CITY OF CHARLES TOWN
PLANNING COMMISSION
AGENDA • MARCH 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 23, 2026 minutes
02-23-2026 PC MINUTES_DRAFT.pdf

3. UNFINISHED BUSINESS

4. NEW BUSINESS

4.1 : **Public Hearing**: *ZMA2026-01* - Langlet Properties - Rezoning
1. Staff Report.pdf
2. Application.pdf

4.2 : **Public Hearing**: *SLD2025-03* - 231 N. Samuel St. - Mixed-Use Development, Preliminary Plan
1. Staff Report.pdf
2. Application_Redacted.pdf
3. Plan Set Revised.pdf
4. KH Review.pdf

4.3 : **Public Hearing**: *SLD2025-05* - Thomfair Self Storage - Preliminary Plan
1. Staff Report.pdf
2. Application.pdf
3. Plan Set.pdf
4. KH Review.pdf

4.4 :

Discussion of DR Acquisitions, LLC v. City of Charles Town Planning Commission, Jefferson County Case No. 2026-AA-1—**Possible Executive Session**

Agenda amended to add this item on March 20, 2026.

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: 03/23/26
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

DRAFT February 23, 2026 minutes

ATTACHMENTS:

- 02-23-2026 PC MINUTES_DRAFT.pdf

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

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

101 E Washington Street, Charles Town, WV 25414

1. CALL TO ORDER

Present: Jessica Derr
Jeff Hynes
Kevin Long
Zakhary Dunning

Ann Paonessa – Absent

James Newman, City Staff - Zoning Administrator

2. APPROVAL OF MINUTES

2.1: Regular Session Minutes of February 10, 2026

Commissioner Derr notated two (2) minor changes to the minutes of February 10.

Motion to approve the meeting minutes with the changes:

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

3. UNFINISHED BUSINESS
None

4. NEW BUSINESS

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

Staff presentation.

Motion to recommend approval of the Bond Reduction:

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

DRAFT

4.2: Commission Review: *BR2026-02: – Avalon Phase 1 – Bond Initiation*

Staff presentation.

The Commission requested notice from the City's 3rd party engineering firm Kimley-Horn on their letterhead recommending approval of the bond request. Staff promised to get such a letter to Council.

Motion to recommend approval of the Bond Initiation:

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

5. ADJOURNMENT Motion to adjourn:

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

Meeting adjourned at 7:09 pm.

DRAFT

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 03/23/26
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

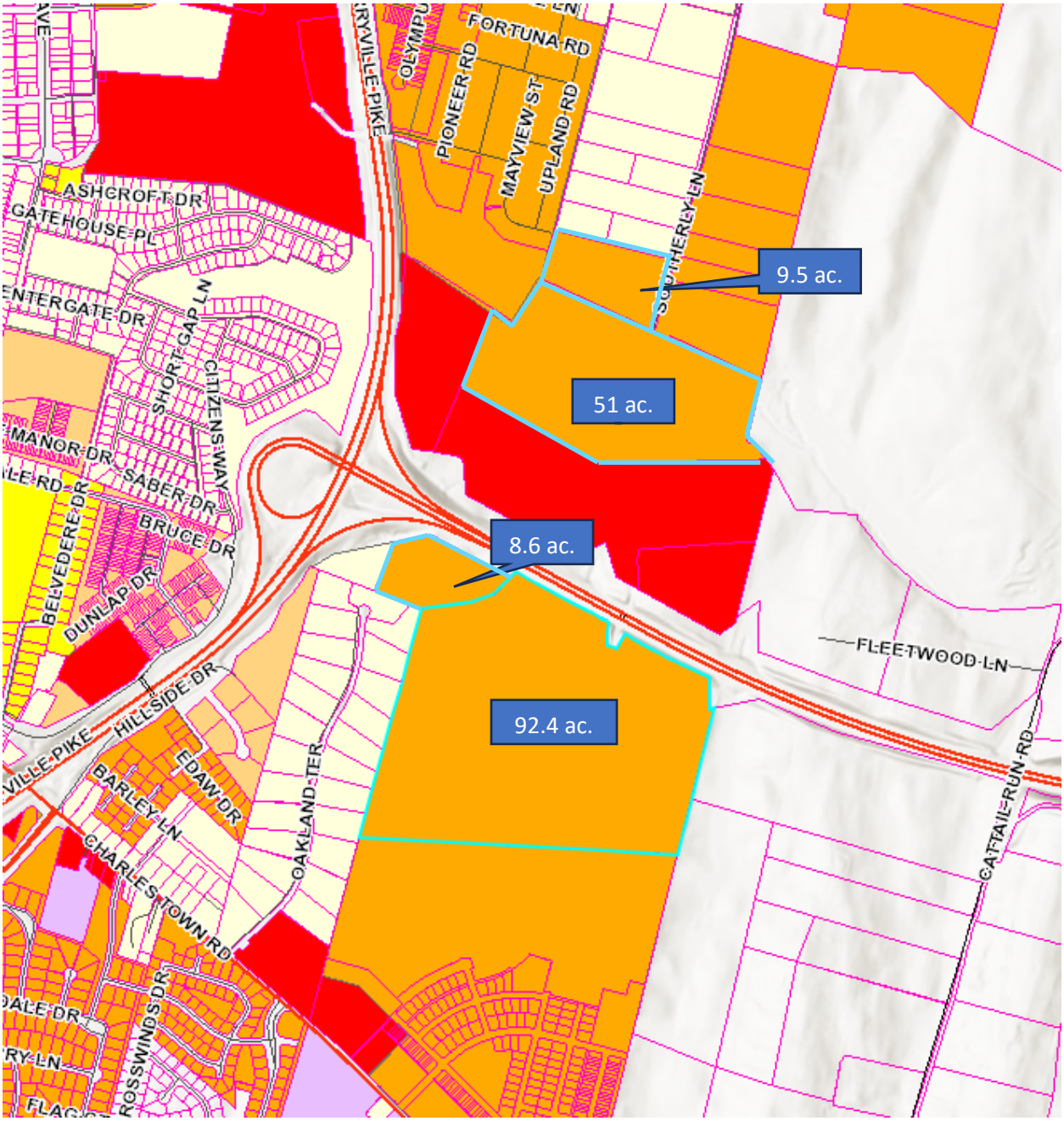
Public Hearing: *ZMA2026-01* - Langlet Properties - Rezoning

ATTACHMENTS:

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

ZMA2026-01

Date: For the March 23, 2026 Planning Commission meeting
Report by: James Newman, City Planner, Zoning/Subdivision Administrator
Proposal: Rezoning from Neighborhood Residential to General Commercial



PROJECT OVERVIEW

A City initiated rezoning for approximately 161.5 acres of land spread over four properties, from Neighborhood Residential to General Commercial.

PURPOSE

The purpose of the initiative is rezone these properties for commercial uses in accordance with the Comprehensive Plan.

The City is aware of interest in developing the 9.5 and 92.4 acre properties for predominantly residential uses. Residential uses are allowed by right but are not in keeping with the Comprehensive Plan and the City's need to have a strong commercial base.

PROPERTIES

The properties are unaddressed, vacant lots. Their tax parcel deification and lot size in acres are:

Tax District 3, Map 15, Parcel 4.8 – 9.5 acres
Tax District 3, Map 15, Parcel 7.4 – 51 acres
Tax District 3, Map 15, Parcel 8.1 – 8.6 acres
Tax District 3, Map 15, Parcel 7 – 92.4 acres

CURRENT ZONING

The properties are currently zoned Neighborhood Residential, the purpose of which is:

> *The purpose of the NR District is to provide for a mix of housing types and related services and Uses, including Commercial Uses and office services. It is the intent of the zoning classification to allow mixed development on undeveloped land and, where applicable as may be further described in this Ordinance, the Redevelopment of specific parcels within the City.*
>
> *The NR District applies to parcels or tracts larger than five (5) acres. The intent is to create a cohesive pattern of primarily residential development that allows a mix of Uses, including neighborhood servicing Commercial and office Uses and/or Commercial and office Uses that complement the primarily residential character of the neighborhood;*

PROPOSED REZONING

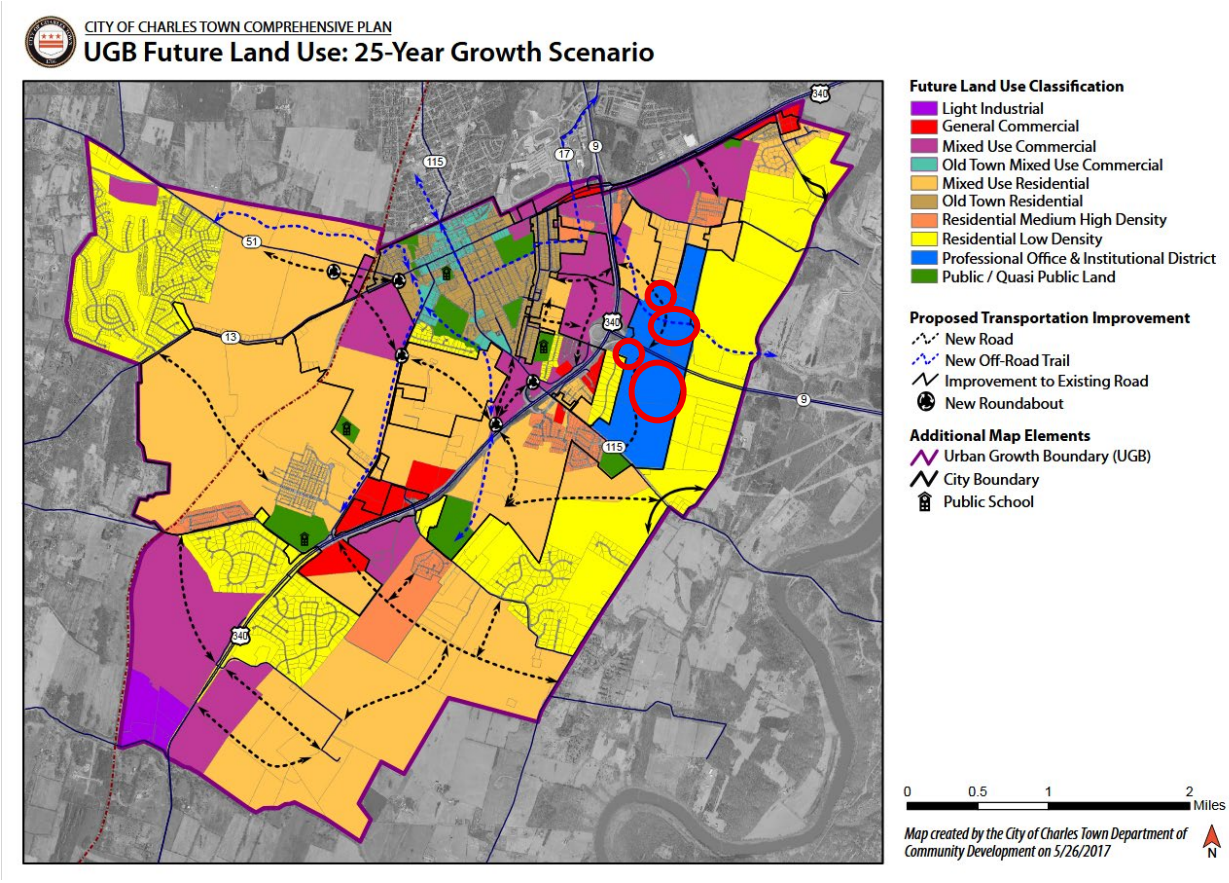
This initiative would result in the properties being rezoned to General Commercial, the purpose of which is:

To provide locations for businesses of a more general nature that may not be found in a neighborhood and can be served with adequate water and sewer service. The businesses proposed include retail, wholesale, and some light processing operations

The process involves a public hearing at both the Planning Commission and City Council levels.

COMPREHENSIVE PLAN

The 2040 Comprehensive Plan designates this property as Professional Office and Institutional District. Both the 10 and 25 year growth scenarios designate the properties as such. The properties are marked in red circles below:



The purpose of the Professional Office and Institutional District is to:

*Enhance the work place environment by providing for the **establishment of offices, medical and other institutional uses**, limited accessory services for workers' convenience and public space. It is intended to **promote attractive office development projects** which are compatible with one another, as well as with adjoining residential areas. A medium to high density residential option is available when such can be achieved through innovative design and include significant natural resource protection. **This future land use district is specifically designated to incentivize economic development opportunities** and **diversify the City's economy** and **strengthen its tax base** to support its critical infrastructure and public service needs.* – Comp. Plan pg. 75.

REZONING CRITERIA

Authority

Per *Section 1321.12.A.1. Authority*, Pursuant to and in accordance with West Virginia Code Chapters 8A-7- 8, 8A-7-8a, and 8A-7-9, City Council upon recommendation by the Planning Commission may, by ordinance, amend, supplement, change, modify or repeal this Ordinance and the Zoning District boundaries as reflected on the Zoning Map.

Per *Section 1321.12.A.2. Proposal of Amendments*, **Amendments may be initiated by City Council**, upon petition of the Planning Commission, or upon petition by the Owners of 50 percent or more of the real property in the area to which the petition relates.

Timeline

Per *Section 1321.12.D.1. Public Hearing,* the Planning Commission shall hold a public hearing on each proposed amendment, whether initiated by City Council, upon petition of the Planning Commission, or upon petition by the Owners of 50 percent or more of the real property in the area to which the petition relates.

The Planning Commission shall select a reasonable hour and place for such public hearing, and it shall hold such **hearing within sixty (60) days from the date** on which the subject petition was filed, or the date of **City Council's referral of the amendment**, as the case may be

Criteria

No Zoning Map Amendment shall be adopted by City Council unless and until:

(a) City Council, with the advice of the Planning Commission, finds either that the amendment is consistent with the City's Comprehensive Plan, or that the amendment is not consistent with the Comprehensive Plan but that there have been major changes of an economic, physical, or social nature within the area involved that were not anticipated when the Comprehensive Plan was adopted and that such major changes have substantially altered the basic characteristics of the area;

> The proposed rezoning is in conformance with the Comprehensive Plan. It will take vacant parcels and have them rezoned to support commercial , office, and institutional uses.

(b) the Planning Commission has held a public hearing (after public notice) regarding the amendment and submitted its findings and recommendation relative thereto to City Council; and

> This meeting of the Planning Commission fulfills this requirement. Public notice was made in accordance with the requirements of the Ordinance: Certified Mail notice was sent out and the properties posted on March 4, and public notice was published in the Spirit of Jefferson on March 5.
>
> All properties are stated by Jefferson County as being owned by the Mark F. Langlet Trust; a notice of intent to rezone the properties was mailed to the Trust on Feb 27, 2026, via both standard and Certified mail, independent of the required public mailing notice.

(c) if the proposed amendment involves a change in the Zoning Map classification of any parcel of land, or a change to the allowed Dwelling Unit density of any parcel of land, City Council has, at least thirty (30) days prior to enactment of the adopting ordinance, given written notice of the proposed amendment by certified mail to Landowners whose property is directly involved in the proposed amendment, and published notice of the proposed amendment in the area affected as a Class II-0 legal advertisement in compliance with the provisions of West Virginia Code Chapter 59-3-1 et seq.

> Such notice will be given prior to the Council meeting, with the public hearing at the second read likely to be set for May.

CONCLUSION

City Council initiated the rezoning process at their February 26, 2026 meeting. Council seeks to rezone these properties to maintain them for the City's commercial base, in accordance with the Comprehensive Plan.

RECOMMENDATION

Recommend approval of the Rezoning to City Council.

Petition No._____

ENTERED

FEB 26 2026

BY:_____

PETITION FOR ZONING AMENDMENT

REZONING FEE: $835

TEXT AMENDMENT FEE: $450

This application is for rezoning and text amendment requests. Amendments may be initiated by City Council, upon petition of the Planning Commission, or upon petition by the Owners of 50 percent or more of the real property in the area to which the petition relates.

1. Date_____

2. APPLICANT'S NAME* City of Charles Town

Address: 101 E Washington St

Telephone Number (304-725-2311

Email Address _____

3. PROPERTY OWNER'S NAME Mark Langlet Trust

Address: 544 Lego Drive, Charlottesville VA

Telephone Number ( )

Email Address _____

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

Property Address: _____

Tax Map # and Parcel(s): 3-15-7.4; 3-15-4.8; 3-15-8.1; 3-15-7

Property Area in Acres or Square Feet: 51 ac; 9.5 ac; 8.6 ac; 92 ac

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

5. PROVIDE SCALED MAP, TO BE ATTACHED, of the Property clearly showing the property's location and Property Area in square feet and/or acres

6. Description of the Existing (or former) Use(s) of the property and Current Zoning:

Existing: Neighborhood Residential. All vacant lots.

7. Description of the proposed Use(s) of the property and requested Zoning District:

General Commercial

8. Describe how the proposal is consistent wit the Comprehensive Plan:

Properties are identified as being for Professional Office and Institutional District.

General Commerical zoning provides for commercial, office, and institutional uses, which the current zoning lacks full support of

9. Time schedule for development:

None

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

Application No.	Project Name and Phase	Status	Approval Date

11. TEXT AMENDMENTS – Provide a written narrative specifying the Code Section you seek to amend, the proposed amendments, and answer the following questions:

(1) Whether such change is consistent with the intent and purpose of this Ordinance;

(2) Whether such change is consistent with the Charles Town Comprehensive Plan;

(3) The areas which are most likely to be directly affected by such change and in what way they will be affected; and

(4) Whether the proposed amendment is made necessary because of changed or changing social values, new planning concepts or other socio-economic conditions in the areas and Zoning Districts affected.

NOTES

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

Any desire to amend or withdraw this petition must be submitted in writing to the Zoning Administrator. Also, if ownership of any part of or all of the real property subject to the petition shall change during the pendency of the petition, the Petitioner shall immediately notify the Zoning Administrator in writing.

APPLICANT'S 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 1321.12 and relevant provisions of the Charles Town Zoning Ordinance outlining the Zoning Amendment procedures.

Signature of Applicant

Alissa J. Meeks, Assistant City Manager Date 2-27-24

Signature of Owner(s) (If different than Applicant)

_____ Date _____

Please submit an original completed application to the following:

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

FOR CITY USE ONLY

Application Number:_____ Date Petition Received:_____

Fee: $_____ Check No._____ Receipt No._____

City Council Approval or Denial:_____ Date:_____

Comments:_____

_____

_____

_____

Planning Commission
101 East Washington Street
Charles Town, WV 25414

SCHEDULED

Meeting: 03/23/26
Department: Planning Commission
Category: Report
Initiator:

AGENDA ITEM (ID #)

Public Hearing: *SLD2025-03* - 231 N. Samuel St. - Mixed-Use Development, Preliminary Plan

ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application_Redacted.pdf
- 3. Plan Set Revised.pdf
- 4. KH Review.pdf

Preliminary Plan Review
SLD2025-03

Date: For the March 23, 2026 Planning Commission meeting
Applicant: US Developers LLC.
Property Owner: US Developers LLC.
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: Major Land Development.
Property Location: 231 N. Samuel St.
Current Zoning: Old Town Mixed-Use Commercial



PROJECT OVERVIEW

The development of 20,480 sq. ft. (0.4 acres) for a pharmacy and a mixed-use structure, with a combined parking lot.

ZONING REVIEW

The property is zoned Old Town Mixed-Use Commercial (OT-MUC).

COMPLETENESS REVIEW
This item was deemed complete by the Planning Commission at their March 24, 2025 meeting.

SKETCH PLAN
The sketch plan was approved on April 28, 2025, subject to a condition:

1. The utility pole shown on the sidewalk shall be relocated off of the sidewalk.

PLAN REVIEW
Setbacks
Front: 0 ft. or average of three neighboring properties on each side of the property.
Sides: 0 ft (20 ft when adjacent to a residential district).
Rear: 0 ft.

All setback requirements are met.

Density
No maximum density requirements. 6 units will have a density of 15 units per acre on this .4 acre site.

Lot coverage
Permitted maximum lot coverage is 90%. Proposed impervious lot coverage is 83.6%

Parking
Minimum Off-Street Parking is:
-Apartments: 1.2 spaces per unit.
-Pharmacy with drive through: 4.9 spaces per 1,000 sq. ft.
-Commercial uses vary in parking requirements. Using 3 spaces per 1,000 sq. ft. provides a reasonable measure of estimated parking need.

Off-Street Parking requirements based on the proposal:
-Apartments: 8 spaces for 6 units.
-Pharmacy: 5 spaces for 937 sq. ft. of gross floor area.
-Commercial: 15 spaces for 3 units based on 4,680 sq. ft. of gross floor area.

Off-Street total required: 28
Off-Street total provided: 26 in parking lot + 4 on-street parking spaces.

On-Street parking may account for 10% of the required off-street parking. For this project, three on-street parking spaces may be used in place of off-street parking.

A minimum of three spaces are required to be designated for compact car parking; no parking shown is set aside for compact car only spaces.

For parking lots with between 26-50 spaces, two handicap spaces are required. This requirement is met. Both buildings have a handicap parking spot facing them.

Sidewalks

Sidewalks are required along street frontages. The definition of streets incudes alleyways. The applicant does not propose to place a sidewalk along the alleyway. Alleyways historically have not had sidewalks as they serve as an area for the collection of trash, parking vehicles, and loading and unloading goods, rather than being used primarily as a pedestrian thoroughfare.

The plan maintains the existing sidewalks along N. Samuel and North Streets, and provides interior pedestrian access to the site.

Utilities/Easements

Plan set provides existing and proposed water, sewer, and electric utility line locations. Kimley-Horn has advised that a relocated utility pole shown in a sidewalk must be relocated.

Dumpster Pad

A dumpster pad is provided to service both buildings. The plan shows the dumpster screened from view and placed nearer to the mixed-use structure. Additional landscaping details are required at the Preliminary Plan stage.

Drive-through standards:

1. *Drive-thru lanes shall be required for all drive-thru facilities and shall have a minimum width of ten (10) feet along straight segments.*
   -A minimum travel width of 12 ft. is provided. Requirement met.

2. *A minimum of 3 queue spaces per lane*
   -3 queue spaces are shown. Requirement met.

3. *All drive-thru lanes shall be clearly separated from parking spaces, travel aisles, maneuvering areas, and Access Drives.*
   -Requirement met.

4. *The Planning Commission may reduce the minimum stacking distance of drive-thru lanes for uses if it can be demonstrated that the vehicular frequency for the use does not warrant multiple vehicle stacking*
   -Not necessary.

Parking Lot Landscaping

Parking lots must have an island every 10 spaces. This requirement has been met.

Buffers

Buffers are required between all non-residential and residential uses. There are two residence on the opposite side of the alleyway. A 6ft tall fence or evergreen vegetated landscaping will suffice to meet the buffering requirements. A fence is shown adjacent to the alley to act as a permanent screening barrier, located in front of the rain garden.

Street trees are required every 50 feet. The applicant will this requirement along N. Samuel St. by installing a flowering dogwood at the intersection of the alleyway and the intersection with E. North St., along with dogwoods at the drive-through exit onto E. North St. This criterion is met.

Lighting
Lighting is proposed to be provided via wall-packs mounted to the building. They will be checked at the building permit stage to ensure they are shielded and downcast.

Stormwater
The City's Engineering firm has reviewed the proposed rain garden and approved it for the proposed development.

Connectivity
This corner parcel has access to N. Samuel Street, and North Street. No connection to the alley way is proposed.

Open-Space
Open space is provided adjacent to the alley location. No proposed amenities are shown. If amenities are not provided, then a $500 fee-in-lieu-of per residential unit is required.

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

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

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

CONCLUSION
The applicant seeks to redevelop one lot for a pharmacy with 2nd floor apartment, and a two-story mixed-use commercial structure, with a shared parked lot for both uses.

RECOMMENDATION
Approval of the sketch plan, subject to a condition:

1. No utility pole may be relocated within the existing sidewalks as shown on the plan set.
2. All site lighting shall be downcast and shielded.

RECEIVED
FEB 25 2025
BY:

MAJOR SUBDIVISION AND LAND DEVELOPMENT APPLICATION

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

1. SUBMISSION DATE _____

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

3. FEES

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

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

4. SUBMITTAL PACKAGE

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

Fee Schedule

1. BASE FEES

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

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

2. APPLICATION FEES

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

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

3. LEGAL NOTICE FEES

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

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

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

4. ADDITIONAL FEES

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

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

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

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

3. APPLICANT'S NAME* US DEVELOPERS, LLC

Address: 213 N. SAMUEL ST.

