CITY OF CHARLES TOWN
PLANNING COMMISSION
AGENDA • AUGUST 28, 2023

Committee Meeting **CITY HALL** **7:00 PM**
101 E Washington Street, Charles Town, WV 25414

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2.1 : Draft Minutes - July 24, 2023
Draft minutes Minutes 7-24-23.docx

3. UNFINISHED BUSINESS

4. NEW BUSINESS

4.1 : Public Hearing: Waiver 2023-06 - Request for a waiver to treat a boundary line adjustment as a minor site plan.
1. Staff Report.pdf
2. Survey.pdf
3. Application.pdf

4.2 : Public Hearing - SLD2023-08- Proposal for changes to Huntfield Phase 3B final plans.
1. Staff Report.pdf
2. Proposed Changs.pdf
3. Approved Phase 3B plans.pdf
4. Application.pdf
5. Master Plan.pdf
6. Proffers with Amendments.pdf
7. Letter from City Manager.pdf
8. Current Product Count.pdf

5. ADJOURNMENT

6. NOTICE: The Public May View the Meeting Live by Clicking on the Event Link at:

https://www.charlestownwv.us/government/agendas-and-minutes/

Planning Commission
101 East Washington Street
Charles Town, WV 25414

SCHEDULED

Meeting: 08/28/23
Department: Planning Commission
Category: Report
Initiator:

AGENDA ITEM (ID #)

Draft Minutes - July 24, 2023

ATTACHMENTS:

- Draft minutes Minutes 7-24-23.docx

CITY OF CHARLES TOWN

PLANNING COMMISSION MEETING

MINUTES • June 26, 2023

Regular Meeting **Council Chambers** **7:00 PM**

101 East Washington Street, Charles Town, WV 25414

DRAFT

1. **CALL TO ORDER**

Present:

Ann Paonessa - Chair
Angie Cummings – Secretary
Jessica Derr
Jeff Hynes
Kevin Long
James Newman – City Staff: Zoning Administrator

2. **APPROVAL OF MINUTES**

2.1: Draft Minutes: June 26, 2023

- Commissioner Derr requested that additional information be given on Page 2 regarding casino parking discussion.

Motion to approve minutes, subject to changes:

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jessica Derr
SECONDER:	Jeff Hynes
AYES:	Jessica Derr, Kevin Long, Jeff Hynes, Ann Paonessa, Angie Cummings

3. **UNFINISHED BUSINESS**
4. **NEW BUSINESS**

4.1: WV2023-05: Waiver from traffic study requirements

Staff gave a presentation.

A Commissioner asked if a sidewalk is possible along Hillside Drive.

Staff responded that the West Virginia Division of Higwhays (WVDoH) is reviewing the plans and determining if there is enough room to build sidewalks. Based on conversation with WVDoH, there is limited room in that area for a sidewalk.

A Commissioner requested clarification on how the Code language was interpreted.

Staff responds that the interpretation was guided by the purposes and intent language of the zoning and subdivision ordinances, knowledge of the area, and community concerns.

Commission asked if there will be a quantitative/qualitative improvement to traffic when the circle is built.

Staff responds that no number, figure, or amount has been provided to the City.

The applicant was invited to speak. The applicant commented that the WVDoH and Kimley-Horn are both independent review agencies and both agree that no traffic study is warranted due to the low impact of the development. Condition proposed by staff not necessary, and does not meet legal requirements. Development will provide benefits to wider neighborhood/community.

There was Commission discussion about the traffic circle. Per DoH, the traffic circle will mitigate any traffic impacts from the development. The Commission discussed the timetable for building the traffic circle, as well as questions for what happens if the circle is not built.

Applicant responded that the DoH has sufficient road capacity for their project.

Motion to open public hearing:

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jeff Hynes
SECONDER:	Jessica Derr

DRAFT

AYES:	Jessica Derr, Kevin Long, Jeff Hynes, Ann Paonessa, Angie Cummings

Leigh Anne Owen stated that there are numerous accidents at the intersection, and that there are many homes in the neighborhood already and the added traffic will be a burden and safety impact.

Ian Campbell was concerned about traffic and accidents, emergency vehicle access, and how the proposed traffic circle will affect overall traffic flow.

John McMillan was concerned about access to the neighborhood and potential traffic bottlenecks.

Brad Riggleman had concerns about bus and emergency vehicle access. Satisfied with staff's proposed condition for the waiver.

Motion to close public hearing:

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jeff Hynes
SECONDER:	Kevin Long
AYES:	Jessica Derr, Kevin Long, Jeff Hynes, Ann Paonessa, Angie Cummings

PC Discussion.

Motion to approve the waiver with no conditions:

RESULT:	**DIED**
MOVER:	Jeff Hynes
SECONDER:	[None]
AYES:	

DRAFT

Motion to approve the waiver subject to staff condition:

RESULT:	**FAILED**
MOVER:	Kevin Long
SECONDER:	Jessica Derr
AYES:	

PC Discussion about potential State control of project if the proposed condition was approved.

Commission Cummings proposed an Amendment to the motion that certificate of occupancy shall be issued to no more than 30% of the proposed dwellings prior to the completion of the traffic circle at Hillside Drive/Charles Town Road.

Motion to accept the amendment:

RESULT:	**DIED**
MOVER:	Angie Cummings
SECONDER:	[None]

Motion to deny the waiver, no conditions.

RESULT:	**FAILED**
MOVER:	Jessica Derr
SECONDER:	Jeff Hynes
AYES:	

DRAFT

NAYS:	Angie Cummings, Ann Paonessa, Kevin Long

Motion to accept the waiver subject to staff condition.

RESULT:	**DIED**
MOVER:	Angie Cummings
SECONDER:	[None]

Applicant withdraws waiver request. No action taken by Commission.

4.2: BR2023-03: Norborne Glebe Pool Bond

Staff gave a presentation.

Motion to open public hearing:

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jeff Hynes
SECONDER:	Kevin Long
AYES:	Jessica Derr, Kevin Long, Jeff Hynes, Ann Paonessa, Angie Cummings

Two members of the public spoke:

Mr. Veller spoke in favor of the pool.

Mr. Allegret spoke in favor of the pool.

DRAFT

Motion to close public hearing:

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jessica Derr
SECONDER:	Jeff Hynes
AYES:	Jessica Derr, Kevin Long, Jeff Hynes, Ann Paonessa, Angie Cummings

Commission discussion. Question about pool size. Applicant states that the pool is Olympic sized.

Staff stated that no performance bond is required, only land disturbance, because no new infrastructure is required.

Motion to recommend approval of the bond as presented:

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Kevin Long
SECONDER:	Jeff Hynes
AYES:	Jessica Derr, Kevin Long, Jeff Hynes, Ann Paonessa, Angie Cummings

4.3: SLD2023-07: Happy Retreat

Staff gave a presentation.

Commission asked if sidewalks on the Happy Retreat parcel will be covered by this site plan. Staff responded that it is a separate parcel, but due to the limited nature of sidewalk construction, it can be handled as a minor site plan reviewed by staff.

Applicant spoke.

DRAFT

Motion to open public hearing:

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jeff Hynes
SECONDER:	Jessica Derr
AYES:	Jessica Derr, Kevin Long, Jeff Hynes, Ann Paonessa, Angie Cummings

No public comment.

Motion to close public hearing:

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Kevin Long
SECONDER:	Jeff Hynes
AYES:	Jessica Derr, Kevin Long, Jeff Hynes, Ann Paonessa, Angie Cummings

Motion to approve sketch plan as presented:

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Jeff Hynes
SECONDER:	Kevin Long
AYES:	Jessica Derr, Kevin Long, Jeff Hynes, Ann Paonessa, Angie Cummings

5. ADJOURNMENT

Motion to adjourn the meeting:

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Kevin Long
SECONDER:	Jeff Hynes
AYES:	Jessica Derr, Kevin Long, Jeff Hynes, Ann Paonessa, Angie Cummings

DRAFT

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 08/28/23
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

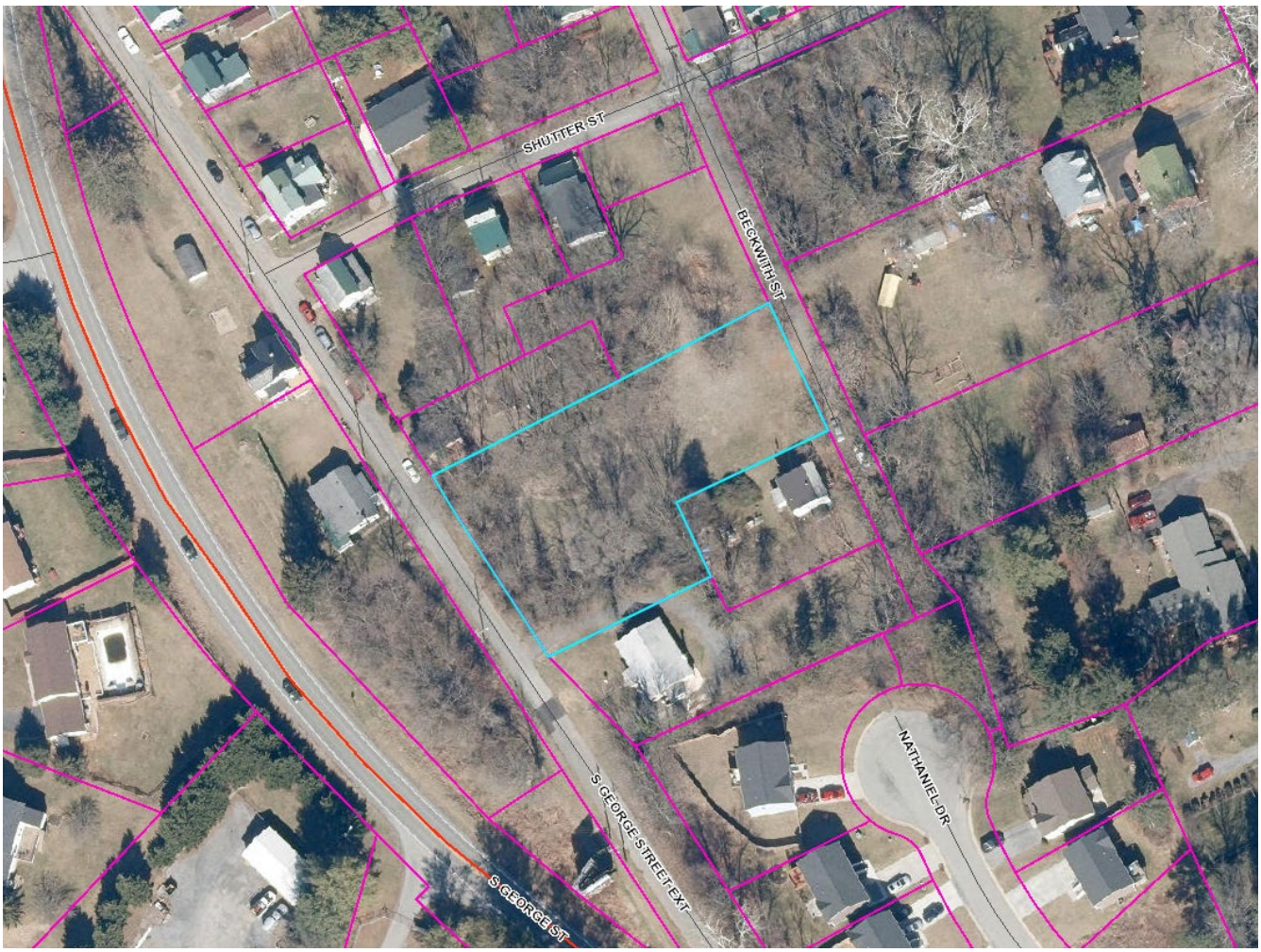
Public Hearing: Waiver 2023-06 - Request for a waiver to treat a boundary line adjustment as a minor site plan.

ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Survey.pdf
- 3. Application.pdf

Waiver Request
WV2023-06

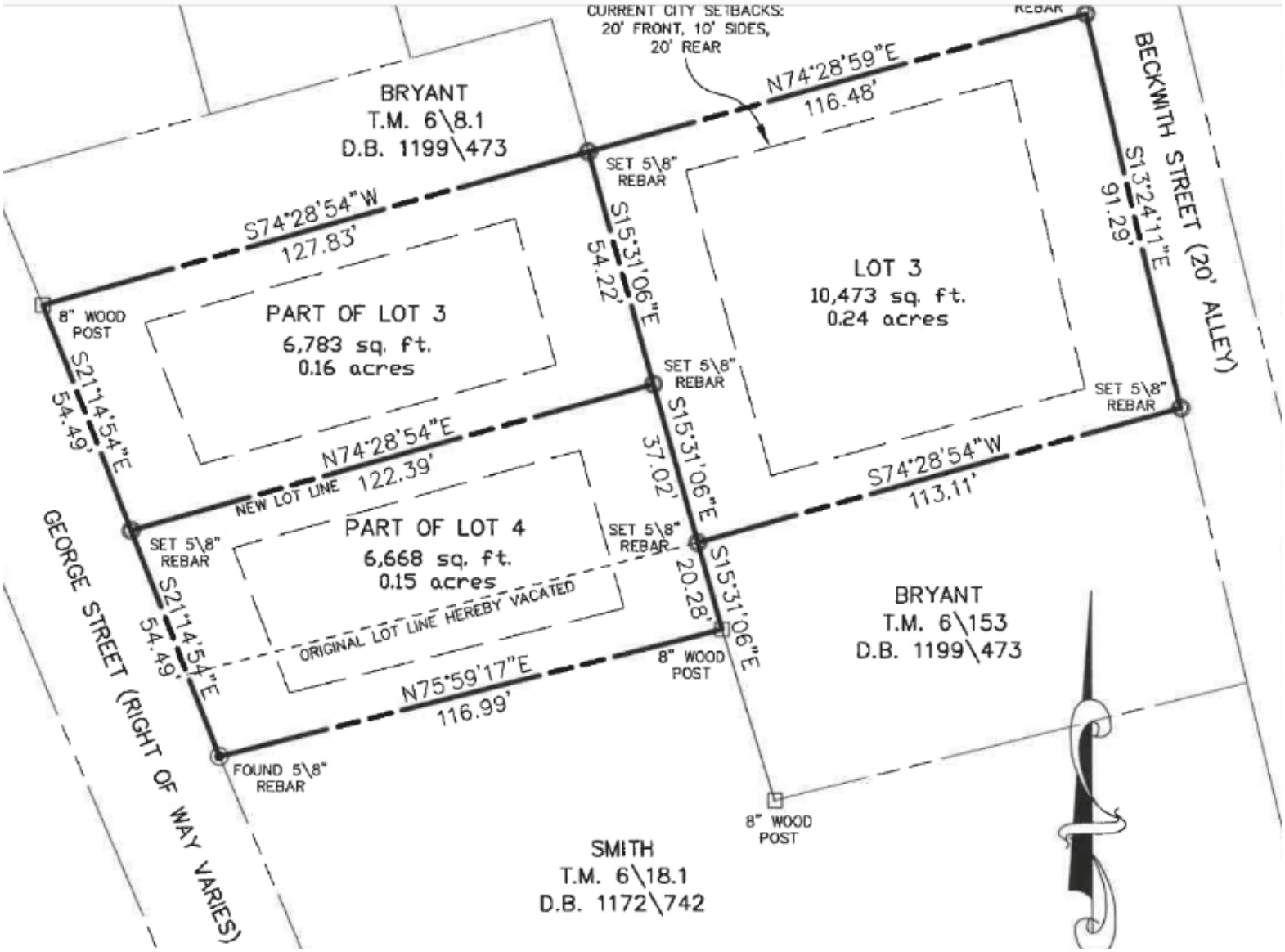
Date: For the August 28, 2023 Planning Commission Meeting
Applicant: Mark Roper
Property Owner: ROPER MARK E-DBA ROPER CONST
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: Boundary line adjustment waiver
Property Location: TD 03 / Map: 6 / Pcl: 8
Current Zoning: Old Town Residential (OTR)



REQUEST

The applicant is seeking to adjust a boundary line by 37 ft. 2 inches. Per Subdivision Ordinance Section 1332.02.A.1.B, boundary line adjustment in excess of 25 ft. are considered major subdivision/land development unless a waiver is approved. The applicant is requesting such a waiver.

PROPOSED ADJUSTMENT



DESCRIPTION

The applicant is seeking a boundary line adjustment for 'Part of Lot 4'. No new lot is created; there are three parcels comprising this property and the adjustment would move the boundary line 37 ft. 2 inches, by taking a portion of 'Part of Lot 3' and giving that land to 'Part of Lot 4'.

Tax parcels shown on the Jefferson County Geographic Information Systems (GIS) site are for taxation purposes only and not indicative of the number of actual parcels which exist on a property.

The applicant intends to develop these parcels for housing.

CODE REQUIREMENTS

Per Table 1322.11 of the Zoning ordinance, there is no minimum lot size or minimum lot width for existing lots of record. No new lots will be created via the boundary line adjustment process.

WAIVER CRITERIA

Section 1331.12.B covers waivers, and states:

1. *Adjustments that may be made to the requirements of this Ordinance to unusual site conditions in order to achieve a better design. Waivers may not be used to circumvent the process requirements of this Ordinance. The Planning Commission shall have the authority to grant a waiver to allow a modification, change, or an alternative solution to a requirement of this Ordinance. Please note that economic hardship along is not sufficient reason to grant an exception from the requirements.*

2. *Waivers from the minimum standards in this Ordinance may be granted by the Planning Commission only when the Planning Commission finds that granting a waiver will be consistent with all of the following criteria and the exception is the minimum necessary to afford relief.* (see *Waiver Criteria Review* section below)

WAIVER CRITERIA REVIEW

While the request does not meet the 'unusual site conditions' under subsection 1 above, it is fairly debatable as to whether or not it meets the requirements of subsection 2, outlined here:

a. That the design of the project will provide public benefit such as a reduction in City maintenance cost, greater open space, parkland consistent with the City parks plan, or benefits of a similar nature;

The waiver is neutral on this matter.

b. The waiver, if granted, will not adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents;

The applicant's waiver request does not lead to harm as it is solely for the adjustment of a property.

c. That the waiver, if granted, will be in keeping with the intent and purpose of this Ordinance;

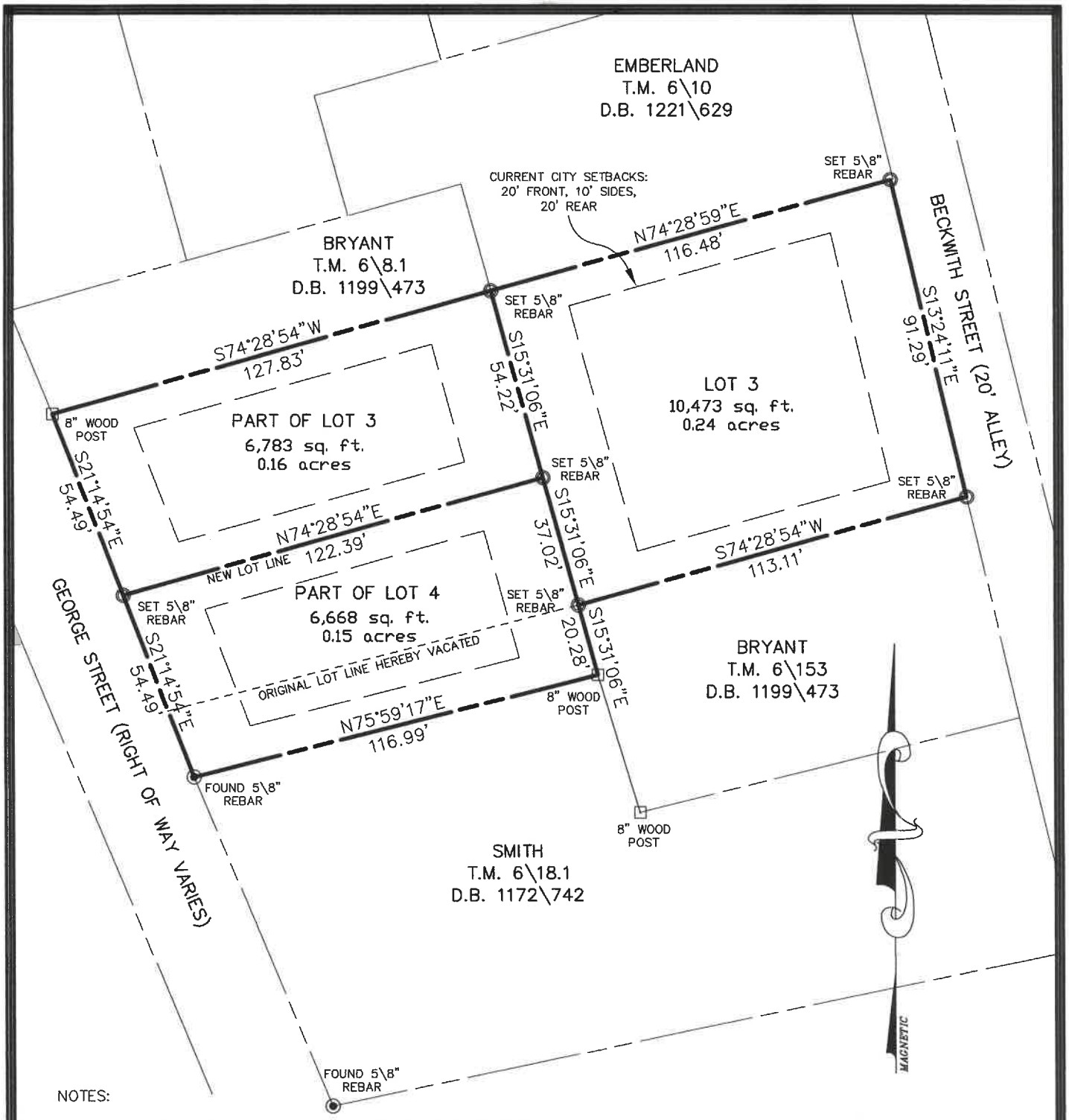
The purpose of the Ordinance is to regulate physical development of land for the improvement of the health, safety, comfort, morals, and general public welfare of our citizens. The applicant's waiver request does not lead to harm as it is solely for the adjustment of a property boundary line.

d. That the waiver, if granted, will result in a project of better quality and/or character. No process or procedural waivers will be granted.

The waiver will permit the applicant the ability to have their boundary line adjusted via administrative review, rather their than having to go through the Planning Commission review proves. This will cut two to three months off the applicants timeline of getting the properties developed, and therefore providing additional housing opportunities.

CONCLUSION

The applicant has requested a waiver per the request of the Planning Commission. The waiver would permit a boundary line adjustment. The waiver request is reasonable, and staff recommends **approval**.



NOTES:

THIS PROPERTY IS NOT MAPPED IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA AS SHOWN ON FEMA PANEL 540037C0138E DATED 12\18\2009.

THE CHANGE TO THESE LINES DOES NOT CREATE A SETBACK VIOLATION OR INCREASE THE NON-CONFORMITY OF ANY SETBACK VIOLATION.

THIS PROPERTY IS CURRENTLY ZONED : OLD TOWN RESIDENTIAL

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND(T.M. 6 PARCEL 8)IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. PROPRIETORS, AND TRUSTEES, IF ANY.

MARK E. ROPER

BOUNDARY LINE ADJUSTMENT

PLAT SHOWING BOUNDARY LINE ADJUSTMENT TO TAX MAP 6 PARCEL 8. STANDING IN THE NAME OF MARK E. ROPER, AS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY IN DEED BOOK 959\310 LOCATED IN CHARLES TOWN CORPORATION, JEFFERSON COUNTY, WEST VIRGINIA.

DWG # BECKWITH DATE-6/13/23

GRAPHIC SCALE

40 0 20 40 80 160

Waiver Application No._____

RECEIVED
JUL 14 2023
BY: MRV

WAIVER APPLICATION

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
SECTION 1331.12, (V) REQUIREMENTS

To assist staff in the review of a waiver application to the Planning Commission (PC), the applicant must supply all of the information contained in this application form. This application must be signed by all owners of the real estate which is the subject of the application. The owners may designate one or more professional agents to represent them in the application process using the spaces provided on this form.

Incomplete applications will be subject to scheduling delay. Applicants are encouraged to meet with staff prior to filing. A public hearing will be scheduled within 45 days of the receipt of a completed application.

Approval of a waiver by the Planning Commission does not relieve the applicant from other requirements including, but not limited to, signs(s), building, zoning and use permits or site plans.

As part of this application, the following must be provided:

1. $150.00 Application Fee.
2. A Completed Application.
3. As applicable, supporting documents included, but not limited to site plan or depiction of the requested Waiver.

It is the applicant's responsibility to make a good-faith effort to provide the Subdivision Administrator, as applicable, with a current list containing the accurate names and mailing addresses of all interested parties. For purposes of this provision, "interested parties" shall mean Landowners of Adjacent Property. The applicant shall provide the addresses in order to comply with Section 1331.12.B of the Subdivision Ordinance

Legal Notices

The following shall occur at least 15 days prior to the Public Hearing: notice of the hearing shall be advertised by the Planning Commission as a Class I legal advertisement in the local newspaper, posting of a sign upon the property, and letters to adjacent and confronting land owners within 100 feet of the subject property.

Definition of a Waiver

Adjustments that may be made to the requirements of this Ordinance to unusual site conditions in order to achieve a better design. Waivers may not be used to circumvent the process requirements of this Ordinance.

The Charles Town Subdivision Ordinance

To grant a Waiver as permitted in the Subdivision Ordinance, the Planning Commission makes findings as specified in Section 1331.12(B)(2).

In order to issue a Waiver, the Commission must make the following written findings regarding the Waiver sought and all of the following can be met:

A waiver request may be granted by the Planning Commission only when it shall be determined that:

1. That the design of the project will provide public benefit such as a reduction in City maintenance cost, greater open space, parkland consistent with the City parks plan, or benefits of a similar nature;
2. The waiver, if granted, will not adversely affect the public health, safety or welfare, or the rights of adjacent property owners or residents;
3. That the waiver, if granted, will be in keeping with the intent and purpose of this Ordinance; and
4. That the waiver, if granted, will result in a project of better quality and/or character.

Note:

Additional exhibits may be required by the Subdivision Administrator or Planning Commission such as a lot location survey or site plan showing existing and proposed Structures, easements, watercourses, curb cuts and description of the uses of adjacent property that are necessary to describe existing or proposed conditions.

1. DATE July 14, 2023

2. APPLICANT'S NAME* Mark Roper

Address: 418 S. Samuel St Charles Town, WV

Telephone Number (304) 724-8877 Fax Number ( )

Email Address mrconstruction wv@gmail.com

3. PROPERTY OWNER'S NAME Same as above

Address:

Telephone Number ( ) Fax Number ( )

Email Address

4. LEGAL DESCRIPTION OF THE SUBJECT PROPERTY (list all parcels that apply)

Property Address: Between S. George St. Extended & Beckwith St.

Tax Map # and Parcel: TM6 Parcel 8

Deed Book and Page #: DB 959 Page 310

Property Area in Square Feet or Acres: 23,924 sqft. / 0.55 acres

5. DESCRIPTION OF THE EXISTING (OR FORMER) USE(S) OF THE PROPERTY AND CURRENT ZONING:

Property consists of 3 existing lots and are vacant. Property is zoned Old Town Residential.

6. DESCRIPTION OF PROJECT AND PROPOSED USE(S) OF THE PROPERTY:

See attached.

*Applicants include: Property owner(s), Engineer(s), Surveyor(s), or Consultant(s)

7. DESCRIPTION OF ANY PROPOSED WORK TO BE DONE TO THE PROPERTY:

See attached.

8. DESCRIPTION OF THE WAIVER REQUEST:

See attached.

9. LIST THE APPLICABLE SECTION(S) OF THE SUBDIVISION ORDINANCE FROM WHICH THE WAIVER IS REQUESTED:

See attached.

10. JUSTIFICATION FOR THE REQUEST:

A) Explain how the design of the project will provide public benefit such as a reduction in City maintenance costs, greater open space, parkland consistent with the City Parks Plan or benefits of a similar nature;

See attached

B) Explain how the waiver, if granted, will not adversely affect the public health, safety, welfare or the rights of adjacent property owners or residents;

See attached.

C) Explain how the waiver, if granted, will be in keeping with the intent and purpose of this Ordinance; and;

See attached

D) Explain how the waiver, if granted, will result in a project of better quality and/or character.

See attached.

11. INTERESTED PARTY ADDRESSES, FOR PUBLIC NOTICE (including across street) (Interested parties are defined as adjacent properties within 100 feet).

Owner	# and Street	City, State, Zip
See attached.		

12. PARCEL HISTORY (List all pending or previously approved applications on the subject parcels inventoried above, including previous site plan applications if this application is a site plan amendment)

Application No.	Project Name and Phase	Status	Approval Date
N/A			

13. HAS THE PROPERTY BEEN THE SUBJECT OF ANY COURT ACTION?

☐ Yes (Please specify nature of all proceedings and current status and attach any documents showing court decisions, etc.)

N/A

☒ No

APPLICANT CERTIFICATION

I certify that, to the best of my knowledge, the submitted information and statements are true and correct. I also certify that I have received and read Section 1331.12 of the Charles Town S/LD Ordinance and relevant provisions of the Charles Town City Code.

Signature of Applicant _____ Date 7-14-23

Signature of Property Owner (If different than Applicant)

_____ Date _____

Please submit an original completed Application and specified number of Site Plan copies to the following:

Subdivision Administrator
City of Charles Town
101 E. Washington Street
Charles Town, WV 25414

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

Fee: $_____ Paid:$_____ Check No._____

Receipt No._____

Subdivision Administrator Approval:_____ Date:_____

Planning Commission Approval:_____ Date:_____

Comments/Conditions:_____

George Street Ext. and Beckwith Street Waiver Request

6. DESCRIPTION OF PROJECT AND PROPOSED USE(S) OF THE PROPERTY:

The applicant is proposing to do a boundary line adjustment for Part of Lot 3 and Part of Lot 4. There are currently three (3) lots that comprise tax parcel 8. These lots are:

- Part of Lot 3
- Part of Lot 4
- Lot 3

Lot 3 will remain in its current configuration with no change. Part of Lot 3 and Part of Lot 4 are the lots affected by the boundary line adjustment. The applicant currently has three (3) lots and is proposing to only end up with three (3) lots. There will be no creation of a new lot. Proposed use on the lots will be single family homes.

A parcel is only a tax identification number and is not a representative of the number of lots within a parcel. This means that a tax parcel could be a single lot or be several lots within a tax parcel.

Section 1332.02(A)(1)(b) of the Charles Town Subdivision Ordinance states that an "Adjustment of a boundary line in excess of twenty-five feet (25') will not be considered a Minor Subdivision/Land Development under this Subsection 1332.02(A)(1)(b) except upon waiver of such limit by the Planning Commission." The proposed boundary line adjustment will move the lot line more than 25 feet, which then classifies the boundary line adjustment as a Major Subdivision. While no actual subdivision of property is occurring, the subdivision ordinance requires it to be reviewed as a major subdivision.

7. DESCRIPTION OF ANY PROPOSED WORK TO BE DONE TO THE PROPERTY:

Convert vacant property into three single family homes, with each home on its own lot.

8. DESCRIPTION OF THE WAIVER REQUEST:

Applicant is requesting a waiver from Section 1332.02(A)(1)(b) of the Charles Town Subdivision Ordinance states that an "Adjustment of a boundary line in excess of twenty-five feet (25') will not be considered a Minor Subdivision/Land Development under this Subsection 1332.02(A)(1)(b) except upon waiver of such limit by the Planning Commission." The proposed boundary line adjustment will move the lot line more than 25 feet, which then classifies the boundary line adjustment as a Major Subdivision. While no actual subdivision of property is occurring, the subdivision ordinance requires it to be reviewed as a major subdivision.

9. LIST THE APPLICABLE SECTION(S) OF THE SUBDIVISION ORDINANCE FROM WHICH THE WAIVER IS REQUESTED:

The applicant is requesting a waiver from Section 1332.02(A)(1)(b) of the Charles Town Subdivision Ordinance.

10. JUSTIFICATION FOR THE REQUEST:

A) Explain how the design of the project will provide public benefit such as a reduction in City maintenance costs, greater open space, parkland consistent with the City Parks Plan or benefits of a similar nature;

The proposed boundary line adjustment will be neutral and have no impact on the city maintenance cost or any effect on open space/parkland in the City.

B) Explain how the waiver, if granted, will not adversely affect the public health, safety, welfare or the rights of adjacent property owners or residents;

The waiver will not affect the public health, safety, welfare or the rights of adjacent property owners since there are three (3) existing lots and there will continue to be three lots after this boundary line adjustment.

C) Explain how the waiver, if granted, will be in keeping with the intent and purpose of this Ordinance; and;

The intent and purpose of the Ordinance is to provide for adequate lots that a single-family home can be built on. Currently one of the existing lots is grossly undersized and is unbuildable, which is not the intent of the subdivision ordinance.

D) Explain how the waiver, if granted, will result in a project of better quality and/or character.

Currently the lots are vacant and while maintained and mowed, do have some over grown fence rows. The construction of the new homes will improve the neighborhood and create a better visual appearance along the streetscape. Further the construction of new homes will result in a positive benefit for the home prices surrounding these lots.

11. INTERESED PARTY ADDRESSES, FOR PUBLIC NOTICE

Owner	# and Street	City, State, Zip
BRYANT MORRISEY A TR	706W HOLLY AVE	STERLING, VA 20164
BAILEY TOWANNA & ANGELA	109 SHUTTER ST	CHARLES TOWN, WV 25414
MMMR PROPERTIES LLC	418 S. SAMUEL ST.	CHARLES TOWN, WV 25414
NONE LISTED	121 SHUTTER ST	CHARLES TOWN, WV 25414
EMBERLAND LLC	PO BOX 998	PRINCETON, WV 24740
ROWZIE E DANIEL & VIRGINIA F	800 S. SAMUEL ST.	CHARLES TOWN, WV 25414
STEWART DALE E	912 S. SAMUEL ST.	CHARLES TOWN, WV 25414
NELSON REBECCA M	918 S. SAMUEL ST	CHARLES TOWN, WV 25414
SMITH JEFFREY L & ROBIN A	161 SMITH MANOR DR	HARPERS FERRY, WV 25425
SUN HUI-FANG	151 NATHANIEL DR	CHARLES TOWN, WV 25414
STEPHENSON ANNA M ET AL	PO BOX 234	CHARLES TOWN, WV 25414
TLC PROPERTIES INC	PO BOX 549	DUNCANSVILLE, PA 16635

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 08/28/23
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

Public Hearing - SLD2023-08- Proposal for changes to Huntfield Phase 3B final plans.

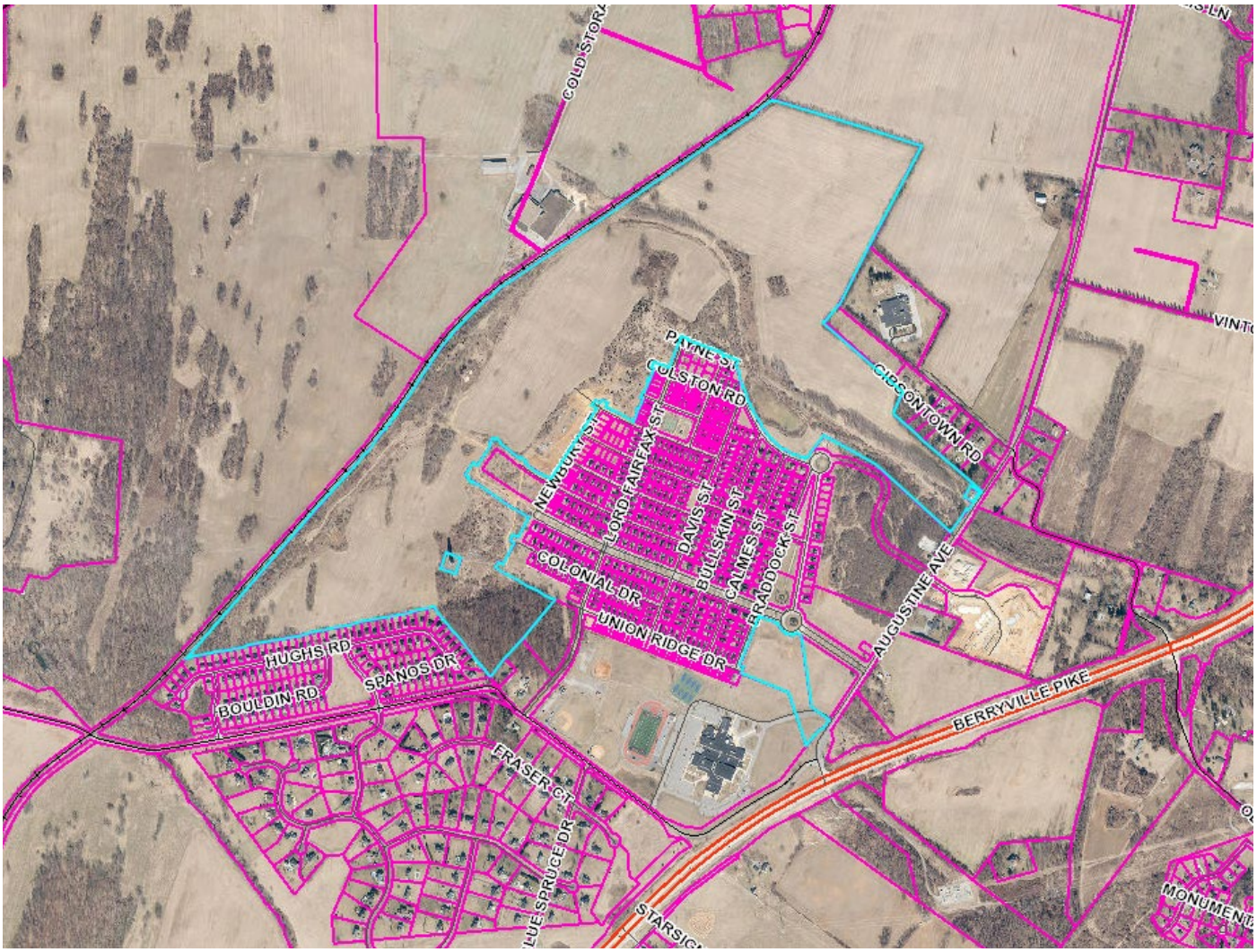
ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Proposed Changs.pdf
- 3. Approved Phase 3B plans.pdf
- 4. Application.pdf
- 5. Master Plan.pdf
- 6. Proffers with Amendments.pdf
- 7. Letter from City Manager.pdf
- 8. Current Product Count.pdf

Final Plans Change Review

SLD2023-08

Date: For the August 28, 2023 Planning Commission meeting
Applicant: Matthew Stare on behalf of DR Acquisitions LLC
Property Owner: DR Acquisitions LLC
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: Change of plans
Property Location: TD 03 / Map: 11 / Pcl: 1.
Current Zoning: Neighborhood Residential (NR)



PROJECT OVERVIEW

Request by DR Acquisitions to modify a final plan for Huntfield Phase 3B. The changes alter the road design by removing medians and on-street parking; changing the parking access to dwellings from rear access to front-load garages; changing an alley from an access road to open space; and adjusting sidewalk location, amongst other changes.

PLANNING COMMISSION

This item was approved by the Planning Commission on May 22, 2006. In a letter dated May 23, 2021, then City manager Darryl Hennessy stated that "*the City will honor previously approved plans for partially developed project phases*…". Both the Planning Commission minutes and that letter are attachments to this staff report.

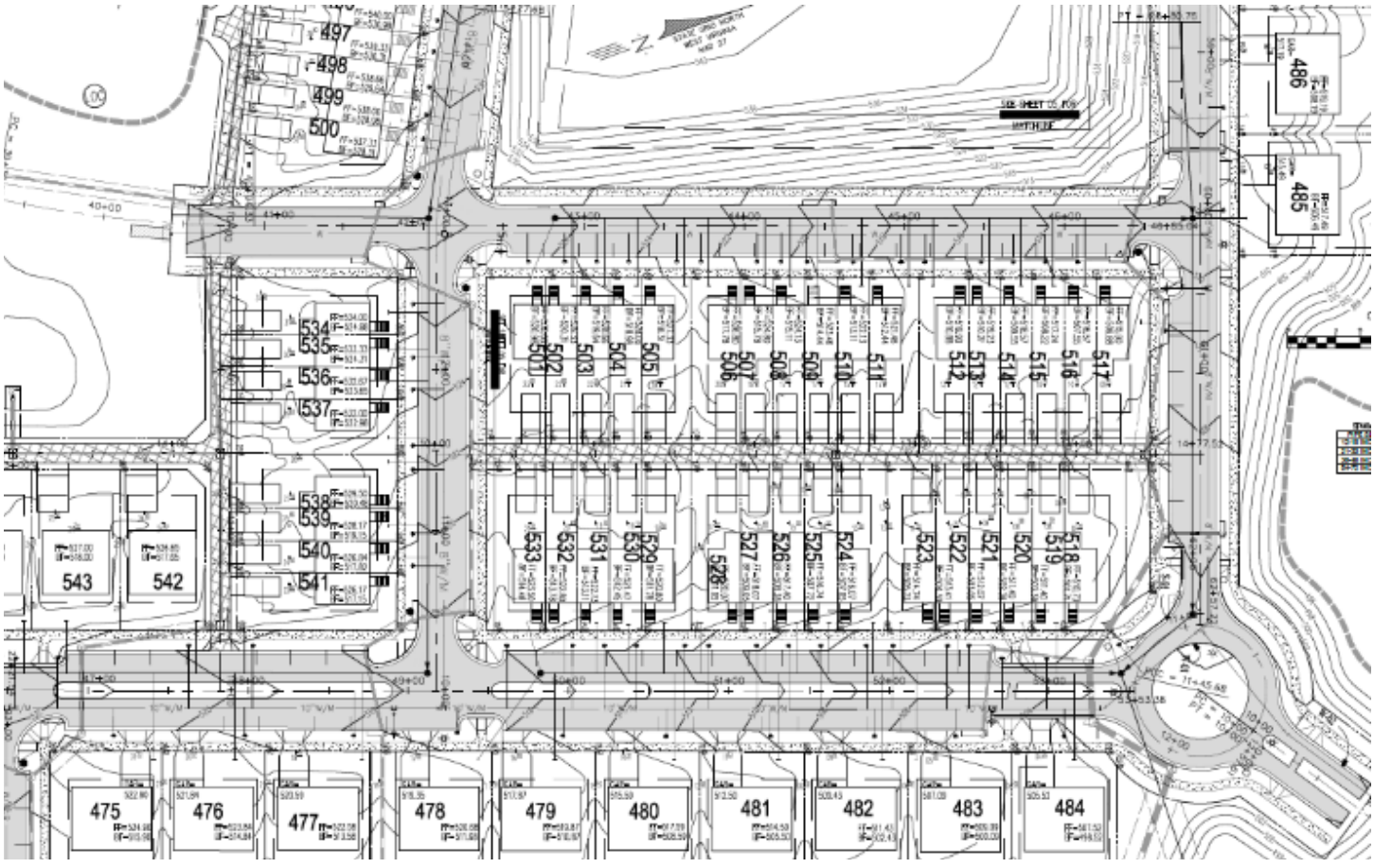
As the City has chosen to honor the 2006 plans, and because the applicant is making changes to those plans, a public hearing is required.

FINAL PLAN – APPLICATION REVIEW DIVERGENCE

Per Subdivision Ordinance Section 1332.03.C.4.D.1. in the event that there is a discrepancy between Staff and the applicant regarding the required standards or the requirements of the approved Sketch Plan, a written request by either the Staff or the applicant to be on the next available agenda for the Planning Commission shall be permitted. Specific differences shall be clearly described so that the Planning Commission can make an informed decision.

CURRENT PLANS – 2006

Under the approved 2006 construction plans, Phase 3B has 35 single family homes and 48 townhouses. The main portion of that plan can be seen in this picture:



MASTER PLAN

The 2004 Master Plan shows the Phase 3B, which the 2006 construction plans conform to. The master plan shows a median in Lord Fairfax Boulevard, and the use map splits residential uses in this phase between single family and townhome units.



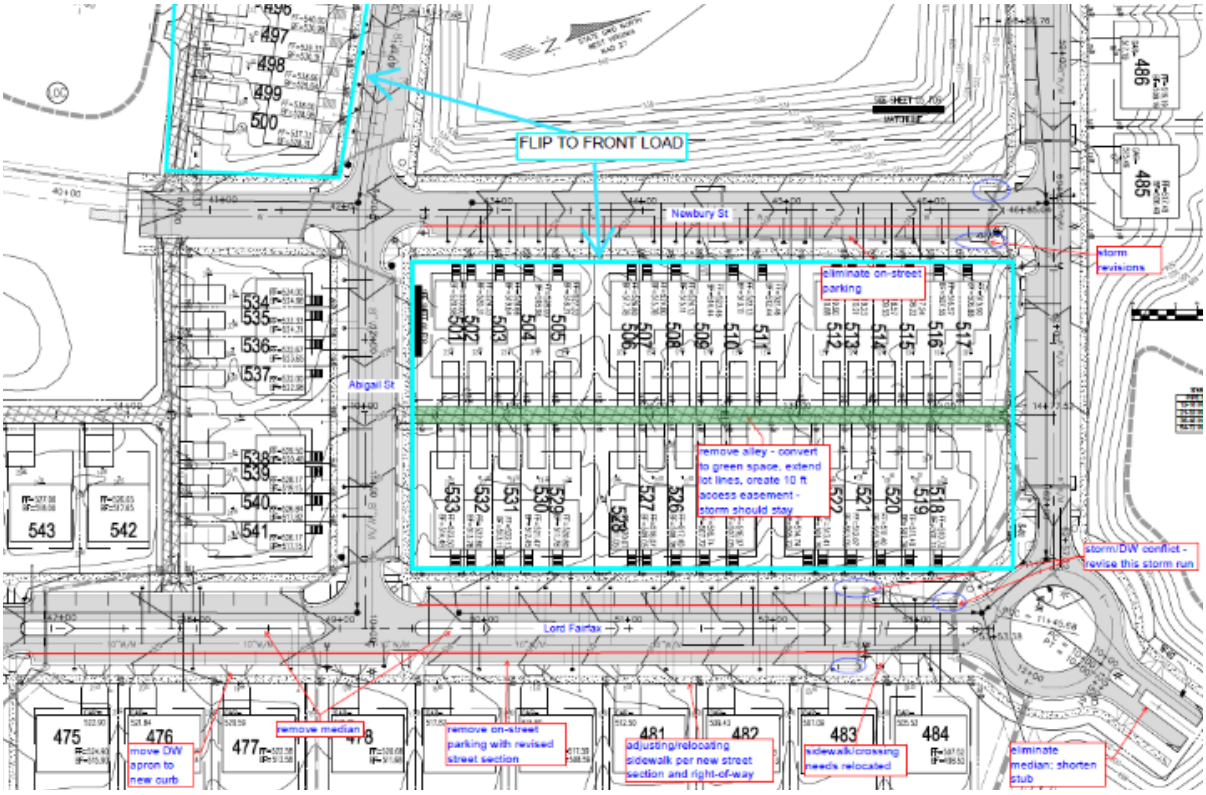
PROFFERS

The City and applicant are in the process of revising proffers for Huntfield. Under the current proffers, the development of the property must occur in the form of "*Neo-Traditional and New Urbanist concepts*". Among such provisions are:

E. The use of rear-loading detached or attached garages for residential garage parking is encouraged. On residential streets with non-age-restricted, single family detached units, frontloading garages shall be recessed from the front plane of the house a minimum of ten (ten) feet. This is not required for side-loading garages on any units, nor for front-loading garages on townhouses or age- restricted units. Front-loading garages may be used for no more than forty percent (40%) of the total number of garages proposed in the development.

PROPOSED PLAN CHANGES

1. Change all 33 townhomes that face Newbury St. or Lord Fairfax St from rear load townhomes to frontload townhomes.
2. The alley that was designed for access to those units will be converted instead to 'green space.
3. Remove the planned median along Lord Fairfax Street.
4. Remove on-street parking along Lord Fairfax Street.
5. Relocate sidewalks and driveways along Lord Fairfax Street.
6. Changing seven townhome units that front Abigail Street from rear load to front load.
7. The alley that was designed for access to those units will be converted instead to 'green space.



ZONING REVIEW

The property is zoned Neighborhood Residential.

Setbacks

No changes proposed.

Height

No changes proposed.

Density

No changes proposed.

Open Space

For those units which front on Newbury Street and Lord Fairfax St, conversion of the rear access alleys would create more open space for the residents who abut those alleys. The proposed changes include elongating the lot lines while also establishing a 10ft. access storm water easement. This would not be publicly available open space.

For those units fronting Abigail Street, the rear alleyway would also be converted to additional space for the units. The lot lines would be elongated to encompass that rear space. A 5ft stormwater/access easement would be put in place. This would not be publicly available open space.

COMPARISON WITH 2004 HUNTFIELD MASTER PLAN

Uses

There are no proposed use changes. The 2004 Master Plan shows this area of Huntfield with a majority of townhomes with some single family homes, and there are no proposed changes to the use mix.

Median

The removal of the median along Lord Fairfax Street is necessary so as to allow vehicles to turn into the front load driveways. However, removal of the median is not in keeping with the existing and proposed character of development as outline in the Huntfield Master Plan.

Within neo-traditional/new urbanist communities, roads are generally tailored to be narrow with multiple intersections so that there are multiple paths in and out with no one road being a chokepoint. These narrow roads are also perceived as safer by pedestrians and encourage walkability. Removal of the median and on-street parking will encourage faster travel by offering wider driving lanes. This is not in keeping with a low speed, residential-focused, pedestrian friendly neighborhood design.

Front Load/Rear Load Cap

"E. The use of rear-loading detached or attached garages for residential garage parking is encouraged*. On residential streets with non-age-restricted, single family detached units, frontloading garages shall be recessed from the front plane of the house a minimum of ten feet. This is not required for side-loading garages on any units, nor for front-loading garages on townhouses or age- restricted units.* ***Front-loading garages may be used for no more than forty percent (40%) of the total number of garages proposed in the development***." – Huntfield Proffers (emphasis added).

If the changes are approved and the townhome units become front loaded, the total amount of front load units (both townhomes and single family units) in Huntfield will be 30.19%.

Alleys

Alleys are an important part of neo-traditional/new urbanist deign. The allow for additional on-street parking by removing driveway curb-cuts from roads, and provide additional paths for traffic including emergency services. Rear parking in an alley removes the need for a driveway, allowing homes to be placed closer to a street.

CONCLUSION

The applicant is proposing to change the garage loadout of 40 townhomes from rear load to front load. As part of that process, two alleys would be removed and converted to space only for the lots which abut them. There are no proposed changes to single family lots.

The median along Lord Fairfax Street would be removed to enable turning into now front-loaded townhome garages. On-street parking along Lord Fairfax in this section would be removed, and various sidewalks and crosswalks would be altered. It is unclear if this median removal continues on along the traffic circle at the eastern terminus of Lord Fairfax; the applicants plans state that the stub is to be shortened and the median removed. It is unclear if that removal is just for the stub or for the entirety of that road when built out.

REOMMENDATION

Denial. The proposed changes would remove two access alleys from public use, and would remove a consistent street feature (the median) from Lord Fairfax Street. The proposal would change the nature of the neighborhood and would not be in conformance with the 2004 Master Plan. Additionally, the changes are not in keeping with the character or spirit of neo-traditional design. While changes in market conditions are a valid factor in asking for design changes to housing products and neighborhood design, this particular community was designed with a neo-traditional, new urbanist vision, and these changes are not in keeping with that design choice.

FLIP TO FRONT LOAD

Newbury St

Abigail St

Lord Fairfax

STATE GRID NORTH
WEST VIRGINIA
NAD 27

SEE SHEET 05 FOR MATCHLINE

SEE SHEET 06 FOR

eliminate on-street parking

storm revisions

remove alley - convert to green space, extend lot lines, create 10 ft access easement - storm should stay

storm/DW conflict - revise this storm run

remove median

move DW apron to new curb

remove on-street parking with revised street section

adjusting/relocating sidewalk per new street section and right-of-way

sidewalk/crossing needs relocated

eliminate median; shorten stub

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

STANDARD MINIMUM STORM DRAIN EASEMENT WIDTHS

PIPE SIZE	MINIMUM STORM DRAIN EASEMENT WIDTH
12-18 INCHES	10 FEET
21-33 INCHES	15 FEET
36-48 INCHES	20 FEET
54-72 INCHES	24 FEET

LEGEND:

- WATERLINE EASEMENT
- SANITARY EASEMENT
- INGRESS/EGRESS EASEMENT
- STORMWATER EASEMENT
- STORMWATER MANHOLE
- SANITARY MANHOLE

LEGEND:

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TREE LINE
- PROPOSED LIMITS OF CLEARING & GRADING
- WATER METER CROCK
- PROPOSED FIRE HYDRANT
- WATERMAIN FITTINGS – SEE CHART ON SHEET 3

LEGEND:

- CG-6 CURB & GUTTER
- ROLL CURB
- ALLEY PAVEMENT
- EXISTING TREE
- RIPRAP
- TRAFFIC BARRICADE
- UTILITY PREBLAST
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- STREET LIGHT
- STREET SIGN
- STOP SIGN
- WATERMAIN FITTINGS (SEE CHART ON SHEET 3)

No.	DATE	DESCRIPTION
1	11/18/05	LANE WIDTHS CHANGED TO 12'. ON-STREET PARKING WIDTH CHANGED TO 8'
2	4/10/06	LOTS 485-493 RE-GRADED

REVISIONS

PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
TECH PARK BUSINESS CENTER
600 PEGASUS COURT - SUITE 10 • WINCHESTER, VIRGINIA 22602
PHONE (540) 450-0211 FAX (540) 450-0210

Grading Plan

HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: JANUARY 2004
C.I. = 2'
SCALE: 1"=30'

SHEET 4 OF 25

PP-20048

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

STANDARD MINIMUM STORM DRAIN EASEMENT WIDTHS

PIPE SIZE	MINIMUM EASEMENT WIDTH
12-18 INCHES	10 FEET
21-33 INCHES	15 FEET
36-48 INCHES	20 FEET
54-72 INCHES	24 FEET

STATE GRID NORTH
WEST VIRGINIA
NAD 27

LEGEND:

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TREE LINE
- PROPOSED LIMITS OF CLEARING & GRADING (LOC)
- WATER METER CROCK
- PROPOSED FIRE HYDRANT
- CG-6 CURB & GUTTER
- ASPHALT MOLDED SWALE
- ALLEY PAVEMENT
- EXISTING TREE

- (W) WATERLINE EASEMENT
- (S) SANITARY EASEMENT
- (E) INGRESS/EGRESS EASEMENT
- (SD) STORMWATER EASEMENT
- 3.1 / 68 STORMWATER MANHOLE
- 3.1 / T SANITARY MANHOLE

- EXISTING TREE
- RIPRAP
- TRAFFIC BARRICADE
- UTILITY PREBLAST
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- STREET LIGHT
- STREET SIGN
- STOP SIGN
- (#) WATERMAIN FITTINGS – SEE CHART ON SHEET 3

Remove alleyway, convert to green space, create 5 ft access easement, extend lot lines, storm should stay

FLIP TO FRONT LOAD

PARCEL 3B-1
OPEN SPACE

SEE SHEET 04 FOR MATCHLINE

No.	DATE	REVISIONS
1	11/18/05	LANE WIDTHS CHANGED TO 12'; ON-STREET PARKING WIDTH CHANGED TO 8'
2	4/10/06	LOTS 485-493 RE-GRADED

PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

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PEGASUS BUSINESS CENTER
600 PEGASUS COURT - SUITE 101 WINCHESTER, VIRGINIA 22602
PHONE (540) 450-0211 FAX (540) 450-0210

DALE L. ELLIOTT
REGISTERED
#5137
STATE OF
VIRGINIA
LAND SURVEYOR
PROFESSIONAL
05/16/06

Grading Plan
HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=30' C.I. = 2' DATE: JANUARY 2004

SHEET 5 OF 25

PP-20048

CONSTRUCTION PLANS AND PROFILES

SITE PLAN STPL 2004-0006

LOTS 467-550, PHASE 3B

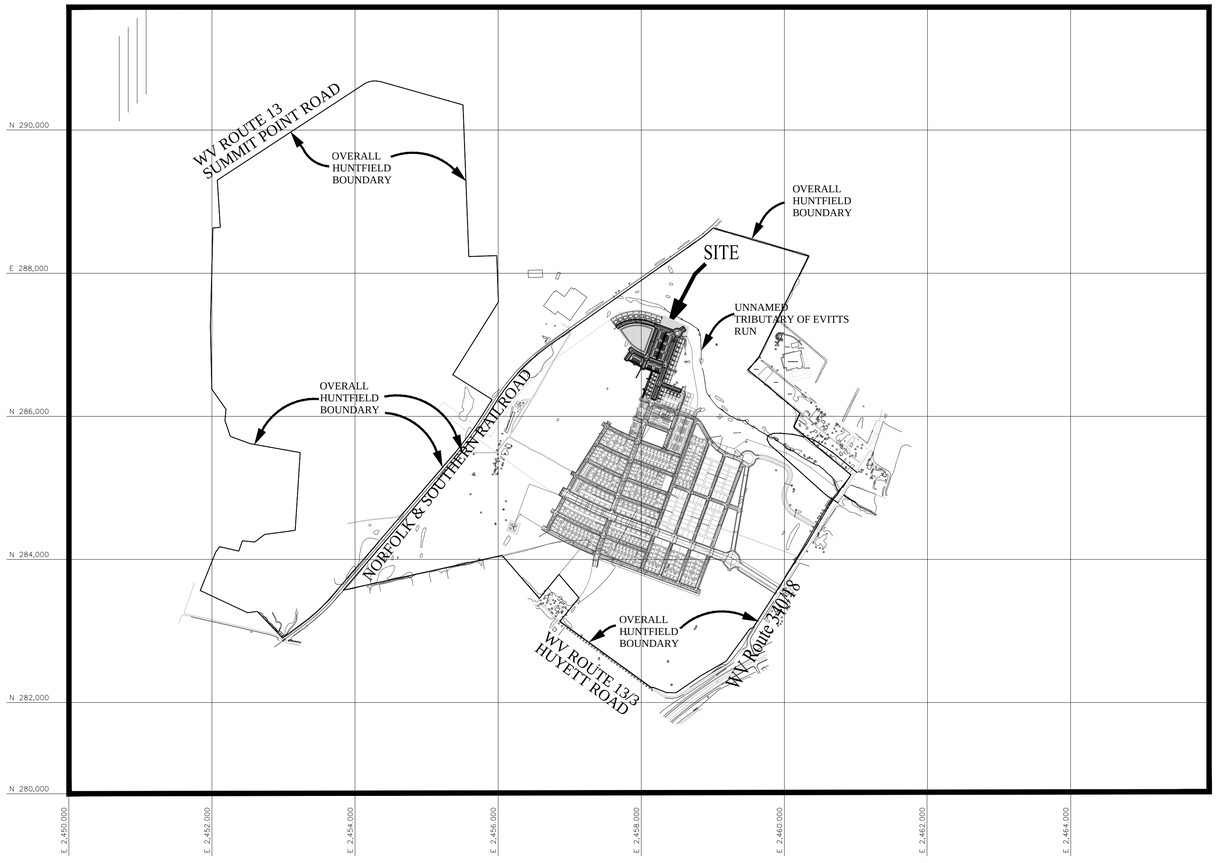
CHARLES TOWN CORPORATION

JEFFERSON COUNTY, WV

GENERAL NOTES

1. THIS SET OF DRAWINGS PERTAINS TO PHASE 3B OF HUNTFIELD, WHICH CONSISTS OF A TOTAL SITE AREA OF 22.6 ACRES. PHASE 3B CONTAINS 3.5329 ACRES OF OPEN SPACE, 35 SFD LOTS AND 48 SFA LOTS FOR A COMBINED TOTAL OF 83 RESIDENTIAL LOTS. REFERENCE WAS MADE TO THE SCHEMATIC PLAN "HUNTFIELD OVERALL COMPOSITE SCHEMATIC PLAN" (SCHM 2004-0002) APPROVED APRIL 12, 2005. NOTE THAT THE "HUNTFIELD COMPOSITE SCHEMATIC" IS COMPOSED OF SEVERAL SITE PLANS. THIS SET OF PLANS PERTAINS TO A SMALL SECTION OF THE SCHEMATIC. THESE PLANS SHALL BE IN CONFORMANCE WITH THE APPROVED SCHEMATIC PLAN & ALL ZONING REQUIREMENTS INCLUDING THOSE MODIFIED IN THE HUNTFIELD PROFFERS. ALL OPEN SPACE, RESIDENTIAL, AND COMMERCIAL REQUIREMENTS SHALL CORRESPOND TO THOSE SET FORTH IN THE SCHEMATIC.
2. THE PROPERTY DELINEATED HEREON IS A PORTION OF PARCEL 1, AS SHOWN ON CHARLES TOWN CORPORATION TAX ASSESSMENT MAP 11, DEED BOOK 949, PAGE 203, WHICH IS LOCATED AMONG THE LAND RECORDS OF JEFFERSON COUNTY
3. BOUNDARY INFORMATION, SHOWN HEREON, WAS OBTAINED FROM A PLAT SHOWING HUNTFIELD, LC PROPERTY AS RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA, IN PLAT BOOK 19, PAGE 49.
4. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM APPALACHIA SURVEY OF WEST VIRGINIA, LLC. BASIS FOR SURVEY WAS NAD'27-NAVD'88.
5. THE PROPERTY SHOWN HEREON WAS ACQUIRED BY HUNT FIELD. AS RECORDED IN THE OFFICE OF THE CLERK OF THE COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA IN DEED BOOK 949, PAGE 203.
6. THE HOMEOWNER'S ASSOCIATION INC. WILL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM WATER DETENTION/DRAINAGE FACILITIES AND EASEMENTS. IN ADDITION THEY SHALL BE RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS & STREET LIGHTS. THE WEST VIRGINIA DEPARTMENT OF HIGHWAY IS NOT RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS AND STREET LIGHTS.
7. ALL CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF CHARLES TOWN, WVDOH AND SANITATION AUTHORITY STANDARDS AND SPECIFICATIONS.
8. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE 1993 "WEST VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK FOR DEVELOPING AREAS".
9. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF WEST VIRGINIA OR ANY OTHER ORDINANCE ENACTED BY THE CITY OF CHARLES TOWN.
10. STANDARD GUARDRAILS AND HANDRAILS SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DETERMINED DURING FINAL FIELD INSPECTION BY CITY OF CHARLES TOWN AND/OR WVDOH.
11. ALL UNDERGROUND UTILITIES WITHIN STREET RIGHT-OF-WAYS SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUBBASE MATERIAL, CURB AND GUTTER, OR SIDEWALK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF UTILITY OVERBLASTING FOR FUTURE EXTENSIONS WITH ALL ADJACENT SECTIONS.
13. THESE PLANS MAKE NO REPRESENTATION AS TO SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
14. ANY WELLS OR SEPTIC FIELDS WITHIN THE LIMITS OF THE SITE WILL BE ABANDONED IN ACCORDANCE WITH STATE AND LOCAL HEALTH DEPARTMENT REQUIREMENTS AND REGULATIONS PRIOR TO RECORD PLAT APPROVAL.
15. THE SECTION DELINEATED HEREON CONTAINS NO KNOWN ARCHEOLOGICAL OR HISTORICAL LANDMARKS.
16. CONTRACTORS SHALL ARRANGE FOR THE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE CONSTRUCTION INCLUDING TEST HOLES TO PHYSICALLY LOCATE UNDERGROUND UTILITIES AS NECESSARY.
17. STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED AT ALL INTERSECTIONS AND BE IN COMPLIANCE WITH ALL APPLICABLE ZONING AND CODIFIED ORDINANCE FOR THE CITY OF CHARLES TOWN.
18. FINAL HOUSE AND ACCESSORY LOCATIONS ARE SUBJECT TO APPROVAL AT BUILDING PERMIT SUBMISSION.
19. PARKING FOR THIS SITE PLAN WILL BE IN COMPLIANCE WITH ALL REQUIRED REGULATIONS.
20. WETLAND INFORMATION OBTAINED FROM WETLAND DELINEATION REPORT PREPARED BY GREENHORNE AND O'MARA, INC. DATED JULY 14, 2000.
21. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT OR CONSTRUCTION OF ALL AREAS OR SITE IMPROVEMENTS SHOWN ON THE SITE PLAN, INCLUDING STREET SIGNS, TRAFFIC SIGNS, OPEN SPACE, RECREATIONAL FACILITIES, STORMWATER FACILITIES, SIDEWALKS, AND OTHER FACILITIES SHOWN ON THIS SITE PLAN.
22. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ALL IMPROVEMENTS AND AREAS UNTIL CONVEYANCE OF THE IMPROVEMENTS TO THE HOME OWNERS ASSOCIATION OR OTHER ENTITY. UPON RELEASE FROM THE ASSOCIATED PERFORMANCE RELATED BOND OR OTHER FORM OF SURETY BOND POSTED WITH THE CITY OR COUNTY, ALL OPEN SPACE PARCELS, ALLEYS, AND OTHER COMMON ELEMENTS SHALL BE CONVEYED TO HUNTFIELD COMMUNITY ASSOCIATION, INC AT WHICH TIME THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE UPKEEP OF SUCH PARCELS. REFERENCE ARTICLE IV, SECTION 4.1, 4.2 AND 4.3 OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE HUNTFIELD COMMUNITY ASSOCIATION, INC, WHICH WAS RECORDED FEBRUARY 14, 2003 IN DEED BOOK 970 AT PAGE 154.
23. THE OWNER MUST BOND ALL REQUIRED SITE IMPROVEMENTS PRIOR TO THEIR CONSTRUCTION.
24. ALL STREETS SHOWN WITHIN THIS PLAN WITH THE EXCEPTION OF LORD FAIRFAX STREET ARE DEFINED AS LOCAL ROADS PER THE CRITERIA LISTED IN SECTION 906.05 (B) (1) OF THE AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF CHARLES TOWN WITH REGARD TO ARTICLE EIGHT-A NEIGHBORHOOD RESIDENTIAL (NR) AS ADOPTED MONDAY AUGUST 17, 1998. LORD FAIRFAX STREET IS DEFINED AS A COLLECTOR ROAD.
25. ALL STREETS ARE TO BE DEDICATED TO THE CITY OF CHARLES TOWN PER ARTICLE 8A (E) (3) OF THE AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF CHARLES TOWN AS ADOPTED AUGUST 17, 1998. CONVEYANCE OF THE STREETS TO THE CITY WILL OCCUR UPON RELEASE FROM THE ASSOCIATED PERFORMANCE RELATED BOND OR OTHER FORM OF SURETY BOND POSTED WITH THE CITY OR COUNTY.
26. THE CONTRACTOR SHALL OBTAIN A COPY OF THE MOST RECENT CITY OF CHARLES TOWN WATER AND SEWER SPECIFICATIONS AND INSTALL AND TEST THE LINES ACCORDING TO THESE STANDARDS. APPLICABLE CITY OF CHARLES TOWN STANDARD DETAILS FOR FIRE HYDRANTS, THRUST BLOCKING, WATER METERS, DROP MANHOLES, SANITARY LATERALS, AND PIPE TRENCHING SHALL BE USED DURING THE INSTALLATION OF THESE LINES.

CONTACT "MISS UTILITY" AT
1-800-245-4848
BEFORE ANY CONSTRUCTION PER CITY OF CHARLES TOWN WATER DEPARTMENT ORDINANCE



VICINITY MAP
SCALE : 1"= 1000'

OWNER / DEVELOPER

HUNTFIELD, L.C.
8614 WESTWOOD CENTER DRIVE, SUITE 900
VIENNA, VIRGINIA 22182
703-442-8992

STATE GRID NORTH
WEST VIRGINIA
NAD 27

N

SHEET INDEX

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10. PLAN & PROFILE - Abigail Street
11. PLAN & PROFILE - Payne Street
12. PLAN & PROFILE - Continental Circle & Misc. Profiles
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20. E&S DETAILS
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23. PRELIMINARY RECORD PLAT
24. PHASE LOCATION & PROPERTY ADJOINER MAP
25. MISC. DETAILS

APPLICATION #	ASSOCIATED PROJECT	STATUS	APPROVAL DATE
	HUNTFIELD, PHASE 1 SCHEMATIC	APPROVED	2/11/2002
STPL 2002-0001	HUNTFIELD, PHASE 1 (SITE PLAN)	APPROVED	6/24/2002
SBRD 2002-0001	HUNTFIELD, PHASE 1 RECORD PLAT	APPROVED	7/29/2002
RPOC 2003-0001	HUNTFIELD, PHASE 1 (RECORD PLAT CORRECTION)	APPROVED	Recorded 9/9/03
	HUNTFIELD, REVISED PHASE 1&2A SCHEMATIC	APPROVED	10/22/2002
SPAM 2003-001	HUNTFIELD, PHASE 1 REVISED (SITE PLAN AMMENDMENT)	APPROVED	5/28/2003
SBDR 2003-0001/RPAM 2003-0001	HUNTFIELD, PHASE 1 REVISED (RECORD PLAT AMMENDMENT)	APPROVED	6/16/2003
SCHM 2003-0003	HUNTFIELD, COMPOSITE SCHEMATIC 1	APPROVED	5/28/2003
SPAM 2003-0002	HUNTFIELD, PHASE 1 BLOCK 1 REVISION (SITE PLAN AMMENDMENT)	APPROVED	10/27/2003
RPAM 2003-0002	HUNTFIELD, PHASE 1 BLOCK 1 REVISION (RECORD PLAT AMMENDMENT)	APPROVED	10/27/2003
STPL 2003-0001	HUNTFIELD, PHASE 2A (SITE PLAN)	APPROVED	5/28/2003
SBRD 2003-0002	HUNTFIELD, PHASE 2A RECORD PLAT	APPROVED	3/30/2004
SCHM 2003-0001	HUNTFIELD, PHASE 2B SCHEMATIC	APPROVED	2/24/2003
STPL 2003-0006	HUNTFIELD, PHASE 2B (SITE PLAN)	APPROVED	8/5/2004
SBRD 2004-0002	HUNTFIELD, PHASE 2B SECTION 1A RECORD PLAT	APPROVED	5/24/2004
SBRD 2004-0002	HUNTFIELD, PHASE 2B SECTION 1B RECORD PLAT	APPROVED	10/25/2004
STPL 2003-0009	HUNTFIELD, PHASE 3A (SITE PLAN)	APPROVED	5/24/2004
SBRD 2004-0003	HUNTFIELD, PHASE 3A SECTION 1 RECORD PLAT	APPROVED	5/24/2004
SBRD 2004-0003	HUNTFIELD, PHASE 3A SECTION 2 RECORD PLAT	APPROVED	6/28/2004
STPL 2004-0006	HUNTFIELD, PHASE 3B (SITE PLAN)		
STPL 2004-0007	HUNTFIELD, PHASE 3C (SITE PLAN)	IN REVIEW	

NOTES: 1) HUNTFIELD COMPOSITE SCHEMATIC 1 (SCHM 2003-0003) REPLACED PREVIOUSLY APPROVED HUNTFIELD SCHEMATICS.
2) THE DATE LISTED FOR THE PHASE 2B SITE PLAN APPROVAL CORRESPONDS TO THE DATE THAT THE REVISED DEPARTMENT OF HIGHWAYS PERMIT WAS ISSUED WHICH COVERED THE OUTSTANDING LOTS IN HUNTFIELD 2B.

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE SEALED PLANS REASONABLY MEET OR EXCEED MINIMUM ACCEPTABLE ENGINEERING STANDARDS AND THOSE STATE AND COUNTY CODE PROVISIONS APPLICABLE ON SAID DATE.

DAVID E. LELLOCK, PE
URBAN ENGINEERING & ASSOCIATES, INC.

SURVEYOR'S CERTIFICATION

THE PERIMETER AND ALL LOT BOUNDARIES SHOWN HERON HAVE BEEN ESTABLISHED BY A NETWORK OF TRAVERSE CONTROL HAVING A RELATIVE ERROR OR CLOSURE OF 1 : 7,500 OR BETTER.

DAVID E. LELLOCK, P.S.
URBAN ENGINEERING & ASSOCIATES, INC.

STATEMENT OF ACCEPTANCE

THE DEVELOPER, IN SIGNING THIS PLAT, AGREES TO ABIDE BY ALL CONDITIONS, TERMS, AND SPECIFICATIONS PROVIDED HEREON.

DAVID K. ULERICK V.P. FOR LAND DEVELOPMENT FOR HUNTFIELD, LC
8614 WESTWOOD CENTER DRIVE SUITE 900
VIENNA, VA 22182
703-442-8992

SITE PLAN APPROVED

DATE: _____

PLANNING COMMISSION
CITY OF CHARLES TOWN, WV

SITE PLAN APPROVED

DATE: _____

JEREMY CAMP
ZONING ADMINISTRATOR AND CITY PLANNER
CITY OF CHARLES TOWN, WV

No.	DATE	DESCRIPTION
1	5/16/06	GENERAL NOTE #1 AMENDED.

REVISIONS

PLAN DATE
01/13/04
12/17/04
02/21/06
05/16/06

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
PEGASUS BUSINESS CENTER
600 PEGASUS COURT - SUITE 101 WINCHESTER, VIRGINIA 22602
PHONE (540) 450-0211 FAX (540) 450-0210

DAVID E. LELLOCK #15137 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

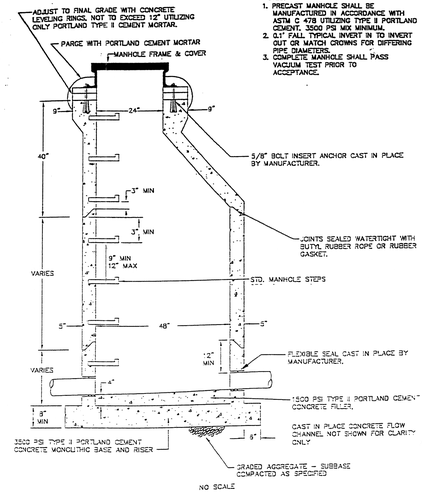
Cover Sheet

HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: JANUARY 2004
C.I. N/A
SCALE: AS SHOWN

SHEET 1 *OF* 25

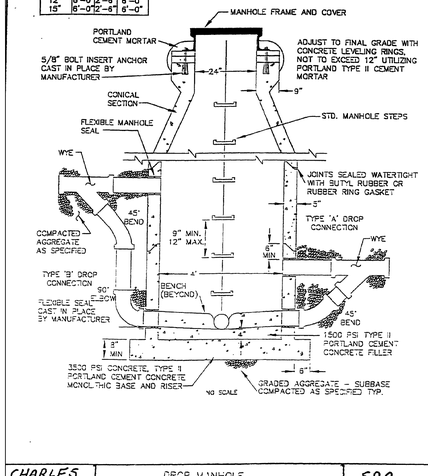
PP-20048



CHARLES TOWN	STANDARD THROUGH MANHOLE PRECAST BASE	S01

DROP CONNECTIONS		
SIZE OF SEWER	TYPE A MAX. DROP	MIN. DROP	TYPE B MIN. DROP
8"	3'-9"	1'-9"	3'-9"
10"	4'-0"	2'-0"	4'-0"
12"	5'-0"	2'-6"	5'-0"
15"	6'-0"	2'-6"	6'-0"

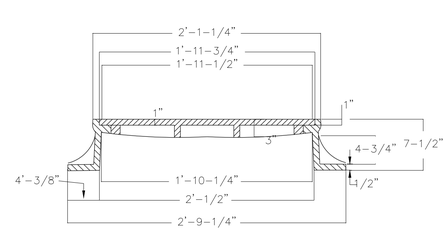
NOTES:
1. PRECAST MANHOLE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C 478 UTILIZING TYPE II PORTLAND CEMENT.



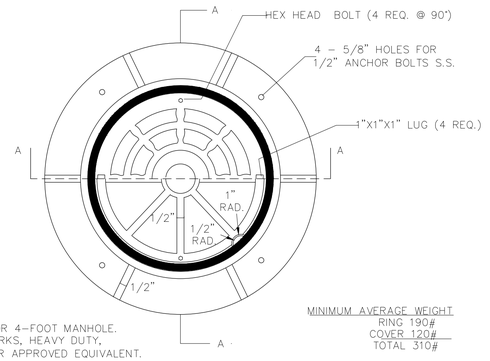
CHARLES TOWN	DROP MANHOLE PRECAST BASE	S02

PLAN STATUS

DATE	DESCRIPTION
1-13-04	FIRST SUBMISSION
12-20-04	SECOND SUBMISSION - ADDRESSED CITY OF CHARLES TOWN, VIEW ENGINEERS, & PUBLIC SERVICE DISTRICT COMMENTS.
02-21-06	THIRD SUBMISSION - ADDRESSED VIEW ENGINEERING COMMENTS
04-12-06	SUBMISSION TO PLANNING COMMISSION FOR APRIL MEETING AGENDA
05-16-06	FINAL SUBMISSION TO CITY OF CHARLES TOWN



SECTION A-A



NOTES:
1) DIMENSIONS WILL VARY BASED ON MANHOLE SIZE. DIMENSIONS SHOWN ARE FOR 4-FOOT MANHOLE.
2) MANHOLE FRAMES & LIDS TO BE NEENAH, R-1916-F, EAST JORDAN IRON WORKS, HEAVY DUTY, CAPITOL FOUNDRY OF (H-25) #104509, VA. INC. MODEL #MH-1678-JC-WT OR APPROVED EQUIVALENT.
3) ALL ANCHOR BOLTS TO BE IMBEDDED IN CONCRETE WITH ANCHOR-IT-EPOXY AS PER MANUFACTURERS RECOMMENDATIONS.
4) S.S. DENOTES STAINLESS STEEL
5) C/C DENOTES CENTER TO CENTER.
6) FURNISH 4 - 1/2" DIA. X 1-3/4" BRASS HX HEAD MACHINE SCREWS @ 90° AND ONE POLYVINYL GASKET BETWEEN COVER AND FRAME SEAT.
6) MANHOLE LIDS TO BE MARKED "SANITARY SEWER"

MINIMUM AVERAGE WEIGHT
RING 190#
COVER 120#
TOTAL 310#

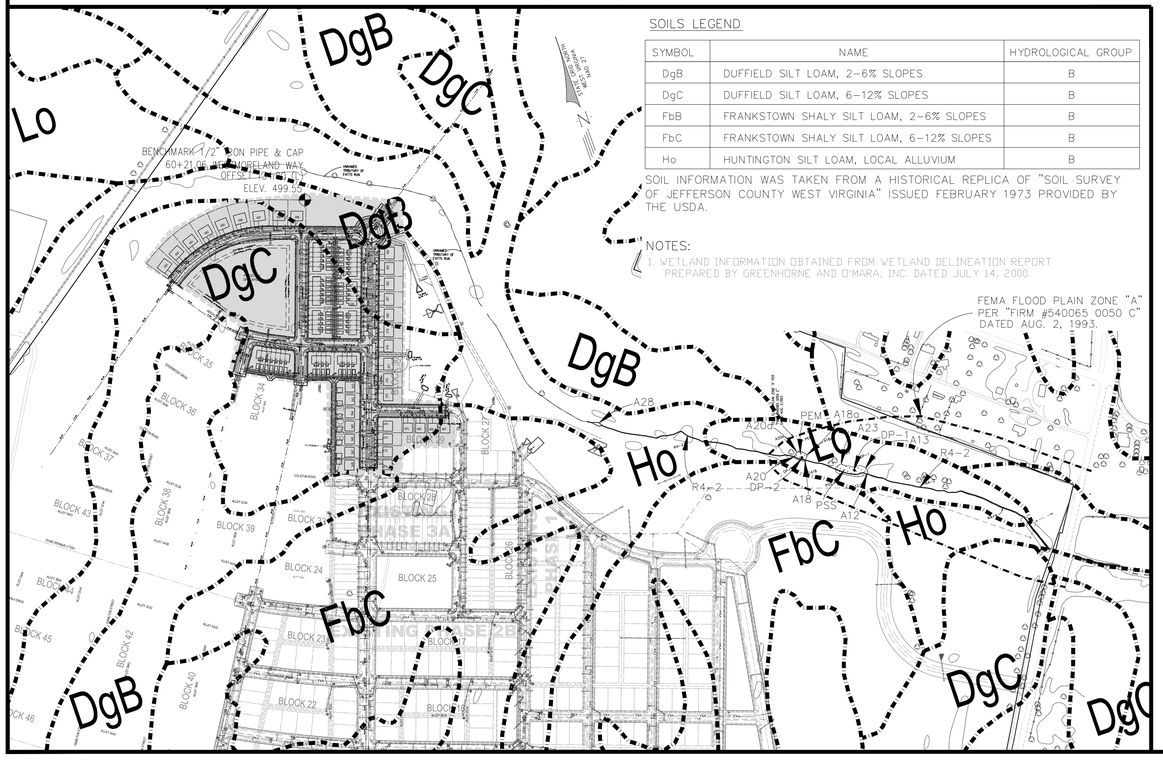
MANHOLE LID
NTS

SOILS MAP

SCALE : 1" = 300'

LEGEND

- SITE
- SOILS BOUNDRY
- FLOOD PLANE BOUNDRY



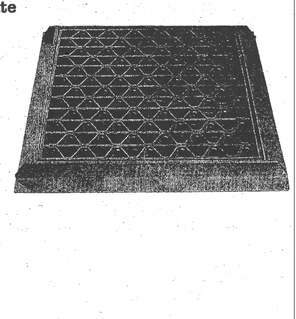
SOILS LEGEND

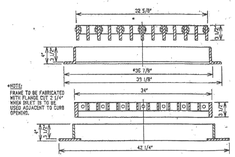
SYMBOL	NAME	HYDROLOGICAL GROUP
DgB	DUFFIELD SILT LOAM, 2-6% SLOPES	B
DgC	DUFFIELD SILT LOAM, 6-12% SLOPES	B
FbB	FRANKSTOWN SHALY SILT LOAM, 2-6% SLOPES	B
FbC	FRANKSTOWN SHALY SILT LOAM, 6-12% SLOPES	B
Ho	HUNTINGTON SILT LOAM, LOCAL ALLUVIUM	B

SOIL INFORMATION WAS TAKEN FROM A HISTORICAL REPLICA OF "SOIL SURVEY OF JEFFERSON COUNTY WEST VIRGINIA" ISSUED FEBRUARY 1973 PROVIDED BY THE USDA.

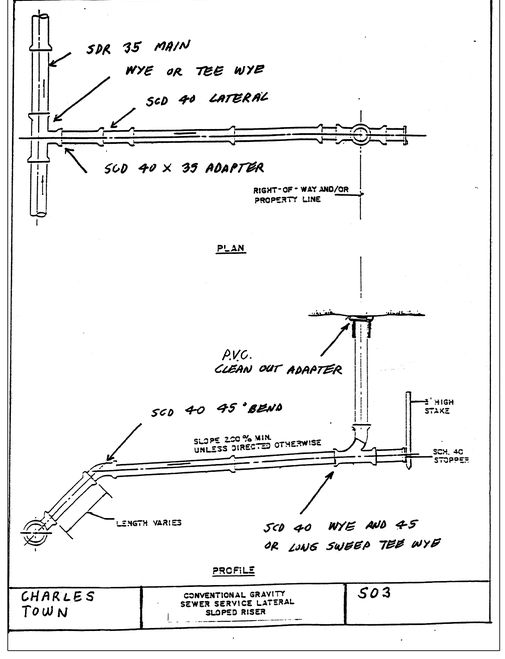
NOTES:
1. WETLAND INFORMATION OBTAINED FROM WETLAND DELINEATION REPORT PREPARED BY GREENHORNE AND O'MARA, INC. DATED JULY 14, 2000.

Heavy Duty
"Single WR" Frame and Grate
Full Flange: 410 lbs.
Side Cut Flange: 405 lbs





East Jordan Iron Works, East Jordan, Michigan USA, 1-800-874-4100 or 1-800-MANHOLE



CHARLES TOWN	CONVENTIONAL GRAVITY SEWER SERVICE LATERAL SLOPED RISER	S03

GENERAL NOTES:

1. SEE SHEET 23 FOR ZONING INFORMATION.
2. ALL LOTS HAVE VEHICULAR ACCESS FROM INTERIOR SUBDIVISION ROADS ONLY.
3. QUALITY OF STORM WATER RUNOFF SHALL BE PROVIDED BY THE EXISTING STORM WATER MANAGEMENT POND CONSTRUCTED FOR HUNTFIELD SECTION 3. REFERENCE HUNTFIELD SECTION 3 PLANS FOR E&S AND POND DETAILS. THE QUALITY OF RUNOFF DURING CONSTRUCTION SHALL BE MANAGED BY PROPER SEDIMENT AND EROSION CONTROL MEASURES, AS WELL AS LONG, FLAT, WELL MAINTAINED DRAINAGE DITCHES.
4. TO KEEP EROSION AND SEDIMENTATION TO A MINIMUM, DISTURB AS LITTLE EARTH AS POSSIBLE DURING ALL PHASES OF CONSTRUCTION.
5. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS.
6. THE BENCH MARK IS AN IRON PIPE AND END CAP AT APPROXIMATE STATION 60+21.06 WESTMORELAND WAY OFFSET 134.00 (L).
7. ALL UTILITY SERVICES TO DWELLINGS SHALL BE UNDERGROUND.
8. ROOF DRAINS SHALL DISCHARGE TO AREAS DESIGNED OR GRADED TO SAFELY CARRY WATER AWAY FROM DWELLINGS.
9. ALL BUILDINGS TO BE SERVED BY CENTRAL WATER AND SEWER. PRIVATE WELLS ARE PROHIBITED.
10. ALL WATERLINE TO BE PVC AWWA C900-DR-18 UNLESS OTHERWISE SPECIFIED.
11. A MINIMUM HORIZONTAL DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND POTABLE WATER LINES EXCEPT WHEN CROSSING.
12. SANITARY SEWER LINES TO BE SDR-35 PVC PIPING.
13. WATER METERS SHALL NOT BE INSTALLED UNDER SIDEWALKS. SETTERS MUST NOT BE PLACED ANY DEEPER THAN 36" (3 FEET) BELOW FINISHED GRADE.

REVISIONS

NO.	DATE	DESCRIPTION

PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
PEGASUS BUSINESS CENTER
600 PEGASUS COURT - SUITE 101 WINCHESTER, VIRGINIA 22602
PHONE (540) 450-0211 FAX (540) 450-0210

DANIEL C. ELDICK #15137 STATE OF VIRGINIA PROFESSIONAL ENGINEER

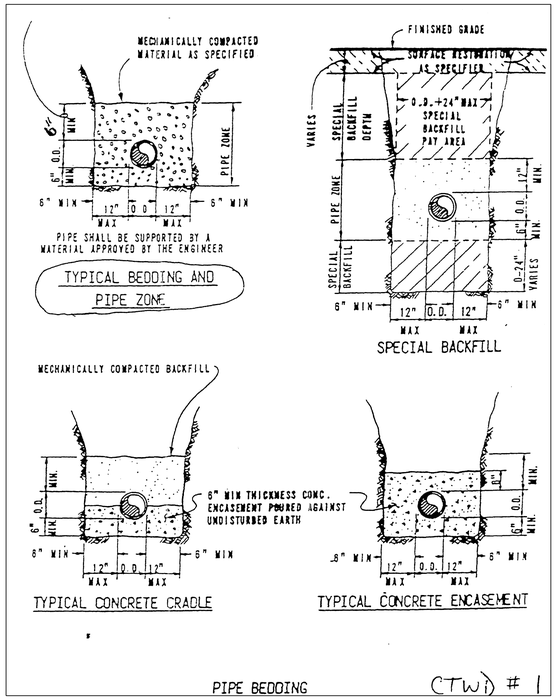
PLAN STATUS & MISCELLANEOUS DETAILS

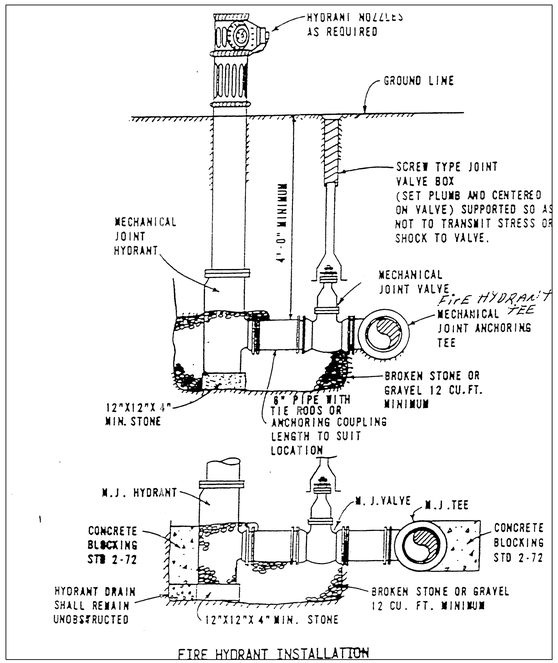
HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

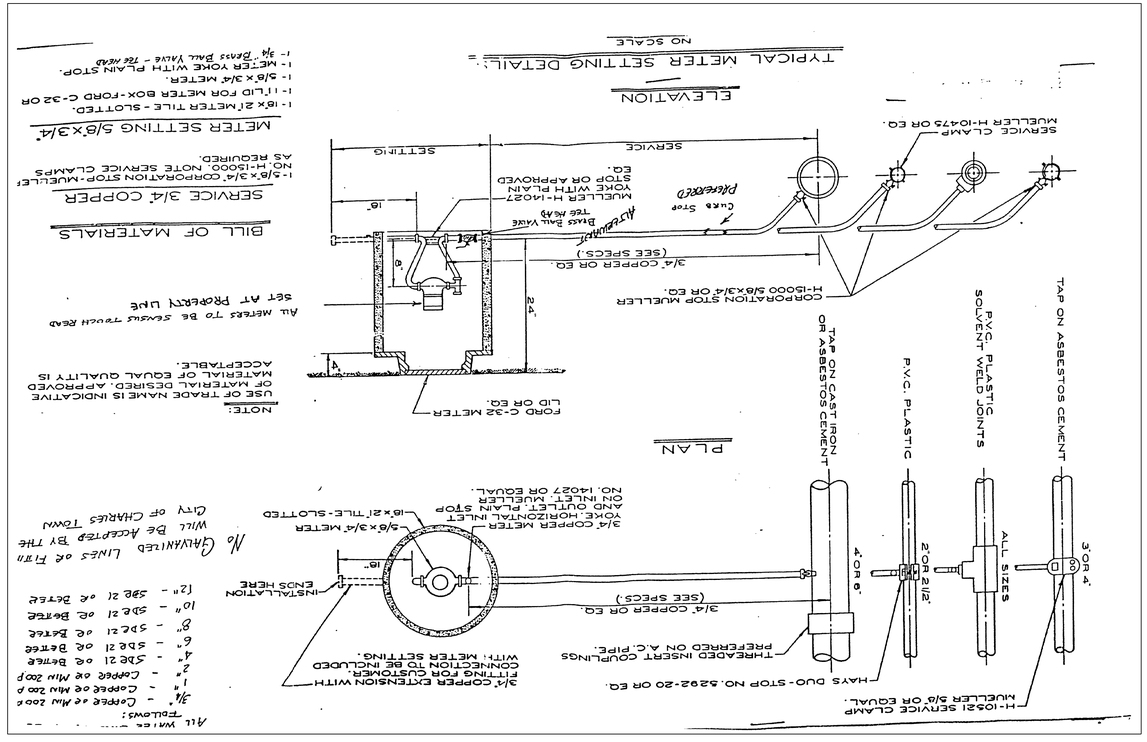
SCALE: AS SHOWN C.I. N/A DATE: JANUARY 2004

SHEET 2 OF 25

PP-20048







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NO.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

PLAN STATUS & MISCELLANEOUS DETAILS

HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: AS SHOWN *C.I.* N/A *DATE:* JANUARY 2004

SHEET 2A *OF* 25

PP-20048

STANDARD MINIMUM STORM DRAIN EASEMENT WIDTHS

PIPE SIZE	MINIMUM STORM DRAIN EASEMENT WIDTH
12-18 INCHES	10 FEET
21-33 INCHES	15 FEET
36-48 INCHES	20 FEET
54-72 INCHES	24 FEET

LEGEND:

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TREE LINE
- PROPOSED LIMITS OF CLEARING & GRADING (LOC)
- WATER METER CROCK
- PROPOSED FIRE HYDRANT
- CG-6 CURB & GUTTER
- ASPHALT MOLDED SWALE
- ALLEY PAVEMENT
- EXISTING TREE
- RIPRAP
- TRAFFIC BARRICADE
- UTILITY PREBLAST
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- STREET LIGHT
- STREET SIGN
- STOP SIGN
- YIELD & RIGHT TURN ONLY COMBINATION SIGN
- (#) WATERMAIN FITTINGS (SEE CHART ON SHEET 3)
- (W) WATERLINE EASEMENT
- (S) SANITARY EASEMENT
- (E) INGRESS/EGRESS EASEMENT
- (SD) STORMWATER EASEMENT
- 3.1/68 STORMWATER MANHOLE
- 3.1/T SANITARY MANHOLE

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

STATE GRID NORTH
WEST VIRGINIA
NAD 27

PARCEL 3B-1
OPEN SPACE

SHEET 05

SHEET 06

No.	DATE	DESCRIPTION
		REVISIONS
1	11/18/05	LANE WIDTHS CHANGED TO 12'; ON-STREET PARKING WIDTH CHANGED TO 8'
2	4/10/06	LOTS 485-493 RE-GRADED

PLAN DATE
01/13/04
12/21/04
02/21/06
05/16/06

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PHONE (540) 450-0211 FAX (540) 450-0210

I HEREBY CERTIFY THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF VIRGINIA. #15137 J. KELLOCK

Overall Grading Plan

HUNTFIELD
Phase 3B

CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=60' C.I. = 2' DATE: JANUARY 2004

SHEET 3 OF 25

PP-20048

No.	DATE	REVISIONS
1	11/18/05	LANE WIDTHS CHANGED TO 12' ON-STREET PARKING WIDTH CHANGED TO 8'
2	4/10/06	LOTS 485-493 RE-GRADED

PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

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DANIEL E. ELLCOCK REGISTERED #15137 STATE OF VIRGINIA PROFESSIONAL ENGINEER 05/16/06

Grading Plan

HUNTFIELD
Phase 3B

CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: JANUARY 2004
C.I. = 2'
SCALE: 1"=30'

SHEET 4 *OF* 25

PP-20048

STATE GRID NORTH
WEST VIRGINIA
NAD 27

SEE SHEET 05 FOR MATCHLINE

SEE SHEET 06 FOR MATCHLINE

GRAPHIC SCALE
0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

STANDARD MINIMUM STORM DRAIN EASEMENT WIDTHS

PIPE SIZE	MINIMUM STORM DRAIN EASEMENT WIDTH
12-18 INCHES	10 FEET
21-33 INCHES	15 FEET
36-48 INCHES	20 FEET
54-72 INCHES	24 FEET

LEGEND:

- W — WATERLINE EASEMENT
- S — SANITARY EASEMENT
- E — INGRESS/EGRESS EASEMENT
- SD — STORMWATER EASEMENT
- 3.1 / 68 — STORMWATER MANHOLE
- 3.1 / T — SANITARY MANHOLE

LEGEND:

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TREE LINE
- PROPOSED LIMITS OF CLEARING & GRADING (LOC)
- WATER METER CROCK
- PROPOSED FIRE HYDRANT
- # — WATERMAIN FITTINGS – SEE CHART ON SHEET 3

LEGEND:

- CG-6 — CURB & GUTTER
- ROLL CURB
- ALLEY PAVEMENT
- EXISTING TREE
- RIPRAP
- TRAFFIC BARRICADE
- UTILITY PREBLAST
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- STREET LIGHT
- STREET SIGN
- STOP SIGN
- # — WATERMAIN FITTINGS (SEE CHART ON SHEET 3)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

STANDARD MINIMUM STORM DRAIN EASEMENT WIDTHS

PIPE SIZE	MINIMUM EASEMENT WIDTH
12-18 INCHES	10 FEET
21-33 INCHES	15 FEET
36-48 INCHES	20 FEET
54-72 INCHES	24 FEET

STATE GRID NORTH
WEST VIRGINIA
NAD 27

LEGEND:

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
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- ASPHALT MOLDED SWALE
- ALLEY PAVEMENT
- EXISTING TREE

- (W) WATERLINE EASEMENT
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- (E) INGRESS/EGRESS EASEMENT
- (SD) STORMWATER EASEMENT
- 3.1 / 68 STORMWATER MANHOLE
- 3.1 / T SANITARY MANHOLE

- EXISTING TREE
- RIPRAP
- TRAFFIC BARRICADE
- UTILITY PREBLAST
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- STREET LIGHT
- STREET SIGN
- STOP SIGN
- # WATERMAIN FITTINGS – SEE CHART ON SHEET 3

PARCEL 3B-1
OPEN SPACE

493 FF=531.69 BF=520.69 GAR=524.69
492 FF=530.20 BF=519.20 GAR=527.20
491 FF=526.66 BF=515.66 GAR=524.66
490 FF=524.32 BF=513.32 GAR=522.32
489 FF=522.85 BF=511.85 GAR=520.85
488 FF=520.67 BF=510.67 GAR=519.67
487 FF=520.47 BF=509.47 GAR=518.47
486 FF=519.19 BF=508.19 GAR=517.19
485 FF=517.49 BF=506.49 GAR=515.49
494 FF=542.00 BF=532.98
495 FF=540.67 BF=531.65
496 FF=540.00 BF=530.98
497 FF=539.33 BF=530.31
498 FF=538.66 BF=529.64
499 FF=538.00 BF=528.98
500 FF=537.33 BF=528.31

PC = 14+27.68
PT = 16+71.04
PC = 39+30.42
PT = 40+94.33
PT = 58+80.76
46+85.04

SEE SHEET 04 FOR MATCHLINE

No.	DATE	DESCRIPTION
1	11/18/05	LANE WIDTHS CHANGED TO 12'; ON-STREET PARKING WIDTH CHANGED TO 8'
2	4/10/06	LOTS 485-493 RE-GRADED

