

# 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  
PROPOSED USE: INDUSTRIAL (MANUFACTURING, LIMITED)

OWNER:  
SIDEWINDER ENTERPRISES, LLC  
4340 VON KARMAN AVENUE, SUITE 380  
NEWPORT BEACH, CA 92660  
(949)-697-9993

APPLICANT:  
SIDEWINDER ENTERPRISES, LLC  
4340 VON KARMAN AVENUE, SUITE 380  
NEWPORT BEACH, CA 92660  
(949)-697-9993



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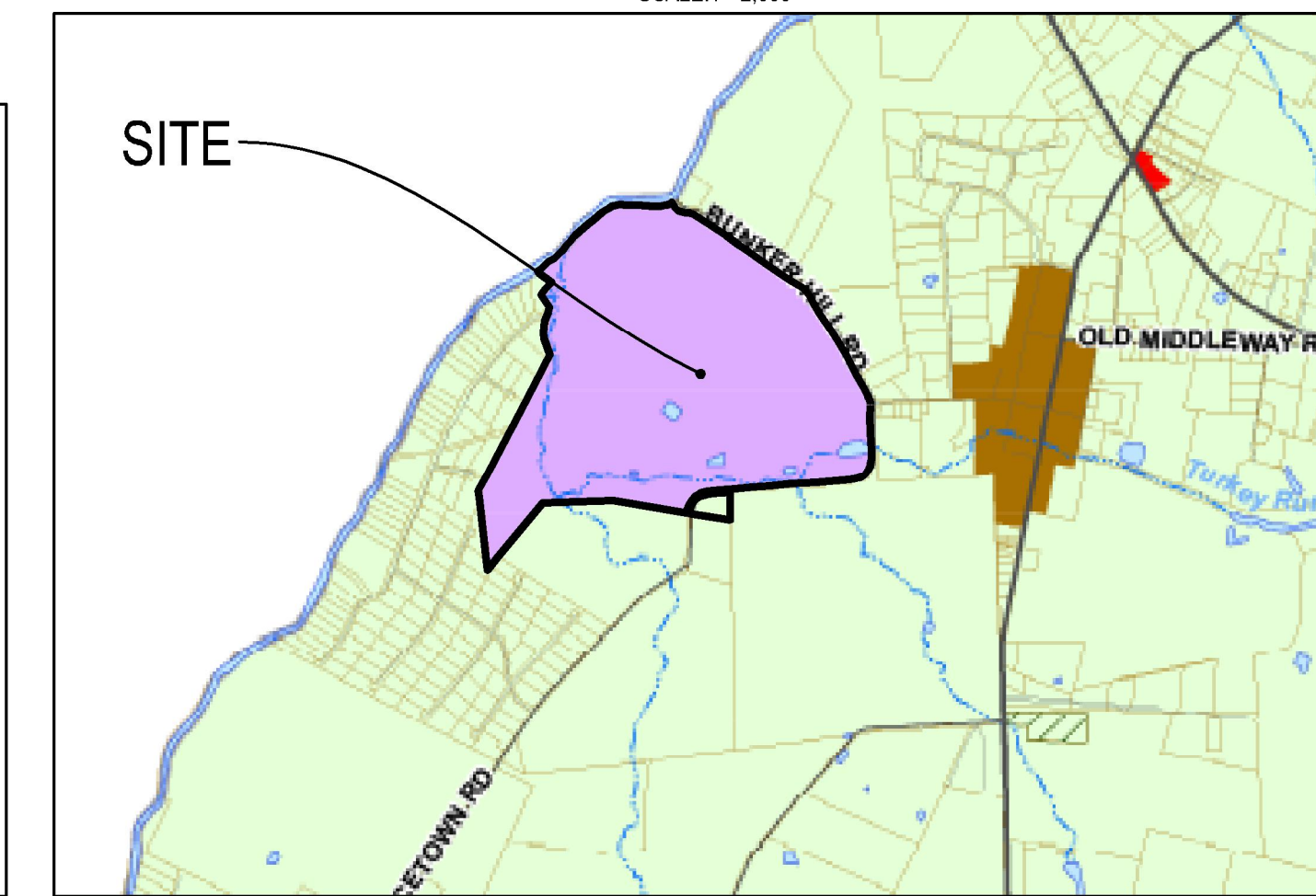
VICINITY MAP

SCALE: 1"=2,000'



ZONING 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 DEVELOPMENT PROPOSES UP TO 1,000,000 SQUARE FEET OF BUILDING AREA FOR BOTTLING FACILITIES, FALLING UNDER MANUFACTURING, LIMITED USE. THE LAND CURRENTLY RESIDES IN THE INDUSTRIAL/COMMERCIAL ZONING DISTRICT. THE PARENT PARCEL IS PROCESSING A NON-RESIDENTIAL SUBDIVISION UNDER THE MINOR SUBDIVISION PROCESS PER THE WAIVER OBTAINED ON 08/08/2023, JC FILE #23-20-PCV. THE PARCEL LINES PER THE MINOR SUBDIVISION ARE DEPICTED ON SHEET 3 OF 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.