Telephone Number (571) 289-5857

Email Address [redacted]

4. PROPERTY OWNER'S NAME Adel YOUSSEF

Address: 6805 Hartwood Ln, Centreville, VA 20121

Telephone Number (571) 289-5857

Email Address [redacted]

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

Property Address: 231 ~~215~~ N. SAMUEL STREET

Tax Map # and Parcel: #2, 76

Property Area in Square Feet or Acres: 20,480 SQ. FT.

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

6. FEE CALCULATION (Per Fee Schedule)

BASE: 300

APPLICATION:

700 Commercial

500 + 50 per res unit x 4

Min escrow $4,000

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

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

MAILING TYPE: $25

LEGAL AD $25

SIGNAGE: $10

AMOUNT DUE: $ 5,760

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

MULTI-USE COMMERCIAL AND APARTMENT
2-STORY

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

PHARMACY 1-STORY

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

NO

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

Application No.	Project Name and Phase	Status	Approval Date

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

☒ No

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

_____

_____

_____

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

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

APPLICANT CERTIFICATION

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

Signature of Applicant

_____ Date 02/28/2025

Signature of Property Owner (If different than Applicant)

_____ Date _____

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

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

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

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

Receipt No._____

Subdivision Administrator Approval/Denial:_____ Date:_____

Planning Commission Approval/Denial:_____ Date:_____

Comments/Conditions:_____

_____

_____

_____

PRELIMINARY LAND DEVELOPMENT PLANS

PRELIMINARY PLAT NUMBER: SALD 2025-03

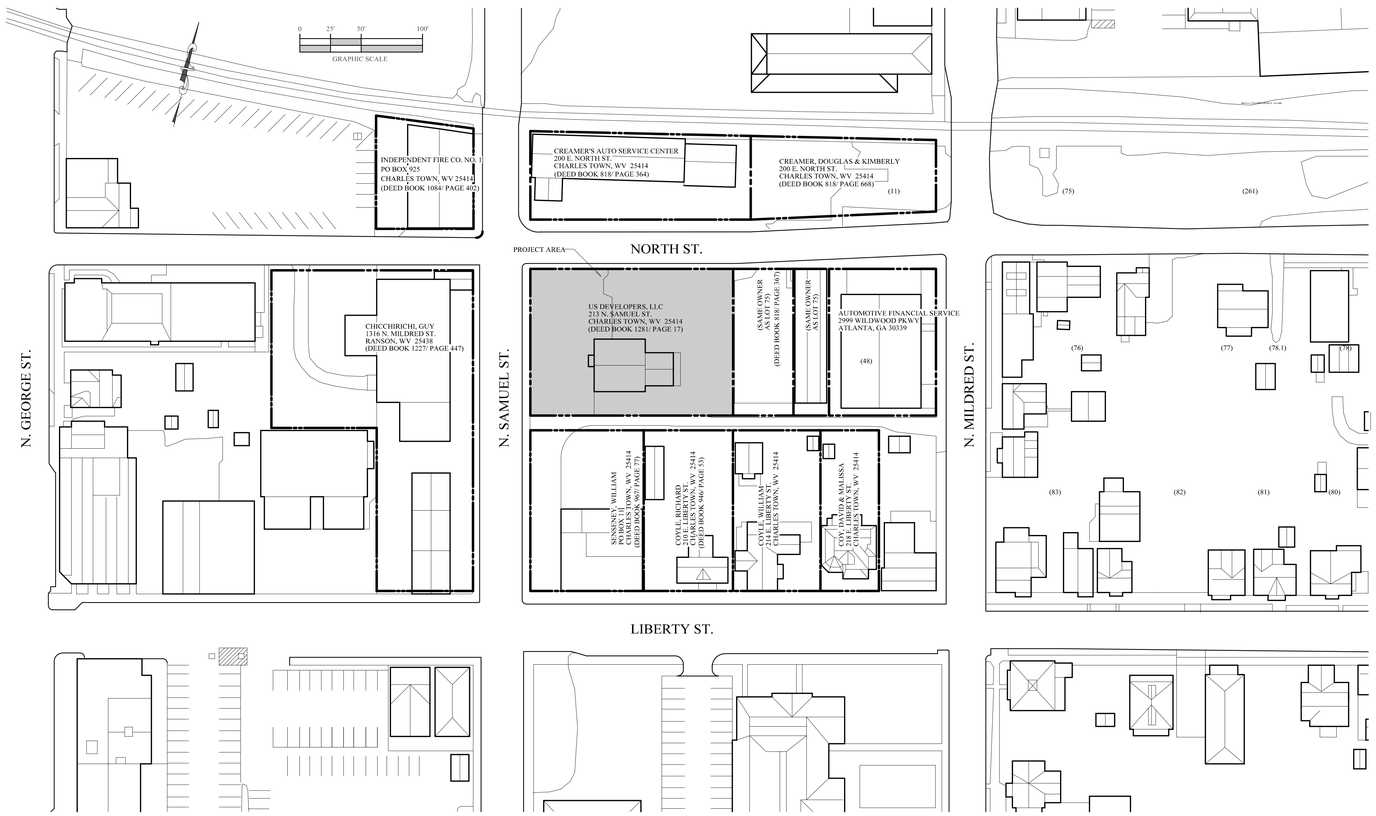
U.S. DEVELOPERS, LLC

231 N. SAMUEL STREET

CHARLES TOWN, WV 25414

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

VISCINITY MAP & ADJACENT PARCEL INFORMATION



CITY OF CHARLES TOWN - SIGNATURE BLOCK

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

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

SIGNED AND DATED BY THE SECRETARY OF THE PLANNING COMMISSION

PLANNING COMMISSION SECRETARY _____

ARCHITECT - SIGNATURE BLOCK

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

ARCHITECT _____ DATE 9/11/2025

OWNER - SIGNATURE BLOCK

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

DEVELOPER _____ DATE 9/11/2025

FLOOD PLAIN REQUIREMENTS

SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD AREA.

ENVIRONMENTAL PROTECTION REQUIREMENTS

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

WV DIVISION OF HIGHWAYS REQUIREMENTS

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

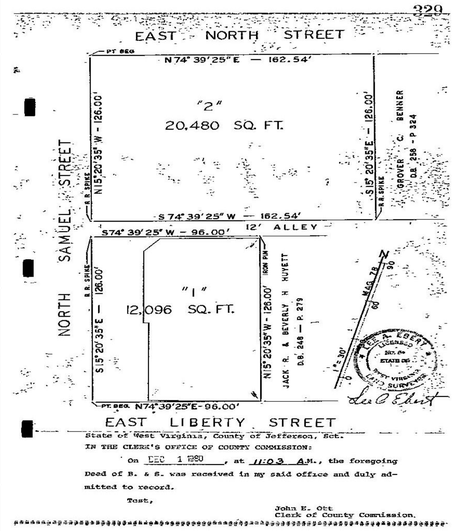
CHARLES TOWN PLANNING COMMISSION - WAIVERS/VARIANCES

REQUEST	ACTION
STORMWATER MANAGEMENT PLAN WAIVER	...

LIST OF DRAWINGS

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

EXISTING PARCEL SURVEY



YOUSSEF PROPERTIES

213 NORTH SAMUEL STREET

CHARLES TOWN, WV 25414

rev	date	description

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

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

SHEET

C.00

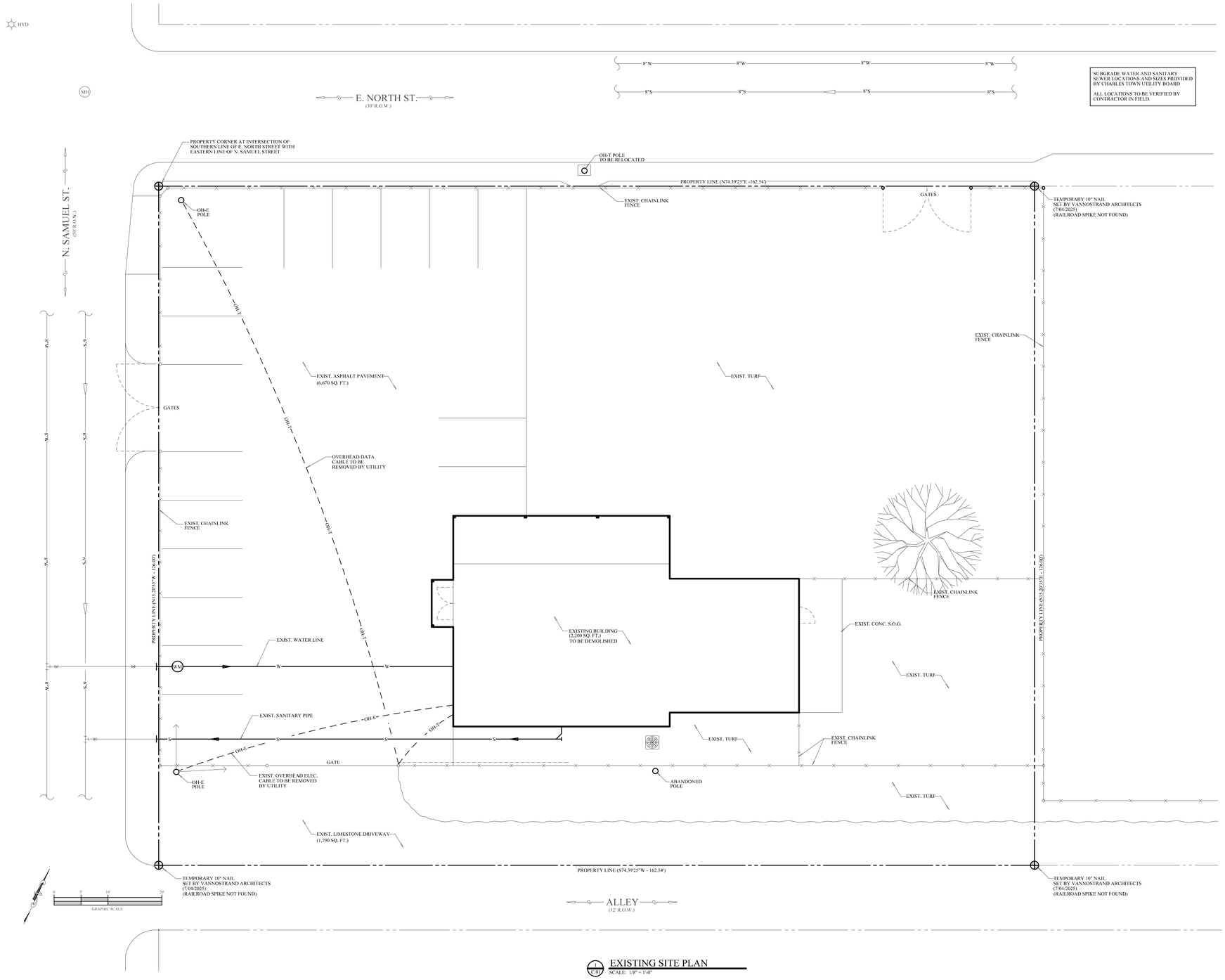
1 OF 6

EXISTING SITE NOTES

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

SITE UTILITY ABBREVIATION LEGEND

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



EXISTING SITE PLAN

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

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

YOUSSEF PROPERTIES
213 NORTH SAMUEL STREET
CHARLES TOWN, WV 25414

rev	date	description

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

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

SHEET
C.01
2 OF 6

SITE PLAN NOTES

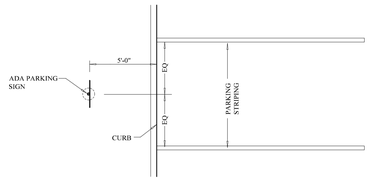
1. RAMP SLOPES SHALL NOT BE STEEPER THAN 1:12 UNLESS OTHERWISE SHOWN OR SPECIFIED.
2. SIDEWALKS THAT TERMINATE AT A VEHICULAR WAY SHALL HAVE A DETECTABLE WARNING SURFACE, 2'-0" WIDE, 6" FROM RAMP EDGES.
3. NORMAL GUTTER FLOW LINE AND PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREAS, UNLESS NOTED OTHERWISE.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

ZONING

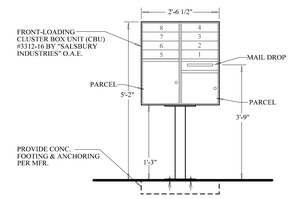
ITEM	DESCRIPTION	VALUE	MINIMUM	REMARKS
ZONE:	OLD TOWN - MIXED USE COMMERCIAL			
SINGLE PARCEL:	162.54' x 126.00'	20,480 SQ.FT.		
BUILDING 1:	FRONT YARD	4'	0'	...
	SIDE YARD	15'	0'	...
BUILDING 2:	FRONT YARD	7'	0'	...
	SIDE YARD	5'	0'	...
MAX. LOT COVERAGE				90.0% OF LOT
PROPOSED LOT COVERAGE				83.6%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

PARKING

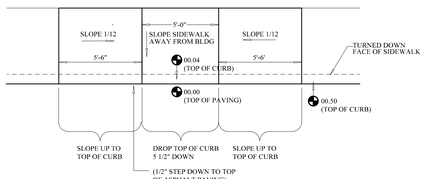
ITEM	DESCRIPTION	VALUE	PARKING FACTOR	PARKING STALLS
ZONE:	OLD TOWN MIXED-USE COMMERCIAL			
SINGLE PARCEL:	162.54' x 126.00'	20,480 SQ.FT.		
BUILDING 1:	1st FLOOR - PHARMACY	937 SQ. FT.	4.9/1,000 SQ.FT.	5
	2nd FLOOR - (2) APARTMENTS	1,200 SQ. FT.	1.2/DWELLING	3
BUILDING 2:	1st FLOOR x (3) GENERAL OFFICE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



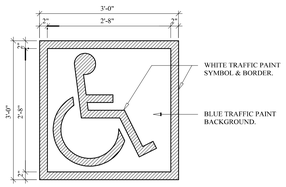
1 / C.02 PARKING STALL
SCALE: NTS



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

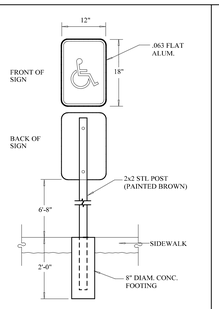


3 / C.02 CURB RAMP PLAN
SCALE: NTS

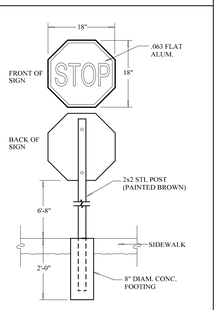


NOTE:
1) ALL STROKES TO BE 2" WIDE.
2) PROVIDE TWO-(2) COATS OF TRAFFIC PAINT.
3) LOCATE SYMBOL AT CENTER OF STALL WHERE SHOWN ON SITE PLAN.

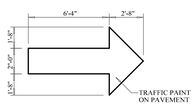
4 / C.02 PAVEMENT SIGN
N.T.S.



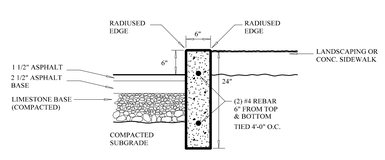
5 / C.02 ADA PARKING SIGN
N.T.S.



6 / C.02 STOP SIGN
N.T.S.

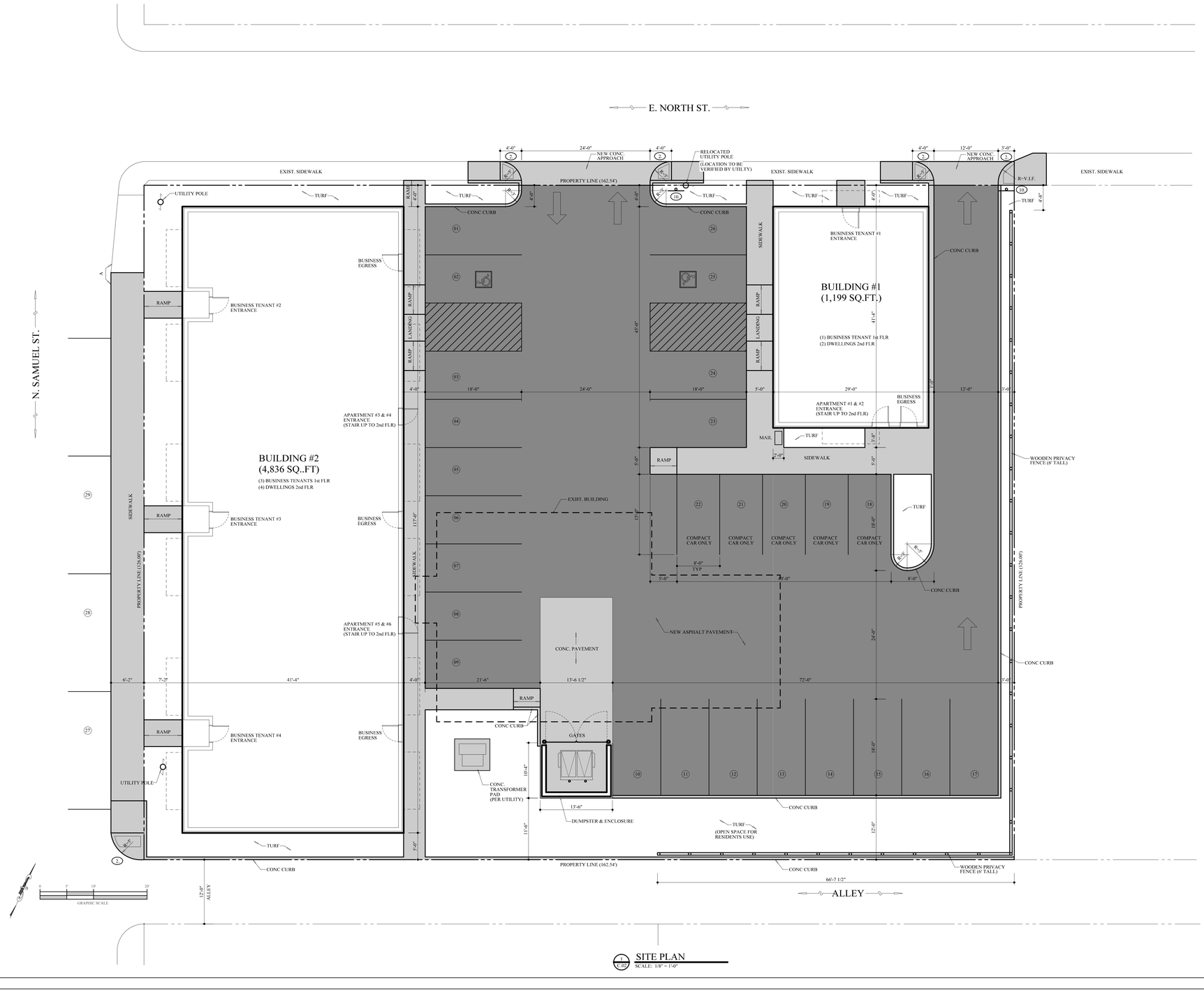


7 / C.02 TRAFFIC FLOW ARROW
SCALE: NTS



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

8 / C.02 CURB SECTION
N.T.S.



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

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

YOUSSEF PROPERTIES

213 NORTH SAMUEL STREET
CHARLES TOWN, WV 25414

rev	date	description

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

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

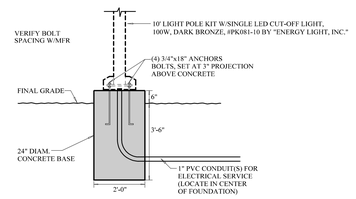
SHEET
C.02
3 OF 6

SITE UTILITY NOTES

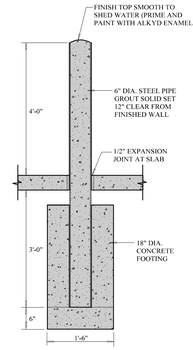
1. NEW DATA SERVICE CABLES TO BE INSTALLED 2'-0" (MIN.) UNDERGROUND FROM UTILITY POLE TO DEMARC AT BUILDING. CONDUIT TO BE SCHED. 40 PVC WITH SOLVENT FITTINGS - SEE "E" DWGS.
2. NEW UNDERGROUND ELECTRICAL CONDUIT TO BE INSTALLED 2'-4" (MIN) BELOW FINAL GRADE. CONDUIT TO BE SCHED. 40 PVC WITH SOLVENT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

SITE UTILITY ABBREVIATION LEGEND

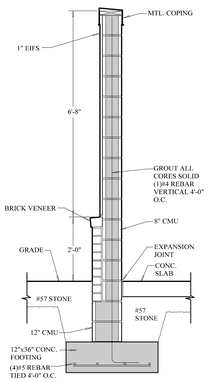
W	WATER PIPING
WM	WATER METER
HYD	FIRE HYDRANT
S	SANITARY PIPING
SS	STORMWATER PIPING
DS	DOWNSPOUT
UT	UNDERGROUND VOICE/DATA CONDUIT & CABLE
UE	UNDERGROUND ELECTRICAL CONDUIT & CABLE
OH-T	OVERHEAD VOICE/DATE CABLE
OH-E	OVERHEAD ELECTRICAL CABLE
XMFR	ELECTRICAL TRANSFORMER - PAD MOUNTED



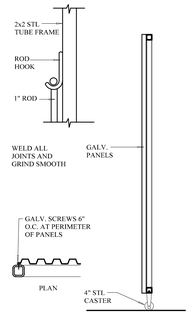
C.03 LIGHT STANDARD FOUNDATION
SCALE: NTS



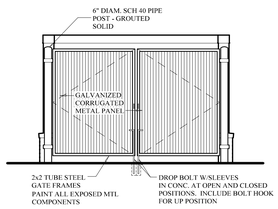
2 C.03 BOLLARD DETAIL
N.T.S.

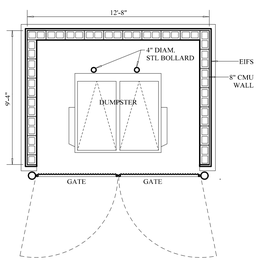


3 C.03 ENCLOSURE WALL
N.T.S.

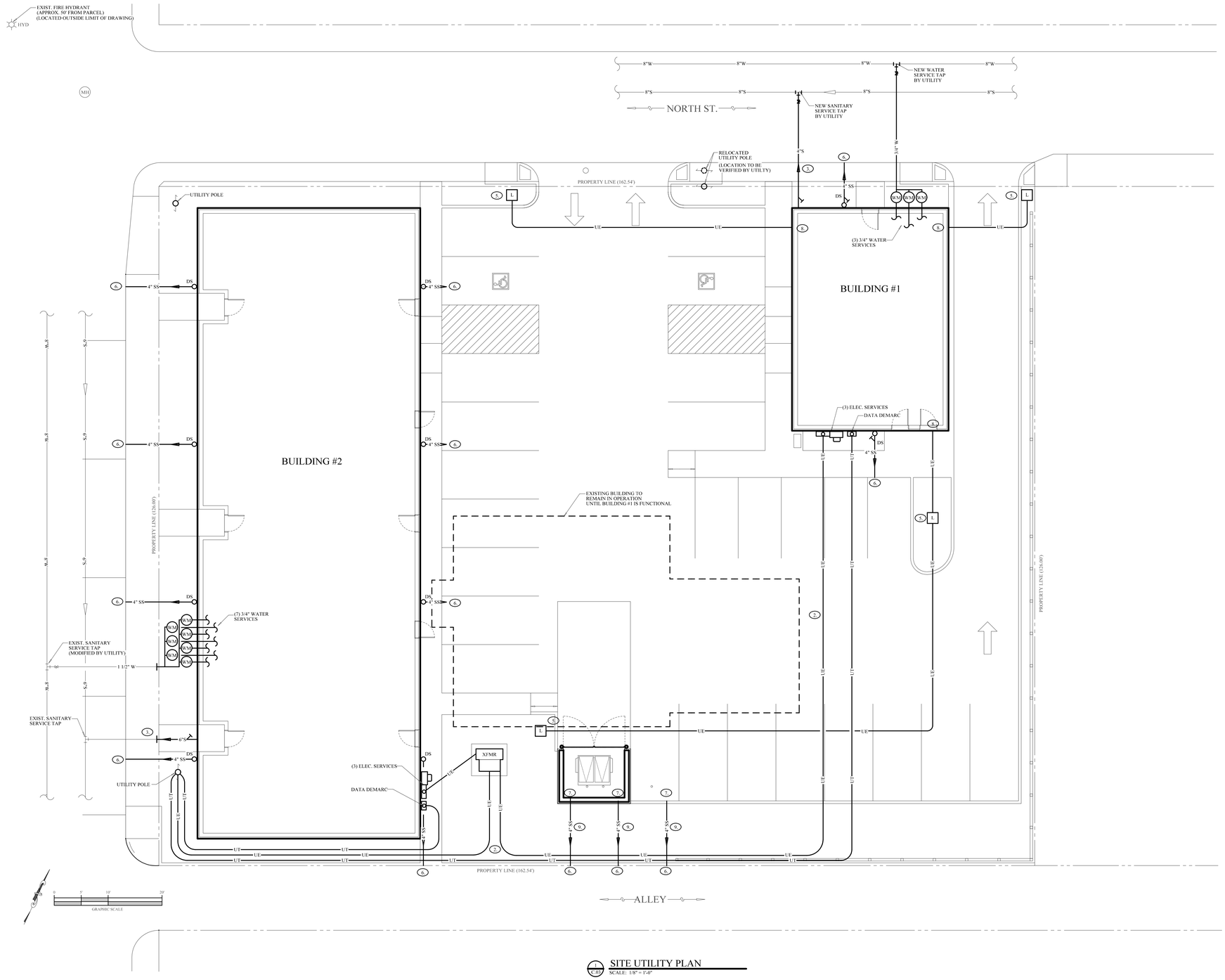


4 C.03 GATE DETAIL
N.T.S.





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



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

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

YOUSSEF PROPERTIES
213 NORTH SAMUEL STREET
CHARLES TOWN, WV 25414

rev	date	description

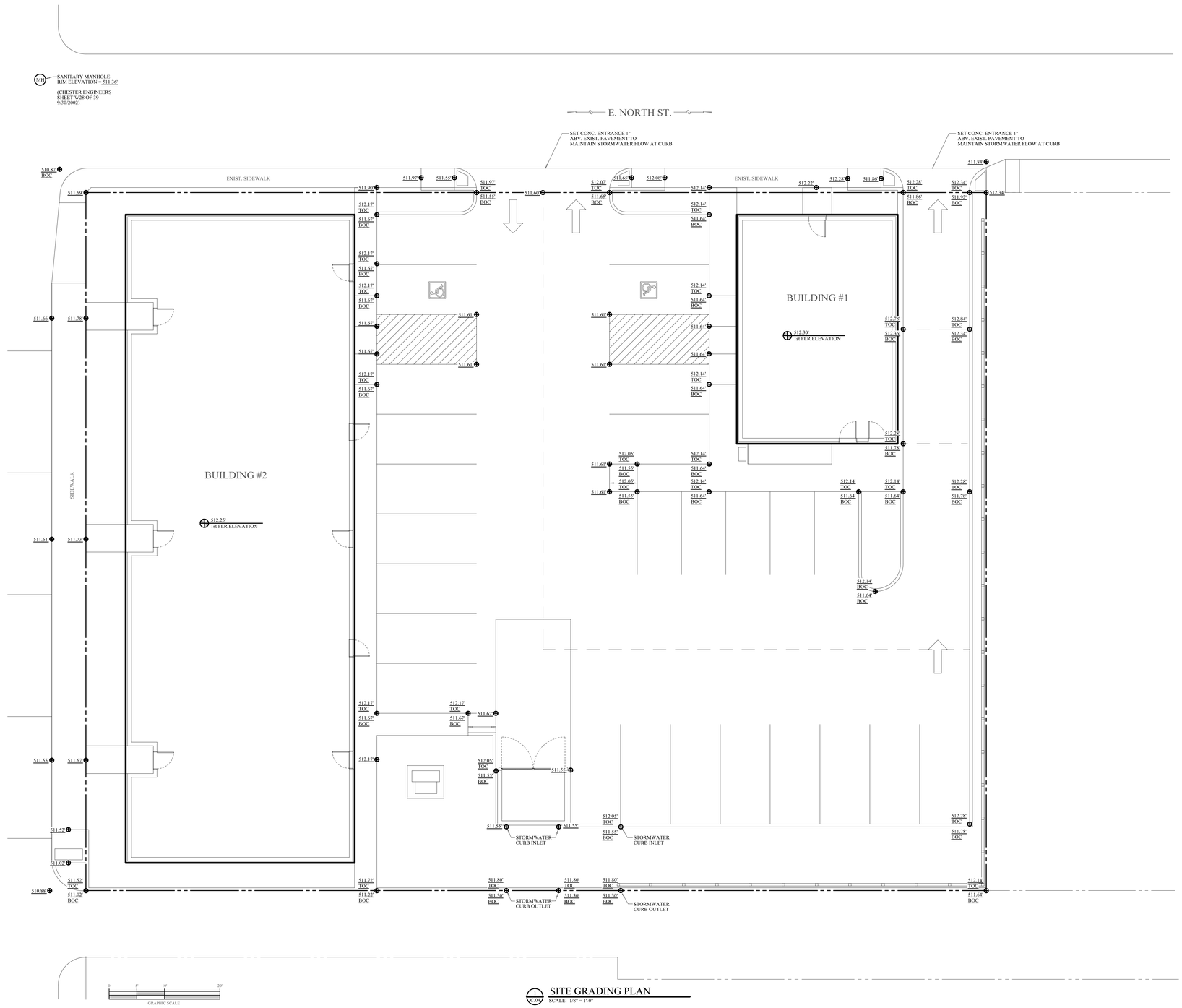
STATE OF WEST VIRGINIA — JAMES BRYSON VANNOSTRAND — NO. 3098 — REGISTERED ARCHITECT

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

SHEET
C.03
4 OF 6

GRADING PLAN NOTES

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



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

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

YOUSSEF PROPERTIES
213 NORTH SAMUEL STREET
CHARLES TOWN, WV 25414

rev	date	description

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

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

SHEET
C.04
5 OF 6

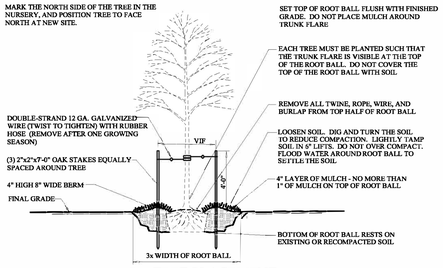
LANDSCAPE NOTES

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

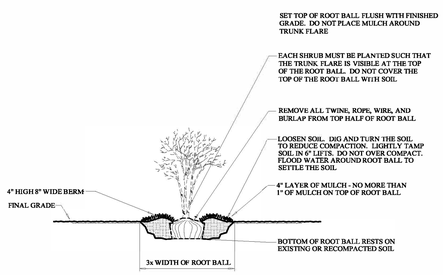
LANDSCAPE LEGEND

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

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES: HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.



C-04 TREE PLACEMENT
SCALE: NTS



C-04 SHRUB PLACEMENT
SCALE: NTS



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

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

YOUSSEF PROPERTIES
213 NORTH SAMUEL STREET
CHARLES TOWN, WV 25414

rev	date	description

STATE OF WEST VIRGINIA
JAMES BRYSON VANNOSTRAND
NO. 3198
REGISTERED ARCHITECT

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

SHEET
C.05
6 OF 6

RAIN GARDEN DESIGN

CALCULATION REPORT

BIORETENTION SOIL MIX (FILTER MEDIA) PER SPEC.

DRAIN GRAVEL (#57) THICKNESS: 0.5FT WIDTH 4FT ALONG PEA GRAVEL ENVELOPE 3" TO 6" AROUND PUMP BOX WITH NONWOVEN GEOTEXTILE FABRIC.

BOX DETAILS:

DIMENSIONS: 3FT X 3FT
Ø ORIFICIES 2"
SUMP INTERN: ≥ 0.5FT UNDER THE PUMP BOX

ADJUSTED VOLUMES

PONDING AREA: 110FT X 10FT = 1100 FT^2
V_Water= 1100 FT^2 X 1FT = 1100 FT^3

USABLE VOLUME IN THE FILTER MEDIA
n= Coefficient porosity volume in filter media
$0.2 < n < 0.3$. PWR USE= 0.25

Filter media geometric volume=
FILTER MEDIA AREA:110 ft * 10ft = 1100 ft^2
$V_Filtermedia_1$= 1100 FT^2 X 2.5FT = 2750 FT^3
FILTER MEDIA $AREA_2$:110 ft * 6ft = 660 ft^2
$V_Filtermedia_2$= 1100 FT^2 X 0.5FT = 330 FT^3

TOTAL VOLUME= 2750 FT^3 + 330 FT^3 = 3080 FT^3

FILTER MEDIA USABLE VOLUME = n * V
n=0.25 ^ V= 3080 FT^3
FILTER MEDIA USABLE VOLUME = 0.25 * 3080 FT^3 = 770 FT^3

GRAVEL GEOMETRIC VOLUME
GRAVEL AREA: 110 FT * 4FT = 440FT^2
V_Gravel= 440FT^2 * 0.5 FT = 220 FT^3
$0.3 < n < 0.4$. PWR USE= 0.35
GRAVEL USABLE VOLUME = 0.35 * 220 FT^3 = 77 FT^3

TOTAL EFFECTIVE STORAGE OR TOTAL USABLE VOLUMEN
Vtotal: $V_Water + V_Filtermedia_{(1+2)} + V_Gravel$ =
Vtotal: 1100 FT^3 + 770 FT^3 + 77 FT^3
Vtotal: 1947 FT^3

CALCULATION REPORT

BIORETENTION SOIL MIX (FILTER MEDIA) PER SPEC.

DRAIN GRAVEL (#57) THICKNESS: 0.5FT WIDTH 4FT ALONG PEA GRAVEL ENVELOPE 3" TO 6" AROUND PUMP BOX WITH NONWOVEN GEOTEXTILE FABRIC.

WATER QUALITY VOLUME
P(in) = Water quality design rainfall (inches)
P(ft) = P(in)/ 12
Rv= Runoff volume coefficient (1" West Virgnia)
WQvrequired= Pft*Rv*A(acres)*43560
WQvrequired= 1419.2 FT^3 (SEE POSTDEVELOPMENT VOLUME)

VERIFYING DESIGN
TOTAL EFFECTIVE STORAGE VOLUME ≥ WATER QUALITY VOLUME
1947 FT^3 ≥ 1419.2 FT^3
PWR DESIGN COMPLY CODE REGULATIONS. THE RAIN GARDEN CAN RETAIN MORE WATER THAT WE EXPECT TO RECEIVE.

VERIFICATION DRAWDOWN TIME BY INFILTRATION (NO PUMP).

IF THE PUMP FAIL THE SYSTEM WILL DRAIN BY INFILTRATION ≤ WITHIN THE ALLOWABLE TIME (48-72 HRS)
K= Rate of infiltration by design
Kdesign= K (ft)/hr = K design/ 12
INFILTRATION AREA= 110FT X 10FT = 1100 FT^2
Qinf = K(ft)/hr * Ainf (FT^3/Hr)
PWR K= 0.5 (in/hr)
PWR K= 0.0417 (FT/HR)
Qinf= 0.0417 (FT/HR)*1100 FT^2 = 45.8 FT^3/HR
CONVERSION TO GPM
(45.8 FT^3/HR *7.48 GAL)/60 MIN= 5.7GAL / MIN

DRAWDOWN TIME BY INFILTRATION
TOTAL VOLUME= 1947 FT^3
Tdrawdowninf= Vtotal / Qinf
Tdrawdowninf= 1947 FT^3 / 45.8 FT^3 /HR = 42.5 H

VERIFYING DESIGN
TOTAL TIME FOR INFILTRATION = 42.5 HR
TIME REQUIRED BY CODE = 48 HR
THEN PWR DESIGN COMPLY CODES
42.5 HR ≤ 48 HR

CALCULATION REPORT

BIORETENTION SOIL MIX (FILTER MEDIA) PER SPEC.

DRAIN GRAVEL (#57) THICKNESS: 0.5FT WIDTH 4FT ALONG PEA GRAVEL ENVELOPE 3" TO 6" AROUND PUMP BOX WITH NONWOVEN GEOTEXTILE FABRIC.

PUMP SPECIFICATIONS
BRAND= GOULD GSP0311 1/3HP , $\frac{1}{2}$" SOLIDS
TOTAL DYNAMIC HEAD = 6.5 FT (CONSIDERING 2.5 FT FRICTION LOSSES)
FOR 6.5FT = 40 GPM
PWR CONSERVATIVE DESIGN= 35GPM
$Q_{(35)}$ = 35gal/min * 1 FT^3/7.48gal * 60min/HR
$Q_{(35)}$ = 280.8 FT^3/Hr
$TDrawndown_{(35)}$ = 1947 FT^3 / 280 FT^3/Hr = 6.9 HR
NOTE: WITH TDH=6.5FT THE PUMP DRAWDOWN THE RAIN GARDEN BETWEEN 6 AND 7 HOURS WITHOUT CONSIDERING INFILTRATION.

CONSIDERING INFILTRATION:
Kdesign=0.5in/hr
Qinf = 45.8 FT^3/Hr = 5.7 gpm
Then with 35gpm
Qtotal= 280.8 FT^3/Hr + 45.8 FT^3/Hr
$TDrawndown_{(35)}$= 1947 FT^3 / 326 FT^3/Hr = 6 HR

VERIFYING DESIGN
WITH TDH = 6.5FT THE PUMP GSP0311 PROVIDE A DRAWDOWN TIME BETWEEN 5-7 HOURS COMPLYING 24-48 HR REQUIRED.

NOTE: ALL POST - DEVELOPMENT ROOFTOP AND PAVEMENT RUNOFF SHOWN IN TABLE IS ROUTED TO THE RAIN GARDEN VIA THE ROOF DRAIN AND PAVEMENT DRAIN SYSTEM (THREE INLET PIPES). THE RAIN GARDEN STORAGE VOLUME OF 1947 FT^3 HAS BEEN SIZED BASED ON THE TOTAL CONTRIBUTING AREA, INDEPENDENT OF THE NUMBER OF INLET PIPES.

REVISIONS

NO.	DESCRIPTION	DATE	BY

VAN G. PLOCUS REGISTERED 7892 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

stamped 2/2/26

PWR ENGINEERING LLC
222 EAST MARKET ST DRIVE
BLAIRSVILLE, PA 15717
Voice: 681-446-0327 email: vanplocus@pwreng.com

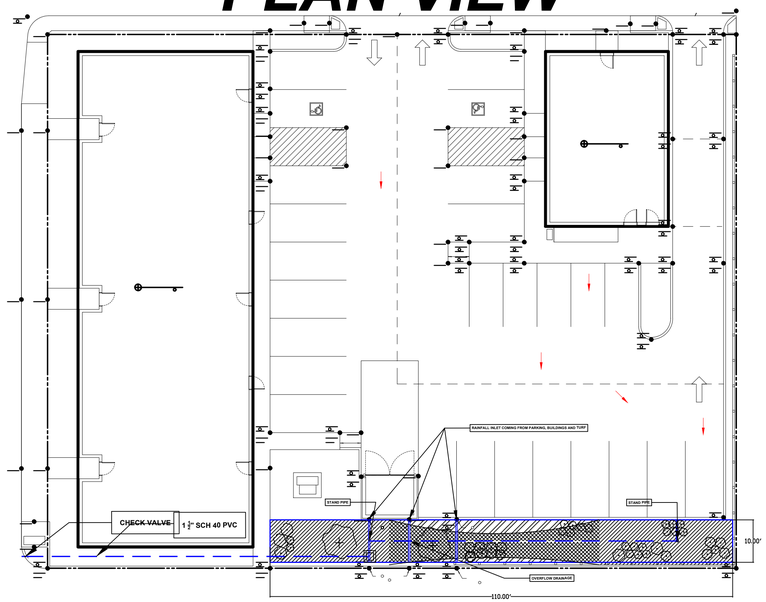
PWR ENGINEERING, LLC
ENGINEERING/SURVEYING/PLANNING

YOUSSEF PROPERTIES

RAIN GARDEN DESIGN

Drawn By: JA	Date: 12/3/2025		
Design By: VP	Date: 12/3/2025	Sheet: 1 OF 3	Drawing: CV-1
Scale: N.T.S			

PLAN VIEW



PLAN SCHEDULE					
TREES	CODE	QTY	COMMON NAME/BOTANICAL NAME	CONT	
	BET NIG	5	River Birch multi trunk/ Betula nigra	B&B	

PLAN SCHEDULE					
SHRUBS	CODE	QTY	COMMON NAME/BOTANICAL NAME	CONT	
	ILE SHA	76	Inkberry/ ilex Glabra 'Shamrock'	3 gal	
	ITE VI3	11	Virginia Sweetspire/itea virginica ' virginia	5 gal	
	LIN BEN	10	Spicebush/Lindera benzoin	5 gal	
	VIB ARR	7	Viburmum/Viburum dentanum	5 gal	

GRASS/PERENIAL LEGEND

GRASSES LEGEND

PREDEVELOPMENT				
DESCRIPTION	AREA	WV 1" RAINFALL	COEFICIENT	VOLUME
ROOF	2200	0.083	0.95	173.5
ASPHALT	6670	0.083	0.95	525.9
LIMESTONE	1790	0.083	0.95	141.1
TURF	9820	0.083	0.25	203.7
TOTAL VOLUME	1044.2 FT3			

POST DEVELOPMENT				
DESCRIPTION	AREA	WV 1" RAINFALL	COEFICIENT	VOLUME
ROOF #1	1199	0.083	0.95	94.5
ROOF #2	4836	0.083	0.95	381.3
PAVEMENT	11079	0.083	0.95	873.6
TURF	3366	0.083	0.25	69.8
TOTAL VOLUME	1419.2 FT3			

VOLUME OF CAPACITY FOR RAIN GARDEN	10 FT X 110 FT = 1100 FT2	2640 FT3

Specifications for Rain Garden/Bioretention

1. Material Specifications
The allowable materials to be used in the bioretention area are detailed in "Material Specification".
2. Planting Soil
The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two Inches. No other materials or substances shall be mixed or dumped within the bioretention area that may be harmful to plant growth or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quack grass, Johnson grass, or other noxious weeds.
The planting soil shall be tested and shall meet the following criteria:
pH range 5.5 - 6.5
organic matter 1,5 - 4% (by weight)
Magnesium 35lb./ac
Phosphorus (phosphate - P2 05) 75 lb./ac
Potassium (potash - K2 0) 85 lb./ac
Soluble salts not to exceed 500 ppm
Should the pH fall out of the acceptable range, it may be modified (higher) with lime or (lower)
with Iron sulfate plus sulfur.
3. Vegetation
Recommended plant material for bioretention areas can be found In Appendix B of the PA
Stormwater Best Management Practices Manual.
4. Execution
a. Subgrade preparation
a.1. Existing sub-grade In Rain Gardens shall NOT be compacted or subject to excessive
construction equipment traffic.
a.2. Initial excavation can be performed during rough site grading but shall not be carried to within one foot of the final bottom elevation. Final excavation should not take place until all disturbed areas in the drainage area have been stabilized.
a.3. Where erosion of sub-grade has caused accumulation of fine materials and/or surface ponding in the graded bottom, this material shall be removed with light equipment and the underlying soil scarified to a minimum depth of 6 Inches with a York rake or equivalent.
and sediment control
devices removed.
a.4. Bring sub-grade of bioretention area to fine, grade, end elevations Indicated. Fill and lightly re-grade any areas damaged by erosion, ponding, or traffic compaction. Alt bioretention areas shall be level grade on the bottom.
a.1. Halt excavation and notify engineer immediately If evidence of sinkhole activity or pinnacles of
carbonate bedrock are encountered in the bioretention area.
b. Rain Garden Installation
Upon completion of sub-grade work, the Engineer shall be notified and shall Inspect at his/her
discretion before proceeding with bioretention Installation.
b.1. For the subsurface storage/Infiltration bed Installation, amended soils should be
placed on the bottom to the specified depth.
b.2. Planting delete shall be placed Immediately after approval of sub-grade preparation/bed
installation. Any accumulation of debris or
sediment that takes place after approval of
sub-grade shall be removed prior to installation of
planting soil at no extra cost to the Owner.
b.3. Install planting soil (exceeding all criteria) In 18-inch maximum lift and lightly compact (tamp with backhoe bucket or by hand). Keep equipment movement overplanting soil to a minimum - do not over compact. install planting soil to grades Indicated on the drawings.
b.4. Plant trees and shrubs according to supplier's recommendations and only from
mid-March through the end of June or from mid-September through mid-November.
b.5. Install 2-3" shredded hardwood mulch (minimum
age 6 months) or compost mulch evenly as shown
on plans. Do not apply mulch in areas where ground
cover is to be grass or where cover will be
established by seeding.
b.6. Protect Rain Garden from sediment at all times during construction. Hay bales,
diversion berms and/or other appropriate measures shall be used at the toe of slopes that
are adjacent to Rain Garden to prevent sediment from washing into these areas during
site development.
b.7. When the site is fully vegetated and the soil
mantle stabilized the plan designer shall be
notified and shall Inspect the Rain Garden
drainage area at his/her discretion before the
area is brought online

a.1. Water vegetation at the end of each day for two weeks after planting is completed.
SEQUENCE OF CONSTRUCTION • RAIN GARDEN INSTALLATION
1. INSTALL TEMPORARY SEDIMENT CONTROL BMPs ANO PROTECTIVE FENCING
SEQUENCE OF CONSTRUCTION • RAIN GARDEN INSTALLATION
1. INSTALL TEMPORARY SEDIMENT CONTROL BMPs AND PROTECTIVE FENCING
2. COMPLETE SITE GRADING AND PERMANENT STABILIZATION OF DRAINAGE AREAS
FLOWING TO RAIN GARDENS. THE FOLLOWING STEPS SHALL BE COMPLETED DURING
THE FIRST AVAILABLE PLANTING SEASON:
3. NOTIFY DESIGN PROFESSIONAL PRIOR TO INSTALLATION OF BMP.
4. AFTER CONTRIBUTING DRAINAGE AREAS ARE PERMANENTLY STABILIZED, EXCAVATE RAIN
GARDEN TO PROPOSED INVERT DEPTH ANO SCARIFY THE EXISTING SOIL SURFACES. DO NOT
COMPACT IN-SITU SOILS.
5. INSTALL STONE UNDERDRAIN, AS APPLICABLE.
6. BACKFILL RAIN GARDEN WITH AMENDED SOIL AS SHOWN ON THE PLANS AND SPECIFICATIONS.
LIGHT HAND TAMPING IS ACCEPTABLE IF NECESSARY.
7. PRESOAK THE PLANTING SOIL PRIOR TO PLANTING VEGETATION TO AID IN SETTLEMENT.
8. COMPLETE FINAL GRADING TO ACHIEVE PROPOSED DESIGN ELEVATIONS, LEAVING SPACE FOR
UPPER LAYER OF MULCH, AS SPECIFIED. DISTURBED AREAS, OTHER THAN THI: PLANTING SOIL, SHALL
HAVE A MINIMUM OF FOUR INCHES OF TOPSOIL AND SHALL BE IMMEDIATELY STABILIZED PER THE
PERMANENT SEEDING SPECIFICATIONS.
9. PLANT VEGETATION ACCORDING TO PLANTING PLAN.
10. MULCH AND INSTALL EROSION PROTECTION AT SURFACE FLOW ENTRANCES WHERE
NECESSARY.PERMANANTLY STABILIZE AND MULCH WITH STRAW.

GENERAL LANDSCAPE NOTES:

1. Landscape contractor shall notify One Call 48 hours prior to any digging or planting.
2. Landscape contractor shall Install all plant material in a timely fashion.
3. Landscape contractor shall be responsible for aa maintenance prior to final acceptance by Owner.
4. Plants shall be in accordance with the current Issue of American Standards for Nursery Stock published by the
American Association of Nurserymen.
5. Plant material shall be Inspected yearly in order to remove and replace diseased or
dead vegetation.
6. Landscape contractor shall provide a one-year 80% care and replacement warranty
for all planting beginning after installation and Inspection of all plants.
MAINTENANCE NOTES:
OWNER IS RESPONSIBLE FOR COMPLETION OF A WRITTEN REPORT DOCUMENTING
EACH INSPECTION AND
ALL BMP REPAIR AND MAINTENANCE ACTIVITIES.
1. Owner to remove silt/sediment If the accumulation of sediment exceeds one Inch within the bioretention area.
2. All trash and debris shall be removed fr0m the bioretention area as necessary.
3. While vegetation Is being established, pruning and weeding may be required. Weeds
should be removed thereafter by hand.
4. Detritus may also need to be removed approximately twice per year. Perennial plantings may be cut down at the end of the growing season.
5. Mulch should be re-spread when erosion fa evident and be replenished annually. Once every 2 to 3 years the entire
area may require mulch replacement

REVISIONS

NO.	DESCRIPTION	DATE	BY

IVAN G. PLOCUS REGISTERED 7892 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

stamped 2/2/26

PWR ENGINEERING LLC
222 EAST MARKET ST DRIVE
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Voice: 681-446-0327
email: vanplocus@pwreng.com

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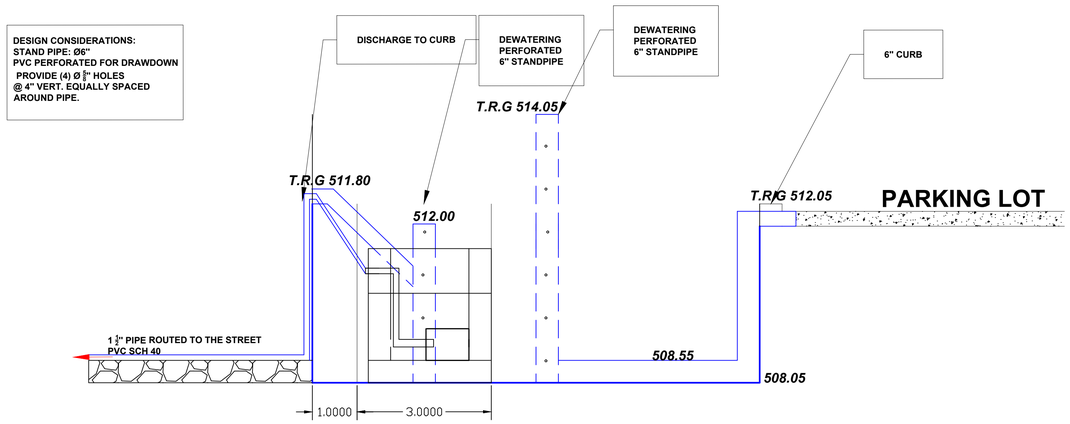
YOUSSEF PROPERTIES

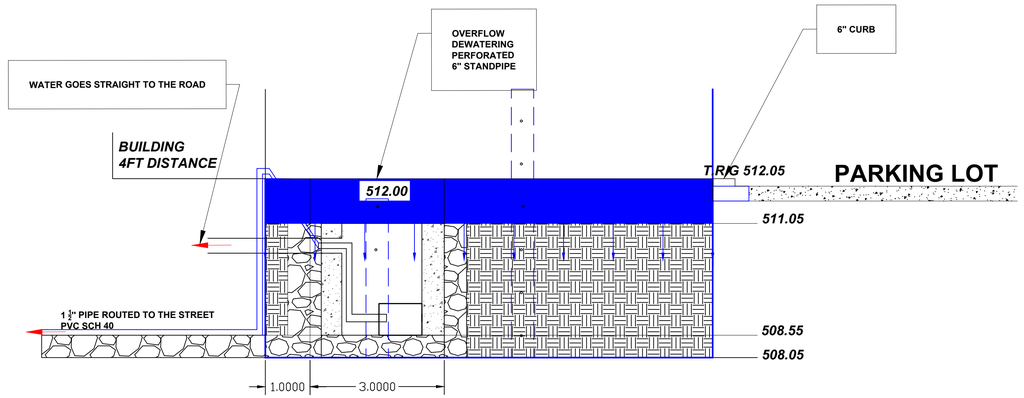
RAIN GARDEN DESIGN

Drawn By: JA	Date: 12/3/2025		
Design By: VP	Date: 12/3/2025	Sheet: 2 OF 3	Drawing: PV-1
Scale: 1" = 5'-0"			

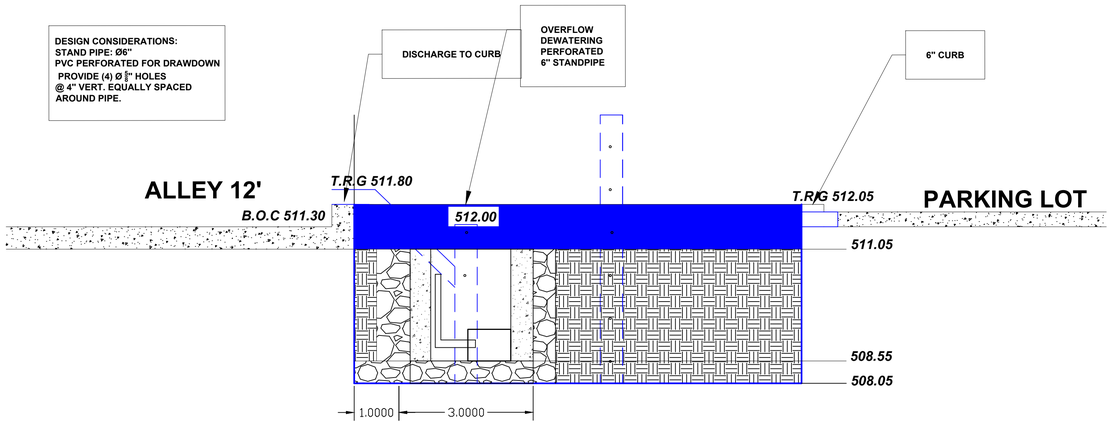
CROSS SECTION STAND PIPE



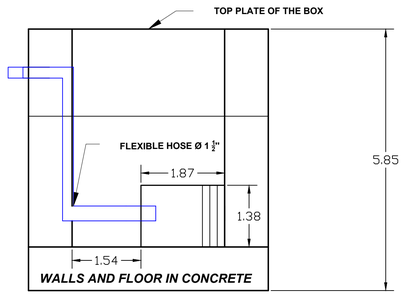
CROSS SECTION STAND PIPE



END VIEW



CROSS SECTION DEWATERING PUMP



REVISIONS

NO.	DESCRIPTION	DATE	BY

VAN G. PLOCUS REGISTERED 7892 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

stamped 2/2/26

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222 EAST MARKET ST DRIVE
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Voice: 681-446-0327
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YOUSSEF PROPERTIES

RAIN GARDEN DESIGN

Drawn By: JA	Date: 12/3/2025		
Design By: VP	Date: 12/3/2025	Sheet: 3 OF 3	Drawing: CS-1
Scale: N.T.S			

Kimley»Horn

Memorandum

To: James B. Van Nostrand
VanNostrand Architects
29 E. Main Street, Suite 4
Buckhannon, WV 26201

From: Mark Phillips, P.E.
Diego Carreira

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

Date: March 16, 2026

Subject: 231 N Samuel St Plan Review

This memorandum summarizes our review of 231 N Samuel Street Project (dated February, 2026, prepared by VanNostrand Architects) for a proposed development of a pharmacy and office building, with apartments attached on approximately 20,480 square feet. The site is currently zoned Old Town Mixed Use Commercial (OT-MUC) per the City of Charles Town Zoning Ordinance dated June 18, 2012 (Rev. February 18, 2025).

Kimley-Horn's review of this application is limited to the Plan and Application provided. Based upon our review, we have no further comments. Thank you for the opportunity to review this Sketch Plan. 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

Meeting: 03/23/26
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

Public Hearing: *SLD2025-05* - Thomfair Self Storage - Preliminary Plan

ATTACHMENTS:

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

Preliminary Plan Review
SLD2025-05

Date: For the March 23, 2026 Planning Commission Meeting
Applicant: Somerset LLC.
Property Owner: Somerset LLC.
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Location: Tax District 3/Map 16A/Parcels COM5 & 44



PROJECT OVERVIEW

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

ZONING HISTORY

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

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

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

BOARD OF ZONING APPEALS

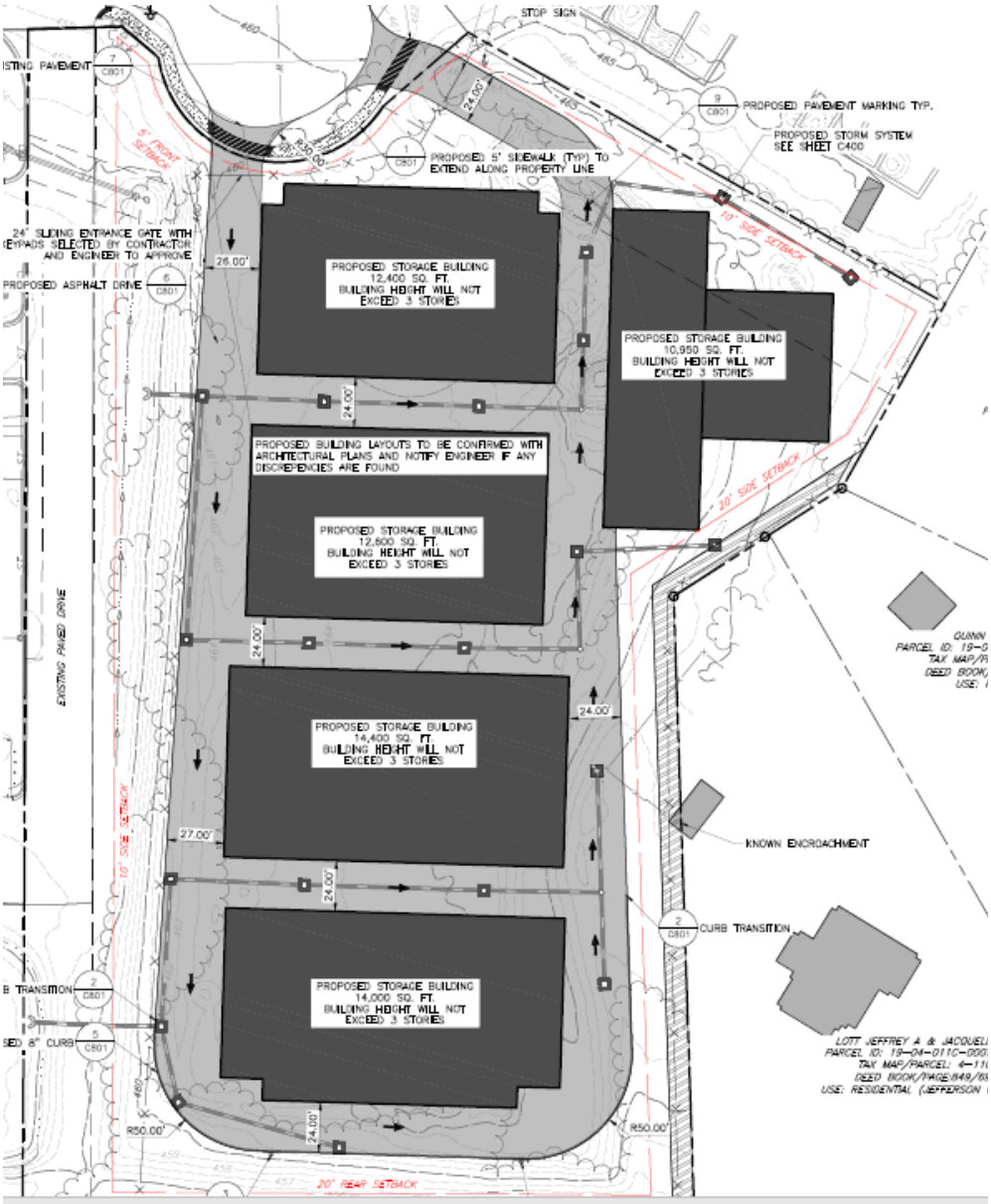
The use of the property as a self-storage facility is permitted via Special Use Permit. The applicant requested such a permit at the May 20, 2025 Board of Zoning Appeals meeting. The request was **approved** subject to three conditions:

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

SKETCH PLAN

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

PRELIMINARY PLAN



PRELIMINARY PLAN REQUIREMENTS

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

All setback requirements are met.

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

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

Density
Not applicable; commercial use only.

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

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

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

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

A 20 ft. wide buffer is required per the variance approval; only a 10 ft. wide buffer has been provided. Plantings are to be staggered in rows, but only one row has been provided. This criterion has not been met.

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

Lighting
Wall-attached downward casting light packs with shielding are proposed around the structures. Based on the photometric plan, there will be very little light spillover. Light will be reflected off of the building walls, which is why a staggered landscaping buffer is important. I recommend that the lighting on the building sides facing residential uses be reduced.

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

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

Other
As one of the BZA approval requirements was about paint color, the applicant must provide information on the color to be used. This can be done at the building permit phase.

CONCLUSION

The application and design are generally in conformance with the sketch plan, but additional work is needed to ensure that the landscaping adheres to the City's Ordinance requirements, and the lighting be reduced to limit any glare nuisance effect on nearby residences.

RECOMMENDATION

Approval subject to conditions:

1. In addition to the Conditions of Approval for the Variance, the Landscaping shall have two staggered rows of plantings per the City's Buffering Standard Detail.
2. In addition to the Conditions of Approval for the Variance, the lighting placed on the walls which face or front onto residential uses shall be reduced by half.

MAJOR SUBDIVISION AND LAND DEVELOPMENT APPLICATION

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

1. SUBMISSION DATE 04/15/2025

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

3. FEES

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

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

4. SUBMITTAL PACKAGE

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

Fee Schedule

1. BASE FEES

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

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

2. APPLICATION FEES

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

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

3. LEGAL NOTICE FEES

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

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

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

4. ADDITIONAL FEES

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

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

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

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

3. APPLICANT'S NAME* Thomfair LLC

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

Telephone Number (304)283-2601

Email Address [redacted]

4. PROPERTY OWNER'S NAME Somerset LLC

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

Telephone Number (304)283-2601

Email Address [redacted]

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

Property Address: Somerset Boulevard

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

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

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

6. FEE CALCULATION (Per Fee Schedule)

BASE: $300

APPLICATION: $700 + $2,000 escrow

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

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

MAILING TYPE: $25

LEGAL AD $25

SIGNAGE: $10

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

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

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

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

The existing lots are vacant and zoned Neighborhood Commercial.

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

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

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

Application No.	Project Name and Phase	Status	Approval Date
DOC -2017-238	Rezoned to NC	Approved	11-06-2017

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

☒ No

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

_____

_____

_____

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

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

APPLICANT CERTIFICATION

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

Signature of Applicant _____ Date 4/16/25

Signature of Property Owner (If different than Applicant)

_____ Date _____

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

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

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

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

Receipt No._____

Subdivision Administrator Approval/Denial:_____ Date:_____

Planning Commission Approval/Denial:_____ Date:_____

Comments/Conditions:_____

_____

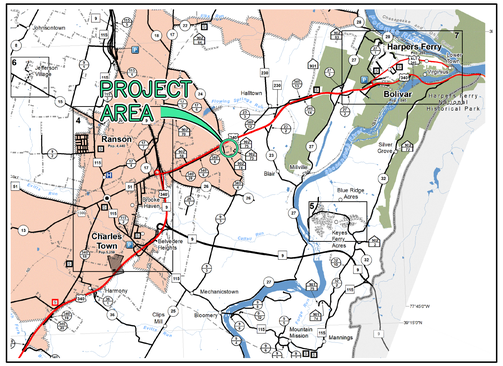
_____

_____

THOMFAIR STORAGE UNITS
SITE PLAN

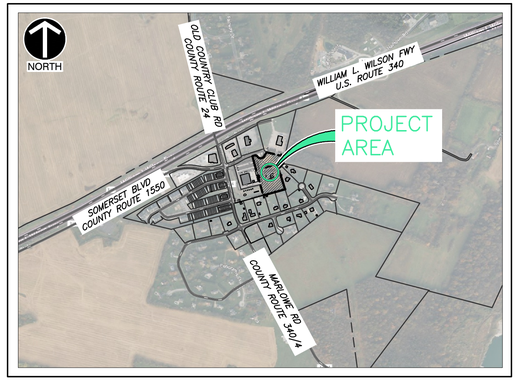
CITY OF CHARLES TOWN, JEFFERSON COUNTY, WV
OCTOBER 2025

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



NORTH

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



VICINITY MAP
SCALE IN FEET
0 1000 2000

SHEET LIST TABLE	
Sheet Number	Sheet Title
C000	COVERSHEET
C001	GENERAL NOTES
C100	EXISTING CONDITIONS
C101	MERGER PLAT
C200	SITE LAYOUT & UTILITY
C300	GRADING PLAN
C301	CONSTRUCTION CONTROL POINTS
C302	DETAILED GRADING PLAN
C303	SITE SECTIONS
C400	DRAINAGE PLAN
C401	STORM DRAIN PROFILE
C500	PRE-CONSTRUCTION E&S PLAN
C500A	PRE-CONSTRUCTION E&S PLAN
C501	POST CONSTRUCTION E&S PLAN
C600	LANDSCAPE PLAN
C800	TYPICAL ESC DETAILS
C801	TYPICAL SITE DETAILS
C802	TYPICAL SITE DETAILS
C803	TYPICAL DRAINAGE DETAILS
C900	LIGHTING PLAN (BY OTHERS)

CHARLESTOWN – COMPLETE LIST OF WAIVERS/VARIANCES
(TABLE 1.2-2)

ORDINANCE	SECTION OF ORDINANCE	DESCRIPTION OF WAIVER OR VARIANCE	DATE GRANTED
ZONING	SECTION 1322.04	SPECIAL EXCEPTION FOR STORAGE UNITS NEIGHBORHOOD COMMERCIAL (SE2025-01SELFSTORAGE FACILITY)	5/20/2025
ZONING	SECTION 1322.04	PER SE2025-01SELFSTORAGE FACILITY THE CONDITIONS OF APPROVAL ARE STATED AS: ALL STRUCTURES WILL BE PAINTED TO BLEND INTO THE NATURAL LANDSCAPING, THE BUFFER ADJACENT TO RESIDENTIAL USES SHALL BE AT LEAST 20FT IN WIDTH, SHALL HAVE EVERGREEN VEGETATION AND A MINIMUM 6FT TALL OPAQUE FENCE, AND SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE ASSOCIATED SKETCH PLAN, SUBJECT TO ANY REQUIRED CHANGES APPROVED BY THE PLANNING COMMISSION.	5/21/2025

*PER SE2025-01SELFSTORAGE FACILITY, BUILDINGS ARE PROPOSED TO BE "SANDSTONE" & "EVERGREEN" AND ALL BUFFERING SHALL CONSIST OF, AT MINIMUM, A 6FT TALL OPAQUE SCREENING.

GENERAL INFORMATION:

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

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

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

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

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

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

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

   PROVIDED:
   NONE

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

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

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

10. HISTORIC USE OF SITE:
    RESIDENTIAL & FARM

11. CURRENT ZONING OF SITE:
    NEIGHBORHOOD COMMERCIAL

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

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

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

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

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

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

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

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

SURVEYOR'S CERTIFICATION

I, RORY CHAPMAN , A DULY REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF WEST VIRGINIA, DO HEREBY CERTIFY TO THE FOLLOWING: THE PLAT REPRESENTS A SURVEY MADE BY HIM/HER; ALL MONUMENTS AND IMPROVEMENTS INDICATED THEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN; HE/SHE IS FAMILIAR WITH ALL REQUIREMENTS OF THIS ORDINANCE; TO HIS/HER BEST KNOWLEDGE AND BELIEF, ALL REQUIREMENTS OF THIS ORDINANCE HAVE BEEN FULLY COMPLIED THEREWITH.

CITY OF CHARLES TOWN SIGNATURE BLOCK

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

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

_____
SECRETARY OF THE PLANNING COMMISSION DATE

OWNER/DEVELOPER CERTIFICATION

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

ENGINEERS CERTIFICATION

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

Lucas Gardner

PLAN REPRODUCTION WARNING

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

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

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

WEST VIRGINIA 811 CALL BEFORE YOU DIG!

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

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

LUCAS GARDNER
REGISTERED
25447
01/27/2026
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION
0.	10/13/2025	SUBMITTAL TO CITY OF CHARLES TOWN
1.	01/06/2026	HARPER RESUBMISSION
2.	01/26/2026	HARPER, CITY OF CHARGER TOWN, AND CTUB RESUBMISSION

786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.848.7526
www.cecinc.com
Civil & Environmental Consultants, Inc.

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

COVERSHEET

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

DRAWING NO.: C000

P:\340-600\347-909\-CAD\Dwg\C001\347909-C001-C000-COVERSHEET.dwg[1] LS(1/22/2026 - Wed) - LP (1/27/2026 2:11 PM

GENERAL NOTES

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

EROSION & SEDIMENT CONTROL NOTES

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

DEMOLITION NOTES

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

SEQUENCE OF CONSTRUCTION

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

LAYOUT NOTES

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

GRADING NOTES

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

NORTH

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

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

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

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

SOMERSET BLVD
MUNICIPALITY MAINTAINED

EXISTING 8" SANITARY SEWER LIINE

EXISTING 12" WATERMAIN

EXISTING INLET

EXISTING INLET

EXISTING CULVERT

5' FRONT SETBACK

EXISTING 50' ACCESS EASEMENT TO BE ABANDONED

EXISTING 20' STORM DRAINAGE EASEMENT

EXISTING STORMWATER STRUCTURE (TYP.)

EXISTING 20' STORM DRAINAGE EASEMENT

MARLOWE ROAD
(COUNTY ROAD 340/4)

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

AKA: TRACTOR SUPPLY

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

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

EXISTING GRAVEL AND EXCESS MILLING/DEBRIS

PROPERTIES TO BE MERGED

EXISTING PAVED DRIVE

10' SIDE SETBACK

20' SIDE SETBACK

20' REAR SETBACK

ENCROACHMENT OF FENCE AND SHED ONTO SUBJECT PARCEL

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

32.00'

EXISTING 32' INGRESS/ EGRESS EASEMENT

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

EXISTING REGIONAL SWM FACILITY

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

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

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

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

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

MARGARET CT

LEGEND

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N72°41'51"E	44.17'
L2	S65°44'55"E	22.55'
L3	N33°16'59"E	53.02'
L4	S74°35'58"W	17.44'
L5	S76°48'18"W	305.67'

CURVE TABLE			
CURVE	RADIUS	ARC DISTANCE	DELTA ANGLE
C1	58.00'	140.13'	138°25'4

S 76°08'02" E 258.36'

S 13°29'00" W 89.22'

S 41°33'01" W 94.27' (TOTAL)

N 15°28'51" W 254.76'

N 15°28'51" W 314.47'

S 17°39'02" E 102.48'

S 74°27'01" W 149.64'

S 74°35'11" W 149.80'

REFERENCE NOTE

1. ALL EXISTING FEATURES SHOWN WERE OBTAINED FROM PUBLICLY AVAILABLE SOURCES ON JANUARY 13, 2025 AND AN UNMANNED AERIAL DRONE SURVEY CONDUCTED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. IN FEBRUARY 2025. A FIELD OR BOUNDARY SURVEY HAS BEEN CONDUCTED BY OTHERS.
2. THIS CONCEPT MAKES NO CLAIM TO REPRESENT ALL UTILITIES OR EASEMENTS. FURTHER RESEARCH AND COORDINATION WILL BE REQUIRED.
3. SUBSURFACE UTILITY LOCATION IS BASED ON CHARLES TOWN UTILITY BOARD GIS INFORMATION, JEFFERSON COUNTY DEVELOPMENT AUTHORITY GIS INFORMATION. DEPTHS SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES (INCLUDING THOSE LABELED PER RECORD DATA) PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. CONTRACTOR SHALL INFORM ENGINEER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.

SCALE IN FEET
0 40 80

LUCAS GARDNER
REGISTERED
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
13447
01/27/2026

REVISION RECORD

NO	DATE	DESCRIPTION
0.	10/13/2025	SUBMITTAL TO CITY OF CHARLES TOWN
1.	01/06/2026	HPDEL REVISIONS
2.	01/26/2026	HPDEL CITY OF CHARLES TOWN AND CTUB RESUBMISSION

786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.848.7526
www.cecinc.com

Civil & Environmental Consultants, Inc.

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

EXISTING CONDITIONS

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

DRAWING NO.:
C100

P:\340-0001\347-909\-04DB\Dwg\C101\347909-CV01-C100-EXISTING.dwg[1] LS(1/9/2026 - dlumper) - LP: 1/27/2026 2:11 PM

NORTH

LEGEND

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N72°41'51"E	44.17'
L2	S65°44'55"E	22.55'
L3	N33°16'59"E	53.02'
L4	S74°35'58"W	17.44'
L5	S76°48'18"W	305.67'

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	58.00'	140.13'	138°25'43"	S86°35'21"W	108.45'

EXISTING AREA TABLE		
PARCEL	AREA (ACRE)	AREA (SQ. FT)
16A-COM5	1.9711	85,863
16A-44	2.2015	95,897
POST-MERGER AREA TABLE		
PARCEL	AREA (ACRE)	AREA (SQ. FT)
16A-COM5	4.1726	181,760
16A-44	0.0000	0

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

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

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

SOMERSET BLVD
MUNICIPALITY MAINTAINED

MARLOWE ROAD
(COUNTY ROAD 340/4)

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

TRACTOR SUPPLY

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

EXISTING REGIONAL SWM FACILITY

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

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

RION HALL FARM LLC
PARCEL ID: 19-04-0011-0021-0000
TAX MAP/PARCEL: 4-11
DEED BOOK/PAGE:1228/403
USE: FARM (JEFFERSON COUNTY)

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

LOTT JEFFREY A & JACQUELINE E
PARCEL ID: 19-04-011C-0007-0000
TAX MAP/PARCEL: 4-11C
DEED BOOK/PAGE:949/898
USE: RESIDENTIAL (JEFFERSON COUNTY)

SIRBAUGH DEBORAH K - LIFE
PARCEL ID: 19-04-011C-0003-0000
TAX MAP/PARCEL: 4-11C
DEED BOOK/PAGE:1230/128
USE: RESIDENTIAL (JEFFERSON COUNTY)

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

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

MARGARET CT

EXISTING 50' ACCESS EASEMENT TO BE ABANDONED

EXISTING 20' STORM DRAINAGE EASEMENT

EXISTING 20' (TOTAL) STORM DRAINAGE EASEMENT

EXISTING PAVED DRIVE

EXISTING 32' INGRESS/ EGRESS EASEMENT

TO BE ABANDONED

ENCROACHMENT OF FENCE AND SHED ONTO SUBJECT PARCEL

S 76°08'22" E 258.56'

S 13°39'00" W 99.72'

S 41°33'01" W 94.27' (TOTAL)

N 15°28'51" W 253.76'

N 15°28'51" W 314.42'

S 17°39'02" E 302.48'

S 74°27'01" W 149.64'

S 74°35'11" W 149.80'

10.00'

32.00'

REBAR AND CAP (FND.)

PIPE (FND.)

REBAR AND CAP BENT (FND.)

REBAR (FND.)

REBAR (FND.)

L1 L2 L3 L4 L5 C1

SCALE IN FEET
0 40 80

REFERENCE NOTE

1. ALL EXISTING FEATURES SHOWN WERE OBTAINED FROM SURVEYS CONDUCTED IN FEBRUARY & MARCH OF 2025. A BOUNDARY SURVEY AND AERIAL MAPPING HAVE BEEN CONDUCTED BY A TO Z LAND CONSULTING SERVICES, LLC AT THIS TIME. EXISTING UTILITIES ARE DERIVED FROM SURFACE EVIDENCE AND PAINT MARKINGS AS RESULT OF AN 811 CALL. THE EXISTING STORMWATER MANAGEMENT SYSTEM IS DERIVED FROM SURVEY DATA AND PREVIOUSLY APPROVED ENGINEERING PLANS.
2. THIS CONCEPT MAKES NO EFFORT TO REPRESENT ALL UTILITIES OR EASEMENTS. THESE PLANS AND SURVEYS HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.

REVISION RECORD

NO	DATE	DESCRIPTION
0	10/13/2023	SUBMITTAL TO CITY OF CHARLES TOWN
1	01/08/2026	WPDES RESUBMISSION

786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.848.7526
www.cecinc.com
Civil & Environmental Consultants, Inc.

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

MERGER PLAT

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

DRAWING NO.: C101

ROBERT C. CHAPMAN
LICENSED
No. 2425
STATE OF
WEST VIRGINIA
PROFESSIONAL SURVEYOR

P:\340-2001\347-909\-CADD\Dwg\C101EXHIBITS\347909-EX01-MERGERPLAT.dwg[3] LS(1/8/2026 - Robin) - LP: 1/13/2026 8:55 AM

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

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

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

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

CONTRACTOR TO FIELD VERIFY SIZE, LOCATION, AND DEPTH OF EXISTING WATERLINE. CONTRACTOR SHALL COORDINATE WITH CTUB PRIOR TO BEGINNING THE IMPROVEMENTS.

6 C802 ROAD TO BE REPAIRED ONCE HYDRANT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY CTUB.

PROPOSED HOT TAP INTO EXISTING WATERLINE; 6" DIP CLASS 52 TO FIRE HYDRANT ASSEMBLY WITH BOLLARDS (3,4,5 C802)

PROPOSED SIDEWALK RAMP TYP. (2 C802)

PROPOSED CROSSWALK TYP. (9 C801)

SOMERSET BOULEVARD (COUNTY ROUTE 1550)

EX. WATER LINE

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

PROPOSED STOP SIGN

TRANSITION TO EXISTING PAVEMENT (7 C801)

5' FRONT SETBACK

R50.00'

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

9 C801 PROPOSED PAVEMENT MARKING TYP.

PROPOSED STORM SYSTEM SEE SHEET C400

10' SIDE SETBACK

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

PROPOSED ASPHALT DRIVE (6 C801)

26.00'

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

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

24.00'

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

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

20' SIDE SETBACK

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

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

MARLOWE ROAD (COUNTY ROAD 340/4)

EXISTING PAVED DRIVE

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

27.00'

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

KNOWN ENCROACHMENT

2 C801 CURB TRANSITION

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

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

CURB TRANSITION (2 C801)

PROPOSED 8" CURB (5 C801)

EXISTING DETENTION POND

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

R50.00'

24.00'

NO PARKING SIGN (3 C801)

20' REAR SETBACK

PERIMETER SECURITY FENCE (11 C801)

10' LANDSCAPING SCREENING BUFFER

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

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

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

LEGEND

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

REFERENCE NOTE

1. ALL EXISTING FEATURES SHOWN WERE OBTAINED FROM PUBLICLY AVAILABLE SOURCES ON JANUARY 13, 2025 AND AN UNMANNED AERIAL DRONE SURVEY CONDUCTED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. IN FEBRUARY 2025. A FIELD OR BOUNDARY SURVEY HAS BEEN CONDUCTED BY OTHERS.
2. THIS CONCEPT MAKES NO CLAIM TO REPRESENT ALL UTILITIES OR EASEMENTS. FURTHER RESEARCH AND COORDINATION WILL BE REQUIRED.
3. SUBSURFACE UTILITY LOCATION IS BASED ON CHARLES TOWN UTILITY BOARD GIS INFORMATION, JEFFERSON COUNTY DEVELOPMENT AUTHORITY GIS INFORMATION. DEPTHS SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES (INCLUDING THOSE LABELED PER RECORD DATA) PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. CONTRACTOR SHALL INFORM ENGINEER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.

SCALE IN FEET
0 40 80

LUCAS GARDNER
REGISTERED
2447
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
01/27/2026

REVISION RECORD

NO	DATE	DESCRIPTION
0.	10/13/2025	SUBMITTAL TO CITY OF CHARLES TOWN
1.	01/06/2026	HPWES RESUBMISSION
2.	01/26/2026	HPWES, CITY OF CHARLES TOWN, AND CTUB RESUBMISSION

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

SITE LAYOUT & UTILITY PLAN

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

DRAWING NO.: C200

P:\340-001\347-9091-0400\Dwg\CIVIL\347909-0401-C200-SITE LAYOUT.dwg[A1 LS](1/27/2026 - ltobin) - LP: 1/27/2026 2:33 PM

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

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

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

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

SOMERSET BOULEVARD
(COUNTY ROUTE 1550)

MACLAINE ROAD
(COUNTY ROAD 340/4)

CENTURY PROPERTIES XXIV LIMITED PARTNERSHIP
PARCEL ID: 19-03-0164-COM2-0000
TAX MAP/PARCEL: 16A-COM2
DEED BOOK/PAGE:1115/656
USE: COMMERCIAL (CITY OF CHARLES TOWN)

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

EXISTING DETENTION POND

EXISTING PAVED DRIVE

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

SOIL KEY 8 C801

BUILDING REVEAL; NO DOORS TO BE PLACED ON EAST SIDE

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

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

PROPOSED STORAGE BUILDING
12,600 SQ. FT.
BUILDING HEIGHT WILL NOT EXCEED 3 STORIES
FFE = 464.50

PROPOSED STORAGE BUILDING
14,400 SQ. FT.
BUILDING HEIGHT WILL NOT EXCEED 3 STORIES
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14,000 SQ. FT.
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PARCEL ID: 19-04-0011-0021-0000
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PARCEL ID: 19-04-011C-0003-0000
TAX MAP/PARCEL: 4-11C
DEED BOOK/PAGE:1239/128
USE: RESIDENTIAL (JEFFERSON COUNTY)

FISH CLAUDIA
PARCEL ID: 19-04-011C-0004-0000
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DEED BOOK/PAGE:1170/496
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TAX MAP/PARCEL: 4-11C
DEED BOOK/PAGE:979/187
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LEGEND

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

REFERENCE NOTE

1. ALL EXISTING FEATURES SHOWN WERE OBTAINED FROM PUBLICLY AVAILABLE SOURCES ON JANUARY 13, 2025 AND AN UNMANNED AERIAL DRONE SURVEY CONDUCTED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. IN FEBRUARY 2025. A FIELD OR BOUNDARY SURVEY HAS BEEN CONDUCTED BY OTHERS.
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4. DUE TO THE PREVIOUS NATURE OF THE SITE AS AN NPDES-APPROVED SITE FOR MATERIAL, NO EARTHWORK VOLUMES CAN BE ASSUMED. THE CONTRACTOR SHALL INVESTIGATE SITE STRATA PRIOR TO THE START OF CONSTRUCTION AND NOTIFY CEC OF ANY SIGNIFICANT DIFFERENCES.

SCALE IN FEET
0 40 80

LUCAS GARDNER JOHNSON
REGISTERED
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
13447
01/27/2026

REVISION RECORD

NO	DATE	DESCRIPTION
0.	10/13/2025	SUBMITTAL TO CITY OF CHARLES TOWN
1.	01/06/2026	WPDES RESUBMISSION
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SOMERSET BLVD, CHARLES TOWN, WV
PARCEL ID: 19-03-016A-COM5-0000 &
19-03-016A-0044-0000
DEED BOOK/PAGE:1130/249

GRADING PLAN

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

DRAWING NO.:
C300

P:\340-0001\347-909\-CADD\Dwg\C801\347909-CV01-C300-GRADING.dwg[5] LS(1/27/2026 - Hobo) - LR 1/27/2026 2:11 PM

NORTH

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

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PARCEL ID: 19-04-0011-0044-0002
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DEED BOOK/PAGE:1157/45
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(COUNTY ROUTE 1550)

MACLAINE ROAD
(COUNTY ROAD 340/4)

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DEED BOOK/PAGE:1120/316
USE: RESIDENTIAL (CITY OF CHARLES TOWN)

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EXISTING PAVED DRIVE

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

SOIL KEY 8 C801

SOIL KEY 8 C801

BUILDING REVEAL; NO DOORS TO BE PLACED ON EAST SIDE

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

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DEED BOOK/PAGE:979/187
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- EXISTING EASEMENT LINE
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- 387 EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING ROADWAY CENTERLINE
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- EXISTING STRUCTURE
- EXISTING PAVEMENT MARKING
- EXISTING DETENTION POND
- EXISTING DITCH
- SAN EXISTING SEWER LINE
- ST EXISTING STORMWATER STRUCTURE
- PROPOSED ROADWAY CENTERLINE
- PROPOSED ROAD AND PARKING AREA
- PROPOSED DITCH

CONSTRUCTION CONTROL POINTS

POINT	NORTHING	EASTING	ELEVATION	
1	296776.67	2445575.82	460.37	EDGE OF PAVEMENT
2	296778.76	2445600.14	460.50	EDGE OF PAVEMENT
3	296728.61	2445586.04	461.90	EDGE OF PAVEMENT
4	296760.50	2445604.44	461.93	EDGE OF PAVEMENT
5	296665.23	2445599.53	463.50	EDGE OF PAVEMENT
6	296637.97	2445605.33	463.71	EDGE OF PAVEMENT
7	296589.79	2445615.58	463.38	EDGE OF PAVEMENT
8	296541.61	2445625.83	463.05	EDGE OF PAVEMENT
9	296508.65	2445632.84	462.80	EDGE OF PAVEMENT
10	296475.69	2445639.86	462.55	EDGE OF PAVEMENT
11	296452.47	2445644.80	463.17	EDGE OF PAVEMENT
12	296429.24	2445649.74	463.80	EDGE OF PAVEMENT
13	296401.72	2445655.59	463.48	EDGE OF PAVEMENT
14	296374.19	2445661.45	463.16	EDGE OF PAVEMENT
15	296352.94	2445668.87	462.90	EDGE OF PAVEMENT
16	296340.26	2445679.92	462.70	EDGE OF PAVEMENT
17	296329.80	2445702.55	462.84	EDGE OF PAVEMENT
18	296330.46	2445723.62	463.00	EDGE OF PAVEMENT
19	296345.59	2445784.43	463.50	EDGE OF PAVEMENT
20	296360.71	2445845.24	464.00	EDGE OF PAVEMENT
21	296384.85	2445876.82	464.25	EDGE OF PAVEMENT
22	296424.40	2445880.81	464.50	EDGE OF PAVEMENT
23	296463.23	2445868.45	464.50	EDGE OF PAVEMENT
24	296502.07	2445856.09	464.50	EDGE OF PAVEMENT
25	296528.21	2445847.77	464.50	EDGE OF PAVEMENT
26	296560.17	2445837.60	464.50	EDGE OF PAVEMENT
27	296589.69	2445828.20	464.50	EDGE OF PAVEMENT
28	296659.02	2445806.47	464.50	EDGE OF PAVEMENT
29	296657.65	2445800.93	464.50	EDGE OF PAVEMENT
30	296694.04	2445791.88	464.50	EDGE OF PAVEMENT
31	**296730.43**	**2445782.83**	**464.50**	**EDGE OF PAVEMENT**
32	296766.58	2445773.84	464.50	EDGE OF PAVEMENT
33	296802.73	2445764.85	464.50	EDGE OF PAVEMENT
34	296796.93	2445741.56	464.25	EDGE OF PAVEMENT
35	296756.98	2445751.50	464.25	EDGE OF PAVEMENT
36	296829.44	2445747.88	463.62	EDGE OF PAVEMENT
37	296839.21	2445728.28	463.02	EDGE OF PAVEMENT
38	296815.91	2445722.54	463.26	EDGE OF PAVEMENT
39	296809.07	2445734.69	463.74	EDGE OF PAVEMENT
40	296822.46	2445695.90	462.29	EDGE OF PAVEMENT
41	296845.77	2445701.63	462.26	EDGE OF PAVEMENT
42	296852.32	2445674.99	461.50	EDGE OF PAVEMENT
43	296829.02	2445669.26	461.33	EDGE OF PAVEMENT
44	296799.83	2445753.21	464.23	TOP OF INLET
45	296780.13	2445758.10	464.00	TOP OF INLET
47	296705.37	2445764.33	464.11	TOP OF INLET
49	296696.62	2445778.87	464.19	TOP OF INLET
50	296599.39	2445806.09	464.25	TOP OF MANHOLE
51	296594.63	2445788.57	464.04	ROAD CENTERLINE
52	296558.61	2445647.00	464.00	ROAD CENTERLINE
53	296585.55	2445804.58	464.50	EDGE OF PAVEMENT
54	296397.68	2445853.00	464.50	EDGE OF PAVEMENT
55	296390.11	2445866.00	464.09	ROAD CENTERLINE
57	296739.99	2445768.09	464.00	TOP OF INLET
58	296719.92	2445773.08	464.15	EDGE OF PAVEMENT
59	296696.59	2445729.00	463.65	TOP OF INLET
60	296678.99	2445658.23	463.65	TOP OF INLET
61	296585.13	2445753.45	463.65	TOP OF INLET
62	296567.47	2445682.25	463.65	TOP OF INLET
63	296477.66	2445793.39	463.65	TOP OF INLET
84	**296457.17**	**2445711.02**	**463.65**	**TOP OF INLET**
65	296450.52	2445859.91	464.00	TOP OF INLET
66	296491.73	2445846.79	464.23	TOP OF MANHOLE
67	296546.24	2445829.44	464.10	TOP OF INLET
68	296643.10	2445792.18	463.90	TOP OF INLET
69	296708.27	2445775.97	464.25	TOP OF MANHOLE
70	296826.72	2445506.81	458.41	SIDEWALK
71	296818.80	2445541.31	459.04	SIDEWALK
72	296788.74	2445573.15	459.65	SIDEWALK
73	296785.27	2445600.29	460.30	SIDEWALK
74	296800.79	2445630.00	460.40	SIDEWALK
75	296829.76	2445645.69	460.50	SIDEWALK
76	296854.42	2445653.66	460.91	SIDEWALK
77	296654.65	2445813.95	464.39	CL SWALE
78	296663.88	2445854.05	462.90	TOP OF INLET
79	296701.77	2445847.40	463.13	CL SWALE
80	296716.13	2445893.37	463.41	CL SWALE
81	296743.69	2445897.00	463.40	CL SWALE
82	296802.53	2445881.29	462.80	TOP OF INLET
83	296793.15	2445826.39	463.34	CL SWALE
84	296822.14	2445812.76	463.18	TOP OF INLET
85	296815.30	2445761.82	464.50	TOP OF MANHOLE

REFERENCE NOTE

1. ALL EXISTING FEATURES SHOWN WERE OBTAINED FROM PUBLICLY AVAILABLE SOURCES ON JANUARY 13, 2025 AND AN UNMANNED AERIAL DRONE SURVEY CONDUCTED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. IN FEBRUARY 2025. A FIELD OR BOUNDARY SURVEY HAS BEEN CONDUCTED BY OTHERS.
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4. DUE TO THE PREVIOUS NATURE OF THE SITE AS AN NPDES-APPROVED SITE FOR MATERIAL, NO EARTHWORK VOLUMES CAN BE ASSUMED. THE CONTRACTOR SHALL INVESTIGATE SITE STRATA PRIOR TO THE START OF CONSTRUCTION AND NOTIFY CEC OF ANY SIGNIFICANT DIFFERENCES.

SCALE IN FEET
0 40 80

LUCAS GARDNER
REGISTERED
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
13447
01/27/2026

REVISION RECORD

NO	DATE	DESCRIPTION
0.	10/13/2025	SUBMITTAL TO CITY OF CHARLES TOWN
1.	01/06/2026	WPDES REISSUANCE
2.	01/26/2026	WPDES, CITY OF CHARLES TOWN, AND CTUB RESUBMISSION

Civil & Environmental Consultants, Inc.
786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.848.7526
www.cecinc.com

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

CONSTRUCTION CONTROL POINTS

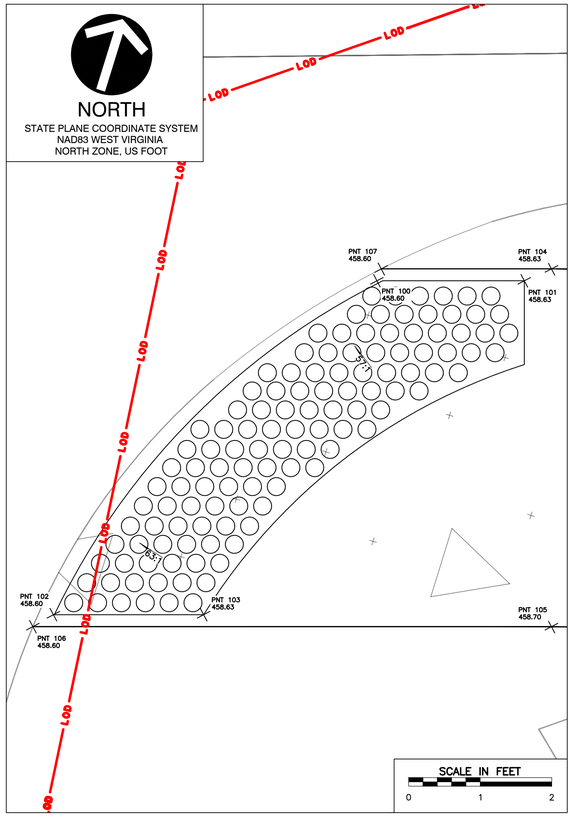
DATE:	OCTOBER 2025
DWG SCALE:	AS SHOWN
PROJECT NO:	347-909
DRAWN BY:	DJM
CHECKED BY:	LAG
APPROVED BY:	MAM

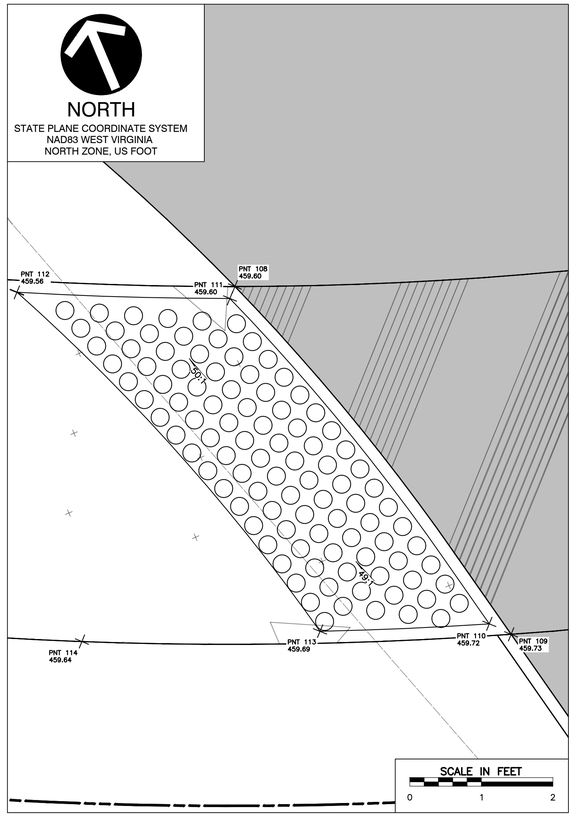
DRAWING NO.: C301

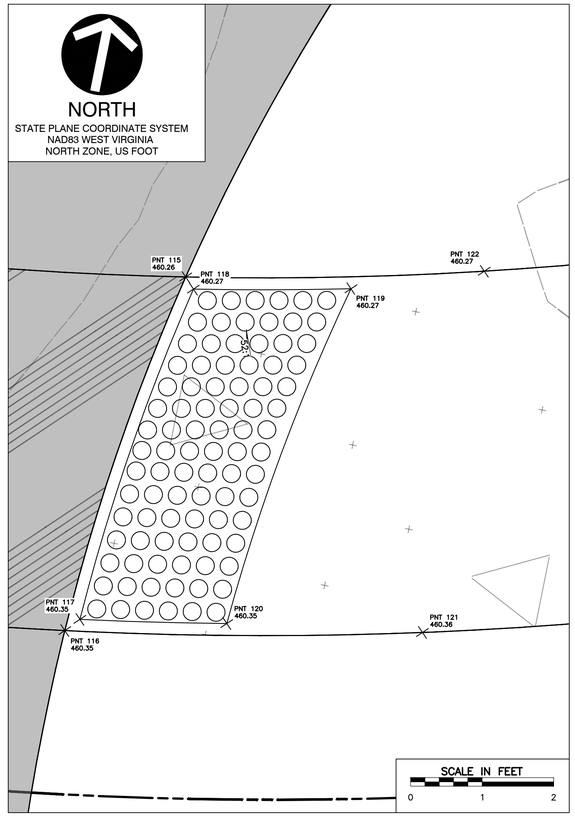
P:\340-0001\347-909\-CADD\Dwg\C301\347909-CV01-C300-GRADING.dwg[6] LS(1/27/2026 - Hobo) - LH: 1/27/2026 2:12 PM

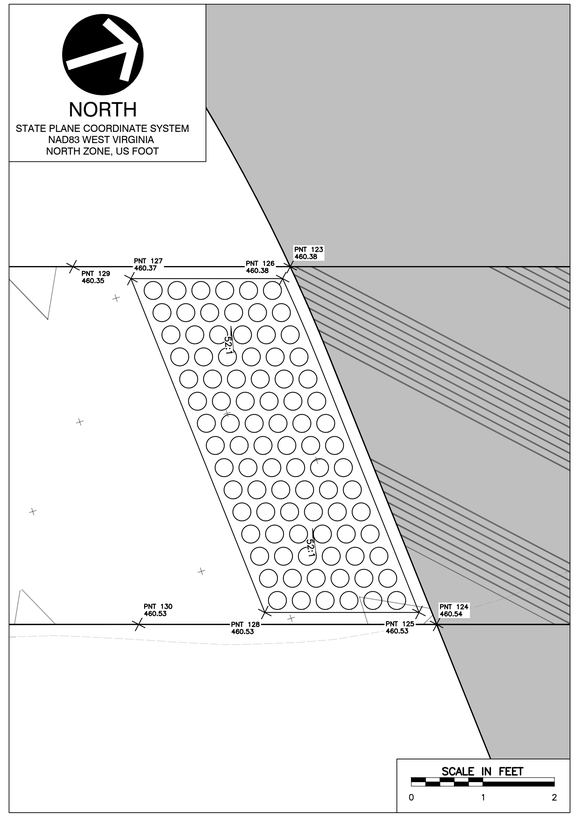
LEGEND

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









CONSTRUCTION CONTROL POINTS				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	296829.49	2445508.97	458.60	TACTILE PAD/TRUNCATED DOME
101	296830.10	2445510.94	458.63	TACTILE PAD/TRUNCATED DOME
102	296823.70	2445506.04	458.60	TACTILE PAD/TRUNCATED DOME
103	296824.32	2445508.04	458.63	TACTILE PAD/TRUNCATED DOME
104	296830.38	2445511.25	458.63	EDGE OF SIDEWALK
105	296825.60	2445512.73	458.70	EDGE OF SIDEWALK
106	296823.45	2445505.81	458.60	SIDEWALK/PAVEMENT
107	296829.67	2445508.98	458.60	SIDEWALK/PAVEMENT
108	296791.01	2445572.37	459.60	SIDEWALK/PAVEMENT
109	296785.04	2445574.03	459.73	SIDEWALK/PAVEMENT
110	296785.29	2445573.81	459.72	TACTILE PAD/TRUNCATED DOME
111	296790.89	2445572.24	459.60	TACTILE PAD/TRUNCATED DOME
112	296792.13	2445569.53	459.56	TACTILE PAD/TRUNCATED DOME
113	296786.11	2445571.59	459.69	TACTILE PAD/TRUNCATED DOME
114	296787.27	2445568.47	459.64	EDGE OF SIDEWALK
115	296787.85	2445600.75	460.26	SIDEWALK/PAVEMENT

CONSTRUCTION CONTROL POINTS				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
116	296782.67	2445600.06	460.35	SIDEWALK/PAVEMENT
117	296782.86	2445600.24	460.35	TACTILE PAD/TRUNCATED DOME
118	296787.70	2445600.89	460.27	TACTILE PAD/TRUNCATED DOME
119	296788.14	2445603.05	460.27	TACTILE PAD/TRUNCATED DOME
120	296783.21	2445602.26	460.35	TACTILE PAD/TRUNCATED DOME
121	296783.62	2445604.97	460.36	EDGE OF SIDEWALK
122	296788.74	2445604.83	460.27	EDGE OF SIDEWALK
123	296829.45	2445642.31	460.38	SIDEWALK/PAVEMENT
124	296829.92	2445647.69	460.54	SIDEWALK/PAVEMENT
125	296829.73	2445647.46	460.53	TACTILE PAD/TRUNCATED DOME
126	296829.30	2445642.43	460.38	TACTILE PAD/TRUNCATED DOME
127	296827.28	2445641.80	460.37	TACTILE PAD/TRUNCATED DOME
128	296827.67	2445646.81	460.53	TACTILE PAD/TRUNCATED DOME
129	296826.56	2445641.40	460.35	EDGE OF SIDEWALK
130	296825.94	2445646.45	460.53	EDGE OF SIDEWALK

NOTE

1. IN THE CASE THAT ANY EXISTING PAVEMENT BECOMES DAMAGED IN THE INSTALLATION OF THE TRUNCATED DOMES, CONTRACTOR SHALL REMEDIATE SAID DAMAGE BY APPROPRIATE MEANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADA COMPLIANCE ACROSS THE SUBJECT PROPERTY AND PROPOSED SIDEWALK. IN THE EVENT OF SIGNIFICANT GRADE CHANGES ON-SITE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY.
3. ALL TRUNCATED DOMES SHALL FIT THE REQUIREMENTS SET FORTH IN THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND, MORE SPECIFICALLY, SECTION 705: DETECTABLE WARNINGS.

