
Reference approved Conditional Use Permit
#22-7-CUP

Includes all required DEP permits

In addition to the general construction notes provided by the engineer of record, the following table of construction notes and milestone inspections shall be placed on the plat or plan cover sheet. See pg 121

Engineer and Surveyor of record's signature, seal, name, address & telephone number.

OWNER/ DEVELOPER:
c/o [REDACTED] TRAIL
[REDACTED] WV.
PHONE: [REDACTED]

DRAWN BY: 

CHECKED BY: 

DATE: 03-10-2025

1000

DESCRIPTION

BY

SKETCH PLAN

PIKE, JEFFERSON COUNTY, WEST VIRGINIA

PLAT-DEED BOOK [REDACTED], PAGE [REDACTED]; PC FILE: 25-??-SP [REDACTED]

COVER SHEET

25-4

4-SP

COVER SHEET

SCALE: AS SHOWN

SHEET NUMBER:
1 OF 4
C.1.0
B NO.: 0 [REDACTED]

\\Y:\EAST_HG_03\2024\1_3_03-24-0322 MEDICAL BUILDING\CADD\03240322\PRODUCTION DRAWINGS\SKETCH PLAN\01-03-24-0322-SKP-C-1-0.DWG

Y:\EAST_HG_032024_3_103-24-0322 MEDICAL BUILDINGCADD032403222PRODUCTION DRAWINGSSKETCH PLAN02-03-24-0322-SKP-C-1-1.DWG

SENSITIVE AREA NOTES

1. THERE ARE NO WETLANDS WITHIN THE PROJECT LIMITS PER MAPPING BY THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY PRODUCED BY THE NWI MAPPER.
2. THE PROPERTY IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOODPLAIN AS SHOWN ON FEMA FIRM COMMUNITY PANEL NO. 54037C0040E (ZONE X), WITH AN EFFECTIVE DATE OF 12-18-2009.

A key to all symbols. (Identify monuments and markers according to type and whether 'found', 'set', or 'to be set').

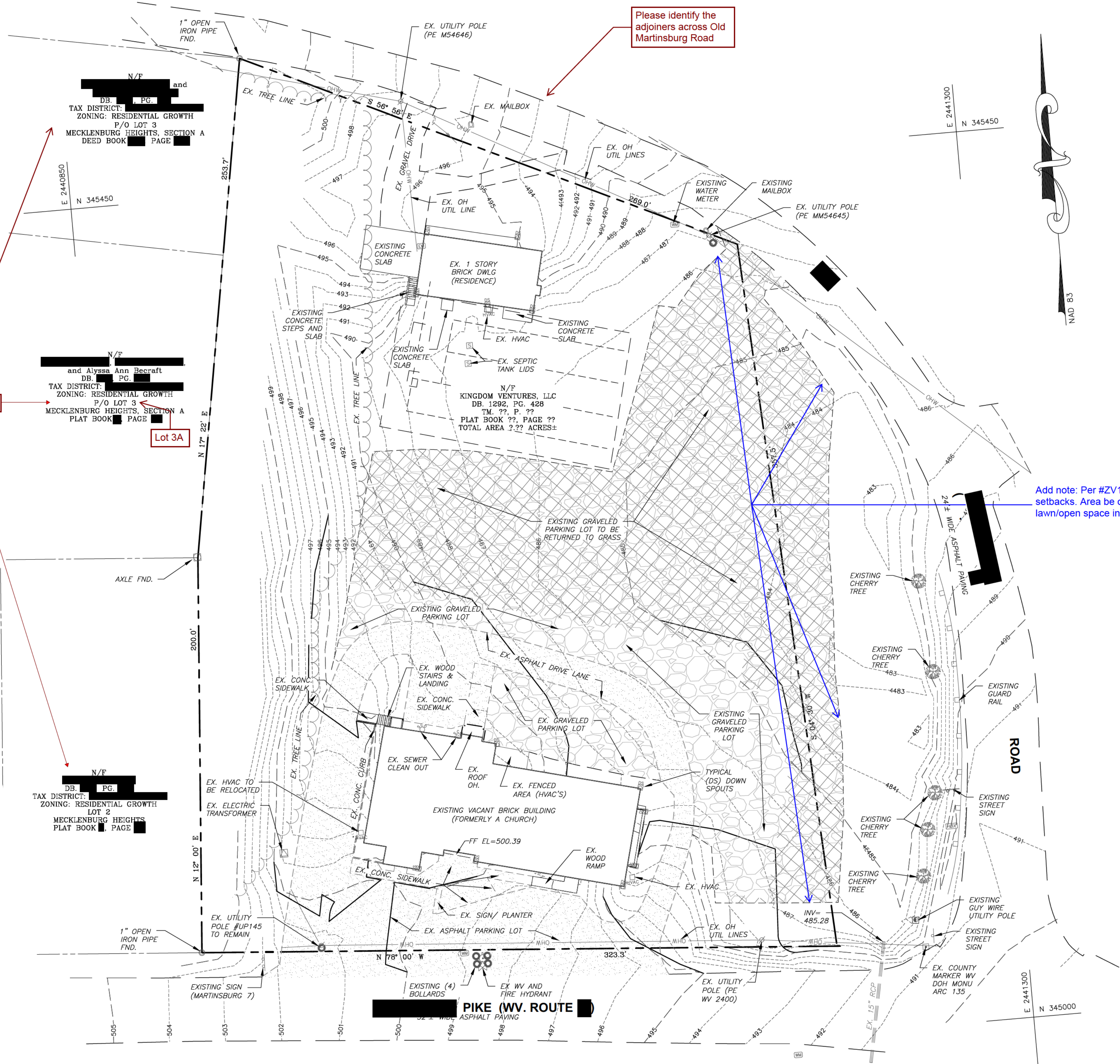
Include Parcel IDs

Please identify the adjoining across Old Martinsburg Road

Include Descriptive Lines in Legend

SYMBOL KEY

	AXLE FOUND
	1" OPEN REBAR FOUND



Add note: Per #ZV14-21 Parking was approved where it meets setbacks. Area be on that is in violation and is to be considered lawn/open space in existing condition for calculations of SWM.

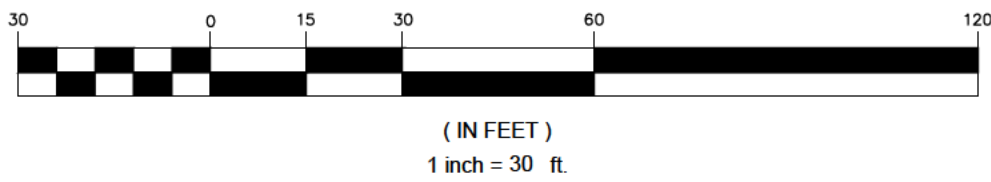
For Site Plans, the lot boundary shall be described by bearings and distances. The source of said boundary description shall be noted on the site plan and either a copy of the recorded plat that created the lot, or a certification by a licensed surveyor that a traverse meeting error of closure of 1:7500 or better is provided.

The location and elevation of benchmarks used in the survey

Include adjoining across Route

State ROW width for both roads.

GRAPHIC SCALE



SOILS					
SYMBOL	SOIL NAME	ACRE	PERCENT	k FACTOR	RATING
UwC	URBAN LAND-HAGERSTOWN COMPLEX, 0-15% SLOPES	2.9	100	UNAVAILABLE	NOT RATED

OWNER/ DEVELOPER:

PHONE: TRAIL WV.

SKETCH PLAN

MEDICAL

PIKE: JEFFERSON COUNTY, WEST VIRGINIA

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER: 2 OF 4
C.1.1
JOB NO.: 0

PARCEL ID - [REDACTED] ELECTION DISTRICT - [REDACTED] ; COMMONLY KNOWN AS [REDACTED] PIKE, [REDACTED] WV.

DEED REFERENCE: BEING THE LANDS CONVEYED UNTO [REDACTED] FROM [REDACTED] & [REDACTED] (TRUSTEES OF [REDACTED]) BY [REDACTED] DEED DATED NOVEMBER 09, 2022, AND RECORDED AMONG THE LAND RECORDS OF JEFFERSON COUNTY, WEST VIRGINIA IN BOOK [REDACTED] PAGE [REDACTED].

ADDITIONAL RECORDS REGARDING DEEDS AND DISTANCES WERE TAKEN FROM A PLAT DATED FEBRUARY 16, 1985, RECORDED TO DEED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WV, IN DEED BOOK [REDACTED] PAGE [REDACTED].

