CITY OF CHARLES TOWN
PLANNING COMMISSION
AGENDA • MAY 26, 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 Minutes of April 27, 2026
04-27-2026 PC MINUTES_DRAFT.pdf

3. UNFINISHED BUSINESS

4. NEW BUSINESS

4.1 : **Public Hearing**: *SLD2023-10* - Academy Place - Preliminary Plan
1. Staff Report.pdf
2. Application.pdf
3. CTUB Review.pdf
4. KH Review.pdf
5. Plan Set.pdf

4.2 : *Commission Review*: *BR2026-04* - Huntfield Multiple Phases Bond Extension Request
1. Staff Report.pdf
2. Application.pdf
3. Narrative.pdf
4. Work Completed.pdf
5. Paving Utility Map.pdf

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

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

SCHEDULED

Meeting: 05/26/26
Department: Planning Commission
Category: Report
Initiator:

AGENDA ITEM (ID #)

DRAFT Minutes of April 27, 2026

ATTACHMENTS:

- 04-27-2026 PC MINUTES_DRAFT.pdf

CITY OF CHARLES TOWN
PLANNING COMMISSION •
MINUTES APRIL 27, 2026

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

101 E Washington Street, Charles Town, WV 25414

1. CALL TO ORDER

Present: Ann Paonessa - Chair
Jessica Derr
Jeff Hynes
Kevin Long

Alyssa Meeks, City Staff – Assistant City Manager
Stephanie Grove – City Attorney

James Newman, Zoning Administrator - Absent

2. APPROVAL OF MINUTES

2.1: Regular Session Minutes of March 23, 2026

Commissioner Derr made a comment regarding page 3 type "responded".

Motion to approve the meeting minutes with the one minor change:

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

3. UNFINISHED BUSINESS
None
NEW BUSINESS

4.2: Public Hearing: *SLD2026-01: – Langlet Property South – Completeness Review*

The third-party engineer, Mark Phillips of Kimley Horn, was present virtually and gave the staff report.

Commissioner Hynes had a question regarding water availability.

The applicant, Brooke Perry from Integrity Federal Services, spoke regarding the project. She further stated that there are easements on site for CTUB that have been in place for years.

Commissioner Derr asked if all the comments had been addressed. Ms. Perry stated yes and Mark Phillips confirmed that the comments had been addressed. The number of homes was discussed and clarified.

DRAFT

Motion to consider the application to be complete:

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

5. ADJOURNMENT Motion to adjourn:

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

Meeting adjourned at 7:09 pm.

DRAFT

Planning Commission
101 East Washington Street
Charles Town, WV 25414

SCHEDULED

Meeting: 05/26/26
Department: Planning Commission
Category: Report
Initiator:

AGENDA ITEM (ID #)

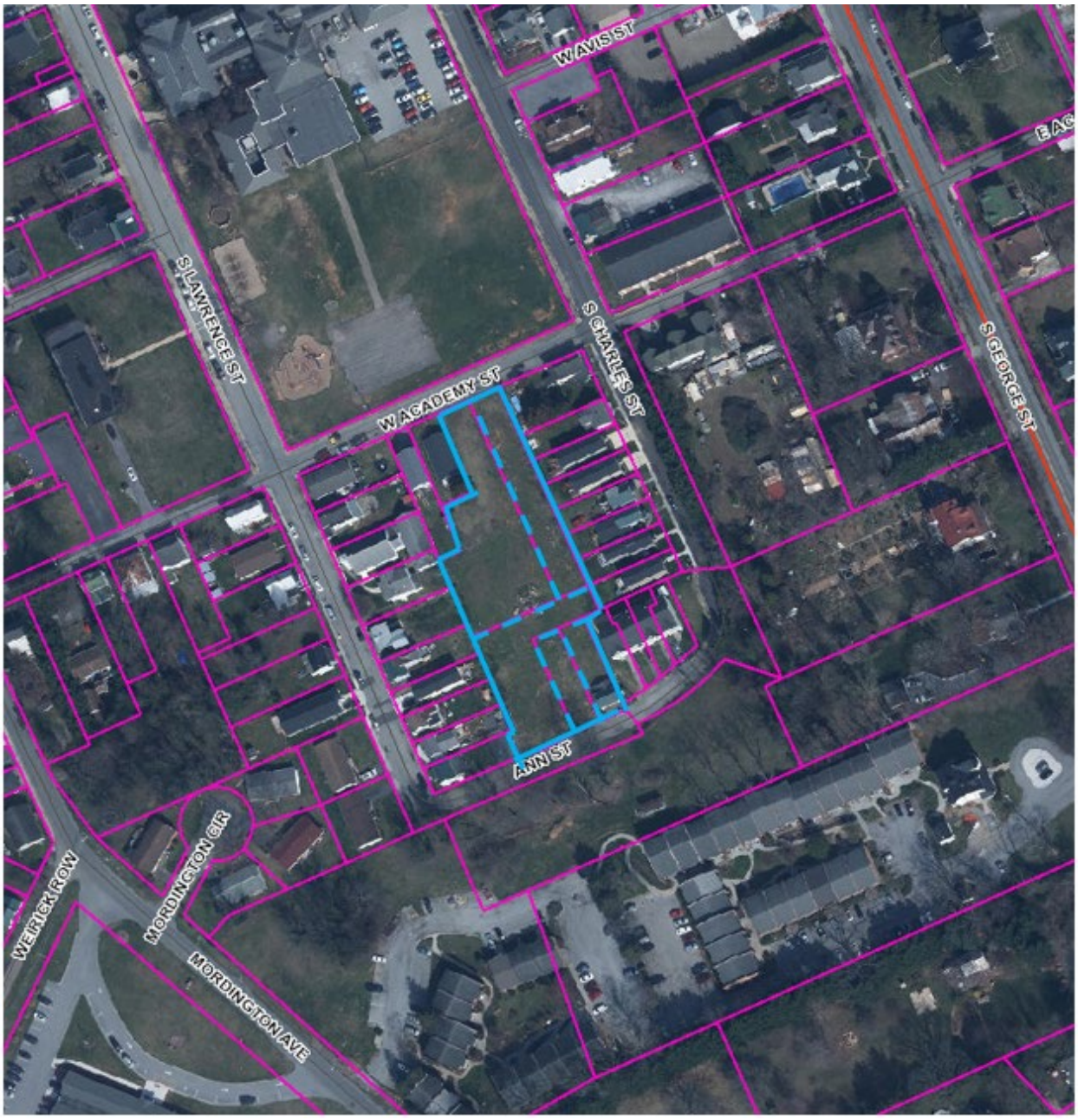
Public Hearing: *SLD2023-10* - Academy Place - Preliminary Plan

ATTACHMENTS:

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

Preliminary Plan – Academy Place
SLD2023-10

Date: For the May 26, 2026 Planning Commission meeting
Applicant: Mark Roper
Property Owner: Mark Roper
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: Major Subdivision and Land Development.
Property Location: TD 03 / Map: 4 / Pcls 101, 102, 103, 105, 106
Current Zoning: Old Town Residential



PROJECT OVERVIEW

Planned Unit Development for nine townhomes and one single-family detached home.

REZONING

The Planned Unit Development and accompanying sketch plan were approved by City Council on December 2, 2024, subject to the condition that "*Per the PUD requirements for required Common Open Space, A minimum of twenty percent (20%) of the total usable land in residential Use in each phase shall be set aside for permanent common Open Space as defined in the City of Charles Town Zoning Ordinance.*"

ZONING REVIEW

A Planned Unit Development is not subject to the normal regulations found in the underlying Zoning District or standards of the Subdivision and Land Development Ordinance. Its purpose is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. This flexibility often accrues in the form of relief from compliance with conventional Zoning Ordinance and Subdivision and Land Development Ordinance site and design requirements.

To that end, review of the Preliminary Plan is based on general conformance with the approved sketch plan and the condition of approval.

SITE LAYOUT

In conformance with the approved sketch plan. The proposed 2-way road has curb cuts along the eastern side to allow for driveway access for the homes along S. Charles St.

SETBACKS

The setbacks adhere to those in the approved sketch plan, with the exception of reduced (from 10 ft to 5 ft) setbacks for Lot 1 and reduced (from 20 ft to 3 ft) for lot 10. Lot 1 has reduced setbacks due to the placement of the road and sidewalk having been finalized during detailed engineering work, and Lot 10 has reduced side setbacks due to it's proximity to a stormwater management basin. Neither change shall harm adjacent property owners.

LANDSCAPING

The plan has 13 street trees as was proposed at the PUD rezoning, as well as rear screening landscape behind the townhomes. Additional landscaping beyond is placed in the small recreation area. Four different tree species are proposed, along with an arborvitae shrub for rear yard screening and three different planting types around the play area.

PARKING

The provided parking adheres to the original proposal; driveways are provided for all units and four spaces are provided for the open space.

OPEN SPACE

The open space has been reduced from the sketch plan with the inclusion of a stormwater bio-retention area. This is a mostly flat retention facility that uses natural plantings and soil to filter stormwater runoff. The playground area is in the same location.

LIGHTING

Lighting meets the design and luminosity requirements of the Subdivision Ordinance.

CONDITION OF APPROVAL

The PUD approval required that at least 20% of the total useable land be set aside for open space. That requirement is met; 20.5% has been provided.

OTHER

The City's 3rd party engineering firm has reviewed the plan set and found it satisfactory. The Charles Town Utility Board has reviewed the pan set and has some minor comments to still be addressed.

CONCLUSION

This the preliminary plan for a Planned-Unit Development. The plan is generally in conformance with the approved sketch plan, with some modifications to setbacks for two lots due to the location of the road and a stormwater basin. The plan provides for curb cuts for adjacent property owner's future driveways, provides the required open space and landscaping, adheres to the PUD requirements, and is a good example of a high-density infill development in the City.

RECOMMENDATION

Approval

RECEIVED
MAR 02 2026
BY:
COPY

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 2-20-2026

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

3. FEES

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

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

4. SUBMITTAL PACKAGE

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

Fee Schedule

1. BASE FEES

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

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

2. APPLICATION FEES

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

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

3. LEGAL NOTICE FEES

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

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

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

4. ADDITIONAL FEES

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

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

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

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

3. APPLICANT'S NAME* Mark Roper

Address: 418 S. Samuel St

Telephone Number (304) 671-5262

Email Address [redacted]

4. PROPERTY OWNER'S NAME Same as applicant

Address: _____

Telephone Number (_____) _____

Email Address _____

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

Property Address: Vacant - Academy St and Ann St. and one structure at 214 Ann St.

Tax Map # and Parcel: TM 4; Parcels 101, 102, 103,105, and 106.

Property Area in Square Feet or Acres: 0.81 acres or 35,290 sq. ft.

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

6. FEE CALCULATION (Per Fee Schedule)

BASE: _____

APPLICATION: _____

_____

_____

_____

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: $_____

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

Approved Planned Unit Development on December 2, 2024

10 Residential Units

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

Vacant and a single family home (to be removed). Zoning is

PUD - Old Town Residential

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
Sketch Plan	Academy Place	Approved	12/2/2024

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	2/23/2026		
Jefferson County Addressing Office	2/23/2026		
Jefferson County Board of Education	2/23/2026		
WV Department of Environmental Protection	2/23/2026		
WV Department of Transportation, Division of Highways	2/23/2026		
WV State Historic Preservation Office	2/23/2026		
WV Office of Environmental Health Services	2/23/2026		
U.S. Army Corps of Engineers	2/23/2026		
Other (specify each Agency)	N/A		

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 2-19-2026

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:_____

_____

_____

_____

Charles Town
Utility Board

661 S. George Street, Suite 101, Charles Town, WV 25414
Phone: (304) 725-2316 ♦ Fax: (304) 725-4313 ♦ Web: www.ctubwv.com

UTILITY BOARD

CHAIRMAN
City of Charles Town City Manager Brent Manuel

VICE CHAIRMAN
John Maxey

TREASURER
Duke Pierson

SECRETARY
Ashley Stottlemyer

Board Member
Heidi Parker

Board Member
Patrick Kratovil

UTILITY MANAGER
Paul Mantello

May 22, 2026

Lucas Gardner
Civil & Environnmental Consultants Inc.
120 Genesis Blvd
Bridgeport, WV 26330

Re: Academy Place - Site Plan – 2nd Submission

Dear Mr. Gardner;

We have reviewed the plans for the above referenced site and offer the following comments:

Site Plan:

1) Sheet C500
   a. The first sanitary lateral north of Manhole S101 needs revised. Show the sanitary lateral connecting to the main at a 90-degree angle. Add a fitting on the lateral in the roadway to realign it with the property.

   b. The sanitary lateral at the southernmost residential unit is too close to the storm inlet. Shift the sanitary lateral slightly to the North to allow a few more feet of horizontal separation from the proposed box inlet.

   c. Include lot numbers or unit numbers on utility site plan.

If you have any questions, please contact me at (304) 725-2316.

Sincerely,

Travis Markley
Engineering Technician

Kimley»Horn

Memorandum

To: Lucas Gardner, PE
Project Manager
CEC, Inc.
120 Genesis Boulevard
Bridgeport, WV 26330

From: Mark Phillips, P.E.

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

Date: May 19, 2026

Subject: Academy Place Preliminary Plan Review

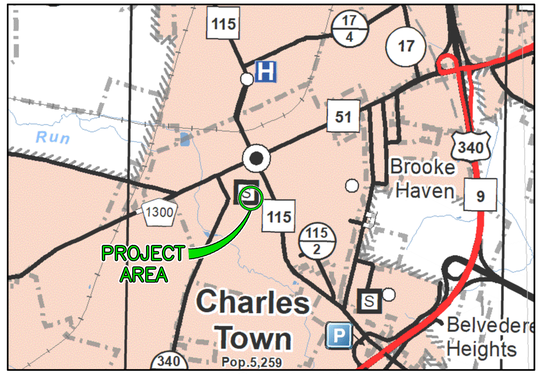
This memorandum summarizes our review of the Preliminary Plan for Academy Place (dated April 30, 2026, prepared by CEC, Inc.) for 10 Townhouse units on 0.95 acres. The site is currently zoned Old Town Residential.

Kimley-Horn's review of this application is limited to the Preliminary Plan and Plat and Application provided. Based upon our review, we have no further comments. Thank you for the opportunity to review this Preliminary Plan. In the meantime, please feel free to contact us at 703-870-3631 should you have any questions.

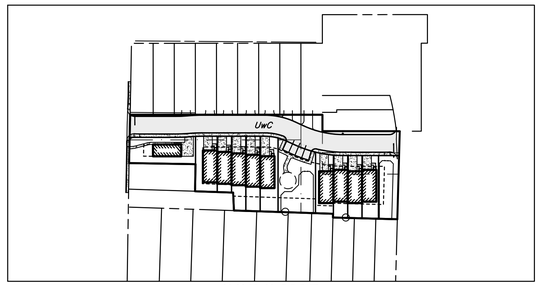
KIMLEY-HORN & ASSOCIATES, INC.

Mark Phillips, P.E.
Project Manager, Associate

ACADEMY PLACE
PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAT
JEFFERSON COUNTY, WEST VIRGINIA
REZONING TO PLANNED UNIT DEVELOPMENT APPROVED BY CHARLES TOWN CITY COUNCIL ON DECEMBER 2, 2024

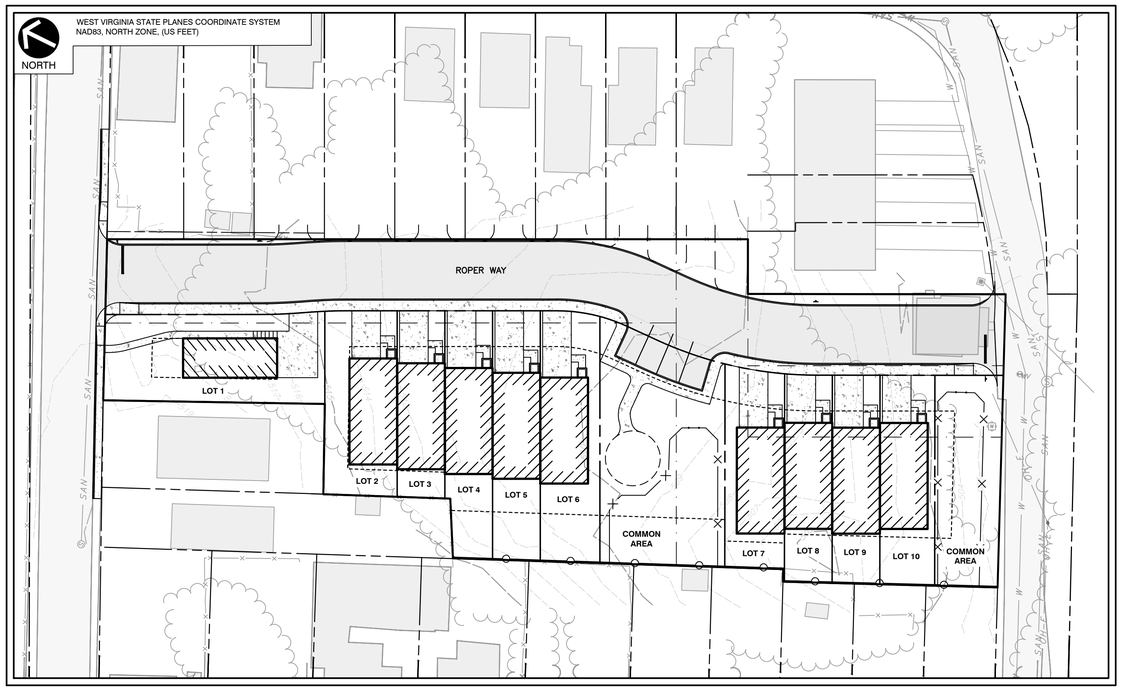


VICINITY MAP
JEFFERSON COUNTY HIGHWAY MAP
SCALE IN FEET
0 2,000 4,000



SOILS MAP
USDA NRCS CUSTOM SOIL RESOURCE REPORT
SCALE IN FEET
0 100 200

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C000	COVER SHEET
C001	GENERAL NOTES
C100	EXISTING SITE CONDITIONS AND DEMOLITION PLAN
C200	PRELIMINARY PLAT
C201	SITE LAYOUT PLAN
C300	SITE GRADING PLAN
C301	ROADWAY GEOMETRY
C400	SITE DRAINAGE PLAN
C401	STORM PIPE PROFILES
C402	BIORETENTION AREAS CROSS SECTION
C500	SITE UTILITY PLAN
C501	SANITARY PIPE PROFILE
C600	EROSION AND SEDIMENTATION CONTROL PLAN
C700	LANDSCAPE PLAN
C701	LANDSCAPING DETAILS
C702	PHOTOMETRIC PLAN
C800	TYPICAL SITE DETAILS
C801	TYPICAL SITE DETAILS
C802	TYPICAL SITE DETAILS
C803	TYPICAL SITE DETAILS
C804	TYPICAL SITE DETAILS
C805	TYPICAL SITE DETAILS
C806	TYPICAL SITE DETAILS



NORTH 290354.56, EAST 2432624.58
(APPROXIMATE CENTER OF PROJECT)

SCALE IN FEET
0 30 60

COMPUTATIONAL BREAKDOWN:	
TOTAL AREA (SF)	41,758
ROAD RIGHT OF WAY (SF)	11,416
LOT AREA (SF)	21,656
COMMON AREA (SF)	7,356

TOTAL LOT/COMMON AREA (SF)	29,011
REQUIRED 20% OPEN SPACE (SF)	5,802
PROVIDED OPEN SPACE (SF)	5,947
PROVIDED OPEN SPACE (%)	20.5%

LOT AREAS	
LOT	AREA (SF)
1	3,541
2	2,361
3	1,567
4	2,009
5	2,093
6	2,620
7	2,084
8	1,740
9	1,748
10	2,023

CITY OF CHARLES TOWN - COMPLETE LIST OF WAIVERS/VARIANCES			
ORDINANCE	SECTION OF ORDINANCE	DESCRIPTION OF WAIVER OR VARIANCE	DATE GRANTED
NONE - APPROVED DECEMBER 2, 2024 AS A PLANNED UNIT DEVELOPMENT			

PER THE PUD REQUIREMENTS FOR REQUIRED COMMON OPEN SPACE, A MINIMUM OF TWENTY PERCENT (20%) OF THE TOTAL USABLE LAND IN RESIDENTIAL USE IN EACH PHASE SHALL BE SET ASIDE FOR PERMANENT COMMON OPEN SPACE AS DEFINED IN THE CITY OF CHARLES TOWN ZONING ORDINANCE.

NOTE: AN NPDES PERMIT IS NOT REQUIRED DUE TO SITE DISTURBANCE BEING LESS THAN ONE ACRE.

SURVEYOR'S 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. 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; AND, 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 OR SITE PLAN.

ENGINEERS CERTIFICATION

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

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

WEST VIRGINIA 811 CALL BEFORE YOU DIG!

OWNER/DEVELOPER
MARK ROPER
MARK ROPER CONSTRUCTION, LLC
11065 MIDDLEWAY PIKE
CHARLES TOWN, WV 25414
PH: (304) 671-5262

CONSULTANT
SETH RIVARD
SETH RIVARD CONSULTING
PO BOX 92
CHARLES TOWN, WV 25414
PH: (615) 735-7097

CIVIL ENGINEER
LUCAS GARDNER, P.E.
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
210 GENESIS BLVD
BRIDGEPORT, WV 26330
PH: (304) 848-7164

LUCAS GARDNER — REGISTERED — 21447 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER
5/19/2026

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2026	PRELIMINARY PLAN SUBMISSION
2	3/4/2026	REVISED PER AGENCY REVIEW COMMENTS
3	4/17/2026	REVISED PER AGENCY REVIEW COMMENTS

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CECI ENGINEERING CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CECI CONSULTANTS, LLC.

120 Genesis Boulevard
Bridgeport, WV 26330
Ph: 304.933.3119
www.ceciinc.com
Civil & Environmental Consultants, Inc.

ACADEMY PLACE
JEFFERSON COUNTY, WEST VIRGINIA
3-4-101: DB 467 PG 353
3-4-105: DB 1287 PG 191
3-4-106: DB 848 PG 322

COVER SHEET

DATE:	JANUARY 2026	DRAWN BY:	AEW
DWG SCALE:	AS SHOWN	CHECKED BY:	LAG
PROJECT NO:		354-805	
APPROVED BY:			LAG

DRAWING NO.: **C000**

P:\350-001\354-805\11-CAD\Dwg\CIVIL\354805-CIVIL-C000-COVER SHEET.dwg[C000] LS:5/19/2026 - lgardner - LP: 5/19/2026 8:18 AM

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 OF A COMBINATION OF SURVEY PERFORMED BY OTHERS PROVIDED TO CEC, AND SURVEY PERFORMED BY CEC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION OF 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. THE CONTRACTOR SHALL INFORM THE 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 MISS UTILITY (ONE CALL) SERVICE, AND ALL OTHER AGENCIES THAT MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT.
4. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE, LOCAL AND OSHA REGULATIONS DURING ALL ACTIVITIES, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ITS 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, ENGINEER, AND OWNER'S REPRESENTATIVES FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT, AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE WORK DEPICTED IN THIS PLAN AND ANY ASSOCIATED SPECIFICATIONS.
6. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
7. ANY WORK PERFORMED IN LOCAL OR STATE RIGHT-OF-WAY 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-WAY. 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.
8. CONTRACTOR SHALL IMPLEMENT ALL EROSION AND SEDIMENTATION CONTROL PRACTICES REQUIRED BY ALL APPLICABLE LOCAL REQUIREMENTS AND THE WEST VIRGINIA DEP. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN COMPLIANCE WITH ALL STORMWATER CONSTRUCTION PERMIT REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS NECESSARY, EVEN IF NOT SHOWN ON THESE PLANS.
9. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED ACCORDING TO THE PLANS AND IN ACCORDANCE WITH ALL APPLICABLE STANDARDS OF LOCAL REQUIREMENTS.
10. THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS CONSTRUCTION SET FOR PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICTS ALL WORK ASSOCIATED WITH THE PROJECT.
11. IN THE EVENT THAT AN ERROR WITH THE PLANS SEEMS APPARENT, THE MATTER MUST BE TAKEN UP WITH THE ENGINEER OF RECORD FOR CAREFUL REVIEW BEFORE PROCEEDING WITH CONSTRUCTION. WITHIN 48 HOURS THE CONTRACTOR SHALL SUBMIT A REQUEST AND RECEIVE DIRECTIONS FOR INFORMATION PRIOR TO PERFORMING ANY WORK.
12. THE 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. DRAWINGS SHALL INCLUDE HORIZONTAL AND VERTICAL INFORMATION AS WELL AS ANY EXISTING UTILITIES ENCOUNTERED. INCLUDE AT LEAST TWO DIMENSIONS FROM KNOWN SITE FEATURES.

EROSION & SEDIMENT CONTROL NOTES

1. ALL REQUIRED PERMITTING DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE AND READILY ACCESSIBLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE OF TERMINATION (NOT) IS FILED FOR THE PERMIT.
2. AT A MINIMUM, INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROLS WILL BE CONDUCTED AT LEAST ONCE EVERY FOUR CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY PRECIPITATION EVENT 0.25-INCH OR GREATER PER 24 HOUR PERIOD. IF REQUIRED INSPECTION IS NOT PRACTICABLE WITHIN 24 HOURS, IT SHALL BE NOTED IN THE INSPECTION REPORT.
3. ANY NECESSARY REPAIRS OR MAINTENANCE TO BMPS SHALL BE PERFORMED WITHIN 24 HOURS OF NOTING A DEFICIENCY AND SHALL BE RE-INSPECTED WITHIN 48 HOURS FOLLOWING REPLACEMENT/REPAIRS. IF REPAIRS CANNOT BE COMPLETED WITHIN THAT 24 HOUR PERIOD, IT SHALL BE NOTED IN THE INSPECTION REPORT WITH AN EXPLANATION INCLUDING THE ANTICIPATED COMPLETION DATE.
4. 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.
5. 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.
6. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (I.E. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITIES ARE 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.
7. 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.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SEDIMENT DOES NOT LEAVE THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING MEASURES TO CONTROL SEDIMENT EVEN IF NOT SHOWN ON THESE PLANS. ANY SEDIMENT THAT LEAVES THE SITE AT CONSTRUCTION ENTRANCES MUST BE REMOVED FROM THE ROADWAY IMMEDIATELY.
9. AFTER 70 PERCENT UNIFORM, VEGETATIVE COVER HAS BEEN ACHIEVED AND THE SITE HAS BEEN STABILIZED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL TEMPORARY CONTROLS AND STABILIZE ANY DISTURBANCES ASSOCIATED WITH THEIR REMOVAL.
10. THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY ANY SITE ACTIVITIES.

DEMOLITION NOTES

1. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE OWNER OR OWNER'S REPRESENTITIVE.
2. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CLEARING WITHOUT THE WRITTEN APPROVAL OF THE OWNER.
3. EROSION AND SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND FUNCTION PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES.
4. PROVIDE NEAT, STRAIGHT, FULL DEPTH, SAW CUTS OF EXISTING PAVEMENT ALONG LIMITS OF PAVEMENT DEMOLITION.
5. ALL EXISTING SITE WASTE OR PREVIOUS CONSTRUCTION DEBRIS, PROPOSED DEMOLITION WASTE, AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. THE WASTE/DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
6. CAVITIES LEFT BY DEMOLITION OR STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED IN ACCORDANCE WITH THE GRADING SPECIFICATIONS.
7. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY/AGENCY.
8. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR WRITTEN "PERMITTED" AUTHORIZATION FROM THE LOCAL AND STATE AUTHORITIES IN ACCORDANCE WITH APPLICABLE BURNING LAWS.
9. IF ASBESTOS OR HAZARDOUS MATERIALS ARE 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 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. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE BY SURVEY METHODS ALL PROPERTY CORNER MONUMENTS WITHIN THE LIMITS OF DISTURBANCE PRIOR TO DISTURBANCE. THE ACCURACY SHALL MEET, OR EXCEED THE STATE BOARD OF PROFESSIONAL SURVEYORS STANDARDS. THE CONTRACTOR SHALL REPLACE ANY DISTURBED MONUMENT AND PROVIDE AN EXHIBIT TO THE OWNER SHOWING THE PRE-DISTURBED AND NEW LOCATION.
11. 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 DEMOLITION OR CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR, TO THE APPROPRIATE STANDARDS, AT CONTRACTOR'S EXPENSE.

LAYOUT NOTES

1. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR CONSTRUCTION. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO: WORK OUTSIDE OF THE LIMIT OF DISTURBANCE, ADDITION/DELETION OF WATER CONVEYANCE STRUCTURES, INCREASED IMPERVIOUS SURFACES, ADDITION/DELETION OF PARKING SPACES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, CUT/FILL GRADES AND SLOPES, ETC.
2. SITE SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE WEST VIRGINIA DOH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

GRADING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, OR TOP OF PAVEMENT SURFACE, OR GRATE ELEVATION AT THE DRAWDOWN POINT, UNLESS INDICATED OTHERWISE.
2. STRIP TOPSOIL OR UNSUITABLE MATERIAL TO WHATEVER DEPTH IT MAY OCCUR FROM AREAS TO BE EXCAVATED, FILLED, OR GRADED IN A MANNER TO PREVENT INTERMIXING WITH UNDERLYING SUBSOIL OR WASTE MATERIALS. STOCKPILE TOPSOIL ONSITE FOR USE IN FINISH GRADING, SEEDING, AND LANDSCAPING. TOPSOIL FROM SITE IS TO BE RESPREAD AT A UNIFORM DEPTH ACROSS ALL GRADED SURFACES WHICH ARE TO RECEIVE PERMANENT SEEDING, UNLESS OTHERWISE SPECIFIED. STOCKPILE AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE. PROTECT TOPSOIL STOCKPILES USING EROSION AND SEDIMENT CONTROL MEASURES AS REQUIRED.
3. 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.
4. 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.
5. FILL SHALL BE PLACED AT A MINIMUM AS FOLLOWS: PLACE FILL IN MAXIMUM LOOSE DEPTHS OF 12 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. CONTRACTOR SHALL STRICTLY ADHERE TO OR BETTER THE EROSION AND SEDIMENT CONTROL PLAN PREPARED FOR THIS PROJECT.
11. EARTHWORK SHALL INCLUDE ANY AND ALL REQUIRED CLEARING AND GRUBBING, STRIPPING, STOCKPILING, AND RESPREADING TOPSOIL, UNDER CUT AND REPLACEMENT, EXCAVATION, EMBANKMENT, AND COMPACTION. ALL REQUIRED EXCAVATION SHALL BE CONSIDERED "UNCLASSIFIED" REGARDLESS OF THE MATERIAL ENCOUNTERED.
12. GRADED SLOPES SHALL NOT EXCEED 2:1 UNLESS NOTED OTHERWISE.
13. ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN, UNLESS NOTED OTHERWISE.
14. ADJUST ALL EXISTING UTILITY SURFACE FEATURES WHICH ARE TO REMAIN, INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISHED GRADES, UNLESS OTHERWISE INDICATED.
15. CONTRACTOR IS RESPONSIBLE FOR IMPORTING OR EXPORTING MATERIAL AS NECESSARY TO ACHIEVE PLAN GRADES.

STORM DRAINAGE NOTES

1. DISTANCES SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED, AND CONTRACTOR IS RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM STRUCTURES ARE SHOWN TO THE CENTER STRUCTURE, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL NEW STORMWATER MANAGEMENT FEATURES. CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE REGULATING AGENCIES CONCERNING INSTALLATION, INSPECTION, AND APPROVAL OF THE STORM DRAINAGE SYSTEM.
3. ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING COLLECTION AND CONVEYANCE STRUCTURES, SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
4. ANY EXISTING FIELD TILE, PIPES, OR UNDERDRAINS ENCOUNTERED DURING EXCAVATION SHALL BE TIED INTO THE STORM DRAINAGE SYSTEM AS DIRECTED BY THE ENGINEER.
5. WEST VIRGINIA DOH TYPE STORM STRUCTURES ARE TO BE INSTALLED ACCORDING TO DOH SPECIFICATIONS.
6. ALL TRENCH SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. THE SPOILS SHALL BE USED AS FILL IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS, OR REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.

UTILITY NOTES

1. THE CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE BASED ON TOPOGRAPHIC SURVEYS AND/OR RECORD DRAWINGS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREIN IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
2. THE CONTRACTOR SHALL OBTAIN OR CONFIRM THAT ALL REQUIRED PERMITS ARE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL PROPOSED UTILITIES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS OF THE STATE, MUNICIPALITY, SERVICE DISTRICT, OR UTILITY PROVIDER.
4. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE APPROPRIATE AGENCY.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL EXISTING UTILITIES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
6. THE CONTRACTOR IS TO REMOVE AND PROPERLY DISPOSE OF ANY ABANDONED UTILITY LINES AS INDICATED ON THE PLANS OR AS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES.
7. DISTANCES SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED, AND CONTRACTOR IS RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR SANITARY STRUCTURES ARE SHOWN TO THE CENTER STRUCTURE, UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND CONDUITS DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION.
9. ROOF DRAINS, FOUNDATION DRAINS, AND ANY OTHER CLEAR WATER CONNECTIONS TO SANITARY SEWER SYSTEMS ARE PROHIBITED.
10. ALL MANHOLES WITH A DEPTH GREATER THAN 4 FEET SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF WEST VIRGINIA DOH SPECIFICATIONS.
11. ALL TRENCH SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. THE SPOILS SHALL BE USED AS FILL IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS, OR REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.

DEVELOPMENT NOTES

1. THE ROAD WILL BE DEDICATED TO THE CITY OF CHARLES TOWN UPON COMPLETION OF THE PROJECT.
2. A HOME OWNERS ASSOCIATION IS TO BE FORMED BY THE DEVELOPER.
3. THE COMMON AREA WILL BE PRIVATELY MAINTAINED BY THE HOME OWNERS ASSOCIATION.
4. PROPOSED COVENANTS AND RESTRICTIONS WILL BE APPLIED TO THE ENTIRE DEVELOPMENT.

