

JEFFERSON COUNTY FILE NUMBER: 25-4-SD
SHEPHERDSTOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA
TAX MAP 18, PARCEL 25; D.B. 1338, PG. 538

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING

VICINITY MAP

SCALE: 1"=2,000'

VER RD

KNOTT RD

DUNCAN RD

SITE

230

- 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

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.

Proposed Setbacks		
Front	Side	Rear
25-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 +/-

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 DU/A)
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 22.50A.4 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. ENGL MOILERS ROAD (CO. RT. 31):
VWD0H ROUTE ID - 1940031000000
AVERAGE DAILY TRIPS - 510
DATA SOURCE - VWDOT DIVISION OF HIGHWAYS, PERFORMANCE MANAGEMENT DIVISION, TRAFFIC MONITORING UNIT
DATA SOURCE YEAR - 2023
b. TRIP GENERATION FOR DETACHED SINGLE FAMILY UNITS BASED ON SECTION 24.119.B.6. 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 MOILERS ROAD (CO. RT. 31) AND FLOWING SPRINGS ROAD (WV RT. 230).
d. "HIGHWAY PROBLEM AREA" #10 - ENGLE MOILERS 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 WVD0H 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 ADDRESSES 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 WVD0H 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 WVD0H 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.

ORDINANCE	SECTION OF ORDINANCE	DESCRIPTION OF WAIVER OR VARIANCE	DATE GRANTED

SEAL:

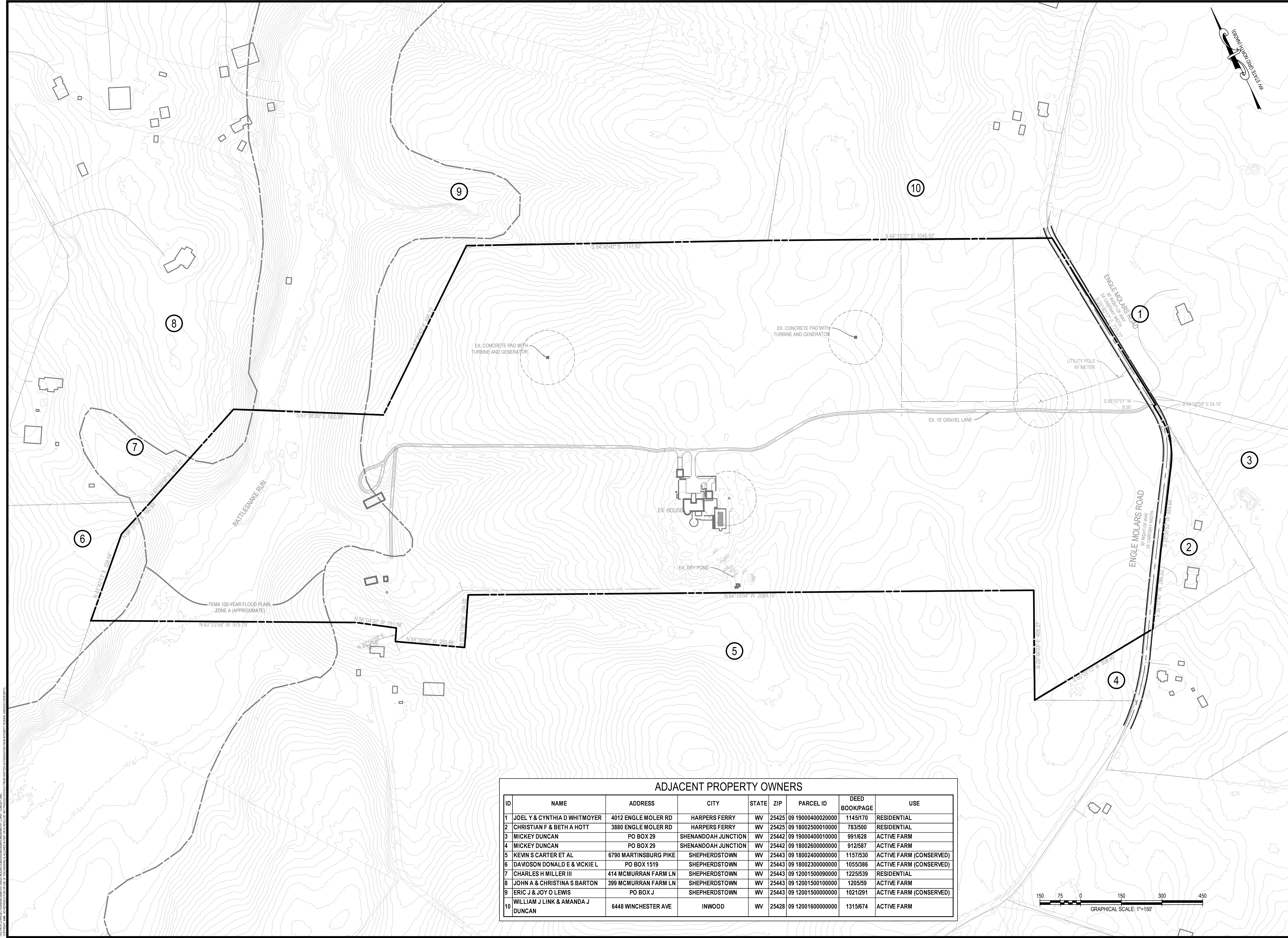
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COVER SHEET

HALLMARK GLEN CONCEPT PLAN

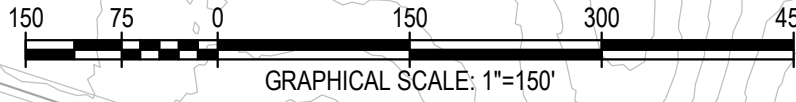
TAX MAP 18, PARCEL 25; D.B. 1338, PG. 538
SHEPHERDSTOWN TAX DISTRICT
JEFFERSON COUNTY WEST VIRGINIA

SCALE:	HORIZ.: VERT.:
DATE: FEBRUARY 2025	
JOB: 5098-0101	
DRAWN: JCH	CHECK: JPG
CADD:	
NCS:	
SHEET:	



THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT A FINAL DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE DESIGNER. THE DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES TO THIS PLAN. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES TO THIS PLAN.

ADJACENT PROPERTY OWNERS									
ID	NAME	ADDRESS	CITY	STATE	ZIP	PARCEL ID	DEED BOOK/PAGE	USE	
1	JOEL Y & CYNTHIA D WHITMOYER	4012 ENGLE MOLAR RD	HARPERS FERRY	WV	25425	09 19000400020000	1145/170	RESIDENTIAL	
2	CHRISTIAN F & BETH A HOTT	3880 ENGLE MOLAR RD	HARPERS FERRY	WV	25425	09 18002500010000	783/500	RESIDENTIAL	
3	MICKEY DUNCAN	PO BOX 29	SHENANDOAH JUNCTION	WV	25442	09 19000400010000	991/628	ACTIVE FARM	
4	MICKEY DUNCAN	PO BOX 29	SHENANDOAH JUNCTION	WV	25442	09 18002600000000	912/587	ACTIVE FARM	
5	KEVIN S CARTER ET AL	6790 MARTINSBURG PIKE	SHEPHERDSTOWN	WV	25443	09 18002400000000	1157/530	ACTIVE FARM (CONSERVED)	
6	DAVIDSON DONALD E & VICKIE L	PO BOX 1519	SHEPHERDSTOWN	WV	25443	09 18002300000000	1055/386	ACTIVE FARM (CONSERVED)	
7	CHARLES H MILLER III	414 MCMURRAN FARM LN	SHEPHERDSTOWN	WV	25443	09 12001500090000	1225/539	RESIDENTIAL	
8	JOHN A & CHRISTINA S BARTON	399 MCMURRAN FARM LN	SHEPHERDSTOWN	WV	25443	09 12001500100000	1205/59	ACTIVE FARM	
9	ERIC J & JOY O LEWIS	PO BOX J	SHEPHERDSTOWN	WV	25443	09 12001500000000	1021/291	ACTIVE FARM (CONSERVED)	
10	WILLIAM J LINK & AMANDA J DUNCAN	6448 WINCHESTER AVE	INWOOD	WV	25428	09 12001600000000	1315/674	ACTIVE FARM	



INTEGRITY
FEDERAL SERVICES



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Martinsburg, WV 25401 • www.ifl-ac.com

SEAL:

REVISIONS	

EXISTING CONDITIONS PLAN

HALLMARK GLEN
CONCEPT PLAN

TAX MAP 18, PARCEL 25, D.B. 1338, PG. 538
SHEPHERDSTOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ.: 1"=150'
VERT.:

DATE: FEBRUARY 2025

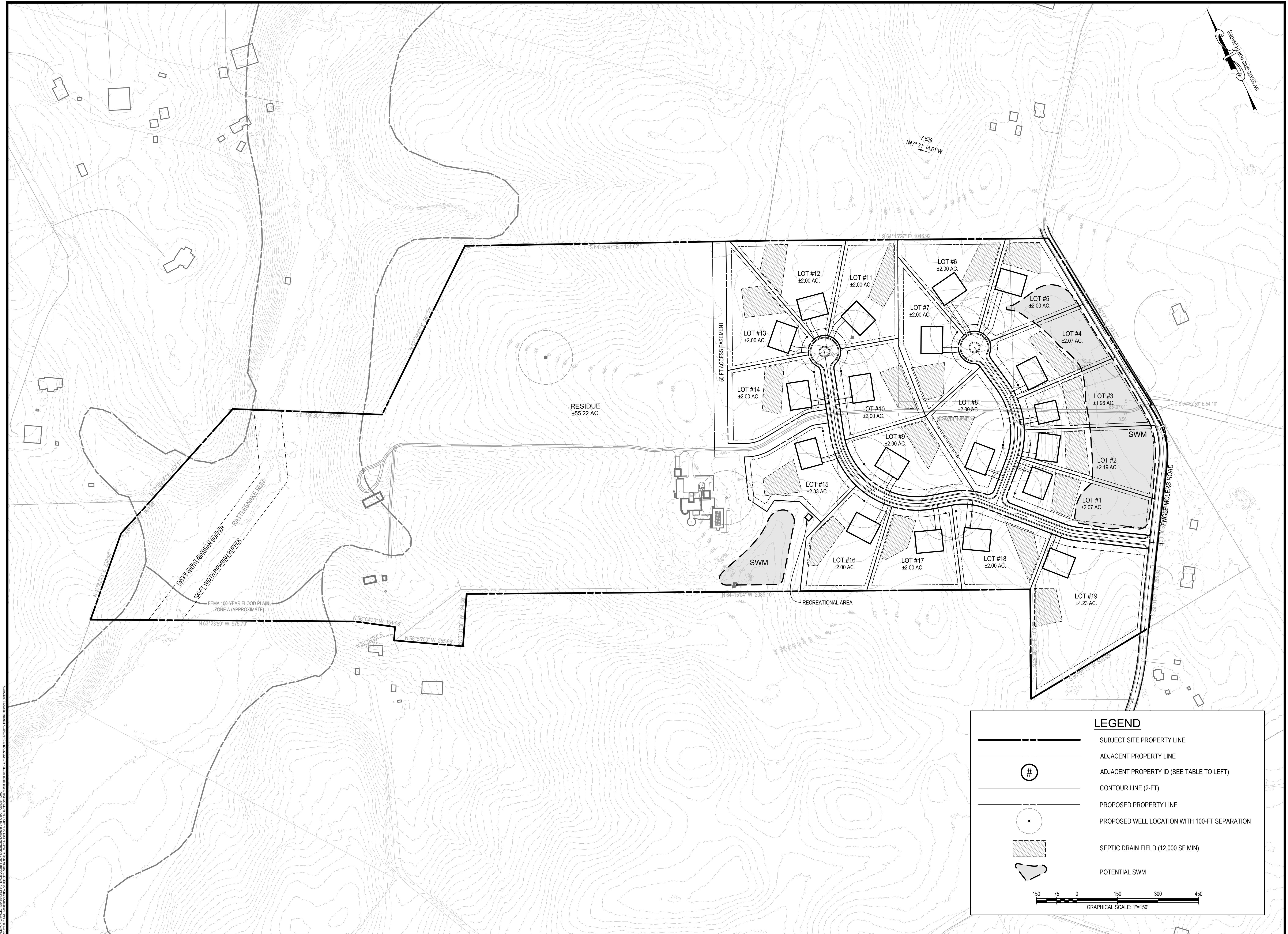
JOB: 5098-0101

DRAWN: JCH CHECK: JPG

CADD:

NCS:

SHEET: 2 OF 3

[illegible]

HALLMARK GLEN CONCEPT PLAN

SCALE:	HORIZ.: 1" = 150'	
	VERT.:	
DATE:	FEBRUARY 2025	
JOB:	5098-0101	
DRAWN:	JCH	CHECK: JPG
ADD:		
CS:		
SHEET:		