

# CONCEPT PLAN HALLMARK GLEN

JEFFERSON COUNTY FILE NUMBER: XX-XX-SD  
SHEPHERDSTOWN TAX DISTRICT (8)  
JEFFERSON COUNTY, WEST VIRGINIA  
TAX MAP 18, PARCEL 25; D.B. 1338, PG. 538

OWNER/APPLICANT:  
HARVEST HOMES LLC  
67 LUTMANS LN. SUITE 100  
SHENANDOAH JUNCTION, WV 25442  
(304)702-2500

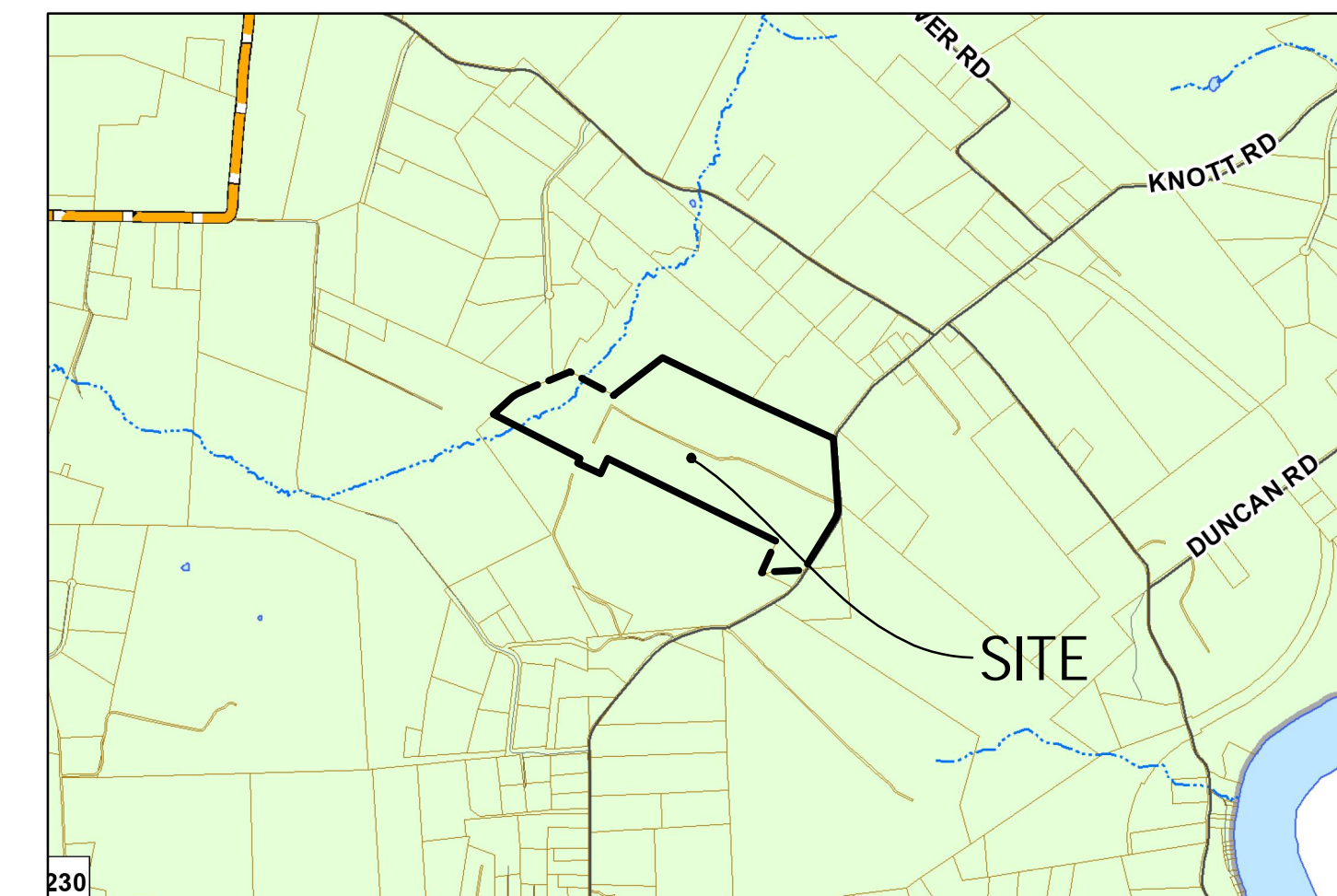


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VICINITY MAP  
SCALE: 1"=2,000'



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 OF THIS PARCEL, DEEDED 100 ACRES, PROPOSES 19 SINGLE FAMILY DETACHED RESIDENTIAL LOTS AND ONE RESIDUE. TO BE DEVELOPED UTILIZING THE CLUSTER PROVISION OF THE JEFFERSON COUNTY ORDINANCE. THE LAND CURRENTLY RESIDES IN THE RURAL ZONING DISTRICT. ALL LOTS WILL BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS. LOTS WILL BE APPROXIMATELY 2.00 ACRES EACH, WITH A 55.2 ACRE RESIDUE PARCEL. A MINIMUM 50 ACRES (50% OF THE SITE) OF THE RESIDUE PARCEL SHALL BE CONSERVED AS GREENSPACE PER THE CLUSTER PROVISION.

THIS PLAN IS A CONCEPT PLAN, NOT A FINAL LAYOUT. LOT SIZES, ENTRANCES, VARIANCES & WAIVERS IF NEEDED, WILL BE FINALIZED AT PRELIMINARY PLAT DESIGN PURSUANT TO THE ORDINANCE STANDARDS. SEPTIC, WELL, HOUSE, AND SWM LOCATIONS ARE ILLUSTRATIVE AND WILL BE FINALIZED WITH THE NECESSARY APPROVALS AND SHOWN ON THE PRELIMINARY PLAT.

**ZONING ORDINANCE SUMMARY:**

ZONING REQUIREMENTS:  
CURRENT ZONE: RURAL (R)  
PROPOSED USE: SINGLE-FAMILY DETACHED DWELLINGS (19 LOTS + RESIDUE)

USE REQUIREMENTS	REQUIRED	PROVIDED
AREA PER DWELLING UNIT:	N/A	N/A
LOT AREA:		
SFD (NO PUBLIC WATER/SEWER)	40,000 S.F. (MIN)	40,000 S.F. (MIN)
LOT WIDTH:		
SFD (NO PUBLIC WATER/SEWER)	80'	80' (MIN)

Proposed Setbacks		
Front	Side	Rear
50-ft	12-ft	20-ft

LAND AREAS	AREA (AC)
RESIDENTIAL LOT AREA	40.90
PROPOSED INTERNAL ROAD RIGHT-OF-WAY	2.96
EXISTING ROAD RIGHT-OF-WAY	0.92
RESIDUE PARCEL	55.22
TOTAL	100.00

GREENSPACE REQUIREMENTS		
	% of Site	Land Area (AC)
Required	50%	100 x 0.50 = 50
Provided	50%	50 +/-

**CONCEPT PLAN REVIEW CHECKLIST NOTES:**

- B.1. SEE GENERAL LOCATION MAP THIS SHEET FOR ZONING DISTRICTS WITHIN 500' OF THE SUBJECT PROPERTY.
- B.2. A CONCEPT PLAN ON 24x36 WHITE PAPER CAN BE FOUND ON SHEET 2.
  - SEE SHEET 2 FOR THE LAYOUT OF LOTS, RECREATION AREAS AND ROADS.
  - BUILDING AREAS WILL BE CONFINED TO EACH SINGLE FAMILY DETACHED LOT WITHIN BUILDING SETBACK LINES.
  - ACTUAL BUILDING FOOTPRINTS WILL VARY WITH INDIVIDUAL HOME DESIGN.
- B.3. ZONING INFORMATION:
  - a. THE SUBJECT PROPERTY IS LOCATED IN THE RURAL ZONING DISTRICT.
  - b. DENSITY CALCULATIONS: 0.19 NET DWELLING UNITS PER ACRE (19 UNITS / 100 ACRES = 0.19 DUA)  
PARKING CALCULATIONS:  
SINGLE FAMILY DETACHED  
REQUIRED:  
DRIVEWAY ONLY
  - c. SEE SHEET 2 FOR THE PROPERTY'S "SITE RESOURCES":
    - TOPOGRAPHIC INFORMATION PROVIDED PURSUANT TO USGS TOPOGRAPHICAL QUADRANGLE MAP INFORMATION.
    - CONTOURS SHOWN AT 2' INTERVALS.
    - WOODED AREAS AND WATER COURSES ARE INCLUDED ON SHEET 2. LIMITED AREAS OF ROCK OUTCROPPINGS ARE LOCATED SPORADICALLY THROUGHOUT THE PROPERTY. THERE ARE NO KNOWN HILLSIDES, SINK HOLES OR QUARRIES LOCATED IN THE AREA OF DEVELOPMENT. IT IS POSSIBLE THAT SOME OF THESE FEATURES MAY EXIST AND ARE CONCEALED BY EXISTING VEGETATION OR ARE OUTSIDE THE AREA PROPOSED FOR DEVELOPMENT. ALL STATE, FEDERAL AND LOCAL REGULATIONS WILL BE OBSERVED IF ANY UNKNOWN SITE RESOURCES ARE DISCOVERED DURING CONSTRUCTION.
    - NO DEVELOPMENT WILL OCCUR WITHIN 1,000' OF THE SHENANDOAH OR POTOMAC RIVERS AND THEREFORE IS NOT SUBJECT TO THE HILLSIDE REGULATIONS FOUND UNDER SECTION 22.504.A. OF THE JEFFERSON COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. FEMA MAP 54037C0045E IDENTIFIES THE NORTH WESTERN MOST PORTION OF THE PROPERTY TO BE LOCATED IN FLOOD ZONE A.
- B.4. PROPOSAL DESCRIPTION: THE DEVELOPMENT OF THIS PARCEL PROPOSES 19 SINGLE FAMILY DETACHED RESIDENTIAL LOTS ON 100 ACRES. TO BE DEVELOPED UTILIZING THE CLUSTER PROVISION OF THE JEFFERSON COUNTY ORDINANCE. THE LAND CURRENTLY RESIDES IN THE RURAL ZONING DISTRICT. ALL LOTS WILL BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEMS. LOTS WILL BE APPROXIMATELY 2.00 ACRES EACH, WITH 55.22 ACRES RESIDUE. 50 AC. (50%) WILL BE CONSERVED AS GREEN SPACE PER THE CLUSTER PROVISION WITHIN THE RESIDUE PARCEL.
- B.5. TRAFFIC IMPACT DATA
  - a. ENGLE MOLERS ROAD (CO. RT. 31):  
WVDOH ROUTE ID - 1940031000000  
AVERAGE DAILY TRIPS - 510  
DATA SOURCE - WVDOH DIVISION OF HIGHWAYS, PERFORMANCE MANAGEMENT DIVISION, TRAFFIC MONITORING UNIT  
DATA SOURCE YEAR - 2023
  - b. TRIP GENERATION FOR DETACHED SINGLE FAMILY UNITS BASED ON SECTION 24.110(B)5.b. OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS ARE AS FOLLOWS:  
SINGLE FAMILY: 19 LOTS  
PEAK HOUR TRIPS: 19 (DETACHED UNITS) X 0.70 = 13.3  
AVERAGE DAILY TRIPS: 19 (DETACHED UNITS) X 6 = 114
  - c. THE NEAREST KEY INTERSECTION AS DEFINED IN THE CONCEPT PLAN CHECKLIST IS THE INTERSECTION OF ENGLE MOLERS ROAD (CO. RT. 31) AND FLOWING SPRINGS ROAD (WV RT. 230).
  - d. "HIGHWAY PROBLEM AREA" #10 - ENGLE MOLERS ROAD, AS DEFINED BY THE ENVISION JEFFERSON 2035 COMPREHENSIVE PLAN, IS WITHIN A ONE (1) MILE RADIUS OF THE PROPERTY.
  - e. PURSUANT TO SECTION 24.119.B.6. OF THE SUBDIVISION REGULATIONS, THE PROPOSED DEVELOPMENT GENERATES LESS THAN 100 TRIPS IN THE PEAK HOUR, AND THEREFORE WILL NOT REQUIRE A TRAFFIC IMPACT STUDY IN ACCORDANCE WITH WVDOH CRITERIA.
- B.6. AGENCY REVIEWS: LETTERS WILL BE SENT TO THE REQUIRED REVIEW AGENCIES AS REQUIRED BY THE CONCEPT PLAN REVIEW CHECKLIST. A COPY OF THE LETTERS ARE INCLUDED AS PART OF THIS SUBMISSION.
- B.7. A LIST OF ALL ADJOINING PROPERTIES AND OWNERS ADDRESS'S ARE INCLUDED AS PART OF THIS SUBMISSION. PROPERTY OWNERS INFORMATION IS PROVIDED PURSUANT TO JEFFERSON COUNTY ASSESSOR'S RECORDS SEE TABLE LOCATED ON SHEET 2 FOR ADJACENT PROPERTY OWNER INFORMATION.
- E. A LETTER TO WVDOH HAS BEEN SENT REQUESTING THE IDENTIFICATION OF ANY ISSUES, DATA REQUIREMENTS OR NOTICE THAT THERE ARE NONE.
- F. PURSUANT TO SECTION 24.119.B.6. OF THE SUBDIVISION REGULATIONS, THE PROPOSED DEVELOPMENT GENERATES LESS THAN 100 TRIPS IN THE PEAK HOUR, AND THEREFORE WILL NOT REQUIRE A TRAFFIC IMPACT STUDY IN ACCORDANCE WITH WVDOH CRITERIA.
- G. WATER SERVICE WILL BE PROVIDED BY INDIVIDUAL WELLS. SANITARY SEWER SERVICE WILL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS. EXACT WELL AND DRAINFIELD LOCATIONS WILL BE DETERMINED THROUGH COORDINATION WITH THE JEFFERSON COUNTY HEALTH DEPARTMENT DURING PRELIMINARY PLAT DEVELOPMENT.

JEFFERSON COUNTY - COMPLETE LIST OF WAIVERS/VARIANCES  
(TABLE 1.2-2)

ORDINANCE	SECTION OF ORDINANCE	DESCRIPTION OF WAIVER OR VARIANCE	DATE GRANTED

SEAL:

REVISIONS	

COVER SHEET  
**HALLMARK GLEN  
CONCEPT PLAN**  
TAX MAP 18, PARCEL 25; D.B. 1338, PG. 538  
SHEPHERDSTOWN TAX DISTRICT  
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ.:  
VERT.:  
DATE: JANUARY 2024  
JOB: 5098-0101  
DRAWN: JCH CHECK: JPG  
CADD:  
NCS:  
SHEET:  
1 OF 2

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