SEQUENCE OF CONSTRUCTION

1. NO CONSTRUCTION ACTIVITIES SHALL TAKE PLACE BEFORE ALL APPLICABLE PERMITS HAVE BEEN OBTAINED AND APPROVED FOR THE PROJECT.
2. PRIOR TO COMMENCEMENT OF ANY EARTH DISTURBANCE ACTIVITY, INCLUDING CLEARING, GRUBBING, AND GRADING, THE REGISTRANT SHALL CLEARLY DELINEATE SENSITIVE AREAS 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 SHALL BE 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 ENTRANCES TO THE SITE.
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. TOPSOIL, SPOIL, AND OTHER MATERIAL SHALL BE PLACED IN SEPARATE PILES.
10. SURFACE STABILIZATION - INITIATE STABILIZATION MEASURES SOON AS PRACTICABLE IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL NOTES AND SEEDING DETAIL/SPECIFICATION.
11. CONSTRUCTION - INSTALL STORM DRAINAGE FEATURES, UTILITIES, AND PAVEMENT OR GRAVEL SURFACES AS INDICATED IN THE PLAN. DURING CONSTRUCTION, INSTALL AND MAINTAIN ANY ADDITIONAL 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 POST-CONSTRUCTION STORM WATER BMPS AS SHOWN IN THE PLAN. STABILIZE ALL OPEN AREAS INCLUDING TOPSOIL AND SPOIL AREAS. BIO-RETENTION AREA FILTER MEDIA AND UNDERDRAINS SHALL NOT BE INSTALLED UNTIL AFTER STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA.
13. AFTER 70 PERCENT UNIFORM, VEGETATIVE COVER HAS BEEN ACHIEVED AND THE SITE HAS BEEN STABILIZED, REMOVE ALL TEMPORARY BMPS AND STABILIZE ANY DISTURBANCES ASSOCIATED WITH THE REMOVAL OF THE BMPS. TEMPORARY BMPS MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: SILT FENCE, INLET PROTECTION, ETC.

CITY OF CHARLES TOWN	
EROSION AND SEDIMENT CONTROL INSPECTION	
PLANS FOR GRADING, STRIPPING, EXCAVATING, AND FILLING WORK BEARING THE STAMP OF APPROVAL OF THE SUBDIVISION ADMINISTRATOR SHALL BE MAINTAINED AT THE SITE DURING THE PROGRESS OF THE WORK. IN ORDER TO OBTAIN INSPECTIONS, THE PERMITEE SHALL NOTIFY THE SUBDIVISION ADMINISTRATOR AT LEAST TWO (2) WORKING DAYS BEFORE THE FOLLOWING:	
a.	START OF CONSTRUCTION
b.	EROSION AND SEDIMENT CONTROLS ARE IN PLACE AND STABILIZED
c.	SITE CLEARING HAS BEEN COMPLETED
d.	ROUGH GRADING HAS BEEN COMPLETED
e.	FINAL GRADING HAS BEEN COMPLETED
f.	FINAL LANDSCAPING
NOTE: ALL STORMWATER MANAGEMENT FACILITIES SHALL BE INSPECTED PERIODICALLY BY THE CITY ENGINEER DURING CONSTRUCTION. PRIOR TO THE ISSUANCE OF A DEVELOPMENT COMPLETION PERMIT, ALL STORMWATER MANAGEMENT FACILITIES SHALL BE INSPECTED BY THE CITY ENGINEER.	

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2026	PRELIMINARY PLAN SUBMISSION
2	3/6/2026	REVISED PER AGENCY REVIEW COMMENTS
3	4/16/2026	REVISED PER AGENCY REVIEW COMMENTS
4		
5		

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC: ENGINEERING & CONSULTANTS, LLC; LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC: LANDSCAPE ARCHITECTURE, LLC.

Civil & Environmental Consultants, Inc.
120 Genesis Boulevard
Bridgeport, WV 26330
Ph: 304.933.3119
www.cecinc.com

ACADEMY PLACE
JEFFERSON COUNTY, WEST VIRGINIA
3-4-101: DB 467 PG 353
3-4-105: DB 1287 PG 191
3-4-106: DB 848 PG 322

GENERAL NOTES

DATE:	JANUARY 2026
DRAWN BY:	AEW
CHECKED BY:	LAG
DWG SCALE:	AS SHOWN
PROJECT NO:	354-805
APPROVED BY:	LAG

DRAWING NO.: **C001**

OWNER/DEVELOPER
MARK ROPER
MARK ROPER CONSTRUCTION, LLC
11065 MIDDLEWAY PIKE

NORTH

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- SECTION LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING ROAD (PAVED)
- EXISTING BUILDING
- EXISTING FENCE LINE
- SAN — EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- W — EXISTING WATERLINE
- OH-E — EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING TREE LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED PRIVACY FENCE
- PROPOSED CHAIN LINK FENCE
- SAN — PROPOSED SANITARY SEWER
- W — PROPOSED WATERLINE
- E — PROPOSED ELECTRIC LINE
- PROPOSED INLET OR MANHOLE
- PROPOSED STORM SEWER
- PROPOSED BIORETENTION
- PROPOSED RIPRAP
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED LIMIT OF DISTURBANCE
- SF — PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED EROSION CONTROL BLANKET

X — DETAIL NUMBER
C000 — DETAIL SHEET
DETAIL CALLOUT

WEST ACADEMY STREET
SOUTH LAWRENCE STREET
SOUTH CHARLES STREET
ANN STREET

EXISTING UNDERGROUND CONCRETE STRUCTURE

SARA MATZEK
DISTRICT 3
M. 4, P. 108.1
D.B. 1273, PG. 580
RESIDENTIAL USE
OLD TOWN RESIDENTIAL

REMOVE EXISTING STRUCTURE

JACOB S. BORAM & JOSEPH G. MILLER
DISTRICT 3
M. 4, P. 107
D.B. 1274, PG. 378
RESIDENTIAL USE
OLD TOWN RESIDENTIAL

WILLIE M-D OLIVER & STANLEY P. OLIVER
DISTRICT 3
M. 4, P. 109
D.B. 969, PG. 455
RESIDENTIAL USE
OLD TOWN RESIDENTIAL

WILLIE M-D OLIVER & STANLEY P. OLIVER
DISTRICT 3
M. 4, P. 109
D.B. 969, PG. 455
RESIDENTIAL USE
OLD TOWN RESIDENTIAL

JEAN ANN ROBERTS
DISTRICT 3
M. 4, P. 110
W.B. Q, PG. 236
RESIDENTIAL USE
OLD TOWN RESIDENTIAL

JAMES PURDON
DISTRICT 3
M. 4, P. 111
D.B. 1288, PG. 413
RESIDENTIAL USE
OLD TOWN RESIDENTIAL

M&A INVESTMENT GROUP, LLC
DISTRICT 3
M. 4, P. 105
D.B. 1287, PG. 191
RESIDENTIAL USE
OLD TOWN RESIDENTIAL

JACQUELINE NICHOLS & IRVIN SOLANO
DISTRICT 3
M. 4, P. 112
D.B. 1283, PG. 594
RESIDENTIAL USE
OLD TOWN RESIDENTIAL

MARK E. ROPER
DISTRICT 3
M. 4, P. 113
D.B. 807, PG. 312
RESIDENTIAL USE
OLD TOWN RESIDENTIAL

MARK E. ROPER
DISTRICT 3
M. 4, P. 114
D.B. 848, PG. 332
RESIDENTIAL USE
OLD TOWN RESIDENTIAL

EPISCOPAL RECTORY
DISTRICT 3
M. 4, P. 94
D.B. 77, PG. 169
RESIDENTIAL USE
OLD TOWN RESIDENTIAL

MARK E. ROPER
DISTRICT 3
M. 4, P. 106
D.B. 848, PG. 322
RESIDENTIAL USE
OLD TOWN RESIDENTIAL

EXISTING FENCE (TYP)

JUAN ANTONIO CASTELLANOS & LETICIA CISNEROS PENA
DISTRICT 3
M. 4, P. 95
D.B. 1159, PG. 210
RESIDENTIAL USE
OLD TOWN RESIDENTIAL

MARK E. ROPER
DISTRICT 3
M. 4, P. 96
D.B. 1029, PG. 162
RESIDENTIAL USE
OLD TOWN RESIDENTIAL

NANCY OELZCHLAEGER
DISTRICT 3
M. 4, P. 115
D.B. 1263, PG. 599
RESIDENTIAL USE
OLD TOWN RESIDENTIAL

MARK E. ROPER
DISTRICT 3
M. 4, P. 101
D.B. 467, PG. 353
RESIDENTIAL USE
OLD TOWN RESIDENTIAL

CARTY R. CLARK & COURTNEY A. HERNDON
DISTRICT 3
M. 4, P. 116
D.B. 1280, PG. 61
RESIDENTIAL USE
OLD TOWN RESIDENTIAL

MARION C. WILSON SR. & LORIANN PERKINS
DISTRICT 3
M. 4, P. 96.1
D.B. 1300, PG. 662
OLD TOWN RESIDENTIAL

MARK E. ROPER
DISTRICT 3
M. 4, P. 102
D.B. 1299, PG. 428
RESIDENTIAL USE
OLD TOWN RESIDENTIAL

MARK E. ROPER
DISTRICT 3
M. 4, P. 103
D.B. 467, PG. 353
RESIDENTIAL USE
OLD TOWN RESIDENTIAL

FJ HEFESTAY JR.
DISTRICT 3
M. 5, P. 10
D.B. 1302, PG. 632
RESIDENTIAL USE
OLD TOWN RESIDENTIAL

KIM L. CURRY & TAMARA L. CURRY
DISTRICT 3
M. 4, P. 97
D.B. 1234, PG. 601
RESIDENTIAL USE
OLD TOWN RESIDENTIAL

WILLIAM D. & SUZANNE D. FOX
DISTRICT 3
M. 4, P. 98
D.B. 1338, PG. 184
RESIDENTIAL USE
OLD TOWN RESIDENTIAL

DEMOLISH EXISTING HOUSE AND WALL

EXISTING BUILDING (TYP)

DEBRA R. CROBETT
DISTRICT 3
M. 4, P. 99
D.B. 1299, PG. 375
RESIDENTIAL USE
OLD TOWN RESIDENTIAL

EXISTING WATER METER

EXISTING DROP INLET
RIM ELEV = 503.56

EXISTING WATER VALVE

EXISTING SANITARY MANHOLE
RIM ELEV = 502.18
8" CONCRETE INV. IN = 498.43
8" CONCRETE INV. OUT = 498.18

AMY ASSOCIATES, LLC
DISTRICT 3
M. 5, P. 10.1
D.B. 1118, PG. 619
COMMERCIAL USE

EXISTING 15" HDPE STORM PIPE
INV. IN = 501.43
INV. OUT = 500.01

SCALE IN FEET
0 20 40

DEMOLITION NOTE

EXISTING ITEMS SHOWN IN BLACK ON THIS SHEET ARE TO BE REMOVED AS INDICATED.

REFERENCE

1. HORIZONTAL SURVEY DATUM = NSRS 2011 WV STATE PLANE COORDINATES (NORTH ZONE). VERTICAL SURVEY DATUM = NAVD 88 (GEOID18).
2. EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED UPON SURVEY PERFORMED BY OTHERS AND PROVIDED TO CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC).
3. EXISTING PROPERTY LINES SHOWN ARE BASED ON BOUNDARY SURVEY PERFORMED BY CEC IN SEPTEMBER 2025.
4. EXISTING PLANIMETRIC INFORMATION SHOWN IS BASED UPON SURVEY PERFORMED BY OTHERS AND SUPPLEMENTED WITH SURVEY PERFORMED BY CEC IN SEPTEMBER 2025.

OWNER/DEVELOPER
MARK ROPER
MARK ROPER CONSTRUCTION, LLC
11065 MIDDLEWAY PIKE
CHARLES TOWN, WV 25414
PH: (304) 671-5262

CONSULTANT
SETH RIVARD
SETH RIVARD CONSULTING
PO BOX 92
CHARLES TOWN, WV 25414
PH: (615) 735-7097

CIVIL ENGINEER
LUCAS GARDNER, P.E.
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
210 GENESIS BLVD
BRIDGEPORT, WV 26330
PH: (304) 848-7164

LUCAS GARDNER — REGISTERED — 25447 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER
5/19/2026

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	10/03/2025	PRELIMINARY PLAN SUBMISSION
2	04/30/2026	REVISED PER AGENCY REVIEW COMMENTS
3	05/19/2026	REVISED PER AGENCY REVIEW COMMENTS

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CONSOLAR ARCHITECTS, LLC.

CEC
Civil & Environmental Consultants, Inc.
120 Genesis Boulevard
Bridgeport, WV 26330
Ph: 304.933.3119
www.cecinc.com

ACADEMY PLACE
JEFFERSON COUNTY, WEST VIRGINIA
3-4-101: DB 467 PG 353
3-4-105: DB 1287 PG 191
3-4-106: DB 848 PG 322

EXISTING SITE CONDITIONS AND DEMOLITION PLAN

DATE: JANUARY 2026 | DRAWN BY: AEW
DWG SCALE: AS SHOWN | CHECKED BY: LAG
PROJECT NO: 354-805 | APPROVED BY: LAG

DRAWING NO.: **C100**

P:\350-005\354-805\--CAD\Dwg\C01\354805-CV01-C100-EXISTING CONDITIONS.dwg(C100) (5/11/19/2025 - awilkins) - LP: 5/19/2026 8:18 AM

NORTH

PROVIDED LOT PARAMETERS - APPROVED PER PLANNED UNIT DEVELOPMENT						
LOT	FRONT SETBACK (FT)	SIDE SETBACK (FT)	REAR SETBACK (FT)	LOT WIDTH (FT)	MINIMUM LOT SIZE (SF)	MAX HEIGHT
1	26	10	27	38	3411	35 FEET
2	20	END UNIT 10	12.9	30.3	2361	35 FEET
3	22	INTERNAL UNIT 0	11.6	20	1567	35 FEET
4	24	INTERNAL UNIT 0	35.9	20	2009	35 FEET
5	26	INTERNAL UNIT 0	33.9	20	2093	35 FEET
6	28	END UNIT 5	32.5	25	2620	35 FEET
7	23.3	END UNIT 5	13.8	25	2084	35 FEET
8	20	INTERNAL UNIT 0	21.7	20	1740	35 FEET
9	22	INTERNAL UNIT 0	20.7	20	1748	35 FEET
10	20	END UNIT 30	23.2	23	2023	35 FEET

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- SECTION LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING ROAD (PAVED)
- EXISTING BUILDING
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERLINE
- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING TREE LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED PRIVACY FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
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- PROPOSED BIORETENTION
- PROPOSED RIPRAP
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED EROSION CONTROL BLANKET

X / C800 — DETAIL NUMBER / DETAIL SHEET — DETAIL CALLOUT

- STORMWATER MANAGEMENT EASEMENT (20'*)
- SHARED SANITARY AND WATERLINE EASEMENT (20')

*STORMWATER MANAGEMENT EASEMENTS IN REAR OF STRUCTURES HAVE BEEN REVISED TO MAXIMIZE THE EASEMENT, EXCEEDING 20' WHERE POSSIBLE

COMPUTATIONAL BREAKDOWN:	
TOTAL AREA (SF)	41,758
ROAD RIGHT OF WAY (SF)	12,746
LOT AREA (SF)	21,656
COMMON AREA (SF)	7,356

TOTAL LOT/COMMON AREA (SF)	29,011
REQUIRED 20% OPEN SPACE (SF)	5,802
PROVIDED OPEN SPACE (SF)	5,947
PROVIDED OPEN SPACE (%)	20.5%

CURVE TABLE							
CURVE #	PI	DELTA	DEGREE OF CURVE	TANGENT	LENGTH	RADIUS	MID ORDINATE
C1	1+31.01	024°36'44"	040°04'01"	31.20'	61.43'	143.00'	3.29'
C2	1+94.61	024°40'41"	065°51'26"	19.03'	37.47'	87.00'	2.01'
C3	3+08.91	004°11'34"	028°38'52"	7.32'	14.64'	200.00'	0.13'
C4	3+30.31	004°10'10"	028°38'52"	7.28'	14.55'	200.00'	0.13'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N26°17'53.44"W	99.82'
L2	N01°41'09.21"W	14.34'
L3	N26°21'50.26"W	88.54'
L4	N30°33'23.86"W	6.80'
L5	N26°23'14.18"W	87.41'



REFERENCE

1. HORIZONTAL SURVEY DATUM = NSRS 2011 WV STATE PLANE COORDINATES (NORTH ZONE). VERTICAL SURVEY DATUM = NAVD 88 (GEOID18).
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SCALE IN FEET
0 30 60

OWNER/DEVELOPER	CONSULTANT	CIVIL ENGINEER
MARK ROPER MARK ROPER CONSTRUCTION, LLC 11065 MIDDLEWAY PIKE CHARLES TOWN, WV 25414 PH: (304) 671-5262	SETH RIVARD SETH RIVARD CONSULTING PO BOX 92 CHARLES TOWN, WV 25414 PH: (615) 735-7097	LUCAS GARDNER, P.E. CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 210 GENESIS BLVD BRIDGEPORT, WV 26330 PH: (304) 848-7164

LUCAS GARDNER — REGISTERED — 21447 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER
5/19/2026

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2026	PRELIMINARY PLAN SUBMISSION
2	3/4/2026	REVISED PER AGENCY REVIEW COMMENTS
3	5/1/2026	REVISED PER AGENCY REVIEW COMMENTS

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTURE & PLANNING, LLC.

Civil & Environmental Consultants, Inc.
120 Genesis Boulevard
Bridgeport, WV 26330
Ph: 304.933.3119
www.cecinc.com

ACADEMY PLACE
JEFFERSON COUNTY, WEST VIRGINIA
3-4-101: DB 467 PG 353
3-4-105: DB 1287 PG 191
3-4-106: DB 848 PG 322

PRELIMINARY PLAT

DATE:	JANUARY 2026
DRAWN BY:	AEW
CHECKED BY:	LAG
DWG SCALE:	AS SHOWN
PROJECT NO:	354-805
APPROVED BY:	LAG

DRAWING NO.:
C200

A:\354-805\354-805-CAD01\Dwg\CIVIL\354805-CIV01-C200-PRELIM PLAT.dwg[C200] 15:15 5/19/2026 - tgardner - LD: 5/19/2026 9:18 AM

NORTH

PROVIDED LOT PARAMETERS - APPROVED PER PLANNED UNIT DEVELOPMENT						
LOT	FRONT SETBACK (FT)	SIDE SETBACK (FT)	REAR SETBACK (FT)	LOT WIDTH (FT)	MINIMUM LOT SIZE (SF)	MAX HEIGHT
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- ADJOINING PROPERTY LINE
- SECTION LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
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- EXISTING BUILDING
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- EXISTING LIGHT POLE
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- PROPOSED LIMIT OF DISTURBANCE
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- PROPOSED INLET PROTECTION
- PROPOSED EROSION CONTROL BLANKET

X / C800 — DETAIL NUMBER / DETAIL SHEET — DETAIL CALLOUT

SITE LAYOUT NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL PLAN AND NOTIFY ENGINEER IF DISCREPANCIES ARE FOUND. THE ARCHITECTURAL PLANS SHALL BE USED FOR ALL BUILDING DIMENSIONS.
2. ALL SIDEWALKS SHALL CONFORM TO ALL APPLICABLE ADA REQUIREMENTS.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
4. ALL CONCRETE WALKWAYS AND PAD SURFACES SHALL BE CONSTRUCTED AS SHOWN IN THE TYPICAL DETAILS, WITH A NON-SLIP FINISH.

REFERENCE

1. HORIZONTAL SURVEY DATUM = NSRS 2011 WV STATE PLANE COORDINATES (NORTH ZONE). VERTICAL SURVEY DATUM = NAVD 88 (GEOID18).
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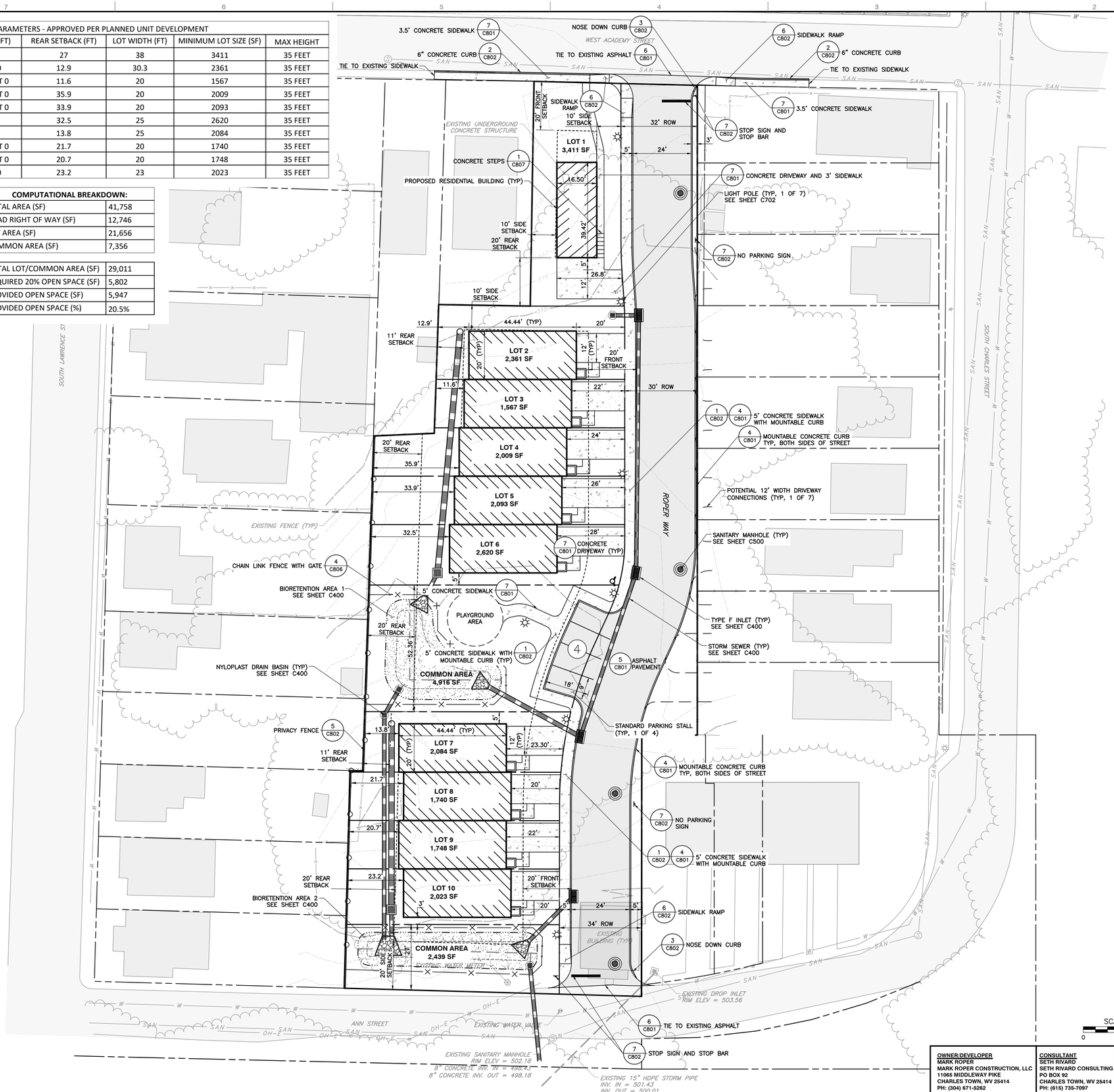

OWNER/DEVELOPER	CONSULTANT	CIVIL ENGINEER
MARK ROPER MARK ROPER CONSTRUCTION, LLC 11065 MIDDLEWAY PIKE CHARLES TOWN, WV 25414 PH: (304) 671-5262	SETH RIVARD SETH RIVARD CONSULTING PO BOX 92 CHARLES TOWN, WV 25414 PH: (615) 735-7097	LUCAS GARDNER, P.E. CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 210 GENESIS BLVD BRIDGEPORT, WV 26330 PH: (304) 848-7164

LUCAS GARDNER — REGISTERED — 25447 — 5/19/2026 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2026	PRELIMINARY PLAN SUBMISSION
2	3/4/2026	REVISED PER AGENCY REVIEW COMMENTS
3	5/1/2026	REVISED PER AGENCY REVIEW COMMENTS

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ACADEMY PLACE
JEFFERSON COUNTY, WEST VIRGINIA
3-4-101: DB 467 PG 353
3-4-105: DB 1287 PG 191
3-4-106: DB 848 PG 322

SITE LAYOUT PLAN

DATE:	JANUARY 2026
DRAWN BY:	AEW
DWG SCALE:	AS SHOWN
CHECKED BY:	LAG
PROJECT NO:	354-805
APPROVED BY:	LAG

DRAWING NO.: **C201**

P:\350-000\354-805\1-CADD\Dwg\C001\354805-CV01-C200-SITE LAYOUT PLAN.dwg[C100] 5/19/2026 - lgardner - LM: 5/19/2026 9:18 AM

NORTH

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- SECTION LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING ROAD (PAVED)
- EXISTING BUILDING
- EXISTING FENCE LINE
- SAN — EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- W — EXISTING WATERLINE
- OH-E — EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER METER
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- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED LIMIT OF DISTURBANCE
- SF — PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED EROSION CONTROL BLANKET

X — DETAIL NUMBER
C800 — DETAIL SHEET
DETAIL CALLOUT

CURVE TABLE

CURVE #	PI	DELTA	DEGREE OF CURVE	TANGENT	LENGTH	RADIUS	MID ORDINATE
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LINE TABLE

LINE #	BEARING	LENGTH
L1	N26°17'53.44"W	99.82'
L2	N01°41'09.21"W	14.34'
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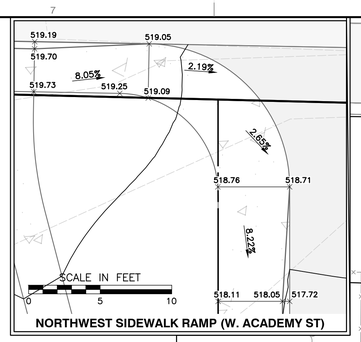
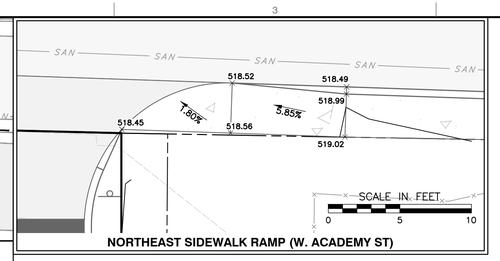


NORTHWEST SIDEWALK RAMP (W. ACADEMY ST)



NORTHEAST SIDEWALK RAMP (W. ACADEMY ST)

SCALE IN FEET
0
20
40

SITE LAYOUT POINTS

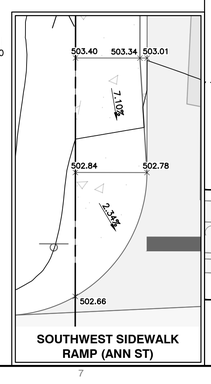
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	290537.10	2432507.05	520.08	BOTTOM OF STANDARD 6" CURB – TIE TO EXISTING
2	290533.93	2432508.54	520.61	CONCRETE SIDEWALK – TIE TO EXISTING
3	290551.56	2432545.84	520.09	CONCRETE SIDEWALK
4	290554.72	2432544.35	519.56	BOTTOM OF STANDARD 6" CURB
5	290564.57	2432565.19	519.19	BOTTOM OF STANDARD 6" CURB
6	290567.99	2432572.43	519.05	CONCRETE SIDEWALK – BOTTOM OF RAMP
7	290586.55	2432612.51	518.52	CONCRETE SIDEWALK – BOTTOM OF RAMP
8	290589.86	2432619.79	518.49	BOTTOM OF STANDARD 6" CURB
9	290590.52	2432621.24	518.48	BOTTOM OF STANDARD 6" CURB
10	290594.30	2432629.57	518.46	BOTTOM OF STANDARD 6" CURB
11	290602.62	2432647.44	518.32	BOTTOM OF STANDARD 6" CURB – TIE TO EXISTING
12	290599.27	2432648.99	518.86	CONCRETE SIDEWALK – TIE TO EXISTING
13	290591.11	2432631.01	519.00	CONCRETE SIDEWALK
14	290587.33	2432622.69	519.01	CONCRETE SIDEWALK
15	290586.67	2432621.24	519.02	CONCRETE SIDEWALK – TOP OF RAMP
16	290583.37	2432613.95	518.56	CONCRETE SIDEWALK – BOTTOM OF RAMP
17	290580.23	2432607.03	518.45	CONCRETE SIDEWALK
18	290573.00	2432607.68	518.32	BOTTOM OF MOUNTABLE CURB
19	290566.89	2432610.71	518.20	BOTTOM OF MOUNTABLE CURB
20	290556.23	2432589.21	517.72	BOTTOM OF MOUNTABLE CURB
21	290554.00	2432584.73	518.11	CONCRETE SIDEWALK – TOP OF RAMP
22	290563.39	2432585.66	518.71	CONCRETE SIDEWALK – BOTTOM OF RAMP
23	290561.16	2432581.17	518.76	CONCRETE SIDEWALK – BOTTOM OF RAMP
24	290564.56	2432574.05	519.09	CONCRETE SIDEWALK – BOTTOM OF RAMP
25	290563.98	2432572.12	519.25	CONCRETE SIDEWALK
26	290561.41	2432566.69	519.73	CONCRETE SIDEWALK
27	290560.13	2432563.98	519.77	CONCRETE SIDEWALK
28	290558.73	2432564.64	519.69	CONCRETE SIDEWALK
29	290560.01	2432567.35	519.65	CONCRETE SIDEWALK
30	290554.28	2432571.09	519.25	CONCRETE SIDEWALK
31	290552.31	2432568.83	519.29	CONCRETE SIDEWALK
32	290539.42	2432580.05	518.40	CONCRETE SIDEWALK
33	290541.39	2432582.31	518.35	CONCRETE SIDEWALK
34	290535.66	2432586.06	518.04	CONCRETE SIDEWALK
35	290534.26	2432586.72	517.96	CONCRETE SIDEWALK
36	290532.98	2432584.00	518.00	CONCRETE SIDEWALK AT BUILDING
37	290506.63	2432597.08	518.00	TOP OF STEPS AT BUILDING
38	290507.96	2432599.76	517.96	TOP OF STEPS
39	290499.01	2432604.20	515.21	BOTTOM OF STEPS
40	290497.67	2432601.52	515.25	BOTTOM OF STEPS AT BUILDING
41	290493.19	2432603.74	514.96	CONCRETE
42	290497.78	2432613.02	514.49	CONCRETE SIDEWALK
43	290487.41	2432619.10	513.94	CONCRETE SIDEWALK
44	290482.44	2432609.07	514.72	CONCRETE
45	290475.11	2432594.29	515.01	CONCRETE
46	290485.86	2432588.96	515.13	CONCRETE
47	290490.34	2432586.74	515.25	CONCRETE AT BUILDING
48	290499.28	2432582.30	518.00	GRADE AT BUILDING
49	290525.65	2432569.22	518.00	GRADE AT BUILDING
50	290529.98	2432562.12	517.75	GRADE
51	290494.00	2432578.30	516.50	GRADE
52	290469.25	2432595.10	513.80	GRADE
53	290451.03	2432565.58	514.00	GRADE
54	290472.11	2432604.74	513.56	GRADE
55	290479.22	2432617.94	513.27	INLET
56	290483.71	2432626.93	513.21	INLET AT CURB
57	290474.73	2432625.80	513.23	CONCRETE SIDEWALK
58	290463.98	2432631.13	512.70	CONCRETE SIDEWALK
59	290455.10	2432613.21	514.15	CONCRETE AT BUILDING
60	290465.85	2432607.88	514.15	CONCRETE AT BUILDING
61	290466.75	2432607.43	514.15	GRADE AT BUILDING
62	290447.01	2432567.61	514.09	GRADE AT BUILDING
63	290445.98	2432561.08	513.74	GRADE
64	290429.09	2432576.49	514.09	GRADE AT BUILDING
65	290428.20	2432574.70	513.42	GRADE AT BUILDING
66	290410.28	2432583.58	513.42	GRADE AT BUILDING
67	290409.39	2432581.79	512.75	GRADE AT BUILDING
68	290404.52	2432575.55	512.77	GRADE
69	290401.32	2432574.75	512.73	GRADE
70	290389.80	2432562.22	512.37	GRADE
71	290385.20	2432561.28	512.21	GRADE
72	290391.47	2432590.67	512.75	GRADE AT BUILDING
73	290390.59	2432588.88	512.09	GRADE AT BUILDING
74	290372.67	2432597.76	512.09	GRADE AT BUILDING
75	290371.78	2432595.97	511.42	GRADE AT BUILDING
76	290353.86	2432604.85	511.42	GRADE AT BUILDING
77	290351.65	2432600.40	511.00	INLET
78	290342.61	2432580.66	509.27	GRADE
79	290339.15	2432593.19	508.50	BIORETENTION BASIN 1 – TOP
80	290338.26	2432591.40	508.50	BIORETENTION BASIN 1 – TOP
81	290325.16	2432586.74	508.50	BIORETENTION BASIN 1 – TOP
82	290304.96	2432595.93	508.50	BIORETENTION BASIN 1 – TOP
83	290304.13	2432594.11	508.50	BIORETENTION BASIN 1 – EMBANKMENT
84	290294.25	2432611.31	508.50	BIORETENTION BASIN 1 – EMBANKMENT
85	290297.72	2432616.23	508.50	BIORETENTION BASIN 1 – TOP
86	290297.72	2432616.23	508.50	BIORETENTION BASIN 1 – TOP

