

JEFFERSON COUNTY FILE NUMBER: 25-18-SD
CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

TAX MAP 9, PARCEL 8; D.B. 1341, PG. 347
TAX MAP 9, PARCEL 8.11; D.B. 1341, PG. 347

OWNER/APPLICANT:
DR ACQUISITIONS, LLC
7945 WORMANS MILL ROAD
FREDERICK, MD 21701
(240) 420-6046

THE DEVELOPMENT OF THIS PARCEL PROPOSES 495 SINGLE FAMILY RESIDENTIAL LOTS, OF BOTH ATTACHED AND DETACHED UNITS. THE 8 RESIDUAL LOTS OFFER OPPORTUNITIES FOR COMMERCIAL PAD SITES TO BE DEVELOPED IN THE FUTURE. THE LAND CURRENTLY RESIDES IN THE RESIDENTIAL/LIGHT INDUSTRIAL/COMMERCIAL ZONING DISTRICT. TWO RESIDENTIAL LOT TYPES WILL BE OFFERED IN THIS SUBDIVISION: 65' WIDE SINGLE FAMILY DETACHED AND 20' WIDE TYPICAL TOWNHOUSE LOTS. THIS RESIDENTIAL SUBDIVISION IS PROPOSED TO BE PHASED. SEE BELOW FOR LOT COUNT BREAKDOWN PER PHASE.

ZONING REQUIREMENTS:
CURRENT ZONE: RESIDENTIAL/LIGHT INDUSTRIAL/COMMERCIAL (RLIC)

<u>USE REQUIREMENTS</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
AREA PER DWELLING UNIT:		
SFD	10,000 S.F.	REFER TO NOTE #
TOWN	3,500 S.F.	REFER TO NOTE #
LOT AREA:		
SFD	6,000 S.F.	7,150 S.F. (MIN)
TOWN	1,400 S.F.	2,000 S.F. (MIN)
LOT FRONTAGE:		
SFD*	80'	65'
TOWN	14'	20'

* A WAIVER HAS BEEN REQUESTED TO PROVIDE RELIEF FROM THIS REQUIREMENT. A 65' MINIMUM LOT WIDTH IS PROPOSED

1. SEE GENERAL LOCATION MAP THIS SHEET FOR ZONING DISTRICTS WITHIN 500' OF THE SUBJECT PROPERTY.
2. A CONCEPT PLAN ON 24x36 WHITE PAPER CAN BE FOUND ON SHEETS 3 AND 4.
- 2.A. SEE SHEETS 3 AND 4 FOR THE LAYOUT OF LOTS, RECREATION AREAS AND ROADS.
- 2.B. BUILDING AREAS WILL BE CONFINED TO EACH SINGLE FAMILY LOT WITHIN BUILDING SETBACK LINES.
- 2.C. ACTUAL BUILDING FOOTPRINTS WILL VARY WITH INDIVIDUAL HOME DESIGN.
3. ZONING INFORMATION:
 - 3.A. THE SUBJECT PROPERTY IS LOCATED IN THE RESIDENTIAL/LIGHT INDUSTRIAL/COMMERCIAL ZONING DISTRICT.
 - 3.B. DENSITY CALCULATIONS: 3.7 NET DWELLING UNITS PER ACRE (495 UNITS / 134 ACRES = 3.7 DU/A)
 - 3.C. PARKING CALCULATIONS:

TOWNHOUSE PARKING CALCULATIONS:

390 OFF-STREET PARKING SPACES PER 260 TOWNHOMES.

715 TOTAL PARKING SPACES PER 260 TOWNHOMES.

TOTAL PARKING RATIO = 1.8 SPACES PER TOWNHOUSE.

*FIFTY (50) PERCENT OF GARAGE BAYS PLUS ONE DRIVEWAY SPACE FOR EVERY TOWNHOUSE LOT CONTAINED TOWARD TOTAL PER APPENDIX B SECTION 5.3(i)(2) OF THE JEFFERSON COUNTY SUBDIVISION REGULATIONS.
4. SEE SHEET 2 FOR THE PROPERTY'S "SITE RESOURCES":
 - 4.A. TOPOGRAPHIC INFORMATION PROVIDED PURSUANT TO USGS TOPOGRAPHICAL QUADRANGLE MAP INFORMATION. CONTOURS SHOWN AT 2' INTERVALS.
 - 4.B. IMPROVED 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.
 - 4.C. 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 54037C137E DOES NOT IDENTIFY ANY FLOODPLAINS ON THE SUBJECT PROPERTY.
5. PROPOSAL DESCRIPTION: THE SUBJECT PROPERTY IS ZONED RESIDENTIAL/LIGHT INDUSTRIAL/COMMERCIAL. THE REQUESTED CONCEPT PLAN INCLUDES 235 SINGLE FAMILY DETACHED UNITS, 260 SINGLE FAMILY ATTACHED UNITS (TOWNHOUSES), OPEN SPACE, STORMWATER MANAGEMENT AREAS, AND THE CONSTRUCTION OF ASSOCIATED UTILITIES. SIDEWALKS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF ALL STREETS. NO RESTRICTIVE COVENANTS/CONDITIONS/RESTRICTIONS ARE PROPOSED AT THIS TIME BUT WILL BE PROVIDED AT TIME OF PRELIMINARY OR FINAL PLAT, AS REQUIRED. SEE PROJECT DESCRIPTION ON THIS SHEET FOR LOT PHASING.
6. TRAFFIC IMPACT DATA
 - 6.A. US ROUTE 340:

WDODH ROUTE ID - 19203400000NB

AVERAGE DAILY TRIPS - 24,911

DATA SOURCE - WVDOT DIVISION OF HIGHWAYS, PERFORMANCE MANAGEMENT DIVISION, TRAFFIC MONITORING UNIT

DATA SOURCE YEAR - 2024
 - 6.B. KEYES FERRY (CO 26):

WDODH ROUTE ID - 1940026000000

AVERAGE DAILY TRIPS - 614

DATA SOURCE - WVDOT DIVISION OF HIGHWAYS, PERFORMANCE MANAGEMENT DIVISION, TRAFFIC MONITORING UNIT

DATA SOURCE YEAR - 2022
 - 6.C. 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: 235 LOTS

PEAK HOUR TRIPS: 235 (DETACHED UNITS) X 0.70 = 165

AVERAGE DAILY TRIPS: 235 (DETACHED UNITS) X 6 = 1,410

TOWNHOUSE (20' WIDE): 260 LOTS

PEAK HOUR TRIPS: 260 (TOWNHOUSE UNITS) X 0.60 = 156

AVERAGE DAILY TRIPS: 260 (TOWNHOUSE UNITS) X 7 = 1,820

TOTAL:

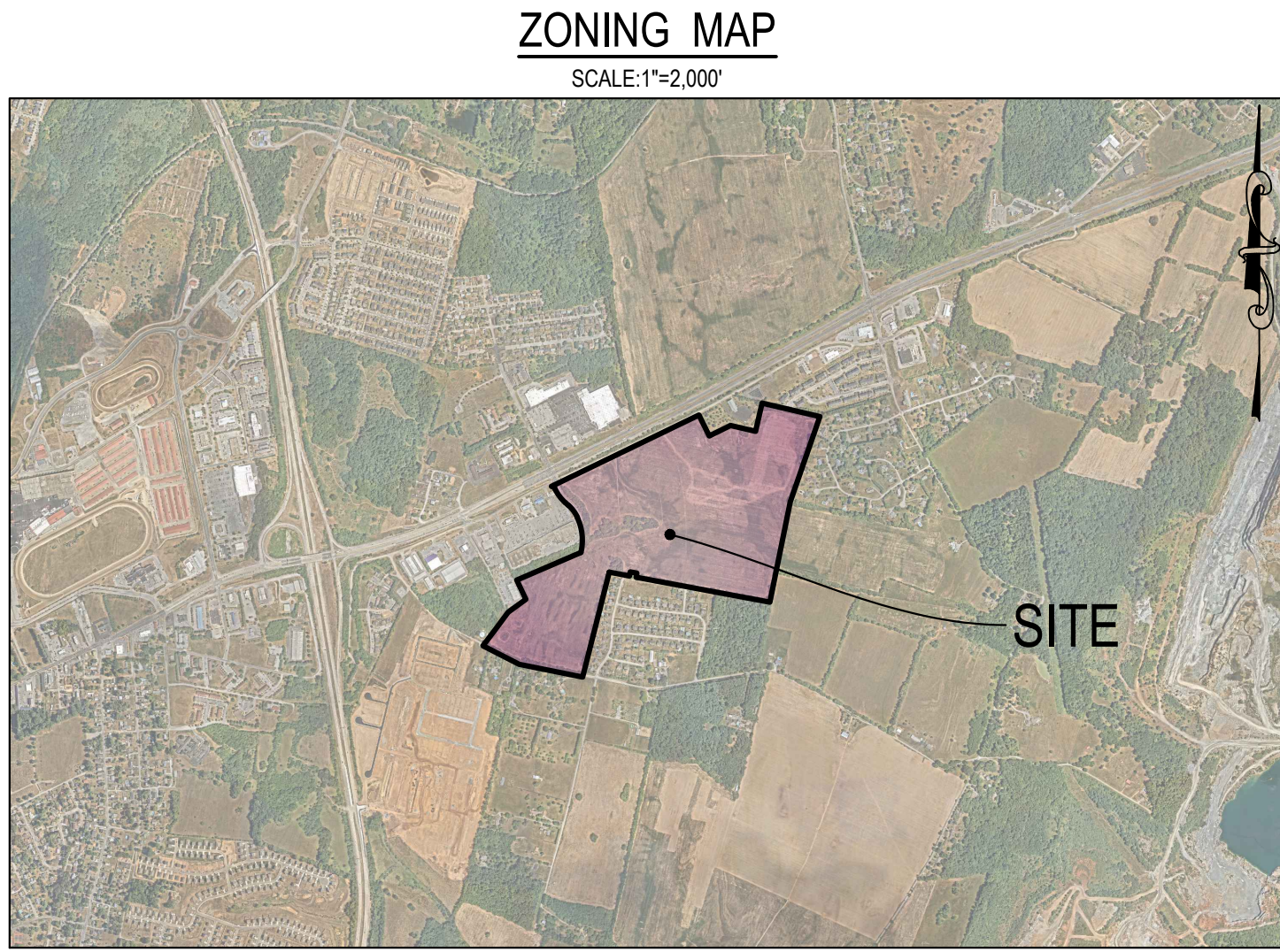
