

# CONCEPT PLAN MEDIA FARM SUBDIVISION

JEFFERSON COUNTY FILE NUMBER: XX-XX-SD  
CHARLES TOWN TAX DISTRICT (2)  
JEFFERSON COUNTY, WEST VIRGINIA  
TAX MAP 4, PARCELS 11, 11.1 & 13 ;  
D.B. 1330 PG. 743 & D.B. 1331 PG. 1

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



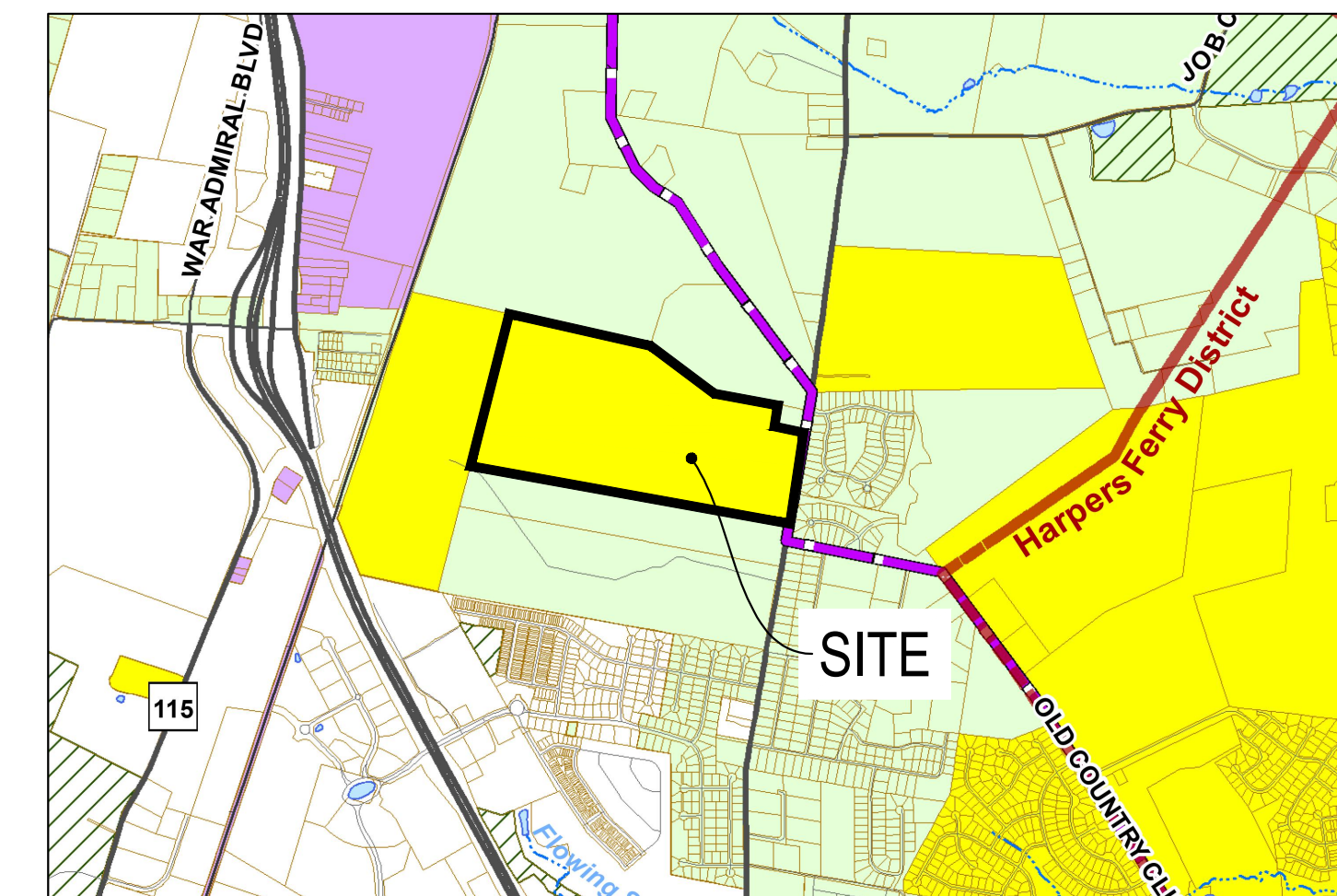
**CONCEPT PLAN REVIEW CHECKLIST NOTES:**

- 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 RESIDENTIAL GROWTH ZONING DISTRICT.  
b. DENSITY CALCULATIONS: 0.78 NET DWELLING UNITS PER ACRE (99 UNITS / 126.4 ACRES = 0.78 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 99 RESIDENTIAL LOTS ON 126.4 ACRES. THE LAND CURRENTLY RESIDES IN THE RESIDENTIAL GROWTH ZONING DISTRICT. ALL LOTS WILL BE SERVED BY PUBLIC WATER AND SEPTIC SYSTEMS, OR PUBLIC SEWER. LOTS WILL BE APPROXIMATELY 0.75 ACRES EACH, WITH A 20.74 ACRES RESIDUE.  
B.5. TRAFFIC IMPACT DATA  
a. FLOWING SPRINGS ROAD (CO. RT. 17):  
WVDOH ROUTE ID - 1940017000000  
AVERAGE DAILY TRIPS - 4600  
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: 99 LOTS  
PEAK HOUR TRIPS:  
95 (DETACHED UNITS) X 0.70 = 66.5  
4 (SINGLE FAMILY) X 0.80 = 3.2  
TOTAL = 69.7  
AVERAGE DAILY TRIPS:  
95 (DETACHED UNITS) X 6 = 57  
4 (SINGLE FAMILY) X 8 = 32  
TOTAL = 89  
c. THE NEAREST KEY INTERSECTION AS DEFINED IN THE CONCEPT PLAN CHECKLIST IS THE INTERSECTION OF FLOWING SPRINGS ROAD (CR. 17) AND OLD COUNTY CLUB ROAD (CR 24).  
d. "HIGHWAY PROBLEM AREA" #14 - DANIEL 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 PUBLIC WATER. SANITARY SEWER SERVICES WILL BE PROVIDED BY A COMBINATION OF PUBLIC SEWER AND INDIVIDUAL ON LOT SEPTIC DISPOSAL SYSTEMS, AS APPLICABLE TO EACH LOT.

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

ORDINANCE	SECTION OF ORDINANCE	DESCRIPTION OF WAIVER OR VARIANCE	DATE GRANTED

VICINITY MAP  