THIS DRAWING SHOWS INFORMATION OBTAINED FROM THE BEST AVAILABLE RECORDS REGARDING PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES AND CONDITIONS WHICH EXIST ALONG THE LINES OF THE WORK AT AND BELOW THE SURFACE OF THE GROUND. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION BEING SHOWN ONLY FOR THE CONVENIENCE OF THE CONTRACTOR WHO MUST VERIFY THE INFORMATION FOR HIS OWN APPLICATION.

IF THE CONTRACTOR RELIES ON SAID INFORMATION ON THE CONTRACT DRAWINGS, HE DOES SO AT HIS OWN RISK. THE GIVING OF THE INFORMATION ON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, TELEPHONE LINES AND OTHER STRUCTURES.

PROPERTY AREA = 2.69 +/- AC.

A TOPOGRAPHIC FIELD SURVEY WAS PERFORMED BY TRIAD ENGINEERING, INC. THE FIELD WORK WAS DONE MAY, 2024.

SITE ZONED: RESIDENTIAL GROWTH DISTRICT.

EXISTING USAGE IS A NON-PRACTICING CHURCH, AND THE PROPOSED USAGE IS MEDICAL OFFICES WITH A SMALL PHARMACY.

THE PURPOSE OF THIS PLAN IS TO CONVERT THE EXISTING BUILDING INTO MEDICAL OFFICES AND A PHARMACY.

MINIMUM BUILDING SETBACKS:

COMMERCIAL SITE	MIN LOT AREA (MLA)	MIN LOT WIDTH	MAX BLDG HT.	IMP. SURFACE LIMIT/ACT	BUILDING SETBACKS			PARKING/ DRIVE AISLE SETBACKS		
					FRONT	SIDE	REAR	FRONT	SIDE	REAR
> 1.5 ACRES	N/A	N/A	75	80%/24%	25	25	25	15	10	10 /

- 11.LANDSCAPE BUFFER SCREENING: 10' SIDE AND 10' REAR.

- 12.ON-SITE IMPERVIOUS AREA:

BUILDINGS	9,282 SQ. FT.
PARKING, DRIVE AREAS, ETC	55,073 SQ. FT.
TOTAL	64,355 SQ. FT.

POST-CONSTRUCTION:	
BUILDINGS	9,337 SQ. FT.
PARKING, DRIVE AREAS, ETC	30,486 SQ. FT.
TOTAL	39,823 SQ. FT.
DECREASE	24,532 SQ. FT.

- 13.PARKING TABULATION:

LOWER LOBBY:		
SUITE 1A=	2000 SF/ 1000 x 5=	10 SPACES *(MEDICAL OFFICE TBD)
SUITE 1B=	3600 SF/ 1000 x 5=	18 SPACES *(URGENT CARE)
UPPER LOBBY:		
SUITE 2A=	869 SF/ 150 x 1 =	6 SPACES *(PHARMACY, RETAIL)
	1200 SF/ 1000 =	6 SPACES *(PHARMACY, BUSINESS)
SUITE 2B=	2700 SF/ 1000 x 5 =	14 SPACES (MEDICAL OFFICE TBD)
SUITE 2C=	980 SF/ 1000 x 5 =	5 SPACES (MEDICAL OFFICE TBD)
TOTAL		59 SPACES REQUIRED (59 PROVIDED)

HANDICAP PARKING SPACES REQUIRED: 3 (1 OF WHICH MUST BE VAN ACCESSIBLE)
PROVIDED: 4 (2 AT UPPER & LOWER LEVEL ENTRANCES)

*MEDICAL OFFICES: 5 SPACES/ 1000 SQUARE FEET OF GROSS FLOOR SPACE
 **RETAIL SPACES UNDER 2000 SF: 1 SPACE/ 150 SQUARE FEET RETAIL AREA