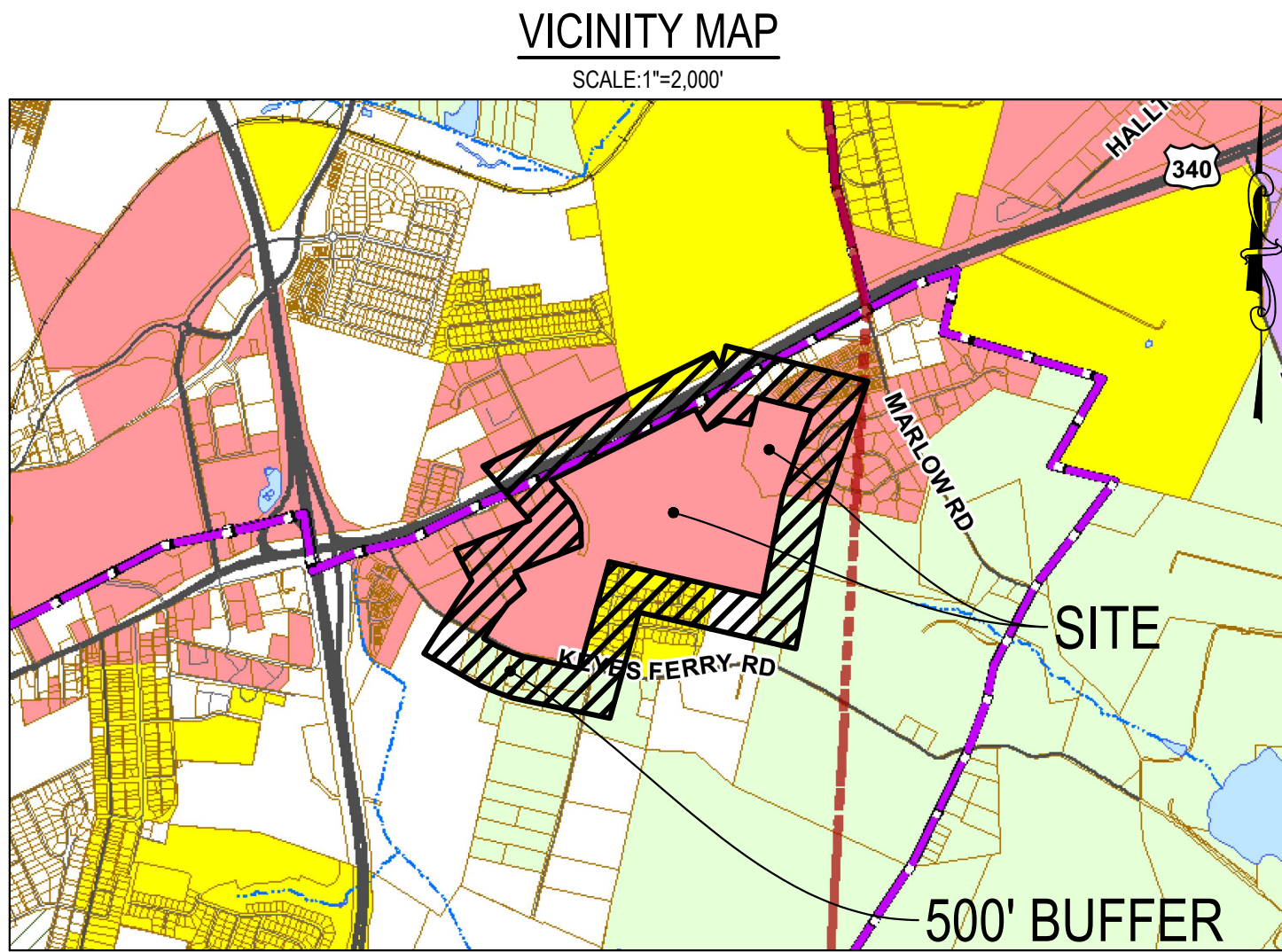
PEAK HOUR TRIPS: 321

AVERAGE DAILY TRIPS: 3,230
- 6.D. THE NEAREST KEY INTERSECTION AS DEFINED IN THE CONCEPT PLAN CHECKLIST IS THE INTERSECTION OF US RT 340 AND PATRICK HENRY HIGHWAY.
- 6.E. "HIGHWAY PROBLEM AREA" #6 W/ RT 9 EXTENDING TO MM 10 OF US RT 340, AS DEFINED BY THE 2045 JEFFERSON COUNTY COMPREHENSIVE PLAN, IS LOCATED WITHIN ONE (1) MILE RADIUS OF THE PROPERTY.
- 6.F. PURSUANT TO SECTION 24.119 B.6. OF THE SUBDIVISION REGULATIONS, THE PROPOSED DEVELOPER WILL PROVIDE A TRAFFIC IMPACT STUDY IN ACCORDANCE WITH WVDOT CRITERIA.
7. AGENCY REVIEWS: LETTERS WILL BE SENT TO THE REQUIRED REVIEW AGENCIES AS REQUIRED BY THE CONCEPT PLAN REVIEW CHECKLIST. A COPY OF THE LETTERS WILL BE PROVIDED TO THE COUNTY.
8. A LIST OF ALL ADJOINING PROPERTIES AND OWNERS ADDRESSSES 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.
9. A LETTER TO THE COUNTY REQUESTING THE IDENTIFICATION OF ANY ISSUES, DATA REQUIREMENTS OR NOTICE THAT THERE ARE NONE.
10. WATER SERVICE WILL BE PROVIDED BY A PUBLIC WATER UTILITY. EXACT CONNECTIONS WILL BE DETERMINED THROUGH COORDINATION WITH THE PUBLIC UTILITY PROVIDER DURING PRELIMINARY PLAT DEVELOPMENT.
11. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF CHARLES TOWN. PRELIMINARY DISCUSSION WITH THE CITY OF CHARLES TOWN INDICATES THERE IS CAPACITY TO SERVE THE PROPOSED DEVELOPMENT. EXACT CONNECTIONS WILL BE DETERMINED THROUGH COORDINATION WITH THE CITY OF CHARLES TOWN DURING PRELIMINARY PLAT DEVELOPMENT.

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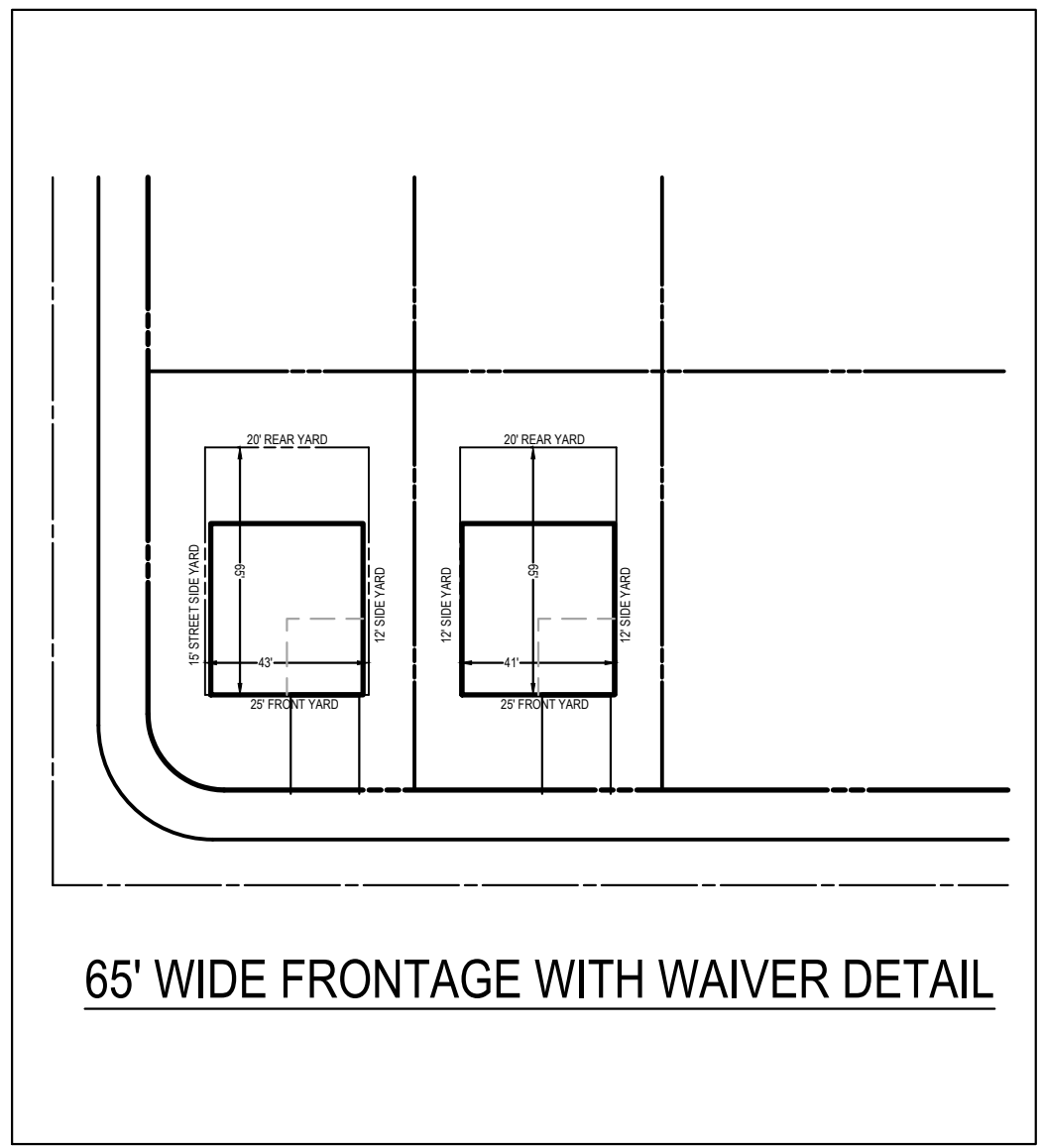
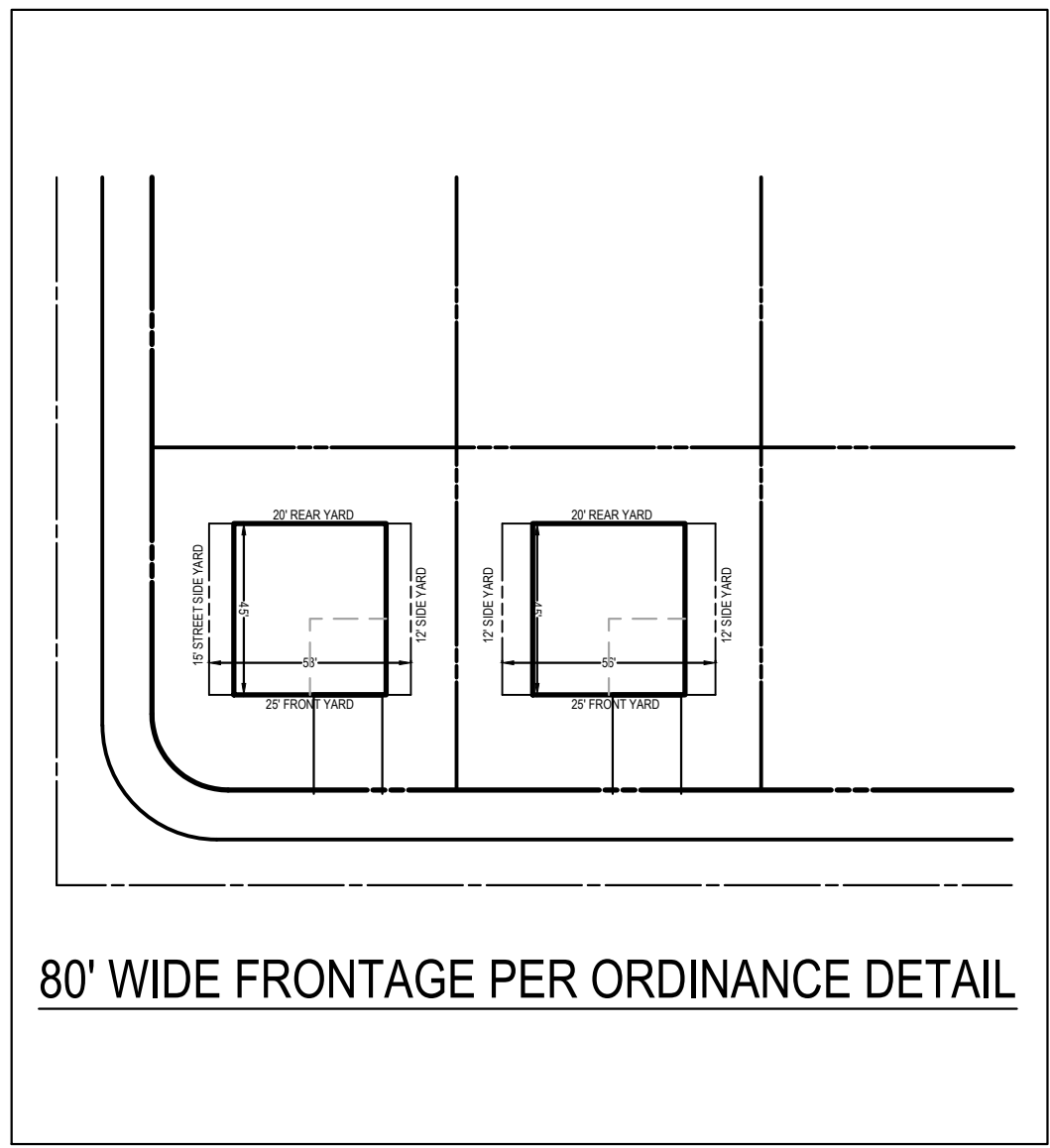
Zoning District