SITE LAYOUT POINTS

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
87	290310.59	2432642.28	508.50	BIORETENTION BASIN 1 – TOP
88	290323.99	2432646.82	508.50	BIORETENTION BASIN 1 – TOP
89	290326.03	2432645.81	508.50	BIORETENTION BASIN 1 – TOP
90	290330.71	2432632.70	508.50	BIORETENTION BASIN 1 – TOP
91	290328.61	2432628.08	508.50	BIORETENTION BASIN 1 – TOP
92	290335.13	2432609.74	508.50	BIORETENTION BASIN 1 – TOP
93	290331.80	2432603.02	506.00	BIORETENTION BASIN 1 – BOTTOM
94	290333.78	2432599.25	506.00	BIORETENTION BASIN 1 – BOTTOM
95	290331.54	2432594.73	506.00	BIORETENTION BASIN 1 – BOTTOM
96	290328.27	2432593.57	506.00	BIORETENTION BASIN 1 – BOTTOM
97	290308.06	2432602.76	506.00	BIORETENTION BASIN 1 – BOTTOM
98	290304.45	2432612.91	506.00	BIORETENTION BASIN 1 – BOTTOM
99	290317.32	2432638.96	506.00	BIORETENTION BASIN 1 – BOTTOM
100	290320.67	2432640.09	506.00	BIORETENTION BASIN 1 – BOTTOM
101	290322.71	2432639.08	506.00	BIORETENTION BASIN 1 – BOTTOM
102	290323.88	2432635.81	506.00	BIORETENTION BASIN 1 – BOTTOM
103	290321.78	2432631.19	506.00	BIORETENTION BASIN 1 – BOTTOM
104	290334.66	2432613.59	509.36	GRADE
105	290343.90	2432633.95	509.67	CONCRETE SIDEWALK
106	290352.15	2432627.52	509.76	CONCRETE SIDEWALK
107	290352.73	2432632.71	509.99	CONCRETE SIDEWALK
108	290348.79	2432635.79	509.93	CONCRETE SIDEWALK
109	290349.96	2432637.29	510.02	CONCRETE SIDEWALK
110	290353.90	2432634.21	510.07	CONCRETE SIDEWALK
111	290356.54	2432641.53	510.39	CONCRETE SIDEWALK
112	290351.54	2432641.68	510.34	CONCRETE SIDEWALK
113	290351.81	2432650.73	510.69	CONCRETE SIDEWALK
114	290356.80	2432650.52	510.77	CONCRETE SIDEWALK
115	290359.89	2432653.43	510.82	CONCRETE SIDEWALK
116	290367.52	2432653.20	510.95	CONCRETE SIDEWALK
117	290372.02	2432653.07	511.00	CONCRETE SIDEWALK
118	290372.15	2432657.57	510.95	CONCRETE SIDEWALK
119	290373.60	2432644.67	511.48	GRADE AT BUILDING
120	290379.87	2432641.56	511.48	CONCRETE AT BUILDING
121	290390.62	2432636.23	511.48	CONCRETE AT BUILDING
122	290391.52	2432635.79	511.48	GRADE AT BUILDING
123	290393.59	2432634.95	512.15	CONCRETE AT BUILDING
124	290398.68	2432634.47	512.15	CONCRETE AT BUILDING
125	290409.43	2432629.14	512.15	CONCRETE AT BUILDING
126	290410.32	2432628.70	512.15	GRADE AT BUILDING
127	290411.21	2432630.49	512.81	GRADE AT BUILDING
128	290417.48	2432627.38	512.81	CONCRETE AT BUILDING
129	290428.23	2432622.06	512.81	CONCRETE AT BUILDING
130	290429.13	2432621.61	512.81	GRADE AT BUILDING
131	290430.02	2432623.40	513.48	GRADE AT BUILDING
132	290436.29	2432620.29	513.48	CONCRETE AT BUILDING
133	290447.04	2432614.97	513.48	CONCRETE AT BUILDING
134	290447.94	2432614.52	513.48	GRADE AT BUILDING
135	290448.83	2432616.31	514.15	GRADE AT BUILDING
136	290456.81	2432634.68	512.45	CONCRETE SIDEWALK
137	290446.06	2432640.01	512.17	CONCRETE SIDEWALK
138	290438.89	2432643.56	512.04	CONCRETE SIDEWALK
139	290428.14	2432648.89	511.86	CONCRETE SIDEWALK
140	290420.97	2432652.44	511.74	CONCRETE SIDEWALK
141	290410.22	2432657.77	511.56	CONCRETE SIDEWALK
142	290403.05	2432661.32	511.44	CONCRETE SIDEWALK
143	290392.18	2432666.41	511.24	CONCRETE SIDEWALK
144	290387.85	2432673.21	510.74	INLET AT CURB
145	290375.28	2432675.71	510.52	BOTTOM OF MOUNTABLE CURB
146	290374.71	2432670.75	510.90	CONCRETE SIDEWALK
147	290372.49	2432668.82	510.82	CONCRETE SIDEWALK
148	290367.49	2432668.97	510.42	BOTTOM OF MOUNTABLE CURB
149	290367.17	2432658.22	510.55	BOTTOM OF MOUNTABLE CURB
150	290360.04	2432658.43	510.42	BOTTOM OF MOUNTABLE CURB
151	290349.26	2432658.81	510.21	BOTTOM OF MOUNTABLE CURB
152	290348.98	2432653.82	510.61	CONCRETE SIDEWALK
153	290327.29	2432656.40	510.21	CONCRETE SIDEWALK
154	290322.89	2432657.26	510.15	CONCRETE SIDEWALK
155	290323.67	2432661.62	510.09	CONCRETE SIDEWALK
156	290328.68	2432661.23	509.81	BOTTOM OF MOUNTABLE CURB
157	290330.64	2432672.21	509.60	BOTTOM OF MOUNTABLE CURB
158	290325.28	2432680.27	509.30	BOTTOM OF MOUNTABLE CURB
159	290325.72	2432673.09	509.84	CONCRETE SIDEWALK
160	290324.19	2432675.39	509.68	CONCRETE SIDEWALK
161	290318.68	2432676.73	509.45	CONCRETE SIDEWALK
162	290316.99	2432682.37	508.93	INLET AT CURB
163	290307.03	2432680.25	508.89	CONCRETE SIDEWALK
164	290296.71	2432659.37	509.73	CONCRETE AT BUILDING
165	290307.47	2432654.06	509.73	CONCRETE AT BUILDING
166	290308.37	2432653.61	509.73	GRADE AT BUILDING
167	290288.68	2432613.77	509.67	GRADE AT BUILDING
168	290289.26	2432606.79	508.21	INLET
169	290270.75	2432622.63	509.67	GRADE AT BUILDING
170	290271.63	2432624.42	508.42	GRADE AT BUILDING
171	290259.24	2432610.67	504.86	GRADE
172	290253.70	2432633.28	508.42	GRADE AT BUILDING

SITE LAYOUT POINTS

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
173	290252.82	2432631.49	507.17	GRADE AT BUILDING
174	290234.89	2432640.35	507.17	GRADE AT BUILDING
175	290235.77	2432642.14	505.92	GRADE AT BUILDING
176	290217.84	2432651.00	505.92	GRADE AT BUILDING
177	290218.43	2432645.14	505.75	INLET
178	290207.62	2432634.57	504.30	GRADE
179	290208.06	2432640.23	504.25	BIORETENTION BASIN 2 – TOP
180	290198.84	2432636.98	504.25	BIORETENTION BASIN 2 – TOP
181	290195.09	2432638.72	504.25	BIORETENTION BASIN 2 – TOP
182	290194.25	2432636.90	504.25	BIORETENTION BASIN 2 – EMBANKMENT
183	290189.86	2432648.85	504.25	BIORETENTION BASIN 2 – EMBANKMENT
184	290191.68	2432648.01	504.25	BIORETENTION BASIN 2 – TOP
185	290218.76	2432706.64	504.25	BIORETENTION BASIN 2 – TOP
186	290216.94	2432707.47	504.25	BIORETENTION BASIN 2 – EMBANKMENT
187	290218.27	2432717.63	502.62	ASPHALT – TIE TO EXISTING
188	290221.46	2432721.10	502.62	CONCRETE SIDEWALK
189	290228.72	2432736.47	502.33	ASPHALT – TIE TO EXISTING
190	290238.69	2432756.55	503.14	ASPHALT – TIE TO EXISTING
191	290239.42	2432737.88	503.05	SANITARY MANHOLE
192	290243.03	2432742.79	503.38	BOTTOM OF MOUNTABLE CURB
193	290249.24	2432739.70	503.49	BOTTOM OF MOUNTABLE CURB
194	290238.61	2432718.20	503.01	BOTTOM OF MOUNTABLE CURB
195	290231.44	2432721.75	502.78	CONCRETE SIDEWALK – BOTTOM OF RAMP
196	290229.23	2432718.26	502.84	CONCRETE SIDEWALK – BOTTOM OF RAMP
197	290236.40	2432713.72	503.40	CONCRETE SIDEWALK
198	290234.18	2432709.43	504.25	BIORETENTION BASIN 2 – EMBANKMENT
199	290228.89	2432711.87	504.25	BIORETENTION BASIN 2 – EMBANKMENT
200	290228.05	2432710.06	504.25	BIORETENTION BASIN 2 – TOP
201	290233.34	2432707.61	504.25	BIORETENTION BASIN 2 – TOP
202	290231.35	2432701.59	502.25	BIORETENTION BASIN 2 – BOTTOM
203	290224.77	2432704.64	502.25	BIORETENTION BASIN 2 – BOTTOM
204	290197.10	2432644.73	502.25	BIORETENTION BASIN 2 – BOTTOM
205	290202.12	2432642.40	502.25	BIORETENTION BASIN 2 – BOTTOM
206	290236.68	2432698.15	504.25	BIORETENTION BASIN 2 – TOP
207	290237.54	2432690.85	505.98	GRADE AT BUILDING
208	290243.81	2432687.75	505.98	CONCRETE AT BUILDING
209	290254.57	2432682.43	505.98	CONCRETE AT BUILDING
210	290255.47	2432681.99	506.40	GRADE AT BUILDING
211	290254.58	2432680.19	507.23	GRADE AT BUILDING
212	290260.85	2432677.09	507.23	CONCRETE AT BUILDING
213	290271.61	2432671.78	507.23	CONCRETE AT BUILDING
214	290272.51	2432671.33	507.65	GRADE AT BUILDING
215	290273.40	2432673.13	508.48	GRADE AT BUILDING
216	290279.67	2432670.03	508.48	CONCRETE AT BUILDING
217	290290.43	2432664.71	508.48	CONCRETE AT BUILDING
218	290291.33	2432664.27	508.90	GRADE AT BUILDING
219	290290.44	2432662.47	509.73	GRADE AT BUILDING
220	290299.50	2432683.06	508.46	CONCRETE SIDEWALK
221	290288.53	2432687.96	507.73	CONCRETE SIDEWALK
222	290281.36	2432691.50	507.14	CONCRETE SIDEWALK
223	290270.60	2432696.82	506.21	CONCRETE SIDEWALK
224	290263.43	2432700.36	505.59	CONCRETE SIDEWALK
225	290252.67	2432705.68	504.66	CONCRETE SIDEWALK
226	290256.39	2432709.42	504.40	INLET AT CURB
227	290268.23	2432703.56	505.42	BOTTOM OF MOUNTABLE CURB
228	290278.87	2432725.08	505.90	BOTTOM OF MOUNTABLE CURB
229	290301.12	2432714.08	507.81	BOTTOM OF MOUNTABLE CURB
230	290290.48	2432692.57	507.33	BOTTOM OF MOUNTABLE CURB
231	290302.53	2432706.69	508.02	SANITARY MANHOLE
232	290322.59	2432705.73	509.35	BOTTOM OF MOUNTABLE CURB
233	290345.02	2432701.29	510.37	BOTTOM OF MOUNTABLE CURB
234	290355.30	2432700.58	510.65	BOTTOM OF MOUNTABLE CURB
235	290369.63	2432700.16	510.89	BOTTOM OF MOUNTABLE CURB
236	290378.03	2432699.56	511.06	BOTTOM OF MOUNTABLE CURB
237	290397.54	2432689.72	511.18	SANITARY MANHOLE
238	290410.68	2432689.91	511.45	BOTTOM OF MOUNTABLE CURB
239	290400.02	2432668.40	510.97	BOTTOM OF MOUNTABLE CURB
240	290410.73	2432663.10	511.15	BOTTOM OF MOUNTABLE CURB
241	290421.38	2432684.60	511.63	BOTTOM OF MOUNTABLE CURB
242	290443.78	2432673.50	512.00	BOTTOM OF MOUNTABLE CURB
243	290433.13	2432652.00	511.52	BOTTOM OF MOUNTABLE CURB
244	290455.53	2432640.90	511.97	BOTTOM OF MOUNTABLE CURB
245	290466.18	2432662.40	512.45	BOTTOM OF MOUNTABLE CURB
246	290490.01	2432650.59	513.45	BOTTOM OF MOUNTABLE CURB
247	290479.35	2432629.09	512.97	BOTTOM OF MOUNTABLE CURB
248	290491.45	2432622.53	513.64	BOTTOM OF MOUNTABLE CURB
249	290503.65	2432643.20	514.12	BOTTOM OF MOUNTABLE CURB
250	290509.50	2432639.74	514.44	BOTTOM OF MOUNTABLE CURB
251	290497.30	2432619.08	513.96	BOTTOM OF MOUNTABLE CURB
252	290510.86	2432611.72	514.64	BOTTOM OF MOUNTABLE CURB
253	290521.52	2432633.22	515.12	BOTTOM OF MOUNTABLE CURB
254	290532.65	2432627.70	515.79	BOTTOM OF MOUNTABLE CURB
255	290521.98	2432606.20	515.31	BOTTOM OF MOUNTABLE CURB
256	290536.91	2432620.65	516.13	SANITARY MANHOLE
257	290577.31	2432592.15	518.63	ASPHALT – TIE TO EXISTING



SOUTHWEST SIDEWALK RAMP (ANN ST)

SITE GRADING NOTES

1. CONTRACTOR SHALL VERIFY THAT ELEVATIONS SHOWN ARE CONSISTENT WITH ARCHITECTURAL AND STRUCTURAL PLANS AND SHALL NOTIFY ENGINEER IF DISCREPANCIES ARE FOUND. THE ARCHITECTURAL PLANS SHALL BE USED FOR ALL BUILDING DIMENSIONS.
2. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AT TIE-INS AND ENSURE SMOOTH TRANSITIONS.
3. CONTRACTOR SHALL MAINTAIN POSITIVE SLOPE TOWARD STORM INLETS AND AWAY FROM BUILDINGS/CORNERS OF CURBS TO PREVENT PONDING.

REFERENCE

1. HORIZONTAL SURVEY DATUM = NSRS 2011 WV STATE PLANE COORDINATES (NORTH ZONE). VERTICAL SURVEY DATUM = NAVD 88 (GEOID18).
2. EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED UPON SURVEY PERFORMED BY OTHERS AND PROVIDED TO CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC).
3. EXISTING PROPERTY LINES SHOWN ARE BASED ON BOUNDARY SURVEY PERFORMED BY CEC IN SEPTEMBER 2025.
4. EXISTING PLANIMETRIC INFORMATION SHOWN IS BASED UPON SURVEY PERFORMED BY OTHERS AND SUPPLEMENTED WITH SURVEY PERFORMED BY CEC IN SEPTEMBER 2025.

OWNER/DEVELOPER
MARK ROPER
MARK ROPER CONSTRUCTION, LLC
11065 MIDDLEWAY PIKE
CHARLES TOWN, WV 25414
PH: (304) 671-5262

CONSULTANT
SETH RIVARD
SETH RIVARD CONSULTING
PO BOX 92
CHARLES TOWN, WV 25414
PH: (615) 735-7097

CIVIL ENGINEER
LUCAS GARDNER, P.E.
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
210 GENESIS BLVD
BRIDGEPORT, WV 26330
PH: (304) 848-7164

LUCAS GARDNER — REGISTERED — 21447 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER — 5/19/2026

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2026	PRELIMINARY PLAN SUBMISSION
2	04/30/2026	REVISED PER AGENCY REVIEW COMMENTS
3	05/19/2026	REVISED PER AGENCY REVIEW COMMENTS

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC: ENGINEERS & CONSULTANTS, LLC; LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF WEST VIRGINIA WILL BE PROVIDED BY CEC: ENGINEERS & CONSULTANTS, LLC; LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC: CONSULTANTS, LLC.

Civil & Environmental Consultants, Inc.
120 Genesis Boulevard
Bridgeport, WV 26330
Ph: 304.933.3119
www.cecinc.com

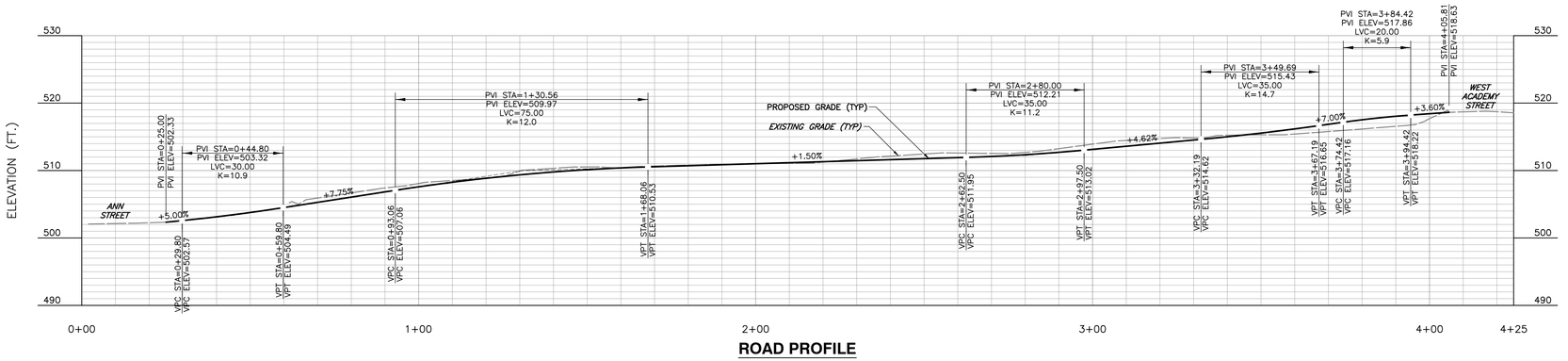
ACADEMY PLACE
JEFFERSON COUNTY, WEST VIRGINIA
3-4-101: DB 467 PG 353
3-4-105: DB 1287 PG 191
3-4-106: DB 848 PG 322

SITE GRADING PLAN

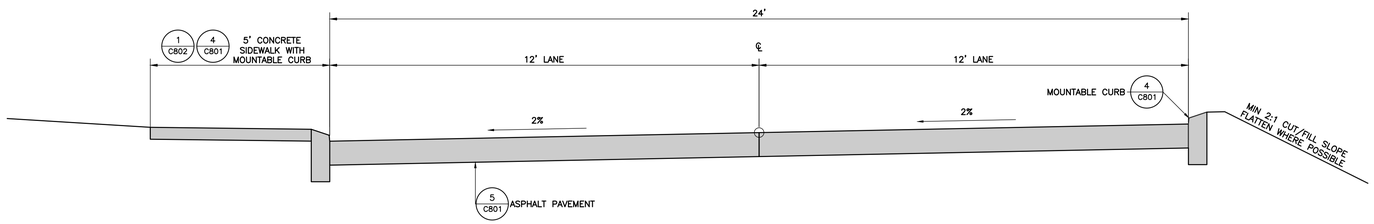
DATE:	JANUARY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	354-805
DRAWN BY:	AEW
CHECKED BY:	LAG
APPROVED BY:	LAG

DRAWING NO.: **C300**

A:\350-005\354-805\1-CAD\Dwg\CIVIL\354805-CIV01-C300-SITE GRADING PLAN.dwg(C300) LS:(5/19/2026 - (portrait)) LP: 5/19/2026 9:19 AM



ROAD PROFILE



TYPICAL ROADWAY SECTION
NOT TO SCALE
STA 0+25 TO 4+05

REFERENCE

1. HORIZONTAL SURVEY DATUM = NSRS 2011 WV STATE PLANE COORDINATES (NORTH ZONE). VERTICAL SURVEY DATUM = NAVD 88 (GEOID18).
2. EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED UPON SURVEY PERFORMED BY OTHERS AND PROVIDED TO CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC).
3. EXISTING PROPERTY LINES SHOWN ARE BASED ON BOUNDARY SURVEY PERFORMED BY CEC IN SEPTEMBER 2025.
4. EXISTING PLANIMETRIC INFORMATION SHOWN IS BASED UPON SURVEY PERFORMED BY OTHERS AND SUPPLEMENTED WITH SURVEY PERFORMED BY CEC IN SEPTEMBER 2025.

SCALE IN FEET
0 20 40
20 10 0

OWNER/DEVELOPER
MARK ROPER
MARK ROPER CONSTRUCTION, LLC
11065 MIDDLEWAY PIKE
CHARLES TOWN, WV 25414
PH: (304) 671-5262

CONSULTANT
SETH RIVARD
SETH RIVARD CONSULTING
PO BOX 92
CHARLES TOWN, WV 25414
PH: (615) 735-7097

CIVIL ENGINEER
LUCAS GARDNER, P.E.
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
210 GENESIS BLVD
BRIDGEPORT, WV 26330
PH: (304) 848-7164

LUCAS GARDNER
REGISTERED
25447
5/19/2026
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2026	PRELIMINARY PLAN SUBMISSION
2	3/4/2026	REVISED PER AGENCY REVIEW COMMENTS
3	5/19/2026	REVISED PER AGENCY REVIEW COMMENTS

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF WEST VIRGINIA SHALL BE PERFORMED BY OR UNDER THE SUPERVISION OF PERSONNEL AUTHORIZED TO PRACTICE AS PROVIDED BY FEC ENGINEERS & CONSULTANTS, LLC, LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY FEC LANDSCAPE ARCHITECTS, LLC

Civil & Environmental Consultants, Inc.
120 Genesis Boulevard
Bridgeport, WV 26330
Ph: 304.933.3119
www.cecinc.com

ACADEMY PLACE
JEFFERSON COUNTY, WEST VIRGINIA
3-4-101: DB 467 PG 353
3-4-105: DB 1287 PG 191
3-4-106: DB 848 PG 322

ROADWAY GEOMETRY

DATE:	JANUARY 2026	AEW
DWG SCALE:	AS SHOWN	LAG
PROJECT NO:		354-805
APPROVED BY:		LAG

DRAWING NO.:
C301

P:\350-000\354-805\-CADD\Dwg\Civil\354805-Civil-C300-SITE GRADING PLAN.dwg(C301) 5/19/2026 - lgardner) - LP: 5/19/2026 8:19 AM

NORTH

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- SECTION LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING ROAD (PAVED)
- EXISTING BUILDING
- EXISTING FENCE LINE
- SAN — EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- W — EXISTING WATERLINE
- OH-E — EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING TREE LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED PRIVACY FENCE
- PROPOSED CHAIN LINK FENCE
- SAN — PROPOSED SANITARY SEWER
- W — PROPOSED WATERLINE
- E — PROPOSED ELECTRIC LINE
- PROPOSED INLET OR MANHOLE
- PROPOSED STORM SEWER
- PROPOSED BIORETENTION
- PROPOSED RIPRAP
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED LIMIT OF DISTURBANCE
- SF — PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED EROSION CONTROL BLANKET

X — DETAIL NUMBER
C800 — DETAIL SHEET
DETAIL CALLOUT

SITE DRAINAGE & UTILITY NOTES

1. CONTRACTOR SHALL COORDINATE AND INSTALL ALL UTILITY LINES IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPONSIBLE UTILITY COMPANY AND/OR ALL LOCAL, STATE, OR FEDERAL REQUIREMENTS.
2. ANY CHANGE TO THE PROPOSED DESIGN SHALL BE APPROVED BY THE ENGINEER BEFORE CONTRACTOR PROCEEDS.
3. CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AT CONNECTIONS AND ENSURE THAT CONNECTIONS ARE MADE ABOVE THE INVERT OUT OF THE STRUCTURE.
4. SEE SHEETS C803–C806 FOR STORM, SANITARY, AND UTILITY DETAILS.
5. CONTRACTOR IS TO VERIFY ELEVATIONS SHOWN AND ENSURE PROPER DRAINAGE INTO ALL INLETS. ALL INLET GRATESARE TO BE SLOPED TO MATCH THE PROPOSED FINISHED GRADE. INLET PLACEMENT SHALL BE SUCH THAT THE DESIGNED GRATE LOCATION SHOWN ON THE PLANS IS MAINTAINED REGARDLESS OF THE ACTUAL STRUCTURE DIMENSIONS. THEREFORE THE LOCATION OF THE OUTSIDE EDGE OF THE STRUCTURE MAY VARY.
6. RIM ELEVATIONS LISTED FOR TYPE F INLETS REFER TO THE NORMAL GUTTER FLOW LINE ELEVATION AT THE CENTER OF THE BOX OF THE STRUCTURE AND DO NOT INCLUDE THE 2" DEPRESSION SPECIFIED IN THE DETAIL. IF A CURB INLET OTHER THAN THE ONE SHOWN IN THE DETAIL IS USED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ADJUSTMENTS AS NECESSARY TO ENSURE THAT THE INLET IS PLACED IN SUCH A WAY THAT THE PROPOSED THROAT LOCATION, ELEVATION ALONG THE FLOW LINE, AND PIPE SLOPES ARE CONSISTENT WITH THE DESIGN SHOWN IN THE PLANS.
7. ALL STORM SEWER PIPE SHALL HAVE SMOOTH INNER WALLS, UNLESS NOTED OTHERWISE.
8. ALL PVC SANITARY SEWER PIPE SHALL BE SDR–35, UNLESS NOTED OTHERWISE.
9. WATERLINES 4" OR GREATER ARE TO BE PVC DR–14 C–900. WATERLINE TUBING FOR LINES 2" AND SMALLER SHALL BE POLYETHYLENE CLASS 250 (SDR 9). INSTALL FITTINGS AS NECESSARY WITH THRUST BLOCKING AS SHOWN IN THE DETAIL.
10. ALL ELECTRIC AND COMMUNICATION LINE LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED AS NECESSARY IN THE FIELD TO MEET INDIVIDUAL UTILITY REQUIREMENTS. ALL TRANSFORMER AND PEDESTAL LOCATIONS SHALL BE APPROVED BY THE UTILITY COMPANY PRIOR TO UTILITY INSTALLATION. TRANSFORMER AND PEDESTAL LOCATIONS OTHER THAN THOSE SHOWN MAY BE REQUIRED. UTILITY PROVIDER IS TO SPECIFY NUMBER AND SIZE OF CONDUITS.
11. CONTRACTOR SHALL NOTIFY ENGINEER IN ADVANCE OF ANY PLANNED INTERRUPTION OF A UTILITY SERVICE. ENGINEER MUST APPROVE UTILITY INTERRUPTION BEFORE CONTRACTOR PROCEEDS.
12. IF A SERVICE IS INTERRUPTED UNEXPECTEDLY, CONTRACTOR SHALL REMEDY THE INTERRUPTION AS QUICKLY AS POSSIBLE.
13. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL CONNECTION LOCATIONS TO THE PROPOSED BUILDING WITH THE ARCHITECTURAL PLANS.

REFERENCE

1. HORIZONTAL SURVEY DATUM = NSRS 2011 WV STATE PLANE COORDINATES (NORTH ZONE). VERTICAL SURVEY DATUM = NAVD 88 (GEOID18).
2. EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED UPON SURVEY PERFORMED BY OTHERS AND PROVIDED TO CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC).
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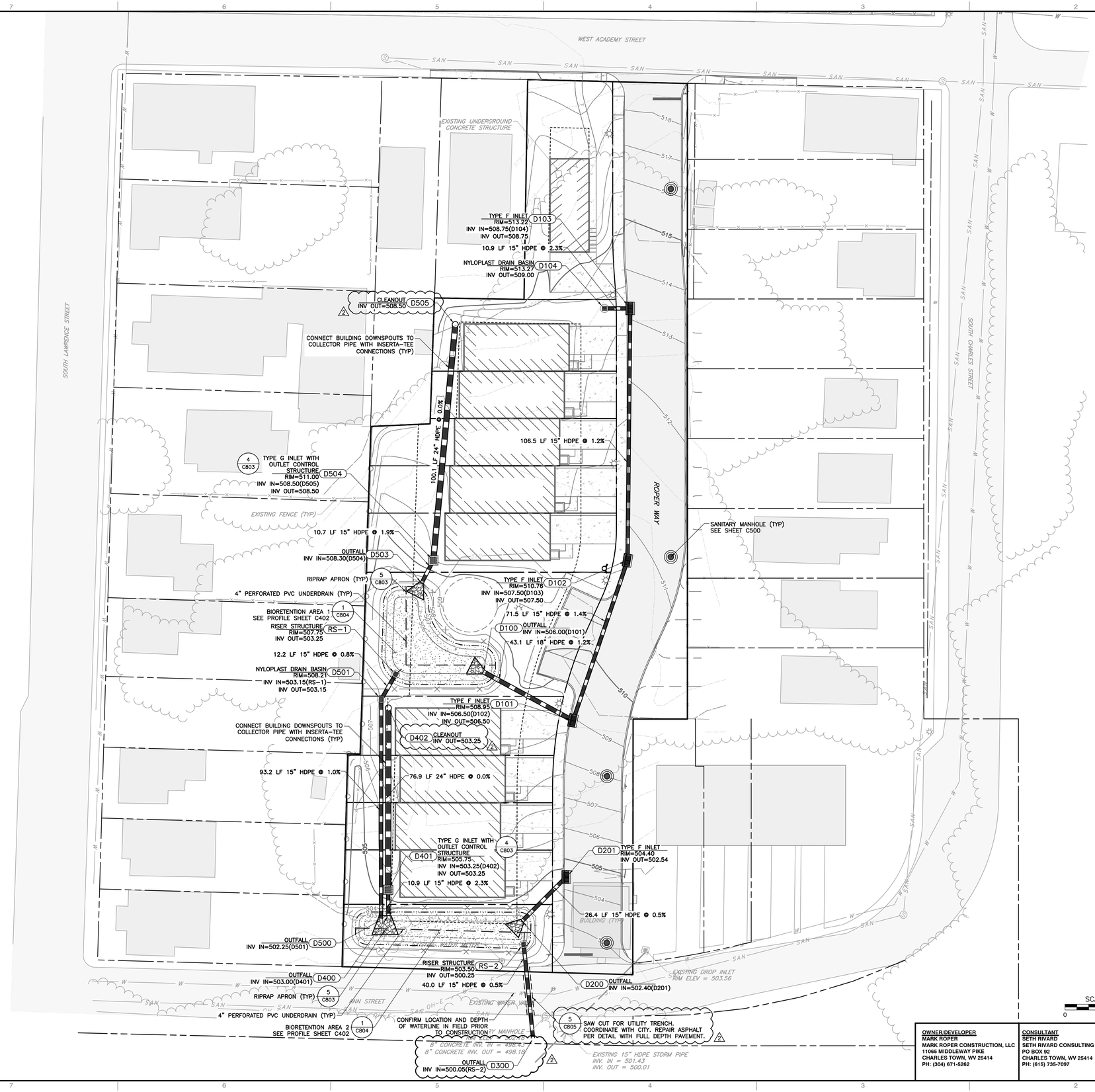


SCALE IN FEET
0 20 40

OWNER/DEVELOPER	CONSULTANT	CIVIL ENGINEER
MARK ROPER MARK ROPER CONSTRUCTION, LLC 11065 MIDDLEWAY PIKE CHARLES TOWN, WV 25414 PH: (304) 671-5262	SETH RIVARD SETH RIVARD CONSULTING PO BOX 92 CHARLES TOWN, WV 25414 PH: (615) 735-7097	LUCAS GARDNER, P.E. CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 210 GENESIS BLVD BRIDGEPORT, WV 26330 PH: (304) 848-7164

LUCAS GARDNER — REGISTERED — 22447 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER
5/19/2026

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2026	PRELIMINARY PLAN SUBMISSION
2	3/4/2026	REVISED PER AGENCY REVIEW COMMENTS
3	3/17/2026	REVISED PER AGENCY REVIEW COMMENTS

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC: ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF WEST VIRGINIA WILL BE PROVIDED BY CEC: ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CONSOLAR ARCHITECTS, LLC.

