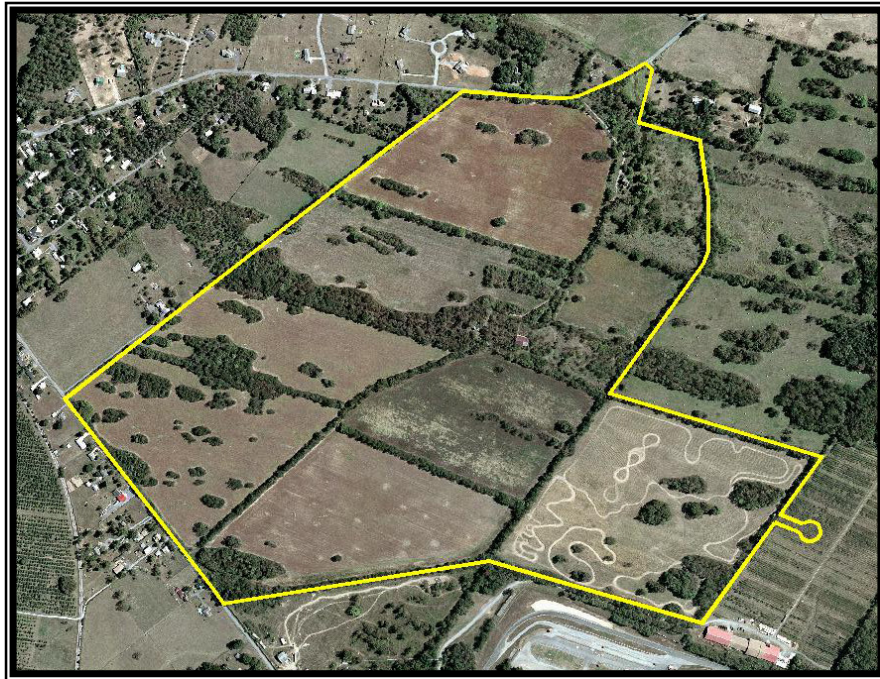




**JEFFERSON COUNTY, WEST VIRGINIA
COMMUNITY IMPACT STATEMENT**



prepared for
**THE WILLIAM H. SCOTT INTER VIVOS TRUST
(a.k.a. SUMMIT POINT AUTOMOTIVE RESEARCH CENTER ~
SPARC, LLC)**
P.O. Box 19
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prepared by
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May 2007

SPARC TRAINING CAMPUS

JEFFERSON COUNTY, WEST VIRGINIA COMMUNITY IMPACT STATEMENT

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SPARC Training Campus
JEFFERSON COUNTY, WEST VIRGINIA
COMMUNITY IMPACT STATEMENT

1. Name and address of owner/developer:

The William H. Scott Inter Vivos Trust
(a.k.a. Summit Point Automotive Research Center ~ SPARC, LLC)
P.O. Box 19
Summit Point, WV 25446
Tel: (304) 725-8444

2. Name and address of contact person:

William H Gordon Associates Inc
Attention: Chad Wallen
301 N. Mildred Street, Suite 1
Charles Town, WV 25414
Tel: 304 725-8456
Fax: 304 728-0117

3. Tract size, shape, location and zoning:

The proposed subdivision is located in the Kabletown District; Tax Map 16 parcel 11.1 and can be found in Deed Book 1007 on page 449 and Deed Book 950 on page 593.

The property contains a total acreage of 238.8 acres and is irregular in shape. For graphic representation of the tract shape see the Existing Conditions Map located in Appendix A as Exhibit 7.

The development will be accessed from Summit Point Road (Route 13) and Leetown Road (Route 1). The property is located approximately 1/2 mile south of Summit Point, WV.

Appendix A, Exhibit 1 – Tract Location Map
Appendix A, Exhibit 7 – Existing Conditions Map

4. Project Design and Layout:

The proposed design creates an open rural environment that will provide a campus for professional educational facilities. The facilities will be attracted to the proposed development by the potential for a symbiotic relationship with the existing Summit Point training facility.

The campus will create 16 lots (including residue), averaging greater than +/-13 acres per lot and ranging from +/-5.9 to +/-19.1 acres, although final lot sizes may vary. Storm water management areas will be provided for the proposed lots in two areas, totaling approximately 11.1 acres. The main entrance to the site will be from Summit Point Road with secondary access from Leetown Road. Both entrances may be secured, with the main entrance possibly containing an attendant for visitor validation.

The campus (with the exception of lots #7 & #8 – see below) will provide lots for the development of professional educational facilities, with an emphasis on training personal to secure the nations

diplomats and citizens. The courses and training may include self-defense, tactical planning, marksmanship (indoor), physical conditioning, counter terrorism training and other activities associated with the defense, security & law enforcement professions. Potential structures may include dormitories, classrooms, indoor firing ranges, administration buildings and gymnasiums. All structures will be proposed as part of individual site plans and will be reviewed and approved by the Planning Commission as required by ordinance.

Currently, all students training at Summit Point live in temporary offsite accommodations. Winchester has been the center in which most reside. The development of living accommodations on site may significantly reduce the daily trips entering the site associated with commuters from adjacent cities or states.

Lot #7 will be maintained as a residential parcel. The existing structure is in need of extensive restoration, which will be undertaken in the future by a private owner. Lot #7 is a preservation parcel containing a pond, spring and wetlands, located along Bullskin Run. Lot #7 will be accessed from its existing entrance on Leetown Road. This lot will not be part of the overall SPARC Training Campus and may be subdivided from the current parcel prior to the SPARC Training Center subdivision.