	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



Setbacks - Single Family Detached Dwelling			
Front	Side	Street Side	Rear
25'	12'	15'	20'

Setbacks - Townhouse Dwelling			
Front	Side	Street Side	Rear
25'	12' (EXT.)	15'	20'



CIVIL LEGEND:

EXISTING		PROPOSED
	BOUNDARY/RIGHT-OF-WAY LINE	
	ADJACENT BOUNDARY LINE	
EX VDH EX CC IFF RBF	CONCRETE MONUMENT/IRON REBAR	CC-TBS TBS
	EASEMENT LINE	
	ROAD CENTERLINE	
	HEADER CURB	
	CURB & GUTTER	CURB TRANS REVERSE CURB
	EDGE OF PAVEMENT	
	EDGE OF CONCRETE	
	EDGE OF GRAVEL	
	SIDEWALK	
	GUARDRAIL	
	BOARD FENCE	
	CHAIN LINK FENCE	
	WIRE FENCE	
TO BE REMOVED TO REMAIN	BUILDINGS	
	RETAINING WALL	
	MISCELLANEOUS SIGNS	
	MAIL BOX	
	SITE LIGHT WITH POLE	
	BUILDING MOUNTED LIGHT	
	UTILITY POLE	
	UTILITY POLE GUY WIRE	
	OVERHEAD UTILITY LINE	
	UNDERGROUND UTILITY LINE	
	OVERHEAD COMMUNICATIONS LINE	
	UNDERGROUND COMMUNICATIONS LINE	
	UNDERGROUND GAS LINE	
	SANITARY SEWER MAIN	C3
	SANITARY SEWER FORCE MAIN	
	SANITARY SEWER MANHOLE	
	SANITARY SEWER CLEAN-OUT	
	STORM SEWER LINE	
	STORM SEWER MANHOLE	
	STORM SEWER DROP INLET	
	STORM SEWER CURB INLET	
	STORM SEWER RIP-RAP	
	STORM SEWER END SECTION	
	WATER MAIN	
	FIRE HYDRANT	
	WATER VALVE	
	WATER METER	
	INDEX CONTOUR LINE	
	INTERMEDIATE CONTOUR LINE	
	SPOT ELEVATIONS	
	TREES/SHRUBS	
	DRIP LINE OF TREES	
	LIMITS OF CONSTRUCTION	
	SOIL BOUNDARY	

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

ORDINANCE	SECTION OF ORDINANCE	DESCRIPTION OF WAIVER OR VARIANCE	DATE GRANTED
SUBDIVISION	2.2.K.1.a	CURB AND GUTTER	APPROVED /PCW18-12/
SUBDIVISION	21.101A	BLOCK LENGTHS	
SUBDIVISION	21.104A	MINIMUM LOT FRONTAGE	

*WAIWERS WILL BE REQUESTED AND PROCESSED CONCURRENTLY WITH THIS APPLICATION. THESE WAIWERS MAY INCLUDE BUT ARE NOT LIMITED TO MINIMUM LOT WIDTH AND MAXIMUM BLOCK LENGTHS. THE PROPOSED CONCEPT WILL BE ADJUSTED TO ACCOUNT FOR WAIWERS NOT APPROVED BY JEFFERSON COUNTY.

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Martinsburg, WV 25401 • www.ifs-ae.com

SEAL:

[illegible]

COVER PAGE

ROUTE 340 MIXED USE

AX MAP 9, PARCEL 8; D.B. 1341, PG. 347
X MAP 9, PARCEL 8.11; D.B. 1341, PG. 347
CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

DATE:	AS NOTED		
DATE:	05/07/2025		
TIME:	2600-0102		
RAWN:	JAM	CHECK:	JPG
DD:	2600-0102_CONCEPT PLAN.DWG		
CS:	N/A		
EET:			

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