CITY OF CHARLES TOWN
PLANNING COMMISSION
AGENDA • FEBRUARY 23, 2026

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 : DRAFT February 10, 2026 minutes
02-10-2026 PC MINUTES_DRAFT.pdf

3. UNFINISHED BUSINESS

4. NEW BUSINESS

4.1 : *Commission Review*: **BR2026-01** : Norborne Glebe Phase 15 - Bond Reduction
1. Staff Report.pdf
2. Application.pdf
3. Estimate.pdf
4. KH Review.pdf

4.2 : *Commission Review*: **BR2026-02** : Avalon Phase 1 - Bond Initiation
1. Staff Report.pdf
2. Application.pdf
3. Estimate.pdf
4. KH Approval.pdf

5. ADJOURNMENT

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

https://www.charlestownwv.us/government/agendas_minutes.php

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 02/23/26
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

DRAFT February 10, 2026 minutes

ATTACHMENTS:

- 02-10-2026 PC MINUTES_DRAFT.pdf

CITY OF CHARLES TOWN
PLANNING COMMISSION •
MINUTES FEBRUARY 10, 2026

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

101 E Washington Street, Charles Town, WV 25414

1. CALL TO ORDER

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

James Newman, City Staff - Zoning Administrator

2. APPROVAL OF MINUTES

2.1: Regular Session Minutes of December 22, 2025

Motion to approve the meeting minutes as presented:

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

3. UNFINISHED BUSINESS
None

4. NEW BUSINESS

4.1: Public Hearing: *SLD2025-06: – Huntfield Master Plan Amendment*

Staff presentation.

The applicant, Matt Stare with DRB Homes, presented the master plan amendment and explained the details of the amendment. He stated that this amendment is to offer multiple products in various areas.

Motion to open public hearing:

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

Judy Price of Colston Road spoke in opposition to the proposed changes.

Brandon Halstead of Holly Springs Drive spoke in opposition to the proposed changes.

DRAFT

Billy Hanley of Bullskin Street spoke in opposition to the proposed changes.

Twelve (12) written comments were then read into the record by James Newman.

1) Williams Family on Colonial Drive – Objected to the change
2) Amy Schmitt on Colston Dr – Objected to the change
3) Victoria Struss – Objected to the change
4) Ben German on Calmes St – Objected to the change
5) Gregg Housley on Colonial Dr – Objected to the change
6) Jane & Duncan King – Objected to the change
7) Tammy Connors on Colston – Objected to the change
8) Erin Moss – Objected to the change
9) Clara Golden – Objected to the change
10) Melissa Hackett – Objected to the change
11) Jonathon Boyette on Lord Fairfax St – Objected to the change
12) Nicole Boyette on Lord Fairfax St – Objected to the change

Kevin Tester of Huntfield, spoke in opposition to the proposed changes.

Motion to close public hearing:

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

Applicant Matt Stare discussed the objections and reasons, including parking and the mixture of uses. He stated there are two (2) voting members who are community members.

The Commission clarified that there are three (3) voting members who are residents of the Huntfield community. The Commission requested clarification on certain utility lines, which the applicant provided.

Motion to approve the change to Phase 5B – Road Adjustment

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

Motion to approve the change to Phase 4 – Location of Town and Single Family Homes, subject to condition

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

Condition: There shall be no net increase in product type in this Phase.

Motion to deny the changes for Phase 2D - Changing unit type from single-family homes to town homes:

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

DRAFT

Motion to deny the changes for Phase 3F - Changing unit type from single-family homes to town homes:

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

Motion to approve the changes for Phase 2 – Road access for the Commercial Site adjacent to Prospect Hill Boulevard, subject to condition

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

Condition: Any future site plan will feature road access

4.2: Election of Officers

Motion to nominate Ann Paonessa to be the Chair of the Planning Commission

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

Motion to nominate Jessica Derr to be Co-Chair of the Planning Commission:

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

Motion to appoint James Newman as Secretary of the Planning Commission:

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

5. ADJOURNMENT Motion to adjourn:

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

Meeting adjourned at 8:25 pm.

DRAFT

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 02/23/26
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

Commission Review: BR2026-01 : Norborne Glebe Phase 15 - Bond Reduction

ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. Estimate.pdf
- 4. KH Review.pdf

Bond Reduction Request
BR2026-01

Date: For the February 23, 2026 Planning Commission Meeting
Applicant: Gary Endler on behalf of Arcadia Land Inc.
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: Bond reductions for performance and land disturbance bonds

Norborne-Glebe Phase 15



BACKGROUND
The applicant has submitted a bond reduction request for their performance bond for Norborne-Glebe subdivision Phase 15.

Upon review of the request the City Engineer, Kimley-Horn, has determined that the bond amount is a reasonable assessment of the work completed thus far.

Existing Performance Bond: $1,342,383.94
Proposed Performance Bond: $547,821.51
Reduction Amount: $794,562.43

The performance bond was established in December 2022 at $3,086,207.27

The performance bond was reduced in March 2024 to $1,342,383.94

The reason the bond estimate sheet shows the original total of $3 million is because the applicant has been using the same bond estimate sheet and updating it every time there has been a reduction/proposed reduction.

BOND COMMITTEE
The Bond Committee reviewed this item at their February 19, 2026 meeting. The Committee recommended approval of the bond reduction request.

STAFF RECOMMENDATION
Recommend **approval** to City Council.

Bond Request No._____

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 26 JANUARY 16, 2026, 2026

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

☐ Bond | Reallocation ☐ Bond | Release**

3. PROJECT NAME NORBORNE GLEBE Phase 15

Address Seeback Drive, Winterplace Drive & Telluride Drive

4. APPLICANT'S NAME* Arcadia Land, Inc.

Address 108 N. George Street, 2nd Floor, Charles Town, WV 25414

Telephone Number (703) 771-8000 Fax Number (___) _____

Email Address [redacted]

5. PROPERTY OWNER'S NAME Same as Applicant

Address _____

Telephone Number (___) _____ Fax Number (___) _____

Email Address _____

*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._____

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

Reduction of Performance Bond # PB02762300232

7. A) CURRENT BOND AMOUNT $ 1,324,823.33

B) PROPOSED BOND AMOUNT $ 547,821.51

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

Tax Map No.	Parcel No.	Deed Book	Page No.	Zoning District
3-12-209				
3-12-212				
3-12-215				

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
SDL 2022-03-SP	Norborne Glebe PH 15	Acitve	

Bond Request No._____

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 8-22-2024 Prepared By MRA

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._____

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 1/16/2026

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:_____

_____

_____

_____

_____

CITY OF CHARLES TOWN

PUBLIC IMPROVEMENT BOND UNIT COST LIST AND BOND REDUCTION FORM

This form shall be used to calculate the amount of the bond required to guarantee public improvements to be constructed under the approved Final S/LD Application. This form shall also be used in calculating the amount of bond reductions to be approved by the Planning Commission. **Note**: No bond shall be reduced until completion of at least thirty (30) percent of the physical
Improvements secured by the bond.

PROJECT NAME:	Norborne Glebe - Phase 15
PREPARED BY:	Greenway Engineering
DATE OF SUBMISSION	10/11/2022, Reduction 12/14/2023, Revised 01/18/2024, Revised 12/15/2025

BOND ESTIMATE					BOND REDUCTION			City Use Only
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION	QUANTITY	EXTENSION	%COMPLETE	% Approved
MOBILIZATION GENERAL								
Mobilization	LS	$6,250.00	1	$6,250.00	1.0	$6,250.00	100%	
Field Office	EA	$3,000.00						
Job Sign	EA	$1,150.00						
SURVEYING								
Steel Pipe Property Corner Marker Incl. Survey	EA	$275.00	355	$97,625.00	355.0	$97,625.00	100%	
R.O.W. MONUMENTS SURVEYED IN PLACE								
RM -- 1	EA	$825.00						
RM -- 2	EA	$575.00						
EARTHWORK EXCAVATION								
Regular Bulk used as Fill	CY	3.86	28,397.00	$109,612.42	28,397.0	$109,612.42	100%	
Rock, Rip	CY	17.30						
Rock, Blast	CY	38.48						
BORROW MATERIAL								
Buy, Load, Haul 10 Mi. Select Material	CY	28.90						
Fill and Compaction of On-site Borrow	CY	5.95	58,594.00	$348,634.30	58,594.0	$348,634.30	100%	
UNSUITABLE MATERIAL								
Load and Haul, 20 mi R/T	CY	$21.95						
Dump Charge	CY	37.50						
Site Grading	SY	0.75						
CLEAR & GRUB								
Light	AC	6,675.00	20	$133,500.00	20.0	$133,500.00	100%	

Moderate	AC	9,750.00							
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
Heavy	AC	$12,250.00							
Very Heavy	AC	$14,250.00							
PLANTING SHRUBS									
18”	EA	$40.00							
24”	EA	$70.00							
TREES									
6’ – 8’ (1-2 in. Caliper)	EA	$400.00	270	$108,000.00		270.0	$108,000.00	100%	
8’ – 10’ (2.5-3 in. Caliper)	EA	$700.00							
Tree Protection	LF	$9.00							
MISCELLANEOUS SITE IMPROVEMENTS									
RETAINING WALLS									
Timber Wall (Less Than 6 ft)	LF	$325.00							
Dry Rubble RW-1 (H=6')	LF	$450.00							
Mortared Rubble RW-1A (H=6')	LF	$535.00							
Concrete Gravity RW-2 (H=6')	LF	$339.00							
Concrete Gravity RW-3 (H=6')	LF	$378.00							
FENCING									
Std. Fence (H=5’) FR-5	LF	$9.31							
Farm Fence (H=5’) FR-3A	LF	$10.90							
Chain Link Fence (H=6’)FR 2-B	LF	$14.52							
Board Fence (H=6’)	LF	$19.35							
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
TOT LOTS									
Tot Lot	EA	$16,495.00	1	$16,495.00		1.0	$16,495.00	100%	
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							
More than 1,500 CY (Blasting)	CY	$90.00							
Less than 1,500 CY (Hoe Ram)	CY	$135.00							

More than 1,500 CY (Hoe Ram)	CY	$110.00							
Trench De-watering									
Trench De-watering	LF	$2.95							
RCP CLASS III ROUND T & G W/MASTIC									
12" Pipe (RCP III)									
0' – 8' Cut	LF	$44.50							
8' – 14' Cut	LF	$62.50							
Add cost for Class IV	LF	$0.85							
O-Ring	LF	$5.50							
15" Pipe (RCP III)									
0' – 10' Cut	LF	$49.75							
10' – 16'	LF	$77.50							
Add Cost for Class IV	LF	$0.95							
O-Ring	LF	$5.50							
18" Pipe (RCP III)									
0' – 10' Cut	LF	$50.00							
10' – 16' Cut	LF	$80.00							
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
Add Cost for Class IV	LF	$2.00							
O-Ring	LF	$7.00							
21" Pipe (RCP III)									
0' – 10' Cut	LF	$57.50							
10' – 16' Cut	LF	$87.50							
Add Cost for Class IV	LF	$2.75							
O-Ring	LF	$13.00							
24" Pipe (RCP III)									
0' – 10' Cut	LF	$67.50							
10' – 16' Cut	LF	$95.00							
Add Cost for Class IV	LF	$3.15							
O-Ring	LF	$14.00							
27" Pipe (RCP III)									
0' – 10' Cut	LF	$60.00							
10' – 16' Cut	LF	$95.00							
Add Cost for Class IV	LF	$4.00							
O-Ring	LF	$15.00							
30" Pipe (RCP III)									
0' – 10' Cut	LF	$82.50							
10' – 16' Cut	LF	$125.00							
Add Cost for Class IV	LF	$6.00							
O-Ring	LF	$17.25							

33" Pipe (RCP III)									
0' – 12' Cut	LF	$115.00							
10' – 18' Cut	LF	$160.00							
Add Cost for Class IV	LF	$6.50							
O-Ring	LF	$21.95							
36" Pipe (RCP III)									
0' – 12' Cut	LF	$120.00							
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
12' – 18' Cut	LF	$175.00							
Add Cost for Class IV	LF	$7.75							
O-Ring	LF	$22.75							
42" Pipe (RCP III)									
0' – 12' Cut	LF	$140.00							
12' – 18' Cut	LF	$200.00							
Add Cost for Class IV	LF	$12.00							
O-Ring	LF	$35.45							
48" Pipe (RCP III)									
0' – 12' Cut	LF	$155.00							
12' – 18' Cut	LF	$215.00							
Add Cost for Class IV	LF	$12.50							
O-Ring	LF	$43.35							
54" Pipe (RCP III)									
0' – 12' Cut	LF	$190.00							
12' – 18' Cut	LF	$275.00							
Add Cost for Class IV	LF	$18.75							
O-Ring	LF	$44.45							
60" Pipe (RCP III)									
0' – 12' Cut	LF	$225.00							
12' – 18' Cut	LF	$335.00							
Add Cost for Class IV	LF	$22.50							
O-Ring	LF	$48.65							
ELLIPTICAL PIPE – RCP CLASS III									
23" X 14" (18" Equiv-RCP III									
0' – 10' Cut	LF	$75.00							
10' – 16' Cut	LF	$110.00							
Add Cost for Class IV	LF	$16.45							
O-Ring	LF	$43.35							
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved

30" X 19" (24" Equiv-RCP III)									
0' – 10' Cut	LF	$90.00							
10' – 16' Cut	LF	$130.00							
Add Cost for Class IV	LF	$5.95							
O-Ring	LF	$43.35							
38" X 24" (30" Equiv-RCP III)									
0' – 10' Cut	LF	$120.00							
10' – 16' Cut	LF	$167.50							
Add Cost for Class IV	LF	$8.45							
O-Ring	LF	$51.35							
45" X 29" (36" Equiv-RCP III)									
0' – 10' Cut	LF	$165.00							
10' – 16' Cut	LF	$235.00							
Add Cost for Class IV	LF	$11.35							
O-Ring	LF	$53.35							
53" X 34" (42" Equiv-RCP III)									
0' – 12' Cut	LF	$210.00							
10' – 18' Cut	LF	$300.00							
Add Cost for Class IV	LF	$15.35							
O-Ring	LF	$58.95							
60" X 38" (48" Equiv-RCP III)									
0' – 12' Cut	LF	$255.00							
10' – 18' Cut	LF	$375.00							
Add Cost for Class IV	LF	$18.35							
O-Ring	LF	$69.95							
HDPE PIPE									
8" Pipe									
0'-8' Cut	LF	$28.65							
8'-14' Cut	LF	$43.15							
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
12" Pipe									
0'-8' Cut	LF	$38.95	30	$1,168.50		30.0	$1,168.50	100%	
8'-14' Cut	LF	$57.75							
15" Pipe									
0'-8' Cut	LF	$50.25	1,993	$100,148.25		1,993.0	$100,148.25	100%	
8'-16' Cut	LF	$74.85							
18" Pipe									
0'-8' Cut	LF	$66.00	275	$18,150.00		275.0	$18,150.00	100%	
8'-16' Cut	LF	$98.55							
21" Pipe									
0'-8' Cut	LF	$71.45	548	$39,154.60		548.0	$39,154.60	100%	

8'-16' Cut	LF	$106.90							
24" Pipe									
0'-8' Cut	LF	$76.90	606	$46,601.40		606.0	$46,601.40	100%	
8'-16' Cut	LF	$115.25							
30" Pipe									
0'-8' Cut	LF	$91.33	419	$38,267.27		419.0	$38,267.27	100%	
8'-16' Cut	LF	$137.27							
36" Pipe									
0'-8' Cut	LF	$101.68	267	$27,148.56		267.0	$27,148.56	100%	
8'-16' Cut	LF	$152.33							
42" Pipe									
0'-8' Cut	LF	$113.99							
8'-16' Cut	LF	$171.00							
48" Pipe									
0'-8' Cut	LF	$129.55							
8'-16' Cut	LF	$195.66							
60" Pipe									
0'-8' Cut	LF	$275.00	48	$13,200.00		48.0	$13,200.00	100%	
8'-16' Cut	LF								
66" Pipe									
0'-8' Cut	LF	$365.00	94	$34,310.00		94.0	$34,310.00	100%	
8'-16' Cut	LF								
STORM STRUCTURES									
END SECTIONS									
End Section (ES-1), Concrete Pipe Size									
15”	EA	$485.00	1	$485.00					
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
18”	EA	$565.00							
21”	EA	$645.00							
24”	EA	$755.00							
27”	EA	$1,065.00							
30”	EA	$1,195.00	1	$1,195.00		1.0	$1,195.00	100%	
36”	EA	$1,765.00							
42”	EA	$1,795.00							
48”	EA	$2,135.00							
54”	EA	$2,795.00							
60”	EA	$3,455.00	1	$3,455.00		1.0	$3,455.00	100%	
ENDWALLS									
EW-1(Pre-cast) Round Pipe Size									
15”	EA	$800.00							
18”	EA	$1,337.00							

24”	EA	$2,021.00							
30”	EA	$2,133.00							
36”	EA	$2,366.00							
EW-1 Cast in Place [Round Pipe Size]									
15”	EA	$852.00							
18”	EA	$1,053.00							
24”	EA	$1,495.00							
30”	EA	$2,144.00							
36”	EA	$2,383.00							
EW-1A (Pre-Cast) Elliptical Pipe Size									
23” X 14” (18”)	EA	$695.00							
30” X 19” (24”)	EA	$969.00							
38” X 24” (30”)	EA	$1,165.00							
45” X 29” (36”)	EA	$1,445.00							
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
53” X 34” (42”)	EA	$1,840.00							
EW-1A (Cast in Place) Elliptical Pipe Size									
23” X 14” (18”)	EA	$667.00							
30” X 19” (24”)	EA	$939.00							
38” X 24” (30”)	EA	$1,247.00							
45” X 29” (36”)	EA	$1,618.00							
53” X 34” (42”)	EA	$2,109.00							
EW-2 (PreCast) Round Pipe Size									
42”	EA	$5,445.00							
48”	EA	$5,695.00							
54”	EA	$6,660.00							
60”	EA	$7,140.00	1	$7,140.00		1.0	$7,140.00	100%	
72”	EA	$7,990.00							
84”	EA	$9,490.00							
EW-2 (Cast in Place) Round Pipe Size									
42”	EA	$4,723.00							
48”	EA	$6,039.00							
54”	EA	$6,972.00							
60”	EA	$8,179.00							
72”	EA	$10,713.00							
84”	EA	$12,288.00							
(EW-6PC) [Double Pipe] Pipe Size									
2-15”	EA	$999.00							
2-18”	EA	$1,235.00							
2-24”	EA	$1,510.00							

2-30"	EA	$2,165.00							
2-36"	EA	$2,647.00							
MANHOLES									
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
Standard Brick Manhole Std Frame & Cover (MH-1)									
6' Depth	EA	$3,750.00							
Depth below 6'	VF	$163.00							
Standard Precast Manhole Std Frame & Cover (MH-2)									
6' Depth	EA	$3,100.00	4	$12,400.00		4.0	$12,400.00	100%	
Depth below 6'	VF	$177.00	1.140	$201.78		1.1	$201.78	100%	
Additional Cost (Amounts in parentheses to be added to the above unit costs)									
Watertight Fr/Cover (Add 110)	EA	$579.00							
Heavy Duty Fr/Cover (Add 82)	EA	$599.00							
DROP INLETS									
Cast in Place 48"									
Drop Inlet (DI-1) 12" – 24" Pipe0-10 VF	EA	$3,697.00	5	$18,485.00		5.0	$18,485.00	100%	
Drop Inlet (DI-1A) 12" – 24" Pipe 10-20 VF	EA	$5,593.00							
Drop Inlet (DI-2) 12" – 24" Pipe0-10 VF, 10' throat	EA	$6,911.00							
Drop Inlet (DI-2A) 12" – 24" Pipe 10-20 VF, 10' throat	EA	$8,833.00	1	$8,833.00		1.0	$8,833.00	100%	
CURB DROP INLETS									
Curb Drop Inlet (DI-3A)									
12"-30" Pipe (Invert Depth (H) =0'-8') Inlet Length 2'-6"	EA	$4,088.00							
Curb Drop Inlet (DI-3AA)									
12"-30" Pipe (Invert Depth (H) =8'-20') Inlet Length 2'-6"	EA	$5,357.00							
Curb Drop Inlet (DI-3B & DI-12) 12"-30" Pipe (Invert Depth (H) =0'-8') Inlet Length									
4'	EA	$4,279.00	1	$4,279.00		1.0	$4,279.00	100%	
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
6'	EA	$4,573.00	14	$64,022.00		14.0	$64,022.00	100%	
8'	EA	$4,889.00	19	$92,891.00		19.0	$92,891.00	100%	
10'	EA	$5,052.00							
12'	EA	$5,227.00							
16'	EA	$5,543.00							

20’	EA	$5,859.00							
Curb Drop Inlet (DI-3BB) 12”-30” Pipe (Invert Depth (H) =8’-20’) Inlet Length									
4’	EA	$4,276.00							
6’	EA	$4,848.00		$0.00					
8’	EA	$5,429.00		$0.00					
10'	EA	$5,732.00		$0.00					
12’	EA	$6,011.00							
16’	EA	$6,296.00							
20’	EA	$6,599.00							
Curb Drop Inlet (DI-3C) 12”-30” Pipe (Invert Depth (H) =0’-8’) Inlet Length									
6’	EA	$4,013.00		$0.00					
8’	EA	$4,588.00							
10'	EA	$4,893.00	3	$14,679.00		3.0	$14,679.00	100%	
12’	EA	$5,178.00							
16’	EA	$5,766.00							
20’	EA	$6,339.00							
Curb Drop Inlet (DI-3CC) 12”-30” Pipe (Invert Depth (H) =8’-20’) Inlet Length									
6’	EA	$4,746.00							
8’	EA	$5,293.00							
10'	EA	$5,627.00							
12’	EA	$5,988.00							
16’	EA	$6,772.00							
20’	EA	$7,465.00							
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
Curb Drop Inlet (DI-3D)									
12”-30” Pipe (Invert Depth (H) =0’-8’) Inlet Length 2’-6”	EA	$3,633.00							
Curb Drop Inlet (DI-3DD)									
12”-30” Pipe (Invert Depth (H) =8’-20’) Inlet Length 2’-6”	EA	$4,367.00							
Curb Drop Inlet (DI-3E) 12”-30” Pipe (Invert Depth (H) =0’-8’) Inlet Length									
4’	EA	$4,093.00							
8’	EA	$4,756.00							
10'	EA	$5,724.00							
12'	EA	$5,833.00							
16’	EA	$6,072.00							
20’	EA	$6,709.00							
Curb Drop Inlet (DI-3EE) 12”-30” Pipe (Invert Depth (H) =8’-20’) Inlet Length									
6’	EA	$7,562.00							
8’	EA	$7,869.00							

10'	EA	$7,999.00							
12’	EA	$8,166.00							
16’	EA	$8,471.00							
20’	EA	$8,767.00							
Curb Drop Inlet (DI-3F) 12”-30” Pipe Inlet Length (Invert Depth (H)=0’-8’)									
6’	EA	$3,765.00							
8’	EA	$4,419.00							
10'	EA	$4,749.00							
12’	EA	$5,085.00							
16’	EA	$5,742.00							
20’	EA	$6,395.00							
Curb Drop Inlet (DI-3FF) 12”-30” Pipe (Invert Depth (H) =8’-20’) Inlet Length									
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
6’	EA	$8,077.00							
8’	EA	$8,288.00							
10'	EA	$8,480.00							
12’	EA	$8,669.00							
16’	EA	$9,047.00							
20’	EA	$9,446.00							
Curb Drop Inlet (DI-4A) 36”–48” Pipe (Invert Depth (H)=0’-8’) Inlet Length									
4’	EA	$4,868.00							
Curb Drop Inlet (DI-4AA) 36”–48” Pipe (Invert Depth (H)=0’-8’) Inlet Length									
4'	EA	$6,817.00							
Curb Drop Inlet (DI-4B) 36”-48” Pipe (Invert Depth (H) =0’-8’) Inlet Length									
6’	EA	$5,172.00							
8’	EA	$5,499.00							
10'	EA	$5,698.00							
12’	EA	$5,870.00							
16’	EA	$6,221.00							
20’	EA	$6,571.00							
Curb Drop Inlet (DI-4BB) 36”-48” Pipe (Invert Depth (H) =8’-20') Inlet Length									
6’	EA	$10,292.00							
8’	EA	$10,643.00							
10'	EA	$10,810.00							
12’	EA	$10,974.00							
16’	EA	$11,309.00							
20’	EA	$11,669.00							
Curb Drop Inlet (DI-4C) 36”-48” Pipe (Invert Depth (H) =0’-8’) Inlet Length									
8’	EA	$5,612.00							
10'	EA	$5,794.00							
12’	EA	$5,968.00							

16’	EA	$6,315.00							
BOND ESTIMATE						BOND REDUCTION			City Use Only
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
20’	EA	$6,657.00							
Curb Drop Inlet (DI-4CC) 36”-48” Pipe (Invert Depth (H) =8’-20’) Inlet Length									
8’	EA	$13,371.00							
10'	EA	$13,693.00							
12’	EA	$14,097.00							
16’	EA	$14,712.00							
20’	EA	$15,365.00							
Curb Drop Inlet (DI-4D)									
36”-48” Pipe (Invert Depth (H) =0’-8’) Inlet Length 4'	EA	$4,933.00							
Curb Drop Inlet (DI-4DD)									
36”-48” Pipe (Invert Depth (H) =8’-16’) Inlet Length 4'	EA	$9,455.00							
Curb Drop Inlet (DI-4E) 36”-48” Pipe (Invert Depth (H) =0’-8’) Inlet Length									
6'	EA	$5,267.00							
8’	EA	$5,605.00							
10'	EA	$5,896.00							
12'	EA	$6,233.00							
16’	EA	$6,996.00							
20’	EA	$7,695.00							
Curb Drop Inlet (DI-4EE) 36”-48” Pipe (Invert Depth (H) =8’-16’) Inlet Length									
6’	EA	$9,165.00							
8’	EA	$9,495.00							
10'	EA	$9,839.00							
12’	EA	$10,167.00							
16’	EA	$10,838.00							
20’	EA	$11,483.00							
Curb Drop Inlet (DI-4F) 36”-48" Pipe Inlet Length (Invert Depth (H)=0’-8’)									
BOND ESTIMATE						BOND REDUCTION			City Use Only
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
8’	EA	$5,877.00							
10'	EA	$6,209.00							
12’	EA	$6,568.00							
16’	EA	$7,259.00							
20’	EA	$7,963.00							
Curb Drop Inlet (DI-4FF) 36”-48” Pipe (Invert Depth (H) =8’-16’) Inlet Length									
8’	EA	$8,866.00							

10'	EA	$9,147.00							
12’	EA	$9,435.00							
16’	EA	$9,997.00							
20’	EA	$10,584.00							
Median Drop Inlets - CIP									
Median Drop Inlet **(DI-6A)** 12”-24” Pipe Inlet (H=8’)	EA	$4,205.00							
Median Drop Inlet **(DI-6B)** 12”-24” Pipe Inlet (H=8’)	EA	$4,267.00							
Median Drop Inlet **(DI-6C)** 30”-48” Pipe Inlet (H=10’)	EA	$5,589.00							
Median Drop Inlet **(DI-6D)** 30”-48” Pipe Inlet (H=10’)	EA	$5,692.00							
Median Drop Inlet **(DI-7)** Type III Top 12”-42” Pipe Inlet (H=10’)	EA	$5,748.00		$0.00					
Median Drop Inlet **(DI-7A)** Type III Top 12”-42” Pipe Inlet (H=10’)	EA	$6,338.00							
Median Drop Inlet **(DI-7B)** Type III Top 12”-42” Pipe Inlet (H=10’)	EA	$6,797.00							
BOND ESTIMATE						**BOND REDUCTION**			City Use Only
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
MISCELLANEOUS INLETS									
Ditch Drop Inlet, **(DI-5)** Type III Tip 12”-42” Pipe Inlet (H=8’)	EA	$5,226.00							
Standard Yard Inlet **(YI-1)** 12”-48” Pipe (Invert Depth (H)=0’-8’) Inlet Length 4’(No Aprons)	EA	$4,749.00		$0.00					
Add Yard Inlet Apron	THROAT	$255.00							
Standard Yard Inlet **(YI-3)** 12”-48” Pipe (Invert Depth (H)=0’-8’) Inlet Length 4’(No Aprons)	EA	$5,127.00							
Add Yard Inlet Apron	THROAT	$255.00							
CULVERTS									
Single Box Culvert (BC-1A) Fills to 25’									
4’ X 4’	LF	$336.00							
5’ x 5”	LF	$410.00							

6’ X 6’	LF	$498.00							
8’ X 8’	LF	$699.00							
10’ X 10’	LF	$845.00							
Double Box Culvert (BC-2b) Fills to 25’									
4’ X 4’	LF	$566.00							
5’ x 5”	LF	$705.00							
6’ X 6’	LF	$854.00							
8’ X 8’	LF	$1,148.00							
10’ X 10’	LF	$1,411.00							
Oversized Single Box Culvert (BBC-1) Fills to 25’									
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
12’ X 6’	LF	$1,026.00							
12’ X 8’	LF	$1,144.00							
12’ X 10’	LF	$1,239.00							
12’ X 12’	LF	$1,348.00							
Triple Box Culvert (BC-3B) Fills to 25’									
4’ X 4’	LF	$779.00							
5’ x 5”	LF	$965.00							
6’ X 6’	LF	$1,211.00							
8’ X 8’	LF	$1,633.00							
10’ X 10’	LF	$2,488.00							
Quadruple Box Culvert (BC-4B) Fills to 25’									
4’ X 4’	LF	$987.00							
5’ x 5”	LF	$1,225.00							
6’ X 6’	LF	$1,523.00							
8’ X 8’	LF	$1,497.00							
10’ X 10’	LF	$2,835.00							
Standard Wing for Box Culvert (1 Side Only) Height of Box									
4’	EA	$675.00							
5’	EA	$995.00							
6’	EA	$1,337.00							
8’	EA	$2,489.00							
10’	EA	$3,315.00							
Standard Wing for Oversized Box Culvert(BBC-W) Height of Box									
6’	EA	$1,351.00							
8’	EA	$2,189.00							
10’	EA	$3,269.00							
12’	EA	$4,763.00							
MISCELLANEOUS STORM									
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**

ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
Connection to Existing Structure									
15"-36" Pipe	EA	$735.00							
42"- 60" Pipe	EA	$1,125.00							
Casing Pipe, Bore and Jack (3/8" wall)									
22" ID (6"-8" Carrier Pipe)	LF	$411.00							
24" ID (10" Carrier Pipe)	LF	$451.00							
30" ID (12" Carrier Pipe)	LF	$569.00							
Plug Pipe									
6" –12" Pipe	EA	$142.00							
15"-36" Pipe	EA	$323.00							
42"- 60" Pipe	EA	$522.00							
Pavement Edge Pipe									
Standard Pipe Underdrain	LF	$19.00							
Riprap									
Dry, Class I, 18"	SY	$47.87	28.00	$1,340.36		28.0	$1,340.36	100%	
Dry, Class II, 18"	SY	$51.46							
Grouted, Class I, 18"	SY	$69.97							
Filter Fabric									
Class I	SY	$3.50							
Class II	SY	$3.00							
Class III	SY	$2.25							
Gabions (No excavation)									
Mattress	CY	$130.00							
Revetment	CY	$164.33							
Wall	CY	$212.25							
Paved Ditch (4" Thick)									
Concrete (Non-reinforced)	SY	$62.00							
Bituminous Concrete(4")	SY	$30.00							
Sodded Ditch									
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
Sodded Ditch (Incl Fine Grading)	SY	$9.86							
STREET CONSTRUCTION									
ROADS AND PARKING									
Soil Stabilization	**Inches**								
Cement 6%	SY/Inch Depth	$2.70							
Depth (in Inches):									

Lime 6%	SY/Inch Depth	$1.89							
Depth (in Inches):									
Subbase, Aggregated Material									
Base Type I	SY/Inch Depth	$1.75	16,213	$226,982.00		16,213.0	$28,372.75	100%	
Depth (in Inches):		8							
Bituminous Concrete									
Base Course	SY/Inch Depth	$5.59	16,213	$271,892.01		16,213.0	$90,630.67	100%	
Depth (in Inches):		3							
Intermediate Course	SY/Inch Depth	$5.49							
Depth (in Inches):									
Top Course	SY/Inch Depth	$5.49	16,213	$178,018.74		16,213.0	$89,009.37	100%	
Depth (in Inches):		2							
Prime Coat	SY	$1.10							
Tack Coat	SY	$1.10							
Driveway Restoration									
4” Concrete & 4” Gravel	SY	$79.95							
BOND ESTIMATE						**BOND REDUCTION**			City Use Only
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
2” S-5 & 7 6” Gravel	SY	$31.96							
Shoulders, Type I									
Aggregated Base, 4” (Sidewalk)	SY	$11.50		$0.00					
Concrete Curbing									
Curb & Gutter CG6 & CG7	LF	$22.50	9,412.00	$211,770.00		9,412.0	$211,770.00	100%	
Curb Cut, CG-12 Detectable Surf.	EA	$569.00	25	$14,225.00		25.0	$14,225.00	100%	
Entrances/Driveways									
Commercial Entrance CG-11	SY	$52.88							
Commercial Entrance CG-13	SY	$64.67							
Residential Driveway Apron	SY	$51.79							
Guardrails									
Std. Blocked-out W beam (GR2)	LF	$42.50							
Std. W beam, Weak Post GR8	LF	$28.50							
Terminal, GR-6 (L=12’-6”)	EA	$2,929.00							
Terminal, GR-7 (L=6’-3”)	EA	$2,659.00							
Type I, GR-8 Terminal (L=25’)	EA	$1,399.00							
Type II, GR-8 Terminal (L=13’-6”)	EA	$695.00							

Terminal, MB-4 (L=37’-6”)	EA	$3,495.00							
Type I, MB-5 Terminal (L=27’-1)	EA	$2,925.00							
Type II, MB-5 Terminal (L=13’-6)	EA	$1,675.00							
Miscellaneous									
Trash enclosure - Brick 6' high	LF	$325.00							
Reinforced Concrete Pad 6" to 8"	SY	$62.00							
Striping 4" width (VDOT Type	LF	$2.25							
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**
ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
B)									
Concrete Wheel Stops	EA	$70.00							
Parking Lot Striping	EA	$50.00							
Sign Island	EA	$850.00							
Traffic Barricade	LF	$43.45							
Street Name Signs	EA	$435.00	5	$2,175.00		5.0	$2,175.00	100%	
Traffic Control Signs	EA	$375.00	13	$4,875.00		13.0	$4,875.00	100%	
Street Light (pole, bracket, light)	EA	$4,285.00	47	$201,395.00		47.0	$201,395.00	100%	
SIDEWALKS AND TRAILS									
Sidewalk									
Concrete 4” w/WWF, No base	SY	$45.23	3,353	$151,656.19		3,353.0	$151,656.19	100%	
Bitum. Conc, 2” w/4” Base	SY	$30.00							
4” Conc, No Reinf., No Base	SY	$41.00							
HANDRAIL									
Handrail 3 Rail 1-1/4” #4 Finish	LF	$96.50							
Wood Chip Trail									
Trails(Incl Excavation & Grading) Wood chip, 4’ wide	SY	$17.69							
Bituminous Trail									
6’ to 10' wide	SY	$49.25	1,169	$57,573.25		1,169.0	$57,573.25	100%	
CRITICAL SLOPE STABILIZATION									
Paved Flume	SY	$67.00							
Stmwtr Conc Channel-Excav	SY	$7.75							
ADD Grass Lined-seeded	SY	$5.37							
ADD Grass Lined-sodded	SY	$10.89							
Outlet Protection									
Non-grouted Riprap 18”	SY	$52.00		$0.00					
Concrete 4”	SY	$53.50							
BOND ESTIMATE						**BOND REDUCTION**			**City Use Only**

ITEM	UNIT	UNIT COST	QUANTITY	EXTENSION		QUANTITY	EXTENSION	%COMPLETE	% Approved
Level Spreader	SY	$4.44							
Struc Streambank Protection									
Non-grouted Riprap 18”	SY	$58.00							
Gabions	CY	$147.00							
Vegetative Erosion Control									
Sodding incl Fertilizing – Banks	SY	$7.77							
Sodding incl Fertilizing – Flat	SY	$5.36							
Seeding incl Fertilizing	SY	$2.44							
Soding W/Soil Treat & Watering	SY	$3.25							
Seeding W/Soil Treat & Watering	SY	$6.46							
Straw Mulch w/Tack	SY	$1.40							
Jute Mesh	SY	$1.77							
SPECIAL ITEMS									
FEMA Processing LOMR/CLOMR	EA	$7,500.00							
As Built (Record Drawings)	EA	$9,500.00	1	$9,500.00		0.0	$0.00	0%	
SWM/BMP POND	LS								
SIGNALIZATION	LS								
Subtotal				$2,697,733.63			$2,218,868.67		

TOTAL ESTIMATE OF COMPLETED WORK:		
SubTOTAL:		$2,697,733.63
CONTINGENCIES:	10.0%	$269,773.36
TOTAL:		$2,967,506.99
INFLATION FACTOR:	4.0%	$118,700.28
Grand Total:		$3,086,207.27

TOTAL ESTIMATE OF REDUCTION:	
SubTOTAL:	$2,218,868.67
CONTINGENCIES:	$221,886.87
TOTAL:	$2,440,755.54
INFLATION :	$97,630.22
Grand Total:	$2,538,385.76
Bond Remaining:	**$547,821.51**

Kimley»Horn

Memorandum

To: Mr. Gary Endler, Attn
Arcadia Land, Inc.
108 N. George Street - 2nd Floor
Charles Town, WV 25414

From: Mark Phillips, P.E.

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

Date: February 19, 2026

Subject: Norborne Glebe Subdivision Phase 15 Bond Reduction Review

This memorandum summarizes our review of the Bond Reduction request for the Norborne Glebe Subdivision Phase 15 Erosion and Sediment Control and the Performance Bond Initiation application (dated December 14, 2023, prepared by Arcadia Land, Inc.) for Performance Bond reduction of $1,324,823.33 to $547,821.51. Using the Final Subdivision/Land Development Plat dated May 25, 2023, As-Built Plans dated February 18, 2026, site visit observations, and the respective bond reduction application, we have no further comments.

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

KIMLEY-HORN & ASSOCIATES, INC.

Mark Phillips, P.E.
Project Manager
Associate

Planning Commission
101 East Washington Street
Charles Town, WV 25414

SCHEDULED

Meeting: 02/23/26
Department: Planning Commission
Category: Report
Initiator:

AGENDA ITEM (ID #)

Commission Review: BR2026-02 : Avalon Phase 1 - Bond Initiation

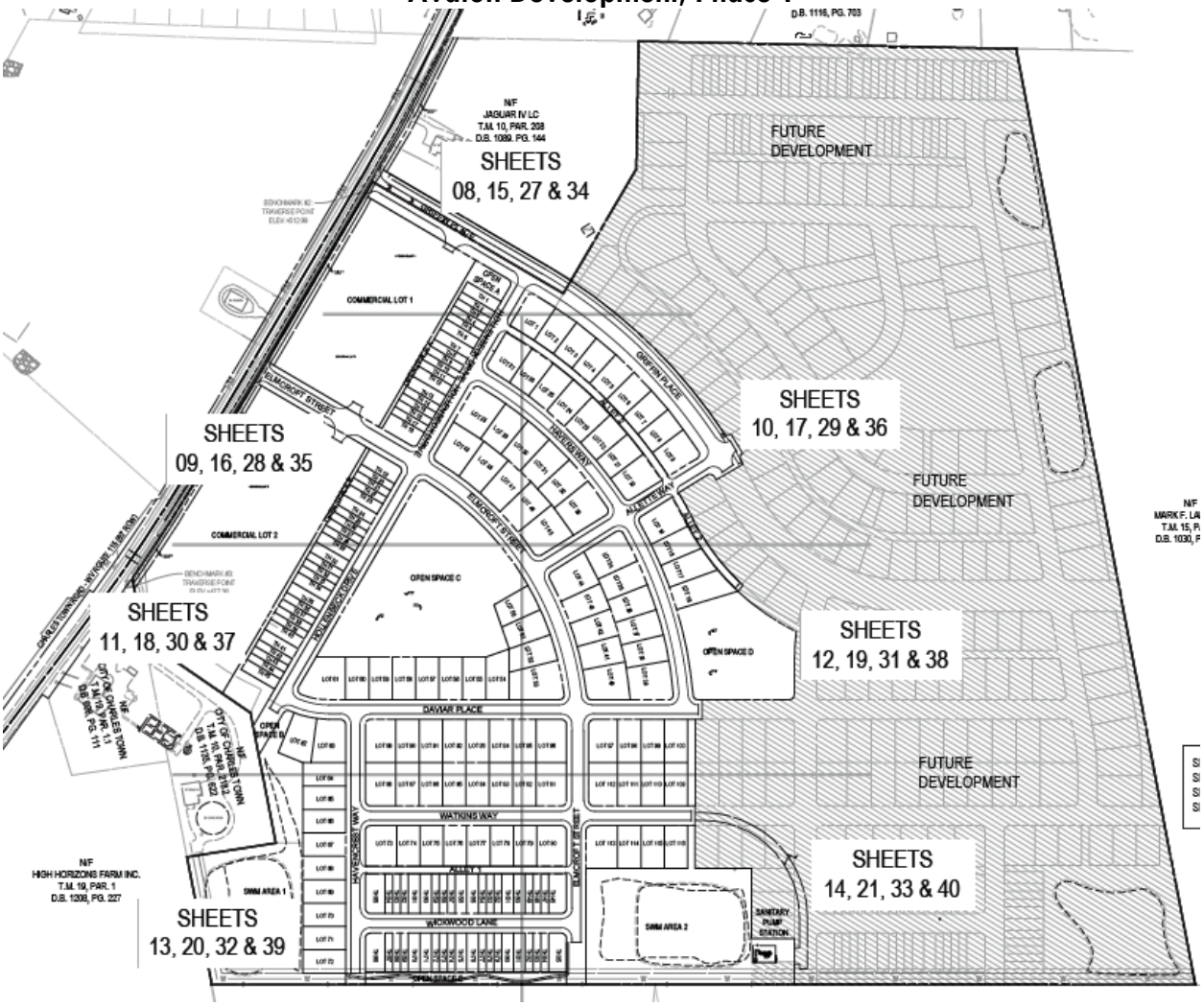
ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. Estimate.pdf
- 4. KH Approval.pdf

Bond Initiation Request
BR2026-01

Date: For the February 23, 2026 Planning Commission meeting
Applicant: Integrity Federal Services
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: A bond initiation in the amount of $13,991,381.90

Avalon Development, Phase 1



BACKGROUND

The applicant, Integrity Federal Services, has submitted a bond initiation request for the Avalon development Phase 1. Phase 1 is 45 acres for residential and commercial land uses, and contains 102 single-family detached homes, 85 townhomes, and two commercial pad sites.

The applicant is requesting a bond initiation in the amount of $13,991,381.90. 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 for 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 COMMITTEE

At their February 19, 2026 meeting, the City's Bond Committee discussed the application and recommend approval of the proposed initiation.

RECOMMENDATION

Recommend **approval** to City Council.

BOND REQUEST AND REDUCTION

1. APPLICATION TYPE :

☑ Bond Initiation – No application fee

☐ Bond Reduction – No application fee

☐ Bond Extension – No application fee

☐ Bond Release – Application Fee: $60

2. FEES

Third-party review fees are assessed separately for each application, and will be sent to the applicant. All fees must be paid prior to approval.

3. PUBLIC NOTICE

Only bond release applications require a public hearing, which is held by the Planning Commission. City Council approval is still required.

4. APPLICATION REQUIREMENTS

Please submit one application set with supporting materials in paper, and one copy in PDF format.

1. DATE 05/07/2025

2. PROJECT NAME Avalon - Section 1

Address Parcel: 03 10021800010000

3. APPLICANT'S NAME* Integrity Federal Services

Address 148 S. Queen St. Martinsburg, WV 25401

Telephone Number (304) 725-8456

Email Address

4. PROPERTY OWNER'S NAME LGI Homes- West Virginia, LLC

Address 1803 Research Blvd, #406, Rockville, MD 20850

Telephone Number (301) 356-5970

Email Address

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

5. DESCRIPTION OF REQUEST:

Initial bond estimate for Avalon Section 1.

6. A) CURRENT BOND AMOUNT $ N/A

B) PROPOSED BOND AMOUNT $ 13,991,381.90

C) CHANGE IN BONDED AMOUNT $ N/A

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

Tax Map No.	Parcel No.	Tax Map No.	Parcel No.
10	218.1		

8. 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
SLD2023-04	Fairview Sketch Plan	Approved	02/26/2024
SLD2023-04	Avalon - Sec. 1 Prelim. Plat	Approved	02/24/2025
SLD2023-04	Avalon - Sec. 1 Final Plat	Approved	05/21/2025

9. <u>BOND RELEASE</u> – SUPPLEMENTAL MATERIALS REQUIRED:

A. Copies of inspection and test reports if work was inspected and tested by a third-party inspector.

B. Certification that all bonded Improvements, have been completed in accordance with the approved plans, profiles, and specifications and the requirements of any applicable manual.

C. A copy of the City-approved As-Built Drawings as required for facilities within public rights-of-way or Easements.

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.

Continued on next page.

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.

   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.

G. **Landscaping Surety** is required to ensure the landscaping shown on a Major S/LD plan 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 ever is greater.

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

Thomas M Evans Digitally signed by Thomas M Evans DN: cn=Thomas M Evans, c=US, o=Integrity Federal Services, ou=Engineering, email=tevans@ifs-ae.com Date: 2025.05.07 17:40:53 -04'00' Date _____

Signature of Property Owner (If different than Applicant)

Mike Dropik Digitally signed by Mike Dropik Date: 2026.01.29 09:13:41 -05'00' Date _____

Please submit an original completed application to the following:

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

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

Fee: $_____ Check No._____

Receipt No._____

Site Inspection Date:_____ Inspector:_____

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	1	$12,440.00		$0.00		0		0%	
Field Office	EA	$3,490.00	1	$3,490.00		$0.00		0		0%	
Job Sign	EA	$1,340.00	1	$1,340.00		$0.00		0		0%	
SURVEYING											
Steel Pipe Property Corner Marker Incl. Survey	EA	$320.38	603	$193,189.14		$0.00		0		0%	
R.O.W MONUMENTS SURVEYED IN PLACE											
RM--1	EA	$825.00	13	$10,725.00		$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	115000	$517,500.00		$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		$0.00		$0.00		0		0%	
Fill and Compaction of On-site Borrow	CY	$11.06	115000	$1,271,900.00		$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	253000	$316,250.00		$0.00		0		0%	
CLEAR & GRUB											
Light	AC	$14,548.50	1.38	$20,076.93		$0.00		0		0%	
Heavy	AC	$26,699.49		$0.00		$0.00		0		0%	
LANDSCAPING											
Seeding	SY	$3.00	175000	$525,000.00		$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	885	$354,000.00		$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	1535	$85,960.00		$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	230	$14,260.00		$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	1	$16,495.00		$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	7	$700.00		$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	6021	$524,308.68		$0.00		0		0%	
8'-16' Cut	LF	$129.65	125	$16,206.25		$0.00		0		0%	
18" Pipe											
0'-8' Cut	LF	$114.33	675	$77,172.75		$0.00		0		0%	
8'-16' Cut	LF	$170.69	255	$43,525.95		$0.00		0		0%	
24" Pipe											
0'-8' Cut	LF	$132.62	728	$96,547.36		$0.00		0		0%	
8'-16' Cut	LF	$197.61		$0.00		$0.00		0		0%	
30" Pipe											
0'-8' Cut	LF	$157.42	1153	$181,505.26		$0.00		0		0%	
8'-16' Cut	LF	$236.13	515	$121,606.95		$0.00		0		0%	
36" Pipe											
0'-8' Cut	LF	$200.00	268	$53,600.00		$0.00		0		0%	
8'-16' Cut	LF	$298.00	93	$27,714.00		$0.00		0		0%	
42" Pipe											

0'-8' Cut	LF	$224.20		$0.00			$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	4	$5,556.00			$0.00		0		0%	
18"	EA	$1,583.46	5	$7,917.30			$0.00		0		0%	
21"	EA	$1,805.14		$0.00			$0.00		0		0%	
24"	EA	$2,057.86	3	$6,173.58			$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	1	$3,048.82			$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	3	$18,144.00			$0.00		0		0%	
Depth Below 6'	VF	$230.00	12	$2,760.00			$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	8	$61,520.00			$0.00		0		0%	
Drop Inlet (DI-1A) 12"-24" Pipe10-20 VF	EA	$7,690.00	1	$7,690.00			$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	11	$85,342.40			$0.00		0		0%	
6'	EA	$8,534.24	32	$273,095.68			$0.00		0		0%	
8'	EA	$9,387.66	18	$168,977.88			$0.00		0		0%	
10'	EA	$10,326.43	18	$185,875.74			$0.00		0		0%	

12'	EA	$11,359.07	5	$56,795.35			$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	5	$37,300.00			$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	6	$69,056.04			$0.00		0		0%	
8'	EA	$12,314.99	3	$36,944.97			$0.00		0		0%	
10'	EA	$13,177.04	1	$13,177.04			$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	1	$10,020.00			$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	2	$17,605.54			$0.00		0		0%	
8'	EA	$9,418.96	1	$9,418.96			$0.00		0		0%	
10'	EA	$10,078.29		$0.00			$0.00		0		0%	
12'	EA	$10,783.77	1	$10,783.77			$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	1	$17,429.48			$0.00		0		0%	
8'	EA	$18,649.55	1	$18,649.55			$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	7	$59,836.00			$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		$0.00			$0.00		0		0%	
42"-60" Pipe	EA	$1,584.00		$0.00			$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		$0.00			$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		$0.00			$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	40	$9,500.00			$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	33390	$2,594,403.00			$0.00		0		0%	
Depth (in Inches):	Depth	6				6						
Bituminous Concrete												

Base Course	SY/ Inch	$7.00	33390	$934,920.00		$0.00		0		0%	
Depth (in Inches):	Depth	4			4						
Intermediate Course	SY/ Inch	$7.00		$0.00		$0.00		0		0%	
Depth (in Inches):	Depth				0						
Top Course	SY/ Inch	$7.00	33390	$467,460.00		$0.00		0		0%	
Depth (in Inches):	Depth	2			2						
Prime Coat	SY	$1.38	33390	$46,078.20		$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	16860	$531,090.00		$0.00		0		0%	
Curb Cut, CG-12 DetectableSurf.	EA	$1,044.00	92	$96,048.00		$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	162	$365,229.00		$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	22	$3,300.00		$0.00		0		0%	
Striping 4" width (VDOT Type B)	LF	$2.50	7331	$18,327.50		$0.00		0		0%	
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	14	$8,323.00		$0.00		0		0%	
Traffic Control Signs	EA	$512.00	23	$11,776.00		$0.00		0		0%	
Street Light (pole, bracket,light)	EA	$5,938.00	53	$314,714.00		$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	8648	$363,216.00		$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	1275	28050		$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	668	$58,116.00		$0.00		0		0%	
Concrete 4”	SY	$70.00		$0.00		$0.00		0		0%	
Level Spreader	SY	$5.77	2	$11.54		$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	$75,000.00	3	$225,000.00		$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	$11,759,835.51
+ 10% CONTINGENCY	$1,175,983.55
GRAND TOTAL	$12,935,819.06
FINAL PRICE (+ 4% ANNUAL INTEREST)	$13,991,381.90

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	############

From: Phillips, Mark
To: James Newman
Subject: Re: Avalon Bond Review
Date: Monday, February 2, 2026 3:38:46 PM

Thanks James!

No remaining comments then.

Mark R Phillips, P.E. (VA,WV)
Kimley-Horn | 19775 Belmont Executive Plaza, Suite 250, Ashburn, VA 20147
Direct: 703-870-3631 | Mobile: 540-454-6294
Celebrating 18 years as one of FORTUNE's 100 Best Companies to Work For

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From: James Newman <JNewman@charlestownwv.us>
Sent: Monday, February 2, 2026 3:36 PM
To: Phillips, Mark <Mark.Phillips@kimley-horn.com>
Subject: FW: Avalon Bond Review

FYI, per your comments it's been amended.
James Newman
City Planner, Zoning/Subdivision Administrator, AICP
City of Charles Town, WV
304-724-3251

Disclaimer: This email does NOT constitute a zoning or subdivision determination. To obtain an official determination, please contact the Zoning Administrator.

From: Tom Evans [redacted]>
Sent: Monday, February 2, 2026 11:20 AM
To: James Newman <JNewman@charlestownwv.us>
Cc: Jason Gerhart [redacted]>; Mike Dropik [redacted]>
Subject: Re: Avalon Bond Review

Hello James,

Attached is the bond application with the corrected amount to match the bond estimate. We're cutting a check now for the 3rd party review and will have that delivered there shortly.

Thanks,
Tom

From: James Newman <JNewman@charlestownwv.us>
Sent: Monday, February 2, 2026 9:00 AM
To: Tom Evans [redacted]
Subject: Avalon Bond Review

Good morning,

The City's 3rd party engineering firm has finished their review of your bond submittal; see the comments attached. The review cost was $212. Please make a check payable to the City of Charles Town.

James Newman
City Planner, Zoning/Subdivision Administrator, AICP
City of Charles Town, WV
304-724-3251

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