### ZONING ORDINANCE SUMMARY:

USE REQUIREMENTS:	REQUIRED	PROVIDED
LOT SIZE:	3 AC	37 AC, 73 AC
LOT WIDTH:	N/A	N/A
BUILDING HEIGHT:	75' (MAX.)	±30'
IMPERVIOUS AREA LIMIT:	90% (MAX.)	40%
BUILDING SETBACKS:		
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:		
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:		
FRONT, SIDE, REAR:	200' (MIN.)	200' (MIN.)
BUFFERS (SCREENED / UNSCREENED):		
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 = 550 SPACES
- PROVIDED:  
TOTAL PARKING SPACES PROVIDED = 569 SPACES (INCLUDES ADA ACCESSIBLE SPACES)

### CIVIL LEGEND:

EXISTING	PROPOSED

### CONCEPT PLAN REVIEW CHECKLIST NOTES:

- SEE GENERAL LOCATION MAP THIS SHEET FOR ZONING DISTRICTS WITHIN 500' OF THE SUBJECT PROPERTY.
- A CONCEPT PLAN ON 24x36 WHITE PAPER CAN BE FOUND ON SHEET 3.
  - SEE SHEET 3 FOR THE LAYOUT OF LOTS, PARKING AREAS, RECREATION AREAS, ROADS, AND BUILDING AREAS.
  - BUILDING AREAS WILL BE CONFINED TO 1,000,000 SF TOTAL.
  - ACTUAL BUILDING FOOTPRINTS WILL VARY WITH FURTHER DESIGN.
- ZONING INFORMATION:
  - THE SUBJECT PROPERTY IS LOCATED IN THE INDUSTRIAL/COMMERCIAL ZONING DISTRICT.
  - DENSITY CALCULATIONS: N/A
    - 569 TOTAL PARKING SPACES PER 1,000,000 SF OF BUILDING AREA.
  - SEE SHEET 2 FOR THE PROPERTY'S "SITE RESOURCES".
    - TOPOGRAPHIC INFORMATION PROVIDED PURSUANT TO USGS TOPOGRAPHICAL QUADRANGLE MAP INFORMATION.
    - CONTOURS SHOWN AT 2' INTERVALS.
    - WOODED AREAS, HILLSIDES AND WATER COURSES ARE INCLUDED ON SHEET 2. LIMITED AREAS OF ROCK OUTCROPPINGS ARE LOCATED THROUGHOUT THE PROPERTY. THERE ARE NO KNOWN SINK HOLES 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.
    - THE 1000' HILLSIDE REGULATION SETBACK IS DEPICTED ON SHEET 3 OF THE PLAN SET. THE HILLSIDE REGULATIONS ARE FOUND UNDER SECTION 22.504.A. OF THE JEFFERSON COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
    - FEMA MAP 54037C0115E IDENTIFIES FLOOD ZONE A, AE, AND FLOODWAY AE ON THE SUBJECT PROPERTY.
  - ADJOINING PROPERTY USES CAN BE FOUND ON SHEET 2.
- PROPOSAL DESCRIPTION: THE SUBJECT PROPERTY IS ZONED INDUSTRIAL COMMERCIAL. THE PRESENTED CONCEPT PLAN IS PART OF THE MAJOR SITE PLAN PROCESS FOR THE DEVELOPMENT OF TWO FACILITIES THAT INCLUDE 1,000,000 SF OF TOTAL BUILDING AREA FOR MANUFACTURING, LIMITED USE. THE SITE DEVELOPMENT INCLUDES DEVELOPMENT OF TWO PARCELS, OPEN SPACE, STORMWATER MANAGEMENT AREAS, AND THE CONSTRUCTION OF ASSOCIATED UTILITIES. NO RESTRICTIVE COVENANTS/CONDITIONS/RESTRICTIONS ARE PROPOSED AT THIS TIME BUT MAY BE PROVIDED AT TIME OF FINAL PLAN.
- TRAFFIC IMPACT DATA
  - BUNKER HILL ROAD (CO. RT. 19):  
WVDOH ROUTE ID - 1940001090000  
AVERAGE DAILY TRIPS - 29
  - GRACE STREET (CO. RT. 1/8):  
WVDOH ROUTE ID - 1940001080000  
AVERAGE DAILY TRIPS - 812
  - LEETOWN ROAD (CO. RT. 1):  
WVDOH ROUTE ID - 1940001000000  
AVERAGE DAILY TRIPS - 3,055

