE AGENCIES, AS REQUIRED.
11. ADJOINING PROPERTY OWNER INFORMATION HAS BEEN PROVIDED ON PLAN SHEET CP100. THIS WAS TAKEN FROM PUBLICLY AVAILABLE SOURCES.
12. CIVIL & ENVIRONMENTAL CONSULTANTS INC. HAS SUBMITTED A LETTER TO WYDOH REQUESTING A MEETING TO DISCUSS ACCESS TO THIS LOCATION. CEC WILL ADDRESS THIS DURING THE WYDOH MEETING
13. THE PROJECT WILL BE SERVED BY INDIVIDUAL WELL AND SEPTIC. UPON RECEIVING TEST RESULTS, PERMITS SHALL BE OBTAINED THROUGH THE HEALTH DEPARTMENT.
14. THE NEAREST "KEY INTERSECTION" WITH A PRIMARY OR SECONDARY HIGHWAY IS LEETOWN ROAD (COUNTY ROUTE 1) AND WV ROUTE 9.
15. THE PROPOSED PROJECT IS WITHIN A MILE OF HIGHWAY PROBLEM AREA 37 AS IDENTIFIED IN THE ENVISION 2035 COMPREHENSIVE PLAN.
16. A WAIVER WILL BE REQUESTED AND SOUGHT FROM SECTION 24.113.A.10, HISTORIC RESOURCE PRESERVATION. THIS WOULD REMOVE THE REQUIREMENT TO CONDUCT A PHASE 1 ARCHAEOLOGICAL STUDY AND A HISTORIC RESOURCE IMPACT STUDY.
17. A VARIANCE WILL BE REQUESTED AND SOUGHT FROM THE BOARD OF ZONING APPEALS TO ALLOW THE RESIDUAL 142.82 ACRES OF OPEN SPACE TO BE CONTAINED ON TWO OPEN SPACE LOTS INSTEAD OF ONE.



THE PROPOSAL FOR THIS PROJECT INVOLVES SUBDIVIDING THE PARCEL INTO 62 LOT. THE TOTAL AREA OF THIS PARCEL IS 219.72 ACRES. 39 LOT WILL CONSIST OF SINGLE-FAMILY DWELLING UNITS, EACH ON 1-ACRE LOTS & 20 LOT WILL CONSIST OF SINGLE-FAMILY DWELLING UNITS, EACH ON 0.92-ACRE LOTS. AN AREA OF 1.56 ACRES IS RESERVED FOR A HISTORIC BUILDING. ADDITIONALLY, 8.57 ACRES IS DESIGNATED FOR THE EXISTING PARCEL IDENTIFIED AS TAX MAP 5, PARCEL 5. THE REMAINING AREA OF 143.16 ACRES IS RESERVED FOR RESIDE 1 LOT. THE GREEN AREA OF 143.16 ACRE & RECREATION AREA IS INCLUDED IN THIS LOT

AREA CALCULATION			
UNIT NAME	UNIT COUNT	AREA / PER (ACRE)	TOTAL AREA (ACRE)
SINGLE-FAMILY DWELLING UNITS	39	1.00	39.00
SINGLE-FAMILY DWELLING UNITS	20	0.92	18.40
HISTORIC BUILDING	1	1.56	1.56
TAX MAP 5, PARCEL 5,	1	8.57	8.57
INTERNAL ROAD R.O.W	1	9.03	9.03
RESIDUE LOT	1	143.16	143.16
TOTAL			219.72

OWNER:
WILLIAM FULK LANE, LLC
132 AUTUMN RIDGE LANE
KEARNEYSVILLE, WV 25430
TODD SECATELLO
OFFICE: (304) 671-7399

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
786 FOXCROFT AVENUE
MARTINSBURG, WV 25401
CHRISTOPHER WADELLE (CHRIS)
CIVIL PRINCIPAL
OFFICE: (304) 848-7530
CELL: (304) 841-8566
TOM ADAMS, P E

WEST VIRGINIA 811
CALL BEFORE
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WEST VIRGINIA STATE LAW
REQUIRES THAT YOU CALL TWO
BUSINESS DAYS BEFORE YOU DIG
IN THE STATE OF WEST VIRGINIA.
IT'S THE LAW!

****WARNING**:** INFORMATION MAY BE LOST IN COPYING AND/OR GRAY SCALE PLOTTING.

SITE NAME:	HARVEST MEADOWS
DEVELOPER/OWNER:	WILLIAM FULK LN, LLC.
AUTHORITY:	JEFFERSON COUNTY, WEST VIRGINIA
ZONING:	RURAL
PROPERTY:	PARCEL ID: 19-07-0006-0015-0000 TAX MAP 06 PARCEL 15 PLAT BOOK 27 PAGE 161 DEED BOOK 1330 PAGE 482

DRAFT

DRAWING NO.:
CP000

**HARVEST MEADOWS RURAL SUBDIVISION
235 WILLIAM FULK LANE
KEARNEYSVILLE, WV 25430
TAX MAP 6 PARCEL 15
PLAT BOOK 27 PAGE NUMBER 161**