REVISIONS

PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

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DALE L. ELLIOTT
REGISTERED
#5137
STATE OF
VIRGINIA
PROFESSIONAL ENGINEER
09/06/06

Grading Plan

HUNTFIELD
Phase 3B

CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=30' C.I. = 2' DATE: JANUARY 2004

SHEET 5 OF 25

PP-20048

LEGEND:

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TREE LINE
- PROPOSED LIMITS OF CLEARING & GRADING (LOC)
- WATER METER CROCK
- PROPOSED FIRE HYDRANT
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- (W) WATERLINE EASEMENT
- (S) SANITARY EASEMENT
- (E) INGRESS/EGRESS EASEMENT
- (SD) STORMWATER EASEMENT
- (3.1 / 68) STORMWATER MANHOLE
- (3.1 / T) SANITARY MANHOLE
- (#) WATERMAIN FITTINGS – SEE CHART ON SHEET 3

STATE GRID NORTH
WEST VIRGINIA NAD 27

STANDARD MINIMUM STORM DRAIN EASEMENT WIDTHS

PIPE SIZE	MINIMUM EASEMENT WIDTH
12-18 INCHES	10 FEET
21-33 INCHES	15 FEET
36-48 INCHES	20 FEET
54-72 INCHES	24 FEET

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

No.	DATE	DESCRIPTION
1	11/18/05	LANE WIDTHS CHANGED TO 12'; ON-STREET PARKING WIDTH CHANGED TO 8'
2	4/10/06	LOTS 485-493 RE-GRADED

PLAN DATE
01/13/04
12/23/04
02/21/06
05/16/06

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JOHN E. LEELOCK
REGISTERED
#15137
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
02/21/06

Grading Plan

HUNTFIELD
Phase 3B

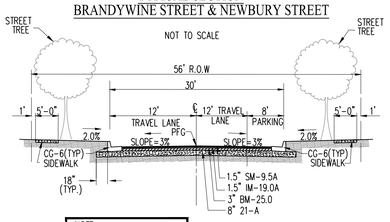
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=30' C.I. = 2' DATE: JANUARY 2004

SHEET 6 OF 25

PP-20048

TYPICAL SECTION
BRANDYWINE STREET & NEWBURY STREET



NOTE:
FOR FC TO FC = 30'
T.C. LEFT = PFG + 0.17'
T.C. RIGHT = PFG - 0.07'

CENTER LINE GEOMETRY
BRANDYWINE STREET

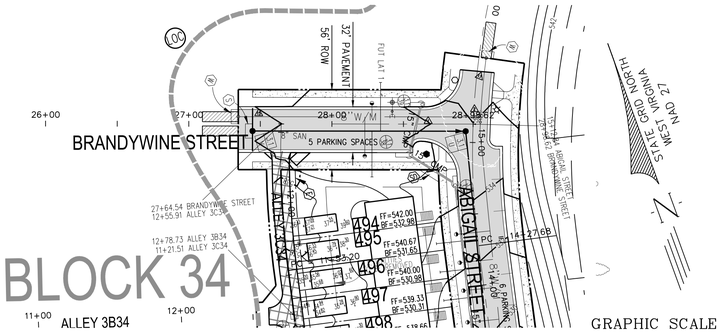
Desc.	Station	Spiral/Curve Data		Northing	Easting
	10+00			283350.9467	2456801.8764
	Length:	1898.62	Course:	N 34-15-56 E	
	28+98.62			284920.0392	2457870.8556
	Tangent Data				
	10+00			283350.9467	2456801.8764
	28+98.62			284920.0392	2457870.8556
	Length:	1898.62	Course:	N 34-15-56 E	

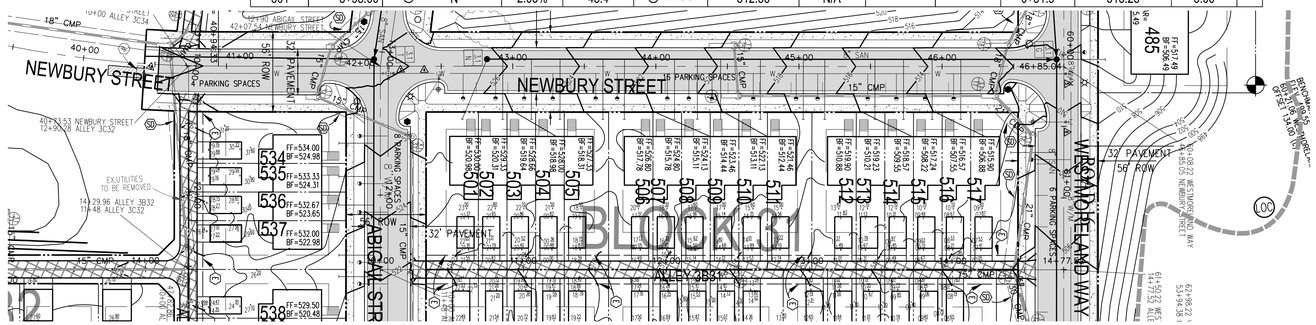
CENTER LINE GEOMETRY
NEWBURY STREET

Desc.	Station	Spiral/Curve Data		Northing	Easting
PI	40+12.68			284629.7606	2457999.2540
	Length:	672.98	Course:	N 20-01-36 E	
	Delta:	12-07-58			
	Tangent Data				
	22+93.39			283174.2567	2457084.1138
	39+30.42			284560.1233	2457955.4699
	Length:	1637.04	Course:	N 32-09-34 E	
	Circular Curve Data				
PC	39+30.42			284560.1233	2457955.4699
CC				284972.1054	2457300.2244
PT	40+94.33			284707.0449	2458027.4238
	Delta:	12-07-58	Type:	LEFT	
	Radius:	774.00	DOC:	07-24-09	
	Length:	163.90	Tangent:	82.26	
	Mid-Ord:	4.33	External:	4.36	
	Chord:	163.59	Course:	N 26-05-35 E	
	Es:	4.36			
PI	46+85.04			285262.0452	2458229.7186
	Tangent Data				
	40+94.33			284707.0449	2458027.4238
	46+85.04			285262.0452	2458229.7186
	Length:	590.72	Course:	N 20-01-36 E	

SANITARY LATERAL COMPUTATIONS

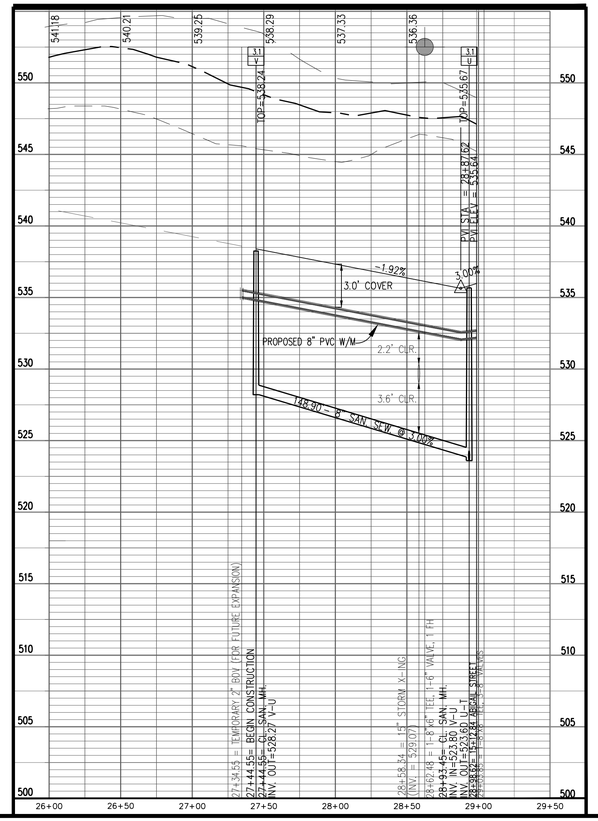
Lot	Station	DS MH / US MH	Slope	Overall Length	Invert @	Invert of Lateral @	Riser Height	End Riser	Inv. @ End of	Vertical Bend	Inv @ Bottom	Stack Height
FUT	0+59.47	U / V	2.08%	34.0	525.59	526.34	N/A			0+20.5	526.76	4.00
494	0+65.47	U / V	2.08%	32.0	525.77	526.52	N/A			0+18.5	526.90	1.00
516	0+67.00	G / N	2.08%	42.0	501.21	501.96	N/A			0+28.5	502.55	N/A
515	0+87.00	G / N	2.08%	42.0	501.87	502.62	N/A			0+28.5	503.21	N/A
514	1+07.00	G / N	2.08%	42.0	502.53	503.28	N/A			0+28.5	503.87	1.00
513	1+27.00	G / N	2.08%	42.0	503.19	503.94	N/A			0+28.5	504.53	1.00
512	1+62.00	G / N	2.08%	42.0	504.34	505.09	N/A			0+28.5	505.69	N/A
511	1+77.00	G / N	2.08%	42.0	504.84	505.59	N/A			0+28.5	506.18	1.00
510	2+07.00	G / N	2.08%	42.0	505.83	506.58	N/A			0+28.5	507.17	1.00
509	2+34.81	G / N	2.08%	42.0	506.75	507.50	N/A			0+28.5	508.09	1.00
508	2+50.99	G / N	2.08%	41.9	507.28	508.03	N/A			0+28.4	508.62	1.00
507	2+67.00	G / N	2.08%	42.0	507.81	508.56	N/A			0+28.5	509.15	2.00
506	3+02.00	G / N	2.08%	42.0	508.96	509.71	N/A			0+28.5	510.31	2.00
505	3+17.00	G / N	2.08%	42.0	509.46	510.21	N/A			0+28.5	510.80	3.00
504	3+47.00	G / N	2.08%	42.0	510.45	511.20	N/A			0+28.5	511.79	2.00
503	3+67.00	G / N	2.08%	42.0	511.11	511.86	N/A			0+28.5	512.45	2.00
502	3+87.00	G / N	2.08%	42.0	511.77	512.52	N/A			0+28.5	513.11	2.00
501	3+98.00	@MH N	2.08%	45.4	@MH-US	512.56	N/A			0+31.9	513.23	3.00



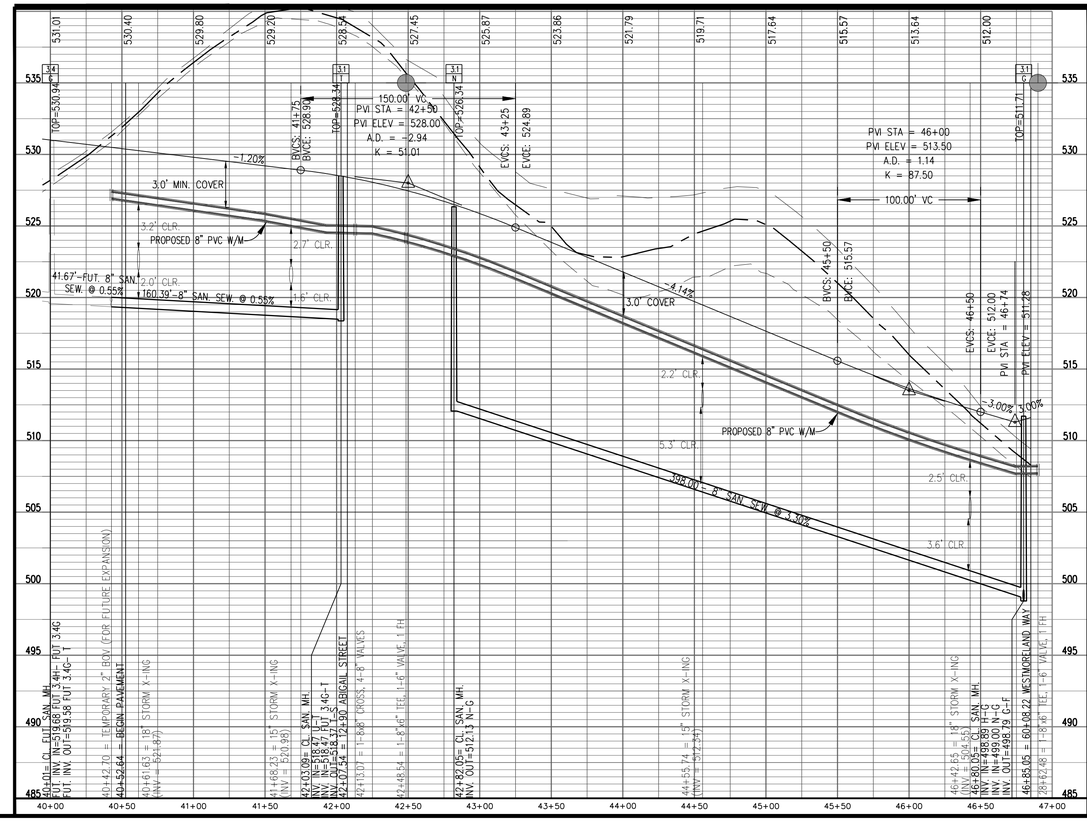


GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

BRANDYWINE STREET



NEWBURY STREET



EASEMENT LEGEND

- (CS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (I) DENOTES INGRESS-EGRESS EASEMENT
- (SD) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT W/CONSTANT WIDTH=X, WHERE X=10,15,20 OR 24
- (S) DENOTES SANITARY SEWER EASEMENT
- (W) DENOTES WATER MAIN EASEMENT

LEGEND
EXISTING EASEMENT

- (CS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (I) DENOTES INGRESS-EGRESS EASEMENT
- (SD) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT W/CONSTANT WIDTH=X, WHERE X=10,15,20 OR 24
- (S) DENOTES SANITARY SEWER EASEMENT
- (W) DENOTES WATER MAIN EASEMENT

LEGEND:

- SIGHT TRIANGLE
- PROPOSED CURB
- PROPOSED CG-12
- 1700 VPD — PROJECTED TRAFFIC COUNT
- LOS — LINE OF SIGHT
- WATER METER
- STREET SIGN
- SIGNS
- (1) STOP SIGN
- (2) NO PARKING
- (3) PRIVATE DRIVE
- (A) FIRE LANE "A"
- (B) FIRE LANE "B"
- (C) FIRE LANE "C"

LEGEND
- EX. GRADE 100'LEFT
- EX. GRADE @ ℄
- EX. GRADE 100'RIGHT
- APPROX. ROCK PROFILE

No.	DATE	DESCRIPTION
1	5/16/06	AMENDED ROAD CROSS-SECTION

REVISIONS

PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
LAFAYETTE BUSINESS CENTER
4200-D TECHNOLOGY COURT, CHANTILLY, VIRGINIA 20151
PHONE (703) 642-5080 FAX (703) 378-7888

GARY L. BLOCK REGISTERED #15137 STATE OF VIRGINIA PROFESSIONAL ENGINEER 05/16/06

Plan & Profile - Newbury Street & Brandywine Street

HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: (H) 1"=50' (V) 1"=5' C.I. N/A DATE: JANUARY 2004

SHEET 7 OF 25

PP-20048

SANITARY LATERAL COMPUTATIONS

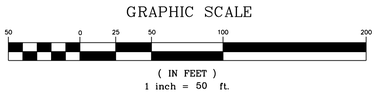
Lot	Station	DS MH	US MH	Slope (%)	Overall Length (FT.)	Invert @ Main	Invert of Lateral @ Main	Riser Height	End Riser Station	Inv. @ End of Riser	Vertical Bend Station	Inv @ Bottom Vert. Bend	Stack Height	Inv @ Top Vert.Bend	Inv @ End of Lateral	Finished Grade @ End Lat.	Basement Elevation (FT.)
518	0+00.00	@MH	E	2.08%	33.9	@MH=DS	489.92	N/A			0+20.4	490.35	6.00	496.35	496.63		501.71
484	0+29.37	E	M	2.08%	54.0	490.77	491.52	N/A			0+40.5	492.37	1.00	493.37	493.65		498.52
519	0+40.36	E	M	2.08%	32.0	491.18	491.93	N/A			0+18.5	492.32	5.00	497.32	497.60		502.38
520	0+52.36	E	M	2.08%	33.4	491.62	492.37	N/A			0+19.9	492.79	5.00	497.79	498.07		502.38
521	0+58.72	E	M	2.08%	39.2	491.86	492.61	N/A			0+24.7	493.12	5.00	498.12	498.40		503.05
522	1+02.36	E	M	2.08%	32.0	493.47	494.22	N/A			0+18.5	494.61	5.00	499.61	499.89		504.39
483	1+27.84	E	M	2.08%	54.0	494.42	495.17	N/A			0+40.5	496.01	N/A		496.29		500.09
523	1+37.36	E	M	2.08%	32.0	494.77	495.52	N/A			0+18.5	495.90	5.00	500.90	501.19		505.72
482	1+48.84	E	M	2.08%	54.0	495.19	495.94	N/A			0+40.5	496.79	1.00	497.79	498.07		502.43
524	1+54.84	E	M	2.08%	32.0	495.42	496.17	N/A			0+18.5	496.55	5.00	501.55	501.83		507.05
525	1+82.36	E	M	2.08%	32.0	496.43	497.18	N/A			0+18.5	497.57	5.00	502.57	502.85		507.72
526	2+02.36	E	M	2.08%	32.0	497.17	497.92	N/A			0+18.5	498.31	503.91	503.59			508.38
481	2+13.84	E	M	2.08%	54.0	497.60	498.35	N/A			0+40.5	499.19	1.00	500.19	500.47		505.50

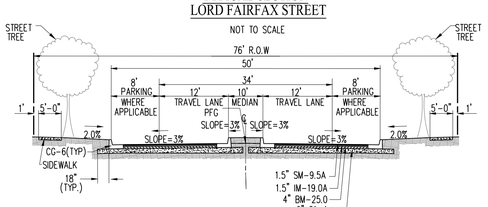
SANITARY LATERAL COMPUTATIONS

Lot	Station	DS MH	US MH	Slope (%)	Overall Length (FT.)	Invert @ Main	Invert of Lateral @ Main	Riser Height	End Riser Station	Inv. @ End of Riser	Vertical Bend Station	Inv @ Bottom Vert. Bend	Stack Height	Inv @ Top Vert.Bend	Inv @ End of Lateral	Finished Grade @ End Lat.	Basement Elevation (FT.)
527	2+22.36	E	M	2.08%	32.0	497.91	498.66	N/A			0+18.5	499.05	5.00	504.05	504.33		509.05
528	2+62.36	E	M	2.08%	32.0	499.39	500.14	N/A			0+18.5	500.53	6.00	506.53	506.81		511.05
480	2+78.84	E	M	2.08%	54.0	500.00	500.75	N/A			0+40.5	501.60	2.00	503.60	503.88		508.59
529	2+84.84	E	M	2.08%	32.0	500.23	500.98	N/A			0+18.5	501.36	5.00	506.36	506.64		511.78
530	3+07.36	E	M	2.08%	30.5	501.06	501.81	N/A			0+17.0	502.16	5.00	507.16	507.44		512.45
531	3+27.36	E	M	2.08%	32.0	501.80	502.55	N/A			0+18.5	502.93	5.00	507.93	508.22		513.11
532	3+47.36	E	M	2.08%	32.0	502.54	503.29	N/A			0+18.5	503.67	5.00	508.67	508.96		513.78
479	3+53.36	E	M	2.08%	54.0	502.76	503.51	N/A			0+40.5	504.35	2.00	506.35	506.63		510.87
533	3+62.36	@MH	M	2.08%	33.0	@MH=US	503.53	N/A			0+19.5	503.93	6.00	509.93	510.21		514.48
478	3+62.36	@MH	M	2.08%	66.7	@MH=US	503.53	N/A			0+53.2	504.63	2.00	506.63	506.92		511.68
474	0+51.00	Q	R	2.08%	54.0	506.32	507.07	N/A			0+40.5	507.91	5.00	512.91	513.19		518.25
545	0+79.00	Q	R	2.08%	32.0	507.58	508.33	N/A			0+18.5	508.71	6.00	514.71	514.99		520.00
473	0+87.50	Q	R	2.08%	54.0	507.96	508.71	N/A			0+40.5	509.55	4.00	513.55	513.83		519.00

SANITARY LATERAL COMPUTATIONS

Lot	Station	DS MH	US MH	Slope (%)	Overall Length (FT.)	Invert @ Main	Invert of Lateral @ Main	Riser Height	End Riser Station	Inv. @ End of Riser	Vertical Bend Station	Inv @ Bottom Vert. Bend	Stack Height	Inv @ Top Vert.Bend	Inv @ End of Lateral	Finished Grade @ End Lat.	Basement Elevation (FT.)
546	0+93.50	Q	R	2.08%	32.0	508.23	508.98	N/A			0+18.5	509.37	6.00	515.37	515.65		520.65
472	1+41.50	Q	R	2.08%	54.0	510.39	511.14	N/A			0+40.5	511.98	4.00	514.98	515.26		519.50
547	1+46.50	Q	R	2.08%	32.0	510.62	511.37	N/A			0+18.5	511.75	4.00	515.75	516.03		521.25
471	1+95.50	Q	R	2.08%	54.0	512.82	513.57	N/A			0+40.5	514.41	N/A		514.69		519.50
548	2+01.50	Q	R	2.08%	32.0	513.09	513.84	N/A			0+18.5	514.23	4.00	518.23	518.51		522.85
544	0+21.00	Q	S	2.08%	32.0	504.29	504.95	N/A			0+18.5	505.34	9.00	514.34	514.62		519.00
543	0+47.36	Q	S	2.08%	32.0	504.43	505.18	N/A			0+18.5	505.56	7.00	512.56	512.84		518.00
475	1+02.00	Q	S	2.08%	54.0	504.89	505.64	N/A			0+40.5	506.48	4.00	510.48	510.76		515.90
542	1+28.96	Q	S	2.08%	32.0	505.12	505.87	N/A			0+18.5	506.25	6.00	512.25	512.54		517.65
476	1+52.96	Q	S	2.08%	54.0	505.32	506.07	N/A			0+40.5	506.92	3.00	509.92	510.20		514.84
541	1+58.96	Q	S	2.08%	32.0	505.38	506.13	N/A			0+18.5	506.51	6.00	512.51	512.79		517.15
477	2+32.00	Q	S	2.08%	54.0	506.00	506.75	N/A			0+40.5	507.59	1.00	508.59	508.87		513.58

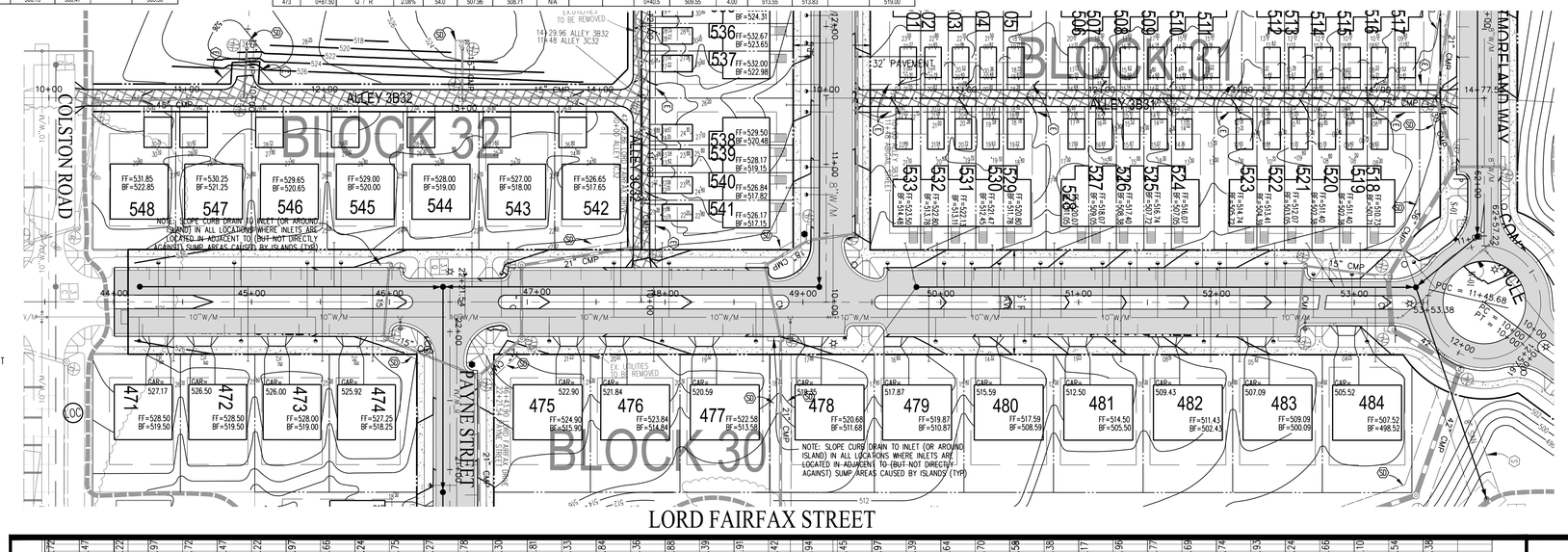




NOTE:
FOR FC TO FC = 12'
T.C. LEFT = PFG − 0.01'
T.C. RIGHT = PFG − 0.01'
FOR FC TO FC = 20'
T.C. LEFT = PFG − 0.25'
T.C. RIGHT = PFG − 0.25'

CENTER LINE GEOMETRY
LORD FAIRFAX STREET

Desc.	Station	Spiral/Curve Data	Northing	Easting
PI	53+53.38		285124.2196	2458488.1455
		Tangent Data		
	22+02.42		282163.7820	2457409.0808
	53+53.38		285124.2196	2458488.1455
	Length:	3150.96 Course:	N 20-01-36 E	



EASEMENT LEGEND

- (CS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (I) DENOTES INGRESS-EGRESS EASEMENT
- (SD) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (S) DENOTES SANITARY SEWER EASEMENT 10' WIDE UNLESS OTHERWISE NOTED
- (W) DENOTES WATER MAIN EASEMENT 10' WIDE UNLESS OTHERWISE NOTED

LEGEND
EXISTING EASEMENT

- (CS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (I) DENOTES INGRESS-EGRESS EASEMENT
- (SD) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (S) DENOTES SANITARY SEWER EASEMENT 10' WIDE UNLESS OTHERWISE NOTED
- (W) DENOTES WATER MAIN EASEMENT 10' WIDE UNLESS OTHERWISE NOTED

LEGEND:

- PROPOSED CURB
- PROPOSED ROLL CURB
- PROPOSED HANDICAP RAMP
- PRE-BLAST FOR FUTURE UTILITIES
- WATER METER
- STREET LIGHT
- STREET SIGN
- STOP SIGN
- ALLEY PAVEMENT

(2) NO PARKING
(3) PRIVATE DRIVE
(A) FIRE LANE "A"
(B) FIRE LANE "B"
(C) FIRE LANE "C"

LEGEND
EX. GRADE 35' LEFT
EX. GRADE @ ℄
EX. GRADE 35' RIGHT

No.	DATE	DESCRIPTION
		REVISIONS
1	4/10/06	SANITARY LATERAL COMPUTATIONS AMENDED
2	5/16/06	AMENDED ROAD CROSS-SECTION
3	5/16/06	ADDED CURB INLET NOTE

PLAN DATE: 01/13/04, 02/21/06, 05/16/06

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
PEGASUS BUSINESS CENTER
600 PEGASUS COURT - SUITE 101 WINCHESTER, VIRGINIA 22602
PHONE (540) 450-0211 FAX (540) 450-0210

DAVID L. LELLOCK #5137 STATE OF VIRGINIA REGISTERED LAND SURVEYOR PROFESSIONAL

Plan & Profile - Lord Fairfax Street

HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: JANUARY 2004
SCALE: 1"=5'(V), 1"=50'(H)
C.I. N/A

SHEET 8 OF 25

PP-20048

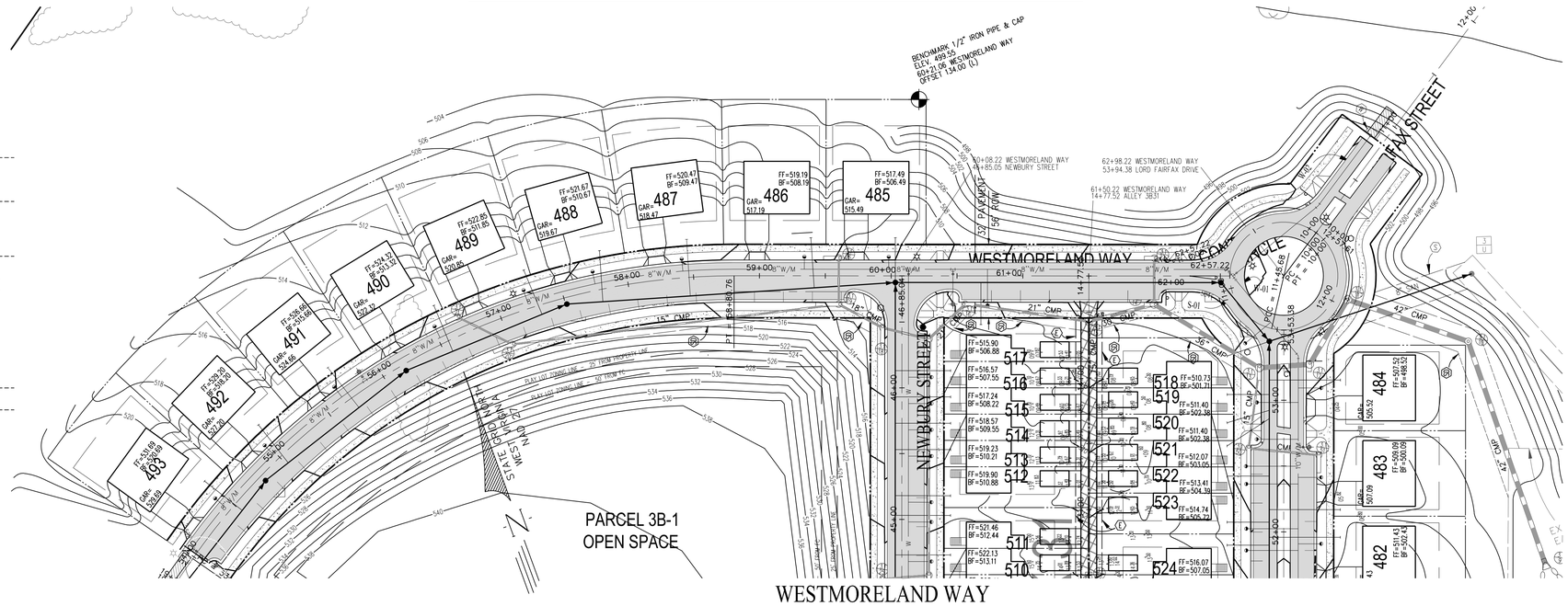
SANITARY LATERAL COMPUTATIONS

Lot	Station	DS MH / US MH	Slope (%)	Overall Length (FT.)	Invert @ Main	Invert of Lateral @ Main	Riser Height	End Riser Station	Inv. @ End of Riser	Vertical Bend Station	Inv @ Bottom Vert. Bend	Stack Height	Inv @ Top Vert.Bend	Inv @ End of Lateral	Finished Grade @ End Lat.	Basement Elevation (FT.)
517	1+82.22	F / G	2.08%	32.0	497.50	498.25	N/A			0+18.5	498.63	3.00	501.63	501.91		506.88
485	0+00.00	@MH	2.08%	34.0	@MH=OS	499.23	N/A			0+20.5	499.66	2.00	501.66	501.94		506.49
486	0+61.78	G / H	2.08%	38.2	500.75	501.50	N/A			0+24.7	502.01	1.00	503.01	503.29		508.19
487	1+56.96	G / H	2.08%	43.1	503.58	504.33	N/A			0+29.6	504.94	N/A		505.22		509.47
488	2+22.62	G / H	2.08%	38.9	505.57	506.32	N/A			0+25.4	506.85	N/A		507.13		510.67
489	0+20.36	H / J	2.08%	36.4	506.90	507.65	N/A			0+22.9	508.13	N/A		508.41		511.85
490	0+93.73	H / J	2.08%	37.7	508.37	509.12	N/A			0+24.2	509.62	N/A		509.91		513.32
491	0+45.53	J / K	2.08%	38.5	510.88	511.63	N/A			0+25.0	512.15	N/A		512.43		515.66
492	1+13.79	J / K	2.08%	36.7	513.33	514.08	N/A			0+23.2	514.57	N/A		514.85		518.20
493	0+28.79	K / L	2.08%	36.2	515.37	516.12	N/A			0+22.7	516.59	N/A		516.87		520.69

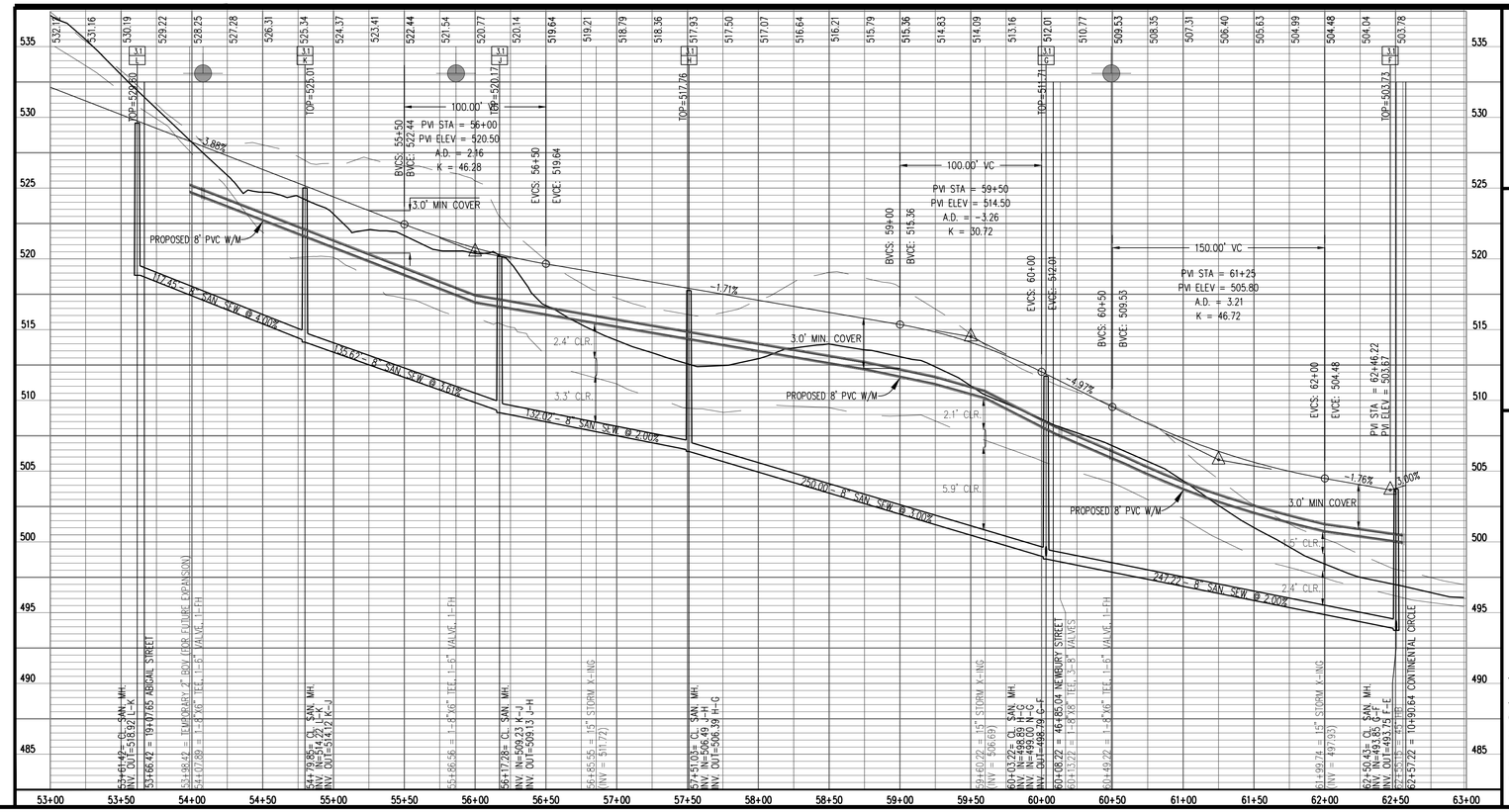
CENTER LINE GEOMETRY
WESTMORELAND WAY

Horizontal Alignment Station and Curve Report.
Alignment: HF2-RD16
Desc:

Desc.	Station	Spiral/Curve Data		Northing	Easting
PI	56+60.21			285395.3557	2457864.0013
	Length:	638.26	Course:	S 69-58-24 E	
	Delta:	55-16-20			
	Tangent Data				
	45+09.35			284731.2143	2456924.1083
	53+98.42			285244.2789	2457650.1974
	Length:	889.07	Course:	N 54-45-16 E	
	Circular Curve Data				
PC	53+98.42			285244.2789	2457650.1974
CC				284835.9357	2457938.7384
PT	58+80.76			285305.7028	2458109.9661
	Delta:	55-16-20	Type:	RIGHT	
	Radius:	500.00	DOC:	11-27-33	
	Length:	482.34	Tangent:	261.79	
	Mid-Ord:	57.04	External:	64.39	
	Chord:	463.85	Course:	N 82-23-26 E	
	Es:	64.39			
PI	62+57.22			285176.7812	2458463.6653
	Tangent Data				
	58+80.76			285305.7028	2458109.9661
	62+57.22			285176.7812	2458463.6653
	Length:	376.46	Course:	S 69-58-24 E	

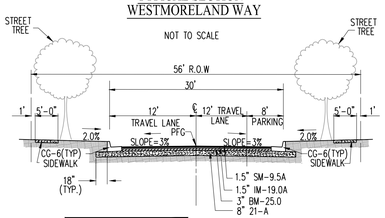


WESTMORELAND WAY



TYPICAL SECTION
WESTMORELAND WAY

NOT TO SCALE



NOTE:
FOR FC TO FC = 30'
T.C. LEFT = PFG + 0.17'
T.C. RIGHT = PFG - 0.07'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

EASEMENT LEGEND

- (SS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (E) DENOTES INGRESS-EGRESS EASEMENT
- (S) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (SDX) DENOTES STORM DRAIN EASEMENT W/CONSTANT WIDTH=X', WHERE X=10,15,20 OR 24
- (S) DENOTES SANITARY SEWER EASEMENT
- (W) DENOTES WATER MAIN EASEMENT

LEGEND
EXISTING EASEMENT

- (SS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (E) DENOTES INGRESS-EGRESS EASEMENT
- (S) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (SDX) DENOTES STORM DRAIN EASEMENT W/CONSTANT WIDTH=X', WHERE X=10,15,20 OR 24
- (S) DENOTES SANITARY SEWER EASEMENT
- (W) DENOTES WATER MAIN EASEMENT

LEGEND:

- SIGHT TRIANGLE
- PROPOSED CURB
- PROPOSED CG-12
- 1700 VPD — PROJECTED TRAFFIC COUNT
- LOS — LINE OF SIGHT
- WATER METER
- STREET SIGN
- SIGNS
- (1) STOP SIGN
- (2) NO PARKING
- (3) PRIVATE DRIVE
- (A) FIRE LANE "A"
- (B) FIRE LANE "B"
- (C) FIRE LANE "C"

LEGEND
- EX. GRADE 100'LEFT
- EX. GRADE @ ℄
- EX. GRADE 100'RIGHT
- APPROX. ROCK PROFILE

No.	DATE	REVISIONS
1	4/10/06	SANITARY LATERAL COMPUTATIONS AMENDED
2	5/16/06	AMENDED ROAD CROSS-SECTION

PLAN DATE: 01/13/04, 02/20/04, 02/21/06, 05/16/06

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
LAFAYETTE BUSINESS CENTER
4200-D TECHNOLOGY COURT, CHANTILLY, VIRGINIA 20151
PHONE (703) 642-8080 FAX (703) 378-7888

DAVID E. LELLOCK #15137 STATE OF WEST VIRGINIA REGISTERED PROFESSIONAL ENGINEER 05/16/06

Plan & Profile - Westmoreland Way

HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: JANUARY 2004

SCALE: (H) 1"=50' (V) 1"=5' *C.I.* N/A

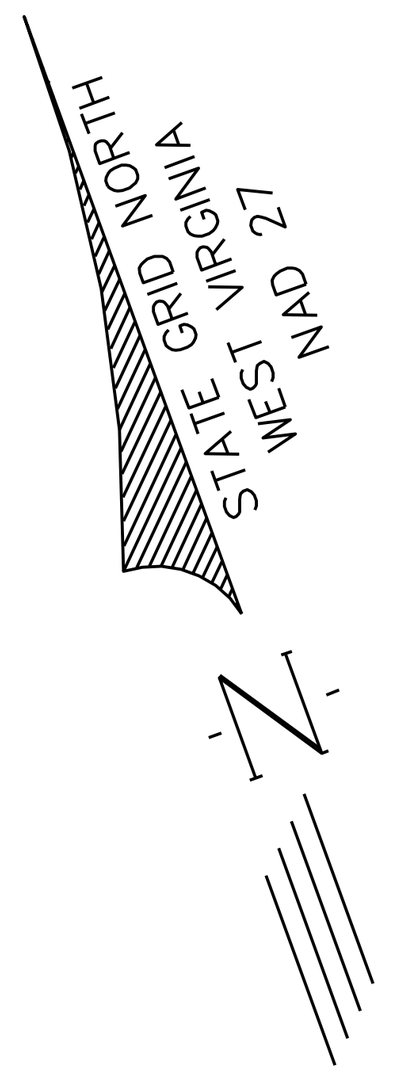
SHEET 9 *OF* 25

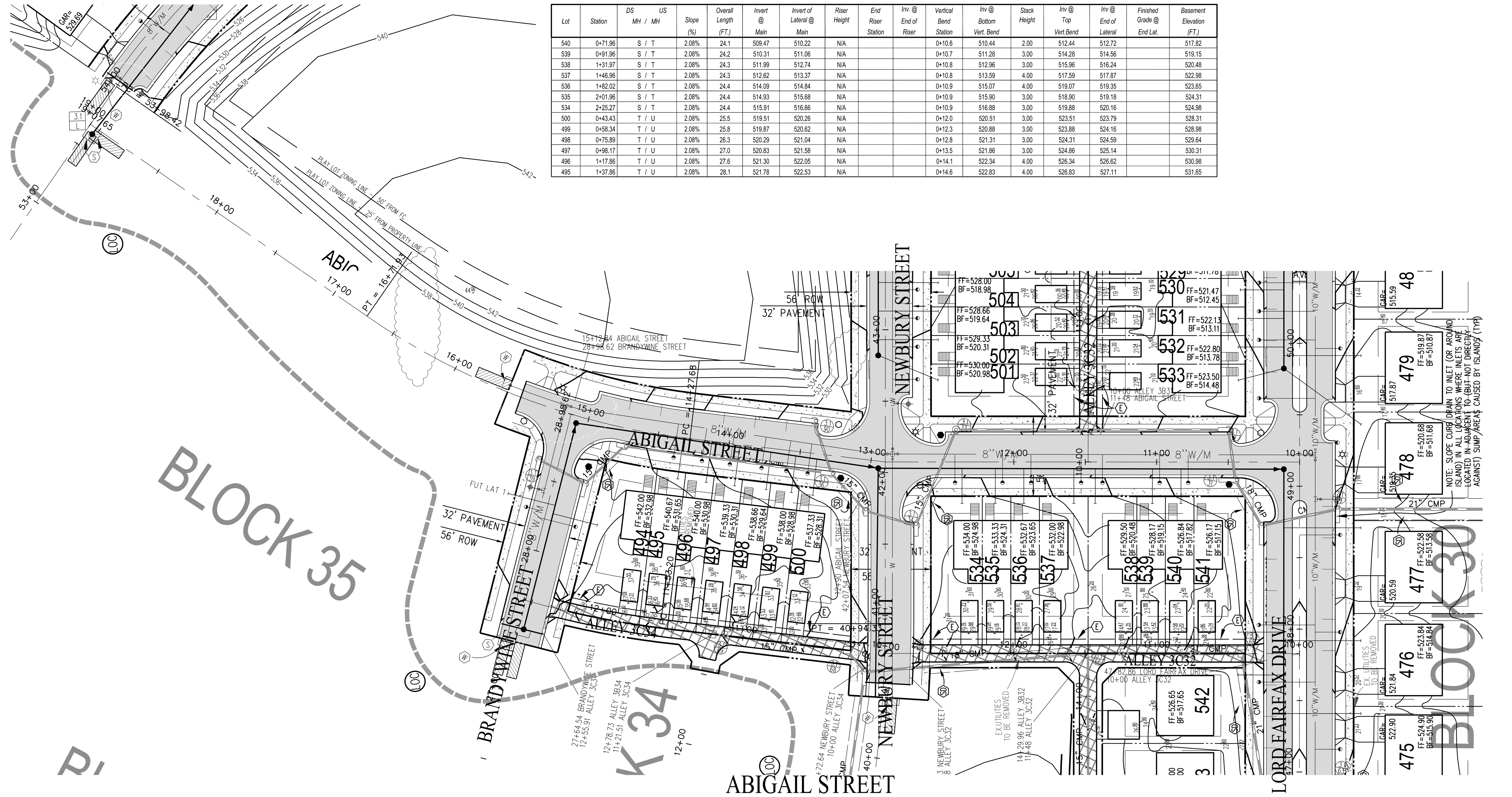
PP-20048

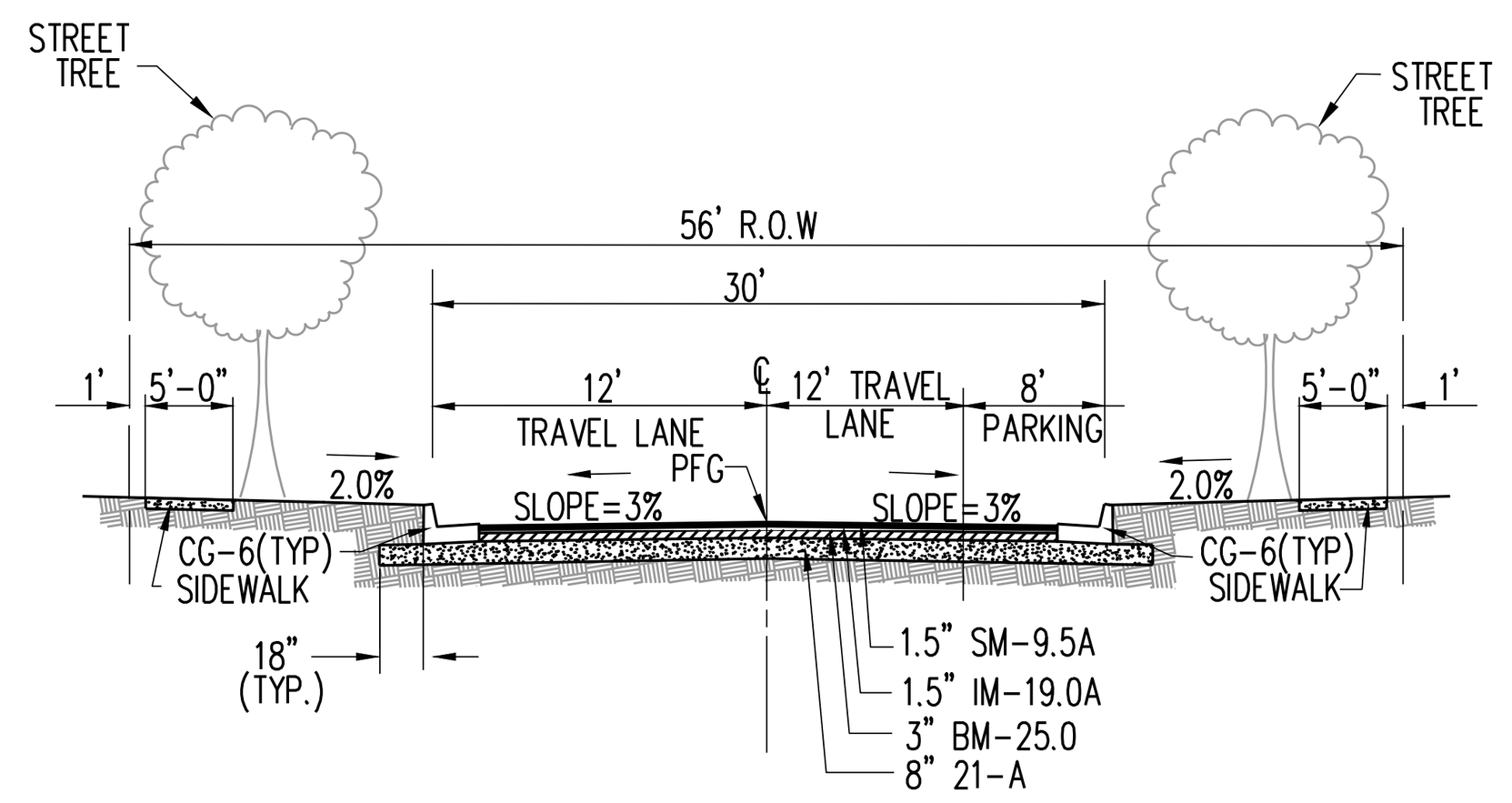
SANITARY LATERAL COMPUTATIONS

Lot	Station	DS / US MH / MH	Slope (%)	Overall Length (FT.)	Invert @ Main	Invert of Lateral @ Main	Riser Height	End Riser Station	Inv. @ End of Riser	Vertical Bend Station	Inv @ Bottom Vert. Bend	Stack Height	Inv @ Top Vert.Bend	Inv @ End of Lateral	Finished Grade @ End Lat.	Basement Elevation (FT.)
540	0+71.96	S / T	2.08%	24.1	509.47	510.22	N/A			0+10.6	510.44	2.00	512.44	512.72		517.82
539	0+91.96	S / T	2.08%	24.2	510.31	511.06	N/A			0+10.7	511.28	3.00	514.28	514.56		519.15
538	1+31.97	S / T	2.08%	24.3	511.99	512.74	N/A			0+10.8	512.96	3.00	515.96	516.24		520.48
537	1+46.96	S / T	2.08%	24.3	512.62	513.37	N/A			0+10.8	513.59	4.00	517.59	517.87		522.98
536	1+82.02	S / T	2.08%	24.4	514.09	514.84	N/A			0+10.9	515.07	4.00	519.07	519.35		523.65
535	2+01.96	S / T	2.08%	24.4	514.93	515.68	N/A			0+10.9	515.90	3.00	518.90	519.18		524.31
534	2+25.27	S / T	2.08%	24.4	515.91	516.66	N/A			0+10.9	516.88	3.00	519.88	520.16		524.98
500	0+43.43	T / U	2.08%	25.5	519.51	520.26	N/A			0+12.0	520.51	3.00	523.51	523.79		528.31
499	0+58.34	T / U	2.08%	25.8	519.87	520.62	N/A			0+12.3	520.88	3.00	523.88	524.16		528.98
498	0+75.89	T / U	2.08%	26.3	520.29	521.04	N/A			0+12.8	521.31	3.00	524.31	524.59		529.64
497	0+98.17	T / U	2.08%	27.0	520.83	521.58	N/A			0+13.5	521.86	3.00	524.86	525.14		530.31
496	1+17.86	T / U	2.08%	27.6	521.30	522.05	N/A			0+14.1	522.34	4.00	526.34	526.62		530.98
495	1+37.86	T / U	2.08%	28.1	521.78	522.53	N/A			0+14.6	522.83	4.00	526.83	527.11		531.65