Civil & Environmental Consultants, Inc.
120 Genesis Boulevard
Bridgeport, WV 26330
Ph: 304.933.3119
www.cecinc.com

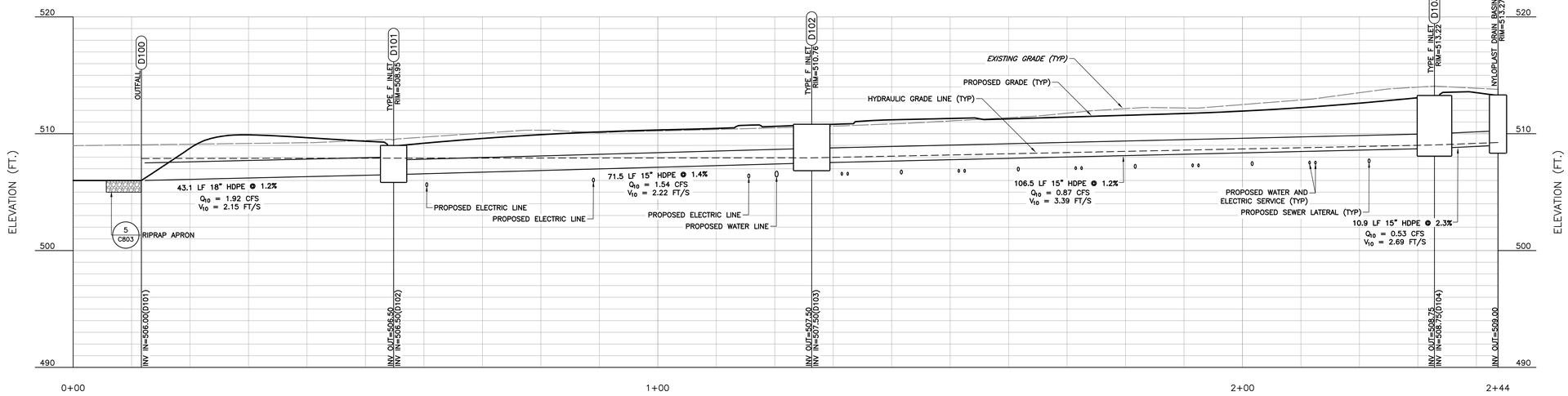
ACADEMY PLACE
JEFFERSON COUNTY, WEST VIRGINIA
3-4-101: DB 467 PG 353
3-4-105: DB 1287 PG 191
3-4-106: DB 848 PG 322

SITE DRAINAGE PLAN

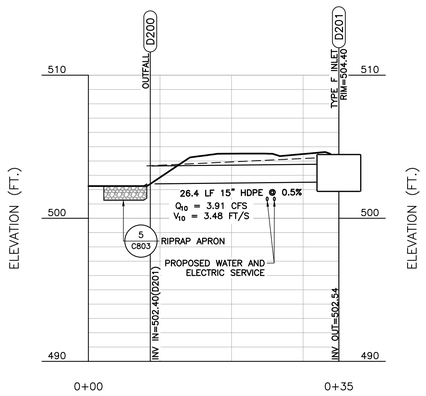
DATE:	JANUARY 2026	DRAWN BY: AEW
DWG SCALE:	AS SHOWN	CHECKED BY: LAG
PROJECT NO:		354-805
APPROVED BY:		LAG

DRAWING NO.: **C400**

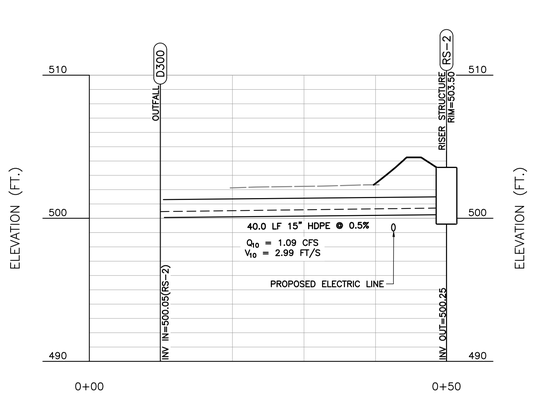
P:\350-000\354-8051\CAD\Dwg\C401\354805-C401-C500-SITE DRAINAGE PLAN.dwg(C400) LS:(5/19/2026 - Ipardner) - LP: 5/19/2026 9:19 AM



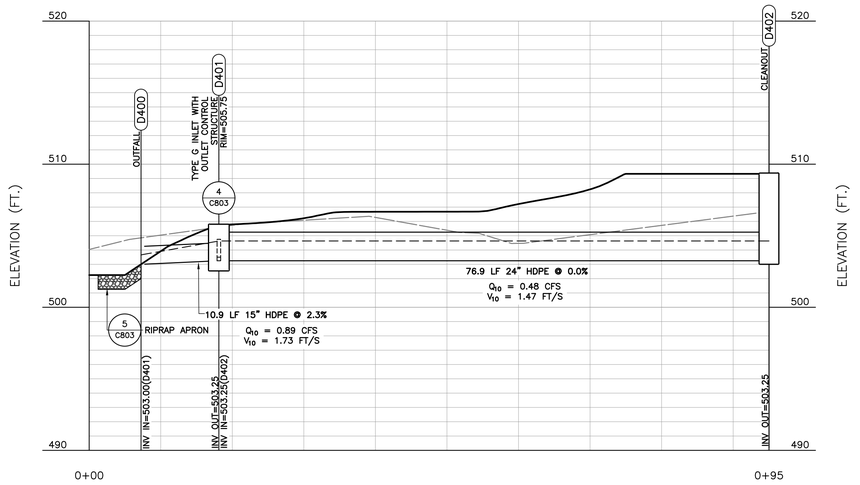
STORM LINE 100 PROFILE



STORM LINE 200 PROFILE



STORM LINE 300 PROFILE



STORM LINE 400 PROFILE

REFERENCE

1. HORIZONTAL SURVEY DATUM = NSRS 2011 WV STATE PLANE COORDINATES (NORTH ZONE). VERTICAL SURVEY DATUM = NAVD 88 (GEOID18).
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SCALE IN FEET
0 10 20
10 5 0

OWNER/DEVELOPER	CONSULTANT	CIVIL ENGINEER
MARK ROPER MARK ROPER CONSTRUCTION, LLC 11065 MIDDLEWAY PIKE CHARLES TOWN, WV 25414 PH: (304) 671-5262	SETH RIVARD SETH RIVARD CONSULTING PO BOX 92 CHARLES TOWN, WV 25414 PH: (615) 735-7097	LUCAS GARDNER, P.E. CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 210 GENESIS BLVD BRIDGEPORT, WV 26330 PH: (304) 848-7164

LUCAS GARDNER — REGISTERED — 25447 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER — 5/19/2026

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2026	PRELIMINARY PLAN SUBMISSION
2	3/4/2026	REVISED PER AGENCY REVIEW COMMENTS
3	5/1/2026	REVISED PER AGENCY REVIEW COMMENTS

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF WEST VIRGINIA SHALL BE PERFORMED BY AND UNDER THE SUPERVISION OF PERSONNEL AND/OR CONSULTANTS PROPERLY LICENSED TO PROVIDED BY FCC ENGINEERS & CONSULTANTS, LLC, LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF WEST VIRGINIA SHALL BE PROVIDED BY LANDSCAPE ARCHITECTS, PLLC

Civil & Environmental Consultants, Inc.
120 Genesis Boulevard
Bridgeport, WV 26330
Ph: 304.933.3119
www.cecinc.com

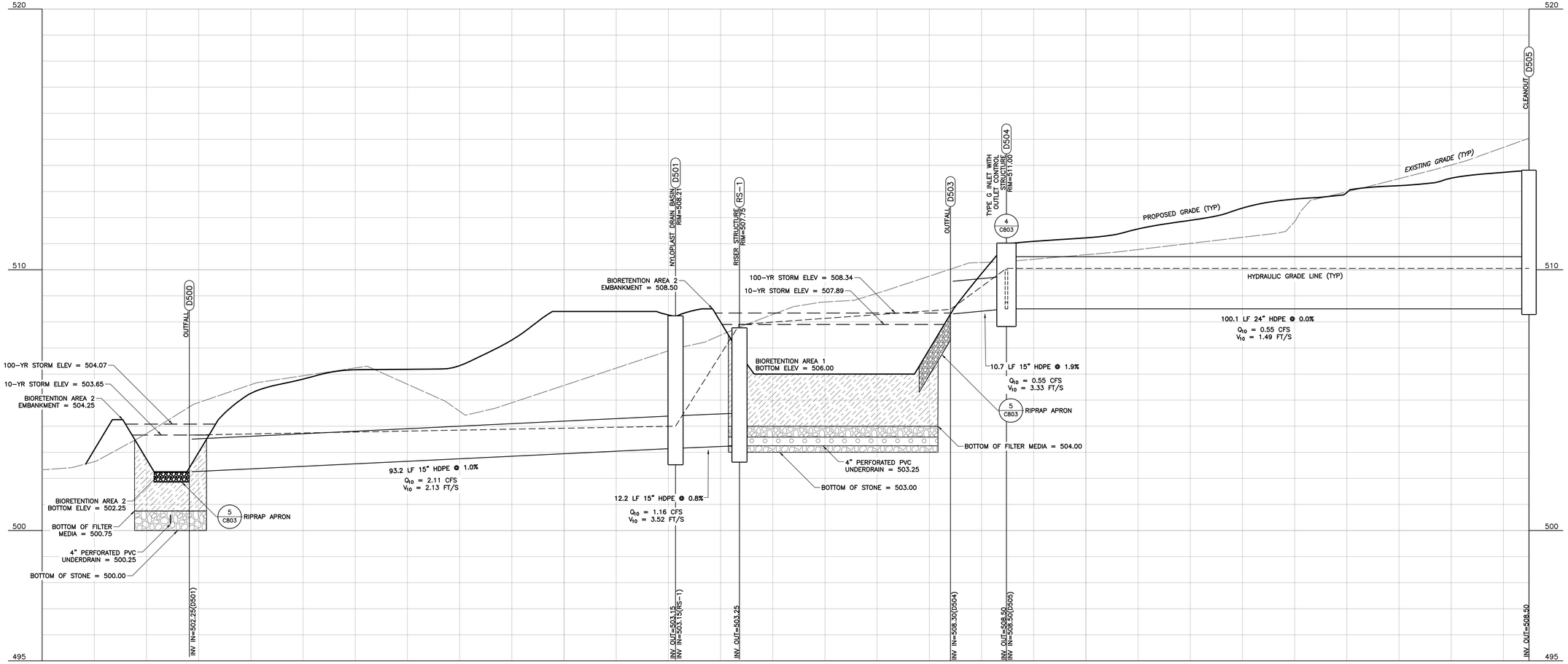
ACADEMY PLACE
JEFFERSON COUNTY, WEST VIRGINIA
3-4-101: DB 467 PG 353
3-4-105: DB 1287 PG 191
3-4-106: DB 848 PG 322

STORM PIPE PROFILES

DATE:	JANUARY 2026	DRAWN BY:	AEW
DWG SCALE:	AS SHOWN	CHECKED BY:	LAG
PROJECT NO:			354-805
APPROVED BY:			LAG

DRAWING NO.:
C401

P:\350-000\354-805\-CADD\Dwg\C401\354805-CV01-C300-SITE DRAWING PLAN.dwg[C401 LS(5/19/2026 - lgardner) - LP: 5/19/2026 8:19 AM



STORM LINE 500 PROFILE

REFERENCE

1. HORIZONTAL SURVEY DATUM = NSRS 2011 WV STATE PLANE COORDINATES (NORTH ZONE). VERTICAL SURVEY DATUM = NAVD 88 (GEOID18).
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SCALE IN FEET
0 10 20
4
2
0

OWNER/DEVELOPER
MARK ROPER
MARK ROPER CONSTRUCTION, LLC
11065 MIDDLEWAY PIKE
CHARLES TOWN, WV 25414
PH: (304) 671-5262

CONSULTANT
SETH RIVARD
SETH RIVARD CONSULTING
PO BOX 92
CHARLES TOWN, WV 25414
PH: (615) 735-7097

CIVIL ENGINEER
LUCAS GARDNER, P.E.
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
210 GENESIS BLVD
BRIDGEPORT, WV 26330
PH: (304) 848-7164

LUCAS GARDNER
REGISTERED
35447
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
5/19/2026

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2026	PRELIMINARY PLAN SUBMISSION
2	04/30/2026	REVISED PER AGENCY REVIEW COMMENTS
3	05/19/2026	REVISED PER AGENCY REVIEW COMMENTS

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PERFORMED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF WEST VIRGINIA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

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ACADEMY PLACE
JEFFERSON COUNTY, WEST VIRGINIA
3-4-101: DB 467 PG 353
3-4-105: DB 1287 PG 191
3-4-106: DB 848 PG 322

BIORETENTION AREAS CROSS SECTION

DATE:	JANUARY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	354-805
DRAWN BY:	AEW
CHECKED BY:	LAG
APPROVED BY:	LAG

DRAWING NO.:
C402

P:\350-699\354-805\-CAD\Dwg\CV01\354805-CV01-C500-SITE DRAWING PLAN.dwg[C402] 5/19/2026 - lgardner) - LP: 5/19/2026 8:19 AM

NORTH

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- SECTION LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING ROAD (PAVED)
- EXISTING BUILDING
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERLINE
- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING TREE LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED PRIVACY FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
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- PROPOSED RIPRAP
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED EROSION CONTROL BLANKET

X / C800 — DETAIL NUMBER / DETAIL SHEET — DETAIL CALLOUT

SITE DRAINAGE & UTILITY NOTES

1. CONTRACTOR SHALL COORDINATE AND INSTALL ALL UTILITY LINES IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPONSIBLE UTILITY COMPANY AND/OR ALL LOCAL, STATE, OR FEDERAL REQUIREMENTS.
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6. ALL STORM SEWER PIPE SHALL HAVE SMOOTH INNER WALLS, UNLESS NOTED OTHERWISE.
7. ALL PVC SANITARY SEWER PIPE SHALL BE SDR–35, UNLESS NOTED OTHERWISE.
8. WATERLINES 4" OR GREATER ARE TO BE PVC DR–14 C–900. WATERLINE TUBING FOR LINES 2" AND SMALLER SHALL BE POLYETHYLENE CLASS 250 (SDR 9). INSTALL FITTINGS AS NECESSARY WITH THRUST BLOCKING AS SHOWN IN THE DETAIL.
9. ALL ELECTRIC AND COMMUNICATION LINE LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED AS NECESSARY IN THE FIELD TO MEET INDIVIDUAL UTILITY REQUIREMENTS. ALL TRANSFORMER AND PEDESTAL LOCATIONS SHALL BE APPROVED BY THE UTILITY COMPANY PRIOR TO UTILITY INSTALLATION. TRANSFORMER AND PEDESTAL LOCATIONS OTHER THAN THOSE SHOWN MAY BE REQUIRED. UTILITY PROVIDER IS TO SPECIFY NUMBER AND SIZE OF CONDUITS.
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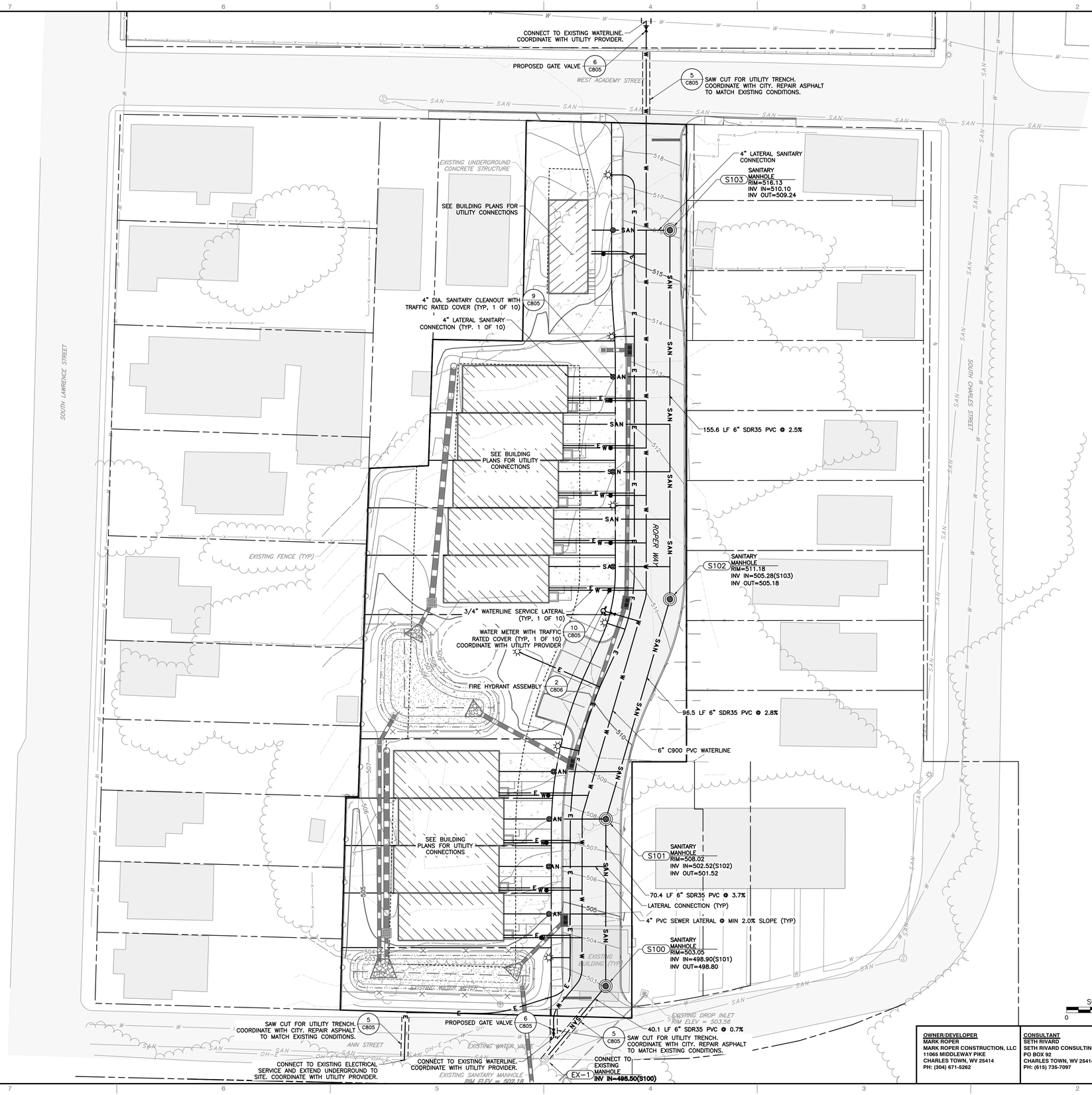

OWNER/DEVELOPER
MARK ROPER
MARK ROPER CONSTRUCTION, LLC
11065 MIDDLEWAY PIKE
CHARLES TOWN, WV 25414
PH: (304) 671-5262

CONSULTANT
SETH RIVARD
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CIVIL ENGINEER
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CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
210 GENESIS BLVD
BRIDGEPORT, WV 26330
PH: (304) 848-7164

LUCAS GARDNER — REGISTERED — 22447 — 5/19/2026 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2026	PRELIMINARY PLAN SUBMISSION
2	3/4/2026	REVISED PER AGENCY REVIEW COMMENTS
3	5/1/2026	REVISED PER AGENCY REVIEW COMMENTS

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF WEST VIRGINIA WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTURE, PLLC.

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120 Genesis Boulevard
Bridgeport, WV 26330
Ph: 304.933.3119
www.cecinc.com

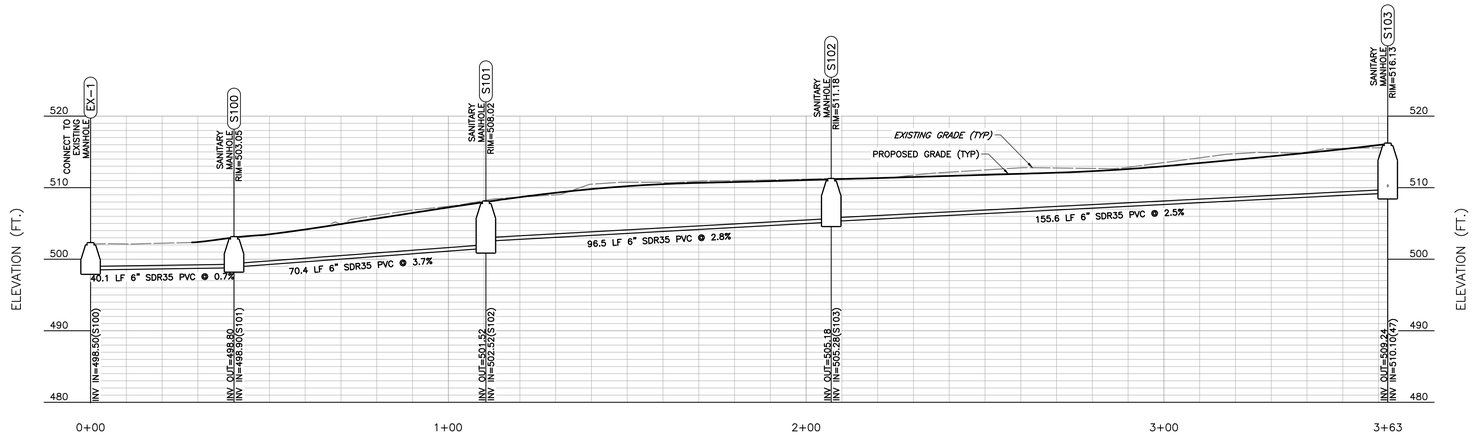
ACADEMY PLACE
JEFFERSON COUNTY, WEST VIRGINIA
3-4-101: DB 467 PG 353
3-4-105: DB 1287 PG 191
3-4-106: DB 848 PG 322

SITE UTILITY PLAN

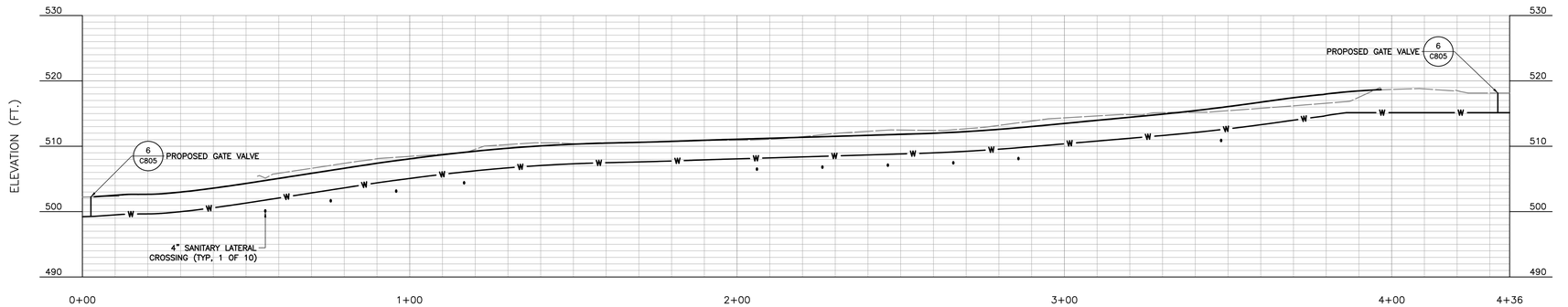
DATE:	JANUARY 2026
DWG SCALE:	AS SHOWN
PROJECT NO.:	354-805
DRAWN BY:	AEW
CHECKED BY:	LAG
APPROVED BY:	LAG

DRAWING NO.: **C500**

P:\350-000\354-805\1-CAD\Dwg\CIVIL\354805-CIV01-C500-SITE UTILITY PLAN.dwg[C500] LS:5/19/2026 - lgardner) - LP: 5/19/2026 8:40 AM



SANITARY LINE 100 PROFILE



WATERLINE PROFILE

REFERENCE

1. HORIZONTAL SURVEY DATUM = NSRS 2011 WV STATE PLANE COORDINATES (NORTH ZONE). VERTICAL SURVEY DATUM = NAVD 88 (GEOID18).
2. EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED UPON SURVEY PERFORMED BY OTHERS AND PROVIDED TO CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC).
3. EXISTING PROPERTY LINES SHOWN ARE BASED ON BOUNDARY SURVEY PERFORMED BY CEC IN SEPTEMBER 2025.
4. EXISTING PLANIMETRIC INFORMATION SHOWN IS BASED UPON SURVEY PERFORMED BY OTHERS AND SUPPLEMENTED WITH SURVEY PERFORMED BY CEC IN SEPTEMBER 2025.

SCALE IN FEET
0 20 40
20 10 0

OWNER/DEVELOPER	CONSULTANT	CIVIL ENGINEER
MARK ROPER MARK ROPER CONSTRUCTION, LLC 11065 MIDDLEWAY PIKE CHARLES TOWN, WV 25414 PH: (304) 671-5262	SETH RIVARD SETH RIVARD CONSULTING PO BOX 92 CHARLES TOWN, WV 25414 PH: (615) 735-7097	LUCAS GARDNER, P.E. CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 210 GENESIS BLVD BRIDGEPORT, WV 26330 PH: (304) 848-7164

LUCAS GARDNER REGISTERED 25447 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER
5/19/2026

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2026	PRELIMINARY PLAN SUBMISSION
2	3/4/2026	REVISED PER AGENCY REVIEW COMMENTS
3	05/19/2026	REVISED PER AGENCY REVIEW COMMENTS

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC: ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC: LANDSCAPE ARCHITECTS, LLC.

Civil & Environmental Consultants, Inc.
120 Genesis Boulevard
Bridgeport, WV 26330
Ph: 304.933.3119
www.cecinc.com

ACADEMY PLACE
JEFFERSON COUNTY, WEST VIRGINIA
3-4-101: DB 467 PG 353
3-4-105: DB 1287 PG 191
3-4-106: DB 848 PG 322

SANITARY PIPE PROFILE

DATE:	JANUARY 2026	AEW
DRAWN BY:		LAG
CHECKED BY:		
DWG SCALE:	AS SHOWN	
PROJECT NO:		354-805
APPROVED BY:		LAG

DRAWING NO.:
C501

P:\350-000\354-805\-CADD\Dwg\C501\354805-CV01-C300-SITE UTILITY PLAN.dwg(C501) 5/5/19/2026 - lgardner) - LP: 5/19/2026 9:19 AM

NORTH

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- SECTION LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING ROAD (PAVED)
- EXISTING BUILDING
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERLINE
- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING TREE LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED PRIVACY FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED ELECTRIC LINE
- PROPOSED INLET OR MANHOLE
- PROPOSED STORM SEWER
- PROPOSED BIORETENTION
- PROPOSED RIPRAP
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED EROSION CONTROL BLANKET

X / C800 — DETAIL NUMBER / DETAIL SHEET — DETAIL CALLOUT

JEFFERSON COUNTY EROSION AND SEDIMENT CONTROL NOTES

1. ANY AREA OF EXPOSED SOIL WHERE NO CONSTRUCTION ACTIVITY IS ANTICIPATED FOR A PERIOD OF LONGER THAN THREE WEEKS OR WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR THREE WEEKS SHALL BE TEMPORARILY STABILIZED.

2. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS AFTER COMPLETION OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN CALENDAR DAYS AFTER REACHING FINAL GRADE FOR ALL OTHER DISTURBED OR GRADED AREAS.

   THESE PROVISIONS DO NOT APPLY TO THOSE AREAS THAT ARE SHOWN ON THE PLAN FOR MATERIAL STORAGE OR FOR THOSE AREAS ON WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED.

   THESE TIME REQUIREMENTS MAY BE EXTENDED, AS DEEMED NECESSARY BY THE JEFFERSON COUNTY ENGINEER IN THE EVENT THAT ADVERSE CONDITIONS PREVENT COMPLIANCE WITH THE STATED TIME LIMITATIONS FOR THE COMPLETION OF PERMANENT OR TEMPORARY STABILIZATION.

3. STABILIZATION WILL BE CONSIDERED ADEQUATE WHEN THE FOLLOWING CONDITIONS ARE MET:

   A. WATER COURSES, STREAM BANKS, AND DRAINAGE EASEMENTS SHALL BE 100% STABILIZED AND FREE FROM EROSION AND DEPOSITION.
   B. SLOPES STEEPER THAN 10% SHALL HAVE AT LEAST 98% STABLE GROUND COVER, AS DETERMINED BY THE JEFFERSON COUNTY ENGINEER.
   C. GRASS VEGETATION SHALL HAVE REACHED A MINIMUM OF 3 INCHES IN HEIGHT OR HAVE BEEN MOWED BACK TO A MINIMUM OF 2 INCHES IN HEIGHT.

4. FOR ALL PROJECTS ADJACENT TO OR WITHIN 500 FEET OF A CONTINUOUSLY FLOWING STREAM, NO GRADING, EXCAVATING, REMOVAL, OR DESTRUCTION OF TOPSOIL, TREES, OR OTHER VEGETATIVE COVER, OR CONSTRUCTION ACTIVITY SHALL RESULT IN POINT OR NON-POINT LOADING OF SUSPENDED MATTER SUCH THAT TURBIDITY STANDARDS SPELLED OUT IN THE WATER RESOURCES BOARD LEGISLATIVE RULES ARE VIOLATED. SAID STANDARDS STATE THAT TURBIDITY SHALL NOT EXCEED 10 NTU'S OVER BACKGROUND TURBIDITY WHEN THE BACKGROUND IS 50 NTU'S OR LESS, OR HAVE MORE THAN A 10% INCREASE IN TURBIDITY (PLUS 10 NTU'S MINIMUM) WHEN THE BACKGROUND TURBIDITY IS MORE THAN 50 NTU'S.

5. AN OFF-SITE BORROW PIT IS NOT PROPOSED FOR THIS PROJECT.

6. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT ALL EROSION AND SEDIMENT CONTROL MEASURES ARE PERFORMING AS DESIGNED. THE JEFFERSON COUNTY ENGINEER MAY REQUIRE MODIFICATIONS TO AN APPROVED PLAN, REQUIRE ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES, OR CAUSE NEW PLANS TO BE SUBMITTED AS A RESULT OF FIELD INSPECTION REVEALING THE APPROVED PLANS DO NOT PROVIDE ADEQUATE PROTECTION.

7. ALL RESIDENTIAL AND COMMERCIAL/INDUSTRIAL BUILDING LOTS SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE INSTALLED PRIOR TO BEGINNING CONSTRUCTION ON THE LOT.

REFERENCE

1. HORIZONTAL SURVEY DATUM = NSRS 2011 WV STATE PLANE COORDINATES (NORTH ZONE). VERTICAL SURVEY DATUM = NAVD 88 (GEOID18).

2. EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED UPON SURVEY PERFORMED BY OTHERS AND PROVIDED TO CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC).

3. EXISTING PROPERTY LINES SHOWN ARE BASED ON BOUNDARY SURVEY PERFORMED BY CEC IN SEPTEMBER 2025.

4. EXISTING PLANIMETRIC INFORMATION SHOWN IS BASED UPON SURVEY PERFORMED BY OTHERS AND SUPPLEMENTED WITH SURVEY PERFORMED BY CEC IN SEPTEMBER 2025.



OWNER/DEVELOPER	CONSULTANT	CIVIL ENGINEER
MARK ROPER MARK ROPER CONSTRUCTION, LLC 11065 MIDDLEWAY PIKE CHARLES TOWN, WV 25414 PH: (304) 671-5262	SETH RIVARD SETH RIVARD CONSULTING PO BOX 92 CHARLES TOWN, WV 25414 PH: (615) 735-7097	LUCAS GARDNER, P.E. CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 210 GENESIS BLVD BRIDGEPORT, WV 26330 PH: (304) 848-7164

LUCAS GARDNER — REGISTERED — 15447 — 5/19/2026 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2026	PRELIMINARY PLAN SUBMISSION
2	3/4/2026	REVISED PER AGENCY REVIEW COMMENTS
3	5/1/2026	REVISED PER AGENCY REVIEW COMMENTS

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CEC
Civil & Environmental Consultants, Inc.
120 Genesis Boulevard
Bridgeport, WV 26330
Ph: 304.933.3119
www.cecinc.com

ACADEMY PLACE
JEFFERSON COUNTY, WEST VIRGINIA
3-4-101: DB 467 PG 353
3-4-105: DB 1287 PG 191
3-4-106: DB 848 PG 322

PRE-CONSTRUCTION EROSION AND SEDIMENTATION CONTROL PLAN

DATE:	JANUARY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	354-805
DRAWN BY:	AEW
CHECKED BY:	LAG
APPROVED BY:	LAG

DRAWING NO.: **C600**

P:\350-000\354-805\-04081\Dwg\C601\354805-C601-C600-E&S PLAN.dwg[C600] 1:5(5/19/2026 - lgardner) - LM: 5/19/2026 8:40 AM

NORTH

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- SECTION LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING ROAD (PAVED)
- EXISTING BUILDING
- EXISTING FENCE LINE
- SAN — EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- W — EXISTING WATERLINE
- OH-E — EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING TREE LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED PRIVACY FENCE
- PROPOSED CHAIN LINK FENCE
- SAN — PROPOSED SANITARY SEWER
- W — PROPOSED WATERLINE
- E — PROPOSED ELECTRIC LINE
- PROPOSED INLET OR MANHOLE
- PROPOSED STORM SEWER
- PROPOSED BIORETENTION
- PROPOSED RIPRAP
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED LIMIT OF DISTURBANCE
- SF — PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED EROSION CONTROL BLANKET

X / C800 — DETAIL NUMBER / DETAIL SHEET — DETAIL CALLOUT

JEFFERSON COUNTY EROSION AND SEDIMENT CONTROL NOTES

1. ANY AREA OF EXPOSED SOIL WHERE NO CONSTRUCTION ACTIVITY IS ANTICIPATED FOR A PERIOD OF LONGER THAN THREE WEEKS OR WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR THREE WEEKS SHALL BE TEMPORARILY STABILIZED.

2. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS AFTER COMPLETION OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN CALENDAR DAYS AFTER REACHING FINAL GRADE FOR ALL OTHER DISTURBED OR GRADED AREAS.

   THESE PROVISIONS DO NOT APPLY TO THOSE AREAS THAT ARE SHOWN ON THE PLAN FOR MATERIAL STORAGE OR FOR THOSE AREAS ON WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED.

   THESE TIME REQUIREMENTS MAY BE EXTENDED, AS DEEMED NECESSARY BY THE JEFFERSON COUNTY ENGINEER IN THE EVENT THAT ADVERSE CONDITIONS PREVENT COMPLIANCE WITH THE STATED TIME LIMITATIONS FOR THE COMPLETION OF PERMANENT OR TEMPORARY STABILIZATION.

3. STABILIZATION WILL BE CONSIDERED ADEQUATE WHEN THE FOLLOWING CONDITIONS ARE MET:

   A. WATER COURSES, STREAM BANKS, AND DRAINAGE EASEMENTS SHALL BE 100% STABILIZED AND FREE FROM EROSION AND DEPOSITION.
   B. SLOPES STEEPER THAN 10% SHALL HAVE AT LEAST 98% STABLE GROUND COVER, AS DETERMINED BY THE JEFFERSON COUNTY ENGINEER.
   C. GRASS VEGETATION SHALL HAVE REACHED A MINIMUM OF 3 INCHES IN HEIGHT OR HAVE BEEN MOWED BACK TO A MINIMUM OF 2 INCHES IN HEIGHT.

4. FOR ALL PROJECTS ADJACENT TO OR WITHIN 500 FEET OF A CONTINUOUSLY FLOWING STREAM, NO GRADING, EXCAVATING, REMOVAL, OR DESTRUCTION OF TOPSOIL, TREES, OR OTHER VEGETATIVE COVER, OR CONSTRUCTION ACTIVITY SHALL RESULT IN POINT OR NON-POINT LOADING OF SUSPENDED MATTER SUCH THAT TURBIDITY STANDARDS SPELLED OUT IN THE WATER RESOURCES BOARD LEGISLATIVE RULES ARE VIOLATED. SAID STANDARDS STATE THAT TURBIDITY SHALL NOT EXCEED 10 NTU'S OVER BACKGROUND TURBIDITY WHEN THE BACKGROUND IS 50 NTU'S OR LESS, OR HAVE MORE THAN A 10% INCREASE IN TURBIDITY (PLUS 10 NTU'S MINIMUM) WHEN THE BACKGROUND TURBIDITY IS MORE THAN 50 NTU'S.

5. AN OFF-SITE BORROW PIT IS NOT PROPOSED FOR THIS PROJECT.

6. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT ALL EROSION AND SEDIMENT CONTROL MEASURES ARE PERFORMING AS DESIGNED. THE JEFFERSON COUNTY ENGINEER MAY REQUIRE MODIFICATIONS TO AN APPROVED PLAN, REQUIRE ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES, OR CAUSE NEW PLANS TO BE SUBMITTED AS A RESULT OF FIELD INSPECTION REVEALING THE APPROVED PLANS DO NOT PROVIDE ADEQUATE PROTECTION.

7. ALL RESIDENTIAL AND COMMERCIAL/INDUSTRIAL BUILDING LOTS SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE INSTALLED PRIOR TO BEGINNING CONSTRUCTION ON THE LOT.

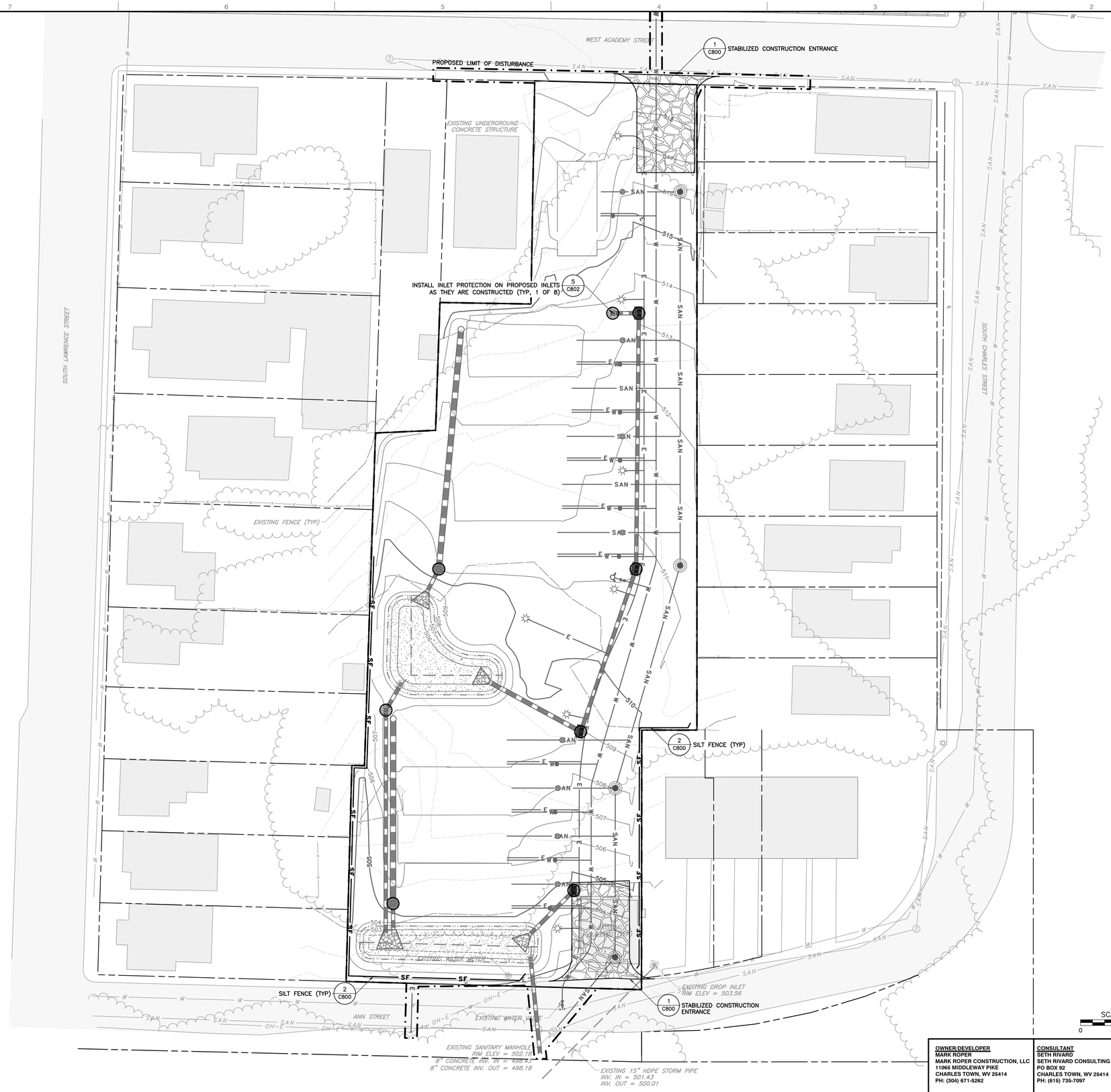
REFERENCE

1. HORIZONTAL SURVEY DATUM = NSRS 2011 WV STATE PLANE COORDINATES (NORTH ZONE). VERTICAL SURVEY DATUM = NAVD 88 (GEOID18).

2. EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED UPON SURVEY PERFORMED BY OTHERS AND PROVIDED TO CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC).

3. EXISTING PROPERTY LINES SHOWN ARE BASED ON BOUNDARY SURVEY PERFORMED BY CEC IN SEPTEMBER 2025.

4. EXISTING PLANIMETRIC INFORMATION SHOWN IS BASED UPON SURVEY PERFORMED BY OTHERS AND SUPPLEMENTED WITH SURVEY PERFORMED BY CEC IN SEPTEMBER 2025.



OWNER/DEVELOPER	CONSULTANT	CIVIL ENGINEER
MARK ROPER MARK ROPER CONSTRUCTION, LLC 11065 MIDDLEWAY PIKE CHARLES TOWN, WV 25414 PH: (304) 671-5282	SETH RIVARD SETH RIVARD CONSULTING PO BOX 92 CHARLES TOWN, WV 25414 PH: (615) 735-7097	LUCAS GARDNER, P.E. CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 210 GENESIS BLVD BRIDGEPORT, WV 26330 PH: (304) 848-7164

LUCAS GARDNER — REGISTERED — 25441 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER
5/19/2026

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2026	PRELIMINARY PLAN SUBMISSION
2	3/4/2026	REVISED PER AGENCY REVIEW COMMENTS
3	3/19/2026	REVISED PER AGENCY REVIEW COMMENTS

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120 Genesis Boulevard
Bridgeport, WV 26330
Ph: 304.933.3119
www.cecinc.com

ACADEMY PLACE
JEFFERSON COUNTY, WEST VIRGINIA
3-4-101: DB 467 PG 353
3-4-105: DB 1287 PG 191
3-4-106: DB 848 PG 322

MID-CONSTRUCTION EROSION AND SEDIMENTATION CONTROL PLAN

DATE:	JANUARY 2026	DRAWN BY:	AEW
DWG SCALE:	AS SHOWN	CHECKED BY:	LAG
PROJECT NO:			354-805
APPROVED BY:			LAG

DRAWING NO.: **C601**

P:\350-000\354-805\1-CADD\Dwg\C01\354805-CV01-C000-CAS PLAN-MID.dwg[C600] LS:5/19/2026 - lgardner - LA 5/19/2026 8:41 AM

NORTH

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- SECTION LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING ROAD (PAVED)
- EXISTING BUILDING
- EXISTING FENCE LINE
- SAN — EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- W — EXISTING WATERLINE
- OH-E — EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING TREE LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED PRIVACY FENCE
- PROPOSED CHAIN LINK FENCE
- SAN — PROPOSED SANITARY SEWER
- W — PROPOSED WATERLINE
- E — PROPOSED ELECTRIC LINE
- PROPOSED INLET OR MANHOLE
- PROPOSED STORM SEWER
- PROPOSED BIORETENTION
- PROPOSED RIPRAP
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED LIMIT OF DISTURBANCE
- SF — PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED EROSION CONTROL BLANKET

X / C800 — DETAIL NUMBER / DETAIL SHEET — DETAIL CALLOUT

JEFFERSON COUNTY EROSION AND SEDIMENT CONTROL NOTES

1. ANY AREA OF EXPOSED SOIL WHERE NO CONSTRUCTION ACTIVITY IS ANTICIPATED FOR A PERIOD OF LONGER THAN THREE WEEKS OR WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR THREE WEEKS SHALL BE TEMPORARILY STABILIZED.

2. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS AFTER COMPLETION OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN CALENDAR DAYS AFTER REACHING FINAL GRADE FOR ALL OTHER DISTURBED OR GRADED AREAS.

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   B. SLOPES STEEPER THAN 10% SHALL HAVE AT LEAST 98% STABLE GROUND COVER, AS DETERMINED BY THE JEFFERSON COUNTY ENGINEER.
   C. GRASS VEGETATION SHALL HAVE REACHED A MINIMUM OF 3 INCHES IN HEIGHT OR HAVE BEEN MOWED BACK TO A MINIMUM OF 2 INCHES IN HEIGHT.

4. FOR ALL PROJECTS ADJACENT TO OR WITHIN 500 FEET OF A CONTINUOUSLY FLOWING STREAM, NO GRADING, EXCAVATING, REMOVAL, OR DESTRUCTION OF TOPSOIL, TREES, OR OTHER VEGETATIVE COVER, OR CONSTRUCTION ACTIVITY SHALL RESULT IN POINT OR NON-POINT LOADING OF SUSPENDED MATTER SUCH THAT TURBIDITY STANDARDS SPELLED OUT IN THE WATER RESOURCES BOARD LEGISLATIVE RULES ARE VIOLATED. SAID STANDARDS STATE THAT TURBIDITY SHALL NOT EXCEED 10 NTU'S OVER BACKGROUND TURBIDITY WHEN THE BACKGROUND IS 50 NTU'S OR LESS, OR HAVE MORE THAN A 10% INCREASE IN TURBIDITY (PLUS 10 NTU'S MINIMUM) WHEN THE BACKGROUND TURBIDITY IS MORE THAN 50 NTU'S.

5. AN OFF-SITE BORROW PIT IS NOT PROPOSED FOR THIS PROJECT.

6. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT ALL EROSION AND SEDIMENT CONTROL MEASURES ARE PERFORMING AS DESIGNED. THE JEFFERSON COUNTY ENGINEER MAY REQUIRE MODIFICATIONS TO AN APPROVED PLAN, REQUIRE ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES, OR CAUSE NEW PLANS TO BE SUBMITTED AS A RESULT OF FIELD INSPECTION REVEALING THE APPROVED PLANS DO NOT PROVIDE ADEQUATE PROTECTION.

7. ALL RESIDENTIAL AND COMMERCIAL/INDUSTRIAL BUILDING LOTS SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE INSTALLED PRIOR TO BEGINNING CONSTRUCTION ON THE LOT.

REFERENCE

1. HORIZONTAL SURVEY DATUM = NSRS 2011 WV STATE PLANE COORDINATES (NORTH ZONE). VERTICAL SURVEY DATUM = NAVD 88 (GEOID18).

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SCALE IN FEET
0 20 40

OWNER/DEVELOPER
MARK ROPER
MARK ROPER CONSTRUCTION, LLC
11065 MIDDLEWAY PIKE
CHARLES TOWN, WV 25414
PH: (304) 671-5282

CONSULTANT
SETH RIVARD
SETH RIVARD CONSULTING
PO BOX 92
CHARLES TOWN, WV 25414
PH: (615) 735-7097

CIVIL ENGINEER
LUCAS GARDNER, P.E.
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
210 GENESIS BLVD
BRIDGEPORT, WV 26330
PH: (304) 848-7164

LUCAS GARDNER — REGISTERED — 25441 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER
5/19/2026

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2026	PRELIMINARY PLAN SUBMISSION
2	3/4/2026	REVISED PER AGENCY REVIEW COMMENTS
3	5/19/2026	REVISED PER AGENCY REVIEW COMMENTS

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC: ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF WEST VIRGINIA WILL BE PROVIDED BY CEC: ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF PA WILL BE PROVIDED BY CEC: LANDSCAPE ARCHITECTURE & CONSULTANTS, LLC.

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120 Genesis Boulevard
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Ph: 304.933.3119
www.cecinc.com

ACADEMY PLACE
JEFFERSON COUNTY, WEST VIRGINIA
3-4-101: DB 467 PG 353
3-4-105: DB 1287 PG 191
3-4-106: DB 848 PG 322

POST-CONSTRUCTION EROION AND SEDIMENTATION CONTROL PLAN

DATE:	JANUARY 2026	DRAWN BY:	AEW
DWG SCALE:	AS SHOWN	CHECKED BY:	LAG
PROJECT NO:			354-805
APPROVED BY:			LAG

DRAWING NO.: **C602**

P:\350-000\354-805\1-CADD\dwg\C01\354805-civil-C000-C05 PLAN-POST.dwg[C602] 15:15/19/2026 - lgardner) - LP: 5/19/2026 8:41 AM

NORTH

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- SECTION LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING ROAD (PAVED)
- EXISTING BUILDING
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERLINE
- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
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- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED MAJOR CONTOUR
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- PROPOSED PRIVACY FENCE
- PROPOSED CHAIN LINK FENCE
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
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- PROPOSED INLET OR MANHOLE
- PROPOSED STORM SEWER
- PROPOSED BIORETENTION
- PROPOSED RIPRAP
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED EROSION CONTROL BLANKET

X — DETAIL NUMBER
C600 — DETAIL SHEET
DETAIL CALLOUT

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER
TREES					
	AO	1	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	B&B	2" CAL.
	CC	5	CERCIS CANADENSIS / EASTERN REDBUD	B&B	2" CAL.
	PC	5	PRUNUS SARGENTII 'COLUMNARIS' / COLUMNAR SARGENT CHERRY	B&B	2" CAL.
	QP	3	QUERCUS PALUSTRIS / PIN OAK	B&B	2" CAL.
	TS	33	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	B&B	6" HT. MIN

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
SHRUBS					
	HL	1	HYDRANGEA PANICULATA 'LIMELIGHT' / LIMELIGHT PANICLE HYDRANGEA	5 GAL.	8' O.C.
	IV	3	ITEA VIRGINICA / VIRGINIA SWEETSPIRE	3 GAL.	5' O.C.
PERENNIALS					
	NR	10	NEPETA RACEMOSA 'WALKER'S LOW' / WALKER'S LOW CATMINT	3 GAL.	18" O.C.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SPACING
GROUND COVERS						
	ED	2,310 SF	ERNMX 183 / NATIVE DETENTION AREA MIX	SEED	20 LB PER ACRE	

REFERENCE

1. HORIZONTAL SURVEY DATUM = NSRS 2011 WV STATE PLANE COORDINATES (NORTH ZONE). VERTICAL SURVEY DATUM = NAVD 88 (GEOID18).
2. EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED UPON SURVEY PERFORMED BY OTHERS AND PROVIDED TO CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC).
3. EXISTING PROPERTY LINES SHOWN ARE BASED ON BOUNDARY SURVEY PERFORMED BY CEC IN SEPTEMBER 2025.
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SCALE IN FEET
0 20 40

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LUCAS GARDNER — REGISTERED — 25447 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER
5/19/2026

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2026	PRELIMINARY PLAN SUBMISSION
2	3/4/2026	REVISED PER AGENCY REVIEW COMMENTS
3	5/11/2026	REVISED PER AGENCY REVIEW COMMENTS

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ACADEMY PLACE
JEFFERSON COUNTY, WEST VIRGINIA
3-4-101: DB 467 PG 353
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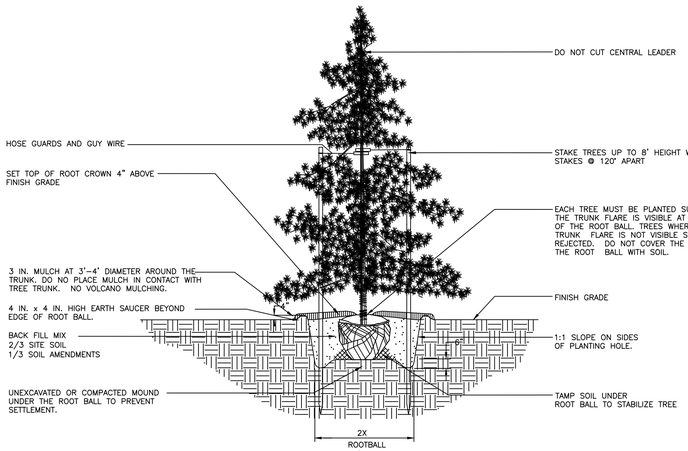
3-4-106: DB 848 PG 322

LANDSCAPE PLAN

DATE:	JANUARY 2026	DRAWN BY:	AEW
DWG SCALE:	AS SHOWN	CHECKED BY:	LAG
PROJECT NO:		354-805	
APPROVED BY:		LAG	

DRAWING NO.:
C700

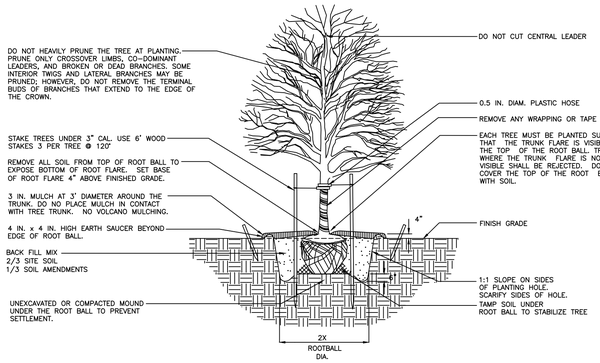
P:\350-000\354-805\1-04801\dwg\CIVIL\354805-C001-C700-LANDSCAPE PLAN.dwg[C700] (5/21/2026 - awatkins) - LP: 5/19/2026 8:21 AM



NOTES
1. PROVIDE POSITIVE DRAINAGE UNDER ALL CIRCUMSTANCES. DRAINAGE SHOULD BE FROM CENTER OF ROOT BALL TO PERIMETER OF ROOT BALL. DO NOT ALLOW PONDING OF WATER UNDER ROOTBALL.
2. REMOVE TOP HALF OF WIRE BASKET AFTER PLACING ROOTBALL IN PLANT PIT.
3. REMOVE ROPE TIES & TOP 1/3 OF BURLAP FROM ROOT BALL AFTER PLANTING.
4. POLYPROPYLENE STRAPS MAY BE SUBSTITUTED IN LIEU OF WIRES, ARBORTIE OR EQUIVALENT.
5. SEE PLANTING SCHEDULE AND PLANTING NOTES FOR ADDITIONAL INFORMATION/REQUIREMENTS.
6. WHEN PRUNING EVERGREENS, REMOVE ONLY DEAD OR DAMAGED BRANCHES.

EVERGREEN TREE PLANTING DETAIL

N.T.S.



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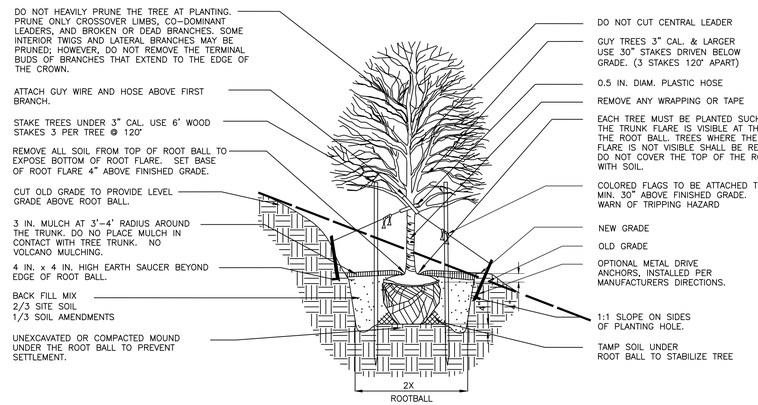
5. SEE PLANTING SCHEDULE AND PLANTING NOTES FOR ADDITIONAL INFORMATION/REQUIREMENTS.

DECIDUOUS TREE PLANTING DETAIL

N.T.S.



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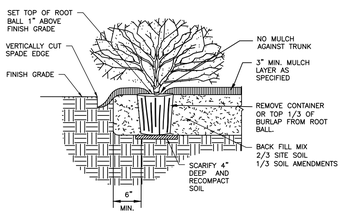
TYPICAL SLOPE PLANTING DETAIL

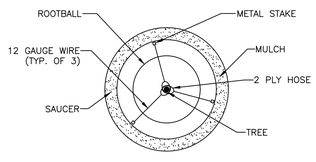
N.T.S.



NOTES
1. SEE PLANTING SCHEDULE AND PLANTING NOTES FOR ADDITIONAL INFORMATION/REQUIREMENTS.
2. LIMIT AMOUNT OF PRUNING TO ONLY DEAD OR DAMAGED LIMBS. RETAIN THE NATURAL SHAPE OF SHRUB. IF MORE THAN 1/5 OF TOTAL SHRUB FOLIAGE IS PRUNED, PLANT MAYBE REJECTED.

SHRUB PLANTING DETAIL

N.T.S.



NOTE: LOCATE 1 STAKE DIRECTLY SOUTHWEST OF TREE TRUNK

TREE STAKING DETAIL

N.T.S.

ERNST–183 'NATIVE DETENTION AREA MIX'

MIXTURE CONTAINS THE FOLLOWING: ERNMX–183 TO BE SEEDED BETWEEN APRIL 1 AND SEPTEMBER 30

SCIENTIFIC NAME	COMMON NAME	MIX COMPOSITION %	SEEDING RATE (lbs/ACRE)
Panicum clandestinum, 'Tioga'	DEERTONGUE, 'TIOGA'	26%	20 lbs/ACRE
Panicum virgatum, 'Shawnee'	SWITCHGRASS, 'SHAWNEE'	25%	20 lbs/ACRE
Elymus virginicus, Madison–NY Ecotype	VIRGINIA WILDRYE, Madison–NY Ecotype	21%	20 lbs/ACRE
Carex vulpinoidea, PA Ecotype	Fox Sedge, PA Ecotype	20%	20 lbs/ACRE
Agrostis hyemalis, Piedmont NC Ecotype	Winter Bentgrass, Piedmont NC Ecotype	4%	20 lbs/ACRE
Juncus effusus	Soft Rush	2%	20 lbs/ACRE
Juncus tenuis, PA Ecotype	PATH RUSH, PA ECOTYPE	1%	20 lbs/ACRE
Panicum rigidulum, PA Ecotype	REDTOP PANICGRASS, PA ECOTYPE	1%	20 lbs/ACRE

NOTE:
1. Seeding Rate: 20 lb per acre, or 1/2 lb per 1,000 sq ft. For a cover crop: grain rye (1 Sep to 30 Apr; 30 lbs/acre), Japanese millet (1 May to 31 Aug; 10 lbs/acre).
2. IF THE ABOVE SEEDING DATES CANNOT BE OBSERVED, USE APPROPRIATE TEMPORARY SEEDING MIXTURE.
3. MINIMUM PERCENT GERMINATION ≥ 80%
4. ERNST ITEM NUMBER: ERNMX–183
5. https://www.ernstseed.com/product/native–detention–area–mix/
6. MIX FORMULATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE DEPENDING ON THE AVAILABILITY OF EXISTING AND NEW PRODUCTS. WHILE THE FORMULA MAY CHANGE, THE GUIDING PHILOSOPHY AND FUNCTION OF THE MIX WILL NOT.

PLANTING NOTES

1. THE QUANTITIES INDICATED ON THE PLANT MATERIALS SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE CONTRACTOR BUT SHOULD NOT BE ASSUMED TO BE CORRECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES INDICATED. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. IN THE EVENT OF A DISCREPANCY, THE DRAWINGS SHALL GOVERN.
2. NO SUBSTITUTIONS AS TO SIZE, TYPE, SPACING, QUANTITY OR QUALITY OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. CHANGES IN PLANT MATERIAL MAY REQUIRE RE–APPROVAL BY LOCAL AUTHORITIES. CONTRACTOR IS NOT TO SEEK RE–APPROVAL WITHOUT EXPRESS WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
3. ALL PLANTS MUST BE NURSERY GROWN, HEALTHY, VIGOROUS, AND FREE FROM ALL PESTS AND DISEASE, BALL AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN THE MATERIALS SCHEDULE. ALL PLANT SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z–60, LATEST EDITION FOR SIZE AND QUALITY.
4. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, AND MEET THE MINIMUM REQUIREMENTS. TREES WITH A "Y" SHAPE ARE NOT ACCEPTABLE, UNLESS NOTED OTHERWISE
5. ALL PLANTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
6. ALL TREES 2–INCH CALIPER AND LARGER SHALL BE STAKED AND GUYED AS SPECIFIED. STAKE AND GUYED MATERIALS SHALL BE REMOVED BY THE LANDSCAPE CONTRACTOR 12 MONTHS AFTER FINAL ACCEPTANCE.
7. THE DIMENSIONS FOR HEIGHT, SPREAD, AND CALIPER AS SPECIFIED IN THE PLANT MATERIALS SCHEDULE ARE THE MINIMUM DESIRED FOR EACH PLANT. EACH PLANT SHALL BE UNIFORM AND CONSISTENT AS IT PERTAINS TO THE SPECIFICATIONS AND THE INDIVIDUAL SPECIES. ANY PLANT MATERIAL WHICH FAILS THESES SPECIFICATIONS WILL BE REJECTED. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE MATERIAL AT NO ADDITIONAL COST TO THE OWNER. CALIPER SIZE IS NOT TO BE REDUCED. TREES THAT FAIL MINIMUM CALIPER SIZE AS MEASURED IN THE FIELD WILL BE REJECTED AND REPLACEMENTS SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST. CALIPER MEASUREMENTS SHALL BE MADE IN ACCORDANCE WITH ANSI STANDARDS.
8. PRIOR TO COMMENCEMENT OF INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND SHALL AVOID DAMAGING UTILITIES DURING INSTALLATION. ANY UTILITIES DAMAGED DURING INSTALLATION SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY. ALL REPAIRS SHALL BE AT NO COST TO THE OWNER. NO TREES SHALL BE PLANTED WITHIN 10' OF SITE UTILITY LINES. FIELD ADJUST AS NECESSARY AFTER LANDSCAPE ARCHITECT'S APPROVAL.
9. PRE–EMERGENT HERBICIDES, TREFLAN OR EPTAM, SHALL BE APPLIED TO ALL PLANTING BEDS. APPLY AT MANUFACTURERS RECOMMENDATIONS. HERBICIDES SHALL BE INCORPORATED INTO THE SOIL MIXES.
10. APPLY ROOT STIMULATOR, CONTAINING MICRORHIZZA, TO ALL PLANTS PRIOR TO BACK FILLING. APPLY AT MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO SUBMIT SAMPLES OF ROOT STIMULATOR TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO USE.
11. ALL DISTURBED AREAS THAT DO NOT RECEIVE MULCH OR OTHER SPECIFIED IMPROVEMENTS ARE TO BE FINE GRADED TO TRANSITION SMOOTHLY INTO ADJACENT GRADES AND RECEIVE THE FOLLOWING PERMANENT SEED MIX IF NO OTHER PERMANENT SEED MIX IS PROVIDED. PERMANENT SEED MIX SHALL MATCH THE EXISTING LAWN TYPE AND CONSIST OF A MINIMUM 4 NAMED VARIETIES OF EACH SEED TYPE.
12. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANTINGS FOR A PERIOD OF ONE (1) YEAR BEGINNING UPON THE WRITTEN DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT. ANY PLANTS SUBJECT TO REPLACEMENT SHALL BE MADE AT THE END OF THE WARRANTY PERIOD OR AT TIME AS DETERMINED BY THE OWNERS REPRESENTATIVE. ALL PLANTS MUST BE ALIVE AND HEALTHY FOR REVIEW AND APPROVAL BY LOCAL AUTHORITIES AS APPROPRIATE FOR OCCUPANCY PERMIT.
13. THE LANDSCAPE CONTRACTOR SHALL UTILIZE ON–SITE TOPSOIL AS AVAILABLE FROM THE CONTRACTOR. ALL IMPORTED TOPSOIL SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO PLACEMENT.
14. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND–RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAT 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.
15. ALL TREE, SHRUB AND GROUND COVER BEDS (EXISTING AND NEW) TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF AGED, SHREDDED HARDWOOD BARK.
16. THE TYPICAL PLANTING SOIL BACKFILL MIX FOR BEDS AND PLANT BACKFILL SHALL CONSIST OF THE FOLLOWING:
    2/3 SITE SOIL
    1/3 SOIL AMENDMENTS (BY VOLUME AS FOLLOWS)
    2 PARTS HUMUS AND OR PEAT
    1 PART COARSE RIVER SAND
    1 PART STERILIZED COMPOSTED COW MANURE
    COMMERCIAL FERTILIZER AND LIME AS RECOMMENDED BY THE SOILS TEST REPORT.
    COMPLETELY BLEND BACKFILL SOIL MIX PRIOR TO PLACEMENT.

Section 13333.16 - Landscaping Standards - Subdivision and Land Development Charles Town, WV		
	Relevant Landscaping Standards	**Action Taken to Adhere to Standards**
A1	General Landscaping. All Subdivisions/Land Developments shall plant all disturbed ground with plant material so as to provide ground stabilization, aesthetic, visual and environmental enhancement to sites and Buildings. No more than 40% of any one type or species of tree shall be permitted.	All areas are planted, any non-landscaped areas are to be seeded with lawn.
A2a	A minimum of one (1) tree shall be required along every 50 feet of street frontage. The minimum spacing of trees shall be according to the requirements of the specific species	873' of private street frontage, 392' of frontage has a fence barrier along it. This leave 481' of private street frontage. 10 trees required, 14 trees proposed.
A2b	Up to ten (10) percent of the total number of trees required in Section 1333.16(A)(2)(a) may be planted in designated open space areas.	Enough trees provided along street frontage, only 1 tree planted in dedicated open space, <10%.
A2c	For the purpose of calculating the required number of street trees required in Section 1333.16(A)(2)(a), both sides of a Street, and the length around Cul-de-sacs, shall be included in the total length of street frontage.	Only 481' of frontage included, the remaining 392' are buffered by a fence along the property line.
A2d	Where a buffer and/or screen is required along a Street, street trees shall not be required along that particular street frontage.	Right side of street has a fence along adjacent property. Property line follows too closely to the edge of road to provide plantings.
A2e	Street trees will be reviewed to ensure that trees do not create nuisance conditions from fruit, nuts, seeds or the like on vehicles and stormwater systems beyond what is generally accepted when trees are located along the roadway.	All suggested street trees are free from fruit, nuts and seeds.
A3B	Plant Selection. Required trees and shrubs shall be of a species acceptable for the proposed function by the City of Charles Town Tree Board, or designee. In addition, the size of the plant, excluding ground cover, shall be of the following minimum sizes when planted: 1. All deciduous trees shall be at least two (2) inch caliper when planted. 2. All evergreen trees shall be at least six (6) feet tall when planted. 3. All shrubs shall be at least three (3) gallon container size when planted. 4. Landscaping should be tolerant to the climate, location and space constrains, and include a variety of plants including shrubs and trees to create interest, color, fragrance and texture	All required sizing standards have been met. All decidious trees are 2"cal., all evergreens are to be no less than 6' when planted, all shrubs are 3gal minimum. All landscaping contains either native plantings or plantings that are proven to be tolerant in the climate and location of site.
A3E	Prohibited Species. Certain plant material species is prohibited due to invasiveness, hardiness, maintenance or other nuisance features. Appendix C contains a list of prohibited species that are not permitted to be planted.	No prohibited species were included in the plan.
Appendix C	**Landscaping and Buffering Standards**	
	10-foot-wide buffer standard	Fence separates adjacent residential properties, single row of evergreen shrubs provided on site side of fence.
	20-foot-wide buffer standard	
	Prohibited Species List.	No prohibited species were included in the plan.

REFERENCE

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LUCAS GARDNER REGISTERED 15447 5/19/2026 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

SUBMITTAL & REVISION RECORD

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ACADEMY PLACE
JEFFERSON COUNTY, WEST VIRGINIA
3-4-101: DB 467 PG 353
3-4-105: DB 1287 PG 191
3-4-106: DB 848 PG 322

LANDSCAPING DETAILS

DRAWN BY:	AEW	DATE:	JANUARY 2026
CHECKED BY:	LAG	DWG SCALE:	AS SHOWN
PROJECT NO:	354-805	APPROVED BY:	LAG

DRAWING NO.: **C701**

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NORTH

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- SECTION LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING ROAD (PAVED)
- EXISTING BUILDING
- EXISTING FENCE LINE
- SAN — EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- W — EXISTING WATERLINE
- OH-E — EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING TREE LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED PRIVACY FENCE
- PROPOSED CHAIN LINK FENCE
- SAN — PROPOSED SANITARY SEWER
- W — PROPOSED WATERLINE
- E — PROPOSED ELECTRIC LINE
- PROPOSED INLET OR MANHOLE
- PROPOSED STORM SEWER
- PROPOSED BIORETENTION
- PROPOSED RIPRAP
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED LIMIT OF DISTURBANCE
- SF — PROPOSED SILT FENCE
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LUCAS GARDNER — REGISTERED — 25441 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER
5/19/2026

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PHOTOMETRIC PLAN

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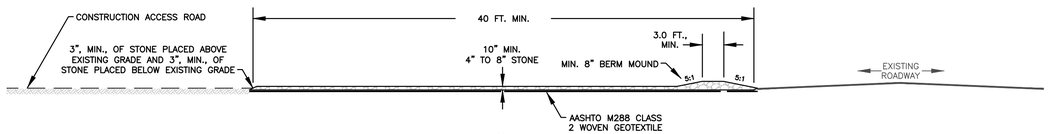
DWG SCALE:	AS SHOWN	CHECKED BY:	LAG
PROJECT NO:			354-805
APPROVED BY:			LAG

DRAWING NO.:
C702

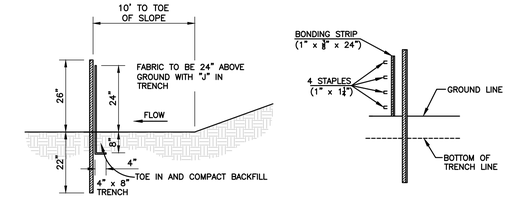
P:\350-000\354-805\1-CAD\Dwg\C01\1354805-CV01-C600-PHOTOMETRIC PLAN.dwg(C702) LS(1/21/2026 - swalking) - LA: 5/19/2026 9:21 AM

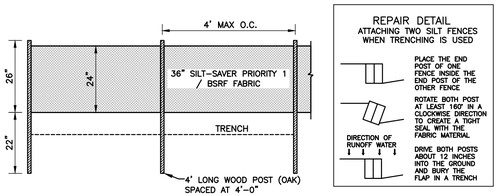


NOTES:

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.

1 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

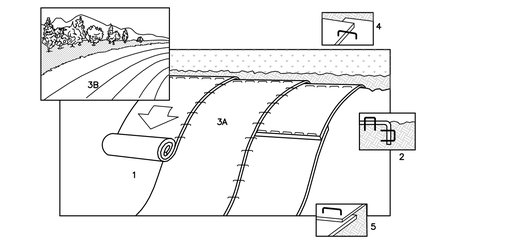


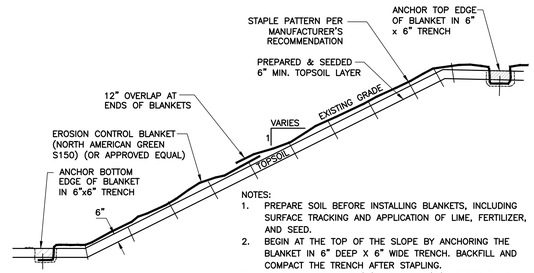


NOTES:

1. FENCE SHALL BE SILT-SAVER INC., OR APPROVED EQUIVALENT.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF WHEN IT REACHES ½ THE ABOVE GROUND HEIGHT OF THE FENCE.
3. FENCE 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 FENCE SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
4. FENCE SHALL BE INSTALLED ON THE CONTOUR, PERPENDICULAR TO FLOW.

2 SILT FENCE
NOT TO SCALE

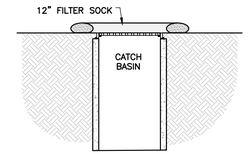




NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING SURFACE TRACKING AND APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 12" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES 3:1 OR STEEPER OR AS SHOWN ON THE PLANS.
7. FOLLOW ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS, INCLUDING STAPLE PATTERNS.

3 SLOPE STABILIZATION
NOT TO SCALE



NOTES:

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

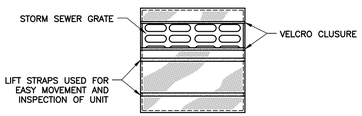
OPTION 1
FILTER SOCK INLET PROTECTION

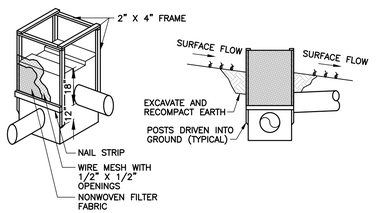
DANDY BAG™
SPECIFICATIONS

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

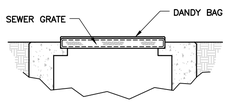
Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (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)	5907 (145)
Permittivity	ASTM D 4491	Sec⁻¹	2.1

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





OPTION 2
FILTER FABRIC INLET PROTECTION



OPTION 3
DANDY BAG INLET PROTECTION

4 INLET PROTECTION
NOT TO SCALE

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.

5 PERMANENT AND TEMPORARY SEEDING
NOT TO SCALE

OWNER/DEVELOPER
MARK ROPER
MARK ROPER CONSTRUCTION, LLC
11065 MIDDLEWAY PIKE
CHARLES TOWN, WV 25414
PH: (304) 671-5262

CONSULTANT
SETH RIVARD
SETH RIVARD CONSULTING
PO BOX 92
CHARLES TOWN, WV 25414
PH: (615) 735-7097

CIVIL ENGINEER
LUCAS GARDNER, P.E.
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
210 GENESIS BLVD
BRIDGEPORT, WV 26330
PH: (304) 848-7164

LUCAS GARDNER REGISTERED 25447 5/19/2026 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2026	PRELIMINARY PLAN SUBMISSION
2	3/6/2026	REVISED PER AGENCY PREVIEW COMMENTS
3	5/1/2026	REVISED PER AGENCY PREVIEW COMMENTS

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF WEST VIRGINIA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF MARYLAND WILL BE PROVIDED BY CONSCIENCE ARCHITECTS, LLC.

Civil & Environmental Consultants, Inc.
120 Genesis Boulevard
Bridgeport, WV 26330
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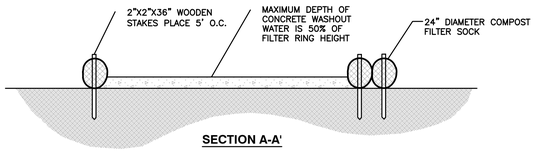
ACADEMY PLACE
JEFFERSON COUNTY, WEST VIRGINIA
3-4-101: DB 467 PG 353
3-4-105: DB 1287 PG 191
3-4-106: DB 848 PG 322

TYPICAL SITE DETAILS

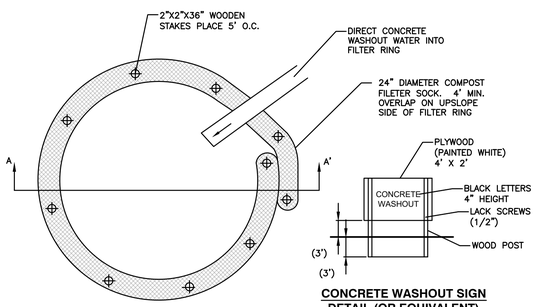
DRAWN BY:	AEW	DATE:	JANUARY 2026
CHECKED BY:	LAG	DWG SCALE:	AS SHOWN
PROJECT NO:	354-805		
APPROVED BY:	LAG		

DRAWING NO.:
C800

P:\356-000\354-805\CAD\Dwg\C101\354805-C101-C800-TYPICAL DETAILS.dwg(C800) LS:(5/19/2026 - (general)) - LP: 5/19/2026 8:21 AM



SECTION A-A'



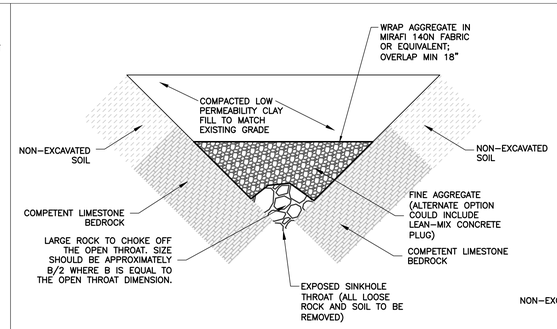
PLAN VIEW

CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)

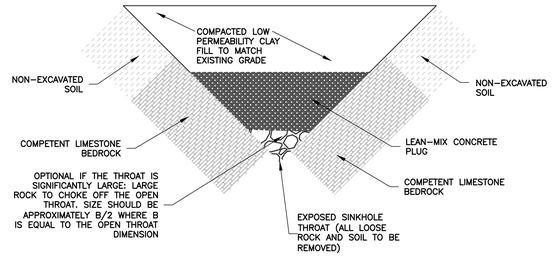
NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
4. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
5. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.

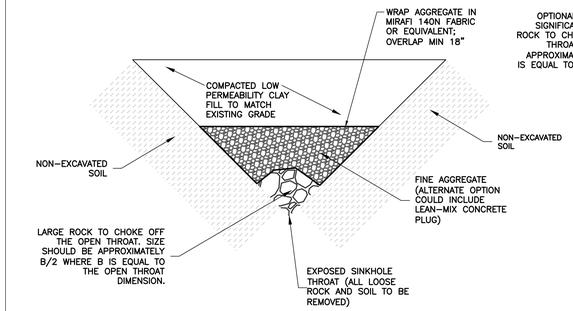
1 CONCRETE WASHOUT
NOT TO SCALE



OPTION 1



OPTION 2

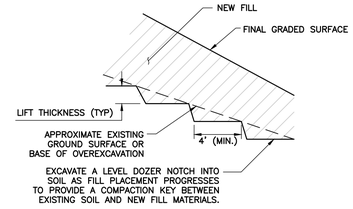


OPTION 3

NOTES:

1. ALL KARST FEATURES ON SITE, EITHER IDENTIFIED IN THE PLAN OR ENCOUNTERED DURING CONSTRUCTION, SHALL BE MITIGATED USING ONE OF THE OPTIONS SHOWN AS DIRECTED BY THE ENGINEER. DOCUMENTATION OF SINKHOLE REPAIRS SHALL BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE CITY ENGINEER FOR REVIEW.
2. KARST FEATURES IDENTIFIED DURING CONSTRUCTION WHICH ARE NOT IDENTIFIED ON THIS PLAN SHALL BE REPORTED TO THE ENGINEER WITHIN 24 HOURS. A PLAN FOR INVESTIGATION AND STABILIZATION SHALL BE COORDINATED WITH THE CITY ENGINEER, AND REPAIRS SHALL COMMENCE IMMEDIATELY AFTER APPROVAL. UNTIL REPAIRS ARE COMPLETED, A TEMPORARY BERM SHALL BE CONSTRUCTED TO DIVERT SURFACE RUNOFF AWAY FROM THE FEATURE.
3. ALL SINKHOLE REMEDIATION SHALL BE REPORTED TO WVDEP PER WVDEP REQUIREMENTS.

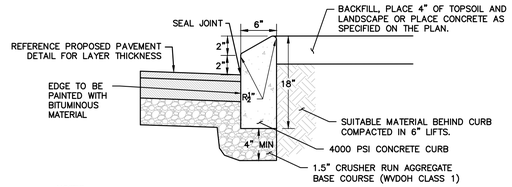
2 SINKHOLE REMEDIATION
NOT TO SCALE



NOTE:

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

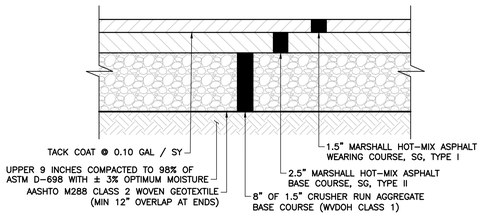
3 COMPACTION KEY
NOT TO SCALE



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.

4 MOUNTABLE CURB
NOT TO SCALE

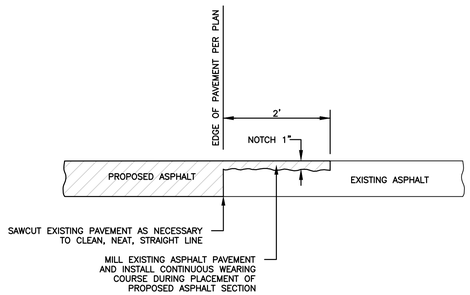


STANDARD ASPHALT PAVEMENT

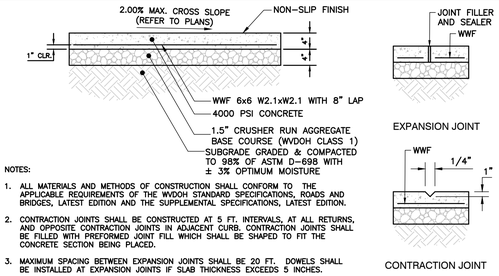
PAVEMENT GENERAL NOTES:

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.

5 ASPHALT PAVEMENT SECTION
NOT TO SCALE



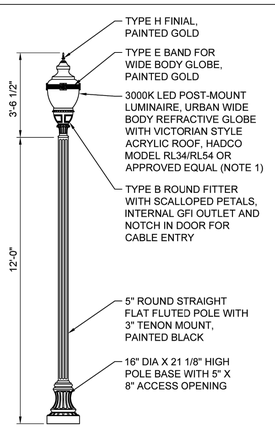
6 TRANSITION TO EXISTING ASPHALT
NOT TO SCALE



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.

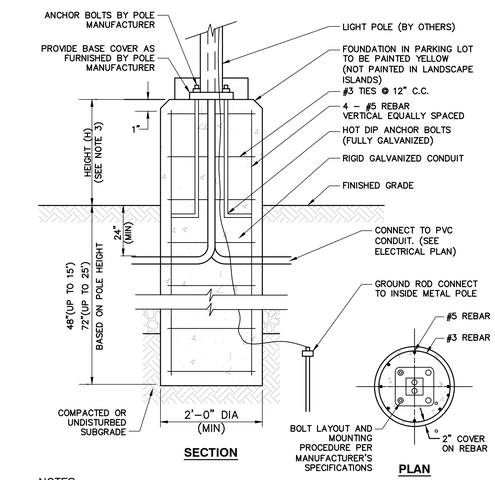
7 CONCRETE SIDEWALK
NOT TO SCALE



NOTES:

1. PROVIDE TYPE III (RL34) OR TYPE V (RL54) LIGHT DISTRIBUTION AS SHOWN ON PLANS. PROVIDE TYPE V DISTRIBUTION WHERE REQUIRED TO PREVENT LIGHT SPILLOVER ONTO ADJACENT RESIDENTIAL USES.
2. SEE DETAIL LT-04 FOR LIGHT POLE FOUNDATION. DIRECT BURIAL NOT ALLOWED.
3. PROVIDE FIELD ADJUSTMENT SWITCH TO ALLOW THE CITY TO ADJUST ILLUMINATION LEVEL AFTER INSTALLATION. WHERE NEW LIGHTING IS TO BE INSTALLED ON A SEPARATE CIRCUIT, FIELD ADJUSTMENT SWITCH MAY BE LOCATED ON LIGHTING CONTROLLER. WHERE NEW LIGHTING IS TO BE ADDED TO AN EXISTING CIRCUIT, PROVIDE A FIELD ADJUSTMENT SWITCH ON EACH NEW POLE.

8 LIGHTING FIXTURE
NOT TO SCALE



SECTION PLAN

NOTES

1. LIGHT POLE FOUNDATION DESIGN IS SUBJECT TO CHANGE BASED ON FINAL POLE HEIGHT AND FIXTURE SELECTION AND GEOTECHNICAL SITE INVESTIGATIONS.
2. LIGHT POLE FOUNDATION TO BE PRECAST CONCRETE, MINIMUM 4,000 PSI. UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC.
3. HEIGHT (H) OF FOUNDATION ABOVE FINISHED GRADE TO BE 6 INCHES IN LANDSCAPED AREAS, 30 INCHES IN VEHICULAR AREAS, AND FLUSH IN SIDEWALKS.

9 LIGHT POLE FOUNDATION
NOT TO SCALE

OWNER/DEVELOPER	CONSULTANT	CIVIL ENGINEER
MARK ROPER MARK ROPER CONSTRUCTION, LLC 11065 MIDDLEWAY PIKE CHARLES TOWN, WV 25414 PH: (304) 671-5262	SETH RIVARD SETH RIVARD CONSULTING PO BOX 92 CHARLES TOWN, WV 25414 PH: (615) 735-7097	LUCAS GARDNER, P.E. CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 210 GENESIS BLVD BRIDGEPORT, WV 26330 PH: (304) 848-7164

LUCAS GARDNER — REGISTERED — 25447 — 5/19/2026 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2026	PRELIMINARY PLAN SUBMISSION
2	3/6/2026	REVISED PER AGENCY PREVIEW COMMENTS
3	3/19/2026	REVISED PER AGENCY PREVIEW COMMENTS

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF WEST VIRGINIA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF PA WILL BE PROVIDED BY CONSOCA ARCHITECTS, LLC.

CEC
Civil & Environmental Consultants, Inc.
120 Genesis Boulevard
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Ph: 304.933.3119
www.cecinc.com

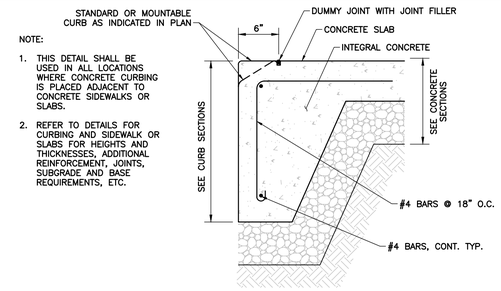
ACADEMY PLACE
JEFFERSON COUNTY, WEST VIRGINIA
3-4-101: DB 467 PG 353
3-4-105: DB 1287 PG 191
3-4-106: DB 848 PG 322

TYPICAL SITE DETAILS

DATE:	JANUARY 2026	DRAWN BY:	AEW
DWG SCALE:	AS SHOWN	CHECKED BY:	LAG
PROJECT NO:		354-805	
APPROVED BY:			LAG

DRAWING NO.: C801

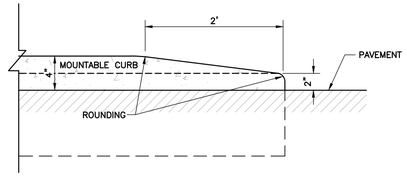
P:\350-099\354-805\-CADD\Dwg\CIVIL\354805-CVDT-C800-TYPICAL DETAILS.dwg[C801] LS:5/19/2026 - lgardner - LP: 5/19/2026 8:22 AM



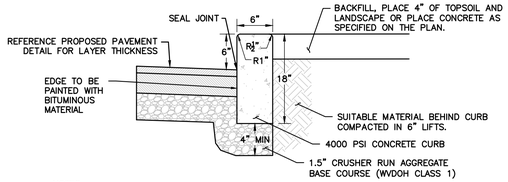
NOTE:

1. THIS DETAIL SHALL BE USED IN ALL LOCATIONS WHERE CONCRETE CURBING IS PLACED ADJACENT TO CONCRETE SIDEWALKS OR SLABS.
2. REFER TO DETAILS FOR CURBING AND SIDEWALK OR SLABS FOR HEIGHTS AND THICKNESSES, ADDITIONAL REINFORCEMENT, JOINTS, SUBGRADE AND BASE REQUIREMENTS, ETC.

1 INTEGRAL CURB AND SLAB SECTION
NOT TO SCALE



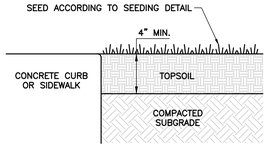
3 NOSE DOWN CURB
NOT TO SCALE



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.

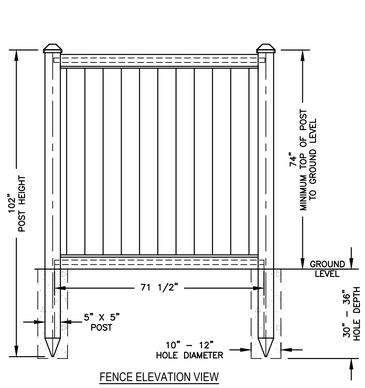
2 CONCRETE CURB
NOT TO SCALE



NOTE:

THIS DETAIL APPLIES TO ALL GRADED AREAS TO RECEIVE SEEDING.

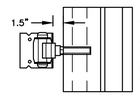
4 TOPSOIL PLACEMENT
NOT TO SCALE



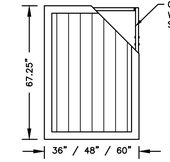
(BUFFTECH) SHERWOOD FENCE PANEL - 6' H X 6' W

NOTES:

1. DECORATIVE FENCE SHOWN IS TO BE BUFFTECH SHERWOOD STYLE FENCE OR SIMILAR. COLOR TO BE SELECTED BY OWNER.
2. ALL GATES ARE TO BE 48" WIDE.
3. ALL POSTS ARE TO BE INSTALLED IN CONCRETE.
4. ALL HINGE AND LATCH POSTS AND CORNER POSTS ARE TO BE SOLIDIFIED USING AN ALUMINUM GATE POST STIFFENER INSIDE THE POST.
5. WHERE FENCE IS PROPOSED ON SIDEWALK OR CURB, INSTALL POSTS USING CONCRETE MOUNTING BRACKETS PER MANUFACTURES RECOMMENDATIONS FOR CONCRETE INSTALLATION.
6. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH ALL MANUFACTURER'S SPECIFICATIONS.
7. ALL INFORMATION AND DIMENSIONS SHOWN MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.



HINGE DETAIL



ACTUAL GATE DIMENSIONS

5 PRIVACY FENCE
NOT TO SCALE

RAMP NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DETECTABLE WARNING SURFACE NOTES

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

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

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

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

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

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

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

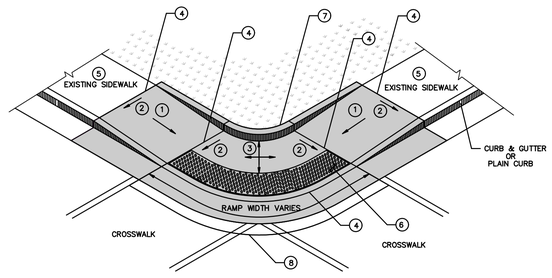
CONCRETE SHALL BE EDGED AROUND THE DWS AT TIME OF PLACEMENT.

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

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

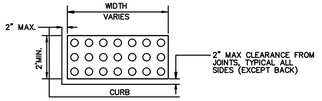
IF DWS IS CUT TO CONFORM TO A SPECIFIC SHAPE OF RAMP AND ANCHORING DEVICES BECOME PART OF THE WASTE, THEN ANCHOR WILL BE REMOVED AND REATTACHED INTO THE DWS AT THE ORIGINAL EDGE OFFSET AS PER MANUFACTURER.

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



TYPE V SIDEWALK RAMP

TYPE IB SIDEWALK RAMP

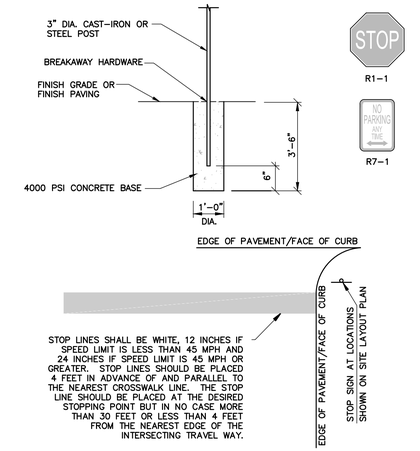


DETECTABLE WARNING SURFACE (DWS)

LEGEND

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

6 SIDEWALK RAMP
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.

7 SIGNS AND STOP BARS
NOT TO SCALE

OWNER/DEVELOPER	CONSULTANT	CIVIL ENGINEER
MARK ROPER MARK ROPER CONSTRUCTION, LLC 11065 MIDDLEWAY PIKE CHARLES TOWN, WV 25414 PH: (304) 671-5262	SETH RIVARD SETH RIVARD CONSULTING PO BOX 92 CHARLES TOWN, WV 25414 PH: (615) 735-7097	LUCAS GARDNER, P.E. CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 210 GENESIS BLVD BRIDGEPORT, WV 26330 PH: (304) 848-7164

LUCAS GARDNER REGISTERED 25447 5/19/2026 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2026	PRELIMINARY PLAN SUBMISSION
2	3/4/2026	REVISED PER AGENCY PREVIEW COMMENTS
3	5/1/2026	REVISED PER AGENCY PREVIEW COMMENTS

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

CEC Civil & Environmental Consultants, Inc.
120 Genesis Boulevard
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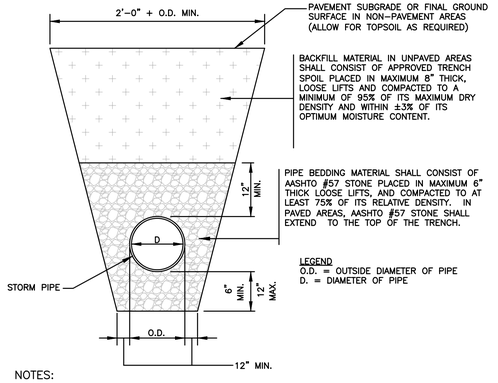
ACADEMY PLACE
JEFFERSON COUNTY, WEST VIRGINIA
3-4-101: DB 467 PG 353
3-4-105: DB 1287 PG 191
3-4-106: DB 848 PG 322

TYPICAL SITE DETAILS

DATE:	JANUARY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	354-805
DRAWN BY:	AEW
CHECKED BY:	LAG
APPROVED BY:	LAG

DRAWING NO.: C802

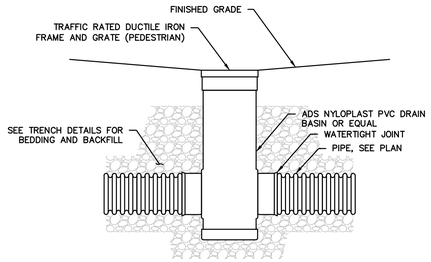
P:\350-000\354-805\1-CAD\Dwg\C101\354805-C101-C800-TYPICAL DETAILS.dwg[C802] LS:(5/19/2026 - (general)) - LP: 5/19/2026 9:21 AM



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.

1 STORM PIPE TRENCH
NOT TO SCALE

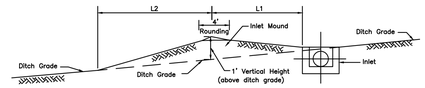


NOTES:

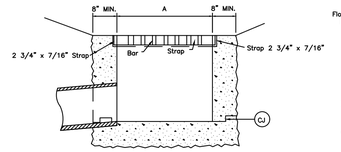
1. DRAIN BASIN MATERIALS RAW MATERIALS SHALL CONFORM TO ASTM D1784 CELL CLASS 12454.
2. FLEXIBLE ELASTOMERIC SEALS SHALL CONFORM TO ASTM F477. JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR JOINTS FOR DRAIN AND SEWER PLASTIC PIPE USING FLEXIBLE ELASTOMERIC SEALS.
3. FRAMES AND GRATES SHALL BE DUCTILE 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.

2 NYLOPLAST DRAIN BASIN
NOT TO SCALE

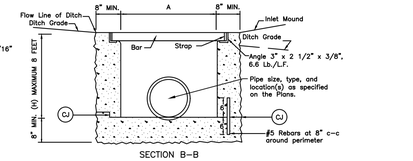
INLET MOUNDING TABLE			
DITCH GRADE (%)		L1, HORIZONTAL LENGTH (FT.)	L2, HORIZONTAL LENGTH (FT.)
FROM	TO		
0	3	10	15
3	5	9	20
5	7.5	8	40
7.5	UP	SPECIAL DESIGN	SPECIAL DESIGN



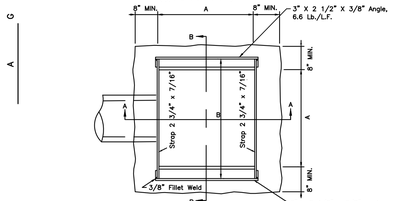
MOUNDING DETAIL
Median and Side Ditches



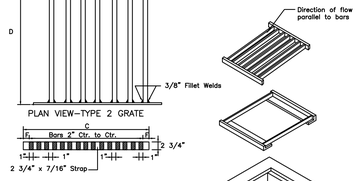
SECTION A-A
(Type 2 Grade Shown)



SECTION B-B

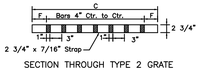


PLAN

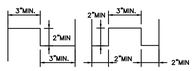


PLAN VIEW-TYPE 2 GRATE

SECTION THROUGH TYPE 1 GRATE



SECTION THROUGH TYPE 2 GRATE



CONSTRUCTION JOINT DETAILS

EXPLODED DETAIL

DOH STANDARD DETAIL: DR6-G

3 TYPE G INLET
NOT TO SCALE

NOTES

The final installed top surface of inlet and grate shall be flush with adjacent finished surfaces such as pavement, gutters, curbs, and sidewalks. Top of grate elevation, if shown on the plans, is for information only.

Construction may be cast-in place, precast in one or multiple sections, or any combination of cast-in-place and precast.

Type 2 Grate shall be used at all locations unless otherwise specified on the Plans. Type 1 Urban Grates shall be used only at specially designated locations as shown on the plans.

The Contractor, at his option, may omit use of the frame by forming a ledge in the concrete.

Special care shall be exercised in forming the 2" wide concrete ledge to provide a smooth, even surface for supporting the grates if the shallow frame is not used. No projections shall exist on the bearing surfaces of the ledge or the grates, and the grates shall seat on the ledge without rocking.

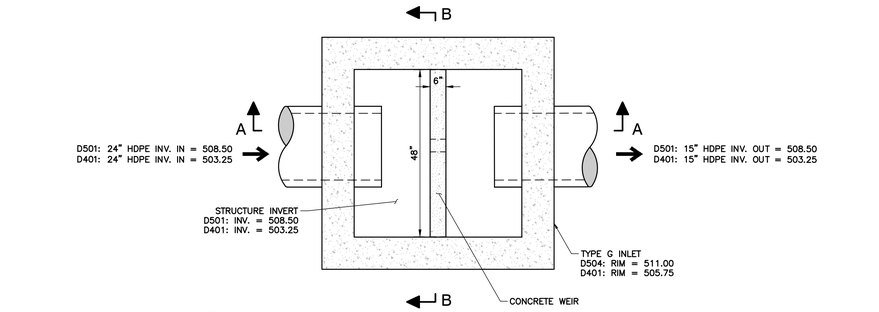
The Mounding Detail as shown is not required when an inlet is placed in a sag.

Optional construction joints labeled "CJ" may be roughened concrete, keyed or doweled as per the typical details shown herein or as approved by the Engineer. Non shrink grout meeting the requirements of subsection 715.5 of the specifications may be used to a depth of 1/2 " for leveling between precast sections. Thicker depths will be allowed as per the manufacturer's recommendations.

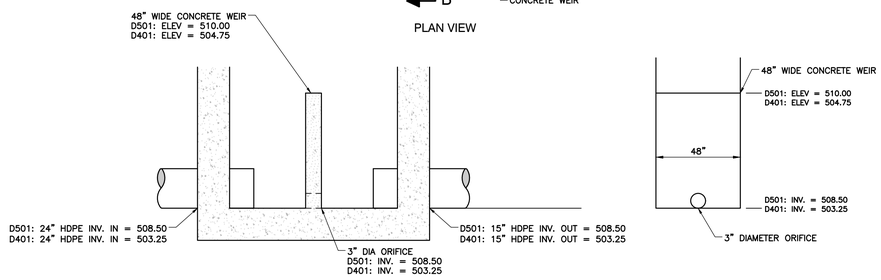
This inlet is to be installed in roadside or median ditches only. It is not to be placed adjacent to pavement or in the gutter pan of combination curb and gutter.

The minimum distance from the top of any pipe opening to any construction joint above the opening shall be four (4) inches.

The number and location of pipe openings shall be as shown in the plans. The contractor at no additional cost, shall be responsible for any temporary bracing required to transport precast inlet sections due to multiple openings.



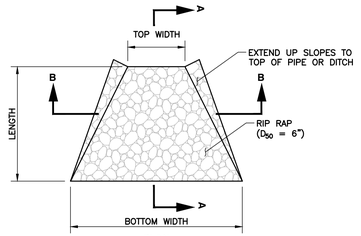
PLAN VIEW



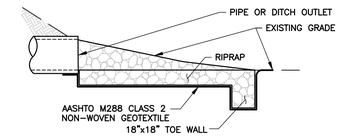
STUCTURE SECTION A-A

WEIR SECTION B-B

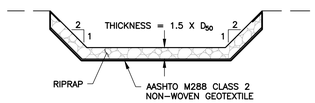
4 OUTLET CONTROL STRUCTURE
NOT TO SCALE



PLAN



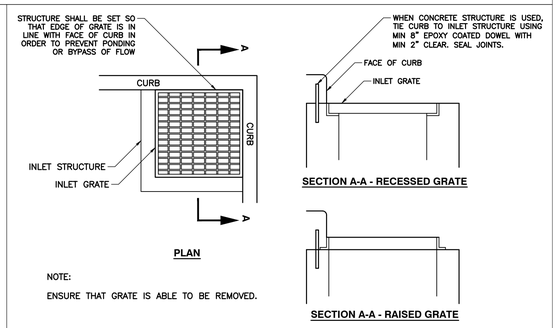
SECTION A-A



SECTION B-B

DRAINAGE FEATURE	RIPRAP APRON			
	TOP WIDTH (FT)	BOTTOM WIDTH (FT)	LENGTH (FT)	RIPRAP SIZE (D_{50})
D100	2	8	6	6
D200	2	8	6	6
D400/D500	5	11	6	6
D503	2	8	6	6

5 RIPRAP APRON
NOT TO SCALE



6 INLET PLACEMENT AT CURB
NOT TO SCALE

OWNER/DEVELOPER	CONSULTANT	CIVIL ENGINEER
MARK ROPER MARK ROPER CONSTRUCTION, LLC 11065 MIDDLEWAY PIKE CHARLES TOWN, WV 25414 PH: (304) 671-5262	SETH RIVARD SETH RIVARD CONSULTING PO BOX 92 CHARLES TOWN, WV 25414 PH: (615) 735-7097	LUCAS GARDINER, P.E. CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 210 GENESIS BLVD BRIDGEPORT, WV 26330 PH: (304) 848-7164

LUCAS GARDINER — REGISTERED — 25447 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER
5/19/2026

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2026	PRELIMINARY PLAN SUBMISSION
2	04/30/2026	REVISED PER AGENCY PREVIEW COMMENTS
3	05/19/2026	REVISED PER AGENCY PREVIEW COMMENTS

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF WEST VIRGINIA SHALL BE PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF PERSONS PROPERLY LICENSED AND REGISTERED BY THE STATE BOARD OF EXAMINERS FOR PROFESSIONAL ENGINEERS, SURVEYORS AND LANDSCAPE ARCHITECTS. ALL WORK PROVIDED BY FCC ENGINEERS & CONSULTANTS, LLC, LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF WEST VIRGINIA SHALL BE PERFORMED BY A LICENSED LANDSCAPE ARCHITECT.

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120 Genesis Boulevard
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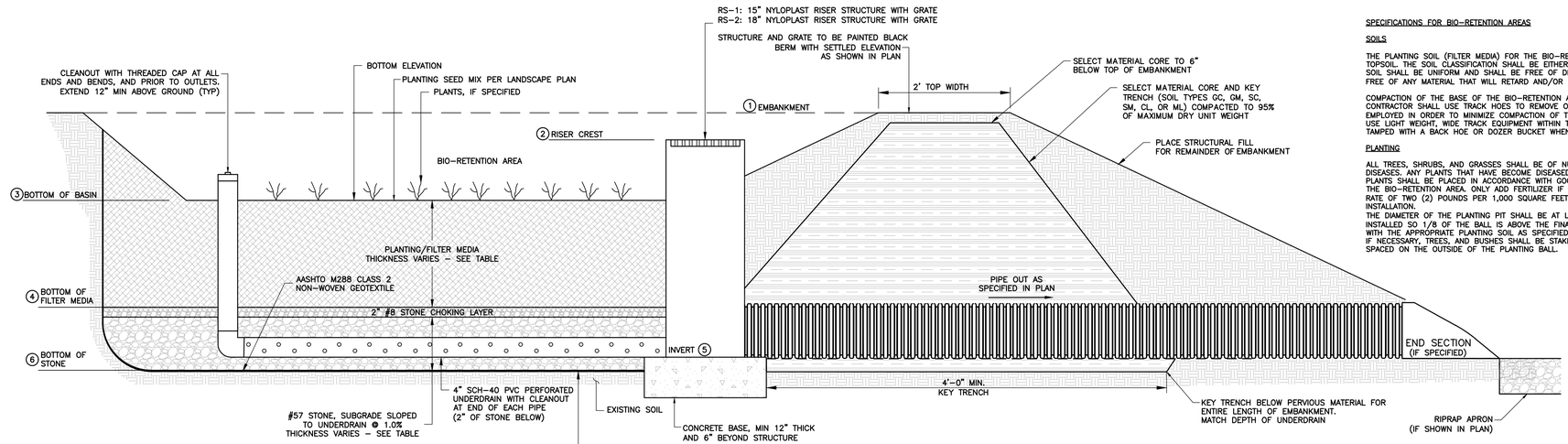
ACADEMY PLACE
JEFFERSON COUNTY, WEST VIRGINIA
3-4-101: DB 467 PG 353
3-4-105: DB 1287 PG 191
3-4-106: DB 848 PG 322

TYPICAL SITE DETAILS

DATE:	JANUARY 2026	AEW
DRAWN BY:		LAG
CHECKED BY:		
DWG SCALE:	AS SHOWN	
PROJECT NO:		354-805
APPROVED BY:		LAG

DRAWING NO.:
C803

P:\350-099\354-805\-CADD\Dwg\Civil\354805-Civil-C800-TYPICAL DETAILS.dwg[C803] LS:5/19/2026 - lpardner - LP: 5/19/2026 9:24 AM



STORMWATER MANAGEMENT FACILITIES MAINTENANCE REQUIREMENT

1. IN ACCORDANCE WITH THE CHARLES TOWN LAND DEVELOPMENT ORDINANCE UNDER WHICH THIS PROJECT WAS APPROVED, PERIODIC INSPECTION AND MAINTENANCE SHALL BE PERFORMED TO ENSURE THE PROPER FUNCTION OF ALL STORMWATER MANAGEMENT FACILITIES.
2. ALL MAINTENANCE AND REPAIR, PERIODIC INSPECTIONS, AND CLEANING OF STORMWATER MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR OTHER RESPONSIBLE ENTITY, AND SHALL BE PERFORMED IN ACCORDANCE WITH THE CHARLES TOWN LAND DEVELOPMENT ORDINANCE UNDER WHICH THE PROJECT WAS APPROVED.

STORMWATER FACILITY MAINTENANCE AND INSPECTION SCHEDULE

1. REGULAR MAINTENANCE:
   A. MOWING (SEASONAL) AND REMOVAL OF TRASH AND DEBRIS SHALL BE PERFORMED ON A MONTHLY BASIS AT A MINIMUM.
   B. REPAIR AND STABILIZATION OF ERODED AREAS SHALL BE PERFORMED DURING GROWING SEASON AND ON AN ANNUAL BASIS AT A MINIMUM.
2. PERIODIC INSPECTIONS:
   ALL ELEMENTS OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE INSPECTED FOR PROPER OPERATION AND MAINTENANCE AS FOLLOWS:
   A. AFTER THE FIRST YEAR OF OPERATION
   B. ONCE EVERY YEAR AFTER THE FIRST YEAR OF OPERATION
   C. WITHIN 15 DAYS AFTER ANY MAINTENANCE ACTIVITIES ARE PERFORMED AND COMPLETED
   D. AFTER A 3-INCH RAINFALL WITHIN A 24-HOUR PERIOD STORM EVENT (2-YEAR, 24-HOUR STORM EVENT)
   E. AS REQUESTED BY THE CHARLES TOWN ENGINEERING DEPARTMENT IN RESPONSE TO COMPLAINTS OR NOTICE OF POSSIBLE VIOLATIONS.

SPECIFICATIONS FOR BIO-RETENTION AREAS

SOILS

THE PLANTING SOIL (FILTER MEDIA) FOR THE BIO-RETENTION AREA SHALL HAVE A COMPOSITION OF APPROXIMATELY 50% SAND AND 50% TOPSOIL. THE SOIL CLASSIFICATION SHALL BE EITHER LOAMY SAND, SANDY LOAM, OR LOAM UNDER THE USDA CLASSIFICATION SYSTEM. THE SOIL SHALL BE UNIFORM AND SHALL BE FREE OF DELETERIOUS MATERIAL SUCH AS ROCKS, STUMPS, ROOTS, ETC. THE SOIL SHALL BE ALSO FREE OF ANY MATERIAL THAT WILL RETARD AND/OR INHIBIT PLANT GROWTH.

COMPACTION OF THE BASE OF THE BIO-RETENTION AREA AND THE SOIL FILL SHALL BE MINIMIZED AT ALL TIMES. WHEN POSSIBLE, THE CONTRACTOR SHALL USE TRACK HOES TO REMOVE ORIGINAL SOIL. IF A LOADER IS USED, LIGHT WEIGHT, WIDE TRACK EQUIPMENT SHALL BE EMPLOYED IN ORDER TO MINIMIZE COMPACTION OF THE INSITU SOIL. WHEN BACK FILLING THE FACILITY, PLACE SOIL IN 12"-18" LIFTS, AGAIN, USE LIGHT WEIGHT, WIDE TRACK EQUIPMENT WITHIN THE LIMITS OF THE FACILITY IN ORDER TO PLACE THE SOIL. SOIL FILL SHALL BE LIGHTLY TAMPED WITH A BACK HOE OR DOZER BUCKET WHEN PLACED.

PLANTING

ALL TREES, SHRUBS, AND GRASSES SHALL BE OF NURSERY QUALITY STOCK, SYMMETRICAL GROWTH, AND BE FREE OF INSECTS, PESTS, AND DISEASES. ANY PLANTS THAT HAVE BECOME DISEASED OR PEST RIDDEN SHALL BE REPLACED BY THE CONTRACTOR. TREES, SHRUBS, AND PLANTS SHALL BE PLACED IN ACCORDANCE WITH GOOD LANDSCAPING PRACTICES. ADDING FERTILIZER TO THE PLANTS DEFEATS THE GOAL OF THE BIO-RETENTION AREA. ONLY ADD FERTILIZER IF WOOD CHIPS OR MULCH IS USED TO AMEND THE SOIL. ROTOTILL USED FERTILIZER AT A RATE OF TWO (2) POUNDS PER 1,000 SQUARE FEET. ALL PLANT MATERIAL SHALL BE WATERED EVERY DAY FOR TWO WEEKS AFTER INSTALLATION.

THE DIAMETER OF THE PLANTING PIT SHALL BE AT LEAST 6" LARGER THAN THE DIAMETER OF THE PLANTING BALL. THE ROOT BALL SHALL BE INSTALLED SO 1/8 OF THE BALL IS ABOVE THE FINAL GRADE SURFACE. ANY AREA THAT IS EXCAVATED FOR PLANTING SHALL BE BACK FILLED WITH THE APPROPRIATE PLANTING SOIL AS SPECIFIED ABOVE.

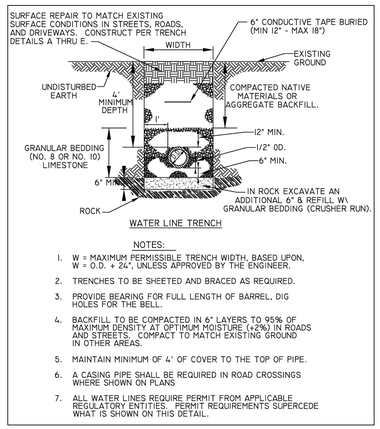
IF NECESSARY, TREES, AND BUSHES SHALL BE STAKED. TREES SHALL BE STAKED FOR THE FIRST YEAR ONLY. STAKES SHALL BE EQUALLY SPACED ON THE OUTSIDE OF THE PLANTING BALL.

FEATURE NUMBER	DESCRIPTION	BIORETENTION AREA 1	BIORETENTION AREA 2
1	EMBANKMENT ELEVATION	508.50	504.25
2	RIM ELEVATION	507.75	503.50
3	BOTTOM ELEVATION	506.00	502.25
4	FILTER MEDIA ELEVATION	504.00	500.75
5	UNDERDRAIN ELEVATION	503.25	500.25
6	STONE ELEVATION	503.00	500.00

MAINTENANCE SCHEDULE	
ITEM	FREQUENCY
SOIL	
REMOVE ACCUMULATED SEDIMENT	ONCE DEPTH EXCEEDS 4"
INSPECT AND REPAIR EROSION	ONCE PER MONTH
INSPECT/REPAIR PEST DAMAGE	ONCE PER MONTH
REMULCH DISTURBED AREAS	AS REQUIRED
PLANTINGS	
WATER PLANTS	ONCE PER DAY FOR THE FIRST 14 DAYS AND/OR AS NEEDED DURING DROUGHT CONDITIONS
REPLACE TREE STAKES	AS NEEDED FOR THE FIRST YEAR ONLY
REMOVE INVASIVE PLANTS/WEEDS	AS NEEDED
TREATMENT OF DISEASED VEGETATION	AS REQUIRED
REMOVE/REPLACE DEAD VEGETATION	TWICE PER YEAR DURING PLANTING SEASON
MOW BERM AND GRASS AREA OUTSIDE OF IMPOUNDMENT AREA	MIN. ONCE PER MONTH DURING GROWING SEASON
MOW GRASS INSIDE OF BIO-RETENTION AREA	ONCE PER YEAR

NOTE: MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE BMP MAINTENANCE SPECIFICATIONS IN THE WEST VIRGINIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S WEST VIRGINIA STORMWATER MANAGEMENT AND DESIGN GUIDANCE MANUAL.

1 RAIN GARDEN
NOT TO SCALE

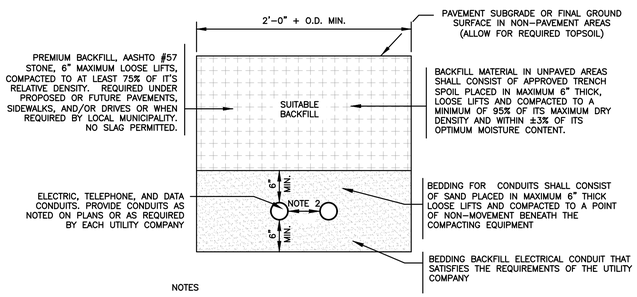


WATER LINE TRENCH

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.

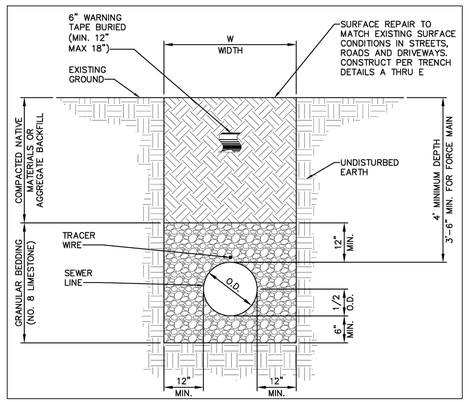
WATER SERVICE LINE
CTUB DETAIL W-9



NOTES

1. MINIMUM COMPACTION FOR ALL SAND BEDDING BACKFILL, BACKFILL AND PREMIUM BACKFILL SHALL BE 95% STANDARD PROCTOR.
2. MAINTAIN MINIMUM 1' VERTICAL AND/OR HORIZONTAL SEPARATION BETWEEN ELECTRICAL AND COMMUNICATION CONDUITS. IF CONDUITS ARE FOR SAME UTILITY, FOLLOW CONDUIT SPACING REQUIREMENTS FOR THAT UTILITY.
3. NUMBER AND SIZE OF CONDUITS TO BE PER UTILITY REQUIREMENTS.

ELECTRIC AND COMMUNICATIONS SERVICE LINE



SEWER PIPE
CTUB

ABBREVIATIONS
D = INSIDE DIAMETER
O.D. = OUTSIDE DIAMETER
MIN. = MINIMUM

COVER REQUIREMENTS

UTILITY	MINIMUM COVER REQUIRED*
SANITARY SEWER	3.5 FT.
WATER PIPING	3.5 FT.
GAS LINE	2.5 FT.
TELEPHONE LINE	2.5 FT.
ELECTRIC LINE	3.0 FT.

*DEPTH AS MEASURED FROM TOP OF PIPE TO FINAL GROUND SURFACE, UNLESS INDICATED OTHERWISE.

NOTES:

1. TRENCHES ARE TO BE LEFT OPEN UNTIL THE SERVICE LINE HAS BEEN INSPECTED BY THE APPROPRIATE UTILITY PROVIDER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE PIPE ENDS AND FITTINGS FROM DAMAGE PRIOR TO UTILITY INSPECTION. OPEN PIPE ENDS AND FITTINGS SHOULD BE TAPED OR CAPPED TO KEEP WATER AND DEBRIS DAMAGE AT A MINIMUM.
2. TRACER WIRE IS TO BE MINIMUM 12 GAUGE, SOLID COPPER, YELLOW THERMOPLASTIC COATED. INSTALL TRACER WIRE PARALLEL TO UTILITY LINE AT A MINIMUM DISTANCE OF 6".
3. ALL MATERIALS EXCAVATED FROM THE UTILITY TRENCH SHALL BE STOCKPILED A MINIMUM SUFFICIENT DISTANCE FROM ALL TRENCHES TO PREVENT SLIDES OR CAVE-INS.
4. ALL BACKFILL MATERIALS SHALL BE APPROVED BY THE OWNER OR THE OWNER'S REPRESENTATIVE BEFORE BEING PLACED.
5. THE AASHTO #57 STONE AND SAND SHALL SATISFY THE REQUIREMENTS OF THE WEST VIRGINIA DEPARTMENT OF HIGHWAY (WVDOH) STANDARD SPECIFICATIONS, ROADS AND BRIDGES ADOPTED 2017 AND THE SUPPLEMENTAL SPECIFICATIONS DATED 2012.
6. THE MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT FOR THE BACKFILL MATERIALS SHALL BE DETERMINED BY ASTM D1557.
7. THE CONTRACTOR SHALL CONSTRUCT THE UTILITY TRENCHES AND PROVIDE ADEQUATE SHORING (WHERE NECESSARY) IN CONFORMANCE WITH THE LATEST REQUIREMENTS FOR CONSTRUCTION STANDARD FOR EXCAVATIONS (29 CFR PART 1926.650-.652 SUBPART P) PROMULGATED BY OSHA.
8. THE TELEPHONE AND ELECTRIC CONDUIT WILL NOT SHARE THE SAME UTILITY TRENCH WHERE THEY ARE SEPARATED AT THE MANHOLE/VAULT LOCATIONS.
9. REFER TO UTILITY AGENCY STANDARD DETAILS AND NOTES FOR ADDITIONAL REQUIREMENTS. IN THE EVENT TRENCH REQUIREMENTS OF THE UTILITY AGENCY DIFFER FROM THOSE SHOWN ABOVE, USE THE MORE RESTRICTIVE OF THE CONFLICTING CRITERIA.
10. ALL PIPES SHALL BE INSTALLED IN ACCORDANCE WITH THE WVDOH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

2 UTILITY TRENCHES
NOT TO SCALE

OWNER/DEVELOPER
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CIVIL ENGINEER
LUCAS GARDNER, P.E.
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
210 GENESIS BLVD
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PH: (304) 848-7164

LUCAS GARDNER REGISTERED PROFESSIONAL ENGINEER 25447 STATE OF WEST VIRGINIA
5/19/2026

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2026	PRELIMINARY PLAN SUBMISSION
2	3/4/2026	REVISED PER AGENCY REVIEW COMMENTS
3	3/17/2026	REVISED PER AGENCY REVIEW COMMENTS

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF WEST VIRGINIA SHALL BE PERFORMED BY OR UNDER THE RESPONSIBLE CHARGE OF PERSONS LICENSED AND PROPERLY QUALIFIED TO PRACTICE SUCH PROFESSIONS AS PROVIDED BY CEC ENGINEER'S & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF WEST VIRGINIA ARE PROVIDED BY CONSOLIDATED ARCHITECTS, LLC.

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Civil & Environmental Consultants, Inc.

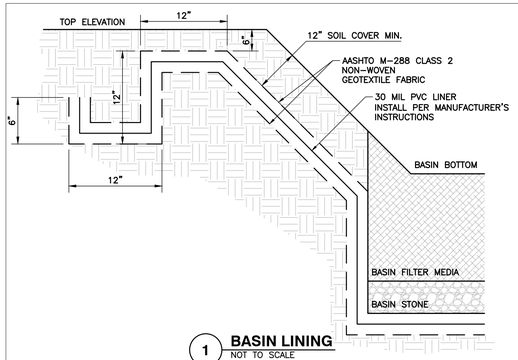
ACADEMY PLACE
JEFFERSON COUNTY, WEST VIRGINIA
3-4-101: DB 467 PG 353
3-4-105: DB 1287 PG 191
3-4-106: DB 848 PG 322

TYPICAL SITE DETAILS

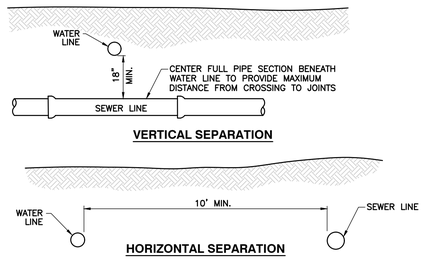
DATE:	JANUARY 2026	DRAWN BY:	AEW
DWG SCALE:	AS SHOWN	CHECKED BY:	LAG
PROJECT NO:		354-805	
APPROVED BY:			LAG

DRAWING NO.:
C804

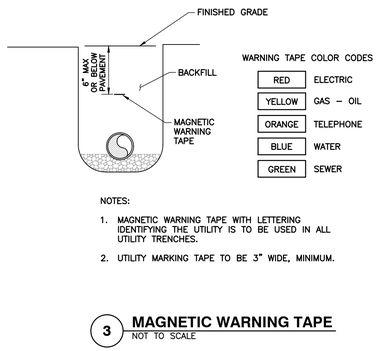
P:\350-000\354-805\-CADD\Dwg\CIVIL\354805-CIVIL-C800-TYPICAL DETAILS.dwg[C804] LS:5/19/2026 - lgardner - LP: 5/19/2026 8:24 AM



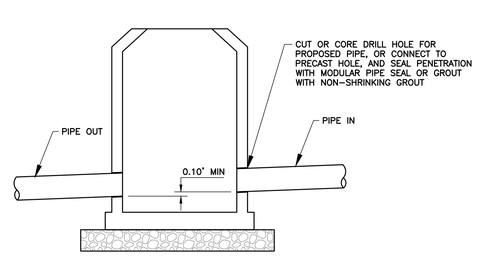
1 BASIN LINING
NOT TO SCALE



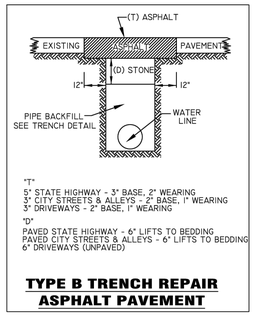
2 WATER AND SEWER LINE SEPARATION
NOT TO SCALE



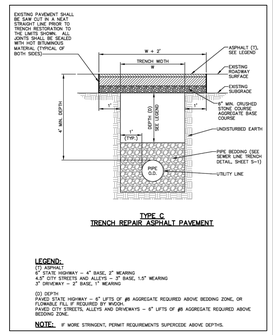
3 MAGNETIC WARNING TAPE
NOT TO SCALE

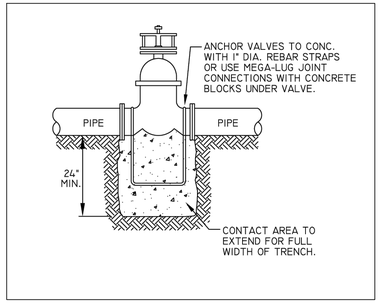


4 CONNECTING TO EXISITNG STRUCTURES
NOT TO SCALE



5 ROAD REPAIR
NOT TO SCALE





6 VALVE SETTING
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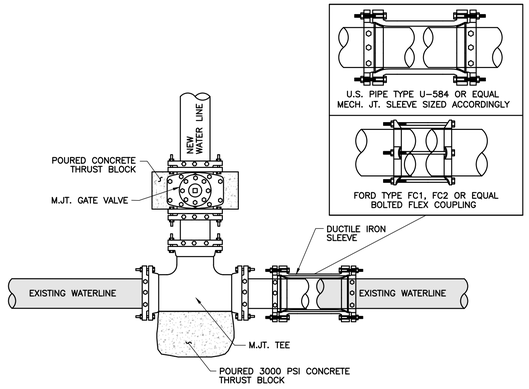
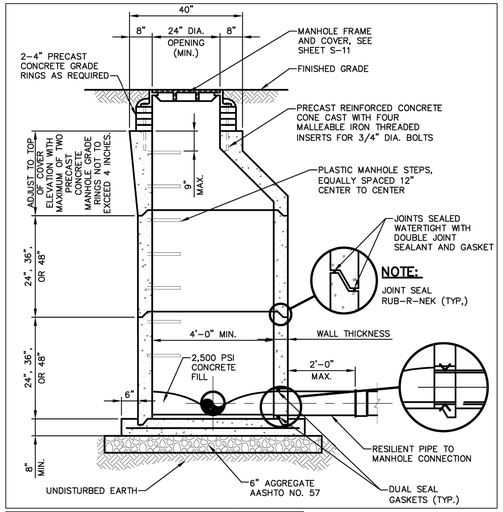
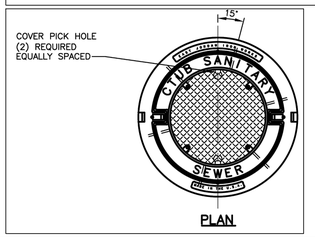


NOTES: ALL FITTINGS AND VALVES TO HAVE MEGA-LUGS / GRIP RINGS
ALL BRASS TO BE LEAD-FREE BRASS

7 WATERLINE CONNECTION
NOT TO SCALE





GENERAL NOTES:

1. CONCRETE MANHOLES AND BASES SHALL CONFORM TO ASTM C-478.
2. REINFORCING STEEL SHALL CONFORM TO ASTM A-185.
3. FOR MANHOLES IN FLOODPLAINS AND/OR WHERE GROUNDWATER IS PRESENT, THE EXTERIOR SURFACE OF THE MANHOLE SHALL BE COATED WITH (2) TWO COATS OF A BITUMASTIC COATING SYSTEM, 8 MILS DFT PER COAT OF CARBOLINE 300M OR EQUAL.
4. FOR FORCE MAIN DISCHARGES AND TWO (2) DOWNSTREAM MANHOLES, THE ENTIRE INTERIOR SURFACE OF THE MANHOLE SHALL BE COATED WITH A MINIMUM 50 MIL DFT AROMATIC POLYUREA COATING SYSTEM, OBIC 1000 OR EQUAL.
5. ALL MANHOLE CONCRETE SHALL CONTAIN A 1% BY WEIGHT OF CEMENT CONCRETE WATERPROOFING ADMIXTURE, XYPEX C-1000 OR EQUAL.
6. MANHOLES FOR SEWER PIPE 24"-36" SHALL HAVE A 5'-0" MIN. INSIDE DIAMETER, AND POTENTIALLY SHALL BE USED IF ANGLE OF DEFLECTION DOES NOT PERMIT USE WITH A 4' MANHOLE.
7. FLOW CHANNELS SHALL PRECISELY ALIGN WITH THE ORIENTATION OF THE INCOMING/OUTGOING DISCHARGE SEWERS, FLOW CHANNEL RADIUS SHALL NOT EXCEED 90°. ALL LEDGES SHALL BE POSITIVELY SLOPED FROM MANHOLE WALL TO THE FLOW CHANNELS.

MANHOLE STEP NOTES:

1. DISTANCE FROM RIM OF MANHOLE TO TOP OF STEP SHALL NOT EXCEED 30".
2. DISTANCE FROM STEP TO FLOOR OF MANHOLE SHALL NOT BE GREATER THAN 2 FEET.
3. DO NOT LOCATE STEPS OVER CHANNELS.

DROP CONNECTION NOTE:

1. AN INSIDE DROP CONNECTION SHALL BE INSTALLED WHEN THE PIPE INVERTS INTO THE MANHOLE ARE 2'-0" OR MORE ABOVE INVERT OUT OF THE MANHOLE. THE ENTIRE OUTER SURFACE AND CONCRETE ENCASEMENT AROUND THE MANHOLE AND THE CONNECTIONS SHALL BE COATED WITH TWO COATS OF BITUMASTIC.

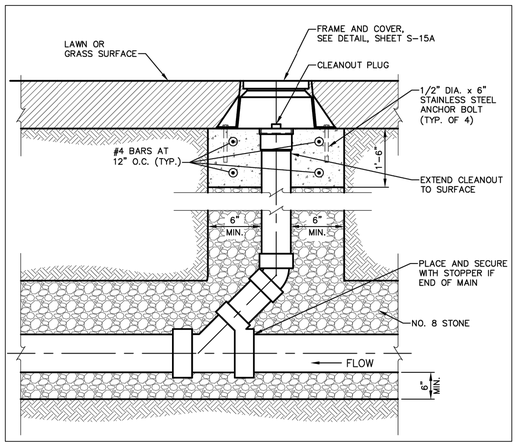
COVER NOTES:

1. LETTERING ON COVERS SHALL DENOTE CTUB SANITARY SEWER AS APPLICABLE.
2. BOTTOM RIBS MAY BE DELETED FROM MANHOLE COVER CASTINGS.
3. SHOP DRAWINGS SHALL BE SUBMITTED IF DETAILS/DIMENSIONS VARY.
4. FRAME BOLT NOTE: DRILL FOUR 1" DIA. HOLES ON A 33" DIA. BOLT CIRCLE.

NOTES:

1. MANHOLE COVERS SHALL NOT HAVE VENT HOLES, UNLESS AIR RELEASE VALVE IS PRESENT.
2. DIMENSIONS ABOVE ARE FOR EAST JORDAN IRONWORKS PRODUCTS.
3. APPROVED SUPPLIERS:
   EAST JORDAN IRON WORKS
   HIGHWAY: FRAME – PROF. NO. 1045Z UNDIPPED
   COVER – PROD. NO. 1040AGS UNDIPPED, SELF SEALING
   WATERTIGHT: FRAME AND COVER – PROD. NO. 1045ZPT/1010APT, UNDIPPED
   NEENAH
   HIGHWAY: FRAME AND COVER R-1642, UNDIPPED, SELF SEALING
   WATERTIGHT: FRAME AND COVER R-1916, UNDIPPED
4. FRAME AND COVER TO COMPLY WITH ASTM A48, CLASS 30 TENSILE STRENGTH.
5. USE THREADED STAINLESS STEEL STANDARD HEXAGON HEAD BOLTS TO ANCHOR FRAME AND COVER TO MANHOLE.
6. PROVIDE WATERPROOF MORTAR EXTENDED OVER FRAME.
7. PROVIDE FOUR MALLEABLE IRON THREADED INSERTS FOR ¾" DIA. BOLTS ON 33" DIA. BOLT CIRCLE INSTALLED IN PRECAST CONC. MANHOLE CONE SECTIONS BY MANHOLE MANUFACTURER.

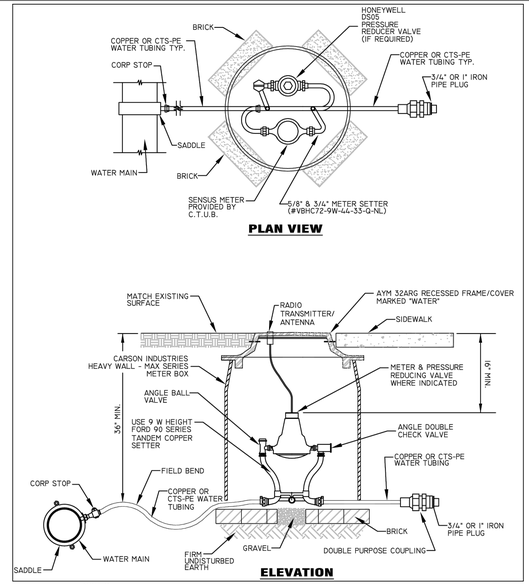
8 MANHOLE
NOT TO SCALE



NOTES:

1. CLEANOUT FRAME AND COVER SHALL BE INSTALLED SUCH THAT IT IS LEVEL TO 2" BELOW SURROUNDING SURFACE. CLEANOUTS PROJECTING ABOVE SURFACE ARE UNACCEPTABLE.
2. THIS DETAIL APPLIES TO NON-VEHICULAR TRAFFIC AREAS.
3. USE WYE AND PLUG FOR CLEANOUT AT END OF LINE.
4. FOR MAINLINE DIAMETER OF 8" OR GREATER, USE A MANHOLE.
5. FOR PIPE DIA. ≤ 6"

9 SANITARY CLEANOUT - LATERAL CONNECTION
NOT TO SCALE



NOTES:

1. ALL BOLTS TO BE STAINLESS STEEL.
2. CONNECT NEW METER SETTER TO EXISTING SERVICE LINES FOR LOCATIONS REQUIRING ONLY METER REPLACEMENT.
3. PRESSURE REDUCING VALVE REQUIRED IF STATIC SYSTEM PRESSURES EXCEED 100 PSI.
4. ALL METER TO BE SENSUS RADIO READ PLACED AT PROPERTY LINE.

10 METER SETTING
NOT TO SCALE

OWNER/DEVELOPER	CONSULTANT	CIVIL ENGINEER
MARK ROPER MARK ROPER CONSTRUCTION, LLC 11065 MIDDLEWAY PIKE CHARLES TOWN, WV 25414 PH: (304) 671-5262	SETH RIVARD SETH RIVARD CONSULTING PO BOX 92 CHARLES TOWN, WV 25414 PH: (615) 735-7097	LUCAS GARDNER, P.E. CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 210 GENESIS BLVD BRIDGEPORT, WV 26330 PH: (304) 848-7164

LUCAS GARDNER REGISTERED 25447 5/19/2026 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2026	PRELIMINARY PLAN SUBMISSION
2	3/4/2026	REVISED PER AGENCY PREVIEW COMMENTS
3	4/13/2026	REVISED PER AGENCY PREVIEW COMMENTS

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF WEST VIRGINIA AND/OR THE COMMONWEALTH OF VIRGINIA MAY ONLY BE PERFORMED BY PERSONS PROPERLY LICENSED, REGISTERED OR CERTIFIED TO PROVIDED BY FCC ENGINEER'S & CONSULTANTS, LLC, LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF WEST VIRGINIA AND/OR THE COMMONWEALTH OF VIRGINIA WILL BE PERFORMED BY LICENSED PROFESSIONALS.

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ACADEMY PLACE
JEFFERSON COUNTY, WEST VIRGINIA
3-4-101: DB 467 PG 353
3-4-105: DB 1287 PG 191
3-4-106: DB 848 PG 322

TYPICAL SITE DETAILS

DATE: JANUARY 2026
DWG SCALE: AS SHOWN
PROJECT NO: 354-805
APPROVED BY: LAG
DRAWN BY: AEW
CHECKED BY: LAG

DRAWING NO.: **C805**

P:\356-000\354-805\--DWG\dwg\C101\354805-C101-C805-TYPICAL DETAILS.dwg[C805] LS:(5/19/2026 - (general)) - LP: 5/19/2026 8:23 AM

22.5 & 45 DEGREE CONTACT AREA (SF)

PIPE SIZE	PRESSURE CLASS				
	100	150	200	250	300
2	1	1	1	1	1
4	1	1	2	2	2
6	2	2	3	4	5
8	3	4	5	7	8
10	4	6	8	10	12
12	5	9	12	15	18
14	8	12	16	20	24



22.5° & 45° BENDS

90 DEGREE BEND CONTACT AREA (SF)

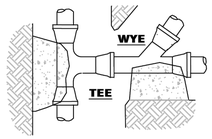
PIPE SIZE	PRESSURE CLASS				
	100	150	200	250	300
2	1	1	1	1	1
4	2	2	3	3	4
6	3	4	5	7	8
8	5	7	10	12	15
10	7	11	15	19	22
12	9	16	21	27	32
14	12	22	29	36	44



90° BEND

TEE CONTACT AREA (SF)

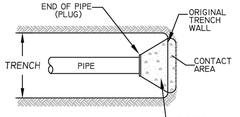
PIPE SIZE	PRESSURE CLASS				
	100	150	200	250	300
2	1	1	1	1	1
4	2	2	2	2	3
6	2	3	4	5	6
8	4	5	7	9	10
10	5	8	11	13	16
12	7	12	15	19	23
14	10	16	21	26	31



SAME CONTACT AREA AS TEE

PLUGGED END CONTACT AREA (SF)

PIPE SIZE	PRESSURE CLASS				
	100	150	200	250	300
2	1	1	1	1	1
4	1	2	2	2	3
6	2	3	4	5	6
8	4	5	7	9	10
10	5	8	11	13	16
12	7	12	15	19	23
14	10	16	21	26	31



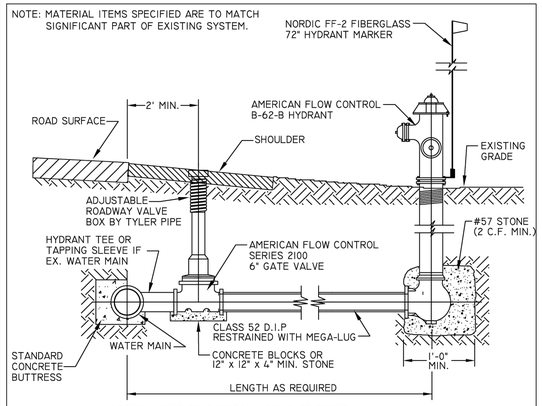
PLUGGED END

THRUST BLOCK GENERAL NOTES

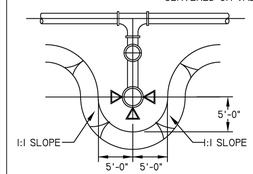
1. ALL CONCRETE SHALL BE 3000 P.S.I. (AE)
2. THRUST BLOCKS SHALL BE IMBEDDED IN UNDISTURBED SOIL.
3. SOIL BEARING CAPACITY IS ASSUMED AT 3000 LB. SQ. FT. FOR WEAKER SOILS THRUST BLOCK AREAS SHALL BE INCREASED AS REQUIRED.
4. WRAP PIPE WITH POLYETHYELENE TO PREVENT CONTACT BETWEEN PIPE AND THE CONCRETE.

1 THRUST BLOCKING
NOT TO SCALE

NOTE: MATERIAL ITEMS SPECIFIED ARE TO MATCH SIGNIFICANT PART OF EXISTING SYSTEM.

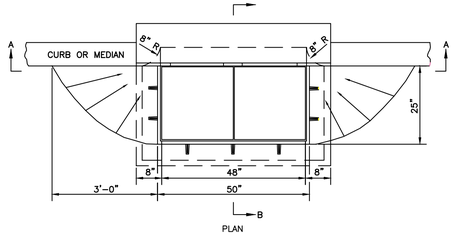


NOTES: 1. FOR ROAD INSTALLATIONS OR OTHER INTERFERENCES VALVE LOCATION MAY VARY.
2. VALVE BOX TO BE SET PLUMB AND CENTERED ON VALVE.

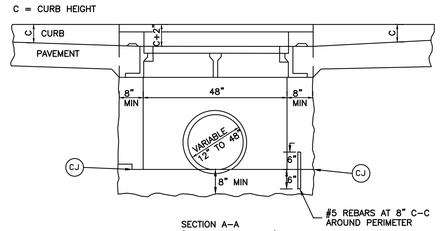


BANK CUTTING DETAIL

2 FIRE HYDRANT ASSEMBLY
NOT TO SCALE

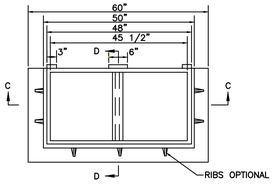


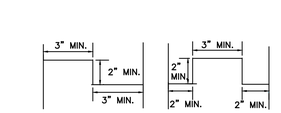
PLAN



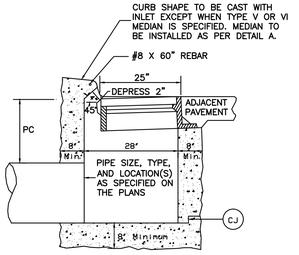
SECTION A–A
(GRATES NOT SHOWN)

#5 REBARS AT 8" C–C AROUND PERIMETER

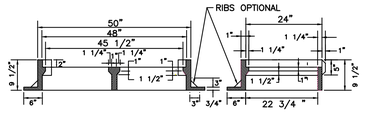




CONSTRUCTION JOINT DETAILS



SECTION B–B
(GRATES NOT SHOWN)



SECTION C–C SECTION D–D

DETAIL OF FRAME

DOH STANDARD DETAIL: DR6-F

3 TYPE F INLET
NOT TO SCALE

NOTES

THE FINAL INSTALLED TOP SURFACE OF INLET AND GRATE SHALL BE FLUSH WITH ADJACENT FINISHED SURFACES SUCH AS PAVEMENT, GUTTERS, CURBS, AND SIDEWALKS. TOP OF GRATE ELEVATION, IF SHOWN ON THE PLANS, IS FOR INFORMATION ONLY.

CONSTRUCTION MAY BE CAST–IN PLACE, PRECAST IN ONE OR MULTIPLE SECTIONS, OR ANY COMBINATION OF CAST–IN–PLACE AND PRECAST.

OPTIONAL CONSTRUCTION JOINTS LABELED "CJ" MAY BE ROUGHENED CONCRETE, KEYED OR DOWELED AS PER THE TYPICAL DETAILS SHOWN HEREIN OR AS APPROVED BY THE ENGINEER. NON SHRINK GROUT MEETING THE REQUIREMENTS OF SUBSECTION 715.5 OF THE SPECIFICATIONS MAY BE USED TO A DEPTH OF 1/2" FOR LEVELING BETWEEN PRECAST SECTIONS. THICKER DEPTHS WILL BE ALLOWED AS PER THE MANUFACTURER'S RECOMMENDATIONS.

THE COVERING FOR REINFORCING STEEL SHALL BE TWO INCHES, MEASURED FROM THE SURFACE OF THE CONCRETE TO THE FACE OF THE BAR, UNLESS OTHERWISE SHOWN.

FOR DETAILS OF GRATES (TWO REQUIRED), SEE INLET COSTINGS STANDARD SHEET DR6–X.

PC (MINIMUM PIPE COVER) SHALL BE 12" BELOW INLET TOP FOR PIPES PLACED UNDER SIDEWALK OR GRASSED AREA OR 24" BELOW INLET TOP FOR PIPES PLACED UNDER PAVEMENT OR SHOULDER.

CURB, IF SPECIFIED, MAY BE EITHER CONCRETE PLACED ON THE INLET BACKWALL AS DETAILED HEREIN OR AN APPROVED CURB BOX AS MANUFACTURED WITH THE GRATE AND FRAME. DIMENSIONS OF THE CURB BOX SHOULD REASONABLY CONFORM TO THE STANDARD CURB AS SPECIFIED ON THE PLANS. THE CURB WILL BE PAID FOR PER SECTION 610, IN EITHER CASE.

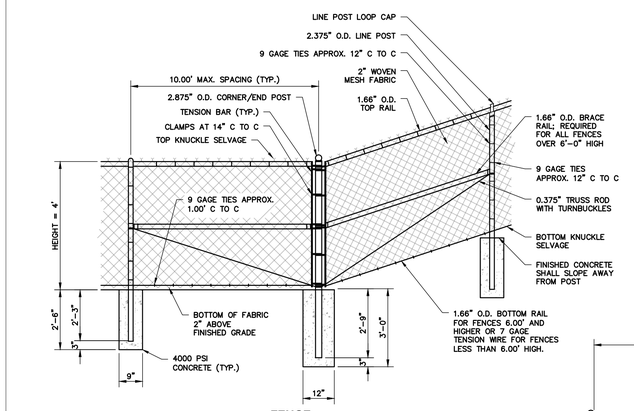
THE INLET SHALL NOT BE PLACED IN A PEDESTRIAN CROSS WALK.

THE MINIMUM DISTANCE FROM THE TOP OF ANY PIPE OPENING TO ANY CONSTRUCTION JOIN ABOVE THE OPENING SHALL BE FOUR (4) INCHES.

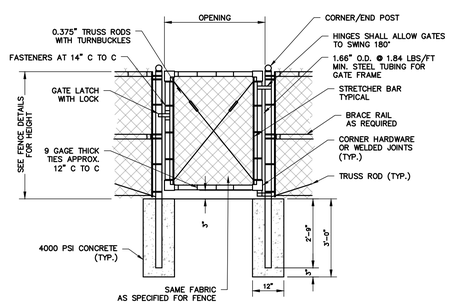
THE NUMBER AND LOCATION OF PIPE OPENINGS SHALL BE AS SHOWN IN THE PLANS. THE CONTRACTOR AT NO ADDITIONAL COST, SHALL BE RESPONSIBLE FOR ANY TEMPORARY BRACING REQUIRED TO TRANSPORT PRECAST INLET SECTIONS DUE TO MULTIPLE OPENINGS.

PROJECT NOTES:

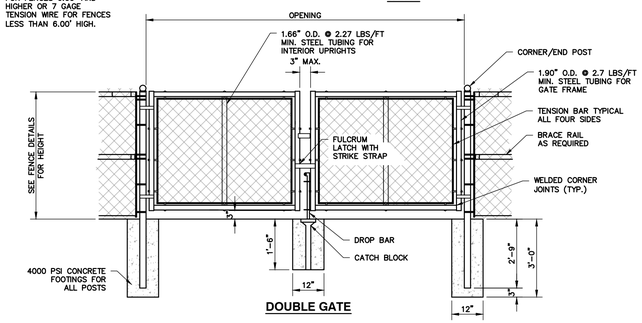
1. ALL INLETS IN THIS PROJECT SHALL HAVE TYPE 1 URBAN GRATES AND CONTRACTOR IS TO ENSURE THAT ALL GRATES LAY FLUSH WITH FINISHED GRADE.
2. TABLE SHOWN FOR SIZE OF STRUCTURE WITH RELATION TO THE PIPE DIAMETER SHALL ESTABLISH THE MINIMUM BOX SIZE. CONTRACTOR IS RESPONSIBLE FOR USING A LARGER BOX IF NECESSARY TO ACCOMMODATE PIPE ANGLES AND/OR PIPE SLOPES. INCREASING THE BOX SIZE WILL BE INCIDENTAL TO THE UNIT COST OF THE INLET.



FENCE



GATE

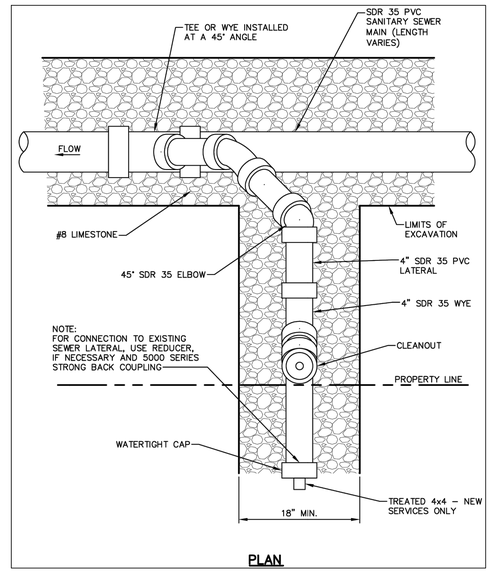


DOUBLE GATE

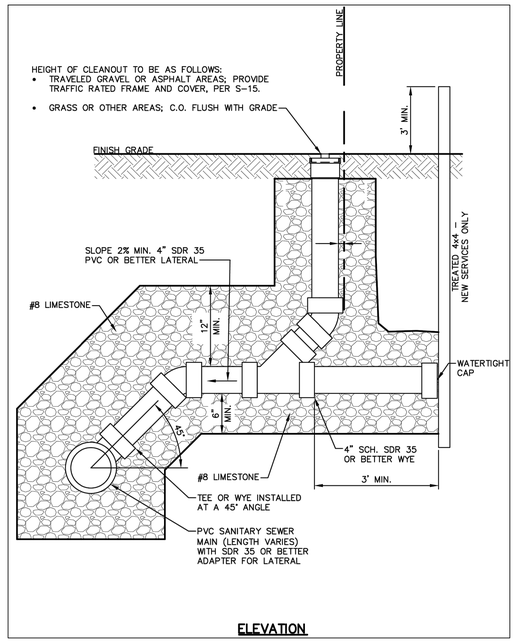
NOTES:

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.

4 CHAIN LINK FENCE
NOT TO SCALE



PLAN



ELEVATION

5 SINGLE LATERAL CONNECTION
NOT TO SCALE

OWNER/DEVELOPER	CONSULTANT	CIVIL ENGINEER
MARK ROPER MARK ROPER CONSTRUCTION, LLC 11065 MIDDLEWAY PIKE CHARLES TOWN, WV 25414 PH: (304) 671-5262	SETH RIVARD SETH RIVARD CONSULTING PO BOX 92 CHARLES TOWN, WV 25414 PH: (615) 735-7097	LUCAS GARDNER, P.E. CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 210 GENESIS BLVD BRIDGEPORT, WV 26330 PH: (304) 848-7164

LUCAS GARDNER REGISTERED 25447 5/19/2026 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2026	PRELIMINARY PLAN SUBMISSION
2	3/4/2026	REVISED PER AGENCY REVIEW COMMENTS
3	4/1/2026	REVISED PER AGENCY REVIEW COMMENTS

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC: ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CORRIDOR ARCHITECTS, LLC.

Civil & Environmental Consultants, Inc.
120 Genesis Boulevard
Bridgeport, WV 26330
Ph: 304.933.3119
www.cecinc.com

ACADEMY PLACE
JEFFERSON COUNTY, WEST VIRGINIA
3-4-101: DB 467 PG 353
3-4-105: DB 1287 PG 191
3-4-106: DB 848 PG 322

TYPICAL SITE DETAILS

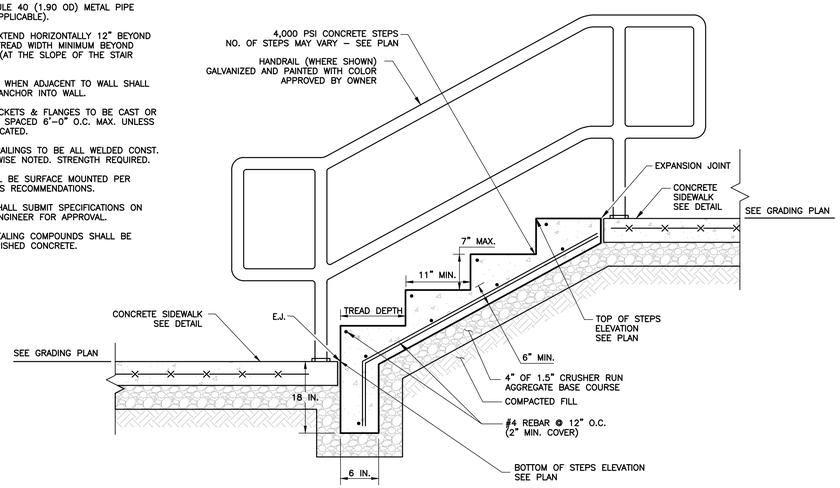
DATE:	JANUARY 2026	DRAWN BY:	AEW
DWG SCALE:	AS SHOWN	CHECKED BY:	LAG
PROJECT NO:			354-805
APPROVED BY:			LAG

DRAWING NO.:
C806

P:\350-000\354-805\1-CAD\1Dwg\1CIVIL\354805-C01-C800-TYPICAL DETAILS.dwg[C806] LS:(5/19/2026 - (gardner)) - LP: 5/19/2026 8:23 AM

NOTES:

1. 1 1/2" SCHEDULE 40 (1.90 OD) TOP RAIL, BOTTOM RAIL & VERTICAL POSTS.
2. 3/4" O.D. OR SQ. BALUSTERS @ 4" O.C.
3. 1 1/2" SCHEDULE 40 (1.90 OD) METAL PIPE HANDRAIL (IF APPLICABLE).
4. HANDRAIL TO EXTEND HORIZONTALLY 12" BEYOND TOP RISER & TREAD WIDTH MINIMUM BEYOND BOTTOM RISER (AT THE SLOPE OF THE STAIR FLIGHT).
5. HANDRAIL ENDS WHEN ADJACENT TO WALL SHALL RETURN TO & ANCHOR INTO WALL.
6. HANDRAILS BRACKETS & FLANGES TO BE CAST OR FORMED METAL, SPACED 6'-0" O.C. MAX. UNLESS OTHERWISE INDICATED.
7. HANDRAILS & RAILINGS TO BE ALL WELDED CONST. UNLESS OTHERWISE NOTED. STRENGTH REQUIRED.
8. HANDRAIL SHALL BE SURFACE MOUNTED PER MANUFACTURER'S RECOMMENDATIONS.
9. CONTRACTOR SHALL SUBMIT SPECIFICATIONS ON HANDRAIL TO ENGINEER FOR APPROVAL.
10. CURING AND SEALING COMPOUNDS SHALL BE APPLIED TO FINISHED CONCRETE.



1 **CONCRETE STEPS**
NOT TO SCALE

SUBMITTAL & REVISION RECORD

NO	DATE	DESCRIPTION
1	1/30/2026	PRELIMINARY PLAN SUBMISSION
2	3/4/2026	REVISED PER AGENCY REVIEW COMMENTS
3	4/6/2026	REVISED PER AGENCY REVIEW COMMENTS

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, INC. ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF WEST VIRGINIA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, INC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF PENNSYLVANIA WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

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120 Genesis Boulevard
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ACADEMY PLACE
JEFFERSON COUNTY, WEST VIRGINIA
3-4-101: DB 467 PG 353
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3-4-106: DB 848 PG 322

TYPICAL SITE DETAILS

DATE:	JANUARY 2026
DWG SCALE:	AS SHOWN
PROJECT NO.:	354-805
DRAWN BY:	AEW
CHECKED BY:	LAG
APPROVED BY:	LAG

DRAWING NO.:
C807

OWNER/DEVELOPER
MARK ROPER
MARK ROPER CONSTRUCTION, LLC
11065 MIDDLEWAY PIKE
CHARLES TOWN, WV 25414
PH: (304) 671-5262

CONSULTANT
SETH RIVARD
SETH RIVARD CONSULTING
PO BOX 92
CHARLES TOWN, WV 25414
PH: (615) 735-7097

CIVIL ENGINEER
LUCAS GARDNER, P.E.
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
210 GENESIS BLVD
BRIDGEPORT, WV 26330
PH: (304) 848-7164

LUCAS GARDNER REGISTERED 25447 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER
5/19/2026

P:\354-005\354-8051-CAD\Dwg\CIVIL\354805-CV01-C800-TYPICAL DETAILS.dwg[C807] LS:5/19/2026 - lgardner - LP: 5/19/2026 8:25 AM

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 05/26/26
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

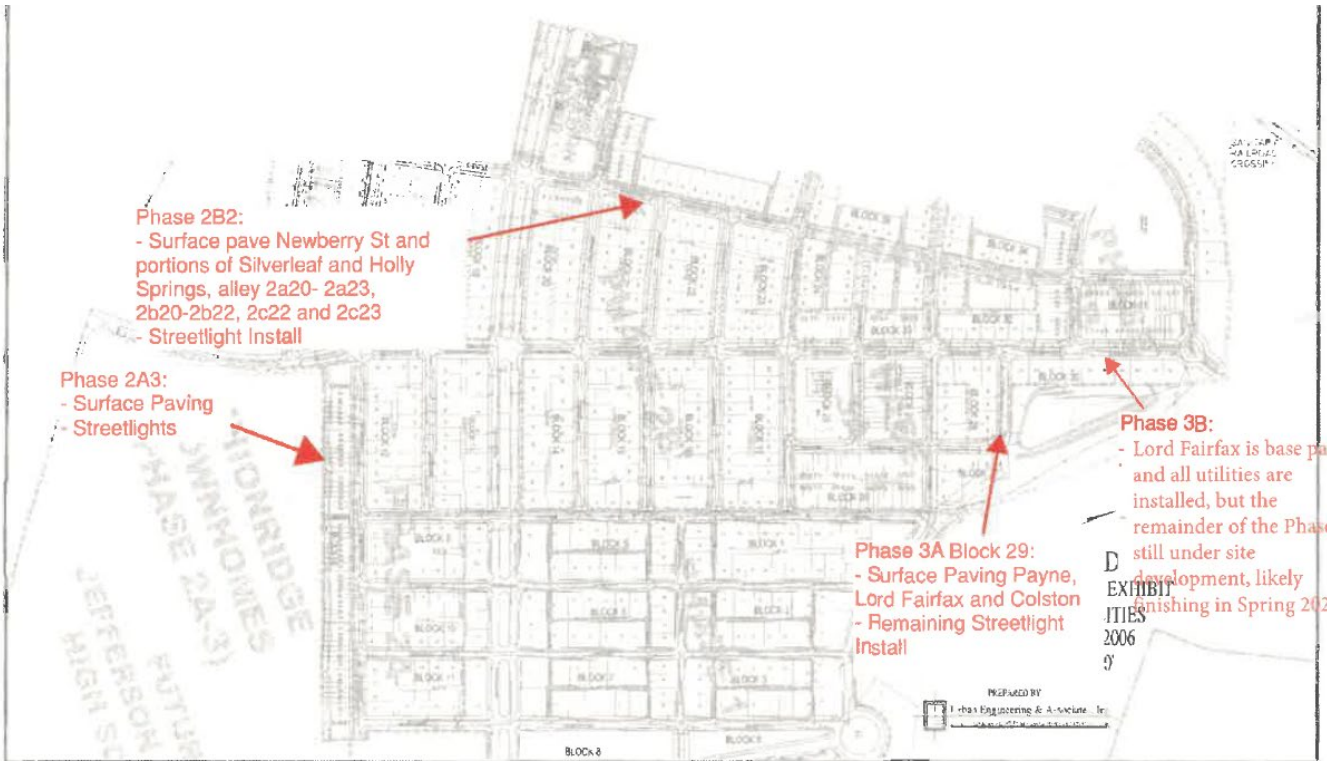
Commission Review: *BR2026-04* - Huntfield Multiple Phases Bond Extension Request

ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. Narrative.pdf
- 4. Work Completed.pdf
- 5. Paving Utility Map.pdf

Bond Extension Request
BR2026-04

Date: For the May 26, 2026 Planning Commission meeting
Applicant: DR Acquisitions, LLC
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: A bond extension for multiple phases of Huntfield



Map provided to show location of Phases only

OVERVIEW: *DR Acquisitions LLC* is seeking a bond extension for multiple phases of development in the Huntfield subdivision. The applicant is specifically requesting an extension of the bonds for phases 2A-3,2B2, 3A, and 3B.

BACKGROUND

On October 13, 2021, "DR Acquisitions LLC" received a letter of credit from United Bank in the amount of $2,188,618.81. This Master Bond covers Phases: 2A-3(Union Ridge), 2B2, 3A, 3A stormwater basin, 5A, and Rec. Center.

The expiration date was set for October 21, 2023, with the condition that it would be automatically extended for six months unless the City objected in writing to that extension. The Planning Commission voted in April 2024 to extend the bond to April 2025, and voted again in April 2025 to extend the bond to April 13, 2026.

The applicant is now seeking an 18-month bond extension to October 2028, which is past the maximum extension length of 5 years, unless otherwise approved by the Commission.

EXTENSION CRITERIA

Section 1335.07.B.2.:

A. Except as provided in this paragraph, no Performance Agreement shall be extended beyond five (5) years from the date of the original Agreement. Thus, if the initial period of completion was 2 years, no more than three (3) extensions, each of one (1) year, shall be granted.

   However, upon recommendation by the Bond Committee, **the Planning Commission may**, at the request of the owner/Developer submitted prior to the fifth extension, **grant extensions beyond the five (5) year limit**, provided the Bond Committee determines that such additional extensions are reasonably justified due to the magnitude of the bonded project, the reasonableness of the construction schedule and the diligence of the Developer in carrying out the schedule, a reasonable estimate of the time necessary to satisfy West Virginia Department of Highways public Improvement requirements, and such other factors as may be deemed relevant by the Bond Committee.

B. The owner/Developer can make a formal request to the Planning Commission for an extension of the completion date for a maximum period of one (1) year. The owner/Developer must indicate the reasons and conditions which have prevented completion of the required Improvements. The owner/Developer shall furnish to the Planning Commission an Extension Agreement, the surety's written consent to the extension and an extension of the surety or security.

WORK COMPLETED

Per the applicant, work completed since the previous bond extension in April 2025 has been:

Phase 2A-3 – Surface paving complete.

Phase 2B-2 - Property corner markings.

Phase 3A-Block 29 - Property corner markings

Phase 3B - Water and sewer lines, stone base and base paving, property corner markings

REMAINING WORK

Per the applicant, the following work remains, based on current year dollar amounts:

Phase 2A-3 – Streetlight provision and installation to be performed by Potomac Edison. Additional wiring costs not expected to exceed $2,000. Estimated completion year: summer 2027.

Phase 2B-2 - Asphalt surface course, line striping, and streetlight installation to the amount of $200,000. Estimated completion year: late 2026.

Phase 3A-Block 29 - Asphalt surface course, and streetlight installation to the amount of $90,500. Estimated completion year: late 2026.

Phase 3B –Asphalt surface course for streets and streetlight installation, to the amount of $122,081. Estimated completion year: summer 2027.

BOND EXTENSION REQUEST	Phase	Current Amount	Estimated Completion Cost in current dollars (per applicant)
Requested extension, and **part of the Master Bond**	2A-3	$357,056.46	$2,000
	2B-2	$873,056.54	$200,000
	3A	$75,439.36	$90,500
Sub-totals	**$1,305,552.36 Master Bond select phases**		**$292,500**
Requested extension, and **not part of the Master Bond**	3B	$760,473.07	$122,081
TOTAL	**$2,066,025.43 Total current bond amounts for selected phases**		**$414,581 Completion cost**

SUMMARY

The **total cost of the remaining work** per the applicant is $414,581.

Current bond amount for the selected phases is: $2,066,025.43

BOND COMMITTEE

The Bond Committee met on May 20, 2026. The Committee reviewed the bond amount against the cost of work to be done and recommends approval of the extension request based on the nature of the work completed thus far and the amount of bonded funds available.

RECOMMENDATION

Approval of the bond extension request until October 1, 2028, subject to a condition:

1. Applicant shall provide an updated bond estimate sheet using the City's bond cost form for each phase: 2B2, 2A3, 3A, 3B, which shall be provided to the City within one month of the date of bond extension approval.

BOND REQUEST AND REDUCTION

1. APPLICATION TYPE :

- ☐ Bond Initiation – No application fee
- ☐ Bond Reduction – No application fee
- ☑ Bond Extension – No application fee
- ☐ Bond Release – Application Fee: $60

2. FEES

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

3. PUBLIC NOTICE

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

4. APPLICATION REQUIREMENTS

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

1. DATE 04/27/2026

2. PROJECT NAME Huntfield

Address

3. APPLICANT'S NAME* DR Acquisitions, LLC

Address 225 Armenian Oak Dr, Suite 101, Frederick MD 21701

Telephone Number (207) 521-4104

Email Address [redacted]

4. PROPERTY OWNER'S NAME same as applicant

Address

Telephone Number ( )

Email Address

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

5. DESCRIPTION OF REQUEST:

Request for a 2 year extension of bond for Phase 2B2, Phase 2A3, Phase 3A, and Phase 3B

6. A) CURRENT BOND AMOUNT $1,371,874.17

B) PROPOSED BOND AMOUNT $

C) CHANGE IN BONDED AMOUNT $

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

Tax Map No.	Parcel No.	Tax Map No.	Parcel No.

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

Application No.	Project Name and Phase	Status	Approval Date

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

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

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

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

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

Continued on next page.

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

F. **For private roadways**, a letter of acceptance by the entity responsible for maintenance and a Latent Defects Indemnification Agreement and Bond.

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

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

APPLICANT CERTIFICATION

I certify that, to the best of my knowledge, the submitted information and statements are true and correct. I also certify that I have received and read Article 1335 of the S/LD Ordinance.

Signature of Applicant

_____ Date 04/27/2026

Signature of Property Owner (If different than Applicant)

_____ Date _____

Please submit an original completed application to the following:

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

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

Fee: $_____ Check No._____

Receipt No._____

Site Inspection Date:_____ Inspector:_____

Planning Commission Approval:_____ Date:_____

City Council Approval:_____ Date:_____

Comments:_____

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DRAcquisitions

April 27, 2026

VIA EMAIL
Attn: James Newman
City of Charles Town
101 E. Washington Street
Charles Town, WV 25414
JNewman@charlestownwv.us

In RE: Huntfield – Request for Eighteen Month Extension of Bond

Dear Mr. Newman:

At this time, we are providing this letter in support of our eighteen-month (18) extension request for the Huntfield subdivision project. On June 23, 2021, DR Acquisitions, LLC, obtained a Letter of Credit ("LOC") for the sum of $2,188,618.81. On October 13, 2021, this LOC was transferred to the City of Charles Town ("City"), as beneficiary, in the same sum.

The aforementioned reduction requests for 2B2 and 3A were granted in February of 2025, reducing the bond to $1,317,874.17.

At this time, the following remains to be completed:

- Phase 2B2 - remainder surface paving and streetlight installation, likely to be completed in 2026
- Phase 2A3 - streetlight installation, likely to be completed in 2026
- Phase 3A, Block 29 - remainder surface paving and streetlight installation, likely to be completed in 2026
- Phase 3B –Surface paving and Streetlight installation, likely to be completed in 2027

The original time period has proven insufficient for a project of this scope and size (264 total lots). Despite this, development has advanced steadily and in line with market expectations, with the exception of an approximately twelve (12) month pause during negotiations with the City regarding an amendment to the proffer agreement. Substantial progress has been achieved across all phases. For Phase 3B, the final phase within this LOC, site development is complete and all single-family homes and townhomes have been constructed. We anticipate closeout of this phase in Spring or Summer 2027, with the remaining phases expected to reach closeout within this year.

Accordingly, we respectfully request an extension of eighteen (18) months. This extension is both reasonable and necessary to ensure the project is completed in full compliance with City requirements. It will provide critical flexibility to address factors outside of our control, including paving schedules impacted by a wet spring and other adverse weather conditions, as well as contractor availability and coordination. More importantly, it will allow sufficient time to complete and properly process all required closeout and administrative documentation following construction, ensuring a complete, accurate, and orderly final submission. Granting this extension will allow us to finalize the remaining improvements without disruption and bring all phases of the project to a proper and timely close.

We appreciate your consideration of this request and would welcome the opportunity to discuss the project status or provide any additional information that may assist in your review. Should you have any questions, please do not hesitate to contact me at cdumond@dmrdev.com.

Thank you for your time and attention to this matter.

Sincerely,

Christina Dumond
Paralegal/Land Development Assistant

DRAcquisitions

April 27, 2026

VIA EMAIL
Attn: James Newman
City of Charles Town
101 E. Washington Street
Charles Town, WV 25414
JNewman@charlestownwv.us

In RE: Huntfield Bond Completion Letter

Mr. Newman,

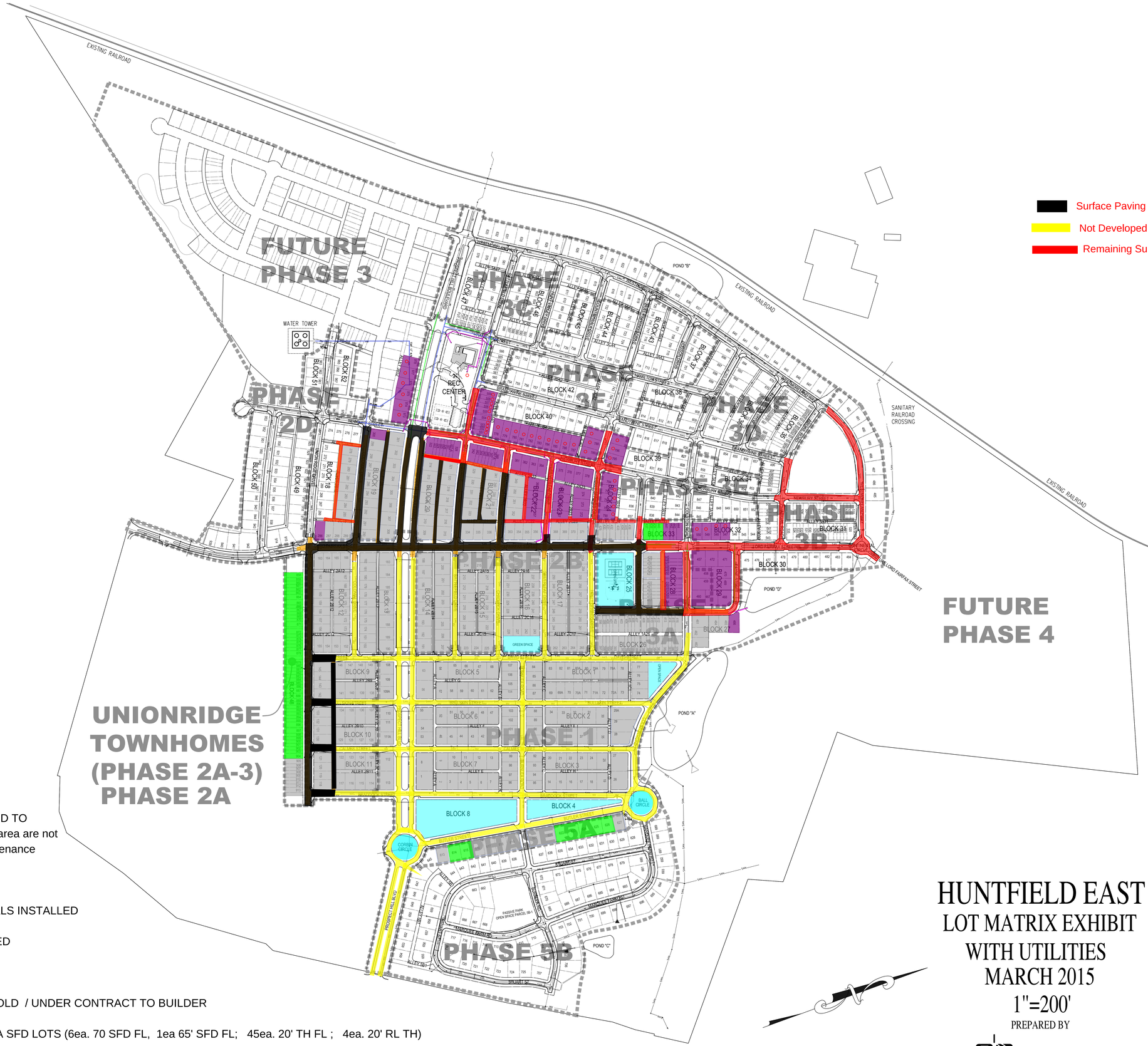
Per your request, this letter is to report on the work that has been completed since April of 2025 and what is currently remaining at the Huntfield subdivision in Charles Town, WV for Phases 2B2, 2A3, 3A and 3B.

Development work completed by DRA since April 2025 includes surface paving and line striping in Phase 2A3, and utilities, base paving, and landscaping in Phase 3B. Also, during the past year, the sole homebuilder DRB Homes, has built homes in Phase 2B2, Phase 3A, Phase 3B, and has completed building out of all single family and townhomes in Phase 2A3.

Work still to be completed by DRA includes the following in Phase 2B, asphalt surface course, line striping, property corners and streetlights which is estimated to be a total of $200,000.00; as well as surface course, streetlights and property corners in Phase 3A, estimated at $90,500.00; the remainder of the Phase 3B close out work, which includes installing property corners, streetlights, and surface course, at an estimated cost of $122,081.00. All of this work will be completed by Spring or Summer of 2027, after the homebuilder has completed its homebuilding activities.

Thank you,

Daniel Ebersole, Manager



Surface Paving Complete

Not Developed By DRA

Remaining Surface Paving

LEGEND

STREETS FINAL PAVED AND CONVEYED TO CITY OF CHARLES TOWN *alleys in this area are not shaded, final paved and under HOA maintenance

STREETS AND ALLEYS BASE PAVED

SANITARY SEWER MAINS AND LATERALS INSTALLED

WATER MAIN AND SERVICES INSTALLED

STORM DRAIN INSTALLED

GRAY SHADED LOTS = SETTLED OR SOLD / UNDER CONTRACT TO BUILDER

GREEN SHADED LOTS = REMAINING 1A SFD LOTS (6ea. 70 SFD FL, 1ea 65' SFD FL; 45ea. 20' TH FL ; 4ea. 20' RL TH)

PURPLE SHADED LOTS = 1B LOTS (11 SFD FL of which 4ea 70' lots rest are 75' ; 52 SFD RL 50' lots; 42 TH RL 20' lots)

Denotes "NOT RECORDED"

Common Areas Conveyed to the HOA

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

PREPARED BY

urban
Planners Engineers Landscape Architects Land Surveyors

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 05/26/26
Department: Planning Commission
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

ATTACHMENTS: