CITY OF CHARLES TOWN
PLANNING COMMISSION
AGENDA • NOVEMBER 25, 2024

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

101 E Washington Street, Charles Town, WV 25414

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2.1 : October 28, 2024 Minutes
10.28.24 PC MINUTES_DRAFT.pdf
10.28.24 PC WORK SESSION_DRAFT.pdf

3. UNFINISHED BUSINESS

4. NEW BUSINESS

4.1 : **Public Hearing**: *WV2024-04* - Alex Salgado Driveway Waiver
1. Staff Report.pdf
2. Application.pdf
3. Plat.pdf
4. DoH Letter.pdf

4.2 : **Public Hearing**: *TXA2024-05* - Neighborhood Commercial Zoning District Update
1. Report.pdf

4.3 : Commission Review: *BR2024-13* - Stone Spring Phase 2 Bond Initiation
1. Staff Report.pdf
2. Application.pdf
3. Revised Bond Amount.pdf
4._KH Review.pdf

5. ADJOURNMENT

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

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

Planning Commission
101 East Washington Street
Charles Town, WV 25414

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

SCHEDULED

AGENDA ITEM (ID #)

October 28, 2024 Minutes

ATTACHMENTS:

- 10.28.24 PC MINUTES_DRAFT.pdf
- 10.28.24 PC WORK SESSION_DRAFT.pdf

CITY OF CHARLES TOWN
PLANNING COMMISSION
AGENDA • OCTOBER 28, 2024

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
Stephanie Grove, City Staff – Attorney
Kim Crosson, City Staff – Virtual

2. APPROVAL OF MINUTES

2.1: Minutes of August 26, 2024

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

2.2: Minutes of September 23, 2024 approved subject to the following: Correct date under section 4.3

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

3. UNFINISHED BUSINESS

None

4. NEW BUSINESS

4.1: BR2024-12 – Stone Spring Phase 1 Bond Reduction

Staff gave presentation

DRAFT

Motion to approve BR2024-12 – Stone Spring Phase 1 Bond Reduction

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

4.2: BR2021-13 – Stone Spring Phase 2 Bond Initiation

Staff gave presentation

PC Discussion and questions.

Motion to approve BR2021-13 – Stone Spring Phase 2 Bond Initiation subject to the following: Explanation of Note One and Note Two, with any additions the Commission may not be aware of at this time

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

4.3: ZMA2024-04 Vinton Hayes Property Rezoning

Staff gave presentation

PC Discussion and questions

Staff comments and clarification

James Perry, Applicant – gave brief presentation of project

PC questions for applicant, centering on proposed Berryville Pike entrance.

James Perry, Applicant - provided comments and clarification.

Motion to open public hearing

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

Rich Smith, Resident – Concerned about density and traffic impact. Spoke about expanding existing developments and the impacts on traffic already experiencing.

Motion to close public hearing.

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

DRAFT

Motion to recommend approval of ZMA2024-04 Vinton Hayes Property Rezoning

PC comments on project

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

4.4: POSTPONED – SLD2023-04 – LGI Homes – West Virginia LLC Fairview / Avalon preliminary plan: Moved to November 25, 2024 meeting.

Motion to adjourn

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

Meeting adjourned at 8:19 pm.

DRAFT

CITY OF CHARLES TOWN

PLANNING COMMISSION
WORK SESSION
AGENDA ● OCTOBER 28, 2024

Committee Meeting **CITY HALL** **6:00 PM**

101 E Washington Street, Charles Town, WV 25414

1. CALL TO ORDER SPECIAL WORK SESSION AT 6:00 PM

Present: Ann Paonessa, Chair
Jessica Derr
Zakhary Dunning
Jeff Hynes
Kevin Long
James Newman, City Staff - Zoning Administrator
Kim Crosson, City Staff - Virtual

2. SPECIAL WORK SESSION

2.1: Fee Schedule Updates

Staff gave presentation

SUMMARY OF DISCUSSION: Conversation regarding specific changes made to the fee schedule and if the fees cover the overall cost to ensure there are not expenses and review costs unduly accrued by The City. Discussed obtaining a fee schedule from Kimley - Horn. Questions about Board of Zoning Appeals variance versus Planning Commission waiver, appeal refunds.

2.2: Lighting Requirements

Staff gave presentation

SUMMARY OF DISCUSSION: Allow maximum light temperature of 3,000 Kelvin and keep acorn-top lighting style requirement. Require lighting be shielded, and scrap requirement for white metal halide. Spoke about the health effects of LED lighting and how to prevent potential issues. Discussed current private versus public lighting requirements and the overall design requirements. Recommended to check if there are State or Federal street-lighting requirements.

Adjourned at 6:45 pm

DRAFT

Planning Commission
101 East Washington Street
Charles Town, WV 25414

SCHEDULED

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

AGENDA ITEM (ID #)

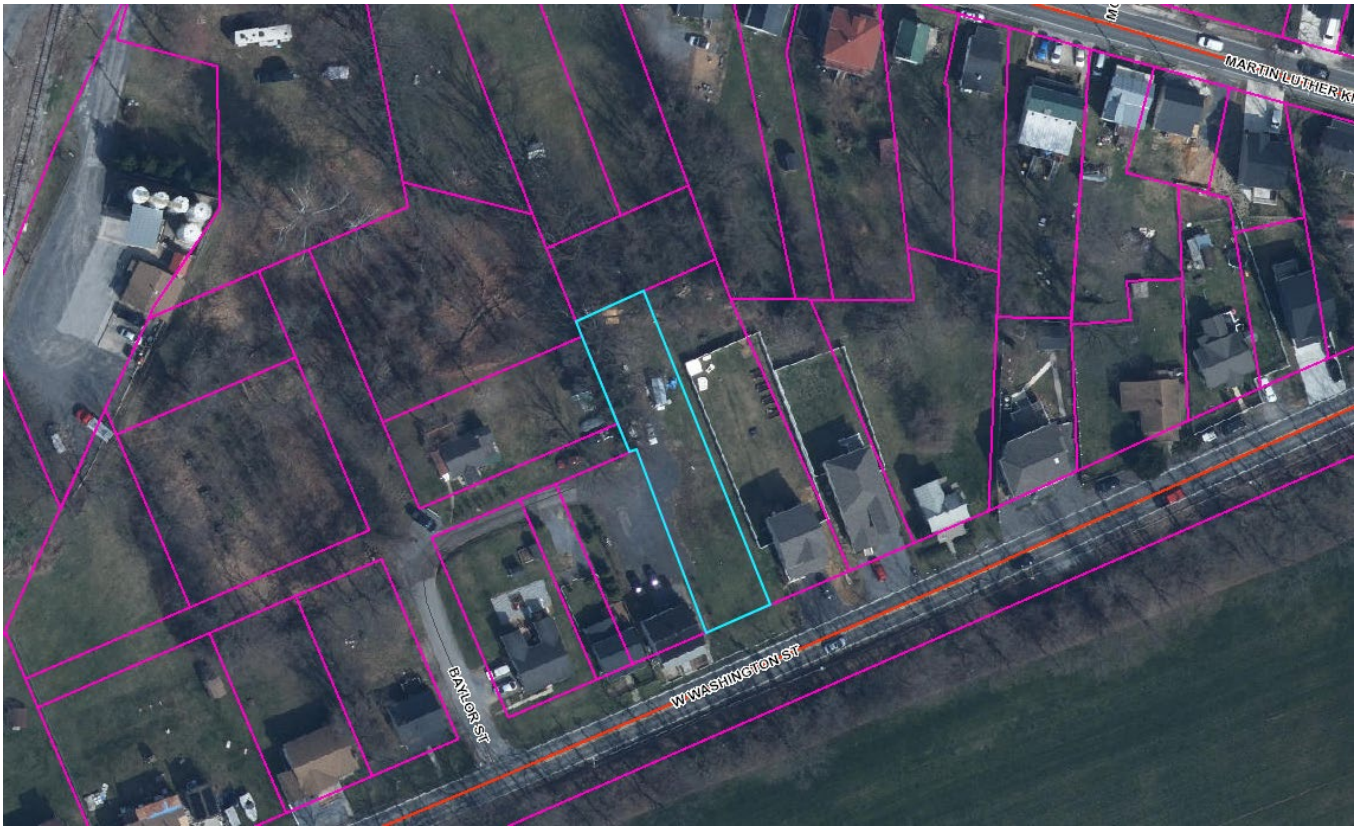
Public Hearing: *WV2024-04* - Alex Salgado Driveway Waiver

ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. Plat.pdf
- 4. DoH Letter.pdf

Waiver Request
WV2024-04

Date: For the November 25, 2024 Planning Commission meeting
Applicant: Alexander Salgado
Property Owner: MENDOZA ALEXANDER S & CHRISTINA M SALGADO
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: Waiver request from driveway requirements
Property Location: W. Washington/Baylor Streets
Current Zoning: Old Town Residential



PROJECT OVERVIEW
Request for a waiver from driveway requirements.

PROPOSAL
The applicant proposes to build develop the lot for a single family detached home/ The West Virginia Division of Highways will not grant him access for a driveway onto W. Washington Street; the only remaining access point is from Baylor Street.

REQUIREMENTS

Section 1333.07, Driveway Standards

Driveways may be used to provide a place and access for vehicular movement only between a parking area for a single residential unit of occupancy or agricultural use (farm) and a Street, Alley, or Access Drive. Driveways may be used for off-street parking. Driveways shall conform to the following:

(A) Residential Driveway entrances shall be provided from any roadway to all single-family residences in accordance with Standard Detail DE-1 or Standard Detail DE-2 (depending upon the curb and gutter requirements).

(B) There shall be no more than one (1) vehicular entrance per individual Lot on a Public Street, unless the entrances are separated by a minimum of 150 feet.

(C) Driveways at Intersections:

1. For intersections which include four or more approaches, no driveway shall be constructed closer than 40 feet to the nearest street intersection, measured at the road centerline intersection(s) and radiating 40 feet in all directions or to the nearest tangential curb-return, whichever is greater in distance.

2. For an intersection of three roadway approaches (commonly referred to as a three-way intersection), no driveways may be placed within 40 ft of the intersection along the single approach (Intersecting approach) roadway, starting at the centerline of the main (commonly referred to as the through-roadway) and measured 40 feet towards the intersecting approach or to the nearest tangential curb-return, whichever is greater in distance. Driveways may be placed on the main road (through-roadway) opposite the intersecting road (intersecting approach).

(D) Driveways shall not be located less than five (5) feet from an adjoining property unless:

1. Used as a shared Driveway between the two abutting properties.

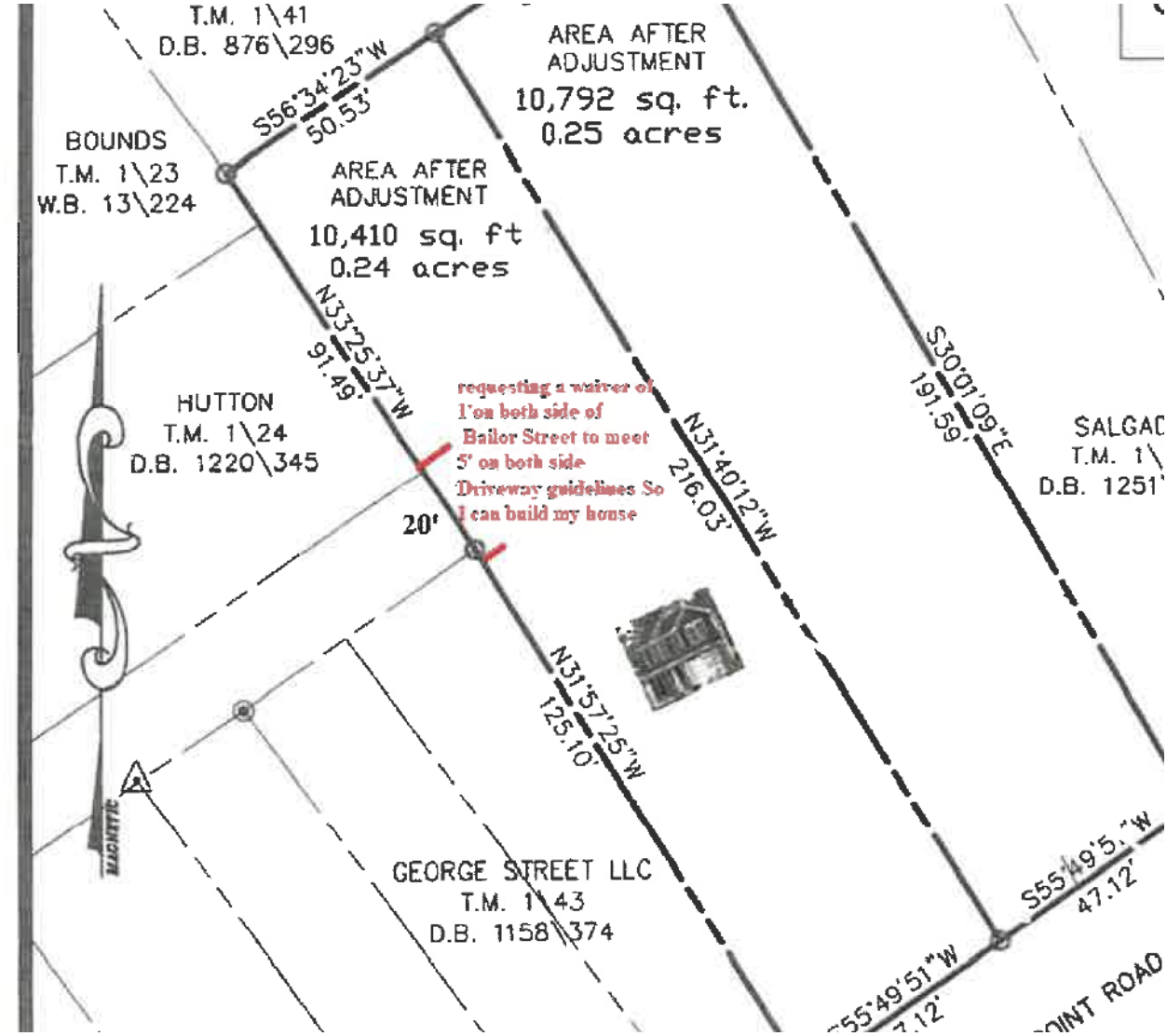
2. For driveways serving duplex or townhouse development, those driveways may be located up to the shared party wall property line.

(E) Driveway grades shall not exceed three percent (3%) from the edge of the intersecting street pavement to the property line, nor exceed ten percent (10%) from the property line to the garage, carport, or other off-street parking space.

(F) The maximum slope of embankments adjacent to Driveways shall not exceed 1V:3H unless a retaining wall is used to ensure that the earth is stabilized.

(G) Driveways shall be constructed at least 12 feet in width and of at least six (6) inches of compacted stone for a distance of at least twelve (12) feet beyond the right-of-way line.

DRIVEWAY LOCATION



The applicant is specifically requesting a waiver from subsection *(D) Driveways shall not be located less than five (5) feet from an adjoining property…*

The applicant is prohibited by the West Virginia Department of Highways from building a driveway onto W. Washington St. The only other point of access is from Baylor Street. The applicant's property has 20 ft of width. As driveways are required to be 12 ft wide and also be 5 ft. from adjacent properties, the applicant requires 22 ft. The applicant is requesting a waiver to reduce the distance from adjacent properties from 5 ft. to 4 ft.