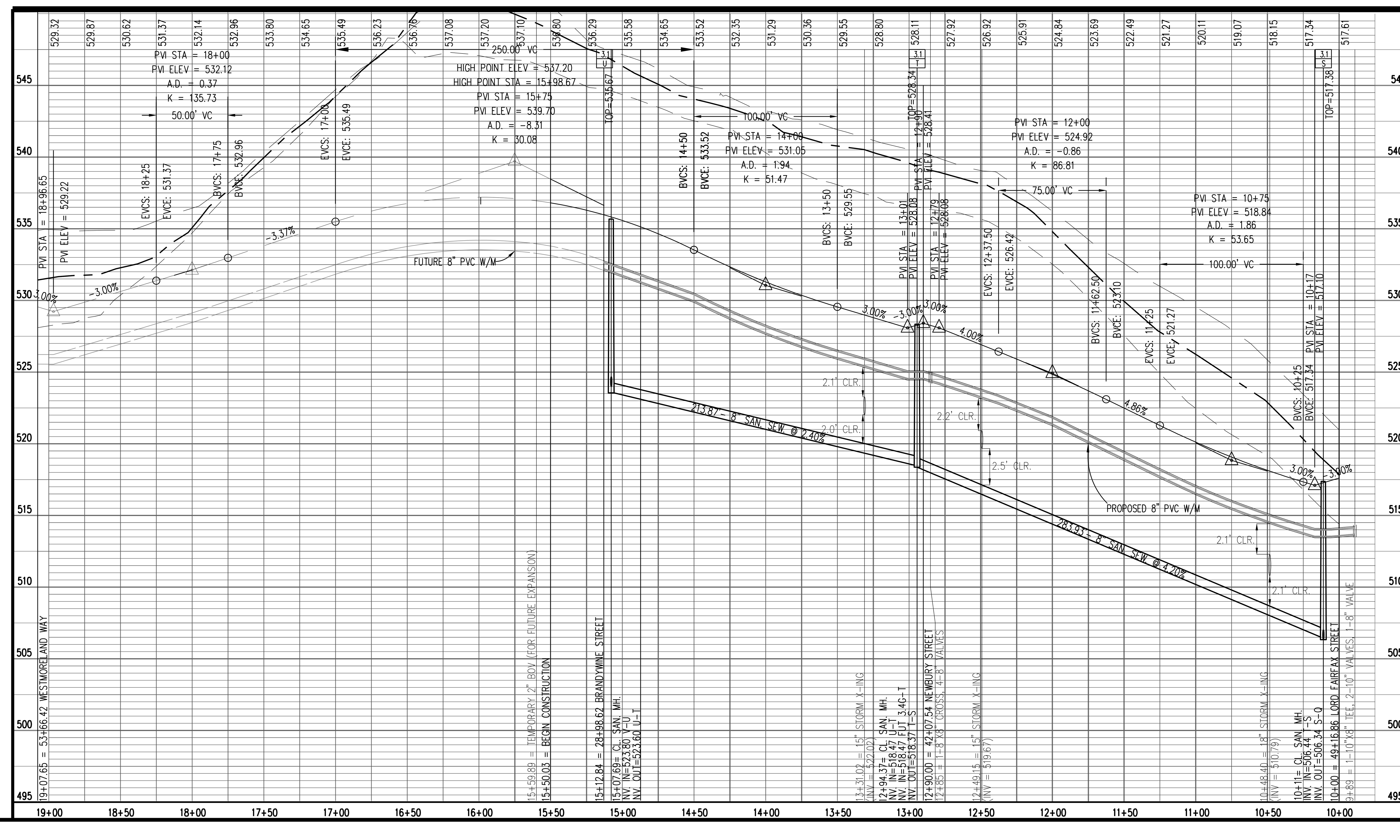


TYPICAL SECTION
ABIGAIL STREET
NOT TO SCALE

NOTE:
FOR FC TO FC = 30'
T.C. LEFT = PFG + 0.17'
T.C. RIGHT = PFG – 0.07'

CENTER LINE GEOMETRY
ABIGAIL STREET

```
PI    10+00                                  284714.0988    2458338.6585
         Length:        290.00   Course:     N 69-58-24 W

PI    12+90                                  284813.4109    2458066.1936
         Length:        262.29   Course:     N 63-14-04 W
         Delta:        6-44-20

                  Tangent Data
      10+00                                  284714.0988    2458338.6585
      12+90                                  284813.4109    2458066.1936
         Length:        290.00   Course:     N 69-58-24 W

PI    15+52.29                               284931.5300    2457832.0074
         Length:        360.34   Course:     N 35-14-44 W
         Delta:       27-59-20

                  Tangent Data
      12+90                                  284813.4109    2458066.1936
      14+27.68                               284875.4119    2457943.2687
         Length:        137.68   Course:     N 63-14-04 W

                  Circular Curve Data
PC    14+27.68                               284875.4119    2457943.2687
CC                                           285321.8404    2458168.4389
PT    16+71.93                               285033.2995    2457760.0957
         Delta:       27-59-20   Type:             RIGHT
         Radius:        500.00   DOC:           11-27-33
         Length:        244.25   Tangent:         124.61
         Mid-Ord:        14.84   External:         15.29
         Chord:         241.83   Course:     N 49-14-24 W
         Es:             15.29

PI    19+07.65                               285225.8123    2457624.0635

                  Tangent Data
      16+71.93                               285033.2995    2457760.0957
      19+07.65                               285225.8123    2457624.0635
         Length:        235.72   Course:     N 35-14-44 W
```



EASEMENT LEGEND

- (CS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (E) DENOTES INGRESS-EGRESS EASEMENT
- (SI) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (SD X) DENOTES STORM DRAIN EASEMENT W/CONSTANT WIDTH=X', WHERE X=10,15,20 OR 24
- (S) DENOTES SANITARY SEWER EASEMENT
- (W) DENOTES WATER MAIN EASEMENT

LEGEND
EXISTING EASEMENT

- (CS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (E) DENOTES INGRESS-EGRESS EASEMENT
- (SI) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (SD X) DENOTES STORM DRAIN EASEMENT W/CONSTANT WIDTH=X', WHERE X=10,15,20 OR 24
- (S) DENOTES SANITARY SEWER EASEMENT
- (W) DENOTES WATER MAIN EASEMENT

LEGEND:

- SIGHT TRIANGLE
- PROPOSED CURB
- PROPOSED CG-12
- 1700 VPD — PROJECTED TRAFFIC COUNT
- LOS — LINE OF SIGHT
- WATER METER
- STREET SIGN
- SIGNS
- ① STOP SIGN
- ② NO PARKING
- ③ PRIVATE DRIVE
- Ⓐ FIRE LANE "A"
- Ⓑ FIRE LANE "B"
- Ⓒ FIRE LANE "C"

LEGEND
- EX. GRADE 100'LEFT
- EX. GRADE @ ℄
- EX. GRADE 100'RIGHT
- APPROX. ROCK PROFILE

No.	DATE	DESCRIPTION
1	4/10/06	SANITARY LATERAL COMPUTATIONS AMENDED
2	5/16/06	AMENDED ROAD CROSS-SECTION

REVISIONS

PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
LAFAYETTE BUSINESS CENTER
4200-D TECHNOLOGY COURT, CHANTILLY, VIRGINIA 20151
PHONE (703) 642-8080 FAX (703) 378-7888

DAVID E. LELLOCK #15137 STATE OF WEST VIRGINIA REGISTERED PROFESSIONAL ENGINEER
05/16/06

Plan & Profile - ABIGAIL STREET
HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

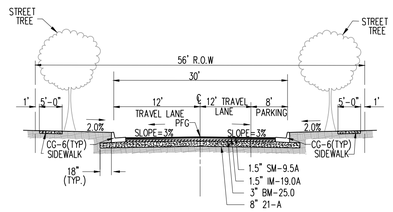
SCALE: (H) 1"=50' (V) 1"=5' C.I. N/A DATE: JANUARY 2004

SHEET 10 OF 25

PP-20048

CENTER LINE GEOMETRY
PAYNE STREET

Desc.	Station	Spiral/Curve Data		Northing	Easting
PI	18+84.54			284342.2311	2458561.8041
	Length:	348.00	Course:	N 69-58-24 W	
	Delta:	0-00-00			
PI	22+32.54			284461.4060	2458234.8453
	Tangent Data				
	18+84.54			284342.2311	2458561.8041
	22+32.54			284461.4060	2458234.8453
	Length:	348.00	Course:	N 69-58-24 W	

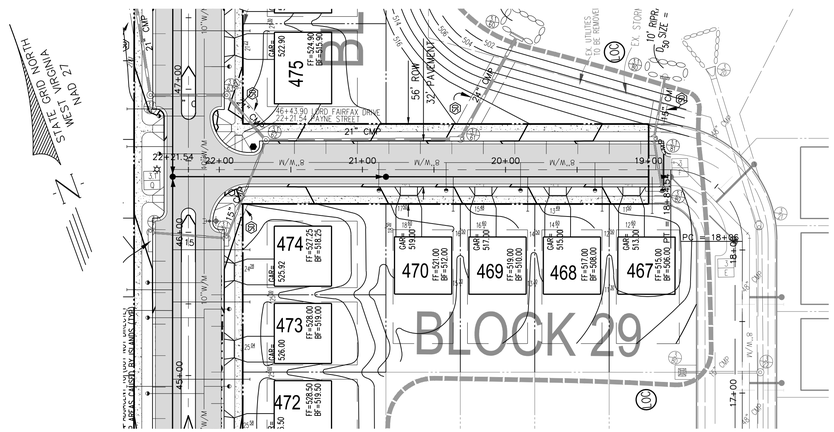


TYPICAL SECTION
PAYNE STREET
NOT TO SCALE

NOTE:
FOR FC TO FC = 30'
T.C. LEFT = PFG + 0.17'
T.C. RIGHT = PFG - 0.07'

SANITARY LATERAL COMPUTATIONS

Lot	Station	DS MH / MH US	Slope (%)	Overall Length (FT.)	Invert @ Main	Invert of Lateral @ Main	Riser Height	End Riser Station	Inv. @ End of Riser	Vertical Bend Station	Inv @ Bottom Vert. Bend	Stack Height	Inv @ Top Vert.Bend	Inv @ End of Lateral	Finished Grade @ End Lat.	Basement Elevation (FT.)
467	0+13.00	EX.SF / P	2.08%	25.6	492.34	493.09	N/A			0+12.1	493.35	8.00	501.35	501.63		506.00
468	0+48.00	EX.SF / P	2.08%	24.0	494.34	495.09	N/A			0+10.5	495.31	8.00	503.31	503.59		508.00
469	1+00.00	EX.SF / P	2.08%	24.0	497.32	498.07	N/A			0+10.5	498.29	7.00	505.29	505.57		510.00
470	1+52.00	EX.SF / P	2.08%	24.0	500.29	501.04	N/A			0+10.5	501.26	6.00	507.26	507.54		512.00

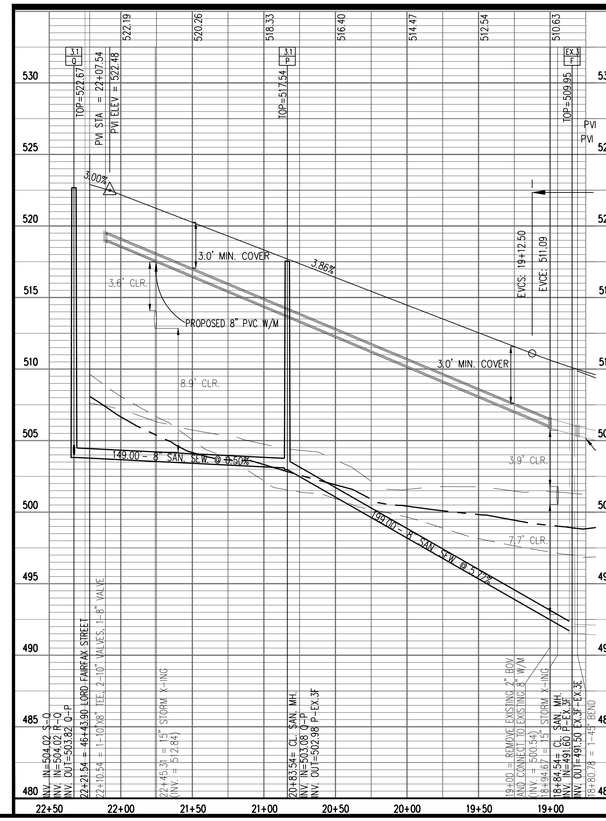


GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PAYNE STREET



EASEMENT LEGEND

- DENOTES COMMON SHARED EASEMENT
- DENOTES PUBLIC ACCESS EASEMENT
- DENOTES INGRESS-EGRESS EASEMENT
- DENOTES SIGHT DISTANCE EASEMENT
- DENOTES STORM DRAIN EASEMENT
- DENOTES STORM DRAIN EASEMENT W/CONSTANT WIDTH=X', WHERE X=10,15,20 OR 24
- DENOTES SANITARY SEWER EASEMENT
- DENOTES WATER MAIN EASEMENT

LEGEND
EXISTING EASEMENT

- DENOTES COMMON SHARED EASEMENT
- DENOTES PUBLIC ACCESS EASEMENT
- DENOTES INGRESS-EGRESS EASEMENT
- DENOTES SIGHT DISTANCE EASEMENT
- DENOTES STORM DRAIN EASEMENT
- DENOTES STORM DRAIN EASEMENT W/CONSTANT WIDTH=X', WHERE X=10,15,20 OR 24
- DENOTES SANITARY SEWER EASEMENT
- DENOTES WATER MAIN EASEMENT

LEGEND:

- SIGHT TRIANGLE
- PROPOSED CURB
- PROPOSED CG-12
- 1700 VPD — PROJECTED TRAFFIC COUNT
- LOS — LINE OF SIGHT
- WATER METER
- STREET SIGN
- SIGNS
- (1) STOP SIGN
- (2) NO PARKING
- (3) PRIVATE DRIVE
- (A) FIRE LANE "A"
- (B) FIRE LANE "B"
- (C) FIRE LANE "C"

LEGEND
- EX. GRADE 100'LEFT
- EX. GRADE @ ℄
- EX. GRADE 100'RIGHT
- APPROX. ROCK PROFILE

No.	DATE	REVISIONS
1	4/10/06	SANITARY LATERAL COMPUTATIONS AMENDED
2	5/16/06	AMENDED ROAD CROSS-SECTION

PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

Urban Engineering & Associates, Inc.
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LAFAYETTE BUSINESS CENTER
4200-D TECHNOLOGY COURT, CHANTILLY, VIRGINIA 20151
PHONE (703) 642-8080 FAX (703) 378-7888

DANIEL LEE LOCK
REGISTERED
#5137
STATE OF VIRGINIA
LAND SURVEYOR
PROFESSIONAL
05/16/06

Plan & Profile - Payne Street

HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: (H) 1"=50' (V) 1"=5' *C.I.* N/A *DATE:* JANUARY 2004

SHEET 11 *OF* 25

PP-20048

CENTER LINE GEOMETRY
LORD FAIRFAX STREET

Desc.	Station	Spiral/Curve Data		Northing	Easting
PI	10+00			285185.2545	2458536.4516
	Length:	798.99	Course:	N 56-41-36 E	
PI	17+98.99			285623.9994	2459204.2043
	Tangent Data				
	10+00			285185.2545	2458536.4516
	17+98.99			285623.9994	2459204.2043
	Length:	798.99	Course:	N 56-41-36 E	

CENTER LINE GEOMETRY
CONTINENTAL CIRCLE

Desc.	Station	Spiral/Curve Data		Northing	Easting
PI	10+00			285185.2545	2458536.4516
	Length:	196.44	Course:	S 33-18-24 E	
PI	8+03.56			285021.0850	2458644.3187
	Length:	0.00	Course:	S 43-56-44 E	
	Delta:	10-38-20			
	Circular Curve Data				
PC	10+00			285185.2545	2458536.4516
CC				285162.7405	2458502.1862
PT	11+45.68			285128.3996	2458479.7875
	Delta:	203-34-44	Type:	LEFT	
	Radius:	41.00	DOC:	139-44-45	
	Length:	145.68	Tangent:	196.44	
	Mid-Ord:	49.38	External:	241.67	
	Chord:	80.27	Course:	S 44-54-13 W	
	Es:	159.67			
PI	13+42.11			285021.0850	2458644.3187
	Length:	196.44	Course:	N 33-18-24 W	
	Delta:	169-21-40			
	Circular Curve Data				
PC	11+45.68			285128.3996	2458479.7875
CC				285162.7405	2458502.1862
PT	12+57.61			285185.2545	2458536.4516
	Delta:	156-25-16	Type:	LEFT	
	Radius:	41.00	DOC:	139-44-45	
	Length:	111.93	Tangent:	196.44	
	Mid-Ord:	32.62	External:	159.67	
	Chord:	80.27	Course:	N 44-54-13 E	
	Es:	159.67			
PI	12+57.61			285185.2545	2458536.4516

GRAPHIC SCALE

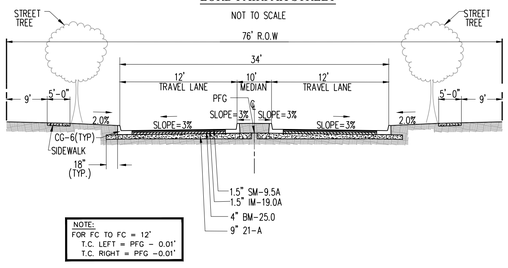
50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

STATE GRID NORTH
WEST VIRGINIA
NAD 27

TYPICAL SECTION
LORD FAIRFAX STREET

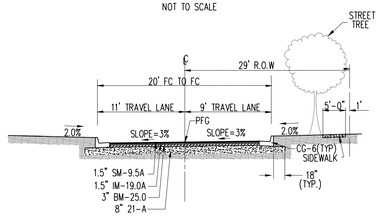
NOT TO SCALE



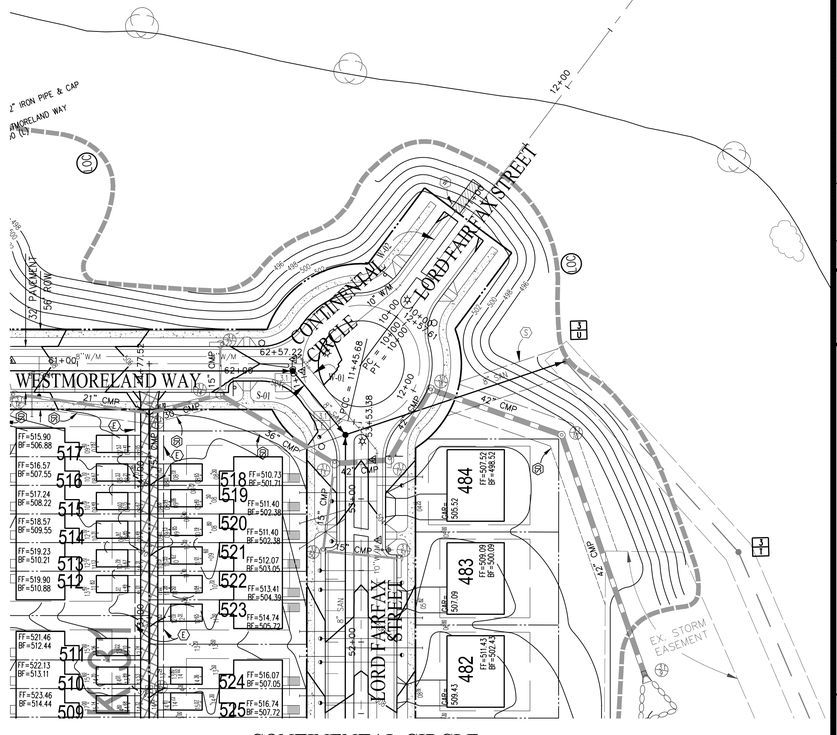
NOTE:
FOR FC TO FC = 12'
T.C. LEFT = PFG - 0.01'
T.C. RIGHT = PFG -0.01'

TYPICAL SECTION
CONTINENTAL CIRCLE

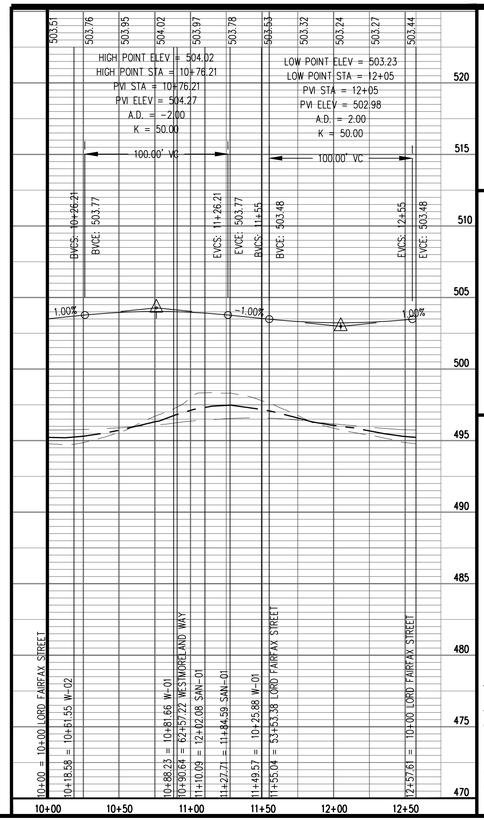
NOT TO SCALE



NOTE:
FOR FC TO FC = 20'
T.C. LEFT = PFG + 0.17'
T.C. RIGHT = PFG + 0.77'



CONTINENTAL CIRCLE



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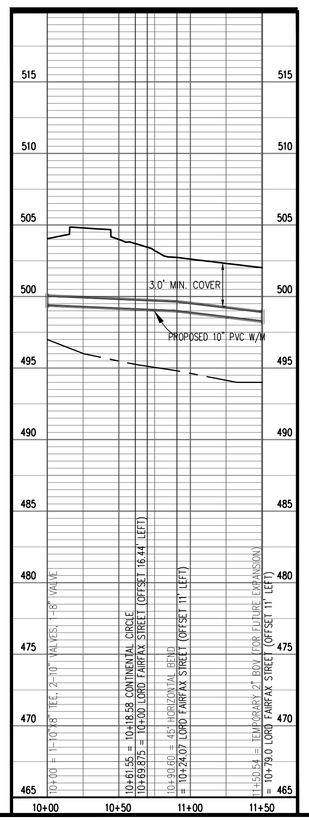
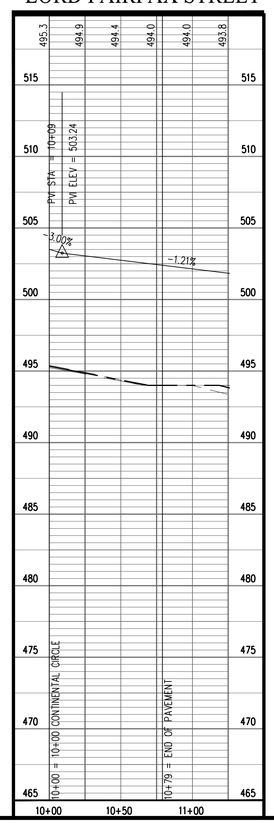


LORD FAIRFAX STREET



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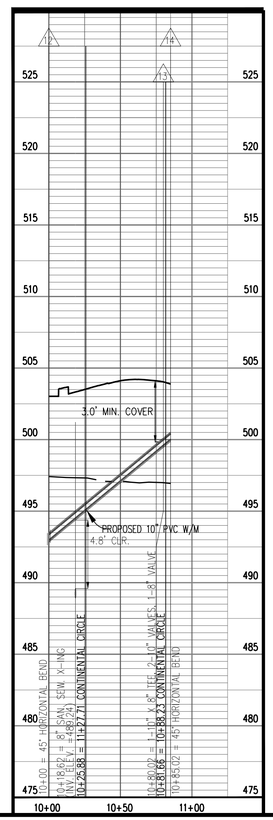
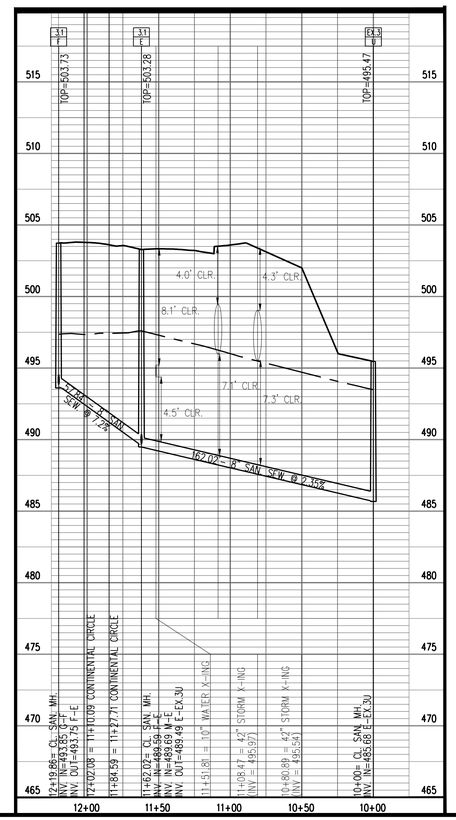


SAN-01



EASEMENT LEGEND

- (CS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (I) DENOTES INGRESS-EGRESS EASEMENT
- (SD) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT W/CONSTANT WIDTH=X', WHERE X=10,15,20 OR 24
- (S) DENOTES SANITARY SEWER EASEMENT
- (W) DENOTES WATER MAIN EASEMENT

LEGEND
EXISTING EASEMENT

- (CS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (I) DENOTES INGRESS-EGRESS EASEMENT
- (SD) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT W/CONSTANT WIDTH=X', WHERE X=10,15,20 OR 24
- (S) DENOTES SANITARY SEWER EASEMENT
- (W) DENOTES WATER MAIN EASEMENT

LEGEND:

- SIGHT TRIANGLE
- PROPOSED CURB
- PROPOSED CG-12
- 1700 VPD — PROJECTED TRAFFIC COUNT
- LOS — LINE OF SIGHT
- WATER METER
- STREET SIGN
- SIGNS
- (1) STOP SIGN
- (2) NO PARKING
- (A) PRIVATE DRIVE
- (A) FIRE LANE "A"
- (B) FIRE LANE "B"
- (C) FIRE LANE "C"

LEGEND
- EX. GRADE 100'LEFT
- EX. GRADE @ ℄
- EX. GRADE 100'RIGHT
- APPROX. ROCK PROFILE

No.	DATE	DESCRIPTION
		REVISIONS
1	5/16/06	AMENDED ROAD CROSS-SECTION

PLAN DATE
01/13/04
12/01/04
02/21/06
05/16/06

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
LAFAYETTE BUSINESS CENTER
4200-D TECHNOLOGY COURT, CHANTILLY, VIRGINIA 20151
PHONE (703) 642-8080 FAX (703) 378-7888

DAVID L. BLOCK
REGISTERED
#9137
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
07/06/06

Plan & Profile - Circle 27 & Misc. Profiles

HUNTFIELD
Phase 3B

CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

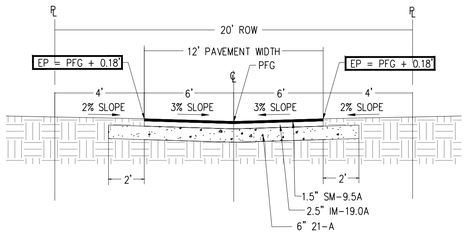
SCALE: (H) 1"=50' (V) 1"=5' *C.I.* N/A *DATE:* JANUARY 2004

SHEET 12 *OF* 25

PP-20048

TYPICAL ALLEY SECTION

NOT TO SCALE

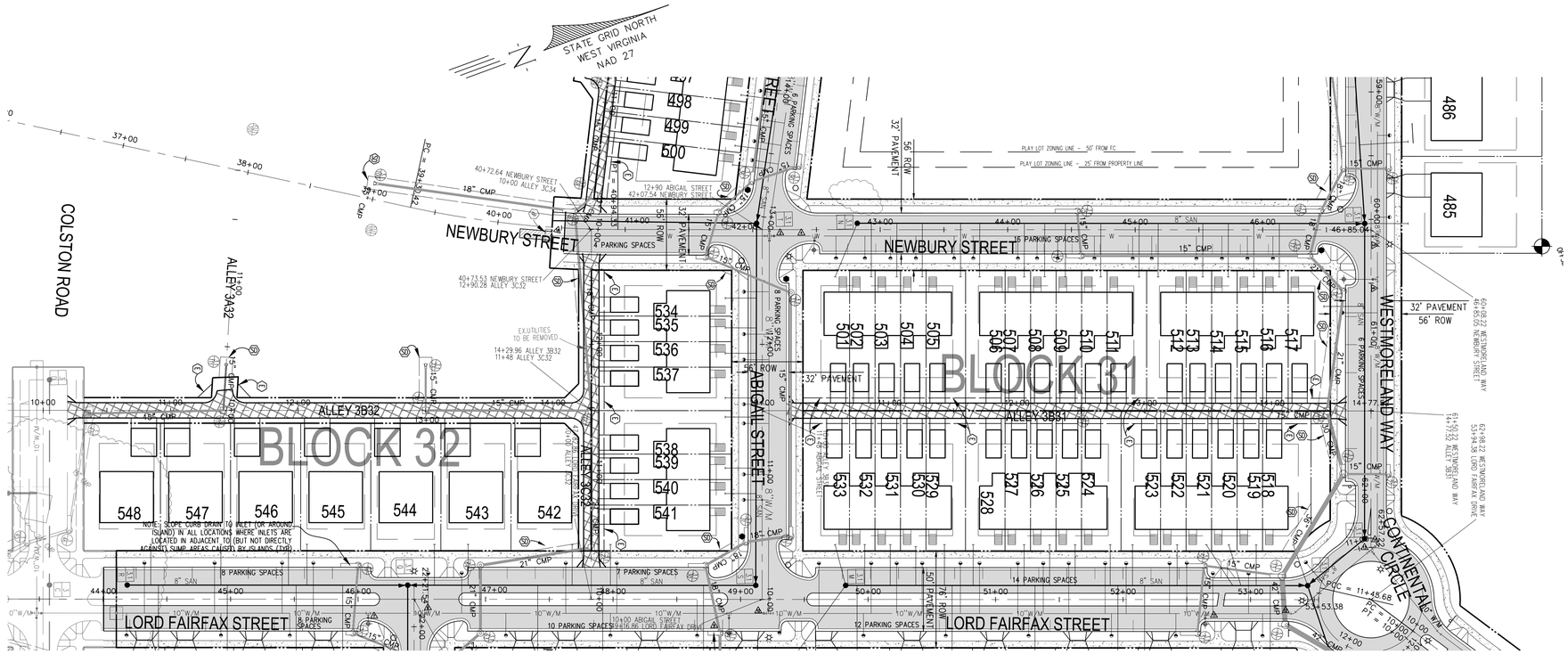


GRAPHIC SCALE

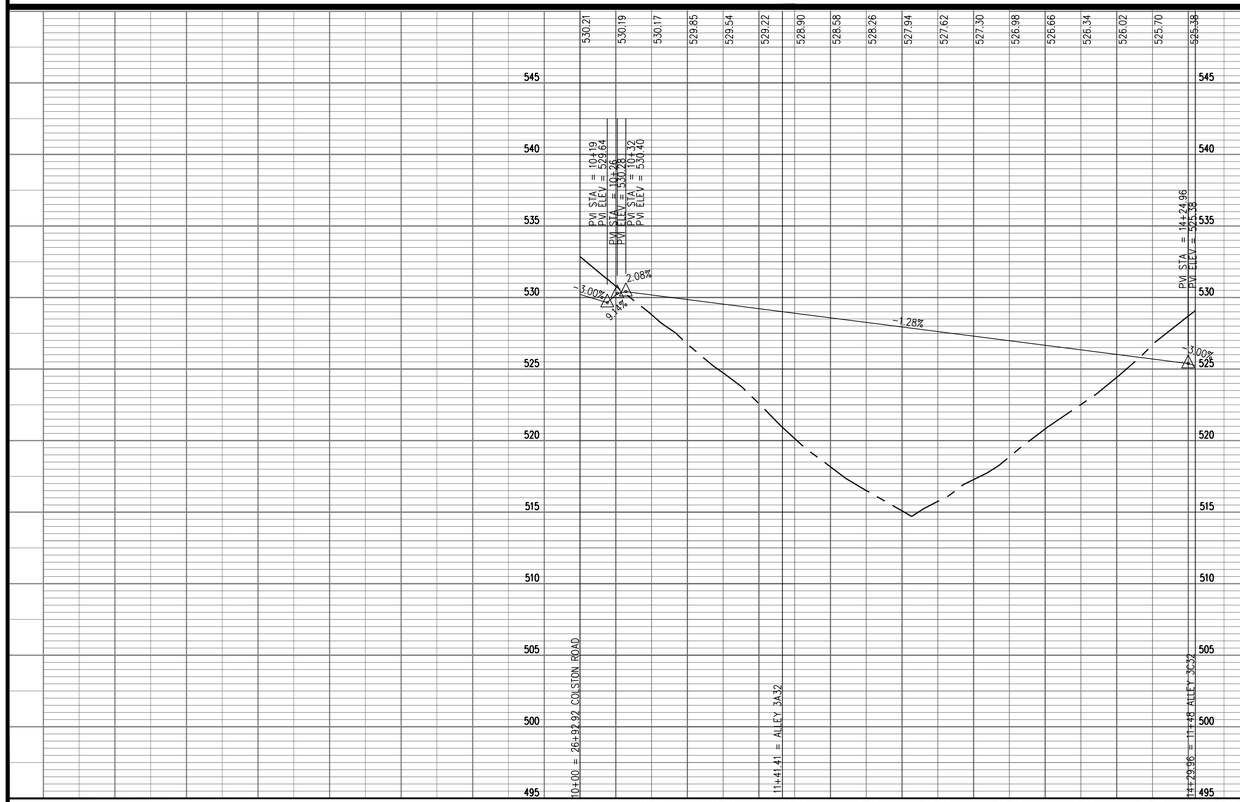
50 0 25 50 100 200

(IN FEET)

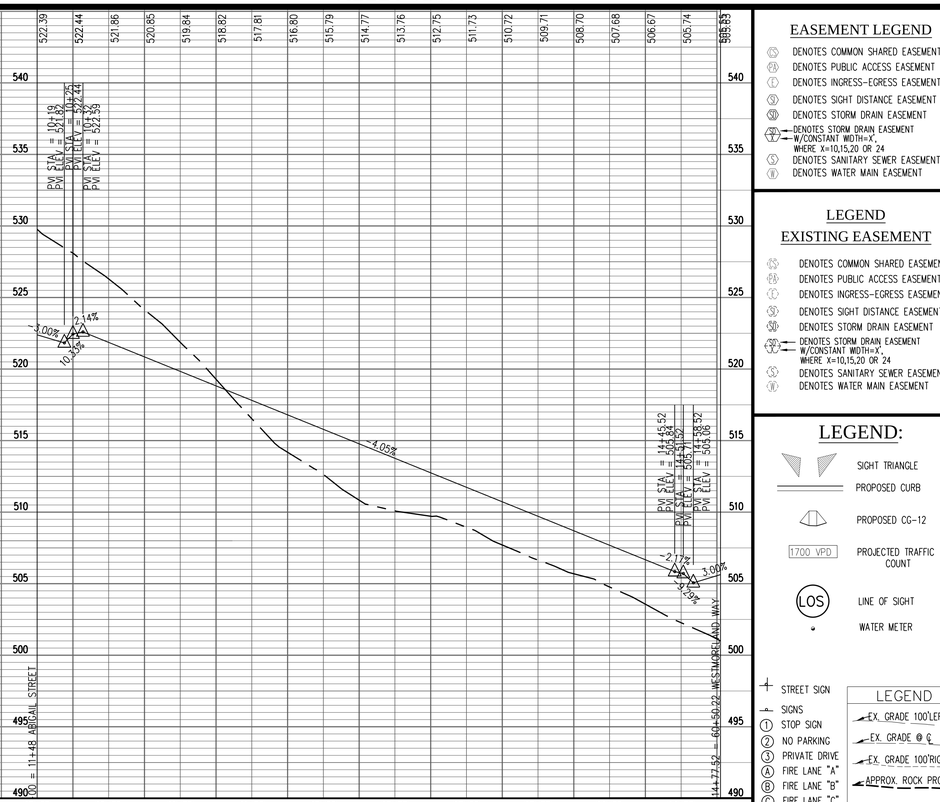
1 inch = 50 ft.



ALLEY 3B32



ALLEY 3B31



EASEMENT LEGEND

- (CS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (I) DENOTES INGRESS-EGRESS EASEMENT
- (SD) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (SD) X DENOTES STORM DRAIN EASEMENT W/CONSTANT WIDTH=X, WHERE X=10,15,20 OR 24
- (S) DENOTES SANITARY SEWER EASEMENT
- (W) DENOTES WATER MAIN EASEMENT

LEGEND EXISTING EASEMENT

- (CS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (I) DENOTES INGRESS-EGRESS EASEMENT
- (SD) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (SD) X DENOTES STORM DRAIN EASEMENT W/CONSTANT WIDTH=X, WHERE X=10,15,20 OR 24
- (S) DENOTES SANITARY SEWER EASEMENT
- (W) DENOTES WATER MAIN EASEMENT

LEGEND:

- SIGHT TRIANGLE
- PROPOSED CURB
- PROPOSED CG-12
- 1700 VPD — PROJECTED TRAFFIC COUNT
- LOS — LINE OF SIGHT
- WATER METER
- STREET SIGN
- SIGNS
- (1) STOP SIGN
- (2) NO PARKING
- (3) PRIVATE DRIVE
- (A) FIRE LANE "A"
- (B) FIRE LANE "B"
- (C) FIRE LANE "C"

LEGEND
- EX. GRADE 100'LEFT
- EX. GRADE @ ℄
- EX. GRADE 100'RIGHT
- APPROX. ROCK PROFILE

NO.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/13/04
12/01/04
02/21/06
05/16/06

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
LAFAYETTE BUSINESS CENTER
4200-D TECHNOLOGY COURT, CHANTILLY, VIRGINIA 20151
PHONE (703) 642-8080 FAX (703) 378-7888

DAVID E. LELOCK #15137 STATE OF WEST VIRGINIA REGISTERED PROFESSIONAL ENGINEER

Plan & Profile - Alley 3B31 & 3B32

HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

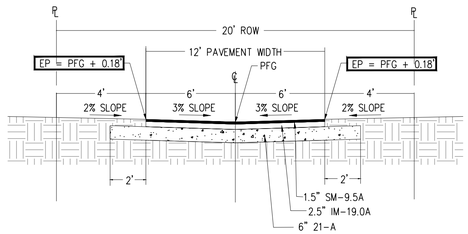
SCALE: (H) 1"=50' (V) 1"=5' *C.I.* N/A *DATE:* JANUARY 2004

SHEET 13 *OF* 25

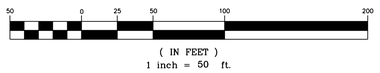
PP-20048

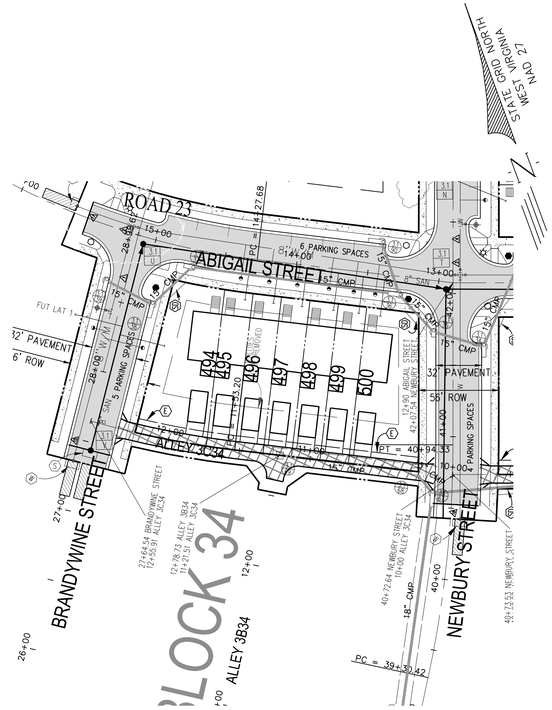
TYPICAL ALLEY SECTION

NOT TO SCALE

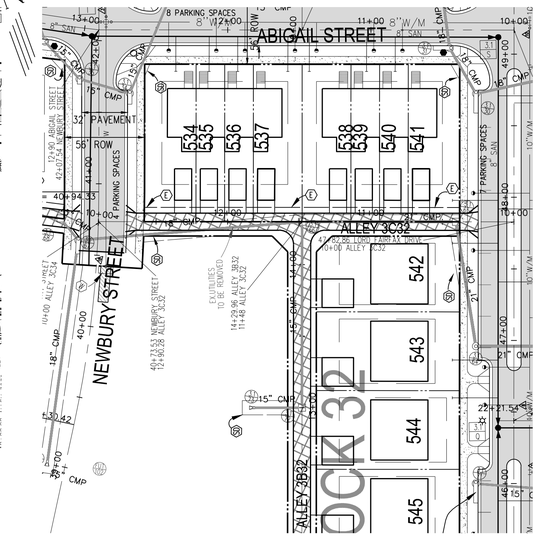


GRAPHIC SCALE

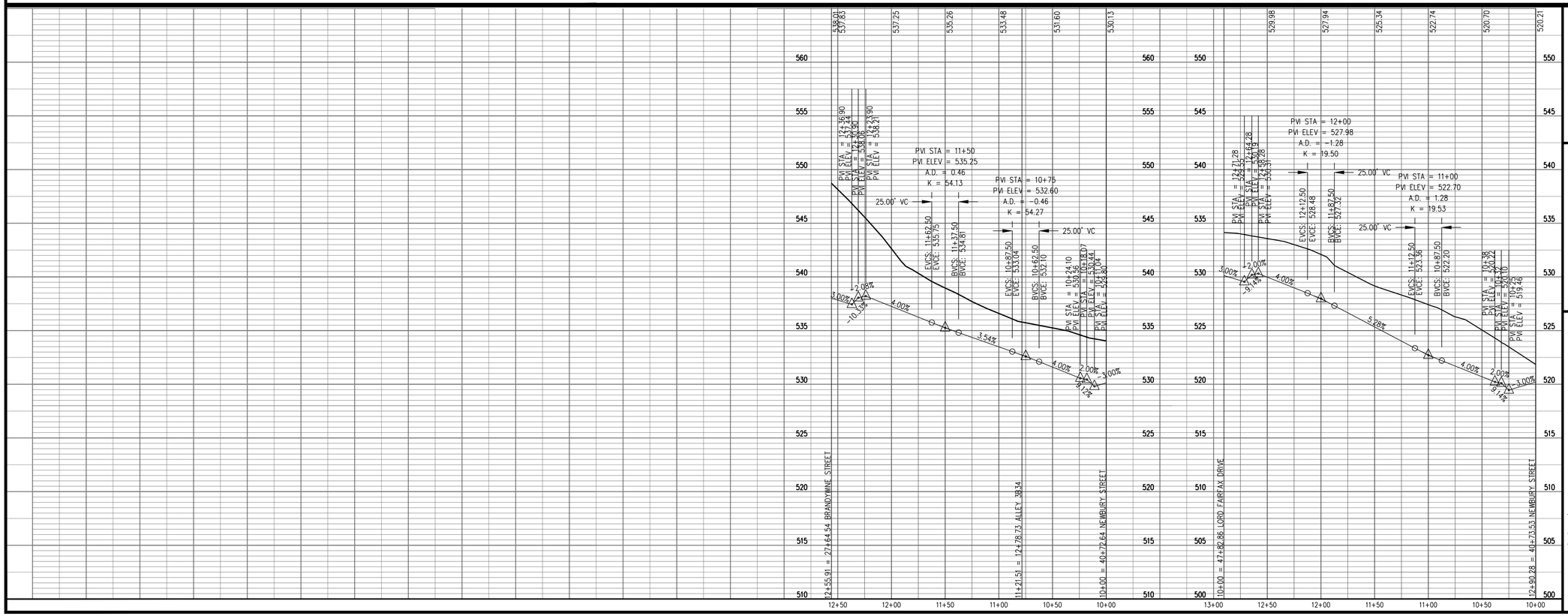




ALLEY 3C34



ALLEY 3C32



EASEMENT LEGEND

- (CS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (I) DENOTES INGRESS-EGRESS EASEMENT
- (SD) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (SD) = DENOTES STORM DRAIN EASEMENT W/CONSTANT WIDTH=X, WHERE X=10,15,20 OR 24
- (S) DENOTES SANITARY SEWER EASEMENT
- (W) DENOTES WATER MAIN EASEMENT

LEGEND
EXISTING EASEMENT

- (CS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
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LEGEND:

- SIGHT TRIANGLE
- PROPOSED CURB
- PROPOSED CG-12
- 1700 VPD — PROJECTED TRAFFIC COUNT
- LOS — LINE OF SIGHT
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- (1) STOP SIGN
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- (3) PRIVATE DRIVE
- (A) FIRE LANE "A"
- (B) FIRE LANE "B"
- (C) FIRE LANE "C"

LEGEND

- EX. GRADE 100'LEFT
- EX. GRADE @ ℄
- EX. GRADE 100'RIGHT
- APPROX. ROCK PROFILE

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

Urban Engineering & Associates, Inc.
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PHONE (703) 642-8080 FAX (703) 378-7888

DAVID E. LELLOCK
REGISTERED
#5137
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

Plan & Profile - Alley 3C32 & 3C34

HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: JANUARY 2004

SCALE: (H) 1"=50' (V) 1"=5' *C.I.* N/A

SHEET 14 *OF* 25

PP-20048

No.	DATE	DESCRIPTION
1.	4/10/06	STORM PROFILES REWORKED FOR CHANGES

REVISIONS

PLAN DATE: 01/13/04, 12/20/04, 02/21/06, 05/16/06

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
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DAVID E. LELLOCK #13107 REGISTERED STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

Storm Profiles

HUNTFIELD
Phase 3B

CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: (H) 1"=50' (V) 1"=5' C.I. DATE: JANUARY 2004

