



LEGEND:

 EXISTING WETLANDS

	HEAVY DUTY ASPHALT
	STANDARD DUTY ASPHALT
	HEAVY DUTY CONCRETE

<i>SOILS TABLE</i>		
SYMBOL	SOIL NAME	SLOPES
CgB	CARBO-OPEQUON COMPLEX	3 TO 8%
CgB	CARBO-OPEQUON COMPLEX	8 TO 15%
CHE	CARBO-OPEQUON COMPLEX	15 TO 35%
CkB	CLEARBROOK SILT LOAM	0 TO 8%
CrB	CLEARBROOK-BERKS CHANNERY SILT LOAMS	3 TO 8%
HgC	HAGERSTOWN-OPEQUON	3 TO 15%
Ua	UDORTHENTS SMOOTHED	N/A
	WATER	N/A
WbC	WEIKERT-BERKS CHANNERY SILT LOAMS	8 TO 15%
WkF	WEIKERT-BERKS VERYS CHANNERY SILT LOAMS	25 TO 70%

1. SOIL TYPES EXISTING ON THE SITE INCLUDE CARBO-OPEQUEM COMPLEX, CLEARBROOK SILT LOAMS, HAGERSTOWN-TOWNPOLE, UDORHENTHES SMOOTHED, AND WEIKERT-BERKS SILT LOAMS. BASED ON PRELIMINARY INVESTIGATION, KARST FEATURES ARE LIKELY TO BE PRESENT ON THE SITE.
2. ACCORDING TO THE US EPA, BERKELEY COUNTY IS IN AN AREA OF HIGH RISK (ZONE 1) REGARDING RADON WITH INDOOR AVERAGE LEVELS DETECTED ABOVE 3 PICOCURRIES PER LITER IN UNPROTECTED STRUCTURES.
3. ACCORDING TO A TRAFFIC IMPACT ANALYSIS FOR THE PROPOSED DEVELOPMENT, PROVIDED BY RAMEY KEMP & ASSOCIATES, WILLIAMSPOST PIKE (ROUTE 11) HAS AN ADIT OF 413,500 VPD, HAMMONS MILL ROAD (ROUTE 801) HAS AN ADIT OF \$2,500 VPD, AND STATE ROUTE 137, CRIVELLO ROAD, HAS AN ADIT OF \$2,650 VPD.
4. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER, WHICH IS PROVIDED IN THE VICINITY OF THE PROPERTY.
5. THE PROPERTY IS BORDERED TO THE WEST BY INTERSTATE I-81, TO THE EAST BY A RESIDENTIAL DEVELOPMENT AND FARM LAND, TO THE NORTH BY GAY MILLER ROAD, AND TO THE SOUTH BY EXISTING COMMERCIAL USES.
6. THERE ARE NO CEMETERIES OR HISTORICAL STRUCTURES LISTED ON THE NATIONAL REGISTER WITHIN 100 FEET OF THE SITE.
7. ANY LIGHTING USED TO ILLUMINATE OFF-STREET PARKING AREAS, SHALL BE FULL CUT-OFF AND REFLECT THE LIGHT AWAY FROM ADJACENT PROPERTIES AND PUBLIC AREAS. LIGHT FIXTURES SHALL BE 8'0" AT THE PROPERTY LINE. LIGHT STANDARDS SHALL BE PROTECTED FROM VEHICULAR TRAFFIC BY CURBING, CONCRETE BARRIERS, OR GUARDRAIL.

IMPERVIOUS COVERAGE:
REQUIRED MAXIMUM: 80%
PROVIDED IMPERVIOUS = 45.42 IMPERVIOUS ACRES / 70.97 TOTAL SITE ACRES = 64.0%

DENSITY:
N/A

AREA OF NON-RESIDENTIAL USE:
70.97 ACRES

PARKING REQUIREMENTS:
REQUIRED:
WAREHOUSING = 1 PARKING SPACE FOR EACH TWO (2) EMPLOYEES ON THE TWO LARGEST SIFTS.

TOTAL REQUIRED SPACES: 250
PROVIDED: 596 SPACES. 0.65 SPACES/1,000 SF RATIO
REQUIRED HANDICAPPED: 12 SPACES
PROVIDED HANDICAPPED: 16 SPACES INCLUDING 6 VAN ACCESSIBLE SPACES

SETBACK REQUIREMENTS:
BUILDING SETBACKS: 75' FROM RIGHT-OF-WAY
BUFFER YARDS: 25' FROM COMMERCIAL & F&M USES, 100' FROM RESIDENTIAL USES



**Know what's below.
Call before you dig.**
ALWAYS CALL 811
It's fast. It's free. It's the law.

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	V212158
DRAWN BY:	DSH
CHECKED BY:	DBR
DATE:	2/3/2022
CAD I.D.:	SKTP -2

PROJECT

FOR -

LOCATION OF SITE
CHANCELLORSVILLE DRIVE
FALLING WATERS DISTRICT
BERKELEY COUNTY, WEST VIRGINIA

BOHLER //

28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186

Phone: (540) 349-4500
Fax: (540) 349-0321

VA@BohlerEng.com



CONCEPT PLAN

SHEET NUMBER

2

BCP FILE #2202-04:

REVISION 2 - 4/07/2022