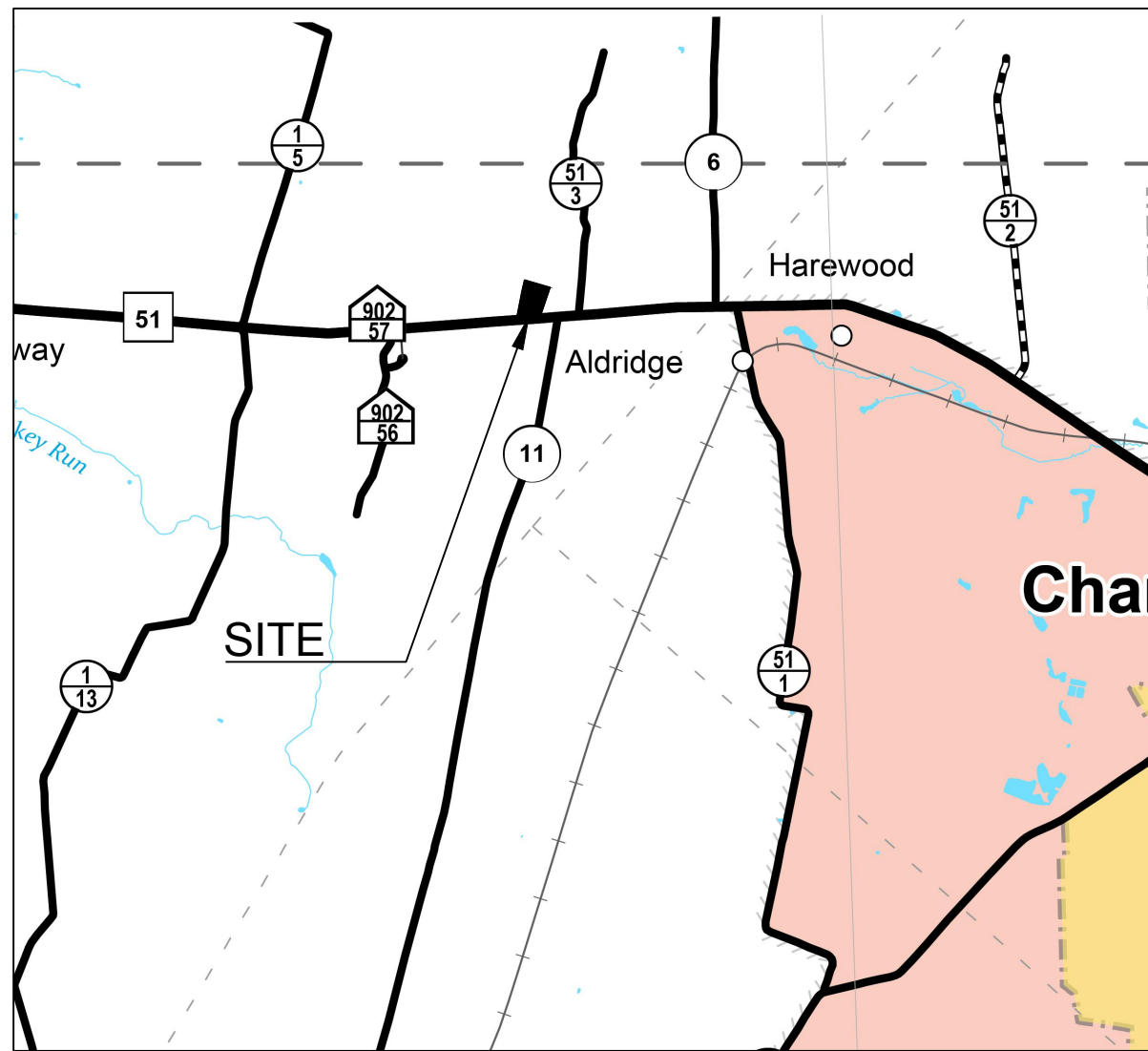




N/F
JESSE B. BOYD
T.M. 20 PARCEL 8.7
D.B. 1254 PG. 491
ZONING: RURAL
CURRENT USE:
RESIDENTIAL

N/F
GREGORY A. & TRACY Y.
LONGERBEAM
T.M. 20 PARCEL 10.3
D.B. 950 PG. 324
ZONING: RURAL
CURRENT USE:
RESIDENTIAL

N/F
MARK D. & JANE A.
UHL
T.M. 20 PARCEL 10
D.B. 1309 PG. 655
ZONING: RURAL
CURRENT USE:
RESIDENTIAL

N/F
TIMOTHY R. & COURTNEY L.
MALHERBE
T.M. 20 PARCEL 8.6
D.B. 1270 PG. 491
ZONING: RURAL
CURRENT USE:
RESIDENTIAL

N/F
VICTORIA & KENNETH JR.
SHRIEVES
T.M. 20 PARCEL 8.5
D.B. 1270 PG. 484
ZONING: RURAL
CURRENT USE:
RESIDENTIAL

N/F
HENRY B. DAVENPORT III.
T.M. 20 PARCEL 6.2
D.B. 272 PG. 523
ZONING: RURAL
CURRENT USE: FARM

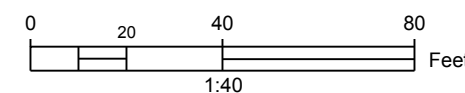
N/F
NANCY BLUE MAGAHA
T.M. 20 PARCEL 6.1
D.B. 1169 PG. 189
ZONING: RURAL
CURRENT USE:
RESIDENTIAL

N/F
NANCY BLUE MAGAHA LLC.
T.M. 13 PARCEL 1.4
D.B. 1259 PG. 301
ZONING: RURAL
CURRENT USE: FARM

N/F
ROBERT T. STEINBERG
T.M. 20 PARCEL 9.2
D.B. 1219 PG. 457
ZONING: RURAL
CURRENT USE:
NON-CONFORMING

LEGEND

- T.M. TAX MAP NUMBER
PAR. PARCEL NUMBER
D.B. DEED BOOK
PG. PAGE NUMBER
N/F NOW OR FORMERLY
5/8" REBAR WITH CAP FOUND
5/8"X30" REBAR WITH ORANGE CAP SET
REBAR FOUND
IRON PIPE FOUND
METAL FENCE POST
WOODEN FENCE POST
POINT
UTILITY POLE
GUY POLE/WIRE
PROPERTY LINE
ADJOINER LINE
BUILDING OUTLINE
EDGE OF GRAVEL
5' CONTOUR INTERVAL
1' CONTOUR INTERVAL
WIRE FENCE
CHAIN-LINK FENCE
WOOD FENCE



NOTES:

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS OR EXEMPTIONS NOT SHOWN HEREON.
- THIS PARCEL IS LOCATED FEMA MAP # 54037C0120E, EFFECTIVE DATED 12-18-2009, AND IS IN DESIGNATED IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.
- THIS PROPERTY HAS AREAS OF FILL, DIRT AND DEBRIS. THERE ARE ALSO AREAS OF VISIBLE LIMESTONE ROCK ON THIS PROPERTY.
- THERE ARE NO SPRINGS OR STREAMS ON THIS PROPERTY.
- THERE ARE NO WETLANDS ON THIS PROPERTY.
- THERE IS NO EVIDENCE OF SINKHOLES ON THIS PROPERTY.
- THIS PROJECT DOES NOT MEET THE DEFINITION OF "HILLSIDE DEVELOPMENT" IN 22.504

SITE PLAN
FOR
GLOBAL ENVIRONMENTAL & REMEDIATION LLC.
MIDDLEWAY DISTRICT
T.M. 20 PARCEL 9.1 D.B. 1256 PG. 678
JEFFERSON COUNTY, WEST VIRGINIA

OWNER/DEVELOPER:
GLOBAL ENVIRONMENTAL
& REMEDIATION LLC.
ADDRESS:
2632 SOUTH CHILDS RD.
KEARNEYSVILLE, WV 25430
PHONE:
304-279-5335
ATTN:
RAYMOND JOHNSON

REVISIONS

No.	ITEM	DATE

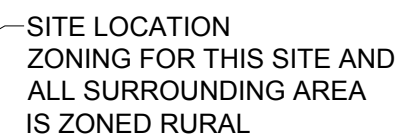
PROJ. NO.: 2410093.00
DATE: 02/18/2025
SHEET NO.:

C100

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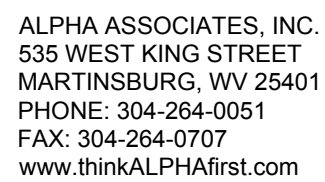
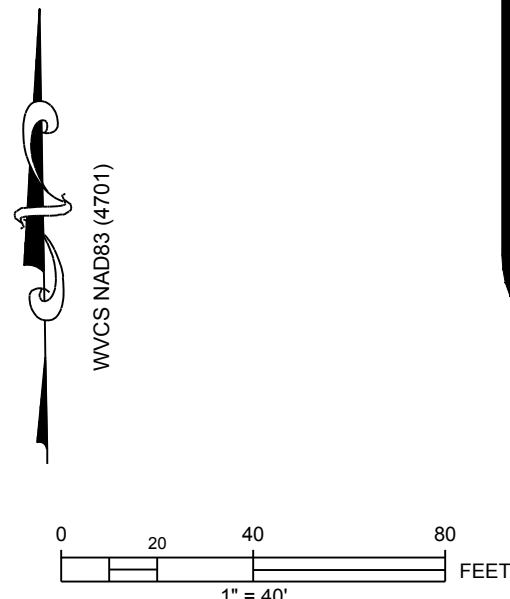
SITE PLAN
FOR
GLOBAL ENVIRONMENTAL & REMEDIATION LLC.
MIDDLEWAY DISTRICT
T.M. 20 PARCEL 9.1 D.B. 1256 PG. 678
JEFFERSON COUNTY, WEST VIRGINIA

EXISTING CONDITIONS



PARCEL INFORMATION:

1. ADDRESS - FORMER ADDRESS WAS 7367 MIDDLEWAY PIKE, CHARLES TOWN, WV 25414, PER THE WASHINGTON COUNTY ADDRESSING OFFICE, A NEW ADDRESS WILL BE ISSUED WHEN THE BUILDING PERMIT IS ISSUED.
2. ZONING - RURAL
3. A CONDITIONAL USE PERMIT (FILE# 24-5 CUP) WAS GRANTED ON JULY 25, 2024 TO USE THE PROPERTY FOR A CONSTRUCTION COMPANY - (PROPOSED LAND USE DESIGNATION IN APP. C, CONSTRUCTOR WITH OUTDOOR STORAGE); PERMITTED WAS A 100' BY 100' BUILDING, EMPLOYEE PARKING AND EQUIPMENT STORAGE AREA.
4. A ZONING VARIATION (FILE# 24-24-ZV) WAS APPROVED ON JULY 25, 2024 FOR THE EASTERN, WESTERN AND SOUTHERN PROPERTY LINES TO ALLOW FOR EXISTING VEGETATION TO REMAIN IN LIEU OF PLANTED BUFFER, ALONG NORTHERN PROPERTY LINE, THE EXISTING VEGETATION SHALL REMAIN AND BE SUPPLEMENTED BY A 20' - 40' PLANTED LANDSCAPING BUFFER.
5. DENSITY CALCULATIONS: NOT APPLICABLE
6. SOURCE OF MAPPING- TOPOGRAPHY SURVEY BY ALPHA ASSOCIATES, OCTOBER 2024.
7. ADJACENT ZONING AND USE DESIGNATIONS - SEE PLAN
8. TRAFFIC IMPACT DATA
 - a. ADT - ROUTE 51 ± 4,999-50,000 VEH. / DAY (WVDOT)
 - b. AS PER THE INSTITUTE OF TRANSPORTATION ON ENGINEERING, TRIP GENERATION MANUAL, 8TH EDITION, THIS USE FITS THE DESIGNATION OF THE LAND USE 110-GENERAL LIGHT INDUSTRIAL, LIGHT INDUSTRIAL FACILITIES ARE FREE-STANDING FACILITIES DEVOTED TO A SINGLE USE, USUALLY SOMETHING OTHER THAN MANUFACTURING, AND TYPICALLY HAVE MINIMAL OFFICE SPACE.
AVERAGE VEHICLE TRIPS = NUMBER OF EMPLOYEES MULTIPLIED BY 3
ADT = 5 X 3 = 15
PEAK HOURS - BEGINNING OF WORK DAY & END OF WORK DAY.
(PERSONAL CAR IN, WORK TRUCK OUT)
PEAK TRIPS = 5 X 2 = 10
- c. NEAREST KEY INTERSECTION- ROUTE 51 AND ROUTE 13 (± 5 MILES EAST)
- d. HIGHWAY PROBLEM AREAS
 - #34 - ROUTE 51 INTERSECTION WITH EARL RD. A DARKE LANE (± 1 MILE EAST)
 - #35 - ROUTE 51 INTERSECTION WITH CHILDS ROAD (± 1 MILE WEST)
9. THERE IS NO EVIDENCE OF SINKHOLES OR WETLANDS ON THIS PARCEL.
10. THIS PROPERTY IS LOCATED ON FEMA PANEL NUMBER 5400320120E, DATED 12/18/2009, AND IS DESIGNATED TO BE IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE 0.2% CHANCE FLOODPLAIN.
11. WATER - DRILLED WELL; SEWER - SEPTIC TANK & DRAIN FIELD.
12. THIS IS A SINGLE USE COMMERCIAL PROJECT, THERE ARE NO RESTRICTIVE COVENANTS/ CONDITIONS, RULES OR REGULATIONS PLANNED.
13. IN ACCORDANCE WITH THE CUP ISSUED (FILE# 24-5 CUP, JULY 25, 2024), THE PROJECT IS INTENDED TO BE A CONSTRUCTION COMPANY WITH OUTDOOR STORAGE, THE DEVELOPER PLANS TO CONSTRUCT A 10,000 SF BUILDING (100' x100') FOR AN OFFICE, RESTROOMS, MATERIAL STORAGE AND EQUIPMENT MAINTENANCE.



OWNER/DEVELOPER:
GLOBAL ENVIRONMENTAL
& REMEDIATION LLC.

ADDRESS:
2632 SOUTH CHILDS RD.
KEARNEYSVILLE, WV 25430

PHONE:
304-279-5335

ATTN:
RAYMOND JOHNSON

[illegible]

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CONCEPT PLAN