SHEET 15 OF 25

PP-20048

LEGEND

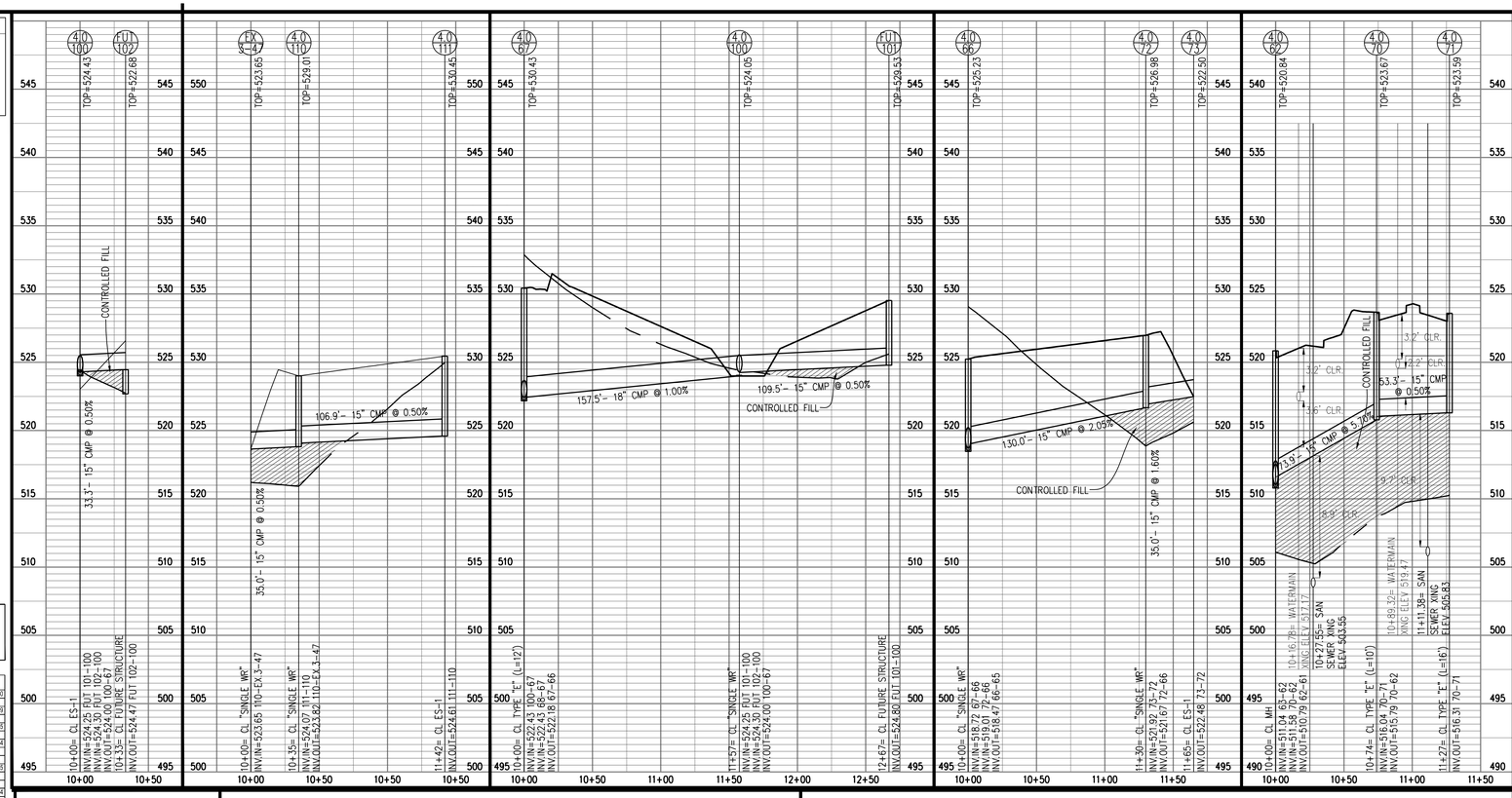
PROP. GRADE @ ℄ PIPE

EX. GRADE @ ℄ PIPE

HGL

HGL COMPUTATIONS

INLET STATION (1)	UPSTREAM INLET	Outlet Water Surface Elev. (2)	Do (3)	Qo (4)	Lo (5)	Sfo (6)	Hf (7)	JUNCTION LOSS Vo (8)	Ho (9)	Qi (10)	Vi (11)	QiVi (12)	Vi ²/2g (13)	Hi (14)	Angle (15)	Hd (16)	Ht (17)	1.3 Ht (18)	0.5 FINAL H (19)	Inlet Water Surface Elev. (20)	RIM ELEV. (21)
			in	cfs	ft	%	ft														
9																			Starting Elev.	497.50	
10		497.50	42	34.72	178.94	0.56	1.00	3.6	0.05							0.10	0.22	0.28	0.14	1.15	498.65	502.50
	11		42							34.72	3.61	125.29	0.20		52							
11		498.65	42	34.72	96.95	0.56	0.54	3.6	0.05							0.13	0.25	0.32	0.16	0.70	499.35	503.49
	12		42							34.20	3.55	121.57	0.20	0.07	79							
12		499.38	42	34.20	57.07	0.54	0.31	3.6	0.05					0.07		0.10	0.21	0.28	0.14	0.45	499.83	503.45
	13		42							33.59	3.49	117.29	0.19		56							
13		499.91	42	33.59	38.38	0.52	0.20	3.5	0.05					0.10		0.19	0.35	0.45	0.22	0.43	500.34	503.54
	14		36							27.00	3.82	103.17	0.23	0.06	36	0.08						
	50		15							5.37	4.38	23.54	0.30	0.10	79	0.19						
14		500.34	36	27.00	93.80	0.70	0.65	3.8	0.06					0.15		0.19	0.39	0.51	0.25	0.91	501.25	504.45
	15		30							25.49	5.19	132.34	0.42	0.15	47	0.19						
	22		15							0.82	0.67	0.55	0.01	0.00	58	0.00						
15		501.25	30	25.49	51.44	0.67	0.34	5.2	0.10					0.36		0.22	0.68	0.89	0.44	0.79	502.04	505.94
	16		21							19.59	8.15	159.60	1.03	0.36	24	0.22						
	23		15							2.34	1.91	4.46	0.06	0.02	74	0.04						
16		502.04	21	19.59	95.03	0.77	0.73	8.1	0.26					0.33		0.47	1.06	1.38	0.69	1.42	503.46	509.19
	17		21							18.81	7.82	147.14	0.95		53							
17		504.24	21	18.81	38.78	0.71	0.27	7.8	0.24					0.30		0.47	1.01	1.31	0.66	0.93	505.17	512.36
	18		21							13.12	7.42	97.37	0.86	0.30	60	0.47						
	24		15							4.61	3.76	17.33	0.22	0.08	45	0.09						
18		505.41	18	13.12	34.37	0.60	0.21	7.4	0.21					0.23		0.05	0.50	0.64	0.32	0.53	505.93	512.32
	19		18							11.47	6.49	74.40	0.65		12							
19		506.69	18	11.47	39.91	0.47	0.19	6.5	0.16					0.13		0.12	0.41	0.53	0.26	0.45	507.14	513.69
	20		15							5.91	4.82	28.50	0.36	0.13	34	0.12						
	26		15							1.73	1.41	2.45	0.03	0.01	63	0.02						
20		507.84	15	5.91	250.00	0.37	0.93	4.8	0.09					0.01		0.01	0.11	0.15	0.07	1.01	508.85	518.73
	21		15							1.82	1.48	2.70	0.03		39							
21		512.84	15	1.82	40.91	0.13	0.06	1.483	0.01					0.00		0.00	0.01	0.01	0.01	0.06	512.90	519.38
	0									1.82	0.00	0.00	0.00		0							
50		500.34	15	5.37	61.27	0.59	0.36	4.4	0.07					0.02		0.05	0.15	0.19	0.09	0.45	500.80	504.69
	51		15							2.56	2.08	5.33	0.07		90							
51		500.97	15	2.56	53.62	0.27	0.14	2.084	0.02					0.00		0.00	0.02	0.02	0.01	0.15	501.12	504.85
	0									2.56	0.00	0.00	0.00		0							
22		501.25	15	0.82	33.16	0.03	0.01	0.671	0.00					0.00		0.00	0.00	0.00	0.00	0.01	501.26	504.69
	0									0.82	0.00	0.00	0.00		0							
23		502.04	15	2.34	193.02	0.02	0.05	1.907	0.01					0.00		0.00	0.01	0.02	0.01	0.05	502.09	513.76
	0									2.34	0.00	0.00	0.00		0							
24		505.41	15	4.61	179.52	0.10	0.18	3.8	0.05					0.04		0.07	0.17	0.22	0.11	0.29	505.70	519.36
	25		15							3.27	2.66	8.70	0.11		85							
25		513.38	15	3.27	33.29	0.22	0.07	2.663	0.03					0.00		0.00	0.03	0.04	0.02	0.09	513.47	519.72
	0									3.27	0.00	0.00	0.00		0							
26		507.84	15	1.73	33.16	0.12	0.04	1.413	0.01					0.00		0.00	0.01	0.01	0.01	0.05	507.89	513.93
	0									1.73	0.00	0.00	0.00		0							
28																			Starting Elev.	507.31	
29		507.31	21	13.27	136.73	0.75	1.03	5.5	0.12					0.24		0.49	0.85	1.10	0.55	1.58	508.89	518.08
	30		18							11.84	6.70	79.29	0.70		90							
30		509.23	18	11.84	55.25	0.41	0.23	6.7	0.17					0.15		0.27	0.59	0.77	0.38	0.61	509.84	518.32
	31		18							9.15	5.18	47.38	0.42		78							
31		511.44	18	9.15	39.91	0.73	0.29	5.2	0.10					0.10		0.02	0.23	0.30	0.15	0.44	511.88	518.18
	32		18							7.72	4.37	33.72	0.30		12							
32		512.17	18	7.72	34.37	0.69	0.24	4.4	0.07					0.18		0.33	0.58	0.76	0.38	0.62	512.78	518.25
	33		15							7.07	5.76	40.72	0.52		75							
33		512.78	15	7.07	186.46	0.24	0.45	5.8	0.13					0.31		0.61	0.80	0.40	0.85	513.63	526.50	
	34		15							7.07	5.76	40.67	0.51		67							
34		520.56	15	7.07	74.44	0.63	0.47	5.8	0.13					0.11		0.22	0.46	0.60	0.30	0.77	521.33	529.05
	35		15							5.55	4.52	25.08	0.32		90							
35		522.00	15	5.55	36.00	0.63	0.23	4.5	0.08					0.10		0.06	0.24	0.31	0.15	0.38	522.38	529.12
	36		15							5.16	4.20	21.68	0.27		25							
36		522.61	15	5.16	34.11	0.54	0.18	4.2	0.07					0.03		0.04	0.14	0.18	0.09	0.27	522.88	528.91
	37		15							2.99	2.44	7.29	0.09	0.03	41	0.04						
	90		15							1.21	0.99	1.20	0.02	0.01	19	0.00						
37		523.20	15	2.99	151.40	0.05	0.08	2.4	0.02					0.02		0.03	0.08	0.10	0.05	0.13	523.33	534.82
	38		15							2.43	1.98	4.80	0.06		56	0.01						
38		528.60	15	2.43	40.04	0.04	0.01	2.0	0.02					0.00		0.01	0.02	0.03	0.02	0.03	528.63	536.31
	39		15							0.95	0.78	0.74	0.01		83							
39		530.21	15	0.95	35.49	0.04	0.01	0.777	0.00					0.00		0.00	0.00	0.00	0.00	0.01	530.22	536.31
	0									0.95	0.00	0.00	0.00		0							
90		523.20	15	1.21	37.98	0.06	0.02	0.989	0.00					0.00		0.00	0.00	0.00	0.00	0.03	523.22	529.29
	0									1.21	0.00	0.00	0.00		0							
60																			Starting Elev.	499.50	
61		499.50	24	17.74	88.03	0.70	0.61	5.6	0.12					0.28		0.44	0.84	1.09	0.54	1.16	500.66	515.87
	62		21							17.13	7.12	122.05	0.79		61							
62		502.57	21	17.13	135.50	0.24	0.32	7.1	0.20					0.17		0.22	0.59	0.77	0.38	0.71	503.28	520.90
	63		21							13.45	5.59	75.16	0.49	0.17	49	0.22						
	70		15							3.68	3.00	11.06	0.14	0.05	68	0.08						
63		512.83	21	13.45	41.70	0.47	0.20	5.6	0.12					0.17		0.22	0.51	0.67	0.33	0.53	513.36	521.67
	64		21							13.44	5.59	75.11	0.48		49							
64		514.04	21	13.44	33.16	0.47	0.25	5.6	0.12					0.17		0.32	0.61	0.80	0.40	0.65	514.69	521.67
	65		21							13.44	5.59	75.06	0.48		81							
65		515.52	21	13.44	88.07	0.47	0.41	5.6	0.12					0.15		0.28	0.55	0.71	0.35	0.77	516.28	520.32
	66		21							12.48	5.19	64.79	0.42		81							
66		517.79	21	12.48	107.50	0.41	0.44	5.2	0.10					0.14		0.01	0.26	0.34	0.17	0.60	518.40	525.23
	67		18							9.02	5.10	46.00	0.40	0.14	3	0.01						
	72		15							1.30	1.06	1.38	0.02	0.01	90	0.01						
67		520.26	18	9.02	155.38	0.39	0.60	5.1	0.10					0.06		0.12	0.28	0.36	0.18	0.78	521.05	530.43
	68		15							3.16	2.58	8.16	0.10	0.04	42	0.04						
	100		15							4.16	3.39	14.11	0.18	0.06	79	0.12						
68		523.68	15	3.16	17.34	0.03	0.01	2.6	0.03					0.02		0.02	0.06	0.08	0.04	0.04	523.73	530.66
	69		15							2.30	1.87	4.30	0.05		32	0.00						
69		525.13	15	2.30	94.91	0.02	0.02	1.872	0.01					0.00		0.00	0.01	0.02	0.01	0.03	525.16	534.24
	0									2.30	0.00	0.00	0.00		0							
70		512.83	15	3.68	73.86	0.05	0.04	3.0	0.03					0.02		0.04	0.10	0.13	0.07	0.10	512.94	523.61
	71		15							2.60	2.12	5.51	0.07		73	0.04						
71		517.29	15	2.60	53.31	0.27	0.15	2.119	0.02					0.00		0.00	0.02	0.02	0.01	0.16	517.45	523.53
	0									2.60	0.00	0.00	0.00		0							
72		520.26	15	1.30	129.96	0.02	0.02	1.06	0.00					0.00		0.00	0.00	0.01	0.00	0.02	520.29	526.98
	0									1.30	0.00	0.00	0.00		0							
80																			Starting Elev.	498.75	
81		498.75	15	2.04	46.72	0.05	0.03	1.7	0.01					0.01		0.00	0.02	0.03	0.02	0.04	498.79	510.47
	82		15							1.65	1.34	2.21	0.03		15							
82		499.73	15	1.65	33.25	0.01	0.00	1.342	0.01					0.00		0.00	0.01	0.01	0.00	0.01	499.74	510.60
	0									1.65	0.00	0.00	0.00		0							
EX-3-47																			Starting Elev.	524.90	
110		524.90	15	1.65	106.94	0.11	0.12	1.342	0.01					0.00		0.00	0.01	0.01	0.00	0.12	525.02	529.01
	0									1.65	0.00	0.00	0.00		0							
100		523.68	15	4.16	162.04	0.35	0.57	3.4	0.04					0.01		0.01	0.06	0.08	0.04	0.61	524.29	524.05
	FUT 101		15							1.60	1.31	2.10	0.03	0.01	11	0.00						
	FUT 102		15							1.17	0.95	1.12	0.01	0.00	81	0.01						



No.	DATE	DESCRIPTION
1	4/10/06	STORM PROFILES REWORKED FOR CHANGES

REVISIONS

PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

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DANIEL LEE BLOCK JR. #15137 STATE OF VIRGINIA REGISTERED PROFESSIONAL ENGINEER

Storm Profiles

HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: (H) 1"=50' (V) 1"=5' C.I. DATE: JANUARY 2004

SHEET 16 OF 25

PP-20048

INLET COMPUTATIONS

INLET																														
NUMBER	TYPE	6.0 / 2.5	DRAINAGE AREA	C	C x A	C x A x W	INTENSITY	Q INCR	Q CARRY OVER	Q TOTAL	S GUTTER	Sx CROSS SLOPE	T SPREAD	W	W/T	Sw	Sw/Sx	Eo	a	S'w	Se	Lt	P EFFECTIVE LENGTH	L/Lt	d	E	h	Q INT	d/H	Qb CARRY OVER	T SPREAD AT SAG	REMARKS
21	TYPE "E"	12.0	0.42	0.63	0.26	0.26	5.28	1.40	0.00	1.40	0.0171	0.0300	5.34	1.50	0.28	0.0300	1.00	0.59	1.50	0.08	0.08	11.63		1.03		1.00		1.40		0.00		
20	TYPE "E"	18.0	1.19	0.50	0.60	0.60	5.28	3.14	0.00	3.14	0.0171	0.0300	7.37	1.50	0.20	0.0300	1.00	0.46	1.50	0.08	0.07	17.86		1.01		1.00		3.14		0.00		
19	TYPE "E"	20.0	1.11	0.50	0.56	0.56	5.28	2.93	0.00	2.93	0.0334	0.0300	6.52	1.50	0.23	0.0300	1.00	0.50	1.50	0.08	0.07	20.51		0.98		1.00		2.93		0.00		
18	TYPE "E"	14.0	0.48	0.50	0.24	0.24	5.28	1.27	0.00	1.27	0.0334	0.0300	4.76	1.50	0.32	0.0300	1.00	0.64	1.50	0.08	0.08	13.23		1.06		1.00		1.27		0.00		
17	TYPE "E"	12.0	0.25	0.63	0.16	0.16	5.28	0.83	0.00	0.83	0.0497	0.0300	3.77	1.50	0.40	0.0300	1.00	0.74	1.50	0.08	0.09	11.75		1.02		1.00		0.83		0.00		
16	TYPE "E"	10.0	0.18	0.63	0.11	0.11	5.28	0.60	0.00	0.60	0.0497	0.0300	3.34	1.50	0.45	0.0300	1.00	0.80	1.50	0.08	0.10	9.94		1.01		1.00		0.60		0.00		
15	"Single WR"		0.82	0.63	0.52	0.52	5.28	2.73	0.00	2.73													6		0.28							
14	TYPE "E"	10.0	0.16	0.63	0.10	0.10	5.28	0.53	0.00	0.53	0.0337	0.0300	3.43	1.50	0.44	0.0300	1.00	0.78	1.50	0.08	0.10	8.48		1.18		1.00		0.53		0.00		
13	TYPE "E"	12.0	0.28	0.63	0.18	0.18	5.28	0.93	0.00	0.93	0.0220	0.0300	4.59	1.50	0.33	0.0300	1.00	0.65	1.50	0.08	0.08	10.15		1.18		1.00		0.93		0.00		
12	TYPE "E"	8.0	0.14	0.63	0.09	0.09	5.28	0.47	0.00	0.47	0.0224	0.0300	3.52	1.50	0.43	0.0300	1.00	0.77	1.50	0.08	0.09	7.13		1.12		1.00		0.47		0.00		
11	TYPE "D"	6	0.06	0.63	0.04	0.04	5.28	0.20		0.20	0.01	0.03	1.66	1.5		0.085	2.83						9.60		0.07		0.46		0.16		2.42	
			0.06	0.63	0.04	0.04	5.28	0.20	0.00	0.20			1.66																			
*																																
51	TYPE "E"	16.0	0.59	0.63	0.37	0.37	5.28	1.96	0.00	1.96	0.0224	0.0300	6.05	1.50	0.25	0.0300	1.00	0.53	1.50	0.08	0.07	15.05		1.06		1.00		1.96		0.00		
50	TYPE "E"	16.0	0.65	0.63	0.41	0.41	5.28	2.16	0.00	2.16	0.0224	0.0300	6.27	1.50	0.24	0.0300	1.00	0.52	1.50	0.08	0.07	15.84		1.01		1.00		2.16		0.00		
*																																
22	TYPE "E"	10.0	0.19	0.63	0.12	0.12	5.28	0.63	0.00	0.63	0.0337	0.0300	3.66	1.50	0.41	0.0300	1.00	0.75	1.50	0.08	0.09	9.25		1.08		1.00		0.63		0.00		
*																																
23	"Single WR"		0.54	0.63	0.34	0.34	5.28	1.80	0.00	1.80													6		0.22							
*																																
25	TYPE "E"	20.0	0.95	0.50	0.48	0.48	5.28	2.51	0.00	2.51	0.0414	0.0300	5.91	1.50	0.25	0.0300	1.00	0.54	1.50	0.08	0.08	19.94		1.00		1.00		2.51		0.00		
24	TYPE "E"	14.0	0.31	0.63	0.20	0.20	5.28	1.03	0.00	1.03	0.0414	0.0300	4.23	1.50	0.35	0.0300	1.00	0.69	1.50	0.08	0.09	12.54		1.12		1.00		1.03		0.00		
*																																
26	TYPE "E"	14.0	0.40	0.63	0.25	0.25	5.28	1.33	0.00	1.33	0.0334	0.0300	4.85	1.50	0.31	0.0300	1.00	0.63	1.50	0.08	0.08	13.57		1.03		1.00		1.33		0.00		
*																																
39	TYPE "E"	10.0	0.22	0.63	0.14	0.14	5.28	0.73	0.00	0.73	0.0192	0.0300	4.30	1.50	0.35	0.0300	1.00	0.68	1.50	0.08	0.09	8.66		1.16		1.00		0.73		0.00		
38	TYPE "E"	12.0	0.34	0.63	0.21	0.21	5.28	1.13	0.00	1.13	0.0192	0.0300	5.06	1.50	0.30	0.0300	1.00	0.61	1.50	0.08	0.08	10.86		1.11		1.00		1.13		0.00		
37	TYPE "E"	8.0	0.13	0.63	0.08	0.08	5.28	0.43	0.00	0.43	0.0400	0.0300	2.89	1.50	0.52	0.0300	1.00	0.86	1.50	0.08	0.10	7.88		1.02		1.00		0.43		0.00		
36	TYPE "E"	10.0	0.22	0.63	0.14	0.14	5.28	0.73	0.00	0.73	0.0300	0.0300	3.95	1.50	0.38	0.0300	1.00	0.72	1.50	0.08	0.09	9.69		1.03		1.00		0.73		0.00		
35	TYPE "E"	6.0	0.09	0.63	0.06	0.06	5.28	0.30	0.00	0.30	0.0120	0.0300	3.36	1.50	0.45	0.0300	1.00	0.79	1.50	0.08	0.10	4.86		1.23		1.00		0.30		0.00		
34	TYPE "E"	10.0	0.35	0.63	0.22	0.22	5.28	1.16	0.00	1.16	0.0120	0.0300	5.59	1.50	0.27	0.0300	1.00	0.57	1.50	0.08	0.08	9.81		1.02		1.00		1.16		0.00		
32	TYPE "E"	10.0	0.15	0.63	0.09	0.09	5.28	0.50	0.00	0.50	0.0393	0.0300	3.26	1.50	0.46	0.0300	1.00	0.81	1.50	0.08	0.10	8.53		1.17		1.00		0.50		0.00		
31	TYPE "E"	14.0	0.33	0.63	0.21	0.21	5.28	1.10	0.00	1.10	0.0393	0.0300	4.38	1.50	0.34	0.0300	1.00	0.67	1.50	0.08	0.09	12.79		1.09		1.00		1.10		0.00		
30	TYPE "E"	16.0	0.62	0.63	0.39	0.39	5.28	2.06	0.00	2.06	0.0194	0.0300	6.33	1.50	0.24	0.0300	1.00	0.51	1.50	0.08	0.07	14.91		1.07		1.00		2.06		0.00		
29	TYPE "E"	12.0	0.33	0.63	0.21	0.21	5.28	1.10	0.00	1.10	0.0194	0.0300	4.99	1.50	0.30	0.0300	1.00	0.61	1.50	0.08	0.08	10.72		1.12		1.00		1.10		0.00		
*																																
90	TYPE "E"	12.0	0.28	0.63	0.18	0.18	5.28	0.93	0.00	0.93	0.0300	0.0300	4.33	1.50	0.35	0.0300	1.00	0.68	1.50	0.08	0.09	10.97		1.09		1.00		0.93		0.00		
*																																
69	"Single WR"		0.53	0.63	0.33	0.33	5.28	1.76	0.00	1.76													6		0.21							
68	"Single WR"		0.20	0.63	0.13	0.13	5.28	0.67	0.00	0.67													6		0.11							
67	TYPE "E"	12.0	0.39	0.63	0.25	0.25	5.28	1.30	0.00	1.30	0.0120	0.0300	5.82	1.50	0.26	0.0300	1.00	0.55	1.50	0.08	0.08	10.38		1.16		1.00		1.30		0.00		
66	"Single WR"		0.50	0.63	0.32	0.32	5.28	1.66	0.00	1.66													6		0.20							
65	"Single WR"		0.22	0.63	0.14	0.14	5.28	0.73	0.00	0.73													6		0.12							
61	TYPE "E"	10.0	0.14	0.63	0.09	0.09	5.28	0.47	0.00	0.47	0.0386	0.0300	3.18	1.50	0.47	0.0300	1.00	0.82	1.50	0.08	0.10	8.20		1.22		1.00		0.47		0.00		
*																																
71	TYPE "E"	16.0	0.60	0.63	0.38	0.38	5.28	2.00	0.00	2.00	0.0194	0.0300	6.25	1.50	0.24	0.0300	1.00	0.52	1.50	0.08	0.07	14.66		1.09		1.00		2.00		0.00		
70	TYPE "E"	10.0	0.25	0.63	0.16	0.16	5.28	0.83	0.00	0.83	0.0194	0.0300	4.50	1.50	0.33	0.0300	1.00	0.66	1.50	0.08	0.09	9.28		1.08		1.00		0.83		0.00		
*																																
72	"Single WR"		0.30	0.63	0.19	0.19	5.28	1.00	0.00	1.00													6		0.15							
*																																
110	"Single WR"		0.38	0.63	0.24	0.24	5.28	1.26	0.00	1.26													6		0.17							
*																																
82	TYPE "E"	14.0	0.38	0.63	0.24	0.24	5.28	1.26	0.00	1.26	0.0243	0.0300	5.05	1.50	0.30	0.0300	1.00	0.61	1.50	0.08	0.08	12.20		1.15		1.00		1.26		0.00		
81	TYPE "E"	6.0	0.09	0.63	0.06	0.06	5.28	0.30	0.00	0.30	0.0243	0.0300	2.94	1.50	0.51	0.0300	1.00	0.85	1.50	0.08	0.10	5.83		1.03		1.00		0.30		0.00		
*																																

STORM COMPUTATIONS

From Point	To Point	Drainage Area	C Factor	C x A Increment	C x A Cumm.	Inlet Time	Rain Fall	Runoff Q	Invert Elevation Upper	Invert Elevation Lower	Length	Slope	Dia.	Capacity Q	VEL.	Flow Time	Remarks
21	20	0.42	0.63	0.26	0.26	5.00	6.88	1.82	511.80	511.59	40.91	0.50%	15	4.96	3.73	0.18	
20	19	1.19	0.5	0.60	0.86	5.00	6.88	5.91	511.34	506.59	250.00	1.90%	15	9.67	8.27	0.50	
19	18	1.11	0.5	0.56	1.67	5.00	6.88	11.47	506.34	505.19	39.91	2.90%	18	16.66	10.16	0.07	
18	17	0.48	0.5	0.24	1.91	5.00	6.88	13.12	504.94	503.91	34.37	3.00%	18	16.94	10.59	0.05	
17	16	0.25	0.63	0.16	2.73	5.00	6.88	18.81	503.66	502.49	38.78	3.00%	21	22.36	10.42	0.06	Above 80% Capacity
16	15	0.18	0.63	0.11	2.85	5.00	6.88	19.59	502.24	499.39	95.03	3.00%	21	22.36	10.48	0.15	Above 80% Capacity
15	14	0.82	0.63	0.52	3.70	5.00	6.88	25.49	498.64	498.08	51.44	1.10%	30	31.15	7.08	0.12	Above 80% Capacity
14	13	0.16	0.63	0.10	3.93	5.00	6.88	27.00	497.58	497.11	93.80	0.50%	36	32.36	5.12	0.31	Above 80% Capacity
13	12	0.28	0.63	0.18	4.88	5.00	6.88	33.59	496.61	496.41	38.38	0.50%	42	46.37	5.25	0.12	
12	11	0.14	0.63	0.09	4.97	5.00	6.88	34.20	496.16	495.88	57.07	0.50%	42	46.37	5.27	0.18	
11	10	0.12	0.63	0.08	5.05	5.00	6.88	34.72	495.63	495.14	96.95	0.50%	42	46.37	5.29	0.31	
10	9	0.00	0.63	0.00	5.05	5.00	6.88	34.72	494.89	494.00	178.94	0.50%	42	46.37	5.29	0.56	
*																	
51	50	0.59	0.63	0.37	0.37	5.00	6.88	2.56	499.99	499.72	53.62	0.50%	15	4.96	4.07	0.22	
50	13	0.65	0.63	0.41	0.78	5.00	6.88	5.37	499.47	498.86	61.27	1.00%	15	7.02	6.30	0.16	
*																	
22	14	0.19	0.63	0.12	0.12	5.00	6.88	0.82	497.99	497.83	33.16	0.50%	15	4.96	2.99	0.18	
*																	
23	15	0.54	0.63	0.34	0.34	5.00	6.88	2.34	508.96	499.89	193.02	4.70%	15	15.21	8.98	0.36	
*																	
25	24	0.95	0.5	0.48	0.48	5.00	6.88	3.27	512.46	512.13	33.29	1.00%	15	7.02	5.62	0.10	
24	17	0.31	0.63	0.20	0.67	5.00	6.88	4.61	511.88	504.16	179.52	4.30%	15	14.56	10.52	0.28	
*																	
26	19	0.40	0.63	0.25	0.25	5.00	6.88	1.73	506.76	506.59	33.16	0.50%	15	4.96	3.68	0.15	
*																	
39	38	0.22	0.63	0.14	0.14	5.00	6.88	0.95	529.13	528.96	35.49	0.50%	15	4.96	3.12	0.19	
38	37	0.34	0.63	0.21	0.35	5.00	6.88	2.43	528.71	527.35	40.04	3.40%	15	12.94	8.09	0.08	
37	36	0.13	0.63	0.08	0.43	5.00	6.88	2.99	527.10	521.95	151.40	3.40%	15	12.94	8.58	0.29	
36	35	0.22	0.63	0.14	0.75	5.00	6.88	5.16	521.70	521.36	34.11	1.00%	15	7.02	6.25	0.09	
35	34	0.09	0.63	0.06	0.81	5.00	6.88	5.55	521.11	520.75	36.00	1.00%	15	7.02	6.34	0.09	
34	33	0.35	0.63	0.22	1.03	5.00	6.88	7.07	520.50	519.31	74.44	1.60%	15	8.88	8.03	0.15	
33	32	0.00	0.63	0.00	1.03	5.00	6.88	7.07	519.06	511.23	186.46	4.20%	15	14.38	11.67	0.27	
32	31	0.15	0.63	0.09	1.12	5.00	6.88	7.72	510.98	510.67	34.37	0.90%	18	9.28	5.87	0.10	Above 80% Capacity
31	30	0.33	0.63	0.21	1.33	5.00	6.88	9.15	510.42	509.94	39.91	1.20%	18	10.71	6.81	0.10	Above 80% Capacity
30	29	0.62	0.63	0.39	1.72	5.00	6.88	11.84	509.69	507.73	55.25	3.55%	18	18.43	11.07	0.08	
29	28	0.33	0.63	0.21	1.93	5.00	6.88	13.27	507.48	505.56	136.73	1.40%	21	15.28	7.15	0.32	Above 80% Capacity
*																	
90	36	0.28	0.63	0.18	0.18	5.00	6.88	1.21	522.14	521.95	37.98	0.50%	15	4.96	3.34	0.19	
*																	
69	68	0.53	0.63	0.33	0.33	5.00	6.88	2.30	529.10	523.88	94.91	5.50%	15	16.46	9.45	0.17	
68	67	0.20	0.63	0.13	0.46	5.00	6.88	3.16	523.63	522.43	17.34	6.90%	15	18.43	11.23	0.03	
67	66	0.39	0.63	0.25	1.31	5.00	6.88	9.02	522.18	518.76	155.38	2.20%	18	14.51	8.65	0.30	
66	65	0.50	0.63	0.32	1.81	5.00	6.88	12.48	518.51	516.04	107.50	2.30%	21	19.58	8.63	0.21	
65	64	0.22	0.63	0.14	1.95	5.00	6.88	13.44	515.79	513.77	88.07	2.30%	21	19.58	8.77	0.17	
64	63	0.00	0.63	0.00	1.95	5.00	6.88	13.44	513.52	512.29	53.16	2.30%	21	19.58	8.77	0.10	
63	62	0.00	0.63	0.00	1.95	5.00	6.88	13.45	512.04	511.08	41.70	2.30%	21	19.58	8.77	0.08	
62	61	0.00	0.63	0.00	2.49	5.00	6.88	17.13	510.83	500.82	135.50	7.39%	21	35.09	14.50	0.16	
61	60	0.14	0.63	0.09	2.58	5.00	6.88	17.74	498.82	497.50	88.03	1.50%	24	21.24	7.57	0.19	Above 80% Capacity
*																	
71	70	0.60	0.63	0.38	0.38	5.00	6.88	2.60	516.31	516.04	53.31	0.50%	15	4.96	4.09	0.22	
70	62	0.25	0.63	0.16	0.54	5.00	6.88	3.68	515.79	511.58	73.86	5.70%	15	16.75	10.95	0.11	
*																	
72	66	0.30	0.63	0.19	0.19	5.00	6.88	1.30	521.68	519.01	129.96	2.05%	15	10.05	5.64	0.38	
*																	
100	67	0.32	0.63	0.20	0.60	5.00	6.88	4.16	524.05	522.43	162.04	1.00%	15	7.02	5.96	0.45	
*																	
82	81	0.38	0.63	0.24	0.24	5.00	6.88	1.65	501.80	498.48	33.25	10.00%	15	22.19	10.59	0.05	
81	80	0.09	0.63	0.06	0.30	5.00	6.88	2.04	498.23	497.50	46.72	1.56%	15	8.76	5.82	0.13	
*																	
110	EX.3-47	0.38	0.63	0.24	0.24	5.00	6.88	1.65	524.18	523.65	106.94	0.50%	15	4.96	3.63	0.49	
*																	
FUT 101	100	0.37	0.63	0.23	0.23	5.00	6.88	1.60	524.85	524.30	109.52	0.50%	15	4.96	3.61	0.51	
*																	
FUT 102	100	0.27	0.63	0.17	0.17	5.00	6.88	1.17	524.47	524.30	33.29	0.50%	15	4.96	3.31	0.17	

STORM COMPS DURING INTERIM CONDITION (CONSTRUCTION PHASE)

NOTE: ONLY THOSE PIPES EFFECTED ARE SHOWN

From Point	To Point	Drainage Area	C Factor	C x A Increment	C x A Cumm.	Inlet Time	Rain Fall	Runoff Q	Invert Elevation Upper	Invert Elevation Lower	Length	Slope	Dia.	Capacity Q	VEL.	Flow Time	Remarks
69	68	0.00	0.63	0.00	0.00	5.00	6.88	0.00	529.10	523.88	94.91	5.50%	15	16.46	1.42	1.12	
68	67	0.20	0.63	0.13	0.13	5.00	6.88	0.87	523.63	522.43	17.34	6.90%	15	18.43	7.73	0.04	
67	66	0.00	0.63	0.00	1.24	5.00	6.88	8.55	522.18	518.76	155.38	2.20%	18	14.51	8.55	0.30	
66	65	0.28	0.63	0.18	2.51	5.00	6.88	17.26	518.51	516.04	107.50	2.30%	21	19.58	9.19	0.20	Above 80% Capacity
65	64	0.22	0.63	0.14	2.65	5.00	6.88	18.21	515.79	513.77	88.07	2.30%	21	19.58	9.25	0.16	Above 80% Capacity
64	63	0.00	0.63	0.00	2.65	5.00	6.88	18.22	513.52	512.29	53.16	2.30%	21	19.58	9.25	0.10	Above 80% Capacity
63	62	0.00	0.63	0.00	2.65	5.00	6.88	18.22	512.04	511.08	41.70	2.30%	21	19.58	9.25	0.08	Above 80% Capacity
62	61	0.00	0.63	0.00	3.18	5.00	6.88	21.91	510.83	500.82	135.50	7.39%	21	35.09	15.39	0.15	
61	60	0.14	0.63	0.09	3.27	5.00	6.88	22.52	498.82	497.50	88.03	1.50%	24	21.24	6.76	0.22	Capacity Exceeded
*																	
71	70	0.60	0.63	0.38	0.38	5.00	6.88	2.60	516.31	516.04	53.31	0.50%	15	4.96	4.09	0.22	
70	62	0.25	0.63	0.16	0.54	5.00	6.88	3.68	515.79	511.58	73.86	5.70%	15	16.75	10.95	0.11	
*																	
73	72	3.42	0.3	1.03	1.03	5.00	6.88	7.06	522.49	521.93	35.00	1.60%	15	8.88	8.03	0.07	
72	66	0.10	0.63	0.06	1.09	5.00	6.88	7.49	521.68	519.01	129.96	2.05%	15	10.05	8.97	0.24	
*																	
111	110	0.86	0.3	0.26	0.26	5.00	6.88	1.78	524.61	524.43	35.00	0.50%	15	4.96	3.71	0.16	
110	EX.3-47	0.07	0.63	0.04	0.30	5.00	6.88	2.08	524.18	523.65	106.94	0.50%	15	4.96	3.86	0.46	
*																	
100	67	3.72	0.3	1.12	1.12	5.00	6.88	7.68	524.05	522.43	162.04	1.00%	18	9.78	6.13	0.44	
*																	

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE: 01/13/04, 12/20/04, 02/21/06, 05/16/06

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
PEGASUS BUSINESS CENTER
600 PEGASUS COURT - SUITE 101 WINCHESTER, VIRGINIA 22602
PHONE (540) 450-0211 FAX (540) 450-0210

DAVID E. LELLOCK #15137 REGISTERED PROFESSIONAL ENGINEER STATE OF WEST VIRGINIA

Storm Computations

HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: JANUARY 2004
C.I. N/A
SCALE: N/A

SHEET 17 OF 25

PP-20048

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

POST-DEVELOPMENT DIVIDES

INTERIM CONDITION (CONSTRUCTION PHASE) DIVIDES

LIMITS OF CLEARING

W WATERLINE EASEMENT

S SANITARY EASEMENT

E INGRESS/EGRESS EASEMENT

SD STORMWATER EASEMENT

3.1/68 STORMWATER MANHOLE

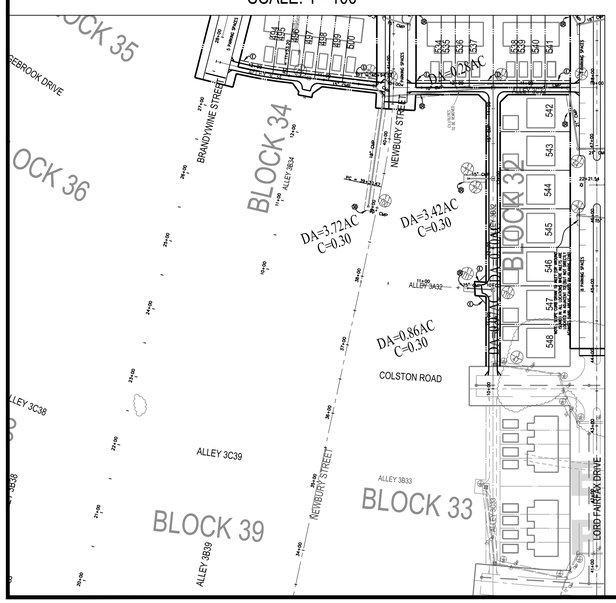
3.1/T SANITARY MANHOLE

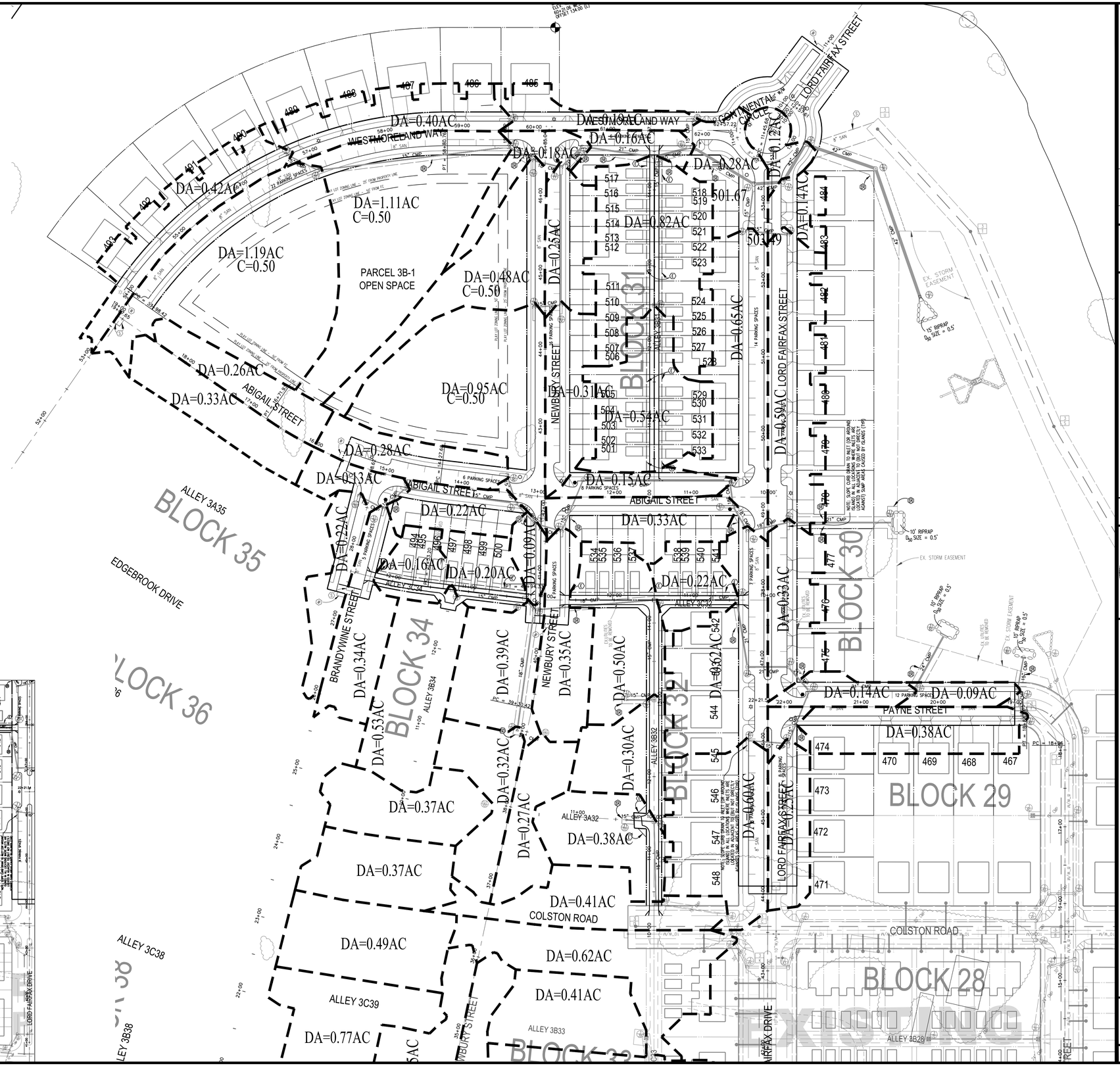
NOTES:

C=0.63 UNLESS OTHERWISE NOTED

STATE GRID NORTH WEST NAD 27

DRAINAGE DIVIDES DURING INTERIM (CONSTRUCTION) CONDITION
SCALE: 1"=100'





No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/13/04
12/07/04
02/21/06
05/16/06

Urban Engineering & Associates, Inc.
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DAVID L. ELLOCK REGISTERED #15137 STATE OF VIRGINIA PROFESSIONAL ENGINEER

Overall Drainage Divides

HUNTFIELD
Phase 3B

CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=60' C.I. = 2' DATE: JANUARY 2004

SHEET 18 OF 25

PP-20048

EROSION AND SEDIMENT CONTROL LEGEND

3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
	STORM DRAIN INLET PROTECTION	IP	
3.18	OUTLET PROTECTION	OP	
3.20	ROCK CHECK DAM	CD	
3.09	DIVERSION DIKE	DD	
3.05	SILT FENCE	SF	
	LIMITS OF CLEARING	LOC	
	DRAINAGE DIVIDE		
	DIVERSION DIKE OUTLET PROTECTION		

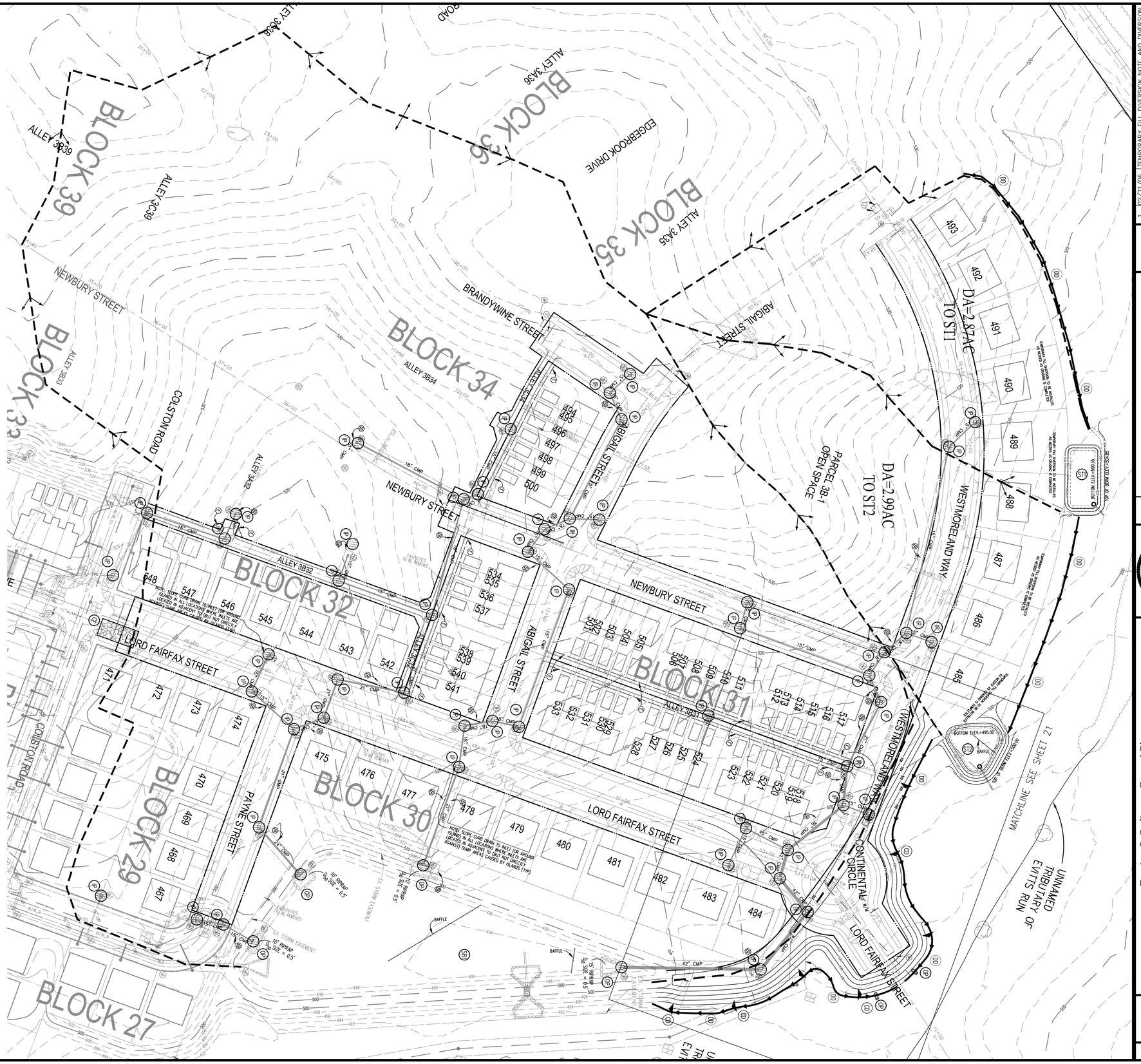
- W — WATERLINE EASEMENT
- S — SANITARY EASEMENT
- E — INGRESS/EGRESS EASEMENT
- SD — STORMWATER EASEMENT
- 3.1 / 68 — STORMWATER MANHOLE
- 3.1 / T — SANITARY MANHOLE

STATE GRID NORTH
WEST VIRGINIA
NAD 27

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



No.	DATE	DESCRIPTION
1	02/21/06	TEMPORARY FILL DIVERSION NOTE AND DIVERSION DIKE OUTLET PROTECTION ADDED.
2	02/21/06	505' AND 503' ELEVATION SPOTS ADDED TO EMBANKMENT.

REVISIONS

PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

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DAVID E. ELLIOCK #15137 STATE OF VIRGINIA WEST REGISTERED PROFESSIONAL ENGINEER

Erosion & Sediment Control Plans

HUNTFIELD
Phase 3B

CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=60' C.I. = 2' DATE: JANUARY 2004

SHEET 19 OF 25

PP-20048

BASIN #1

PROJECT HUNTFIELD, PHASE 3B

BASIN # 1 LOCATION PER PLAN

BASIN VOLUME DESIGN

DRAINAGE AREA = 35.03 Ac.