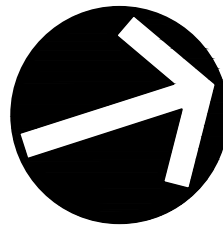


Civil & Environmental
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786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.808.7600
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NORTH

LEGEND

RURAL ZONING

NOTES

1. ALL EXISTING FEATURES SHOWN WERE OBTAINED FROM PUBLICLY AVAILABLE SOURCES ON MARCH 19, 2024. NO SURVEYS HAVE BEEN CONDUCTED BY CEC INC AT THIS TIME.
2. ALL PROPOSED FEATURES, INCLUDING SWM AREAS SHOWN ARE GENERAL AND ILLUSTRATIVE IN NATURE. THE LOCATION AND SIZE OF ALL PROPOSED FEATURES ARE BASED ON COORDINATION WITH WILLIAM FULK LN, LLC AND CURRENT APPLICABLE JEFFERSON COUNTY AMENDED 2024 SUBDIVISION AND 2020 STORMWATER ORDINANCES.
3. THIS CONCEPT MAKES NO EFFORT TO REPRESENT ANY UTILITIES OR EASEMENTS. FURTHER RESEARCH AND COORDINATION WILL BE REQUIRED.
4. ADDITIONAL COORDINATION WILL BE REQUIRED DUE TO CLOSE PROXIMITY TO EASTERN REGIONAL AIRPORT

SUBJECT PARCEL

SCALE IN FEET
0 400 800

DRAFT

ZONING BOUNDARIES

DATE: FEBRUARY 2025 | DRAWN BY: MSI
DWG SCALE: AS SHOWN | CHECKED BY: CLW
PROJECT NO: 346-657
APPROVED BY: DRAFT

HARVEST MEADOWS RURAL SUBDIVISION
235 WILLIAM FULK LANE
KEARNEYSVILLE, WV 25430
TAX MAP 6 PARCEL 15
PLAT BOOK 27 PAGE NUMBER 161



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REVISION RECORD

DESCRIPTION

NO. DATE

DRAWING NO.:

CP001

SHEET 2 OF 4



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Fk	Funkstown silt loam	35.6	16.0%
HeB	Hagerstown silt loam, 3 to 8 percent slopes, very rocky	15.6	7.0%
HeC	Hagerstown silt loam 8 to 15 percent slopes, very rocky	13.9	6.2%
HiC	Hagerstown-Rock outcrop complex, 8 to 15 percent slopes	7.2	3.2%
OaB	Oaklet silt loam, 3 to 8 percent slopes	29.1	13.1%
OaC	Oaklet silt loam, 8 to 15 percent slopes	10.6	4.8%
OeC	Oaklet silt loam, 8 to 15 percent slopes, very rocky	4.8	2.1%
OrC	Oaklet-Rock outcrop complex, 8 to 15 percent slopes	6.9	3.1%
VbB	Vertrees silt loam, 3 to 8 percent slopes, very rocky	38.3	17.2%
VbC	Vertrees-Rock outcrop complex, 8 to 15 percent slopes	60.4	27.2%
Totals for Area of Interest		222.5	100.0%

DRAFT

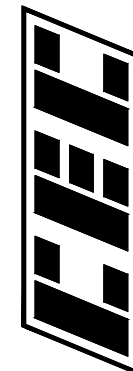
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EXISTING CONDITIONS

DRAWING NO.:
CP100
SHEET 2 OF 4

HARVEST MEADOWS RURAL SUBDIVISION
235 WILLIAM FULK LANE
KEARNEYSVILLE, WV 25430
TAX MAP 6 PARCEL 15
PLAT BOOK 27 PAGE NUMBER 161

