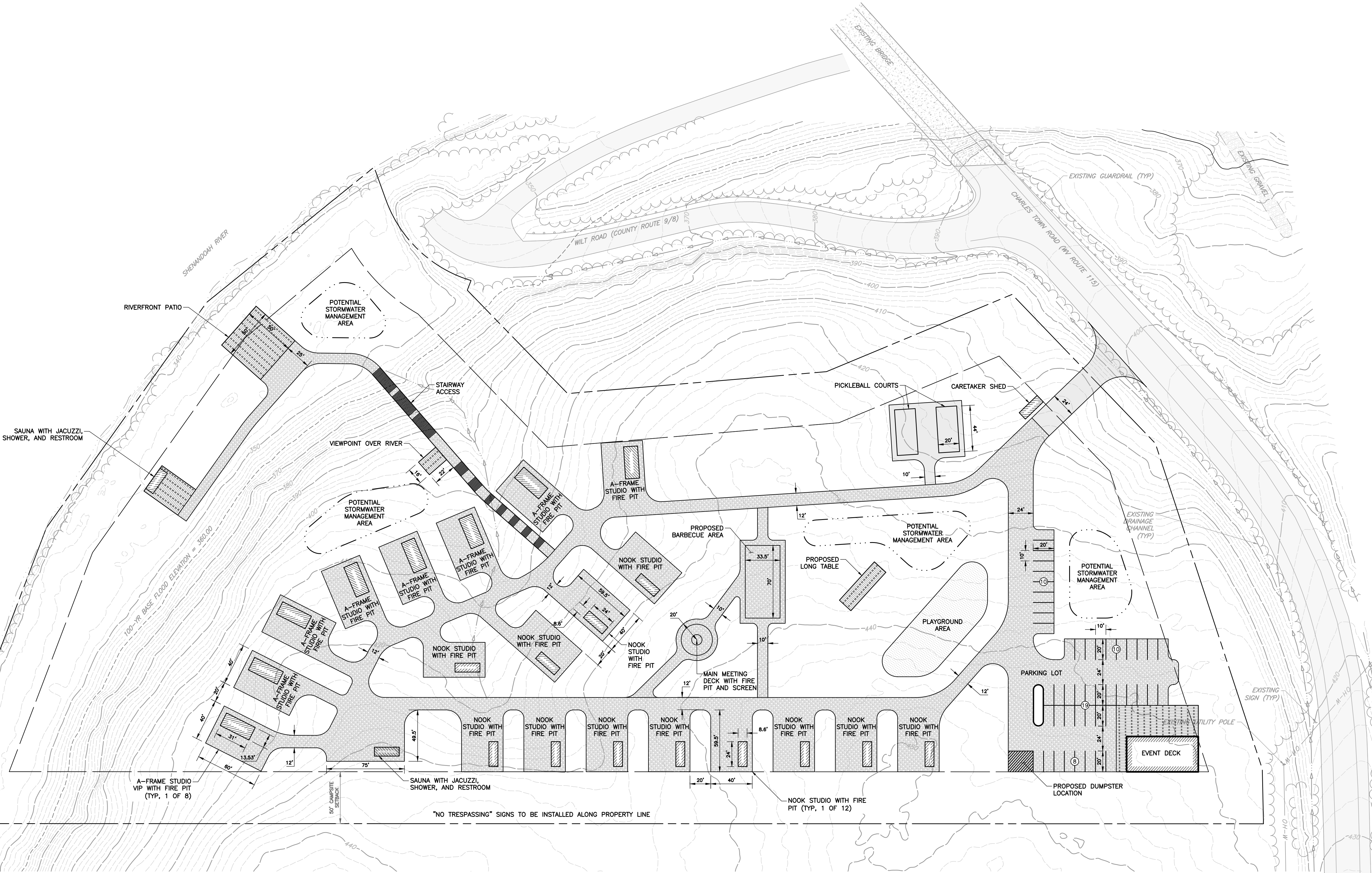


NORTH

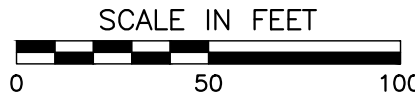
LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING CONTOUR (BASE FLOOD ELEVATION)
- EXISTING ROAD (PAVED)
- EXISTING GRAVEL
- EXISTING BRIDGE
- EXISTING DRAINAGE CHANNEL
- EDGE OF RIVER
- EXISTING TREE LINE
- EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING SIGN
- EXISTING GUARDRAIL
- PROPOSED ASPHALT
- PROPOSED DECKING
- PROPOSED GRAVEL
- PROPOSED STORMWATER MANAGEMENT AREA



REFERENCE

- EXISTING PROPERTY LINES, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION SHOWN IS BASED UPON SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. IN SEPTEMBER AND OCTOBER OF 2025.
- BASE FLOOD ELEVATION SHOWN IS BASED ON FEMA FIRM PANEL 54037C0139E OBTAINED IN OCTOBER 2025, AND HAVING AN EFFECTIVE DATE OF DECEMBER 16, 2009



DRAFT

OWNER/DEVELOPER ELENA DUBROVSKAYA WILLOW CAMP LLC 1530 KEY BLVD, APT 1010 ARLINGTON, VIRGINIA 22209 PH: (301) 979-0266	CONSULTANT SETH RIVARD SETH RIVARD CONSULTING PO BOX 92 CHARLES TOWN, WV 25414 PH: (615) 735-7097	CIVIL ENGINEER LUCAS GARDNER, P.E. CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 210 GENESIS BLVD BRIDGEPORT, WV 26330 PH: (304) 848-7164
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SITE LAYOUT PLAN

DRAWING NO.:

C200

WILLOW CAMP
JEFFERSON COUNTY, WEST VIRGINIA
2-19-43: WB 2 PG 510



Civil & Environmental
Consultants, Inc.

120 Genesis Boulevard
Bridgeport, WV 26330
Ph. 304.933.3119
www.cecinc.com

REVISION RECORD

NO.	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF N.C., P.L.L.C. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF P.R., P.L.L.C. SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, L.L.C.

\\srm-fs-001\p001395-0231-C200 (mg) [C:\P1\3556821-C101-C200-SITE LAYOUT PLAN.mxd] (2/20/2025 11:25:20 AM) - LP: 11/25/2025 1:38 PM

Sec. 24.106 Minor Site Plan Concept Plan – Submission

A. Submission. The applicant is responsible for submitting an application and all supporting documents to the Office of Planning and Zoning. It shall be accompanied by the fee for concept plan review.

B. Submission Contents. The submission shall contain the following elements in the number of copies indicated by staff.

1. General location. A map or aerial photograph showing an area of 500 feet around the property. Zoning boundaries shall be located on this document.

- Zoning is Rural for this lot and all adjacent lots. See Zoning Map below.

2. Concept Plan. A Concept Plan shall be submitted in accordance with the content and formatting guidelines provided in Appendix A, Plan & Plat Standards. Show or note if all features are addressed.

- Contour lines – see concept plan and topographic maps below
- Woods – see topographic maps below
- Watercourses – see topographic maps below
- Hillsides – see concept plan
- Prominent rock outcroppings – see topographic maps below
- Sinkholes – not applicable
- Quarries – not applicable

3. Zoning Information. This shall include:

a. Determination of the zoning district in which the proposed site plan project is situated.

- Zoning is Rural. See Zoning Map below.

b. Density calculations.

- Property is 11.65 acres.
- 15 campsites are permitted per acre
- $11.65 \text{ acres} \times 15 \text{ campsites/acre} = 174.75 \text{ campsites permitted}$
- Proposed 20 Units

c. Site resource map. (See definition)

- This is not considered a hillside development as it is exempted from 8.17(B)(6) of Zoning Ordinance.
- Slopes of 15%-25%
- No riparian buffer requirements, as it exempted from 8.17(B)(6) of Zoning Ordinance.
- Property is in a floodplain. See Concept Plan and floodplain map below.

d. Use designations for all adjoining and confronting parcels.

- All properties to the north, east, and south are all residential. To the west is the Shenandoah River.

4. Proposal Description. This shall be a written description of the proposal with general identification of the number of dwelling units or floor area proposed, commentary, zoning, and development option selected if the development is multifamily residential.

The proposed use of this property is a campground, which is a permitted use in the Rural district. Access to the upper area will be from Route 115. No public access from Wilt Road will be provided. Depicted are 20 campsites that will have camper trailers on the site and parking at each site. Each campsite area has a minimum of 1,200 sq. ft. of area and will have a frontage of 20 feet along the internal road. Each campsite will have individual fire pits. A stairway will provide access from the upper and lower units. Main entrance will be paved, and all internal roads are proposed to be gravel. Stormwater management requirements will be met.

Other proposed amenities on the site:

- Two parking areas on the upper level
- Two saunas with jacuzzi and changing room and public restroom
- Riverfront patio
- Proposed stairs from the upper level to the lower level
- 2 pickleball courts
- Playground
- Barbeque area
- Long table
- Deck with fire pit and screen
- Event deck/area
- 1 caretaker sheds
- A dumpster will be located on site.
- A public restroom will be by each sauna and jacuzzi. No other public restrooms will be available.

5. Traffic Impact Data. This shall include:

a. ADT figures for the adjoining or accessible State road.

- ADT is 5,281

b. Trip generation figures based on the following table

USE	PEAK HOUR	AVERAGE DAILY
Townhouse	0.6	7.0 per d.u.
Mobile Home	0.6	5.0 per d.u.
Light Industrial	1.2	5.5 per 1000 s.f.
Industrial Park	0.99	7.0 per 1000 s.f.
Warehousing	1.63	4.9 per 1000 s.f.
Mini-warehousing	0.29	2.8 per 1000 s.f.
Office	2.82	17.7 per 1000 s.f.
Small Shopping Center	15.51	118.0 per 1000 s.f.
Convenience Market	54.80	625/1000 leasable s.f.

- ITE Manual, 12th Edition. Land Use Code 330 – Resort Hotel.
- Trip Generation is probably over projected based on type of use.
- Using this land Use Code:
 - 80 trips per day
 - 12 trips at peak hour.

c. Nearest key intersection that will serve the proposed project. A “key intersection” is defined as any intersection with a primary or secondary highway as classified by the current Comprehensive Plan.

- Intersection of Charles Town Rd and Berryville Pike

d. “Highway Problem Areas” according to the current Comprehensive Plan that falls within a one-mile radius of the project.

- None within 1 mile.

e. If a use is not listed in the table above, the most current edition of the Institute of Transportation Engineers Trip Generation Manual or Handbook shall be referenced to determine appropriate trip generation figures.

6. In the event trip generation in the peak hour exceeds 100 or the limitation designated in the most current DOH Traffic Engineering Directive, a traffic study will be required which includes generators, etc. or unless the West Virginia Division of Highways has created an agreement with the applicant to provide site access improvements that are typically required by a traffic study, the traffic study shall not be required. This type of study should be

performed by a traffic engineering consultant. The effect of phasing the subdivision shall be cumulative. The traffic study or a letter from the West Virginia Division of Highways outlining the proposed improvements shall be received with the first submission of the site plan.

7. Agency Reviews. The reviewing agencies shall conduct reviews of the proposed concept plan. Agency comments shall be received by the Department fourteen (14) days prior to the scheduled public workshop. The applicant shall distribute the concept plan to all reviewing agencies no later than 7 days after the review. Reviewing agencies are found in Sections 23.203 and 23.204. Applicant shall provide copy of letter sent to outside agencies to the Office of Planning and Zoning within seven (7) days of submission of Concept Plan. If any review agency failed to respond, they shall be deemed by these Regulations to have approved the plan.

- Will send notices within 7 days of submission of Concept Plan.

8. Other Data. Any other data or information the applicant believes will assist in the review.

- N/A. See project description.

9. Other Reviews. Any other staff or agency reviews of the plans.

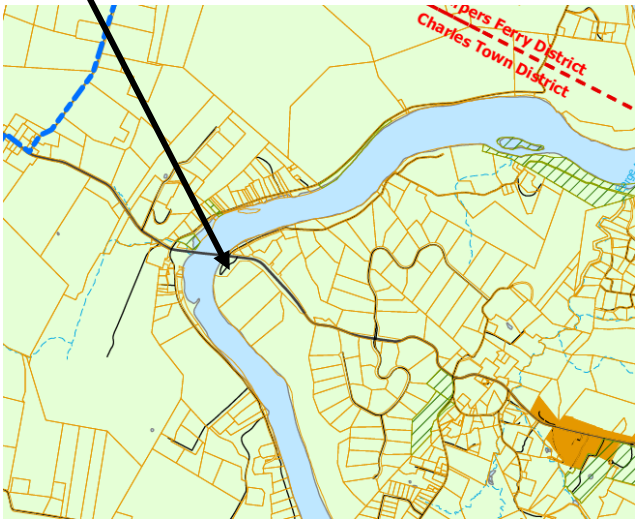
- N/A

10. Adjoining Property. The applicant must provide an accurate list of all properties and owners' addresses adjoining the subject property. The adjoiningers and Homeowner's Associations shall be notified by staff of the date of the workshop.

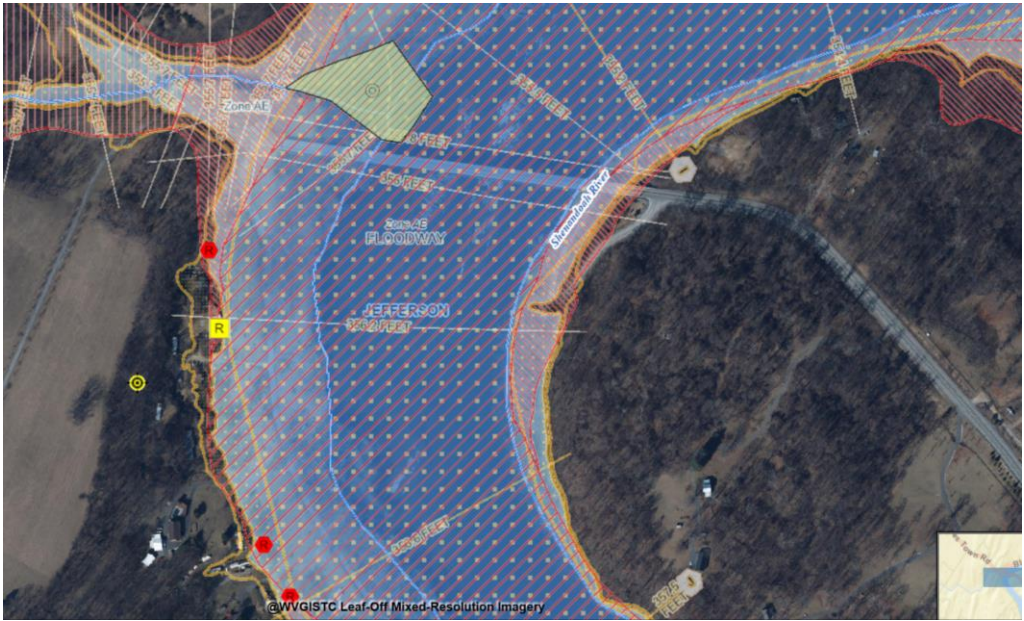
- See below.

Zoning Designation

Zoning: Rural



Floodplain

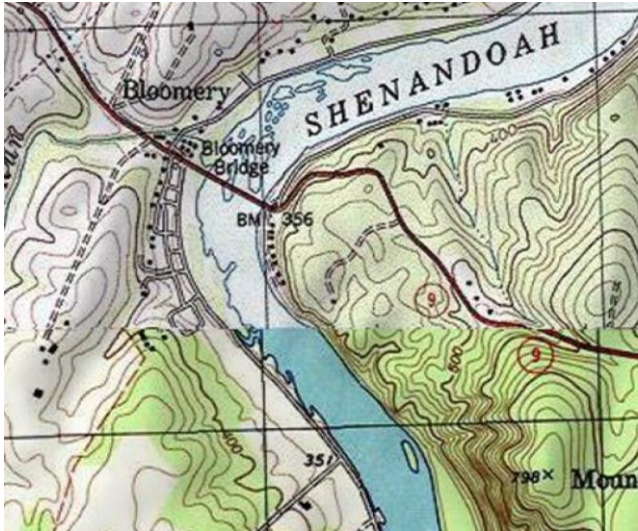


USGS Maps

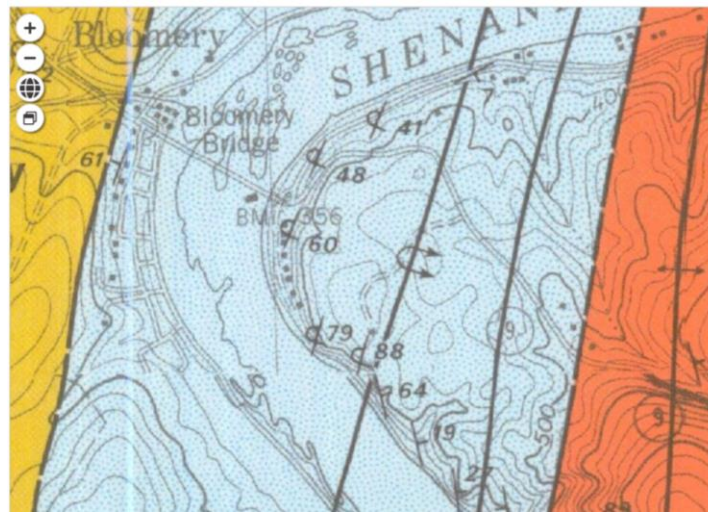
Woods



Topographic Lines
(See also Concept Plan)



Rock Outcroppings National Geologic Map



Ct

Tomstown Dolomite (1,000–1,200 ft)

Massive, gray-buff aphanitic dolomite with minor thin-bedded limestone and dolomite; banded, black chert in upper part of formation.

SYMBOLS

---	Contact, dashed where inferred
/as	Strike and dip of bedding
↘as	Strike and dip of overturned bedding
⊙	Horizontal bedding
⊙	Vertical bedding
⊥→	Plunging anticline
⊥←	Plunging syncline
⊥→	Overturned anticline
⊥←	Overturned syncline
⊥→	Thrust fault
⊥→	Strike slip fault
⊥→	Normal fault

Adjoiners

Owner	# and Street	City, State, Zip
LOWERY AUSTIN JR & ESTHER	211 WILLOW VALLEY SQ C-118	LANCASTER, PA 17602
MITTAL AVINASH & SMRITI SHARMA	38258 WILDFLOWER MEADOW CT	HAMILTON, VA 20158
KINCORA LLC	17115 CHARLES TOWN RD	CHARLES TOWN, WV 25414
SENSENEY JAMES M	17200 CHARLES TOWN RD	CHARLES TOWN, WV 25414