Lot #8 will be dedicated to a local fire department for their future use. Access to this lot will be provided from Leetown Road or from the internal subdivision road prior to the secure entrance. This lot will not be part of the SPARC Training Campus and will be maintained by the future tenant.

The property will be served by individual on lot well & septic systems or centralized systems. The type of system will be determined by the size of the proposed use on a lot-by-lot basis.

Allowable Density Calculations

Allowed lots in the Rural District – 1 lot per 15 acres plus a residue parcel

Acreage	Lots	Residue	Total
238.8ac +/-	15	1	16

See Appendix A, Exhibit 8 – CIS Sketch Plat

5. Number, approximate size and location of proposed lots:

Total Number of Proposed Lots (including residue) 16

Approximate Land Use Areas

Total lot area	188.6+/- ac
Residential Parcel	19.1+/- ac
Land dedicated to local Fire Department	3.0+/- ac
Internal Right-of-Way Dedication	14.9+/- ac
Approximate Summit Point Road Right-of-Way Dedication	1.2+/- ac
Approximate Leetown Road Right-of-Way Dedication	0.9+/- ac
<u>Storm Water Management</u>	<u>11.1+/- ac</u>
Total Development Area	238.8+/- ac

Land for Parks and Recreation (Section 12.0 Jefferson County Subdivision Ordinance)

The Jefferson County Subdivision Ordinance requires 4% of residential land reserved for parks & recreation in developments that have a density between 2 and 5 dwelling units per acre. As the subject property contains a residential density of 0.06, no land for parks and recreation are currently proposed.

See Appendix A, Exhibit 8 – CIS Sketch Plat

6. General description of surface conditions (topography):

The high point of the subject property has an elevation of approximately 643' and is located near the southwest corner of the subject property. The low point of the subject property has an approximate elevation of 590' located adjacent to Leetown Road.

The topography of the subject property is generally comprised of relatively flat slopes and gently rolling hills. Slopes on the subject property range from nearly level to limited areas of slopes in excess of 20%. Isolated areas of steeper slopes may be found near the eastern property line adjacent to the abutting Leetown Road and a ridge located near the center of the subject property. See Appendix A, Exhibit 7, titled "Existing Conditions" map for topographic.

Several drainage ways and drainage divides are found throughout the subject property. The major drainage way runs parallel to the northeast boundary between Summit Point Road & Leetown Road and drains from the center of the subject property to the low point found adjacent to Leetown Road. The longest drainage divide within the subject property begins near the eastern most section of the property, adjacent to Summit Point Road, and runs southwest through the center of the property.

Field investigation, correspondence with the Natural Resource Conservation Service & a review of the approximate sinkhole locations map found in the Jefferson County Comprehensive Plan has identified one potential sinkhole on the subject property. The potential sinkhole is identified in the northern section of the property approximately 1,250' from Summit point Road. See Appendix A, Exhibit 7 titled "Existing Conditions". It is possible that additional karst feature may be discovered with the engineering or construction process. If additional karst features are identified, geotechnical review will be undertaken if they will be impacted by the proposed development.

See Appendix A, Exhibit 7 – Existing Conditions Map

See Appendix D, Exhibit 3 – NRCS Letter

7. Soil and drainage characteristics:

The subject property contains the following soil types as noted in the Soil Survey of Jefferson County, West Virginia.

Soils

- Am – Alluvial Land, Marl Substratum, nearly level
- HbB – Hagerstown silt loam, 2 to 6% slopes
- HeC3 – Hagerstown silty clay loam, severely eroded, 6 to 12% slopes
- HgC – Hagerstown & Frederick very rocky silt loam, 6 to 12% slopes
- HhC3 – Hagerstown & Frederick cherty silty clay loam, severely eroded, 6 to 12% slopes
- Ho – Huntington silt loam, local alluvium, nearly level

- Am – +/-1.5 acres (<1%): Alluvial Land, marl substratum, nearly level. This land is well drained to poorly drained, 1 to 3 feet thick on bottom lands along many small streams mostly spring fed that drain limestone uplands.
- HbB – +/-193.5 acres (+/-81%): Hagerstown silt loam, 2 to 6% slopes. This soil has the profile described as representative for the series. It is commonly in large undulating areas. Slopes are short and fairly smooth.
- HeC3 – +/-11.3 acres (+/-5%): This soil has lost most of the original surface layer by erosion, and the heavier subsoil material and the topsoil have been mixed by plowing. This soil is shallower to bedrock.
- HgC – +/-9.4 acres (+/-4%): Hagerstown & Frederick very rocky silt loam, 6 to 12% slopes. Limestone outcrops exist on one-tenth to one-fourth of the surface area. Both Hagerstown and Frederick are similar and exist in narrow bands around hillsides or on fairly large rolling areas.
- HhC3 – +/-21.2 acres (+/-8%): Hagerstown & Frederick cherty silty clay loam, severely eroded, 6 to 12% slopes. Most of the original surface layer has been removed by erosion. The present surface layer is finer textured, redder, and contains about 20 percent chert fragments.
- Ho – +/-1.9 acres (<1%): Huntington silt loam, local alluvium, nearly level. This soil is in narrow strips along intermittent drainageways. Short-term ponding occurs in some areas.

Drainage

The subject property generally drains to the east by way of sheet flow and swales. Isolated areas within the site drain to the adjacent properties to the West. Two distinctive swales exist within the subject property and drain toward the east. One of the swales begins near the center of the subject property and drains to the property's low point adjacent to Leetown Road. The second swale enters the property from the southwest property line and drains east towards the opposing boundary line.

The subject property forms part of the drainage area associated with the headwaters of the south fork of Bullskin Run.

See Appendix A, Exhibit 3 – Preliminary Soils Map and Survey
See Appendix A, Exhibit 7 – Existing Conditions Map

8. Existing natural features including vegetative cover, water bodies, quarries and rock outcroppings:

The subject property is primarily open fields with tree groves and hedgerows located sporadically throughout the subject property. See the Aerial Exhibit in Appendix A, Exhibit 2, for a graphic representation for the existing tree canopy locations.

Bullskin Run is a perennial stream located on the eastern edge of the property adjacent to Leetown Road. The headlands for the stream start in Virginia, approximately 2 miles upstream of the subject property. The stream flow is significantly augmented by a spring on the subject property, no development is proposed within the immediate vicinity of the stream. Bullskin Run flows through the subject property for approximately 375' before exiting via a culvert under Leetown Road.

There is a spring fed pond located on the southern most section of the property adjacent to Leetown Road. The pond has a surface area of approximately 0.05 acres. There are no other known water bodies located on the subject property.

A visual inspection of the subject property revealed rock outcroppings near the southern most section of property adjacent to Leetown Road. It is typical that rock outcroppings occur within natural vegetative areas surrounded by cultivated croplands. Areas of the subject property meeting this description likely contain additional rock outcroppings. The Soil Survey of Jefferson County identifies some soils that may contain rock outcroppings & shallow depth to bedrock. There are no quarries on the subject property.

See Appendix A, Exhibit 7– Existing Conditions Map

See Appendix A, Exhibit 6 – Surface Water Resource Map

9. General location and description of existing structures:

- A 2,000 sf wood frame home and associated springhouse are located in the eastern portion of the property adjacent to Leetown Road. The home is currently vacant. The residential structure is approximately 600' from Leetown Road. It is currently proposed that both structures remain with access to Leetown Road. The retention of the existing access is important, as it would reduce the potential for conflict between the residents and future users of a secure site. Both structures are found within proposed Lot #7.
- A 5,300 sf stone barn is located near the center of the subject property, approximately 1,550' from Leetown Road. This structure appears in fair condition and may be maintained for potential future use. This barn can be found on Lot #15 of the CIS Sketch Plat.
- Numerous other outbuildings / sheds exist throughout the subject property in varying degrees of condition and value. It is likely that these various structures will be demolished with the development of the individual lots.

See Appendix A, Exhibit 7 – Existing Conditions Map

10. General location and description of existing easements or rights-of-way:

An existing 60' right-of-way exists on the subject property for access to the adjacent properties to the south (See Exhibit 7 – Existing Conditions Map). Various drainage easements exist throughout the subject property and are associated with the storm water management of the existing right-of-way. No other known right-of-ways or easements exist on the subject property.

*See Appendix A, Exhibit 7 – Existing Conditions Map
See Appendix C, Exhibit 1 – Deed of Record*

11. Existing covenants and restrictions on the land:

No known covenants or restrictions exist for the subject property..

See Appendix C, Exhibit 1 – Deed of Record

12. Approximate size, location and purpose of areas to be dedicated:

Summit Point Road Right-of-Way Dedication	1.2+/- ac
Leetown Road Right-of-Way Dedication	0.9+/- ac
Internal roads and access easements	14.9+/- ac
Storm Water Management	11.1+/- ac

-Areas for planning purposes only, areas subject to modification with final engineering.

Stormwater management will be in accordance with section 8.2.c of the Jefferson County Subdivision Ordinance. If practical, and supported by staff, the Applicant may seek cooperation from Jefferson County engineering staff to utilize low impact design techniques for stormwater management. Low impact design techniques may include, but are not limited to, water quality control measures such as bio-retention areas, infiltration trenches and grass swales. These facilities will be designed during the preparation of the preliminary plat.

See Appendix A, Exhibit 8 – CIS Sketch Plat

13. Intended improvements:

Improvements will be those associated with the construction of roads, storm water management, maintenance facilities, utilities (including water, sanitary, storm, power, telephone) and other improvements required by the Jefferson County Ordinance. At the time of individual site plan approval, additional improvements will occur including buildings, parking areas and utilities. These improvements will be submitted as site plans and will be subject to Jefferson County approval. Storm water management will be designed for final build-out at this time, minimizing future on-lot stormwater management facilities.

14. Intended land use:

SPARC Training Campus is designed to create a location for high-level training and educational facilities. These facilities will be augmented by related uses as permitted by the Jefferson County Zoning Ordinance. Uses may include education & training for professions such as law enforcement, defense and security. The specific training components may include self-defense techniques, tactical training, marksmanship (indoor), physical conditioning and other activities associated with anti-terrorism training, security & law enforcement professions. Specific tenants

of the SPARC Training Campus are unknown at this time and may include both private and governmental occupants.

Lot #7 will maintain its current residential use and Lot #8 will be dedicated to a local Fire Agency. Lots #7 & #8 will not be part of the overall SPARC Training Campus.

See Appendix A, Exhibit 8 – CIS Sketch Plat

15. Earthwork that will alter topography:

Earthwork for the project will include that associated with the construction of roads, parking, utilities, storm water management facilities and associated grading. Additional alteration may occur to optimize building locations and the collection of suitable on site fill material for the construction of the associated improvements that will occur. Additional earthwork will occur with the site plans that will be submitted under separate cover on a lot-by-lot basis. Erosion and sediment control measures will be constructed for all areas disturbed during the construction process as required by the Jefferson County Subdivision Ordinance.

Approximately 70% of the site may be altered during construction. This estimate is subject to modification with final engineering.

16. Proposed covenants and restrictions:

Lots #7 (existing residential) & Lot #8 (Fire Department Dedication) will not be part of the SPARC Training Campus and will not be subject to the facilities covenants & restrictions. The remaining lots will be part of the SPARC Training Facility and will be subject to the facility's covenants & restrictions. A draft copy of the proposed covenants & restrictions can be found in Appendix C, Exhibit #2 of this document.

See Appendix C, Exhibit 2 – SPARC Training Campus Draft Covenants & Restrictions

17. Tentative schedule:

It is the developer's intent to start construction of the roads and associated utilities upon final plat approval. The market and the schedule/timeline of the future tenants will dictate the development of individual lots.

- 2007 thru 2008 – roads and associated utilities
- 2008 on – individual lots (subject to site plan approvals)
-

It is assumed that the development of the subject property is a long-term enterprise. Due to the specialized uses on the subject property a time frame of greater than 10 years is likely.

18. Market surveys and feasibility studies:

Jefferson County is fortunate to be the home of an internationally recognized tactical training center. This facility, the Summit Point Race Track, is a magnet to those training entities within the metropolitan area whose specific needs include specialized training. As the influence of the DC area expands and government services continue to be decentralized the success of the proposed campus will increase.

See Appendix C, Exhibit 4 – 2006 WV County Data Profiles

19. Anticipated project costs:

Anticipated cost of preparing the land until the point of individual site plans is approximately \$3,400,000.

20. Anticipated funding sources:

Private sources will be used for project funding.

21. Impact Fee Summary:

The Summit Point Training Campus will create 16 lots (1 existing residential). The area of future development will be highly dependant upon the development plans of the future owners. For the purpose of this summary it is assumed that the properties will be developed with a .15 FAR (floor area ratio) with buildings between 10,000 and 25,000sf. Total lot area less the residential parcel is 188.6 acres. The assumed area is:

$$188.6 \text{ ac} \times 43560 \text{ sf/ac} \times 0.15 \text{ FAR} = 1,232,000 \text{ sf}$$

Impact Fee's Associated with this Development

1. Office / Institutional, 10,001 to 25,000 sf	
a. School Impact Fee	\$0
b. Law Enforcement Impact Fee	\$89.00 per 1000 usable sf
c. Parks & Recreation Impact Fee	\$0
d. Fire & EMS Impact Fee	\$769 per 1000 usable sf
e. Estimated Fee	\$1,057,056

*Impact fee calculations were generated during April of 2007. Impact fees will be updated, if required, to reflect fee requirements at time of payment.

The existing residence on Lot #7 will not be subject to impact fees.

Physical, Social and Economic Impacts

1. Earthwork: Will project strip entire site? Will blasting be extensive? Will the project be a borrow or a waste job? Will drainage be affected? Will terrain be altered?

Stripping – Any stripping proposed within this subdivision will be completed as an initial step in the construction process to remove and stockpile topsoil and will be conducted under an approved NPDES permit. Topsoil generally has too high of an organic content to be used for structural fill and needs to be removed from all areas scheduled for construction. Topsoil stockpiles will be re-spread or used to create berms later in the construction process. Approximately 70% of the site may be stripped, this percentage is a conservative estimate. Stripping of topsoil will generally not occur outside of those areas being graded as part of the construction process.

Blasting – Soils descriptions for the subject property indicate shallow depth to bedrock in isolated areas of the subject property. Although the development will be designed to reduce blasting, some blasting may be required for the construction of foundations, roads and underground

utilities. Blasting operations will be carefully monitored and undertaken in accordance with the National Fire Protection Association's (NFPA) Manual 495: Explosive Materials Code 2006, as regulated by the State Fire Marshall's Office. As needed, neighbors to the proposed subdivision will be notified prior to blasting.

Borrow or Waste – The design intent is to balance the site to the extent practical. Upon final engineering it is possible that either excess cut will be generated for disposal on or offsite, or additional fill will be required on site.

Drainage – The subject property generally drains to the east by way of sheet flow and swales. Isolated areas within the site currently drain to the adjacent properties to the West. Two distinctive swales exist within the subject property and drain toward the east. One of the swales begins near the center of the subject property and drains to the property's lowpoint adjacent to Leetown Road. The second swale enters the property from the southwest property line and drains east towards the opposing boundary line. Most drainage appears to enter Bull Skin Run by sheet or channelized flow, either directly from the subject property or by way of adjacent properties.

Current drainage patterns for the subject property may be altered during and upon completion of the proposed development as be determined at final engineering. Storm water management is to be provided pursuant to Table 8.c.1 of the Jefferson County Subdivision Ordinance. Storm water ponds have been provided adjacent to the eastern & western boundary. Roads for the proposed development will have ditches, which will convey the runoff to storm water management areas. Storm water management facilities will provide extended detention for the one year post developed runoff to be released over a 24 hour period and will detain post developed runoff for the 2 and 10 year storm events per the Subdivision Ordinance.

Terrain Alterations –During the preliminary plat stage, the road and lot grading on the proposed subdivision will be designed to reduce the impact on the existing site terrain. Although some terrain alteration will occur, the roads will follow the existing topography, as design requirements permit, to minimize these changes.

2. Conversion of farmland to urban uses:

Areas within the subject property have been cultivated for agricultural uses. This development will result in conversion of farmland to a non-agricultural use.

3. Wildlife populations and DNR endangered species check:

Site Description

In general subject property has been cleared for agricultural use. Areas of tree groves exist on the subject property and provide shelter and habitat for common species. A pond, spring & a section of Bullskin Run are found adjacent to Leetown Road. These water sources likely attract wildlife populations. This area will be located on the residential parcel and remain in its existing condition.

Wildlife typically found in Jefferson County which would include raccoons, opossums, foxes, white tail deer, groundhogs, skunks, squirrels and other species are potentially found on the subject property. These species are not endangered and have readily adapted to the presence of human development.

Attached to this report is a letter from the West Virginia Department of Natural Resources (DNR). This letter states, "We have no known records of any RTE (rare, threatened or endangered) species or sensitive habitats within the project area."

See Appendix D, Exhibit 4 – DNR Letter

See Appendix A, Exhibit 2 – Aerial Photo

See Appendix A, Exhibit 7– Existing Conditions Map

4. Groundwater and surface water resources: Number of reported water contamination problems within 1,000 feet, major surface water sensitive areas, i.e. wetlands, marshes and existing ponds within one mile of the site. Describe the storm water management concept:

The Jefferson County Health Department has been contacted regarding contaminated wells within 1,000 feet of the subject property and stated that "A review of our records indicate no private well with bacteriological contaminants in this area".

The subject property is located in the headland area of the Bullskin Run. There is a spring on site that flows to the Bullskin Run and likely contains wetlands. The spring also feeds a pond located on proposed lot 7. There is no development planned within this area.

A review of the FEMA map community panel number 540065 0065 B, dated Oct. 15, 1980 identifies a floodplain on the subject property located adjacent to Leetown Road. The floodplain is categorized as zone A and designated as a 100-year floodplain. This floodplain is associated with the area containing the existing pond, potential wetlands and spring. The floodplain continues offsite following Bullskin Run. Per Section 8.2c.1(b) of the Jefferson County Subdivision Ordinance, a "setback that is either 25 feet wide or provides one (1) foot vertical freeboard, whichever is greater in width will be implemented", will be provided (see Appendix A, Exhibit 8, CIS Sketch Plat). No development is proposed within the floodplain.

The National Wetlands Inventory Map identifies both a "freshwater pond" and "freshwater emergent wetlands" on the subject property. These features are located in the southern most portion of the subject property adjacent to Leetown Road. The potential on-site wetlands contain a surface area of approximately 4,000 sf or 0.09 acres and continue offsite opposite of Leetown Road following Bullskin Run. Per Section 4.11 (g) of the Jefferson County Zoning & Development Review Ordinance, a 30' buffer around the potential wetlands will be implemented (see Appendix A, Exhibit 8, CIS Sketch Plat). No development is proposed within the onsite wetlands.

Storm water management is to be provided pursuant to Table 8.c.1 of the Jefferson County Subdivision Ordinance. It is anticipated that a storm water management pond located adjacent to the eastern and western boundaries will be required. Runoff from the developed areas will be conveyed via ditch sections to the storm water management areas identified on the CIS sketch plan. Storm water management facilities will provide extended detention for the one year post developed runoff to be released over a 24 hour period and will detain post developed runoff for the 2 and 10 year storm events per the Subdivision Ordinance.

See Appendix D, Exhibit 1 – Jefferson County Health Department Letter

See Appendix A, Exhibit 8 – CIS Sketch Plat

See Appendix A, Exhibit 4 – FEMA Floodplain Map

See Appendix A, Exhibit 5 – National Wetlands Inventory Map

See Appendix A, Exhibit 6 – Surface Water Resource Map

5. Compatibility of the project with the surrounding area in the terms of land use and visual appearance:

Adjacent Uses - The subject property is adjacent to:

North: Summit Point Road (Route 13), Residential
East: Leetown Road, Residential, forested & agricultural
South: Forested & agricultural
West: Summit Point Raceway

The proposed development is compatible with the adjacent rural residential and agricultural uses. The project design is intended to encompass that of a rural educational campus. From the meandering road system to the preservation of existing hedgerows along the property's perimeter, the SPARC Training Campus design is intended to have a light footprint on the land. The hedgerows occurring on the perimeter of the property will be maintained to protect the viewsheds of the adjacent properties. In addition, the use of building setbacks and landscape buffers will provide depth and aesthetic value to the backdrop of the subject and adjacent properties.

Existing Roadway Network – SPARC Training Campus will provide two entrances into the proposed development. The main entrance will be from Summit Point Road (Route 13) and the secondary entrance will be accessed from Leetown Road (Route 1). From the property, traffic may be distributed through eastbound Summit Point Road to Charles Town, northbound Leetown Road to Middleway or southbound Leetown Road toward Berryville.

6. Impact on sensitive natural areas such as sinkholes, water recharge areas, stream and riverbanks, hillsides, forests, wetlands, and water bodies will be described. A sinkhole inventory check has been requested and obtained from the local office of the Natural Resource Conservation Service. The applicant will describe the condition of channel and banks of streams on property or within 500 feet of discharge point from property:

Sinkholes – The Natural Resource Conservation Service and the Jefferson County Comprehensive Plan identified one potential sinkhole on the subject property. The potential sinkhole identified by said agencies is located in the north /west section of the property, approximately 1,250' from Summit Point Road. All applicable state and local regulations will be observed for development adjacent to the defined sinkhole. Geotechnical review will be undertaken on all sinkholes found on the subject property if the sinkhole is within 100' of any proposed development area. Additional studies such as resistivity testing may occur if recommended by the geotechnical professional.

See Appendix D, Exhibit 3 – NRCS Letter

See Appendix B, Exhibit 2 – Approximate Sinkhole Locations

Water Recharge Areas – Groundwater recharge on the subject property occurs through the percolation of runoff water through the residual soils. A summary of groundwater recharge is as follows: Ground water depth and flow characteristics through the limestone can be variable and unpredictable. Typically though, the ground water regime is characterized by an upper water table that develops when runoff infiltrating the overburden becomes trapped on the shallow rock. Ground water seepage from the water table into the lower rock aquifer moves along joints, bedding planes and larger open conduits in the rock. Ground water flow patterns are generally

influenced by topography with recharge occurring at higher elevations between outcrops with discharge to springs, creeks and similar outlets.

Streams and Streambanks – The existing pond, found at the southern most section of the subject property adjacent to Leetown Road, flows into the Bullskin Run. Bullskin Run flows for approximately 375' before exiting the subject property via a culvert under Leetown Road. The stream banks of Bullskin Run consist of various forms of vegetation on slopes ranging from relatively flat to isolated areas of greater than 20%. There is no development proposed for this area and will be contained in lot #7, which will be maintained as a residential parcel.

Hillsides –The subject property is not within 1,000' of the Potomac River and is therefore not subject to hillside regulations. Areas of slopes greater than 20% can be located sporadically throughout the subject property.

Forests – Pockets of wooded areas exist throughout the subject property. The largest canopy cover occurs near the center of the property, in a north/south formation, spanning from Summit Point Road to the property's southern boundary. Mature hedgerows define the perimeter of the property and will be maintained, to the extent feasible, to provide a buffer and backdrop between the subject and adjacent properties. Preservation of hedgerows interior to the subject property will be encouraged, but will ultimately be determined by the future tenants development & engineering requirements.

See Appendix A, Exhibit 2 – Aerial Photo

Wetlands – the National Wetland Inventory Map identifies both a fresh water pond and fresh water emergent wetlands on the subject property. Both features are located in the eastern most portion of the subject property adjacent to Leetown Pike. These wetlands are associated with the spring flowing to the Bullskin Run, no wetland disturbance is anticipated.

See Appendix A, Exhibit 5 – National Wetlands Inventory Map

Water Bodies – as shown on USGS mapping and the National Wetland Inventory Map, a pond exist in the eastern most section of the subject property, adjacent to Leetown Pike. This spring fed pond was likely constructed for previous farming. Bullskin Run flows eastward from said pond for approximately 370' before exiting the subject property via a culvert under Leetown Road.

See Appendix A, Exhibit 6 – Surface Water Resource Map

Channel and Banks of Streams – The banks of Bullskin Run appear stable and fully vegetated within the subject property & adjacent properties. No development is proposed for the banks of Bullskin Run or the associated pond.

7. Demand for schools and educational facilities:

SPARC Training Campus will provide education and training for adults in a variety of fields. Since there is no new residential component proposed within this development, it will not impact the Jefferson County School system. Furthermore it will provide additional educational opportunities for those pursuing a career in an associated field.

See Appendix C, Exhibit 3 – 2000 Census Data

See Appendix C, Exhibit 4 – 2006 West Virginia County Data Profiles

8. Traffic:

The West Virginia Department of Transportation has provided the following traffic counts for State Roads located within Jefferson County, WV that are within the vicinity of the subject property.

- Summit Point Rd. west of Thomson St. – 1,200 VPD
- Summit Point Rd. east of Shirley Rd. – 1,500 VPD
- Leetown Rd. at the intersection with Steptoe St. – 900 VPD
- Hardesty Rd. before the intersection with Summit Point Rd. – 700 VPD
- Withers Larue Rd. east of Leetown Rd. – 400 VPD

Commercial Traffic Calculations:

Trip generations for the subject property may be found on page 11 of the Draft Traffic Impact Analysis Performed by PHR&A (Appendix C, Exhibit 5). Per Section 7.1(b)8(f) of the Jefferson County Subdivision Ordinance, a traffic study is not a requirement of the CIS for this development. A traffic study was conducted as a requirement for an entrance permit and is included for informational purposes. The traffic study was conducted under the guidelines set forth in the WVDOT Traffic Engineering Directive, Section 106-1; Procedure for Conducting Traffic Impact Studies.

Residential Traffic Calculations:

No new residential traffic generation will occur. One existing residence is to be retained.

A.M & P.M. Traffic Counts at Two Key Intersections

AM & PM Peak Traffic Counts for the Summit Point Rd. (Rte. 13) & Leetown Rd. (Rte. 1) Intersection								
Traffic Lane / Direction	Left (AM)	Thru (AM)	Right (AM)	Total	Left (PM)	Thru (PM)	Right (PM)	Total
Summit Point Rd. (Rte. 13) - Eastbound	4	29	0	33	14	46	2	62
Summit Point Rd. (Rte. 13) - Westbound	2	38	4	44	2	40	10	52
Leetown Rd. (Rte. 1) - Northbound	0	29	5	34	1	100	1	102
Leetown Rd. (Rte. 1) - Southbound	14	93	3	110	12	17	9	38

AM & PM Peak Traffic Counts for the Summit Point Rd. (Rte. 13), Huyett Rd. (Rte. 13/3) & Pembroke Way Intersection								
Traffic Lane / Direction	Left (AM)	Thru (AM)	Right (AM)	Total	Left (PM)	Thru (PM)	Right (PM)	Total
Summit Point Rd. (Rte. 13) - Eastbound	0	58	20	78	3	84	18	105
Summit Point Rd. (Rte. 13) - Westbound	18	60	2	80	7	3	15	25
Huyett Rd. (Rte. 13/3)	11	1	11	23	24	20	30	74
Pembroke Way	10	7	2	19	7	4	3	14

*Traffic counts performed by PHR&A.

See Appendix C, Exhibit 5 – Traffic Impact Analysis Performed by PHR&A
 See Appendix C, Exhibit 6 – Rte 13 & Rte 13-3 Peak Hour Traffic Counts

Closest Key Intersection

The nearest key intersection for the subject property is the Summit Point Road and Leetown Road intersection.

Highway Problem Areas

A review of the Jefferson County, WV Highway Problem Areas Map in the Jefferson County Comprehensive Plan has identified no problem area within a one-mile radius of the subject property. The closest "Highway Problem Area" identified in the Comprehensive Plan is a "Bad Intersection" and a "Sharp Curve" that appears to be approximately 2.2 miles from the subject property at the intersection of Summit Point Road (Route 13) & Lloyd Road (Route 13/2).

See Appendix B, Exhibit 5 – Highway Problem Areas

See Appendix C, Exhibit 5 – Traffic Impact Analysis Performed by PHR&A

9. Demographic impact:

The SPARC Training Campus is to be an educational / training facility with no new residences proposed. One existing residence is to be maintained (Lot #7) and will add no further demographic impact for the area.

The most recent census data has been included for informational purposes.

See Appendix C, Exhibit 3 – 2000 Census Data

See Appendix C, Exhibit 4 – 2006 West Virginia County Data Profiles

10. Health and Emergency Medical Services:

The nearest center for medical and emergency services is on 5th Avenue in Ranson at Jefferson Memorial Hospital. This facility is located approximately 7.5 miles from the subject property.

The Independent Fire Company No. 1, Inc., has been contacted regarding the subject property and will provide primary response for EMS services. This Department is located approximately 7.2 miles from the subject property. The Jefferson County Ambulance Authority was contacted and verified that the Independent Fire Company is the primary provider and is supplemented by the Emergency Medical Technicians from the Ambulance Authority.

The Enders Fire Company (Clarke County Company 1), has been contacted regarding the subject property and will provide secondary response for EMS services.

See Appendix D, Exhibit 5 – Hospital Letter of Service

See Appendix D, Exhibit 6 – Jefferson County Ambulance Authority Letter of Service

See Appendix D, Exhibit 7 – Primary EMS & Secondary Fire Letter of Service

See Appendix D, Exhibit 9 – Secondary EMS Letter of Service

11. Fire Protection:

Citizens Fire Company No. 2, Inc., has been contacted regarding the subject property and will provide primary response for fire protection. This Department is located approximately 9.1 miles from the subject property.

The Independent Fire Company No. 1, Inc., has been contacted regarding the subject property and will provide secondary response for fire protection. This Department is located approximately 7.2 miles from the subject property.

See Appendix D, Exhibit 8 – Primary Fire Letter of Service

See Appendix D, Exhibit 9 – Primary EMS & Secondary Fire Letter of Service

12. Police Protection:

The primary law enforcement agencies for the subject property will be the West Virginia State Police and the Jefferson County Sheriff's Department. Letters to the aforementioned agencies have been sent and the agencies have verified their willingness to serve the subject property.

See Appendix D, Exhibit 10 – Jefferson County Sheriff Letter of Service

See Appendix D, Exhibit 11 – WV State Police Letter of Service

13. Trash removal:

Waste Management of West Virginia has provided a letter stating that they will service the subject property and have the capability to do so.

See Appendix D, Exhibit 13 – Waste Management Letter of Service

14. Electric power service:

Allegheny Power Inc. will provide electrical service for SPARC Training Campus. A letter from Allegheny Power indicates they are willing to provide their services for the subject property and that they currently have the capacity to do so.

See Appendix D, Exhibit 12 – Allegheny Power Letter of Service

15. Telephone:

Frontier, a Citizens Communications Company, provides telephone service in this area.

16. Water and sewer services:

It is proposed that all lots will be served by individual well and septic systems. These facilities will meet all applicable standards. If required individual lots may be served by a central water and sewer treatment system, if constructed this facility may serve several users on the subject property. The typical sewer treatment system would be a sand filter and UV treatment with a drainfield discharge.

17. Relationship to the Comprehensive Plan:

The Comprehensive Plan states a number of goals, which are applicable to the subject property as follows.

Goal: Promote growth and development that are both economically and environmentally sound.

The SPARC Training Campus will provide a center for learning that has an emphasis on professions associated with security, defense and law enforcement. This campus will be a highly sought destination for individuals and companies similar to the aforementioned professions. In addition, both education and security are commodities that maintain and typically increase in value and are always in demand. This campus will contribute to the tax base of Jefferson County.

In addition to the tax generated from the proposed uses the project is proposing a dedication of 3+/- acres to a local fire department for their future use.

The environmentally sensitive areas of the site were considered in the design and conception of the SPARC Training Campus. The pond, spring, wetlands and Bullskin Run were located in a +/- 19.1 acre lot that will continue its existing residential use and will maintain the current environmental health of said features.

Goal: Encourage and support commercial, industrial, and agricultural activities to provide a diversified and sound local economy.

SPARC Training Campus meets this goal of the comprehensive plans in many ways. An educational / training campus such as SPARC Training Campus will provide a commercial base for Jefferson County that is currently not present. With this campus will come employment opportunities of varying levels that residents of Jefferson County could potentially occupy. Students of SPARC Training Campus will likely come from all parts of the country and while in Jefferson County they may contribute to the local economy through providing employment opportunities, additional tax base for the county and by contributing to the local tourism industry and other service establishments.

Goal: Promote the conservation of the natural, cultural, and historical resources and the preservation of scenic beauty.

The design of SPARC Training Campus will include a lot (Lot #7) that is intended to maintain its current use and character. The existing pond, spring, wetlands and Bullskin Run are found within this +/-19.1 acre lot and will preserve the scenic beauty of these natural features. The hedgerows found along the property's perimeter will be maintained to the extent feasible and will provide a natural buffer and backdrop to the surrounding parcels.

18. Housing supply and demand:

SPARC Training Campus will provide adult educational & training services. This development will provide local employment opportunities within the county. These potential employees may look for homes within proximity of their employment, if not currently located in this area.

This subdivision will maintain one existing residential lot, which will preserve the existing residence and access that it contains. This lot will not affect housing supply or demand as it is an existing residence.

19. Proximity and relationship to known historic features:

There are no known historic structures on the subject property and a review of the National Register of Historic Places and the Jefferson County Windshield Survey identified the following in proximity of the subject property:

- White House Farm located approximately 1 mile northeast of subject property on Summit Point Road (WV Route 13).

See Appendix B, Exhibit 4 – National Register of Historic Places

20. Recreation:

The SPARC Training Campus does not propose a parks or recreation component, although individual users may provide recreation areas on individual parcels. It is anticipated that students visiting this campus will dedicate their time towards training and education. It is possible that students of this facility will visit local attractions while in this area.

The following facilities, as identified in the Jefferson County Comprehensive Plan, are located near to the subject property.

Name	Distance	Type of Amenities
Summit Point Raceway	< 1/4 mile	Private Racing Facility

See Appendix B, Exhibit 3 – Parks & Recreation Areas

21. Property Tax Evaluation:

Commercial Property

- Jefferson County Property Tax Guide, Class III Rates
- Total County Tax Rate: \$2.412/\$100

Upon build out the proposed property will generate significant additional revenue once the campus facilities have been constructed.

22. Anticipated bank deposits and loans:

As the future tenants of this campus are currently unknown, it cannot be determined where their banking will be located or if loans will be necessary.

23. Anticipated local spending (construction, retail, services, etc.):

Local construction and supply companies will be given the opportunity to bid on portions of the project. A local developer is undertaking the project and it is possible that most construction workers will be hired locally. The employees will likely purchase local goods and services and support the economy of Jefferson County.

The construction industry is one of the primary economic engines in Jefferson County. Without this activity a significant number of local jobs would be lost. Development of projects such as SPARC Training Campus contributes to the local economy in many ways.

- Purchase of raw materials for the construction process including timber and building materials. These businesses in turn employ local residents to provide customer service and management services. As local residents they input their salaries back into the local economy.
- Employment of local contractors and subcontractors. Construction jobs provide some of the highest paying employment available in the Eastern Panhandle. Employees of the construction industry support the economic health of Jefferson County.
- Professional services are required for the design and sale of the proposed subdivision. Professionals involved in the project will include engineers, architects, real estate professionals, attorneys, surveyors, soils consultants, geotechnical engineers and more.

The effect of a construction project expands from here. The workers support the local restaurants and grocery stores. They buy goods from local businesses and use the service industries. The positive impact in terms of local spending generated from construction is considerable.

24. Local employment implications:

SPARC Training Campus will provide employment opportunities of varying levels to the immediate area in addition to a more regional and perhaps national level. It can be anticipated that local companies will be provided the opportunity to bid on the construction of the roads, and individual site plans of this development. Further opportunity for employment may be available for instructors, administrative staff, maintenance workers, security and all other jobs which are typical of a training / educational campus.

25. Expected changes in property values:

The design of the SPARC Training Campus is intended to complement the surrounding areas by creating large lots in a meandering rural campus design. The perimeter of the property will maintain, to the extent feasible, the existing hedgerows to provide a backdrop to the subject and adjacent properties. Furthermore, the use of setbacks and landscape buffers, in addition to the existing hedgerow, will aide in maintaining the existing rural character. The employment generated by this development may stimulate the demand for adjacent homes by the future employees, thus increasing the value of adjacent homes or reducing the time spent on the market. It is expected, given the aforementioned attributes that the demand and value for homes in the vicinity of this campus will be influenced by the general condition of the Jefferson County residential market with little influence from the proposed development.