CITY OF CHARLES TOWN
PLANNING COMMISSION
AGENDA • NOVEMBER 24, 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 Minutes of October 27, 2025
10-27-25 PC MINUTES_DRAFT.pdf

3. UNFINISHED BUSINESS

4. NEW BUSINESS

: **Public Hearing**: *SLD2025-07*: Huntfield Phase 4 - Sketch Plan
1. Staff Report.pdf
2. Application.pdf
3. Sketch Plan.pdf
4. COA.pdf
5. Zones Map.pdf
6. Master Plan.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: 11/24/25
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

DRAFT Minutes of October 27, 2025

ATTACHMENTS:

- 10-27-25 PC MINUTES_DRAFT.pdf

CITY OF CHARLES TOWN
PLANNING COMMISSION •
MINUTES OCTOBER 27, 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
Zakhary Dunning
Jeff Hynes
Kevin Long

James Newman, City Staff - Zoning Administrator

2. APPROVAL OF MINUTES

2.1: Regular Session Minutes of September 22, 2025

Two corrections to be made:
1) Commissioner Derr was present
2) A typo in new business 4.1.

Motion to approve the meeting minutes with the corrections presented:

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

3. UNFINISHED BUSINESS

None

4. NEW BUSINESS

4.1: Public Hearing: *WV2025-01: – 231 N Samuel St – Waiver Requests*

Applicant Adel Youssef attended virtually.

Staff presentation.

Motion to open public hearing:

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

DRAFT

Amanda Stroud, of 501 N. Smauel St: Glad that the chain link fence around the property will be removed. She then stated she is fine with the substitution of Azaleas for street trees along the Samuel Street side; however, she stated that there is an existing big tree that she assumes will be removed during construction. She requested that one of the trees be replaced with a Sycamore tree.

Motion to close public hearing:

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

Motion to approve the two (2) waiver requests:

RESULT:	**Approved**
MOVER:	Derr
SECONDER:	Long
AYES:	

The Commission discussed the requests an associated concerns. The pipes will remove the water from the property and onto the roadways, which will cause an additional storm water management issues. They also stated that the 40% increase in impervious surface will also create more runoff. It was stated that Dogwoods and Azaleas are not suitable based on the site design.

Motion to withdraw Commissioner Derr's motion to approve the two (2) waiver requests and to table the waiver requests until November:

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

4.2: Public Hearing: *SLD2025-05: - Thomfair Storage Facility – Preliminary Plan*

Staff presentation.

The Commission had no comments.

Motion to continue the public hearing until November 24th:

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

4.3: Public Hearing: *SLD2025-07: - Huntfield Phase 4 – Completeness Review*

Staff presentation.

Brief discussion.

Motion to deem the application complete:

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

DRAFT

5. ADJOURNMENT

Motion to adjourn:

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

Meeting adjourned at 7:32 pm.

DRAFT

Planning Commission
101 East Washington Street
Charles Town, WV 25414

SCHEDULED

Meeting: 11/24/25
Department: Planning Commission
Category: Report
Initiator:

AGENDA ITEM (ID #)

Public Hearing: *SLD2025-07*: Huntfield Phase 4 - Sketch Plan

ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. Sketch Plan.pdf
- 4. COA.pdf
- 5. Zones Map.pdf
- 6. Master Plan.pdf

Sketch Plan Review

SLD2025-07

Date: For the November 24, 2025 Planning Commission meeting

Applicant: DR Acquisitions LLC

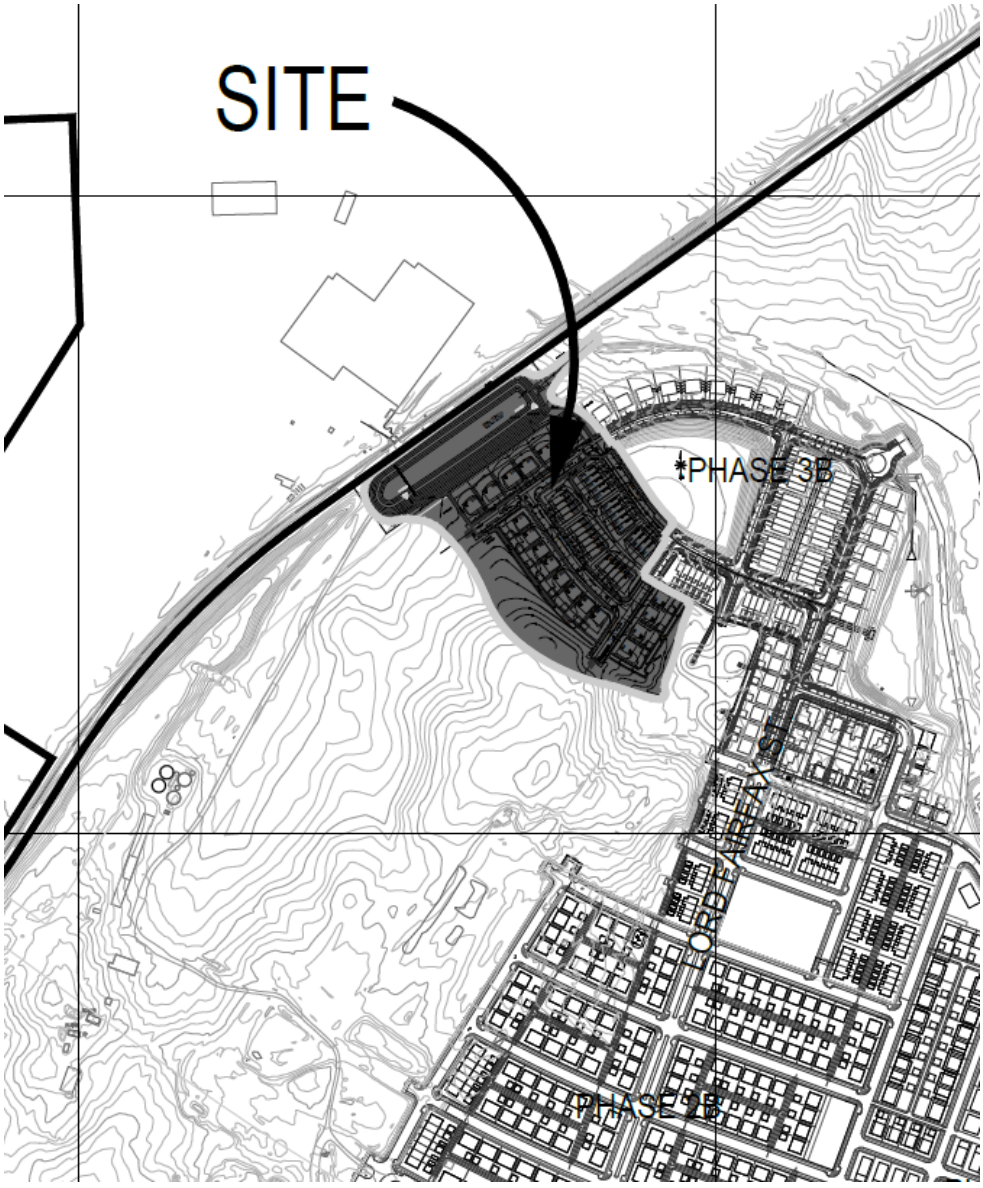
Property Owner: DR Acquisitions LLC

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.

COMPLETENESS REVIEW

This item was deemed complete by the Planning Commission on October 27, 2025.

ZONING REVIEW

The property is zoned Neighborhood Residential (NR). Per the Zoning Ordinance:

The purpose of the NR District is to provide for a mix of housing types and related services and Uses, including Commercial Uses and office services.

…

The intent is to create a cohesive pattern of primarily residential development that allows a mix of Uses, including neighborhood servicing Commercial and office Uses and/or Commercial and office Uses that complement the primarily residential character of the neighborhood.

DENSITY

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.

LOT DIMENSIONS

The proposed typical lot dimensions and setbacks adhere to the requirements of the zoning district/Conditions of Annexation.

SIDEWALKS

Sidewalks of 5 ft. width are provided on both sides of all roads within the development. Sidewalks must be between 5-6 ft. in width. Additional details are required at the Preliminary Plan stage.

UTILITIES

Water and sewer utility lines are shown; electric line are not shown. The location of electric lines will be required for the preliminary plan set.

BUFFERS

None required.

PARKING

Each single-family detached home is required to have two off-street parking space, and each townhome is required to have 1.8 spots per dwelling, with spaces no further than 200 feet from their unit.

STORMWATER

Detailed stormwater management plans are not required at the sketch plan phase. Those details will be required at the Preliminary Plan stage. The City's 3rd party engineering firm, Kimley-Horn, has reviewed the plans and has no comments about storm water management at this stage. Additional review will occur for the Preliminary Plan stage.

TOWNHOME DEVELOPMENT STANDARDS

A. *The overall density in a townhouse project shall not exceed the Maximum Density specified in the Charles Town Zoning Ordinance… Density shall be calculated using the Net Buildable Land Area.*

   This criterion is met. Overall density is 3 units an acre.

B. *The Net Buildable Land Area of a townhouse Development shall equal at least 3,500 square feet for each dwelling unit. Each dwelling unit shall have a minimum lot size of 2,000 square feet. The difference between the Net Buildable Land Area and the total area of the dwelling unit Lots shall be allocated to open space common area.*

   Not applicable; this is a phase of development within an overall Master Planned community with dedicated areas for open space. Adjacent to this phase is a large grassy open area for recreation; it can be seen on the plan sheet to the east of Abigail Street.

C. *Each townhouse development shall have at least 50 foot of street frontage. This does not apply to single or multiple contiguous townhouses on an existing platted street.*

   This criterion is met.

D. *The minimum townhouse lot width shall be in accordance with the minimum lot with specified in the Zoning Ordinance... Each Lot on the end of a row of townhouses shall have an additional width necessary to accommodate the required side yard.*

   This criterion is met, per the requirements of Conditions of Annexation.

E. *There shall be not be more than ten (10) nor less than three (3) contiguously connected townhouse units.*

   This criterion is met.

Section 'F' covers setback requirements. These requirements are superseded by those of the Conditions of Annexation, and thus excluded from this analysis.

G. *Access Drives and Off-Street Parking. Off-street parking space shall be provided at the rate of 1.8 spaces per dwelling unit. In a Subdivision/Land Development of townhouse Lots, it will not be necessary that off-street parking be provided on a specific Lot so long as the required number of parking spaces are provided in the Subdivision/Land Development for the number of Lots to be served; provided that, no parking area shall be more than 200 feet from the dwelling unit it serves.*

The required parking for 29 townhomes is 53 spaces. 29 spaces are provided with on-site driveways. There are 36 on-street parking spaces on the roads directly adjacent to the townhomes, providing a total of 65 available parking spaces, with 29 of those dedicated specifically to the townhomes.

H. *Townhouse garages may be attached to or detached from the townhouse unit and may be accessed from either the front or rear yard. When detached the garage structure must be consistent and compatible with the architecture and materials of the respective townhouse unit.*

Zone 2 as outlined in the Conditions of Annexation permits front loaded garage for any unit type without a recessed garage if the distance is at least 25 feet from the rear of the sidewalk to the front of the garage. For the townhomes that distance fluctuates between 20-24 feet, so a recessed garage is required. Additional details on garage layout/location must be provided at the Preliminary Plan stage to ensure compliance.

I. *Townhouses abutting each other shall have complimentary but not identical facades.*

This criterion will be verified at the building permit stage of review.

J. *No more than two abutting townhouses shall have a common roof line.*

This criterion will be verified at the building permit stage of review.

Section 'J' covers townhomes which do not front on a pubic road. That is not applicable to this development.

K. *Site Coverage. The minimum townhouse lot width shall be in accordance with the minimum lot with specified in the Zoning Ordinance.*

This criterion is met.

L. *Adequate provision shall be made for storage of collection and refuse where applicants desire a centralized collection point(s) in lieu of curb-side trash pick-up. This area shall be screened and the dumpsters placed on a concrete pad pursuant to Article 1333.23(L) of this Ordinance.*

This criterion is met; collection is done on each site rather than at a central location.

M. *Permeable areas of the site shall be planted with ground cover, shrubs, and trees as required by this Ordinance.*

This criterion is met.

N. Required Open Space.
1. The difference between the Net Buildable Land Area of a townhouse Development and the total area of the dwelling unit Lots shall be allocated to open space common area as specified in Section 1333.20(B) above.

As stated earlier, this is a phase of a Master Planned Community with areas already dedicated to open space.

2. In the event that the Planning Commission, by waiver, permits dwelling unit Lots of less than the 2,000 square foot minimum specified in Section 1333.20(B), compensating open space must be established and provided within the project site equal to the aggregate area by which such Lots are under the 2,000 square foot minimum.

Not applicable.

3. In a townhouse Development, open space for the Subdivision/Land Development must at least equal 30 percent of the Net Buildable Land Area of the Subdivision/Land Development. To the fullest extent possible, open space for townhouses must be located near the townhomes.

Open space has been provided within 250 feet of the townhomes via the large field on Abigail St.

Section 'O' covers the creation of a Home Owners Association (HOA) to maintain open space. An HOA already exists for Huntfield.

CONDITIONS OF ANNEXATION

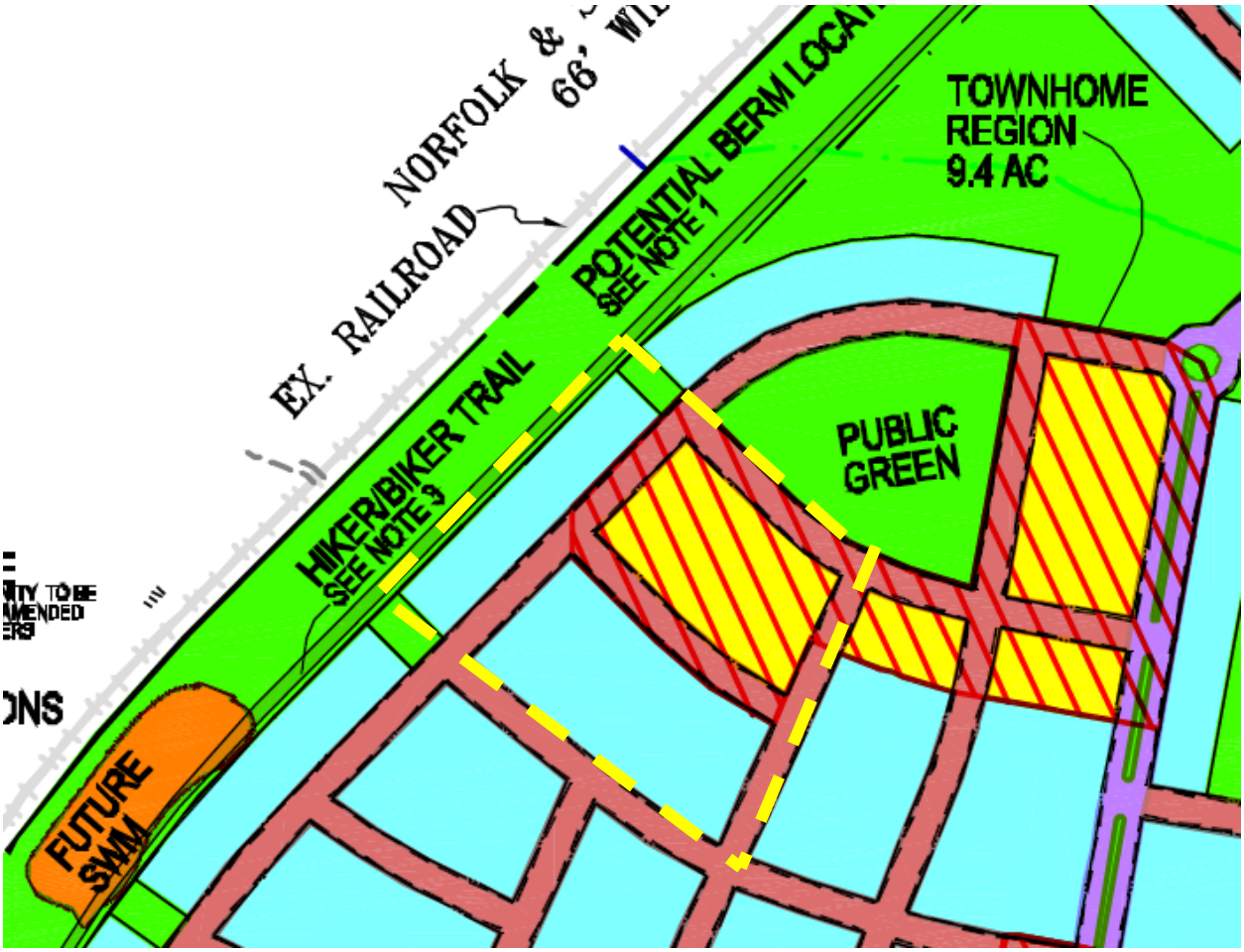
City Council approved revisions to the Conditions of Annexation in August 2024. The proposed design is in conformance with Conditions.

The phase is split between two 'Zones' of Huntfield. Zone 1 covers the single-family homes to the west of Edgebrook Dr. and south of Brandywine St., and requires that the units have alley-access/rear-loaded parking. This requirement is met.

Zone 2 permits front loaded garage for any unit type, without a recessed garage if the distance is at least 25 feet from the rear of the sidewalk to the front of the garage. For the single family homes which front on Westmoreland Way that distance is only 20 feet, so a recessed garage is required. For the townhomes that distance fluctuates between 20-24 feet, so a recessed garage is required. Additional details on garage layout/location must be provided at the Preliminary Plan stage to ensure compliance.

All other applicable requirements (minimum lot size, road frontage, setbacks) are met.

The hiker/biker trail shown in the Master Plan and which is adjacent to the stormwater pond is not shown on this sketch plan. Additional information relating to the trail and berm should be included in this plan set or the applicant should clarify what exact plan set will provide for construction of the trail and berm. Phase 4 is outlined in dashed yellow lines on the next page:



CONCLUSION

The applicant is seeking to develop Phase 4 (formerly 3B) in the Huntfield community with 47 residential lots, split between single-family detached and townhome units. The plan is generally in conformance with the sketch plan requirements; additional information relating to the trail and berm should be included in the next stage of planning documents.

RECOMMENDATION

Approval subject to a condition:

1. Per the Huntfield Overall Composite Schematic/Master Plan, the trail and berm included in/adjacent to this phase shall be shown on the Preliminary and Final Plans.

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 mmonahan@drbgroup.com

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 mmonahan@drbgroup.com

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

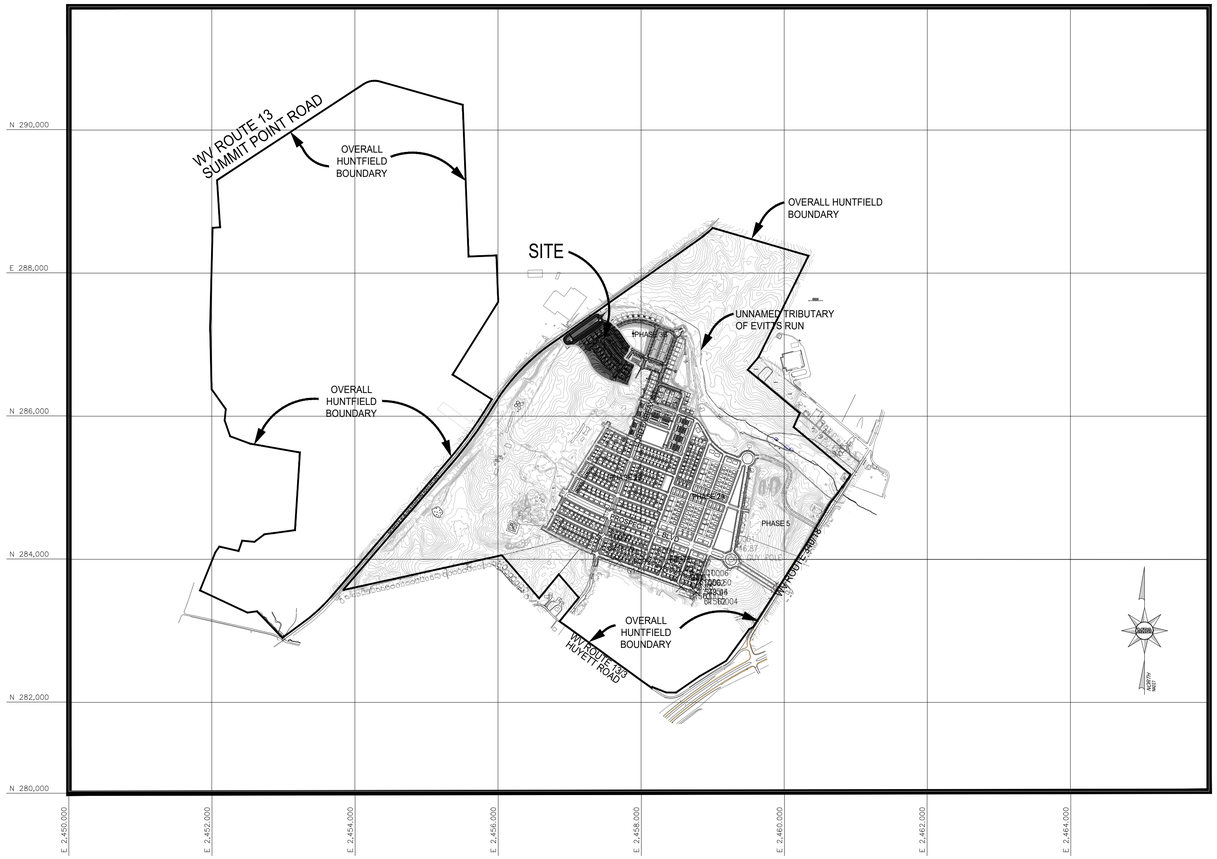
HUNTFIELD - PHASE 4

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'

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.

Sheet List Table	
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11	E&S DETAILS
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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

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
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410-515-9000

MRAGTA.COM

RICHARD J. ETTER 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:
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
X X X X	EX. FENCE LINE
	EX. STREAM
	EX. EASEMENT
	EX. POND LINE
FP FP FP FP FP	EX. FLOODPLAIN
FB FB FB FB FB	EX. FLOODPLAIN BUFFER
	EX. CRITICAL AREA
FB FB FB FB FB	EX. FOREST BUFFER
NW NW NW NW NW	EX. WETLAND LINE
OH OH OH OH 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 LOD LOD LOD	PROP. LIMITS OF DISTURBANCE
	PROP. SEPTIC RESERVE AREA
	PROP. EASEMENT LINE
X X X X X	PROP. METAL FENCE
F F F F	PROP. WOOD FENCE
	PROP. SANITARY LINE
	PROP. STORM DRAIN
W W W W W	PROP. WATER LINE
	PROP. SWALE CENTER LINE
OH OH OH OH	PROP. OVERHEAD LINE
UG UG UG UG	PROP. UNDERGROUND CONDUIT
CATV CATV CATV	PROP. CABLE TV LINE
E E E E E	PROP. ELECTRIC LINE
GAS GAS GAS GAS	PROP. GAS LINE
RSF RSF RSF RSF	REINFORCED SILT FENCE
SF SF SF SF SF	SILT FENCE
SSF SSF SSF SSF	SUPER SILT FENCE
	PROP. HYDRANT
	PROP. VALVE
	PROP. SIAMESE CONNECTION
	PROP. SIGN
	PROP. LIGHT POLE

APPROVED DEVIATIONS & WAIVERS

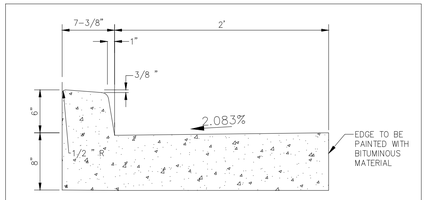
1. WAIVERS AND DEVIATIONS APPROVED PER DEVELOPMENT PLAN & PLAT APPROVED JUNE 16, 2021 RZNG-21-013 & LDPP-21-025.

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.

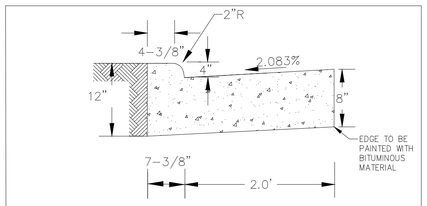
WAIVERS

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

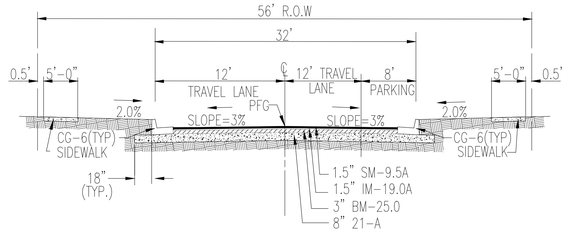
NOT TO SCALE

DEPRESSED CURB TO BE INSTALLED ALONG FRONTAGE OF ALL TOWNHOUSE UNITS

TYPICAL SECTION

EDGEBROOK DRIVE AND ABIGAIL STREET

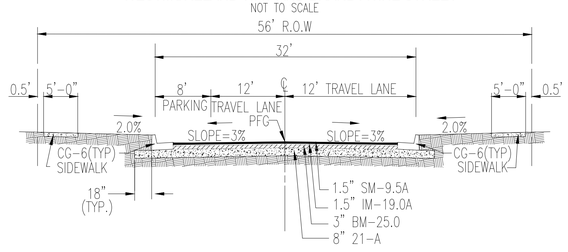
NOT TO SCALE



TYPICAL SECTION

WESTMORELAND WAY AND BRANDYWINE STREET

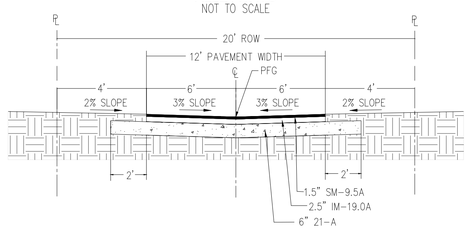
NOT TO SCALE



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
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ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
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MRAGTA.COM

RICHARD J. STEELE 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: AS SHOWN	DESIGN BY: JWJ
DATE: 07/01/25	REVIEW BY:
SHEET: 2 OF 21	

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
2

SAFETY BENCH

SEDIMENT FOREBAY

GABION WALL
TW=512.00
BW=506.00

SEE GEOTECH REPORT FOR LINER SPECIFICATIONS

SWM POND G
RETENTION POND III

SAFETY BENCH

SWM RISER

07+90 24" RCP

235'-24" RCP @ 0.50%

10' STM. ESMT

15' CL.I RIPRAP

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

STM. ESMT

24" HDPE

18" HDPE

10' STM. ESMT

ACCESS ESMT

MATCHLINE

WESTMORELAND WAY

5' CONC. S/W

8" PVC SAN.

18" HDPE

2" BOV

25' OVERBLAST

REMOVE EX. BOV

5 PARKING SPACES

8 PARKING SPACES

18 PARKING SPACES

12 PARKING SPACES

EDGEBROOK DRIVE

ABIGAIL STREET

1-8"x8" TEE
3-8" VALVE

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	5.4%
655	2,100S.F.	F.F.=537.54 G.F.E.=536.87	3.8%
656	2,100S.F.	F.F.=538.21 G.F.E.=537.54	5.2%
657	2,100S.F.	F.F.=538.88 G.F.E.=538.21	5.3%
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	6%
660	4,498S.F.		
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%
678	6,090 S.F.	F.F.=537.14 BSMT.=528.14	
679	5,400 S.F.	F.F.=539.40 BSMT.=530.40	
680	5,400 S.F.	F.F.=540.49 BSMT.=531.49	
681	5,520 S.F.	F.F.=541.50 BSMT.=532.50	
682	5,738 S.F.	F.F.=542.65 BSMT.=533.65	
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%

NORTH

30 0 30 60 90

Scale 1" = 30'

MRA

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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



MRA

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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

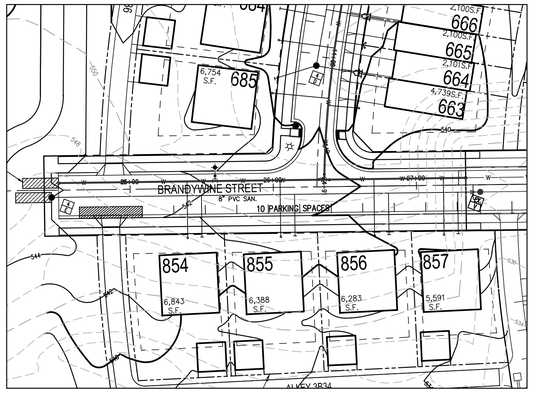
GRADING PLAN

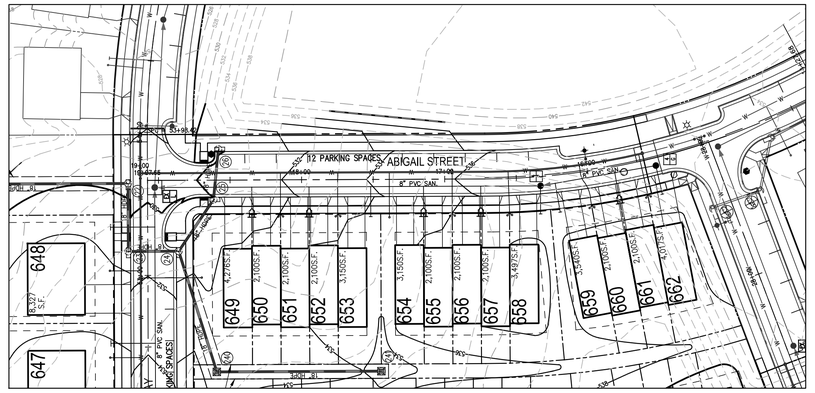
SHEET NUMBER

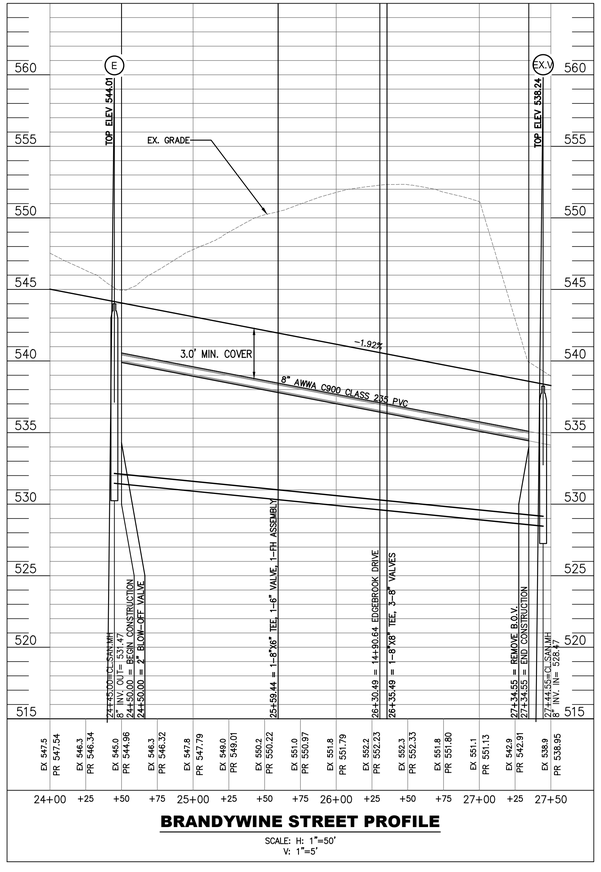
4

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

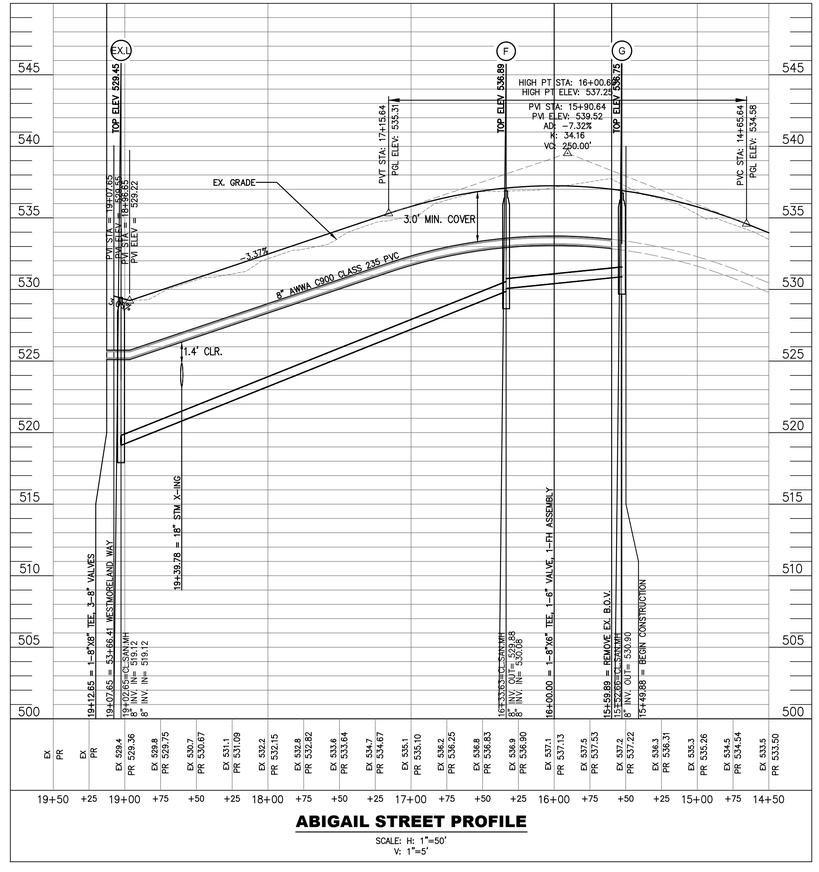






BRANDYWINE STREET PROFILE

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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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

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: 1"=50'	DESIGN BY: JWJ
DATE: 07/01/25	REVIEW BY:

SHEET: 5 OF 21

SHEET TITLE

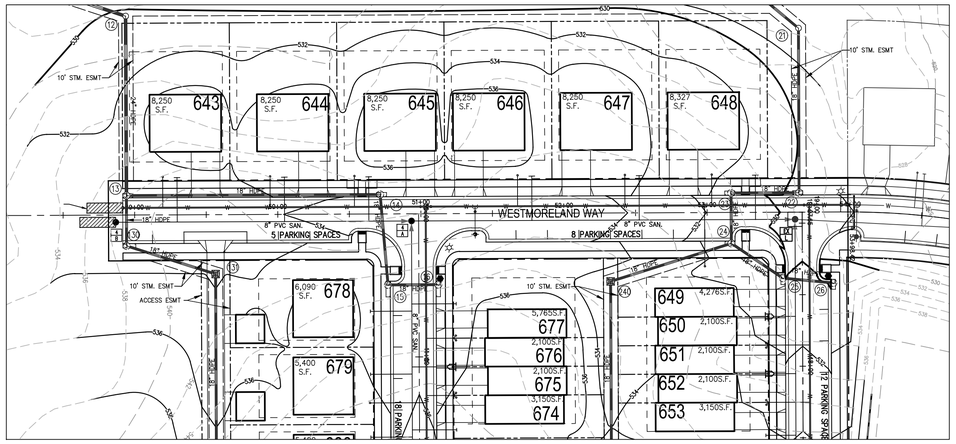
ROAD PROFILES

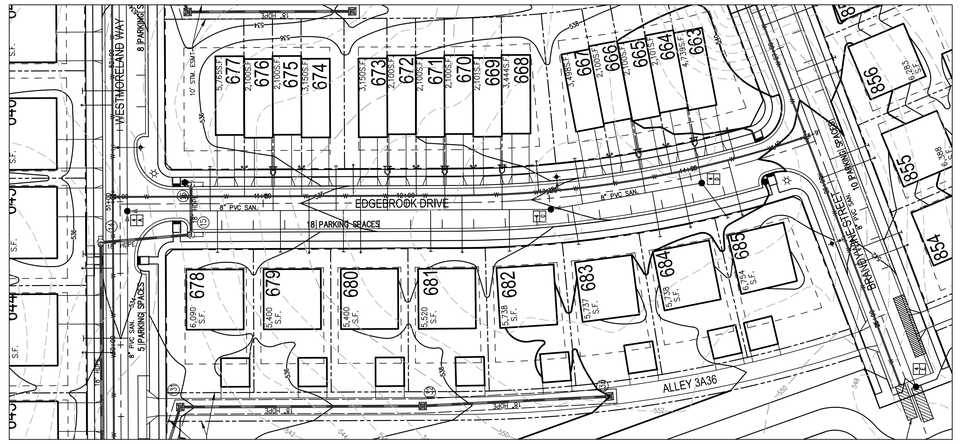
SHEET NUMBER

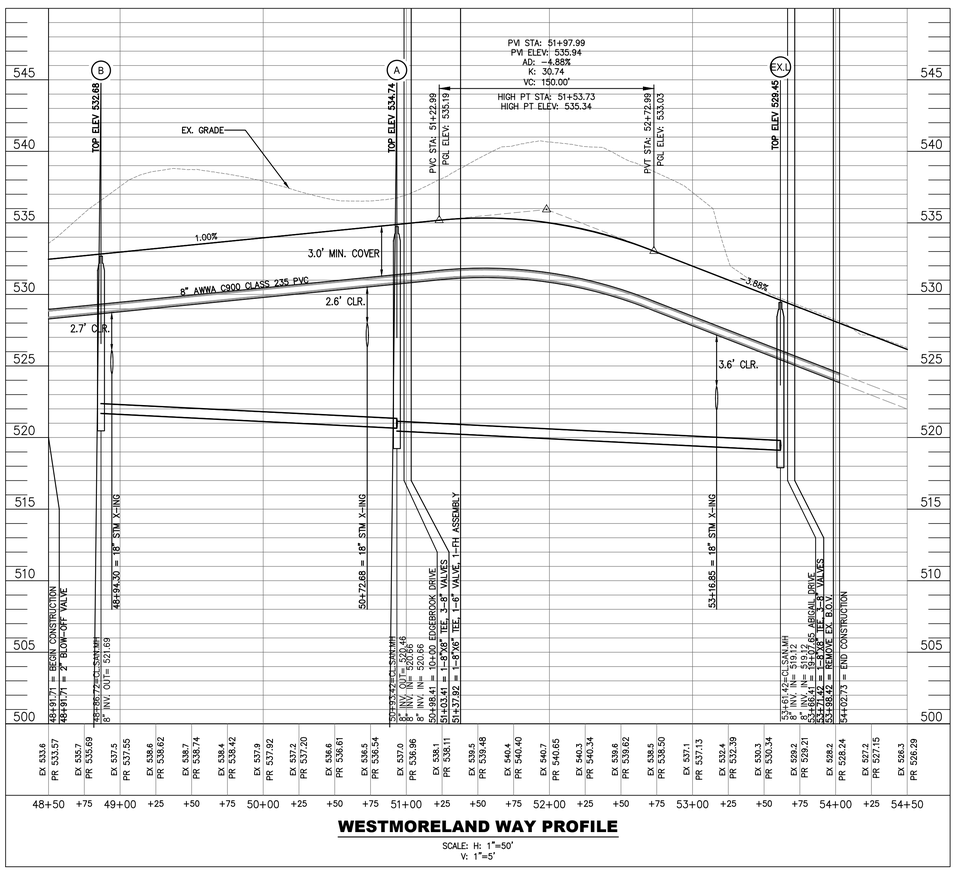
5

50 0 50 100 150

Scale 1" = 50'

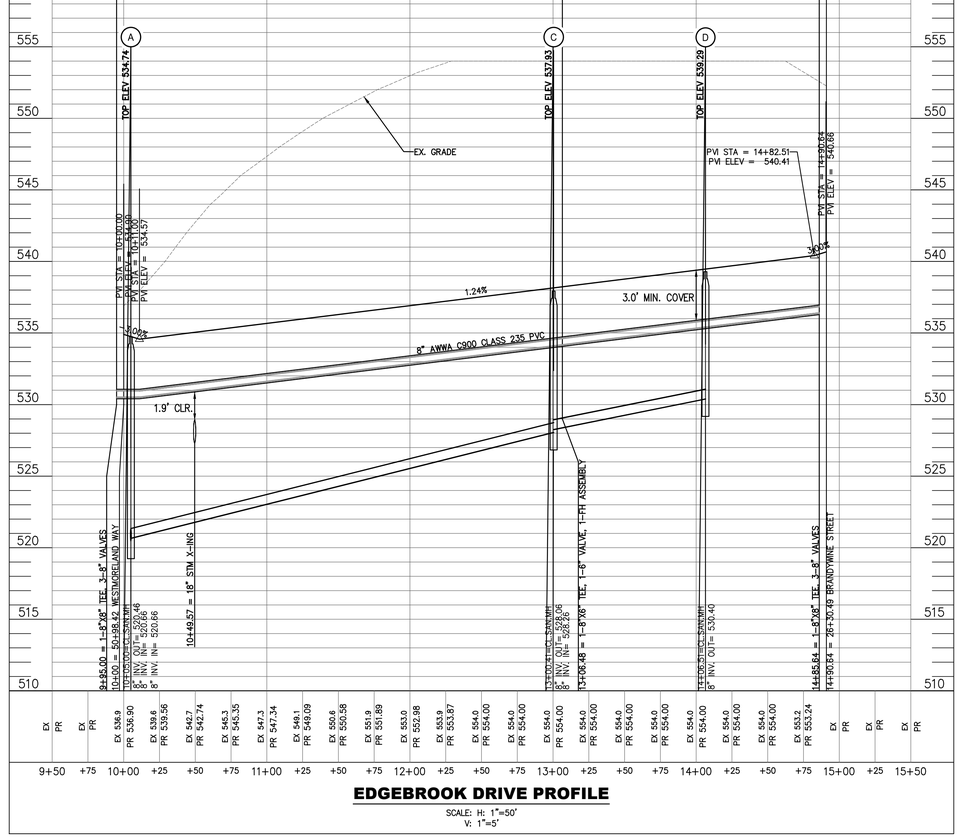






WESTMORELAND WAY PROFILE

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



EDGEBROOK DRIVE PROFILE

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

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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: 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

LOD

SF

LOC

DD

CE

Scale 1" = 30'

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HUNTFIELD - PHASE 4

CONSTRUCTION DRAWINGS

CITY OF CHARLES TOWN, WEST VIRGINIA

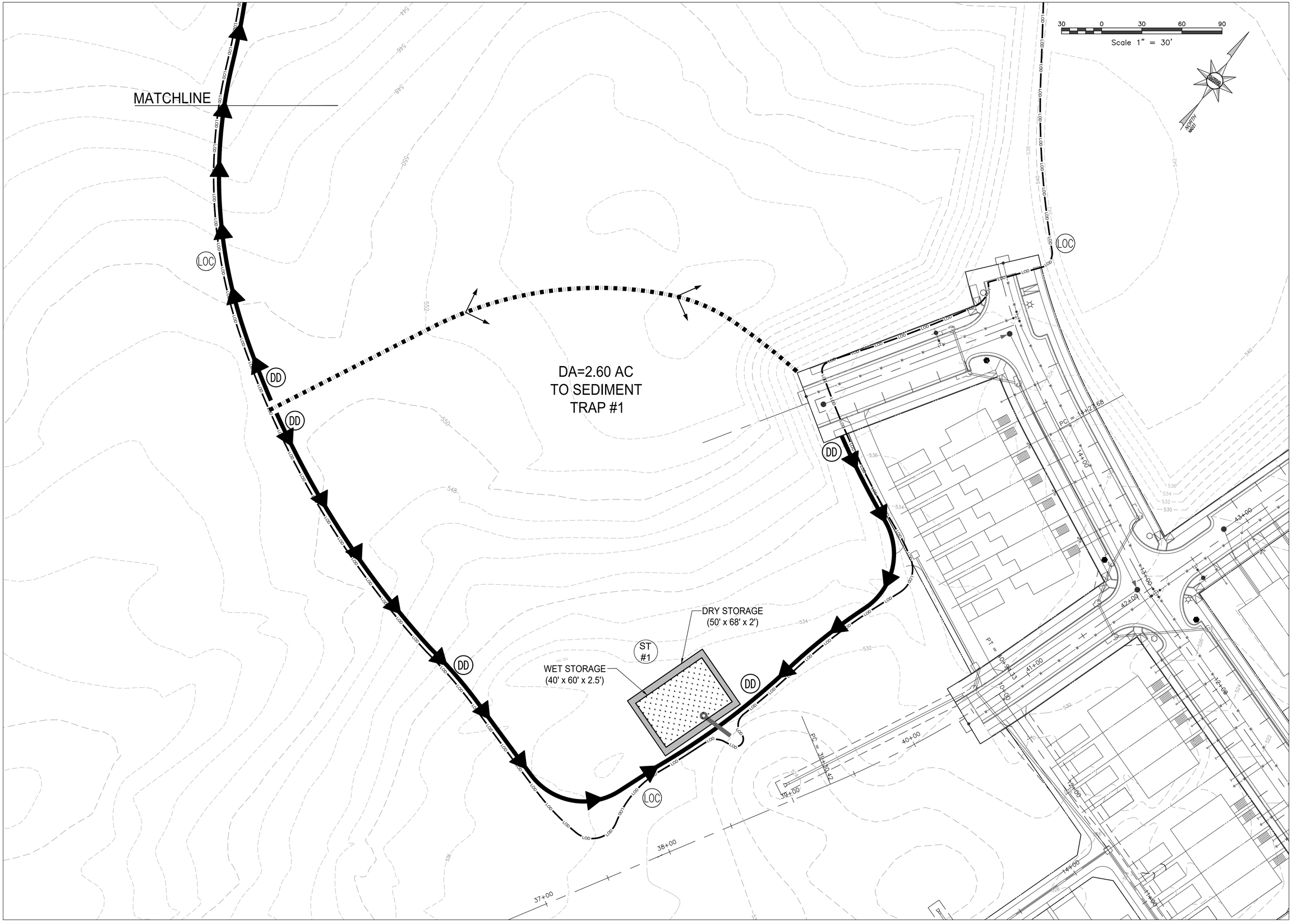
JOB NO.: 23182	DRAWN BY:
SCALE: 1"=30'	DESIGN BY:
DATE: 07/01/25	REVIEW BY:
SHEET: 7 OF 21	

SHEET TITLE

E&S PHASE 1

SHEET NUMBER

7



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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: 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

STM. ESMT

10' STM. ESMT

24" HDPE

18" HDPE

8" PVC SAN.

ACCESS ESMT

WESTMORELAND WAY

EDGEBROOK DRIVE

ABIGAIL STREET

MATCHLINE

643 8,250 S.F.
644 8,250 S.F.
645 8,250 S.F.
646 8,250 S.F.
647 8,250 S.F.
648 8,327 S.F.
649 4,276S.F.
650 2,100S.F.
651 2,100S.F.
652 2,100S.F.
653 3,150S.F.
654 3,150S.F.
655 2,100S.F.
656 2,100S.F.
657 2,100S.F.
658 3,497S.F.
659 3,540S.F.
668 3,444S.F.
669 2,101S.F.
670 2,100S.F.
671 2,100S.F.
672 2,100S.F.
673 3,150S.F.
674 3,150S.F.
675 2,100S.F.
676 2,100S.F.
677 5,765S.F.
678 6,090 S.F.
679 5,400 S.F.
680 5,400 S.F.
681 5,520 S.F.
682 5,738 S.F.

DA=0.23 AC.
C=0.68

DA=0.09 AC.
C=0.64

DA=0.23 AC.
C=0.65

DA=0.05 AC.
C=0.64

DA=0.18 AC.
C=0.67

DA=0.32 AC.
C=0.69

DA=0.60 AC.
C=0.58

DA=0.69 AC.
C=0.63

DA=0.62 AC.
C=0.60

DA=0.33 AC.
C=0.52

DA=0.48 AC.
C=0.67

DA=0.31 AC.
C=0.62

DA=0.75 AC.
C=0.54

DA=0.42 AC.
C=0.56

Scale 1" = 30'

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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: 9 OF 21

SHEET TITLE

E&S PHASE 2

SHEET NUMBER

9

MATCHLINE

DA=0.42 AC.
C=0.56

DA=0.52 AC.
C=0.58

DA=0.75 AC.
C=0.54

Scale 1" = 30'

NORTH

EDGEBROOK DRIVE

ABIGAIL STREET

BRANDYWINE STREET

ALLEY 3B33

ALLEY 3B34

ACCESS ESMT

8" PVC SAN.

680 5,400 S.F.
681 5,520 S.F.
682 5,758 S.F.
683 5,737 S.F.
684 5,738 S.F.
685 6,754 S.F.
673 3,150S.F.
672 2,100S.F.
671 2,100S.F.
670 2,101S.F.
669 3,444S.F.
668 3,497S.F.
654 3,150S.F.
655 2,100S.F.
656 2,100S.F.
657 2,100S.F.
658 3,497S.F.
667 3,498S.F.
666 2,100S.F.
665 2,101S.F.
664 4,739S.F.
663 4,017S.F.
662 4,017S.F.
661 2,100S.F.
660 2,100S.F.
659 3,540S.F.
854 6,843 S.F.
855 6,388 S.F.
856 6,283 S.F.
857 5,591 S.F.

IP
LOC
LOD

MRA

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HUNTFIELD - PHASE 4

CONSTRUCTION DRAWINGS

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

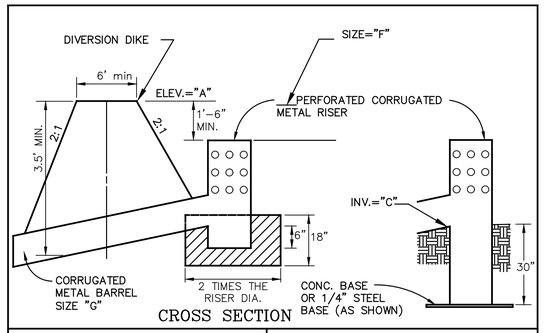
SHEET: 10 OF 21

SHEET TITLE

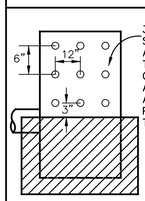
E&S PHASE 2

SHEET NUMBER

10

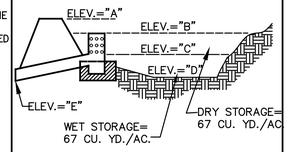


CROSS SECTION



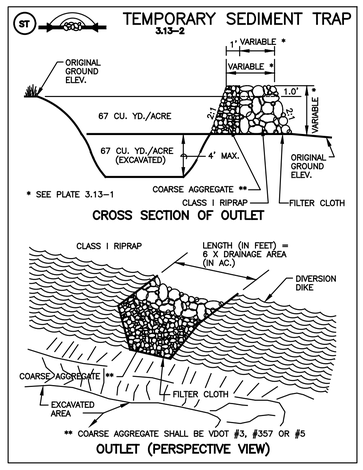
3 ROWS OF 1" HOLES SPACED 6" APART (V); AND 12" (H) (9 HOLES TOTAL). A GRAVEL CONE OF VDOT #1 CRUSHED AGGR. SHALL BE PLACED AROUND THE RISER TO PREVENT CLOGGING OF THE PERFORATIONS.

PERFORATED RISER DETAIL



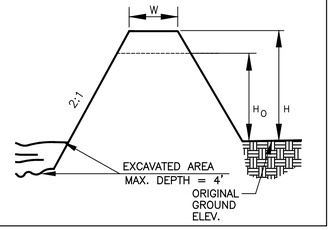
STORAGE VOLUME REQUIRED

TEMPORARY SEDIMENT TRAP STRUCTURE DETAIL



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

WV PROFESSIONAL CERTIFICATION:

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DATE	REVISION	REV NO.

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

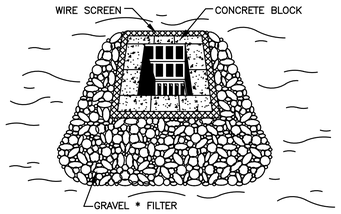
JOB NO.: 23182	DRAWN BY:
SCALE: 1"=30'	DESIGN BY:
DATE: 07/01/25	REVIEW BY:
SHEET: 11 OF 21	

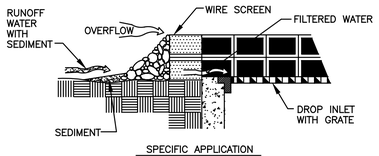
SHEET TITLE
E&S DETAILS

SHEET NUMBER
11

STORM DRAIN INLET PROTECTION 3.07-3 (IP)

BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER



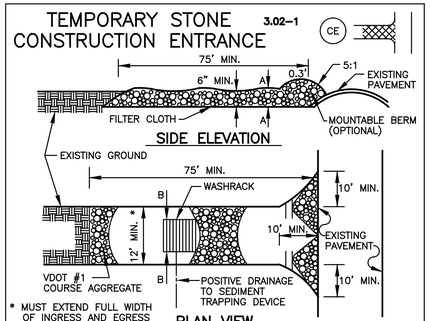


SPECIFIC APPLICATION

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)

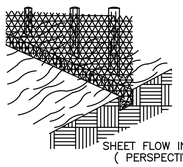
1. SET THE STAKES.



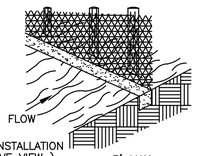
2. EXCAVATE A 4" X 4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.



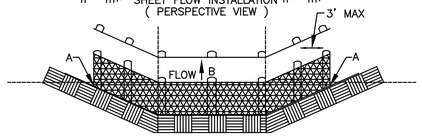
3. STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.



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

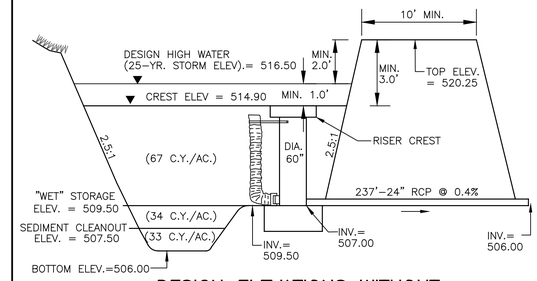
    WITHOUT EMERGENCY SPILLWAY:
    ASSUMED AVAILABLE HEAD (h) = 1.0 ft. (USING Q_{25})
    h = DESIGN HIGH WATER ELEVATION – CREST OF RISER ELEVATION
16. RISER DIAMETER (Dr) = 60 IN. ACTUAL HEAD (h) = 1.65 Ft.
    (FROM PLATE 3.14-8)
    NOTE: AVOID ORIFICE FLOW CONDITIONS.
17. BARREL LENGTH (l) = 237 Ft.
    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.

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RICHARD J. DYER REGISTERED 20684 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 12/31/25

WV PROFESSIONAL CERTIFICATION:

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DATE	REVISION	REV NO.

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HUNTFIELD - PHASE 4

CONSTRUCTION DRAWINGS

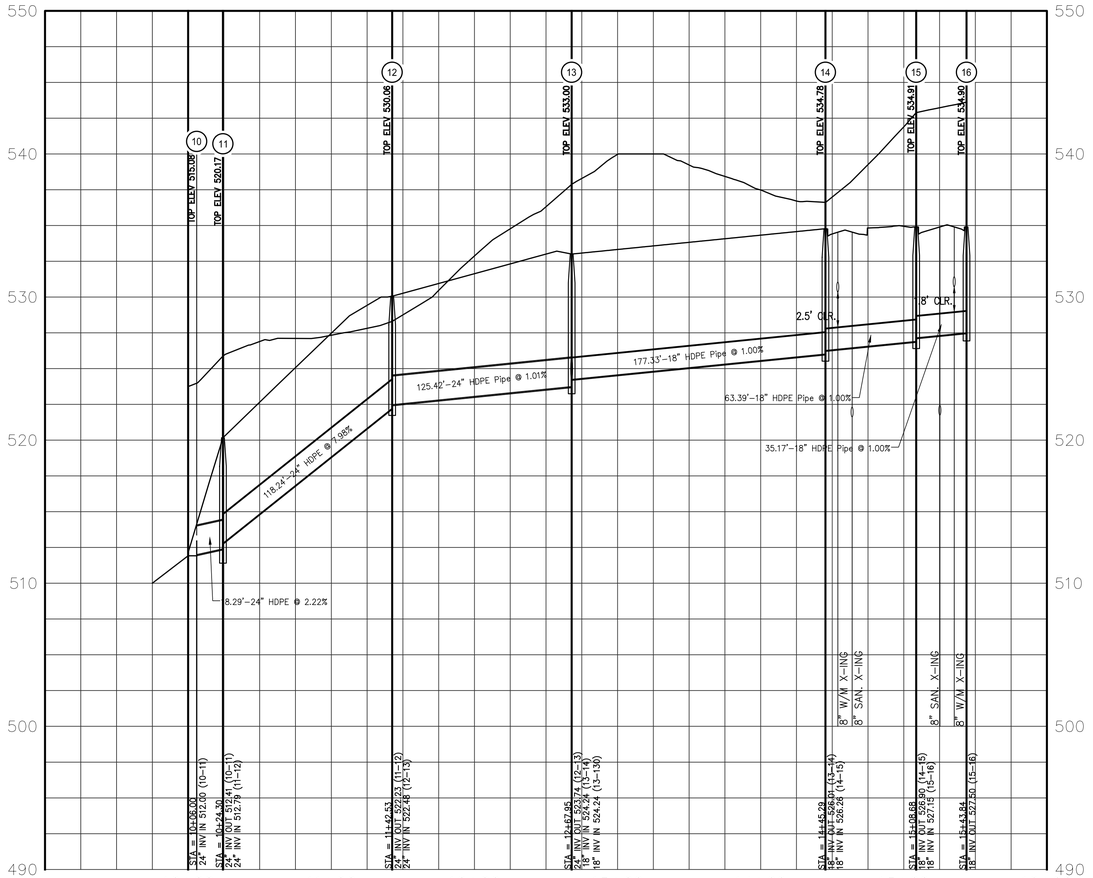
CITY OF CHARLES TOWN, WEST VIRGINIA

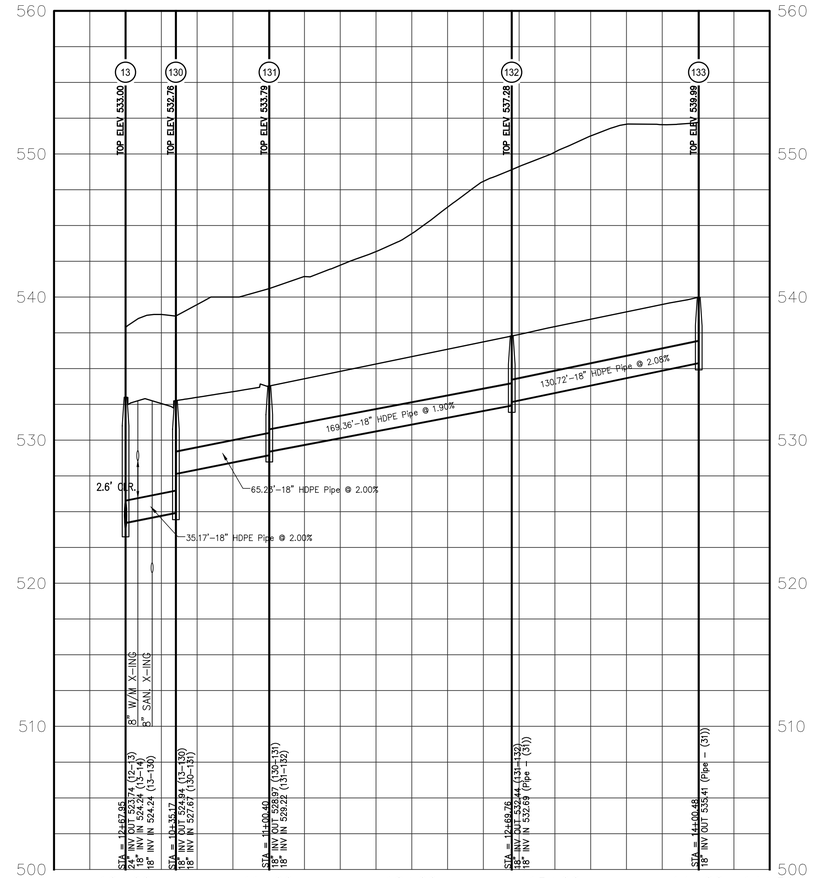
JOB NO.: 23182	DRAWN BY:
SCALE: 1"=30'	DESIGN BY:
DATE: 07/01/25	REVIEW BY:

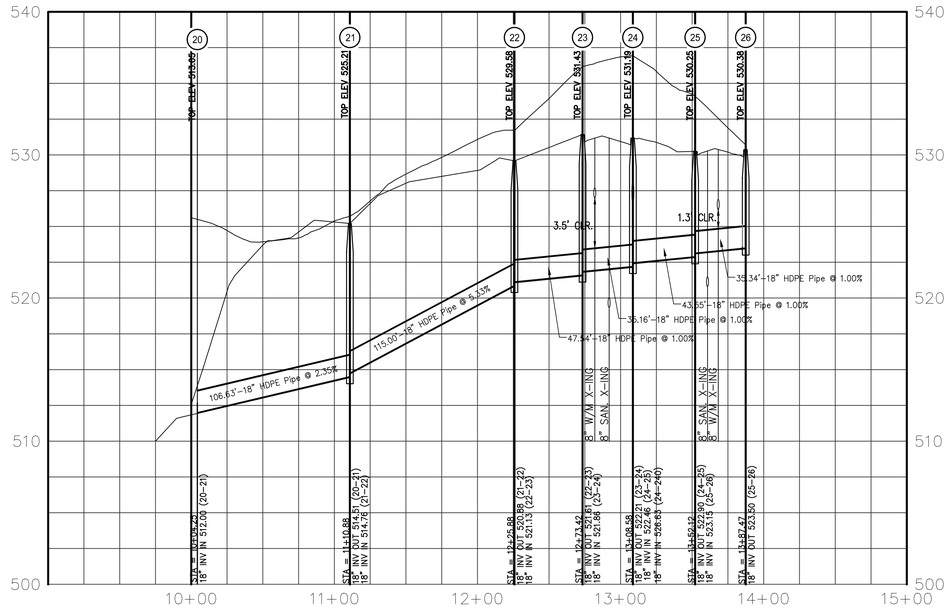
SHEET: 12 OF 21

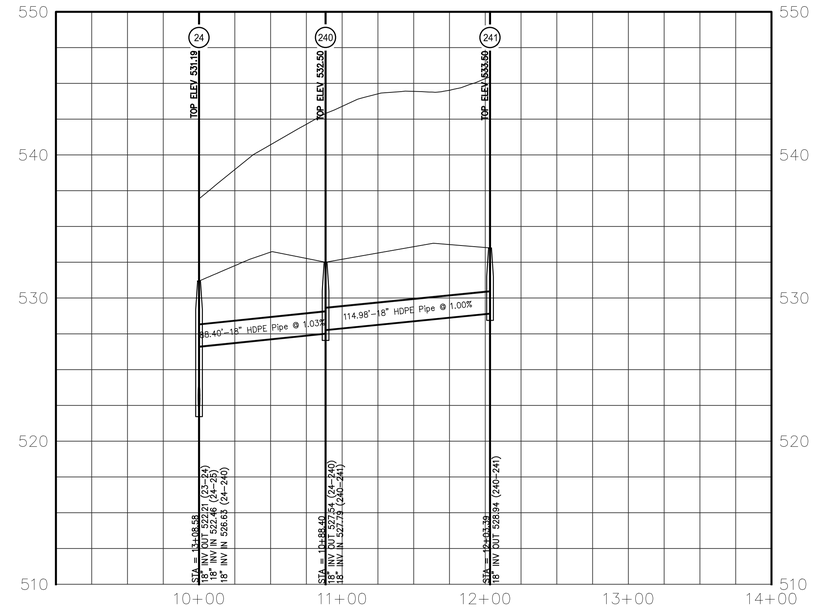
SHEET TITLE: E&S DETAILS

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

WV PROFESSIONAL CERTIFICATION:

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DATE

REVISION

REV NO.

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HUNTFIELD - PHASE 4

CONSTRUCTION DRAWINGS

CITY OF CHARLES TOWN, WEST VIRGINIA

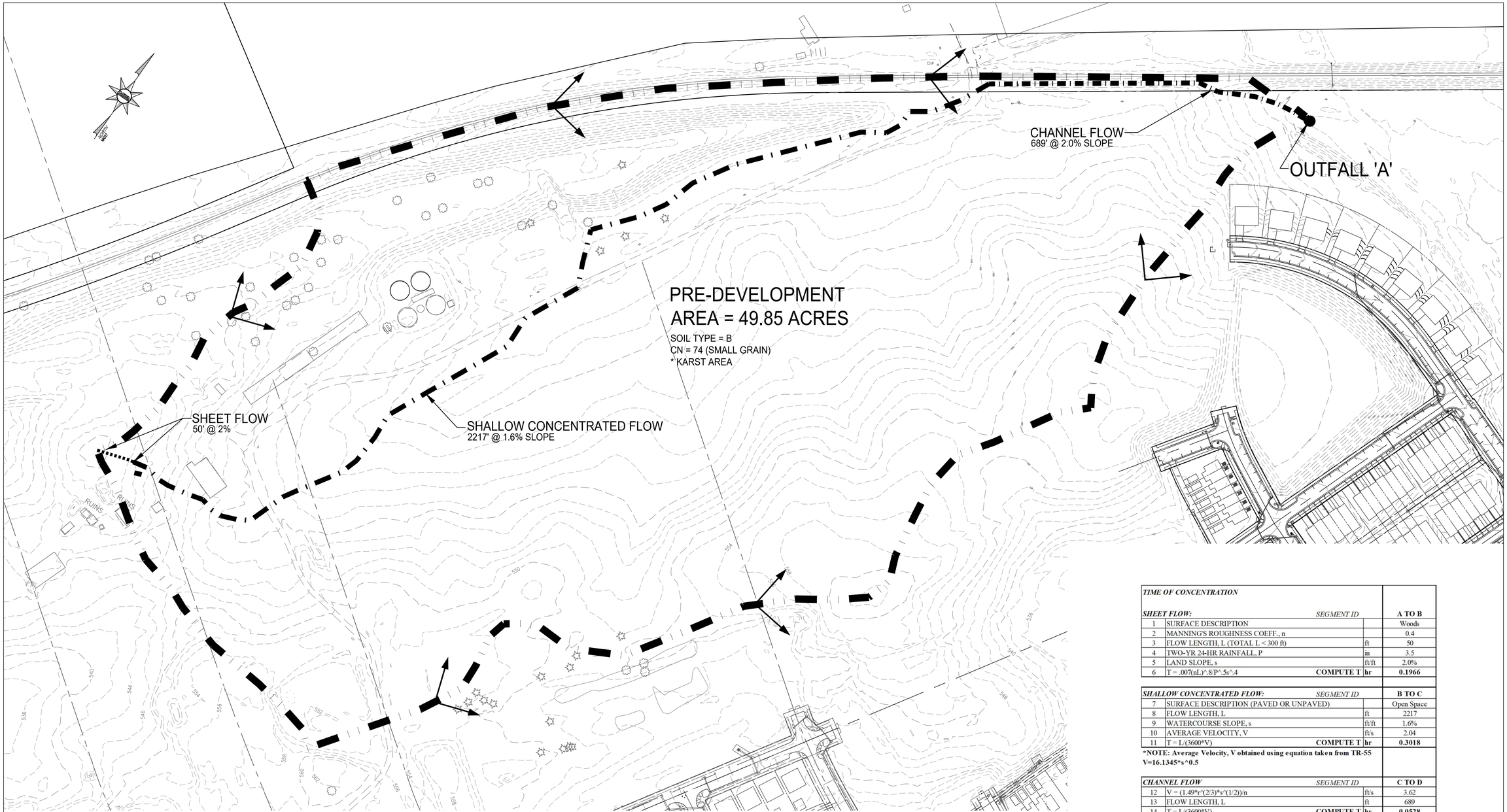
JOB NO.: 23182	DRAWN BY: JWJ
SCALE: N/A	DESIGN BY: JWJ
DATE: 07/01/25	REVIEW BY:
SHEET: 14 OF 21	

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

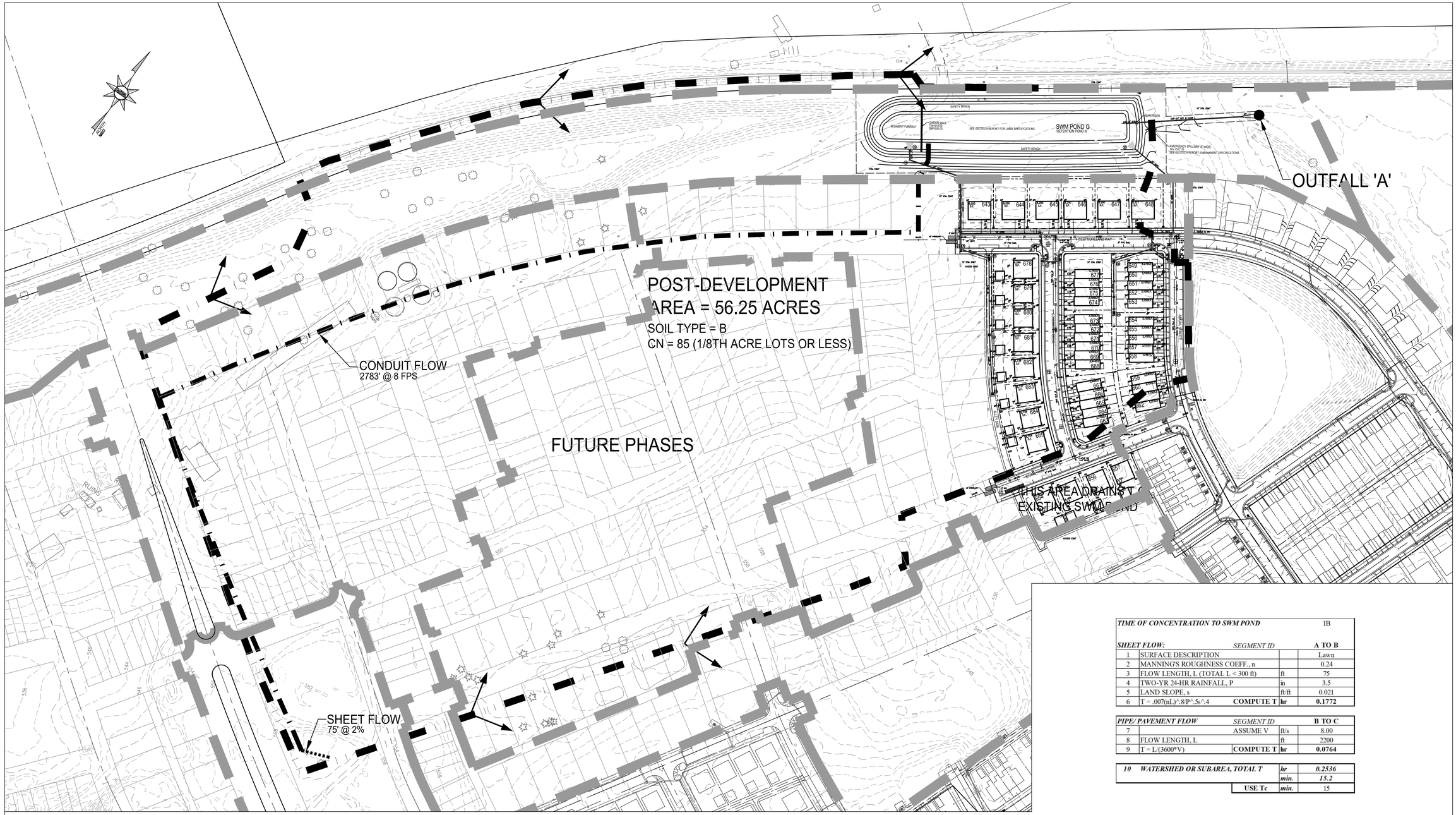
JOB NO.: 23182	DRAWN BY: JWJ
SCALE: 1"=100'	DESIGN BY: JWJ
DATE: 07/01/25	REVIEW BY:
SHEET: 15 OF 21	

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:

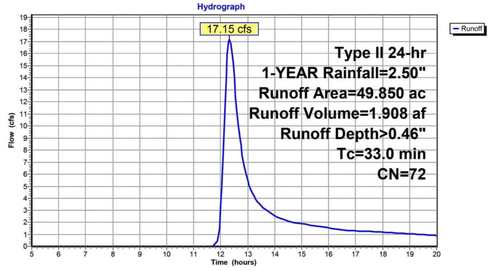
Runoff = 17.15 cfs @ 12.33 hrs, Volume= 1.908 af, Depth> 0.46"
Routed to nonexistent node Karst

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:

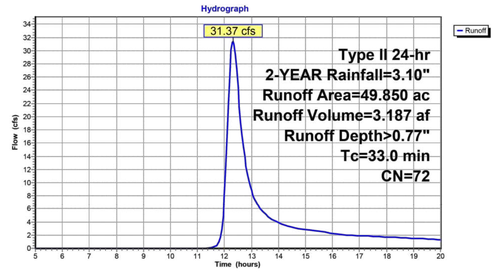
Runoff = 31.37 cfs @ 12.31 hrs, Volume= 3.187 af, Depth> 0.77"
Routed to nonexistent node Karst

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:

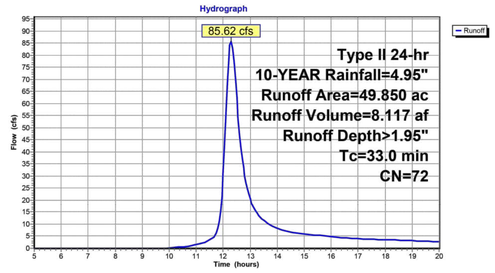
Runoff = 85.62 cfs @ 12.29 hrs, Volume= 8.117 af, Depth> 1.95"
Routed to nonexistent node Karst

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:

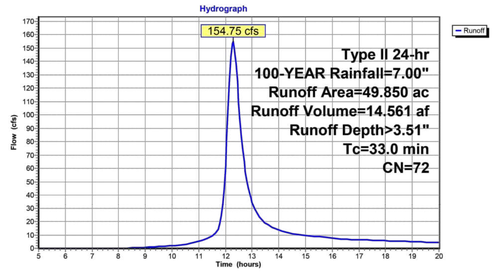
Runoff = 154.75 cfs @ 12.28 hrs, Volume= 14.561 af, Depth> 3.51"
Routed to nonexistent node Karst

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:

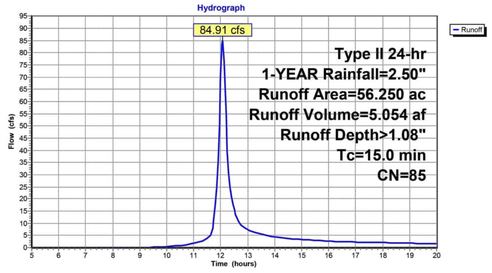
Runoff = 84.91 cfs @ 12.07 hrs, Volume= 5.054 af, Depth> 1.08"
Routed to Pond C :

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:

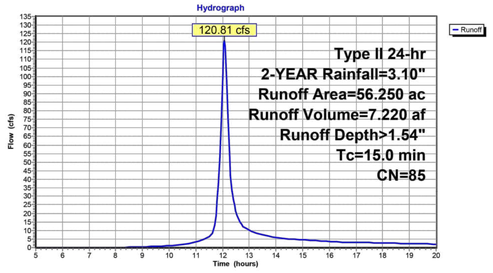
Runoff = 120.81 cfs @ 12.07 hrs, Volume= 7.220 af, Depth> 1.54"
Routed to Pond C :

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:

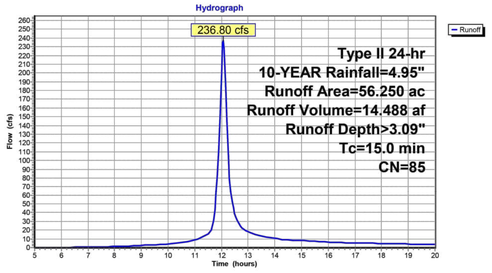
Runoff = 236.80 cfs @ 12.07 hrs, Volume= 14.488 af, Depth> 3.09"
Routed to Pond C :

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:

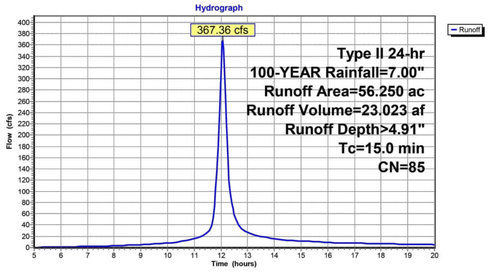
Runoff = 367.36 cfs @ 12.06 hrs, Volume= 23.023 af, Depth> 4.91"
Routed to Pond C :

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.

MRA
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ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
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ABINGDON, MD 21009
410-515-9000
MRAGTA.COM

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: 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

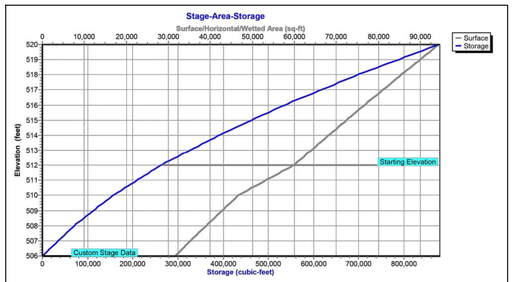
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
506.00	31,575	0	0
508.00	38,959	70,534	70,534
510.00	46,600	85,559	156,093
512.00	59,852	106,452	262,545
514.00	68,143	127,995	390,540
516.00	76,674	144,817	535,357
518.00	85,430	162,104	697,461
520.00	94,419	179,849	877,310

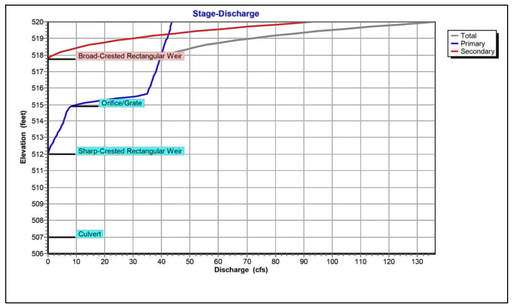
Device	Routing	Invert	Outlet Devices
#1	Primary	507.00'	**24.0" Round Culvert** L= 200.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 507.00' / 506.00' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf
#2	Device 1	512.00'	**1.0' long Sharp-Crested Rectangular Weir** 2 End 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			

MRA
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ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
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SUITE A
ABINGDON, MD 21009
410-515-9000
MRAGTA.COM

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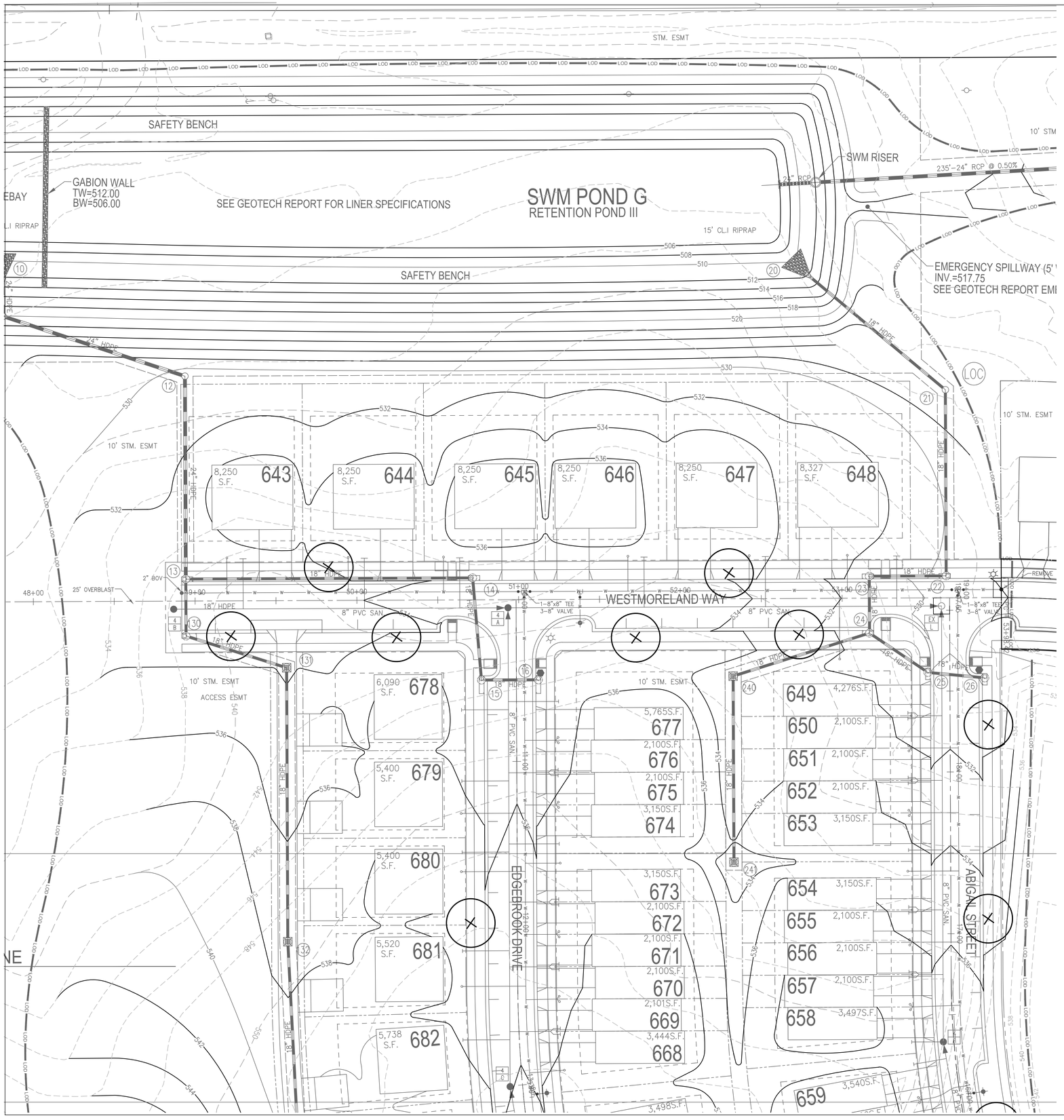
HUNTFIELD - PHASE 4
CONSTRUCTION DRAWINGS
CITY OF CHARLES TOWN, WEST VIRGINIA

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 garden – 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:

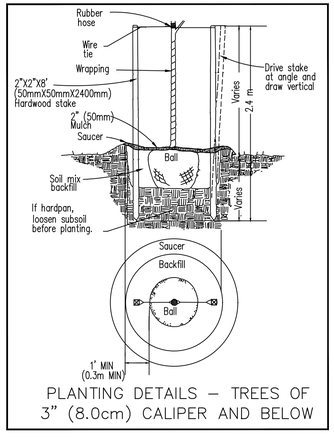
Trees – 1 per 2000 Sq.Ft	=	12 Trees
Shrubs – 3 per 2000 Sq.Ft.	=	36 Shrubs

Landscape Provided:

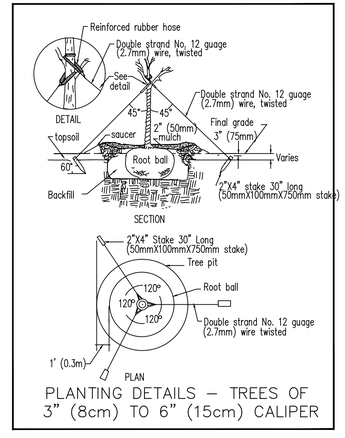
	14 Trees
See note 6 in General Notes.	36 Shrubs

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'

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. 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: 1"=30'	DESIGN BY: JWJ
DATE: 07/01/25	REVIEW BY:

SHEET: 20 OF 21

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

20



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

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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: 21 OF 21	

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

21

Huntfield List of Proffers

Proffer Amendment 3

Approval Date 8/19/24

Original Proffers: Jan 7, 2002

Resolution for Amendment of Proffers 1 - May 17, 2004

Proffer Amendment 2 - August 1, 2005

Proffer Amendment 3 – August 19, 2024

1) EDUCATION- Huntfield, proffers to dedicate up to 17 acres of land to Jefferson County Board of Education. The land proposed to be donated to the Jefferson County Board of Education shall be identified via conceptual plan within one (1) year of the effective date of this document.

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

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

4) SOILS – "Huntfield proffers to identify and remediate any known environmental conditions in any manner, method or process that meets or exceeds West Virginia Department of Environmental Protection (WVDEP) de minimus soils standards and provide the report/documentation to the purchaser indicating proper soil remediation no later than at each home settlement.

5) OVERALL PLANNING

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

   b) Huntfield proffers to construct a 8' hiker/biker trail in a location in accordance with the Master Plan and within a timeframe in accordance with the mutual agreement of the city and Huntfield.

      i) A contiguous sidewalk system from Huntfield to the Augustine Avenue Trail shall be constructed.

   c) Huntfield proffers continued participation and coordination with the Eastern Panhandle Transportation Authority (EPTA) to provide bus service between Huntfield and downtown Charles Town, and any other major Charles Town developments. Huntfield shall further present development site plans which incorporate shuttle stops and other appropriate shuttle infrastructure in the Huntfield project.

   d) Within 12 months of the full execution of this proffer amendment, Huntfield shall collect and distribute community information and future traffic volume projections and relevant data to the City, to incorporate into other/future traffic studies conducted by others.

i) Additionally, Huntfield shall cooperate with the City to provide all necessary construction easements or Right of Ways for current and future planned trails, walkways, and pedestrian crossings.

e) Lord Fairfax Street shall be developed as an alternative access point pursuant to the Huntfield Overall Composite Schematic plan with City of Charles Town Planning Commission approval date of April 12, 2005 (PREL-20107).

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

a) The City shall collect $2,448 per single family, townhome or attached villa style dwelling unit, or any other style residence approved for permit, to be used for public facilities, infrastructure, and other improvements within the City. This monetary proffered fee shall be separate and exclusive of any County imposed Impact Fee. The City Fee shall be paid at Building Permit application for each dwelling unit.

b) Huntfield proffers to dedicate to the City up to 10 (ten) acres of improved (utilities and hard surface road frontage) but vacant land, for the use and benefit of the City for the purpose of constructing, operating, and maintaining municipal facilities.

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

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

i) Minimum lot width shall be reduced to 50 feet at the street.
ii) Minimum lot area shall be reduced to 5,000 square feet.
iii) Front yard setback shall be 25 feet from the edge of pavement.
iv) Encroachment within the front yard setback shall be no more than 30% or 8.34 feet.
v) Side yard setbacks shall be reduced to 5 feet minimum.
vi) No setback from the property line for accessory structures shall be required.
vii) Minimum paving width shall be 24 feet.

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

8) CONDITIONS OF OVERALL DEVELOPMENT

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

Huntfield List of Proffers

Proffer Amendment 3

Approval Date 8/19/24

The foregoing proffers are further conditioned upon the following:

a) To allow the development of not more than 3,200 homes with the Property, according to "Neo Traditional and New Urbanist Planning Concepts." (*While Neo-Traditional Development often features primarily rear loaded homes, the intent of this agreement is to allow front loaded homes in designated areas so long as the development, as a whole, is in keeping with Neo-Traditional design including, but not limited to, walkability, connectivity, mixed-houses, quality architecture and design, urban design, increased density, and open space.*) Note, this is not an all-inclusive or exhaustive list of the characteristics of neo-traditional style but is used to illustrate the larger development style. All plans for the development of the Property now and in the future may be administered, at the option of Huntfield, under the Neighborhood Residential zoning classification with the following conditions:

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

c) Huntfield will dedicate 15% of the total land area to open and recreational space. All active and passive recreational facilities provided in Huntfield shall be credited towards the 15% open space requirements specified herein. In addition, Huntfield will provide a minimum 50-foot buffer on either side of Bullskin Run measured from the edge of the stream bank and a landscaped 50-foot buffer along major highways (i.e. US Route 340, 340 Bypass, WV Route 9).

d) Maximum Building Heights shall be as follows:

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

   ii) Townhouse - 45' (forty-five feet), but no more than 4 (four) stories Multi-Family - 55' (fifty-five feet), but not more than 4 (four) stories

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

e) Minimum Lot Widths shall be as follows:

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

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

f) Minimum Lot Sizes shall be as follows:

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

ii) Townhouses – 1,600 square feet;

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

h) Townhouse units shall be permitted at a maximum density of 16 units per net acre;

i) Multi-family units, as defined in the City's zoning ordinances, shall be permitted within Huntfield consistent with the City of Charles Town Zoning and Subdivision Ordinance requirements.

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

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

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

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

n) The designated Village Center shall be permitted for Central Business District, General Commercial and Neighborhood Residential uses as defined in the present City of Charles Town Zoning Ordinance. The designed Neighborhood Centers shall be permitted for Office Residential, Neighborhood Residential and Neighborhood Commercial uses as defined in the present City of Charles Town Zoning Ordinance. Future changes in the existing Zoning Ordinances shall be made Applicable to this paragraph.

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

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

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

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

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

t) Garage Configuration:

The areas shaded and/or hatched and noted in Exhibit A as Zone 1, Zone 2, and Zone 3 are subject to specific garage configuration conditions as follows:

i) **Zone 1**: The use of rear entry, alley access parking or rear-loading detached or attached garages for residential garage parking is required. The homes in Zone 1 must provide parking to the rear of the home as indicated in Exhibit A.

ii) **Zone 2**: Single family attached or detached residential units with front loading garages or parking (defined as access from street facing front of the home) are permitted without a recessed garage requirement so long as a minimum 25' length minimum driveway is provided extending from back of sidewalk to the front of the garage. Zone 2 includes all land shown/illustrated within Exhibit A.

iii) **Zone 3**: Single family attached or detached residential units with front loading garages or parking (defined as access from the street facing front of the home) are permitted without a recessed garage requirement so long as a minimum 25' length minimum driveway is provided extending from back of sidewalk to the front of the garage. Zone 3 includes all the land as noted (and not illustrated) within Exhibit A to include the remaining 481.25 deeded acres to the northwestern side of railroad tracks.

v. Community Pool and Associated Facilities:

iv) Huntfield proffers the design, permitting, and construction of a community swimming pool, pool club house with bathroom facilities and associated parking lot in similar layout

and conformance with the Huntfield Recreation Center preliminary plans (PP-20125).

(1) Community Pool shall be a minimum of 4,500+ /sf, inclusive of access steps, 3' shallow end and up to 8' deep end, and a 800+ /sf Children's pool.

(2) Single Story Pool clubhouse (min 2,100/sf) with men's and women's restroom, locker room, and changing room facilities.

(3) Parking area consistent with approved preliminary plans.

(4) Pool and associated land and facilities shall be dedicated to HOA upon completion (defined as issuance of Use & Occupancy Permit) and before use by any residents. HOA shall furnish, supply, operate, and manage facilities from acceptance of facility without financial assistance or contribution from Developer or City.

(5) The Pool, Clubhouse and all associated site work shall be complete, dedicated to the HOA, and able to be used by all residents within two (2) years of the effective date of this signed Proffer Amendment.

(6) All basketball courts, recreational equipment and green space shall be built out consistent with the Huntfield Recreation Center preliminary plans (PP-20125). The construction of the basketball courts and recreational equipment shall commence no later than the time the pool dedication occurs to the HOA and completed and ready for usage within one (1) year.

9) ZONING YIELD

a) Approved under the zoning shall be 3,200 residential units of single family detached, single family attached, multi-family, and 200,000 to 1,000,000 square feet commercial, retail, and office development. If desired, Huntfield may produce a market study identifying the potential to increase the total square footage of commercial, retail and office space beyond the required minimum of 200,000 square feet. In order to achieve the desired maximum commercial development of 1,000,000 square feet, the City acknowledges that Floor Area Ratios (FAR's) of greater than 1 or building heights of 75 feet may be considered by the City of Charles Town.

b) Phasing of development or building permits – No phasing of development or building permits will be imposed with the exception of Article 10.a as outlined herein. (Subject to availability of adequate infrastructure facilities).

10) SEQUENCE OF DEVELOPMENT

a) All lots in Zone 1 as defined herein, shall have homes/residences constructed and fully built out prior to any residential construction is permitted to commence in Zone 3 (as defined herein). All land within Zone 2 is specifically excluded from this restriction.

Huntfield List of Proffers

Proffer Amendment 3

Approval Date 8/19/24

Proffer Amendment 3 Adopted by Council the 19th day of August, 2024

Robert M. Trainor
Mayor

John Nissel
City Manager/Clerk

Dan Ebersole
DR Acquisitions, LLC, Manager

EXHIBIT 1

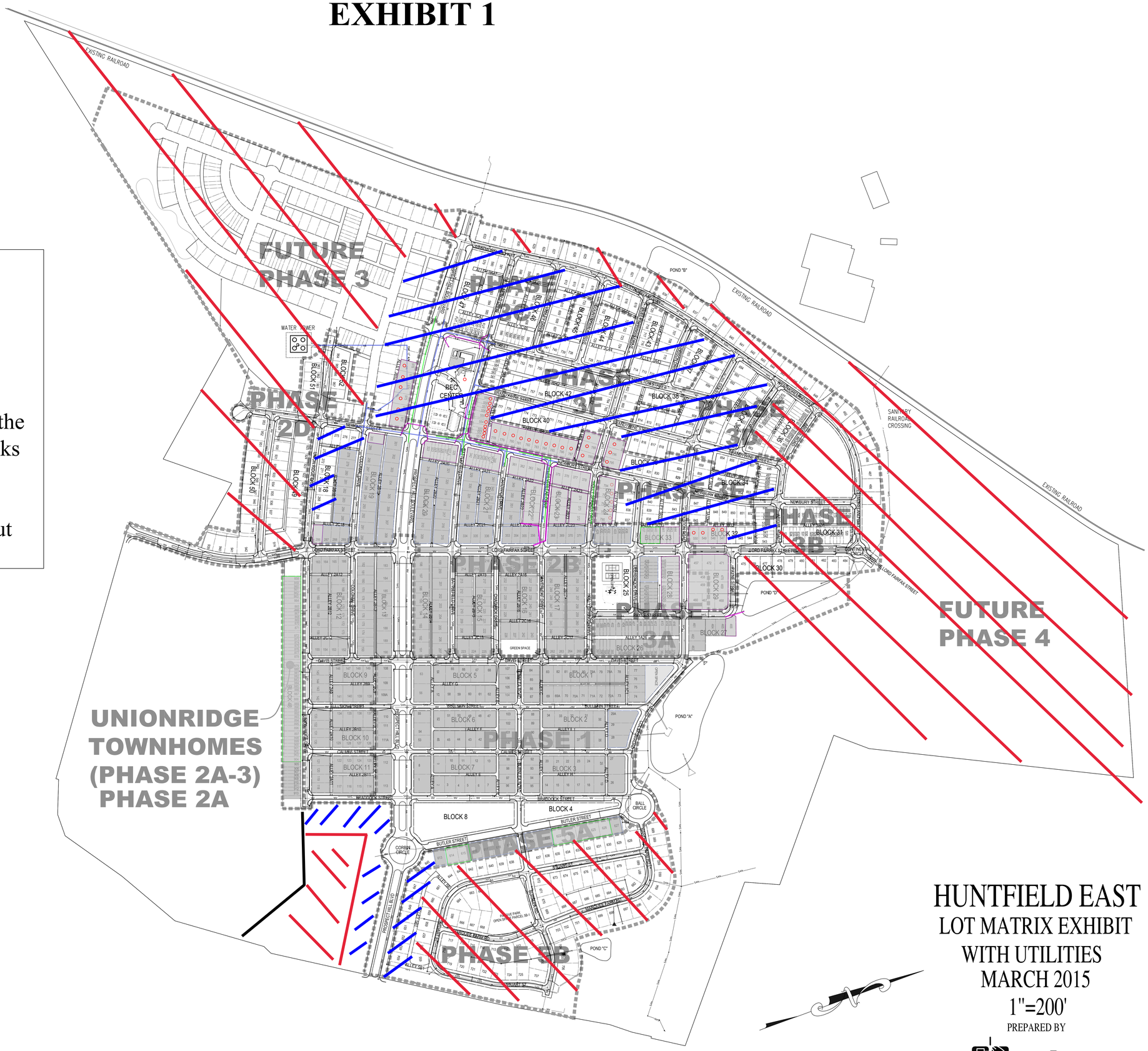
Legend

Zone 1 =

Zone 2 =

Zone 3 = Remaining 481.25 acres to the Northwestern side of the railroad tracks

Gray shaded
*previously developed and/or built out prior to the date of this amendment



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

PREPARED BY

urban
Planners Engineers Landscape Architects Land Surveyors

Modified July 19, 2024 by DRB

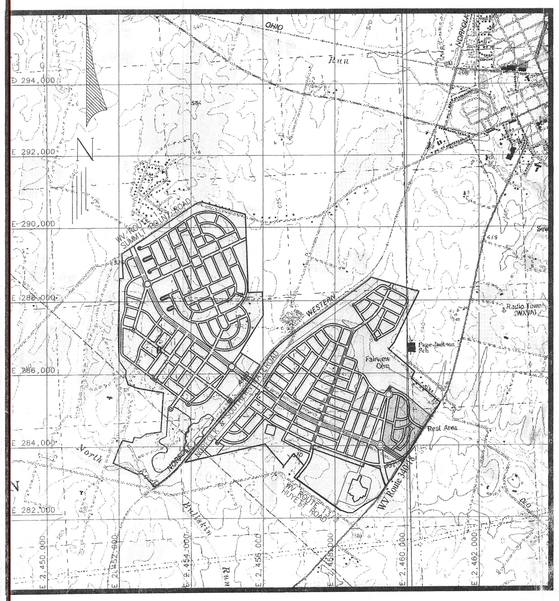
SCHEMATIC PLAN
HUNTFIELD - OVERALL COMPOSITE SCHEMATIC
TAX MAP 11, PARCEL 1 & PARCEL 2
HUNTFIELD, L.C. - DEED BOOK 949 PAGE 203
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WV

OWNER / DEVELOPER

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

VICINITY MAP

SCALE : 1"= 2000'



SBRD 2004-0003	Huntfield Phase 3A Section 1 Record Plat	Approved	5/24/2004
SBRD 2004-0003	Huntfield Phase 3A Section 2 Record Plat	Approved	6/28/2004
STPL 2004-0006	Huntfield Phase 3B (Site Plan)	In Review	
STPL 2004-0007	Huntfield Phase 3C (Site Plan)	In Review	

SCHEMATIC PLAN REQUIREMENTS AND SUBMISSION

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

Table 1

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

LAND AREA

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

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

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

SURROUNDING LAND USE AND EXISTING STREETS

Surrounding Land Use

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

Existing Streets

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

NATURAL FEATURES

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

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

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

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

ZONING REQUIREMENTS

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

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

Items Required in the Zoning Ordinance	*HUNTFIELD – Overall Composite Schematic Item Submitted*
Parcels 5 acres or larger	*998.8 Acres*
Mix of uses	*Mixed-Use Development*
Compatible with surrounding uses	*Compatible with existing subdivisions*
50% of total area to be residential	*Required: 499.4 Acres* *Provided: 612.9 Acres includes ROW* ** An additional 74.1 acres not counted towards the Residential Area Requirements has been provided for school facilities* **An additional 12.9 acres not counted towards the Residential Area has been provided in Municipal Use Parcels* **An additional 14.7 acres not counted towards the Residential Area has been provided by parcels designated as Active Community Centers*
15% of area (less streets, sidewalks & drainage) in open space	*Required: 149.8 Acres* *Provided: 228.2 Acres includes open space medians* **An additional 38.5 acres of open space not counted towards the open space requirements is provided within the School Site*
Not less than 10% in office/retail * Includes 44 Live/Work Units	*Required: 99.9 Acres* *Provided: 26.1 Acres* **See "Commercial" Section of this document*
Residential Lots Provided	*1,203 Single Family* *692 Townhomes* *381 Multi-Family* *600 Age-Restricted SFD Lots (Washington Homes)* *44 Live/Work (Counted as Commercial Area)* *3,200 Total Dwelling units*

Items Required in the Zoning Ordinance	*HUNTFIELD – Overall Composite Schematic Item Submitted*
Number of lots: land area in sq. ft. / 10,000 *Note: For Townhome developments, each five (5) acres developed as townhouses constitutes 1 lot	*Required: 4,351 Lots Maximum* *Provided: 2,523 Lots* *Townhome Acreage = 74.6 acres* *Equivalent # Townhome Lots = 74.6 acres/5 = 15 Lots* *Total # Lots = (3,200 Units – 692 Townhomes) + 15 Equivalent # Townhome Lots = 2,523 Lots* *Number of Lots: 43,507,728 sq. ft. / 10,000 = 4,351 Lots*
Overall Maximum Residential Density *Note: For Townhome developments, each five (5) acres developed as townhouses constitutes 1 lot	*Required: Not to exceed 10 Units / Acre* *Provided: 2.5 Units/Acres* *Townhome Acreage = 74.6 acres* *Equivalent # Townhome Lots = 74.6 acres/5 = 15 Lots* *Total # Lots = (3,200 Units – 692 Townhomes) + 15 Equivalent # Townhome Lots = 2,523 Lots* *Overall density: 2,523 Lots / 998.8 Acres = 2.5 Units/Acres*
Maximum Density - Multi-Family	*Required:* not exceed 20 units per acre *Provided: 13.8 units/acre* *381 Units / 27.6 Acres =13.8 units/acre*
Maximum Density - Townhomes	*Required:* not exceed 10 units per acre *(modified per Huntfield proffers to 16 units/acre)* *Provided: 9.3 units/acre* *692 Townhomes / 74.5 Total Acres Including ROW = 9.3 Units/Acre*

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

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

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

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

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

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

STATEMENT OF ACCEPTANCE

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

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

INTRODUCTION

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

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

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

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

PARCEL HISTORY

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

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

GENERALIZED LAND USE

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

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

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

Residential Area

This area consists of approximately 612.9 acres, and is projected to be developed with single family detached houses, town homes, and multi-family dwellings. It will also include an Active Adult Community as defined by the Active Adult Community Covenants. Lots sizes will vary throughout the development; however, all lots sizes will be in accordance with the proffers for the Huntfield development. All residential areas meet the density requirements set forth in the Zoning Ordinance except where modified by the Huntfield proffers. An additional 74.1 acres not counted towards the residential requirements has been provided for school facilities, and an additional 12.9 acres have been provided as Municipal Use Parcels. Municipal Use Parcel #1 contains approximately 5.4 acres and is a proposed location for a public administration building and potential train and/or Pan-Tran bus stations. Municipal Use Parcel #4, which contains approximately 3.0 acres, is also a potential location for train and/or Pan-Tran bus stations. Municipal Use Parcel #2 (1.5 acres) contains the water tower, and Municipal Use Parcel #3 (3.0 acres) is proposed as a ball field. Determination of final use of Municipal Parcels will be determined with future site plans. Additional areas also not included in the residential area requirements have been provided in parcels dedicated to Active Community Centers. Active Community Center #1 provides 5.5 acres, #2 provides 6.2 acres, and #3 provides 6.9 acres for a total of 14.7 acres of additional area provided by Active Community Centers. The final use and design of each Active Community Center will be determined at the site plan stage; however, they shall contain, but are not limited to the following: swimming pools, meeting facilities, and recreational facilities. These recreational amenities will be sized appropriately with adequate parking and ancillary support facilities, such as bathrooms, etc.

Commercial

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

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

Open Space

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

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

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

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

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

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

SHEET INDEX

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

Approved:

Planning Commission — Date: 4-12-2005

SCHM 2004-0002

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

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

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

Cover Sheet & Narrative

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

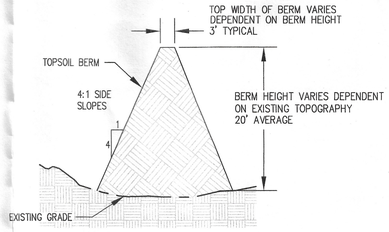
DATE: NOVEMBER 2004
SCALE: AS SHOWN C.I. N/A

SHEET 1 OF 5

PREL-20107

TYPICAL SECTION
RAILROAD BERM

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

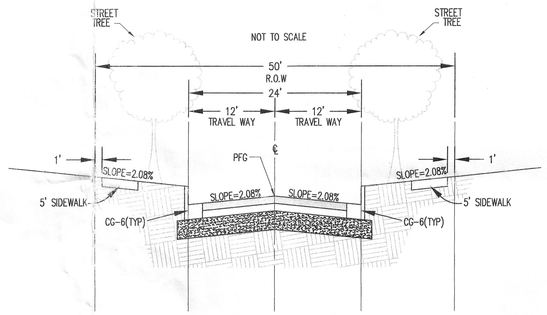


TYPICAL SECTION
TERTIARY STREETS - ACTIVE ADULT COMMUNITY

FOR ILLUSTRATIVE PURPOSES ONLY

FINAL SECTION DETAILS TO BE APPROVED DURING SITE PLAN REVIEW

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

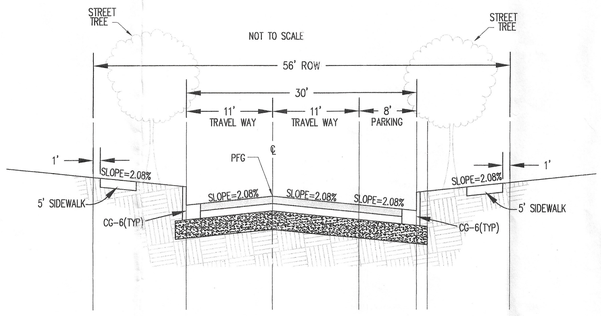


TYPICAL SECTION
TERTIARY STREETS (STANDARD DETAIL)

FOR ILLUSTRATIVE PURPOSES ONLY

FINAL SECTION DETAILS TO BE APPROVED DURING SITE PLAN REVIEW

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



TRAFFIC CIRCULATION & ANALYSIS

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

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

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

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

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

PLAN STATUS

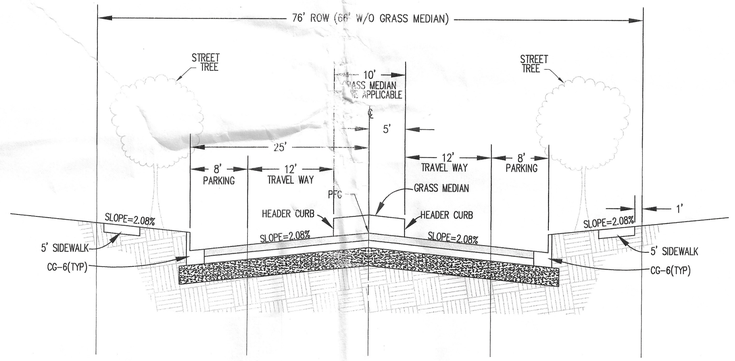
DATE	DESCRIPTION
11-29-04	FIRST SUBMISSION
12-14-04	SECOND SUBMISSION – ADDRESSED CITY COMMENTS
12-17-04	THIRD SUBMISSION – ADDRESSED SECOND SET OF CITY COMMENTS
01-04-05	FOURTH SUBMISSION – ADDRESSED VERBAL COMMENTS RECEIVED FROM CITY
02-10-05	FINAL SUBMISSION – ADDRESSED COMMENTS RECEIVED AT JANUARY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

TYPICAL SECTION
SECONDARY STREETS

FOR ILLUSTRATIVE PURPOSES ONLY

FINAL SECTION DETAILS TO BE APPROVED DURING SITE PLAN REVIEW
NOT TO SCALE

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

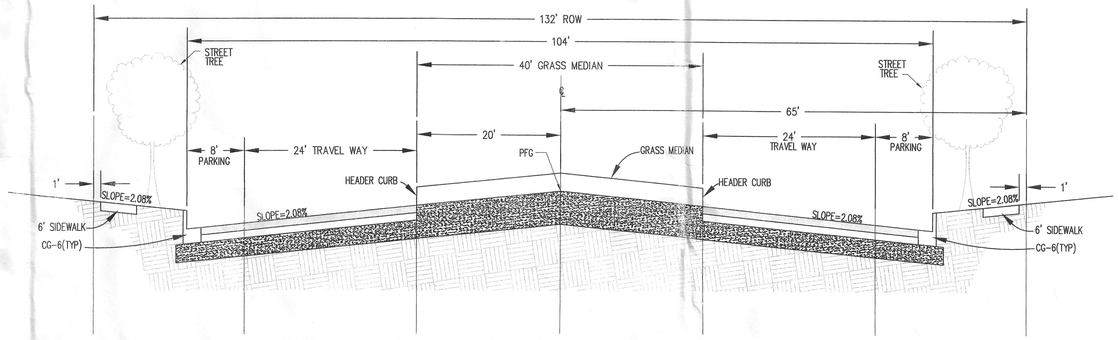


TYPICAL SECTION
PRIMARY STREET

FOR ILLUSTRATIVE PURPOSES ONLY

FINAL SECTION DETAILS TO BE APPROVED DURING SITE PLAN REVIEW
NOT TO SCALE

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



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

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

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

DAVID E. LEMLOCK
REGISTERED
#1515
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER
02-10-05

STATUS & TYPICAL SECTIONS

HUNTFIELD

OVERALL COMPOSITE SCHEMATIC

CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

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

SHEET
2
OF
5

PREL-20107

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

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

LEGEND

ROADS
- PRIMARY
- SECONDARY
- TERTIARY

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

NEIGHBORHOOD RESIDENTIAL
- SINGLE FAMILY
- SINGLE FAMILY (ACTIVE ADULT COMMUNITY)
- TOWN HOMES
- TOWN HOME REGION
- MULTI-FAMILY
- ACTIVE COMMUNITY CENTER
- MUNICIPAL USE

- COMMERCIAL
- COMMERCIAL (VILLAGE CENTER)
- SCHOOL SITE

- FLOOD PLAIN
- WETLAND AREA
- SW= SIDEWALK
- EXISTING ROADS
- HUNTFIELD BOUNDARY
- TOTAL SITE AREA 998.8 ACRES

NOTES:

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

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

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

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

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

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

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

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

Urban Engineering & Associates, Inc.
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CIRCULATION & OPEN SPACE
HUNTFIELD
OVERALL COMPOSITE SCHEMATIC
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

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

SHEET 3 OF 5

PREL-20107

PARCELS AFFECTED BY THIS SCHEMATIC

DIST.	MAP	PARCEL	LOT	REFERENCE DB/PG	ZONING
CTC	11A	1	1	973/335	NR
CTC	11A	2	2	983/357	NR
CTC	11A	3	3	976/549	NR
CTC	11A	4	4	966/353	NR
CTC	11A	5	5	966/353	NR
CTC	11A	6	6	976/351	NR
CTC	11A	7	7	976/288	NR
CTC	11A	8	8	986/738	NR
CTC	11A	9	9	984/39	NR
CTC	11A	10	10	990/243	NR
CTC	11A	11	11	979/8	NR
CTC	11A	12	12	984/37	NR
CTC	11A	13	13	970/615	NR
CTC	11A	14	14	983/408	NR
CTC	11A	15	15	993/697	NR
CTC	11A	16	16	984/89	NR
CTC	11A	17	17	985/481	NR
CTC	11A	18	18	982/361	NR
CTC	11A	19	19	970/615	NR
CTC	11A	20	20	949/203	NR
CTC	11A	21	21	996/207	NR
CTC	11A	22	22	991/566	NR
CTC	11A	23	23	989/725	NR
CTC	11A	24	24	993/257	NR
CTC	11A	25	25	983/284	NR
CTC	11A	26	26	979/395	NR
CTC	11A	27	27	979/602	NR
CTC	11A	28	28	983/690	NR
CTC	11A	29	29	987/405	NR
CTC	11A	30	30	985/719	NR
CTC	11A	31	31	986/82	NR
CTC	11A	32	32	985/187	NR
CTC	11A	33	33	985/189	NR
CTC	11A	34	34	985/150	NR
CTC	11A	35	35	989/639	NR
CTC	11A	36	36	988/599	NR
CTC	11A	37	37	992/533	NR
CTC	11A	38	38	949/203	NR
CTC	11A	39	39	988/418	NR
CTC	11A	40	40	949/203	NR
CTC	11A	41	41	985/156	NR
CTC	11A	42	42	983/683	NR
CTC	11A	43	43	986/80	NR
CTC	11A	44	44	984/81	NR
CTC	11A	45	45	972/613	NR
CTC	11A	46	46	972/613	NR
CTC	11A	47	47	984/85	NR
CTC	11A	48	48	982/524	NR
CTC	11A	49	49	982/682	NR
CTC	11A	50	50	982/635	NR
CTC	11A	51	51	981/531	NR
CTC	11A	52	52	982/234	NR
CTC	11A	53	53	994/15	NR
CTC	11A	54	54	949/203	NR
CTC	11A	55	55	995/48	NR
CTC	11A	56	56	997/536	NR
CTC	11A	57	57	987/63	NR
CTC	11A	58	58	987/14	NR
CTC	11A	59	59	987/184	NR
CTC	11A	60	60	988/585	NR
CTC	11A	61	61	989/59	NR
CTC	11A	62	62	989/57	NR
CTC	11A	63	63	949/203	NR
CTC	11A	64	64	990/539	NR
CTC	11A	65	65	990/539	NR
CTC	11A	66	66	990/539	NR
CTC	11A	67	67	982/147	NR
CTC	11A	68	68	979/466	NR
CTC	11A	69	69	995/569	NR
CTC	11A	69A	69A	949/203	NR
CTC	11A	70	70	994/506	NR
CTC	11A	70A	70A	996/242	NR
CTC	11A	71	71	949/203	NR
CTC	11A	71A	71A	994/15	NR
CTC	11A	72	72	997/526	NR
CTC	11A	72A	72A	995/203	NR
CTC	11A	73	73	995/484	NR
CTC	11A	74	74	994/504	NR
CTC	11A	75	75	996/544	NR
CTC	11A	76	76	986/180	NR
CTC	11A	77	77	995/108	NR
CTC	11A	78	78	998/153	NR
CTC	11A	78A	78A	997/690	NR
CTC	11A	79	79	994/15	NR
CTC	11A	79A	79A	998/151	NR
CTC	11A	80	80	997/558	NR
CTC	11A	80A	80A	997/613	NR
CTC	11A	81	81	994/15	NR
CTC	11A	82	82	998/149	NR
CTC	11A	83	83	997/566	NR
CTC	11A	84	84	989/31	NR
CTC	11A	85	85	989/31	NR
CTC	11A	86	86	990/539	NR
CTC	11A	87	87	989/31	NR
CTC	11A	88	88	986/78	NR
CTC	11A	89	89	977/292	NR
CTC	11A	90	90	993/491	NR
CTC	11A	91	91	985/55	NR
CTC	11A	92	92	975/265	NR
CTC	11A	93	93	971/529	NR
CTC	11A	94	94	973/521	NR
CTC	11A	95	95	979/10	NR
CTC	11A	96	96	974/340	NR
CTC	11A	97	97	996/19	NR
CTC	11A	98	98	974/670	NR
CTC	11A	99	99	981/332	NR
CTC	11A	100	100	980/682	NR
CTC	11A	101	101	981/278	NR
CTC	11A	102	102	985/226	NR
CTC	11A	103	103	986/304	NR
CTC	11A	104	104	986/137	NR
CTC	11A	105	105	988/595	NR
CTC	11A	106	106	989/12	NR
CTC	11A	107	107	988/593	NR
CTC	11A	108	108	949/203	NR
CTC	11A	109	109	949/203	NR
CTC	11A	109A	109A	994/15	NR
CTC	11A	110	110	949/203	NR
CTC	11A	111	111	949/203	NR
CTC	11A	111A	111A	994/15	NR
CTC	11A	112	112	980/476	NR
CTC	11A	113	113	980/592	NR
CTC	11A	PARK	D+E	949/203	NR
CTC	11A	COM1	C	949/203	NR
CTC	11A	COM2	F	949/203	NR

DIST.	MAP	PARCEL	LOT	REFERENCE DB/PG	ZONING
CTC	11A	CMR1	A	949/203	NR
CTC	11A	CMR2	B	949/203	NR
CTC	11A	114	114		NR
CTC	11A	115	115		NR
CTC	11A	116	116		NR
CTC	11A	117	117		NR
CTC	11A	118	118		NR
CTC	11A	119	119		NR
CTC	11A	120	120		NR
CTC	11A	121	121		NR
CTC	11A	122	122		NR
CTC	11A	123	123		NR
CTC	11A	124	124		NR
CTC	11A	125	125		NR
CTC	11A	126	126		NR
CTC	11A	127	127		NR
CTC	11A	128	128		NR
CTC	11A	129	129		NR
CTC	11A	130	130		NR
CTC	11A	131	131		NR
CTC	11A	132	132		NR
CTC	11A	133	133		NR
CTC	11A	134	134		NR
CTC	11A	135	135		NR
CTC	11A	136	136		NR
CTC	11A	137	137		NR
CTC	11A	138	138		NR
CTC	11A	139	139		NR
CTC	11A	140	140		NR
CTC	11A	141	141		NR
CTC	11A	142	142		NR
CTC	11A	143	143		NR
CTC	11A	144	144		NR
CTC	11A	145	145		NR
CTC	11A	146	146		NR
CTC	11A	147	147		NR
CTC	11A	148	148		NR
CTC	11A	149	149		NR
CTC	11A	150	150		NR
CTC	11A	151	151		NR
CTC	11A	152	152		NR
CTC	11A	153	153		NR
CTC	11A	154	154		NR
CTC	11A	155	155		NR
CTC	11A	156	156		NR
CTC	11A	157	157		NR
CTC	11A	158	158		NR
CTC	11A	159	159		NR
CTC	11A	160	160		NR
CTC	11A	161	161		NR
CTC	11A	162	162		NR
CTC	11A	163	163		NR
CTC	11A	164	164		NR
CTC	11A	165	165		NR
CTC	11A	166	166		NR
CTC	11A	167	167		NR
CTC	11A	168	168		NR
CTC	11A	169	169		NR
CTC	11A	170	170		NR
CTC	11A	171	171		NR
CTC	11A	172	172		NR
CTC	11A	173	173		NR
CTC	11A	174	174		NR
CTC	11A	175	175		NR
CTC	11A	176	176		NR
CTC	11A	177	177		NR
CTC	11A	178	178		NR
CTC	11A	179	179		NR
CTC	11A	180	180		NR
CTC	11A	181	181		NR
CTC	11A	182	182		NR
CTC	11A	183	183		NR
CTC	11A	184	184		NR
CTC	11A	185	185		NR
CTC	11A	186	186		NR
CTC	11A	187	187		NR
CTC	11A	188	188		NR
CTC	11A	189	189		NR
CTC	11A	190	190		NR
CTC	11A	COM	2A		NR
CTC	11A	PARK	2B		NR
CTC	11A	PARK	2C		NR
CTC	11A	191	191		NR
CTC	11A	192	192		NR
CTC	11A	193	193		NR
CTC	11A	194	194		NR
CTC	11A	195	195		NR
CTC	11A	196	196		NR
CTC	11A	197	197		NR
CTC	11A	198	198		NR
CTC	11A	199	199		NR
CTC	11A	200	200		NR
CTC	11A	201	201		NR
CTC	11A	202	202		NR
CTC	11A	203	203		NR
CTC	11A	204	204		NR
CTC	11A	205	205		NR
CTC	11A	206	206		NR
CTC	11A	207	207		NR
CTC	11A	208	208		NR
CTC	11A	209	209		NR
CTC	11A	210	210		NR
CTC	11A	211	211		NR
CTC	11A	212	212		NR
CTC	11A	213	213		NR
CTC	11A	214	214		NR
CTC	11A	215	215		NR
CTC	11A	216	216		NR
CTC	11A	217	217		NR
CTC	11A	218	218		NR
CTC	11A	219	219		NR
CTC	11A	220	220		NR
CTC	11A	221	221		NR
CTC	11A	222	222		NR
CTC	11A	223	223		NR
CTC	11A	224	224		NR
CTC	11A	225	225		NR
CTC	11A	226	226		NR
CTC	11A	227	227		NR
CTC	11A	228	228		NR
CTC	11A	229	229		NR
CTC	11A	230	230		NR
CTC	11A	231	231		NR
CTC	11A	232	232		NR
CTC	11A	233	233		NR

PARCELS AFFECTED BY THIS SCHEMATIC

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

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

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

GRAPHIC SCALE

400 0 200 400 800 1600

(IN FEET)
1 inch = 400 ft.

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

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

LOCATION OF SINK HOLE SIGNS
MITIGATION OF SINK HOLES TO BE IN ACCORDANCE WITH RECOMMENDATIONS FROM GEOTECHNICAL ENGINEERS

AGRICULTURAL
WINCHESTER COLD STORAGE CO., INC.

NORFOLK & SOUTHERN RAILROAD
66' WIDE RIGHT OF WAY
EX. RAILROAD

INTER-PARCEL CONNECTOR
LAND N/F OF WILLIAM P.C. PERRY EST.
200' OPEN SPACE
LAND N/F OF WILLIAM P.C. PERRY EST.
LAND N/F OF BOARD OF EDUCATION JEFFERSON CTY.
ELEMENTARY SCHOOL
CEMETARY of GIBSONTOWN
FEMA FLOOD PLAIN ZONE 'A' PER "FIRM #5400650050 C" DATED AUG. 2, 1993
EXISTING WETLANDS
SWM / BMP
UNNAMED TRIBUTARY OF EVITTS RUN
EXISTING PHASE 3B
EXISTING PHASE 3A
EXISTING PHASE 2B
EXISTING PHASE 2A
EXISTING PHASE 1
SWM
EVENTS PARKING
BALL FIELDS
LOCATION OF SINK HOLE SIGN
MITIGATION OF SINK HOLES TO BE IN ACCORDANCE WITH RECOMMENDATIONS FROM GEOTECHNICAL ENGINEERS
HIGH SCHOOL
AUGUSTINE AVE.
CHARLES TOWN BYPASS
HUYETT ROAD
WV ROUTE 13/3 HUYETT ROAD
US ROUTE 340 TO BERRYVILLE
WV ROUTE 340/15 TO CHARLES TOWN, WV
GIBSONTOWN ROAD
CAVE ROAD
SMITH
REED
BROOKER
FORD
CLABAUGH
BLAY
GRIMES
FURIOSO
JEHOVAHS WITNESSES (CHURCH)
CHICCHIRICHI
SPRUCE HILL LLC
HERTELENDY
BECKHARD
CLAYMONT SOCIETY FOR CONTINUOUS EDUCATION, INC
CLAYMONT
NORTH FORK BULLSKIN RUN
EXISTING WETLANDS
200' OPEN SPACE
NORFOLK & SOUTHERN RAILROAD 66' WIDE RIGHT OF WAY
200' OPEN SPACE

LOCUST DRIVE
SHENANDOAH DEVELOPMENT CORP.
TUSCAWILLOW DRIVE
OAKMONT DRIVE
LOCUST HILL LLC
WV ROUTE 13
CLAYMONT SOCIETY FOR CONTINUOUS EDUCATION, INC
HAMILTON AVENUE
SHERIDAN AVENUE
TAYLOR
DESHIELDS
SCHOOL HOUSE TOWN
SEVENTH DAY ADVENTIST CHURCH
JUNIOR
TURNER
HAMPTON
WV ROUTE 13 SUMMIT POINT ROAD

PREVIOUSLY APPROVED SCHEMATICS

SCHEMATICS PREVIOUSLY APPROVED AS "FUTURE DEVELOPMENT"

CURRENT SCHEMATICS

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

EXISTING TREES (WITHIN SITE LIMITS)

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

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

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

Overall Schematic Comparison, Existing Topography & Environmental Features

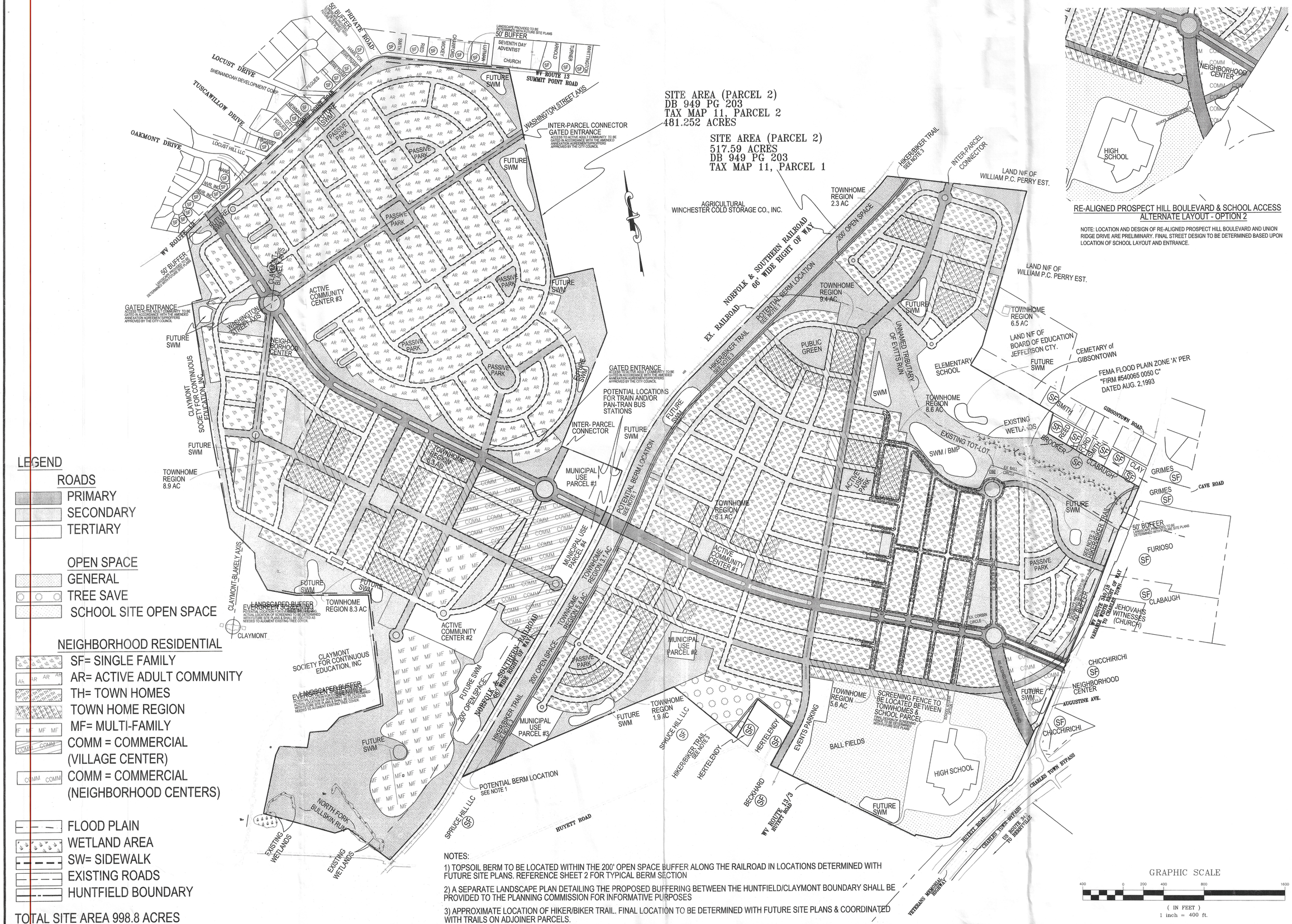
OVERALL COMPOSITE SCHEMATIC

HUNTFIELD
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=400' C.I. = 10' DATE: NOVEMBER 2004

SHEET 4 OF 5

PREL-20107



LEGEND

ROADS
- PRIMARY
- SECONDARY
- TERTIARY

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

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

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

TOTAL SITE AREA 998.8 ACRES

NOTES:

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

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

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

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

REVISIONS

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

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Overall Site Conditions

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

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

SHEET 5 OF 5

PREL-20107