DATA SOURCE - WVDOH DIVISION OF HIGHWAYS, PERFORMANCE MANAGEMENT DIVISION, TRAFFIC MONITORING UNIT  
DATA SOURCE YEAR - 2023

  - TRIP GENERATION FOR THE SITE IS BASED ON ITE TRIP GENERATION, 11TH EDITION:
    - MANUFACTURING (LAND USE CODE 140): 1,000,000 S.F.
    - PEAK HOUR TRIPS: 1,000,000 SF X (0.8 PER 1000 SF) = 800 TRIPS
    - AVERAGE DAILY TRIPS: 1,000,000 SF X (4.75 PER 1,000 SF) = 4,750 TRIPS
  - THE NEAREST KEY INTERSECTION AS DEFINED IN THE CONCEPT PLAN CHECKLIST IS THE INTERSECTION OF LEETOWN ROAD (RT. 1) AND MIDDLEWAY PIKE (WV RT 5).
  - HIGHWAY PROBLEM AREA #36 IS ONE MILE FROM THE SITE.
  - PURSUANT TO SECTION 24.119.B.6. OF THE SUBDIVISION REGULATIONS, THE PROPOSED DEVELOPER WILL PROVIDE A TRAFFIC IMPACT STUDY IN ACCORDANCE WITH WVDOH CRITERIA.
- 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.
- A LIST OF ALL ADJOINING PROPERTIES AND OWNERS ADDRESS'S 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.
- A LETTER TO WVDOH HAS BEEN SENT REQUESTING THE IDENTIFICATION OF ANY ISSUES, DATA REQUIREMENTS OR NOTICE THAT THERE ARE NONE.
- PURSUANT TO SECTION 24.119.B.6. OF THE SUBDIVISION REGULATIONS, THE PROPOSED DEVELOPER WILL PROVIDE A TRAFFIC IMPACT STUDY IN ACCORDANCE WITH WVDOH CRITERIA.
- WATER SERVICE WILL BE PROVIDED BY BERKELEY COUNTY PUBLIC SERVICE WATER DISTRICT (BCPSWD). PRELIMINARY DISCUSSION INDICATES THERE IS CAPACITY TO SERVE THE PROPOSED DEVELOPMENT. AN INTENT TO SERVE LETTER HAS BEEN OBTAINED AND WILL BE PROVIDED TO COUNTY STAFF.
- SEWER SERVICE WILL BE PROVIDED BY BERKELEY COUNTY PUBLIC SERVICE SEWER DISTRICT (BCPSSD). PRELIMINARY DISCUSSION INDICATES THERE IS CAPACITY TO SERVE THE PROPOSED DEVELOPMENT. AN INTENT TO SERVE LETTER HAS BEEN OBTAINED AND WILL BE PROVIDED TO COUNTY STAFF.

### 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

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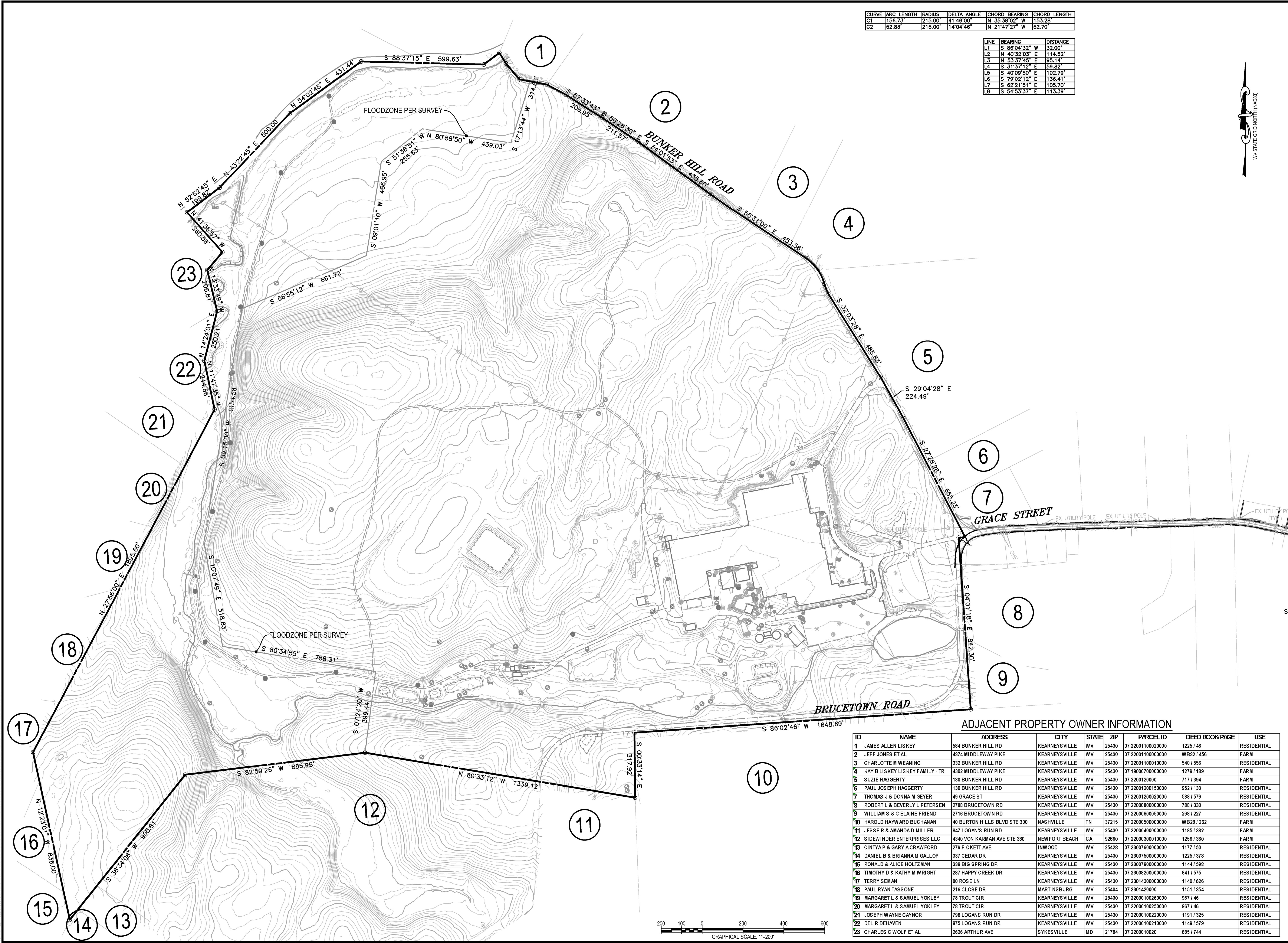
REVISIONS
REVISED PER COUNTY COMMENTS RECEIVED 10/17/2024
REVISED PER MEETING WITH COUNTY STAFF 10/17/2024

COVER SHEET  
1 MIL. SQ. FT. BOTTLING FACILITY  
**MOUNTAIN PURE**  
TAX MAP 22, PARCEL 9; D.B. 1256, PG. 360  
MIDDLEWAY TAX DISTRICT  
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: AS NOTED
	VERT.:
DATE:	SEPTEMBER 24, 2024
JOB:	3138-0102
DRAWN:	ABP
CHECK:	JPG
CADD:	3138-0102-CONCEPT PLAN-REV 10.8.DWG
NCS:	N/A
SHEET:	1 OF 3

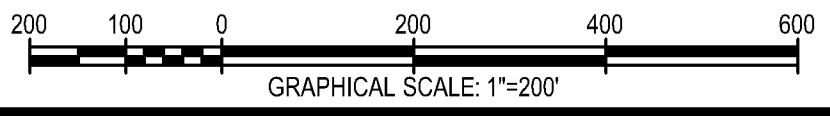
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	156.73	215.00	41°46'00"	N 35°38'02" W	153.28
C2	52.83	215.00	14°04'46"	N 21°47'27" W	52.70

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 2200010620	685 / 744	RESIDENTIAL



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SEAL:

REVISIONS

EXISTING CONDITIONS  
1 MIL. SQ. FT. BOTTLING FACILITY

**MOUNTAIN PURE**

TAX MAP 22, PARCEL 9, D.B. 1256, PG. 360  
MIDDLEWAY TAX DISTRICT  
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ: 1"=200'  
VERT:  

DATE: SEPTEMBER 24, 2024

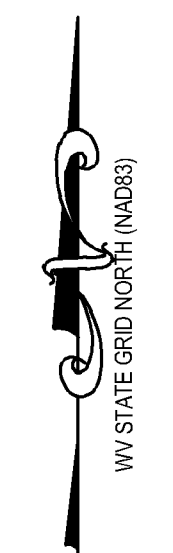
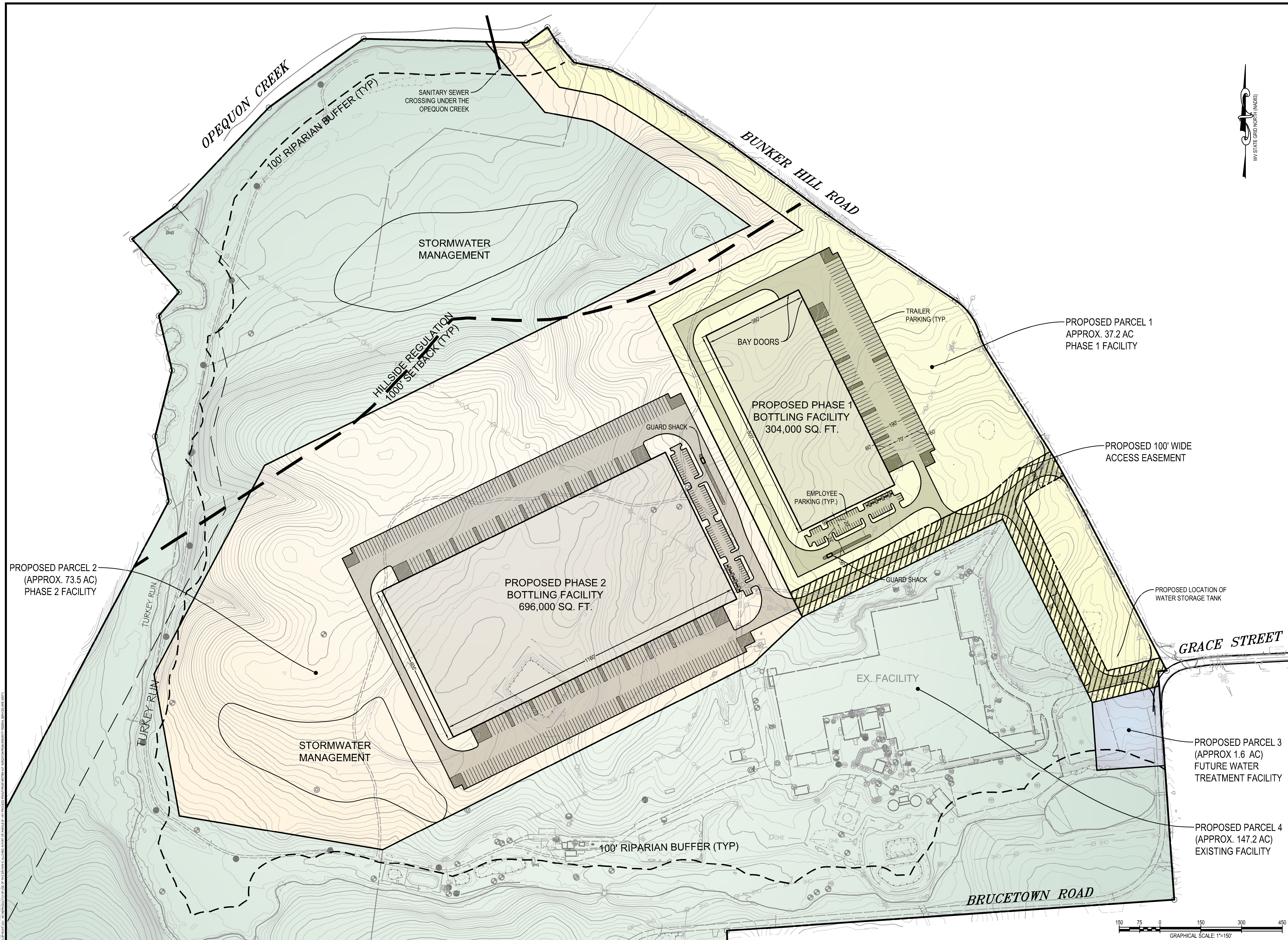
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CADD: 3138-0102-CONCEPT PLAN REV 10.10.2024

NCS: N/A

SHEET: 2 OF 3



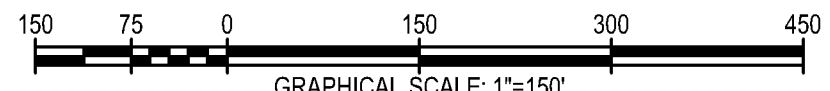
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REVISED PER COUNTY COMMENTS RECEIVED 10/7/2024  
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CONCEPT PLAN  
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**MOUNTAIN PURE**  
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 MIDDLEWAY 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 10.8.DWG
NCS:	N/A
SHEET:	3 OF 3



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