

Key :

-  Tree Line
-  Existing Fence
-  Rock Breaks

LEGEND

Proposed

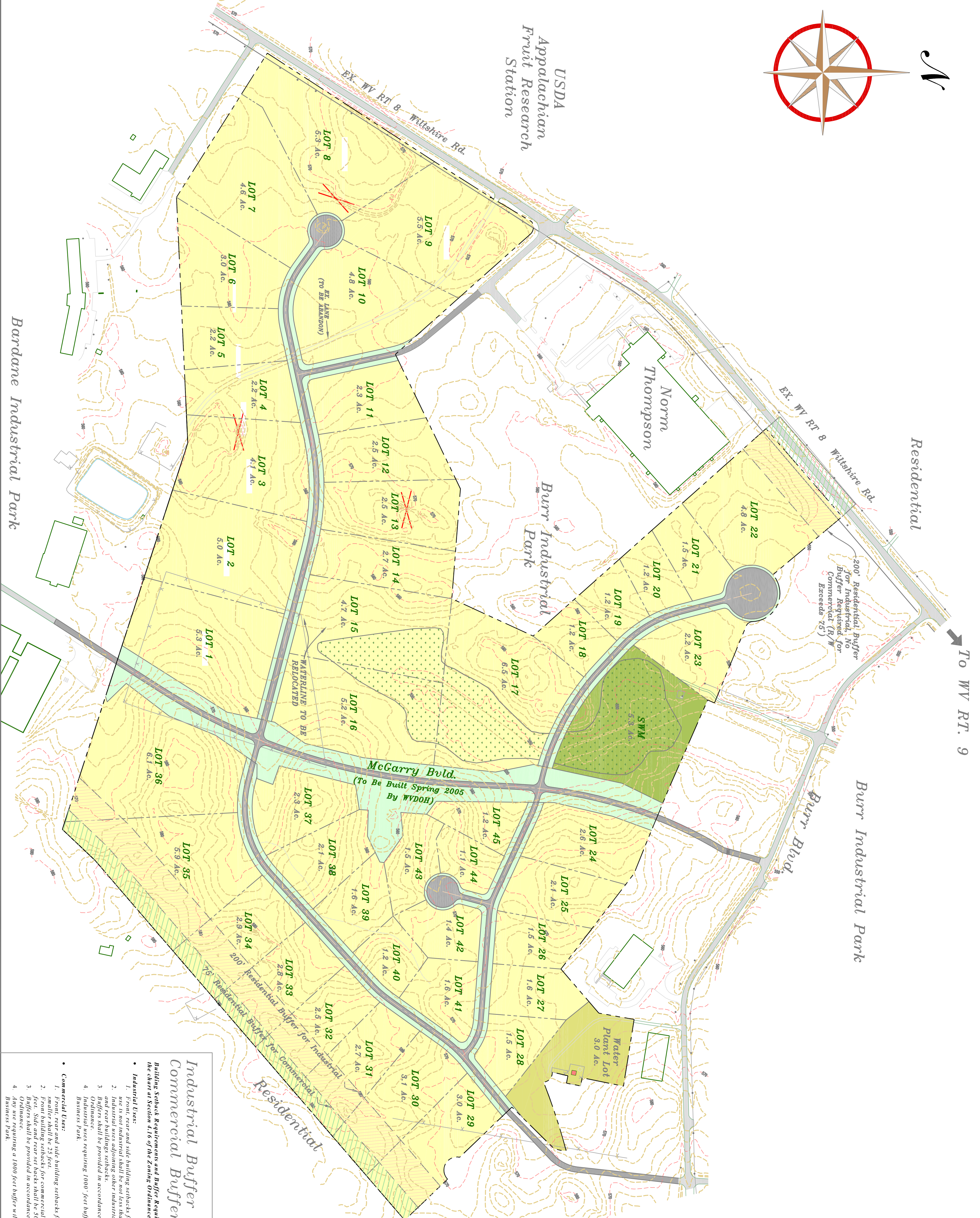
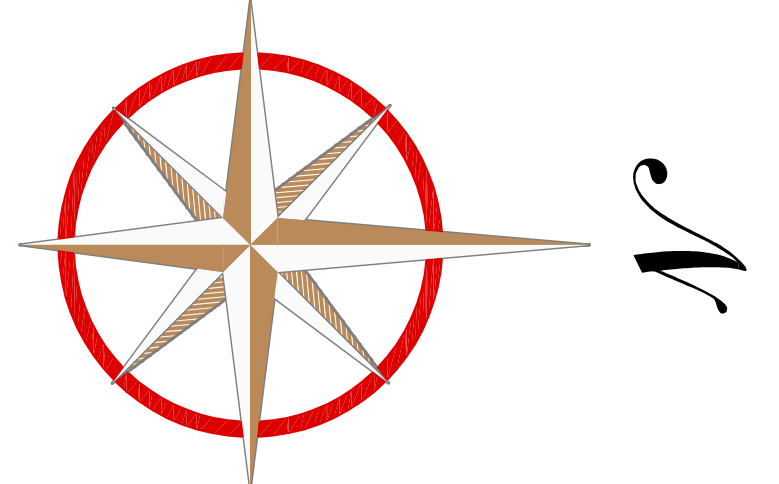
-  Lots
-  Water Plant Lot
-  SWM Lot
-  SWM Dry Pond & Surface Elevation
-  Open Space
-  Pavement
-  Existing Pavement
-  On Site Structure

ACREAGE TABLE

SWM Lot	5.3 Ac.
Park Right-of-Way	10.6 Ac.
State Right-of-Way	8.3 Ac.
Water Treatment Plant Lot	3.0 Ac.
Lots	133.4 Ac.
Total	160.6 Ac.
SWM Easement	5.4 Ac.
Largest Lot (17)	6.5 Ac.
Smallest Lot (44)	1.1 Ac.
Average Lot Size	2.9+Ac.

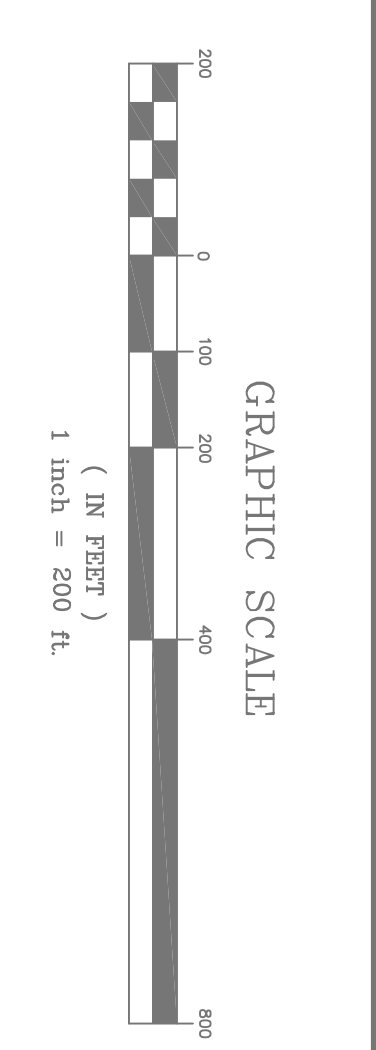
Note:
Contours & site conditions are based on photogrammetry flown on 3/27/03.

NO.	REVISION	DRAWN BY	DATE



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BURR BUSINESS PARK
Concept Plan
CHARLES TOWN DISTRICT
JEFFERSON COUNTY, WV



Industrial Buffer
Commercial Buffer

Building Setback Requirements and Buffer Requirements shall be in accordance with the chart in Section 4.16 of the Zoning Ordinance.

Industrial Uses:

- Front, rear and side building setbacks for industrial uses when the adjoining residential use is zoned R-10 shall be 30 feet from the side.
- Industrial uses adjoining other industrial uses shall have 25 feet from side.
- Setbacks shall be provided in accordance with Section 4.16 of the Zoning Ordinance.
- Any use requiring a 1000 foot buffer will not be allowed within the Burr Business Park.

Commercial Uses:

- Front, rear and side building setbacks for commercial lots, 1.5 acres or greater shall be 25 feet from the side.
- Front, rear and side building setbacks for commercial lots larger than 1.5 acres shall be 25 feet from the side.
- Setbacks shall be provided in accordance with Section 4.16 of the Zoning Ordinance.
- Any use requiring a 1000 foot buffer will not be allowed within the Burr Business Park.

Developed By:
Jefferson County
Development Authority

Sheet: 1 of 3
Date: Dec. 21, 2004
Drawn By: JWH
Checked By: LDM
Approved By: LDM
ACAD FILE: C:\BPP
JOB SCALE: 1" = 200'
VER. SCALE: N/A