CITY OF CHARLES TOWN
PLANNING COMMISSION
AGENDA • OCTOBER 27, 2025

Commission/Board Meeting | **CITY HALL** | **7:00 PM**

101 E Washington Street, Charles Town, WV 25414

1. CALL TO ORDER

2. APPROVAL OF MINUTES

: DRAFT September 22, 2025 Minutes
DRAFT Minutes.pdf

3. UNFINISHED BUSINESS

4. NEW BUSINESS

: **Public Hearing:** *WV2025-01* - 231 N. Samuel Street - Waiver Requests
1. Staff Report.pdf
2. Application.pdf
3. Plan Set.pdf

: **Public Hearing:** SLD*2025-05* - Thomfair Storage Facility - Preliminary Plan
1. Staff Report.pdf
2. Application.pdf
3. Plan Set.pdf
4. KH Review.pdf
5. Staff Review.pdf

: *Commission Review*: *SLD2025-07* - Huntfield Phase 4 - Completeness Review
1. Staff Report.pdf
2. Application.pdf
3. Plan Set.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_minutes.php

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 10/27/25
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

DRAFT September 22, 2025 Minutes

ATTACHMENTS:

- DRAFT Minutes.pdf

CITY OF CHARLES TOWN
PLANNING COMMISSION •
MINUTES SEPTEMBER 22, 2025

Committee Meeting **CITY HALL** **7:00 PM**

101 E Washington Street, Charles Town, WV 25414

1. CALL TO ORDER

Present: Ann Paonessa - Chair
Jessica Derr – attended virtually
Zakhary Dunning
Jeff Hynes
Kevin Long

James Newman, City Staff - Zoning Administrator

2. APPROVAL OF MINUTES

2.1: Regular Session Minutes of August 25, 2025

RESULT:	**Approved**
MOVER:	Dunning
SECONDER:	Derr
AYES:	Derr, Dunning, Hynes, Paonessa, Long

3. UNFINISHED BUSINESS

None

4. NEW BUSINESS

4.1: Public Hearing: *BR2025-09: – Norborne Glebe Phases 9, 10A – Performance Bond Release*

Staff presentation.

The Commission discussed the lighting requirements.

Applicant Mike Hummel spoke regarding the project. He stated that they now have a dialogue with the small group of adjacent property owners a that had issues with the overall development.

Motion to open public hearing:

RESULT:	**Approved**
MOVER:	Dunning
SECONDER:	Long
AYES:	Derr, Dunning, Hynes, Paonessa, Long

DRAFT

Motion to close public hearing:

RESULT:	**Approved**
MOVER:	Derr
SECONDER:	Long
AYES:	Derr, Dunning, Hynes, Paonessa, Long

Motion to recommend approval of the Performance Bond Release request in the amount of $430,013.25:

RESULT:	**Approved**
MOVER:	Dunning
SECONDER:	Derr
AYES:	Derr, Dunning, Hynes, Paonessa, Long

4.2: Public Hearing: *BR2025-10: - Tiny Treasures Daycare – Combined Bond Release*

Staff presentation.

The Commission had no comments.

Applicant was present but had no comments.

Motion to open public hearing:

RESULT:	**Approved**
MOVER:	Derr
SECONDER:	Long
AYES:	Derr, Dunning, Hynes, Paonessa, Long

Motion to close public hearing:

RESULT:	**Approved**
MOVER:	Dunning
SECONDER:	Derr
AYES:	Derr, Dunning, Hynes, Paonessa, Long

Motion to recommend approval of the combined Performance & Land Disturbance bond release in the amount of $381,014.00:

RESULT:	**Approved**
MOVER:	Dunning
SECONDER:	Long
AYES:	Derr, Dunning, Hynes, Paonessa, Long

4.3: Public Hearing: *ANX2025-02: - 330 Southerly Lane – Annexation Request*

Staff presentation.

The Commission had questions about survey requirements for the annexation. Staff explained that the property owners can use the 1975 survey if it has metes and bounds; if not, they will need to get a survey of the property which provides that information.

Applicant Patrick Wallace, stated that there is a survey that was conducted before they purchased the property, but they only have part of the page, so they are missing some information. They are in contact with the surveyor attempting to get a copy of it.

Christina Smith, co-owner of property, stated she wants the annexation as she is civically minded and wishes to engage more on City boards and commissions.

DRAFT

Motion to open public hearing:

RESULT:	**Approved**
MOVER:	Derr
SECONDER:	Long
AYES:	Derr, Dunning, Hynes, Paonessa, Long

Motion to close public hearing:

RESULT:	**Approved**
MOVER:	Dunning
SECONDER:	Derr
AYES:	Derr, Dunning, Hynes, Paonessa, Long

Motion to approve annexation with the following conditions:
1) Prior to public hearing for City Council the applicant shall provide staff with a metes and bounds description of the property and
2) The property shall be designated for Neighborhood Residential zoning.

RESULT:	**Approved**
MOVER:	Hynes
SECONDER:	Dunning
AYES:	Derr, Dunning, Hynes, Paonessa, Long

5. ADJOURNMENT

Meeting adjourned at 7:15 pm.

DRAFT

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 10/27/25
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

Public Hearing: *WV2025-01* - 231 N. Samuel Street - Waiver Requests

ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. Plan Set.pdf

Waiver Request
WV2025-01

Date: For the October 27, 2025 Planning Commission meeting
Applicant: US Developers LLC.
Property Owner: Adel Youssef
Report by: James Newman, City Planner, Zoning/Subdivision Administrator
Location: 231 N. Samuel St.



PROJECT OVERVIEW

A waiver from street tree landscaping and stormwater management requirements for a mixed-use development.

ZONING REVIEW

The property is zoned Old Town Mixed-Use Commercial (OT-MUC). All adjacent properties zoned the same.

COMPREHENSIVE PLAN

The 2040 Comprehensive Plan identifies these parcels as Old Town *Mixed Use Commercial* in both the 10 yr. and 25 yr. future land use maps. The District's purpose is:

To recognize the diversity of existing Downtown uses and to provide for ***a wide range of residential and commercial office, restaurant, hospitality, and retail services*** *within in the Downtown. This land use designation intends to* ***strengthen*** *Charles Town's* ***urban core****, contribute to its historic character,* ***minimize impacts on adjacent land uses, and be well connected to existing and future land use****s located within the Urban Growth Boundary. Downtown Charles Town is* ***characterized by typical main street components*** *found in the Old Town Mixed Use Commercial land use.*

The proposed use of the property is in conformance with the Comprehensive Plan, which calls for:

A. Vertical mixed use, which the applicant proposes to build.
B. Commercial uses of a convenient nature within residential areas, which is met with a mixed-use project.
C. Reduction in traffic congestion by providing residential uses within walking distance of commercial uses.

SITE



View from N. Samuel St.



View from alley



View of rear yard from alley



View from N. Samuel St. entrance

REQUESTED WAIVERS:

-Section 1333.16 Landscaping Standards:
A.2.a. "A minimum of one (1) tree shall be required along every 50 feet of street frontage." The applicant proposes shrubs rather than trees along road frontage due to utility concerns.

-Article 1334 Water Control Standards. Rather than retaining water on-site, the applicant proposes to discharge water into four pipes facing N. Samuel and four pipes facing the alley.

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 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.

REVIEW CRITERIA

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:

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;*

Landscaping and Stormwater, combined response: The property is underutilized, with the existing pharmacy building occupying approximately 10% of the site and the parking lot covering 32% of the site of a 0.47 acre (20,480 sq. ft.) parcel. The use of the property for apartments and office/retail space along with a new smaller structure for the pharmacy will provide an efficient use of limited space in the urban downtown core of the City.

The proposed waivers will allow that vision to come to fruition, providing for more life and activity in what is a quasi-industrial area of town. This property is not a greenfield site, but is instead a brownfield location whose owner is looking to make better use of the site by providing housing and commercial space; this provides a financial benefit to the owner while providing the public benefit of additional services and living space for City residents.

	Existing Lot Coverage	Proposed Lot Coverage
Pharmacy	2,220 sq. ft./11% of site	1,199 sq. ft./ 6% of site
Mixed-Use Building	-	4,836 sq. ft./ 24% of site
Parking Lot & Drive Lanes	6,670 sq. ft./ 33% of site	11,079 sq. ft./54% of site
TOTAL Impervious Coverage	**8,890 sq. ft./ 44% of site**	**17,114sq. ft./ 84% of site**

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

Landscaping waiver: The provision of shrubs rather than full trees will not adversely impact the public health, safety, or welfare, nor adversely affect adjacent property owners.

Stormwater waiver: The applicant proposes to route stormwater into a total of eight 4-inch diameter pipes; four pipes facing N. Samuel St and four facing the alleyway. The intersection of N. Samuel and E. North St. is a low spot, with drainage from Washington Street to the south and also the 'Depot District' on the north side of the railroad tracks flowing to the area via Samuel Street.

Currently, when it rains water can sheet off the site through the chain link fence onto the surrounding sidewalk and then pour off into the street; the site is about flush with the alley, with no gravitational pull towards or away from the alley. Only the front half of the site is paved/built over, with the rear area covered in grass to absorb runoff.

Under the proposal, rather than sheeting off the site ,water would be placed into eight distinct points via drain spouts on the mixed use structure and pipes that connect to the parking lot. As currently done, water would not be retained or treated on site.

As shown in the plan set a curb will be placed against the parking lot, creating a buffer between the alley and lot. This buffer area will have grass and trees to aid in runoff control. The site is flat, with a grade change of just 1.82 feet.

Adjacent uses include Creamer's Auto, NAPA Auto Parts, vacant industrial structures, the Independent Fire Company Building, the HBPA Building and parking lot, and residences.

The residences slope towards the alleyway, the HBPA building and parking lot are generally flush with the alleyway; Creamers Auto, the NAPA store, the vacant industrial buildings, and fire building are all either flush with their adjacent roads or are lots predominately covered with impervious surface with water sheeting off sidewalks into adjacent roads. The character of this area is one of built-up commercial and light-industrial uses/buildings abutting residences, and the proposed development under the waiver fits in with the existing built character, while providing commercial and residential uses.

The proposed storm water system is designed to handle rainfall of 2.75 inches per hour covering the parking lot with anticipated flow of 364 gallons per minute. The system is designed to handle more than that and to be able to discharge that water at 489 gallons per minute.

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

Landscaping waiver: The Charles Town Subdivision and Land Development Ordinance is intended to guide future growth and development by regulating the Subdivision and physical Development of land within the jurisdiction of the City of Charles Town for the improvement of the health, safety, comfort, morals, and general public welfare of Charles Town citizens.

The provision of shrubs rather than trees allows for landscaping along the road while keeping the buried utility lines free of root damage. The proposed shrubbery type (Gibraltar Azalea) has a average root depth of 12 inches or less, compared to the proposed tree type of American Sycamore, which has an aggressive and deep rooting system; while the other tree type, Flowering Dogwood, has a shallow root depth it is not suitable to the area due to conflict caused by the small distance between the building and sidewalk and the broad expanse occupied by the flowering tree.

Stormwater waiver: The proposed waiver will result in runoff from additional impervious surfaces to affect the adjacent roads, alleys and properties; development of the site will increase impervious surface from 44% to 84%. More runoff caused by more impervious surfaces is not in keeping with support of the general public welfare.

d. *That the waiver, if granted, will result in a project of better quality and/or character.*

Landscaping and Stormwater, combined response: The property is not at its highest and best use under its current arrangement. The proposed project will bring in some housing and commercial units bringing more life to that area of downtown. The project cannot proceed without both waivers. Using shrubs rather than full grown trees makes sense for a project with a low setback from roadways, allowing for some vegetation suitable to the needs of the project. The negative impact to adjacent properties comes in the form of additional runoff, which will first have to move across: an alleyway /roadways /sidewalks.

CONCLUSION

The applicant is seeking the following waivers:

1. Use of Street Trees. Applicant proposes smaller shrubs.
2. Stormwater management controls for on-site retention and treatment. Applicant proposes to discharge water off-site.

Without approval of both waivers the project cannot proceed; the required street tree landscaping along N. Samuel will be located along an electric line easement so the roots must not go too deep, and the applicant is unable to afford an on-site stormwater retention system.

RECOMMENDATION

Approval.

Waiver Application No._____

RECEIVED
JUL 09 2025
BY: VG

WAIVER APPLICATION

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

FEE: $260

1. SIGNATURES
   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.

2. PERMITS
   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.

3. PUBLIC HEARING
   A waiver requires a public hearing before the Planning Commission.

Definition of a Waiver

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

Criteria

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

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.

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 07/02/2025

2. APPLICANT'S NAME* US Devolopers LLC

Address: 231 N Samuel St, Charles Town, WV 25414

Telephone Number (571) 289-5857

Email Address [redacted]

3. PROPERTY OWNER'S NAME Adel Youssef

Address: 6805 Hartwood Ln, Centreville, VA 20121

Telephone Number (571)289-5857

Email Address [redacted]

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

Property Address: 231 N Samuel St, Charles Town, WV 25414

Tax Map # and Parcel: Parcel ID 19-03-0002-0076-0000 County 19 - Jefferson District 3 - Charles Town Corp Map 0002

Property Area in Square Feet or Acres: 0.48 Acres

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

Property Class C - Commercial Land Use 373 - Retail-Single Occupancy

Use Type 83-Multi-Use - Sales, 84-Multi-Use - Storage

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

Six residential units and four retail spaces.

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

7. DESCRIPTION OF THE WAIVER REQUEST:

Relief from Stormwater requirements

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

9. 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;

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;

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

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

10. 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

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

☑ No

☐ Yes (Please specify nature of all proceedings and current status)

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 07/09/2025

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

Subdivision Administrator
City of Charles Town
PO BOX 14
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:_____

_____

_____

_____

_____

_____

PRELIMINARY LAND DEVELOPMENT PLANS

PRELIMINARY PLAT NUMBER: SALD 2025-03

U.S. DEVELOPERS, LLC

231 N. SAMUEL STREET

CHARLES TOWN, WV 25414

VANNOSTRAND ARCHITECTS
29 E. MAIN STREET, STE 4
P.O. BOX 572
BUCKHANNON, WV
304-473-0555 26201

YOUSSEF PROPERTIES

213 NORTH SAMUEL STREET

CHARLES TOWN, WV 25414

rev	date	description

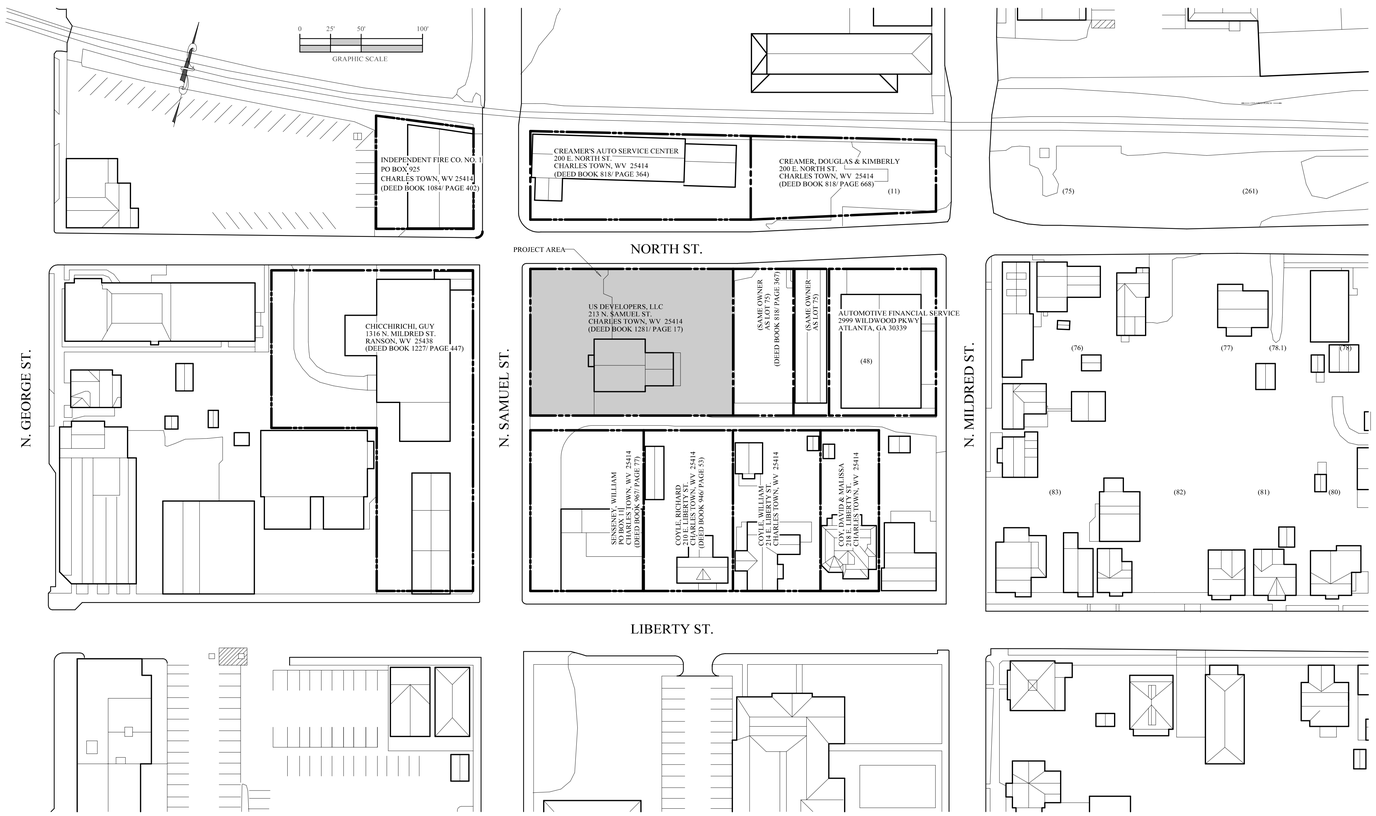
STATE OF WEST VIRGINIA — JAMES BRYSON VANNOSTRAND — NO. 3858 — REGISTERED ARCHITECT

job:	24070586
drawn:	DCS
checked:	BVN
date:	9/11/2025
scale:	AS SHOWN

SHEET C.00

1 OF 6

VISCINITY MAP & ADJACENT PARCEL INFORMATION



CITY OF CHARLES TOWN - SIGNATURE BLOCK

THESE PRELIMINARY PLANS WERE APPROVED BY THE CITY OF CHARLES TOWN, ON THE _____ DAY OF _____, 2025, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON.

ALL EXPENSED INCURRED WITH RESPECT TO THE IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND NOT THE CITY.

SIGNED AND DATED BY THE SECRETARY OF THE PLANNING COMMISSION

PLANNING COMMISSION SECRETARY _____

ARCHITECT - SIGNATURE BLOCK

THE ARCHITECT, IN SIGNING THESE PRELIMINARY PLANS, ATTESTS TO THE BEST OF HIS KNOWLEDGE, ARE COMPLETE AND ACCURATE.

ARCHITECT _____ DATE 9/11/2025

OWNER - SIGNATURE BLOCK

THE DEVELOPER, IN SIGNING THESE PRELIMINARY PLANS, AGREES TO ABIDE BY ALL CONDITIONS, TERMS AND SPECIFICATIONS PROVIDED HEREON; AND TO COMPLETE ALL THE IMPROVEMENTS REQUIRED BY THESE PRELIMINARY PLANS.

DEVELOPER _____ DATE 9/11/2025

FLOOD PLAIN REQUIREMENTS

SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD AREA.

ENVIRONMENTAL PROTECTION REQUIREMENTS

NO WEST VIRGINA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PERMITS ARE REQUIRED FOR THE SUBJECT PROPERTY.

WV DIVISION OF HIGHWAYS REQUIREMENTS

NO WEST VIRGINA DIVISION OF HIGHWAYS (DOH) ENTRANCE PERMITS ARE REQUIRED FOR THE SUBJECT PROPERTY.

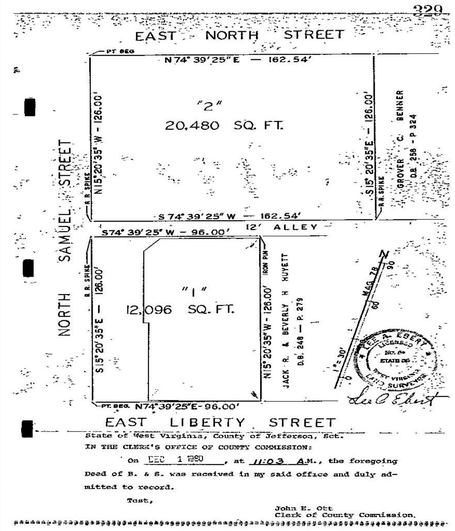
CHARLES TOWN PLANNING COMMISSION - WAIVERS/VARIANCES

REQUEST	*ACTION*
STORMWATER MANAGEMENT PLAN WAIVER	...

LIST OF DRAWINGS

CIVIL	C.00	COVER SHEET & VICINITY MAP
	C.01	EXISTING SITE PLAN
	C.02	SITE PLAN
	C.03	SITE UTILITY PLAN
	C.04	SITE GRADING PLAN
	C.05	LANDSCAPING PLAN

EXISTING PARCEL SURVEY

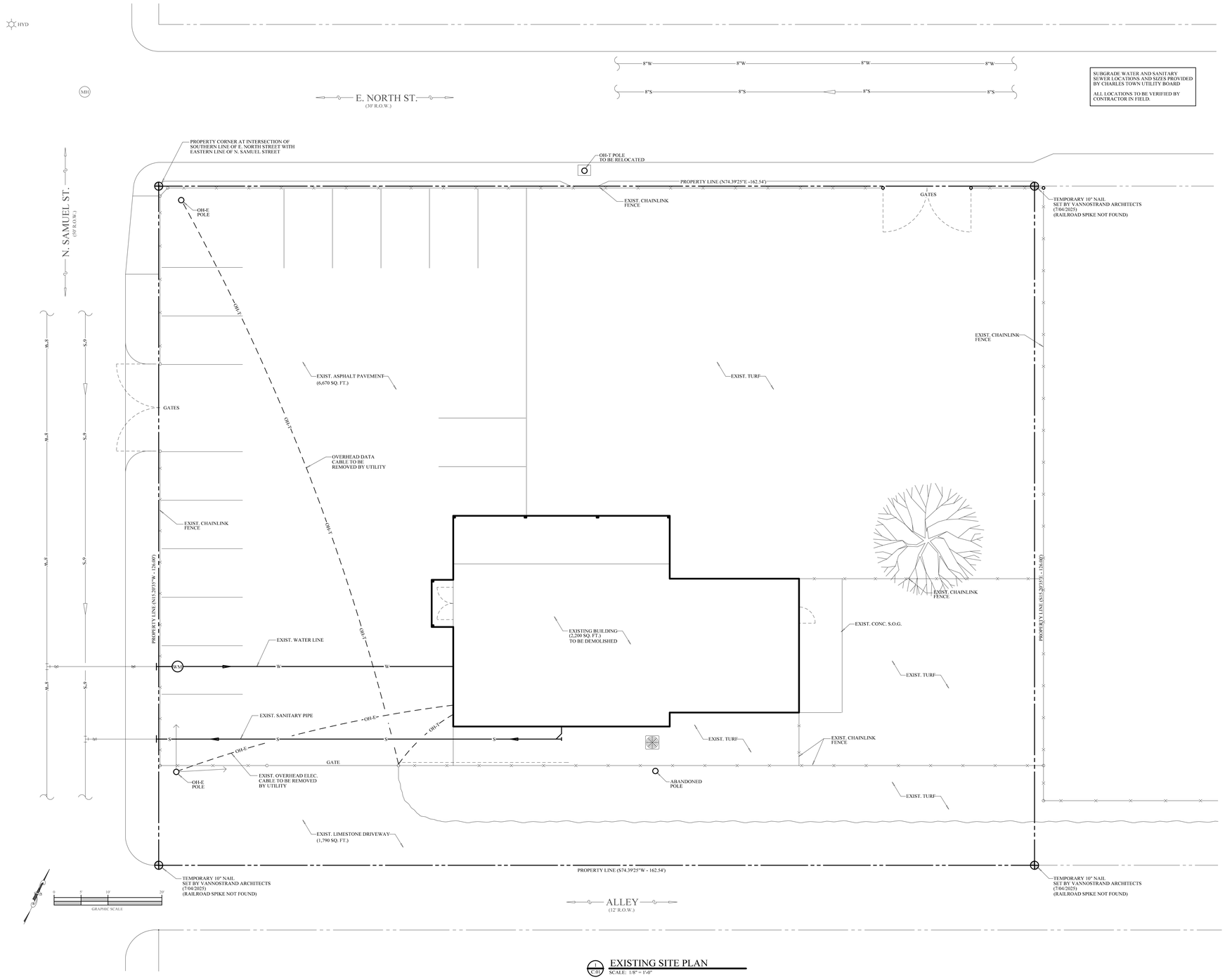


EXISTING SITE NOTES

1. ALL STRUCTURES WITHIN PROPERTY LINE TO BE REMOVED, INLCUDING PAVEMENT, BUILDING, FENCING AND LANDSCAPING.
2. EXISTING CONCRETE SIDEWALKS AND CURBS OUTSIDE OF THE PROPERTY LINE ARE TO BE REMOVED, WHERE NOTED ON THE PLANS.
3. EXISTING PHARMACY BUILDING TO REMAIN IN OPERATION UNTIL BUILDING #1 IS CONSTRUCTED AND FUNCTIONAL.
4. ...
5. ...
6. ...
7. ...

SITE UTILITY ABBREVIATION LEGEND

W	WATER PIPING
WM	WATER METER
S	SANITARY PIPING
SS	STORMWATER PIPING
DS	DOWNSPOUT
UT	UNDERGROUND VOICE/DATA CONDUIT & CABLE
UE	UNDERGROUND ELECTRICAL CONDUIT & CABLE
OH-T	OVERHEAD VOICE/DATE CABLE
OH-E	OVERHEAD ELECTRICAL CABLE
XMFR	ELECTRICAL TRANSFORMER - PAD MOUNTED



1 C.01 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

VANNOSTRAND ARCHITECTS
29 E. MAIN STREET, STE 4
P.O. BOX 572
BUCKHANNON, WV
304-473-0555 26201

YOUSSEF PROPERTIES

213 NORTH SAMUEL STREET
CHARLES TOWN, WV 25414

rev	date	description

STATE OF WEST VIRGINIA
JAMES BRYSON VANNOSTRAND
NO. 3938
REGISTERED ARCHITECT

job:	24070586
drawn:	DCS
checked:	BVN
date:	9/11/2025
scale:	AS SHOWN

SHEET
C.01
2 OF 6

SITE PLAN NOTES

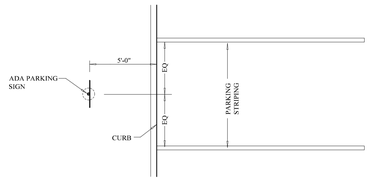
1. RAMP SLOPES SHALL NOT BE STEEPER THAN 1:12 UNLESS OTHERWISE SHOWN OR SPECIFIED.
2. SIDEWALKS THAT TERMINATE AT A VEHICULAR WAY SHALL HAVE A DETECTABLE WARNING SURFACE, 2'-0" WIDE, 6" FROM RAMP EDGES.
3. NORMAL GUTTER FLOW LINE AND PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREAS, UNLESS NOTED OTHERWISE.
4. ALL PARKING STALL AND LOADING ZONE MARKINGS TO BE 3" WIDE STROKE TRAFFIC PAINT.
5. ALL LAWN AREAS TO BE GRADED SMOOTH, SEEDED, AND MULTCHED WITH STRAW.
6. ALL NEW CONC. SIDEWALKS TO BE 4,000 PSI, BROOM FINISH, 4" THICK W/ 6x6 WWF, OVER 4" STONE. INSTALL CRACK CONTROL JOINTS 6'-0" O.C. (MAX.) AND CONSTRUCTION JOINTS 24'-0" O.C. (MAX.), U.N.O.
7. ALL NEW PAVING TO BE 1 1/2" ASPHALT WEARING COURSE, 2 1/2" BASE COURSE, 2" CRUSHER RUN STONE, 6" #3 LIMESTONE OVER COMPACTED SUBGRADE.
8. CONCRETE DUMPSTER PAD TO BE 4,000 PSI, BROOM FINISH, 6" THICK W/ #4 REBAR, 24" O.C. EA. WAY.
9. REMOVE ALL EXISTING SOIL, CONCRETE, ASPHALT AND OTHER ITEMS AS REQUIRED TO INSTALL NEW SIDEWALKS, VEHICLE PARKING AREAS, STRUCTURES, AND REGRADED LAWNS. LEGALLY DISPOSE OF ALL REMOVED MATERIAL OFF-SITE.
10. STOP SIGN. SEE DRAWING 5/C.02.
11. ...

ZONING

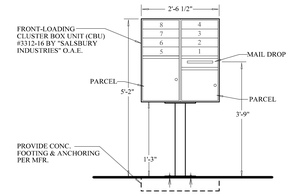
ITEM	DESCRIPTION	VALUE	MINIMUM	REMARKS
ZONE:	OLD TOWN - MIXED USE COMMERCIAL			
SINGLE PARCEL:	162.54' x 126.00'	20,480 SQ.FT.		
BUILDING 1:	FRONT YARD	4'	0'	...
	SIDE YARD	15'	0'	...
BUILDING 2:	FRONT YARD	7'	0'	...
	SIDE YARD	5'	0'	...
MAX. LOT COVERAGE				90.0% OF LOT
PROPOSED LOT COVERAGE				83.6% OF LOT
LOT COVERAGE	BUILDING 1 + 2	6,035 SQ. FT.	...	29.5% OF LOT
IMPERVIOUS SURFACE	WALKS,PARKING & DRIVE LANES	11,079 SQ. FT.	...	54.1% OF LOT
LANDSCAPE:	TURF	3,366 SQ.FT.	...	16.4% OF LOT
FENCE/SCREEN	ALONG ALLEY AT RESIDENTIAL LOTS	...	...	PROVIDED
DUMPSTER	FULL ENCLOSURE	...	...	PROVIDED
MAIL CLUSTER	SHARED FOR BOTH BUILDINGS	...	...	PROVIDED
...	...	...	...	...

PARKING

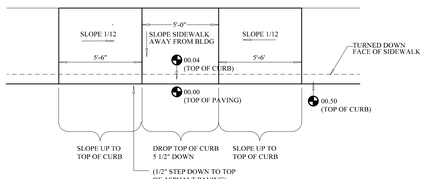
ITEM	DESCRIPTION	VALUE	PARKING FACTOR	PARKING STALLS
ZONE:	OLD TOWN MIXED-USE COMMERCIAL			
SINGLE PARCEL:	162.54' x 126.00'	20,480 SQ.FT.		
BUILDING 1:	1st FLOOR - PHARMACY	937 SQ. FT.	4.9/1,000 SQ.FT.	5
	2nd FLOOR - (2) APARTMENTS	1,200 SQ. FT.	1.2/DWELLING	3
BUILDING 2:	1st FLOOR x (3) GENERAL OFFICE	4,680 SQ.FT.	2.84/1,000 SQ.FT.	14
	2nd FLOOR - (4) APARTMENTS	4,680 SQ.FT.	1.2/DWELLING	5
TOTAL	...	...	...	27 REQUIRED / 26 PROVIDED
	ON-STREET PARKING	4	1/10th OF TOTAL	3
...	...	...	...	29 TOTAL PROVIDED
...	...	...	...	...
...	...	...	...	...
...	...	...	...	...
...	...	...	...	...



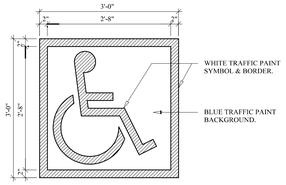
C.02 PARKING STALL
SCALE: NTS



C.02 MAIL PEDISTAL UNIT ELEVATION
N.T.S.

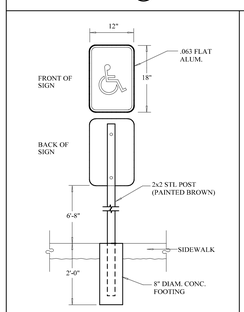


C.02 CURB RAMP PLAN
SCALE: NTS

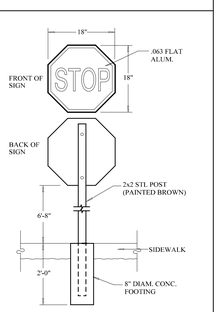


NOTE:
1) ALL STROKES TO BE 2" WIDE.
2) PROVIDE TWO-(2) COATS OF TRAFFIC PAINT.
3) LOCATE SYMBOL AT CENTER OF STALL WHERE SHOWN ON SITE PLAN.

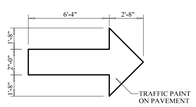
C.02 PAVEMENT SIGN
N.T.S.



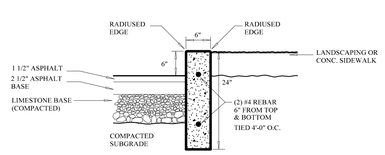
C.02 ADA PARKING SIGN
N.T.S.



C.02 STOP SIGN
N.T.S.

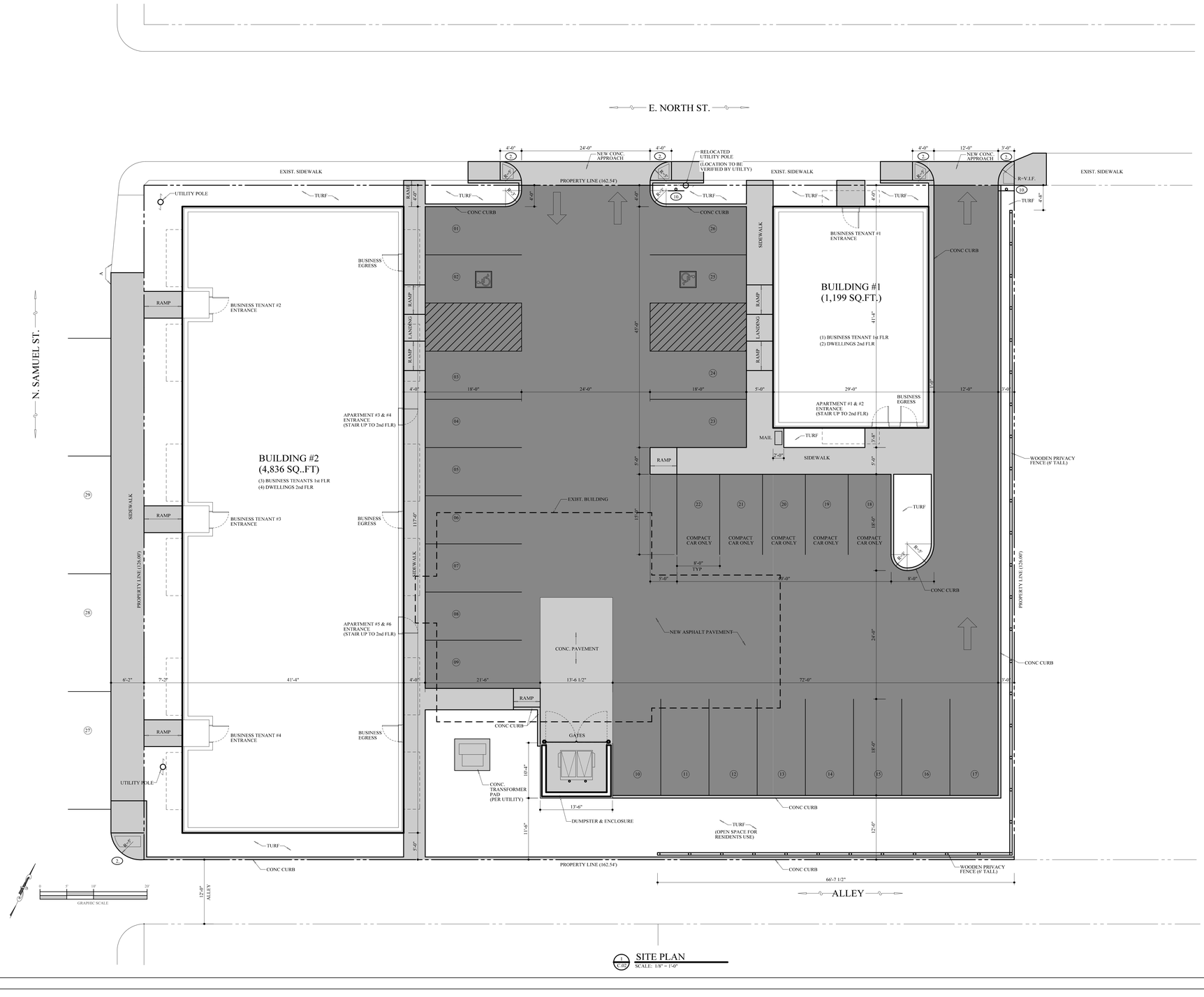


C.02 TRAFFIC FLOW ARROW
SCALE: NTS



INSTALL 1/2" EXPANSION JOINTS EVERY 20'-0" (SEE PLAN FOR LOCATIONS)

C.02 CURB SECTION
N.T.S.



C.02 SITE PLAN
SCALE: 1/8" = 1'-0"

VANNOSTRAND ARCHITECTS
29 E. MAIN STREET, STE 4
P.O. BOX 572
BUCKHANNON, WV
304-473-0555
26201

YOUSSEF PROPERTIES

213 NORTH SAMUEL STREET
CHARLES TOWN, WV 25414

rev	date	description

STATE OF WEST VIRGINIA — JAMES BRYSON VANNOSTRAND — NO. 3986 — REGISTERED ARCHITECT

job:	24070586
drawn:	DCS
checked:	BVN
date:	9/11/2025
scale:	AS SHOWN

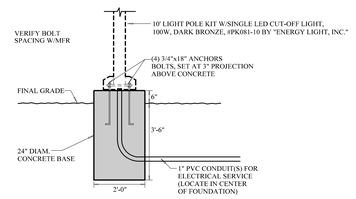
SHEET
C.02
3 OF 6

SITE UTILITY NOTES

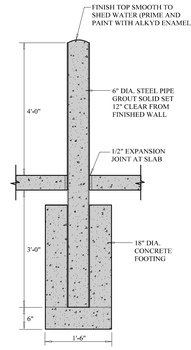
1. NEW DATA SERVICE CABLES TO BE INSTALLED 2'-0" (MIN.) UNDERGROUND FROM UTILITY POLE TO DEMARC AT BUILDING. CONDUIT TO BE SCHED. 40 PVC WITH SOLVENT FITTINGS - SEE "E" DWGS.
2. NEW UNDERGROUND ELECTRICAL CONDUIT TO BE INSTALLED 2'-4" (MIN) BELOW FINAL GRADE. CONDUIT TO BE SCHED. 40 PVC WITH SOLVENT FITTINGS - SCHED. 80 PVC WHERE ABOVE GRADE. VERIFY CONDUIT SIZE WITH UTILITY. SEE "E" DWGS.
3. NEW UNDERGROUND SANITARY PIPING TO BE SDR 35 PVC, INSTALLED 2'-0" (MIN.) BELOW FINAL GRADE. COORDINATE UTILITY CROSSINGS AND MAINTAIN 12" MIN. CLEARANCE. SEE "P" DWGS.
4. NEW UNDERGROUND WATER PIPING TO BE HDPE, INSTALLED 3'-0" (MIN.) BELOW FINAL GRADE, AND BEDDED WITH 6" LIMESTONE SAND. INSTALL WARNING TAPE AND TRACER WIRE. UTILITY TO INSTALL METERS. SEE "P" DWGS.
5. NEW CONC. LIGHTING FIXTURE FOUNDATION AND 1" PVC CONDUITS. INSTALL CONDUITS 1'-6" (MIN) BELOW FINAL GRADE. SEE "E" DWGS.
6. STORMWATER PIPE TO DISCHARGE AT FACE OF CURB.
7. OPEN ENDED STORMWATER PIPE INLET AT FACE OF CURB.
8. EXTEND SITE LIGHTING CONDUIT TO 1st FLOOR BUSINESS TENANT ELECTRICAL PANEL. SEE "E" DRAWINGS.
9. STORMWATER FLOW FOR PARKING LOT IS 364 GPM, BASED ON A TRIBUTARY AREA OF 12,748 SQUARE FEET, AND A 100-YEAR 1-HOUR RAINFALL OF 2.75 INCHES. (3) 4" STORMWATER PIPES AT ALLEY CURB (AT 1/4"/FT SLOPE) PROVIDE CAPACITY FOR 489 GPM.

SITE UTILITY ABBREVIATION LEGEND

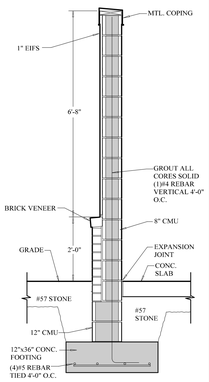
W	WATER PIPING
WM	WATER METER
HYD	FIRE HYDRANT
S	SANITARY PIPING
SS	STORMWATER PIPING
DS	DOWNSPOUT
UT	UNDERGROUND VOICE/DATA CONDUIT & CABLE
UE	UNDERGROUND ELECTRICAL CONDUIT & CABLE
OH-T	OVERHEAD VOICE/DATE CABLE
OH-E	OVERHEAD ELECTRICAL CABLE
XMFR	ELECTRICAL TRANSFORMER - PAD MOUNTED



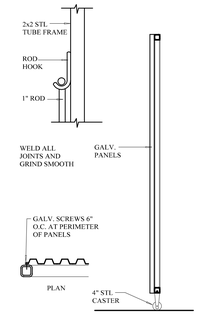
C.03 LIGHT STANDARD FOUNDATION
SCALE: NTS



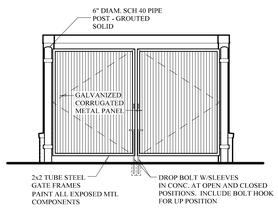
2 C.03 BOLLARD DETAIL
N.T.S.