WET STORAGE

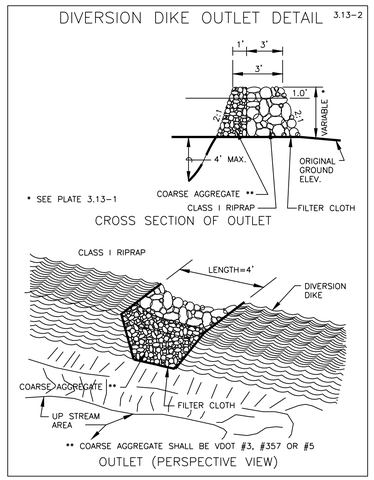
1. MINIMUM REQUIRED VOLUME = 67 cu. yds. x TOTAL DRAINAGE AREA (ACRES).
   67 cu. yds. x 35.03 Acres = 2,347 cu. yds.
2. AVAILABLE BASIN VOLUME = 2,481 cu. yds AT ELEVATION 496.20 (FROM STORAGE – ELEVATION CURVE)
3. EXCAVATE 2,481 cu. yds. TO OBTAIN REQUIRED VOLUME.*
   * ELEVATION CORRESPONDING TO REQUIRED VOLUME = INVERT OF THE DEWATERING ORIFICE.
4. AVAILABLE VOLUME BEFORE CLEANOUT REQUIRED.
   33 cu. yds. x 35.03 Acres = 1,156 cu. yds.
5. ELEVATION CORRESPONDING TO CLEANOUT LEVEL = 495.20 Ft.
   (FROM STORAGE – ELEVATION CURVE)
6. DISTANCE FROM INVERT OF THE DEWATERING ORIFACE TO CLEANOUT LEVEL = 1.0 Ft. (MIN. = 1.0 Ft.)

DRY STORAGE

7. MINIMUM REQUIRED VOLUME = 67 cu. yds. x TOTAL DRAINAGE AREA (ACRES).
   67 cu. yds. x 35.03 Acres = 2,347 cu. yds.
8. TOTAL AVAILABLE BASIN VOLUME AT CREST OF RISER = 4,856 cu. yds AT ELEVATION 497.50. (FROM STORAGE – ELEVATION CURVE)
9. DIAMETER OF DEWATERING ORIFICE = 4 IN.
10. DIAMETER OF OF FLEXIBLE TUBING = 6 IN. (DIAMETER OF DEWATERING ORIFICE PLUS 2 INCHES).

NOTES:

1) REFERENCE "E&S DETAILS" SHEET OF THE HUNTFIELD PHASE 3A PLANS FOR PRIMARY & EMERGENCY SPILLWAY DESIGN AND DETAILS.
2) REFERENCE THE "PROJECT DESCRIPTION" SECTION OF THE EROSION & CONTROL NARRATIVE ON THIS SHEET FOR AN EXPLANATION OF THE PRE-DEVELOPMENT AREA USED FOR STORAGE CALCUATIONS.
3) THE MINIMUM BERM HEIGHT FOR THE 9+/- AC DRAINAGE AREA IS 502'.



STORAGE – ELEVATION TABLE

Total Pond Volume (BMP Calcs)							
ELEVATION (ft)	AREA (ft2)	AVERAGE AREA (ft2)	INT (ft)	VOL (ft3)	ACCUM. VOL. (ft3)	ACCUM. VOL. (ac.-ft)	ACCUM. VOL. (yd3)
492.50	0		0	0	0	0.0000	0
492.60	55	27	0.10	3	3	0.0001	0.10
493.00	1,336	695	0.40	278	281	0.0064	10.40
493.50	5,131	3,234	0.50	1,617	1,898	0.0436	70.28
494.00	10,879	8,005	0.50	4,002	5,900	0.1354	218.52
494.50	18,081	14,480	0.50	7,240	13,140	0.3017	486.67
495.00	26,376	22,229	0.50	11,114	24,254	0.5568	898.31
495.50	34,538	32,171	0.30	9,651	39,523	0.9073	1,463.83
496.00	41,345	37,942	0.50	18,971	58,494	1.3428	2,166.45
496.10	42,543	41,944	0.10	4,194	62,689	1.4391	2,321.80
496.50	46,795	45,241	0.30	13,572	80,572	1.8497	2,984.16
497.00	50,888	48,842	0.50	24,421	104,993	2.4103	3,888.63
498.00	55,677	54,651	0.50	27,326	158,447	3.6374	5,868.40
498.50	57,712	56,695	0.50	28,347	186,794	4.2882	6,918.30
499.00	59,732	58,722	0.50	29,361	216,155	4.9622	8,005.74
499.50	61,735	60,734	0.50	30,367	246,522	5.6594	9,130.44
500.00	63,723	62,729	0.50	31,365	277,886	6.3794	10,292.09

CONSTRUCTION SEQUENCING

1. CONSTRUCTION SHALL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
2. INSTALL THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE.
3. INSTALL INLET PROTECTION FOR EXISTING SEWER INLETS AS SHOWN.
4. CONSTRUCT DIVERSION DIKES AROUND PERIMETER AND PLACE CHECK DAMS AS SHOWN.
5. INSTALL TEMPORARY BAFFLES IN EXISTING STORMWATER MANAGEMENT POND AND IN TEMPORARY SEDIMENT TRAP #1 (ST1) AS SHOWN.
6. CONSTRUCT DIVERSION EMBANKMENT AS SHOWN ON SHEET 19 TO DIVERT FLOW INTO THE EXISTING POND (TO SERVE AS SEDIMENT BASIN).
7. CONSTRUCT TEMPORARY SEDIMENT BASINS AS SHOWN.
8. PROVIDE TEMPORARY SEEDING AND MULCHING TO ALL EARTHEN PERIMETER CONTROLS IMMEDIATELY FOLLOWING GRADING.
9. CLEAR REMAINING SITE, IN PHASES NECESSARY TO STAGE CONSTRUCTION.
10. START RE-VEGETATION AS AREAS ARE BROUGHT TO GRADE OR STAND IDLE FOR MORE THAN (14) DAYS.
11. UPON INSTALLATION OF PROPOSED STORM SEWER PIPE, INSTALL INLET AND OUTLET PROTECTION.
12. STABILIZE THE REMAINDER OF THE DISTURBED AREA WITH PERMANENT SEEDING.
13. WHEN THE SITE WORK IS COMPLETE AND APPROVAL HAS BEEN GRANTED BY THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES AND APPLY PERMANENT SEEDING TO ALL DISTURBED AREAS.
14. UPON COMPLETE STABILIZATION OF THE RESPECTIVE AREAS, FLUSH THE STORM DRAIN SYSTEM TO REMOVE ACCUMULATED SEDIMENT.
15. UPON COMPLETION OF CONSTRUCTION AND STABILIZATION OF THE SITE, ALL ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE SWM FACILITY AND THE ELEVATIONS SHALL BE RETURNED TO THE DESIGN GRADES AND ELEVATIONS. AN AS-BUILT DRAWING OF THE STORMWATER MANAGEMENT FACILITY SHALL BE CREATED UPON COMPLETE STABILIZATION.

MAINTENANCE

ALL MEASURES ARE TO BE INSPECTED DAILY BY THE SITE SUPERINTENDENT. ANY DAMAGED CONTROLS SHALL BE REPAIRED AND/OR REPLACED BY THE CLOSE OF THE DAY. NO CONTROLS ARE TO BE REMOVED WITHOUT THE APPROVAL OF THE SITE INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR PENALTIES CAUSED BY HIS FAILURE TO COMPLY WITH THE EROSION AND SEDIMENT CONTROL PROGRAM OR THE DIRECTION OF THE SITE INSPECTOR. THE DESIGN ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THIS PROGRAM.

1. THE CHECK DAM WILL BE CHECKED REGULARLY FOR SEDIMENT AND CLEANED WHEN NECESSARY.

2. THE GRAVEL OUTLETS WILL BE CHECKED REGULARLY FOR SEDIMENT BUILDUP, WHICH WILL PREVENT DRAINAGE. IF THE GRAVEL IS CLOGGED BY SEDIMENT, IT SHALL BE REMOVED AND CLEANED OR REPLACED.

3. THE SILT FENCE BARRIER WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT DEPOSITION REACHES HALF WAY TO THE TOP OF THE BARRIER.

4. THE SEEDED AREA WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREA SHOULD BE FERTILIZED AND RESEEDED AS NEEDED.

STRUCTURAL PRACTICES

1. SILT FENCE BARRIER – 3.05
A TEMPORARY BARRIER CONSISTING OF A SYNTHETIC FILTER FABRIC STRETCHED ACROSS AND ATTACHED TO SUPPORTING POSTS AND ENTRENCHED.

2. TEMPORARY CONSTRUCTION ENTRANCE – 3.02
A GRAVEL PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON A CONSTRUCTION SITE TO REDUCE THE MUD TRANSPORTED ONTO PUBLIC ROADS AND OTHER PAVED AREAS.

3. ROCK CHECK DAM – 3.20
SMALL TEMPORARY STONE DAMS CONSTRUCTED ACROSS A SWALE OR DRAINAGE DITCH TO REDUCE THE VELOCITY OF CONCENTRATED FLOWS, REDUCING EROSION OF THE SWALE OR DITCH. LIMITED TO USE IN SMALL OPEN CHANNELS WHICH DRAIN 10 ACRES OR LESS; SHOULD NOT BE USED IN LIVE STREAMS.

4. CULVERT INLET PROTECTION – 3.08
A SEDIMENT FILTER LOCATED AT THE INLET TO STORM SEWER CULVERTS WHICH PREVENTS SEDIMENT FROM ENTERING, ACCUMULATING IN AND BEING TRANSFERRED BY THE CULVERT. IT ALSO PROVIDES EROSION CONTROL AT CULVERTS DURING THE PHASE OF A PROJECT WHERE ELEVATIONS AND DRAINAGE PATTERNS ARE CHANGING, CAUSING ORIGINAL CONTROL MEASURES TO BE INEFFECTIVE.

5. OUTLET PROTECTION – 3.18
THE INSTALLATION OF PAVED AND/OR RIP-RAP CHANNEL SECTIONS AND/OR STILLING BASINS BELOW STOEL SECTIO RM DRAIN OUTLETS TO REDUCE EROSIEL SECTIO ON FROM SCOURING AT OUTLETS AND TO REDUCE FLOW VELOCITIES BEFORE STORMWATER ENTERS RECEIVING CHANNELS BELOW THESE OUTLETS.

VEGETATIVE PRACTICES

1. PERMANENT SEEDING – 3.32
ESTABLISHMENT OF PERENNIAL VEGETATIVE COVER BY PLANTING SEED ON ROUGH GRADING AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR A YEAR OR MORE OR WHERE PERMANENT, LONG LIVED VEGETATIVE COVER IS NEEDED ON FINE GRADING AREAS.

2. TEMPORARY SEEDING – 3.31
ALL DENUDED AREAS, WHICH WILL BE LEFT DORMANT FOR EXTENDED PERIODS OF TIME, SHALL BE SEEDED WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING. SELECTION OF THE SEED MIXTURE WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED.

3. EROSION CONTROL BLANKET – 3.36 OR MULCH – 3.35
EROSION CONTROL BLANKETS WILL BE INSTALLED OVER FILL SLOPES, WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT THE SLOPES FROM RILL AND GULLY EROSION AND TO ALLOW SEED TO GERMINATE PROPERLY. MULCH (STRAW OR FIBER) WILL BE USED ON RELATIVELY FLAT AREAS AND WILL BE APPLIED AS A SECOND STEP IN THE SEEDING OPERATION.

EROSION & SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION

THIS SET OF PLANS PERTAINS TO THE CONSTRUCTION OF SINGLE FAMILY HOMES, TOWNHOMES, AND THE ASSOCIATED ROADS AND PARKING AREAS. APPROXIMATELY 22.6 ACRES WILL BE DISTURBED FOR THE CONSTRUCTION HUNTFIELD SECTION 3B.

NOTE THAT THE TEMPORARY SEDIMENT BASIN (SB1) WAS PREVIOUSLY CONSTRUCTED WITH THE HUNTFIELD PHASE 3A PLANS, AND IT WAS DESIGNED TO SERVE AS A TEMPORARY SEDIMENT BASIN DURING THE CONSTRUCTION OF BOTH PHASE 3A AND PHASE 3B. UPON COMPLETION OF CONSTRUCTION AND STABILIZATION OF THE AREAS UPSTREAM OF PHASE 3A AND PHASE 3B, THE POND WILL FUNCTION AS A PERMANENT STORMWATER MANAGEMENT POND FOR HUNTFIELD PHASE 3A AND PHASE 3B. NOTE THAT MODIFICATIONS TO THE POND DESIGN ARE REQUIRED WHICH CONVERT IT FROM A TEMPORARY SEDIMENT BASIN TO A PERMANENT STORMWATER MANAGEMENT POND (PLYWOOD IS INSTALLED OVER A SECTION OF THE WEIR AND A TEMPORARY BARREL AND RISER STRUCTURE ARE INSTALLED DURING THE E&S PHASE). REFERENCE THE "EROSION & SEDIMENT CONTROL DETAILS" SHEET OF THE HUNTFIELD PHASE 3A PLANS FOR DETAILS ON REQUIRED MODIFICATIONS.

THE TEMPORARY SEDIMENT BASIN AS DESIGNED WITH THE PHASE 3A PLANS WAS BASED ON A TOTAL DRAINAGE AREA TO THE POND OF 35.05 ACRES, WHICH IS THE PRE-DEVELOPMENT DRAINAGE AREA ASSOCIATED WITH PHASE 3A AND PHASE 3B. REFERENCE THE "POND TC AND COMPUTATIONS" SHEET OF THE HUNTFIELD PHASE 3A PLANS FOR PRE-DEVELOPMENT DRAINAGE DIVIDES TO THE TEMPORARY SEDIMENT BASIN. THE SEDIMENT BASIN COMPS SHOWN IN THIS PLAN ARE THOSE SHOWN ON THE "EROSION & SEDIMENT CONTROL DETAILS" SHEET OF THE PHASE 3A PLANS.

SURROUNDING PROPERTY & EXISTING SITE CONDITIONS

SIMILAR DEVELOPMENTS, WHICH WILL BE REFERRED TO AS HUNTFIELD, PHASE I, PHASE 2A, PHASE 2B AND PHASE 3A ARE LOCATED TO THE EAST AND SOUTHEAST OF THE PROPOSED SITE. THE REMAINDER OF THE SURROUNDING LAND IS UNDEVELOPED, AND IS USED PREDOMINANTLY FOR CROP PLANTING. IN GENERAL, THE LAND IS RELATIVELY FLAT AND DRAINS TO THE EAST INTO A FLOODPLAIN. REFERENCE SHEET 2 FOR INFORMATION CONCERNING THE SOIL TYPES LOCATED IN THE PROPOSED SITE.

GENERAL E&S REQUIREMENTS

1) TOPSOIL SHALL BE STRIPPED FROM GRADED AREAS AND STOCKPILED IN A BERM ALONG THE NORFOLK & SOUTHERN RAILROAD PER THE "CORRECTIVE ACTION PLAN". ALL STOCKPILES MUST BE STABILIZED BY TEMPORARY VEGETATION WITHIN 7 CALENDAR DAYS. ALL DISTURBED AREAS SHALL BE STABILIZED WITH FAST GERMINATING TEMPORARY VEGETATION WITHIN SEVEN DAYS AFTER GRADING.

2) ALL VEGETATIVE STABILIZATION SHALL BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL AND RE-SEEDED AS NEEDED.

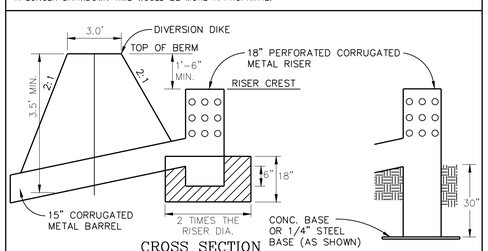
3)ALL E&S MEASURES AND CONTROL DEVICES DESCRIBED HEREON SHALL CONFORM TO SECTIONS 3 THROUGH 5 OF THE "WEST VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK FOR DEVELOPING AREAS". THE JEFFERSON COUNTY INSPECTOR HAS THE AUTHORITY TO ADD OR DELETE EROSION AND SEDIMENT CONTROLS AS NEEDED IN THE FIELD AND AS SITE CONDITIONS WARRANT.

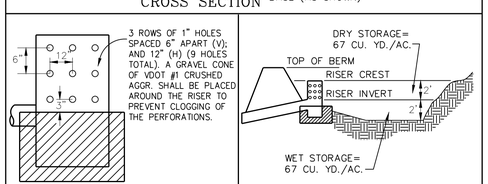
4) AS MENTIONED IN THE PROJECT DESCRIPTION, THE TEMPORARY SEDIMENT BASIN CONSTRUCTED FOR HUNTFIELD PHASE 3A WAS DESIGNED TO FUNCTION AS THE TEMPORARY SEDIMENT BASIN FOR PHASE 3B AS WELL. UPON COMPLETION OF PHASE 3A AND PHASE 3B, THE TEMPORARY SEDIMENT POND SHALL FUNCTION AS THE PERMANENT STORMWATER MANAGEMENT FACILITY FOR BOTH PHASES. DURING THE CONSTRUCTION OF PHASE 3A, MODIFICATIONS WERE MADE TO THE STORMWATER MANAGEMENT FACILITY, WHICH ALLOWED IT TO FUNCTION AS A TEMPORARY SEDIMENT BASIN. (PLYWOOD WAS INSTALLED OVER A SECTION OF THE WEIR, AND A BARREL AND RISER STRUCTURE WAS INSTALLED.) REFERENCE HUNTFIELD PHASE 3A E&S NARRATIVE. THESE MODIFICATIONS SHALL REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION OF PHASE 3B. UPON STABILIZATION OF THE UPSTREAM AREAS, THE AFOREMENTIONED MODIFICATIONS SHALL BE REMOVED, AND ADDITIONAL MODIFICATIONS SHALL BE MADE, WHICH ALLOW THE POND TO FUNCTION AS THE PERMANENT STORMWATER MANAGEMENT FACILITY. REFERENCE HUNTFIELD PHASE 3A PLANS FOR DETAILS.

CONSTRUCTION SCHEDULE

Erosion & Sediment Controls and SWM	January, 2007
Clearing & Rough Grading	January, 2007 to May, 2007
Site Utilities	February, 2007 to May, 2007
Base Paving	May, 2007
Model Home Construction	March, 2007 to September, 2007
Sales	Beginning March, 2007, (on-going)
House Construction	April, 2007 – September, 2007

THESE ARE THE RECOMMENDED STANDARD SPECIFICATIONS FOR THE PIPE OUTLET SEDIMENT TRAP. THE DESIGN ENGINEER MAY ALTER THE PIPE AND PERFORATION SIZES PROVIDED ENGINEERING CALCULATIONS CAN JUSTIFY IT. THE DESIRED DRAWDOWN TIMES ARE A MIN. OF 4 HRS. AND A MAX. OF 40 HRS. THE PERFORATION SIZE AND SPACING AS INDICATED BELOW REPRESENTS APPROX. 17 HRS. DRAWDOWN TIME. WHEN SELECTING A DRAWDOWN TIME, THE DESIGNER MUST CONSIDER THE PROXIMITY TO EXISTING RESIDENCES AND THE SAFETY OF SMALL CHILDREN; THUS A SHORTER DRAWDOWN TIME. FOR REMOTE SITES, A LONGER DRAWDOWN TIME WOULD BE MORE APPROPRIATE.





TEMPORARY SEDIMENT TRAP STRUCTURE DETAIL

TRAP ID	TOTAL DRAINAGE AREA	STORAGE REQUIRED	STORAGE PROVIDED	WET STORAGE DEPTH D1	WET STORAGE AREA A1	WET STORAGE VOLUME V1	WET STORAGE VOLUME REQ'D	DRY STORAGE DEPTH D2	DRY STORAGE AREA A2	DRY STORAGE VOLUME V2	DRY STORAGE VOLUME REQ'D	EXCAVATED DEPTH	BERM HEIGHT (H)	TOP BERM WIDTH	RISER(Hr)/ OUTLET(Ho) HEIGHT	BOTTOM ELEVATION	WET STORAGE ELEVATION	DRY STORAGE ELEVATION	TOP OF BERM ELEVATION	SIDE SLOPES	OUTLET TYPE	PIPE INV. IN.	PIPE INV. OUT	WEIR / PIPE LENGTH	PIPE SLOPE
	(Acres)	(cu.ft.)	(cu. ft.)	(ft.)	(sq. ft.)	(cu. ft.)	(cu. ft.)	(ft.)	(sq. ft.)	(cu. ft.)	(cu. ft.)	(ft.)	(ft.)	(ft.)	(ft.)	(ft.)								(ft.)	(%)
ST1	2.87	10384	10685	2.00	3155	5364	5192	1.50	3940	5321	5192	2.00	2.50	4.00	1.50	500.35	502.35	503.85	504.85	2:1	PIPE	502.35	502.00	20	1.75%
ST2	2.99	10818	12442	2.00	3244	5515	5409	2.00	3683	6927	5409	2.00	3.00	4.00	2.00	495.00	497.00	499.00	500.00	2:1	PIPE	497.00	496.00	35	2.86%

V1 = 0.85 x D1 x A1
V2=[(A1 + A2)/2] x D2

NOTES:
1. TOTAL DRAINAGE AREA IS USED TO DETERMINE THE STORAGE VOLUME REQUIRED. TOTAL DRAINAGE AREAS LESS THAN ONE ACRE ARE ALLOWED TO USE GRAVEL OUTLET STRUCTURES. TOTAL DRAINAGE AREAS FROM ONE TO THREE ACRES ARE TO USE RISER PIPE OUTLET STRUCTURES.
2. THE REQUIRED STORAGE VOLUME IS BASED UPON 134 CU. YD. PER ACRE (OR 3618 CU. FT. PER ACRE).
3. TOTAL DRAINAGE AREA (IN ACRES) IS USED TO DESIGN THE OUTLET STRUCTURE OF THE TRAP.
4. CONSTRUCTION OF SEDIMENT TRAPS SHALL BE IN ACCORDANCE WITH THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK.

No.	DATE	REVISIONS
1	02/21/06	TEMPORARY FILL DIVERSION AND DIVERSION DIKE OUTLET PROTECTION DETAILS ADDED.
2	02/21/06	NOTE #3 ADDED
3	02/21/06	CONSTRUCTION SCHEDULE UPDATED.

PLAN DATE: 01/13/04, 12/20/04, 02/21/06, 05/16/06

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
PEGASUS BUSINESS CENTER
600 PEGASUS COURT - SUITE 101 WINCHESTER, VIRGINIA 22602
PHONE (540) 450-0211 FAX (540) 450-0210

DAVID E. LELLOCK REGISTERED #15137 STATE OF VIRGINIA PROFESSIONAL ENGINEER 02/21/06

E&S Details

HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: JANUARY 2004
C.I. = N/A
SCALE: AS SHOWN

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STONE CONSTRUCTION ENTRANCE

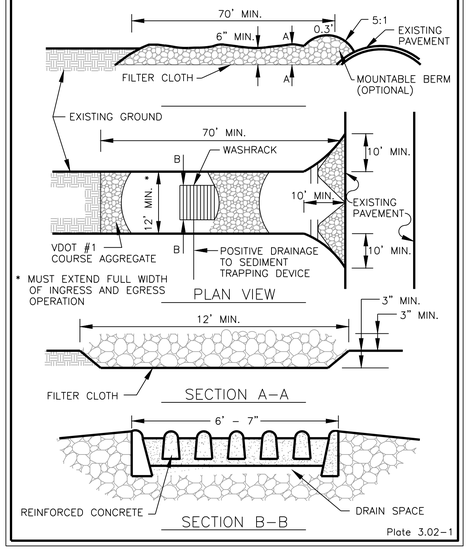
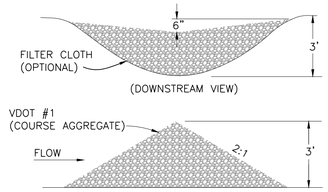


Plate 3.02-1

ROCK CHECK DAM

2 ACRES OR LESS OF DRAINAGE AREA:



2-10 ACRES OR LESS OF DRAINAGE AREA:

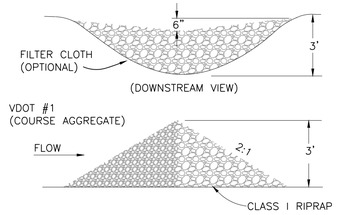
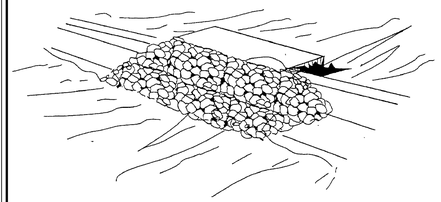
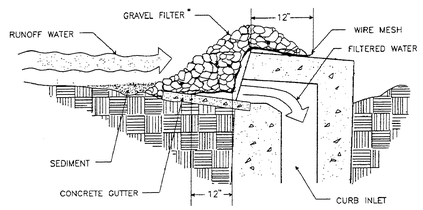


Plate 3.20-1

GRAVEL CURB INLET SEDIMENT FILTER





SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

* GRAVEL SHALL BE VDOT #3, #357 OR 5 COARSE AGGREGATE.

CONSTRUCTION OF A SILT FENCE (WITH WIRE SUPPORT)

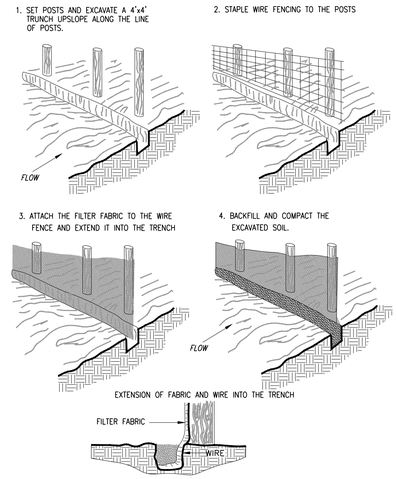


Plate 3.05-1

TEMPORARY DIVERSION DIKE

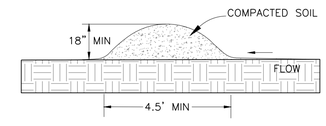
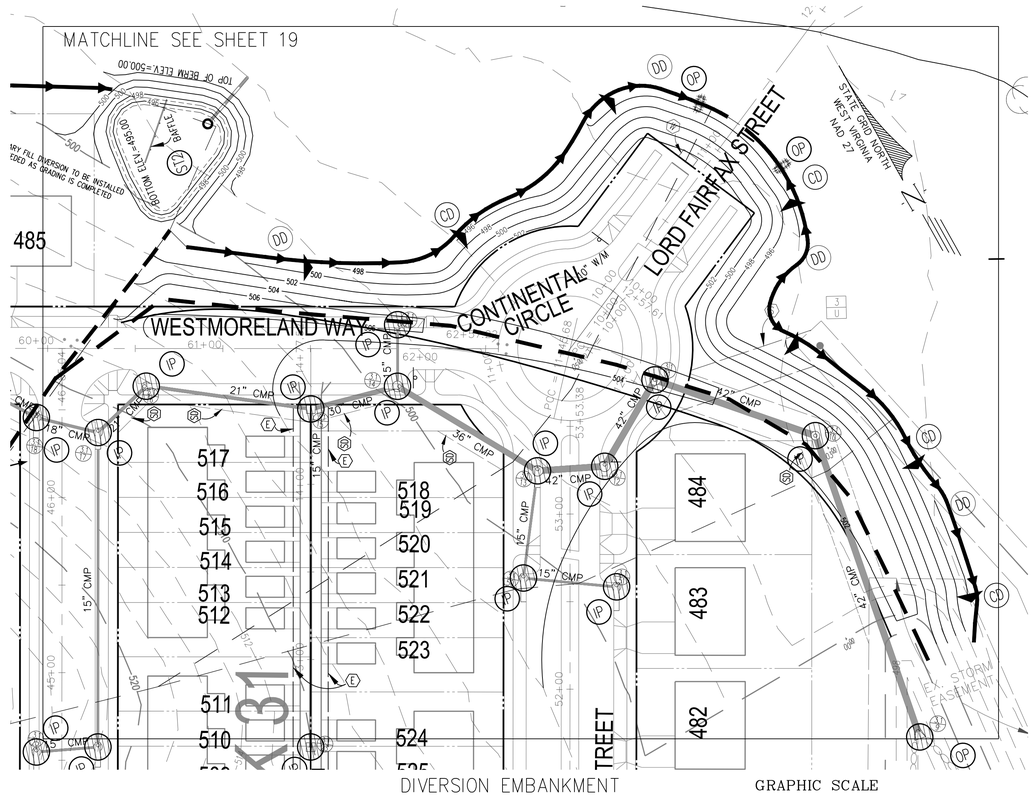


Plate 3.09-1



GRAPHIC SCALE

40 0 20 40 80 160

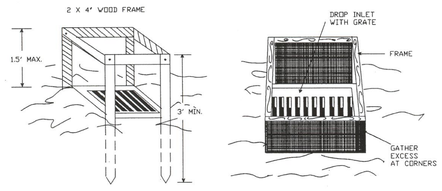
(IN FEET)
1 inch = 40 ft.

LEGEND:

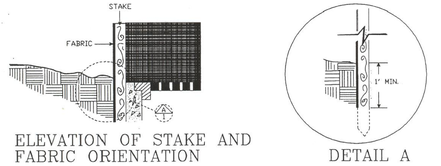
- W — WATERLINE EASEMENT
- S — SANITARY EASEMENT
- E — INGRESS/EGRESS EASEMENT
- SD — STORMWATER EASEMENT
- 3.1 / 68 — STORMWATER MANHOLE
- 3.1 / T — SANITARY MANHOLE

1992 3.07

SILT FENCE DROP INLET PROTECTION



PERSPECTIVE VIEWS



ELEVATION OF STAKE AND FABRIC ORIENTATION

DETAIL A

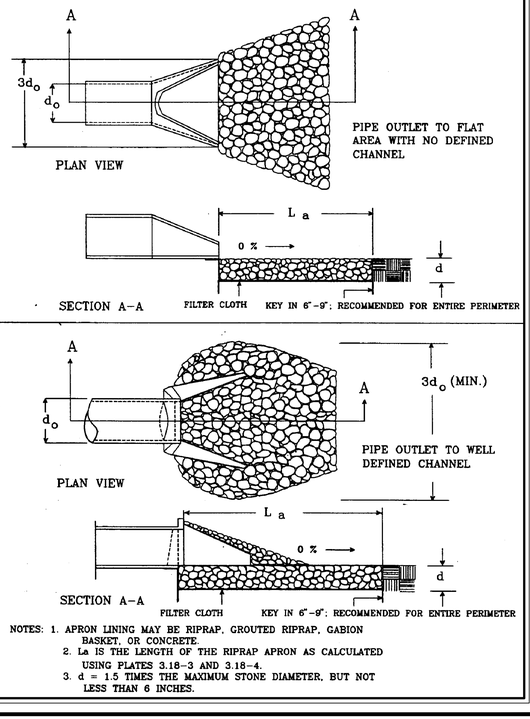
SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5%) WHERE THE INLET SHEET OR OVERLAND FLOWS (NOT EXCEEDING 1 C.F.S.) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

Source: N.C. Erosion and Sediment Control Planning and Design Manual, 1988

Plate 3.07

PIPE OUTLET CONDITIONS



NOTES: 1. APRON LINING MAY BE RIPRAP, GROUTED RIPRAP, GABION BASKET, OR CONCRETE.
2. La IS THE LENGTH OF THE RIPRAP APRON AS CALCULATED USING PLATES 3.18-3 AND 3.18-4.
3. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER, BUT NOT LESS THAN 6 INCHES.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

Urban Engineering & Associates, Inc.
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PEGASUS BUSINESS CENTER
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PHONE (540) 450-0211 FAX (540) 450-0210

E. L. LOCK — REGISTERED — #9137 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER — VALID UNTIL 06/30/2007

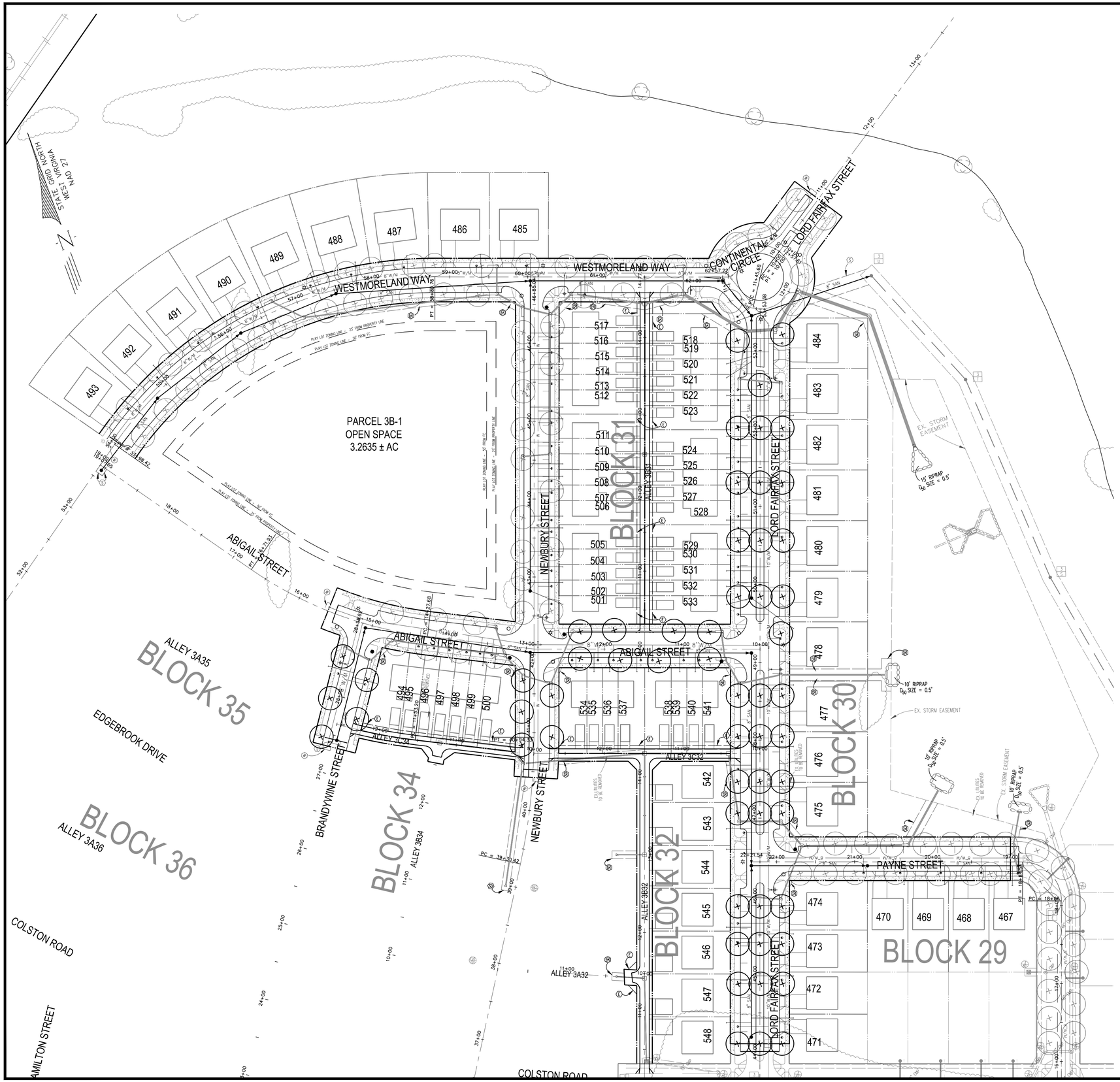
E&S Details

HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: AS SHOWN C.I. = N/A DATE: JANUARY 2004

SHEET 21 OF 25

PP-20048



STREET TREE AND LANDSCAPE PLANTING LIST

NEIGHBORHOOD CONNECTOR STREET

Plantanus x acerfolia 'Bloodgood' – Bloodgood London Plane (PAB)
Quercus phellos – Willow Oak (QP)
Ulnus Parviflora – Lacebark Elm (UP)

RESIDENTIAL NEIGHBORHOOD STREET

Fraxinus pennsylvanica 'Patmore' – Patmore Ash (FPP)
Quercus phellos – Willow Oak (QP)
Acer rubrum 'October Glory' – October Glory' Red Maple (ARO)

SHRUBS

Clethra alnifloia – Summersweet hummingbird (CA)
Forthergilla gardeni – Fothergilla (FG)
Ilex glabra – 'Shamrock' Inkberry (IGS)
Rhus aromatica – Gro-Low Sumac (ROG)

LANDSCAPE CALCULATIONS

Non-Impervious Areas

Area from property lines to edge of sidewalk:	0.20
Area from edge of sidewalk to edge of roads:	1.13
Area of median strips:	0.27
Open Space Parcel B-1	3.26
	4.87 Acres

Area for Landscaping Computations: 4.87 Acres = 212167 Sq.Ft.

Landscape Requirements:

Trees – 1 per 2000 Sq.Ft	=	107 Trees
Shrubs – 3 per 2000 Sq.Ft.	=	319 Shrubs

Landscape Provided:

	148 Trees
See note 6 in General Notes.	319 Shrubs

GENERAL NOTES FOR LANDSCAPING

1. LANDSCAPING FOR ALL ROADS STUBBED OUT FOR FUTURE EXPANSION TO BE PROVIDED WITH FUTURE PLANS.
2. AT THE TIME OF PLANTING, ALL TREES MUST BE A MINIMUM OF 8' IN HEIGHT AND 2.5" IN CALIBER.
3. TREES TO BE PLANTED IN A UNIFORM MANNER SUCH THAT EACH STREET CONTAINS TREES OF A SINGLE SPECIES SELECTED FROM THE TABLE PROVIDE ABOVE.
4. THIS LANDSCAPE PLAN IS DESIGNED TO BE A PRELIMINARY PLAN FOR LANDSCAPE ARCHITECTS TO IMPROVE UPON.
5. ALL OPEN SPACE AREAS SHOWN ARE TO BE COVERED WITH GRASS. HOWEVER, THIS LANDSCAPE PLAN IS A PRELIMINARY PLAN (SEE NOTE 4). OTHER GROUND COVERING MAY BE SUBSTITUTED UPON FINAL DESIGN OF THE LANDSCAPE PLAN BY THE LANDSCAPE ARCHITECT. HOWEVER, THE GROUND COVERING MUST BE APPROVED BY THE CITY OF CHARLES TOWN PRIOR TO PLANTING.
6. SHRUBS TO BE PROVIDED IN INTERIOR LOT SPACE PER AGREEMENT WITH THE CITY OF CHARLES TOWN

LEGEND:

- (W) WATERLINE EASEMENT
- (S) SANITARY EASEMENT
- (E) INGRESS/EGRESS EASEMENT
- (SD) STORMWATER EASEMENT
- 3.1 / 68 STORMWATER MANHOLE
- 3.1 / T SANITARY MANHOLE

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

No.	DATE	REVISIONS
1	11/18/05	LANDSCAPE CALCULATIONS AMENDED; TREES REPOSITIONED (NO LONGER IN OPEN SPACE, ETC.)

PLAN DATE: 01/13/04; 12/21/04; 02/21/06; 05/16/06

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
PEGASUS BUSINESS CENTER
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PHONE (540) 450-0211 FAX (540) 450-0210

LEE LELOCK REGISTERED LANDSCAPE ARCHITECT #5137 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

Landscaping Plans

HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=60' C.I. = 2' DATE: JANUARY 2004

SHEET 22 OF 25

PP-20048

OPEN SPACE PARCEL	AREA (AC)
3B-1	3.2635
Median	0.0167
Median	0.0649
Median	0.0905
Median	0.0479
Median	0.0472
	3.5307

# SFA LOTS	# SFD LOTS
48	35

*COMMERCIAL PARCEL	AREA (AC)
Lot 485	0.1515

*Note:
A minimum of 10% of the total site area shall be provided as Commercial Area per the zoning ordinance.
Additional Commercial Area not shown in this site plan shall be recorded & developed under separate site plan(s) and record plat(s).

STANDARD STORM DRAIN MINIMUM EASEMENT WIDTHS

PIPE SIZE	MINIMUM EASEMENT WIDTH
12-18 INCHES	10 FEET
21-33 INCHES	15 FEET
36-48 INCHES	20 FEET
54-72 INCHES	24 FEET

LEGEND:

SECTION 3B

TOWNHOME REGION (ETC.)

TOWNHOME REGION FUTURE PHASE 3D

W WATERLINE EASEMENT
S SANITARY EASEMENT
E INGRESS/EGRESS EASEMENT
SD STORMWATER EASEMENT
3.1/68 STORMWATER MANHOLE
3.1/T SANITARY MANHOLE

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

PARCEL 3B-1
OPEN SPACE
3.2635 ± AC

TOWNHOME REGION
= 9.4 ACRES
(INCLUDES 3.3 AC AREA ASSOCIATED WITH FUT. PHASE 3D)

TOWNHOME REGION ASSOCIATED WITH FUT. PHASE 3D= 3.3 AC

0.0649 ± AC
0.0905 ± AC
0.0479 ± AC
0.0472 ± AC

Zoning Information

District
Neighborhood Residential
Modified as set forth in the proffers for the Huntfield Development in "Letter of Clarification / Huntfield Proffer Statement Dated March 28, 2002" & the Ammendment to the Huntfield Proffers dated May 3, 2004.

Proposed Uses
SFD – Single Family Detached Units
SFA – Single Family Attached Units (Town Homes (TH))
NC – Neighborhood Commercial
OS – Open Space

Notes:
1) Per "Letter of Clarification/Huntfield Proffer Statement" dated March 28, 2002:
   a) Minimum lot width shall be reduced to 50 feet at the street.
   b) Minimum lot area shall be reduced to 5,000 square feet.
   c) Front yard setback shall be 25 feet from the edge of pavement.
   d) Encroachment within the front yard setback shall be no more than 30% or 8.34 feet. (Note: The 30% value appears to be a typographical error in the proffers that should be be 33%.)
   e) Side yard setbacks shall be reduced to 5 feet minimum.
   f) No setback from the property line for accessory structures shall be required.
   g) Minimum paving width shall be 24 feet.
2) Per the City of Charles Town Zoning Ordinance, maximum area occupied by accessory structures to be less than 25% of the rear yard. Actual area occupied by accessory structure will be based on final selection of townhome product.
3) Per the City of Charles Town Zoning Ordinance, impervious site area not to exceed requirements shown in the table below. Actual impervious site area to be based on final selection of town home and SFD house types.
4) Max height not to exceed 3 stories or 45 ft per the Ammended Huntfield Proffers dated May 3, 2004. Actual height based on final selection of house type.
5) Play/teen lots located in the Active Use parcel to be in conformance with the City of Charles Town Zoning Ordinance. Equipment not to be sited, in, on, or under: seasonally wet soils, utility lines, on or in drainage courses, stormwater detention areas, flood plains, or on slopes over five (5) percent.
6) Per the Ammended Huntfield Proffers dated May 3, 2004, front loading garages may be used for not more than 40% of the total number of garages proposed in the development.
7) Per the Ammended Huntfield Proffers dated May 3, 2004, the width of townhome lots shall be a mix of 16' to 24' lots.
8) Total number of on-street parking spaces provided = 113 spaces (52 spaces for town home parking + 61 spaces for public parking). All parking spaces to be 22' x 8' as specified by the City of Charles Town Zoning Ordinance.

SFD Units

* indicates items modified in proffers - see notes

*Lot Size	Required	Provided
Min (sf)	5000	6000
*Lot Width		
Min (ft)	50	52
Impervious Site Coverage		
Max. Gross Site Area Covered (%)	70	See note 3
Access Drives & Parking		
Min. Parking per SFD	1	1
Assumes 1 parking space per garage/parking pad		
*Max Height		
Not to Exceed (stories/ft)	3/45	See note 4
*Front Setbacks	25	25
*Side Setbacks	5	5
Rear Setbacks	20	20
*Accessory Structures - See note 2		
No Setback Requirements – see note 1 (f).		
Corner Lots		
Shall have 2 fronts, 1 side, and 1 rear yard.		

SFA Units (Town homes)

* indicates items modified in proffers - see notes

Net Land Area (Ac)	Required	Provided
TH Development Area (Ac)	> 5	8.6 Ac.
Net Land Area per TH (ft2/TH)	3,500 min.	4803
Max Density (Units/Ac)	10	9.1
Minimum Lot Size (sf)	2,000	2000
Tract Frontage		
Note: All parcels are considered interior parcels.		
*Min. Width Interior Parcel (ft)	100	110 Min.
*Min. TH Lot Width		
Interior Lots – See note 7	*16' to 24'	20
Ends Lots – Added Width Requ'd for Sideyards		31' Min.
TH Row Length (Units)		
Town homes per Row (Min)	3	4
Town homes per Row (Max)	10	7
*Max Height		
Not to Exceed (stories/ft)	3/45	See note 4
*Front Setbacks		
	25	25
*Side Setbacks		
At End of Every Townhouse row (ft)	10	10
Rear Setbacks		
Minimum Depth (ft)	20	20
*Accessory Structures		
Location	Rear Yard	Rear Yard
Max. Area Occupied by Structure (% Rear Yard)	25%	See Note 2
* No setback requirements – see note 1(f)		
Access Drives & Parking		
Parking per TH (spaces/lot)	1.8	2.1
Garage Parking / Parking Pad (spaces)		48
Assumes 1 parking space per garage/parking pad		
Street Parking (spaces) – See note 8		52
Impervious Site Coverage		
Max. Gross Site Area Covered (%)	80	See Note 3
Play Lots - Siting & Design (See Note 5)		
Min. Setback from On-Site Buildings (ft)	15	n/a
Min. Setback from Property Line (ft)	25	n/a
Min. Setback from Street/Parking Lots (ft)	50	n/a
Min. Playlot Area per 20 Units (sf)	400	n/a
Max. Area Per Playlot (sf)	750	n/a
Refuse Storage & Collection		
Requirement – Adequate provision shall be made for storage & collection of refuse. Area must be screened & dumpsters placed on concrete pads.		
Provided – Trash collection may occur along the road which the Town Home lot fronts.		

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC	TANGENT	CHORD	CHORD BEARING
C1	70.00	69°01'14"	84.32	48.13	79.32	N34°04'55"E
C2	70.00	8°33'22"	10.45	5.24	10.44	N72°52'13"E
C3	70.00	73°44'14"	90.09	52.50	84.00	S76°56'46"W
C4	70.00	14°58'28"	18.29	9.20	18.24	S14°39'49"E
C5	70.00	14°56'39"	18.26	9.18	18.21	S29°37'23"E
C15	468.00	55°16'20"	451.47	245.04	434.17	S82°23'26"W
C16	468.00	15°09'03"	123.75	62.24	123.39	S55°39'35"E
C17	524.00	2°51'58"	26.21	13.11	26.21	S49°31'00"E
C18	524.00	3°57'17"	36.17	18.09	36.16	S59°03'21"E
C19	524.00	2°12'04"	20.13	10.07	20.13	S62°08'02"E
C20	634.00	4°34'12"	50.57	25.30	50.55	S59°07'49"E
C21	634.00	1°48'28"	20.00	10.00	20.00	S62°19'09"E
C23	750.00	1°26'27"	18.86	9.43	18.86	N20°44'49"E
C25	750.00	1°37'46"	21.33	10.67	21.33	N23°02'56"E
C26	806.00	1°37'10"	22.78	11.39	22.78	N23°01'32"E
C27	806.00	0°42'40"	10.01	5.00	10.01	N21°51'36"E
C28	806.00	1°28'41"	20.79	10.40	20.79	N20°45'56"E
C29	26.00	90°00'00"	40.84	26.00	36.77	N24°58'24"W
C41	644.00	7°14'23"	81.37	40.74	81.32	S60°26'53"E
C42	644.00	0°58'43"	11.00	5.50	11.00	S64°33'26"E
C43	634.00	7°29'17"	82.86	41.49	82.80	S58°29'54"W

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC	TANGENT	CHORD	CHORD BEARING
C44	634.00	7°31'13"	83.21	41.67	83.15	S66°00'09"W
C45	634.00	7°35'09"	83.94	42.03	83.88	S73°33'20"W
C46	634.00	7°41'16"	85.07	42.60	85.00	S81°11'33"W
C47	634.00	7°49'49"	86.64	43.39	86.58	S88°57'05"W
C48	634.00	8°01'12"	88.74	44.44	88.67	N83°07'25"W
C49	634.00	8°16'01"	91.48	45.82	91.40	N74°58'48"W
C50	634.00	0°52'33"	9.66	4.83	9.66	N70°24'36"W
C51	524.00	7°29'17"	68.48	34.29	68.43	S58°29'54"W
C52	524.00	7°31'13"	68.78	34.44	68.73	S66°00'09"W
C53	524.00	7°35'09"	69.38	34.74	69.33	S73°33'20"W
C54	524.00	7°41'16"	70.31	35.21	70.26	S81°11'33"W
C55	524.00	7°49'49"	71.61	35.86	71.56	S88°57'05"W
C56	524.00	8°01'12"	73.35	36.73	73.29	N83°07'25"W
C57	524.00	8°16'01"	75.61	37.87	75.54	N74°58'48"W
C58	524.00	0°52'33"	7.99	3.99	7.99	N70°24'36"W

No.	DATE	REVISIONS
1	11/18/05	ZONING NOTE #8 CHANGED TO REFLECT 22'X8' ON-STREET PARKING

PLAN DATE
01/13/04
12/20/04
02/21/06
05/16/06

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
PEGASUS BUSINESS CENTER
600 PEGASUS COURT - SUITE 101 WINCHESTER, VIRGINIA 22602
PHONE (540) 450-0211 FAX (540) 450-0210

DANIEL LELLOCK
REGISTERED
#5137
STATE OF VIRGINIA
LAND SURVEYOR
PROFESSIONAL

Preliminary Record Plat

HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=60' C.I. n/a DATE: JANUARY 2004

SHEET 23 OF 25

PP-20048

NORFOLK & SOUTHERN RAILROAD
66' WIDE RIGHT OF WAY

CTD M15 P.1
WINCHESTER
COLD
STORAGE CO.,
INC.
DB452 P151
COMMERCIAL/AGRICULTURAL

EX. RAILROAD

NORFOLK & SOUTHERN RAILROAD
66' WIDE RIGHT OF WAY

CTC M11 P4
SPRUCE HILL, L.L.C.
DB 952 PG. 651
AGRICULTURAL

STATE GRID NORTH
WEST VIRGINIA
NAD 27

FUTURE
DEVELOPMENT

EXISTING
PHASE 2B

PHASE 3B

EXISTING
PHASE 3A

EXISTING
PHASE 2A

EXISTING
PHASE 1

CTD M15 P3.1
HERTELENDY
DB791 P465
SINGLE FAMILY

CTD M15 P3
HERTELENDY
DB879 P740
SINGLE FAMILY

CTD M17 P.1
WILLIAM P.C.
PERRY EST.
WBJ P128
AGRICULTURAL

CTD M15 P11
VINTOSA CEMETARY
of GIBSONTOWN–NO
LISTING

KD M3 P10
BECKHARD
WB MM PG
272
AGRICULTURAL

CTD M15 P12
SMITH, et al
DB384 P146
SINGLE–FAMILY

CTD M15 P10
REED–DB117 P59
SINGLE FAMILY

CTD M17 P.1.1
JEFFERSON COUNTY
BOARD OF
EDUCATION
DB385 P526
PUBLIC SCHOOL

CTD M17 P.1
WILLIAM P.C. PERRY
EST.
WBJ P128
AGRICULTURAL

CTD M15 P9
BROOKER
DB150 P375
SINGLE FAMILY

CTD M15 P8
ROBERT FORD HRS.
DB115 P514
SINGLE FAMILY

CTD M15 P7
SMITH, et al
DB659 P395
SINGLE FAMILY

CTD M15 P7.1
CLABAUGH
DB659 P390
SINGLE FAMILY

CTD M15 P6
CLAY
DB 142 P 87
SINGLE FAMILY

CTD M16 P6
STOLIPHER
DB913 P678
AGRICULTURAL

CTD M16 P3.1
POTOMAC
EDISON
COMPANY
DB444 P71
INDUSTRIAL

CTD M16 P3
CHICCHIRICHI
DB726 P546
AGRICULTURAL

CTD M16 P3
CHICCHIRICHI
DB726 P546
AGRICULTURAL

CTD M17 P4.3
JEHOVAH'S WITNESSES
DB304 P442
CHURCH

CTD M17 P4.4
REESE
CLABAUGH
DB941 P532
AGRICULTURAL

CTD M17 P4
FURIOSO
DB592 P401
AGRICULTURAL

CTD M17 P4.2
GRIMES
DB304 P442
SINGLE FAMILY

CTD M17 P4.1
GRIMES – DB177 P4
SINGLE FAMILY

CTD M17 P3
CRIM
DB940 P744
SINGLE FAMILY

GRAPHIC SCALE
300 0 150 300 600 1200
(IN FEET)
1 inch = 300 ft.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/13/04
12/01/04
02/21/06
05/16/06

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
PEGASUS BUSINESS CENTER
600 PEGASUS COURT - SUITE 101 WINCHESTER, VIRGINIA 22602
PHONE (540) 450-0211 FAX (540) 450-0210

BRADLEY J. BLOCK #5137 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

PHASE LOCATION & PROPERTY ADJOINER MAP

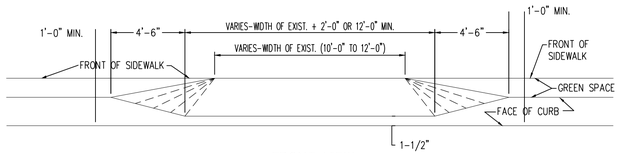
HUNTFIELD
Phase 3B

CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

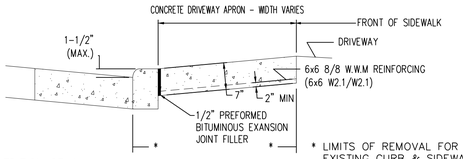
SCALE: AS SHOWN C.I. N/A DATE: JANUARY 2004

SHEET
24
OF
25

PP-20048



FRONT VIEW

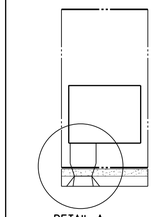


* LIMITS OF REMOVAL FOR EXISTING CURB & SIDEWALK WHEN APPLICABLE

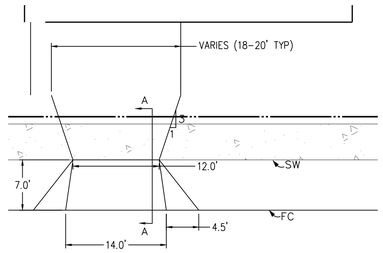
SECTION VIEW

NOTES:
1) REFER TO LATEST EDITION OF W.V. DIVISION OF HIGHWAYS, STANDARD SPECIFICATIONS, ROAD AND BRIDGES, FOR MATERIALS AND METHOD OF CONSTRUCTION.

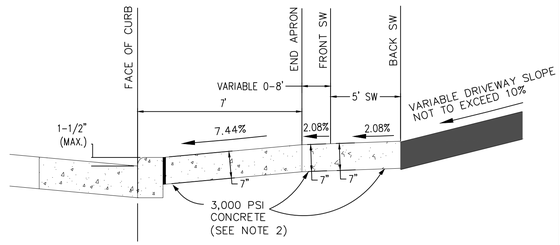
CITY OF CHARLES TOWN WEST VIRGINIA	STANDARD DETAIL	STANDARD NUMBER
	RESIDENTIAL DRIVEWAY ENTRANCE CURB & GUTTER ROADWAY	DE-1



DETAIL A



DETAIL A



SECTION A-A

DETAIL - TYPICAL DRIVEWAY ENTRANCE
NTS

NOTES:
1) SEE CITY OF CHARLES TOWN STANDARD DETAIL DE-1 (RESIDENTIAL DRIVEWAY ENTRANCE) FOR ADDITIONAL INFORMATION.
2) MINIMUM 28-DAY DESIGN STRENGTH OF CONCRETE TO BE 3,000 PSI - REF. WV DIVISION OF HIGHWAYS STANDARD SPECIFICATIONS ROADS AND BRIDGES, SECTION 500

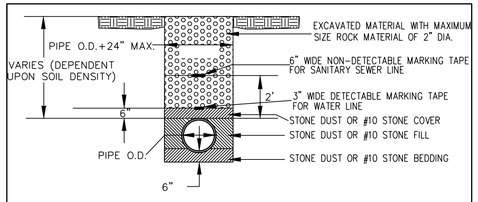
DRIVEWAY NOTES:
1. DRIVEWAY ENTRANCES SHALL BE PROVIDED FROM ANY ROADWAY TO ALL SINGLE FAMILY RESIDENCES IN ACCORDANCE WITH STANDARD DETAIL DE-1.
2. IN RESIDENTIAL ZONES, THERE WILL BE NO MORE THAN 2 ENTRANCES PER INDIVIDUAL LOT ON A PUBLIC STREET.
3. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 40 FEET TO THE NEAREST STREET INTERSECTION.
4. RESIDENTIAL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAILS DE-1 AND PK-1.
5. DRIVEWAYS SHALL NOT BE LOCATED NEARER THAN THREE (3) FEET FROM AN ADJOINING PROPERTY UNLESS IT IS A DRIVEWAY USED IN COMMON.
6. DRIVEWAY GRADES SHALL NOT EXCEED 3% FROM THE EDGE OF THE INTERSECTING STREET PAVEMENT TO THE PROPERTY LINE, NOR EXCEED 10% FROM THE PROPERTY LINE TO THE GARAGE, CARPORT, OR OTHER OFF-STREET PARKING SPACE.
7. DRIVEWAY CUTS SHALL NOT CREATE SLOPES THAT EXCEED 1:3 UNLESS A RETAINING WALL IS USED TO INSURE THAT THE EARTH WILL NOT SUBSIDE INTO THE DRIVEWAY.

SIDEWALK NOTES:
1. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE TABLE SHOWN BELOW:

LAND USE	AVG. LOT SIZE (sf)	DENSITY (du/acre)	SIDEWALK REQUIREMENT STREET FRONTAGE	PARKING REQUIREMENT STREET FRONTAGE
RESIDENTIAL	< 12,001	> 5.51	BOTH SIDES OF STREET	BOTH SIDES OF STREET
COMMERCIAL	N/A	N/A	NO*	YES

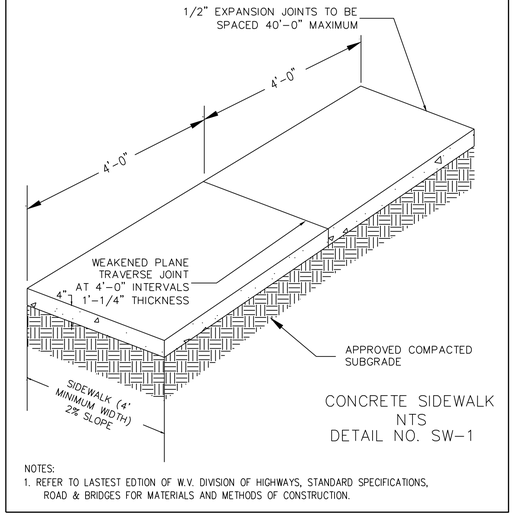
* PLANNING COMMISSION MAY REQUIRE SIDEWALKS TO INSURE CONTINUITY OF AN EXISTING PEDESTRIAN ACCESS PATTERN.

2. SIDEWALKS SHALL BE CONSTITUTE OF CONCRETE OR, WITH THE APPROVAL OF THE PLANNING COMMISSION, IN APPROPRIATE
3. CIRCUMSTANCES ASPHALT MAY BE USED. THE MINIMUM WIDTH WILL BE FOUR FEET.
4. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL SW-1.
5. SIDEWALKS SHALL NOT BE CONSTRUCTED WITH A CURB AS A SIGNAL INTEGRAL UNIT.
6. WHERE SIDEWALKS ARE A PART OF THE DRIVEWAY, THE SIDEWALK SHALL MAINTAIN GRADE, WITH NO DEPRESSION. HANDICAP RAMPS CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL HC-1 SHALL BE PROVIDED AT ALL STREET INTERSECTIONS AND CROSSWALKS.



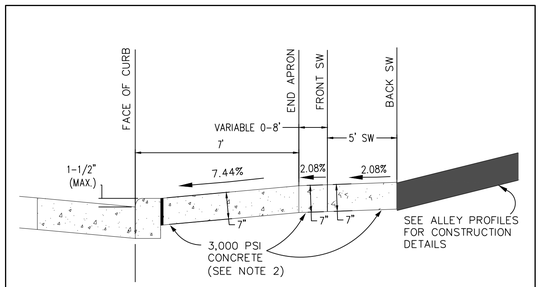
NOTE:
1. THE DEPTHS OF COVER SHOWN ON ALL TRENCH DETAILS ARE MINIMUM DEPTHS.
2. LIMESTONE SAND MAY BE USED IF SELECTED BACKFILL IS NOT AVAILABLE.

TYPICAL WATER/SEWER PIPE TRENCH DETAIL
NTS

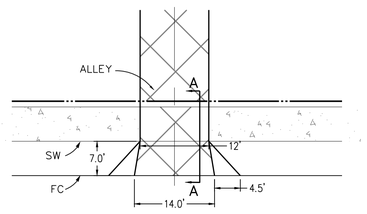


CONCRETE SIDEWALK
NTS
DETAIL NO. SW-1

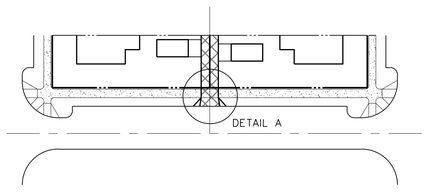
NOTES:
1. REFER TO LASTEST EDTION OF W.V. DIVISION OF HIGHWAYS, STANDARD SPECIFICATIONS, ROAD & BRIDGES FOR MATERIALS AND METHODS OF CONSTRUCTION.



SECTION A-A
NTS



DETAIL A
NTS



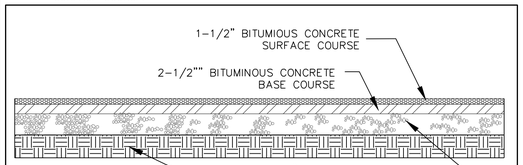
DETAIL - TYPICAL ALLEY ENTRANCE
NTS

NOTES:
1) SEE CITY OF CHARLES TOWN STANDARD DETAIL DE-1 (RESIDENTIAL DRIVEWAY ENTRANCE) FOR ADDITIONAL INFORMATION.
2) MINIMUM 28-DAY DESIGN STRENGTH OF CONCRETE TO BE 3,000 PSI - REF. WV DIVISION OF HIGHWAYS STANDARD SPECIFICATIONS ROADS AND BRIDGES, SECTION 500

CONSTRUCTION NOTES:
1. EARTHWORK SHALL BE COMPACTED TO THE PERCENTAGES OF MAXIMUM DRY DENSITY (ACCORDING TO AASHTO T99C) AS SHOWN BELOW:

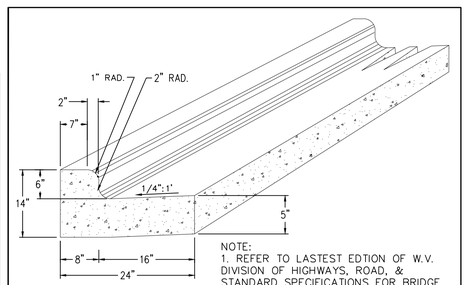
a.	ROADWAYS	98%
b.	BUILDING PADS	100%
c.	PARKING LOTS FOR PASSENGER VEHICLES	95%
d.	PARKING LOTS FOR HEAVY TRUCKS	98%
e.	UTILITY TRENCHES	98%

NOTE:
1) PAVEMENT SECTION OF ALL STREETS SHALL CONSIST OF 9" - AGGREGATE BASE, 3½" BITUMINOUS ASPHALT BASE COURSE AND 1½" BITUMINOUS ASPHALT SURFACE COURSE.



NOTES:
1. ALL BASE AND SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% THEORETICAL MAXIMUM DENSITY AS DETERMINED BY AASSHTO T-99 METHOD A, WITHIN +2% OF OPTIMUM MOISTURE.

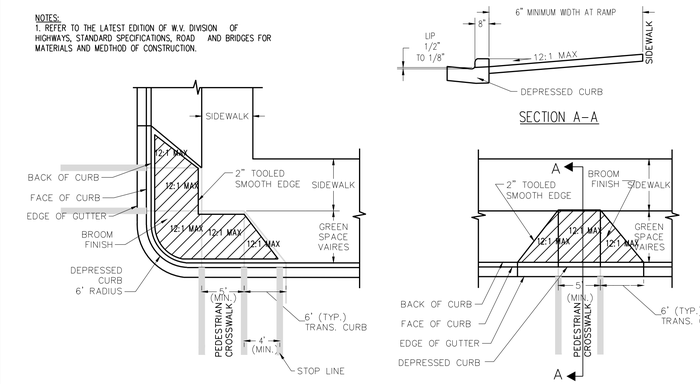
TYPICAL DRIVEWAY/PARKING LOT SECTION
NTS
DETAIL NO. PK-1



NOTE:
1. REFER TO LASTEST EDTION OF W.V. DIVISION OF HIGHWAYS, ROAD, & STANDARD SPECIFICATIONS FOR BRIDGE MATERIALS AND METHODS OF CONSTRUCTION.

COMBINATION CONCRETE CURB & GUTTER
DETAIL NO. CG-1
NTS

NOTES:
1. REFER TO THE LATEST EDITION OF W.V. DIVISION OF HIGHWAYS, STANDARD SPECIFICATIONS, ROAD AND BRIDGES FOR MATERIALS AND MEDTHOD OF CONSTRUCTION.



STANDARD DETAIL

Note: Handicap ramps shall be installed at a maximum 1:12 slope. Where the required vertical rise cannot be achieved with this slope and the ramp length shown (and while maintaining a 5' x 5', maximum 2% sloped, sidewalk landing at the top of the ramp), the adjacent sidewalk leading to the ramp landing shall be sloped down to the landing at maximum 1:12 slope.

CITY OF CHARLES TOWN WEST VIRGINIA	STANDARD DETAIL	STANDARD NUMBER
	STANDARD (HANDICAP RAMP)	HC-1

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/13/04
12/21/04
02/21/06
05/16/06

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
LAFAYETTE BUSINESS CENTER
4200-D TECHNOLOGY COURT, CHANTILLY, VIRGINIA 20151
PHONE (703) 642-8080 FAX (703) 378-7888

E. LELLOCK #15137 REGISTERED STATE OF VIRGINIA PROFESSIONAL ENGINEER

Misc. Details

HUNTFIELD
Phase 3B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: JANUARY 2004
C.I. N/A
SCALE: N/A

SHEET 25 OF 25

PP-20048

S/LD Application No._____

RECEIVED
JUL 17 2023
BY:_____

SUBDIVISION AND LAND DEVELOPMENT APPLICATION

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
ARTICLE 1332, SUBDIVISION AND LAND DEVELOPMENT APPLICATION & APPROVAL REQUIREMENTS

To assist the Subdivision Administrator in the review of a Subdivision and Land Development (S/LD) Application, the Applicant must utilize this form to supply the City with the information prescribed under Section 1332.03 of the Charles Town Subdivision Ordinance. The submission of this form, along with the prescribed information and required fees, shall serve as the Applicant's S/LD Application as required by Ordinance Section 1332.03.

1. DATE July 17th, 2023

2. APPLICATION TYPE

☐ Minor Subdivision | Final S/LD Plan

☑ Major Subdivision Development*
- Preliminary S/LD Plan and Final Plat

☐ Major Land Development**
- Preliminary S/LD Plan

☐ Major Subdivision and Land Development***
- Preliminary S/LD Plan and Final Plat

*Conventional Subdivision – A Preliminary Plan and Plat Approval and a Final Plan and Plat Approval is required.

**No Division/Merger of Land – A Preliminary Plan and Plat Approval is required for the submission of a building or multiple buildings on one lot where there is no subdivision of land (commonly referred to as a site plan).

***A Preliminary Plan and Plat Approval and a Final Plan and Plat Approval is required for the submission of a building or multiple buildings that will require the merger, adjustment or subdivision of land.

3. APPLICANT'S NAME* Matthew Stare - DR Aquisitions

Address: 7945 Wormans Mill Rd. Frederick, MD 21701

Telephone Number (240)420-6046 Ext 2031 Fax Number ( )

Email Address mstare@drbgroup.com

4. PROPERTY OWNER'S NAME Matthew Stare - DR Aquisitions

Address: 7945 Wormans Mill Rd. Frederick, MD 21701

Telephone Number (240)420-6046 Ext 2031 Fax Number ( )

Email Address mstare@drbgroup.com

5. LEGAL DESCRIPTION OF THE SUBJECT PROPERTY (list all parcels that apply)

Property Address:

Tax Map # and Parcel: 03 11000100000000

Deed Book and Page #:

Property Area in Square Feet or Acres: 284.98 Acres

6. DESCRIPTION OF PROJECT AND PROPOSED USE(S) OF THE PROPERTY:

Residential

7. DESCRIPTION OF THE EXISTING (OR FORMER) USE(S) OF THE PROPERTY AND CURRENT ZONING:

PUD

*Applicants include: Property owner(s), Engineer(s), Surveyor(s), or Consultant(s)

8. ARE THERE ANY ANTICIPATED WAIVERS OR VARIANCES? IF YES, PROVIDE DETAILS.

None

9. PARCEL HISTORY (List all pending or previously approved applications on the subject parcels inventoried above, including previous site plan applications if this application is a site plan amendment)

Application No.	Project Name and Phase	Status	Approval Date
	Huntfield, Phase 3B	Approved	5/22/2006

10. HAS THE PROPERTY BEEN THE SUBJECT OF ANY COURT ACTION?

☐ Yes (Please specify nature of all proceedings and current status and attach any documents showing court decisions, etc.)

☑ No

11. PLAN/PLAT SUBMISSION TO OTHER AGENCIES (Documentation of all required approvals must be attached to this Application or submitted prior to Preliminary S/LD Application approval)

Agency (Specify others as applicable)	Submittal Date	Approval/Permit Issued	Date of Approval/Issuance
City of Charles Town			
City of Charles Town Utility Board			
Jefferson County Planning and Zoning Department			
Jefferson County Addressing Office			
Jefferson County Board of Education			
WV Department of Environmental Protection			
WV Department of Transportation, Division of Highways			
WV State Historic Preservation Office			
WV Office of Environmental Health Services			
U.S. Army Corps of Engineers			

12. FEE CALCULATION (Per Fee Schedule) _____

_____

_____

_____

AMOUNT PAID $200.00

APPLICANT CERTIFICATION

I certify that, to the best of my knowledge, the submitted information and statements are true and correct. I also certify that I have received and read Section 1332.03 of the Charles Town S/LD Ordinance and relevant provisions of the Charles Town City Code.

Signature of Applicant

Matt _____ Date 7/17/2023

Signature of Property Owner (If different than Applicant)

_____ Date _____

Please submit an original completed Application and specified number of Plan/Plat (Three (3) copies at 24" x 36", Adobe PDF format, and Five (5) copies at 11" x 17") copies to the following:

Subdivision Administrator
City of Charles Town
101 E. Washington Street
Charles Town, WV 25414

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

Fee: $_____ Paid:$_____ Check No._____

Receipt No._____

Subdivision Administrator Approval:_____ Date:_____

Planning Commission Approval:_____ Date:_____

Comments/Conditions:_____

_____

_____

_____

_____

_____

OWNER / DEVELOPER

HUNTFIELD, L.C.
8614 WESTWOOD CENTER DRIVE, SUITE 900
VIENNA, VIRGINIA 22182
703-442-8992

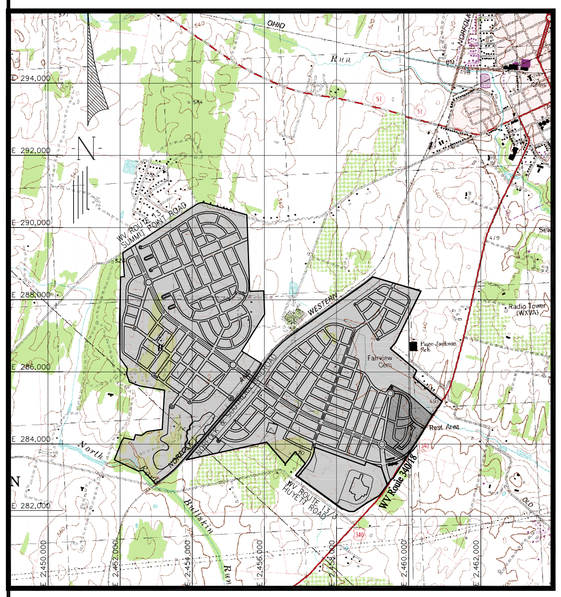
SCHEMATIC PLAN
HUNTFIELD - OVERALL COMPOSITE SCHEMATIC

SCHM 2004-0002

TAX MAP 11, PARCEL 1 & PARCEL 2
HUNTFIELD, L.C. - DEED BOOK 949 PAGE 203
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WV

VICINITY MAP

SCALE : 1"= 2000'



INTRODUCTION

This description and the accompanying illustrative graphics are a part of the Huntfield Overall Composite Schematic for the Neighborhood Residential zoning of Huntfield. This schematic encompasses all existing and future phases of Huntfield North and South of the Norfolk & Southern Railroad. The Overall Composite Schematic includes the previously approved Huntfield Composite Schematic I, which included and superseded the following previously approved schematics: Huntfield Phase 1 Schematic, Huntfield Phase 1&2A Schematic, Huntfield Phase 2B Schematic. The Huntfield Overall Composite Schematic supersedes all previously approved schematics, and all development shall be in conformance with it.

Assuming development proceeds in an orderly fashion, a phasing plan will be submitted to the City of Charles Town within twelve (12) months of the approval date of the Huntfield Overall Composite Schematic. In the event that the development is delayed, an alternate time frame for submittal of the phasing plan will be agreed upon by the City and the Applicant. The phasing plan will be provided for the information of the City and will include information pertaining to construction of community centers and recreational areas to ensure adequate amenities are provided in conjunction with residential areas. Per the Huntfield Proffers, "Huntfield has agreed to approach Pan Tran to provide shuttle service between the Property and downtown Charles Town." Information pertaining to approach of Huntfield to Pan-Tran and potential train commuter service shall also be included in the phasing plan. See the "Traffic Circulation and Analysis" section of this document for additional information to be provided in the phasing plan.

The items included in this Description are organized under the headings of:

- Parcel History
- Schematic Plan Requirements and Submission
- Land Area
- Surrounding Land Use and Existing Streets
- Natural Features
- Zoning Requirements
- Generalized Land Use
- Traffic Circulation & Analysis

PARCEL HISTORY

List all pending or previously approved applications on the subject parcel(s), including previous schematic plan applications if this application is a schematic plan amendment

Application #	Project Name & Phase	Status	Approval Date
	Huntfield Phase I Schematic	Approved	2/11/2002
STPL 2002-0001	Huntfield Phase I (Site Plan)	Approved	6/24/2002
SBRD 2002-0001	Huntfield Phase I Record Plat	Approved	7/29/2002
RPOC 2003-0001	Huntfield Phase I Record Plat Correction	Approved	Recorded 9/9/2003
	Huntfield Revised Phase 1 & 2A Schematic	Approved	10/22/2002
SPAM 2003-0001	Huntfield Phase I Revised (Site Plan Amendment)		5/28/2003
SBRD 2003-0001/ RPAM 2003-0001	Huntfield Phase I Revised Record Plat Amendment	Approved	6/16/2003
SPAM 2003-0002	Huntfield Phase I Block I Revised (Site Plan Amendment)	Approved	10/27/2003
RPAM 2003-0002	Huntfield Phase I Block 1 Record Plat Amendment	Approved	1/12/2004
STPL 2003-0001	Huntfield Phase 2A (Site Plan)	Approved	5/28/2003
SBRD 2003-0002	Huntfield Phase 2A Record Plat	Approved	3/30/2004
SCHM 2003-0001	Huntfield Phase 2B Schematic	Approved	2/24/2003
STPL 2003-0006	Huntfield Phase 2B (Site Plan)	Approved	8/5/2004
SBRD 2004-0002	Huntfield Phase 2B Section 1A Record Plat	Approved	5/24/2004
SBRD 2004-0002	Huntfield Phase 2B Section 1B Record Plat	Approved	10/25/04
SCHM 2003-0003	Huntfield Composite Schematic I	Approved	5/28/2003
STPL 2003-0009	Huntfield Phase 3A (Site Plan)	Approved	5/24/2004
SBRD 2004-0003	Huntfield Phase 3A Section 1 Record Plat	Approved	5/24/2004
SBRD 2004-0003	Huntfield Phase 3A Section 2 Record Plat	Approved	6/28/2004
STPL 2004-0006	Huntfield Phase 3B (Site Plan)	In Review	
STPL 2004-0007	Huntfield Phase 3C (Site Plan)	In Review	

SCHEMATIC PLAN REQUIREMENTS AND SUBMISSION

The following table compares submission requirements of the zoning ordinance for Neighborhood Residential schematic plans (@Article 8A c) 1.b.) and items submitted as the Huntfield Overall Composite Schematic.

Table 1

Items Required in the Zoning Ordinance	*HUNTFIELD Item Submitted*
Indicate the existing parcel	*base map with property lines, parcels, sizes*
Natural existing features, contours @ 10' intervals	*topography and natural feature map*
Surrounding uses	*map of surrounding uses and existing streets*
Proposed general land use	*proposed general land use map*
Circulation patterns	*existing permitted/constructed entrances, circulation, open space distribution overlay map*

LAND AREA

The total area of the Huntfield, Overall Composite Schematic within the City is 998.8 acres. This area includes the previously approved Huntfield Composite Schematic I, which contained 313.3 acres.

The existing parcels making up this land are south of the Norfolk and Southern Railroad)

Total north of Norfolk and Southern Railroad = *481.252* Acres
Total south of Norfolk and Southern Railroad = *517.590* Acres
998.842 Acres

SURROUNDING LAND USE AND EXISTING STREETS

Surrounding Land Use

Surrounding land use to the North and across West Virginia Route 13 includes the Locust Hills and Tuscawilla Hills single family subdivision and the Locust Hills Golf Course. North of the railroad to the west is property owned by the Claymont Society for Continuous Education, which contains the Claymont Museum.

Existing Streets

Existing streets include Summit Point Road (WV Rt.13*)*, Route *340/18* (Augustine Avenue), and Route *13/1* (Huyett Road). Currently under construction and or built are: Prospect Boulevard, Burnlea Road, Colston Road, Butler Street, Braddock Street, Calmes Street, Bullskin Street, Colonial Drive, Davis Street, and Payne Street. A small portion of Battlefield Drive, Chadwick Drive, Silver Leaf Drive, and Holly Springs Drive are currently under construction and or have been built. All the aforementioned streets were previously approved with the Huntfield Phase 1, Phase 2A, Phase 2B, and Phase 3A construction plans.

NATURAL FEATURES

The property is and has been farmland so there is very little wooded or forested area and none of any quality. The property was farmed as recently as the fall of 2001.

The property has no real prominent features. The site is relatively flat and open through the middle of the property with a wooded area to the west. It has areas of woods, areas of dense thick brush and some high open areas.

The North Fork of the Bullskin Run crosses the property on the southwest and the drain of an unnamed wet weather stream crosses the east of the property.

A portion of the property is located in the FEMA Flood Plain Zone 'A' per FIRM "#540065 0050 C" dated August 2, 1993. However, this portion of the property is not to be developed.

ZONING REQUIREMENTS

Zoning requirements for Neighborhood Residential (@ Article 8A b) 1., 3.-5.) and the general approach to these requirements in the Huntfield Schematic Plan are presented in the following table.

Table 2 (Note: Acreages shown are approximate. Actual areas to be determined at the time of recordation of the record plat pertaining to each Phase of the development. All areas shall be in general conformance with the Overall Composite Schematic.)

Items Required in the Zoning Ordinance	*HUNTFIELD – Overall Composite Schematic Item Submitted*
Parcels 5 acres or larger	*998.8 Acres*
Mix of uses	*Mixed-Use Development*
Compatible with surrounding uses	*Compatible with existing subdivisions*
50% of total area to be residential	*Required: 499.4 Acres* *Provided: 612.9 Acres includes ROW* ** An additional 74.1 acres not counted towards the Residential Area Requirements has been provided for school facilities* **An additional 12.9 acres not counted towards the Residential Area has been provided in Municipal Use Parcels* **An additional 14.7 acres not counted towards the Residential Area has been provided by parcels designated as Active Community Centers*
15% of area (less streets, sidewalks & drainage) in open space	*Required: 149.8 Acres* *Provided: 228.2 Acres includes open space medians* **An additional 38.5 acres of open space not counted towards the open space requirements is provided within the School Site*
Not less than 10% in office/retail * Includes 44 Live/Work Units	*Required: 99.9 Acres* *Provided: 26.1 Acres* **See "Commercial" Section of this document*
Residential Lots Provided	*1,283 Single Family* *692 Townhomes* *381 Multi-Family* *800 Age-Restricted SFD Lots (Washington Homes)* *44 Live/Work (Counted as Commercial Area)* *3,200 Total Dwelling units*

Items Required in the Zoning Ordinance	*HUNTFIELD – Overall Composite Schematic Item Submitted*
Number of lots: land area in sq. ft. / 10,000 *Note: For Townhome developments, each five (5) acres developed as townhouses constitutes 1 lot	*Required: 4,351 Lots Maximum* *Provided: 2,523 Lots* *Townhome Acreage = 74.6 acres* *Equivalent # Townhome Lots = 74.6 acres/5 = 15 Lots* *Total # Lots = (3,200 Units – 692 Townhomes) + 15 Equivalent # Townhome Lots = 2,523 Lots* *Number of Lots: 43,507,728 sq. ft. / 10,000 = 4,351 Lots*
Overall Maximum Residential Density *Note: For Townhome developments, each five (5) acres developed as townhouses constitutes 1 lot	*Required: Not to exceed 10 Units / Acre* *Provided: 2.5 Units/Acres* *Townhome Acreage = 74.6 acres* *Equivalent # Townhome Lots = 74.6 acres/5 = 15 Lots* *Total # Lots = (3,200 Units – 692 Townhomes) + 15 Equivalent # Townhome Lots = 2,523 Lots* *Overall density: 2,523 Lots / 998.8 Acres = 2.5 Units/Acres*
Maximum Density - Multi-Family	*Required:* not exceed 20 units per acre *Provided: 13.8 units/acre* *381 Units / 27.6 Acres =13.8 units/acre*
Maximum Density - Townhomes	*Required:* not exceed 10 units per acre *(modified per Huntfield proffers to 16 units/acre)* *Provided: 9.3 units/acre* *692 Townhomes / 74.6 Total Acres Including ROW = 9.3 Units/Acre*

The following is a partial listing of the conditions of the overall development per the "Letter of Clarification/Huntfield Proffer Statement" dated March 28, 2002. See the aforementioned "Letter of Clarification/Huntfield Proffer Statement" for a full listing of the proffers.

- Minimum lot width shall be reduced to 50 feet at the street.
- Minimum lot area shall be reduced to 5,000 square feet.
- Front yard setback shall be 25 feet from the edge of pavement.
- Encroachment within the front yard setback shall be no more than 30% or 8.34 feet. It appears that the percentage should be 33.3%.
- Side yard setbacks shall be reduced to 5 feet minimum.
- No setback from the property line for accessory structures shall be required.
- Minimum paving width shall be 24 feet.

The following is a partial listing of the, "Amended Huntfield Proffers" dated May 3, 2004. See the aforementioned "Amended Huntfield Proffers" for a full listing of the proffers.

- The minimum 200,000 square feet of commercial retail or office space proffered by Huntfield shall satisfy all requirements for land area devoted to office and/or commercial. This agreement does not preclude Huntfield from developing commercial/retail/office beyond the 200,000 square feet requirement.
- Huntfield will dedicate 15% of the total land are to open and recreational space. All active and passive recreational facilities provided in Huntfield shall be credited toward the 15% open space requirement specified herein. In addition, Huntfield will provide a minimum 50-foot buffer on either side of Bullskin Run measured from the edge of the stream bank and a landscaped 50-foot buffer along major highways (i.e. Route 340, 340 Bypass, WV Route 9).
- Maximum building heights shall be as follows:
  - Single Family Detached – 45', but not more than 3 stories
  - Townhouses – 45', but not more than 3 stories
  - Multi-Family – 50', but not more than 4 stories
  - Office, Commercial, Civic and Mixed Use – 60' but not more than 5 stories
- Minimum lot widths shall be as follows:
  - Single Family Detached – 50', however 45' for Active Adult Community (development)
  - Townhouses – Mix of 16' to 24'
- Minimum lot sizes shall be as follows:
  - Single Family Detached – 5,000 square feet, however 4,500 square feet for Active Adult Community (development)
  - Townhouses – 1,600 square feet
- Townhouse portions of the development shall be permitted to have an area less than five acres
- Townhouse units shall be permitted at a maximum density of 16 units per acres
- The minimum rear yard setback for units with attached rear-load garages shall be 10'
- Alleys may be dead-end streets when intersections would cause a curb cut on a collector street
- Alleys may provide lot access and satisfy road frontage requirements when the lots served by those alleys front on open space
- Cul-de-sac streets shall be permitted in limited instances and require approval by the Planning Commission. When allowed, the cul-de-sacs terminus shall include a landscaped circle.
- The designated Village Center shall be permitted for Central Business District, General Commercial and Neighborhood Residential uses as defined in the present City of Charles Town Zoning Ordinance. The designated Neighborhood Centers shall be permitted for Office Residential, Neighborhood Residential and Neighborhood Commercial uses as defined in the present City of Charles Town Zoning Ordinance. Future changes in the existing Zoning Ordinances shall be made applicable to this paragraph.

Table 3 (Note: Acreages shown are approximate. Actual areas to be determined at the time of recordation of the record plat pertaining to each Phase of the development. All areas shall be in general conformance with the Overall Composite Schematic.)

Use	Required	Provided
Site Area	Min. 5 Acres	998.8 Total Acres
Existing		
Composite Schematic I		313.3 Acres
Proposed:		
Residential (includes rights of way)	499.4 Acres	612.9 Acres
Dedicated School Parcels		74.1 Acres
Municipal Use Parcels		12.9 Acres
Active Community Centers		14.7 Acres
Open Space (Includes open space medians)	149.8 Acres	228.2 Acres
Additional Open Space Provided in School Site		38.5 Acres
Commercial (Includes 44 Live/Work Units)	99.9 Acres	26.1 Acres
**See "Commercial" Section of this document*		

STATEMENT OF ACCEPTANCE

THE OWNER/DEVELOPER, IN SIGNING THIS PLAT, AGREES TO ABIDE BY ALL CONDITIONS, TERMS, AND SPECIFICATIONS PROVIDED HEREON.

LINDA ERBS V.P. OF PLANNING AND ZONING
8614 WESTWOOD CENTER DRIVE SUITE 900
VIENNA, VA 22182
703-442-8992

GENERALIZED LAND USE

Proposed generalized land use in this Schematic Plan submission is as follows:

Table 4 (Note: Acreages shown are approximate. Actual areas to be determined at the time of recordation of the record plat pertaining to each Phase of the development. All areas shall be in general conformance with the Overall Composite Schematic.)

Use	Required	Provided
Site Area	Min. 5 Acres	998.8 Total Acres
Existing		
Composite Schematic I		313.3 Acres
Proposed:		
Residential (includes rights of way)	499.4 Acres	612.9 Acres
Dedicated School Parcels		74.1 Acres
Municipal Use Parcels		12.9 Acres
Active Community Centers		14.7 Acres
Open Space (Includes open space medians)	149.8 Acres	228.2 Acres
Additional Open Space Provided in School Site		38.5 Acres
Commercial (Includes 44 Live/Work Units)	99.9 Acres	26.1 Acres
**See "Commercial" Section of this document*		

Residential Area

This area consists of approximately 612.9 acres, and is projected to be developed with single family detached houses, town homes, and multi-family dwellings. It will also include an Active Adult Community as defined by the Active Adult Community Covenants. Lots sizes will vary throughout the development; however, all lots sizes will be in accordance with the proffers for the Huntfield development. All residential areas meet the density requirements set forth in the Zoning Ordinance except where modified by the Huntfield proffers. An additional 74.1 acres not counted towards the residential requirements has been provided for school facilities, and an additional 12.9 acres have been provided as Municipal Use Parcels. Municipal Use Parcel #1 contains approximately 5.4 acres and is a proposed location for a public administration building and potential train and/or Pan-Tran bus stations. Municipal Use Parcel #4, which contains approximately 3.0 acres, is also a potential location for train and/or Pan-Tran bus stations. Municipal Use Parcel #2 (1.5 acres) contains the water tower, and Municipal Use Parcel #3 (3.0 acres) is proposed as a ball field. Determination of final use of Municipal Parcels will be determined with future site plans. Additional areas also not included in the residential area requirements have been provided in parcels dedicated to Active Community Centers. Active Community Center #1 provides 1.6 acres, #2 provides 6.2 acres, and #3 provides 6.9 acres for a total of 14.7 acres of additional area provided by Active Community Centers. The final use and design of each Active Community Center will be determined at the site plan stage; however, they shall contain, but are not limited to the following: swimming pools, meeting facilities, and recreational facilities. These recreational amenities will be sized appropriately with adequate parking and ancillary support facilities, such as bathrooms, etc.

Commercial

The commercial areas shown have been revised from those shown on previous schematic plans in order to provide the most viable commercial locations. The commercial area requirements have been modified based on neo-traditional design concepts. As specified in the Huntfield proffers, "a minimum 200,000 square feet of commercial, retail, or office space proffered by Huntfield shall satisfy all requirements for land area devoted to office and/or commercial. This agreement does not preclude Huntfield from developing commercial/retail/office space beyond the 200,000 square feet requirement."

Commercial areas include a Village Center and multiple Neighborhood Centers providing 26.1 acres of commercial area. Per the Huntfield proffers, "The designated Village Center shall be permitted for Central Business District, General Commercial and Neighborhood Residential uses as defined in the present City of Charles Town Zoning Ordinance. The designated Neighborhood Centers shall be permitted for Office Residential, Neighborhood Residential and Neighborhood Commercial uses as defined in the present City of Charles Town Zoning Ordinance. Future changes in the existing Zoning Ordinances shall be made applicable to this paragraph." In addition, 44 live/work units provided in the commercial areas.

Open Space

Huntfield Overall Composite Schematic allocates approximately 228.2 acres of open space, which exceeds the Zoning Ordinance standard for open space requirements. This consists of dedicated open space parcels totaling approximately 217.9 acres with the remaining area located within the right of way. Not counted toward the open space requirements are 38.5 acres of open space located within in the School Site.

The dedicated parcels will contain an active use park, a public green, and multiple passive parks. The passive parks may contain, but are not limited to: picnic areas, playing fields, and grass areas. Final determination of passive parks use will be determined with future site plans. One tot-lot is currently constructed on the eastern side of the project. At a minimum, one additional tot-lot shall be provided on the western site. This tot-lot shall be located south of Future Prospect Hill Boulevard within close proximity to the town home regions.

A hiker/biker trail will be provided within open space parcels and other areas with the development. The trail will be coordinated with trails located on adjoining parcels and may incorporate the use of sidewalks and roadways throughout the development as a part of the trail system.

The open space, to be located and designed during the site planning stage, would seek to achieve the following objectives:

- Provide the zoning ordinance-required open space.
- Provide some open space area easily accessible to all parts of Huntfield.
- Provide at least one area large enough for residents of different neighborhoods to gather together.
- Provide internal buffers between non-residential and residential uses.
- Incorporate passive and active component in Neighborhood open space areas.
- As new lots are added additional neighborhood park sites will be developed.

NOTES:
1) SEE SHEET 2 FOR TRAFFIC CIRCULATION & ANALYSIS
2) FOR LISTING OF AFFECTED PARCELS PLEASE SEE SHEET 4

SHEET INDEX

1. COVER SHEET & NARRATIVE
2. STATUS & TYPICAL ROAD SECTIONS
3. CIRCULATION & OPEN SPACE
4. SCHEMATIC COMPARISON
5. OVERALL SITE CONDITIONS

Approved:

Planning Commission Date
SCHM 2004-0002

No.	DATE	DESCRIPTION
	02-10-05	ADDRESSED COMMENTS RECEIVED AT JANUARY PLANNING COMMISSION MEETING
	01-04-05	ADDRESSED VERBAL COMMENTS RECEIVED FROM CITY
	12-17-04	ADDRESSED SECOND SET OF CITY COMMENTS
	12-13-04	ADDRESSED CITY COMMENTS

REVISIONS

PLAN DATE
11-29-04
12-13-04
01-04-05
02-10-05

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
PEGASUS BUSINESS CENTER
600 PEGASUS COURT - SUITE 101 WINCHESTER, VIRGINIA 22602
PHONE (540) 450-0211 FAX (540) 450-0210



Cover Sheet & Narrative

HUNTFIELD
OVERALL COMPOSITE SCHEMATIC
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

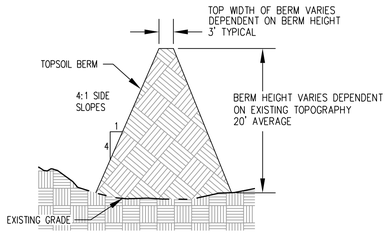
DATE: NOVEMBER 2004
C.I. N/A
SCALE: AS SHOWN

SHEET 1 *OF* 5

PREL-20107

TYPICAL SECTION
RAILROAD BERM

NOTE: BERM SECTION SHOWN IS APPROXIMATE. ACTUAL BERM DESIGN AND LOCATION TO BE DETERMINED WITH FUTURE SITE PLANS.

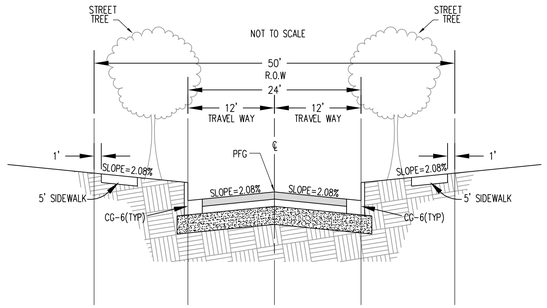


TYPICAL SECTION
TERTIARY STREETS - ACTIVE ADULT COMMUNITY

FOR ILLUSTRATIVE PURPOSES ONLY

FINAL SECTION DETAILS TO BE APPROVED DURING SITE PLAN REVIEW

NOTE: APPLICABLE TO TERTIARY STREETS LOCATED WITHIN THE ACTIVE ADULT COMMUNITY. SEE DETAIL "TERTIARY STREETS - STANDARD DETAIL" FOR DETAIL OF TERTIARY STREETS LOCATED OUTSIDE OF ACTIVE ADULT COMMUNITY.

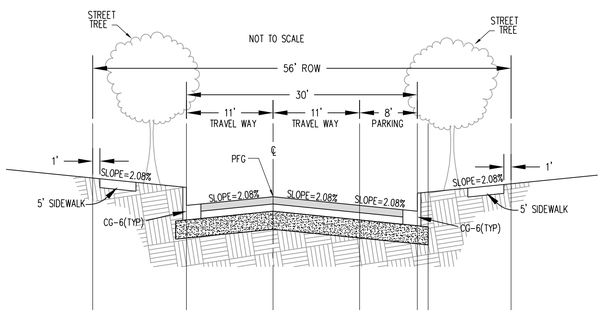


TYPICAL SECTION
TERTIARY STREETS (STANDARD DETAIL)

FOR ILLUSTRATIVE PURPOSES ONLY

FINAL SECTION DETAILS TO BE APPROVED DURING SITE PLAN REVIEW

NOTE: APPLICABLE TO TERTIARY STREETS LOCATED OUTSIDE OF ACTIVE ADULT COMMUNITY. SEE DETAIL "TERTIARY STREETS - ACTIVE ADULT COMMUNITY" FOR DETAIL OF TERTIARY STREETS LOCATED WITHIN THE ACTIVE ADULT COMMUNITY.



TRAFFIC CIRCULATION & ANALYSIS

The traffic circulation system has been designed to accomplish the following objectives:

- Achieve high levels of service by dispersing and balancing site generated traffic among available roads.
- Provide for connections with existing and future neighboring subdivisions & properties when applicable.
- Provide a planned hierarchy of roads including main and secondary roads.
- Respect the existing topography and landform in designing roads to avoid unnecessary or disruptive changes to the landscape.
- Provide good access to all roads adjoining the site but avoid a direct cut through or alternative to the existing interchange between WV Route 13 and Route 13/3.
- Provide pedestrian ways with subdivision and site plans which connect the complementary land uses and sub-neighborhoods within Huntfield, and which will include sidewalks next to streets with emphasis on pedestrian elements at the secondary road level rather than on the busier roads.
- Provide traffic calming at the internal intersection to help with pedestrian safety.

Roads within the Western Site have been aligned to provide views of historic Claymont (Claymont-Blakeley Axis) and the Charles Town Court House (Washington Street Axis).

A Phased Traffic Impact Analysis for Huntfield was prepared on May 5, 2004 by Patton Harris Rust & Associates. The analysis includes both site related and non-site related recommended transportation improvements. The Analysis is currently in review by the West Virginia Department of Highways. Per the recommendations made in the Traffic Analysis, the existing Prospect Hill Boulevard entrance will be abandoned and a "Re-aligned Prospect Hill Boulevard" will be constructed. Final determination of the exact location of Re-aligned Prospect Hill Boulevard and the associated intersections to be determined based upon coordination with the High School and the Department of Highways.

Per the Huntfield proffers, "Huntfield has proffered to produce a transportation study and plan which indicates how the development of road improvements, a hike/biker trail, shuttle routes, a potential commuter train/bus station, and other transportation improvement could minimize the impacts of additional vehicle traffic, attributable to the Huntfield project, in the Charles Town Area". A phasing plan will be submitted to the City of Charles Town with future site plans for informative purposes. The phasing plan will include trigger points at which action regarding the transportation plan will be taken.

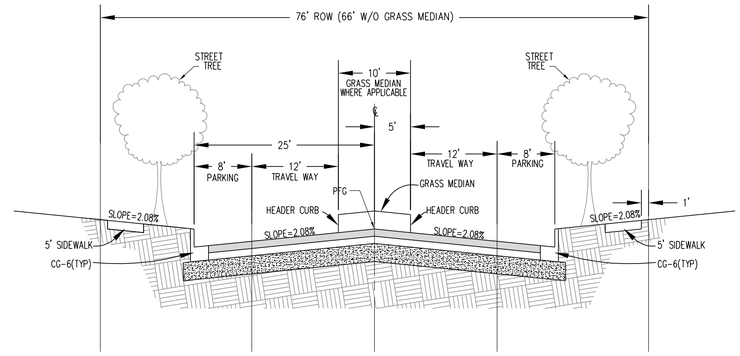
TYPICAL SECTION
SECONDARY STREETS

FOR ILLUSTRATIVE PURPOSES ONLY

FINAL SECTION DETAILS TO BE APPROVED DURING SITE PLAN REVIEW

NOT TO SCALE

NOTE:
1) APPLICABLE TO ALL SECONDARY STREETS WITHIN THE HUNTFIELD DEVELOPMENT.



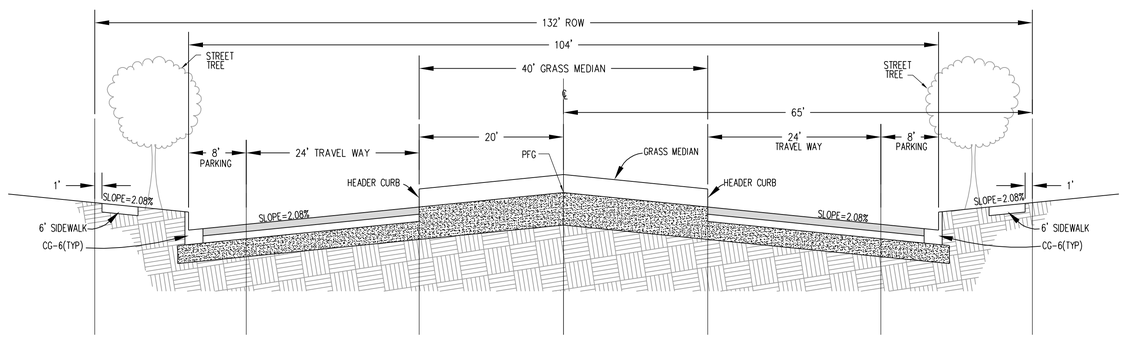
TYPICAL SECTION
PRIMARY STREET

FOR ILLUSTRATIVE PURPOSES ONLY

FINAL SECTION DETAILS TO BE APPROVED DURING SITE PLAN REVIEW

NOT TO SCALE

NOTE: APPLICABLE TO ALL SECONDARY STREETS WITHIN THE HUNTFIELD DEVELOPMENT.



PLAN STATUS

DATE	DESCRIPTION
11-29-04	FIRST SUBMISSION
12-14-04	SECOND SUBMISSION – ADDRESSED CITY COMMENTS
12-17-04	THIRD SUBMISSION – ADDRESSED SECOND SET OF CITY COMMENTS
01-04-05	FOURTH SUBMISSION – ADDRESSED VERBAL COMMENTS RECEIVED FROM CITY
02-10-05	FINAL SUBMISSION – ADDRESSED COMMENTS RECEIVED AT JANUARY PLANNING COMMISSION MEETING

NO.	DATE	REVISIONS DESCRIPTION
	02-10-05	ADDRESSED COMMENTS RECEIVED AT JANUARY PLANNING COMMISSION MEETING
	01-04-05	ADDRESSED VERBAL COMMENTS RECEIVED FROM CITY
	12-17-04	ADDRESSED SECOND SET OF CITY COMMENTS
	12-13-04	ADDRESSED CITY COMMENTS

PLAN DATE: 11-29-04, 12-13-04, 12-17-04, 01-04-05, 02-10-05

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
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600 PEGASUS COURT - SUITE 101 WINCHESTER, VIRGINIA 22602
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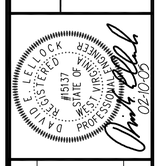

STATUS & TYPICAL SECTIONS

HUNTFIELD
OVERALL COMPOSITE SCHEMATIC

CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: NOVEMBER 2004
C.I. N/A
SCALE: N/A

SHEET 2 *OF* 5

PREL-20107


SITE AREA (PARCEL 2)
DB 949 PG 203
TAX MAP 11, PARCEL 2
481.252 ACRES
SITE AREA (PARCEL 2)
517.59 ACRES
DB 949 PG 203
TAX MAP 11, PARCEL 1
RE-ALIGNED PROSPECT HILL BOULEVARD & SCHOOL ACCESS
ALTERNATE LAYOUT - OPTION 2
NOTE: LOCATION AND DESIGN OF RE-ALIGNED PROSPECT HILL BOULEVARD AND UNION RIDGE DRIVE ARE PRELIMINARY. FINAL STREET DESIGN TO BE DETERMINED BASED UPON LOCATION OF SCHOOL LAYOUT AND ENTRANCE.
LEGEND
ROADS
PRIMARY
SECONDARY
TERTIARY
OPEN SPACE
GENERAL
TREE SAVE
SCHOOL SITE OPEN SPACE
NEIGHBORHOOD RESIDENTIAL
SINGLE FAMILY
SINGLE FAMILY (ACTIVE ADULT COMMUNITY)
TOWN HOMES
TOWN HOME REGION
MULTI-FAMILY
ACTIVE COMMUNITY CENTER
MUNICIPAL USE
COMMERCIAL
COMMERCIAL (VILLAGE CENTER)
SCHOOL SITE
FLOOD PLAIN
WETLAND AREA
SW= SIDEWALK
EXISTING ROADS
HUNTFIELD BOUNDARY
TOTAL SITE AREA 998.8 ACRES
NOTES:
1) TOPSOIL BERM TO BE LOCATED WITHIN THE 200' OPEN SPACE BUFFER ALONG THE RAILROAD IN LOCATIONS DETERMINED WITH FUTURE SITE PLANS. REFERENCE SHEET 2 FOR TYPICAL BERM SECTION
2) A SEPARATE LANDSCAPE PLAN DETAILING THE PROPOSED BUFFERING BETWEEN THE HUNTFIELD/CLAYMONT BOUNDARY SHALL BE PROVIDED TO THE PLANNING COMMISSION FOR INFORMATIVE PURPOSES
3) APPROXIMATE LOCATION OF HIKER/BIKER TRAIL. FINAL LOCATION TO BE DETERMINED WITH FUTURE SITE PLANS & COORDINATED WITH TRAILS ON ADJOINER PARCELS.
GRAPHIC SCALE
(IN FEET)
1 inch = 400 ft.
CIRCULATION & OPEN SPACE
HUNTFIELD
OVERALL COMPOSITE SCHEMATIC
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA
SCALE: 1"=400'
C.I. N/A
DATE: NOVEMBER 2004
REVISIONS
No. DATE DESCRIPTION
02-10-05 ADDRESSED COMMENTS RECEIVED AT JANUARY PLANNING COMMISSION MEETING
01-04-05 ADDRESSED VERBAL COMMENTS RECEIVED FROM CITY
12-17-04 ADDRESSED SECOND SET OF CITY COMMENTS
12-13-04 ADDRESSED CITY COMMENTS
PLAN DATE
11-29-04
12-13-04
01-04-05
02-10-05
Urban Engineering & Associates, Inc.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
PROASTER BUSINESS CENTER
60 PROASTER COURT - SUITE 101 WINCHESTER, VIRGINIA 22602
PHONE (540) 450-0611 FAX (540) 450-0210
SHEET
2
OF
5
PREL-20107

PARCELS AFFECTED BY THIS SCHEMATIC

DIST.	MAP	PARCEL	LOT	REFERENCE DB/PG	ZONING
CTC	11A	1	1	973/335	NR
CTC	11A	2	2	983/357	NR
CTC	11A	3	3	976/549	NR
CTC	11A	4	4	966/353	NR
CTC	11A	5	5	966/353	NR
CTC	11A	6	6	976/351	NR
CTC	11A	7	7	976/288	NR
CTC	11A	8	8	986/738	NR
CTC	11A	9	9	984/39	NR
CTC	11A	10	10	990/243	NR
CTC	11A	11	11	979/8	NR
CTC	11A	12	12	984/37	NR
CTC	11A	13	13	970/615	NR
CTC	11A	14	14	983/408	NR
CTC	11A	15	15	993/697	NR
CTC	11A	16	16	984/89	NR
CTC	11A	17	17	985/481	NR
CTC	11A	18	18	982/361	NR
CTC	11A	19	19	970/615	NR
CTC	11A	20	20	949/203	NR
CTC	11A	21	21	996/207	NR
CTC	11A	22	22	991/566	NR
CTC	11A	23	23	989/725	NR
CTC	11A	24	24	993/257	NR
CTC	11A	25	25	983/284	NR
CTC	11A	26	26	979/395	NR
CTC	11A	27	27	979/602	NR
CTC	11A	28	28	983/690	NR
CTC	11A	29	29	987/405	NR
CTC	11A	30	30	985/719	NR
CTC	11A	31	31	986/82	NR
CTC	11A	32	32	985/187	NR
CTC	11A	33	33	985/189	NR
CTC	11A	34	34	985/150	NR
CTC	11A	35	35	989/639	NR
CTC	11A	36	36	988/599	NR
CTC	11A	37	37	992/533	NR
CTC	11A	38	38	949/203	NR
CTC	11A	39	39	988/418	NR
CTC	11A	40	40	949/203	NR
CTC	11A	41	41	985/156	NR
CTC	11A	42	42	983/683	NR
CTC	11A	43	43	986/80	NR
CTC	11A	44	44	984/81	NR
CTC	11A	45	45	972/613	NR
CTC	11A	46	46	972/613	NR
CTC	11A	47	47	984/85	NR
CTC	11A	48	48	982/524	NR
CTC	11A	49	49	982/682	NR
CTC	11A	50	50	982/635	NR
CTC	11A	51	51	981/531	NR
CTC	11A	52	52	982/234	NR
CTC	11A	53	53	994/15	NR
CTC	11A	54	54	949/203	NR
CTC	11A	55	55	995/48	NR
CTC	11A	56	56	997/536	NR
CTC	11A	57	57	987/63	NR
CTC	11A	58	58	987/14	NR
CTC	11A	59	59	987/184	NR
CTC	11A	60	60	988/585	NR
CTC	11A	61	61	989/59	NR
CTC	11A	62	62	989/57	NR
CTC	11A	63	63	949/203	NR
CTC	11A	64	64	990/539	NR
CTC	11A	65	65	990/539	NR
CTC	11A	66	66	990/539	NR
CTC	11A	67	67	982/147	NR
CTC	11A	68	68	979/466	NR
CTC	11A	69	69	995/569	NR
CTC	11A	69A	69A	949/203	NR
CTC	11A	70	70	994/506	NR
CTC	11A	70A	70A	996/242	NR
CTC	11A	71	71	949/203	NR
CTC	11A	71A	71A	994/15	NR
CTC	11A	72	72	997/526	NR
CTC	11A	72A	72A	995/203	NR
CTC	11A	73	73	995/484	NR
CTC	11A	74	74	994/504	NR
CTC	11A	75	75	996/544	NR
CTC	11A	76	76	986/180	NR
CTC	11A	77	77	995/108	NR
CTC	11A	78	78	998/153	NR
CTC	11A	78A	78A	997/690	NR
CTC	11A	79	79	994/15	NR
CTC	11A	79A	79A	998/151	NR
CTC	11A	80	80	997/558	NR
CTC	11A	80A	80A	997/613	NR
CTC	11A	81	81	994/15	NR
CTC	11A	82	82	998/149	NR
CTC	11A	83	83	997/566	NR
CTC	11A	84	84	989/31	NR
CTC	11A	85	85	989/31	NR
CTC	11A	86	86	990/539	NR
CTC	11A	87	87	989/31	NR
CTC	11A	88	88	986/78	NR
CTC	11A	89	89	977/292	NR
CTC	11A	90	90	993/491	NR
CTC	11A	91	91	985/55	NR
CTC	11A	92	92	975/255	NR
CTC	11A	93	93	971/529	NR
CTC	11A	94	94	973/521	NR
CTC	11A	95	95	979/10	NR
CTC	11A	96	96	974/340	NR
CTC	11A	97	97	996/19	NR
CTC	11A	98	98	974/670	NR
CTC	11A	99	99	981/332	NR
CTC	11A	100	100	980/682	NR
CTC	11A	101	101	981/278	NR
CTC	11A	102	102	985/226	NR
CTC	11A	103	103	986/304	NR
CTC	11A	104	104	986/137	NR
CTC	11A	105	105	988/595	NR
CTC	11A	106	106	989/12	NR
CTC	11A	107	107	988/593	NR
CTC	11A	108	108	949/203	NR
CTC	11A	109	109	949/203	NR
CTC	11A	109A	109A	994/15	NR
CTC	11A	110	110	949/203	NR
CTC	11A	111	111	949/203	NR
CTC	11A	111A	111A	994/15	NR
CTC	11A	112	112	980/476	NR
CTC	11A	113	113	980/592	NR
CTC	11A	PARK	D+E	949/203	NR
CTC	11A	COM1	C	949/203	NR
CTC	11A	COM2	F	949/203	NR

DIST.	MAP	PARCEL	LOT	REFERENCE DB/PG	ZONING
CTC	11A	CMR1	A	949/203	NR
CTC	11A	CMR2	B	949/203	NR
CTC	11A	114	114		NR
CTC	11A	115	115		NR
CTC	11A	116	116		NR
CTC	11A	117	117		NR
CTC	11A	118	118		NR
CTC	11A	119	119		NR
CTC	11A	120	120		NR
CTC	11A	121	121		NR
CTC	11A	122	122		NR
CTC	11A	123	123		NR
CTC	11A	124	124		NR
CTC	11A	125	125		NR
CTC	11A	126	126		NR
CTC	11A	127	127		NR
CTC	11A	128	128		NR
CTC	11A	129	129		NR
CTC	11A	130	130		NR
CTC	11A	131	131		NR
CTC	11A	132	132		NR
CTC	11A	133	133		NR
CTC	11A	134	134		NR
CTC	11A	135	135		NR
CTC	11A	136	136		NR
CTC	11A	137	137		NR
CTC	11A	138	138		NR
CTC	11A	139	139		NR
CTC	11A	140	140		NR
CTC	11A	141	141		NR
CTC	11A	142	142		NR
CTC	11A	143	143		NR
CTC	11A	144	144		NR
CTC	11A	145	145		NR
CTC	11A	146	146		NR
CTC	11A	147	147		NR
CTC	11A	148	148		NR
CTC	11A	149	149		NR
CTC	11A	150	150		NR
CTC	11A	151	151		NR
CTC	11A	152	152		NR
CTC	11A	153	153		NR
CTC	11A	154	154		NR
CTC	11A	155	155		NR
CTC	11A	156	156		NR
CTC	11A	157	157		NR
CTC	11A	158	158		NR
CTC	11A	159	159		NR
CTC	11A	160	160		NR
CTC	11A	161	161		NR
CTC	11A	162	162		NR
CTC	11A	163	163		NR
CTC	11A	164	164		NR
CTC	11A	165	165		NR
CTC	11A	166	166		NR
CTC	11A	167	167		NR
CTC	11A	168	168		NR
CTC	11A	169	169		NR
CTC	11A	170	170		NR
CTC	11A	171	171		NR
CTC	11A	172	172		NR
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CTC	11A	175	175		NR
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CTC	11A	178	178		NR
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CTC	11A	184	184		NR
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CTC	11A	186	186		NR
CTC	11A	187	187		NR
CTC	11A	188	188		NR
CTC	11A	189	189		NR
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CTC	11A	193	193		NR
CTC	11A	194	194		NR
CTC	11A	195	195		NR
CTC	11A	196	196		NR
CTC	11A	197	197		NR
CTC	11A	198	198		NR
CTC	11A	199	199		NR
CTC	11A	200	200		NR
CTC	11A	201	201		NR
CTC	11A	202	202		NR
CTC	11A	203	203		NR
CTC	11A	204	204		NR
CTC	11A	205	205		NR
CTC	11A	206	206		NR
CTC	11A	207	207		NR
CTC	11A	208	208		NR
CTC	11A	209	209		NR
CTC	11A	210	210		NR
CTC	11A	211	211		NR
CTC	11A	212	212		NR
CTC	11A	213	213		NR
CTC	11A	214	214		NR
CTC	11A	215	215		NR
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CTC	11A	217	217		NR
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CTC	11A	219	219		NR
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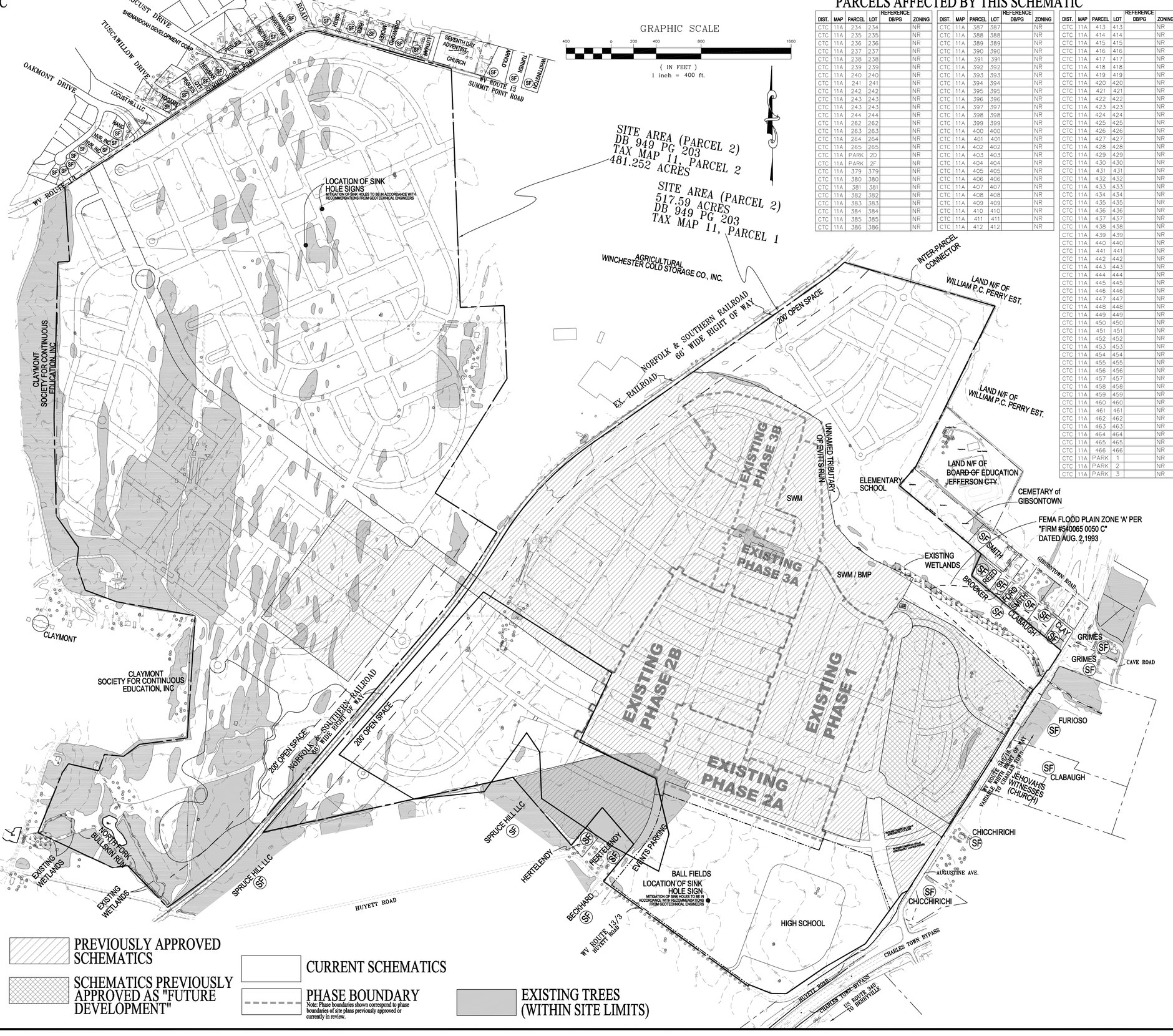
CTC	11A	221	221		NR
CTC	11A	222	222		NR
CTC	11A	223	223		NR
CTC	11A	224	224		NR
CTC	11A	225	225		NR
CTC	11A	226	226		NR
CTC	11A	227	227		NR
CTC	11A	228	228		NR
CTC	11A	229	229		NR
CTC	11A	230	230		NR
CTC	11A	231	231		NR
CTC	11A	232	232		NR
CTC	11A	233	233		NR

PARCELS AFFECTED BY THIS SCHEMATIC

DIST.	MAP	PARCEL	LOT	REFERENCE DB/PG	ZONING
CTC	11A	234	234		NR
CTC	11A	235	235		NR
CTC	11A	236	236		NR
CTC	11A	237	237		NR
CTC	11A	238	238		NR
CTC	11A	239	239		NR
CTC	11A	240	240		NR
CTC	11A	241	241		NR
CTC	11A	242	242		NR
CTC	11A	243	243		NR
CTC	11A	243	243		NR
CTC	11A	244	244		NR
CTC	11A	262	262		NR
CTC	11A	263	263		NR
CTC	11A	264	264		NR
CTC	11A	265	265		NR
CTC	11A	PARK	2D		NR
CTC	11A	PARK	2F		NR
CTC	11A	379	379		NR
CTC	11A	380	380		NR
CTC	11A	381	381		NR
CTC	11A	382	382		NR
CTC	11A	383	383		NR
CTC	11A	384	384		NR
CTC	11A	385	385		NR
CTC	11A	386	386		NR

DIST.	MAP	PARCEL	LOT	REFERENCE DB/PG	ZONING
CTC	11A	387	387		NR
CTC	11A	388	388		NR
CTC	11A	389	389		NR
CTC	11A	390	390		NR
CTC	11A	391	391		NR
CTC	11A	392	392		NR
CTC	11A	393	393		NR
CTC	11A	394	394		NR
CTC	11A	395	395		NR
CTC	11A	396	396		NR
CTC	11A	397	397		NR
CTC	11A	398	398		NR
CTC	11A	399	399		NR
CTC	11A	400	400		NR
CTC	11A	401	401		NR
CTC	11A	402	402		NR
CTC	11A	403	403		NR
CTC	11A	404	404		NR
CTC	11A	405	405		NR
CTC	11A	406	406		NR
CTC	11A	407	407		NR
CTC	11A	408	408		NR
CTC	11A	409	409		NR
CTC	11A	410	410		NR
CTC	11A	411	411		NR
CTC	11A	412	412		NR

DIST.	MAP	PARCEL	LOT	REFERENCE DB/PG	ZONING
CTC	11A	413	413		NR
CTC	11A	414	414		NR
CTC	11A	415	415		NR
CTC	11A	416	416		NR
CTC	11A	417	417		NR
CTC	11A	418	418		NR
CTC	11A	419	419		NR
CTC	11A	420	420		NR
CTC	11A	421	421		NR
CTC	11A	422	422		NR
CTC	11A	423	423		NR
CTC	11A	424	424		NR
CTC	11A	425	425		NR
CTC	11A	426	426		NR
CTC	11A	427	427		NR
CTC	11A	428	428		NR
CTC	11A	429	429		NR
CTC	11A	430	430		NR
CTC	11A	431	431		NR
CTC	11A	432	432		NR
CTC	11A	433	433		NR
CTC	11A	434	434		NR
CTC	11A	435	435		NR
CTC	11A	436	436		NR
CTC	11A	437	437		NR
CTC	11A	438	438		NR
CTC	11A	439	439		NR
CTC	11A	440	440		NR
CTC	11A	441	441		NR
CTC	11A	442	442		NR
CTC	11A	443	443		NR
CTC	11A	444	444		NR
CTC	11A	445	445		NR
CTC	11A	446	446		NR
CTC	11A	447	447		NR
CTC	11A	448	448		NR
CTC	11A	449	449		NR
CTC	11A	450	450		NR
CTC	11A	451	451		NR
CTC	11A	452	452		NR
CTC	11A	453	453		NR
CTC	11A	454	454		NR
CTC	11A	455	455		NR
CTC	11A	456	456		NR
CTC	11A	457	457		NR
CTC	11A	458	458		NR
CTC	11A	459	459		NR
CTC	11A	460	460		NR
CTC	11A	461	461		NR
CTC	11A	462	462		NR
CTC	11A	463	463		NR
CTC	11A	464	464		NR
CTC	11A	465	465		NR
CTC	11A	466	466		NR
CTC	11A	PARK	1		NR
CTC	11A	PARK	2		NR
CTC	11A	PARK	3		NR



PREVIOUSLY APPROVED SCHEMATICS

SCHEMATICS PREVIOUSLY APPROVED AS "FUTURE DEVELOPMENT"

CURRENT SCHEMATICS

PHASE BOUNDARY
Note: Phase boundaries shown correspond to phase boundaries of site plans previously approved or currently in review.

EXISTING TREES (WITHIN SITE LIMITS)

PLAN DATE
11-29-04
12-13-04
12-17-04
01-04-05
02-10-05

NO.	DATE	REVISIONS

SITE AREA (PARCEL 2)
DB 949 PG 203
TAX MAP 11, PARCEL 2
481.252 ACRES

SITE AREA (PARCEL 2)
517.59 ACRES
DB 949 PG 203
TAX MAP 11, PARCEL 1

LEGEND

ROADS
- PRIMARY
- SECONDARY
- TERTIARY

OPEN SPACE
- GENERAL
- TREE SAVE
- SCHOOL SITE OPEN SPACE

NEIGHBORHOOD RESIDENTIAL
- SF= SINGLE FAMILY
- AR= ACTIVE ADULT COMMUNITY
- TH= TOWN HOMES
- TOWN HOME REGION
- MF= MULTI-FAMILY
- COMM = COMMERCIAL (VILLAGE CENTER)
- COMM = COMMERCIAL (NEIGHBORHOOD CENTERS)

- FLOOD PLAIN
- WETLAND AREA
- SW= SIDEWALK
- EXISTING ROADS
- HUNTFIELD BOUNDARY

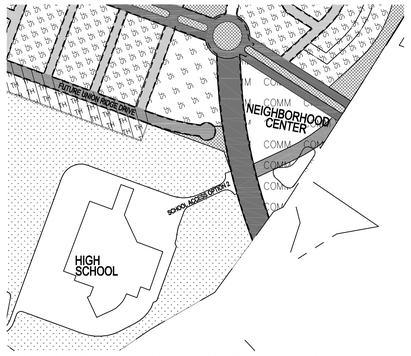
TOTAL SITE AREA 998.8 ACRES

NOTES:

1) TOPSOIL BERM TO BE LOCATED WITHIN THE 200' OPEN SPACE BUFFER ALONG THE RAILROAD IN LOCATIONS DETERMINED WITH FUTURE SITE PLANS. REFERENCE SHEET 2 FOR TYPICAL BERM SECTION

2) A SEPARATE LANDSCAPE PLAN DETAILING THE PROPOSED BUFFERING BETWEEN THE HUNTFIELD/CLAYMONT BOUNDARY SHALL BE PROVIDED TO THE PLANNING COMMISSION FOR INFORMATIVE PURPOSES

3) APPROXIMATE LOCATION OF HIKER/BIKER TRAIL. FINAL LOCATION TO BE DETERMINED WITH FUTURE SITE PLANS & COORDINATED WITH TRAILS ON ADJOINER PARCELS.



RE-ALIGNED PROSPECT HILL BOULEVARD & SCHOOL ACCESS
ALTERNATE LAYOUT - OPTION 2

NOTE: LOCATION AND DESIGN OF RE-ALIGNED PROSPECT HILL BOULEVARD AND UNION RIDGE DRIVE ARE PRELIMINARY. FINAL STREET DESIGN TO BE DETERMINED BASED UPON LOCATION OF SCHOOL LAYOUT AND ENTRANCE.

GRAPHIC SCALE
400 0 200 400 800 1600
(IN FEET)
1 inch = 400 ft.

NO.	DATE	DESCRIPTION
		REVISIONS
	12-13-04	ADDRESSED CITY COMMENTS
	12-17-04	ADDRESSED SECOND SET OF CITY COMMENTS
	01-04-05	ADDRESSED VERBAL COMMENTS RECEIVED FROM CITY PLANNING COMMISSION MEETING
	02-10-05	ADDRESSED COMMENTS RECEIVED AT JANUARY

PLAN DATE
11-29-04
12-13-04
01-04-05
02-10-05

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
PEGASUS BUSINESS CENTER
600 PEGASUS COURT - SUITE 101 WINCHESTER, VIRGINIA 22602
PHONE (540) 450-0211 FAX (540) 450-0210

Overall Site Conditions

HUNTFIELD
OVERALL COMPOSITE SCHEMATIC
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=400' C.I. N/A DATE: NOVEMBER 2004

SHEET 5 OF 5

PREL-20107

Huntfield List of Proffers

(Current Approved Proffers as of 07/06/21)

Original Proffers: Jan 7, 2002

Resolution for Amendment of Proffers 1 - May 17, 2004

Proffer Amendment 2 - 08/01/2005

EDUCATION- Huntfield, L.C., proffers to dedicate up to 75 acres of improved land to Jefferson County Board of Education. Such improvements to include paved access road, utilities (water and sewer), rough grading and storm and water management facilities (as part of a central storm water management facility). The value of the land so dedicated shall offset or be credited against any per unit impact fee, charge or exaction, due from Huntfield, L.C., Cambridge at Huntfield L.C. or assigns." which may be hereafter imposed.

TRANSPORTATION- Huntfield, L.C., will maintain its commitment to participate with the West Virginia Division of Highways and other developments to pay for Huntfield's pro rata share of required road improvements directly attributable in part to Huntfield.

HISTORY- Huntfield, L.C., proffers to provide any historic or archeologic reports and studies, as required by the State Historic Preservation Office, Division of Culture and History.

SOILS – "Huntfield, L.C., proffers to its continued participation in the Voluntary Remediation Program under the oversight of the West Virginia Department of Environmental Protection." (pg. 12 of transcript)

OVERALL PLANNING

1) "Huntfield, L.C., proffers to actively participate with the City and adjacent landowners in the comprehensive planning, preservation, and development of the Old Route 340 corridor between Huntfield's boundaries and Evitt's Run.

2) Huntfield, L.C., proffers to construct an 8' hiker/biker trail in a location and within a timeframe in accordance with the mutual agreement of the city and Huntfield, L.C.

3) Huntfield, L.C., proffers to approach Pan Tran to provide bus service between Huntfield and downtown Charles Town, and any other major Charles Town developments. Huntfield, L.C., shall further present development sites plans which incorporate shuttle stops and other appropriate shuttle infrastructure in the Huntfield project." (pg 17-18 of transcript)

4) Huntfield, L.C., shall within 18 months of the recordation of annexation produce a transportation study plan, which indicates how the development of road improvements, a hiker/biker trail, shuttle routes, a potential commuter train station, and other transportation improvements could minimize the impacts of additional vehicle traffic attributable to the Huntfield project, in the Charles Town area. Huntfield, L.C., shall coordinate this transportation study/plan with any imposed or required transportation study/plans of Arcadia Development Corporation with respect to the Norborne Glebe project." (pg. 16-17 of transcript

5) "Huntfield agrees to a triennial independent review of the Fiscal Impact Study prepared by Dr.

Stephen Fuller and Dean Bellas, dated November, 2001. The cost of this independent review shall be borne equally by the City and Huntfield, L.C. The city may, as its option, choose to conduct a new fiscal impact study, that study shall clearly identify the methodology used, the specific facts relied upon, and the source of those facts. The cost of any such new study or studies, and any subsequent triennial review of such new study, shall be borne solely by the City. The per unit proffer shall be subject to adjustment at the conclusion of the review or study. In accordance with the triennial schedule, the first proffer adjustment shall not occur before January 7, 2005. Huntfield and its assigns shall have the right of third party review of any triennial review or study. Should the City and Huntfield not agree on the adjustment of the per unit proffer fee at the conclusion of the review or study, and any third party review thereof, then both parties agree to submit to binding arbitration by the American Arbitration Association to determine the amount of the adjustment, if any. The right of Huntfield and its assigns to seek arbitration of the amount of adjustment of the per unit proffer fee shall be exercised within 60 days of the presentation of the proposed fee adjustments by means of written notice to the City of it's intent to seek arbitration.

OTHER CONTRIBUTIONS- To offset its proportionate share of the costs of capital improvements and operating expenses brought about by the development of Huntfield, Huntfield L.C. proffers to pay the city the following per unit proffer fees:

$7,332.00 per single family detached dwelling unit, of which, $7,122.00 shall be attributed to education, $105.00 to non-educational public facilities and $ 105.00 to parks and recreation;

$5,772.00 per townhouse or duplex unit, of which $5,562.00 shall be attributed to education, $105.00 to non-educational public facilities and $105 to parks and recreation;

$2,347.00 per multi-family unit, of which, $2137.00 (or other reasonable per unit fee established through further negotiation with the parties prior to issuance of building permits) shall be attributed to education, plus $105.00 to non-education public facilities and $105.00 to parks and recreation;

$210.00 for every 5,000 square feet of finished commercial space, of which $105.00 shall be attributed to non-educational public facilities and $105.00 to parks and recreation.

The foregoing payment shall be due and payable upon the issuance of any building permit(s) for such dwelling unit or commercial space when the application for such building permit was submitted to the City on or after January 26, 2004. Payments of $700.00 per unit only, in accordance with the pre-amendment proffers, shall be due upon issuance of any building permit(s) for lots for which Huntfield, Cambridge at Huntfield, L.C., or Washington Homes of West Virginia had received a contract of sale before January 26, 2004.

The amounts due from Huntfield L.C., Cambridge at Huntfield L.C. or assigns in the form of per unit proffer fees shall be offset and credited by in kind contributions made by Huntfield, L.C., as herein provided, including, but not limited to, the value of the land mentioned under EDUCATION herein,

and the land dedicated the City for the purpose of constructing, operating and maintaining municipal facilities.

Huntfield, L.C., proffers to dedicate to the City up to 10 (ten) acres of improved (utilities and hard surface road frontage) but vacant land, for the use and benefit of the City for the purpose of constructing, operating and maintaining municipal facilities. The City agrees to a valuation of the property at the time of dedication and after all improvements are made by Huntfield , and the valuation shall be credited against any cash proffers that may be agreed to in the future for non-educational CIP items.

CONDITIONS OF DEVELOPMENT OF PHASE I – the foregoing proffers are conditioned upon the following:

Current plans being processed in the County will be administered under the NR Zoning Ordinance, and accepted as currently designed, by the City with the following conditions:

1. Minimum lot width shall be reduced to 50 feet at the street.
2. Minimum lot area shall be reduced to 5,000 square feet.
3. Front yard setback shall be 25 feet from the edge of pavement.
4. Encroachment within the front yard setback shall be no more that 30 % or 8.34 feet.
5. Side yard setbacks shall be reduced to 5 feet minimum.
6. No setback from the property line for accessory structures shall be required.
7. Minimum paving width shall be 24 feet.

All plans submitted to the City for development within Huntfield beyond Phase I shall continue to be administered and processed under the NR Zoning Ordinance with the above-listed conditions until such time as the City has created and adopted the new zoning classification pursuant to its Resolution and Annexation Agreement.

CONDITION OF OVERALL DEVELOPMENT –

The foregoing proffers are further conditioned upon the following:

To allow the development of not more than 3,200 homes with the Property according to neo-traditional and new urbanist planning concepts, all plans for the development of the Property now and in the future may be administered, at the option of Huntfield L.C., under the Neighborhood Residential zoning classification with the following conditions:

A) The minimum 200,000 square feet of commercial, retail or office space proffered by Huntfield shall satisfy all requirements for land are devoted to office and/or commercial. This agreement does not preclude Huntfield from developing commercial/retail/office space beyond the 200,000 square feet requirements;

B) Huntfield will dedicate 15% of the total land area to open and recreational space. All active and passive recreational facilities provided in Huntfield shall be credited towards the 15% open space requirements specified herein. In additional, Huntfield will provide a minimum 50-foot buffer on either side of Bullskin Run measured from the edge of the stream bank and a landscaped 50-foot buffer along major highways(i.e. US Route 340, 340 Bypass, WV

Route 9).

C) Maximum Building Heights shall be as follows:

Single Family Detached - 45' (forty-five feet), but not more than (3) three stories

Townhouse - 45' (forty-five feet), but no more than 4 (four) stories Multi-Family- 50' (fifty-feet), but not more than 4 (four) stories

Office, Commercial, Civic and Mixed Use – 60' (sixty feet), but not more than (5) five stories

D) Minimum Lot Widths shall be as follows:

Single Family Detached - 50' (fifty-feet), however 45' (forty-five feet) for Active Adult Community (development)

Townhouses – Mix of 16' (sixteen feet) to 24' (twenty-four feet);

E) Minimum Lot Sizes shall be as follows:

Single Family Detached – 5,000 (five thousand feet), however 4,500 (forty-five hundred feet) for Active Adult Community (development)

Townhouses – 1,600 square feet;

F) Townhouse portions of development shall be permitted to have an area less than five acres;

G) Townhouse units shall be permitted at a maximum density of 16 units per acres;

H) The minimum rear yard setback for units with attached rear-load garages shall be 10' (ten feet);

I) Alleys may be dead-end streets when intersection would cause a curb cut on a collector street;

J) Alleys may provide lot access and satisfy road frontage requirements when the lots served by those alleys front on open space;

K) Cul-de-sac streets shall be permitted in limited instances and require approval by the Planning Commission. When allowed, the cul-de-sac terminus shall include a landscaped circle.

L) The designated Village Center shall be permitted for Central Business District, General Commercial and Neighborhood Residential uses as defined in the present City of Charles Town Zoning Ordinance. The designed Neighborhood Centers shall be permitted for Office

Residential, Neighborhood Residential and Neighborhood Commercial uses as defined in the present City of Charles Town Zoning Ordinance. Future changes in the existing Zoning Ordinances shall be made Applicable to this paragraph.

M) In order to allow townhouses to be constructed with both decks and two-car garages, accessory buildings may occupy up to 40% of the rear yard of any townhouse lot.

In addition to the aforementioned modifications to the Neighborhood Residential zoning regulations, the City and Huntfield agree to the following performance and design standards:

A. The development of gated communities (i.e. restricted access to specific neighborhoods) is not permitted, other than Active Adult Development.

B. To enable Huntfield to perform its obligations under the Annexation Agreement, the City shall work cooperatively with Huntfield to ensure that Huntfield may obtain the amount of sewage treatment plant capacity needed to serve the Property at each stage of its development until built out.

C. In addition to the proffered commitment to approach Pan Tran to provide bus services between Huntfield and downtown Charles Town, Huntfield shall cooperate with any efforts initiated by the City to provide transit services to Huntfield.

D. Huntfield will submit a "Master Schematic Plan", to City Planning Commission prior to applicable approvals for Phase 4 of the development that incorporates the neo-traditional and new urbanist concepts described in this proffer agreement and an exhibit illustrating the location, total land area and public accessibility of proposed recreational and open space. Subsequent site plans submitted to support this Master Schematic Plan will provide the detailed design principals of the neo-traditional and new urbanist design concepts as they relate to street and block networks; an interconnected pedestrian sidewalk and trail system; landscape screening, buffers and design consideration to mitigate the visual impacts of parking lots; street and parking lot landscaping using the West Virginia Division of Forestry's Recommended Trees for City and Communities publication as the species guide; and design and pedestrian attributes as related to the Village Center, major civic and public use buildings should be located in or adjacent to the village and neighborhood centers or adjacent to the civic green, square or park in the village center. Public space components and civic buildings should terminate vistas whenever possible. Public and civic use buildings may front on open paces such as parks and greens.

E. The use of rear-loading detached or attached garages for residential garage parking is encouraged. On residential streets with non-age-restricted, single family detached units, front-loading garages shall be recessed from the front plane of the house a minimum of ten (ten) feet. This is not required for side-loading garages on any units, nor for front-loading garages on townhouses or age- restricted units. Front-loading garages may be used for no more than forty percent (40%) of the total number of garages proposed in the development.

F. Huntfield's pro rata share of the cost of transportation improvements necessary to accommodate and directly attributable to the vehicle traffic generated by the Huntfield

Community shall be determined in the comprehensive traffic study presently being prepared by the West Virginia Department of Highways.

1) Minimum zoning yield – Approved under the zoning shall be 3,200 residential units of single family detached, single family attached, multi-family, and 200,000 to 1,000,000 square feet commercial, retail, and office development. Within five (5) years of the recordation of annexation, Huntfield L.C., shall produce a market study identifying the potential to increase the total square footage of commercial, retail and office space beyond the required minimum of 200,000 square feet. In order to achieve the desired maximum commercial development of 1,000,000 square feet, the City acknowledged that Floor Area Ratios (FAR's) of greater than 1 or building heights of 75 feet. (Page 18-21 of transcript)

2) Phasing of development or building permits – No phasing of development or building permits will be imposed. (Subject to availability of adequate infrastructure facilities).

CREATION OF THE MIXED USE ZONE

The City of Charles Town agrees to participate in the creation and approval of a new zoning classification, to be known as the Mixed Use Zone, by amendment to the City of Charles Town Zoning Ordinance. The Process will commence within 90 days of annexation. The purpose of creating the Mixed Use Zone is to provide zoning guidelines, which support and encourage neo-traditional and new urbanism planning concepts. The newly created zone will allow for reduced lot widths and lot areas, a mixture of housing types and opportunities for home ownership and will foster pedestrian friendly streets which are typical of the neighborhood streets in the "old town" areas of Charles Town.

The zone will also encourage the mix uses including, but not limited to, residential, retail, commercial, employment, civic and instructional uses, and schools.

City of Charles Town

101 East Washington Street, P.O. Box 14, Charles Town, WV 25414
Phone: (304) 725-2311 ♦ Web: www.charlestownwv.us

May 23, 2021

Matthew R. Powell
VP Land and Acquisitions
DR Acquisitions, LLC
7945 Wormans Mill Road
Frederick, Maryland 21701

Dear Mr. Powell:

Thank you for the response to my initial interpretation/clarification letter to you dated May 7, 2021. I have reviewed the additional documents that you sent to me and am supplementing the City's initial response with this correspondence. I have used the same format as the original letter for ease of review and clarity.

Approved Plans that Include Partial Development

In my original response, I noted that the City will honor previously approved plans for partially developed project phases if DR Acquisitions can show evidence that Phases 3B and 3G-1 were approved prior to 2012. I have reviewed the Planning Commission minutes that you provided to me dated May 22, 2006, which shows clear evidence that the plans were approved. Moreover, I can match the date of this action with previously submitted plans for Phase 3B that are on file with the City that were signed by the project engineer and surveyor. Also, the submission of the materials marked "Record Plat" provide additional evidence of the plan's approval. As a result, the City will honor the previous approval for Phase 3B. That leaves Phase 3G-1 as the only phase from your original letter that neither party has yet to prove was approved by the City.

I have also reviewed the documents you sent to me related to the approval and recording of the Union Ridge townhome lots (Phase 2A-3) containing a signature from a City representative and the location of townhomes by lot number. As previously noted, we are prepared to release these building permits following the submission of acceptable documents. The only difference I see in the lot numbers you provided in your original letter and the additional details you recently submitted is that I do not see a lot number 909. We will need to sort through this detail before issuing that building permit.

Existing Bonds

In follow up correspondence you asked to discuss the bond process in more detail in a separate meeting. Until then, and only after written correspondence that clarifies our original position, the City will implement the bond process as outlined in my letter dated May 7, 2021.

Proffer Amendments and Clarifications

The same is true for the proffered monetary obligations. You have asked to discuss this matter in more detail with City staff before submitting a separate written request to City Council that may include a request for some relief from the current proffered monetary obligations.

Finally, I appreciate the submission of a preliminary schematic master plan that outlines the location of additional land dedication for the Board of Education. As you note, we still need to ensure this is the preferred land for the BOE and further discussion on dedicated land for the City must still be discussed.

I continue to be enthusiastic about DR Acquisitions' interest in the Huntfield Subdivision and look forward to working with you, the community, and our elected officials to help move this project forward. I look forward to meeting with you soon to answer your additional questions about the bond process and the proffered monetary obligations. To schedule that meeting, I can be reached by telephone at (304) 274-3244 or by email at citymanager@charlestownwv.us. I look forward to hearing from you soon.

Regards,

Daryl Hennessy
City Manager

cc: Bob Trainor, Mayor
Kevin Tester, Ward 2 City Councilmember
Kristen Stolipher, CTUB General Manager
Rashedul Deepon, City Planner
Charles Town Building Permits Technician

Legend

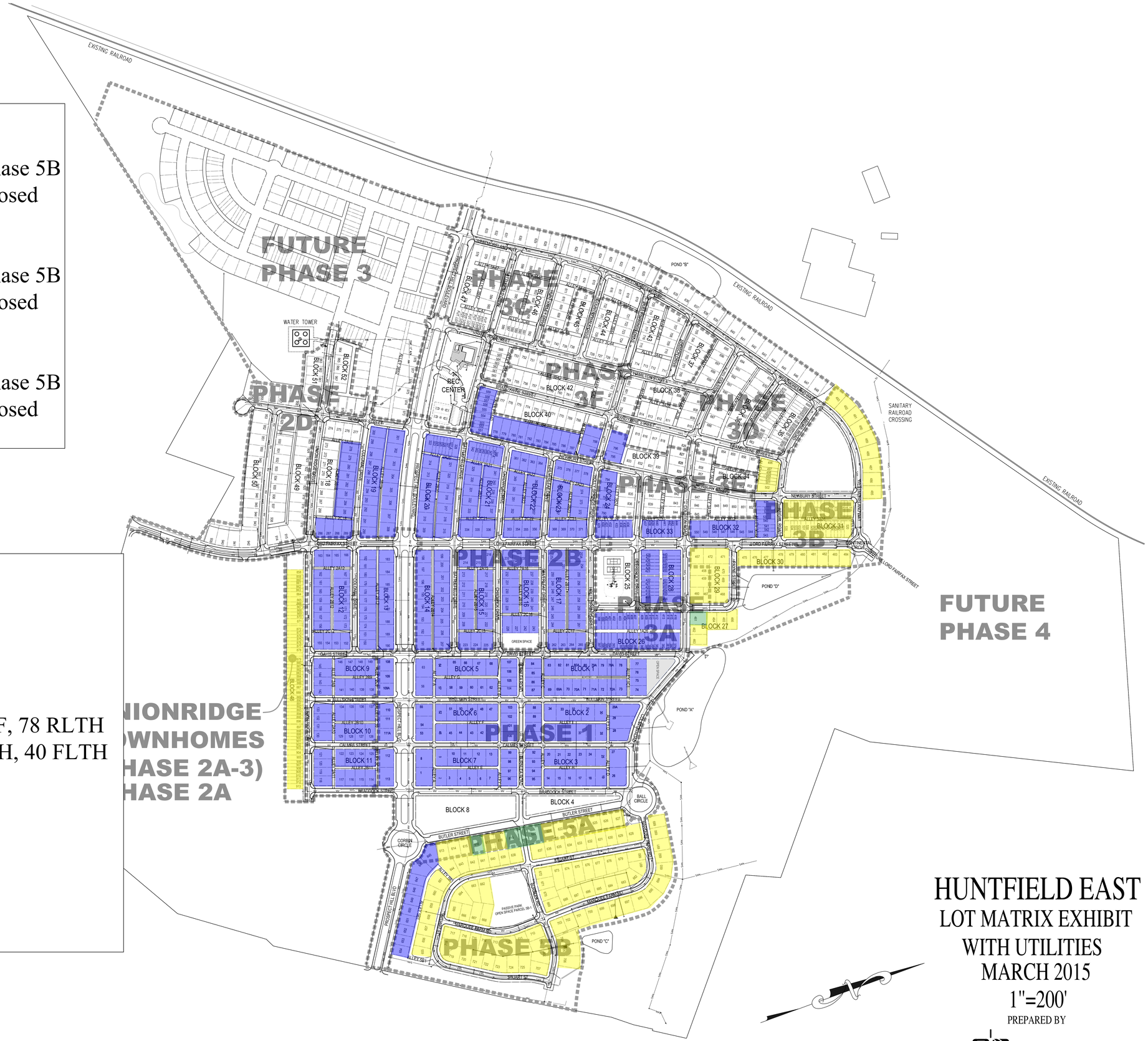
Blue = Rear Loaded
*includes platted lots as approved, Phase 5B as approved, and Phase 3B as proposed

Yellow = Front Loaded
*includes platted lots as approved, Phase 5B as approved, and Phase 3B as proposed

Green = Side Loaded
*includes platted lots as approved, Phase 5B as approved, and Phase 3B as proposed

Lot Count by Product Type:

Phase 1 = 123 RLSF
Phase 2A = 77 RLSF
Phase 2A-3 = 53 FLTH
Phase 2B = 164 RLSF, 16 RLTH
Phase 3A = 7 RLSF, 15 FLSF, 1 SLSF, 78 RLTH
Phase 3B = 7 RLSF, 19 FLSF, 8 RLTH, 40 FLTH
Phase 3E = 21 RLSF, 10 RLTH
Phase 5A = 12 FLSF, 3 SLSF
Phase 5B = 10 RLSF, 88 FLSF
Total Lots = 752
*FL = 30.19% (227)
*RL = 69.28% (521)
*SL = 0.53% (4)



HUNTFIELD EAST
LOT MATRIX EXHIBIT
WITH UTILITIES
MARCH 2015
1"=200'

PREPARED BY

urban
Planners Engineers Landscape Architects Land Surveyors