SCALE: 1"=2,000'



**PROJECT DESCRIPTION:**

THE DEVELOPMENT OF THESE PARCELS, A COMBINED 126.40 ACRES, PROPOSES 99 RESIDENTIAL LOTS TO BE DEVELOPED. THE LAND CURRENTLY RESIDES IN THE RESIDENTIAL GROWTH ZONING DISTRICT. AS MANY LOTS AS THE GRADING WILL ALLOW WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER. THE REMAINING LOTS WILL BE SERVED BY PUBLIC WATER AND INDIVIDUAL ON SITE SEPTIC SYSTEMS. 4 LOTS ARE PROPOSED TO BE DUPLEXES, APPROXIMATELY 0.37 ACRES EACH, WITH THE REST PROPOSED AS SINGLE FAMILY DETACHED RESIDENCE LOTS APPROXIMATELY 0.75 TO 1.50 ACRES EACH. ALTERNATE LOTS ARE PROVIDED TO ALLOW OPTIONS FOR GRADING OR SWM SIZING NEEDS. THE TOTAL OF 99 LOTS WILL NOT BE EXCEEDED.

THIS PLAN IS A CONCEPT PLAN, NOT A FINAL LAYOUT. LOT SIZES, ENTRANCES, (INCLUDING THE POSSIBILITY OF A SECOND ENTRANCE) 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: RESIDENTIAL GROWTH  
PROPOSED USE: SINGLE-FAMILY DETACHED DWELLINGS (19 LOTS + RESIDUE)

USE REQUIREMENTS	REQUIRED	PROVIDED
AREA PER DWELLING UNIT:	N/A	N/A
LOT AREA:		
SFD (PUBLIC WATER / ON SITE SEPTIC)	20,000 S.F. (MIN.)	20,000 S.F. (MIN.)
SFD (PUBLIC WATER/SEWER)	6,000 S.F. (MIN)	6,000 S.F. (MIN)
LOT WIDTH:		
SFD (NO PUBLIC WATER/SEWER)	N/A	N/A

**Proposed Setbacks**

Front	Side	Rear
25-ft	12-ft	20-ft

**LAND AREAS**

LAND AREAS	AREA (AC)
RESIDENTIAL LOT AREA	84.14
PROPOSED INTERNAL ROAD RIGHT-OF-WAY	9.14
COMMON SPACE	12.38
RESIDUE	20.74
TOTAL	126.40



SEAL:

REVISIONS

NO.	DATE	DESCRIPTION

COVER SHEET  
**MEDIA FARM SUBDIVISION  
CONCEPT PLAN**  
TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743); PARCEL 13 (D.B. 1331, PG. 1)  
CHARLES TOWN TAX DISTRICT  
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ: 1" = 150'  
VERT: 1" = 150'  
DATE: JANUARY 2025  
JOB: 5100-0101  
DRAWN: JAE CHECK: JPG  
CADD:  
NCS:  
SHEET:  
1 OF 2

