

# CONCEPT PLAN GHAZWA'S FOREST SUBDIVISION

JEFFERSON COUNTY FILE NUMBER: 25-28-SD  
CHARLES TOWN TAX DISTRICT (2)  
JEFFERSON COUNTY, WEST VIRGINIA  
TAX MAP 3, PARCEL 9.4;  
D.B. 1192 PG. 436

OWNER:  
IG TOTONJI HOLDING, LLC  
505 HUNTMAR PARK DR, SUITE 245  
HERNDON, VA 20170  
(703)787-0426

APPLICANT:  
GOLDEN EAGLE GROUP, INC.  
505 HUNTMAR PARK DR, SUITE 245  
HERNDON, VA 20170  
(703)787-0426



# INTEGRITY

## FEDERAL SERVICES

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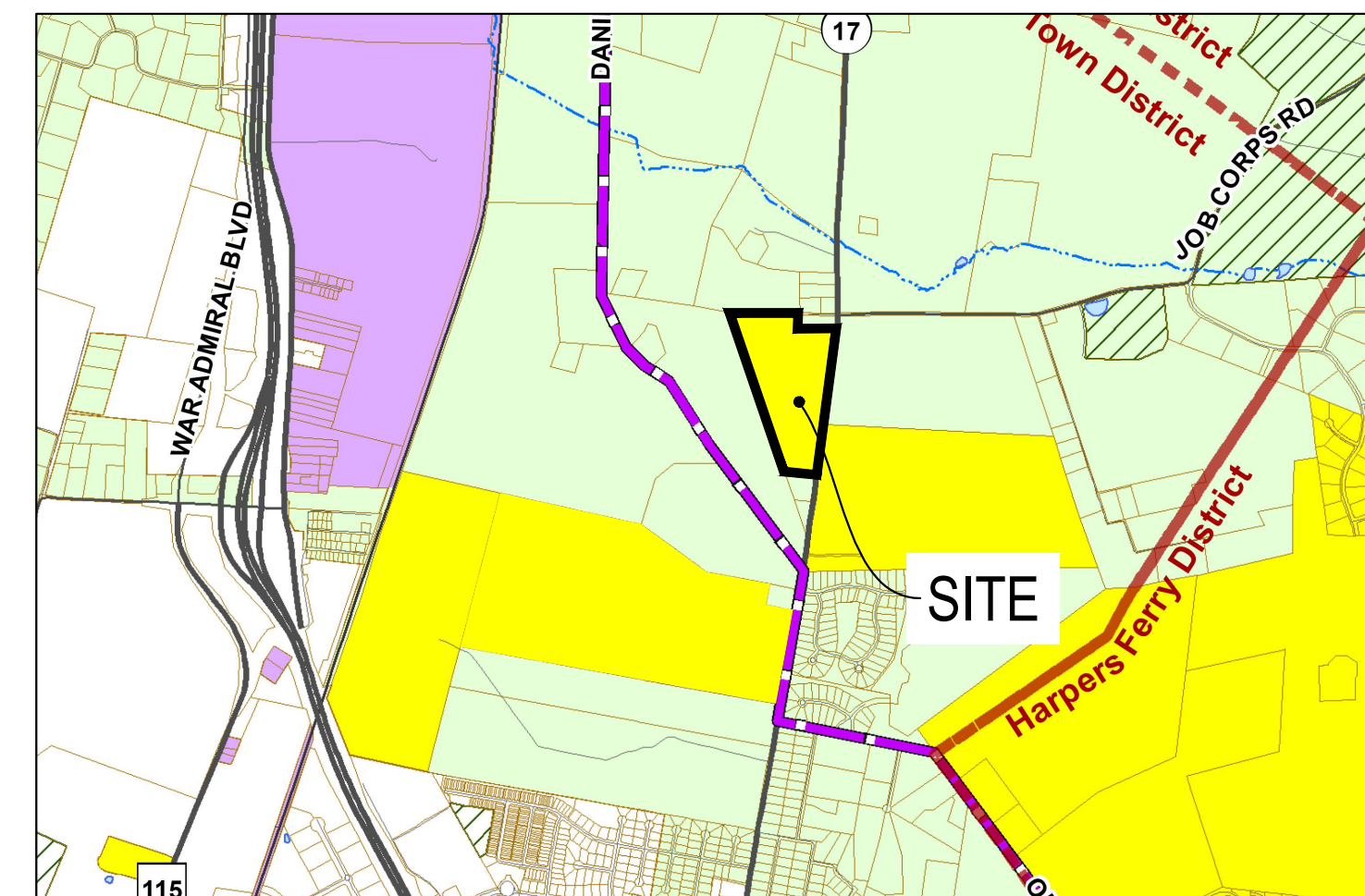
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CONCEPT PLAN REVIEW CHECKLIST NOTES:

- 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:
    - OVERALL SITE - 2.57 LOTS PER ACRE (81 LOTS) / 31.48 ACRES = 2.57 LOTS/ACRE)
    - RESIDENTIAL LOT AREA - 4.93 NET DWELLING UNITS PER ACRE (81 UNITS / 16.42 ACRES = 4.93 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.
      - THE SITE IS WOODED, WITH NO WATER COURSES OR WETLANDS. THERE ARE NO KNOWN HILLSIDES, SINKHOLES 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 540370130E IDENTIFIES THE PROPERTY TO BE LOCATED OUTSIDE OF THE FLOOD ZONE, ZONE X.
- B.4. PROPOSAL DESCRIPTION: THE DEVELOPMENT OF THIS PARCEL PROPOSES 81 RESIDENTIAL LOTS ON 31.48 ACRES. THE LAND CURRENTLY RESIDES IN THE RESIDENTIAL GROWTH ZONING DISTRICT. ALL LOTS WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER. AVERAGE LOT SIZE WILL BE APPROXIMATELY 0.2 ACRES EACH.
- B.5. TRAFFIC IMPACT DATA
- a. FLOWING SPRINGS ROAD (CO. RT. 17):
    - WYDOH ROUTE ID - 1940017000000
    - AVERAGE DAILY TRIPS - 5,822
    - DATA SOURCE - WYDOT DIVISION OF HIGHWAYS, TRAFFIC ENGINEERING 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: 81 LOTS
    - PEAK HOUR TRIPS:
      - 81 (DETACHED UNITS) X 0.70 = 56.7
      - AVERAGE DAILY TRIPS:
        - 81 (SINGLE FAMILY DETACHED UNITS) X 6 = 486
    - 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" #4 - FLOWING SPRINGS ROAD / JOB CORPS ROAD, AS DEFINED BY THE 2045 JEFFERSON COUNTY COMPREHENSIVE PLAN, IS WITHIN A ONE (1) MILE RADIUS OF THE PROPERTY.
    - e. PURSUANT TO SECTION 24.119 B.8.F. 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 WYDOH 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.

## 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 SUBJECT PARCEL CONSISTS OF 31.48 ACRES AND PROPOSES 81 RESIDENTIAL LOTS. THE LAND CURRENTLY RESIDES IN THE RESIDENTIAL GROWTH ZONING DISTRICT. THE LOTS WILL BE SERVED BY PUBLIC WATER AND SEWER. ALL LOTS ARE PROPOSED TO BE SINGLE FAMILY DETACHED UNITS. LOTS WILL BE AN AVERAGE OF APPROXIMATELY 8,830 S.F. (0.2 ACRES) EACH. THE MINIMUM LOT SIZE PROVIDED IS 7,048 S.F. (0.16 ACRES). THE TOTAL OF 81 LOTS WILL NOT BE EXCEEDED.

AT THE REZONING PUBLIC HEARING ON JULY 8TH 2025 A DEED RESTRICTION WAS DISCUSSED LIMITING DENSITY TO AN OVERALL DENSITY OF 2.6 UNITS PER ACRE, AND A COMMITMENT OF NO TOWNHOMES OR MULTIFAMILY UNITS. THIS DEED RESTRICTION IS IN THE PROCESS OF BEING RECORDED. THE PROPOSED SUBDIVISION ADHERES TO THIS RESTRICTION.

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. HOUSE, UTILITY, 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 (81 LOTS)

### USE REQUIREMENTS

AREA PER DWELLING UNIT

LOT AREA:

LOT WIDTH:

10,000 S.F.	16,929 S.F.
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6,000 S.F. (MIN)

80°

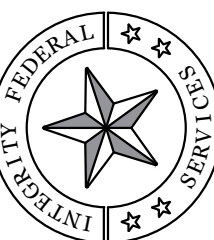
Proposed Setbacks				
Land Use	Front	Side	Street Side	Rear
SFD	25-ft	12-ft	15-ft	20-ft

LAND AREAS	AREA (AC)
RESIDENTIAL LOT AREA	16.42
PROPOSED INTERNAL ROAD RIGHT-OF-WAY	5.28
EX. PRESCRIPTIVE RIGHT-OF-WAY	1.17
OPEN SPACE	5.14
SWM AREA	3.47
TOTAL	31.48

JEFFERSON COUNTY - COMPLETE LIST OF WAIVERS/VARIANCES			
(TABLE 1.2-2)			
ORDINANCE	SECTION OF ORDINANCE	DESCRIPTION OF WAIVER OR VARIANCE	DATE GRANTED
SUBDIVISION	21.101.A	BLOCK LENGTH	25-24-PCW ; TBD

PARKLAND		
Density - DUA		
Dwellings	Residential Lot Area	Dwelling Units Per Acre
81	16.42	81 / 16.42 = 4.93
Parkland Requirements		
	Required % of Site	Provided Land Area (AC)
Total Open Space	7% (31.48 x 0.07 = 2.2 AC)	5.14 +/-
Active (40% total)	40% (2.2 x 0.4) = 0.88)	2.14 +/-
Passive (60% total)	60% (2.2 x 0.6) = 1.32)	3.00 +/-

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SEAL:

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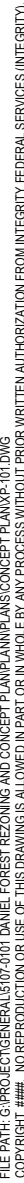
COVER SHEET

# GHAZWA'S FOREST SUBDIVISION CONCEPT PLAN

TAX MAP 03; PARCEL 9.4 (D.B. 1192, P.G. 436),  
CHARLES TOWN TAX DISTRICT (02)  
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.:	
	VERT.:	
DATE: JULY 2025		
JOB: 5107-0101		
DRAWN: ABP/JAE		CHECK: JPG
ADD:		
CS:		
HEET:		





EXISTING CONDITIONS PLAN

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**WA'S FOREST SUBD  
CONCEPT PLAN**

TAX MAP 03; PARCEL 9.4 (D.B. 1192, P.G. 436),  
CHARLES TOWN TAX DISTRICT (02)  
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1"=75' VERT.:		
DATE: JULY 2025			
JOB: 5107-0101			
DRAWN: ABP/JAE		CHECK: JPG	
TADD:			
ICS:			
SHEET:			