WAIVER REQUIREMENTS

Subdivision and Land Development Ordinance Section 1331.12.B provides the criteria for reviewing a waiver request. There are four criteria:

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

The provision of a driveway for a private residence does not impact the City's open space, parkland, or maintenance costs.

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

The proposed driveway will be 4ft. from adjacent properties rather than 5ft. The one foot difference on each side of the driveway will not adversely impact public health or safety.

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

The intent of the Ordinance is to provide for the "*improvement of the health, safety, comfort, morals, and general public welfare of Charles Town citizens*."

The applicant has a developable lot. Off-street parking for single family detached homes is two spaces; these spaces can be met by driveway and garage parking.

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

The waiver will allow for vehicle access to this property. A difference of two feet will not result in a project of lesser quality or character.

CONCLUSION

The applicant is requesting a waiver from driveway standards requiring a 5ft. distance from adjacent properties, so that the driveway will be 4 ft. away from them instead. The request is reasonable and only comes about as the Division of Highways will not permit the placement of a driveway onto W. Washington St.

RECOMMENDATION

Approval.

Waiver Application No._____

RECEIVED
OCT 29 2024
BY: VB

WAIVER APPLICATION

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

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

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

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

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

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

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

Legal Notices

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

Definition of a Waiver

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

The Charles Town Subdivision Ordinance

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

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

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

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

Note:

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

1. DATE 10-21-2024, 2024

2. APPLICANT'S NAME* Alexander Mendoza Salgado

Address: 659 Waterside Drive Harper Ferry WV 25425

Telephone Number (703) 675-6193 Fax Number ( )

Email Address alexsalgato@gmail.com

3. PROPERTY OWNER'S NAME Alexander Mendoza Salgado

Address:

Telephone Number (703) 675-6193 Fax Number ( )

Email Address alexsalgato@gmail.com

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

Property Address: Lot 45 West Washington Stree Charles Town WV 25414

Tax Map # and Parcel: 03 1004500000000

Deed Book and Page #: 1259/705

Property Area in Square Feet or Acres: .24 acres

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

empty lot and old town Residential zoning

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

I would like to build a 1600SQF 2 story house and it use to live in

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

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

I would like to build a 1600SQF 2 story house and it use to live in

8. DESCRIPTION OF THE WAIVER REQUEST:

Be able to use Baylor Street 20 Ft wide so I can access my home to be build

each side of Baylor Street would require a ~~5ft~~ 1Ft waiver (1 Ft)

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

10. JUSTIFICATION FOR THE REQUEST:

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

Building a home in this empty lot will allow for affordable house and house to consistent with other neighbors housing

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

Having access through Bailor Street does not hinder any way, such as safety, or surrounding public, but rather it will create a house that most resident will afford and be part of downtown

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

If granted entrance through Baylor Street house will be able to be build and blend with the rest of surrounding community

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

it will create a house that most resident will be able to afford and be part of downtown this house will blend in easy with the other sou round homes

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

Owner	# and Street	City, State, Zip

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

Application No.	Project Name and Phase	Status	Approval Date

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

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

_____

_____

_____

_____

_____

☑ No

APPLICANT CERTIFICATION

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

Signature of Applicant

_____ Date 10-21-2024

Signature of Property Owner (If different than Applicant)

_____ Date _____

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

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

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

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

Receipt No._____

Subdivision Administrator Approval:_____ Date:_____

Planning Commission Approval:_____ Date:_____

Comments/Conditions:_____

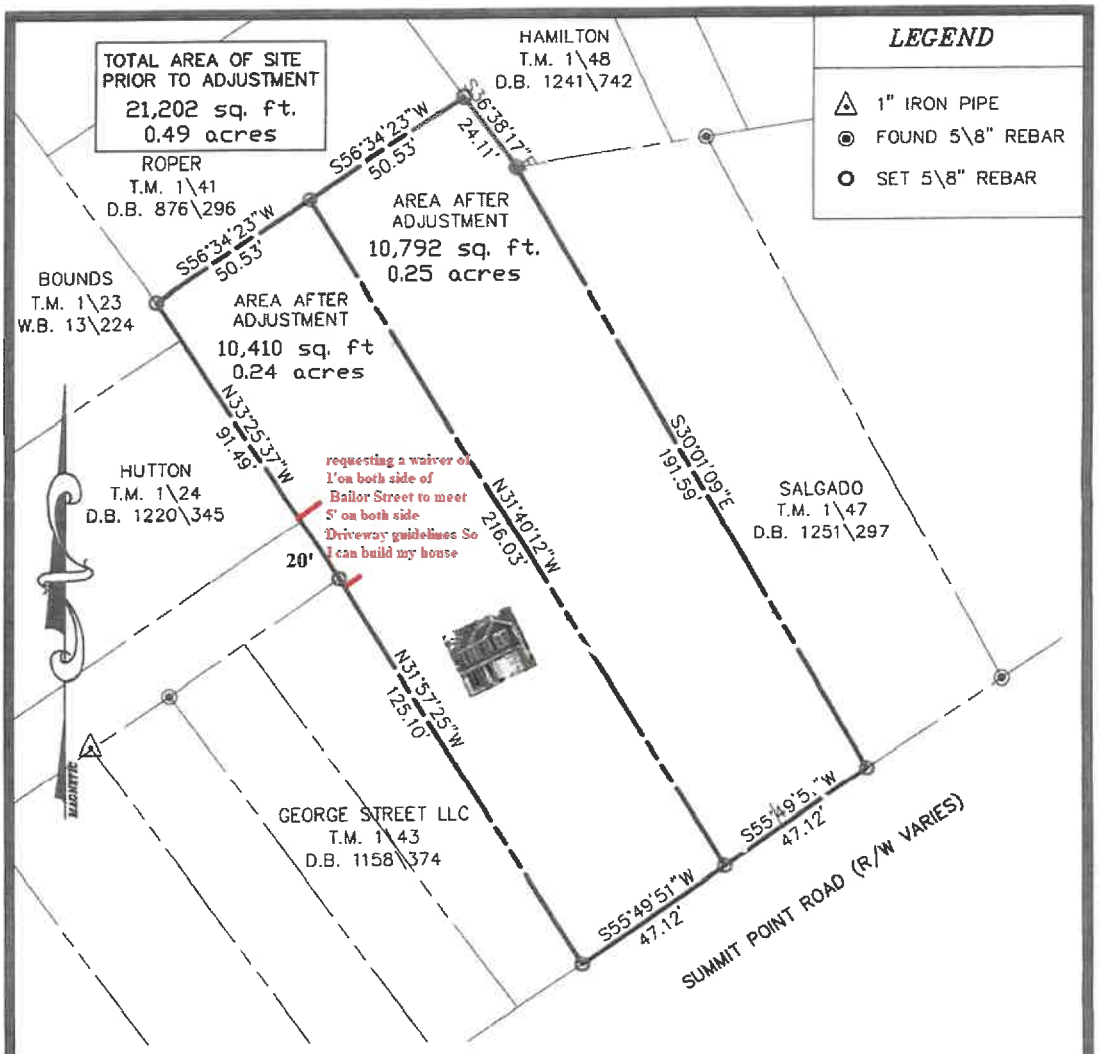
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_____

_____

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NOTES:

THIS PROPERTY IS NOT MAPPED IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON FEMA PANEL 54037C0136E DATED 12\18\2009.

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

PROPERTY IS CURRENTLY ZONED: OLD TOWN RESIDENTIAL.

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND (TAX MAP 1, PARCELS 42, 45, & 46) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

ALEXANDER SALGADO MENDOZA

CHRISTINA M. SALGADO

BOUNDARY LINE ADJUSTMENT

PLAT SHOWING ADJUSTMENT TO TAX MAP 1 PARCELS 42, 45, AND 46. STANDING IN THE NAME OF ALEXANDER SALGADO MENDOSA & CHRISTINA M. SALGADO, AS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY IN DEED DEED BOOK 1251\297 LOCATED IN CHARLES TOWN CORPORATION, JEFFERSON COUNTY, WV.

DWG # SALGADO DATE 4-26-21

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

SURVEYED BY:

PETER H. LORENZEN P.S.

SUMMIT POINT, W.V. 728-6093

PETER H. LORENZEN LICENSED No. 948 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
Division of Highways
Office of the District Engineer/Manager
District Five
Post Office Box 99 · Burlington, West Virginia 26710-0099 · (304) 289-3521

October 15, 2022

Alex Salgado
601 Eagle Avenue
Charles Town WV, 25414

Mr. Salgado

An entrance permit application has been received by this office and a field review was conducted. Access to your property on W. Washington St. is currently provided by Baylor Street, as such, your application for access is denied.

If you have any questions, please contact this office at 681-320-2037 or 304-209-8495

Sincerely,

Jason L. Arnold
TRETT, Permit Reviewer

Planning Commission
101 East Washington Street
Charles Town, WV 25414

SCHEDULED

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

AGENDA ITEM (ID #)

Public Hearing: *TXA2024-05* - Neighborhood Commercial Zoning District Update

ATTACHMENTS:

- 1. Report.pdf

TXA2024-05

Neighborhood Commercial Requirements

Date: For the November 25 2024 Planning Commission meeting
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.

ISSUE

There is no requirement that properties zoned Neighborhood Commercial provide a minimum of commercial development. Just as we changed the language of Neighborhood Residential to require a minimum of commercial development, so to should this Zoning District be updated to require a minimum amount.

Additionally, the language of the 'Purpose' statement implies that Neighborhood Commercial is intended to cover a substantial area or provide for lots of such size that they can provide for buildings, parking, sidewalks, roadways, and landscaping sufficient to shape the character of a neighborhood; to that end, maximum lot size should be either increased, abolished, or made to apply only to residential lots, not commercial or mixed-use lots.

PURPOSE

The purpose of the NC District is to provide for necessary Commercial Uses of a convenient nature within residential areas. The regulations which apply within the NC District are designed to encourage the formation and continuance of a stable, healthy and compatible environment for Uses that are located so as to provide nearby residential areas with convenient shopping and service facilities; reduce traffic congestion and avoid the development of "strip" business. The residential character of the area surrounding NC District shall be of primary consideration.

Development objectives of the NC District include:

1. Attractive, tree-lined Streets, which emphasize and encourage walking and bicycling as well as efficient automobile transit, to serve the commercial developments. In such neighborhoods, the Sidewalk will be setback from the Street aligning with any existing sidewalks; and

2. Commercial Buildings designed in a manner which encourages pedestrian-scale activity on the Street, by placing main entrances facing the Street, and reducing the dominance of parking facilities as a prominent visual street feature. Where possible, parking lots should be placed to the rear or to the side of Buildings. Article 1333, Site Planning and Design Specifications, of the Charles Town Subdivision and Land Development Ordinance provides further Site design standards;

CITY COUNCIL

This item has not gone to City Council.

TEXT AMENDMENT

The proposed text amendment is in red below:

Section 1322.09, Neighborhood Commercial (NC) District

…

Table 1322.09, NC District Bulk and Area Regulations

Minimum Lot Size	6,000 square feet
~~Maximum Lot Size~~	~~20,000 square feet~~
Minimum Front Yard Setback	5 feet
Minimum Side Yard Setback	10 feet (20 feet when commercial uses are adjoining a residential use or district)
Minimum Rear Yard Setback	15 feet
Maximum Lot Coverage, Permitted Residential	80 percent
Maximum Lot Coverage, Permitted Commercial	90 percent
Maximum Stories	3 stories
Open Space Requirement	Solely Commercial: None Residential/Mixed-Use: 10%

(F) Other Requirements

1. At minimum of 50% to a maximum of 75% of the net buildable area of the property must be comprised of non-residential, commercial uses.

2. At least 75% of the gross floor area of a mixed-use structures must be for commercial uses: retail, offices, personal services, restaurants, and similar non-residential uses.

The Commission requested that the Neighborhood Commercial uses be at least as permissive as Neighborhood Residential. To that end, the Zoning Use Table has the following proposed changes:

Table 1322.04 Zoning Use Table

ITE CODE	USE	NC
090	Park-and-Ride Lot Not defined. Proposed definition: PARK AND RIDE LOT – Park and ride lots, with bus or other public or shared transportation service areas used for the transfer of people between private vehicles and buses or other public or shared transportation. They usually contain a bus shelter, a parking lot and circulation area for buses or other public or shared transportation, as well as circulation areas for private motor vehicles. In addition to park and ride, passengers may also be dropped off. Note: Definition slightly modified from the ITE definition, to include passenger/shared transportation, to broaden the category beyond just buses and private cars.	P
210	Single-Family Detached Housing DWELLING, SINGLE-FAMILY DETACHED – A Building containing only a Dwelling Unit surrounded by Yards or other open area on the same Lot and not occupied by more than one single Family.	P
*	Duplex DWELLING, DUPLEX – A Building located on two Lots and containing two individual Dwelling Units that are attached, but on separate Lots.	P
*	Dwelling, Two Family DWELLING, TWO-FAMILY – A Building located on one Lot containing not more than two Dwelling Units, arranged one above the other or side-by-side.	P
220	~~Apartment~~ Multi-Family Dwelling DWELLING, MULTI-FAMILY – A Building containing three or more Dwelling Units. Note: Apartment not defined. Propose replacing with Multi-family.	P
230	Residential Condominium/Townhouse DWELLING, TOWNHOUSE – One of a series of three or more attached Dwelling Units separated from one another by continuous vertical party walls without openings from Basement floor to roof, with each Dwelling Unit occupied by only one single Family.	P
251	Senior Adult Housing – Detached Not defined in our Code: SENIOR ADULT HOUSING, DETACHED – Senior adult detached housing consists of detached independent living developments, including retirement communities, age-restricted housing, and active adult communities. These developments may include amenities such as gold courses, swimming pools, security,	P

252	Senior Adult Housing – Attached Not defined in our Code: SENIOR ADULT HOUSING, ATTACHED – Senior adult housing consists of attached independent living developments, including retirement communities, age-restricted housing, and active adult communities. These developments may include limited social or recreational services. However, they generally lack centralized dining and on-site medical care facilities. Residents in these communities live independently, are typically active (requiring little to no medical supervision) and may or may not be retired.	S P
253	Congregate Care Facility Not defined in our Code: CONGREGATE CARE FACILITY – Independent living developments that provide centralized amenities such as dining, housekeeping, transportation, and organized social/recreational activities. Limited medical services (such as nursing and dental care) may or may not be provided. The residents may contract additional medical or personal services.	S
254	Assisted Living Not defined in our Code: ASSISTED LIVING – These complexes are residential settings that provide either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. They commonly have separate living quarters for residents, and services include dining, housekeeping, social and physical activities, medication administration, and transportation.	S
255	Continuing Care Retirement Community Not defined in our Code: CONTINUING CARE RETIREMENT COMMUNITY – A complex that provides multiple elements of senior adult living. These combine aspects of independent living with increased care, as lifestyle needs change with time. Housing options may include various combinations of senor adult housing-detached and senior adult housing-attached, congregate care, assisted living and skilled nursing care – aimed at allowing the residents to live in one community as their medical needs change. The communities may also contain special services such as medical, dining, recreational, and some limited supporting retail facilities. These communities are usually self-contained villages.	S
*	Adult Day Care Center ADULT DAY CARE CENTER – A facility that provides non-medical care for seven (7) or more adult persons on a less than 24-hour basis and that is duly licensed by the State of West Virginia and approved to operate as an adult day care center by all appropriate authorities.	S
*	Child Care Center CHILD CARE CENTER – A private home-based establishment enrolling six (6) or fewer children where tuition, fees, or other forms of compensation for the care of the children is charged, and which is licensed by the State of West Virginia and approved to operate as such an establishment.	S

*	Detached Garage or carport, provided it does not exceed 500 sq. feet.	PA
	Guest Quarters Not defined in our Code. Proposed definition is from Fredericksburg VA GUEST QUARTERS -A secondary dwelling unit established in conjunction with and clearly subordinate to a principal dwelling unit, whether part of the same structure as the principal dwelling unit, or as a detached structure on the same lot	PA
	Group Home GROUP HOME – A facility that: 1. Provides residential services and supervision for individuals who are developmentally disabled or behaviorally disabled; 2. Is occupied as a residence by not more than eight (8) individuals who are developmentally disabled and not more than three (3) supervisors, or is occupied as a residence by not more than twelve (12) individuals who are behaviorally disabled and not more than three (3) supervisors; 3. Is licensed by the West Virginia Department of Health and Human Resources; 4. Complies with the State Fire Code for residential facilities.	
*	Home Occupation, Minor HOME OCCUPATION – A business, profession, occupation, or trade conducted for financial gain or profit and located entirely within a residential Dwelling, or within a detached Residential Garage. Such Use is accessory, incidental, and secondary to the Use of the Dwelling for residential purposes and does not change the residential purposes and does not change the residential character or appearance of the Dwelling or detached Residential Garage.	PA
*	Home Occupation, Major HOME OCCUPATION – A business, profession, occupation, or trade conducted for financial gain or profit and located entirely within a residential Dwelling, or within a detached Residential Garage. Such Use is accessory, incidental, and secondary to the Use of the Dwelling for residential purposes and does not change the residential purposes and does not change the residential character or appearance of the Dwelling or detached Residential Garage.	SA
*	Swimming Pool (Private) SWIMMING POOL – Any Structure intended for swimming or recreational bathing that contains water over 24 inches deep. This includes in-ground, aboveground, and on-ground Swimming Pools, hot tubs, and spas.	PA
310	Hotel Not defined in our Code: HOTEL- A place of lodging that provides sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention	

	facilities, limited recreational facilities (pool, fitness room), and/or other retail and service shops.	
311	All Suites Hotel Not defined in our Code: HOTEL, ALL SUITES – A place of lodging that provides sleeping accommodations, a small restaurant and lounge, and small amounts of meeting space. Each suite includes a sitting room and separate bedroom; limited kitchen facilities are provided within the suite.	
312	Business Hotel Not defined in our Code: HOTEL, BUSINESS – A place of lodging aimed towards business travelers. These hotels provide sleeping accommodations and other limited facilities, such as a breakfast buffet bar and afternoon beverage bar (no lunch or dinner is served and no meeting facilities are provided). Each unit is a single large room. Business hotels provide very few or none of the supporting facilities provided at a hotel or all suite hotel, and are usually smaller in size. Generally located in a suburban area.	
320	Motel Not defined in our Code: MOTEL – A place of lodging that provides sleeping accommodations and often a restaurant. Motels generally offer free on-site parking and provide little or no meeting space and few (if any) supporting facilities	
*	Bed and Breakfast Inns BED AND BREAKFAST INN – Any Owner-occupied residential Dwelling, or Accessory Structure which is part of the owner occupied property, in which rooms are rented to paying guests on an overnight basis with not more than one (1) meal served daily, the entire service to be included in one (1) stated price. Such facility is not a Home Occupation for purposes of this Ordinance.	P

411	City Park Not defined in our Code. Staff drafted: CITY PARK: Parkland owned and operated by the City.	P
412	County Park Not defined in our Code. Staff drafted: COUNTY PARK – Parkland owned and operated by Jefferson County, West Virginia.	P
413	State Park Not defined in our Code. Staff drafted: STATE PARK – Parkland owned and operated by the State of West Virginia.	P
416	Campground/Recreational Vehicle Park Not defined in our Code: CAMPGROUND/RECREATIONAL VEHICLE PARK - Recreational sites that accommodate campers, trailers, tents, and recreational vehicles on a transient basis. They provide a variety of facilities, often including restrooms with showers, recreational facilities (such as a swimming pool), laundromat facilities, and a convenience store.	

430	Golf Course Not defined in our Code: GOLF COURSE – A recreational location offering 9, 18, 27, and 36 hole courses, or a similar configuration. Some sites may also have driving ranges, and clubhouses with a pro shop, restaurant, lounge, and banquet facilities. Includes municipal golf courses. Does not include miniature golf.	S
431	Miniature Golf Course Not defined in our Code: MINIATURE GOLF COURSE – Consists of one or more individual putting courses. They may include limited game rooms or refreshment services. This is a stand-alone facility and not part of a larger recreational facility	P
432	Golf Driving Range Not defined in our Code: GOLF DRIVING RANGE – Outdoor facilities containing driving tees for golfers to practice. These facilities may also provide individual or group lessons. May include a pro-shop and/or refreshment facilities.	S
433	Batting Cages Not defined in our Code: BATTING CAGES – Recreational facilities which consist of one or more individual batting cages. They may contain game rooms and/or refreshment services.	P
438	Billiard Hall Not defined in our Code. Definition taken from Merriam-Webster and modified: BILLIARD HALL – A facility used to play billiards, also known as a poolhall. Generally provides dining or refreshment facilities	S
435	Multipurpose Recreational Facility Not defined in our Code: MULTIPURPOSE RECREATIONAL FACILITY – A facility containing two or more of the following uses combined at one site: miniature golf, batting cages, video arcades, bumper cars/vehicles, go-carts, golf driving ranges, and similar recreational facilities. Refreshment areas may also be provided	S
437	Bowling Alley Not defined in our Code: BOWLING ALLEY – A recreational facility that includes bowling lanes. A small lounge, restaurant and/or snack bar, video games, and billiards table may also be available.	S
440	Adult Cabaret (Adult Uses) ADULT ENTERTAINMENT CABARET – A public or private establishment that is licensed to serve food and/or alcoholic beverages, which features topless dancers, strippers, male or female impersonators, or similar entertainers.	
441	Live Theater Modified from existing *Theater* definition. THEATER, LIVE – A Building or part of a Building devoted to showing live dramatic, musical, or other performances.	P

443/444	Movie Theater Not defined in our Code: THEATER, MOVIE – A facility with a screen or multiple screens up to a maximum of nine (9), audience seating, a lobby, and refreshment stand. Not used for live performances.	
445	Multiplex Movie Theater Not defined in our Code: THEATER, MULTIPLEX MOVIE- A facility with a minimum of ten (10) screens, audience seating, a lobby, and a refreshment stand. Generally has one or more of the following amenities: digital sound, tiered stadium seating, moveable/expandable walls.	
460	Arena Not defined in our Code: ARENA – Large indoor structures in which spectator events are held. These events vary from professional sports to events such as concerts, shows, or religious services.	
464	Roller Skating Rink Not defined in our Code. Definition taken from Merriam-Webster and modified: RINK, ROLLER SKATING – An enclosure for roller skating. May feature a refreshment area.	
465	Ice Skating Rink Not defined in our Code: RINK, ICE SKATING – Standalone facilities use for ice-skating oriented sports and entertainment. May contain spectator areas, refreshments areas, locker rooms, and arcades.	
473	Casino/Video Lottery Establishment Not defined in our Code. This definition is from ITE and modified to include dining facilities. The ITE definition did not cover full-service casinos. CASINO/VIDEO LOTTERY ESTABLISHMENT – Establishment that provides electronic or manually-controlled slot machines, games of chance, and/or games of skill. These facilities exist for the primary purpose of deriving revenue from gaming operations. May include dinning and refreshment facilities, as well as lodging, and conference spaces.	
480	Amusement Park Not defined in our Code: AMUSEMENT PARK – A recreational facility that contains rides, entertainment, and refreshment stands.	
488	Soccer Complex Not defined in our Code: SOCCER COMPLEX – Outdoor facility used for non-professional soccer games. They may consist of multiple fields. Ancillary amenities include stadium seating, and other recreational activities, such as a fitness trail, ball court, and playground.	S
490	Tennis Courts Not defined in our Code: TENNIS COURT – Indoor or outdoor facilities specifically designed for playing tennis. May be public or private. Generally does not include ancillary uses besides seating.	P

491	Racquet/Tennis Club Not defined in our Code: RACQUET/TENNIS CLUB – Privately owned facilities that primarily cater to racquet sports (tennis, racquetball, or squash – indoor or outdoor). The land use may also provide ancillary facilities, such as swimming pools, saunas, weight rooms, snack bars, retail stores, and/or a clubhouse. These facilities are membership clubs that allow access to the general public for a fee.	S
492	Health/Fitness Club Not defined in our Code: HEALTH/FITNESS CLUB – A privately owned facility that primarily focuses on individual fitness or training. Typically they provide exercise classes; weightlifting, fitness, and gymnastics equipment, spas, locker rooms, and refreshment areas. Ancillary features may include saunas, swimming pools, racquet sport facilities, handball courts, and limited retail. These facilities are membership clubs that may allow access to the general public for a fee.	P
493	Athletic Club Not defined in our Code: ATHLETIC CLUB – Privately owned facilities that offer comprehensive athletic facilities. These clubs typically have one or more of the following: tennis, racquetball, squash, handball, basketball, and volleyball courts; swimming pools, whirlpools, saunas, spas, exercise rooms, and/or weight rooms. They may offer a diversity of competitive team sports activities, as well as social facilities. They facilities are membership facilities that may allow access to the general public for a fee.	P
495	Recreational Community Center Not defined in our Code: RECREATIONAL COMMUNITY CENTER – Stand-alone public facilities similar to an athletic club. These facilities often include classes and clubs for adults and children; a daycare/nursery school; meeting rooms; swimming pools, whirlpools, saunas; tennis racquetballs, handball, basketball, and/or volleyball courts; outdoor and indoor recreation areas; athletic fields; weightlifting and gymnastics equipment; and a refreshment area. A fee may be charged.	P
*	Swimming Pool Facility Not defined in our Code or in ITE. Staff crafted proposed definition: SWIMMING POOL FACILITY – A swimming pool open to the public for free, a fee, or to a fee paying membership. May contain refreshment facilities.	S
520	Elementary School Not defined in our Code: SCHOOL, ELEMENTARY – Educational facility typically serving students from kindergarten through to fifth or sixth grade. Generally includes bus parking, as well as outdoor recreational fields and play areas. Include both private and public facilities.	P
522	Middle School/Junior High School Not defined in our Code: SCHOOL, MIDDLE/JUNIOR HIGH – Educational facility serving students who have graduated from elementary school but not yet in high school. Generally includes bus parking, as well as outdoor recreational fields and play areas. Include both private and public	P

	facilities.	

530	High School Not defined in our Code: SCHOOL, HIGH – Educational facility serving students who have graduated from middle/junior high school. Generally includes bus parking, as well as outdoor recreational fields and play areas. Include both private and public facilities.	P
534/536	Private School (K-12) Not defined in our Code: SCHOOL, PRIVATE – Educational facility that primarily educates kindergarten through eighth grade. They may offer pre-kindergarten classes, as well as extended daycare. Generally includes bus parking, as well as outdoor recreational fields and play areas.	P
540	Junior/Community College Not defined in our Code: COLLEGE, JUNIOR/COMMUNITY – Educational facility which offers two-year junior, community, or some technical colleges. Educational programs may exceed two years for certain programs.	P
550	University/College Not defined in our Code: COLLEGE/UNIVERSITY – Educational facility offering four-year educational programs. Generally offers a variety of undergraduate, graduate, and postgraduate educational programs.	P
*	Technical and Vocational School Not defined in our Code or ITE. Definition from Fredericksburg VA: SCHOOL, TRADE/TECHINCIAL/VOCATIONAL- A facility primarily teaching a usable skill that prepares a person for a job in a trade and meeting any licensing requirements of the State, including barber, cosmetology, mechanical, plumbing, electrical, carpentry, and auto-mechanic trades.	P
*	Professional and Management Development Training Center Not defined in our Code or ITE. Definition from N. American Industry Classification System: PROFESSIONAL AND MANAGEMENT DEVELOPMENT TRAINING CENTER - Establishments primarily engaged in offering an array of short duration courses and seminars for management and professional development. Training for career development may be provided directly to individuals through employers' training programs and courses that are customized or modified to meet the special needs of their customers. Common types of services within this sector include: continuing Education (classes, seminars, and conferences), professional development training, quality assurance training, and management development training.	P
560/561	Church/Synagogue CHURCH – A Religious Institution.	P

565	Day Care Center DAY CARE CENTER – A private establishment enrolling more than six (6) children where tuition, fees, or other forms of compensation for the care of the children is charged, and which is licensed by the State of West Virginia and approved to operate as such an establishment.	P
566	Cemetery CEMETERY -A place used for the permanent internment of dead human bodies or the cremated remains thereof. A Cemetery may be a burial park for earth internments, a mausoleum for vault or crypt internments, a columbarium for cinerary internments, or a combination of one or more thereof.	P
571	Prison Not defined in our Code: PRISON – A building or buildings where persons convicted of a crime or who are awaiting trial are confined. May include limited recreational facilities, as well as work areas, dining areas, and office spaces.	P
580	Museum Not defined in our Code MUSEUM – A facility offering exhibitions, displays, shows, and/or demonstrations of historical, scientific, artistic, or other cultural significance.	P
*	Cultural Center CULTURAL CENTER – A use providing for display, performance, or enjoyment of heritage, history, or the arts. This use allows for the combination of the uses as follows, but is not limited to: museums, art performances, corporate retreats, art galleries, historic interpretation/reenactment, cultural activities, weddings, or interpretive sites, but does not include commercially-operated businesses.	~~P~~
590	Library Not defined in our Code LIBRARY – Either a public or private facility with shelved books, reading rooms, and sometimes meeting rooms.	P
591	Lodge/Fraternal Organization LODGE/FRATERNAL ORGANIZATION: A private clubhouse with dining and drinking facilities, recreational and entertainment areas, and meeting rooms.	S
610	Hospital HOSPITAL – A licensed and West Virginia accredited institution rendering medical, surgical or convalescent care at least partially on an inpatient basis, including Nursing Homes, homes for the aged and sanatoriums, and treatment centers that serve human patients at least partially on an inpatient basis and partially by outpatient services, particularly emergency care.	
612	(Outpatient) Surgery Center OUTPATIENT SURGEY CENTER – A healthcare facility that provides surgical care without providing overnight accommodations.	

620	Nursing Home NURSING HOME – This item includes rest homes, nursing homes, convalescent homes for children and homes providing chronic and convalescent care; a place that has obtained the necessary licensing requirements in West Virginia which is devoted primarily to the maintenance and operation of facilities for the treatment and care of four (4) or more persons suffering from illness, diseases, deformities or injuries not requiring extensive and/or intensive care that is normally provided in a general Hospital or other specialized Hospital.	P
630	Clinic CLINIC – An establishment where patients are admitted for examination and treatment by one or more physicians, dentists, psychologists, social workers, or veterinarians and where patients are not usually lodged overnight.	P
640	Animal Hospital/Veterinary Clinic ANIMAL HOSPITAL – A place where animals or pets are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use.	P
*	Medical / Dental Lab Not defined in our Code or ITE. Definition from Fredericksburg VA: MEDICAL/DENTAL LAB - A room or group of rooms used for conducting the affairs of a businesses engaged in offering or providing medical, dental, or other health-related diagnostic services to clients both on-site and in separate locations.	P
*	Heliport Not defined in our Code or ITE. Definition from Fredericksburg VA: HELIPORT - An area, either on ground level or elevated on a structure, licensed or approved for repetitive helicopter landings and takeoffs on the same parcel of land. The term heliport includes accessory uses and structures such as parking, waiting room, fueling, and maintenance equipment	
710	General Office Building Not defined in our Code OFFICE BUILDING, GENERAL – A building generally housing multiple tenants. It is a location where affairs of businesses, commercial, or industrial organizations, or professional persons or firms are conducted. May include ancillary businesses such as dining or retail.	P
714	Corporate Headquarters Building Not defined in our Code, and such a use seems like it can be subsumed into another Office category use.	P
715	Single Tenant Building Not defined in our Code OFFICE BUILDING, SINGLE-TENANT – A building containing the offices of a single business or company. Generally contains offices, meeting rooms, and storage facilities. May have ancillary support services such	P

	as a cafeteria, gym facilities, and/or a daycare.	
720	Medical-Dental Office Building Not defined in our Code, and this use seems like it can be subsumed into the *Medical/Dental Lab* use.	P
730	Government Office Building Not defined in our Code OFFICE BUILDING, GOVERNMENT – A individual building containing government offices. May be local, state, or federal offices.	P
732	United States Post Office Not defined in our Code UNITED STATES POST OFFICE – A federal post office building. Generally contains service windows, post office boxes, and sorting and distribution facilities.	P
733	Government Office Complex Not defined in our Code OFFICE COMPLEX, GOVERNMENT – A series of government office buildings connected by pedestrian walkways. May be local, state, or federal offices.	
735	Judicial Complex Not defined in our Code or ITE. Staff crafted definition: JUDICIAL COMPLEX – An office building or series of office buildings used for judicial proceedings. May include offices, meeting rooms, trial hearing rooms, and detention facilities.	
750	Office Park Not defined in our Code OFFICE PARK – Usually a planned development featuring general office buildings and support services, such as banks, restaurants, and service stations, arranged in a campus-like atmosphere. The development is focused on offices and ancillary service industry businesses.	P
760	Research and Development Center RESEARCH AND DEVELOPMENT CENTER – A Building or Buildings, for which an overall Schematic Plan has been approved by the Planning Commission, designed with Open Space and compatible with the adjacent community, to be used for the inquiry and investigation of sources and limited to the basic and applied research phase of the inquiry; not including however, any manufacturing, industrial operations or pilot plant involving machines or operations normally associated with production or assembly lines or the production of goods in quantity above that needed for product testing and evaluation.	
770	Business Park Not defined in our Code BUSINESS PARK – Consists of a group of buildings used for flex-type or incubator businesses. Generally one or two story buildings served by a common roadway system. The tenant space is flexible and may be used for a variety of uses. The rear of the building is usually used as a service entrance. May include office space, retail and wholesale stores, warehousing, restaurants, light-industrial, and scientific research businesses. Average mixture of uses is 30%	

	commercial/office, and 70% industrial/warehouse.	
812	Building Materials and Lumber Store Not defined in our Code BUILDING MATERIALS AND LUMBER STORE – A free-standing building that sells hardware, building materials, and lumber. Generally less than 30,000 sq. ft. May feature an outdoor storage yard.	
813	Free-Standing Discount Superstore Not defined in our Code DISCOUNT SUPERSTORE, FREE-STANDING – This type of store offer a wide arrange of products and services, and has centralized cashiering. It also has a full-service grocery department. May have ancillary support operations, such as gasoline sales, a garden center, and automotive services. Generally open every day, with long operating hours. May be part of a larger retail complex.	
814	Specialty Retail Center Not defined in our Code. Proposed definition taken from Wikipedia: RETAIL CENTER, SPECIALTY - A specialty store is a shop/store that carries a deep assortment of brands, styles, or models within a relatively narrow category of goods. Furniture stores, florists, sporting goods stores, and bookstores are all specialty	P
815	Free-Standing Discount Store Not defined in our Code DISCOUNT STORE, FREE-STANDING – This type of store offer a wide arrange of products and services, and has centralized cashiering. It does not have a full-service grocery department. May have ancillary support operations, such as gasoline sales, a garden center, and automotive services. Generally open every day, with long operating hours. May be part of a larger retail complex.	P
816	Hardware/Paint Store Not defined in our Code. ITE definition is simply "Generally a free-standing store". This proposed definition is Staff created: HARDWARE/PAINT STORE – A store offering hardware, paint, and other home improvement goods. Generally has a more limited selection of good compared to a building materials and lumber	P
817	Nursery/Garden Center Not defined in our Code. NURSERY/GARDEN CENTER – A free standing building with an outside storage area for planting or landscaping stock. Primarily serves the general public. May have a greenhouse on-site, offices, storage, shipping facilities, and may offer landscaping services.	P
818	Nursery (Wholesale) Not defined in our Code. NURSERY (WHOLESALE) - A free standing building with an outside storage area for planting or landscaping stock. Primarily serves contractors and suppliers. May have a greenhouse on-site, offices, storage, shipping facilities, and may offer landscaping services.	

820	Shopping Center Not defined in our Code. SHOPPING CENTER – An integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Generally provides on-site parking.	P
823	Factory Outlet Center Not defined in our Code. FACTORY OUTLET CENTER – A shopping center that primarily houses factory outlet stores.	
841	Automobile Sales Not defined in our Code. AUTOMOBILE SALES – A dealership, typically located along major arterial streets characterized by abundant commercial development. Leasing and used car sales may also be areas of focus. May offer services and sale of parts.	
843	Automobile Parts Sales Not defined in our Code. AUTOMOBILE PARTS SALES – Facility focused on the sale of automobile parts for maintenance and repair. Material sold may include oil and batteries, and a wide array of automobile parts.	
848	Tire Store Not defined in our Code. TIRE STORE – A business focused on the sale of automobile tires. May offer services such as tire installation and repair. May offer automotive maintenance and repair services. Generally does not have large storage or warehouse areas.	P
849	Tire Superstore Not defined in our Code. TIRE SUPERSTORE – Warehouse-style facility focused on selling and installing automobile tires. May offer automotive maintenance and repair services, such as wheel alignment and shock and brake service. Generally has a significant storage area. General bodywork and mechanical repairs are not performed.	
850	Supermarket Not defined in our Code. SUPERMARKET – Free-standing retail store selling an assortment of food, food preparation and wrapping materials, and household goods. They may contain a deli, a bakery, a pharmacy, and other customary services. May be open 24 hours.	P
851	Convenience Market (Open 24 Hours) Not defined in our Code. CONVENIENCE MARKET (24 HOURS) – A market which sells convivence goods, magazines, and often prepared food. May sell alcohol. Does not sell or dispense gasoline. Open 24 hours.	P
852	Convenience Market (Open 15 – 16 Hours) Not defined in our Code. CONVENIENCE MARKET (15-16 HOURS) – A market which sells	P

	convivence goods, magazines, and often prepared food. May sell alcohol. Does not sell or dispense gasoline. Generally open no more than 16 hours a day.	
853	Convenience Market with Gasoline Pumps Not defined in our Code. CONVENIENCE MARKET (WITH GASOLINE SALES) – A market which sells convivence goods, magazines, and often prepared food. May sell alcohol. May be open 24 hours. Has gasoline and other automotive fuel dispensers.	S
854	Discount Supermarket Not defined in our Code. SUPERMARKET, DISCOUNT – A free-standing retail store selling an assortment of food (often in bulk), food preparation and wrapping materials, and household goods, at discounted prices.	P
857	Discount Club Not defined in our Code. DISCOUNT CLUB - A discount store or warehouse where shoppers pay a membership fee in order to take advantage of discounted prices on a wide variety of items such as food, clothing, tires and appliances; many items are sold in large quantities or bulk. Some site include on-site fueling pumps.	
859	Liquor Store (including Beer Distributor) Not defined in our Code. Definition taken from Martinsburg: LIQUOR STORE (Including Beer Distributor): Any established licensed and permitted under the West Virginia Alcohol and Beverage Control Administration to sell alcoholic beverages, including beer, wine, and liquor	S
860	Wholesale Market Not defined in our Code. WHOLESALE MARKET –Use with large storage and distribution areas for receiving goods and shipping these goods to places such as grocery stores and restaurants. Generally, these markets are characterized by little drive-in business; truck deliveries and pick-up take place at all hours of the day	
861	Sporting Goods Superstore Not defined in our Code. SUPERSTORE, SPORTING GOODS – Free-standing facility which generally offer a variety of customer services and centralized cashiering, and which specialize in the sale of athletic and out-door oriented merchandise. These stores typically maintain long store hours, and are generally open every day of the week	
862	Home Improvement Superstore Not defined in our Code. SUPERSTORE, HOME IMPROVEMENT – Free-standing facility that specializes in the sale of home improvement merchandise. Generally offer a variety of customer services and centralized cashiering. These stores typically maintain long store hours, and are generally open every day of the week. May have a garden center	
863	Electronics Superstore Not defined in our Code. SUPERSTORE, ELECTRONICS - Free-standing facility that specializes in the sale of electronics merchandise, and may also offer major home appliances. Generally offer a variety of customer services and	

	centralized cashiering. These stores typically maintain long store hours, and are generally open every day of the week.	
864	Toy/Children's Superstore Not defined in our Code. SUPERSTORE, CHILDRENS GOODS/TOYS - Free-standing facility that specializes in the sale of toys and other child-oriented merchandise. Generally offer a variety of customer services and centralized cashiering. These stores typically maintain long store hours, and are generally open every day of the week.	
865	Baby Superstore Not defined in our Code. SUPERSTORE, BABY GOODS - Free-standing facility that specializes in the sale of toys and other baby-oriented merchandise. Generally offer a variety of customer services and centralized cashiering. These stores typically maintain long store hours, and are generally open every day of the week.	
866	Pet Supply Superstore Not defined in our Code. SUPERSTORE, PET SUPPLY – Free-standing facility which generally offer a variety of customer services and centralized cashiering, and which specialize in the sale of pets and pet oriented merchandise. These stores typically maintain long store hours, and are generally open every day of the week. May have a shelter, and may offer training classes.	
867	Office Supply Superstore Not defined in our Code. SUPERSTORE, OFFICE SUPPLY – Free-standing facility which generally offer a variety of customer services and centralized cashiering, and which specialize in the sale of office merchandise, such as desks, paper, ink, and printers. These stores typically maintain long store hours, and are generally open every day of the week. They may offer services such as labeling, shipping, administrative support, and internet based services.	
868	Book Superstore Not defined in our Code. SUPERSTORE, BOOK – Free-standing facility which generally offer a variety of customer services and centralized cashiering, and which specialize in the sale of books, magazines, periodicals, and other printed goods. These stores typically maintain long store hours, and are generally open every day of the week. They may also have sale of audio/visual goods and toys. They may also have a café.	
869	Discount Home Furnishings Superstore Not defined in our Code. SUPERSTORE, DISCOUNT HOME FURNISHING – Free-standing facility which generally offer a variety of customer services and centralized cashiering. These stores typically maintain long store hours, and are generally open every day of the week. They typically exceed 100,000 sq. ft. in area, and offer an extensive variety of home furnishings and accessories. They may offer ancillary services such as dining facilities or children play area.	

870	Apparel Store Not defined in our Code or in ITE. Definition crafted by staff. APPAREL STORE – A facility specializing in textile sales. May offer a wide range of clothing, or specialize in certain items, such as outdoor apparel.	P
879	Arts and Crafts Store Not defined in our Code. ARTS AND CRAFTS STORE – A facility that sells art, art supplies, hobby supplies, framing, décor, and seasonal merchandise. May also offer art and craft classes.	P
880	Pharmacy/Drugstore without Drive-Through Window Not defined in our Code. PHARMACY/DRUGSTORE – Retail facility that primarily sells prescription and non-prescription drugs. They may also sell cosmetics, stationary, personal care products, a limited food selection, and general merchandise. They may offer some medical services.	P
881	Pharmacy/Drugstore with Drive- Through Window Not defined in our Code. PHARMACY/DRUGSTORE – Retail facility that primarily sells prescription and non-prescription drugs. They may also sell cosmetics, stationary, personal care products, a limited food selection, and general merchandise. They may offer some medical services.	P
890	Furniture Store Not defined in our Code. FURNITURE STORE – A full-service retail store that specializes in the sale of furniture, and often also carpeting. May include a large storage facility.	P
892	Carpet Store Not defined in our Code or in ITE. Definition crafted by staff. CARPET STORE – A retail store specializing in the sale of carpeting, rugs, and other flooring material. May have a large storage	P
896	Video Rental Store Not defined in our Code. VIDEO RENTAL STORE – A retail store specializing in the sale or rental of motion-picture goods (such as DVD, Blu-ray, and other home video goods). May also offer video games for rental or sale.	P
*	Art Gallery ART GALLERY – A Structure, or part thereof, devoted to the exhibition of visual works of fine art. Art galleries generally include accessory services, such as sale or purchase of displayed works, custom framing or encasement of art works and services related to art appraisal, display, preservation or restoration.	P
*	Gift shops and Boutiques Not defined in our Code or in ITE. Definition crafted by staff. BOUTIQUE/GIFT SHOP – A retail shop specializing in a limited and specialized line of goods. Has a small building footprint. May be a free-standing use or located within a larger commercial use/structure.	P

*	Farmers Market Not defined in our Code. FARMERS MARKET – A market held in an open area or structure where individual sellers offer goods for sale to the public. Such sellers may set up temporary stalls or tables for the sale of their products. Such sales may involve new and/or used items and may include the sale of fruits, vegetables, and other edible items.	P
*	Florist Not defined in our Code or in ITE. Definition crafted by staff. FLORIST – A facility that specializes in selling flowers, and may create arrangements of flowers. May also sell gardening supplies.	P
*	Photo / Camera Store Not defined in our Code or in ITE. Definition crafted by staff. PHOTO/CAMERA STORE – A facility specializing in the sale of cameras and camera equipment. May offer picture and portraiture services, and offer classes.	P
911	Walk-in Bank Not defined in our Code. BANK, WALK-IN – Generally a free-standing structure that provides financial services and products. These facilities generally have a parking lot, and do not have drive-through teller services, though they may contain a non-drive-through automatic teller machine.	P
912	Drive-in Bank Not defined in our Code. BANK, DRIVE-IN – Generally a free-standing structure that provides financial services and products. These facilities generally have a parking lot, and do offer drive-through teller services, including automated teller machines.	P
918	Hair Salon Not defined in our Code. HAIR SALON – Facility offering cosmetic and beauty services, such as hair cutting and styling, skin and nail care, and massage therapy. May also contain spa facilities.	P
931	Quality Restaurant Not defined in our Code. RESTAURANT, QUALITY – Full-service eating establishment, with typical customer duration stay of an hour or more. Generally does not offer breakfast service, and may not offer lunch service. Does offer dinner service. Reservations are generally required. May have lounge or bar facilities.	P
932	High-Turnover (Sit-Down) Restaurant Not defined in our Code. RESTAURANT, HIGH-TURNOVER/SIT DOWN – Full service eating establishments, with typical customer duration stay of an hour. Generally offers lunch and dinner service, may also offer breakfast service. May be open 24 hours a day. Typically reservations are not required.	P
933	Fast-Food Restaurant w/o Drive-Through Window RESTAURANT, FAST-FOOD – An establishment whose principal business is	P

	the sale of pre-prepared or rapidly prepared food directly to the customer in a ready-to- consume state for consumption either within the Restaurant Building or off premises.	
934	Fast-Food Restaurant with Drive-Through Window RESTAURANT, FAST-FOOD – An establishment whose principal business is the sale of pre-prepared or rapidly prepared food directly to the customer in a ready-to- consume state for consumption either within the Restaurant Building or off premises.	P
935	Fast-Food Restaurant with Drive-Through Window and No Indoor Seating RESTAURANT, FAST-FOOD – An establishment whose principal business is the sale of pre-prepared or rapidly prepared food directly to the customer in a ready-to- consume state for consumption either within the Restaurant Building or off premises.	P
936	Coffee/Donut Shop w/o Drive- Through Window Not defined in our Code. COFFEE/DOUGHNUT SHOP – Restaurant that focuses on providing coffee and breakfast foods. May also sell newspapers, books, and music CDs. May offer indoor seating but no indoor table service.	P
937	Coffee/Donut Shop with Drive- Through Window Not defined in our Code. COFFEE/DOUGHNUT SHOP – Restaurant that focuses on providing coffee and breakfast foods. May also sell newspapers, books, and music CDs. May offer indoor seating but no indoor table service.	P
938	Coffee/Donut Shop with Drive- Through Window and No Indoor Seating Not defined in our Code. COFFEE/DOUGHNUT SHOP – Restaurant that focuses on providing coffee and breakfast foods. May also sell newspapers, books, and music CDs. May offer indoor seating but no indoor table service.	P
939	Bread/Donut/Bagel Shop w/o Drive-Through Window Not defined in our Code. BREAD/DOUGHNUT/BAGEL SHOP – Facility specialized in the sale of breads, doughnuts, and bagels as primary products. May offer beverages and limited sale of other foods. Indoor seating may be available, and table service may be provided.	P
940	Bread/Donut/Bagel Shop with Drive-Through Window Not defined in our Code. BREAD/DOUGHNUT/BAGEL SHOP – Facility specialized in the sale of breads, doughnuts, and bagels as primary products. May offer beverages and limited sale of other foods. Indoor seating may be available, and table service may be provided.	P
941	Quick Lube Vehicle Shop Not defined in our Code. QUICK LUBE VEHICLE SHOP – A business where the primary activity is to perform oil change services for vehicles. May also offer ancillary services such as preventative maintenance. Vehicle repair is generally	

	not performed.	
942	Automobile Care Center Not defined in our Code. AUTOMOBILE CARE CENTER – A center which houses numerous businesses that provided automobile-related services. These service may include repair and servicing, upholstering, and stereo installation.	
943	Automobile Parts and Service Center Not defined in our Code. AUTOMOBILE PARTS AND SERVICE CENTER - Facility focused on the sale of automobile parts for maintenance and repair, and also provide a full array of auto repair services. Material sold may include oil and batteries, and a wide array of automobile parts.	
944	Gasoline/Service Station Not defined in our Code. GASOLINE/SERVICE STATION – Business with a primary focus on fueling vehicles. May offer some ancillary repair services. Sale of goods is limited or non-existent. Does not have a car wash facility.	P
945	Gasoline/Service Station with Convenience Market Not defined in our Code. GASOLINE/SERVICE STATION WITH CONVENIENCE MARKET – Business with a primary focus on fueling vehicles. May offer some ancillary repair services. May sell a limited selection of food, beverages, and consumer goods. Does not have a car wash facility.	P
946	Gasoline/Service Station with Convenience Market and Car Wash Not defined in our Code. GASOLINE/SERVICE STATION WITH CONVENIENCE MARKET AND CAR WASH – Business with a primary focus on fueling vehicles. May offer some ancillary repair services. May sell a limited selection of food, beverages, and consumer goods. Does have a car wash facility.	P
947	Self-Service Car Wash CAR WASH – A Structure containing facilities for both hand and automatic washing of automobiles, which facilities may include the use of a chain conveyor or other method of moving the cars along, and automatic or semiautomatic application of cleaner, brushes, rinse water and heat for drying.	
948	Automated Car Wash CAR WASH – A Structure containing facilities for both hand and automatic washing of automobiles, which facilities may include the use of a chain conveyor or other method of moving the cars along, and automatic or semiautomatic application of cleaner, brushes, rinse water and heat for drying.	
960	DRY CLEANERS Not defined in our Code or ITE. Definition from Fredericksburg VA: DRY CLEANERS– A facility used for cleaning fabrics, textiles, wearing apparel, or	P

	articles of any sort by immersion and agitation, or by immersions only, in water or volatile solvents	
*	Funeral Home/Crematory FUNERAL HOME – A Building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.	P
*	Kennel KENNEL – Any Building or Structure and/or land used, designed, or arranged for housing, boarding, breeding, or care of more than three adult dogs or cats kept or bred for hunting, sale, exhibition, or domestic use or other domestic animals for profit, but not including those animals raised for agricultural purposes.	S
*	Tattoo Parlor Not defined in our Code or ITE. Definition from Martinsburg TATTOO PARLOR- Establishments primarily in the business of applying lettering, art, and other images with permanent and semi-permanent inks, paints, pigments, or piercings to the body of patrons	S P
*	Self-Storage Facility Not defined in our Code or ITE. Definition from Martinsburg SELF-STORAGE FACILITY - Any real property designed and used for the purpose of renting or leasing individual storage space to occupants who are to have access to such facility for the purpose of storing and removing personal property	S
*	Outdoor Café Not defined in our Code or ITE. Definition from NACTO: OUTDOOR CAFÉ - An open-air seating area on a public sidewalk provided by a restaurant located on the adjoining property, where restaurant patrons can eat or drink	P
*	Parking Facility Not defined in our Code or in ITE. Definition crafted by staff. PARKING FACILITY – A facility where vehicles are kept for storage. Available for the public for free or for a fee	~~PA~~
*	Wireless Telecommunication Facilities Not defined in our Code or ITE. Definition from Fredericksburg VA: WIRELESS TELECOMMUNICATION FACILITIES - Equipment at a fixed location that enables wireless communications between user equipment and a communications network, including but not limited to equipment associated with wireless services such as private, broadcast and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul; and radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration	S
*	Essential Utilities and Equipment ESSENTIAL UTILITIES AND EQUIPMENT – This term comprises underground or overhead electrical, gas, communications not regulated by the Federal Communications Commission, water and sewage systems, including poles, towers or pole structures, wires, lines, mains, drains, pumping stations, sewers, conduits, cables, fire	P

		alarm boxes, public telephone structures, police call boxes, traffic signals, hydrants, regulating and measuring devices and the structures in which they are housed, and other similar equipment accessories in connections therewith. It does not include Buildings, yards, stations used for storage, repair or processing of equipment or material, and does not include Buildings, yards, stations, or substations for transforming, boosting or switching purposes, where such facilities are constructed on the ground.	

CRITERIA

Before amending the zoning ordinance, the governing body with the advice of the planning commission, must find:

1. **That the amendment is consistent with the adopted comprehensive plan, or;**

   Meets the Vision Statement by:
   1. "*Promoting access to jobs and livelihoods*".
   2. "*Stimulating…business development and growth*".

   Key Themes and Goals met:
   -**Growth and Land Use**: The City of Charles Town will strategically plan for and promote sustainable and well-designed growth and development throughout its Urban Growth Boundary while maintaining a vibrant, walkable, and mixed-use Downtown that serves as the City's image center and core of civic life.

   -**Vibrancy, Sustainability, and Livability**: The City of Charles Town will promote and encourage economic development activities that capitalize on community assets, support the needs of present and future residents, and strive to ensure a sustainable and diverse economic base.

2. **If the amendment is inconsistent, then the governing body with the advice of the planning commission, must find that there have been major changes of an economic, physical or social nature within the area involved which were not anticipated when the comprehensive plan was adopted and those changes have substantially altered the basic characteristics of the area.**

   Not applicable, first criterion is met.

Planning Commission
101 East Washington Street
Charles Town, WV 25414

SCHEDULED

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

AGENDA ITEM (ID #)

Commission Review: *BR2024-13* - Stone Spring Phase 2 Bond Initiation

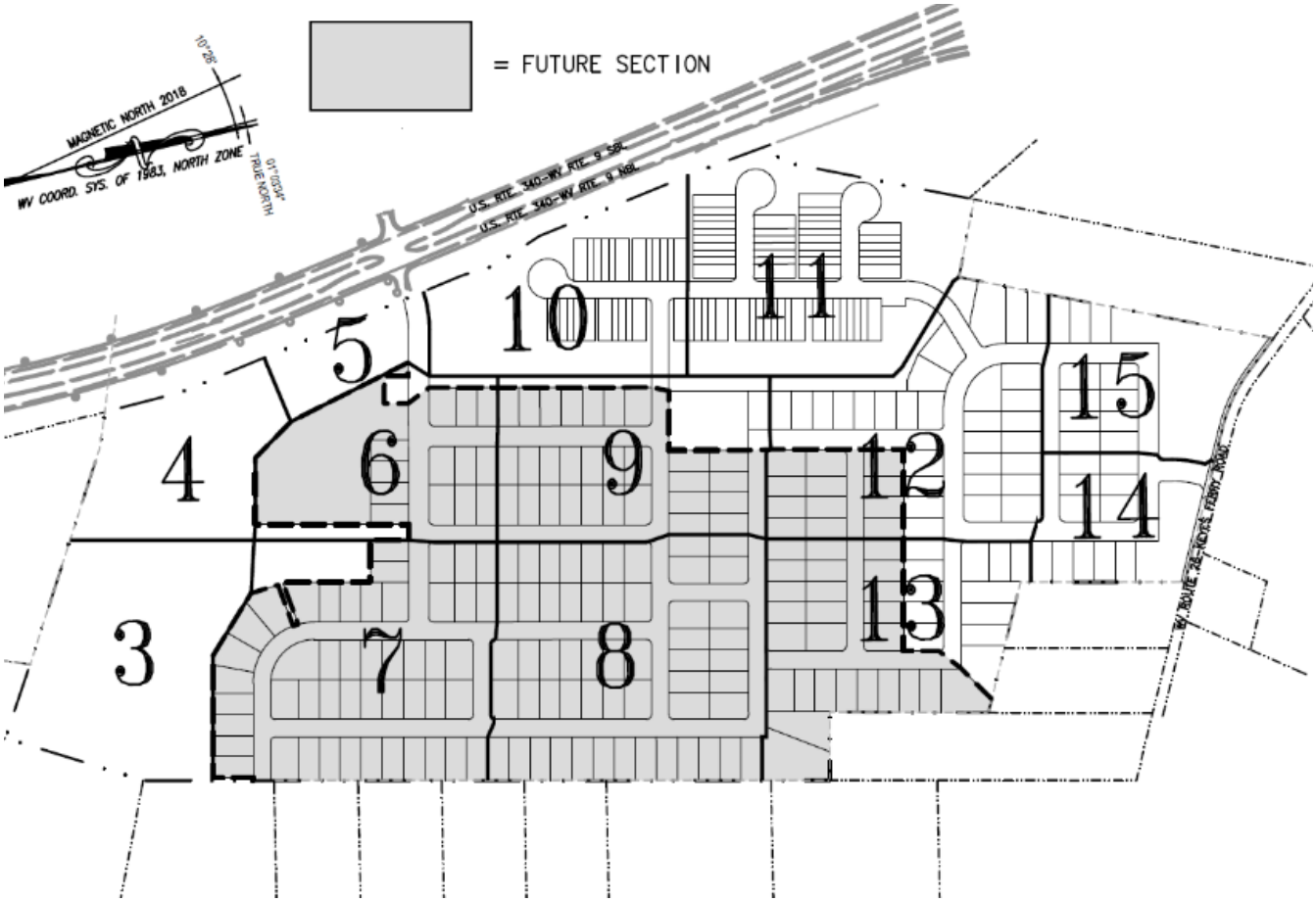
ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. Revised Bond Amount.pdf
- 4._KH Review.pdf

Bond Initiation Request
BR2024-13

Date: For the November 25 2024 Planning Commission meeting
Applicant: Stanley Martin Homes LLC
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: A bond initiation in the amount of $14, 782, 413.46

Stone Spring Development Phase 2 (Future Section)



BACKGROUND

The applicant, Stanley Martin Homes LLC, has submitted a bond initiation request for the Stone Spring housing development Phase 2. The applicant is requesting a bond initiation in the amount of $14, 782, 413.46. This amount will cover both performance bond issues (road paving, street lights, etc.) and land disturbance requirements (such as silt fencing).

Upon review of the request the City Engineer, Kimley-Horn, has determined that the bond initiation amount is a reasonable request based on the proposed work.

Bonds shall be required for public and other physical Improvements to be constructed under an approved Final S/LD Application. Such Improvements shall include, without limitation, Road, curb, gutter, sidewalk, trails, storm Drainage, traffic signalization and control, water and sanitary sewer infrastructure, and any other site-related Improvements required by the City of Charles Town for vehicular and pedestrian ingress and egress, for public access roadways, for Structures necessary to insure stability of critical slopes, for necessary utilities, and for Stormwater Management Facilities.

BOND AMOUNT

The original bond request went to the Commission on October 28 in the amount of $8,983,029.59. Following Planning Commission review, the applicant has submitted a revised bond estimate based on the City's new bond cost sheet.

RECOMMENDATION

Approval.

Bond Request No. 2

BOND REQUEST AND REDUCTION

To assist the Subdivision Administrator in the review of a Bond Request Application, the Applicant must utilize this form to supply the City with the information prescribed under Article 1335 and Section 1332 of the Subdivision and Land Development Ordinance. The submission of this form, along with the prescribed information and required fees, shall serve as the Applicant's Bond Request Application as required by Ordinance Article 1335.

1. DATE September 30, 2024

2. APPLICATION TYPE ☒ Bond | Initiation ☐ Bond | Reduction

☐ Bond | Reallocation ☐ Bond | Release**

3. PROJECT NAME Stone Spring Subdivision - Phase 2

Address intersection of Stone Spring Road and Keyes Ferry Road

4. APPLICANT'S NAME* Stanley Martin Homes

Address 14200 Park Meadow Drive, Suite 100 North, Chantilly, VA 20151

Telephone Number (703)636-9232 Fax Number ( )

Email Address AmesME@stanleymartin.com

5. PROPERTY OWNER'S NAME Stanley Martin Homes

Address 14200 Park Meadow Drive, Suite 100 North, Chantilly, VA 20151

Telephone Number (703)636-9232 Fax Number ( )

Email Address AmesME@stanleymartin.com

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

**Requires a Public Hearing and landscaping surety for one year after release

Bond Request No. 2

6. DESCRIPTION OF REQUETED INITIATION, REDUCTION, OR RELEASE:

This request is for the initiation of the Stone Spring Phase 2 Performance Bond.

7. A) CURRENT BOND AMOUNT $ 0

B) PROPOSED BOND AMOUNT $ 9,347,667.31

8. PARCEL INVENTORY: (List all parcels that are part of this application):

Tax Map No.	Parcel No.	Deed Book	Page No.	Zoning District
15	1	1306	427	03

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

Application No.	Project Name and Phase	Status	Approval Date

10. BOND RELEASE ATTACHMENTS.

The following shall be included with this request:

A. To the extent not previously submitted pursuant to bond reduction request, copies of inspection and test reports if work was inspected and tested by a third-party inspector.

B. Certification that all bonded Improvements, other than Improvements accepted by West Virginia Department of Highways (WVDOH), have been completed in accordance with the approved plans, profiles, and specifications and the requirements of any applicable manual. For Improvements to be accepted for maintenance by WVDOH, such Certification shall state that the Improvements have been installed and inspected in accordance with WVDOH's requirements.

C. A copy of the City-approved As-Built Drawings as required for facilities within public rights-of-way or Easements submitted pursuant to Section 1332.10 of this Ordinance.

Date of As-Builts _____ Prepared By _____

D. A letter from a Professional Engineer or Professional Land Surveyor certifying that property corners and Monuments have been set as required under this Ordinance.

E. Documentation of acceptance by WVDOH for public roadways and rights-of-way, or a maintenance and indemnification agreement and bond approved by the Planning Commission for public roadways that have been completed in accordance with WVDOH standards but which, due to factors other than their quality of construction, are not eligible for acceptance by WVDOH.

F. For private roadways, a letter of acceptance by the entity responsible for maintenance and a Latent Defects Indemnification Agreement and Bond in accordance with this Section.

G. Private Roadway Maintenance Bonds. Before a Performance Agreement and surety for private roadway construction shall be released, a Latent Defects Indemnification Agreement and Bond shall be provided by the applicant/Developer and approved by the Planning Commission. The guarantee provided by such Agreement and Bond must be for a period of two (2) years following the date of performance bond release, and must be in an amount equal to no less than 5% of the original performance bond estimate in accordance with Section 1335.07 (F) of the Subdivision Ordinance.

H. Landscaping Surety. Surety is required to ensure the landscaping shown on the Major S/LD plans is maintained for one (1) year. The one (1) year shall start from the date at which the surety for the site has been released, with the exception of this landscaping surety. The landscaping surety amount shall not be less than $5,000.00 or 10% of the total landscaping cost for the project, which every is greater.

Bond Request No. 2

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 Article 1335 of the S/LD Ordinance.

Signature of Applicant _____ Date 10/1/2024

Signature of Property Owner (If different than Applicant)

_____ Date _____

Please submit an original completed Application, 1 digital copy and 1 paper copy of the As-Built Plans (if applicable) to the following:

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

Please also send a copy of the completed Application as well as the As-Builts to the following:

Hatch/Chester Engineers
Attn: Elizabeth Adamowicz
705 Quince Orchard Road, Suite 310
Gaithersburg, MD 20878

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

Fee: $_____ Check No._____

Receipt No._____

Site Inspection Date:_____ Inspector:_____

Subdivision Administrator Approval:_____ Date:_____

Engineer Approval:_____ Date:_____

Planning Commission Approval:_____ Date:_____

City Council Approval:_____ Date:_____

Comments:_____

_____

_____

_____

_____

BOND ESTIMATE						BOND REDUCTION						City Use Only
ITEM	UNIT	UNIT COST	QUANTITY	Final Price		QUANTITY COMPLETED (REDUCTION REQUEST)	UNIT COST	PREVIOUS QUANTITY COMPLETED	TOTAL QUANTITY COMPLETED (INCLUDING REDUCTION REQUEST)	EXTENSION	%COMPLETE	%APPROVED
MOBILIZATION GENERAL												
Mobilization	LS	$12,440.00		$0.00			$0.00		0		0%	
Field Office	EA	$3,490.00		$0.00			$0.00		0		0%	
Job Sign	EA	$1,340.00		$0.00			$0.00		0		0%	
SURVEYING												
Steel Pipe Property Corner Marker Incl. Survey	EA	$320.38	298	$95,473.24			$0.00		0		0%	
R.O.W MONUMENTS SURVEYED IN PLACE												
RM--1	EA	$825.00		$0.00			$0.00		0		0%	
RM--2	EA	$764.00		$0.00			$0.00		0		0%	
EARTHWORK EXCAVATION												
Regular Bulk used as Fill	CY	$4.50	100203	$450,913.50			$0.00		0		0%	
Rock, Rip	CY	$51.50		$0.00			$0.00		0		0%	
Rock, Blast	CY	$55.00		$0.00			$0.00		0		0%	
BORROW MATERIAL												
Buy, Load, Haul 10 Mi. Select Material	CY	$42.00	117425	$4,931,850.00			$0.00		0		0%	
Fill and Compaction of On-site Borrow	CY	$11.06	100203	$1,108,245.18			$0.00		0		0%	
UNSUITABLE MATERIAL												
Load and Haul, 20 mi R/T	CY	$36.56		$0.00			$0.00		0		0%	
Dump Charge	CY	$62.50		$0.00			$0.00		0		0%	
Site Grading	SY	$1.25		$0.00			$0.00		0		0%	
CLEAR & GRUB												
Light	AC	$14,548.50		$0.00			$0.00		0		0%	
Heavy	AC	$26,699.49		$0.00			$0.00		0		0%	
LANDSCAPING												
Seeding	SY	$3.00	180185	$540,555.00			$0.00		0		0%	
Sodding	SY	$8.50		$0.00			$0.00		0		0%	
PLANTING SHRUBS												
18"	EA	$70.00		$0.00			$0.00		0		0%	
24"	EA	$90.00		$0.00			$0.00		0		0%	
TREES												
6'-8' (1-2 in. Caliper)	EA	$400.00	306	$122,400.00			$0.00		0		0%	
8'-10' (2.5-3 in. Caliper)	EA	$700.00		$0.00			$0.00		0		0%	
Tree Protection	LF	$11.13		$0.00			$0.00		0		0%	
MISCELLANEOUS SITE IMPROVEMENTS												
Timber Wall (less than 6 ft)	LF	$325.00		$0.00			$0.00		0		0%	
Dry Rubble RW-1 (H=6')	LF	$450.00		$0.00			$0.00		0		0%	

Mortared Rubble RW-1A (H=6')	LF	$535.00		$0.00		$0.00		0		0%	
Concrete Gravity RW-2 (H=6')	LF	$589.50		$0.00		$0.00		0		0%	
Concrete Gravity RW-3 (H=6')	LF	$1,037.50		$0.00		$0.00		0		0%	
FENCING											
Std. Fence (H=5') FR-5	LF	$56.00		$0.00		$0.00		0		0%	
Farm Fence (H=5') FR-3A	LF	$37.50		$0.00		$0.00		0		0%	
Chain Link Fence (H=6') FR 2-B	LF	$62.00		$0.00		$0.00		0		0%	
Board Fence (H=6')	LF	$62.00		$0.00		$0.00		0		0%	
TOTS LOTS											
Tot Lot	EA	$16,495.00		$0.00		$0.00		0		0%	
STORM DRAINAGE											
STORM SEWER											
NOTE: All pipe unit prices include trench, excavation, bedding, pipe, & backfill											
Rock Excavation for All Pipe Types											
Less than 1,500 CY (Blasting)	CY	$110.00		$0.00		$0.00		0		0%	
More than 1,500 CY (Blasting)	CY	$90.00		$0.00		$0.00		0		0%	
Less than 1,500 CY (Hoe Ram)	CY	$220.00		$0.00		$0.00		0		0%	
More than 1,500 CY (Hoe Ram)	CY	$180.00		$0.00		$0.00		0		0%	
Trench De-Watering											
Trench De-Watering	LF	$4.00		$0.00		$0.00		0		0%	
RCP CLASS III ROUND T & G W/MASTIC											
12" Pipe (RCP III)											
0'-8' Cut	LF	$100.00		$0.00		$0.00		0		0%	
8'-14' Cut	LF	$140.00		$0.00		$0.00		0		0%	
Add cost for Class IV	LF	$1.90		$0.00		$0.00		0		0%	
O-Ring	LF	$12.36		$0.00		$0.00		0		0%	
15" Pipe (RCP III)											
0'-10' Cut	LF	$100.00		$0.00		$0.00		0		0%	
10'-16'	LF	$156.00		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$1.48		$0.00		$0.00		0		0%	
O-Ring	LF	$8.58		$0.00		$0.00		0		0%	
18" Pipe (RCP III)											
0'-10' Cut	LF	$100.00		$0.00		$0.00		0		0%	
10' -16' Cut	LF	$160.00		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$3.20		$0.00		$0.00		0		0%	
O-Ring	LF	$11.20		$0.00		$0.00		0		0%	
21" Pipe (RCP III)											
0'-8' Cut	LF	$115.00		$0.00		$0.00		0		0%	
8'-14' Cut	LF	$174.80		$0.00		$0.00		0		0%	
Add cost for Class IV	LF	$4.40		$0.00		$0.00		0		0%	
O-Ring	LF	$20.80		$0.00		$0.00		0		0%	
24" Pipe (RCP III)											
0'- 10' Cut	LF	$140.00		$0.00		$0.00		0		0%	
10'-16'	LF	$196.00		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$5.04		$0.00		$0.00		0		0%	
O-Ring	LF	$22.40		$0.00		$0.00		0		0%	

27" Pipe (RCP III)											
0'- 10' Cut	LF	$123.20		$0.00		$0.00		0		0%	
10' -16' Cut	LF	$195.03		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$6.40		$0.00		$0.00		0		0%	
O-Ring	LF	$24.00		$0.00		$0.00		0		0%	
30" Pipe (RCP III)											
0'- 8' Cut	LF	$169.40		$0.00		$0.00		0		0%	
8'-14' Cut	LF	$256.66		$0.00		$0.00		0		0%	
Add cost for Class IV	LF	$9.60		$0.00		$0.00		0		0%	
O-Ring	LF	$27.60		$0.00		$0.00		0		0%	
33" Pipe (RCP III)											
0'- 10' Cut	LF	$240.00		$0.00		$0.00		0		0%	
10'-16'	LF	$333.00		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$13.50		$0.00		$0.00		0		0%	
O-Ring	LF	$45.80		$0.00		$0.00		0		0%	
36" Pipe (RCP III)											
0'-10' Cut	LF	$249.60		$0.00		$0.00		0		0%	
10' -16' Cut	LF	$363.92		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$12.40		$0.00		$0.00		0		0%	
O-Ring	LF	$36.40		$0.00		$0.00		0		0%	
42" Pipe (RCP III)											
0'- 8' Cut	LF	$289.54		$0.00		$0.00		0		0%	
8'-14' Cut	LF	$413.46		$0.00		$0.00		0		0%	
Add cost for Class IV	LF	$19.20		$0.00		$0.00		0		0%	
O-Ring	LF	$56.72		$0.00		$0.00		0		0%	
48" Pipe (RCP III)											
0'-10' Cut	LF	$320.52		$0.00		$0.00		0		0%	
10'-16'	LF	$442.31		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$20.00		$0.00		$0.00		0		0%	
O-Ring	LF	$69.36		$0.00		$0.00		0		0%	
54" Pipe (RCP III)											
0' - 10' Cut	LF	$420.00		$0.00		$0.00		0		0%	
10' -16' Cut	LF	$541.38		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$30.00		$0.00		$0.00		0		0%	
O-Ring	LF	$70.96		$0.00		$0.00		0		0%	
60" Pipe (RCP III)											
0'-10' Cut	LF	$420.00		$0.00		$0.00		0		0%	
10' -16' Cut	LF	$498.48		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$36.00		$0.00		$0.00		0		0%	
O-Ring	LF	$77.84		$0.00		$0.00		0		0%	
ELLIPTICAL PIPE - RCP CLASS III											
23"x14" (18" Equiv- RCP III)											
0'10' Cut	LF	$190.00		$0.00		$0.00		0		0%	
10'-16' Cut	LF	$278.60		$0.00		$0.00		0		0%	
Add cost for Class IV	LF	$41.60		$0.00		$0.00		0		0%	
O-Ring	LF	$109.80		$0.00		$0.00		0		0%	
30"x19" (24" Equiv- RCP III)											

0'10' Cut	LF	$190.00		$0.00			$0.00		0		0%	
10'-16' Cut	LF	$329.25		$0.00			$0.00		0		0%	
Add cost for Class IV	LF	$15.07		$0.00			$0.00		0		0%	
O-Ring	LF	$109.79		$0.00			$0.00		0		0%	
38"x24" (30" Equiv- RCP III)												
0'10' Cut	LF	$190.00		$0.00			$0.00		0		0%	
10'-16' Cut	LF	$423.78		$0.00			$0.00		0		0%	
Add cost for Class IV	LF	$21.38		$0.00			$0.00		0		0%	
O-Ring	LF	$129.92		$0.00			$0.00		0		0%	
45"x29" (36" Equiv- RCP III)												
0'10' Cut	LF	$370.00		$0.00			$0.00		0		0%	
10'-16' Cut	LF	$526.88		$0.00			$0.00		0		0%	
Add cost for Class IV	LF	$25.45		$0.00			$0.00		0		0%	
O-Ring	LF	$119.63		$0.00			$0.00		0		0%	
53"X 34" (42" Equiv-RCP III)												
0'12' Cut	LF	$370.00		$0.00			$0.00		0		0%	
10'-18' Cut	LF	$528.36		$0.00			$0.00		0		0%	
Add cost for Class IV	LF	$38.87		$0.00			$0.00		0		0%	
O-Ring	LF	$149.26		$0.00			$0.00		0		0%	
60"x38" (48" Equiv- RCP III)												
0'12' Cut	LF	$370.00		$0.00			$0.00		0		0%	
10'-18' Cut	LF	$543.90		$0.00			$0.00		0		0%	
Add cost for Class IV	LF	$46.46		$0.00			$0.00		0		0%	
O-Ring	LF	$177.11		$0.00			$0.00		0		0%	
HDPE PIPE												
8" Pipe												
0'-8' Cut	LF	$50.00		$0.00			$0.00		0		0%	
8'-14' Cut	LF	$75.30		$0.00			$0.00		0		0%	
12" Pipe												
0'-8' Cut	LF	$67.50		$0.00			$0.00		0		0%	
8'-14' Cut	LF	$100.04		$0.00			$0.00		0		0%	
15" Pipe												
0'-8' Cut	LF	$87.08	2625	$228,585.00			$0.00		0		0%	
8'-16' Cut	LF	$129.65	1432	$185,658.80			$0.00		0		0%	
18" Pipe												
0'-8' Cut	LF	$114.33	603	$68,940.99			$0.00		0		0%	
8'-16' Cut	LF	$170.69	215	$36,698.35			$0.00		0		0%	
24" Pipe												
0'-8' Cut	LF	$132.62	787	$104,371.94			$0.00		0		0%	
8'-16' Cut	LF	$197.61	319	$63,037.59			$0.00		0		0%	
30" Pipe												
0'-8' Cut	LF	$157.42	405	$63,755.10			$0.00		0		0%	
8'-16' Cut	LF	$236.13	123	$29,043.99			$0.00		0		0%	
36" Pipe												
0'-8' Cut	LF	$200.00	74	$14,800.00			$0.00		0		0%	
8'-16' Cut	LF	$298.00		$0.00			$0.00		0		0%	
42" Pipe												

0'-8' Cut	LF	$224.20	128	$28,697.60		$0.00		0		0%	
8'-16' Cut	LF	$334.06		$0.00		$0.00		0		0%	
48" Pipe											
0'-8' Cut	LF	$253.35		$0.00		$0.00		0		0%	
8'-16' Cut	LF	$377.49		$0.00		$0.00		0		0%	
STORM STRUCTURES											
END SECTIONS											
End Sections (ES-1), Concrete Pipe Size											
15"	EA	$1,389.00		$0.00		$0.00		0		0%	
18"	EA	$1,583.46		$0.00		$0.00		0		0%	
21"	EA	$1,805.14		$0.00		$0.00		0		0%	
24"	EA	$2,057.86		$0.00		$0.00		0		0%	
27"	EA	$2,345.97		$0.00		$0.00		0		0%	
30"	EA	$2,674.40	1	$2,674.40		$0.00		0		0%	
36"	EA	$3,048.82		$0.00		$0.00		0		0%	
42"	EA	$3,558.50		$0.00		$0.00		0		0%	
48"	EA	$4,056.69		$0.00		$0.00		0		0%	
54"	EA	$4,624.63		$0.00		$0.00		0		0%	
60"	EA	$5,272.07		$0.00		$0.00		0		0%	
ENDWALLS											
EW-1 (Pre-Cast) Round Pipe Size											
15"	EA	$2,433.00		$0.00		$0.00		0		0%	
18"	EA	$2,724.96		$0.00		$0.00		0		0%	
24"	EA	$3,051.96		$0.00		$0.00		0		0%	
30"	EA	$3,418.19		$0.00		$0.00		0		0%	
36"	EA	$3,828.37		$0.00		$0.00		0		0%	
EW-1 Cast in Place [Round Pipe Size]											
15"	EA	$2,591.15		$0.00		$0.00		0		0%	
18"	EA	$2,902.08		$0.00		$0.00		0		0%	
24"	EA	$3,250.33		$0.00		$0.00		0		0%	
30"	EA	$3,640.37		$0.00		$0.00		0		0%	
36"	EA	$4,077.22		$0.00		$0.00		0		0%	
EW-1A (Pre-Cast) Elliptical Pipe Size											
23" X 14" (18")	EA	$1,335.00		$0.00		$0.00		0		0%	
30" X 19" (24")	EA	$1,495.20		$0.00		$0.00		0		0%	
38 X 24" (30")	EA	$1,879.50		$0.00		$0.00		0		0%	
45 X 29" (36")	EA	$2,105.04		$0.00		$0.00		0		0%	
53" X 34" (42")	EA	$2,791.50		$0.00		$0.00		0		0%	
EW-1A (Cast in Place) Elliptical Pipe Size											
23" X 14" (18")	EA	$1,318.50		$0.00		$0.00		0		0%	
30" X 19" (24")	EA	$1,318.50		$0.00		$0.00		0		0%	
38 X 24" (30")	EA	$2,257.00		$0.00		$0.00		0		0%	
45 X 29" (36")	EA	$2,257.00		$0.00		$0.00		0		0%	
53" X 34" (42")	EA	$3,217.50		$0.00		$0.00		0		0%	
EW-2 (PreCast) Round Size Pipe Size											
42"	EA	$8,324.00		$0.00		$0.00		0		0%	
48"	EA	$9,322.88		$0.00		$0.00		0		0%	

54"	EA	$10,441.63		$0.00		$0.00		0		0%	
60"	EA	$11,694.62		$0.00		$0.00		0		0%	
72"	EA	$12,675.50		$0.00		$0.00		0		0%	
84"	EA	$14,196.56		$0.00		$0.00		0		0%	
EW-2 (Cast in Place) Round Size Pipe Size											
42"	EA	$9,255.50		$0.00		$0.00		0		0%	
48"	EA	$10,366.16		$0.00		$0.00		0		0%	
54"	EA	$11,610.10		$0.00		$0.00		0		0%	
60"	EA	$13,003.31		$0.00		$0.00		0		0%	
72"	EA	$15,747.00		$0.00		$0.00		0		0%	
84"	EA	$17,636.64		$0.00		$0.00		0		0%	
EW-6PC [Double Pipe] Pipe Size											
2-15"	EA	$2,123.00		$0.00		$0.00		0		0%	
2-18"	EA	$2,377.76		$0.00		$0.00		0		0%	
2-24"	EA	$2,663.09		$0.00		$0.00		0		0%	
2-30"	EA	$4,096.00		$0.00		$0.00		0		0%	
2-36"	EA	$4,587.52		$0.00		$0.00		0		0%	
MANHOLES											
Standard Brick Manhole Std Frame & Cover (MH-1)											
6' Depth	EA	$6,048.00	6	$36,288.00		$0.00		0		0%	
Depth Below 6'	VF	$230.00	14	$3,220.00		$0.00		0		0%	
Standard Precast Manhole Std Frame & Cover (MH-2)		$5,337.00		$0.00		$0.00		0		0%	
Additional Cost (Amount in parentheses to be added to the above unit costs)											
Watertight Fr/Cover (Add 110)	EA	$579.00		$0.00		$0.00		0		0%	
Heavy Duty Fr/ Cover (Add 82)	VF	$599.00		$0.00		$0.00		0		0%	
Drop Inlets											
Cast in Place 48"											
Drop Inlet (DI-1) 12"-24" Pipe0-10 VF	EA	$7,690.00	2	$15,380.00		$0.00		0		0%	
Drop Inlet (DI-1A) 12"-24" Pipe10-20 VF	EA	$7,690.00		$0.00		$0.00		0		0%	
Drop Inlet (DI-2A) 12"-24" Pipe0-10 VF, 10' throat	EA	$9,458.70		$0.00		$0.00		0		0%	
Drop Inlet (DI-2A) 12"-24" Pipe10-20 VF, 10' throat	EA	$11,634.20		$0.00		$0.00		0		0%	
Curb Drop Inlets											
Curb Drop Inlet (DI-3A)											
12"-30" Pipe (Invert Depth (H) =0'-8') Inlet Length 2'-6"	EA	$7,460.00		$0.00		$0.00		0		0%	
Curb Drop Inlet (DI-3AA)											
12"-30" Pipe (Invert Depth (H) =8'-	**EA**	$9,772.60		$0.00		$0.00		0		0%	
Curb Drop Inlet (DI-3B) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length											
4'	EA	$7,758.40		$0.00		$0.00		0		0%	
6'	EA	$8,534.24	60	$512,054.40		$0.00		0		0%	
8'	EA	$9,387.66	9	$84,488.94		$0.00		0		0%	
10'	EA	$10,326.43	19	$196,202.17		$0.00		0		0%	

12'	EA	$11,359.07	6	$68,154.42			$0.00		0		0%	
16'	EA	$12,494.98		$0.00			$0.00		0		0%	
20'	EA	$13,744.48		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-3BB) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length												
4'	EA	$7,680.82		$0.00			$0.00		0		0%	
6'	EA	$8,448.90		$0.00			$0.00		0		0%	
8'	EA	$9,293.79		$0.00			$0.00		0		0%	
10'	EA	$10,223.17		$0.00			$0.00		0		0%	
12'	EA	$11,245.48		$0.00			$0.00		0		0%	
16'	EA	$12,370.03		$0.00			$0.00		0		0%	
20'	EA	$13,607.03		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-3C) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length												
6'	EA	$7,204.61		$0.00			$0.00		0		0%	
8'	EA	$7,925.07		$0.00			$0.00		0		0%	
10'	EA	$8,717.57		$0.00			$0.00		0		0%	
12'	EA	$9,589.33		$0.00			$0.00		0		0%	
16'	EA	$10,548.26		$0.00			$0.00		0		0%	
20'	EA	$11,603.09		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-3CC) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length												
6'	EA	$8,573.48		$0.00			$0.00		0		0%	
8'	EA	$9,430.83		$0.00			$0.00		0		0%	
10'	EA	$10,373.91		$0.00			$0.00		0		0%	
12'	EA	$11,411.30		$0.00			$0.00		0		0%	
16'	EA	$12,552.43		$0.00			$0.00		0		0%	
20'	EA	$13,807.68		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-3D)												
12"-30" Pipe (Invert Depth (H) =0'-8') Inlet Length 2'-6"	EA	$6,430.11		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-3DD)												
12"-30" Pipe (Invert Depth	**EA**	$7,587.53		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-3E) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length												
4'	EA	$7,460.00		$0.00			$0.00		0		0%	
8'	EA	$7,982.20		$0.00			$0.00		0		0%	
10'	EA	$8,540.95		$0.00			$0.00		0		0%	
12'	EA	$9,138.82		$0.00			$0.00		0		0%	
16'	EA	$9,778.54		$0.00			$0.00		0		0%	
20'	EA	$10,463.04		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-3EE) 12"-30" Pipe (Invert Depth (H) = 8'-20') Inlet Length												
6'	EA	$11,509.34		$0.00			$0.00		0		0%	
8'	EA	$12,314.99		$0.00			$0.00		0		0%	
10'	EA	$13,177.04		$0.00			$0.00		0		0%	
12'	EA	$14,099.44		$0.00			$0.00		0		0%	
16'	EA	$15,086.40		$0.00			$0.00		0		0%	
20'	EA	$16,142.44		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-3F) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length												
6'	EA	$6,855.74		$0.00			$0.00		0		0%	
8'	EA	$7,335.64		$0.00			$0.00		0		0%	

10'	EA	$7,849.14		$0.00			$0.00		0		0%	
12'	EA	$8,398.58		$0.00			$0.00		0		0%	
16'	EA	$8,986.48		$0.00			$0.00		0		0%	
20'	EA	$9,615.53		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-3FF) 12"-30" Pipe (Invert Depth (H) = 8'-20') Inlet Length												
6'	EA	$14,671.28		$0.00			$0.00		0		0%	
8'	EA	$15,698.27		$0.00			$0.00		0		0%	
10'	EA	$16,797.15		$0.00			$0.00		0		0%	
12'	EA	$17,972.95		$0.00			$0.00		0		0%	
16'	EA	$19,231.06		$0.00			$0.00		0		0%	
20'	EA	$20,577.23		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-4A) 36"-48" Pipe (Invert Depth (H) = 8'-20') Inlet Length												
4'	**EA**	$10,020.00		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-4AA) 36"-48" Pipe (Invert Depth (H) = 8'-20') Inlet Length												
4'	**EA**	$10,020.00		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-4B) 36"-48" Pipe (Invert Depth (H) = 0'-8') Inlet Length												
6'	EA	$8,802.77		$0.00			$0.00		0		0%	
8'	EA	$9,418.96		$0.00			$0.00		0		0%	
10'	EA	$10,078.29		$0.00			$0.00		0		0%	
12'	EA	$10,783.77		$0.00			$0.00		0		0%	
16'	EA	$11,538.64		$0.00			$0.00		0		0%	
20'	EA	$12,346.34		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-4BB) 36"-48" Pipe (Invert Depth (H) = 8'-20') Inlet Length												
6'	EA	$17,429.48		$0.00			$0.00		0		0%	
8'	EA	$18,649.55		$0.00			$0.00		0		0%	
10'	EA	$19,955.02		$0.00			$0.00		0		0%	
12'	EA	$21,351.87		$0.00			$0.00		0		0%	
16'	EA	$22,846.50		$0.00			$0.00		0		0%	
20'	EA	$24,445.75		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-4C) 36"-48" Pipe (Invert Depth (H) = 0'-8') Inlet Length												
8'	EA	$9,418.96		$0.00			$0.00		0		0%	
10'	EA	$10,078.29		$0.00			$0.00		0		0%	
12'	EA	$10,783.77		$0.00			$0.00		0		0%	
16'	EA	$11,538.64		$0.00			$0.00		0		0%	
20'	EA	$12,346.34		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-4CC) 36"-48" Pipe (Invert Depth (H) = 8'-20') Inlet Length												
8'	EA	$22,417.13		$0.00			$0.00		0		0%	
10'	EA	$23,986.33		$0.00			$0.00		0		0%	
12'	EA	$25,665.38		$0.00			$0.00		0		0%	
16'	EA	$27,461.95		$0.00			$0.00		0		0%	
20'	EA	$29,384.29		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-4D)												
36"-48" Pipe (Invert Depth (H) =8'16') Inlet Length 4'	EA	$8,279.27		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-4DD)												
36"-48" Pipe (Invert Depth (H)	**EA**	$16,392.95		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-4E) 36"-48" Pipe (Invert Depth (H) = 0'-8') Inlet Length												

6'	EA	$9,016.12		$0.00			$0.00		0		0%	
8'	EA	$9,647.25		$0.00			$0.00		0		0%	
10'	EA	$10,322.56		$0.00			$0.00		0		0%	
12'	EA	$11,045.14		$0.00			$0.00		0		0%	
16'	EA	$11,818.30		$0.00			$0.00		0		0%	
20'	EA	$12,645.58		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-4EE) 36"-48" Pipe (Invert Depth (H) = 8'-16') Inlet Length												
6'	EA	$15,688.06		$0.00			$0.00		0		0%	
8'	EA	$16,786.22		$0.00			$0.00		0		0%	
10'	EA	$17,961.26		$0.00			$0.00		0		0%	
12'	EA	$19,218.54		$0.00			$0.00		0		0%	
16'	EA	$20,563.84		$0.00			$0.00		0		0%	
20'	EA	$22,003.31		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-4F) 36"-48" Pipe (Invert Depth (H) = 0'-8') Inlet Length												
8'	EA	$10,040.36		$0.00			$0.00		0		0%	
10'	EA	$10,743.18		$0.00			$0.00		0		0%	
12'	EA	$11,495.20		$0.00			$0.00		0		0%	
16'	EA	$12,299.87		$0.00			$0.00		0		0%	
20'	EA	$13,160.86		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-4FF) 36"-48" Pipe (Invert Depth (H) = 8'-16') Inlet Length												
8'	EA	$15,140.86		$0.00			$0.00		0		0%	
10'	EA	$16,200.72		$0.00			$0.00		0		0%	
12'	EA	$17,334.77		$0.00			$0.00		0		0%	
16'	EA	$18,548.20		$0.00			$0.00		0		0%	
20'	EA	$19,846.57		$0.00			$0.00		0		0%	
Median Drop Inlets - CIP												
Median Drop Inlets (DI-6A) 12"-24"Pipe Inlet (H=8')	EA	$6,032.00		$0.00			$0.00		0		0%	
Median Drop Inlets (DI-6B) 12"-24"Pipe Inlet (H=8')	EA	$6,080.00		$0.00			$0.00		0		0%	
Median Drop Inlets (DI-6C) 30"-48"Pipe Inlet (H=10')	EA	$7,737.50		$0.00			$0.00		0		0%	
Median Drop Inlets (DI-6D) 30"-48"Pipe Inlet (H=10')	EA	$7,805.00		$0.00			$0.00		0		0%	
Median Drop Inlets (DI-7) Type III Top 12"-42" Pipe Inlet (H=10')	EA	$8,548.00		$0.00			$0.00		0		0%	
Median Drop Inlets (DI-7A) Type III Top 12"-42" Pipe Inlet (H=10')	EA	$8,548.00		$0.00			$0.00		0		0%	
Median Drop Inlets (DI-7B) Type III Top 12"-42" Pipe Inlet (H=10')	EA	$8,548.00		$0.00			$0.00		0		0%	
MISCELLANEOUS INLETS												
Median Drop Inlets (DI-5) Type III Top 12"-42" Pipe Inlet (H=8')	EA	$6,569.08		$0.00			$0.00		0		0%	

Standard Yard Inlet (YI-1) 12"-48" Pipe (Invert Depth (H)= 0'-8') Inlet Length 4' (No Aprons)		$5,969.49		$0.00		$0.00		0		0%	
Add Yard Inlet Apron	THROAT	$320.54		$0.00		$0.00		0		0%	
Standard Yard Inlet (YI-1) 12"-48" Pipe (Invert Depth (H)= 0'-8') Inlet Length 4' (No Aprons)	EA	$6,444.64		$0.00		$0.00		0		0%	
Add Yard Inlet Apron	THROAT	$320.54		$0.00		$0.00		0		0%	
Culverts											
Single Box Culvert (BC-1A) Fills to 25'											
4' X 4'	LF	$473.00		$0.00		$0.00		0		0%	
5' X 5'	LF	$563.00		$0.00		$0.00		0		0%	
6' X 6'	LF	$689.00		$0.00		$0.00		0		0%	
8' X 8'	LF	$944.00		$0.00		$0.00		0		0%	
10' X 10'	LF	$1,159.00		$0.00		$0.00		0		0%	
Double Box Culvert (BC-2b) Fills to 25'											
4' X 4'	LF	$792.40		$0.00		$0.00		0		0%	
5' X 5'	LF	$987.00		$0.00		$0.00		0		0%	
6' X 6'	LF	$1,195.60		$0.00		$0.00		0		0%	
8' X 8'	LF	$1,607.20		$0.00		$0.00		0		0%	
10' X 10'	LF	$1,975.40		$0.00		$0.00		0		0%	
Oversized Single Box Culvert (BBC-1) Fills to 25'											
12' X 6'	LF	$1,488.50		$0.00		$0.00		0		0%	
12' X 8'	LF	$1,488.50		$0.00		$0.00		0		0%	
12' X 10'	LF	$1,771.50		$0.00		$0.00		0		0%	
12' X 12'	LF	$1,771.50		$0.00		$0.00		0		0%	
Triple Box Culvert (BC-3B) Fills to 25'											
4' X 4'	LF	$1,129.55		$0.00		$0.00		0		0%	
5' X 5'	LF	$1,399.25		$0.00		$0.00		0		0%	
6' X 6'	LF	$1,755.95		$0.00		$0.00		0		0%	
8' X 8'	LF	$2,367.85		$0.00		$0.00		0		0%	
10' X 10'	LF	$3,607.60		$0.00		$0.00		0		0%	
Quadruple Box Culvert (BC-4B) Fills to 25'											
4' X 4'	LF	$1,431.15		$0.00		$0.00		0		0%	
5' X 5'	LF	$1,776.25		$0.00		$0.00		0		0%	
6' X 6'	LF	$2,208.35		$0.00		$0.00		0		0%	
8' X 8'	LF	$2,170.65		$0.00		$0.00		0		0%	
10' X 10'	LF	$4,110.75		$0.00		$0.00		0		0%	
Standard Wing for Box Culvert (1 Side Only) Height of Box											
4'	EA	$926.50		$0.00		$0.00		0		0%	
5'	EA	$1,390.00		$0.00		$0.00		0		0%	
6'	EA	$1,853.50		$0.00		$0.00		0		0%	
8'	EA	$3,426.50		$0.00		$0.00		0		0%	
10'	EA	$4,558.00		$0.00		$0.00		0		0%	
Standard Wing for Box Culvert (BBC-W) Height of Box											

6'	EA	$1,817.00		$0.00		$0.00		0		0%	
8'	EA	$3,007.50		$0.00		$0.00		0		0%	
10'	EA	$4,497.50		$0.00		$0.00		0		0%	
12'	EA	$6,567.00		$0.00		$0.00		0		0%	
MISCELLANEOUS STORM											
Connection to Existing Structure											
15"-36" Pipe	EA	$1,584.00	2	$3,168.00		$0.00		0		0%	
42"-60" Pipe	EA	$1,584.00	1	$1,584.00		$0.00		0		0%	
Casing Pipe, Bore and Jack (3/8" wall)											
22" ID (6"-8" Carrier Pipe)	LF	$885.71		$0.00		$0.00		0		0%	
24" ID (10" Carrier Pipe)	LF	$971.91		$0.00		$0.00		0		0%	
30" ID (12" Carrier Pipe)	LF	$1,226.20		$0.00		$0.00		0		0%	
Plug Pipe											
6"-12" Pipe	EA	$444.50		$0.00		$0.00		0		0%	
15"-36" Pipe	EA	$444.50		$0.00		$0.00		0		0%	
42"-60" Pipe	EA	$574.50		$0.00		$0.00		0		0%	
Pavement Edge Pipe											
Standard Pipe Underdrain	LF	$20.50		$0.00		$0.00		0		0%	
RipRap											
Dry, Class I, 18"	SY	$82.00	30	$2,460.00		$0.00		0		0%	
Dry, Class II, 18"	SY	$82.00		$0.00		$0.00		0		0%	
Grouted, Class I, 18"	SY	$84.00		$0.00		$0.00		0		0%	
Filter Fabric											
Class I	SY	$4.13	30	$123.90		$0.00		0		0%	
Class II	SY	$4.13		$0.00		$0.00		0		0%	
Class III	SY	$4.13		$0.00		$0.00		0		0%	
Gabions (No excavations)											
Mattress	CY	$237.50		$0.00		$0.00		0		0%	
Revetment	CY	$237.50		$0.00		$0.00		0		0%	
Wall	CY	$237.50		$0.00		$0.00		0		0%	
Paved Ditch (4" Thick)											
Concrete (Non-reinforced)	SY	$94.50		$0.00		$0.00		0		0%	
Bituminous Concrete (4")	SY	$43.50		$0.00		$0.00		0		0%	
Sodded Ditch											
Sodded Ditch(Incl Fine Grading)	SY	$15.03		$0.00		$0.00		0		0%	
STREET CONSTRUCTION											
ROADS AND PARKING											
Soil Stabilization											
Cement 6%	SY/ Inch	$20.00		$0.00		$0.00		0		0%	
Depth (in Inches):	Depth				0						
Lime 6%	SY/ Inch	$14.00		$0.00		$0.00		0		0%	
Depth (in Inches):	Depth				0						
Subbase, Aggregated Material											
Base Type I	SY/ Inch	$12.95		$0.00		$0.00		0		0%	
Depth (in Inches):	Depth				0						
Bituminous Concrete											

Base Course	SY/ Inch	$7.00	22400	$1,254,400.00		$0.00		0		0%	
Depth (in Inches):	Depth	8			8						
Intermediate Course	SY/ Inch	$7.00	22400	$470,400.00		$0.00		0		0%	
Depth (in Inches):	Depth	3			3						
Top Course	SY/ Inch	$7.00	22400	$313,600.00		$0.00		0		0%	
Depth (in Inches):	Depth	2			2						
Prime Coat	SY	$1.38		$0.00		$0.00		0		0%	
Tack Coat	SY	$1.38		$0.00		$0.00		0		0%	
Driveway Restoration											
4” Concrete & 4” Gravel	SY	$75.00		$0.00		$0.00		0		0%	
2” S-5 & 7 6” Gravel	SY	$29.98		$0.00		$0.00		0		0%	
Shoulders, Type I											
Aggregated Base, 4”	SY	$15.00		$0.00		$0.00		0		0%	
Concrete Curbing											
Curb & Gutter CG6 & CG7	LF	$31.50	15526	$489,069.00		$0.00		0		0%	
Curb Cut, CG-12 DetectableSurf.	EA	$1,044.00	36	$37,584.00		$0.00		0		0%	
Entrances/ Driveways											
Commercial Entrance CG-11	SY	$87.00		$0.00		$0.00		0		0%	
Commercial Entrance CG-13	SY	$87.00		$0.00		$0.00		0		0%	
Residential Driveway Apron	EA	$2,254.50	183	$412,573.50		$0.00		0		0%	
Guardrails											
Std. Blocked-out W beam(GR2)	LF	$53.50		$0.00		$0.00		0		0%	
Std. W beam, Weak Post GR8	LF	$53.50		$0.00		$0.00		0		0%	
Terminal, GR-6 (L=12’-6”)	EA	$3,880.50		$0.00		$0.00		0		0%	
Terminal, GR-7 (L=6’-3”)	EA	$3,880.50		$0.00		$0.00		0		0%	
Type I, GR-8 Terminal (L=25’)	EA	$3,580.50		$0.00		$0.00		0		0%	
Type II, GR-8 Terminal(L=13’-6”)	EA	$1,701.00		$0.00		$0.00		0		0%	
Terminal, MB-4 (L=37’-6”)	EA	$3,580.50		$0.00		$0.00		0		0%	
Type I, MB-5 Terminal(L=27’-1)	EA	$3,580.50		$0.00		$0.00		0		0%	
Type II, MB-5 Terminal(L=13’-6)	EA	$1,701.00		$0.00		$0.00		0		0%	
Miscellaneous											
Trash enclosure - Brick 6' high	LF	$7,336.50		$0.00		$0.00		0		0%	
Reinforced Concrete Pad 6" to 8"	SY	$150.00		$0.00		$0.00		0		0%	
Striping 4" width (VDOT Type	LF	$2.50		$0.00		$0.00		0		0%	
B)											
Concrete Wheel Stops	EA	$90.00		$0.00		$0.00		0		0%	
Parking Lot Striping	EA	$50.00		$0.00		$0.00		0		0%	
Sign Island	EA	$850.00		$0.00		$0.00		0		0%	
Traffic Barricade	EA	$133.50		$0.00		$0.00		0		0%	
Street Name Signs	EA	$594.50	15	$8,917.50		$0.00		0		0%	
Traffic Control Signs	EA	$512.00	22	$11,264.00		$0.00		0		0%	
Street Light (pole, bracket,light)	EA	$5,938.00	22	$130,636.00		$0.00		0		0%	
SIDEWALKS AND TRAILS											
Sidewalk											
Concrete 4” w/WWF, No base	SY	$58.50		$0.00		$0.00		0		0%	
Bitum. Conc, 2” w/4” Base	SY	$42.00	6773	$284,466.00		$0.00		0		0%	

4” Conc, No Reinf., No Base	SY	$58.50		$0.00		$0.00		0		0%	
HANDRAIL											
Handrail 3 Rail 1-1/4” #4 Finish	LF	$143.00		$0.00		$0.00		0		0%	
Wood Chip Trail											
Trails(Incl Excavation &	SY	$77.00		$0.00		$0.00		0		0%	
Grading) Wood chip, 4’ wide	SY	$21.00		$0.00		$0.00		0		0%	
Bituminous Trail											
6’ to 10' wide	SY	$22.00		0		$0.00		0		0%	
CRITICAL SLOPE STABILIZATION											
Paved Flume	SY	$100.00		$0.00		$0.00		0		0%	
Stmwtr Conc Channel-Excav	SY	$97.00		$0.00		$0.00		0		0%	
ADD Grass Lined-seeded	SY	$19.00		$0.00		$0.00		0		0%	
ADD Grass Lined-sodded	SY	$26.00		$0.00		$0.00		0		0%	
Outlet Protection											
Non-grouted Riprap 18”	SY	$87.00		$0.00		$0.00		0		0%	
Concrete 4”	SY	$70.00		$0.00		$0.00		0		0%	
Level Spreader	SY	$5.77		$0.00		$0.00		0		0%	
Struc Streambank Protection											
Non-grouted Riprap 18”	SY	$87.00		$0.00		$0.00		0		0%	
Gabions	CY	$255.00		$0.00		$0.00		0		0%	
Vegetative Erosion Control											
Sodding incl Fertilizing –Banks	SY	$9.00		$0.00		$0.00		0		0%	
Sodding incl Fertilizing – Flat	SY	$9.00		$0.00		$0.00		0		0%	
Seeding incl Fertilizing	SY	$3.00		$0.00		$0.00		0		0%	
Soding W/Soil Treat &Watering	SY	$9.00		$0.00		$0.00		0		0%	
Seeding W/Soil Treat &Watering	SY	$3.00		$0.00		$0.00		0		0%	
Straw Mulch w/Tack	SY	$2.00		$0.00		$0.00		0		0%	
Jute Mesh	SY	$2.00		$0.00		$0.00		0		0%	
SPECIAL ITEMS											
FEMA ProcessingLOMR/CLOMR	EA	$10,240.00		$0.00		$0.00		0		0%	
As Built (Record Drawings)	EA	$12,967.50	1	$12,967.50		$0.00		0		0%	
SWM/BMP POND	LS	$0.00		$0.00		$0.00		0		0%	
SIGNALIZATION	LS	$0.00		$0.00		$0.00		0		0%	

EFFECTIVE PERIOD OF BOND (IN MONTHS)	**24**
TOTAL ESTIMATE OF COMPLETED WORK	**$12,424,702.01**
+ 10% CONTINGENCY	**$1,242,470.20**
GRAND TOTAL	**$13,667,172.21**
FINAL PRICE (+ 4% ANNUAL INTEREST)	**$14,782,413.46**

EFFECTIVE PERIOD OF BOND (IN MONTHS)	
TOTAL BOND REDUCTION REQUEST	**$0.00**
+ 10% CONTINGENCY	**$0.00**
GRAND TOTAL	**$0.00**
FINAL BOND REDUCTION REQUEST (+4% ANNUAL INTEREST)	**$0.00**

TOTAL ESTIMATED - BOND REMAINING	**############**

Kimley»Horn

Memorandum

To: Stanley Martin Homes, LLC
12200 Park Meadow Drive,
Suite 100 N Chantilly, VA 20152

From: Mark Phillips, P.E.

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

Date: November 12, 2024

Subject: Stone Spring Phase 2 Performance Bond Initiation Request

This memorandum summarizes our review of the Bond Initiation Request for the Stone Spring Subdivision – Phase 2 (dated November 13, 2024, prepared by Stanley Martin Homes). This application request a bond initiation in the amount of $14,782,413.46. The request is based on the approved plan and plat for Stone Spring Phase 2.

Based on our review of the Phase 2 plans, and utilizing the latest City Bond Estimate spreadsheet we have no comments on the Bond Initiation amount of $14,782,413.46. Thank you for the opportunity to review this Bond Initiation Request. Please feel free to contact us at 703-870-3631 should you have any questions.

KIMLEY-HORN & ASSOCIATES, INC.



Mark Phillips, P.E.
Project Manager, Associate