14. A WAIVER REDUCING THE LENGTH OF PARKING SPACES FROM 20' FEET TO 18', WAS APPROVED AT THE ZONING APPEALS.
15. WEST VIRGINIA DEPT OF HIGHWAY APPROVAL: **TBD**
16. JEFFERSON UTILITY, INC. (WATER) **WAS APPROVED ON ??-??-????, NO PERMIT NO.**
17. WEST VIRGINIA OFFICE OF ENVIRONMENTAL HEALTH SERVICES - (SEWER) WAS APPROVED ON 01-29-2025, PERMIT NO. [REDACTED]
18. NO SIGNIFICANT NATURAL AND TOPOGRAPHIC FEATURES SUCH AS WATER COURSES, FLOODPLAIN, FLOODWAY, HILLSIDES, SINKHOLES AND QUARRIES WITHIN THE PROJECT SITE
19. PER DEED BOOK [REDACTED] PAGE [REDACTED] THE FOLLOWING COVENANTS AND RESTRICTIONS APPLY FOR PROJECT SITE:
- a. ALL HOUSES ERECTED ON THE PROPERTY CONVEYED BY THIS DEED SHALL BE USED FOR RESIDENTIAL OR CHURCH PURPOSES, AND SHALL HAVE A MINIMUM OF 1,000 SF. OF LIVING SPACE.
- b. NO TRAILERS OR MOBILE HOMES SHALL BE PERMANENTLY PARKED, PLACED OR CONSTRUCTED ON THE PROPERTY.
19. THE SITE PROJECT IS NOT WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON F.E.M.A. COMMUNITY PANEL NO. [REDACTED] EFFECTIVE DATE 12/18/2009. THE PROJECT SITE IS IN ZONE X.
20. TRAFFIC IMPACT DATA:
- a. ADT FIGURES FOR THE ADJOINING OR ACCESSIBLE STATE ROAD: WV 45 - 19,017; WV RT 12 - 1,276
- b. TRIP GENERATION FIGURES: MEDICAL OFFICE - 9,280 SF = 42.97 * 218-108.01 = 291 PHARMACY - 2000 SF = 108.4 * 2 = 217
- c. THE NEAREST KEY INTERSECTION IS [REDACTED] ROAD AND [REDACTED] PIKE.
- d. NO "UNKNOWN "HIGHWAY PROBLEM AREAS" WITHIN A ONE-MILE RADIUS OF THE PROJECT.
17. SITE SOILS CONSIST OF URBAN LAND-HAGERSTOWN COMPLEX (UwC), 0 TO 15% SLOPES, ACCORDING TO THE USDA NRCS CUSTOM SOIL RESOURCE REPORT. THESE SOILS ARE CLASSIFIED AS HYDROLOGIC SOIL GROUP "B".

Note on the plat or plan, the West Virginia Division of Highways entrance permit number and provide a copy of the entrance permit.

Note on the plat or plan, the West Virginia Bureau of Health and/or Jefferson County Health Department permit numbers for water/well and septic/sanitary sewer systems; and provide a copy of the approved plans and permits.

Note on the plat or plan, the West Virginia Department of Environmental Protection (DEP) permit numbers for all DEP approvals required for the project.

Include:
"The property is subject to the following:
Zoning and Land Development Ordinance, Adopted July 7, 1988, Amended June 16, 2022
Subdivision and Land Development Regulations, Adopted October 9, 2008, Amended July 11, 2024

Show grading for pad. If a retaining wall is being used, provide details. If over 4 feet, state that a building permit is required.

A dra
the fl
CFS.

Was is the drive isle width here? See pg 158.

Provide traffic signs and details. Stop, one way, do not enter, etc.

Access and entrances below 8% grade

Parking area and drive aisle grades: 0.5% - 6.5% Provide random slope checks.

6. Minimum fillet radii at the site development access drive intersection with the subdivision street or public highway should be thirty five (35 feet). See pg 138.

Please identify the
adjoiners across Old
Martinsburg Road

A drain is required if the flow is over 2.5 CFS.

Show grading to direct flow into the inlet.

Show water and sewer lines to the building.

A drain is required if
– the flow is over 25 CFS.

You may want to direct flow away from the building.

Minimum fillet radius is 5'.

5. Site development access drives to subdivision streets and public roads shall have a concrete entrance apron, as follows:
Full width of the driveway x 25' long x 6" depth with WWF Reinforced 3,000 psi Portland Cement Concrete and 4" of base stone. The apron shall be designed to carry the loads imposed by the anticipated vehicular traffic. Pg 138

OWNER/ DEVELOPER:

c/o [REDACTED] TRAIL
[REDACTED] WV.
PHONE: [REDACTED]

SKETCH PLAN

MEDICAL

PIKE, JEFFERSON COUNTY, WEST VIRGINIA

TAX MAP : PARCEL : DEED BOOK : PAGE

TAX DIST:

SKETCH PLAN

SITE PLAN

SCALE: 1"=30'

SHEET NUMBER:
3 OF 4
C.2.0
JOB NO.: 0 [REDACTED]

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