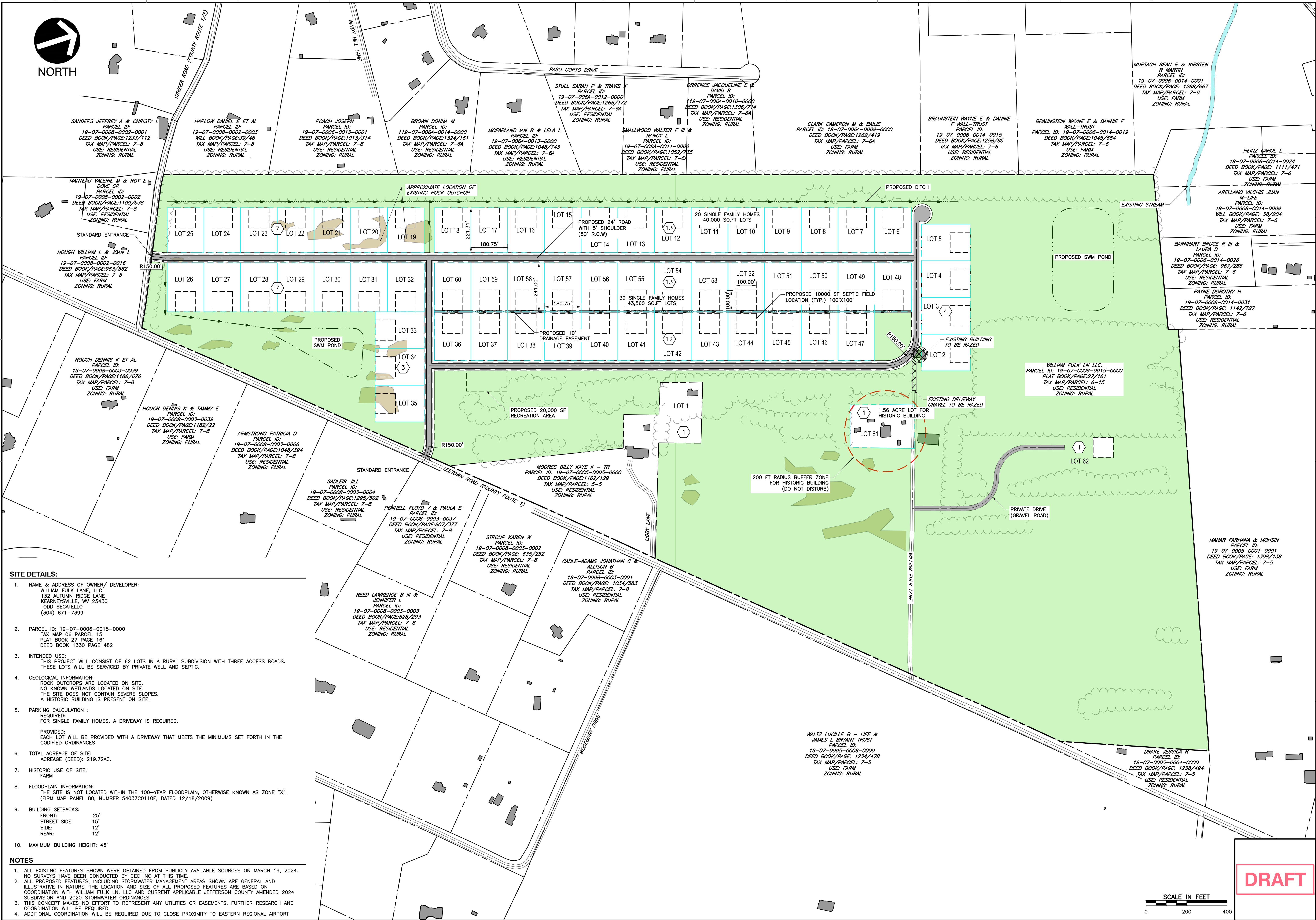


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SITE DETAILS:

- NAME & ADDRESS OF OWNER/ DEVELOPER:
WILLIAM FULK LANE, LLC
132 AUTUMN RIDGE LANE
KEARNEYSVILLE, WV 25430
TODD SECATELLO
(304) 671-7399
- PARCEL ID: 19-07-0006-0015-0000
TAX MAP 06 PARCEL 15
PLAT BOOK 27 PAGE 161
DEED BOOK 1330 PAGE 482
- INTENDED USE:
THIS PROJECT WILL CONSIST OF 62 LOTS IN A RURAL SUBDIVISION WITH THREE ACCESS ROADS.
THESE LOTS WILL BE SERVICED BY PRIVATE WELL AND SEPTIC.
- GEOLOGICAL INFORMATION:
ROCK OUTCROPS ARE LOCATED ON SITE.
NO KNOWN WETLANDS LOCATED ON SITE.
THE SITE DOES NOT CONTAIN SEVERE SLOPES.
A HISTORIC BUILDING IS PRESENT ON SITE.
- PARKING CALCULATION :
REQUIRED:
FOR SINGLE FAMILY HOMES, A DRIVEWAY IS REQUIRED.
PROVIDED:
EACH LOT WILL BE PROVIDED WITH A DRIVEWAY THAT MEETS THE MINIMUMS SET FORTH IN THE
CODIFIED ORDINANCES
- TOTAL ACREAGE OF SITE:
ACREAGE (DEED): 219.72AC.
- HISTORIC USE OF SITE:
FARM
- FLOODPLAIN INFORMATION:
THE SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN, OTHERWISE KNOWN AS ZONE "X".
(FIRM MAP PANEL 80, NUMBER 54037C0110E, DATED 12/18/2009)
- BUILDING SETBACKS:
FRONT: 25'
STREET SIDE: 15'
SIDE: 12'
REAR: 12'
- MAXIMUM BUILDING HEIGHT: 45'

NOTES

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DRAFT

SCALE IN FEET
0 200 400

REVISION RECORD	
NO	DATE

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HARVEST MEADOWS RURAL SUBDIVISION
235 WILLIAM FULK LANE
KEARNEYSVILLE, WV 25430
TAX MAP 6 PARCEL 15
PLAT BOOK 27 PAGE NUMBER 161

OVERALL SITE PLAN

DATE:	FEBRUARY 2025	DRAWN BY:	MSI
DWG SCALE:	AS SHOWN	CHECKED BY:	CLW
PROJECT NO:	346-657	APPROVED BY:	DRAFT

DRAWING NO.: **CP200**
SHEET 4 OF 4