

CONCEPT PLAN MOUNTAIN PURE MAJOR SITE PLAN

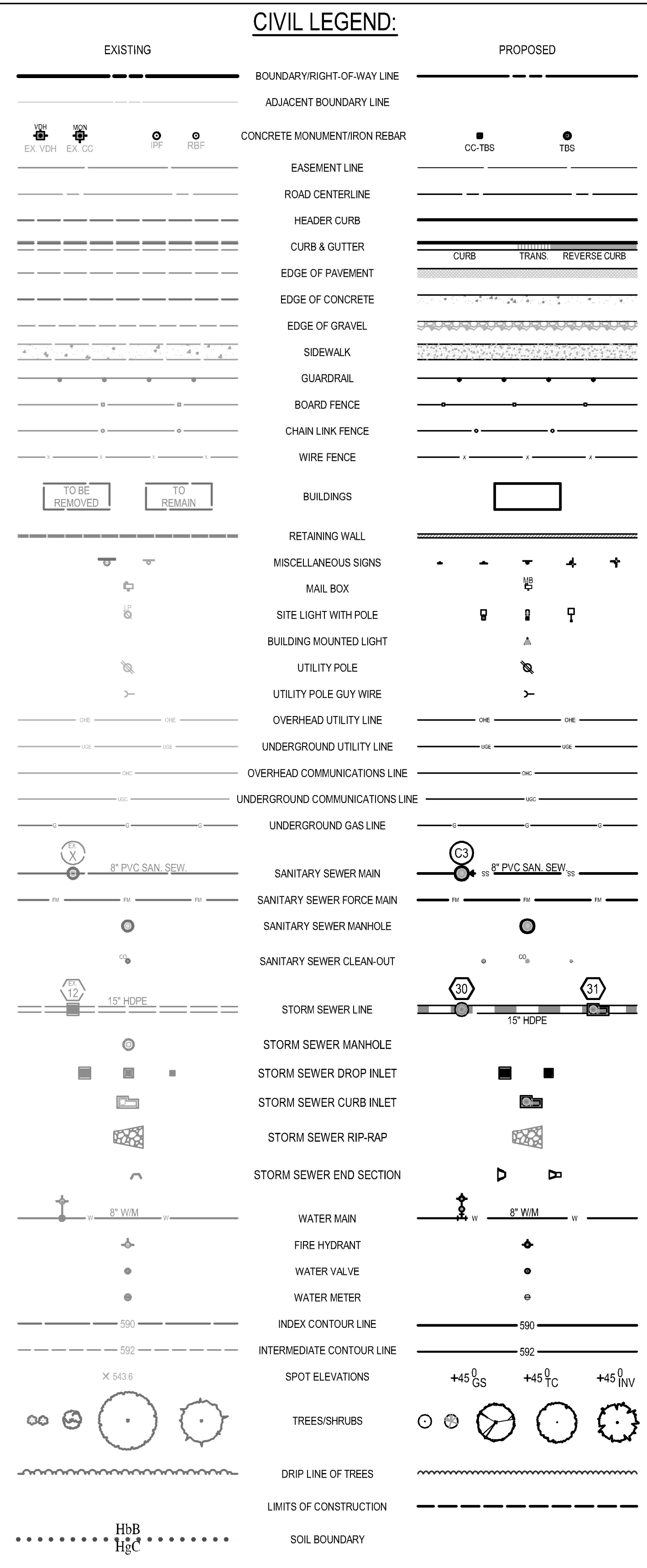
JEFFERSON COUNTY FILE NUMBER: 24-6-SP
MIDDLEWAY TAX DISTRICT JEFFERSON COUNTY, WEST VIRGINIA
TAX MAP 22, PARCEL 9; D.B. 1256, PG. 360
TAX MAP 22 PARCEL 33.9; D.B. 1271 PG. 212
TAX MAP 22 PARCEL 34; D.B. 1256 PG. 360

OWNER / APPLICANT:
SIDEWINDER ENTERPRISES, LLC &
RLMHP LLC & PHOTOGLOU LIVING TRUST
4340 VON KARMAN AVENUE, SUITE 380 NEWPORT BEACH, CA 92660
(949)-697-9993

PROPOSED USE:
PARCEL 9 USE - INDUSTRIAL - HEAVY MANUFACTURING AND DISTRIBUTION
PARCEL 33.9 - WATER LINE
PARCEL 34 - EXISTING WELL, PERMIT #21,258 WILL SUPPLY WATER TO THE BOTTLING PLANT

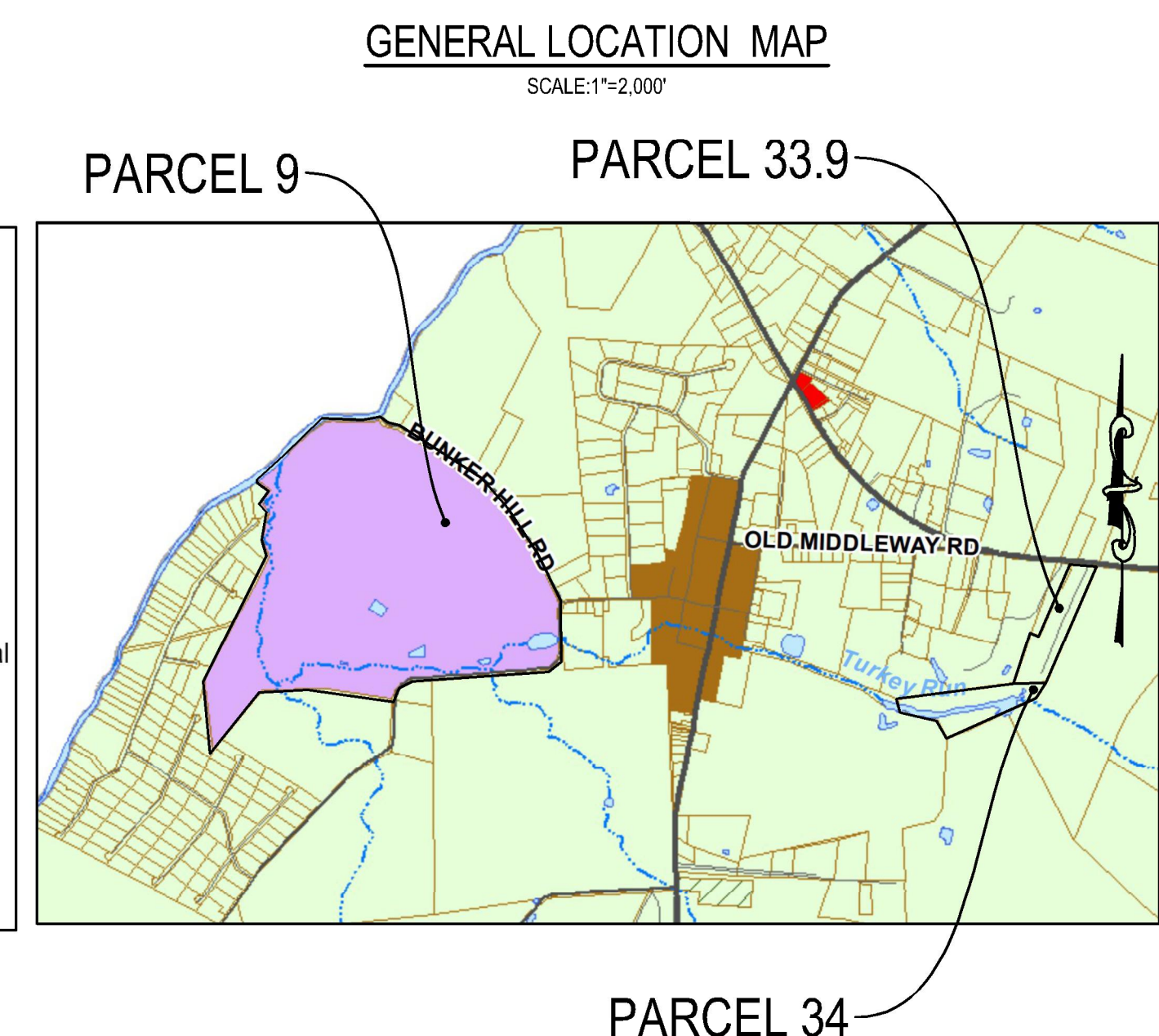
- CONCEPT PLAN REVIEW CHECKLIST NOTES:**
- B.1. SEE GENERAL LOCATION MAP FOR ZONING DISTRICTS WITHIN 500' OF THE SUBJECT PROPERTY.
- B.2. A CONCEPT PLAN BE FOUND ON SHEET 3.
1. SEE SHEET 3 FOR THE LAYOUT OF LOTS, PARKING AREAS, RECREATION AREAS, ROADS, AND BUILDING AREAS.
2. PROPOSED BUILDING AREAS IS 1,000,000 SF TOTAL.
3. BUILDING FOOTPRINTS MAY BE MODIFIED ON SITE PLAN, BUT WILL NOT EXCEED 1,000,000 SF.
- B.3. ZONING INFORMATION:
1. PARCEL 9 - INDUSTRIAL/COMMERCIAL ZONING DISTRICT
2. PARCEL 33.9 - RURAL DISTRICT
3. DENSITY CALCULATIONS - N/A
4. SITE RESOURCE MAP - SEE SHEET 2 AND 3
4.1. 2' CONTOURS PROVIDED ON SITE RESOURCE MAPS
4.2. NATURAL FEATURES SHOWN ON SITE RESOURCE MAPS
4.3. SLOPE DELINEATION PER SECTION 22.50 - THE SLOPE WITHIN THE HILLSIDE SETBACK IS MEAN 10.9%
4.4. FLOODPLAIN SHOWN ON SITE RESOURCE MAP, FEMA MAP 54037C0115E IDENTIFIES ZONE A, AE AND FLOODWAY AE ON THE SUBJECT PROPERTY.
4.5. ADJOINING PROPERTY USES ARE ON SHEET 2 AND 3
- B.4. PROJECT DESCRIPTION
1. BOTTLING PLANT ZONING - THE BOTTLING PLANT IS A PERMITTED USE IN THE ZONE, USE INCLUDES HEAVY MANUFACTURING AND DISTRIBUTION.
2. WE'LL ARE PERMITTED IN ALL ZONES IN JEFFERSON COUNTY AND ARE NOT SUBJECT TO TABLE APPENDIX C. WELL ON PARCEL 34 IS PERMITTED THROUGH WV DEPARTMENT OF ENVIRONMENTAL HEALTH SERVICES.
3. THE CONCEPT PLAN IS FOR THE DEVELOPMENT OF TWO BOTTLING FACILITIES, PHASE 1 (304,000SF) AND PHASE 2 (696,000 SF) TOTALING 1,000,000SF. THE WELL ON PARCEL 34 IS EXISTING, THE CONCEPT PLAN SHOWS THE CONNECTION BETWEEN THE BOTTLING FACILITIES AND THE WELL INCLUDING A WATER LINE ON PARCEL 33.9.
4. THE CONCEPT PLAN INCLUDES THE PROPOSED BUILDINGS, PARKING, SWM FACILITIES AND OTHER IMPROVEMENTS REQUIRED BY JEFFERSON COUNTY REGULATIONS.
5. THE PARCEL 9 PARTICIPATED IN THE WV VRP PROGRAM, SEE SHEET 5 FOR DETAILS.
6. PARKING TABULATIONS AS FOLLOWS:
6.1. PARKING PHASE 1 - 62 STANDARD SPACES, 94 TRAILER SPACES
6.2. PARKING PHASE 2 - 101 STANDARD SPACES, 312 TRAILER SPACE
6.3. TOTAL PARKING - 163 STANDARD SPACES, 406 TRAILER SPACES
6.4. PARKING TOTALS MAY BE ADJUSTED WITH SITE PLAN, BUT WILL MEET ALL JEFFERSON COUNTY MINIMUM STANDARDS.
- B.5. TRAFFIC IMPACT DATA
1. BUNKER HILL ROAD (CO. RT. 119)/ WVDOH ROUTE ID - 1940001090000 / AVERAGE DAILY TRIPS - 29
2. GRACE STREET (CO. RT. 118) / WVDOH ROUTE ID - 1940001080000 / AVERAGE DAILY TRIPS - 812
3. LEETOWN ROAD (CO. RT. 117) / WVDOH ROUTE ID - 1940001070000 / AVERAGE DAILY TRIPS - 3,055
4. DATA SOURCE - WVDOH DIVISION OF HIGHWAYS, PERFORMANCE MANAGEMENT DIVISION, TRAFFIC MONITORING UNIT DATA
SOURCE YEAR - 2023
4.1. TRIP GENERATION FOR PARCEL 9 IS BASED ON TRAFFIC IMPACT STUDY SUBMITTED TO WVDOH. PARCELS 34/33.9 IS ASSUMED TO GENERATE NO MORE THAN 2 TRIPS PER DAY TO MONITOR THE WELL AND NONE IN THE PEAK HOUR.
4.2. DAILY TRIPS 770 - 610 EMPLOYEE TRIPS, 160 TRUCK TRIPS
4.3. AM PEAK HOUR TRIPS - 182
4.4. PM PEAK HOUR TRIPS - 184
4.5. THE NEAREST KEY INTERSECTION AS DEFINED IN THE CONCEPT PLAN CHECKLIST IS THE INTERSECTION OF LEETOWN ROAD (RT. 11) AND MIDDLEWAY PIKE (WV RT 51).
4.6. HIGHWAY PROBLEM AREA #36 WITHIN 1 MILE OF PARCEL 9, IT IS 1,300' FROM PARCEL 33.9 AND 34.
4.7. PURSUANT TO SECTION 24.119.B.6. OF THE SUBDIVISION REGULATIONS, THE DEVELOPER HAS AN APPROVED TIS FROM WVDOH
- B.6. AGENCY REVIEWS
1. 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 COUNTY STAFF.
- B.7. A LIST OF ALL ADJOINING PROPERTIES AND OWNERS ADDRESS 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 AND 3 FOR ADJACENT PROPERTY OWNER INFORMATION.
- B.8. A LETTER TO WVDOH HAS BEEN SENT REQUESTING THE IDENTIFICATION OF ANY ISSUES, DATA REQUIREMENTS OR NOTICE THAT THERE ARE NONE.
- B.9. PURSUANT TO SECTION 24.119.B.6 OF THE SUBDIVISION REGULATION, THE DEVELOPER WILL PROVIDE A TRAFFIC IMPACT STUDY IN ACCORDANCE WITH WVDOH CRITERIA WITH SITE PLAN.
- B.10. DOMESTIC WATER SERVICE WILL BE PROVIDED BY BERKELEY COUNTY PUBLIC SERVICE WATER DISTRICT (BCPWS), AN INTENT TO SERVE LETTER HAS BEEN OBTAINED AND PROVIDED TO COUNTY STAFF.
- B.11. SEWER SERVICE WILL BE PROVIDED BY BERKELEY COUNTY PUBLIC SERVICE SEWER DISTRICT (BCPSSD), AN INTENT TO SERVE LETTER HAS BEEN OBTAINED AND PROVIDED TO COUNTY STAFF.

- CONCEPT PLAN CONDITIONS:**
- PRIOR TO THE START OF PLANT OPERATIONS THE INTERSECTION OF LEETOWN ROAD AND ROUTE 51 WILL BE IMPROVED. IT IS CURRENTLY ANTICIPATED THAT THIS IMPROVEMENT WILL BE A TRAFFIC CIRCLE. THE FORM OF THE FINAL IMPROVEMENT IS AT THE DISCRETION OF WVDOH.
 - THE APPLICANT WILL SUBMIT A WELL MONITORING PLAN WITH THE SITE PLAN. THE PLAN WILL INCLUDE THE FOLLOWING:
 - PROPERTY OWNERS WITHIN 1/2 MILE OF THE SUPPLY WELL MAY REQUEST WELL MONITORING
 - PROPERTY OWNERS AT THE FOLLOWING LOCATIONS MAY REQUEST WELL MONITORING
 - QUEEN STREET - FROM SOUTH STREET TO ROUTE 116, GRACE STREET, WEST STREET, EAST STREET, OLD MIDDLEWAY ROAD
 - THE OWNER WILL MEET WITH MIDDLEWAY RESIDENTS TO DISCUSS TRAFFIC IMPACT TO HISTORICAL STRUCTURES AND TRAFFIC CALMING PRIOR TO THE SUBMISSION OF THE SITE PLAN.
 - WATER WITHDRAWAL TO BE IN CONFORMANCE WITH WV OFFICE OF ENVIRONMENTAL HEALTH SERVICES PERMIT #21,258 WHICH PERMITS A 1,000GPM WELL.
 - APPLICANT WILL CONDUCT GROUND WATER SAMPLING ON PARCEL 9 AFTER PLANT IS OPERATIONAL. WATER SAMPLES WILL BE TAKEN FROM THE MONITORING WELLS CONSTRUCTED DURING THE VRP TESTING. WELL LOCATIONS SHALL BE SUBMITTED WITH THE SITE PLAN



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

ORDINANCE	SECTION OF ORDINANCE	DESCRIPTION OF WAIVER OR VARIANCE	DATE GRANTED
SUBDIVISION	20.201C & 20.202	TO ALLOW A NON-RESIDENTIAL SUBDIVISION TO PROCESS AS A MINOR SUBDIVISION	08/08/2023



PROJECT DESCRIPTION:

THE DEVELOPMENT PROPOSES UP TO 1,000,000 SQUARE FEET OF BUILDING AREA FOR BOTTLING FACILITIES, FALLING UNDER HEAVY MANUFACTURING, WAREHOUSING AND DISTRIBUTION USE AND A WELL TO TRANSMIT WATER TO THE BOTTLING FACILITY. PARCEL 9 WILL BE SUBDIVIDED AS A NON-RESIDENTIAL SUBDIVISION UNDER THE MINOR SUBDIVISION PROCESS PER THE WAIVER OBTAINED ON 08/08/2023, JC FILE #23-20-PCW. THE PARCEL LINES PER THE MINOR SUBDIVISION ARE DEPICTED ON THE CONCEPT PLAN. TWO ENTRANCES ARE PROPOSED, WITH ACCESS TO THE SITE PROVIDED VIA A 100' EASEMENT ONTO BUNKER HILL ROAD. THE SITE'S DEVELOPMENT IS PROPOSED TO BE PHASED. THE WELL ON PARCEL 34 IS EXISTING. A WATER LINE WILL BE INSTALLED ON PARCEL 33.9 AND EXTEND TO PARCEL 9.

ZONING ORDINANCE SUMMARY:

- 1. ZONING REQUIREMENTS:**
- PARCEL 9**
ZONE - INDUSTRIAL COMMERCIAL DISTRICT
EXISTING USE - VACANT HEAVY MANUFACTURING FACILITY
PROPOSED USE - INDUSTRIAL - HEAVY MANUFACTURING AND DISTRIBUTION
- PARCEL 33.9**
ZONE - RURAL DISTRICT
EXISTING USE - MOBILE HOME PARK
PROPOSED USE - MOBILE HOME PARK, AND WATER LINE
- PARCEL 34**
ZONE - RURAL DISTRICT
EXISTING USE - WELL B (SUPPLY WELL PERMIT #21,258)
PROPOSED USE - WELL B (SUPPLY WELL PERMIT #21,258)
- 2. ENVIRONMENTAL:**
COVENANTS RECORDED ON PARCEL 9 IN PER VRP # 15024 WILL APPLY TO THE DEVELOPMENT. THESE COVENANTS INCLUDE NO WELL DRILLING WITHIN THE PLUME AREA AND WITHIN 300' OF MONITORING WELL 114D, CONTROLLED GRADING FOR PORTIONS OF PARCEL 9.
ENVIRONMENTAL STANDARDS CONTAINED IN SECTIONS 8.9.A.1 THROUGH 8.9.A.8 OF THE JEFFERSON COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE WILL APPLY.
- 3. LANDSCAPING:**
THE APPLICANT WILL MEET ALL LANDSCAPE AND BUFFER REQUIREMENTS OF THE JEFFERSON COUNTY ZONING AND SUBDIVISION ORDINANCES.
- 4. SITE LIGHTING:**
SITE LIGHTING IS PROPOSED FOR THIS SITE IN THE FORM OF POLE MOUNTED STREET LIGHTS AND BUILDING MOUNTED LIGHTS. FINAL DESIGN AND LOCATION IS SUBJECT TO RECOMMENDATIONS BY A QUALIFIED LIGHTING ENGINEER.
- 5. USE REQUIREMENTS:**
- | | REQUIRED | PROVIDED |
|------------------------|------------|--------------|
| LOT SIZE: | 3 AC | 37 AC, 73 AC |
| LOT WIDTH: | N/A | N/A |
| BUILDING HEIGHT: | 75' (MAX.) | ±50' |
| IMPERVIOUS AREA LIMIT: | 90% (MAX.) | 40% |
- BUILDING SETBACKS:**
- | | 50' (MIN.) | 50' (MIN.) |
|--------|------------|------------|
| FRONT: | 50' (MIN.) | 50' (MIN.) |
| SIDE: | 50' (MIN.) | 50' (MIN.) |
| REAR: | 50' (MIN.) | 50' (MIN.) |
- *25' (MIN.) IF ADJACENT TO AN INDUSTRIAL USE
- PARKING/DRIVE AISLE SETBACKS:**
- | | 25' (MIN.) | 25' (MIN.) |
|--------|------------|------------|
| FRONT: | 25' (MIN.) | 25' (MIN.) |
| SIDE: | 25' (MIN.) | 25' (MIN.) |
| REAR: | 25' (MIN.) | 25' (MIN.) |
- *20' (MIN.) IF ADJACENT TO AN INDUSTRIAL USE
- DISTANCE REQUIREMENT:**
- | | 200' (MIN.) | 200' (MIN.) |
|--------------------|-------------|-------------|
| FRONT, SIDE, REAR: | 200' (MIN.) | 200' (MIN.) |
- BUFFERS (SCREENED / UNSCREENED):**
- | | 25'(S) | 25'(S) |
|--------|--------|--------|
| FRONT: | 25'(S) | 25'(S) |
- *N/A IF ADJACENT TO AN INDUSTRIAL USE
- SIDE & REAR: 20'(S) 20'(S)
- *Wide Buffer Detail M-52
- PARKING TABULATIONS:**
- REQUIRED: (MANUFACTURING PLANT)
1 SPACE PER EMPLOYEE ON MAXIMUM WORKING SHIFT
TOTAL PARKING SPACES REQUIRED = 150 SPACES
 - PROVIDED:
TOTAL PARKING SPACES PROVIDED = 163 SPACES (INCLUDES ADA ACCESSIBLE SPACES)

SUPPLY WELL SUMMARY:

- THE SUPPLY WELL FOR THE BOTTLING FACILITY IS AN EXISTING PERMITTED WELL, PERMIT #21,258.
- THE PERMIT WAS GRANTED BY THE WV OFFICE OF ENVIRONMENTAL HEALTH SERVICES, THE REGULATORY AGENCY FOR WELLS IN JEFFERSON COUNTY.
- THE WELL PERMIT IS FOR 1,000GPM
- THE WELL PERMIT ALLOWS THE FACILITY TO SUPPLY THE PHASE 1 INDUSTRIAL FACILITY (BOTTLING PLANT), THE PHASE 2 INDUSTRIAL FACILITY (BOTTLING PLANT AND UP TO 250 CUSTOMERS IN MIDDLEWAY.
- PERMITTING AND REGULATION OF THE EXISTING SUPPLY WELL
 - JEFFERSON COUNTY DEPARTMENT OF ENGINEERING, PLANNING AND ZONING DO NOT PERMIT OR APPROVE WELLS. IT DOES NOT REGULATE WELLS THROUGH THE ZONING ORDINANCE OR SUBDIVISION ORDINANCE. WHEN WELL APPROVALS ARE REQUIRED DOCUMENTATION MUST BE PROVIDED FROM THE REGULATING AGENCY.
 - WV STATE CODE - §9A-7-10. EFFECT OF ENACTED ZONING ORDINANCE, DOES NOT PERMIT ANY ZONING ORDINANCE TO LIMIT OR RESTRICT THE COMPLETE USE OF NATURAL RESOURCES BY THE OWNER. WHILE WELLS CAN AND ARE REGULATED BY THE STATE OF WV, JEFFERSON COUNTY CANNOT USE THEIR ZONING ORDINANCE TO REPLACE THE AUTHORITY HELD BY THE STATE.
 - DURING THE PERMITTING OF WELL B (#21,258) THE APPLICANT PREPARED A DETAILED STUDY THAT WAS SUBMITTED TO AND REVIEWED BY THE WV OFFICE OF ENVIRONMENTAL HEALTH SERVICES.

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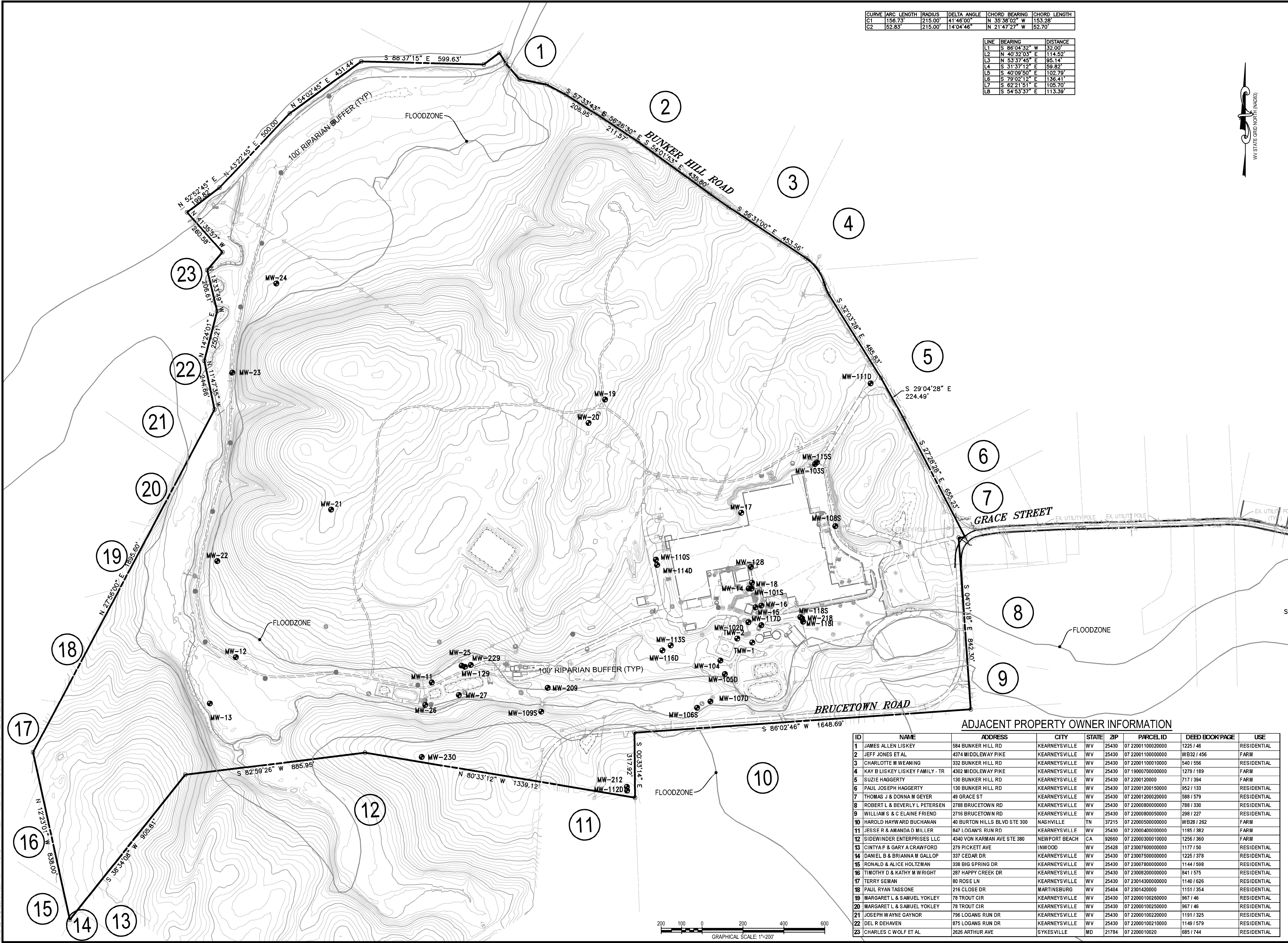
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COVER SHEET
1 MILL. SQ. FT. BOTTLING FACILITY
MOUNTAIN PURE
TAX MAP 22, PARCELS 9, 34, & 33.9; D.B. 1256, PG. 360 & D.B. 1271, PG. 212
MIDDLEWAY TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: AS NOTED
	VERT.:
DATE:	SEPTEMBER 24, 2024
JOB:	3138-0102
DRAWN:	ABP
CHECK:	JPG
CADD:	COVER SHEET.DWG
NCS:	N/A
SHEET:	1 OF 6

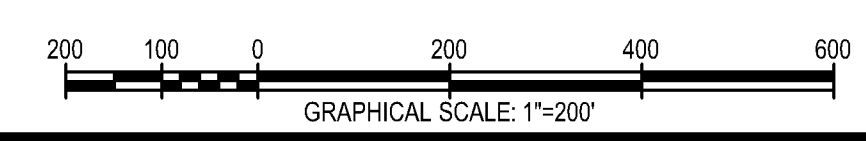
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	156.73	215.00	41°46'00"	N 35°38'02" W	153.28
C2	82.83	215.00	14°04'46"	N 21°47'27" W	82.70

LINE	BEARING	DISTANCE
L1	S 86°04'32" W	32.00
L2	N 40°32'03" E	114.52
L3	N 53°37'45" E	95.14
L4	S 31°37'12" E	59.82
L5	S 40°09'50" E	102.79
L6	S 79°02'12" E	136.41
L7	S 62°21'51" E	105.70
L8	S 54°53'37" E	113.39



ADJACENT PROPERTY OWNER INFORMATION

ID	NAME	ADDRESS	CITY	STATE	ZIP	PARCEL ID	DEED BOOK/PAGE	USE
1	JAMES ALLEN LISKEY	584 BUNKER HILL RD	KEARNEYSVILLE	WV	25430	07 22001100020000	1225 / 46	RESIDENTIAL
2	JEFF JONES ET AL	4374 MIDDLEWAY PIKE	KEARNEYSVILLE	WV	25430	07 22001100000000	WB32 / 456	FARM
3	CHARLOTTE M WEANING	332 BUNKER HILL RD	KEARNEYSVILLE	WV	25430	07 22001100010000	540 / 556	RESIDENTIAL
4	KAY B LISKEY LISKEY FAMILY - TR	4302 MIDDLEWAY PIKE	KEARNEYSVILLE	WV	25430	07 19000700000000	1279 / 169	FARM
5	SUZIE HAGGERTY	130 BUNKER HILL RD	KEARNEYSVILLE	WV	25430	07 2200120000	717 / 394	FARM
6	PAUL JOSEPH HAGGERTY	130 BUNKER HILL RD	KEARNEYSVILLE	WV	25430	07 22001200150000	952 / 133	RESIDENTIAL
7	THOMAS J & DONNA M GEYER	49 GRACE ST	KEARNEYSVILLE	WV	25430	07 22001200020000	588 / 579	RESIDENTIAL
8	ROBERT L & BEVERLY L PETERSEN	2788 BRUCETOWN RD	KEARNEYSVILLE	WV	25430	07 22000800000000	788 / 330	RESIDENTIAL
9	WILLIAM S & C ELAINE FRIEND	2716 BRUCETOWN RD	KEARNEYSVILLE	WV	25430	07 22000800000000	298 / 227	RESIDENTIAL
10	HAROLD HAYWARD BUCHANAN	40 BURTON HILLS BLVD STE 300	NASHVILLE	TN	37215	07 22000500000000	WB28 / 262	FARM
11	JESSE R & AMANDA D MILLER	847 LOGAN'S RUN RD	KEARNEYSVILLE	WV	25430	07 22000400000000	1165 / 382	FARM
12	SIDEWINDER ENTERPRISES LLC	4340 VON KARMAN AVE STE 380	NEWPORT BEACH	CA	92660	07 22000300010000	1256 / 360	FARM
13	CINTYA P & GARY A CRAWFORD	279 PICKETT AVE	INWOOD	WV	25428	07 23007600000000	1177 / 50	RESIDENTIAL
14	DANIEL B & BRIANNA M GALLOP	337 CEDAR DR	KEARNEYSVILLE	WV	25430	07 23007500000000	1225 / 378	RESIDENTIAL
15	RONALD & ALICE HOLTZMAN	338 BIG SPRING DR	KEARNEYSVILLE	WV	25430	07 23007800000000	1144 / 598	RESIDENTIAL
16	TIMOTHY D & KATHY M WRIGHT	287 HAPPY CREEK DR	KEARNEYSVILLE	WV	25430	07 23008200000000	841 / 575	RESIDENTIAL
17	TERRY SEMAN	80 ROSE LN	KEARNEYSVILLE	WV	25430	07 23014300000000	1140 / 626	RESIDENTIAL
18	PAUL RYAN TASSONE	216 CLOSE DR	MARTINSBURG	WV	25404	07 2301420000	1151 / 354	RESIDENTIAL
19	MARGARET L & SAMUEL YOKLEY	78 TROUT CIR	KEARNEYSVILLE	WV	25430	07 22000100260000	967 / 46	RESIDENTIAL
20	MARGARET L & SAMUEL YOKLEY	78 TROUT CIR	KEARNEYSVILLE	WV	25430	07 22000100250000	967 / 46	RESIDENTIAL
21	JOSEPH WAYNE GAYNOR	796 LOGAN'S RUN DR	KEARNEYSVILLE	WV	25430	07 22000100220000	1191 / 325	RESIDENTIAL
22	DEL R DEHAVEN	875 LOGAN'S RUN DR	KEARNEYSVILLE	WV	25430	07 22000100210000	1149 / 579	RESIDENTIAL
23	CHARLES C WOLF ET AL	2626 ARTHUR AVE	SYKESVILLE	MD	21784	07 2200010020	685 / 744	RESIDENTIAL



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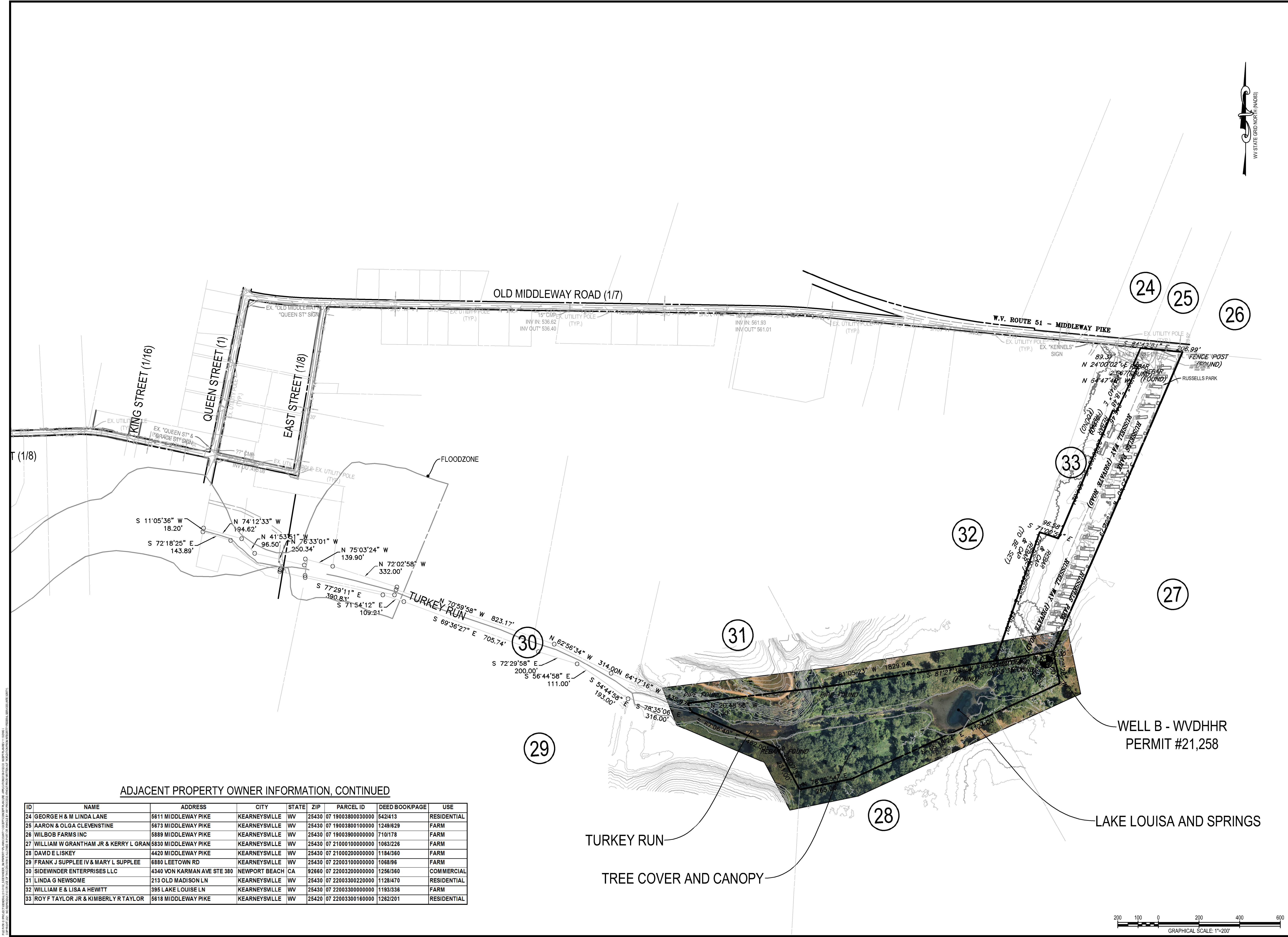
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EXISTING CONDITIONS
1 MIL. SQ. FT. BOTTLING FACILITY

MOUNTAIN PURE

TAX MAP 22, PARCEL(S) 9, 34 & 339; D.B. 1256, PG. 360 & D.B. 1271, PG. 212
MIDDLEWAY TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

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NCS:	WA
SHEET:	2 OF 6



ADJACENT PROPERTY OWNER INFORMATION, CONTINUED

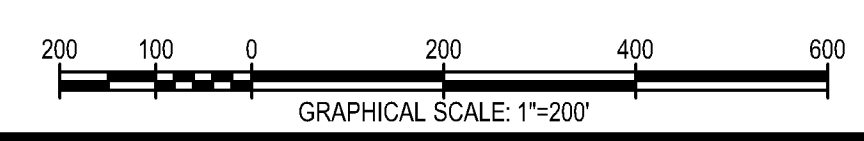
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24	GEORGE H & M LINDA LANE	5611 MIDDLEWAY PIKE	KEARNEYSVILLE	WV	25430	07 19003800030000	542/413	RESIDENTIAL
25	AARON & OLGA CLEVENSTINE	5673 MIDDLEWAY PIKE	KEARNEYSVILLE	WV	25430	07 19003800100000	1249/629	FARM
26	WILBOB FARMS INC	5689 MIDDLEWAY PIKE	KEARNEYSVILLE	WV	25430	07 19003900000000	710/178	FARM
27	WILLIAM W GRANTHAM JR & KERRY L GRAN	5830 MIDDLEWAY PIKE	KEARNEYSVILLE	WV	25430	07 21000100000000	1063/228	FARM
28	DAVID E LISKEY	4420 MIDDLEWAY PIKE	KEARNEYSVILLE	WV	25430	07 21000200000000	1184/360	FARM
29	FRANK J SUPPLEE IV & MARY L SUPPLEE	6880 LEETOWN RD	KEARNEYSVILLE	WV	25430	07 22003100000000	1068/96	FARM
30	SIDEWINDER ENTERPRISES LLC	4340 VON KARMAN AVE STE 380	NEWPORT BEACH	CA	92660	07 22003200000000	1256/360	COMMERCIAL
31	LINDA G NEWSOME	213 OLD MADISON LN	KEARNEYSVILLE	WV	25430	07 22003300220000	1128/470	RESIDENTIAL
32	WILLIAM E & LISA A HEWITT	395 LAKE LOUISE LN	KEARNEYSVILLE	WV	25430	07 22003300000000	1193/336	FARM
33	ROY F TAYLOR JR & KIMBERLY R TAYLOR	5618 MIDDLEWAY PIKE	KEARNEYSVILLE	WV	25420	07 22003300160000	1262/201	RESIDENTIAL

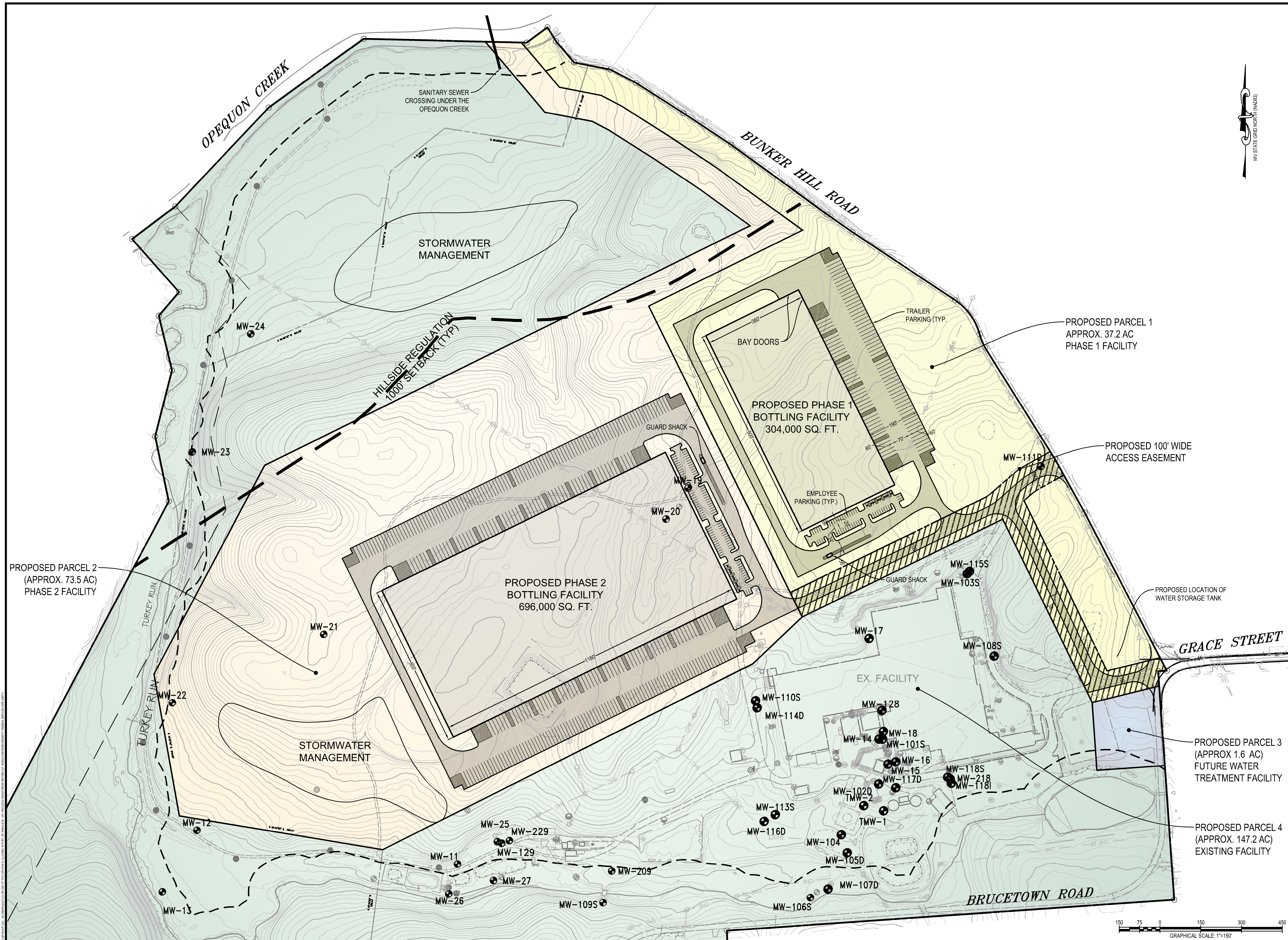
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 SHEET: 3 OF 6



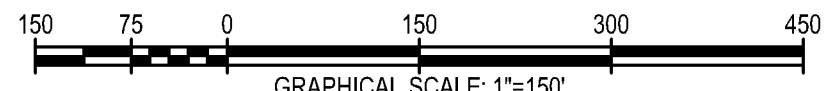


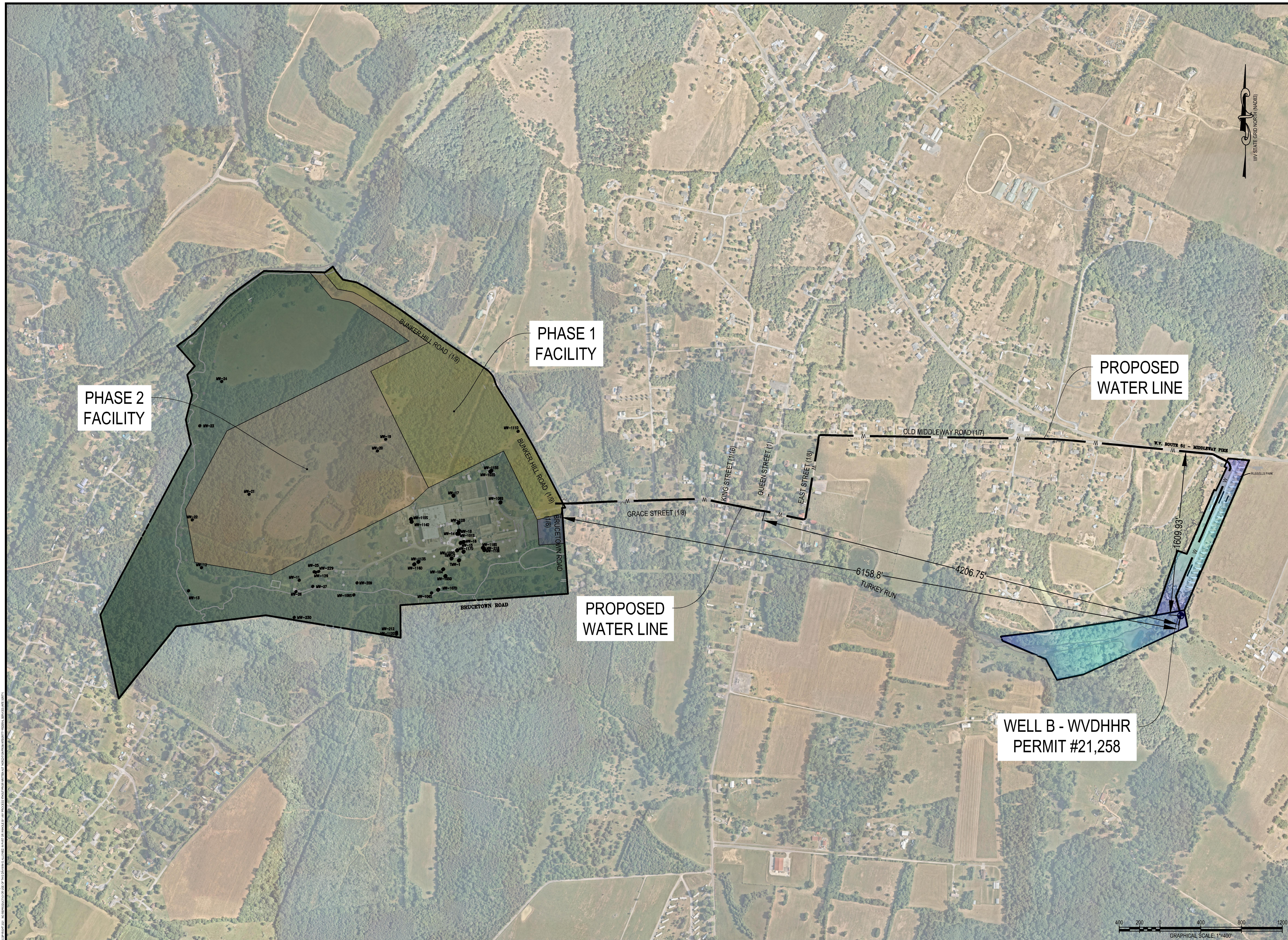
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 MIDDLEWAY TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1"=150'
	VERT.:
DATE:	SEPTEMBER 24, 2024
JOB:	3138-0102
DRAWN:	ABP
CHECK:	JPG
CADD:	3138-0102-CONCEPT PLAN REV 11.15.24
NCS:	WA
SHEET:	4 OF 6





WEST VIRGINIA
STATE GRID NORTH (NAD83)

INTEGRITY FEDERAL SERVICES
 CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING
 148 S. Queen Street, Suite 201 • Phone: 304-725-8456
 Martinsburg, WV 25401 • www.ifs-ac.com

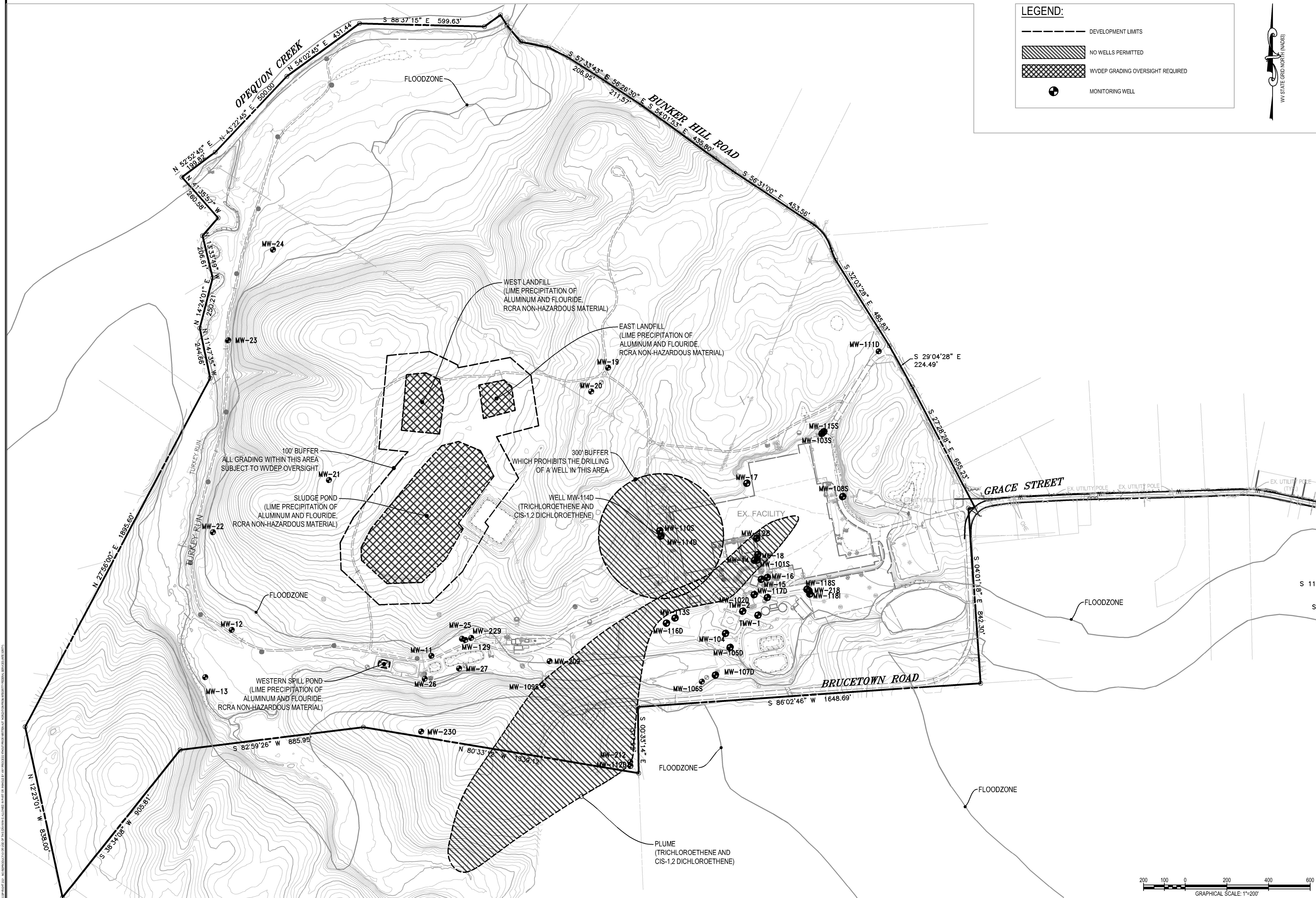
SEAL:

REVISIONS
REVISED PER COUNTY COMMENTS RECEIVED 10/7/2024
REVISED PER MEETING WITH COUNTY STAFF 10/7/2024
REVISED PER PLANNING COMMISSION INCOMPLETE ITEMS 11/5/2024

CONCEPT PLAN
 1 MIL. SQ. FT. BOTTLING FACILITY
MOUNTAIN PURE
 TAX MAP 22, PARCEL(S) 9, 34 & 33.9; D.B. 1256, PG. 380 & D.B. 1271, PG. 212
 MIDDLEWAY TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

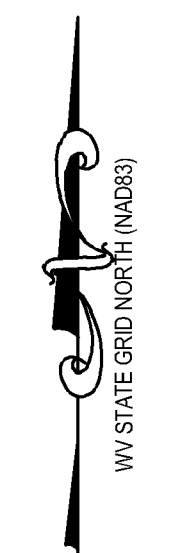
SCALE:	HORIZ.: 1"=400'
	VERT.:
DATE:	SEPTEMBER 24, 2024
JOB:	3138-0102
DRAWN:	ABP
CHECK:	JPG
CADD:	3138-0102-CONCEPT PLAN-REV 11.15.24
NCS:	NA
SHEET:	5 OF 6

VRP-15024 CERTIFICATE OF COMPLETION ISSUED JUNE 15, 2018



LEGEND:

- DEVELOPMENT LIMITS
- NO WELLS PERMITTED
- WVDOP GRADING OVERSIGHT REQUIRED
- MONITORING WELL



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SEAL:

REVISIONS
REVISED PER COUNTY COMMENTS RECEIVED 10/7/2024
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REVISED PER PLANNING COMMISSION INCOMPLETE ITEMS 11/5/2024

VRP CONDITIONS
 1 MIL. SQ. FT. BOTTLING FACILITY
MOUNTAIN PURE
 TAX MAP 22, PARCEL(S) 9, 34 & 33.9; D.B. 1256, PG. 360 & D.B. 1271, PG. 212
 MIDDLEWAY TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ: 1"=200'
	VERT: 1"=20'
DATE:	SEPTEMBER 24, 2024
JOB:	3138-0102
DRAWN:	ABP
CHECK:	JPG
CADD:	3138-0102-CONCEPT PLAN-REV 11.15.20
NCS:	N/A
SHEET:	6 OF 6