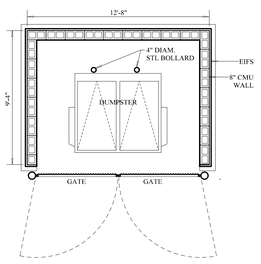


3 C.03 ENCLOSURE WALL
N.T.S.

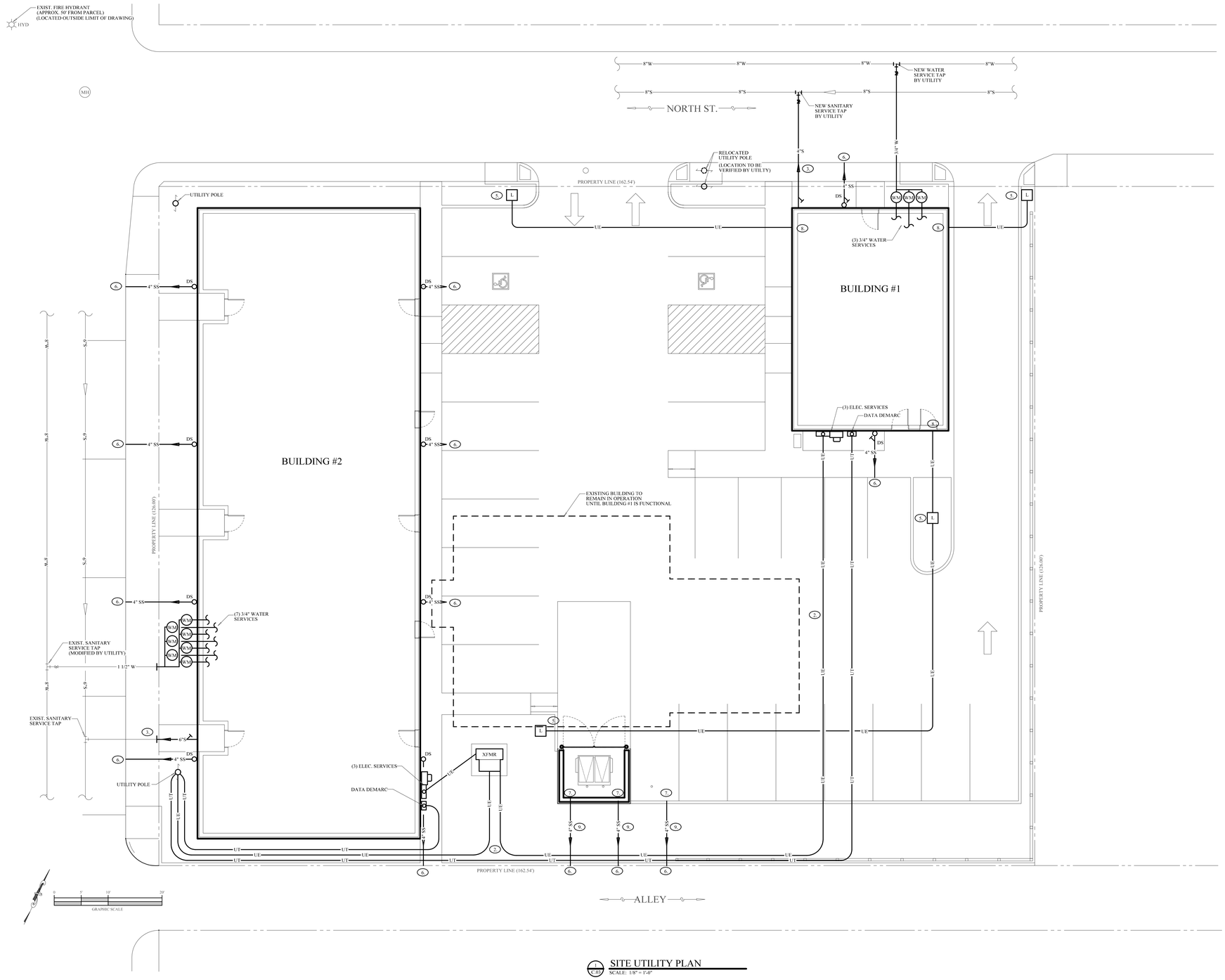


4 C.03 GATE DETAIL
N.T.S.





5 C.03 DUMPSTER ENCLOSURE
SCALE: 1" = 10'-0"



C.03 SITE UTILITY PLAN
SCALE: 1/8" = 1'-0"

VANNOSTRAND ARCHITECTS
29 E. MAIN STREET, STE 4
P.O. BOX 572
BUCKHANNON, WV
304-473-0555 26201

YOUSSEF PROPERTIES
213 NORTH SAMUEL STREET
CHARLES TOWN, WV 25414

rev	date	description

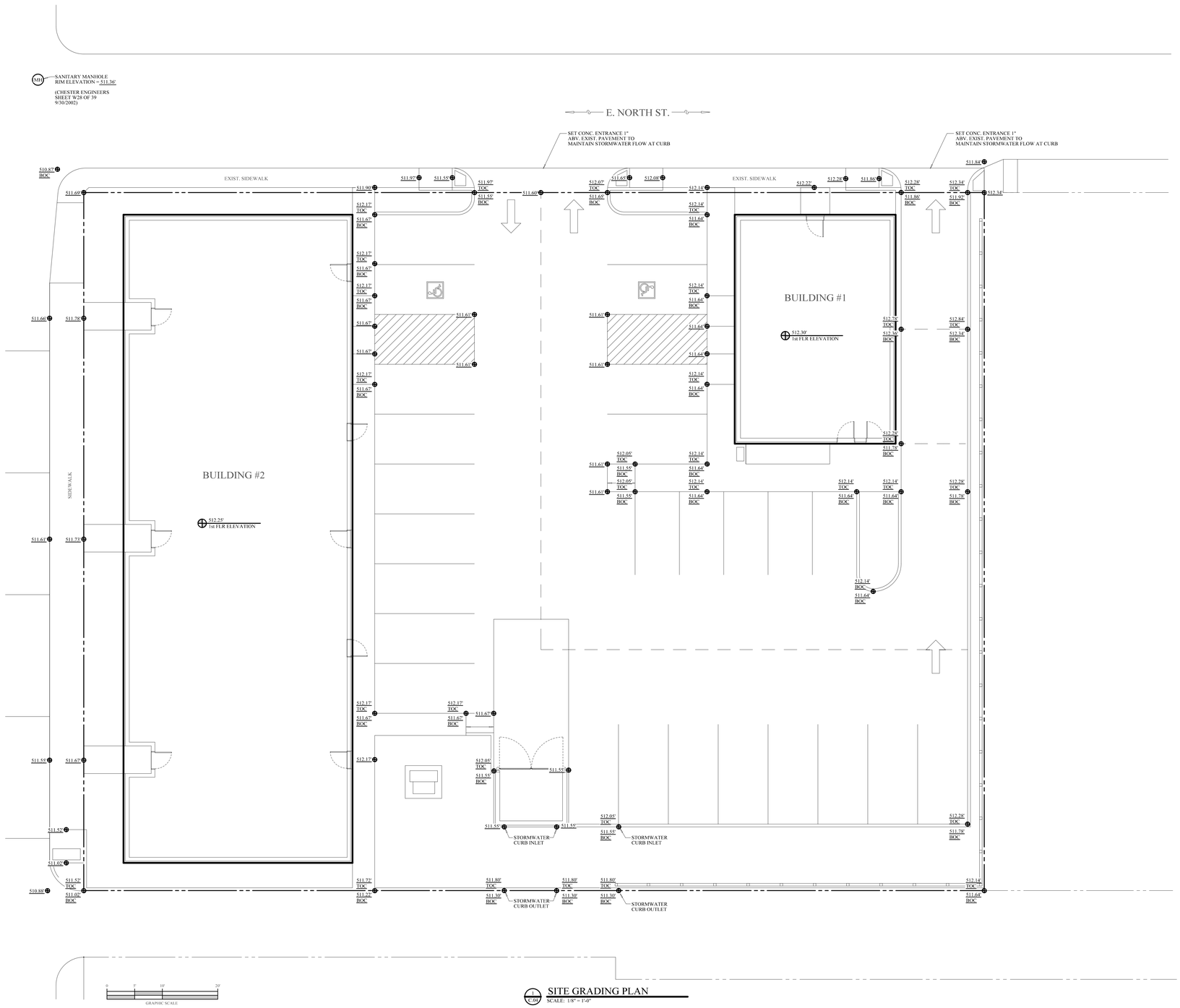
STATE OF WEST VIRGINIA — JAMES BRYSON VANNOSTRAND — NO. 3098 — REGISTERED ARCHITECT

job:	24070586
drawn:	DCS
checked:	BVN
date:	9/11/2025
scale:	AS SHOWN

SHEET
C.03
4 OF 6

GRADING PLAN NOTES

1. AREA OF SITE DISTURBANCE IS APPROXIMATELY 0.47 ACRE.
   ALL LAWN AREAS TO BE GRADED SMOOTH. VERIFY FINAL GRADES WITH ARCHITECT IN FIELD.
2. A TEMPORARY SILT FENCE SHALL BE INSTALLED AT THE PERIMETER OF THE DISTURBED AREA TO PREVENT ANY SEDIMENT FROM LEAVING THE SITE. ALL SILT FENCE MUST BE INSPECTED DAILY AND REPAIRED IF NECESSARY.
3. ANY EXCESS SOIL AND INORGANIC RUBBLE SHALL BE HAULED TO AN APPROVED LOCATION OFF SITE.
   ---
4. ALL TIE-IN POINTS OF THE NEW WORK WITH EXISTING GRADES SHALL BE VERIFIED WITH THE ARCHITECT IN THE FIELD. ELEVATIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR.
5. AN ABSTRACT ELEVATION OF 100'-0" IS TO BE UTILIZED FOR EACH BUILDING 1st FLOOR FINISHED FLOOR ELEVATION AT THE MAIN ENTRANCE. SEE ARCHITECTURAL DRAWINGS.
6. "TOC" DENOTES TOP OF CURB ELEVATION. "BOC" DENOTES BOTTOM OF EXPOSED FACE OF CURB ELEVATION.
   ---
7. ---
   ---
8. ---



1 C.04 SITE GRADING PLAN
SCALE: 1/8" = 1'-0"

VANNOSTRAND ARCHITECTS
29 E. MAIN STREET, STE 4
P.O. BOX 572
BUCKHANNON, WV
304-473-0555 26201

YOUSSEF PROPERTIES
213 NORTH SAMUEL STREET
CHARLES TOWN, WV 25414

rev	date	description

STATE OF WEST VIRGINIA — JAMES BRYSON VANNOSTRAND NO. 3898 REGISTERED ARCHITECT

job:	24070586
drawn:	DCS
checked:	BVN
date:	9/11/2025
scale:	AS SHOWN

SHEET
C.04
5 OF 6

LANDSCAPE NOTES

1. ALL GRASS, WEEDS, ROOTS, STICKS, STONES, AND OTHER DEBRIS TO BE REMOVED FROM THE SURFACE OF TOPSOIL PRIOR TO PLACING GRASS SEED.
2. ALL LANDSCAPED AREAS OF THE SITE ARE TO BE FERTILIZED, SEEDED, AND MULCHED WITH STRAW. CONTRACTOR SHALL WATER SEEDED AREAS AT THE COMPLETION OF THE SOWING AND WEEKLY THEREAFTER UNTIL A HEALTHY TURF IS ESTABLISHED FOR ONE YEAR BEYOND SUBSTANTIAL COMPLETION OF THE PROJECT.
3. PRIOR TO ACCEPTANCE, THE SEEDED AREA SHALL HAVE A MINIMUM OF 100 GRASS PLANTS PER SQUARE FOOT OVER THE ENTIRE AREA. BARE SPOTS SHALL BE NO LARGER THAN 6 SQUARE INCHES AND TOTAL BARE SPOTS SHALL NOT EXCEED 2% OF TOTAL SEEDED AREA.
4. LOCATIONS OF TREES AND SHRUBS ARE APPROXIMATE - EXACT PLACEMENT OF ALL TREES AND SHRUBS ARE TO BE VERIFIED WITH THE ARCHITECT IN THE FIELD.
5. INSTALL MUCH AROUND ALL TREES AND SHRUBS IN A CIRCLE, 3X THE WIDTH OF THE ROOT BALL.
6. ...
7. ...
8. ...

LANDSCAPE LEGEND

KEY	DESCRIPTION	NOTES
T-1	TREE	AMERICAN SYCAMORE (PLATANUS OCCIDENTALIS), 3" CALIPER
T-2	TREE	FLOWERING DOGWOOD (CORNUS FLORIDA), 1.5" CALIPER
...	...	...
...	...	...
S-1	SHRUB	GILBRALTAR AZALEA (RHODODENDRON GILBRALTAR), ORANGE, 5 GAL
...	...	...
G	GRASS	35% TALL FESCUE, 20% ANNUAL RYEGRASS, 20% PERENNIAL RYEGRASS, 20% CREEPER, 5% KNTKY BLUEGRASS
...	...	...
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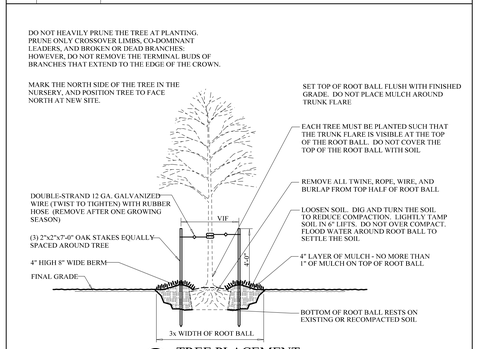
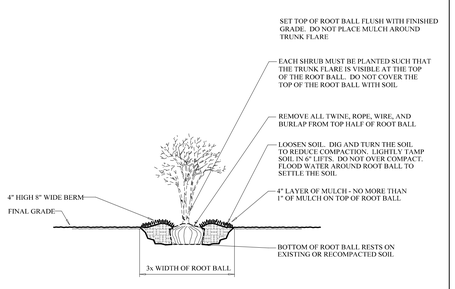


C.04 TREE PLACEMENT
SCALE: NTS



C.04 SHRUB PLACEMENT
SCALE: NTS



C.05 LANDSCAPING PLAN
SCALE: 1/8" = 1'-0"

VANNOSTRAND ARCHITECTS
29 E. MAIN STREET, STE 4
P.O. BOX 572
BUCKHANNON, WV
304-473-0555 26201

YOUSSEF PROPERTIES
213 NORTH SAMUEL STREET
CHARLES TOWN, WV 25414

rev	date	description

STATE OF WEST VIRGINIA
JAMES BRYSON VANNOSTRAND
NO. 398
REGISTERED ARCHITECT

job:	24070586
drawn:	DCS
checked:	BVN
date:	9/11/2025
scale:	AS SHOWN

SHEET
C.05
6 OF 6

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 10/27/25
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

Public Hearing: SLD*2025-05* - Thomfair Storage Facility - Preliminary Plan

ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. Plan Set.pdf
- 4. KH Review.pdf
- 5. Staff Review.pdf

Preliminary Plan Review
SLD2025-05

Date: For the July 28, 2025 Planning Commission Meeting
Applicant: Somerset LLC.
Property Owner: Somerset LLC.
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Location: Tax District 3/Map 16A/Parcels COM5 & 44



PROJECT OVERVIEW

The development of 181,645 sq. ft. (4.17 acres) for a self-storage facility.

ZONING HISTORY

2007: Property annexed into the City. The front lot was zoned to General Commercial to support office uses, with the rear lot zoned Residential Multifamily to support condominiums.

April 4, 2011: As part of revisions to the site's conditions of annexation, the rear parcel was rezoned from Residential Multi-Family to General Commercial.

November 6, 2017: Both parcels were rezoned from General Commercial to Neighborhood Commercial; the applicant proposed at that time to build apartments, which required a rezoning.

BOARD OF ZONING APPEALS

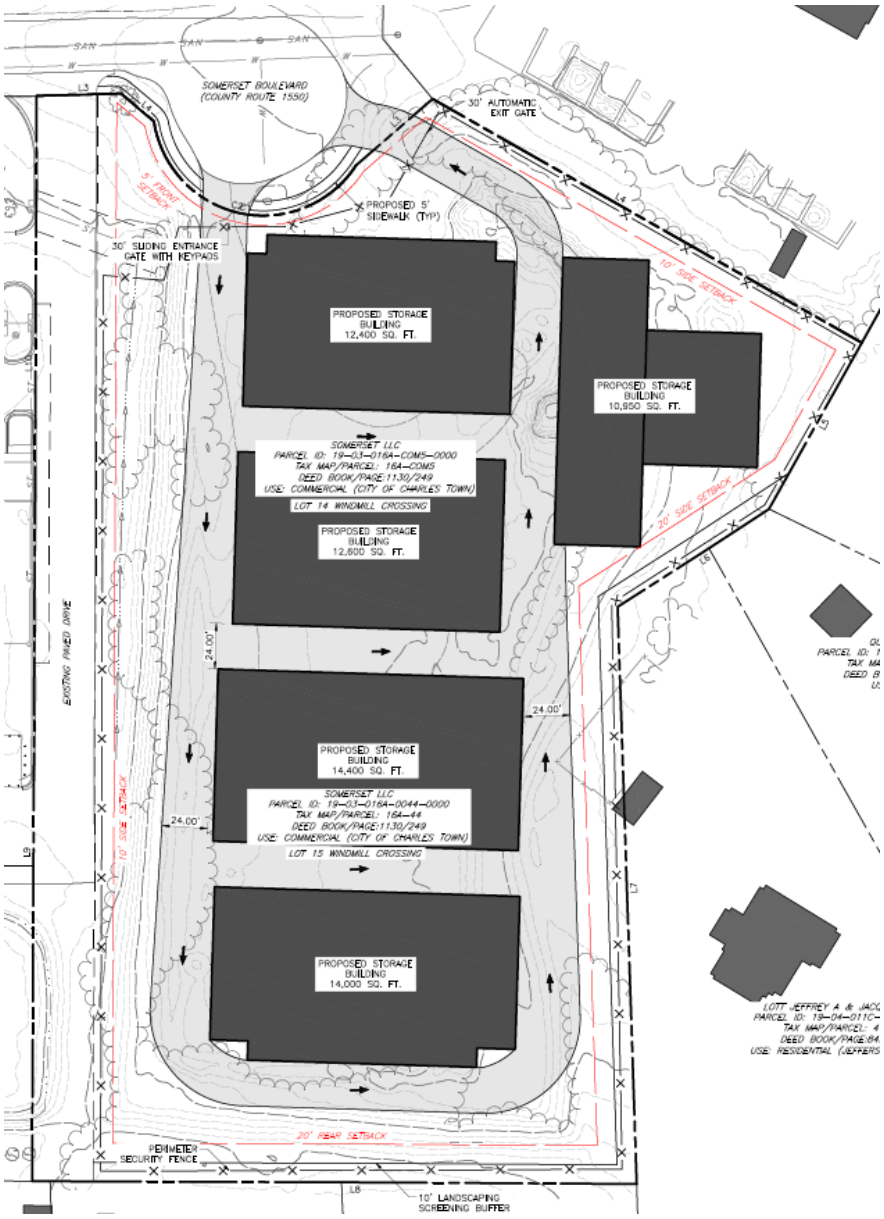
The use of the property as a self-storage facility is permitted via Special Use Permit. The applicant requested such a permit at the May 20, 2025 Board of Zoning Appeals meeting. The request was **approved** subject to three conditions:

1. All structures will be painted to blend into the natural landscaping.
2. The buffer adjacent to residential uses shall be at least 20 ft in width, and shall have evergreen vegetation and a minimum 6ft tall opaque fence.
3. Shall be developed in substantial conformance with the associated sketch plan, subject to any required changes approved by the Planning Commission.

SKETCH PLAN

The Sketch Plan was approved by the Planning Commission on July 28, 2025.

PRELIMINARY PLAN



PRELIMINARY PLAN REQUIREMENTS

Setbacks
Required in Neighborhood Commercial:
Front: 5 ft.
Sides: 10 ft (20 when adjacent to a residential use or zoning district).
Rear: 15 ft.

All setback requirements are met.

"*A minimum of 75% of the net buildable area of the property must be comprised of non- residential, commercial uses*"

This requirement is met; the only proposed use is a commercial use.

Density
Not applicable; commercial use only.

Lot coverage
The NC Zoning District has no required open space for commercial uses, though there is an 90% maximum lot coverage for commercial uses. Per the applicant, impervious surfaces will cover just under 69% of the site, meeting the criteria.

Sidewalks
The plan set provides five-foot wide sidewalks and a crosswalk along the road frontage of the property , meeting Code requirements.

Street Connections
The site will have entrance-only and exit-only access roads. These roads enter onto a cul-de-sac; there are no other connections. It is unclear if all access drives meet the minimum required 24 ft. width.

Buffers
Residential structures shall be buffered from commercial structures by use of vegetation, landscaping, fencing, walls, berms or other similar methods which are deemed under the circumstances to create effective and aesthetically pleasing screens or buffers between such diverse land use. At least 50% of any vegetative material shall be coniferous or other non-deciduous plant material.

The plan sets shows a buffer location but no details on planting types are provided; it is unclear if the shown trees are actual planting locations of just illustrative. This criterion is not met.

Parking
There are no parking requirements for a self-storage facility. There are no offices for employees on-site; customers coming to load/unload materials will have to park in the access drive lanes.

Lighting

No lighting plan has been submitted. This criterion is not met.

Stormwater

Kimley-Horn has reviewed the plans and has some comments; the site will use the regional facility adjacent to it as a stormwater basin.

Open Space/Amenities

None required. Those areas of the site not developed will be left as grass/wooded.

Other

As one of the BZA approval requirements was about paint color, the applicant must provide information on the color to be used.

CONCLUSION

The application and design are generally in conformance with the sketch plan, but additional details are required to ensure it conforms to the Code requirements.

RECOMMENDATION

Table action to the November 24 meeting to give the applicant time to address remaining comments.

MAJOR SUBDIVISION AND LAND DEVELOPMENT APPLICATION

The submission of this form, along with the prescribed information and required fees, shall serve as the Applicant's Major S/LD Application as required by Ordinance Section 1332.03.

1. SUBMISSION DATE 04/15/2025

2. APPLICATION TYPE
- [x] Sketch Plan
- [ ] Preliminary Plan
- [ ] Final Plan

3. FEES

See next page. Fee is comprised of base fee, additional fees, and legal notice fees.

Sketch and Preliminary Plans each require Class I legal notices, first class mail, and public hearing signs. Final plans are reviewed administratively.

4. SUBMITTAL PACKAGE

Please submit a paper application and one paper plan set with at least dimensions of 24" x 36", as well as a plan set in PDF format.

Fee Schedule

1. BASE FEES

- **Sketch/Preliminary** Plan Review - $300 application fee.

- **Final Plan/ Record Plat** Review Fees: $200 application fee

2. APPLICATION FEES

(1) Single principal structure on a single site - $200 filing fee
(2) < 3 Residential Buildings - $200 filing fee
(3) 3 or more Residential Buildings - $500 filing fee plus $50 per building, minimum of $2000 escrow.
(4) Manufactured (Mobile) Home Park - $500 filing fee plus $50 per dwelling unit, minimum of $2000 escrow.
(5) Commercial and Industrial Buildings - $700 filing fee plus $2000 escrow.
(6) Subdivision only – $200 filing fee

Building Addition:
(1.) Less than 2,5000 sq.ft AND less than 50% increase in impervious area - $200
(2.) More than 2,5000 sq.ft OR more than 50% increase in impervious area - $300

3. LEGAL NOTICE FEES

(1). Newspaper public notice:
A. Class I/I-0 Legal Advertisement- - $25 flat fee
B. Class II/II-0 Legal Advertisement - $50 flat fee
C. Class III/III-0 Legal Advertisement - $75 flat fee

(2). Mailed notice:
A. First class mail - $25 flat fee
B. Certified mail - $75 flat fee

(3). Signage:
A. Public notice signage - $10 flat fee

4. ADDITIONAL FEES

These fees may differ between applications depending on the level of analysis required.

- Legal review fees for zoning and site plan reviews will be will be actual costs incurred based on the -legal review.

- Water and Sewer review fees for zoning and site plan reviews will actual costs incurred based on the review.

- Third-party review fees for zoning and site plan reviews will be actual costs incurred based on the review.

3. APPLICANT'S NAME* Thomfair LLC

Address: 170 John J Thomas Way, Charles Town, WV 25414

Telephone Number (304)283-2601

Email Address [redacted]

4. PROPERTY OWNER'S NAME Somerset LLC

Address: 170 John J Thomas Way, Charles Town, WV 25414

Telephone Number (304)283-2601

Email Address [redacted]

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

Property Address: Somerset Boulevard

Tax Map # and Parcel: 3 - Charles Town Corp, Map 16A, Parcels COM5 & 44

Property Area in Square Feet or Acres: 2.20 Acres & 1.97 Acres; Total: 4.17 Acres

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

6. FEE CALCULATION (Per Fee Schedule)

BASE: $300

APPLICATION: $700 + $2,000 escrow

The City will send out invoices for 3rd party review.

LEGAL (**For sketch and preliminary only**)

MAILING TYPE: $25

LEGAL AD $25

SIGNAGE: $10

AMOUNT DUE: $ $1,060 + $2,000 escrow

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

A proposed Storage Unit Facility consisting of one way roads and a loop road. The Storage Buildings will have outdoor access through garage doors and indoor access through interior hallways. The proposed improvements will consist of security fence and the required landscape buffer.

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

The existing lots are vacant and zoned Neighborhood Commercial.

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

A special exception is being requested for the proposed use. No other waivers or variance are anticipated.

10. 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
DOC -2017-238	Rezoned to NC	Approved	11-06-2017

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

☒ No

☐ Yes (Please specify nature of all proceedings and current status)

_____

_____

_____

12. 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	Permit ID/#	Date of Approval/Issuance
City of Charles Town Utility Board			
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			
Other (specify each Agency)			

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 _____ Date 4/16/25

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:

At City Hall:	Or	Via Mail:
Subdivision Administrator City of Charles Town 101 E. Washington Street Charles Town, WV 25414		Subdivision Administrator City of Charles Town PO BOX 14 Charles Town, WV 25414

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

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

Receipt No._____

Subdivision Administrator Approval/Denial:_____ Date:_____

Planning Commission Approval/Denial:_____ Date:_____

Comments/Conditions:_____

_____

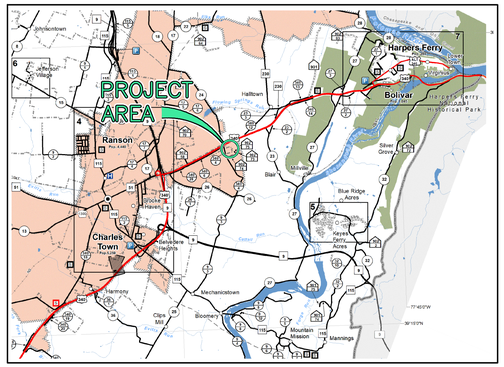
_____

_____

THOMFAIR STORAGE UNITS
SITE PLAN

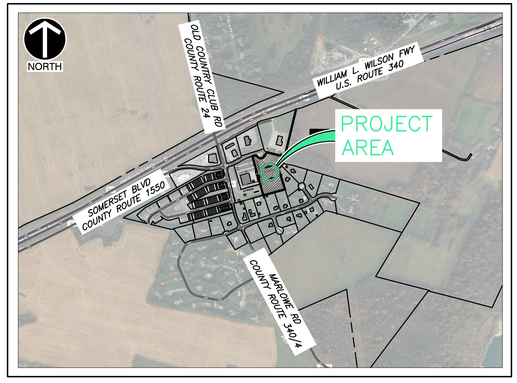
CITY OF CHARLES TOWN, JEFFERSON COUNTY, WV
OCTOBER 2025

LAT./LONG: 39°30'21.0" N 77°48'48.8" W
(APPROXIMATE CENTER OF PROJECT)



NORTH

SITE LOCATION MAP
WVDOH HIGHWAY MAPS, MORGAN SHEETS 2 &
JEFFERSON SHEETS 2, WEST VIRGINIA, NSRS 2011.
SCALE IN FEET
0 2000 4000



VICINITY MAP
SCALE IN FEET
0 1000 2000

SHEET LIST TABLE	
Sheet Number	Sheet Title
C000	COVERSHEET
C001	GENERAL NOTES
C100	EXISTING CONDITIONS
C200	SITE LAYOUT
C300	GRADING PLAN
C301	CONSTRUCTION CONTROL POINTS
C400	DRAINAGE PLAN
C401	STORM DRAIN PROFILE
C500	PRE-CONSTRUCTION E&S PLAN
C501	POST CONSTRUCTION E&S PLAN
C600	LANDSCAPE PLAN
C800	TYPICAL ESC DETAILS
C801	TYPICAL SITE DETAILS
C802	TYPICAL SITE DETAILS
C803	TYPICAL DRAINAGE DETAILS

CHARLESTOWN – COMPLETE LIST OF WAIVERS/VARIANCES (TABLE 1.2-2)			
ORDINANCE	SECTION OF ORDINANCE	DESCRIPTION OF WAIVER OR VARIANCE	DATE GRANTED
ZONING	SECTION 1322.04	SPECIAL EXCEPTION FOR STORAGE UNITS NEIGHBORHOOD COMMERCIAL (SE2025-01SELFSTORAGE FACILITY)	05/20/2025

GENERAL INFORMATION:

1. NAME & ADDRESS OF OWNER/ DEVELOPER:
   MICHAEL THOMAS
   170 JOHN J THOMAS WAY,
   CHARLES TOWN, WEST VIRGINIA 25414

2. PURPOSE OF DEVELOPMENT:
   THE PURPOSE OF THE DEVELOPMENT IS TO DEVELOP THE VACANT SITE INTO A STORAGE UNIT FACILITY. THE PROPOSED SITE LAYOUT CONSISTS OF ONE ACCESS LOOP ROAD, 5 STORAGE BUILDINGS, AND THROUGH ROADS ALL CONNECTING TO SOMERSET BLVD (W.V COUNTY ROUTE 1550).

3. SOIL TYPES:
   0.4% FUNKSTOWN SILT LOAM
   91.5% POPLIMENTO SILT LOAM, 3 TO 8 PERCENT SLOPES
   8.2% POPLIMENTO SILT LOAM 8 TO 15 PERCENT SLOPES

4. GEOLOGICAL INFORMATION:
   THE CITY OF CHARLES TOWN IS LOCATED IN AN AREA KNOWN TO HAVE KARST GEOLOGY.
   THE SITE IS NOT LOCATED WITHIN ANY KNOWN WETLAND, HISTORIC REGION.
   THE SITE DOES NOT CONTAIN SEVERE SLOPES.

5. DENSITY:
   5 STRUCTURES
   64,350 SQ. FT.

6. AVAILABLE UTILITIES:
   PUBLIC SEWER AND PUBLIC WATER ARE AVAILABLE BUT THERE IS NO PROPOSED CONNECTION TO UTILITIES AT THIS TIME.

7. PARKING CALCULATION (REQUIRED & PROVIDED):
   REQUIRED:
   NONE

   PROVIDED:
   NONE

8. TOTAL ACREAGE OF SITE:
   16A-COM5 ACREAGE (DEED): 85,813 SQ. FT. (1.97 AC.)
   16A-44 ACREAGE (DEED): 95,832 SQ. FT. (2.20 AC.)
   TOTAL ACREAGE (DEED): 181,645 SQ. FT. (4.17 AC.)

   THE TOTAL ACREAGE OF 4.17 AC. (181,645 SQ. FT.) IS EXPECTED TO BE MERGED TOGETHER.

9. SETBACKS:
   FRONT = 5 FT
   SIDE COMMERCIAL = 10 FT
   SIDE RESIDENTIAL = 20 FT
   BACK = 20 FT

10. HISTORIC USE OF SITE:
    RESIDENTIAL & FARM

11. CURRENT ZONING OF SITE:
    NEIGHBORHOOD COMMERCIAL

12. IMPERVIOUS/PERVIOUS AREA COVERAGE (EXISTING & PROPOSED);
    EXISTING:
    168,577.00 SQ. FT. (3.87 AC.) PERVIOUS – 92.81%
    13,068.00 SQ. FT. (0.30 AC.) IMPERVIOUS – 7.19%

    PROPOSED
    56,600 SQ. FT. (1.30 AC.) PERVIOUS – 31.17%
    125,045 SQ. FT. (2.87 AC.) IMPERVIOUS – 68.83%

13. THE SUBJECT PARCELS' STORMWATER MANAGEMENT AND DRAINAGE ARE ACCOUNTED FOR IN THE WINDMILL CROSSING'S STORMWATER MANAGEMENT POND THAT RESIDES SOUTH OF TRACTOR SUPPLY ON LOT "16A-SWM". PER THE "STORM WATER MANAGEMENT REPORT – WINDMILL CROSSING BASIN B REVISION" PREPARED BY WILLIAM H. GORDON ASSOCIATES, INC. IN APRIL OF 2011, PER DISCUSSION WITH CITY OF CHARLESTOWN ADN THIRD PARTY ENGINEER, THE EXISTING POND ACCOUNTS FOR ALL QUALITY AND QUANTITY CONTROL UP TO 90% OF IMPERVIOUS AREA ON THE TWO SUBJECT PARCELS. THE PLANS AND SWM REPORT ARE IN SD-03-01 IN JEFFERSON COUNTY'S RECORDS.

14. FLOODPLAIN INFORMATION:
    THE SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN, OTHERWISE KNOWN AS ZONE "X". (FIRM MAP PANEL 135 OF 245, NUMBER 54037C0137E, DATED 12/18/2009)

15. THE PROPOSED IMPROVEMENTS WILL INCLUDE LANDSCAPING ALONG THE PROPERTY LINES THAT ADJOIN THE SINGLE-FAMILY RESIDENTIAL THAT, A MINIMUM, COMPLIES WITH THE CODIFIED ORDINANCES OF THE CITY OF CHARLES TOWN. FENCING WILL ALSO BE PROVIDED SEPARATELY FOR THE SAFETY OF CUSTOMER AND THE PUBLIC.

16. THE SUBJECT PARCELS ARE UNDER THE COVENANTS OF THE WIND MILL CROSSING BUSINESS COMMUNITY AS RECORDED IN DEED BOOK 1020, PAGE 178.

OWNER/DEVELOPER:
MICHEAL THOMAS
170 JOHN J THOMAS WAY
CHARLES TOWN, WV 25414
OFFICE: (304) 725-2539

ENGINEER/SURVEYOR:
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
786 FOXCROFT AVENUE
MARTINSBURG, WV 25401
MARC MEZZANOTTE, P.E.
SENIOR PROJECT MANAGER
OFFICE: (304) 848-7525

SURVEYOR'S CERTIFICATION

I, ALEX M SHIFLER , A DULY REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF WEST VIRGINIA, DO HEREBY CERTIFY THAT THE OWNERSHIP AND PROPERTY INFORMATION SHOWN HEREON IS BASED ON A COMPILATION OF INFORMATION FROM PLANS, COUNTY TAX MAPS, DEEDS OF RECORD, LANDOWNER TESTIMONY, AND LIMITED SURVEY COLLECTION OF FIELD EVIDENCE ON THE GROUND, AND IS FOR INFORMATIONAL PURPOSES ONLY. THESE PLANS IN NO WAY REFLECT A BOUNDARY SURVEY MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS UNDER THE RULES AND REGULATIONS OF THE STATE OF WEST VIRGINIA.

CITY OF CHARLES TOWN SIGNATURE BLOCK

THIS PRELIMINARY PLAN AND PLAT WAS APPROVED BY THE CITY OF CHARLES TOWN ON THE _____ DAY OF 20 , SUBJECT TO ANY CONDITIONS SPECIFIED HEREON.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE CITY.

SECRETARY OF THE PLANNING COMMISSION *DATE*

OWNER/DEVELOPER CERTIFICATION

THE DEVELOPER, IN SIGNING THIS PLAT/PLAN, AGREES TO ABIDE BY ALL CONDITIONS, TERMS AND SPECIFICATIONS PROVIDED HEREON; AND TO COMPLETE ALL THE IMPROVEMENTS REQUIRED BY THE PRELIMINARY PLAT AND PLAN OR SITE PLAN.

ENGINEERS CERTIFICATION

THE ENGINEER AND/OR SURVEYOR, IN SIGNING THIS PLAT/PLAN, ATTESTS TO THE BEST OF HIS OR HER KNOWLEDGE, IS PLAN IS COMPLETE AND ACCURATE.

Lucas Gardner

PLAN REPRODUCTION WARNING

THE PLANS HAVE BEEN CREATED ON ARCH D (24" X 36") SHEETS. FOR REDUCTIONS, REFER TO GRAPHIC SCALE.

THE PLANS HAVE BEEN CREATED FOR FULL COLOR PLOTTING. ANY SET OF THE PLANS THAT IS NOT PLOTTED IN FULL COLOR SHALL NOT BE CONSIDERED ADEQUATE FOR CONSTRUCTION PURPOSES.

WARNING: INFORMATION MAY BE LOST IN COPYING AND/OR GRAY SCALE PLOTTING.

WEST VIRGINIA 811 CALL BEFORE YOU DIG!

WEST VIRGINIA STATE LAW REQUIRES THAT YOU CALL TWO BUSINESS DAYS BEFORE YOU DIG IN THE STATE OF WEST VIRGINIA. IT'S THE LAW!

SITE NAME:	THOMFAIR STORAGE
DEVELOPER/OWNER:	MICHAEL THOMAS
AUTHORITY:	CITY OF CHARLES TOWN, WEST VIRGINIA
ZONING:	NEIGHBORHOOD COMMERCIAL
PROPERTY:	PARCEL ID: 19-03-016A-COM5-0000 19-03-016A-0044-0000
TAX MAP:	16A PARCEL COM5 & 44 DEED BOOK 1130 PAGE 249 DEED BOOK 1130 PAGE 249

LUCAS GARDNER
REGISTERED
2447
10/13/2025
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION
0	10/13/2025	SUBMITTAL TO CITY OF CHARLES TOWN

786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.808.7600
www.cecinc.com
Civil & Environmental Consultants, Inc.

THOMFAIR STORAGE UNITS
SOMERSET BLVD, CHARLES TOWN, WV
PARCEL ID: 19-03-016A-COM5-0000 &
19-03-016A-0044-0000
DEED BOOK/PAGE:1130/249

COVERSHEET

DATE:	OCTOBER 2025	DRAWN BY:	DJM
DWG SCALE:	AS SHOWN	CHECKED BY:	LAG
PROJECT NO.			347-909
APPROVED BY:			MAM

DRAWING NO.:
C000

P:\340-600\347-909\-CAD\Dwg\CV01\347909-CV01-C000-COVERSHEET.dwg[1] LS:(10/13/2025 - Robb) | LP: 10/13/2025 1:07 PM

GENERAL NOTES

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. EXISTING SITE AND TOPOGRAPHIC INFORMATION SHOWN IS BASED OFF DATA OBTAINED BY UNMANNED AERIAL LIDAR FLIGHT PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. ON 2/10/2025. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
2. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES (INCLUDING THOSE LABELED PER RECORD DATA) PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. INFORM ENGINEER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
3. 48 HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: THE WEST VIRGINIA UTILITY PROTECTION SERVICES, AND ALL OTHER AGENCIES THAT MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF WEST VIRGINIA UNDERGROUND PROTECTION, INC.
4. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
6. CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
7. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
8. ANY WORK PERFORMED IN THE LOCAL OR STATE RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE LOCAL OR STATE REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.
9. THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE WV DEP FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS. THOMFAIR STORAGE UNITS WILL OBTAIN NPDES PERMIT.
10. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL, PRACTICES REQUIRED BY CITY OF CHARLESTOWN AND THE WEST VIRGINIA DEP.
11. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH SPECIFICATIONS.
12. ITEM NUMBERS REFER TO THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF CITY OF CHARLESTOWN. WHEN IN CONFLICT, THE COUNTY REQUIREMENTS SHALL PREVAIL.
13. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
14. THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
15. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
16. ADJUST/RECONSTRUCT ALL EXISTING CASTINGS, CLEANOUTS, ETC. WITHIN PROJECT AREA TO GRADE AS REQUIRED.
17. CONTRACTOR TO REMOVE & REPLACE PAVEMENT AS SPECIFIED.
18. SITE SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE WEST VIRGINIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

EROSION & SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE WEST VIRGINIA DEP AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS.
2. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY ALL APPLICABLE LOCAL REQUIREMENTS AND THE WEST VIRGINIA DEP. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN COMPLIANCE WITH THE WVDEP REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS NECESSARY, EVEN IF NOT SHOWN ON THESE PLANS. (REFERENCE: EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MANUAL, 2006 REVISED AUGUST 2016)
3. AT A MINIMUM, INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROLS WILL BE CONDUCTED AT A MINIMUM OF EVERY 4 DAYS, AND WITHIN 24 HOURS FOLLOWING A RAIN/RUN OFF EVENT OF 0.25 INCHES IN A 24 HOUR PERIOD. IF REQUIRED INSPECTION IS NOT PRACTICABLE WITHIN 24 HOURS, IT SHALL BE NOTED IN THE INSPECTION REPORT.
4. ANY NECESSARY REPAIRS OR MAINTENANCE TO BMP'S SHALL BE PERFORMED AS SOON AS PRACTICABLE AFTER THE INSPECTION FOLLOWING THE 0.25 INCH PRECIPITATION EVENT, AND REPAIRS SHALL BE RE-INSPECTED NO LATER THAN THE NEXT INSPECTION DATE. IF REPAIRS CANNOT BE COMPLETED WITHIN THAT FOUR-DAY PERIOD, IT SHALL BE NOTED IN THE INSPECTION REPORT WITH AN EXPLANATION INCLUDING THE ANTICIPATED COMPLETION DATE. MAINTENANCE IS TO BE PERFORMED WITHIN 24 HOURS OF NOTING A DEFICIENCY AND RE-INSPECTED WITHIN 48 HOURS FOLLOWING REPAIR.
5. EXCEPT AS NOTED BELOW, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHICH HAVE REACHED FINAL GRADE OR WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOUR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION HAS PERMANENTLY CEASED. IF STABILIZATION HAS NOT BEEN PERFORMED WITHIN FOUR DAYS, IT SHALL BE NOTED IN THE INSPECTION REPORT WITH AN EXPLANATION INCLUDING THE REASON WHY SEEDING AND / OR MULCHING WERE NOT PERFORMED.
6. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE FOURTH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS CONDITIONS ALLOW.
7. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITIES TEMPORARILY HALTED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE THE SITE BY THE FOURTH DAY AFTER CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED.
8. AREAS WHERE SEED HAS FAILED TO GERMINATE ADEQUATELY (UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70%) WITHIN 30 DAYS OF INITIAL SEEDING AND MULCHING, MUST BE RESEEDED IMMEDIATELY, OR AS SOON AS WEATHER CONDITIONS ALLOW.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT SEDIMENT DOES NOT LEAVE THE CONSTRUCTION SITE AND AS SUCH IS RESPONSIBLE FOR IMPLEMENTING MEASURES TO CONTROL SEDIMENT EVEN IF NOT SHOWN ON THESE PLANS. ADDITIONALLY, ANY SEDIMENT THAT LEAVES THE SITE AT THE ROCK CONSTRUCTION ENTRANCES MUST BE REMOVED FROM THE ROADWAY IMMEDIATELY.
10. AFTER 70 PERCENT UNIFORM, VEGETATIVE COVER HAS BEEN ACHIEVED AND THE SITE HAS BEEN STABILIZED, IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE ALL TEMPORARY CONTROLS AND STABILIZE ANY DISTURBANCES ASSOCIATED WITH THEIR REMOVAL.

DEMOLITION NOTES

1. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD BY THE CONTRACTOR.
2. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
3. TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH THE COUNTY STANDARDS OR IN ACCORDANCE WITH THE DETAILED DRAWINGS. DO NOT OPERATE OR STORE EQUIPMENT, NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF THE TREES SHOWN TO REMAIN.
4. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
6. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY / AGENCY. UTILITY CONTACTS ARE LISTED ON THE COVER SHEET.
7. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
8. EROSION & SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND FUNCTION PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES.
9. ASBESTOS OR HAZARDOUS MATERIALS ARE NOT EXPECTED, IF FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
10. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
11. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
12. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
13. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH WEST VIRGINIA STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC.. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
14. PROVIDE NEAT, STRAIGHT, FULL DEPTH, SAW CUTS OF EXISTING PAVEMENT WHERE INDICATED ALONG LIMITS OF PAVEMENT DEMOLITION.
15. ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO WELLS, ABANDONED UNDER GROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO PHASE I ESA, PHASE II, WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
16. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE AREA TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE IF THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF THE REPORT OF GEOTECHNICAL INVESTIGATION. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE AREAS TO RECEIVE LANDSCAPING.
17. THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.

SEQUENCE OF CONSTRUCTION

1. NO CONSTRUCTION ACTIVITIES SHALL TAKE PLACE BEFORE ALL APPLICABLE PERMITS HAVE BEEN OBTAINED AND APPROVED FOR THE PROJECT. APPROVAL FROM THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS MUST BE OBTAINED BEFORE ANY WORK ACTIVITIES TAKE PLACE WITHIN THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY.
2. PRIOR TO COMMENCEMENT OF ANY EARTH DISTURBANCE ACTIVITY, INCLUDING CLEARING, GRUBBING, AND GRADING, THE REGISTRANT SHALL CLEARLY DELINEATE SENSITIVE AREAS INCLUDING STREAMS, WETLANDS, OR TREES WHICH ARE TO BE PROTECTED, AND THE LIMITS OF CLEARING. INSTALL APPROPRIATE BARRIERS WHERE EQUIPMENT MAY NOT BE PARKED, STAGED, OPERATED, OR LOCATED FOR ANY PURPOSES.
3. SITE ACCESS – THIS IS THE FIRST LAND DISTURBANCE ACTIVITY TO TAKE PLACE AT THE SITE, AND THE CONTRACTOR SHALL PROVIDE BMPS TO MINIMIZE ACCELERATED EROSION AND SEDIMENTATION FROM THE FOLLOWING AREAS: ENTRANCE TO SITE, CONSTRUCTION ROUTES, AND AREAS DESIGNATED FOR EQUIPMENT OR OTHER USE AT THE SITE INCLUDING PARKING AND STOCKPILES.
4. SEDIMENT BARRIERS – INSTALL PERIMETER BMPS AS INDICATED IN THE PLAN OR AS NECESSARY AFTER THE CONSTRUCTION SITE IS ACCESSED KEEPING THE ASSOCIATED GRUBBING AND GRADING LIMITED TO ONLY THAT AMOUNT REQUIRED FOR INSTALLING PERIMETER BMPS.
5. DEMOLITION – REMOVE AND PROPERLY DISPOSE OF ANY ITEMS REQUIRING DEMOLITION AS INDICATED IN THE PLAN OR ENCOUNTERED ON SITE.
6. CLEARING AND GRADING – IMPLEMENT CLEARING, GRUBBING, AND GRADING ONLY AFTER ALL DOWNSLOPE PERIMETER EROSION AND SEDIMENTATION BMPS HAVE BEEN CONSTRUCTED AND STABILIZED.
7. SITE CONSTRUCTION AND EARTHWORK SHALL BEGIN AS SOON AS PRACTICABLE AFTER CLEARING AND GRUBBING. AREAS AT FINAL GRADE NOT RECEIVING A STONE OR PAVEMENT SURFACE SHALL BE STABILIZED WITH SEED AND STRAW AND/OR ROLLED EROSION CONTROL MATTING AS SPECIFIED IN THE PLAN AS SOON AS PRACTICABLE FOLLOWING CONSTRUCTION. THESE OPERATIONS SHALL BE CONDUCTED PROGRESSIVELY.
8. AT THE CONCLUSION OF EACH DAY AND PRIOR TO RAIN EVENTS, CONTRACTOR SHALL "SEAL/CAP" EXPOSED FILL LIFTS BY ROLLING THE CURRENT TOP LIFT OF MATERIAL. A SMOOTH DRUM ROLLER SHALL BE USED ON GRANULAR MATERIAL AND A SHEEP FOOT ROLLER SHALL BE USED ON CLAYEY OR SILTY MATERIAL.
9. TOPSOIL AND/OR SPOIL PILES SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE AND GRADED SO THAT RUNOFF FLOWS AWAY FROM THE STOCKPILE. PLACE COMPOST FILTER SOCK OR OTHER BMPS AROUND STOCKPILES TO TREAT RUNOFF FROM THE PILES. THIS MATERIAL SHALL BE PLACED IN SEPARATE SPOIL PILES.
10. SURFACE STABILIZATION – EXCEPT AS NOTED BELOW, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOUR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE FOURTH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS CONDITIONS ALLOW. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G., THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY HALTED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE FOURTH DAY AFTER CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED. AREAS WHERE THE SEED HAS FAILED TO GERMINATE ADEQUATELY (UNIFORM PERENNIAL VEGETATION COVER WITH A DENSITY OF 70%) WITHIN 30 DAYS AFTER SEEDING AND MULCHING MUST BE RESEEDED IMMEDIATELY, OR AS SOON AS WEATHER CONDITIONS ALLOW.
11. CONSTRUCTION – INSTALL STORM DRAINAGE FEATURES AND GRAVEL SURFACES AS INDICATED IN THE PLAN. DURING CONSTRUCTION, INSTALL AND MAINTAIN ANY ADDITIONAL E&SC BMPS AND IMPLEMENT ANY STRUCTURAL POST-CONSTRUCTION STORM WATER BMPS THAT MAY BE REQUIRED.
12. FINAL STABILIZATION – AFTER CONSTRUCTION IS COMPLETED, INSTALL STABILIZATION BMPS INCLUDING PLACING TOPSOIL AND PERMANENT SEEDING, MULCHING, AND COMPLETE IMPLEMENTATION OF STORM WATER BMPS (AS APPROPRIATE) AS SHOWN IN THE PLAN. STABILIZE ALL OPEN AREAS INCLUDING TOPSOIL AND SPOIL AREAS.
13. AFTER 70 PERCENT UNIFORM, VEGETATIVE COVER HAS BEEN ACHIEVED AND THE SITE HAS BEEN STABILIZED, REMOVE ALL TEMPORARY E&SC AND STABILIZE ANY DISTURBANCES ASSOCIATED WITH THE REMOVAL OF THE BMPS. TEMPORARY BMPS MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: COMPOST FILTER SOCK, STABILIZED CONSTRUCTION ENTRANCES, DITCHES, SEDIMENT BASINS, ETC.

LAYOUT NOTES

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
4. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN IN ACCORDANCE WITH THE SPECIFICATIONS.
5. SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE CLASS "A-3" (3000 PSI @ 28 DAYS) UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN, WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
7. COORDINATES ARE FOR BUILDING COLUMNS, EXTERIOR BUILDING WALL, CENTER OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER OF STRUCTURE PLACED SIX INCHES INSIDE FACE OF CURB FOR DRAIN INLETS, UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON-SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
9. REFER TO THE ARCHITECTURAL, PLUMBING & ELECTRICAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
10. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH CITY OF CHARLES TOWN. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, OR TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAWDOWN POINT, UNLESS INDICATED OTHERWISE.
2. REFER TO AND FOLLOW THE RECOMMENDATIONS OF A GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT, IF APPLICABLE. CIVIL & ENVIRONMENTAL CONSULTANTS INC. HAS NOT PERFORMED ANY GEOTECHNICAL STUDY OF THE SUBJECT PROPERTY AS PART OF THIS PROJECT.
3. SITE BUILDING PAD EXCAVATION AND CONSTRUCTION IS TO BE THE CONTRACTOR'S RESPONSIBILITY. BUILDING PAD PREPARATION SHALL BEGIN BY CLEARING & STRIPPING UNSUITABLE MATERIAL FROM PAD SITE. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SUBGRADE CONDITIONS ARE SUITABLE FOR BUILDING AND PAVEMENT CONSTRUCTION PRIOR TO BEGINNING SAID WORK.
4. FILL SHALL BE PLACED AS DIRECTED IN THE SPECIFICATIONS AND GEOTECH REPORT (IF APPLICABLE) AND AT A MINIMUM AS FOLLOWS: PLACE FILL IN MAXIMUM LOOSE DEPTHS OF 8 INCHES. COMPACT MATERIAL TO AT LEAST 98% OF MAXIMUM DRY DENSITY UNDER ALL BUILDING FOOTPRINTS AND PAVEMENT AREAS AND TO AT LEAST 95% MAXIMUM DRY DENSITY IN ALL OTHER AREAS, AT MOISTURE CONTENT WITHIN ±3% OF THE OPTIMUM AS DETERMINED BY STANDARD PROCTOR (ASTM D698). WHERE WALK-BEHIND OR SMALLER COMPACTION EQUIPMENT IS UTILIZED, REDUCE THE LIFT THICKNESS TO 4 INCHES.
5. ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
6. CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION & SEDIMENT CONTROL PLAN PREPARED FOR THIS PROJECT.
7. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
8. CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT AS DEEMED NECESSARY BY THE SITE CONTRACTOR.
9. PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTURBED AREAS TO A DEPTH INDICATED ON THE LANDSCAPE PLANS (6" MINIMUM).
10. PAVEMENT SLOPES ACROSS ACCESSIBLE PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE MAXIMUM 2% AND SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
11. SUBSEQUENT TO THE REMOVAL OF THE TOPSOIL AND ANY SOIL SPECIFIED TO BE OVEREXCAVATED, PRIOR TO PLACEMENT OF FILL, AND AT THE FINAL CUT GRADE, THE EXPOSED SURFACE SHALL BE COMPACTED AND/OR PROOFROLLED WITH A MINIMUM FOUR PASSES OF AN APPROVED COMPACTOR UNTIL A RELATIVELY UNYIELDING SURFACE IS ACHIEVED. ANY DEFLECTING, RUTTED, OR PUMPED MATERIAL SHALL BE OVEREXCAVATED AND REPLACED WITH SUITABLE FILL MATERIAL AT NO ADDITIONAL COST TO THE OWNER. EXCAVATE UNSUITABLE MATERIAL TO A DEPTH WHERE SUITABLE MATERIAL IS PRESENT OR TO THE ADDITIONAL DEPTH DIRECTED BY THE ENGINEER OR IN ACCORDANCE WITH THE SPECIFICATIONS.
12. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, SOIL MATERIAL THAT IS TOO WET TO PERMIT COMPACTION TO SPECIFIED DENSITY. SOIL MATERIAL THAT HAS BEEN REMOVED BECAUSE IT IS TOO WET TO COMPACT MAY BE STOCKPILED OR SPREAD AND ALLOWED TO DRY. ASSIST DRYING BY DISKING, HARROWING OR PULVERIZING, UNTIL THE MOISTURE CONTENT IS REDUCED TO A SATISFACTORY VALUE, AS DETERMINED BY MOISTURE-DENSITY RELATION TESTS.
13. WHERE THE SUBGRADE OR LAYER OF SOIL MATERIAL MUST BE MOISTURE CONDITIONED BEFORE COMPACTION, UNIFORMLY APPLY WATER TO THE SURFACE OF THE SUBGRADE, OR LAYER OF SOIL MATERIAL, TO PREVENT FREE WATER APPEARING ON THE SURFACE DURING OR SUBSEQUENT TO COMPACTION OPERATIONS.
14. ADHERE TO ALL RECOMMENDATIONS FOR SATISFACTORY SOILS AND MAXIMUM ROCK SIZE IF PROVIDED IN THE SPECIFICATIONS AND GEOTECHNICAL REPORT (IF PROVIDED). IF NO MAXIMUM PARTICLE SIZE IS SPECIFIED, THE MAXIMUM PARTICLE SIZE FOR FILL MATERIAL AT ANY DEPTH SHALL BE 6 INCHES AND 3 INCHES IN THE UPPERMOST 2 FEET OF THE FILL. SATISFACTORY SOILS SHALL BE FREE OF ANY WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.
15. THE CONTRACTOR SHALL USE THE ON-SITE SOIL JUDICIOUSLY TO FACILITATE THE CONSTRUCTION SCHEDULE. EXCAVATED MATERIAL CONTAINING ROCK, STONE, OR MASONRY DEBRIS, MEETING THE MAXIMUM ROCK SIZE AS PROVIDED IN THE EXCAVATION SPECIFICATION, MAY BE MIXED WITH SUITABLE MATERIAL AND UTILIZED. TOPSOIL SHALL NOT BE UTILIZED AS ENGINEERED FILL.
16. STOCKPILE EXCAVATED MATERIALS CLASSIFIED AS SATISFACTORY SOIL MATERIAL WHERE DIRECTED, SHAPE THE STOCKPILES FOR PROPER DRAINAGE AND PROTECT WITH EROSION AND SEDIMENT CONTROLS AS REQUIRED.
17. CONTRACTOR SHALL STRICTLY ADHERE TO OR BETTER THE EROSION AND SEDIMENT CONTROL PLAN PREPARED FOR THIS PROJECT.
18. EARTHWORK SHALL INCLUDE ANY AND ALL REQUIRED CLEARING AND GRUBBING, STRIPPING, STOCKPILING, AND RESPREADING TOPSOIL, UNDER CUT AND REPLACEMENT, BLASTING, EXCAVATION, EMBANKMENT, AND COMPACTION. ALL REQUIRED EXCAVATION SHALL BE CONSIDERED "UNCLASSIFIED" REGARDLESS OF THE MATERIAL ENCOUNTERED.
19. GRADED SLOPES SHALL NOT EXCEED 2:1 UNLESS NOTED OTHERWISE.
20. ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN, UNLESS NOTED OTHERWISE.
21. ADJUST ALL EXISTING UTILITY SURFACE FEATURES WHICH ARE TO REMAIN, INCLUDING BUT NOT LIMITED TO CASTINGS,

NORTH

STATE PLANE COORDINATE SYSTEM
NAD83 WEST VIRGINIA
NORTH ZONE, US FOOT

J D C ENTERPRISES LLC
PARCEL ID: 19-04-0011-0044-0002
TAX MAP/PARCEL: 11-44
DEED BOOK/PAGE:974/376
USE: COMMERCIAL (JEFFERSON COUNTY)

MCLUCKY LLC
PARCEL ID: 19-04-0011-0044-0003
TAX MAP/PARCEL: 11-44
DEED BOOK/PAGE:1045/722
USE: COMMERCIAL (JEFFERSON COUNTY)

A & R CHARLESTOWN LLC
PARCEL ID: 19-03-016A-COM1-0000
TAX MAP/PARCEL: 16A-COM1
DEED BOOK/PAGE:1157/45
USE: COMMERCIAL (CITY OF CHARLES TOWN)

SOMERSET BLVD
MUNICIPALITY MAINTAINED

EXISTING 8" SANITARY SEWER LIINE

EXISTING 12" WATERMAIN

5' FRONT SETBACK

EXISTING 50' ACCESS EASEMENT TO BE ABANDONED

EXISTING 20' STORM DRAINAGE EASEMENT

10' SIDE SETBACK

EXISTING STORMWATER STRUCTURE (TYP.)

EXISTING 20' STORM DRAINAGE EASEMENT

MARLOWE ROAD
(COUNTY ROAD 340/4)

CENTURY PROPERTIES XXIV LIMITED PARTNERSHIP
PARCEL ID: 19-03-016A-COM2-0000
TAX MAP/PARCEL: 16A-COM2
DEED BOOK/PAGE:1115/656
USE: COMMERCIAL (CITY OF CHARLES TOWN)

AKA: TRACTOR SUPPLY

SOMERSET LLC
PARCEL ID: 19-03-016A-COM5-0000
TAX MAP/PARCEL: 16A-COM5
DEED BOOK/PAGE:1130/249
USE: COMMERCIAL (CITY OF CHARLES TOWN)
LOT 14 WINDMILL CROSSING

RION HALL FARM LLC
PARCEL ID: 19-04-0011-0021-0000
TAX MAP/PARCEL: 4-11
DEED BOOK/PAGE:1229/403
USE: FARM (JEFFERSON COUNTY)

EXISTING GRAVEL AND EXCESS MILLING/DEBRIS

20' SIDE SETBACK

PROPERTIES TO BE MERGED

QUINN CLARK W
PARCEL ID: 19-04-011C-0008-0000
TAX MAP/PARCEL: 11C-8
DEED BOOK/PAGE:775/657
USE: RESIDENTIAL

EXISTING PAVED DRIVE

ENCROACHMENT OF FENCE AND SHED ONTO SUBJECT PARCEL

SOMERSET LLC
PARCEL ID: 19-03-016A-0044-0000
TAX MAP/PARCEL: 16A-44
DEED BOOK/PAGE:1130/249
USE: COMMERCIAL (CITY OF CHARLES TOWN)
LOT 15 WINDMILL CROSSING

10' SIDE SETBACK

32.00'

EXISTING 32' INGRESS/ EGRESS EASEMENT

WINDMILL CROSSING BUSINESS COMMUNITY ASSOCIATION INC
PARCEL ID: 19-03-016A-0SWM-0000
TAX MAP/PARCEL: 16A-SWM
DEED BOOK/PAGE:1120/316
USE: RESIDENTIAL (CITY OF CHARLES TOWN)

LOTT JEFFREY A & JACQUELINE E
PARCEL ID: 19-04-011C-0007-0000
TAX MAP/PARCEL: 4-11C
DEED BOOK/PAGE:849/699
USE: RESIDENTIAL (JEFFERSON COUNTY)

EXISTING REGIONAL SWM FACILITY

20' REAR SETBACK

MARGARET CT

SIRBAUGH DEBORAH K - LIFE
PARCEL ID: 19-04-011C-0003-0000
TAX MAP/PARCEL: 4-11C
DEED BOOK/PAGE:1239/128
USE: RESIDENTIAL (JEFFERSON COUNTY)

FISH CLAUDIA
PARCEL ID: 19-04-011C-0004-0000
TAX MAP/PARCEL: 4-11C
DEED BOOK/PAGE:1170/496
USE: RESIDENTIAL (JEFFERSON COUNTY)

STEVENS MICHAEL R & CATHERINE M
PARCEL ID: 19-04-011C-0005-0000
TAX MAP/PARCEL: 4-11C
DEED BOOK/PAGE:979/187
USE: RESIDENTIAL (JEFFERSON COUNTY)

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- 385 EXISTING INDEX (MAJOR) CONTOUR
- 387 EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING ROADWAY CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING STRUCTURE
- EXISTING PAVEMENT MARKING
- EXISTING DETENTION POND
- EXISTING DITCH
- SAN EXISTING SEWER LINE
- ST EXISTING STORMWATER STRUCTURE
- W EXISTING WATER LINE
- EXISTING TREE LINE
- EXISTING FENCE

Line Table		
Line #	Length	Direction
L1	44.170	N72° 40' 01.08"E
L2	22.550	S65° 46' 44.92"E
L3	53.020	N33° 15' 09.08"E
L4	258.560	S76° 10' 11.92"E
L5	99.720	S13° 27' 10.08"W
L6	53.740	S41° 42' 03.08"W
L7	302.230	S17° 39' 01.92"E
L8	149.800	S74° 35' 38.08"W
L9	567.940	N15° 30' 40.92"W
L10	305.679	S76° 48' 17.08"W
L11	567.940	N15° 30' 40.92"W

Curve Table			
Curve #	Length	Radius	Delta
C1	140.130	58.000	138.4284

REFERENCE NOTE

1. ALL EXISTING FEATURES SHOWN WERE OBTAINED FROM PUBLICLY AVAILABLE SOURCES ON JANUARY 13, 2025 AND AN UNMANNED AERIAL DRONE SURVEY CONDUCTED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. IN FEBRUARY 2025. A FIELD OR BOUNDARY SURVEY HAS BEEN CONDUCTED BY OTHERS.
2. THIS CONCEPT MAKES NO CLAIM TO REPRESENT ALL UTILITIES OR EASEMENTS. FURTHER RESEARCH AND COORDINATION WILL BE REQUIRED.
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SCALE IN FEET
0 40 80

LUCAS GARDNER A. REGISTERED 25447 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER
10/13/2025

REVISION RECORD

NO	DATE	DESCRIPTION
0	10/13/2025	SUBMITTAL TO CITY OF CHARLES TOWN

786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.808.7600
www.cecinc.com

Civil & Environmental Consultants, Inc.

THOMFAIR STORAGE UNITS
SOMERSET BLVD, CHARLES TOWN, WV
PARCEL ID: 19-03-016A-COM5-0000 &
19-03-016A-0044-0000
DEED BOOK/PAGE:1130/249

EXISTING CONDITIONS

DATE:	OCTOBER 2025
DWG SCALE:	AS SHOWN
PROJECT NO:	347-909
APPROVED BY:	MAM
DRAWN BY:	DJM
CHECKED BY:	LAG

DRAWING NO.:
C100

P:\340-0001\347-909\-04081\Dwg\CIVIL\347909-CIVIL-C100-EXISTING.dwg[3] LS:(10/13/2025 - Mon) - LP: 10/13/2025 11:07 PM

NORTH

STATE PLANE COORDINATE SYSTEM
NAD83 WEST VIRGINIA
NORTH ZONE, US FOOT

J D C ENTERPRISES LLC
PARCEL ID: 19-04-0011-0044-0002
TAX MAP/PARCEL: 11-44
DEED BOOK/PAGE:974/376
USE: COMMERCIAL (JEFFERSON COUNTY)

MCLUCKY LLC
PARCEL ID: 19-04-0011-0044-0003
TAX MAP/PARCEL: 11-44
DEED BOOK/PAGE:1045/722
USE: COMMERCIAL (JEFFERSON COUNTY)

A & R CHARLESTOWN LLC
PARCEL ID: 19-03-016A-COM1-0000
TAX MAP/PARCEL: 16A-COM1
DEED BOOK/PAGE:1157/45
USE: COMMERCIAL (CITY OF CHARLES TOWN)

PROPOSED SIDEWALK RAMP TYP. (11 C801)

PROPOSED CROSSWALK TYP. (8 C801)

SOMERSET BOULEVARD
(COUNTY ROUTE 1550)

30' AUTOMATIC EXIT GATE SELECTED BY CONTRACTOR AND ENGINEER TO APPROVE

PROPOSED STOP SIGN

TRANSITION TO EXISTING PAVEMENT (7 C801)

8 C801 PROPOSED PAVEMENT MARKING TYP.

24.00'

5' FRONT SETBACK

R50.00'

1 C801 PROPOSED 5' SIDEWALK (TYP) TO EXTEND ALONG PROPERTY LINE

PROPOSED STORM SYSTEM
SEE SHEET C400

10' SIDE SETBACK

30' SLIDING ENTRANCE GATE WITH KEYPADS SELECTED BY CONTRACTOR AND ENGINEER TO APPROVE

26.00'

PROPOSED ASPHALT DRIVE (6 C801)

PROPOSED STORAGE BUILDING
12,400 SQ. FT.
BUILDING HEIGHT WILL NOT
EXCEED 3 STORIES

PROPOSED STORAGE BUILDING
10,950 SQ. FT.
BUILDING HEIGHT WILL NOT
EXCEED 3 STORIES

RION HALL FARM LLC
PARCEL ID: 19-04-0011-0021-0000
TAX MAP/PARCEL: 4-11
DEED BOOK/PAGE:1229/403
USE: FARM (JEFFERSON COUNTY)

CENTURY PROPERTIES XXIV LIMITED PARTNERSHIP
PARCEL ID: 19-03-016A-COM2-0000
TAX MAP/PARCEL: 16A-COM2
DEED BOOK/PAGE:1115/656
USE: COMMERCIAL (CITY OF CHARLES TOWN)

MARLOWE ROAD
(COUNTY ROAD 340/4)

EXISTING PAVED DRIVE

PROPOSED STORAGE BUILDING
12,600 SQ. FT.
BUILDING HEIGHT WILL NOT
EXCEED 3 STORIES

24.00'

PROPOSED BUILDING LAYOUTS TO BE CONFIRMED WITH ARCHITECTURAL PLANS AND NOTIFY ENGINEER IF ANY DISCREPENCIES ARE FOUND

QUINN CLARK W
PARCEL ID: 19-04-011C-0008-0000
TAX MAP/PARCEL: 11C-8
DEED BOOK/PAGE:775/657
USE: RESIDENTIAL

PROPOSED STORAGE BUILDING
14,400 SQ. FT.
BUILDING HEIGHT WILL NOT
EXCEED 3 STORIES

24.00'

27.00'

10' SIDE SETBACK

KNOWN ENCROACHMENT OWNER TO COORDINATE WITH ADJOINER ABOUT DISPOSTION

CURB TRANSITION

WINDMILL CROSSING BUSINESS COMMUNITY ASSOCIATION INC
PARCEL ID: 19-03-016A-0SWM-0000
TAX MAP/PARCEL: 16A-SWM
DEED BOOK/PAGE:1120/316
USE: RESIDENTIAL (CITY OF CHARLES TOWN)

CURB TRANSITION (2 C801)

PROPOSED 8" CURB (5 C801)

EXISTING DETENTION POND

PROPOSED STORAGE BUILDING
14,000 SQ. FT.
BUILDING HEIGHT WILL NOT
EXCEED 3 STORIES

24.00'

R50.00'

20' REAR SETBACK

PERIMETER SECURITY FENCE (11 C801)

10' LANDSCAPING SCREENING BUFFER

LOTT JEFFREY A & JACQUELINE E
PARCEL ID: 19-04-011C-0007-0000
TAX MAP/PARCEL: 4-11C
DEED BOOK/PAGE:849/699
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SIRBAUGH DEBORAH K — LIFE
PARCEL ID: 19-04-011C-0003-0000
TAX MAP/PARCEL: 4-11C
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PARCEL ID: 19-04-011C-0004-0000
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STEVENS MICHAEL R & CATHERINE M
PARCEL ID: 19-04-011C-0005-0000
TAX MAP/PARCEL: 4-11C
DEED BOOK/PAGE:979/187
USE: RESIDENTIAL (JEFFERSON COUNTY)

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING ROADWAY CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING STRUCTURE
- EXISTING PAVEMENT MARKING
- EXISTING DETENTION POND
- EXISTING DITCH
- EXISTING SEWER LINE
- EXISTING STORMWATER STRUCTURE
- PROPOSED ROADWAY CENTERLINE
- PROPOSED ROAD AND PARKING AREA
- PROPOSED DITCH
- PROPOSED STORAGE BUILDING
- PROPOSED FENCE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED SIDEWALK

REFERENCE NOTE

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SCALE IN FEET
0 40 80

LUCAS GARDNER
REGISTERED
25447
10/13/2025
WEST VIRGINIA
PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION
0	10/13/2025	SUBMITTAL TO CITY OF CHARLES TOWN

Civil & Environmental Consultants, Inc.
786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.808.7600
www.cecinc.com

THOMFAIR STORAGE UNITS
SOMERSET BLVD, CHARLES TOWN, WV
PARCEL ID: 19-03-016A-COM5-0000 &
19-03-016A-0044-0000
DEED BOOK/PAGE:1130/249

SITE LAYOUT

DATE:	OCTOBER 2025
DWG SCALE:	AS SHOWN
PROJECT NO:	
APPROVED BY:	

DRAWN BY:	DJM
CHECKED BY:	LAG
	347-909
	MAM

DRAWING NO.: C200

P:\340-001\347-9091-0400\dwg\civil\347909-C001-C200-SITE LAYOUT.dwg[A1] LG[10/13/2025 - ltobin] - LP: 10/13/2025 11:07 PM

NORTH
STATE PLANE COORDINATE SYSTEM
NAD83 WEST VIRGINIA
NORTH ZONE, US FOOT

J D C ENTERPRISES LLC
PARCEL ID: 19-04-0011-0044-0002
TAX MAP/PARCEL: 11-44
DEED BOOK/PAGE:974/376
USE: COMMERCIAL (JEFFERSON COUNTY)

MCLUCKY LLC
PARCEL ID: 19-04-0011-0044-0003
TAX MAP/PARCEL: 11-44
DEED BOOK/PAGE:1045/722
USE: COMMERCIAL (JEFFERSON COUNTY)

A & R CHARLESTOWN LLC
PARCEL ID: 19-03-0164-COM1-0000
TAX MAP/PARCEL: 16A-COM1
DEED BOOK/PAGE:1157/45
USE: COMMERCIAL (CITY OF CHARLES TOWN)

SOMERSET BOULEVARD
(COUNTY ROUTE 1550)

MARLONE ROAD
(COUNTY ROAD 340/4)

CENTURY PROPERTIES XXIV LIMITED PARTNERSHIP
PARCEL ID: 19-03-0164-COM2-0000
TAX MAP/PARCEL: 16A-COM2
DEED BOOK/PAGE:1115/856
USE: COMMERCIAL (CITY OF CHARLES TOWN)

WINDMILL CROSSING BUSINESS COMMUNITY ASSOCIATION INC
PARCEL ID: 19-03-016A-0SWM-0000
TAX MAP/PARCEL: 16A-SWM
DEED BOOK/PAGE:1120/316
USE: RESIDENTIAL (CITY OF CHARLES TOWN)

EXISTING DETENTION POND

EXISTING PAVED DRIVE

4' GRASS SHOULDER AT 6:1 SLOPE
(TYP.). SHALL NOT TO EXCEED 4:1

SOIL KEY 8 C801

PROPOSED STORAGE BUILDING
12,400 SQ. FT.
BUILDING HEIGHT WILL NOT
EXCEED 3 STORIES
FFE = 464.25

PROPOSED STORAGE BUILDING
10,950 SQ. FT.
BUILDING HEIGHT WILL NOT
EXCEED 3 STORIES
FFE = 464.50

PROPOSED STORAGE BUILDING
12,600 SQ. FT.
BUILDING HEIGHT WILL NOT
EXCEED 3 STORIES
FFE = 464.25

PROPOSED STORAGE BUILDING
14,400 SQ. FT.
BUILDING HEIGHT WILL NOT
EXCEED 3 STORIES
FFE = 464.25

PROPOSED STORAGE BUILDING
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BUILDING HEIGHT WILL NOT
EXCEED 3 STORIES
FFE = 464.25

RION HALL FARM LLC
PARCEL ID: 19-04-0011-0021-0000
TAX MAP/PARCEL: 4-11
DEED BOOK/PAGE:1229/403
USE: FARM (JEFFERSON COUNTY)

QUINN CLARK W
PARCEL ID: 19-04-011C-0008-0000
TAX MAP/PARCEL: 11C-8
DEED BOOK/PAGE:775/657
USE: RESIDENTIAL

LOTT JEFFREY A & JACQUELINE E
PARCEL ID: 19-04-011C-0007-0000
TAX MAP/PARCEL: 4-11C
DEED BOOK/PAGE:949/899
USE: RESIDENTIAL (JEFFERSON COUNTY)

SIRBAUGH DEBORAH K - LIFE
PARCEL ID: 19-04-011C-0003-0000
TAX MAP/PARCEL: 4-11C
DEED BOOK/PAGE:1239/128
USE: RESIDENTIAL (JEFFERSON COUNTY)

FISH CLAUDIA
PARCEL ID: 19-04-011C-0004-0000
TAX MAP/PARCEL: 4-11C
DEED BOOK/PAGE:1170/496
USE: RESIDENTIAL (JEFFERSON COUNTY)

STEVENS MICHAEL R & CATHERINE M
PARCEL ID: 19-04-011C-0005-0000
TAX MAP/PARCEL: 4-11C
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LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING ROADWAY CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING STRUCTURE
- EXISTING PAVEMENT MARKING
- EXISTING DETENTION POND
- EXISTING DITCH
- EXISTING SEWER LINE
- EXISTING STORMWATER STRUCTURE
- PROPOSED ROADWAY CENTERLINE
- PROPOSED ROAD AND PARKING AREA
- PROPOSED DITCH
- PROPOSED STORAGE BUILDING
- PROPOSED LIMITS OF DISTURBANCE

SCALE IN FEET
0 40 80

REFERENCE NOTE

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Martinsburg, WV 25401
Ph: 304.808.7600
www.cecinc.com

Civil & Environmental Consultants, Inc.

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SOMERSET BLVD, CHARLES TOWN, WV
PARCEL ID: 19-03-016A-COM5-0000 &
19-03-016A-0044-0000
DEED BOOK/PAGE:1130/249

GRADING PLAN

DATE:	OCTOBER 2025
DWG SCALE:	AS SHOWN
PROJECT NO.	347-909
DRAWN BY:	DJM
CHECKED BY:	LAG
APPROVED BY:	MAM

LUCAS GARDNER
REGISTERED
25447
10/13/2025
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

DRAWING NO.:
C300

A:\347-909_WIP_CAD\Dwg\C101\347909-C101-C300-GRADING.dwg[B] LS(10/13/2025 - Mabu) - LP: 10/13/2025 11:07 PM

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- SAN EXISTING SEWER LINE
- ST EXISTING STORMWATER STRUCTURE
- PROPOSED ROADWAY CENTERLINE
- PROPOSED ROAD AND PARKING AREA
- PROPOSED DITCH

CONSTRUCTION CONTROL POINTS				
POINT	NORTHING	EASTING	ELEVATION	
1	296776.67	2445575.82	460.37	EDGE OF PAVEMENT
2	296778.76	2445600.14	460.50	EDGE OF PAVEMENT
3	296728.61	2445586.04	461.90	EDGE OF PAVEMENT
4	296733.60	2445609.52	462.72	EDGE OF PAVEMENT
5	296665.23	2445599.53	463.50	EDGE OF PAVEMENT
6	296637.97	2445605.33	463.71	EDGE OF PAVEMENT
7	296589.79	2445615.58	463.38	EDGE OF PAVEMENT
8	296541.61	2445625.83	463.05	EDGE OF PAVEMENT
9	296508.65	2445632.84	462.61	EDGE OF PAVEMENT
10	296475.69	2445639.86	462.18	EDGE OF PAVEMENT
11	296452.47	2445644.80	462.99	EDGE OF PAVEMENT
12	296429.24	2445649.74	463.80	EDGE OF PAVEMENT
13	296401.72	2445655.59	463.36	EDGE OF PAVEMENT
14	296374.19	2445661.45	462.91	EDGE OF PAVEMENT
15	296352.94	2445668.87	462.95	EDGE OF PAVEMENT
16	296340.26	2445679.92	463.07	EDGE OF PAVEMENT
17	296329.80	2445702.55	463.58	EDGE OF PAVEMENT
18	296330.46	2445723.62	463.87	EDGE OF PAVEMENT
19	296345.59	2445784.43	463.94	EDGE OF PAVEMENT
20	296360.71	2445845.24	464.00	EDGE OF PAVEMENT
21	296384.85	2445876.82	464.25	EDGE OF PAVEMENT
22	296424.40	2445880.81	464.50	EDGE OF PAVEMENT
23	296463.23	2445868.45	464.50	EDGE OF PAVEMENT
24	296502.07	2445856.09	464.50	EDGE OF PAVEMENT
25	296528.21	2445847.77	464.50	EDGE OF PAVEMENT

CONSTRUCTION CONTROL POINTS				
POINT	NORTHING	EASTING	ELEVATION	
26	296560.17	2445837.60	464.50	EDGE OF PAVEMENT
27	296589.69	2445828.20	464.50	EDGE OF PAVEMENT
28	296659.02	2445806.47	464.50	EDGE OF PAVEMENT
29	296657.65	2445800.93	464.50	EDGE OF PAVEMENT
30	296694.04	2445791.88	464.50	EDGE OF PAVEMENT
31	296730.43	2445782.83	464.50	EDGE OF PAVEMENT
32	296766.58	2445773.84	464.50	EDGE OF PAVEMENT
33	296802.73	2445764.85	464.50	EDGE OF PAVEMENT
34	296796.93	2445741.56	464.25	EDGE OF PAVEMENT
35	296756.98	2445751.50	464.26	EDGE OF PAVEMENT
36	296829.44	2445747.88	463.62	EDGE OF PAVEMENT
37	296839.21	2445728.28	463.02	EDGE OF PAVEMENT
38	296815.91	2445722.54	463.26	EDGE OF PAVEMENT
39	296809.07	2445734.69	463.75	EDGE OF PAVEMENT
40	296822.46	2445695.90	462.29	EDGE OF PAVEMENT
41	296845.77	2445701.63	462.26	EDGE OF PAVEMENT
42	296852.33	2445674.99	461.50	EDGE OF PAVEMENT
43	296829.02	2445669.26	461.33	EDGE OF PAVEMENT
44	296799.83	2445753.21	464.10	TOP OF INLET
45	296780.13	2445758.10	464.00	TOP OF INLET
47	296705.37	2445764.33	464.00	TOP OF INLET
49	296696.62	2445778.87	464.25	TOP OF INLET
50	296599.39	2445806.09	464.43	TOP OF MANHOLE
51	296593.94	2445788.95	464.00	ROAD CENTERLINE
52	296558.61	2445647.00	464.00	ROAD CENTERLINE

CONSTRUCTION CONTROL POINTS				
POINT	NORTHING	EASTING	ELEVATION	
53	296573.75	2445820.68	464.35	ROAD CENTERLINE
54	296420.76	2445869.38	464.25	ROAD CENTERLINE
55	296488.09	2445835.35	464.25	ROAD CENTERLINE
57	296739.99	2445768.09	464.00	TOP OF INLET
58	296719.92	2445773.08	464.25	EDGE OF PAVEMENT
59	296696.59	2445729.00	463.65	TOP OF INLET
60	296678.99	2445658.23	463.65	TOP OF INLET
61	296585.13	2445753.45	463.65	TOP OF INLET
62	296567.47	2445682.25	463.65	TOP OF INLET
63	296477.66	2445793.39	463.85	TOP OF INLET
64	296457.17	2445711.02	463.85	TOP OF INLET
65	296450.52	2445859.91	464.00	TOP OF INLET
66	296491.73	2445846.79	464.55	TOP OF MANHOLE
67	296546.24	2445829.44	464.10	TOP OF INLET
68	296643.10	2445792.18	464.00	TOP OF INLET
69	296708.27	2445775.97	464.25	TOP OF MANHOLE
70	296826.72	2445506.81	458.41	SIDEWALK
71	296818.80	2445541.31	458.93	SIDEWALK
72	296788.74	2445573.15	459.57	SIDEWALK
73	296785.27	2445600.29	460.27	SIDEWALK
74	296800.79	2445630.00	460.45	SIDEWALK
75	296829.76	2445645.69	460.46	SIDEWALK
76	296854.42	2445653.66	460.91	SIDEWALK

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SCALE IN FEET
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LUCAS GARDNER REGISTERED 23447 10/13/2025 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

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NO	DATE	DESCRIPTION
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DATE:	OCTOBER 2025
DWG SCALE:	AS SHOWN
PROJECT NO:	
DRAWN BY:	DJM
CHECKED BY:	LAG
	347-909
APPROVED BY:	MAM

DRAWING NO.: C301

P:\340-0001\347-9091-CAD01\dwg\CV01\347909-CV01-C300-GRADING.dwg[6] LS(10/13/2025 - Model) - LP: 10/13/2025 11:08 PM

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41.4 LF 15" HDPE @ 0.5%
32.7 LF 15" HDPE @ 0.5%
57.5 LF 15" HDPE @ 1.7%
PROPOSED CONCRETE WINGWALL (1 / C803)
OUTFALL 1
72.9 LF 15" HDPE @ 0.7%
48.4 LF 15" HDPE @ 0.5%
5 / 802 PROPOSED NYLOPLAST BASIN
I- 1
I- 2
I- 3
I- 4
I-5
MH- 1
25.2 LF 18" HDPE @ 0.7%
115.1 LF 15" HDPE @ 1.5%
45.9 LF 15" HDPE @ 0.5%
I- 7
I- 8
I- 9
I-6
73.4 LF 15" HDPE @ 0.5%
54.5 LF 15" HDPE @ 0.5%
MH- 2
57.8 LF 15" HDPE @ 1.1%
57.2 LF 15" HDPE @ 0.5%
55.2 LF 15" HDPE @ 0.5%
I- 10
I-13
10 / 801 PROPOSED MANHOLE
84.9 LF 15" HDPE @ 0.5%
MH- 3
43.3 LF 15" HDPE @ 0.5%
I- 12
I- 11
62.9 LF 15" HDPE @ 1.2%
69.6 LF 15" HDPE @ 1.5%
32.9 LF 15" HDPE @ 2.1%
27.2 LF 15" HDPE @ 1.0%
I-17
OUTFALL 2
MH-4
I-14
PROPOSED CONCRETE WINGWALL (1 / C803)
EXISTING DETENTION POND
36.7 LF 15" HDPE @ 0.5%
I-15
78.9 LF 15" HDPE @ 0.8%
I-16
PROPOSED 10' LANDSCAPING PLANTINGS

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LUCAS GARDNER
REGISTERED
25447
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER
10/13/2025

REVISION RECORD

NO	DATE	DESCRIPTION
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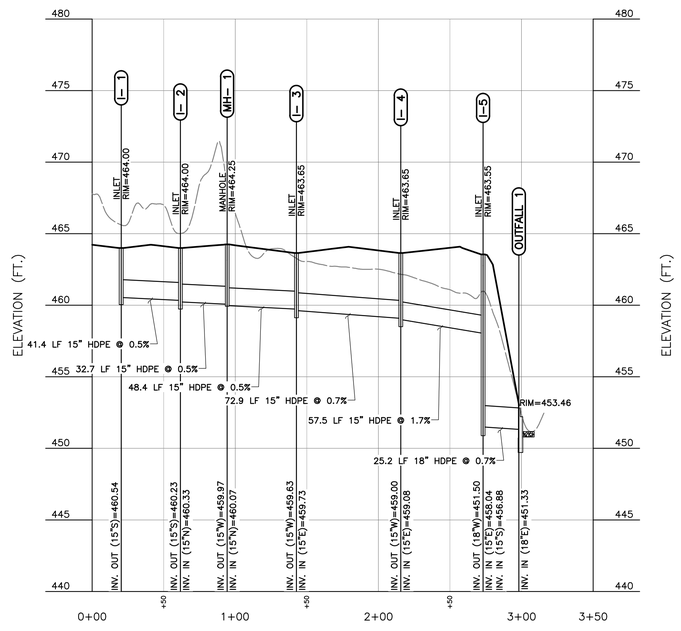
19-03-016A-0044-0000
DEED BOOK/PAGE:1130/249

DRAINAGE PLAN

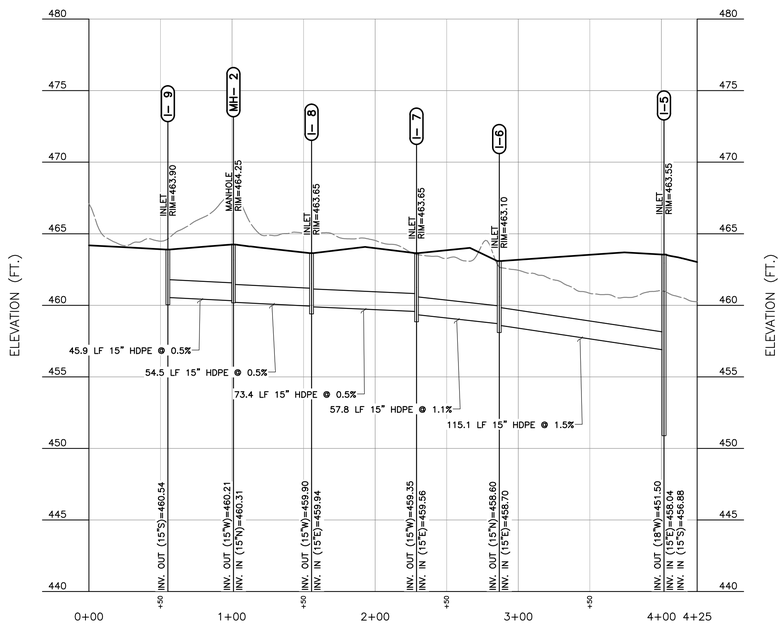
DATE:	OCTOBER 2025
DWG SCALE:	AS SHOWN
PROJECT NO:	347-909
DRAWN BY:	DJM
CHECKED BY:	LAG
APPROVED BY:	MAM

DRAWING NO.:
C400

P:\340-0001\347-909\-CADD\Dwg\C107\L347909-C107-C400-DRAINAGE_PLAN.dwg[B] LS(10/13/2025 - Blake) - LP: 10/13/2025 11:58 PM



STORM DRAIN - 1 PROFILE



STORM DRAIN - 2 PROFILE

STORM DRAIN - 3 PROFILE

STORM DRAIN - 3.1 PROFILE

STORM DRAIN - 4 PROFILE

SCALE IN FEET (HORIZONTAL)
0 50 100
SCALE IN FEET (VERTICAL)
0 5 10

LUCAS GARDNER REGISTERED 25447 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER
10/13/2025

REVISION RECORD

NO	DATE	DESCRIPTION
0	10/13/2025	SUBMITTAL TO CITY OF CHARLES TOWN

Civil & Environmental Consultants, Inc.
786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.808.7600
www.cecinc.com

THOMFAIR STORAGE UNITS
SOMERSET BLVD, CHARLES TOWN, WV
PARCEL ID: 19-03-016A-COM5-0000 &
19-03-016A-0044-0000
DEED BOOK/PAGE:1130/249

STORM DRAIN PROFILE

DATE:	OCTOBER 2025	DRAWN BY:	DJM
DWG SCALE:	AS SHOWN	CHECKED BY:	LAG
PROJECT NO:			347-909
APPROVED BY:			MAM

DRAWING NO.:
C401

P:\340-000\347-909\-CADD\Dwg\C401\347909-C401-C400-DRAINAGE_PLAN.dwg[7] LS(10/13/2025 - Robb) - LM, 10/13/2025 11:58 PM

NORTH

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- 385 EXISTING INDEX (MAJOR) CONTOUR
- 387 EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING ROADWAY CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING STRUCTURE
- EXISTING PAVEMENT MARKING
- EXISTING DETENTION POND
- EXISTING DITCH
- SAN EXISTING SEWER LINE
- ST EXISTING STORMWATER STRUCTURE
- HDSF PROPOSED HEAVY DUTY SILT FENCE
- CFS PROPOSED COMPOST FILTER SOCK
- LOD PROPOSED COMPOST FILTER SOCK

A & R CHARLESTOWN LLC
PARCEL ID: 19-03-016A-COM1-0000
TAX MAP/PARCEL: 16A-COM1
DEED BOOK/PAGE:1157/45
USE: COMMERCIAL (CITY OF CHARLES TOWN)

J D C ENTERPRISES LLC
PARCEL ID: 19-04-0011-0044-0002
TAX MAP/PARCEL: 11-44
DEED BOOK/PAGE:974/376
USE: COMMERCIAL (JEFFERSON COUNTY)

MCLUCKY LLC
PARCEL ID: 19-04-0011-0044-0003
TAX MAP/PARCEL: 11-44
DEED BOOK/PAGE:1045/722
USE: COMMERCIAL (JEFFERSON COUNTY)

SOMERSET BOULEVARD
(COUNTY ROUTE 1550)

MARLOWE ROAD
(COUNTY ROAD 340/4)

LIMITS OF DISTURBANCE = 4.40 AC

4 C800 PROPOSED STABILIZED CONSTRUCTION ENTRANCE

2 C800 INLET PROTECTION

18" COMPOST FILTER SOCK (TYP.) 5 C800

6 C800 42" HEAVY DUTY SILT FENCE

PROPOSED SOIL STOCKPILE AREA 5 C800

CONTRACTOR SHALL INSTALL INLET PROTECTION ON ALL PROPOSED INLETS AS THEY ARE INSTALLED IN THE COURSE OF CONSTRUCTION.

CENTURY PROPERTIES XXIV LIMITED PARTNERSHIP
PARCEL ID: 19-03-016A-COM2-0000
TAX MAP/PARCEL: 16A-COM2
DEED BOOK/PAGE:1115/656
USE: COMMERCIAL (CITY OF CHARLES TOWN)

SOMERSET LLC
PARCEL ID: 19-03-016A-COM5-0000
TAX MAP/PARCEL: 16A-COM5
DEED BOOK/PAGE:1130/249
USE: COMMERCIAL (CITY OF CHARLES TOWN)

EXISTING PAVED DRIVE

RION HALL FARM LLC
PARCEL ID: 19-04-0011-0021-0000
TAX MAP/PARCEL: 4-11
DEED BOOK/PAGE:1229/403
USE: FARM (JEFFERSON COUNTY)

QUINN CLARK W
PARCEL ID: 19-04-011C-0008-0000
TAX MAP/PARCEL: 11C-8
DEED BOOK/PAGE:775/657
USE: RESIDENTIAL

SOMERSET LLC
PARCEL ID: 19-03-016A-0044-0000
TAX MAP/PARCEL: 16A-44
DEED BOOK/PAGE:1130/249
USE: COMMERCIAL (CITY OF CHARLES TOWN)

WINDMILL CROSSING BUSINESS COMMUNITY ASSOCIATION INC
PARCEL ID: 19-03-016A-OSWM-0000
TAX MAP/PARCEL: 16A-SWM
DEED BOOK/PAGE:1120/316
USE: RESIDENTIAL (CITY OF CHARLES TOWN)

EXISTING DETENTION POND

LOTT JEFFREY A & JACQUELINE E
PARCEL ID: 19-04-011C-0007-0000
TAX MAP/PARCEL: 4-11C
DEED BOOK/PAGE:849/699
USE: RESIDENTIAL (JEFFERSON COUNTY)

SIRBAUGH DEBORAH K - LIFE
PARCEL ID: 19-04-011C-0003-0000
TAX MAP/PARCEL: 4-11C
DEED BOOK/PAGE:1239/128
USE: RESIDENTIAL (JEFFERSON COUNTY)

FISH CLAUDIA
PARCEL ID: 19-04-011C-0004-0000
TAX MAP/PARCEL: 4-11C
DEED BOOK/PAGE:1170/496
USE: RESIDENTIAL (JEFFERSON COUNTY)

STEVENS MICHAEL R & CATHERINE M
PARCEL ID: 19-04-011C-0005-0000
TAX MAP/PARCEL: 4-11C
DEED BOOK/PAGE:979/187
USE: RESIDENTIAL (JEFFERSON COUNTY)

SCALE IN FEET
0 40 80

REFERENCE NOTE

1. ALL EXISTING FEATURES SHOWN WERE OBTAINED FROM PUBLICLY AVAILABLE SOURCES ON JANUARY 13, 2025. NO SURVEYS HAVE BEEN CONDUCTED BY CEC AT THIS TIME.
2. THIS CONCEPT MAKES NO EFFORT TO REPRESENT ANY UTILITIES OR EASEMENTS. FURTHER RESEARCH AND COORDINATION WILL BE REQUIRED.
3. CONTRACTOR SHALL INSTALL INLET PROTECTION ON ALL PROPOSED INLETS AS THEY ARE INSTALLED IN THE COURSE OF CONSTRUCTION.

LUCAS GARDNER REGISTERED 25447 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER
10/13/2025

REVISION RECORD

NO	DATE	DESCRIPTION
0	10/13/2025	SUBMITTAL TO CITY OF CHARLES TOWN

CEC
Civil & Environmental Consultants, Inc.
786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.808.7600
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THOMFAIR STORAGE UNITS
SOMERSET BLVD, CHARLES TOWN, WV
PARCEL ID: 19-03-016A-COM5-0000 & 19-03-016A-0044-0000
DEED BOOK/PAGE:1130/249

PRE-CONSTRUCTION E&S PLAN

DATE:	OCTOBER 2025	DRAWN BY:	DJM
DWG SCALE:	AS SHOWN	CHECKED BY:	LAG
PROJECT NO:			347-909
APPROVED BY:			MAM

DRAWING NO.: C500

P:\340-001\347-9091-DAS\Dwg\CIVIL\347909-C501-C500-PRE_E&S.dwg[10] LS(10/13/2025 - Hobo) - LP: 10/13/2025 11:08 PM

NORTH

EXISTING PROPERTY LINE
EXISTING EASEMENT LINE
385 EXISTING INDEX (MAJOR) CONTOUR
387 EXISTING INTERMEDIATE (MINOR) CONTOUR
EXISTING ROADWAY CENTERLINE
EXISTING EDGE OF PAVEMENT
EXISTING STRUCTURE
EXISTING PAVEMENT MARKING
EXISTING DETENTION POND
EXISTING DITCH
SAN EXISTING SEWER LINE
ST EXISTING STORMWATER STRUCTURE
PROPOSED PERMANENT SEEDING

A & R CHARLESTOWN LLC
PARCEL ID: 19-03-016A-COM1-0000
TAX MAP/PARCEL: 16A-COM1
DEED BOOK/PAGE:1157/45
USE: COMMERCIAL (CITY OF CHARLES TOWN)

J D C ENTERPRISES LLC
PARCEL ID: 19-04-0011-0044-0002
TAX MAP/PARCEL: 11-44
DEED BOOK/PAGE:974/376
USE: COMMERCIAL (JEFFERSON COUNTY)

MCLUCKY LLC
PARCEL ID: 19-04-0011-0044-0003
TAX MAP/PARCEL: 11-44
DEED BOOK/PAGE:1045/722
USE: COMMERCIAL (JEFFERSON COUNTY)

SOMERSET BOULEVARD
(COUNTY ROUTE 1550)

PROPOSED TEMPORARY/PERMANENT SEEDING (1 / C800)

MARLOWE ROAD
(COUNTY ROAD 340/4)

CENTURY PROPERTIES XXIV LIMITED PARTNERSHIP
PARCEL ID: 19-03-016A-COM2-0000
TAX MAP/PARCEL: 16A-COM2
DEED BOOK/PAGE:1115/656
USE: COMMERCIAL (CITY OF CHARLES TOWN)

EXISTING PAVED DRIVE

SOMERSET LLC
PARCEL ID: 19-03-016A-COM5-0000
TAX MAP/PARCEL: 16A-COM5
DEED BOOK/PAGE:1130/249
USE: COMMERCIAL (CITY OF CHARLES TOWN)

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PARCEL ID: 19-03-016A-0044-0000
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USE: COMMERCIAL (CITY OF CHARLES TOWN)

RION HALL FARM LLC
PARCEL ID: 19-04-0011-0021-0000
TAX MAP/PARCEL: 4-11
DEED BOOK/PAGE:1229/403
USE: FARM (JEFFERSON COUNTY)

QUINN CLARK W
PARCEL ID: 19-04-011C-0008-0000
TAX MAP/PARCEL: 11C-8
DEED BOOK/PAGE:775/657
USE: RESIDENTIAL

LOTT JEFFREY A & JACQUELINE E
PARCEL ID: 19-04-011C-0007-0000
TAX MAP/PARCEL: 4-11C
DEED BOOK/PAGE:849/699
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WINDMILL CROSSING BUSINESS COMMUNITY ASSOCIATION INC
PARCEL ID: 19-03-016A-0SWM-0000
TAX MAP/PARCEL: 16A-SWM
DEED BOOK/PAGE:1120/316
USE: RESIDENTIAL (CITY OF CHARLES TOWN)

EXISTING DETENTION POND

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PARCEL ID: 19-04-011C-0003-0000
TAX MAP/PARCEL: 4-11C
DEED BOOK/PAGE:1239/128
USE: RESIDENTIAL (JEFFERSON COUNTY)

FISH CLAUDIA
PARCEL ID: 19-04-011C-0004-0000
TAX MAP/PARCEL: 4-11C
DEED BOOK/PAGE:1170/496
USE: RESIDENTIAL (JEFFERSON COUNTY)

STEVENS MICHAEL R & CATHERINE M
PARCEL ID: 19-04-011C-0005-0000
TAX MAP/PARCEL: 4-11C
DEED BOOK/PAGE:979/187
USE: RESIDENTIAL (JEFFERSON COUNTY)

SCALE IN FEET
0 40 80

REFERENCE NOTE

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2. THIS CONCEPT MAKES NO EFFORT TO REPRESENT ANY UTILITIES OR EASEMENTS. FURTHER RESEARCH AND COORDINATION WILL BE REQUIRED.

LUCAS GARDNER
REGISTERED
25447
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
10/13/2025

REVISION RECORD

NO	DATE	DESCRIPTION
0	10/13/2025	SUBMITTAL TO CITY OF CHARLES TOWN

786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.808.7600
www.cecinc.com

CEC
Civil & Environmental Consultants, Inc.

THOMFAIR STORAGE UNITS
SOMERSET BLVD, CHARLES TOWN, WV
PARCEL ID: 19-03-016A-COM5-0000 & 19-03-016A-0044-0000
DEED BOOK/PAGE:1130/249

POST CONSTRUCTION E&S PLAN

DATE:	OCTOBER 2025
DWG SCALE:	AS SHOWN
PROJECT NO:	347-909
APPROVED BY:	MAM
DRAWN BY:	DJM
CHECKED BY:	LAG

DRAWING NO.: **C501**

P:\340-001\347-909\04D\Dwg\C501\347909-C501-C500-POST_E&S.dwg[11] LS(10/13/2025 - Hide) - LP: 10/13/2025 11:08 PM

NORTH

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- 385 EXISTING INDEX (MAJOR) CONTOUR
- 387 EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING ROADWAY CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING STRUCTURE
- EXISTING PAVEMENT MARKING
- EXISTING DETENTION POND
- EXISTING DITCH
- SAN EXISTING SEWER LINE
- ST EXISTING STORMWATER STRUCTURE
- PROPOSED ROADWAY CENTERLINE
- PROPOSED ROAD AND PARKING AREA
- PROPOSED DITCH
- PROPOSED STORAGE BUILDING
- PROPOSED LANDSCAPING TREES

A & R CHARLESTOWN LLC
PARCEL ID: 19-03-016A-COM1-0000
TAX MAP/PARCEL: 16A-COM1
DEED BOOK/PAGE:1157/45
USE: COMMERCIAL (CITY OF CHARLES TOWN)

J D C ENTERPRISES LLC
PARCEL ID: 19-04-0011-0044-0002
TAX MAP/PARCEL: 11-44
DEED BOOK/PAGE:974/376
USE: COMMERCIAL (JEFFERSON COUNTY)

MCLUCKY LLC
PARCEL ID: 19-04-0011-0044-0003
TAX MAP/PARCEL: 11-44
DEED BOOK/PAGE:1045/722
USE: COMMERCIAL (JEFFERSON COUNTY)

SOMERSET BOULEVARD
(COUNTY ROUTE 1550)

MARLOWE ROAD
(COUNTY ROAD 340/4)

CENTURY PROPERTIES XXIV LIMITED PARTNERSHIP
PARCEL ID: 19-03-016A-COM2-0000
TAX MAP/PARCEL: 16A-COM2
DEED BOOK/PAGE:1115/656
USE: COMMERCIAL (CITY OF CHARLES TOWN)

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PARCEL ID: 19-03-016A-COM5-0000
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DEED BOOK/PAGE:1130/249
USE: COMMERCIAL (CITY OF CHARLES TOWN)

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PARCEL ID: 19-03-016A-0044-0000
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DEED BOOK/PAGE:1229/403
USE: FARM (JEFFERSON COUNTY)

QUINN CLARK W
PARCEL ID: 19-04-011C-0008-0000
TAX MAP/PARCEL: 11C-8
DEED BOOK/PAGE:775/657
USE: RESIDENTIAL

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DEED BOOK/PAGE:849/699
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TAX MAP/PARCEL: 16A-SWM
DEED BOOK/PAGE:1120/316
USE: RESIDENTIAL (CITY OF CHARLES TOWN)

EXISTING DETENTION POND

EXISTING PAVED DRIVE

SIRBAUGH DEBORAH K - LIFE
PARCEL ID: 19-04-011C-0003-0000
TAX MAP/PARCEL: 4-11C
DEED BOOK/PAGE:1239/128
USE: RESIDENTIAL (JEFFERSON COUNTY)

FISH CLAUDIA
PARCEL ID: 19-04-011C-0004-0000
TAX MAP/PARCEL: 4-11C
DEED BOOK/PAGE:1170/496
USE: RESIDENTIAL (JEFFERSON COUNTY)

STEVENS MICHAEL R & CATHERINE M
PARCEL ID: 19-04-011C-0005-0000
TAX MAP/PARCEL: 4-11C
DEED BOOK/PAGE:979/187
USE: RESIDENTIAL (JEFFERSON COUNTY)

PROPOSED WICHITA BLUE
JUNIPER - EVERGREEN SHRUB
5'-6' OC SPACING

10' LANDSCAPING
SCREENING BUFFER

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13

REFERENCE NOTE

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SCALE IN FEET
0 40 80

LUCAS GARDNER
REGISTERED
25447
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
10/13/2025

REVISION RECORD

NO	DATE	DESCRIPTION
0	10/13/2025	SUBMITTAL TO CITY OF CHARLES TOWN

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PARCEL ID: 19-03-016A-COM5-0000 &
19-03-016A-0044-0000
DEED BOOK/PAGE:1130/249

LANDSCAPE PLAN

DATE:	OCTOBER 2025
DWG SCALE:	AS SHOWN
PROJECT NO:	347-909
DRAWN BY:	DJM
CHECKED BY:	LAG
APPROVED BY:	MAM

DRAWING NO.:
C600

P:\340-001\347-909\-CAD\Dwg\C601\347909-C601-LANDSCAPE.dwg[12] LS(10/13/2025 - Hoda) - LP: 10/13/2025 11:08 PM

REFER TO THE BELOW TABLES FOR MINIMAL STABILIZATION REQUIREMENTS FOR AREAS TO BE GRASSED. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SOIL TESTING OF THE FINAL SOIL TO BE SEEDED PRIOR TO SELECTION OF THE MIX AND SHALL BE RESPONSIBLE FOR ENSURING GRASS GROWTH. IF GRASS DOES NOT GROW OR DIES WITHIN WARRANTY PERIOD, CONTRACTOR SHALL RE-SEED AT CONTRACTOR'S EXPENSE.

TEMPORARY STABILIZATION

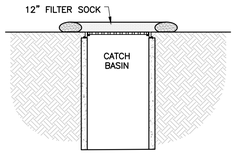
DATES:	MARCH 1 THROUGH JUNE 15
SEED:	OATS @ 168 LB/AC
DATES:	AUGUST 15 THROUGH NOVEMBER 1
SEED:	RYE @ 120 LB/AC
FERTILIZER:	10-10-10 @ 400 LB/AC

PERMANENT STABILIZATION

DATES:	MARCH, APRIL, MAY, JUNE, SEPTEMBER, & OCTOBER
SEED:	ERNST-113 OR EQUAL AS APPROVED BY OWNER/ENGINEER
FERTILIZER:	10-20-10 @ 1000 LB/AC OR AS RECOMMENDED FOR SEED MIXTURE
LIME:	3 TONS/AC OR PER SOIL TEST RESULTS
MULCH:	HAY OR STRAW @ 2 TONS/AC OR @ 1.5 TONS/AC WITH ASPHALT EMULSION @ 125 GAL/AC

FOR STABILIZATION OUTSIDE OF SEEDING DATES, USE HAY OR STRAW MULCH AT 3 TONS/AC OR 2 TONS/AC IF ASPHALT EMULSION IS APPLIED AT 100 GAL/AC.

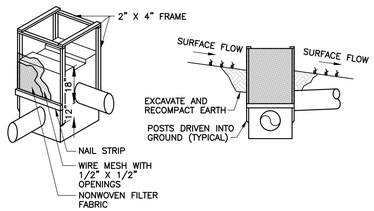
1 PERMANENT AND TEMPORARY SEEDING
NOT TO SCALE



NOTES:

1. ALL MATERIAL TO MEET FILTER SOCK SPECIFICATIONS.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

OPTION 1
FILTER SOCK INLET PROTECTION



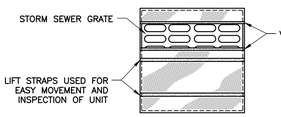
OPTION 2
FILTER FABRIC INLET PROTECTION

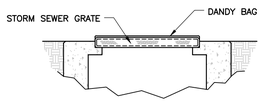
DANDY BAG™
SPECIFICATIONS

NOTE: THE DANDY BAG™ WILL BE **MANUFACTURED IN THE U.S.A** FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

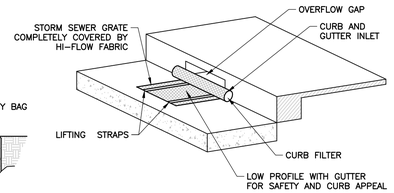
Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m²(gal/min/ft²)	5807 (145)
Permittivity	ASTM D 4491	Sec⁻¹	2.1

*Note: All Dandy Curb Bags™ can be ordered with our optional oil absorbents





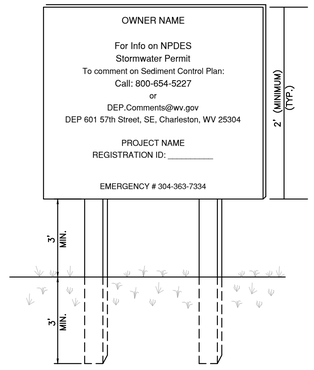
OPTION 3
DANDY BAG INLET PROTECTION



OPTION 4
DANDY CURB BAG INLET PROTECTION

2 INLET PROTECTION
NOT TO SCALE

SIGN WILL BE AT LEAST 2'0" X 2'0" WITH 1.6" AND 0.8" LETTERS

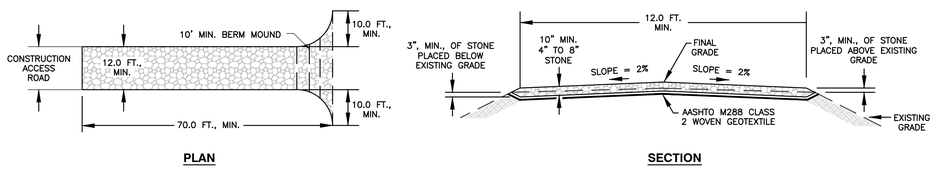


NOTES:

1. THE PERMIT SIGN MUST BE LOCATED NEAR THE CONSTRUCTION ENTRANCE OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.). CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE PERMIT SIGN.
3. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
4. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
5. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.

3 PUBLIC NOTICE SIGN
NOT TO SCALE

PROFILE

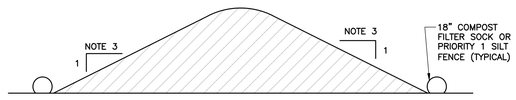


PLAN **SECTION**

NOTES:

1. 4" TO 8" STONE SHALL EXTEND THE FULL WIDTH OF THE ACCESS ROAD.
2. A MOUNDED BERM MUST BE USED AT ALL STONE CONSTRUCTION ENTRANCES.
3. TURNOUTS ONTO PAVED ROADS FROM STONE CONSTRUCTION ENTRANCES SHALL BE A MINIMUM OF 10.0 FEET AS MEASURED ALONG THE PAVED ROAD, REGARDLESS OF THE ANGLE AT WHICH THE STONE CONSTRUCTION ENTRANCE ENCOUNTERS THE PAVED ROAD.

4 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



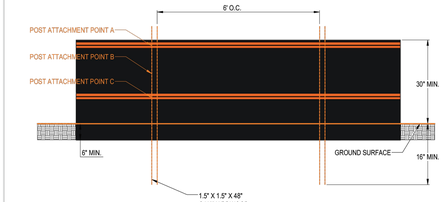
NOTES:

1. LOCATE STOCKPILE A MINIMUM OF 50 FEET FROM THE TOP OF ANY STREAM BANK AND IN NON-AQUATIC, NON-WETLAND AREA.
2. INSTALL FILTER SOCK OR PRIORITY 1 SILT FENCE AROUND DOWN-GRADIENT PERIMETER OF STOCKPILE.
3. ESTABLISH MINIMUM 2:1 SLOPES ON SOIL STOCKPILES AND MINIMUM 3:1 SLOPES ON ALL SIDES OF TOPSOIL STOCKPILES.
4. TEMPORARY STOCKPILE AREAS SHOULD BE UTILIZED FOR STORAGE LESS THAN 180 DAYS. THE TEMPORARY STOCKPILE SHOULD BE SEEDED, MULCHED OR OTHERWISE PROTECTED FROM EROSION AND SEDIMENTATION FOR STORAGE PERIODS THAT WILL EXCEED 4 DAYS.

5 TEMPORARY STOCKPILE
NOT TO SCALE

DESIGN

SMARTFENCE® PA 36



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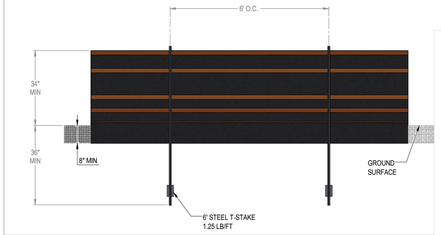

For more information about Silt Fences, contact Inside Sales at **800.448.3636** or **infogeo@ferguson.com** or visit us at **fergusongss.com**

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6 HEAVY DUTY SILT FENCE
NOT TO SCALE

LUCAS GARDNER REGISTERED 25447 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER
10/13/2025

REVISION RECORD

NO	DESCRIPTION	DATE

786 Foxcroft Ave.
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Civil & Environmental Consultants, Inc.

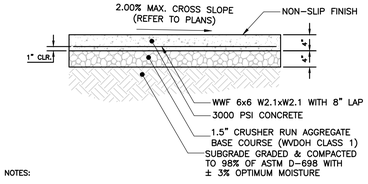
THOMFAIR STORAGE UNITS
SOMERSET BLVD, CHARLES TOWN, WV
PARCEL ID: 19-03-016A-COM5-0000 &
19-03-016A-0044-0000
DEED BOOK/PAGE:1130/249

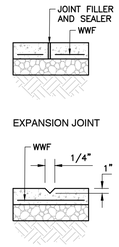
TYPICAL ESC DETAILS

DATE:	OCTOBER 2025
DWG SCALE:	AS SHOWN
PROJECT NO:	347-909
APPROVED BY:	MAM
DRAWN BY:	DJM
CHECKED BY:	LAG

DRAWING NO.:
C800

P:\340-0001\347-909\-04081\Dwg\civil\347909-civil-c2800-DETAILS.dwg[T3] LS(10/13/2025 - Wed) - LP: 10/13/2025 11:09 PM

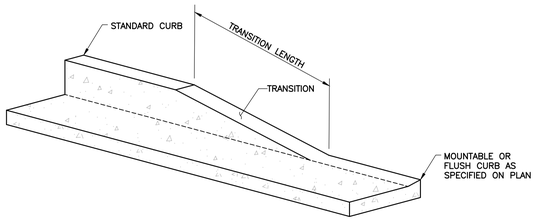




NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE WVDOH STANDARD SPECIFICATIONS, ROADS AND BRIDGES, LATEST EDITION AND THE SUPPLEMENTAL SPECIFICATIONS, LATEST EDITION.
2. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT 5 FT. INTERVALS, AT ALL RETURNS, AND OPPOSITE CONTRACTION JOINTS IN ADJACENT CURB. CONTRACTION JOINTS SHALL BE FILLED WITH PREFORMED JOINT FILL WHICH SHALL BE SHAPED TO FIT THE CONCRETE SECTION BEING PLACED.
3. MAXIMUM SPACING BETWEEN EXPANSION JOINTS SHALL BE 20 FT. DOWELS SHALL BE INSTALLED AT EXPANSION JOINTS IF SLAB THICKNESS EXCEEDS 5 INCHES.
4. WHERE SIDEWALKS ARE TO BE PLACED AROUND OR ADJACENT TO MANHOLES, DROP INLETS, BUILDINGS, OR OTHER MISCELLANEOUS STRUCTURES, WATERTIGHT EXPANSION JOINTS SHALL BE CONSTRUCTED BETWEEN SUCH APPURTENANCES AND THE SIDEWALK.
5. CURING AND SEALING COMPOUNDS SHALL BE APPLIED TO FINISHED CONCRETE.

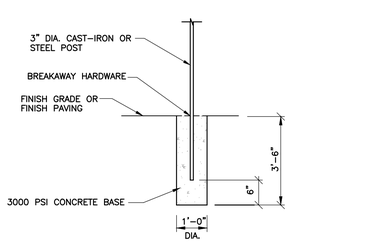
1 CONCRETE SIDEWALK
NOT TO SCALE

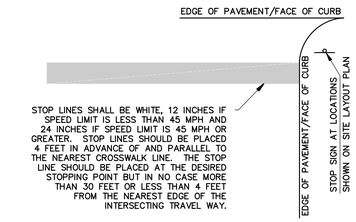


2 CURB TRANSITION
NOT TO SCALE

7 TRANSITION TO EXISTING ASPHALT
NOT TO SCALE

8 SOIL KEY
NOT TO SCALE

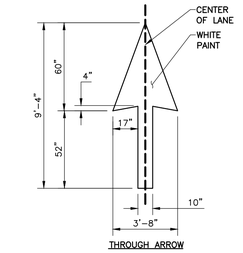




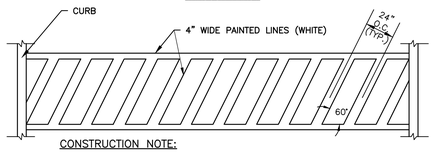
NOTES:

1. SIGNS AND POSTS TO BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST ADDITION.
2. SET POSTS IN CONCRETE TO A MINIMUM DEPTH OF 36". SIGN PANELS SHALL BE 0.100 ALUMINUM WITH RAISED OR SILKSCREEN COPY.
3. FOR POST MOUNTING, USE NON-CORROSIVE 3/8" 2. MACHINE BOLTS W/ WASHERS, 2 PER SIGN; OR IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
4. FOR WALL MOUNTING, USE NON-CORROSIVE 3/8" LAG BOLTS W/ LEAD EXPANSION SHIELD, 4 PER SIGN.
5. ACCESSIBLE PARKING SIGNAGE IS TO BE INSTALLED PER CURRENT ADA REGULATIONS WITH THE BOTTOM EDGE OF THE LOWEST SIGN AT LEAST 60" ABOVE FINISHED GRADE.

3 SIGNS AND STOP BARS
NOT TO SCALE



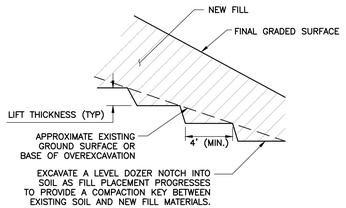
THROUGH ARROW



CONSTRUCTION NOTE:

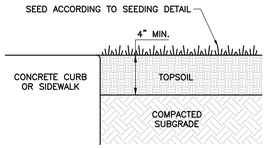
ALL PAINTING FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO THE REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.

9 CROSSWALK AND PAVEMENT STRIPING
NOT TO SCALE



NOTE:

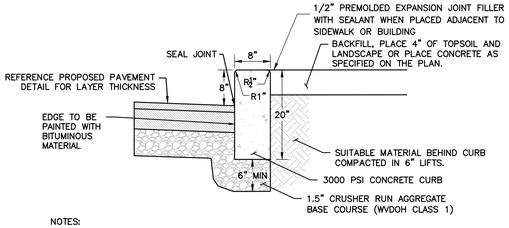
COMPACTION KEYS SHALL BE USED FOR ALL FILL PLACED ON SITE.



NOTE:

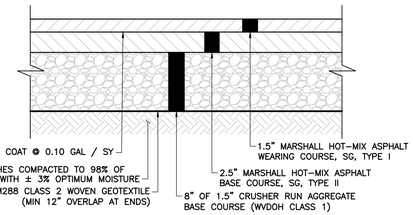
THIS DETAIL APPLIES TO ALL GRADED AREAS TO RECEIVE SEEDING.

4 TOPSOIL PLACEMENT
NOT TO SCALE



NOTES:

1. PROVIDE EXPANSION JOINTS AT 20' O.C. AND AT START AND FINISH OF ALL CURVED SECTIONS.
2. CURING AND SEALING COMPOUNDS SHALL BE APPLIED TO FINISHED CONCRETE.

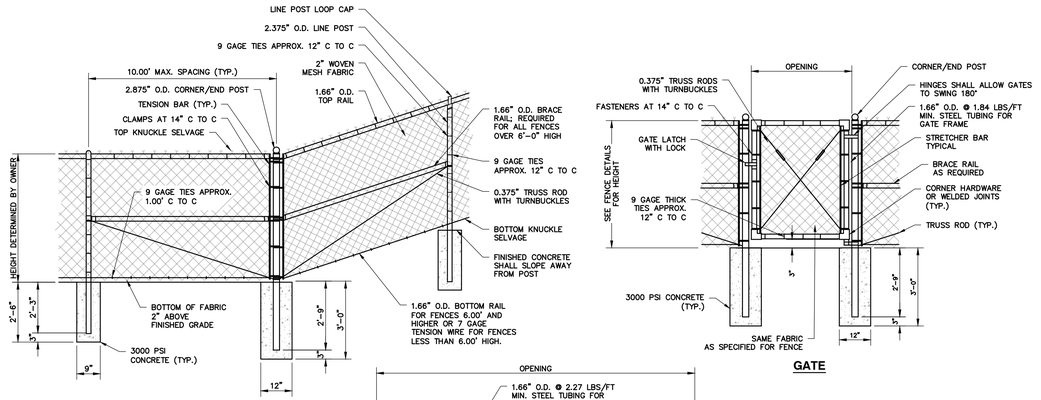


STANDARD ASPHALT PAVEMENT

PAVEMENT GENERAL NOTES:

1. CONTRACTOR SHALL SUBMIT A MIX DESIGN FOR ENGINEERING REVIEW AND RECEIVE APPROVAL PRIOR TO PAVING OPERATIONS.
2. THE WEARING COURSE FOR ALL PAVEMENT SECTIONS SHALL BE COMPLETED AT THE SAME TIME. ALL PAVEMENT JOINTS SHALL BE SQUARE WITHOUT FEATHERING.
3. SEAL ALL JOINTS.

6 ASPHALT PAVEMENT SECTION
NOT TO SCALE

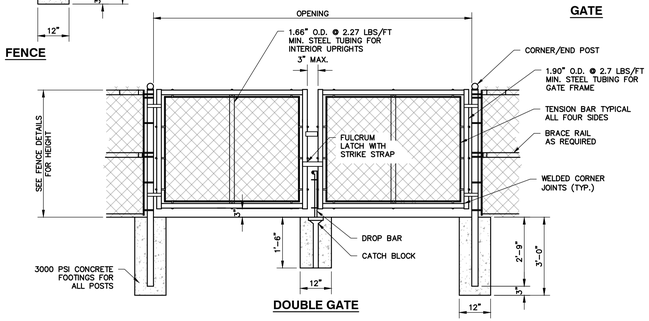


FENCE

NOTES:

1. WOVEN WIRE MESH FABRIC SHALL BE VINYL COATED CHAINLINK.
2. ALL OTHER PARTS SHALL BE POWDER COATED.
3. COATING COLORS TO BE DETERMINED BY OWNER.
4. CONTRACTOR TO PROVIDE SUBMITTAL FOR REVIEW AND APPROVAL.

GATE



DOUBLE GATE

11 CHAIN LINK FENCE
NOT TO SCALE

REVISION RECORD

NO	DATE	DESCRIPTION

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Civil & Environmental Consultants, Inc.

THOMFAIR STORAGE UNITS
SOMERSET BLVD, CHARLES TOWN, WV
PARCEL ID: 19-03-016A-COM5-0000 &
19-03-016A-0044-0000
DEED BOOK/PAGE:1130/249

TYPICAL SITE DETAILS

DATE:	OCTOBER 2025
DRAWN BY:	DJM
CHECKED BY:	LAG
DWG SCALE:	AS SHOWN
PROJECT NO:	347-909
APPROVED BY:	MAM

LUCAS GARDNER
REGISTERED
25447
10/13/2025
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

DRAWING NO.:
C801

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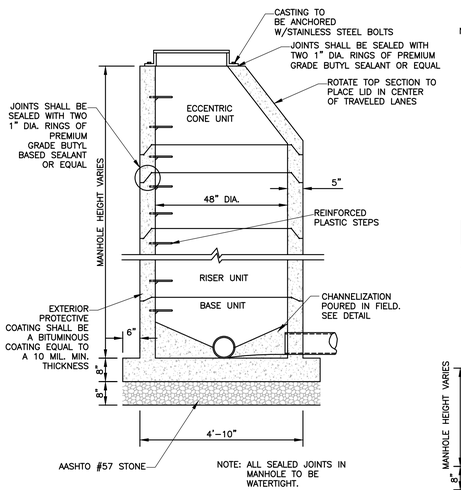
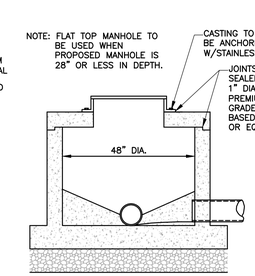


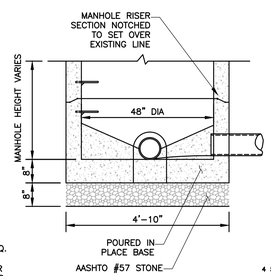
TYPICAL MANHOLE DETAILS

NOTES:

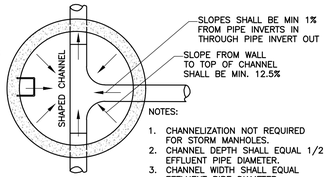
1. WALL REINFORCEMENT FOR BASE UNITS, RISER UNITS AND ECCENTRIC CONE REDUCERS SHALL BE DEFORMED BARS OR WELDED WIRE FABRIC WITH A MINIMUM AREA OF 0.15 SQ. FT. FOR 48" DIAMETER MANHOLES.
2. STANDARD DIMENSIONS ARE SHOWN. CONTRACTOR IS RESPONSIBLE FOR USING A LARGER MANHOLE IF NECESSARY TO ACCOMODATE PIPE SIZES, ANGLES, OR SLOPES. INCREASING THE MANHOLE SIZE WILL BE INCIDENTAL TO THE UNIT COST OF THE STRUCTURE.
3. BASE REINFORCEMENT TO BE DEFORMED BARS OR WELDED WIRE FABRIC WITH A MINIMUM AREA OF 0.14 SQ. FT. THE BASE MAY BE CAST MONOLITHIC WITH THE BASE UNIT OR JOINTED PER MANUFACTURER'S DESIGN.
4. THE MANUFACTURER SHALL FORM MALE & FEMALE ENDS OF JOINTS USING HIS OWN DESIGN. THE JOINTS SHALL BE SEALED BY THE CONTRACTOR USING MORTAR & MADE WATERTIGHT USING RUBBER O-RING GASKETS OR FLEXIBLE PLASTIC GASKETS.
5. LADDER RUNGS SHALL BE INSTALLED IN VERTICAL ALIGNMENT AT 16" MAX C/C. RUNG TYPES SHALL BE IN ACCORDANCE WITH "MANHOLE & INLET STEPS DETAIL" ON THIS SHEET.
6. ADDITIONAL NO. 4 BARS ARE TO BE USED AROUND ALL OPENINGS IN THE STRUCTURE.
7. CONCRETE CHANNEL SHALL BE PROVIDED IN THE FIELD, IN ACCORDANCE WITH THE DETAIL ON THIS SHEET.
8. UTILIZE RESILIENT PIPE CONNECTORS AT ALL PIPE CONNECTIONS TO MANHOLE.



FLAT TOP MANHOLE



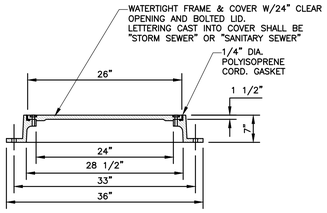
STRADDLE MANHOLE



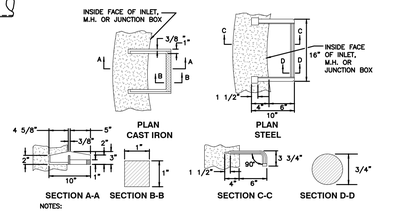
NOTES:

1. CHANNELIZATION NOT REQUIRED FOR STORM MANHOLES.
2. CHANNEL DEPTH SHALL EQUAL 1/2 EFFLUENT PIPE DIAMETER.
3. CHANNEL WIDTH SHALL EQUAL EFFLUENT PIPE DIAMETER.

MANHOLE CHANNELIZATION



MANHOLE FRAME & COVER



NOTES:

1. PLASTIC COATED STEEL LADDER RUNGS ARE TO BE USED IN INLETS & MANHOLES, OVER 4' IN DEPTH.
2. ALL STEPS TO BE 16" MAX. C/C.
3. BOTTOM STEP TO BE 5" MINIMUM AND 16 1/2" MAXIMUM ABOVE WORKING LEVEL.
4. STEPS SHALL BE SET SUCH THAT THEY ARE IN VERTICAL ALIGNMENT & ALIGN WITH BENCH.
5. LADDER RUNG MATERIAL SHALL BE IN ACCORDANCE WITH THE SPECIFICATION.

MANHOLE AND INLET STEPS

10 **MANHOLE**
NOT TO SCALE

RAMP NOTES

THE TYPE OF RAMP TO BE USED SHALL BE AS SPECIFIED ON THE PLANS. THESE STANDARDS CAN BE CONSIDERED GUIDELINES IN SELECTING RAMP TYPES, HOWEVER THEY CAN BE DEVIATED FROM WITH A SPECIAL DETAIL AS NOTED IN PLANS.

RAMP CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 609 OF THE CURRENT WVDOT, DOH STANDARD SPECFICATIONS ROADS AND BRIDGES AND ANY SUBSEQUENT DOH SUPPLEMENTAL SPECIFICATIONS, AND THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG) DATED JULY 26, 2011. RAMP SURFACE SHALL INCLUDE A "DETECTABLE WARNING SURFACE" (SEE PVT7 SHT. 11 OF 13) AS SHOWN FOR EACH RAMP TYPE. A COARSE BROOM FINISH, TRANSVERSE TO FLARE SLOPES, OR EQUAL NON-SKID FINISH SHALL BE PROVIDED ON CONCRETE SURFACES.

NORMAL GUTTER FLOW LINE AND PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA, UNLESS OTHERWISE SHOWN OR SPECIFIED. POSITIVE DRAINAGE MUST BE MAINTAINED SO THAT NO PONDING OCCURS WITHIN THE RAMP OR CLEAR SPACE AREA.

1/4" MINIMUM, 1/2" MAXIMUM PREFORMED EXPANSION JOINT FILLER, MEETING THE REQUIREMENTS OF SECTION 609 OF THE SPECIFICATIONS, AS NOTED ABOVE, SHALL BE PLACED AT ALL LOCATIONS WHERE RAMP CONTACTS CURB, GUTTER, CONCRETE PAVEMENT, OR OTHER RIGID OBJECTS.

WHERE EXISTING SIDEWALK CONNECTS TO PROPOSED SIDEWALK OR RAMPS, EXPANSION JOINTS ALONG WITH DOWEL BARS WILL BE PLACED. DOWEL BARS WILL BE UTILIZED BETWEEN EXISTING AND PROPOSED TO REDUCE VERTICAL CHANGE. SEE SHEET 11 FOR ADDITIONAL INFORMATION.

SAWCUTS WILL BE UTILIZED DURING DEMOLITION OF EXISTING SIDEWALKS. SIMILAR METHODS MAY BE USED UPON APPROVAL BY FIELD ENGINEER.

RAMPS SHALL NOT BE PLACED IN LINE WITH DRAINAGE STRUCTURES. LOCATION OF THE RAMP SHALL TAKE PRECEDENCE OVER LOCATION OF THE DRAINAGE STRUCTURE, EXCEPT WHERE EXISTING STRUCTURES ARE BEING UTILIZED FOR CONSTRUCTION OF NEW RAMPS.

ANY GRATE IN PEDESTRIAN AREAS SHALL HAVE OPENINGS NOT GREATER THAN 1/2" AND SHALL BE PLACED WITH LONG DIMENSION OF OPENING PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.

IF THE 8.33% (12:1) SLOPE CANNOT BE OBTAINED DUE TO GRADE OF THE ADJACENT ROADWAY, THE SLOPED PORTION OF THE RAMP SHALL BE EXTENDED TO A MINIMUM LENGTH OF 15'-0".

EXISTING CROSS WALK AND STOP BAR MARKINGS TO BE ERADICATED AND RELOCATED AS DICTATED BY PROPOSED RAMP LOCATIONS. COST NOT INCIDENTAL TO COST OF PROPOSED RAMP.

CURB RAMP WIDTH SHALL MATCH SIDEWALK WIDTH PLUS CLEARANCE. TYPICAL SIDEWALK WIDTH IS 5' MINIMUM. RAMP WIDTHS LESS THAN 5' REQUIRE DIVISION/DISTRICT ENGINEER APPROVAL. WIDTHS LESS THAN 4' REQUIRE AN EXCEPTION JUSTIFICATION REPORT. SEE SHEET 11 FOR INFORMATION REGARDING RAMP THICKNESS.

GRADE BREAKS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

CLEAR SPACE– BEYOND THE BOTTOM GRADE BREAK, A CLEAR SPACE THE WIDTH OF THE CURB RAMP AND EXTENDING 4' MINIMUM INTO THE ABUTTING ROADWAY SHALL BE PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING AND WHOLLY OUTSIDE THE PARALLEL TRAVEL LANE. SURFACE TO MATCH EXISTING. ANY CLEAR SPACE WORK TO BE COMPLETED WILL BE INCIDENTAL TO THE COST OF THE RAMP.

ALL CURB RAMPS SHALL BE CONSTRUCTED TO PROVIDE ACCESS TO EXISTING OPERABLE PARTS. AN EXAMPLE OF THIS WOULD BE PEDESTRIAN PUSH BUTTONS.

DETECTABLE WARNING SURFACE NOTES

DETECTABLE WARNING SURFACES (DWS'S) SHALL ONLY BE PURCHASED FROM VENDORS ON THE WEST VIRGINIA DIVISION OF HIGHWAYS APPROVED VENDOR LIST 609.2 – DETECTABLE WARNING SURFACES.

DESIGN AND PLACEMENT OF DETECTABLE WARNING SURFACE (DWS) SHALL BE IN ACCORDANCE WITH SECTION 609 OF THE CURRENT WVDOT, DOH STANDARD SPECIFICATIONS ROADS AND BRIDGES AND AND SUBSEQUENT DOH SUPPLEMENTAL SPECIFICATIONS AND THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG) DATED JULY 26, 2011.

DETECTABLE WARNING SURFACES SHALL EXTEND ACROSS THE FULL WIDTH OF THE CURB RAMP THRESHOLD WHERE THE CURB IS FLUSH WITH THE ROADWAY AND SHALL BE PLACED AT THE BACK OF THE CURB WITH A 0" MINIMUM, 2" MAXIMUM BORDER DIMENSION FROM JOINTS ON EACH SIDE OF THE DWS. WHERE THE BACK OF THE CURB EDGE IS TOOLED TO PROVIDE A RADIUS, THE BORDER DIMENSION SHOULD BE MEASURED FROM THE END OF THE RADIUS.

A WET OR PLASTIC SET-IN-PLACE DETECTABLE WARNING SURFACE (DWS) SHALL BE INSTALLED AT THE TIME OF THE PLACEMENT OF THE CURB RAMP, WHILE THE CONCRETE IS STILL PLASTIC.

DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET, OR HIGHWAY.EITHER LIGHT ON DARK OR DARK ON LIGHT.

MOLD-IN-PLACE CONCRETE DOMES, BRICK PAVERS, OR IRON OR STEEL WARNING SYSTEMS SHALL NOT BE USED.

SET-IN-PLACE DWS SHALL BE USED IN NEW CONSTRUCTION. SURFACE MOUNTED DWS ARE NOT PERMITTED.

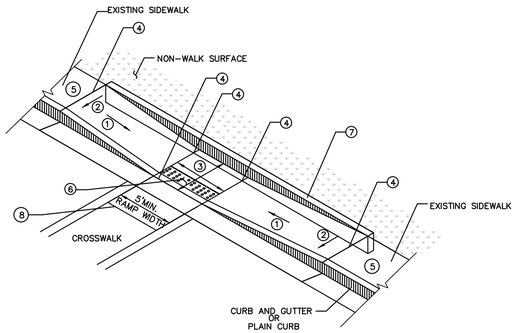
CONCRETE SHALL BE EDGED AROUND THE DWS AT TIME OF PLACEMENT.

A SINGLE DWS PANEL SHALL BE USED WITH CURB RAMP WIDTHS OF 5' OR LESS.

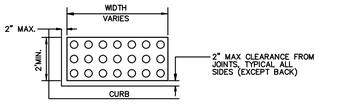
ANY CUTTING OF DWS DURING INSTALLATION SHALL BE APPROVED BY PROJECT ENGINEER.

IF DWS IS CUT TO CONFORM TO A SPECIFIC SHAPE OF RAMP AND ANCHORING DEVICES BECOME PART OF THE WASTE, THEN ANCHOR WILL BE REMOVED AND REATTACHED INTO THE DWS AT THE ORIGINAL EDGE OFFSET AS PER MANUFACTURER.

ALL DOWEL BARS SHALL BE EPOXY COATED IN ACCORDANCE WITH SECTION 709.1 OF THE CURRENT WVDOH STANDARD SPECIFICATIONS ROADS AND BRIDGES



TYPE III SIDEWALK RAMP



DETECTABLE WARNING SURFACE (DWS)

LEGEND

1. 8.33% (12:1) MAXIMUM RAMP SLOPE INCLUDING CONSTRUCTION TOLERANCE SLOPE OF RAMP SHALL CARRY THROUGH TO FACE OF CURB
2. CROSS SLOPE: 2.00% MAXIMUM INCLUDING CONSTRUCTION TOLERANCE
3. CURB RAMPS REQUIRE A (5'-0") MINIMUM TURNING SPACE WHERE PEDESTRIANS PERFORM TURNING MANEUVERS WITH A MAXIMUM CROSS SLOPE OF 2% AND LONGITUDINAL SLOPE MATCHING ROADWAY
4. GRADE BREAK REQUIRED TO BE FLUSH (0") AND PERPENDICULAR TO PEDESTRIAN PATH OF TRAVEL.
5. IF SIDEWALK IS EXISTING AND NON-COMPLIANT SEE "TRANSITION TO EXISTING NON-COMPLIANT SIDEWALK" DETAIL
6. DETECTABLE WARNING SURFACE SEE "DETECTABLE WARNING SURFACE (DWS)" DETAIL
7. CURB WALL OR CHEEK WALL AS DICTATED BY FIELD CONDITIONS.
8. CLEAR SPACE – WIDTH OF CURB RAMP AND EXTENDING 4' MINIMUM
9. 3/4" CHAMFER EDGE

11 **SIDEWALK RAMP**
NOT TO SCALE

LUCAS GARDNER REGISTERED 25447 10/13/2025 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION

786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.808.7600
www.cecinc.com

Civil & Environmental Consultants, Inc.

THOMFAIR STORAGE UNITS
SOMERSET BLVD, CHARLES TOWN, WV
PARCEL ID: 19-03-016A-COM5-0000 &
19-03-016A-0044-0000
DEED BOOK/PAGE:1130/249

TYPICAL SITE DETAILS

DATE:	OCTOBER 2025	DRAWN BY:	DJM
DWG SCALE:	AS SHOWN	CHECKED BY:	LAG
PROJECT NO:			347-909
APPROVED BY:			MAM

DRAWING NO.:
C802

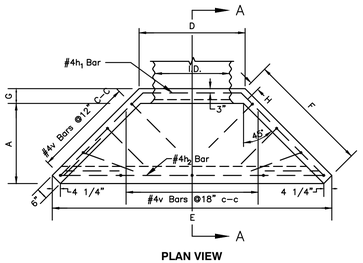
P:\340-001\347-0091-0401\Dwg\CIVIL\347909-C001-C800-DETAILS.dwg[11] LS(10/13/2025 - 11:59 AM by LP)

Inside Dia. of Pipe	Slope of Fill	DIMENSIONS A	B	C	D	E	F	G	H	REINFORCEMENT Mark	Size	No. of Bars	LENGTH a	b	Total	Type	QUANTITIES Conc (R.C.P.) C.Y.	Conc (C.M.P.) C.Y.	Steel Lbs.
15"	2:1	* 2'-0"	0'-10"	1'-11"	2'-0"	6'-7 1/2"	3'-3 1/4"	* 0'-8"	* 0'-5 3/8"	h_1	#4	2	1'-10"	3'-2 1/2"	8'-3"	Bent	0.61	0.62	41.2
		† 2'-2"						† 0'-6"	† 0'-2 1/2"	h_3	#4	1			6'-1"	St.			
		Bevel: Depth = 3/4" Length = 1"								v	#4	13			3'-0"	Bent			
18"	2:1	* 2'-0"	1'-1"	2'-2"	2'-3"	8'-10 1/2"	3'-3 1/4"	* 0'-8"	* 0'-5 3/8"	h_1	#4	2	2'-1"	3'-2 1/2"	8'-6"	Bent	0.67	0.68	41.8
		† 2'-2"						† 0'-6"	† 0'-2 1/2"	h_3	#4	1			6'-4"	St.			
		Bevel: Depth = 3/4" Length = 1 1/4"								v	#4	13			3'-0"	Bent			
24"	2:1	* 2'-8"	1'-4"	2'-9"	2'-11"	8'-10 1/2"	4'-2 1/2"	* 0'-8"	* 0'-5 3/8"	h_1	#4	2	2'-9"	4'-1 1/2"	11'-0"	Bent	1.01	1.02	52.4
		† 2'-10"						† 0'-6"	† 0'-2 1/2"	h_3	#4	1			8'-4"	St.			
		Bevel: Depth = 1" Length = 1 1/2"								v	#4	16			3'-0"	Bent			
30"	2:1	* 3'-1"	1'-7"	3'-3"	3'-5"	10'-4 1/2"	4'-11"	* 0'-9"	* 0'-6 3/4"	h_1	#4	2	3'-3"	4'-10 1/2"	13'-0"	Bent	1.32	1.37	58.6
		† 3'-4"						† 0'-6"	† 0'-2 1/2"	h_3	#4	1			9'-10"	St.			
		Bevel: Depth = 1 1/4" Length = 2"								v	#4	17			3'-0"	Bent			
36"	2:1	* 3'-9"	1'-10"	3'-10"	4'-1"	12'-4 1/2"	5'-10 1/2"	* 0'-9"	* 0'-6 3/4"	h_1	#4	2	3'-11"	5'-9 1/2"	15'-6"	Bent	1.79	1.86	70.8
		† 4'-0"						† 0'-6"	† 0'-2 1/2"	h_3	#4	1			11'-10"	St.			
		Bevel: Depth = 1 1/2" Length = 2 1/4"								v	#4	21			3'-0"	Bent			

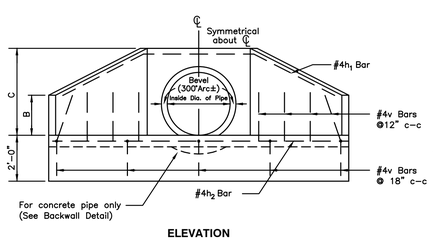
* Dimensions for inlet wingwalls on corrugated metal pipe (to accommodate the bevel).
† Dimensions for inlet wingwalls on concrete pipe and all outlet wingwalls.

NOTES

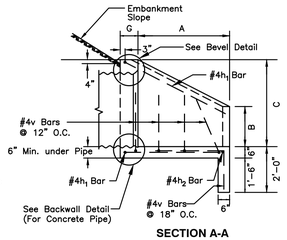
1. ALL CONCRETE SHALL BE CLASS B CONCRETE. REINFORCING STEEL SHALL BE NEW BILLET STEEL AND SHALL CONFORM TO THE REQUIREMENTS OF SECTION 709.1 OF THE DOH SPECIFICATIONS.
2. THE COVERING FOR REINFORCING STEEL SHALL BE 2" MEASURED FROM THE SURFACE OF THE CONCRETE TO THE FACE OF THE BAR, UNLESS OTHERWISE NOTED ON THE PLANS. REINFORCEMENT IN MEMBERS WHERE CONCRETE IS DEPOSITED ON THE GROUND SHALL HAVE 3" OF CONCRETE FROM THE FACE OF THE BAR TO THE GROUND CONTACT SURFACE.
3. ALL EXPOSED EDGES SHALL HAVE A 3/4" X 45° CHAMFER. CHAMFER ON VERTICAL EDGES SHALL BE CONTINUED A MINIMUM OF ONE FOOT BELOW FINISHED GROUND LINE.
4. WHEN WINGWALLS ARE PLACED ON THE INLET END OF CORRUGATED METAL OR STRUCTURAL PLATE PIPE, A BEVEL SHALL BE USED AT THE INLET OPENING. THE END OF THE PIPE SHALL BE SET IN FROM THE FACE OF THE WALL AS SHOWN ON THE "BEVEL DETAIL", AND THE BEVEL CONSTRUCTED FROM THE END OF THE PIPE TO THE FACE OF THE WALL.
5. WHEN WINGWALLS ARE PLACED ON THE INLET END OF CONCRETE PIPE, THE "BELL" OR "GROOVE" OF THE PIPE SHALL BE PLACED IN THE WALL, AND THE INSIDE OF THE "BELL" OR "GROOVE" SHALL BE FILLED WITH CONCRETE UP TO THE FLOW LINE.
6. BEVELS ARE NOT REQUIRED ON ALL OUTLET WINGWALLS OR ON INLET WING- WALLS FOR CONCRETE PIPE.
7. KEYED OR DOWELED TYPE CONSTRUCTION JOINTS, ACCEPTABLE TO THE ENGINEER, MAY BE USED DURING CONSTRUCTION.
8. IF EMBANKMENT SLOPE ABOVE WINGWALLS IS FLATTER THAN 2:1, PROVIDE WINGS FOR 2:1 SLOPE AND WARP EMBANKMENT TO 2:1 SLOPE AT WINGWALL.
9. THE PAY QUANTITY FOR WINGWALLS, CONSTRUCTED IN ACCORDANCE WITH THE DETAILS HEREIN, WILL BE THE CUBIC YARDS OF CLASS B CONCRETE SPECIFIED ON THIS SHEET. COST OF ALL REINFORCING STEEL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CLASS B CONCRETE.



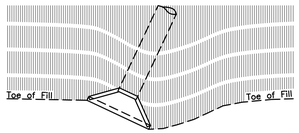
PLAN VIEW



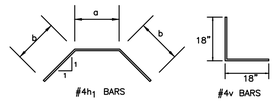
ELEVATION



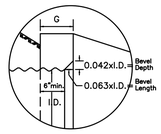
SECTION A-A



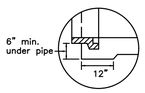
CONSTRUCTION DETAIL - SKEWED PIPE



DETAIL OF BENT BARS



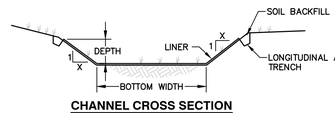
BEVEL DETAIL



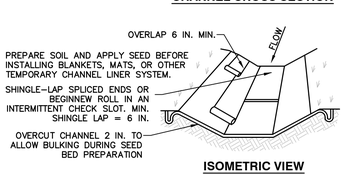
BACKWALL DETAIL (For Concrete Pipe)

DOH STANDARD DETAIL: DR2

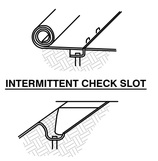
1 CONCRETE WINGWALL
NOT TO SCALE



CHANNEL CROSS SECTION



ISOMETRIC VIEW



INTERMITTENT CHECK SLOT

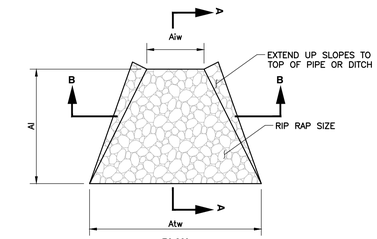
LONGITUDINAL ANCHOR TRENCH

NOTES:

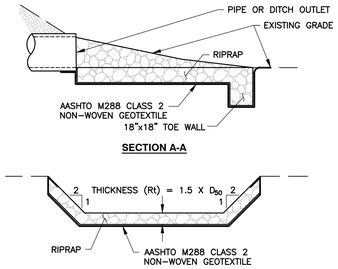
1. REFER TO DITCH TABLES FOR BOTTOM WIDTH AND DEPTH DIMENSIONS, SIDE SLOPES, TYPE OF LINING, AND MINIMUM FLOW LINE SLOPE FOR EACH DITCH.
2. DITCHES LABELED WITH A "T" ARE TEMPORARY AND SHALL BE REMOVED BEFORE COMPLETION OF THE PROJECT. DITCHES LABELED WITH A "P" ARE PERMANENT AND ARE TO REMAIN UPON COMPLETION OF THE PROJECT. TEMPORARY CHANNELS INSTALLED AS PART OF PHASE 1 SHOULD BE INSTALLED IN EXISTING GROUND UNLESS OTHERWISE NOTED ON THE PLANS. CHANNELS SHALL BE INSTALLED TO MAINTAIN POSITIVE FLOW TOWARDS TRAPS AND BASINS.
3. WHEN BW = 0, DITCH IS TO TAKE VEE–DITCH SHAPE.
4. CONTRACTOR SHALL INSTALL DITCH LINING PER MANUFACTURERS SPECIFICATIONS, INCLUDING STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES, AND MULCHING INFORMATION.
5. ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.
6. CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
7. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.
8. NO MORE THAN ½ OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.
9. ALL DITCHES SHALL HAVE SMOOTH TRANSITIONS AT JUNCTIONS WITH OTHER DITCHES. DITCHES SHOWN ON PLANS ARE SCHEMATIC AND MAY NEED FIELD ADJUSTED TO MEET THE BELOW CRITERIA.
   - DITCHES SHALL NOT CHANGE DIRECTIONS AT LESS THAN A 120° ANGLE.
   - DITCHES SHALL JOIN OTHER DITCHES AT NO MORE THAN A 60° ANGLE.



2 DRAINAGE CHANNEL - VEGETATED
NOT TO SCALE



PLAN

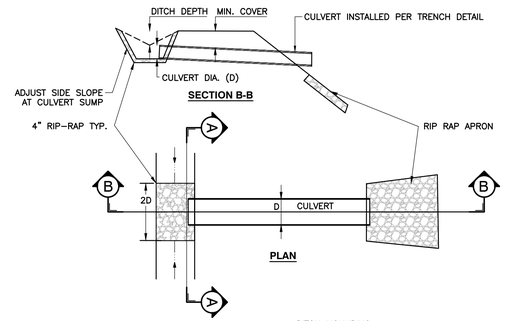


SECTION A-A

SECTION B-B

NO.	PIPE DIA. Do (IN)	TAIL WATER COND. (Max or Min)	MAN. "n"	PIPE SLOPE (FT/FT)	Q (CFS)	V* (FPS)	RIPRAP Size	Rt (IN)	Al (FT)	Aiw (FT)	Z**	Atw** (FT)
OUTFALL 1	18	MIN	0.012	0.01	8.76	6.04	R-3	9	8	4.5	2	12.5
OUTFALL 2	15	MIN	0.012	0.01	5.99	5.75	R-3	9	8	3.75	2	11.75

3 RIPRAP APRON
NOT TO SCALE



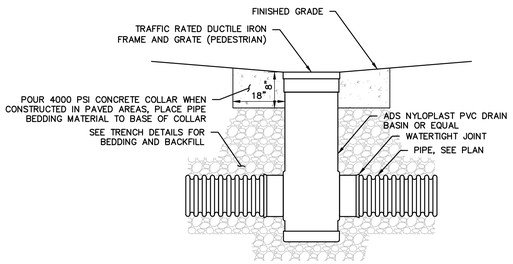
SECTION A-A TWO DIRECTIONAL FLOW

SECTION A-A ONE DIRECTIONAL FLOW

NOTE:

CONTRACTOR SHALL INSTALL PIPE PER MANUFACTURER SPECIFICATIONS.

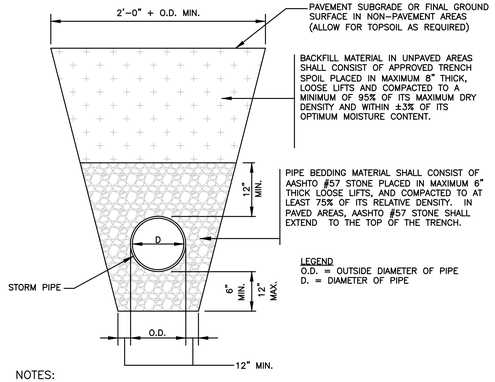
4 CULVERT AND CULVERT PROTECTION
NOT TO SCALE



NOTES:

1. DRAIN BASIN MATERIALS RAW MATERIALS SHALL CONFORM TO ASTM D1784 CELL CLASS 12454.
2. FLEXIBLE ELASTOMERIC SEALS SHALL CONFORM TO ASTM F477. JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR JOINTS FOR DRAIN AND SEWER PLASTIC PIPE USING FLEXIBLE ELASTOMERIC SEALS.
3. FRAMES AND GRATES SHALL BE DUCTILE IRON CONFORMING TO ASTM A536 GRADE 70–50–05, HEAVY DUTY RATED. INLETS IN GRASS MAY HAVE MEDIUM DUTY RATED FRAME AND GRATE.
4. CASTINGS SHALL BE FURNISHED WITH A COAT OF BLACK EPOXY PAINT.
5. THE DETAIL ABOVE GIVES MINIMUM REQUIREMENTS. FOLLOW FABRICATOR'S WRITTEN INSTRUCTIONS FOR BEDDING AND BACKFILL.
6. INCREASES TO BASIN SIZE TO ACCOMMODATE PIPE SIZE, ANGLE, AND/OR SLOPE ARE INCIDENTAL TO THE COST OF THE INLET/BASIN.

5 NYLOPLAST DRAIN BASIN
NOT TO SCALE



NOTES:

1. ALL MATERIALS EXCAVATED FROM THE TRENCH SHALL BE STOCKPILED A SUFFICIENT DISTANCE FROM ALL TRENCHES TO PREVENT SLIDES OR CAVE–INS.
2. ALL BACKFILL MATERIALS SHALL BE APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE BEFORE BEING PLACED.
3. THE MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE FOR THE BACKFILL MATERIALS SHALL BE DETERMINED BY ASTM D698 AND THE RELATIVE DENSITY OF THE PIPE BEDDING STONE SHALL BE DETERMINED BY ASTM D4253 AND ASTM D4254.
4. THE GENERAL CONTRACTOR SHALL CONSTRUCT THE TRENCHES AND PROVIDE ADEQUATE SHORING (WHERE NECESSARY) IN ACCORDANCE WITH THE LATEST REQUIREMENTS FOR CONSTRUCTION STANDARD FOR EXCAVATIONS (29 CFR PART 1926.650–.652 SUBPART P) PROMULGATED BY OSHA.
5. THE GENERAL CONTRACTOR SHALL VERIFY THAT THE MINIMUM SPECIFIED PIPE COVER IS PROVIDED BETWEEN THE FINAL GROUND AND THE TOP OF THE PIPE BEFORE LAYING PIPE.

6 STORM PIPE TRENCH
NOT TO SCALE

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.808.7600
www.cecinc.com

THOMFAIR STORAGE UNITS
SOMERSET BLVD, CHARLES TOWN, WV
PARCEL ID: 19-03-016A-COM5-0000 &
19-03-016A-0044-0000
DEED BOOK/PAGE:1130/249

TYPICAL DRAINAGE DETAILS

DATE:	OCTOBER 2025	DRAWN BY:	DJM
DWG SCALE:	AS SHOWN	CHECKED BY:	LAG
PROJECT NO:			347-909
APPROVED BY:			MAM

DRAWING NO.: C803

LUCAS GARDNER REGISTERED 25447 10/13/2025 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

P:\340-0001\347-0091-0401\dwg\CVD\347909-CVD1-CB00-DETAILS.dwg[5] LS(10/13/2025 - Mon) - LP: 10/13/2025 11:11 PM

Kimley»Horn

Memorandum

To: Lucas Gardner, PE
Civil & Environmental Consultants, Inc.
786 Foxcroft Ave
Martinsburg, WV 25401

From: Mark Phillips, P.E.
Diego Carreira

Through: Mr. James Newman, AICP
City of Charles Town
101 E Washington Street
Charles Town, WV 25414

Date: October 14, 2025

Subject: Thomfair Storage Units Site Plan Review – 1st Submission

This memorandum summarizes our review of the Site Plan for the Thomfair Storage Units (dated October 13, 2025, prepared by Civil & Environmental Consultants, Inc.) for 5 storage units (64,350 SF), one access loop road and through roads connecting to Somerset Blvd (WV County Route 1550) on 4.17 acres. The site is currently zoned Neighborhood Commercial.

Kimley-Horn's review of this application is limited to the Site Plan and SWM Report provided. Based upon our review, we have no further comments.

1. Please note that per SLDO Section 1333.15.B. a minimum height of 6' screening is required around mini-storage facilities. Please revise the fence detail to a minimum height of 6' or greater as determined by the owner.
2. Please depict the location of the dumpster pad or site specific trash enclosure
3. Please provide curb ramp grading details for the entrance crossings
4. Please provide a sidewalk connection from the site to the public sidewalk
5. Please confirm the provided site layout meets fire access and lane requirements. With parking anticipated throughout the site circulating lanes fire lane signage and markings may be required. Additionally, please provide the location of proposed hydrants/fire connections for service.
6. Please label the storm structures for the off-site drainage system. Specifically the existing inlet on the north side of the site to determine the inlet capacity of that inlet and the drainage through the existing system before it reaches the SWM facility. A storm profile with the 10-year HGL's should be provided for this storm sewer system, along with HGL capacity analyses.
7. Outfall 2 extends beyond the Applicant's property line. An easement should be depicted or provided to allow for the placement and maintenance of the Outfall 2 end section and rip-rap.
8. On the storm sewer profile please include the 10-year HGL on all profiles.
9. In the SWM Report please review the following:
    a. Spread calculations for structures I-4, I-3, I-12, I-7, and I-8. As provided these spreads would inundate the travel way during the design storm event.

Thank you for the opportunity to review this Site Plan. In the meantime, please feel free to contact us at 703-870-3631 should you have any questions.

KIMLEY-HORN & ASSOCIATES, INC.

Mark Phillips, P.E.
Project Manager
Associate

James Newman
City Planner
Zoning/Subdivision Administrator
AICP

City of Charles Town
101 E. Washington St.
Charles Town, WV 25414

October 15, 2025

Lane Tobin
786 Foxcroft Ave
Martinsburg WV 25401

RE: Thomfair Self-Storage Facility

Dear Applicant,

I have reviewed your application for Thomfair Self-Storage Facility Preliminary Plan, and deem it incomplete. Please address the following comments:

1. The Board of Zoning Appeals approved the Special Use Permit or the use subject to 3 conditions. Please provide those conditions on either the Cover Sheet or on Sheet C001.
    A. Per those conditions of approval, please provide details on the paint colors to be used on the buildings.

2. On the Cover Sheet, please replace 'Site Plan' with 'Preliminary Plan'.

3. Please add a landscaping sheet specifying the location, type, and planting procedure details for provided landscaping. You already provide topsoil details on Sheet C801.

4. Please add a lighting spec sheet with photometric plan.

5. Sheet C801 shows details for a chain link fence. Per Zoning Ordinance Section 1323.H.2.F., "Chain link fences shall be restricted to Back Yards." A different fence material will be required for the front and side yards.

6. Please verify that all access drives are at least 24 feet in width, including paths between buildings. Will directional signs be provided/painted on site to direct traffic?

If you have any questions, you can reach me at jnewman@charlestownwv.us or 304-724-3251

Sincerely,

James Newman
City Planner, Zoning/Subdivision Administrator, AICP
City of Charles Town, WV

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 10/27/25
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

Commission Review: *SLD2025-07* - Huntfield Phase 4 - Completeness Review

ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. Plan Set.pdf

Sketch Plan Completeness Review

SLD2025-07

Date: For the October 27, 2025 Planning Commission meeting

Applicant: DR Acquisitions LLC

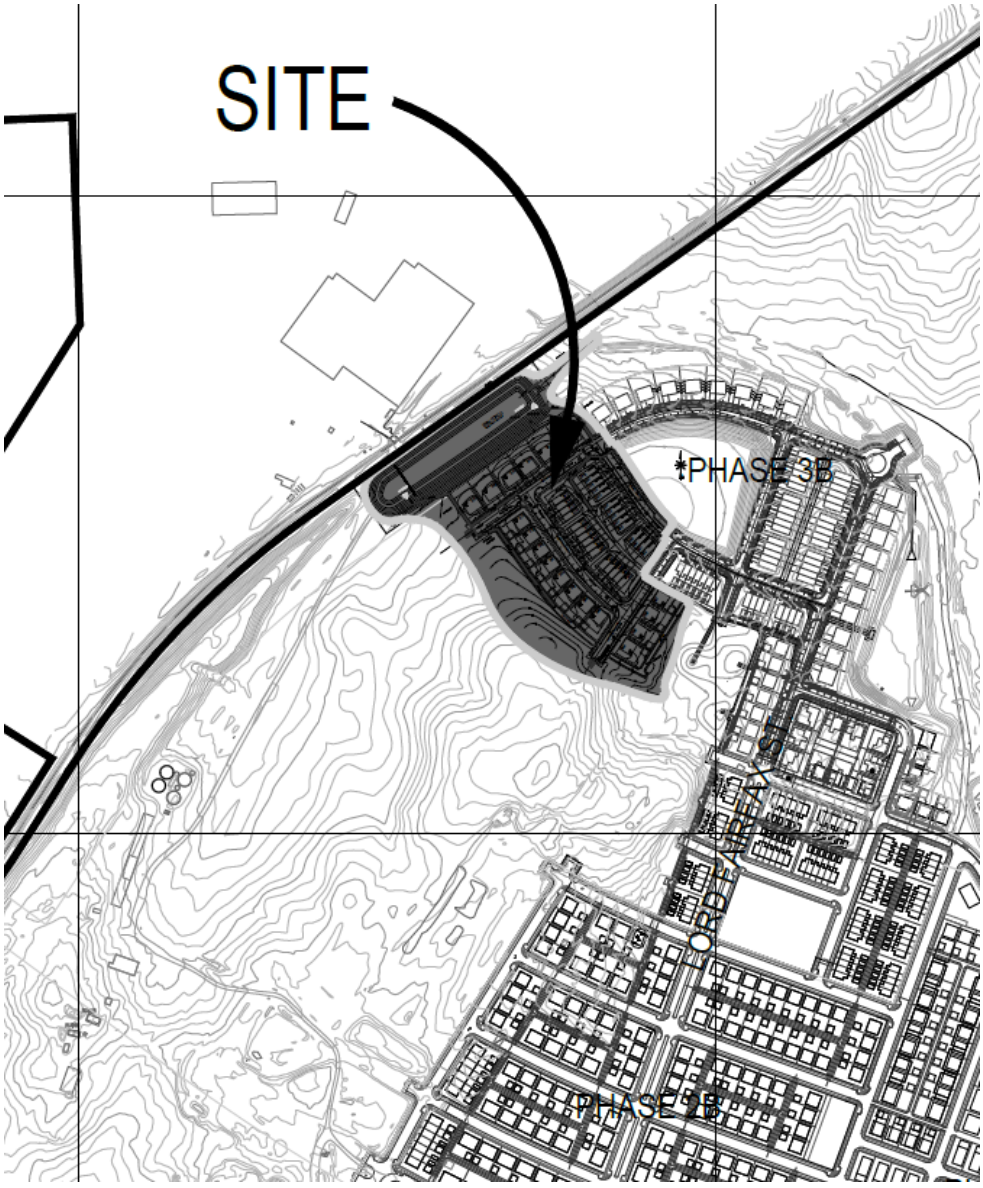
Property Owner: DR Acquisitions LLC

Report by: James Newman, City Planner, Zoning/Subdivision Administrator

Proposal: Major Land Development

Property Location: Phase 4: Intersection of Westmoreland Way and Abigail St. Formerly Phase 3D.

Current Zoning: Neighborhood Residential



PROJECT OVERVIEW

The development of 22.6 acres for 47 residential lots; 18 single family homes and 29 townhomes.

ZONING REVIEW

The property is zoned Neighborhood Residential (NR)

COMPLETENESS REVIEW

Code Requirements for completeness, per section 1332.04.E. (Major Subdivision/Land Development):

a. Existing conditions, including boundary lines of the property

Provided.

b. A land use plan, showing the location, arrangement and approximate boundaries of all proposed land uses

Provided.

c. Vicinity Map, North arrow, scale (written and graphic) and date

Provided.

d. Names of the abutting owners, adjoining lot lines and structures on abutting lots within 100 feet of the property

The Developer and their subsidiaries own all lots within 100 ft. of the property.

e. Title of the proposed project; the date, month and year the plan was prepared or revised; the name of the applicant(s), owner(s), and contract owner(s) and the name and address of the Engineer, Surveyor, Architect, Landscape Architect, or Land Planner who prepared the plan, including firm name.

Provided.

f. Current zoning and total area of the property

Provided. Neighborhood Residential zoning.

g. Maximum and proposed density based on the Net Buildable Land Area

Maximum density in NR Zoning is 10 units per acre. Net buildable land area is 16.16 acres. Applicant proposes 47 units, a density of 3 units per acre.

h. Available utilities

CTUB will provide water and sewer utilities to site. Utility layout to be provided at Preliminary Plan stage. Electric utilities are available.

i. All existing sanitary sewer facilities and combined sewer facilities
Utility layout to be provided at Preliminary Plan stage.

j. Depict location or statement of proposed water and sewer supply and other utility improvements.
Utility layout to be provided at Preliminary Plan stage.

k. Existing covenants
None.

l. General layout of any proposed number of Lots, average Lot sizes and any proposed commercial uses, including any associated parking. Include proposed height of structures.
Provided. Average single family lot sizes are 100 x 75 ft. & 100 x 60 ft. Average townhome lots are 105 x 20 ft.

m. Statement of total acreage of the tract being subdivided or developed, including the Net Buildable Land Area
See table in 'N' below.

n. The approximate acreage in common open space, in each use and housing type and in roads, streets or rights-of-way for the total development
Provided:

PHASE 4 AREA TABULATIONS:
PHASE 4 TOTAL AREA = 6.78 AC / 295,475.5 SF
PHASE 4 LOT AREA = 4.64 AC / 202,142.5 SF
PHASE 4 ROAD ROW = 2.02 AC / 87,864.9 SF
PHASE 4 ALLEY AREA = 0.40 AC / 17,561.4 SF
*PHASE 4 SWM AREA = 3.12 AC / 136,024.7 SF
PHASE 4 OPEN SPACE AREA = 0.90 AC / 3,867 SF

*PORTION OF SWM AREA INCLUDED IN PHASE 5

The total area within the limits of disturbance is 22.6 acres. This table accounts for 17.86 acres. The remaining 4.8 acres are to the south-west of the site and accounts for land to be graded but not further developed as part of this phase.

o. The proposed number of dwelling units of each type in each in the total development
Provided. 18 single family homes and 29 townhomes.

p. Location of proposed Street layout, including connections to adjoining streets or vacant lots,
Provided.

q. The location of sidewalks, trails and crosswalks, as may be applicable.
Provided. Plan shows right-of-way areas. Sidewalk provided on both sides of roads.

r. Proposed open space and/or recreation areas, including notes on the plan describing the proposed use, activity area and/or improvement. The amount, approximate boundaries and location of common open space, with the percentage of the total acreage of the site to be placed in common open space.
Provided.

s. The location of environmental sensitive land to be included in common open space.
No environmentally sensitive lands identified.

t. Notes indicating any modifications, waivers, variances, special exceptions and/or conditional uses that are required.
Provided.

u. The location and extent of proposed buffers
Additional details on landscaping to be provided at Preliminary Plan phase.

v. The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets providing access to adjoining parcels. The location and arrangement of street entrances, driveways and parking areas
Provided.

w. Calculations describing all proposed bonus factors with the location of and specifications for bonus improvements, when proposed.
No applicable bonus factors.

x. Any other information requested by the Subdivision Administrator in order for the Subdivision Administrator to make an accurate determination.
None required.

CONCLUSION
The sketch plan meets the requirement of being a complete application as stated in Subdivision Ordinance Section 1332.03.C.2.C. This does not mean the subdivision application meets the criteria for approval; it merely means that the application is deemed complete by staff.

The Planning Commission should vote to determine the application is complete. If deemed complete, a public hearing would be scheduled for November 24, 2025.

MAJOR SUBDIVISION AND LAND DEVELOPMENT APPLICATION

The submission of this form, along with the prescribed information and required fees, shall serve as the Applicant's Major S/LD Application as required by Ordinance Section 1332.03.

1. SUBMISSION DATE 08/04/25

2. APPLICATION TYPE
- ☐ Sketch Plan
- ☑ Preliminary Plan
- ☐ Final Plan

3. FEES

See next page. Fee is comprised of base fee, additional fees, and legal notice fees.

Sketch and Preliminary Plans each require Class I legal notices, first class mail, and public hearing signs. Final plans are reviewed administratively.

4. SUBMITTAL PACKAGE

Please submit a paper application and one paper plan set with at least dimensions of 24" x 36", as well as a plan set in PDF format.

Fee Schedule

1. BASE FEES

- **Sketch/Preliminary** Plan Review - $300 application fee.

- **Final Plan/ Record Plat** Review Fees: $200 application fee

2. APPLICATION FEES

(1) Single principal structure on a single site - $200 filing fee
(2) < 3 Residential Buildings - $200 filing fee
(3) 3 or more Residential Buildings - $500 filing fee plus $50 per building, minimum of $2000 escrow.
(4) Manufactured (Mobile) Home Park - $500 filing fee plus $50 per dwelling unit, minimum of $2000 escrow.
(5) Commercial and Industrial Buildings - $700 filing fee plus $2000 escrow.
(6) Subdivision only – $200 filing fee

Building Addition:
(1.) Less than 2,5000 sq.ft AND less than 50% increase in impervious area - $200
(2.) More than 2,5000 sq.ft OR more than 50% increase in impervious area - $300

3. LEGAL NOTICE FEES

(1). Newspaper public notice:
A. Class I/I-0 Legal Advertisement- - $25 flat fee
B. Class II/II-0 Legal Advertisement - $50 flat fee
C. Class III/III-0 Legal Advertisement - $75 flat fee

(2). Mailed notice:
A. First class mail - $25 flat fee
B. Certified mail - $75 flat fee

(3). Signage:
A. Public notice signage - $10 flat fee

4. ADDITIONAL FEES

These fees may differ between applications depending on the level of analysis required.

- Legal review fees for zoning and site plan reviews will be will be actual costs incurred based on the -legal review.

- Water and Sewer review fees for zoning and site plan reviews will actual costs incurred based on the review.

- Third-party review fees for zoning and site plan reviews will be actual costs incurred based on the review.

3. APPLICANT'S NAME* DR Acquisitions, LLC

Address: 10313 Arnett Dr, Ste 101, Hagerstown, MD 21740

Telephone Number (240) 420-6046 ext: 2032

Email Address [redacted]

4. PROPERTY OWNER'S NAME DR Acquisitions, LLC

Address: 7945 Wormans Mill Rd, Frederick, MD 21701

Telephone Number (240) 420-6046 ext: 2032

Email Address [redacted]

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

Property Address: Westmoreland Way

Tax Map # and Parcel: Tax Map #11, Parcel 1

Property Area in Square Feet or Acres: 280.43 Acres

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

6. FEE CALCULATION (Per Fee Schedule)

BASE: $300

APPLICATION: $500+$50/bldg = $500+($50*47)=$2,850

The City will send out invoices for 3rd party review.

LEGAL (**For sketch and preliminary only**)

MAILING TYPE: $25

LEGAL AD $25

SIGNAGE: $10

AMOUNT DUE: $ $3,210

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

The purpose of this project is for the construction of public roads, utilities, stormwater management facilities, utility access roads, and associated infrastructure for residential use.

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

The project site is currently undeveloped, with similar residential developments surrounding the sight within the same property limits. The property is currently zoned neighborhood residential (NR).

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

None

10. 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

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

☑ No

☐ Yes (Please specify nature of all proceedings and current status)

_____

_____

_____

12. 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	Permit ID/#	Date of Approval/Issuance
City of Charles Town Utility Board			
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			
Other (specify each Agency)			

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 _____ Date 8/4/2025

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:

At City Hall:	Or	Via Mail:
Subdivision Administrator City of Charles Town 101 E. Washington Street Charles Town, WV 25414		Subdivision Administrator City of Charles Town PO BOX 14 Charles Town, WV 25414

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

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

Receipt No._____

Subdivision Administrator Approval/Denial:_____ Date:_____

Planning Commission Approval/Denial:_____ Date:_____

Comments/Conditions:_____

_____

_____

_____

CONSTRUCTION PLANS AND PROFILES

SITE PLAN STPL XXXX

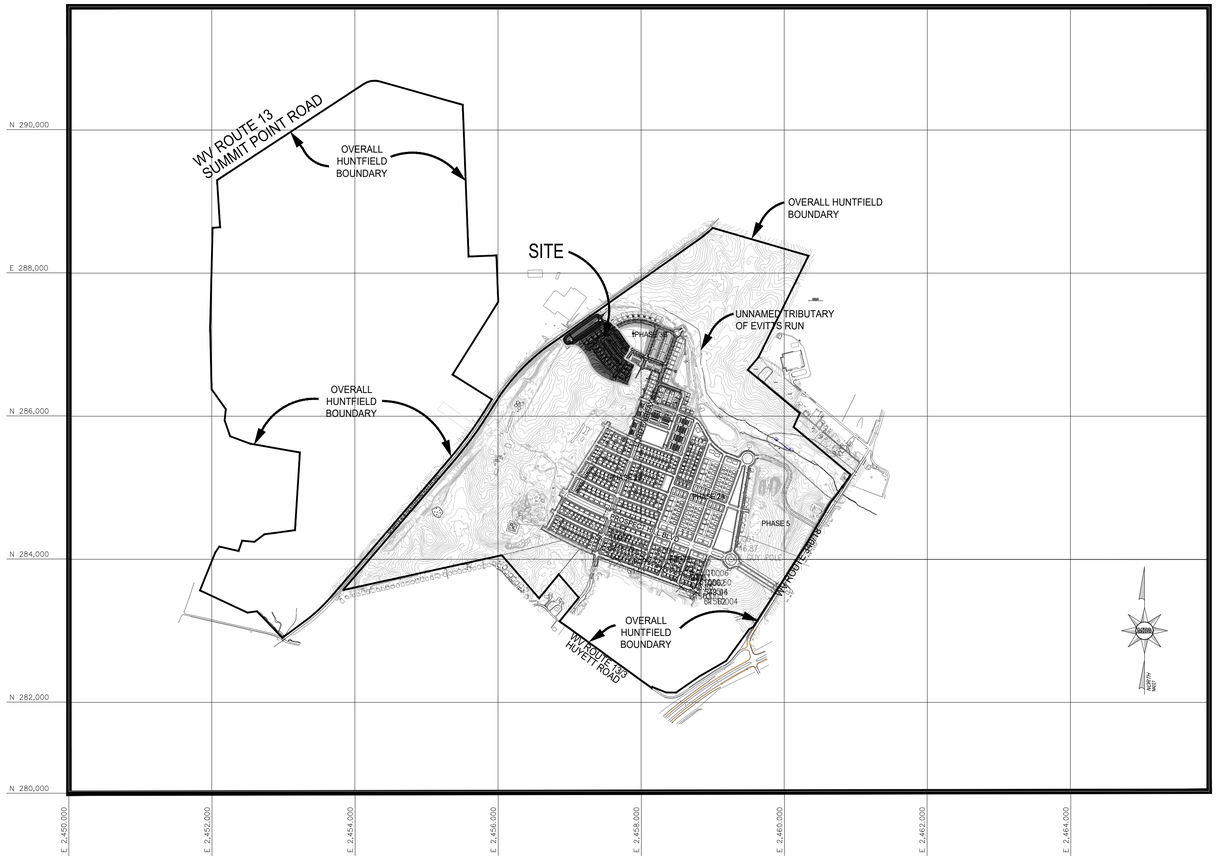
HUNTFIELD - PHASE 4

CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WV

GENERAL NOTES

1. THIS SET OF DRAWINGS PERTAINS TO PHASE 4 OF HUNTFIELD, WHICH CONSISTS OF A TOTAL SITE AREA OF 22.6 ACRES. PHASE 4 CONTAINS, 18 SFD LOTS AND 29 SFA LOTS FOR A COMBINED TOTAL OF 47 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 AND FIELD VERIFIED BY MRA, INC.
5. THE PROPERTY SHOWN HEREON WAS ACQUIRED BY DR ACQUISITIONS AS RECORDED IN THE OFFICE OF THE CLERK OF THE COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA IN DEED BOOK 1263, PAGE 99.
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 CHARLES TOWN UTILITY BOARD 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'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	GRADING PLAN
4	GRADING PLAN
5	ROAD PROFILES
6	ROAD PROFILES
7	E&S PHASE 1
8	E&S PHASE 1
9	E&S PHASE 2
10	E&S PHASE 2
11	E&S DETAILS
12	E&S DETAILS
13	STORM PROFILES
14	STORM PIPE COMPUTATIONS
15	PRE-DEVELOPMENT MAP
16	SWM POST-DEVELOPMENT MAP
17	SWM POND DETAILS
18	SWM POND ROUTINGS
19	SWM POND ROUTINGS
20	LANDSCAPE PLAN
21	LANDSCAPE PLAN

OWNER / DEVELOPER

DR AQUISITIONS, LLC
7945 WORMANS MILL RD.
FREDERICK, MD, 21701

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.

JON K. ERICKSON, PE
MORRIS & RITCHIE ASSOCIATES

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.

JON K. ERICKSON, PE
MORRIS & RITCHIE ASSOCIATES

APPLICATION #	ASSOCIATED PROJECT	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 9/9/03
	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)	APPROVED	5/22/2006
STPL 2009-0005	HUNTFIELD, PHASE 3A BLOCK 29 REVISION	APPROVED	12/18/2009
STPL 2024-0005	HUNTFIELD, PHASE 3B REVISION	APPROVED	08/26/2024

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.

STATEMENT OF ACCEPTANCE

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

DR AQUISITIONS, LLC
7945 WORMANS MILL ROAD
FREDERICK, MD, 21701

SITE PLAN APPROVED

DATE: _____

PLANNING COMMISSION
CITY OF CHARLES TOWN, WV

SITE PLAN APPROVED

DATE: _____

JAMES NEWMAN
ZONING ADMINISTRATOR AND CITY PLANNER
CITY OF CHARLES TOWN, WV

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

3445 BOX HILL CORPORATE CENTER DR
SUITE A
ABINGDON, MD 21009
410-515-9000

MRAGTA.COM

RICHARD J. ETTER REGISTERED 20684 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

WV PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA, LICENSE NO. 20684, EXPIRATION DATE: 12/31/2026.

DATE	REVISION	REV NO.

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HUNTFIELD - PHASE 4
CONSTRUCTION DRAWINGS
CITY OF CHARLES TOWN, WEST VIRGINIA

JOB NO.: 23182	DRAWN BY:
SCALE: 1"=1000'	DESIGN BY:
DATE: 07/01/25	REVIEW BY:
SHEET: 1 OF 21	

SHEET TITLE
COVER SHEET

SHEET NUMBER
1

LEGEND

	EX. R/W LINE
	EX. PROPERTY LINE
	EX. ADJ. PROPERTY LINE
	EX. 10' CONTOUR
	EX. 2' CONTOUR
	SOILS LINE
	EX. ZONING LINE
	EX. FENCE LINE
	EX. STREAM
	EX. EASEMENT
	EX. POND LINE
FP	EX. FLOODPLAIN
FB	EX. FLOODPLAIN BUFFER
	EX. CRITICAL AREA
FB	EX. FOREST BUFFER
NW	EX. WETLAND LINE
OH	EX. OVERHEAD LINE
I.P.F.	IRON PIPE FOUND
I.P.S.	IRON PIPE SET
I.R.F.	IRON REBAR FOUND
I.R.S.	IRON REBAR SET
	EX. SPOT ELEVATION
	PROP. R/W LINE
	PROP. PROPERTY LINE
	PROP. LOT LINE
	PROP. 1' CONTOUR
	PROP. 2' CONTOUR
	PROP. 10' CONTOUR
	PROP. TREE LINE
	PROP. FOREST CONSERVATION LINE
	PROP. BUILDING
	PROP. BLDG SETBACK LINE
	PROP. CURB
	PROP. ROAD CENTER LINE
LOD	PROP. LIMITS OF DISTURBANCE
	PROP. SEPTIC RESERVE AREA
	PROP. EASEMENT LINE
X	PROP. METAL FENCE
	PROP. WOOD FENCE
	PROP. SANITARY LINE
	PROP. STORM DRAIN
W	PROP. WATER LINE
	PROP. SWALE CENTER LINE
OH	PROP. OVERHEAD LINE
UG	PROP. UNDERGROUND CONDUIT
CATV	PROP. CABLE TV LINE
E	PROP. ELECTRIC LINE
GAS	PROP. GAS LINE
RSF	REINFORCED SILT FENCE
SF	SILT FENCE
SSF	SUPER SILT FENCE
	PROP. HYDRANT
	PROP. VALVE
	PROP. SIAMESE CONNECTION
	PROP. SIGN
	PROP. LIGHT POLE

APPROVED DEVIATIONS & WAIVERS

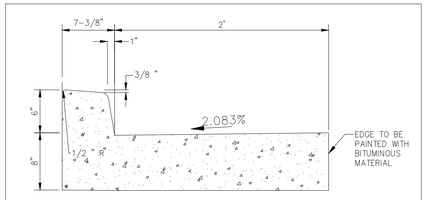
1. WAIVERS AND DEVIATIONS APPROVED PER DEVELOPMENT PLAN & PLAT APPROVED JUNE 16, 2021 RZNG-21-013 & LDPP-21-025.

DEVIATIONS

1. 5.5.2f – SETBACKS FOR PRINCIPAL BUILDINGS SHALL BE SHOWN IN TABLE 11– TABLE14 AND/OR TABLE 22 AND TABLE 23. DEVIATION TO ALLOW 7' 2" SIDE SETBACKS FOR THE SINGLE-FAMILY UNITS PROPOSED IN T3.

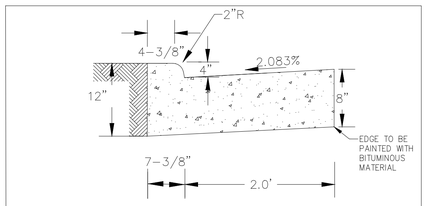
WAIVERS

1. 3.5.4. – BLOCKS ADJACENT TO UNDEVELOPED LAND, AREAS UNSUITABLE FOR DEVELOPMENT, OR PRE-EXISTING INCOMPLETE BLOCKS MAY BE EXEMPT FROM BLOCK FACE LENGTH AND BLOCK PERIMETER REQUIREMENTS BY ADMINISTRATIVE WAIVER IN ACCORDANCE WITH 1.5.3. WAIVER TO ALLOW FOR BLOCKS ADJACENT TO UNDEVELOPED OR UNSUITABLE LAND TO BE EXEMPT FROM BLOCK PERIMETER AND BLOCK FACE LENGTH REQUIREMENTS.



7-3/8" COMBINATION CONCRETE CURB AND GUTTER TYPE I

NOT TO SCALE



NOTES:
1. CONCRETE SHALL BE CLASS A3 IN PLACE, 3000 PSI
2. EXPANSION JOINT AND #3 BAR DOWELS @24" O.C. IF ADJACENT TO OTHER CONCRETE AREAS. (TYP. ALL CURBS)

DEPRESSED CURB & GUTTER

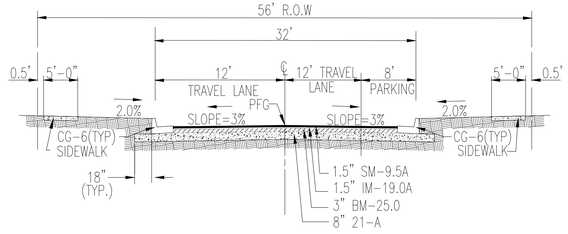
NOT TO SCALE

DEPRESSED CURB TO BE INSTALLED ALONG FRONTAGE OF ALL TOWNHOUSE UNITS

TYPICAL SECTION

EDGEBROOK DRIVE AND ABIGAIL STREET

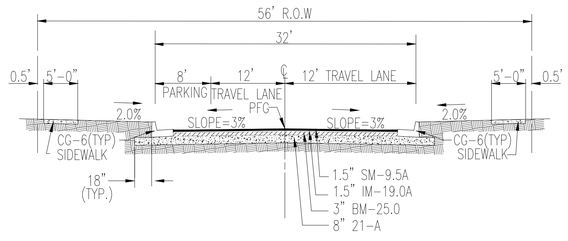
NOT TO SCALE



TYPICAL SECTION

WESTMORELAND WAY AND BRANDYWINE STREET

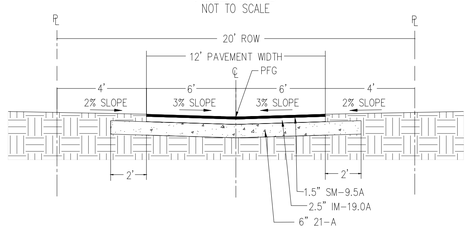
NOT TO SCALE



TYPICAL SECTION

ALLEYWAYS

NOT TO SCALE



ROADWAY NOTES:
1. A SMOOTHING GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED CURB AND GUTTER, TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER ON THE ROADWAY.
2. SIDEWALKS AND TRAILS SHALL BE CONSTRUCTED ON A SUBGRADE COMPACTED TO 95% DENSITY AT OPTIMUM MOISTURE CONTENT.
3. SIDEWALKS SHALL BE CONSTRUCTED ON A FOUR (4") INCH THICK LAYER OF WVDOH BED COURSE MATERIAL CLASS I OR 3.
4. PAVEMENT SECTIONS SHOWN ARE "PRELIMINARY ONLY" AND SUBJECT TO REVISION BASED ON FINAL PAVEMENT DESIGN PER GIVEN ROAD CLASSIFICATION UTILIZING ACTUAL FIELD CBR VALUES.

TEST PIT NOTE:

◔ = TEST PIT REQUIRED
(SEE GRADING SHEETS)

IN ORDER TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF A GIVEN UTILITY AND TO ASSIST THE CONTRACTOR AND/OR OWNER IN DETERMINING AREAS OF SPECIAL CONCERN, MRA., HAS INDICATED HEREON CERTAIN LOCATIONS WHERE TEST PITS SHOULD BE EXCAVATED PRIOR TO COMMENCING CONSTRUCTION. THESE INDICATIONS ARE NOT INTENDED TO BE ALL INCLUSIVE AND WILL NOT RELIEVE THE CONTRACTOR AND/OR OWNER OF THE RESPONSIBILITY OF DIGGING ADDITIONAL TEST PITS, AS MIGHT BE REQUIRED BY ACTUAL SITE CONDITIONS. ANY DISCREPANCIES FOUND BETWEEN ACTUAL AND ASSUMED CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF MRA BY CALLING 703-994-4047. FURTHERMORE, TEST PITS HAVE BEEN PLACED WHERE KNOWN UTILITIES EXIST. UPON CALLING WV 811, SHOULD THE CONTRACTOR IDENTIFY EXISTING UTILITIES NOT SHOWN ON OUR PLAN, MRA MUST BE CALLED IMMEDIATELY AT 703-994-4047.

CONCRETE NOTE:
THE CONTRACTOR SHALL VERIFY CONCRETE FORM PLACEMENT TO ASSURE COMPLIANCE WITH CURRENT LOCAL AND STATE ADA AS WELL AS BUILDING CODES. ADA INSPECTION SHALL BE REQUIRED PRIOR TO POURING CONCRETE. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR MEETING ALL APPLICABLE HANDICAP SLOPE AND DISTANCE REQUIREMENTS AS WELL AS OTHER REQUIREMENTS AS STATED IN THE APPLICABLE CODES.

ANY DISCREPANCIES FOUND SHOULD BE BROUGHT TO THE SITE ENGINEER'S ATTENTION BEFORE ANY CONCRETE IS PLACED.

UTILITY NOTES:
1. ALL SANITARY SEWER AND WATERLINE MUST BE IN ACCORDANCE WITH CHARLES TOWN UTILITY BOARD SEWER SPECIFICATIONS AND WEST VIRGINIA AMERICAN WATER SPECIFICATIONS.
2. ALL SANITARY SEWER EASEMENTS SHALL BE DEDICATED TO THE CHARLES TOWN UTILITY BOARD.

GENERAL NOTES:

1. ALL LOTS HAVE VEHICULAR ACCESS FROM INTERIOR SUBDIVISION ROADS ONLY.
2. QUANTITY CONTROL OF STORM WATER RUNOFF SHALL BE PROVIDED BY THE STORM WATER MANAGEMENT POND SHOWN IN THE E&S PLANS 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.
3. TO KEEP EROSION AND SEDIMENTATION TO A MINIMUM, DISTURB AS LITTLE EARTH AS POSSIBLE DURING ALL PHASES OF CONSTRUCTION.
4. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS.
5. THE BENCH MARK IS A PK NAIL IN TOP OF CURB APPROXIMATE STAION 20+50 (19.5R) PROSPECT HILL BOULEVARD.
6. ALL UTILITY SERVICES TO DWELLINGS SHALL BE UNDERGROUND.
7. ROOF DRAINS SHALL DISCHARGE TO AREAS DESIGNED OR GRADED TO SAFELY CARRY WATER AWAY FROM DWELLINGS.
8. PAINT STRIPING ON CENTERLINE PER SCHOOL BOARD SPECIFICATIONS.
9. ALL BUILDINGS TO BE SERVED BY CENTRAL WATER AND SEWER. PRIVATE WELLS ARE PROHIBITED.
10. A MINIMUM HORIZONTAL DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND POTABLE WATER LINES EXCEPT WHEN CROSSING.
11. THRUST BLOCKS SHALL BE PROVIDED FOR ALL HORIZONTAL AND VERTICAL BENDS, TEES, WYES, CAPS, AND PLUGS PER THE CITY OF CHARLES TOWN WATER DEPARTMENT STANDARD DETAILS.
12. USE DETECTABLE TAPE OF 0.5 MIL THINK AND THREE INCHES WIDE AS SPECIFIED IN THE CITY OF CHARLES TOWN WATER DEPARTMENT SPECIFICATIONS.
13. THE CONTRACOR SHALL GIVE 24-HOUR NOTICE TO THE CITY FOR AN INSPECTION REQUEST. THE CITY SHALL INSPECT AND APPROVE ALL PIPE WORK BEFORE IT IS BACKFILLED.

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 Amendment to the Huntfield Proffers dated May 3, 2004.

Proposed Uses
SFD - Single Family Detached Units

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 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 and SFD house types.
4) Max height not to exceed 3 stories or 45 ft per the Amended Huntfield Proffers dated May 3, 2004. Actual height based on final selection of house type.
5) Per the Amended 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.

SFD Units

** indicates items modified in proffers - see notes*

***Lot Size**	**Required**	**Provided**
Min (sf)	5000	> Minimum
***Lot Width**		
Min (ft)	50	> Minimum
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.		

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
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ABINGDON, MD 21009
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RICHARD J. STEELE REGISTERED 20684 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

WV PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA, LICENSE NO. 20684, EXPIRATION DATE: 12/31/2026.

DATE	REVISION	REV NO.

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HUNTFIELD - PHASE 4

CONSTRUCTION DRAWINGS

CITY OF CHARLES TOWN, WEST VIRGINIA

JOB NO.: 23182	DRAWN BY: JWJ
SCALE: AS SHOWN	DESIGN BY: JWJ
DATE: 07/01/25	REVIEW BY:
SHEET: 2 OF 21	

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
2

SWM POND G
RETENTION POND III

SEE GEOTECH REPORT FOR LINER SPECIFICATIONS

SAFETY BENCH

SEDIMENT FOREBAY

GABION WALL
TW=512.00
BW=506.00

SWM RISER

24" RCP

235'-24" RCP @ 0.50%

EMERGENCY SPILLWAY (5' WIDE)
INV.=517.75
SEE GEOTECH REPORT EMBANKMENT SPECIFICATIONS

15' CL I RIPRAP

10' STM. ESMT

STM. ESMT

ACCESS ESMT

WESTMORELAND WAY

5 PARKING SPACES

8 PARKING SPACES

18 PARKING SPACES

12 PARKING SPACES

EDGEBROOK DRIVE

ABIGAIL STREET

5' CONC. S/W

8" PVC SAN.

18" HDPE

24" HDPE

2" BOV

REMOVE EX. BOV

25' OVERBLAST

643	8,250 S.F.	F.F.=535.90 BSMT.=526.90 G.F.E.= 535.23	
644	8,250 S.F.	F.F.=536.64 BSMT.=527.64 G.F.E.= 535.97	
645	8,250 S.F.	F.F.=537.72 BSMT.=528.72 G.F.E.= 537.05	
646	8,250 S.F.	F.F.=537.72 BSMT.=528.72 G.F.E.= 537.05	
647	8,250 S.F.	F.F.=537.29 BSMT.=528.29 G.F.E.= 536.62	
648	8,327 S.F.	F.F.=535.45 BSMT.=526.45 G.F.E.= 534.78	
649	4,276S.F.	F.F.=533.22 G.F.E.=532.55	4.19%
650	2,100S.F.	F.F.=533.89 G.F.E.=533.22	5.3%
651	2,100S.F.	F.F.=534.56 G.F.E.=533.89	4%
652	2,100S.F.	F.F.=535.23 G.F.E.=534.56	5.3%
653	3,150S.F.	F.F.=535.90 G.F.E.=535.23	4%
654	3,150S.F.	F.F.=536.87 G.F.E.=536.20	3.4%
655	2,100S.F.	F.F.=537.54 G.F.E.=536.87	3.3%
656	2,100S.F.	F.F.=538.21 G.F.E.=537.54	3.2%
657	2,100S.F.	F.F.=538.88 G.F.E.=538.21	3.3%
658	3,497S.F.	F.F.=539.55 G.F.E.=538.88	6%
659	3,540S.F.	F.F.=539.51 G.F.E.=538.84	5%
660	4,498S.F.		
678	6,090 S.F.	F.F.=537.14 BSMT.=528.14 G.F.E.= 535.63	
679	5,400 S.F.	F.F.=539.40 BSMT.=530.40 G.F.E.= 536.72	
680	5,400 S.F.	F.F.=540.49 BSMT.=531.49 G.F.E.= 537.83	
681	5,520 S.F.	F.F.=541.50 BSMT.=532.50 G.F.E.= 539.00	
682	5,738 S.F.	F.F.=542.65 BSMT.=533.65 G.F.E.= 540.23	
668	3,444S.F.	F.F.=540.03 G.F.E.=539.36	4%
669	2,101S.F.	F.F.=540.03 G.F.E.=539.36	5.1%
670	2,100S.F.	F.F.=539.36 G.F.E.=538.69	3.4%
671	2,100S.F.	F.F.=539.36 G.F.E.=538.69	4.4%
672	2,100S.F.	F.F.=538.69 G.F.E.=538.02	2.7%
673	3,150S.F.	F.F.=538.69 G.F.E.=538.02	4.0%
674	3,150S.F.	F.F.=538.46 G.F.E.=537.79	5%
675	2,100S.F.	F.F.=537.79 G.F.E.=537.12	3.1%
676	2,100S.F.	F.F.=537.79 G.F.E.=537.12	4.2%
677	5,765S.F.	F.F.=537.79 G.F.E.=537.12	5.2%

MATCHLINE

Scale 1" = 30'

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

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DATE

REVISION

REV NO.

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HUNTFIELD - PHASE 4

CONSTRUCTION DRAWINGS

CITY OF CHARLES TOWN, WEST VIRGINIA

JOB NO.: 23182	DRAWN BY: JWJ
SCALE: 1"=30'	DESIGN BY: JWJ
DATE: 07/01/25	REVIEW BY:
SHEET: 3 OF 21	

SHEET TITLE

GRADING PLAN

SHEET NUMBER

3



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HUNTFIELD - PHASE 4

CONSTRUCTION DRAWINGS

CITY OF CHARLES TOWN, WEST VIRGINIA

JOB NO.: 23182	DRAWN BY: JVJ
SCALE: 1"=30'	DESIGN BY: JVJ
DATE: 07/01/25	REVIEW BY:

SHEET: 4 OF 21

SHEET TITLE

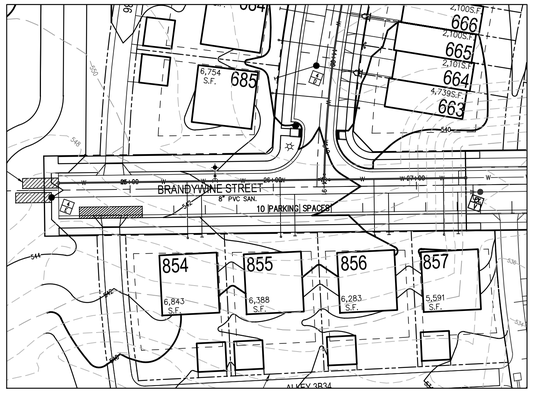
GRADING PLAN

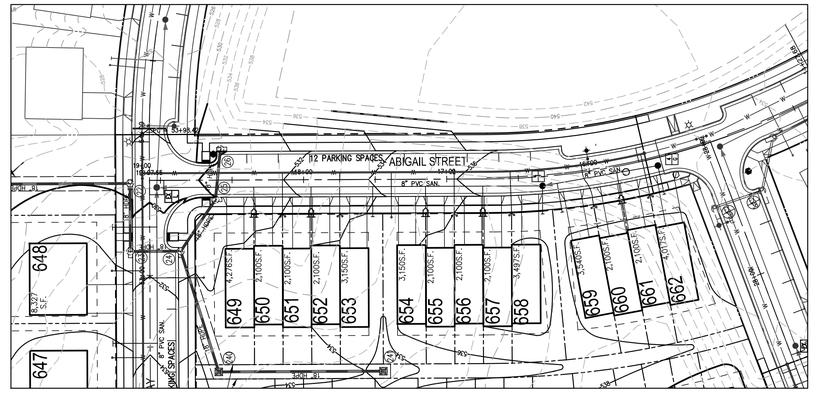
SHEET NUMBER

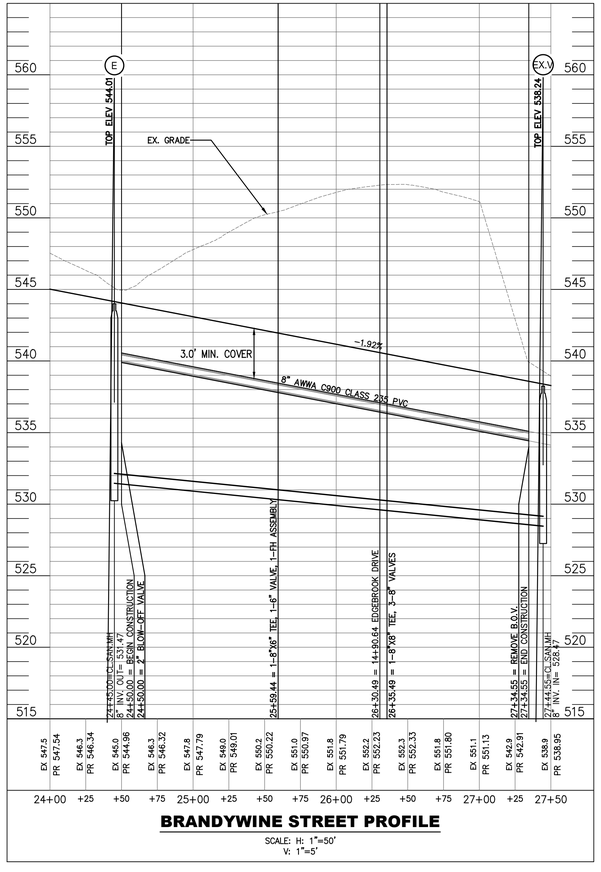
4

SEWER LATERAL TABLE

Section	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.)
4	648	0+27.60	EX.L / A	2.08%	31.0	520.01	520.76	N/A			0+26.0	521.30	N/A		521.40	532.50	526.45
4	647	1+08.80	EX.L / A	2.08%	31.0	520.41	521.16	N/A			0+26.0	521.70	2.00	523.70	523.81	534.00	528.29
4	646	1+83.79	EX.L / A	2.08%	31.0	520.79	521.54	N/A			0+26.0	522.08	2.00	524.08	524.18	535.00	528.72
4	645	0+29.79	A / B	2.08%	31.0	521.56	522.31	N/A			0+26.0	522.85	1.00	523.85	523.95	535.00	528.72
4	644	0+88.70	A / B	2.08%	31.0	521.85	522.60	N/A			0+26.0	523.14	N/A		523.25	535.00	527.64
4	643	1+63.70	A / B	2.08%	31.0	522.23	522.98	N/A			0+26.0	523.52	N/A		523.62	535.00	526.90
4	668	2+61.99	A / C	2.08%	31.0	527.96	528.71	N/A			0+26.0	529.25	5.00	534.25	534.35	538.00	539.36
4	670	2+21.99	A / C	2.08%	31.0	526.96	527.71	N/A			0+26.0	528.25	5.00	533.25	533.35	537.50	538.69
4	672	1+81.99	A / C	2.08%	31.0	525.96	526.71	N/A			0+26.0	527.25	6.00	533.25	533.35	536.90	538.02
4	674	1+45.98	A / C	2.08%	31.0	525.06	525.81	N/A			0+26.0	526.35	6.00	532.35	532.45	536.23	537.79
4	675	1+01.99	A / C	2.08%	31.0	523.96	524.71	N/A			0+26.0	525.25	7.00	532.25	532.35	535.91	537.12
4	677	0+57.98	A / C	2.08%	31.0	522.86	523.61	N/A			0+26.0	524.15	8.00	532.15	532.25	535.41	537.12
4	678	0+62.98	A / C	2.08%	29.0	522.98	523.73	N/A			0+24.0	524.23	N/A		524.34	535.00	528.14
4	679	1+06.99	A / C	2.08%	29.0	524.08	524.83	N/A			0+24.0	525.33	N/A		525.44	536.25	530.40
4	680	1+50.99	A / C	2.08%	29.0	525.18	525.93	N/A			0+24.0	526.43	N/A		526.54	537.00	531.49
4	681	2+11.99	A / C	2.08%	29.0	526.71	527.46	N/A			0+24.0	527.96	N/A		528.06	537.50	532.50
4	682	2+66.99	A / C	2.08%	29.0	528.08	528.83	N/A			0+24.0	529.33	STA	N/A	529.44	538.00	533.65
4	663	1+06.99	@MH D	2.08%	31.0	530.73	531.48	N/A			0+26.0	532.02	4.00	536.02	536.13	539.72	541.44
4	665	0+67.00	C / D	2.08%	31.0	530.35	531.10	N/A			0+26.0	531.64	3.00	534.64	534.74	539.00	540.10
4	667	0+22.51	C / D	2.08%	31.0	529.46	530.21	N/A			0+26.0	530.75	4.00	534.75	534.85	538.50	540.10
4	683	0+15.00	C / D	2.08%	29.0	529.31	530.06	N/A			0+24.0	530.56	N/A		530.66	538.50	535.02
4	684	0+72.00	C / D	2.08%	29.0	530.45	531.20	N/A			0+24.0	531.70	N/A		531.80	539.50	536.45
4	685	1+06.99	@MH D	2.08%	30.4	530.73	531.48	N/A			0+25.4	532.01	N/A		532.12	540.00	536.89
4	649	0+67.80	EX.L / F	2.08%	21.0	522.58	523.33	N/A			0+16.0	523.66	4.00	527.66	527.76	531.00	532.55
4	651	1+07.80	EX.L / F	2.08%	21.0	524.17	524.92	N/A			0+16.0	525.25	4.00	529.25	529.36	532.00	533.89
4	653	1+50.80	EX.L / F	2.08%	21.0	525.89	526.64	N/A			0+16.0	526.97	3.00	529.97	530.07	533.00	535.23
4	654	1+87.80	EX.L / F	2.08%	21.0	527.36	528.11	N/A			0+16.0	528.45	3.00	531.45	531.55	535.00	536.20
4	657	2+27.80	EX.L / F	2.08%	21.0	528.96	529.71	N/A			0+16.0	530.04	2.00	532.04	532.15	536.00	537.54
4	658	2+69.46	@MH F	2.08%	21.0	530.21	530.96	N/A			0+16.0	531.29	4.00	535.29	535.39	537.00	539.88
4	659	0+10.47	F / G	2.08%	21.0	530.93	531.68	N/A			0+16.0	532.01	2.00	534.01	534.11	538.00	538.84
4	661	0+57.78	F / G	2.08%	21.0	531.40	532.15	N/A			0+16.0	532.48	1.00	533.48	533.59	538.00	538.84
4	662	0+81.85	@MH G	2.08%	21.0	531.22	531.97	N/A			0+16.0	532.31	2.00	534.31	534.41	538.00	538.84
4	857	0+15.72	EX.V / E	2.08%	29.0	529.38	530.13	N/A			0+24.0	530.63	N/A		530.73	535.00	532.77
4	856	0+64.14	EX.V / E	2.08%	29.0	529.86	530.61	N/A			0+24.0	531.11	N/A		531.21	535.00	534.03
4	855	1+29.71	EX.V / E	2.08%	29.0	530.52	531.27	N/A			0+24.0	531.77	N/A		531.87	535.00	535.28
4	854	1+94.75	EX.V / E	2.08%	29.0	531.17	531.92	N/A			0+24.0	532.42	N/A		532.52	535.00	536.60

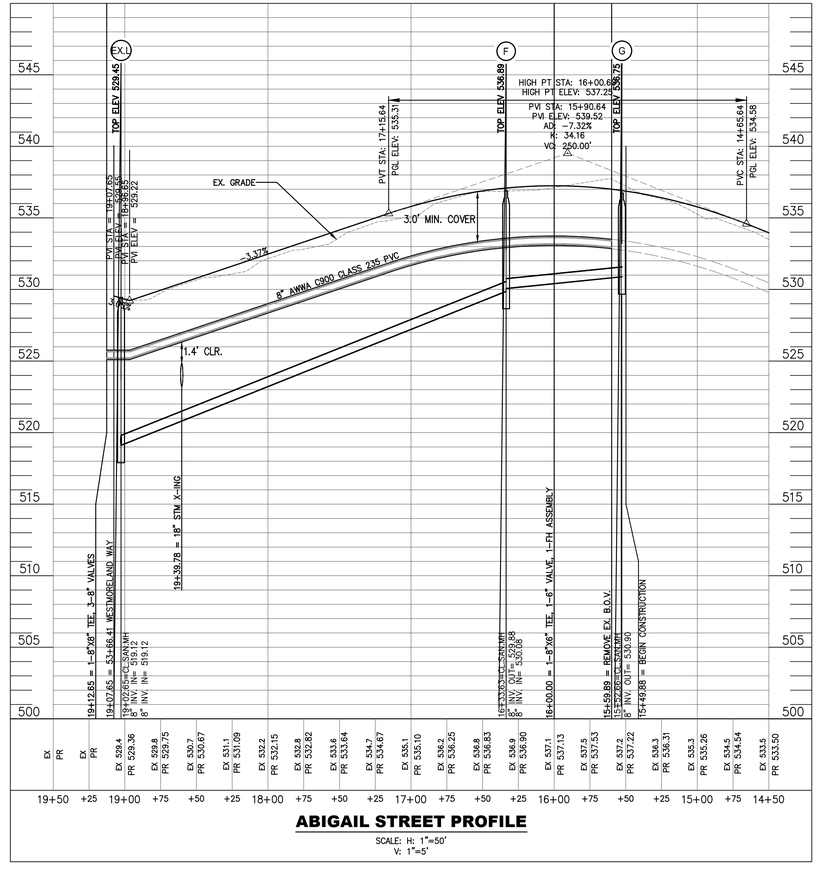






BRANDYWINE STREET PROFILE

SCALE: H: 1"=50'
V: 1"=5'



ABIGAIL STREET PROFILE

SCALE: H: 1"=50'
V: 1"=5'

50 0 50 100 150

Scale 1" = 50'

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HUNTFIELD - PHASE 4

CONSTRUCTION DRAWINGS

CITY OF CHARLES TOWN, WEST VIRGINIA

JOB NO.: 23182	DRAWN BY: JWJ
SCALE: 1"=50'	DESIGN BY: JWJ
DATE: 07/01/25	REVIEW BY:
SHEET: 5 OF 21	

SHEET TITLE

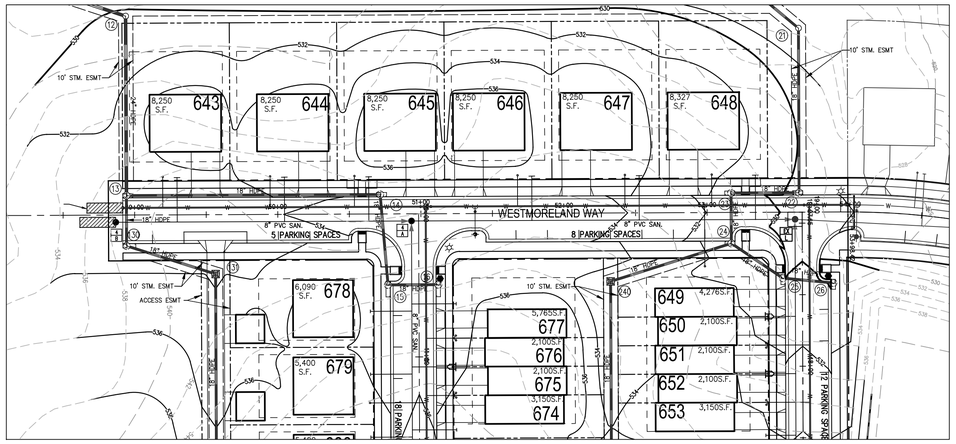
ROAD PROFILES

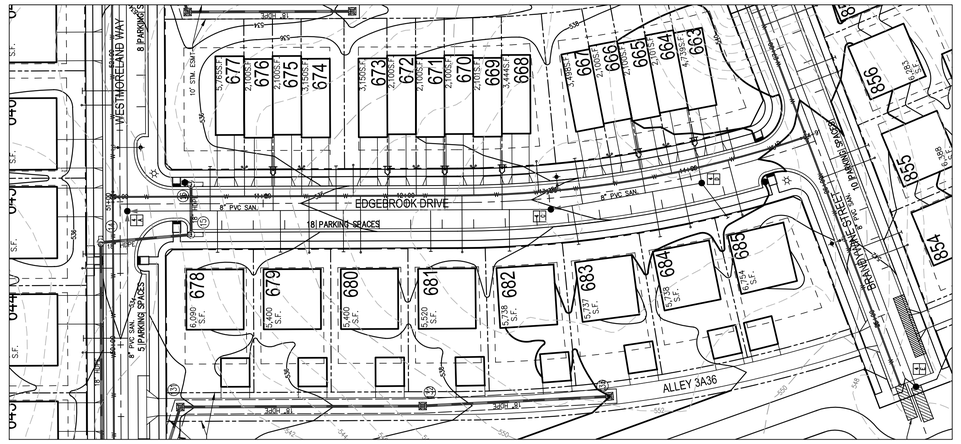
SHEET NUMBER

5

50 0 50 100 150

Scale 1" = 50'





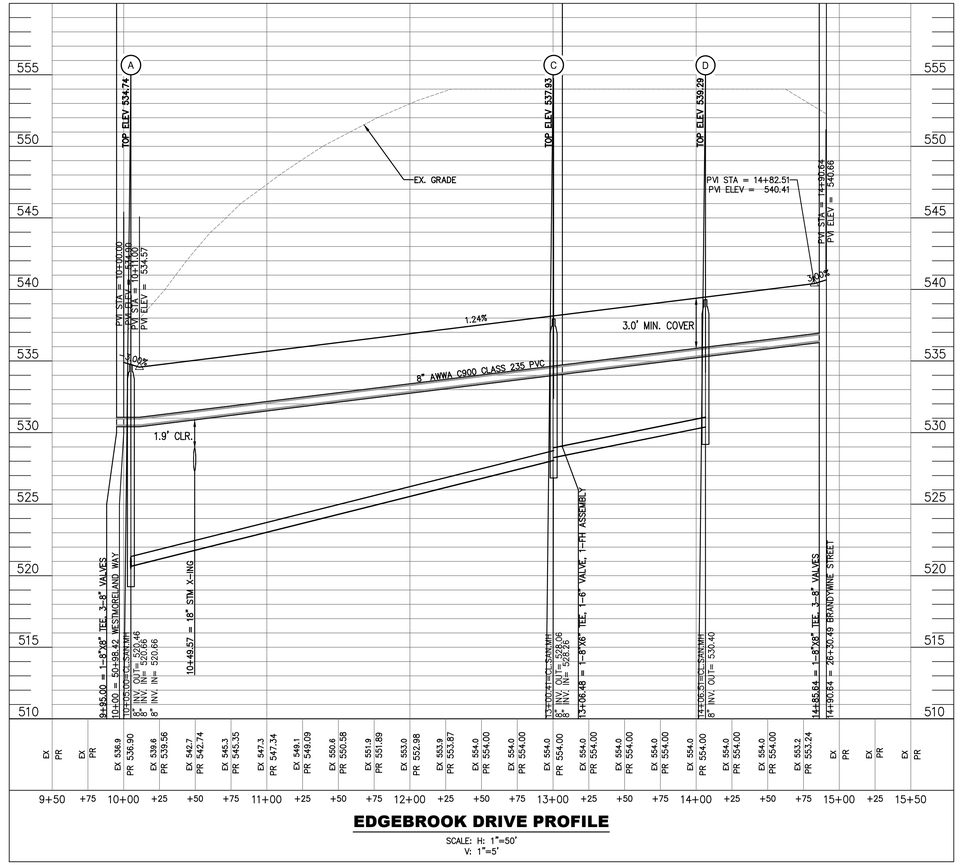


EX 533.6 PR 533.57 | EX 535.7 PR 535.69 | EX 537.5 PR 537.55 | EX 538.6 PR 538.62 | EX 538.7 PR 538.74 | EX 538.4 PR 538.42 | EX 537.9 PR 537.92 | EX 537.2 PR 537.20 | EX 538.6 PR 538.61 | EX 538.5 PR 536.54 | EX 537.0 PR 536.96 | EX 538.1 PR 538.11 | EX 539.5 PR 539.48 | EX 540.4 PR 540.40 | EX 540.7 PR 540.65 | EX 540.3 PR 540.34 | EX 539.6 PR 539.62 | EX 538.5 PR 538.50 | EX 537.1 PR 537.13 | EX 532.4 PR 532.39 | EX 530.3 PR 530.34 | EX 529.2 PR 529.21 | EX 528.2 PR 528.24 | EX 527.2 PR 527.15 | EX 526.3 PR 526.29

48+50 | +75 | 49+00 | +25 | +50 | +75 | 50+00 | +25 | +50 | +75 | 51+00 | +25 | +50 | +75 | 52+00 | +25 | +50 | +75 | 53+00 | +25 | +50 | +75 | 54+00 | +25 | 54+50

WESTMORELAND WAY PROFILE

SCALE: H: 1"=50'
V: 1"=5'



EX PR | EX PR | EX 536.9 PR 536.90 | EX 539.6 PR 539.56 | EX 542.7 PR 542.74 | EX 545.3 PR 545.35 | EX 547.3 PR 547.34 | EX 549.1 PR 549.09 | EX 550.6 PR 550.58 | EX 551.9 PR 551.89 | EX 552.9 PR 552.98 | EX 553.9 PR 553.87 | EX 554.0 PR 554.00 | EX 554.0 PR 554.00 | EX 554.0 PR 554.00 | EX 554.0 PR 554.00 | EX 554.0 PR 554.00 | EX 554.0 PR 554.00 | EX 554.0 PR 554.00 | EX 554.0 PR 554.00 | EX 554.0 PR 554.00 | EX 554.0 PR 554.00 | EX 553.2 PR 553.24 | EX PR | EX PR | EX PR

9+50 | +75 | 10+00 | +25 | +50 | +75 | 11+00 | +25 | +50 | +75 | 12+00 | +25 | +50 | +75 | 13+00 | +25 | +50 | +75 | 14+00 | +25 | +50 | +75 | 15+00 | +25 | 15+50

EDGEBROOK DRIVE PROFILE

SCALE: H: 1"=50'
V: 1"=5'

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MRAGTA.COM

RICHARD J. DYER REGISTERED 20684 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

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HUNTFIELD - PHASE 4

CONSTRUCTION DRAWINGS

CITY OF CHARLES TOWN, WEST VIRGINIA

JOB NO.: 23182	DRAWN BY: JWJ
SCALE: 1"=50'	DESIGN BY: JWJ
DATE: 07/01/25	REVIEW BY:
SHEET: 6 OF 21	

SHEET TITLE

ROAD PROFILES

SHEET NUMBER

6

SEDIMENT BASIN

SWM RISER (MODIFIED FOR E&S)

235'-24" RCP @ 0.50%

24" RCP

CL I RIPRAP

DA=10.4 AC
TO SEDIMENT BASIN

NOTE: SEDIMENT BASIN SIZED TO HANDLE
FUTURE PHASES AS NECESSARY

MATCHLINE

Scale 1" = 30'

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HUNTFIELD - PHASE 4

CONSTRUCTION DRAWINGS

CITY OF CHARLES TOWN, WEST VIRGINIA

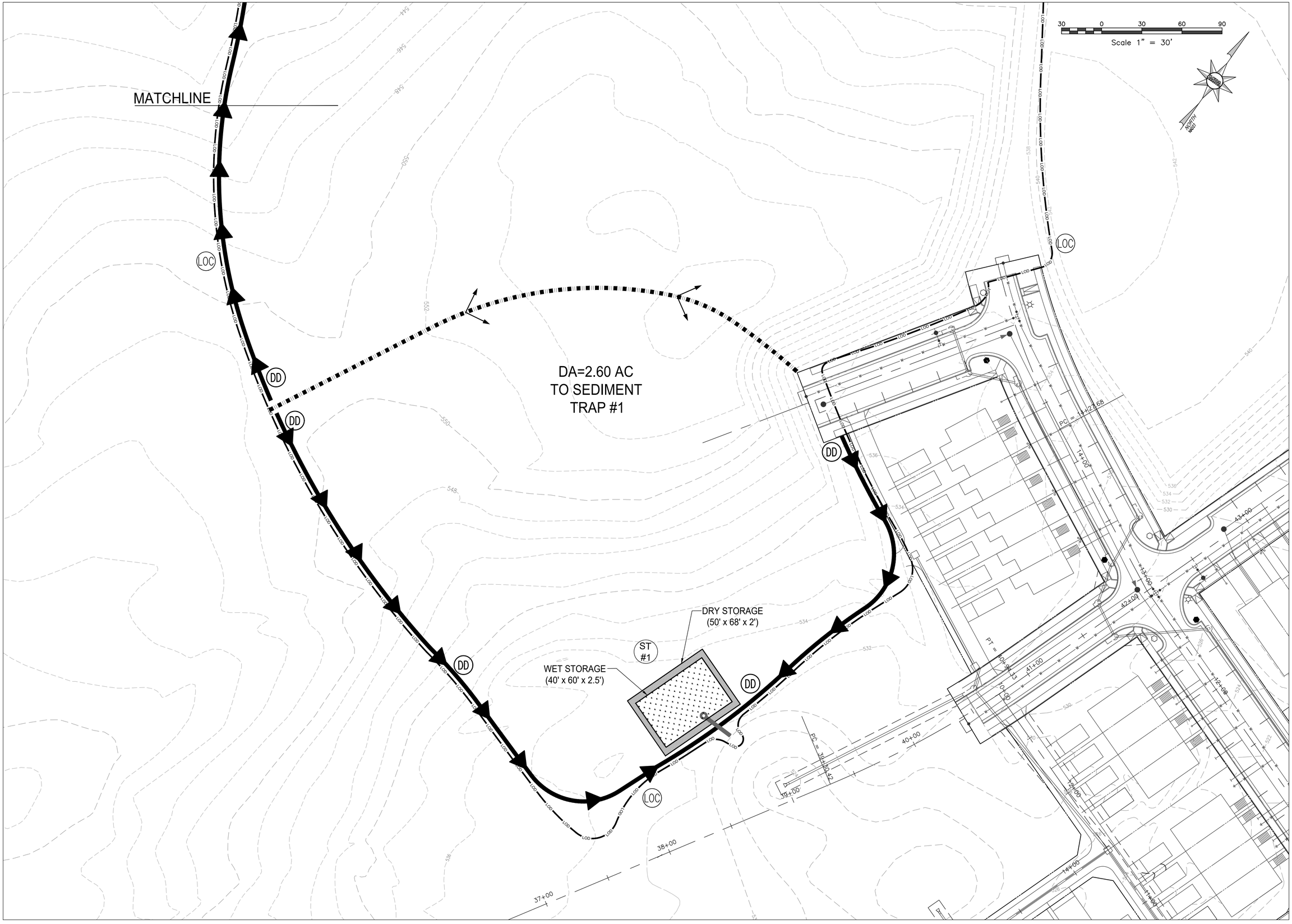
JOB NO.: 23182	DRAWN BY:
SCALE: 1"=30'	DESIGN BY:
DATE: 07/01/25	REVIEW BY:
SHEET: 7 OF 21	

SHEET TITLE

E&S PHASE 1

SHEET NUMBER

7



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SHEET: 8 OF 21

SHEET TITLE

E&S PHASE 1

SHEET NUMBER

8

SAFETY BENCH

SEDIMENT FOREBAY

GABION WALL
TW=512.00
BW=506.00

SEE GEOTECH REPORT FOR LINER SPECIFICATIONS

SWM POND G
RETENTION POND III

15' CL.I RIPRAP

SAFETY BENCH

SWM RISER

235'-24" RCP @ 0.50%

EMERGENCY SPILLWAY (5' WIDE)
INV.=517.75
SEE GEOTECH REPORT EMBANKMENT SPECIFICATIONS

10' STM. ESMT

STM. ESMT

ACCESS ESMT

WESTMORELAND WAY

EDGEBROOK DRIVE

ABIGAIL STREET

MATCHLINE

643	8,250 S.F.	DA=0.23 AC. C=0.68
644	8,250 S.F.	DA=0.09 AC. C=0.64
645	8,250 S.F.	
646	8,250 S.F.	DA=0.23 AC. C=0.65
647	8,250 S.F.	DA=0.05 AC. C=0.64
648	8,327 S.F.	
649	4,276S.F.	
650	2,100S.F.	DA=0.48 AC. C=0.67
651	2,100S.F.	
652	2,100S.F.	
653	3,150S.F.	DA=0.31 AC. C=0.62
654	3,150S.F.	
655	2,100S.F.	
656	2,100S.F.	
657	2,100S.F.	
658	3,497S.F.	
659	5,540S.F.	
668	3,444S.F.	
669	2,101S.F.	
670	2,100S.F.	
671	2,100S.F.	DA=0.75 AC. C=0.54
672	2,100S.F.	
673	3,150S.F.	
674	3,150S.F.	
675	2,100S.F.	
676	2,100S.F.	
677	5,765S.F.	DA=0.33 AC. C=0.52
678	6,090 S.F.	
679	5,400 S.F.	DA=0.69 AC. C=0.63
680	5,400 S.F.	DA=0.62 AC. C=0.60
681	5,520 S.F.	DA=0.60 AC. C=0.58
682	5,738 S.F.	DA=0.42 AC. C=0.56

Scale 1" = 30'

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HUNTFIELD - PHASE 4

CONSTRUCTION DRAWINGS

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SHEET: 9 OF 21

SHEET TITLE

E&S PHASE 2

SHEET NUMBER

9



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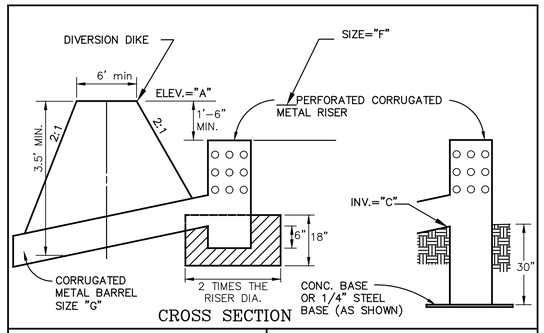
SHEET: 10 OF 21

SHEET TITLE

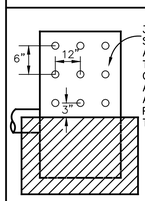
E&S PHASE 2

SHEET NUMBER

10

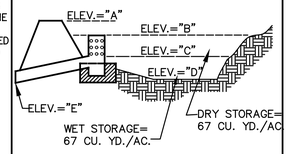


CROSS SECTION



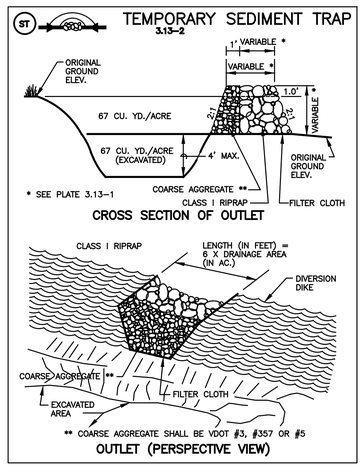
3 ROWS OF 1" HOLES SPACED 6" APART (V); AND 12" (H) (9 HOLES TOTAL). A GRAVEL CONE OF VDOT #1 CRUSHED AGGR. SHALL BE PLACED AROUND THE RISER TO PREVENT CLOGGING OF THE PERFORATIONS.

PERFORATED RISER DETAIL



STORAGE VOLUME REQUIRED

TEMPORARY SEDIMENT TRAP STRUCTURE DETAIL

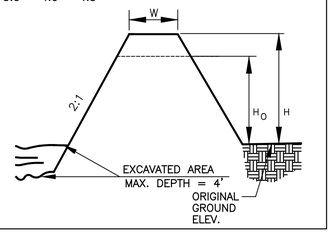


CROSS SECTION OF OUTLET

OUTLET (PERSPECTIVE VIEW)

MINIMUM TOP WIDTH (W) REQUIRED FOR SEDIMENT TRAP EMBANKMENTS ACCORDING TO HEIGHT OF EMBANKMENT (FEET)

H	H_O	W
1.5	0.5	2.0
2.0	1.0	2.0
2.5	1.5	2.5
3.0	2.0	2.5
3.5	2.5	3.0
4.0	3.0	3.0
4.5	3.5	4.0
5.0	4.0	4.5



SEDIMENT TRAP DETAIL ELEVATIONS

TRAP #	DA	DRY STORAGE DIMENSIONS	DRY STORAGE REQUIRED	DRY STORAGE PROVIDED	WET STORAGE DIMENSIONS	WET STORAGE REQUIRED	WET STORAGE PROVIDED	"A"ELEV.	"B"ELEV.	"C"ELEV.	"D"ELEV.	"E"ELEV.	"G" SIZE	"F" SIZE
3	2.60 AC.	50' X 68' X 2.0'	5282 CF	6800 CF	40' X 60' X 2.5'	5282 CF	6000 CF	534.50	533.00	531.00	528.50	530.00	15"	21"

EROSION & SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS FOR THE CONSTRUCTION OF A PUBLIC ROADS, UTILITIES, STORMWATER MANAGEMENT FACILITIES, UTILITY ACCESS ROADS, AND ASSOCIATED INFRASTRUCTURE. THE SITE IS LOCATED TO THE NORTHWEST OF THE EXISTING HUNTFIELD SUBDIVISION. APPROXIMATELY 13.1 ACRES WILL BE DISTURBED DURING CONSTRUCTION OF THIS SITE AND ITS ASSOCIATED INFRASTRUCTURE.

SURROUNDING PROPERTY & EXISTING SITE CONDITIONS

PLANS FOR SIMILAR DEVELOPMENTS DELINEATED AS HUNTFIELD PHASE I, PHASE 2A, PHASE 2B, PHASE 3A AND 3B HAVE BEEN APPROVED. THE DEVELOPMENTS ARE LOCATED TO THE NORTHEAST, SOUTH, AND SOUTHEAST OF THE PROPOSED SITE. A FUTURE HUNTFIELD DEVELOPMENT, WHICH HAS BEEN TAKEN INTO CONSIDERATION DURING THE DESIGN OF HUNTFIELD PHASE 4 IS PROPOSED TO BE LOCATED TO THE SOUTH AND EAST OF THIS PROJECT. THIS FUTURE DEVELOPMENT SITE AND 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 NORTHEAST INTO A FLOOD PLAIN. ALL SOILS ON THE SUBJECT SITE ARE "B" SOILS (SEE SOIL TYPES LISTED BELOW).

GENERAL E&S REQUIREMENTS

TOPSOIL SHALL BE STRIPPED FROM GRADED AREAS AND STOCKPILED OFF SITE FOR LATER USE. 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. ALL VEGETATIVE STABILIZATION SHALL BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL AND RE-SEEDED AS NEEDED. 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.

STRUCTURAL PRACTICES

1) INSTALL THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
2) INSTALL INLET PROTECTION FOR THE EXISTING STORM SEWER INLETS AS SHOWN ON THE "E&S 1" SHEET
3) PROVIDE TEMPORARY SEEDING AND MULCHING TO ALL EARTHEN PERIMETER CONTROLS IMMEDIATELY AFTER GRADING.
4) CONSTRUCT THE SEDIMENT BASIN AND TRAP
5) CLEAR REMAINING SITE IN AREAS NECESSARY TO STAGE CONSTUCTION.
6) START RE-VEGETATION AS AREAS ARE BROUGHT TO GRADE OR STAND IDLE FOR MORE THAN (14) DAYS
7) UPON INSTALLATION OF PROPOSED STORM SEWER PIPE, INSTALL INLET AND OUTLET PROTECTION.
8) STABILIZE THE REMAINDER OF THE DISTURBED AREA WITH PERMANENT SEEDING.
9) WHEN SITE WORK IS COMPLETED, REMOVE ALL STRUCTURAL PRACTICES AND APPLY PERMANENT SEEDING TO ALL DISTURBED AREAS.

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 DAMS 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. 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.

2. 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.

3. OUTLET PROTECTION – 3.18
THE INSTALLATION OF PAVED AND/OR RIP-RAP CHANNEL SECTIONS AND/OR STILLING BASINS BELOW STORM DRAIN OUTLETS TO REDUCE EROSION 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 AND SEDIMENT CONTROL LEGEND

3.07	STORM DRAIN INLET PROTECTION	IP	
3.09	TEMPORARY DIVERSION DIKE	DD	DD
3.09-1	TEMPORARY DIVERSION	DV	DV
3.13	TEMPORARY SEDIMENT TRAP	ST	
3.14	TEMPORARY SEDIMENT BASIN	SB	
3.19	RIPRAP	RR	
3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
3.05	SUPER SILT FENCE	SSF	
3.38	TREE PROTECTION	TP	
3.20	ROCK CHECK DAMS	CD	
3.08	CULVERT INLET PROTECTION	CIP	
3.24	TEMPORARY VEHICULAR STREAM CROSSING	SC	
3.05	SILT FENCE	SF	
3.18	OUTLET PROTECTION	OP	
	EXISTING TREE LINE		
	LIMITS OF CLEARING	LOC	
3.18	TEMPORARY SEEDING	TS	TS
3.18	PERMANENT SEEDING	PS	PS

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.

MRA
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HUNTFIELD - PHASE 4
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CITY OF CHARLES TOWN, WEST VIRGINIA

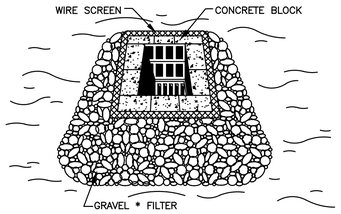
JOB NO.: 23182	DRAWN BY:
SCALE: 1"=30'	DESIGN BY:
DATE: 07/01/25	REVIEW BY:
SHEET: 11 OF 21	

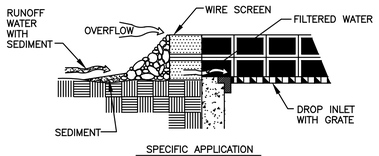
SHEET TITLE
E&S DETAILS

SHEET NUMBER
11

STORM DRAIN INLET PROTECTION 3.07-3 (IP)

BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER



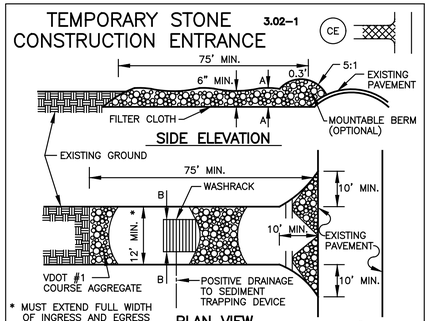


SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.

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

TEMPORARY STONE CONSTRUCTION ENTRANCE 3.02-1 (CE)



SILT FENCE (WITHOUT WIRE SUPPORT) 3.05-2 (SF)

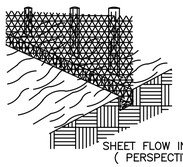
1. SET THE STAKES.



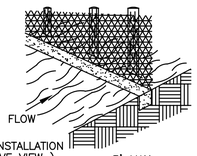
2. EXCAVATE A 4" X 4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.



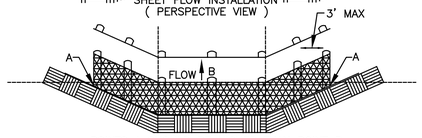
3. STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



SHEET FLOW INSTALLATION
(PERSPECTIVE VIEW)



POINTS A SHOULD BE HIGHER THAN POINT B.
DRAINAGEWAY INSTALLATION
(FRONT ELEVATION)

TEMPORARY DIVERSION DIKE 3.09-1 (DD)

SEDIMENT BASIN #1

BASIN VOLUME DESIGN

WET STORAGE

DRAINAGE AREA = 58 Ac.

1. MINIMUM REQUIRED VOLUME = 67 cu. yds. x TOTAL DRAINAGE AREA (ACRES). **
   67 cu. yds. x 58 Acres = 3,886 cu. yds.
2. AVAILABLE BASIN VOLUME = 4,989 cu. yds AT ELEVATION 509.50 (FROM STORAGE – ELEVATION CURVE)
3. EXCAVATE 4,989 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 58 Acres = 914 cu. yds.
5. ELEVATION CORRESPONDING TO CLEANOUT LEVEL = 507.50
   (FROM STORAGE – ELEVATION CURVE)
6. DISTANCE FROM INVERT OF THE DEWATERING ORIFICE TO CLEANOUT LEVEL = 2.0 Ft.
   (MIN. = 1.0 Ft.)

DRY STORAGE

7. MINIMUM REQUIRED VOLUME = 67 cu. yds. x TOTAL DRAINAGE AREA (ACRES).
   67 cu. yds. x 58 Acres = 3,886 cu. yds.
8. TOTAL AVAILABLE BASIN VOLUME AT CREST OF RISER = 12,157 cu. yds AT ELEVATION 514.90 (FROM STORAGE – ELEVATION CURVE)
9. DIAMETER OF DEWATERING ORIFICE = 10 IN.
   ORIFICE SIZING:
   TOTAL DRY STORAGE S = 134,703 cf
   Q = S / 21600 sec = 6.23 cfs
   h = AVERAGE DRIVING HEAD = 1.5 ft
   A = AREA OF ORIFICE = 0.81 sf
   MIN d (in) = 9.67 in
10. DIAMETER OF OF FLEXIBLE TUBING = 12 IN. (DIAMETER OF DEWATERING ORIFICE PLUS 2 INCHES).

BASIN SHAPE

11. LENGTH OF FLOW / EFFECTIVE WIDTH (L/W) = 6.2 — IF > 2, BAFFLES ARE NOT REQUIRED X
    IF < 2, BAFFLES ARE REQUIRED _____

RUNOFF

12. Q_2 = 183 (58 X 0.55 X 5.75)
13. Q_{25} = 264 (58 X 0.55 X 8.27)

PRINCIPAL SPILLWAY DESIGN

14. WITH EMERGENCY SPILLWAY, REQUIRED SPILLWAY CAPACITY Q_p = Q_2 = 183 CFS
    WITHOUT EMERGENCY SPILLWAY, REQUIRED SPILLWAY CAPACITY Q_p = Q_{25} = 264 CFS
15. WITH EMERGENCY SPILLWAY:
    ASSUMED AVAILABLE HEAD (h) = 2.0 ft. (USING Q_2)
    h = CREST OF EMERGENCY SPILLWAY ELEVATION – CREST OF RISER ELEVATION

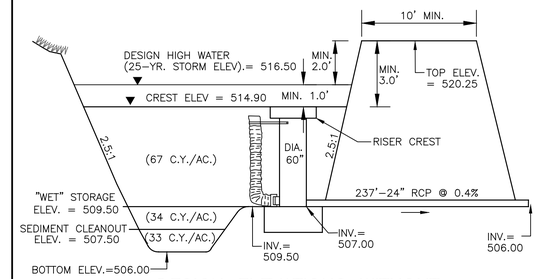
    WITHOUT EMERGENCY SPILLWAY:
    ASSUMED AVAILABLE HEAD (h) = 1.0 ft. (USING Q_{25})
    h = DESIGN HIGH WATER ELEVATION – CREST OF RISER ELEVATION
16. RISER DIAMETER (Dr) = 60 IN. ACTUAL HEAD (h) = 1.65 Ft.
    (FROM PLATE 3.14-8)
    NOTE: AVOID ORIFICE FLOW CONDITIONS.
17. BARREL LENGTH (l) = 237 Ft.
    HEAD (H) ON BARREL THROUGH EMBANKMENT = 9 Ft.
    (FROM PLATE 3.14-7)
18. BARREL DIAMETER = 24 IN.
    (FROM PLATE 3.14-B [CONCRETE PIPE] OR PLATE 3.14-A [CORRUGATED PIPE])

FINAL DESIGN ELEVATIONS

19. TOP OF DAM = 520.25
    DESIGN HIGH WATER = 518.07
    EMERGENCY SPILLWAY CREST = 517.25
    PRINCIPLE SPILLWAY CREST = 514.90
    DEWATERING ORIFICE INVERT = 509.50
    CLEANOUT ELEVATION = 507.50

** NOTE: THE SEDIMENT BASIN HAS BEEN SIZED TO HANDLE FUTURE PHASES OF HUNTFIELD THAT WILL BE DRAINING TO THIS FACILITY. SEDIMENT BASIN TO BE CONVERTED TO FINAL SWM CONFIGURATION UPON STABILIZATION OF THE FINAL PHASE IN THIS AREA.

TEMPORARY SEDIMENT BASIN #1 3.14-2



DESIGN ELEVATIONS WITHOUT EMERGENCY SPILLWAY
(RISER PASSES 25-YR. EVENT)

NOTE: SWM STRUCTURE TO BE TEMPORARILY MODIFIED TO ACT AS SEDIMENT BASIN OUTFALL STRUCTURE. A 10" ORIFICE AT INVERT ELEVATION OF 509.50 TO BE INSTALLED IN THE RISER WITH THE REQUIRED FLEXIBLE TUBING. THE HOLE IS TO BE PARGED UPON CONVERSION OF THE FACILITY TO FINAL SWM CONFIGURATION. ADDITIONALLY, THE 1-FOOT WEIR IN THE STRUCTURE REQUIRED FOR THE SWM FACILITY IS TO BE TEMPORARILY COVERED OR OTHERWISE DISABLED.

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
3445 BOX HILL CORPORATE CENTER DR
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ABINGDON, MD 21009
410-515-9000
MRAGTA.COM

RICHARD J. DYER REGISTERED 20684 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 12/31/26

WV PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA, LICENSE NO. 20684, EXPIRATION DATE: 12/31/2026.

DATE	REVISION	REV NO.

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HUNTFIELD - PHASE 4

CONSTRUCTION DRAWINGS

CITY OF CHARLES TOWN, WEST VIRGINIA

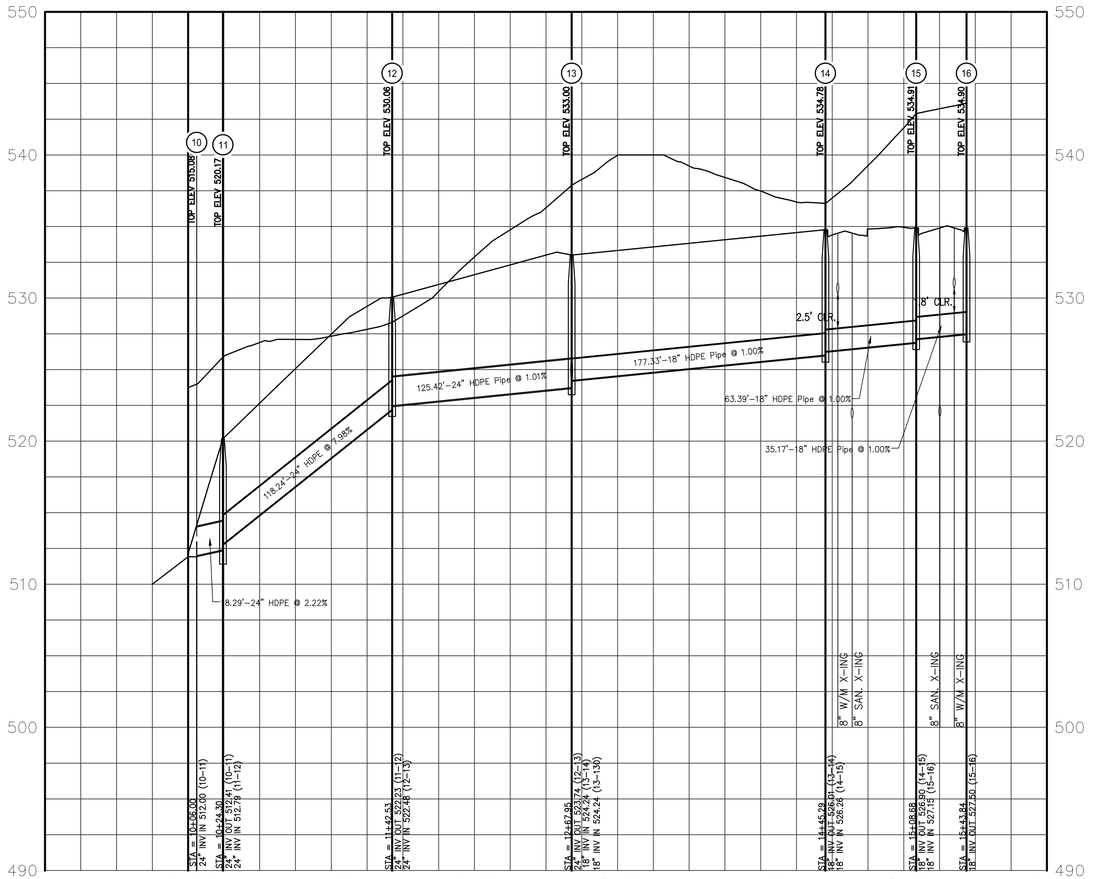
JOB NO.: 23182	DRAWN BY:
SCALE: 1"=30'	DESIGN BY:
DATE: 07/01/25	REVIEW BY:
SHEET: 12 OF 21	

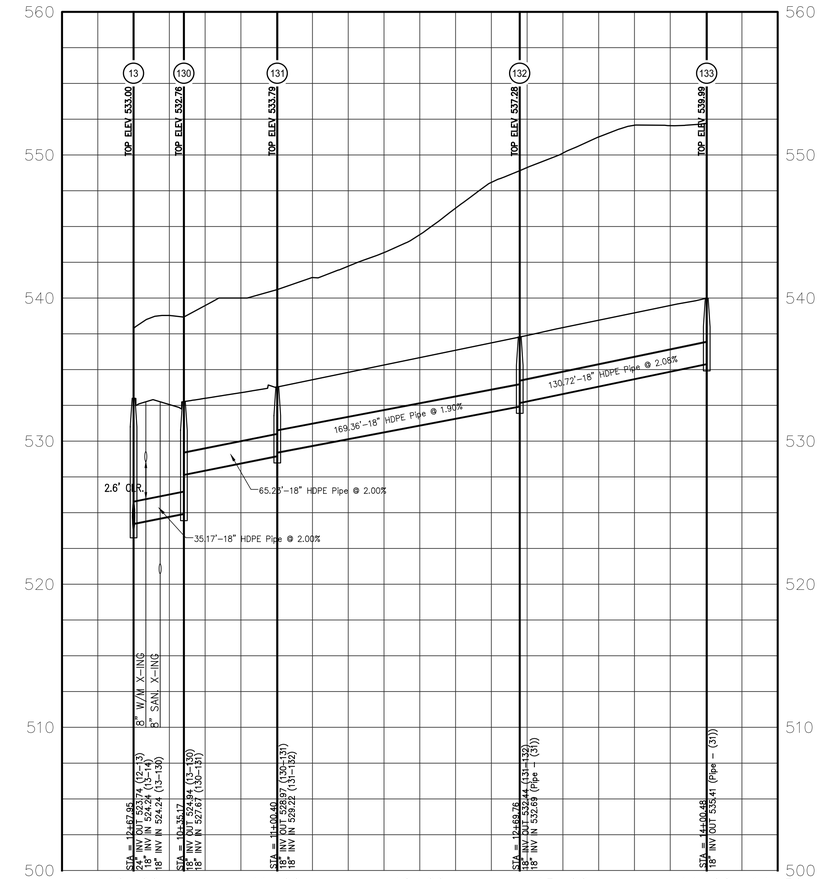
SHEET TITLE

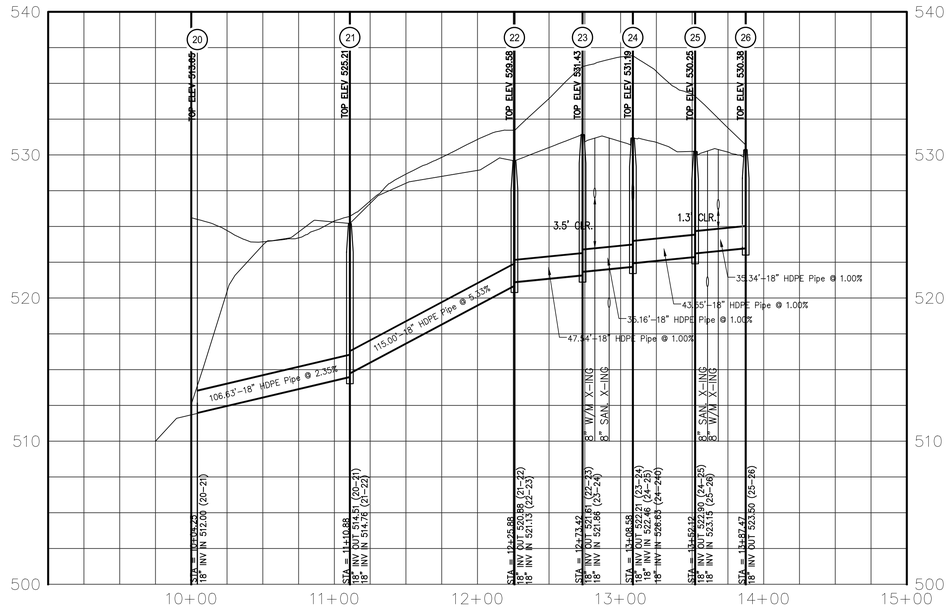
E&S DETAILS

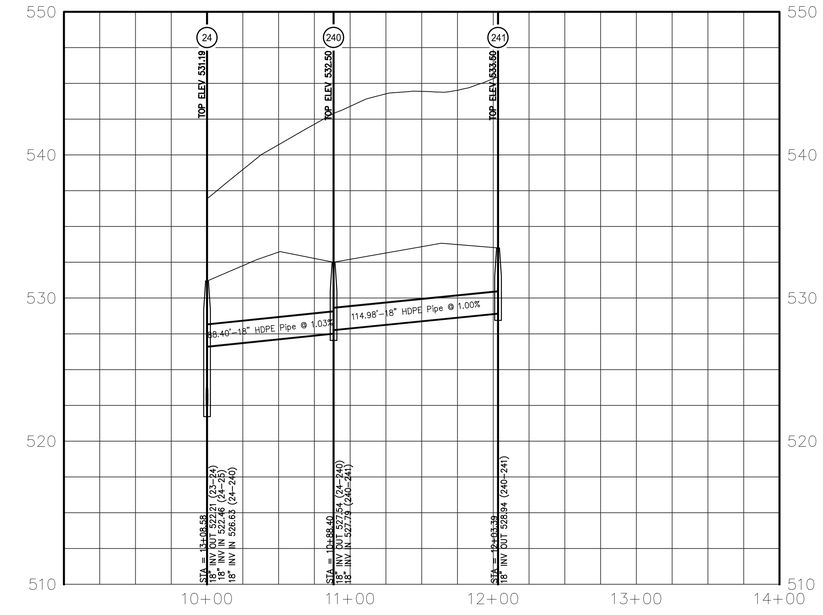
SHEET NUMBER

12









50 0 50 100 150

Scale 1" = 50'

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REV NO.	REVISION	DATE

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HUNTFIELD - PHASE 4

CONSTRUCTION DRAWINGS

CITY OF CHARLES TOWN, WEST VIRGINIA

JOB NO.: 23182	DRAWN BY: JWJ
SCALE: 1"=50'	DESIGN BY: JWJ
DATE: 07/01/25	REVIEW BY:
SHEET: 13 OF 21	

SHEET TITLE

STORM PROFILES

SHEET NUMBER

13

STORM PIPE COMPUTATIONS

From Point	To Point	Drainage Area	C Factor	C x A Increment	C x A Cumm.	Inlet Time Min.	Rain Fall In/Hr	Runoff Q C.F.S.	Invert Elevation Upper End	Invert Elevation Lower End	Length FT.	Slope %	Dia. IN.	Capacity Q C.F.S.	VEL. F.P.S.	Flow Time MIN.
*																
16	15	0.62	0.60	0.37	0.37	5.00	6.88	2.56	527.37	527.02	35.17	1.00%	18	10.53	4.91	0.12
15	14	0.69	0.63	0.43	0.81	5.00	6.88	5.55	526.77	526.13	63.39	1.00%	18	10.53	6.04	0.17
14	13	0.09	0.64	0.06	0.86	5.00	6.88	5.95	525.88	524.11	177.33	1.00%	18	10.53	6.14	0.48
13	12	0.23	0.68	0.16	2.13	5.00	6.88	14.63	523.61	522.34	125.42	1.01%	24	22.80	7.70	0.27
12	11	0.00	0.00	0.00	2.13	5.00	6.88	14.63	522.09	512.66	118.24	7.98%	24	64.08	16.53	0.12
11	10	0.00	0.00	0.00	2.13	5.00	6.88	14.63	512.41	512.00	18.29	2.22%	24	33.80	10.37	0.03
*																
133	132	0.52	0.58	0.30	0.30	5.00	6.88	2.08	532.80	530.08	130.72	2.08%	18	15.19	6.01	0.36
132	131	0.42	0.56	0.24	0.54	5.00	6.88	3.69	529.83	526.62	169.36	1.90%	18	14.52	6.87	0.41
131	130	0.60	0.58	0.35	0.88	5.00	6.88	6.09	526.37	525.06	65.23	2.00%	18	14.90	8.00	0.14
130	13	0.32	0.69	0.22	1.11	5.00	6.88	7.61	524.81	524.11	35.17	2.00%	18	14.90	8.47	0.07
*																
241	240	0.75	0.52	0.39	0.39	5.00	6.88	2.68	528.94	527.79	114.98	1.00%	18	10.53	4.99	0.38
240	24	0.33	0.52	0.17	0.56	5.00	6.88	3.86	527.54	526.63	88.40	1.03%	18	10.69	5.56	0.26
*																
26	25	0.31	0.62	0.19	0.19	5.00	6.88	1.32	523.50	523.15	35.34	1.00%	18	10.53	4.07	0.14
25	24	0.48	0.67	0.32	0.51	5.00	6.88	3.53	522.90	522.46	43.55	1.00%	18	10.53	5.37	0.14
24	23	0.18	0.67	0.12	1.20	5.00	6.88	8.23	522.21	521.86	35.16	1.00%	18	10.53	6.59	0.09
23	22	0.23	0.65	0.15	1.35	5.00	6.88	9.26	521.61	521.14	47.54	1.00%	18	10.53	6.72	0.12
22	21	0.05	0.64	0.03	1.38	5.00	6.88	9.48	520.89	514.76	115.00	5.33%	18	24.32	12.90	0.15
21	20	0.00	0.00	0.00	1.38	5.00	6.88	9.48	514.51	512.00	106.63	2.35%	18	16.15	9.50	0.19

STORM INLET COMPUTATIONS

INLET NUMBER	INLET TYPE	LENGTH	TOTAL DEPTH (FT)	DRAINAGE AREA	C	C x A	C x A 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
130	DI-3BB	8.0	8.2	0.32	0.69	0.22	0.22	4.00	0.88		0.88	0.0200	0.0208	4.45	2.00	0.45	0.085	4.09	0.92	3.54	0.15	0.16	6.65		1.20		1.00		0.88		0.00	
16	DI-3B	10.0	7.5	0.62	0.60	0.37	0.37	4.00	1.49		1.49	0.0200	0.0208	6.23	2.00	0.32	0.085	4.09	0.80	3.54	0.15	0.14	8.89		1.12		1.00		1.49		0.00	
15	DI-3BB	10.0	8.1	0.69	0.63	0.43	0.43	4.00	1.74		1.74	0.0200	0.0208	6.76	2.00	0.30	0.085	4.09	0.77	3.54	0.15	0.13	9.72		1.03		1.00		1.74		0.00	
14	DI-3BB	6.0	8.9	0.09	0.64	0.06	0.06	4.00	0.23		0.23	0.0200	0.0208	3.56	2.00	0.56	0.085	4.09	0.97	3.54	0.15	0.16	3.68		1.63		1.00		0.23		0.00	
13	DI-3BB	6.0	9.4	0.23	0.68	0.16	0.16	4.00	0.63		0.63	0.0200	0.0208	3.10	2.00	0.65	0.085	4.09	0.99	3.54	0.15	0.17	5.55		1.08		1.00		0.63		0.00	
*																																
26	DI-3BB	6.0	11.4	0.31	0.62	0.19	0.19	4.00	0.77		0.77	0.0200	0.0208	3.94	2.00	0.51	0.085	4.09	0.95	3.54	0.15	0.16	6.17		0.97		1.00		0.77		0.00	
25	DI-3BB	8.0	12.0	0.48	0.67	0.32	0.32	4.00	1.29		1.29	0.0200	0.0208	5.73	2.00	0.35	0.085	4.09	0.84	3.54	0.15	0.14	8.19		0.98		1.00		1.28		0.00	
24	DI-3BB	6.0	12.6	0.18	0.67	0.12	0.12	4.00	0.48		0.48	0.0200	0.0208	4.70	2.00	0.43	0.085	4.09	0.91	3.54	0.15	0.15	5.20		1.15		1.00		0.48		0.00	
23	DI-3BB	6.0	11.4	0.23	0.65	0.15	0.15	4.00	0.60		0.60	0.0200	0.0208	2.88	2.00	0.69	0.085	4.09	0.99	3.54	0.15	0.17	5.43		1.10		1.00		0.60		0.00	
22	DI-3BB	6.0	9.2	0.05	0.64	0.03	0.03	4.00	0.13		0.13	0.0200	0.0208	2.86	2.00	0.70	0.085	4.09	0.99	3.54	0.15	0.17	2.84		2.11		1.00		0.13		0.00	
*																																
131	DI-7			0.60	0.58	0.35	0.35	4.00	1.39	0.00	1.39												6.5		0.17							
132	DI-7			0.42	0.56	0.24	0.24	4.00	0.94	0.00	0.94												6.5		0.13							
133	DI-7			0.52	0.58	0.30	0.30	4.00	1.21	0.00	1.21												6.5		0.16							
241	DI-7			0.75	0.52	0.39	0.39	4.00	1.56	0.00	1.56												6.5		0.19							
240	DI-7			0.33	0.52	0.17	0.17	4.00	0.69	0.00	0.69												6.5		0.11							

STORM HGL COMPUTATIONS

INLET STATION (1)	UPSTREAM INLET	Outlet Water Surface Elev. (2)	Do in (3)	Qo cfs (4)	Lo ft (5)	Sfo % (6)	Hf ft (7)	JUNCTION LOSS Vo (8)	Ho (9)	Qi (10)	Vi (11)	QiVi (12)	2 Vi /2g	Hi (13)	Angle (14)	Hd (15)	Ht (16)	1.3 Ht (17)	0.5 Ht (18)	FINAL H (19)	Inlet Water Surface Elev. (20)	RIM ELEV. (21)
10																			Starting Elevation		516.79	
11		516.79	24	14.63	18.29	0.42	0.08	4.7	0.08					0.12		0.24	0.44	0.57	0.28	0.36	517.15	520.17
	12		24							14.63	4.66	68.12	0.34		90							
12		517.15	24	14.63	118.24	0.42	0.49	4.7	0.08					0.12		0.24	0.44	0.57	0.28	0.78	517.93	530.06
	13		24							14.63	4.66	68.12	0.34		90							
13		523.94	24	14.63	125.42	0.42	0.52	4.7	0.08					0.10		0.20	0.39	0.50	0.25	0.77	524.71	533.00
	14		18							5.95	3.36	20.01	0.18	0.06	90	0.12						
	130		18							7.61	4.30	32.74	0.29	0.10	90	0.20						
14		525.31	18	5.95	177.33	0.32	0.57	3.4	0.04					0.05		0.11	0.20	0.27	0.13	0.70	526.01	534.78
	15		18							5.55	3.14	17.43	0.15		90							
15		527.33	18	5.55	63.39	0.28	0.18	3.1	0.04					0.01		0.02	0.07	0.09	0.05	0.22	527.55	534.91
	16		18							2.56	1.45	3.71	0.03		90							
16		528.22	18	2.56	35.17	0.06	0.02	1.448	0.01					0.00		0.00	0.01	0.01	0.01	0.03	528.24	534.90
	0									2.56	0.00	0.00	0.00		90							
130		525.31	18	7.61	35.17	0.52	0.18	4.3	0.07					0.06		0.13	0.27	0.35	0.17	0.36	525.66	533.00
	131		18							6.09	3.44	20.97	0.18		90							
131		526.26	18	6.09	65.23	0.33	0.22	3.4	0.05					0.02		0.05	0.12	0.15	0.08	0.29	526.56	533.79
	132		18							3.69	2.09	7.72	0.07		90							
132		527.82	18	3.69	169.36	0.12	0.21	2.1	0.02					0.01		0.01	0.04	0.05	0.03	0.23	528.05	537.28
	133		18							2.08	1.17	2.44	0.02		90							
133		531.28	18	2.08	130.72	0.04	0.05	1.174	0.01					0.00		0.00	0.01	0.01	0.00	0.05	531.34	539.99
	0									2.08	0.00	0.00	0.00		90							
20																			Starting Elevation		516.79	
21		516.79	18	9.48	106.63	0.81	0.86	5.4	0.11					0.16		0.31	0.58	0.75	0.38	1.24	518.03	520.17
	22		18							9.48	5.36	50.83	0.45		90							
22		518.03	18	9.48	115.00	0.81	0.93	5.4	0.11					0.15		0.30	0.56	0.73	0.36	1.29	519.33	530.06
	23		18							9.26	5.24	48.49	0.43		90							
23		522.34	18	9.26	47.54	0.77	0.37	5.2	0.11					0.12		0.24	0.46	0.60	0.30	0.67	523.00	533.00
	24		18							8.23	4.66	38.31	0.34		90							
24		523.06	18	8.23	35.16	0.61	0.21	4.7	0.08					0.03		0.05	0.16	0.21	0.11	0.32	523.38	534.78
	240		18							3.86	2.19	8.45	0.07	0.03	90	0.05						
	25		18							3.53	2.00	7.07	0.06	0.02	90	0.04						
25		523.66	18	3.53	43.55	0.11	0.05	2.0	0.02					0.00		0.01	0.02	0.03	0.02	0.07	523.73	534.91
	26		18							1.32	0.75	0.99	0.01		90							
26		524.35	18	1.32	35.34	0.02	0.01	0.748	0.00					0.00		0.00	0.00	0.00	0.00	0.01	524.35	534.90
	0									1.32	0.00	0.00	0.00		90							
240		527.83	18	3.86	88.40	0.13	0.12	2.2	0.02					0.01		0.03	0.06	0.07	0.04	0.16	527.99	533.00
	241		18							2.68	1.52	4.07	0.04		90							
241		528.99	18	2.68	114.98	0.06	0.07	1.518	0.01					0.00		0.00	0.01	0.01	0.01	0.08	529.07	533.79
	0									2.68	0.00	0.00	0.00		90							

MRA

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RICHARD J. DYER REGISTERED 20684 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

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DATE

REVISION

REV NO.

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HUNTFIELD - PHASE 4

CONSTRUCTION DRAWINGS

CITY OF CHARLES TOWN, WEST VIRGINIA

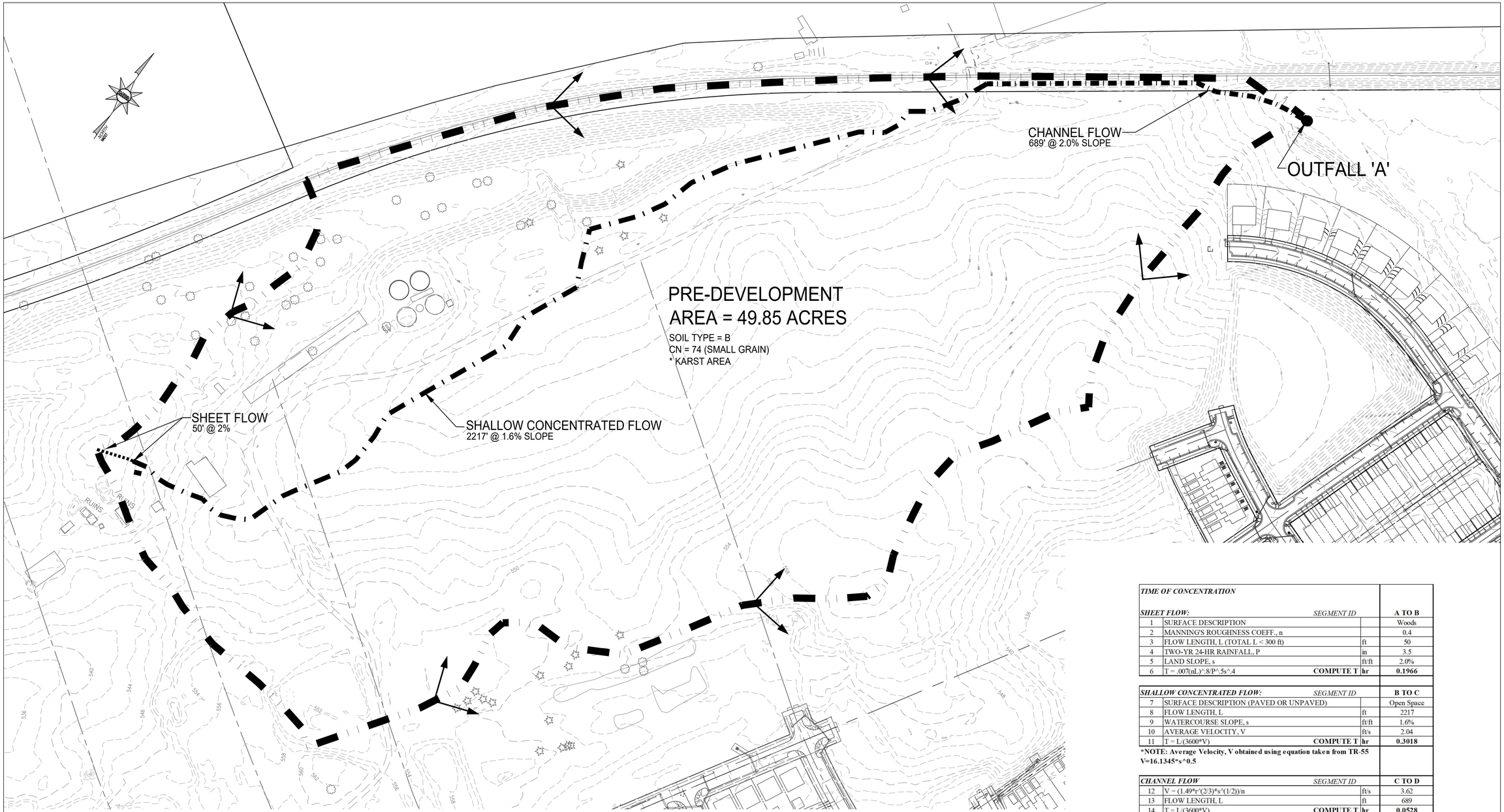
JOB NO.: 23182	DRAWN BY: JWJ
SCALE: N/A	DESIGN BY: JWJ
DATE: 07/01/25	REVIEW BY:
SHEET: 14 OF 21	

SHEET TITLE

STORM PIPE COMPUTATIONS

SHEET NUMBER

14



TIME OF CONCENTRATION			
SHEET FLOW:	*SEGMENT ID*		**A TO B**
1	SURFACE DESCRIPTION		Woods
2	MANNING'S ROUGHNESS COEFF., n		0.4
3	FLOW LENGTH, L (TOTAL L < 300 ft)	ft	50
4	TWO-YR 24-HR RAINFALL, P	in	3.5
5	LAND SLOPE, s	ft/ft	2.0%
6	T = .007(nL)^.8/P^.5s^.4 **COMPUTE T**	**hr**	**0.1966**
SHALLOW CONCENTRATED FLOW:	*SEGMENT ID*		**B TO C**
7	SURFACE DESCRIPTION (PAVED OR UNPAVED)		Open Space
8	FLOW LENGTH, L	ft	2217
9	WATERCOURSE SLOPE, s	ft/ft	1.6%
10	AVERAGE VELOCITY, V	ft/s	2.04
11	T = L/(3600*V) **COMPUTE T**	**hr**	**0.3018**
***NOTE: Average Velocity, V obtained using equation taken from TR-55 V=16.1345*s^0.5**			
CHANNEL FLOW	*SEGMENT ID*		**C TO D**
12	V = (1.49*r^(2/3)*s^(1/2))/n	ft/s	3.62
13	FLOW LENGTH, L	ft	689
14	T = L/(3600*V) **COMPUTE T**	**hr**	**0.0528**

15	***WATERSHED OR SUBAREA, T*** ***TOTAL T***	***hr***	***0.5512***
		min.	***33.1***
	USE Tc	***min.***	33

100 0 100 200 300

Scale 1" = 100'

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DATE	REVISION	REV NO.

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HUNTFIELD - PHASE 4

CONSTRUCTION DRAWINGS

CITY OF CHARLES TOWN, WEST VIRGINIA

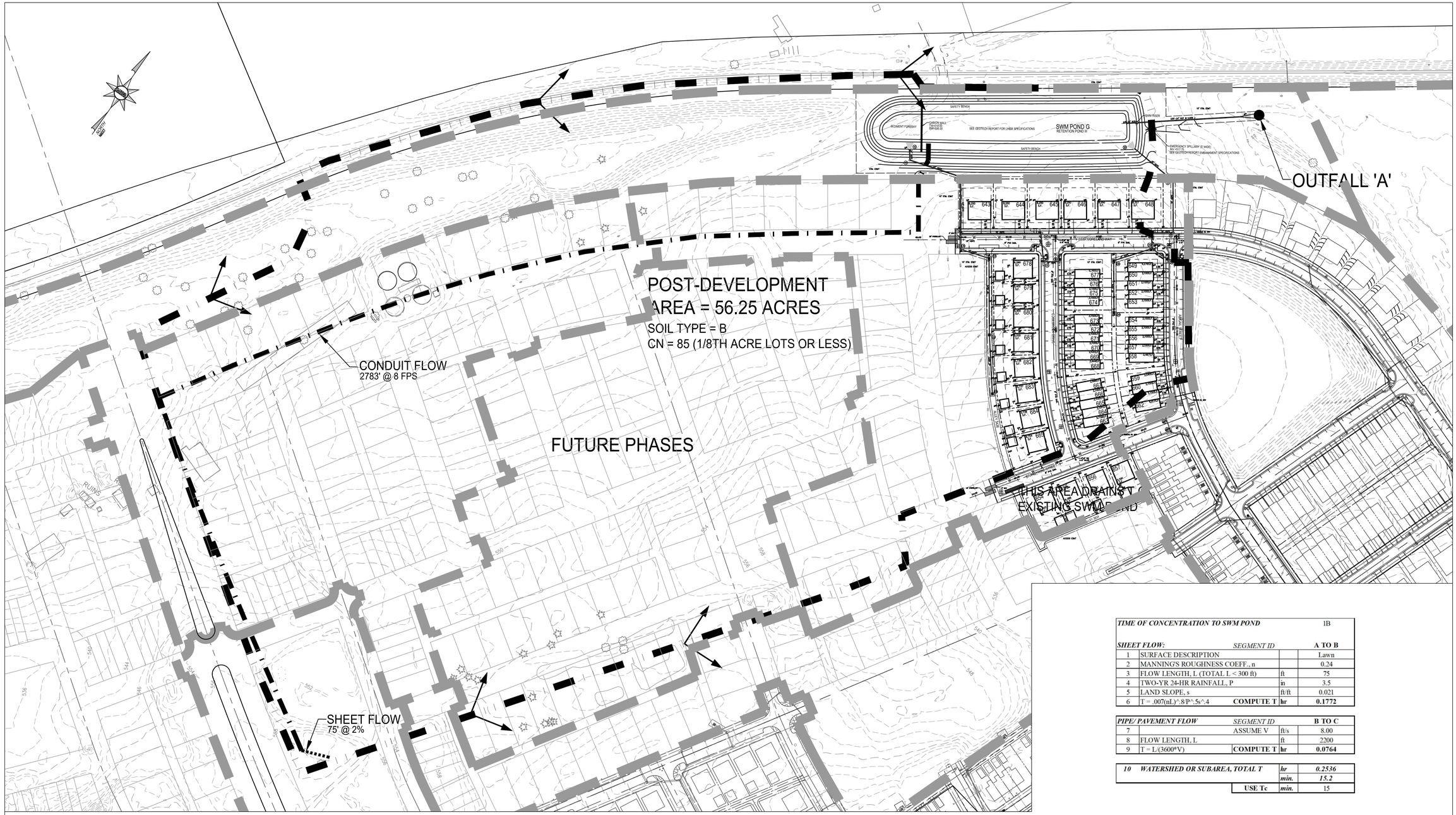
JOB NO.: 23182	DRAWN BY: JWJ
SCALE: 1"=100'	DESIGN BY: JWJ
DATE: 07/01/25	REVIEW BY:
SHEET: 15 OF 21	

SHEET TITLE

PRE-DEVELOPMENT MAP

SHEET NUMBER

15



TIME OF CONCENTRATION TO SWM POND			1B
SHEET FLOW:	*SEGMENT ID*		**A TO B**
1	SURFACE DESCRIPTION		Lawn
2	MANNING'S ROUGHNESS COEFF., n		0.24
3	FLOW LENGTH, L (TOTAL L < 300 ft)	ft	75
4	TWO-YR 24-HR RAINFALL, P	in	3.5
5	LAND SLOPE, s	ft/ft	0.021
6	T = .007(nL)^.8/P^.5s^.4 **COMPUTE T**	**hr**	**0.1772**

PIPE/ PAVEMENT FLOW	*SEGMENT ID*		**B TO C**
7	ASSUME V	ft/s	8.00
8	FLOW LENGTH, L	ft	2200
9	T = L/(3600*V) **COMPUTE T**	**hr**	**0.0764**

10 WATERSHED OR SUBAREA, TOTAL T	*hr*	*0.2536*
	min.	*15.2*
USE Tc	*min.*	15

50 0 50 100 150

Scale 1" = 50'

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DATE	REVISION	REV NO.

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HUNTFIELD - PHASE 4

CONSTRUCTION DRAWINGS

CITY OF CHARLES TOWN, WEST VIRGINIA

JOB NO.: 23182	DRAWN BY:
SCALE: 1"=100'	DESIGN BY:
DATE: 07/01/25	REVIEW BY:

SHEET: 16 OF 21

SHEET TITLE

SWM POST-DEVELOPMENT MAP

SHEET NUMBER

16

PRE-DEVELOPMENT AREA 1-YEAR STORM

Summary for Subcatchment PRE-DEVELOPMENT:

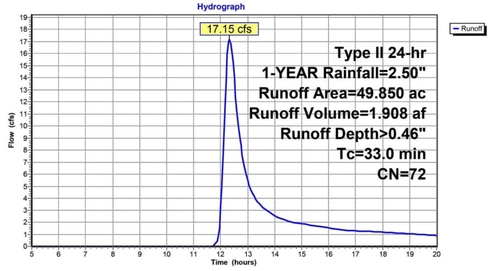
Runoff = 17.15 cfs @ 12.33 hrs, Volume= 1.908 af, Depth> 0.46"
Routed to nonexistent node Karst

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.50"

Area (ac)	CN	Description
49.850	72	Natural Drainage Area - Small Grain - Soil Type "B"
49.850		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
33.0					Direct Entry,

Subcatchment PRE-DEVELOPMENT:



PRE-DEVELOPMENT AREA 2-YEAR STORM

Summary for Subcatchment PRE-DEVELOPMENT:

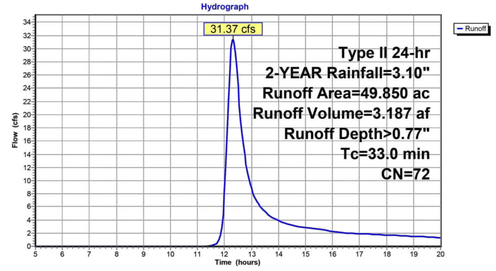
Runoff = 31.37 cfs @ 12.31 hrs, Volume= 3.187 af, Depth> 0.77"
Routed to nonexistent node Karst

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.10"

Area (ac)	CN	Description
49.850	72	Natural Drainage Area - Small Grain - Soil Type "B"
49.850		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
33.0					Direct Entry,

Subcatchment PRE-DEVELOPMENT:



PRE-DEVELOPMENT AREA 10-YEAR STORM

Summary for Subcatchment PRE-DEVELOPMENT:

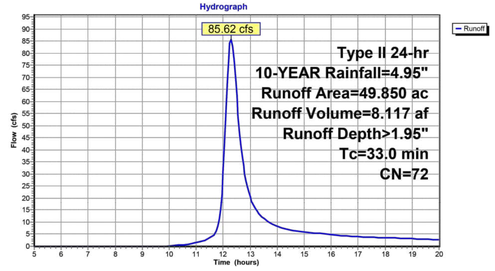
Runoff = 85.62 cfs @ 12.29 hrs, Volume= 8.117 af, Depth> 1.95"
Routed to nonexistent node Karst

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.95"

Area (ac)	CN	Description
49.850	72	Natural Drainage Area - Small Grain - Soil Type "B"
49.850		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
33.0					Direct Entry,

Subcatchment PRE-DEVELOPMENT:



PRE-DEVELOPMENT AREA 100-YEAR STORM

Summary for Subcatchment PRE-DEVELOPMENT:

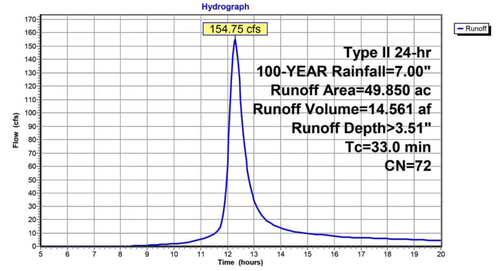
Runoff = 154.75 cfs @ 12.28 hrs, Volume= 14.561 af, Depth> 3.51"
Routed to nonexistent node Karst

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=7.00"

Area (ac)	CN	Description
49.850	72	Natural Drainage Area - Small Grain - Soil Type "B"
49.850		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
33.0					Direct Entry,

Subcatchment PRE-DEVELOPMENT:



POST-DEVELOPMENT AREA 1-YEAR STORM

Summary for Subcatchment POST-DEVELOPMENT:

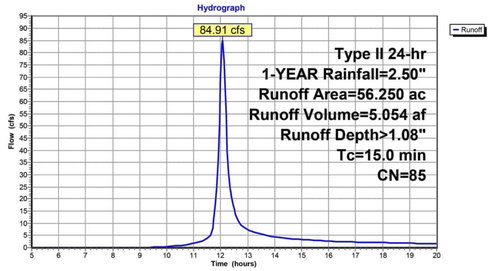
Runoff = 84.91 cfs @ 12.07 hrs, Volume= 5.054 af, Depth> 1.08"
Routed to Pond C :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-YEAR Rainfall=2.50"

Area (ac)	CN	Description
56.250	85	1/8 acre lots, 65% imp, HSG B
19.687		35.00% Pervious Area
36.562		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment POST-DEVELOPMENT:



POST-DEVELOPMENT AREA 2-YEAR STORM

Summary for Subcatchment POST-DEVELOPMENT:

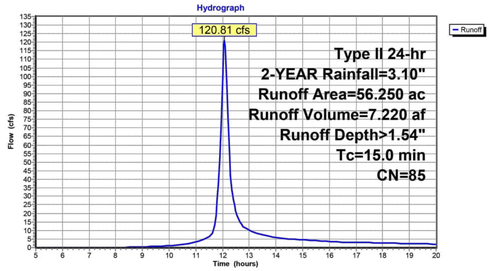
Runoff = 120.81 cfs @ 12.07 hrs, Volume= 7.220 af, Depth> 1.54"
Routed to Pond C :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YEAR Rainfall=3.10"

Area (ac)	CN	Description
56.250	85	1/8 acre lots, 65% imp, HSG B
19.687		35.00% Pervious Area
36.562		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment POST-DEVELOPMENT:



POST-DEVELOPMENT AREA 10-YEAR STORM

Summary for Subcatchment POST-DEVELOPMENT:

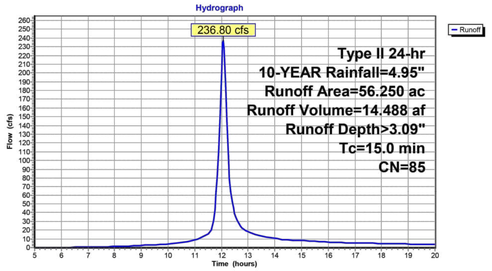
Runoff = 236.80 cfs @ 12.07 hrs, Volume= 14.488 af, Depth> 3.09"
Routed to Pond C :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YEAR Rainfall=4.95"

Area (ac)	CN	Description
56.250	85	1/8 acre lots, 65% imp, HSG B
19.687		35.00% Pervious Area
36.562		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment POST-DEVELOPMENT:



POST-DEVELOPMENT AREA 100-YEAR STORM

Summary for Subcatchment POST-DEVELOPMENT:

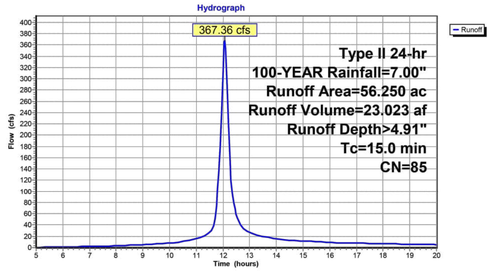
Runoff = 367.36 cfs @ 12.06 hrs, Volume= 23.023 af, Depth> 4.91"
Routed to Pond C :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-YEAR Rainfall=7.00"

Area (ac)	CN	Description
56.250	85	1/8 acre lots, 65% imp, HSG B
19.687		35.00% Pervious Area
36.562		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment POST-DEVELOPMENT:



Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-YEAR	Type II 24-hr		Default	24.00	1	2.50	2
2	2-YEAR	Type II 24-hr		Default	24.00	1	3.10	2
3	10-YEAR	Type II 24-hr		Default	24.00	1	4.95	2
4	100-YEAR	Type II 24-hr		Default	24.00	1	7.00	2

NOTE: DUE TO THE KARST TERRAIN, POST-DEVELOPMENT PEAK DISCHARGES ARE FURTHER REDUCED BY KARST FACTORS (0.33, 0.33, 0.43, 0.50) FROM THE COMPUTED PRE-DEVELOPMENT PEAK DISCHARGE RATES.

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DATE	REVISION	REV NO.

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HUNTFIELD - PHASE 4

CONSTRUCTION DRAWINGS

CITY OF CHARLES TOWN, WEST VIRGINIA

JOB NO.: 23182	DRAWN BY: JWJ
SCALE: N/A	DESIGN BY: JWJ
DATE: 07/01/25	REVIEW BY:
SHEET: 18 OF 21	

SHEET TITLE

SWM POND ROUTINGS

SHEET NUMBER

18

POND SUMMARY (1-YEAR STORM)

Inflow Area = 56.250 ac, 65.00% Impervious, Inflow Depth > 1.08" for 1-YEAR event
Inflow = 84.91 cfs @ 12.07 hrs, Volume= 5.054 af
Outflow = 5.59 cfs @ 13.48 hrs, Volume= 3.175 af, Atten= 93%, Lag= 84.1 min
Primary = 5.59 cfs @ 13.48 hrs, Volume= 3.175 af
Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Starting Elev= 512.00' Surf.Area= 59,852 sf Storage= 262,545 cf
Peak Elev= 514.02' @ 13.48 hrs Surf.Area= 68,220 sf Storage= 391,845 cf (129,300 cf above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= 146.4 min (944.4 - 798.0)

Volume	Invert	Avail.Storage	Storage Description
#1	506.00'	877,310 cf	**Custom Stage Data (Prismatic)** Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
506.00	31,575	0	0
508.00	38,959	70,534	70,534
510.00	46,600	85,559	156,093
512.00	59,852	106,452	262,545
514.00	68,143	127,995	390,540
516.00	76,674	144,817	535,357
518.00	85,430	162,104	697,461
520.00	94,419	179,849	877,310

Device	Routing	Invert	Outlet Devices
#1	Primary	507.00'	**24.0" Round Culvert** L= 200.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 507.00' / 506.00' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf
#2	Device 1	512.00'	**1.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#3	Device 1	514.90'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Secondary	517.75'	**5.0' long + 3.0 '/' SideZ x 40.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=5.59 cfs @ 13.48 hrs HW=514.02' (Free Discharge)
└**1=Culvert** (Passes 5.59 cfs of 30.95 cfs potential flow)
└**2=Sharp-Crested Rectangular Weir** (Weir Controls 5.59 cfs @ 4.65 fps)
└**3=Orifice/Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=512.00' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

POND SUMMARY (2-YEAR STORM)

Inflow Area = 56.250 ac, 65.00% Impervious, Inflow Depth > 1.54" for 2-YEAR event
Inflow = 120.81 cfs @ 12.07 hrs, Volume= 7.220 af
Outflow = 7.88 cfs @ 13.39 hrs, Volume= 4.460 af, Atten= 93%, Lag= 78.9 min
Primary = 7.88 cfs @ 13.39 hrs, Volume= 4.460 af
Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Starting Elev= 512.00' Surf.Area= 59,852 sf Storage= 262,545 cf
Peak Elev= 514.85' @ 13.39 hrs Surf.Area= 71,782 sf Storage= 452,310 cf (189,765 cf above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= 153.3 min (943.8 - 790.5)

Volume	Invert	Avail.Storage	Storage Description
#1	506.00'	877,310 cf	**Custom Stage Data (Prismatic)** Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
506.00	31,575	0	0
508.00	38,959	70,534	70,534
510.00	46,600	85,559	156,093
512.00	59,852	106,452	262,545
514.00	68,143	127,995	390,540
516.00	76,674	144,817	535,357
518.00	85,430	162,104	697,461
520.00	94,419	179,849	877,310

Device	Routing	Invert	Outlet Devices
#1	Primary	507.00'	**24.0" Round Culvert** L= 200.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 507.00' / 506.00' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf
#2	Device 1	512.00'	**1.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#3	Device 1	514.90'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Secondary	517.75'	**5.0' long + 3.0 '/' SideZ x 40.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=7.88 cfs @ 13.39 hrs HW=514.85' (Free Discharge)
└**1=Culvert** (Passes 7.88 cfs of 33.03 cfs potential flow)
└**2=Sharp-Crested Rectangular Weir** (Weir Controls 7.88 cfs @ 5.52 fps)
└**3=Orifice/Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=512.00' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

POND SUMMARY (10-YEAR STORM)

Inflow Area = 56.250 ac, 65.00% Impervious, Inflow Depth > 3.09" for 10-YEAR event
Inflow = 236.80 cfs @ 12.07 hrs, Volume= 14.488 af
Outflow = 37.41 cfs @ 12.52 hrs, Volume= 10.832 af, Atten= 84%, Lag= 27.2 min
Primary = 37.41 cfs @ 12.52 hrs, Volume= 10.832 af
Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Starting Elev= 512.00' Surf.Area= 59,852 sf Storage= 262,545 cf
Peak Elev= 516.79' @ 12.52 hrs Surf.Area= 80,135 sf Storage= 599,431 cf (336,886 cf above start)

Plug-Flow detention time= 299.7 min calculated for 4.805 af (33% of inflow)
Center-of-Mass det. time= 90.2 min (865.2 - 775.0)

Volume	Invert	Avail.Storage	Storage Description
#1	506.00'	877,310 cf	**Custom Stage Data (Prismatic)** Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
506.00	31,575	0	0
508.00	38,959	70,534	70,534
510.00	46,600	85,559	156,093
512.00	59,852	106,452	262,545
514.00	68,143	127,995	390,540
516.00	76,674	144,817	535,357
518.00	85,430	162,104	697,461
520.00	94,419	179,849	877,310

Device	Routing	Invert	Outlet Devices
#1	Primary	507.00'	**24.0" Round Culvert** L= 200.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 507.00' / 506.00' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf
#2	Device 1	512.00'	**1.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#3	Device 1	514.90'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Secondary	517.75'	**5.0' long + 3.0 '/' SideZ x 40.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=37.41 cfs @ 12.52 hrs HW=516.79' (Free Discharge)
└**1=Culvert** (Barrel Controls 37.41 cfs @ 11.91 fps)
└**2=Sharp-Crested Rectangular Weir** (Passes < 17.14 cfs potential flow)
└**3=Orifice/Grate** (Passes < 83.16 cfs potential flow)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=512.00' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

POND SUMMARY (100-YEAR STORM)

Inflow Area = 56.250 ac, 65.00% Impervious, Inflow Depth > 4.91" for 100-YEAR event
Inflow = 367.36 cfs @ 12.06 hrs, Volume= 23.023 af
Outflow = 74.17 cfs @ 12.42 hrs, Volume= 18.839 af, Atten= 80%, Lag= 21.6 min
Primary = 41.96 cfs @ 12.42 hrs, Volume= 16.925 af
Secondary = 32.22 cfs @ 12.42 hrs, Volume= 1.914 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Starting Elev= 512.00' Surf.Area= 59,852 sf Storage= 262,545 cf
Peak Elev= 519.06' @ 12.42 hrs Surf.Area= 90,186 sf Storage= 792,609 cf (530,064 cf above start)

Plug-Flow detention time= 226.2 min calculated for 12.769 af (55% of inflow)
Center-of-Mass det. time= 93.5 min (857.9 - 764.3)

Volume	Invert	Avail.Storage	Storage Description
#1	506.00'	877,310 cf	**Custom Stage Data (Prismatic)** Listed below

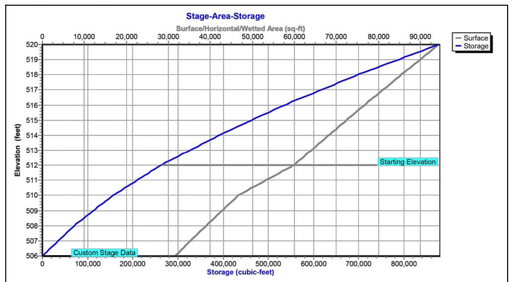
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
506.00	31,575	0	0
508.00	38,959	70,534	70,534
510.00	46,600	85,559	156,093
512.00	59,852	106,452	262,545
514.00	68,143	127,995	390,540
516.00	76,674	144,817	535,357
518.00	85,430	162,104	697,461
520.00	94,419	179,849	877,310

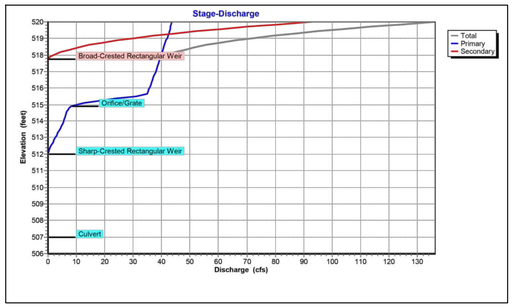
Device	Routing	Invert	Outlet Devices
#1	Primary	507.00'	**24.0" Round Culvert** L= 200.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 507.00' / 506.00' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf
#2	Device 1	512.00'	**1.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#3	Device 1	514.90'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Secondary	517.75'	**5.0' long + 3.0 '/' SideZ x 40.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=41.95 cfs @ 12.42 hrs HW=519.05' (Free Discharge)
└**1=Culvert** (Barrel Controls 41.95 cfs @ 13.35 fps)
└**2=Sharp-Crested Rectangular Weir** (Passes < 30.63 cfs potential flow)
└**3=Orifice/Grate** (Passes < 123.33 cfs potential flow)

Secondary OutFlow Max=31.97 cfs @ 12.42 hrs HW=519.05' (Free Discharge)
└**4=Broad-Crested Rectangular Weir** (Weir Controls 31.97 cfs @ 2.75 fps)

STAGE-STORAGE





STAGE-STORAGE

Elevation (feet)	Discharge (cfs)	Primary (cfs)	Secondary (cfs)	Elevation (feet)	Discharge (cfs)	Primary (cfs)	Secondary (cfs)
506.00	0.00	0.00	0.00	516.40	36.57	36.57	0.00
506.20	0.00	0.00	0.00	516.60	37.00	37.00	0.00
506.40	0.00	0.00	0.00	516.80	37.43	37.43	0.00
506.60	0.00	0.00	0.00	517.00	37.85	37.85	0.00
506.80	0.00	0.00	0.00	517.20	38.27	38.27	0.00
507.00	0.00	0.00	0.00	517.40	38.68	38.68	0.00
507.20	0.00	0.00	0.00	517.60	39.09	39.09	0.00
507.40	0.00	0.00	0.00	517.80	39.65	39.50	0.15
507.60	0.00	0.00	0.00	518.00	41.78	39.90	1.88
507.80	0.00	0.00	0.00	518.20	45.25	40.30	4.96
508.00	0.00	0.00	0.00	518.40	49.92	40.69	9.23
508.20	0.00	0.00	0.00	518.60	55.63	41.08	14.55
508.40	0.00	0.00	0.00	518.80	62.76	41.46	21.30
508.60	0.00	0.00	0.00	519.00	71.36	41.85	29.52
508.80	0.00	0.00	0.00	519.20	81.28	42.23	39.05
509.00	0.00	0.00	0.00	519.40	92.55	42.60	49.94
509.20	0.00	0.00	0.00	519.60	105.44	42.97	62.47
509.40	0.00	0.00	0.00	519.80	119.92	43.34	76.58
509.60	0.00	0.00	0.00	520.00	**136.02**	**43.71**	**92.31**
509.80	0.00	0.00	0.00				
510.00	0.00	0.00	0.00				
510.20	0.00	0.00	0.00				
510.40	0.00	0.00	0.00				
510.60	0.00	0.00	0.00				
510.80	0.00	0.00	0.00				
511.00	0.00	0.00	0.00				
511.20	0.00	0.00	0.00				
511.40	0.00	0.00	0.00				
511.60	0.00	0.00	0.00				
511.80	0.00	0.00	0.00				
512.00	0.00	0.00	0.00				
512.20	0.28	0.28	0.00				
512.40	0.76	0.76	0.00				
512.60	1.34	1.34	0.00				
512.80	1.97	1.97	0.00				
513.00	2.62	2.62	0.00				
513.20	3.27	3.27	0.00				
513.40	3.90	3.90	0.00				
513.60	4.50	4.50	0.00				
513.80	5.05	5.05	0.00				
514.00	5.55	5.55	0.00				
514.20	5.98	5.98	0.00				
514.40	6.32	6.32	0.00				
514.60	6.85	6.85	0.00				
514.80	7.66	7.66	0.00				
515.00	9.80	9.80	0.00				
515.20	16.11	16.11	0.00				
515.40	24.78	24.78	0.00				
515.60	34.78	34.78	0.00				
515.80	35.24	35.24	0.00				
516.00	35.69	35.69	0.00				
516.20	36.13	36.13	0.00				

STAGE-DISCHARGE

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
506.00	31,575	0	516.40	78,425	567,778
506.20	32,313	7,053	516.60	79,301	583,888
506.40	33,052	14,107	516.80	80,176	600,199
506.60	33,790	21,160	517.00	81,052	616,409
506.80	34,529	28,214	517.20	81,928	632,619
507.00	35,267	35,267	517.40	82,803	648,830
507.20	36,005	42,320	517.60	83,679	665,040
507.40	36,744	49,374	517.80	84,554	681,251
507.60	37,482	56,427	518.00	85,430	697,461
507.80	38,221	63,481	518.20	86,329	715,446
508.00	38,959	70,534	518.40	87,228	733,431
508.20	39,723	79,090	518.60	88,127	751,416
508.40	40,487	87,646	518.80	89,026	769,401
508.60	41,251	96,202	519.00	89,925	787,386
508.80	42,015	104,758	519.20	90,823	805,370
509.00	42,780	113,314	519.40	91,722	823,355
509.20	43,544	121,869	519.60	92,621	841,340
509.40	44,308	130,425	519.80	93,520	859,325
509.60	45,072	138,981	520.00	**94,419**	**877,310**
509.80	45,836	147,537			
510.00	46,600	156,093			
510.20	47,925	166,738			
510.40	49,250	177,383			
510.60	50,576	188,029			
510.80	51,901	198,674			
511.00	53,226	209,319			
511.20	54,551	219,964			
511.40	55,876	230,609			
511.60	57,202	241,255			
511.80	58,527	251,900			
512.00	59,852	262,545			
512.20	60,681	275,345			
512.40	61,510	288,144			
512.60	62,339	300,944			
512.80	63,168	313,743			
513.00	63,998	326,543			
513.20	64,827	339,342			
513.40	65,656	352,141			
513.60	66,485	364,941			
513.80	67,314	377,740			
514.00	68,143	390,540			
514.20	68,996	405,022			
514.40	69,849	419,503			
514.60	70,702	433,985			
514.80	71,555	448,467			
515.00	72,409	462,949			
515.20	73,262	477,430			
515.40	74,115	491,912			
515.60	74,968	506,394			
515.80	75,821	520,875			
516.00	76,674	535,357			
516.20	77,550	551,567			

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RICHARD J. TILLEY REGISTERED 20684 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

WV PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA, LICENSE NO. 20684, EXPIRATION DATE: 12/31/2026.

DATE
REVISION
REV NO.

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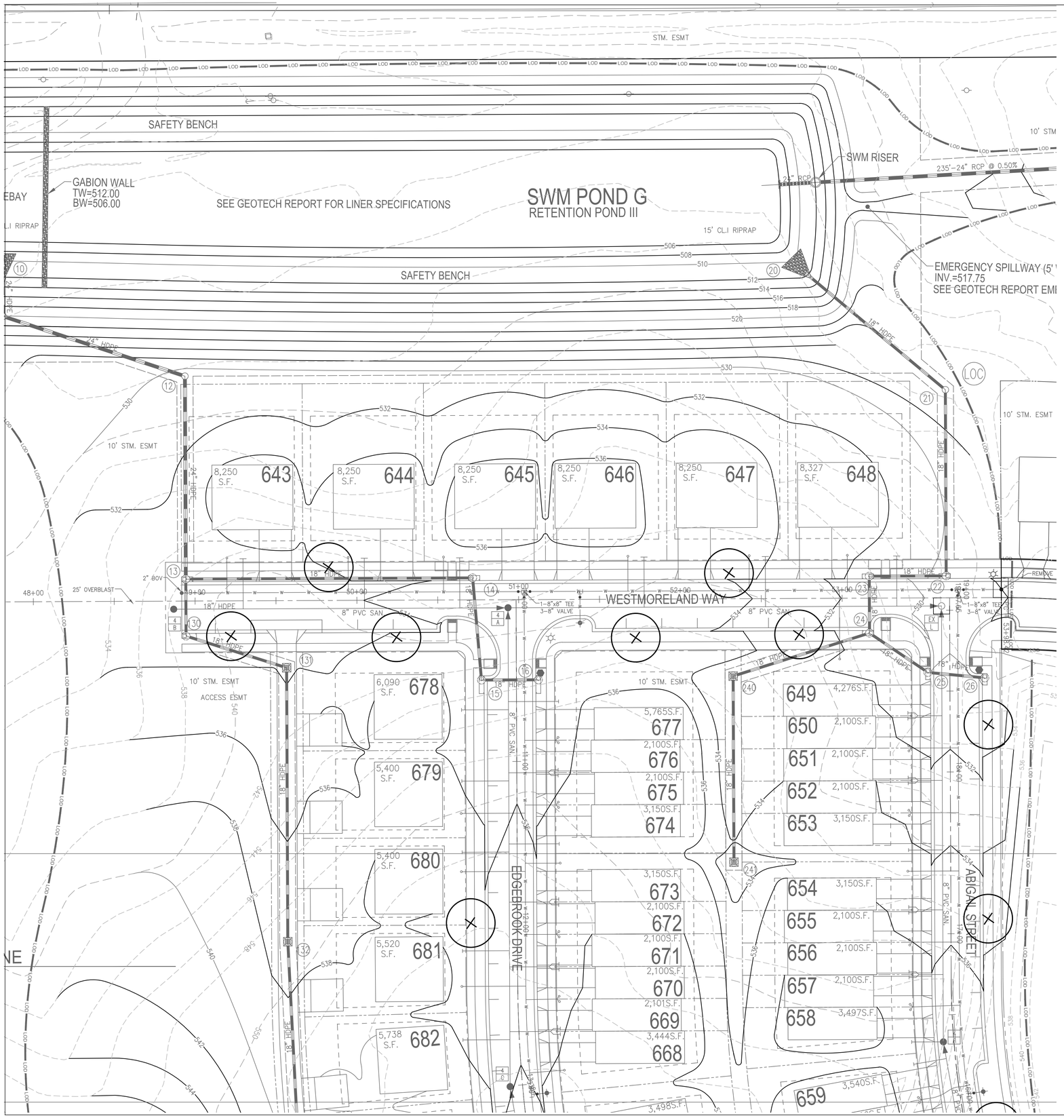
HUNTFIELD - PHASE 4
CONSTRUCTION DRAWINGS
CITY OF CHARLES TOWN, WEST VIRGINIA

JOB NO.: 23182 | DRAWN BY: JWJ
SCALE: N/A | DESIGN BY: JWJ
DATE: 07/01/25 | REVIEW BY:
SHEET: 19 OF 21

SHEET TITLE
SWM POND ROUTINGS

SHEET NUMBER
19



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:	0.07
Area from edge of sidewalk to edge of roads:	0.48
	0.55 Acres

Area for Landscaping Computations	0.55 Acres
	23,958 Sq.Ft.

Landscape Requirements:

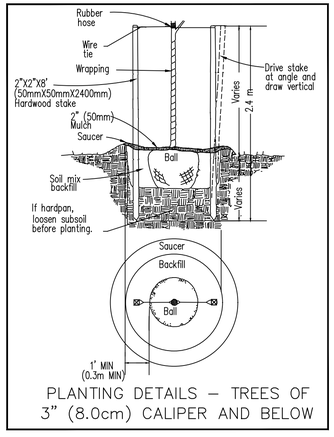
Trees – 1 per 2000 Sq.Ft	=	12 Trees
Shrubs – 3 per 2000 Sq.Ft.	=	36 Shrubs

Landscape Provided:

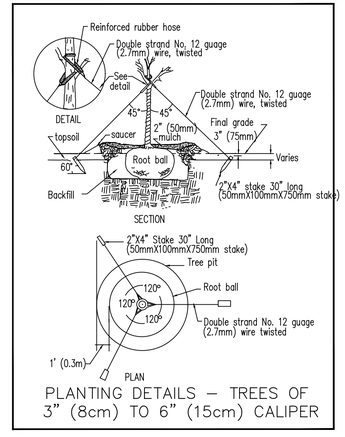
	14 Trees
See note 6 in General Notes.	36 Shrubs

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



PLANTING DETAILS – TREES OF 3" (8.0cm) CALIPER AND BELOW



PLANTING DETAILS – TREES OF 3" (8cm) TO 6" (15cm) CALIPER

30 0 30 60 90

Scale 1" = 30'

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DATE	REVISION	REV NO.

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HUNTFIELD - PHASE 4

CONSTRUCTION DRAWINGS

CITY OF CHARLES TOWN, WEST VIRGINIA

JOB NO.: 23182	DRAWN BY: JWJ
SCALE: 1"=30'	DESIGN BY: JWJ
DATE: 07/01/25	REVIEW BY:

SHEET: 20 OF 21

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

20



MRA

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HUNTFIELD - PHASE 4

CONSTRUCTION DRAWINGS

CITY OF CHARLES TOWN, WEST VIRGINIA

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SCALE: 1"=30'	DESIGN BY: JWJ
DATE: 07/01/25	REVIEW BY:
SHEET: 21 OF 21	

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

21