REFERENCE NOTE

1. ALL EXISTING FEATURES SHOWN WERE OBTAINED FROM SURVEYS CONDUCTED IN FEBRUARY & MARCH OF 2025. A BOUNDARY SURVEY AND AERIAL MAPPING HAVE BEEN CONDUCTED BY A TO Z LAND CONSULTING SERVICES, LLC AT THIS TIME. EXISTING UTILITIES ARE DERIVED FROM SURFACE EVIDENCE AND PAINT MARKINGS AS RESULT OF AN 811 CALL. THE EXISTING STORMWATER MANAGEMENT SYSTEM IS DERIVED FROM SURVEY DATA AND PREVIOUSLY APPROVED ENGINEERING PLANS.
2. THIS CONCEPT MAKES NO EFFORT TO REPRESENT ALL UTILITIES OR EASEMENTS. THESE PLANS AND SURVEYS HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.

LUCAS GARDNER
REGISTERED
15447
01/27/2026
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION
0.	10/13/2025	SUBMITTAL TO CITY OF CHARLES TOWN
1.	01/26/2026	WVDEP REVISIONS
2.	01/26/2026	WVDEP, CITY OF CHARLES TOWN, AND CTUB RESUBMISSION

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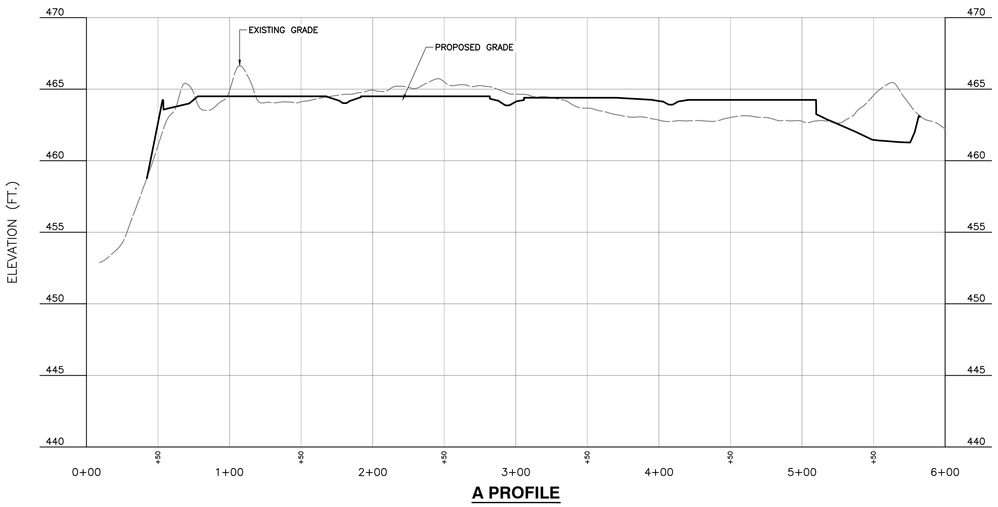
THOMFAIR STORAGE UNITS
SOMERSET BLVD, CHARLES TOWN, WV
PARCEL ID: 19-03-016A-COM5-0000 &
19-03-016A-0044-0000
DEED BOOK/PAGE:1130/249

DETAILED GRADING PLAN

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

DRAWING NO.:
C302

P:\340-0001\347-909\-CADD\Dwg\C901\347909-CVD1-C300-GRADING.dwg[T] LS(2/4/2026 - Hicks) - LP: 2/4/2026 12:28 PM



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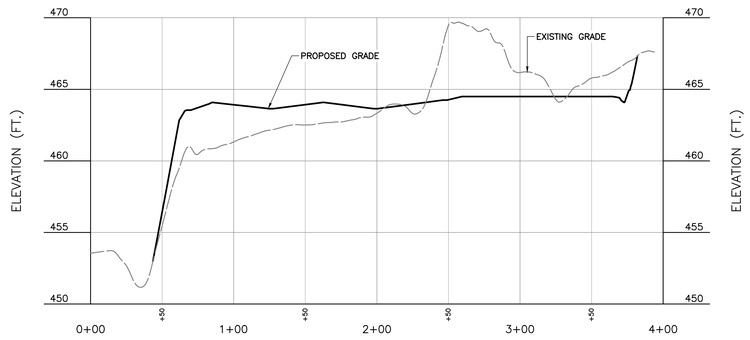

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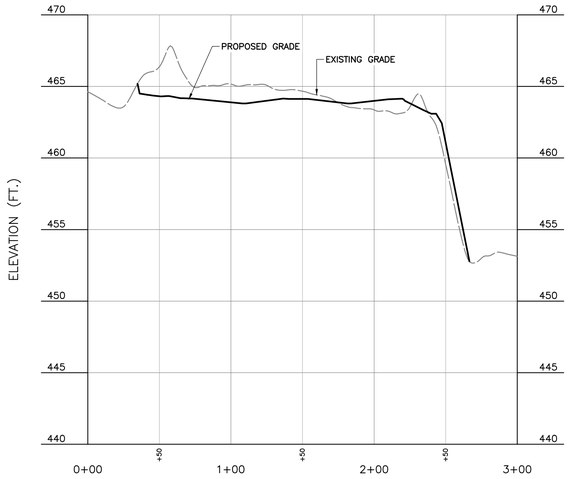

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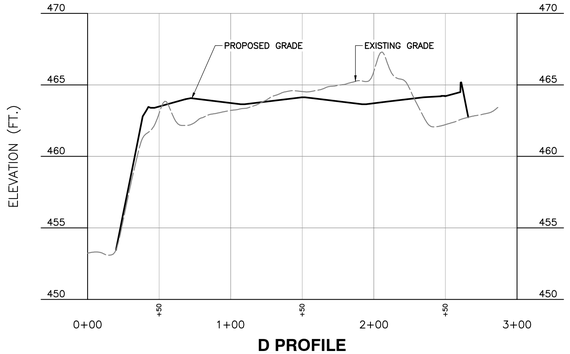

D PROFILE

REFERENCE NOTE

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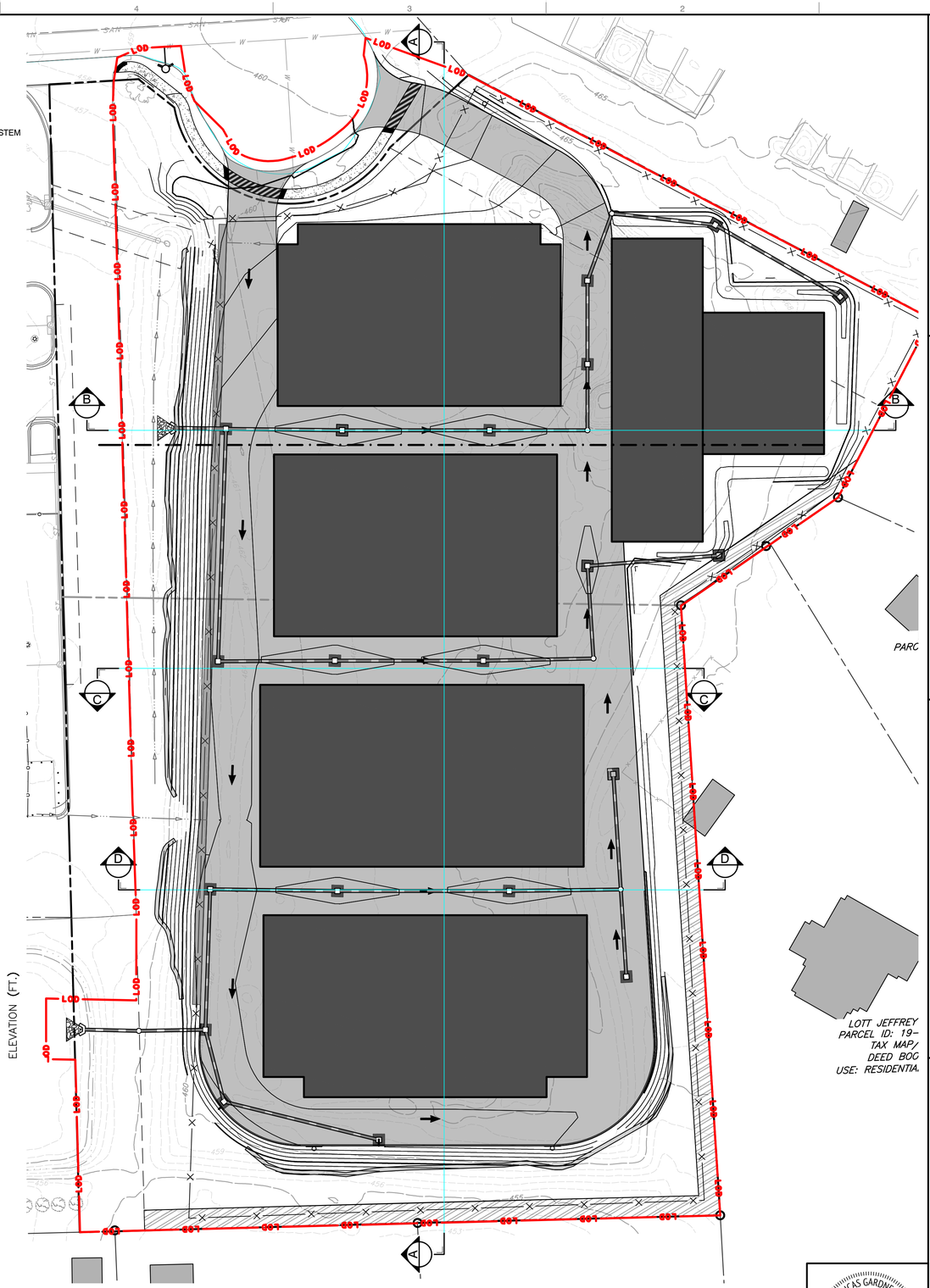
SCALE IN FEET
0 50 100

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



LOTT JEFFREY
PARCEL ID: 19-
TAX MAP/
DEED BOG
USE: RESIDENTIA.

REVISION RECORD

NO	DATE	DESCRIPTION
0.	10/13/2025	SUBMITTAL TO CITY OF CHARLES TOWN
1.	01/06/2026	WVDEP REVISIONS
2.	01/26/2026	WVDEP, CITY OF CHARLES TOWN, AND CTUB RESUBMISSION

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

SITE SECTIONS

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

DRAWING NO.:
C303

LUCAS GARDNER
REGISTERED
2447
01/27/2026
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

P:\340-0001\347-0091-0401\Dwg\CIVIL\347909-C001-C500-GRADING.dwg[T (2)] 1/27/2026 - lbaks) - LP: 1/27/2026 2:12 PM

NORTH

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

LEGEND

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

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

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

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

SOMERSET BOULEVARD
(COUNTY ROUTE 1550)

MACLANE ROAD
(COUNTY ROAD 340/4)

CENTURY PROPERTIES XXIV LIMITED PARTNERSHIP
PARCEL ID: 19-03-0164-COM2-0000
TAX MAP/PARCEL: 16A-COM2
DEED BOOK/PAGE:1115/656
USE: COMMERCIAL (CITY OF CHARLES TOWN)

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

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

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

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

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

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

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

SD-100 25.2 LF 18" HDPE @ 0.7%
SD-101 57.5 LF 15" HDPE @ 1.7%
SD-102 41.4 LF 15" HDPE @ 0.5%
SD-103 35.4 LF 15" HDPE @ 0.5%
SD-104 48.4 LF 15" HDPE @ 0.5%
SD-105 32.7 LF 15" HDPE @ 0.5%
SD-106 71.3 LF 15" HDPE @ 0.5%
SD-107 51.4 LF 15" HDPE @ 0.5%
SD-108
SD-109
SD-110 115.1 LF 15" HDPE @ 1.5%
SD-111 72.9 LF 15" HDPE @ 0.7%
SD-112
SD-113 57.8 LF 15" HDPE @ 1.1%
SD-114 65.2 LF 15" HDPE @ 0.5%
SD-115 45.9 LF 15" HDPE @ 0.5%
SD-300 27.2 LF 15" HDPE @ 1.0%
SD-301 32.9 LF 15" HDPE @ 2.1%
SD-302 69.6 LF 15" HDPE @ 1.5%
SD-303 73.4 LF 15" HDPE @ 0.5%
SD-304 57.2 LF 15" HDPE @ 0.5%
SD-305 55.2 LF 15" HDPE @ 0.5%
SD-306 84.9 LF 15" HDPE @ 0.5%
SD-307 54.5 LF 15" HDPE @ 0.5%
SD-308 43.3 LF 15" HDPE @ 0.5%
SD-309 36.7 LF 15" HDPE @ 0.5%
SD-310 78.9 LF 15" HDPE @ 0.8%

5 C803 PROPOSED NYLOPLAST BASIN
1 C803 PROPOSED CONCRETE WINGWALL
1 C803 PROPOSED CONCRETE WINGWALL
EXISTING DETENTION POND
1 C802 PROPOSED MANHOLE
PROPOSED 10' LANDSCAPING PLANTINGS

SCALE IN FEET
0 40 80

REFERENCE NOTE

1. ALL EXISTING FEATURES SHOWN WERE OBTAINED FROM PUBLICLY AVAILABLE SOURCES ON JANUARY 13, 2025 AND AN UNMANNED AERIAL DRONE SURVEY CONDUCTED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. IN FEBRUARY 2025. A FIELD OR BOUNDARY SURVEY HAS BEEN CONDUCTED BY OTHERS.
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LUCAS GARDNER
REGISTERED
15447
01/27/2026
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION
0.	10/13/2025	SUBMITTAL TO CITY OF CHARLES TOWN
1.	01/06/2026	HPSEI REVISIONS
2.	01/26/2026	HPSEI, CITY OF CHARLES TOWN, AND CTUB RESUBMISSION

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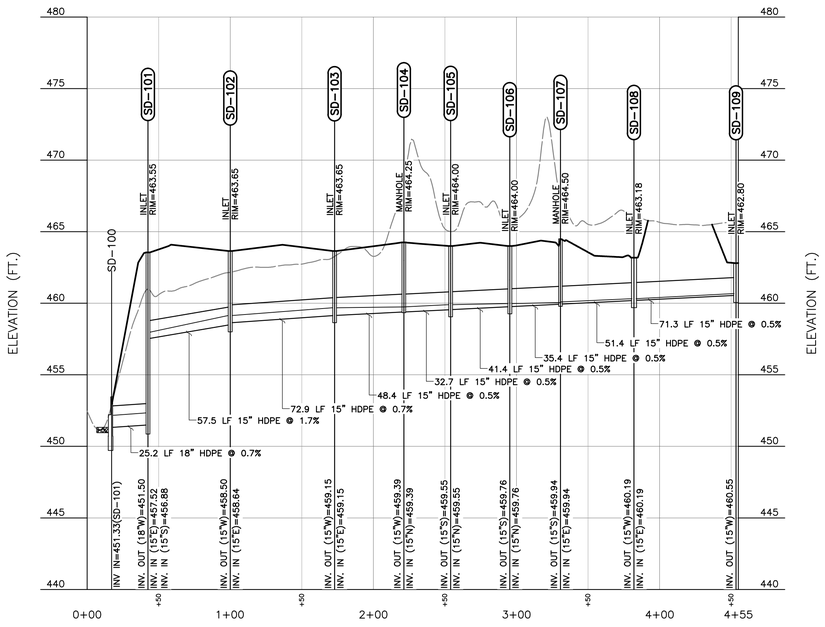
THOMFAIR STORAGE UNITS
SOMERSET BLVD, CHARLES TOWN, WV
PARCEL ID: 19-03-016A-COM5-0000 &
19-03-016A-0044-0000
DEED BOOK/PAGE:1130/249

DRAINAGE PLAN

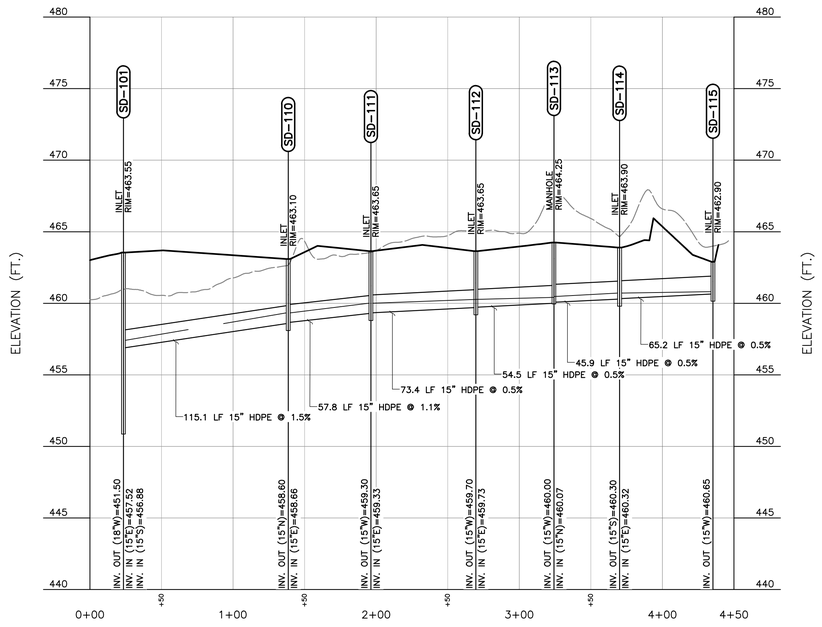
DATE:	OCTOBER 2025	DJM
DWG SCALE:	AS SHOWN	CHECKED BY: LAG
PROJECT NO:		347-909
APPROVED BY:		MAM

DRAWING NO.: C400

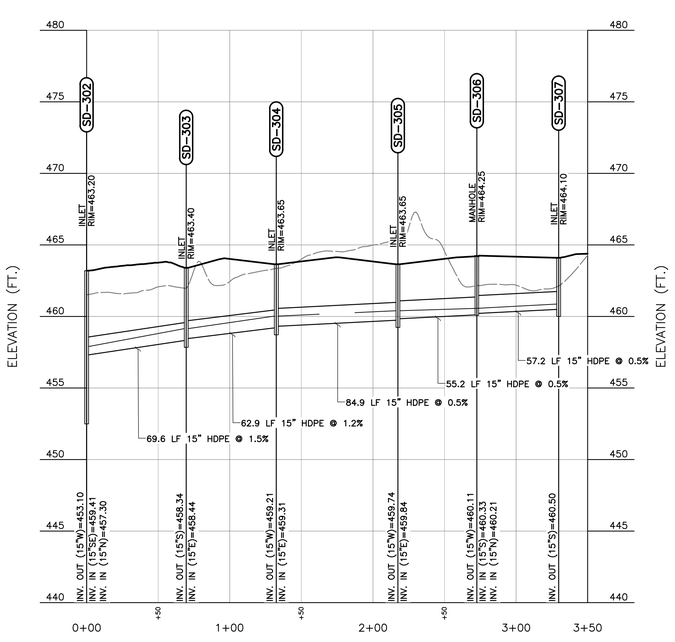
P:\340-0001\347-909\-C400\Dwg\C401\347909-C101-C400-DRAINAGE_PLAN.dwg[6] LS(1/8)2026 - djumper - LP: 1/27/2026 2:12 PM



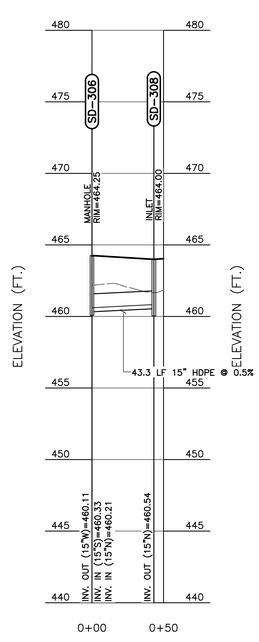
STORM DRAIN - 1 PROFILE



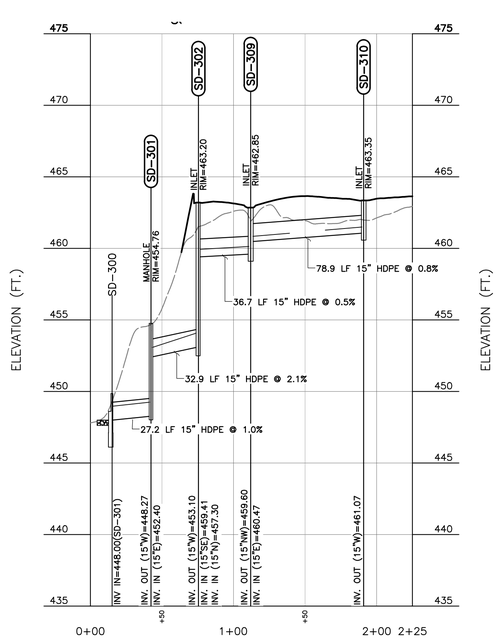
STORM DRAIN - 2 PROFILE



STORM DRAIN - 3 PROFILE



STORM DRAIN - 3.1 PROFILE



STORM DRAIN - 4 PROFILE

REFERENCE NOTE

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SCALE IN FEET
0 50 100

SCALE IN FEET
0 5 10

LUCAS GARDNER
REGISTERED
15447
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
01/27/2026

REVISION RECORD

NO	DATE	DESCRIPTION
0.	10/13/2025	SUBMITTAL TO CITY OF CHARLES TOWN
1.	01/06/2026	WVDEP RESUBMISSION
2.	01/26/2026	WVDEP, CITY OF CHARLES TOWN, AND DTLR RESUBMISSION

Civil & Environmental Consultants, Inc.
786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.848.7526
www.cecinc.com

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

STORM DRAIN PROFILE

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

DRAWING NO.:
C401

P:\347-009\347-909 - CAD\Dwg\CIVIL\347909-CIVIL-C400-DRAINAGE_PLAN.dwg[C401 LSC](9/9/2026 - djumawan) - LP: 1/27/2026 2:12 PM

NORTH

LEGEND

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

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

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

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

SOMERSET BOULEVARD
(COUNTY ROUTE 1550)

LIMITS OF DISTURBANCE = 4.00 AC

4 C800 PUBLIC NOTICE SIGN

5 C800 PROPOSED STABILIZED CONSTRUCTION ENTRANCE

3 C800 INLET PROTECTION

18" COMPOST FILTER SOCK (TYP.) 7 C800

6 C800 42" HEAVY DUTY SILT FENCE

PROPOSED SOIL STOCKPILE AREA 2 C800

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

MARLOWE ROAD
(COUNTY ROAD 340/4)

CENTURY PROPERTIES XXIV LIMITED PARTNERSHIP
PARCEL ID: 19-03-0164-COM2-0000
TAX MAP/PARCEL: 16A-COM2
DEED BOOK/PAGE:1115/656
USE: COMMERCIAL (CITY OF CHARLES TOWN)

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

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

EXISTING PAVED DRIVE

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

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

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

EXISTING DETENTION POND

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

SIRBAUGH DEBORAH K - LIFE
PARCEL ID: 19-04-011C-0003-0000
TAX MAP/PARCEL: 4-11C
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FISH CLAUDIA
PARCEL ID: 19-04-011C-0004-0000
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USE: RESIDENTIAL (JEFFERSON COUNTY)

STEVENS MICHAEL R & CATHERINE M
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SCALE IN FEET
0 40 80

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PRE-CONSTRUCTION E&S PLAN

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

DRAWING NO.: C500

P:\340-001\347-909\-CAD\Dwg\C501\347909-C501-COM5-PRE_E&S.dwg[10] LS(1):9/2026 - djumper - LP: 1/27/2026 2:13 PM

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MAX CONTRIBUTING AREA
ROUTED THROUGH HDSF
0.32 ACRES

EXISTING PAVED DRIVE

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01.27.2026

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

DRAWING NO.:
C500A

P:\340-001\347-909\-CAD\Dwg\C501\347909-C501-PRE_E&S.dwg[SM] LS(1/19/2026 - 6:pmpar) - LP: 1/27/2026 2:1 PM

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(COUNTY ROUTE 1550)

MARLOWE ROAD
(COUNTY ROAD 340/4)

LIMITS OF DISTURBANCE = 4.00 AC

PROPOSED TEMPORARY/PERMANENT SEEDING (1 / C800)

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- PROPOSED PERMANENT SEEDING

SCALE IN FEET
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REVISION RECORD

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

POST CONSTRUCTION E&S PLAN

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

DRAWING NO.:
C501

P:\340-001\347-909\-CAD\Dwg\C501_347909-C501-C500-PDST_E&S.dwg[11] LS(1/23/2026 - Wide) - LP: 1/27/2026 2:13 PM

NORTH

LANDSCAPING REQUIREMENTS		
SECTION 1333.15 OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE		
REGULATIONS	REQUIRED	PROVIDED
OPAQUE SCREENING TO A MINIMUM OF 6 FEET SHALL BE REQUIRED AROUND THE PERIMETER OF ALL MINI STORAGE WAREHOUSE FACILITIES	6FT	6FT

PLANT SCHEDULE					
TREES					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
WB	30	WICHITA BLUE JUNIPER	EVERGREEN SHRUB	6-12'	

LEGEND

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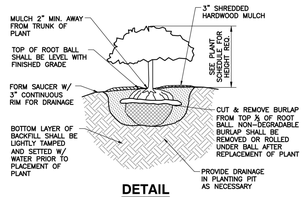
- EXISTING PAVEMENT MARKING
- EXISTING DETENTION POND
- EXISTING DITCH
- EXISTING SEWER LINE
- EXISTING STORMWATER STRUCTURE
- PROPOSED ROADWAY CENTERLINE
- PROPOSED ROAD AND PARKING AREA
- PROPOSED DITCH
- PROPOSED STORAGE BUILDING
- PROPOSED LANDSCAPING TREES

PLANTING DETAIL FOR SHRUBS
PLT–002



DETAIL
PLANTING DETAIL FOR SHRUBS
N.T.S.

NOTE

1. ALL BUFFER SIZES AS REQUIRED PURSUANT TO THE CITY OF CHARLESTOWN ZONING & LAND DEVELOPMENT ORDINANCE.
2. SPECIES LISTED ARE PRELIMINARY AND MAY CHANGE WITH AVAILABILITY UPON APPROVAL BY THE OWNER OR OWNERS REPRESENTATIVE.
3. ALL LANDSCAPE MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1). PLANT MATERIALS SHALL BE OF STANDARD QUALITY OR BETTER TRUE TO NAME AND TYPE OF THEIR SPECIES OR VARIANT.
4. ALL WORKMANSHIP AND MATERIALS (INCLUDING PLANTS) TO BE GUARANTEED FOR ONE FULL YEAR FOLLOWING INITIAL ACCEPTANCE OF INSTALLATION BY OWNER.
5. THE CONTRACTOR SHALL COMPLY WITH THE LATEST EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES ADOPTED BY THE LANDSCAPE CONTRACTORS ASSOCIATION FOR PLANTING BED PREPARATION AND SOIL MIX GUIDELINES AND PROCEDURES.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL TREES ARE NOT PLANTED WITHIN 5' OF ANY UNDERGROUND UTILITY.
7. THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING INDIVIDUAL TREES FOR STABILITY AT THE TIME OF PLANTING. BASED ON THIS EVALUATION, TREES SHALL BE STAKED AND GUYED AS NECESSARY TO ENSURE THAT THEY REMAIN IN AN UPRIGHT POSITION. STAKES ARE TO BE REMOVED BY OWNER AFTER ONE GROWING SEASON.
8. ALL PLANT MATERIAL TO BE INSPECTED BY OWNER OR OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. PLANTS THAT ARE DAMAGED OR DO NOT CONFORM TO THE REQUIRED SPECIFICATION SHALL BE REJECTED.

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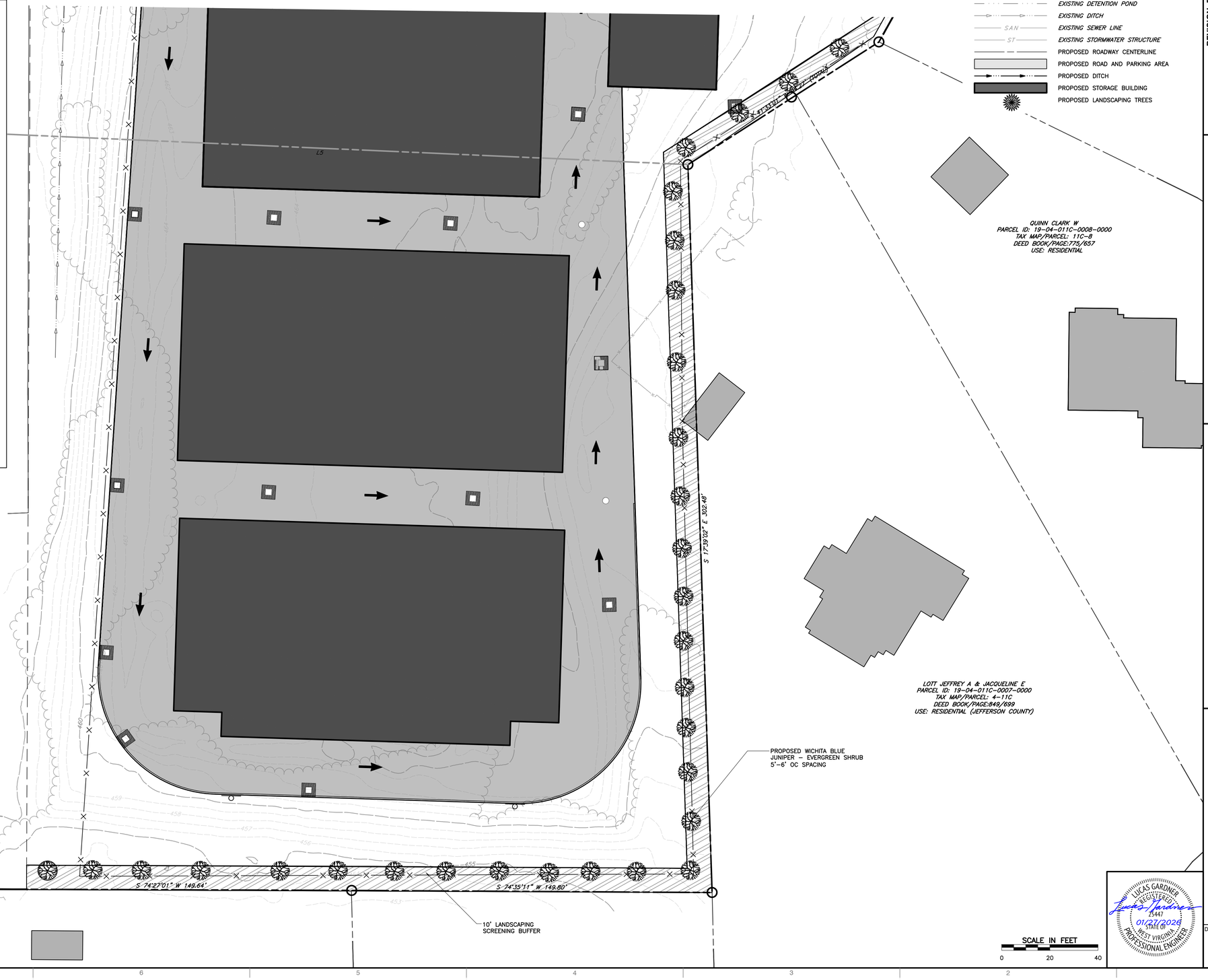

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LANDSCAPE PLAN

DATE:	OCTOBER 2025
DWG SCALE:	AS SHOWN
PROJECT NO:	
APPROVED BY:	MAM
DRAWN BY:	DJM
CHECKED BY:	LAG
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DRAWING NO.:
C600

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P:\340-001\347-909\-CAD\Dwg\C01\347909-CV01-C600-LANDSCAPE.dwg[2] LS1/27/2026 - lucas - LP: 1/27/2026 2:13 PM

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

TEMPORARY STABILIZATION

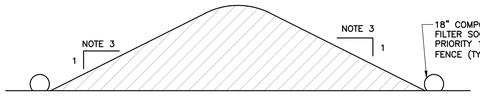
DATES:	MARCH 1 THROUGH JUNE 15
SEED:	OATS @ 168 LB/AC
DATES:	AUGUST 15 THROUGH NOVEMBER 1
SEED:	RYE @ 120 LB/AC
FERTILIZER:	10-10-10 @ 400 LB/AC

PERMANENT STABILIZATION

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

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

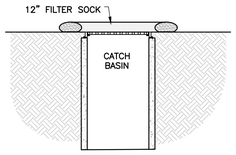
1 PERMANENT AND TEMPORARY SEEDING
NOT TO SCALE



NOTES:

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

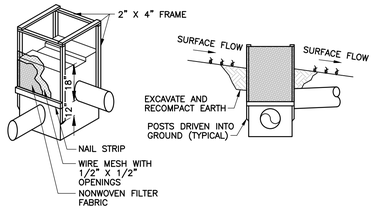
2 TEMPORARY STOCKPILE
NOT TO SCALE



NOTES:

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

OPTION 1
FILTER SOCK INLET PROTECTION



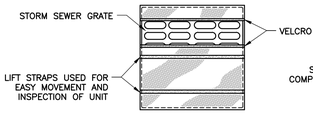
OPTION 2
FILTER FABRIC INLET PROTECTION

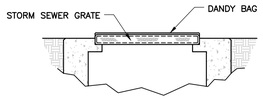
DANDY BAG™ SPECIFICATIONS

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

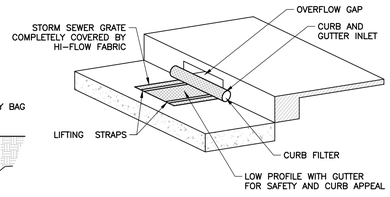
Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN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

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



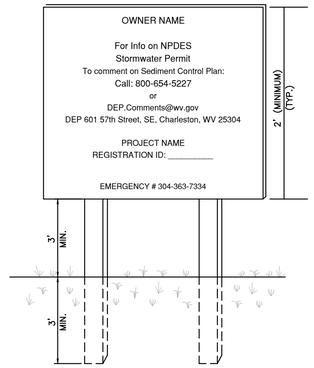


OPTION 3
DANDY BAG INLET PROTECTION



OPTION 4
DANDY CURB BAG INLET PROTECTION

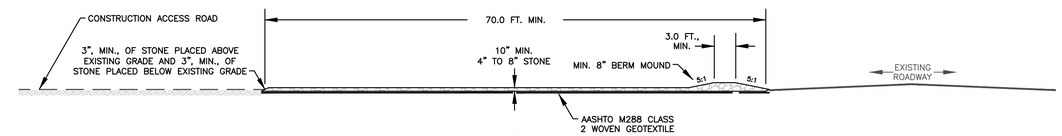
SIGN WILL BE AT LEAST 2'0" X 2'0" WITH 1.6" AND 0.8" LETTERS



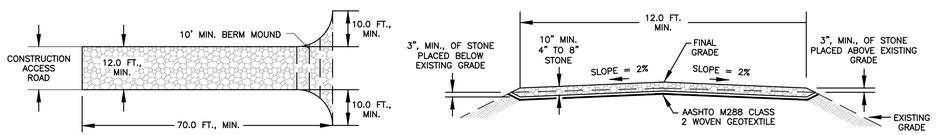
NOTES:

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

4 PUBLIC NOTICE SIGN
NOT TO SCALE



PROFILE



PLAN **SECTION**

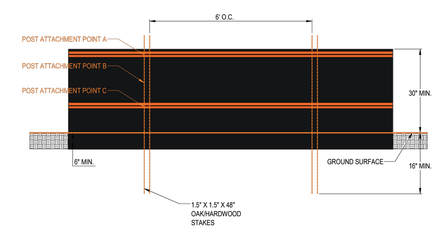
NOTES:

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

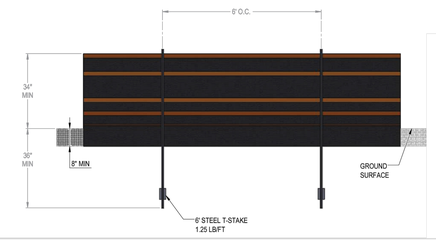
5 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

DESIGN

SMARTFENCE® PA 36



SMARTFENCE® PA 42



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

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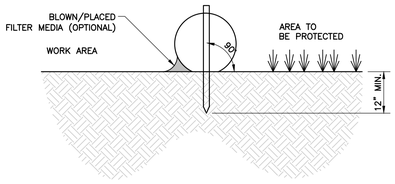
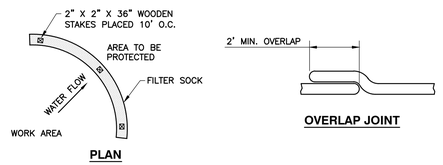
6 HEAVY DUTY SILT FENCE
NOT TO SCALE



SECTION



PLAN **OVERLAP JOINT**

NOTES:

1. COMPOST FILTER SOCK TO BE FILTREXX SILTSOXX OR APPROVED EQUIVALENT.
2. SEE PLAN SHEETS FOR SOCK SIZES AND LOCATIONS.
3. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF WHEN IT REACHES ½ THE ABOVE GROUND HEIGHT OF THE COMPOST FILTER SOCK.
4. COMPOST FILTER SOCK SHALL BE INSPECTED, AT A MINIMUM, ONCE EVERY FOUR CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY PRECIPITATION EVENT OF 0.25 INCHES OR GREATER PER 24 HOUR PERIOD. DAMAGED COMPOST FILTER SOCK SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
5. COMPOST FILTER SOCK SHALL BE INSTALLED ON THE CONTOUR, PERPENDICULAR TO FLOW.

7 COMPOST FILTER SOCK
NOT TO SCALE

REVISION RECORD

NO	DATE	DESCRIPTION
3.	10/13/2025	SUBMITTAL TO CITY OF CHARLES TOWN
1.	01/06/2026	WPDES RESUBMISSION
2.	01/06/2026	WPDES, CITY OF CHARLES TOWN, AND DTLW RESUBMISSION

786 Foxcroft Ave.
Martinsburg, WV 25401
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Civil & Environmental Consultants, Inc.

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

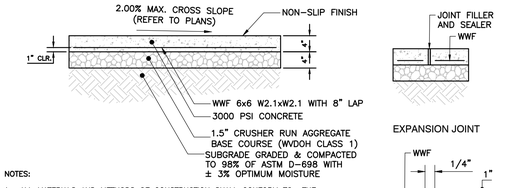
TYPICAL ESC DETAILS

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

DRAWING NO.: C800

LUCAS GARDNER REGISTERED STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER
13447
01/27/2026

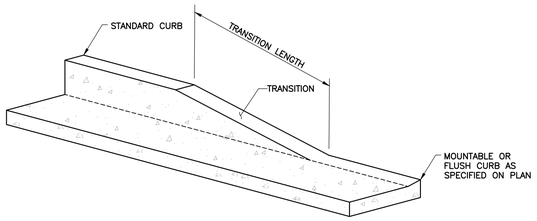
P:\340-000\347-909\-CADD\Dwg\C800\1347909-CV01-C800-DETAILS.dwg[1] LS(1/27/2026 - Today) - LD: 1/27/2026 2:14 PM



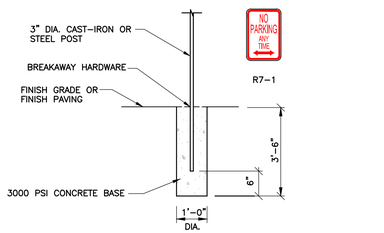
NOTES:

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

1 CONCRETE SIDEWALK
NOT TO SCALE



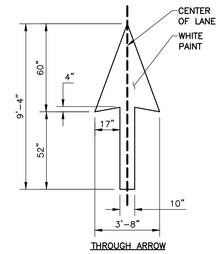
2 CURB TRANSITION
NOT TO SCALE



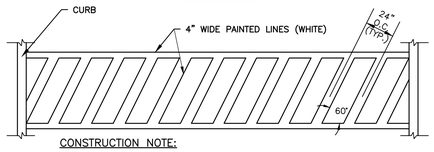
NOTES:

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

3 SIGNS AND STOP BARS
NOT TO SCALE



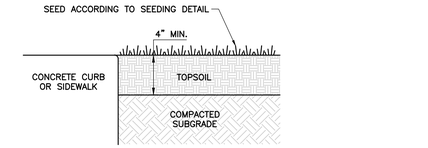
THROUGH ARROW



CONSTRUCTION NOTE:

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

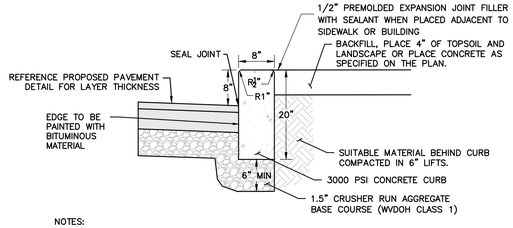
9 CROSSWALK AND PAVEMENT STRIPING
NOT TO SCALE



NOTE:

THIS DETAIL APPLIES TO ALL GRADED AREAS TO RECEIVE SEEDING.

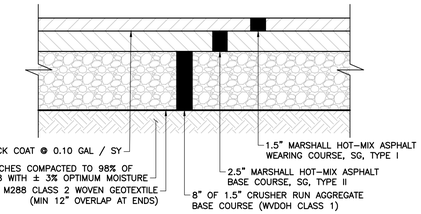
4 TOPSOIL PLACEMENT
NOT TO SCALE



NOTES:

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

5 CONCRETE CURB
NOT TO SCALE

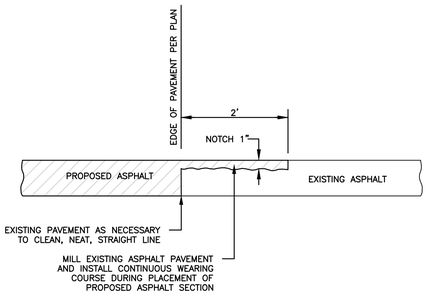


STANDARD ASPHALT PAVEMENT

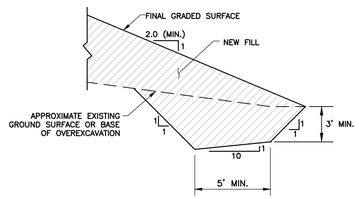
PAVEMENT GENERAL NOTES:

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

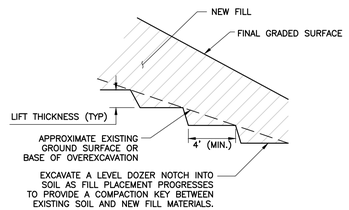
6 ASPHALT PAVEMENT SECTION
NOT TO SCALE



7 TRANSITION TO EXISTING ASPHALT
NOT TO SCALE



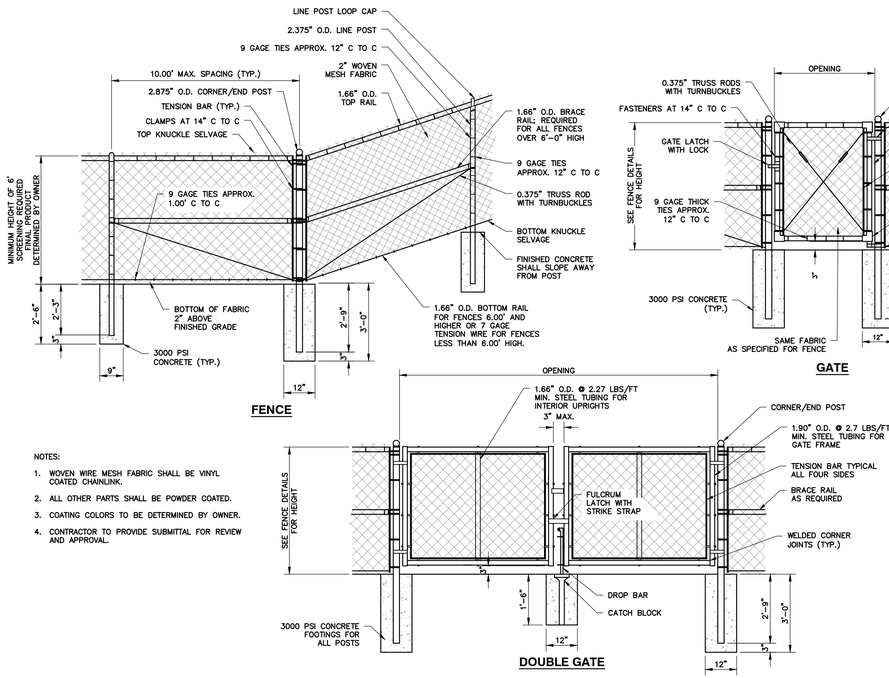
8 SOIL KEY
NOT TO SCALE



NOTE:

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

10 COMPACTION KEY
NOT TO SCALE



NOTES:

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

11 CHAIN LINK FENCE
NOT TO SCALE

REVISION RECORD

NO	DATE	DESCRIPTION
0.	10/13/2025	SUBMITTAL TO CITY OF CHARLES TOWN
1.	01/06/2026	WVDEP REVISIONS
2.	01/26/2026	WVDEP, CITY OF CHARLES TOWN, AND CTUB RESUBMISSION

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

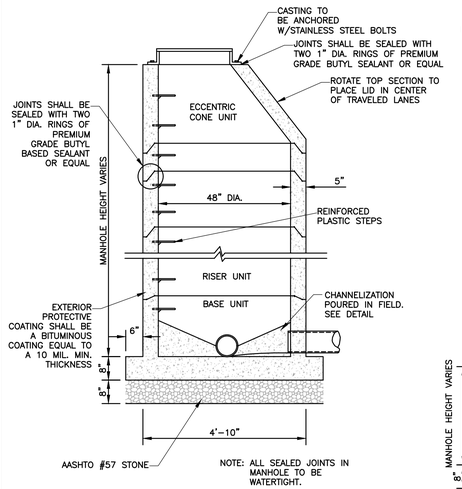
TYPICAL SITE DETAILS

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

DRAWING NO.:
C801

LUCAS GARDNER
REGISTERED
15417
01/27/2026
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

A:\347-909\347-909-CAD01\Dwg\CIVIL\347909-CIVIL-C800-DETAILS.dwg[41 LS](1/27/2026 - lucas) - LG 1/27/2026 2:14 PM

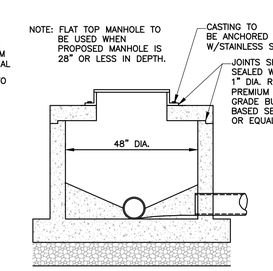


TYPICAL MANHOLE DETAILS

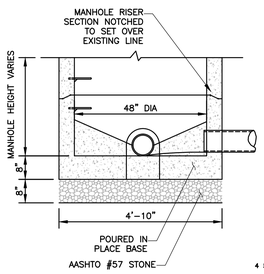
NOTES:

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

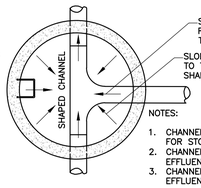
1 **MANHOLE**
NOT TO SCALE



FLAT TOP MANHOLE



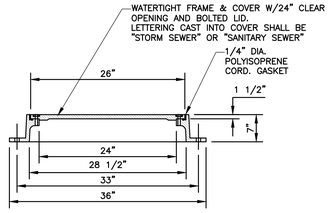
STRADDLE MANHOLE



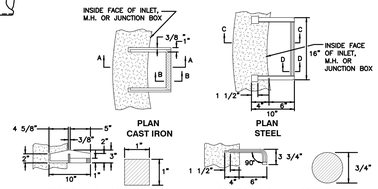
NOTES:

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

MANHOLE CHANNELIZATION



MANHOLE FRAME & COVER



NOTES:

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

MANHOLE AND INLET STEPS

RAMP NOTES

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

RAMP CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 609 OF THE CURRENT WVDOT, DOH STANDARD SPECIATIONS ROADS AND BRIDGES AND ANY SUBSEQUENT DOH SUPPLEMENTAL SPECIFICATIONS, AND THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG) DATED JULY 26, 2011. RAMP SURFACE SHALL INCLUDE A "DETECTABLE WARNING SURFACE" (SEE PV77 SHT. 11 OF 13) AS SHOWN FOR EACH RAMP TYPE. A COARSE BROOM FINISH, TRANSVERSE TO FLARE SLOPES, OR EQUAL NON-SKID FINISH SHALL BE PROVIDED ON CONCRETE SURFACES.

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

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

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

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

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

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

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

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

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

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

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

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

DETECTABLE WARNING SURFACE NOTES

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

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

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

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

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

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

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

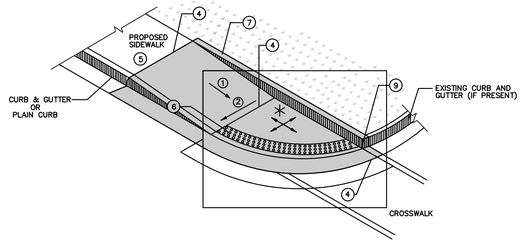
CONCRETE SHALL BE EDGED AROUND THE DWS AT TIME OF PLACEMENT.

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

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

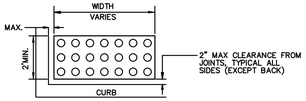
IF DWS IS CUT TO CONFORM TO A SPECIFIC SHAPE OF RAMP AND ANCHORING DEVICES BECOME PART OF THE WASTE, THEN ANCHOR WILL BE REMOVED AND REATTACHED INTO THE DWS AT THE ORIGINAL EDGE OFFSET AS PER MANUFACTURER.

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



* AREA CROSS SLOPE TO BE ADJUSTED UNIFORMLY ALONG LENGTH OF AREA FROM BOTTOM OF RAMP TO DESCENDING GRADE OF CONNECTING ROADWAY.

TYPE IIIB SIDEWALK RAMP

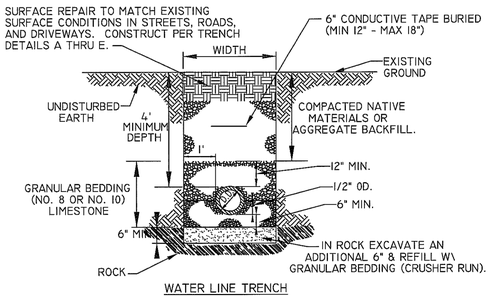


DETECTABLE WARNING SURFACE (DWS)

LEGEND

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

2 **SIDEWALK RAMP**
NOT TO SCALE



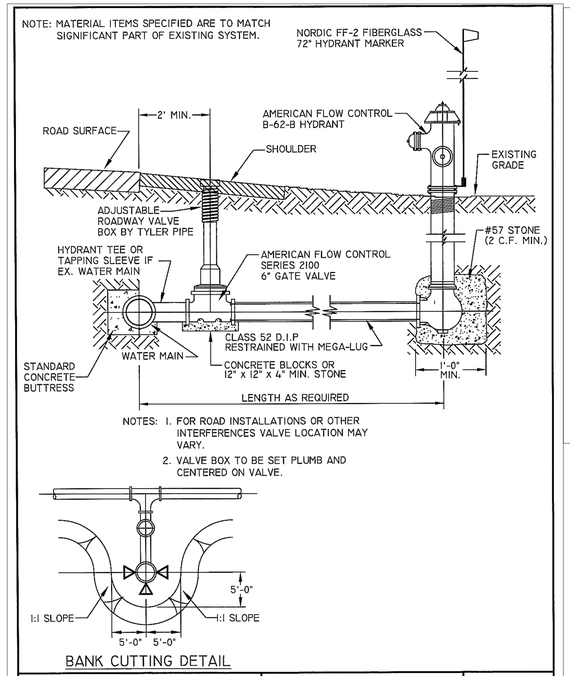
WATER LINE TRENCH

NOTES:

1. W = MAXIMUM PERMISSIBLE TRENCH WIDTH, BASED UPON, W = O.D. + 24", UNLESS APPROVED BY THE ENGINEER.
2. TRENCHES TO BE SHEETED AND BRACED AS REQUIRED.
3. PROVIDE BEARING FOR FULL LENGTH OF BARREL, DIG HOLES FOR THE BELL.
4. BACKFILL TO BE COMPACTED IN 6" LAYERS TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE (+2%) IN ROADS AND STREETS. COMPACT TO MATCH EXISTING GROUND IN OTHER AREAS.
5. MAINTAIN MINIMUM OF 4' OF COVER TO THE TOP OF PIPE.
6. A CASING PIPE SHALL BE REQUIRED IN ROAD CROSSINGS WHERE SHOWN ON PLANS
7. ALL WATER LINES REQUIRE PERMIT FROM APPLICABLE REGULATORY ENTITIES. PERMIT REQUIREMENTS SUPERCEDE WHAT IS SHOWN ON THIS DETAIL.

Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 • Fax: (304) 725-4313	WATER LINE TRENCH DETAIL	Standard Detail No. W-9 NOT TO SCALE APRIL 2015

3 **WATER LINE TRENCH**
NOT TO SCALE

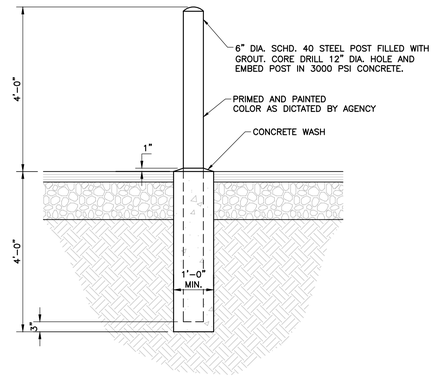


NOTES: 1. FOR ROAD INSTALLATIONS OR OTHER INTERFERENCES VALVE LOCATION MAY VARY.
2. VALVE BOX TO BE SET PLUMB AND CENTERED ON VALVE.

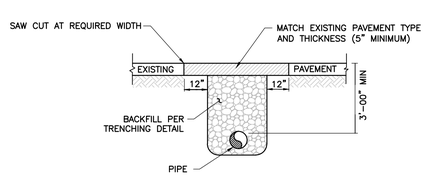
BANK CUTTING DETAIL

Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 • Fax: (304) 725-4313	FIRE HYDRANT WITH TAPPING SLEEVE AND VALVE DETAIL	Standard Detail No. W-5 NOT TO SCALE APRIL 2015

4 **FIRE HYDRANT - TAPPING SLEEVE AND VALVE**
NOT TO SCALE



5 **PIPE BOLLARD**
NOT TO SCALE



NOTE: TRAFFIC IS TO BE MAINTAINED AT ALL TIMES BY THE USE OF APPROPRIATE TRAFFIC CONTROL DEVICES. USE METAL PLATES, HAVING SUFFICIENT RIGIDITY TO SPAN TRENCHES, REQUIRED TO PREVENT WHEEL LOADS FROM BEING TRANSMITTED TO THE PAVEMENT REPAIR. THE PLATES ARE TO BE SECURELY ANCHORED TO PREVENT MOVEMENT CAUSED BY TRAFFIC. THE PLATES ARE TO BE LEFT IN PLACE UNTIL THE REPAIR HAS ATTAINED 50% OF ITS COMPRESSIVE STRENGTH. COST OF SUCH PLATES IS TO BE INCLUDED IN THE UNIT PRICE BID FOR PIPE.

6 **ROAD REPAIR**
NOT TO SCALE

Civil & Environmental Consultants, Inc.
786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.848.7526
www.cecinc.com

REVISION RECORD

NO	DATE	DESCRIPTION
0.	10/13/2025	SUBMITTAL TO CITY OF CHARLES TOWN
1.	01/06/2026	WPDES RESUBMISSION
2.	01/26/2026	WPDES, CITY OF CHARLES TOWN, AND DOH RESUBMISSION

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

TYPICAL SITE AND UTILITY DETAILS

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

DRAWING NO.: **C802**

LUCAS GARDNER REGISTERED 15447 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER
01/27/2026

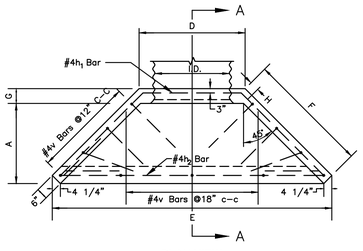
P:\347-909\347-909-1-CADD\dwg\C01\347909-CV01-C800-DETAILS.dwg(17) LS(1/27/2026 - Mosby) - LP: 1/27/2026 2:15 PM

Inside Dia. of Pipe	Slope of Fill	DIMENSIONS A	B	C	D	E	F	G	H	REINFORCEMENT Mark	Size	No. of Bars	LENGTH a	b	Total	Type	QUANTITIES Conc (R.C.P.) C.Y.	Conc (C.M.P.) C.Y.	Steel Lbs.
15"	2:1	* 2'-0"	0'-10"	1'-11"	2'-0"	6'-7 1/2"	3'-3 1/4"	* 0'-8"	* 0'-5 3/8"	h_1	#4	2	1'-10"	3'-2 1/2"	8'-3"	Bent	0.61	0.62	41.2
		† 2'-2"						† 0'-6"	† 0'-2 1/2"	h_2	#4	1			6'-1"	St.			
		Bevel: Depth = 3/4" Length = 1"								v	#4	13			3'-0"	Bent			
18"	2:1	* 2'-0"	1'-1"	2'-2"	2'-3"	6'-10 1/2"	3'-3 1/4"	* 0'-8"	* 0'-5 3/8"	h_1	#4	2	2'-1"	3'-2 1/2"	8'-6"	Bent	0.67	0.68	41.8
		† 2'-2"						† 0'-6"	† 0'-2 1/2"	h_2	#4	1			6'-4"	St.			
		Bevel: Depth = 3/4" Length = 1 1/4"								v	#4	13			3'-0"	Bent			
24"	2:1	* 2'-8"	1'-4"	2'-9"	2'-11"	8'-10 1/2"	4'-2 1/2"	* 0'-8"	* 0'-5 3/8"	h_1	#4	2	2'-9"	4'-1 1/2"	11'-0"	Bent	1.01	1.02	52.4
		† 2'-10"						† 0'-6"	† 0'-2 1/2"	h_2	#4	1			8'-4"	St.			
		Bevel: Depth = 1" Length = 1 1/2"								v	#4	16			3'-0"	Bent			
30"	2:1	* 3'-1"	1'-7"	3'-3"	3'-5"	10'-4 1/2"	4'-11"	* 0'-9"	* 0'-6 3/4"	h_1	#4	2	3'-3"	4'-10 1/2"	13'-0"	Bent	1.32	1.37	58.6
		† 3'-4"						† 0'-6"	† 0'-2 1/2"	h_2	#4	1			9'-10"	St.			
		Bevel: Depth = 1 1/4" Length = 2"								v	#4	17			3'-0"	Bent			
36"	2:1	* 3'-9"	1'-10"	3'-10"	4'-1"	12'-4 1/2"	5'-10 1/2"	* 0'-9"	* 0'-6 3/4"	h_1	#4	2	3'-11"	5'-9 1/2"	15'-6"	Bent	1.79	1.86	70.8
		† 4'-0"						† 0'-6"	† 0'-2 1/2"	h_2	#4	1			11'-10"	St.			
		Bevel: Depth = 1 1/2" Length = 2 1/4"								v	#4	21			3'-0"	Bent			

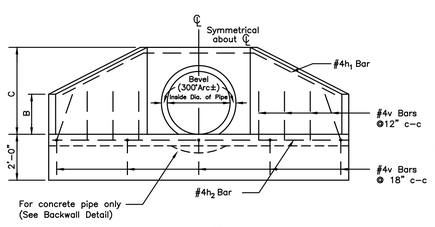
* Dimensions for inlet wingwalls on corrugated metal pipe (to accommodate the bevel).
† Dimensions for inlet wingwalls on concrete pipe and all outlet wingwalls.

NOTES

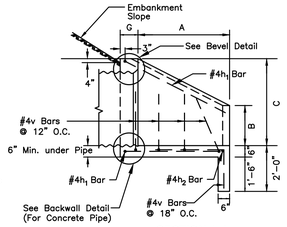
1. ALL CONCRETE SHALL BE CLASS B CONCRETE. REINFORCING STEEL SHALL BE NEW BILLET STEEL AND SHALL CONFORM TO THE REQUIREMENTS OF SECTION 709.1 OF THE DOH SPECIFICATIONS.
2. THE COVERING FOR REINFORCING STEEL SHALL BE 2" MEASURED FROM THE SURFACE OF THE CONCRETE TO THE FACE OF THE BAR, UNLESS OTHERWISE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



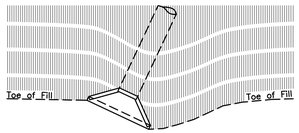
PLAN VIEW



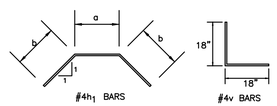
ELEVATION



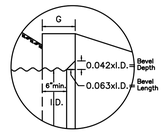
SECTION A-A



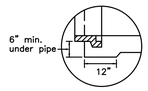
CONSTRUCTION DETAIL - SKEWED PIPE



DETAIL OF BENT BARS



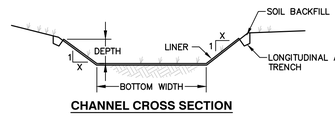
BEVEL DETAIL



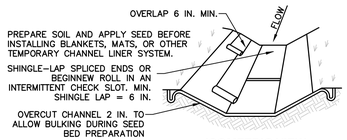
BACKWALL DETAIL (For Concrete Pipe)

DOH STANDARD DETAIL: DR2

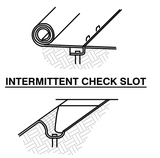
1 CONCRETE WINGWALL
NOT TO SCALE



CHANNEL CROSS SECTION



ISOMETRIC VIEW



INTERMITTENT CHECK SLOT

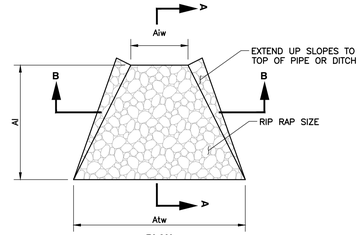
LONGITUDINAL ANCHOR TRENCH

NOTES:

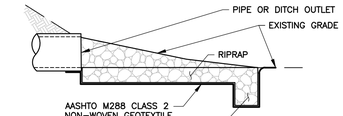
1. REFER TO DITCH TABLES FOR BOTTOM WIDTH AND DEPTH DIMENSIONS, SIDE SLOPES, TYPE OF LINING, AND MINIMUM FLOW LINE SLOPE FOR EACH DITCH.
2. DITCHES LABELED WITH A "T" ARE TEMPORARY AND SHALL BE REMOVED BEFORE COMPLETION OF THE PROJECT. DITCHES LABELED WITH A "P" ARE PERMANENT AND ARE TO REMAIN UPON COMPLETION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



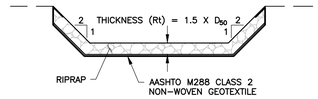
2 DRAINAGE CHANNEL - VEGETATED
NOT TO SCALE



PLAN



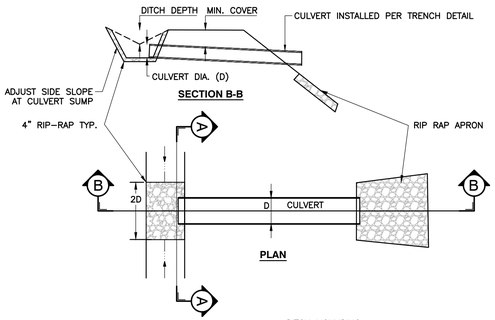
SECTION A-A



SECTION B-B

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

3 RIPRAP APRON
NOT TO SCALE

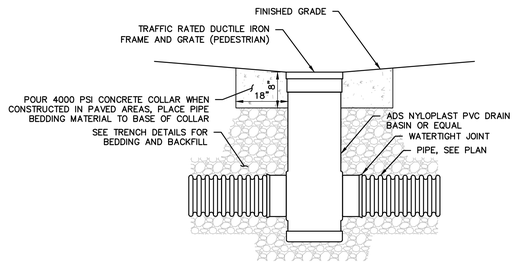


SECTION A-A TWO DIRECTIONAL FLOW **SECTION A-A ONE DIRECTIONAL FLOW**

NOTE:

CONTRACTOR SHALL INSTALL PIPE PER MANUFACTURER SPECIFICATIONS.

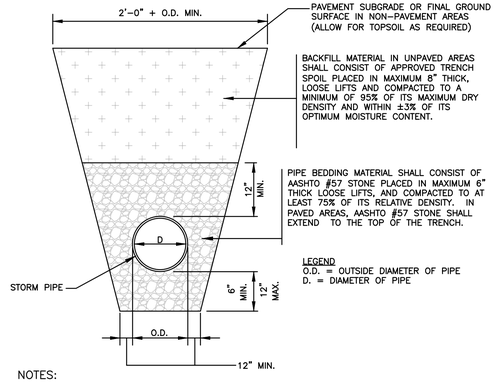
4 CULVERT AND CULVERT PROTECTION
NOT TO SCALE



NOTES:

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

5 NYLOPLAST DRAIN BASIN
NOT TO SCALE



NOTES:

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

6 STORM PIPE TRENCH
NOT TO SCALE

REVISION RECORD

NO	DATE	DESCRIPTION
0	10/13/2025	SUBMITTAL TO CITY OF CHARLES TOWN
1	01/06/2026	WVDEP REVISIONS
2	01/26/2026	WVDEP, CITY OF CHARLES TOWN, AND DOH RESUBMISSION

786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.848.7526
www.cecinc.com
Civil & Environmental Consultants, Inc.

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

TYPICAL DRAINAGE DETAILS

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

DRAWING NO.: C803

LUCAS GARDNER REGISTERED 25447 01/27/2026 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

P:\340-0001\347-0091-0401\dwg\CVD\347909-CV01-C800-DETAILS.dwg[15] LS(1/27/2026 - Hobo) - LP: 1/27/2026 2:16 PM

Luminaire Schedule				
Symbol	Qty	Label	Total Watts	Mounting Height
	44	wpledm-24w-4000k_dlf2405108-5a	968	9



Calculation Summary			
Units	Avg	Max	Min
Fc	2.02	22.4	0.0

WPLEDS and WPLEDM Field-Adjustable Wall Pack RAB

WPLEDS



WPLEDM



The field-adjustable wall pack with selectable on/off photocell

0-10V | 100,000 HRS | WET RATED | FIELD ADJUSTABLE

PROJECT:

DATE:

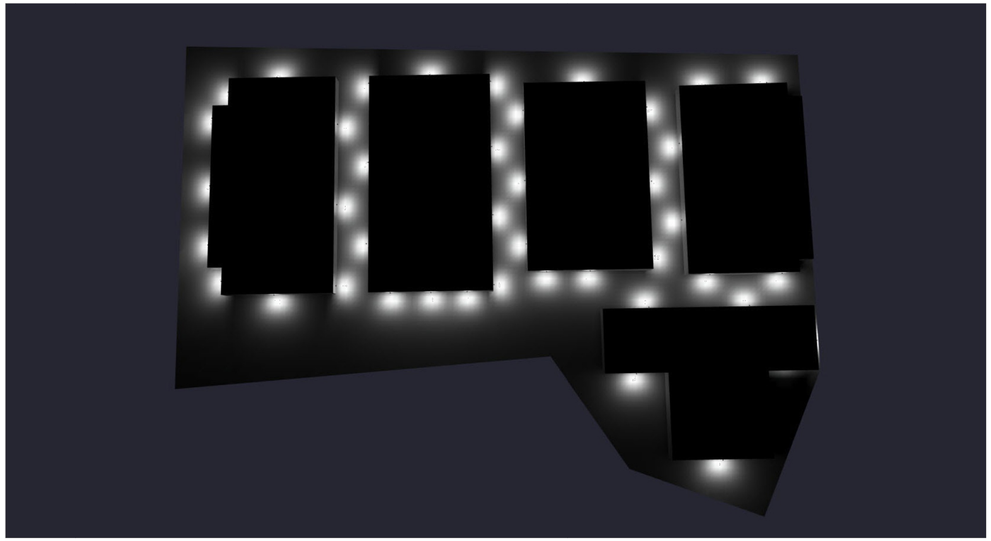
TYPE:

PREPARED BY:

5 | UL CERTIFIED | DLC 5.1 PREMIUM

KEY FEATURES

- Selectable wattages:
  WPLEDS: 13W/10W/6W | WPLEDM: 32W/24W/16W
- Selectable CCT: 3000K/4000K/5000K
- Selectable on/off photocell
- Voltage ratings: 120-277V
- Comes with integrated junction box
- Suitable for wet locations for downlight application
- 5-Year, no-compromise warranty



SCALE IN FEET
0 40 80

REVISION RECORD

NO	DATE	DESCRIPTION
0.	10/13/2025	SUBMITTAL TO CITY OF CHARLES TOWN
1.	01/05/2026	WPLED REVISIONS
2.	01/26/2026	WPLED, CITY OF CHARLES TOWN AND CTUH RESUBMISSION

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

LIGHTING PLAN
(BY OTHERS)

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

DRAWING NO.:
C900

P:\340-050\347-909\--CADD\Dwg\CVD\\347909-CVD1-C000-COVERSHEET.dwg(2) (2)] LS(1/23/2026 - 11:04) - LP: 1/27/2026 2:16 PM

Kimley»Horn

Memorandum

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

From: Mark Phillips, P.E.
Diego Carreira

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

Date: February 10, 2026

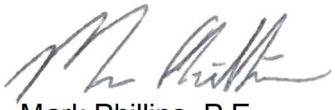
Subject: Thomfair Storage Units Site Plan Review – 4th Submission

This memorandum summarizes our review of the Site Plan for the Thomfair Storage Units (dated February 9, 2026, prepared by Civil & Environmental Consultants, Inc.) for 5 storage units (64,350 SF), one access loop road and through roads connecting to Somerset Blvd (WV County Route 1550) on 4.17 acres. The site is currently zoned Neighborhood Commercial.

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

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

KIMLEY-HORN & ASSOCIATES, INC.



Mark Phillips, P.E.
Project Manager
Associate

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 03/23/26
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

Discussion of DR Acquisitions, LLC v. City of Charles Town Planning Commission, Jefferson County Case No. 2026-AA-1—Possible Executive Session

Agenda amended to add this item on March 20, 2026.

ATTACHMENTS: