CITY OF CHARLES TOWN
PLANNING COMMISSION
AGENDA • SEPTEMBER 28, 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 August 24, 2026 minutes
08-24-2026 PC MINUTES_DRAFT.pdf

3. UNFINISHED BUSINESS

4. NEW BUSINESS

4.1 : **Public Hearing**: *SLD2026-03* - Prospect Place - Sketch Plan
1. Sketch Plan.pdf
2. Application.pdf
3. Plan Set.pdf
4. KH Review.pdf
5. Wetlands Survey.pdf

4.2 : *Commission Review*: *SLD2026-02* - Huntfield Phases 9 and 11 - Sketch Plan Completeness Review
1. Staff Report.pdf
2. Plan REVISED - Redlined Resubmission.pdf

4.3 : *Commission Review*: *BR2026-07* - Huntfield Multiple Phases - Bond Extension
1. Staff Report.pdf
2._Updated_Bond.pdf
3._Phase_2A3_As-Built.pdf
4._Phase_2A3_Bond_Sheet.pdf
5._Phase_2B_As-Built.pdf
6._Phase_2B_Bond_Sheet.pdf
7._Phase_3A_As-Built.pdf
8._Phase_3A_Bond_Sheet.pdf
9._KH_Review.pdf

4.4 : *Commission Review*: Update to the 2040 Comprehensive Plan
Update Timeline.pdf

5. ADJOURNMENT

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

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

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 09/28/26
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

DRAFT August 24, 2026 minutes

ATTACHMENTS:

- 08-24-2026 PC MINUTES_DRAFT.pdf

CITY OF CHARLES TOWN

PLANNING COMMISSION •
SPECIAL MEETING MINUTES
August 24, 2026

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

101 E Washington Street, Charles Town, WV 25414

1. CALL TO ORDER

Present: Ann Paonessa
Zakhary Dunning
Jeff Hynes
Jessica Derr

Kevin Long - Absent

James Newman, City Staff – Zoning Administrator
Stephanie Grove, City Attorney

2. APPROVAL OF MINUTES

2.1: Regular Session Minutes of July 23, 2026

Motion to approve the meeting minutes:

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

2.2: Regular Session Minutes of July 27, 2026

Motion to approve the meeting minutes with typo correction on page 8 of the packet:

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

3. UNFINISHED BUSINESS

3.1: Commission Review: SLD2026-02 – Huntfield Phases 9 & 11 – Sketch Plan Completeness Review

Motion to table until after the next item on the agenda:

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

DRAFT

4. NEW BUSINESS

4.1: Commission Review: SLD2026-03 – Prospect Place – Completeness Review

Staff presentation.

Commissioners discussed.

The applicant's representative Brooke Perry spoke regarding the project. Applicant Thomas Baum also spoke about the project and responded to questions from the Commission.

Motion to consider the sketch plat application complete:

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

3.1: Commission Review: SLD2026-02 – Huntfield Phases 9 & 11 – Sketch Plan Completeness Review

Staff Presentation.

Applicant Matt Stare spoke briefly about the proposal.

Commissioners discussed.

Motion to go into Executive Session for legal advice at 7:24 pm:

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

Returned from Executive Session at 7:30pm

Motion to deny the application:

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

Commissioners discussed the need for a master plan change application and that process.

5. ADJOURNMENT

Motion to adjourn:

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

Meeting adjourned at 7:35 pm.

DRAFT

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 09/28/26
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

Public Hearing: *SLD2026-03* - Prospect Place - Sketch Plan

ATTACHMENTS:

- 1. Sketch Plan.pdf
- 2. Application.pdf
- 3. Plan Set.pdf
- 4. KH Review.pdf
- 5. Wetlands Survey.pdf

Sketch Plan Review
SLD2026-03

Date: For the September 28, 2026 Planning Commission meeting
Applicant: CSP Prospect I LLC
Property Owner: First Charles Town Group Inc.
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: Major Subdivision and Land Development.
Property Location: TD 03 / Map: 15 / Pcls 1.6, 1.7, 9.2, 9.12, 9.13, 9.22
TD 02/ Map 10 / Pcls 9.16 (in Jefferson County, to be annexed)
Current Zoning: Neighborhood Residential (NR) and General Commercial (GC)

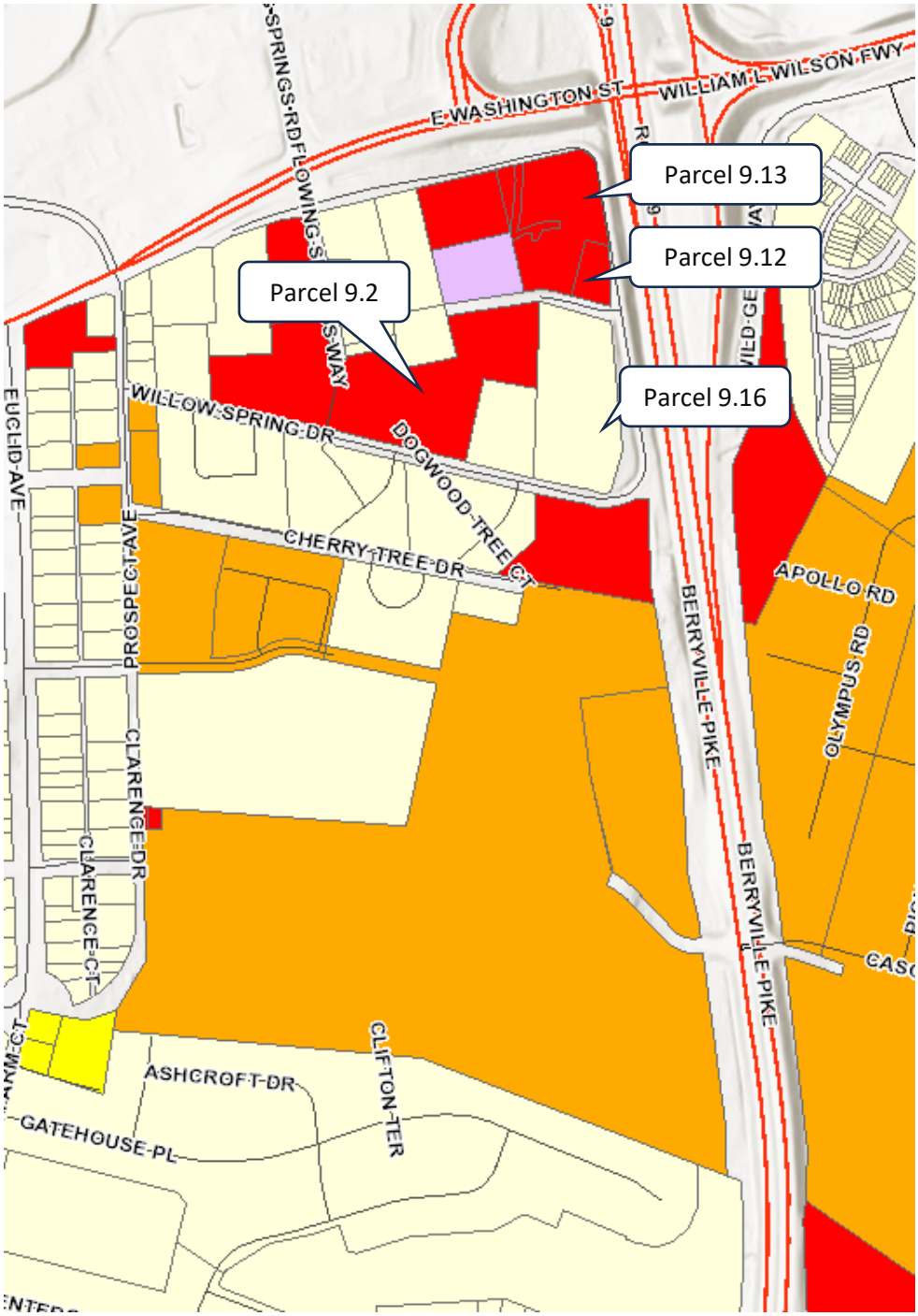


PROJECT OVERVIEW

The development of 79 acres split across seven parcels for 288 apartments, 174 townhomes, 51 single family detached homes, and 19.4 acres of commercial space.

ZONING REVIEW

The properties are zoned Neighborhood Residential (NR) and General Commercial (GC). One property (parcel 9.16) has not yet been annexed into the City.



COMPLETENESS REVIEW

This item was reviewed by the Planning Commission on August 24, 2026 and deemed complete.

CONDITIONS OF ANNEXATION - COMPLIANCE

The properties are subject to Conditions of Annexation approved by City Council on Dec 29, 2025. The following stipulations apply to the plan review process:

A. Overall Requirements

1. Up to 288 apartment units may be built Applicant proposes 288 such units.
2. Up to 225 single family detached and townhome units may be built. Applicant proposes 225 such units.
3. Up to three developable commercial lots of approximately six acres (but no less than five acres) are required along the frontage of U.S. Rte. 340. Applicant proposes two commercial lots with a total of five acres.

B. Planning and Zoning: Evaluation Criteria 1A

1. *Safety and Walkability*: The Petitioner will develop and integrated pedestrian sidewalk network on the site and where practical attempt to provide pedestrian connectivity to adjoining properties.

2. *Entry level and/or age targeted housing: 10-12 acres will be committed to rental apartment units.*

   Applicant has not specified exact acreage for the apartments but has planned for the maximum number of units permitted by the Conditions of Annexation.

3. *Infrastructure – Applicant must provide the necessary roads and storm water management facilities.*

   Applicant agrees to provide such infrastructure. Detailed plans are to be provided at the Preliminary Plan stage.

4. *Beautification – Developer shall include in the engineered plans the burial of all utility wires within the development parcels and include sufficient landscaping including the planting of tree where appropriate in the preserved open space. The Petitioner will provide street lighting.*

   Detailed engineering plans are to be provided at the Preliminary Plan stage.

5. *Parks, Trails, Greenspace, and Recreation: Each development within the Property will provide for open space and recreation designed to conform to the requirements of the NR zoning classification of the City, as applicable. Within the Property, the Petitioner will use reasonable efforts to maximize the amount of open space on the property were practical. The Petition will look for reasonable opportunities to create useable recreational space and amenities that are compatible with the project uses.*

The plan set has less open space than the concept plan submitted as part of the rezoning/annexation process. The applicant states that the concept plan was for discussion only, and that the provided plan set meets the NR open space requirements and includes additional details (such as lot depth) not contemplated during the concept plan discussions.

6. *Transportation Planning…Any site plan submissions or the Property shall include an internal road network that will connect to existing Cherry Tree Road and Willow Springs Drive and the Route 340/9 bypass….All new non-state roads shall be accepted by the City.*

   This has been provided.

C. Economic Growth – Evaluation Criteria 2

This section is about the annexation process for parcel 9.16, which requires approval of the Conditions of Annexation and approval of the Site Plan.

D. Affordable Housing – Evaluation Criteria 3

There may be developed up to 288 units of residential rental apartments. The apartment community shall offer a 10% Preferred Employer Rental Discount Program, with 50% off Amenity Fees and 100% of the application fee credited upon move-in.

The only mention of this is on sheet 4, where a portion of the Proffer agreement is provided.

E. Protection of Resources – Evaluation Criteria 4

With Petitioner's initial engineering plan submittal for the 57.8 acres Prospect Place portion of the development, the Petitioner will provide a new and second copy of the U.S. Army Corps of Engineers Jurisdictional Determination of the property.

The applicant's engineering firm has met with the Corps and will have a new Determination ready by time of Preliminary Plan submission.

F. Municipal Infrastructure – Evaluation Criteria 5

The Property will be served by CTIB for water and sewer services.

The applicant has amended their plan set to meet this requirement.

G. Fiscal Impact – Evaluation Criteria 6

1. *The development shall be subject to Neighborhood Residential zoning standards, with Neighborhood Commercial sues occupying the frontage along Route 340/9 bypass.*

   The zoning standards requirement is met. Uses to be determined at time of commercial pad site plan submission.

2. *The total number of residential units may not exceed 225 units of single family attached and detached units, and 288 rental apartments.*

   This requirement is met. 225 townhomes and single family detached home, and 288 apartments are proposed.

3. *The Sketch Plan to be approved shall include approval of a retail/commercial redevelopment plan for the General Commercial Willow Spring Retail properties…The final engineering plan may be permitted in and constructed in multiple phases.*

   This requirement is met.

8. *The successful annexation of 31 Maple Drive into the City and zoned General Commercial.*

   The applicant must submit an annexation agreement prior to the preliminary plan application being approved.

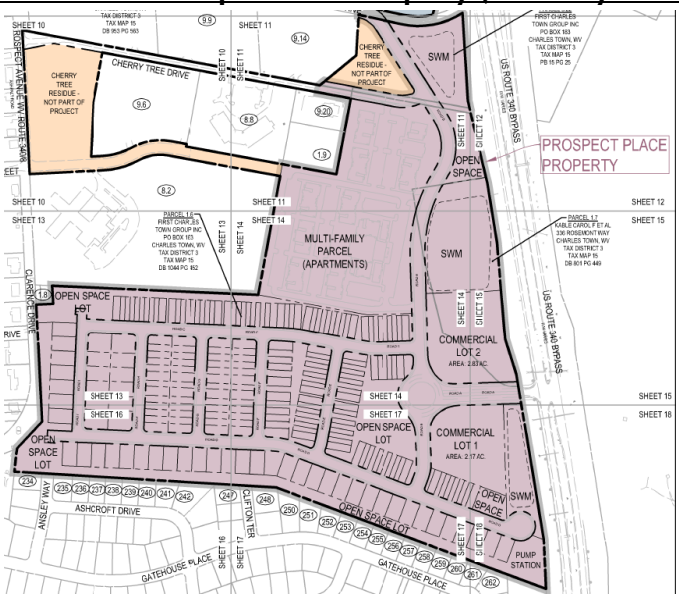
10. *Developer agrees to restrict all left turn movements from the intersection exiting the development onto northbound Rt 340/9.*

    To be determined at the Preliminary Plan review.

11. *Developer shall design the commercial/retail center site plan with appropriate street sections, access routes, and logistics to accommodate delivery truck and commercial traffic that will serve the commercial tenants. A commercial truck access and turning radius analysis shall be included in a traffic study as part of the Preliminary Plan submittal…*

    To be provided with the Preliminary Plan and Traffic Impact Study.

ZONING REVIEW – Prospect Place Property (Primarily Residential)



The residential properties are zoned Neighborhood Residential (NR). Per the Zoning Ordinance:

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

…

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

USE MIXTURE

Total usable land area requirements:

TYPE	Required minimum per current Zoning Ordinance (based on **net buildable area**)	Minimum **total land area** required for these uses per the COA	Minimum **total land area** provided in proposed plan set
Residential	50% - 29.45 acres	Not specified	27.81 acres (47%)
Commercial	10% - 5.89 acres	5 aces *	5 acres (8.49%)
Open Space	10% - 5.89	3 acres **	7.12 acres (12%)

* *See page 3 of the COA, under Amended and Restated Conditions*
** *See page 5 of the COA, under Parks, Trails, Greenspace, and Recreation*

The proposed layout meets the minimum total land area requirements of the Conditions of Annexation.

DENSITY

Net Buildable Land Area for the Prospect Place phase is 39.92 acres. Maximum permittable density depends on the residential use:

Apartments are permitted up to 20 units/acre. Applicant proposes 288 units, a density of 7.2 units per acre.

Single family detached and attached home are permitted at 10 units/acre. Applicant proposes 225 units, a density of 5.6 units per acre.

LOT DIMENSIONS

The proposed typical lot dimensions, width, and setbacks adhere to the requirements of the COA. 51 Single-Family units are proposed, and 174 townhome units of standard and 'villa' design are proposed. The proposed dimensions are:

Single-Family Detached:
Lot Width: 60 feet
Lot Depth: 100 feet
Front Setback: 25 feet
Side Setback: 10 feet
Rear Setback: 20 feet

Townhome – Standard Unit:
Lot Width: 20 feet
Lot Depth: 100 feet
Front Setback: 25 feet
Side Setback: 10 feet (end units only)
Rear Setback: 20 feet

Townhome – 'Villa' Unit:
Lot Width: 28 feet
Lot Depth: 100 feet
Front Setback: 25 feet
Side Setback: 10 feet (end units only)
Rear Setback: 20 feet

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

UTILITIES
Utility lines are not shown, but some utility easements are. Additional details are required at the Preliminary Plan stage. All utilities, including electric lines, are required by the Conditions of Annexation to be buried.

BUFFERS
Buffers between non-residential and residential uses will be provided at time of site plan submission for non-residential development components of this subdivision, or must be shown on the preliminary plan if the commercial site is to be developed as part of this plan set. There are two commercial properties included in this phase of development; there is no proposed development plan for the commercial lots

PARKING
Each single-family detached home is required to have two off-street parking space, each townhome is required to have 1.8 spots per dwelling, with spaces no further than 200 feet from their unit, and apartments require 1.2 spaces per unit.

Use	# of Proposed Units	Ordinance Parking Minimum	Required off-street parking
Single-Family Detached	51	2 per unit	102 spaces
Townhouse	174	1.8 per unit	314 spaces
Apartment	288	1.2 per unit	346 spaces
Total Unit count	513 units	**Total spaces required**	762 spaces

Additional information is needed to determine conformance with the parking requirements (such as driveway location and dimensions, garage locations, parking lot capacity). It is unclear if roads will provide for on-street parking; additional details are required at the Preliminary Plan stage.

OPEN SPACE/RECREATION

Open Space is provided on four parcels of parkland to be dedicated to the City, as well as on smaller grassy open areas located around the townhomes, apartments, and in buffer areas; it is unclear if these buffer areas are considered traditional recreational open space or if they are landscaping buffers; their shape and location, are better suited to being an HOA maintained vegetated landscaping buffer rather than City maintained recreation space.

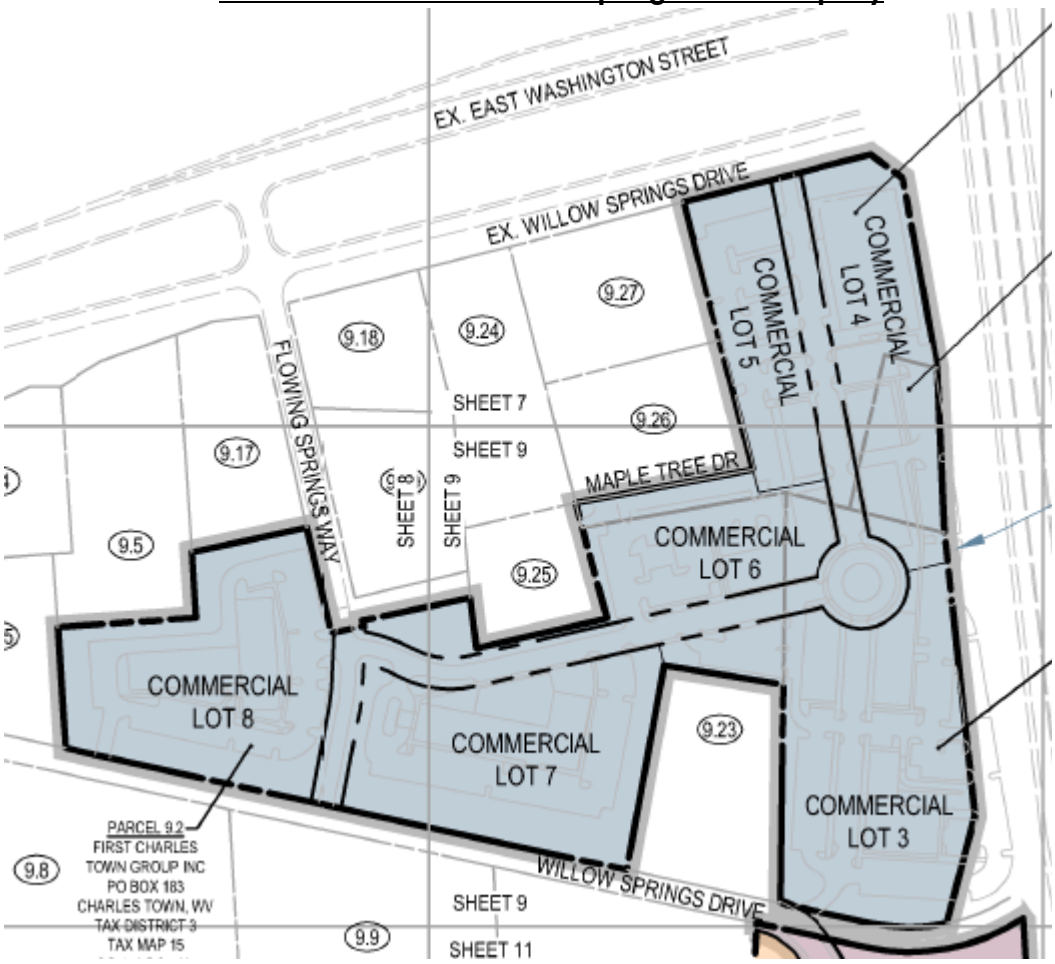
STORMWATER

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

TRAFFIC IMPACT STUDY

A traffic impact study has been prepared and is being reviewed by the West Virginia Department of Transportation; a final version must be ready by time of the preliminary plan submission. The road system will be deeded over to the City for ownership and maintenance.

ZONING REVIEW – Willow Springs Retail Property



The northern commercial properties are zoned General Commercial (GC). Per the Zoning Ordinance:

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

USE MIXTURE
Uses will be determined on a site-by-site basis

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

UTILITIES
Utility lines are not shown, but some utility easements are. Additional details are required at the Preliminary Plan stage. All utilities, including electric lines, are required by the Conditions of Annexation to be buried.

BUFFERS
Buffers between non-residential and residential uses will be provided at time of site plan submission for non-residential development components of this subdivision.

PARKING
Parking for commercial uses is dependent on the proposed use; parking space review will be done once set uses are confirmed.

Additional information is needed to determine conformance with the parking requirements (such as access drive location and dimensions and parking lot capacity). It is unclear if roads will provide for on-street parking; additional details are required at the Preliminary Plan stage.

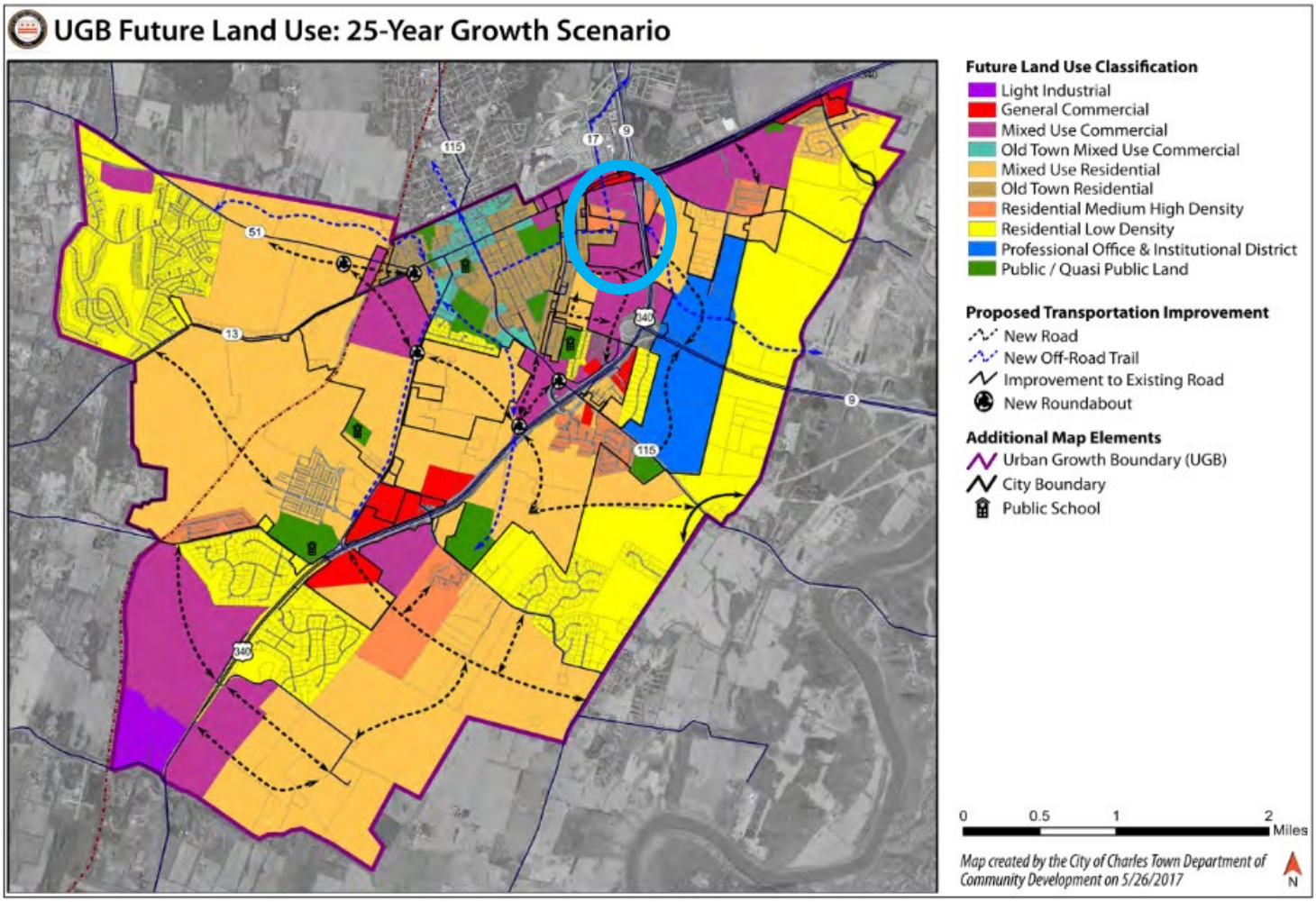
OPEN SPACE/RECREATION
There is no minimum amount of required open space in the GC Zoning District.

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

TRAFFIC IMPACT STUDY
A traffic impact study has been prepared and is being reviewed by the West Virginia Department of Transportation; a final version must be ready by time of the preliminary plan submission. The road system will be deeded over to the City for ownership and maintenance.

COMPREHENSIVE PLAN

The 2040 Comprehensive Plan designates this property as Mixed-Use Commercial. The property is circled in blue:



The purpose of the Mixed-Use Commercial District is to:

Provide for necessary ***commercial uses of a convenient nature within residential areas.*** *These plans encourage the formation and continuance of stable, healthy, and compatible environments that are located to provide nearby residential areas with* ***convenient shopping and service facilities***, ***reduce traffic congestion***, *and* ***avoid the development of strip malls.*** *The non-descript "anywhere USA" look and feel of strip malls are not desired. This is similar with the Old Town Mixed Use which anticipates buildings pulled up to the front of the street and is* ***a much more pedestrian centric environment.***

Compatibility and integration with residential character *of the area surrounding the mixed use commercial zone* ***shall be of primary consideration.*** *The City prefers vertical mixed use commercial development over horizontal mixed use development. However, in situations where horizontal mixed use development is proposed,* ***greater attention to multimodal connectivity and accessibility will be imperative.*** – Comp. Plan pg. 74.

PROFFER FEES

Per the Conditions of Annexation, Applicant will pay $2,722 for every single family detached and townhome (standard or villa design), and $925 for every apartment unit. Per the COA these monies will be put to use funding the City's capital needs.

CONCLUSION

The development of 79 acres split across seven parcels for 288 apartments, 174 townhomes, 51 single family detached homes, and 19.4 acres of commercial space.

In regards to the completely commercial Willow Springs (northern portion) phase of development, the commercial lot layout and road design of the phase are consistent with the concept plan. The applicant has provided the required information for the sketch plan to be approved.

In regards to the predominately residential Prospect Place (southern portion) phase of development, the proposed number of residential units and the commercial lot count are consistent with the language of the Conditions of Annexation. The applicant has provided the required information for the sketch plan to be approved.

RECOMMENDATION

Approve the sketch plan.

The Planning Commission may approve, approve with conditions, or deny the request.

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 July 17, 2026

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

3. FEES

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

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

4. SUBMITTAL PACKAGE

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

Received 8/4/2026 City of C.T.

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* CSP Prospect I, LLC

Address: 59 Franklin Street, Annapolis MD 21401

Telephone Number (301) 758-4541

Email Address [redacted]

4. PROPERTY OWNER'S NAME First Charles Town Group, Inc. ; Carol F Kable Et

Address: P.O. Box 183 & P.O. Box 547 Charles Town, WV 25414 336 Rosemont Charles Town, WV 254

Telephone Number (304.) 725-9797

Email Address [redacted]

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

Property Address: Cherry Tree Drive & Willow Springs

Tax Map # and Parcel: Tax Maps 10 & 15, Parcels 1.6, 1.7, 9.2, 9.12, 9.13, 9.16, 9.22

Property Area in Square Feet or Acres: 79 Acres

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

6. FEE CALCULATION (Per Fee Schedule)

BASE: Sketch Plan = $300

APPLICATION: > 3 Residential Units = $500

288 Apartments = $14,400; 225 SFD/SFA = $11,2

Commercial/industrial = $700; Escrow = $2,000

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

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

MAILING TYPE: $25

LEGAL AD $25

SIGNAGE: $10

AMOUNT DUE: $ 31,210.00

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

Mixed Use Residential & Commercial Community, in accordance with the NR zoning c

requirements. Areas of Residential Use are proposed to be a mix of Single Family Att

Detached products, with an Apartment component. As anticipated by the Comprehens

the proposed roundabout and internal right-of-ways will connect to U.S. Route 340 - V

including extensions of and connections to Cherry Tree Drive and Willow Springs Driv

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

Combination of vacant land and commercial uses

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

N/A

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
2025-13	Annexation for Prospect Place	Approved/Recorded	11/28/2025

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

APPLICANT CERTIFICATION

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

Signature of Applicant _____ Date 07/29/26

Signature of Property Owner (If different than Applicant) _____ Date 07/29/2026

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:_____

SKETCH PLAN FOR
PROSPECT PLACE
CITY OF CHARLES TOWN, WV
TAX MAPS 10 & 15
PARCELS 1.6, 1.7, 9.2, 9.12, 9.13, 9.16, 9.22

D.B./PG.1044/452, 801/449, 953/563, 929/313, 867/66, 948/260 & P.B./PG. 15/25

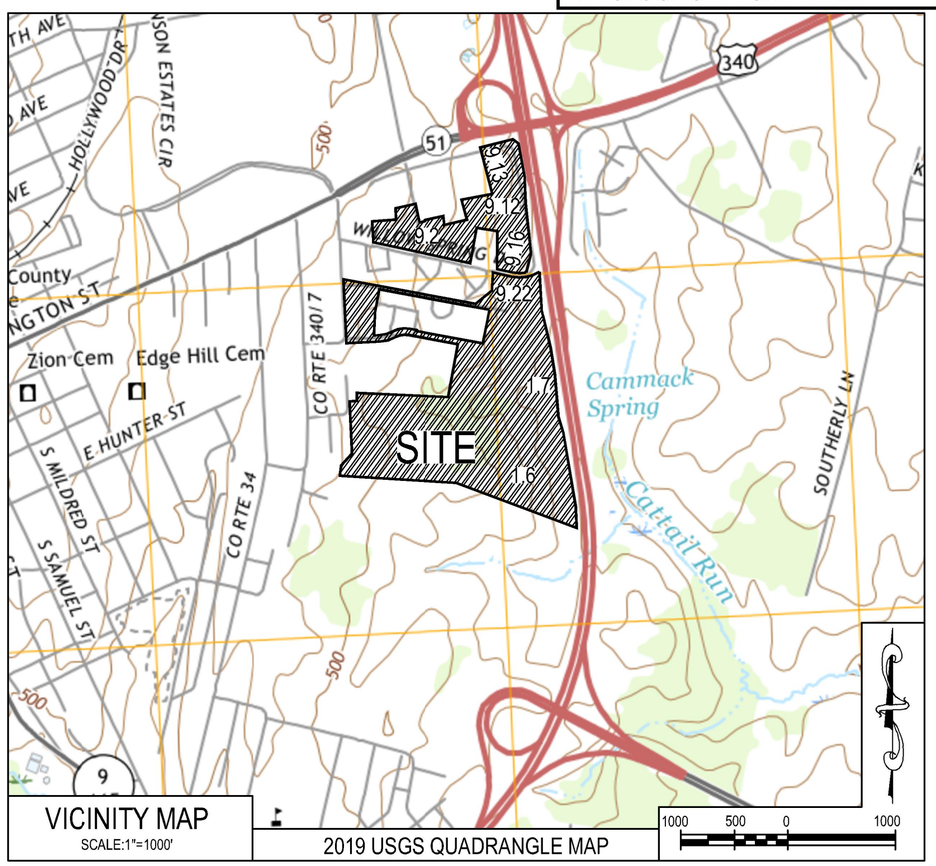
OWNER #1 (PARCEL 1.6, 9.2, 9.12, 9.13, 9.16, 9.22)
FIRST CHARLES TOWN GROUP, INC.
P.O. BOX 183 & 547
CHARLES TOWN, WV 25414

OWNER #2 (PARCEL 1.7)
CAROL F KABLE ET AL
336 ROSEMONT WAY
CHARLES TOWN, WV 25414

APPLICANT
CSP PROSPECT I, LLC
59 FRANKLIN STREET
ANNAPOLIS, MD 21401

SHEET INDEX

1. COVER SHEET AND NOTES
2. OVERALL EXISTING PARCEL MAP
3-5. CONDITIONS OF ANNEXATION
6. OVERALL SKETCH PLAN
7-18. CONCEPTUAL PLAN



VICINITY MAP
SCALE:1"=1000'

2019 USGS QUADRANGLE MAP

SKETCH PLAN CHECKLIST NOTES PER SECTION 1332.04, SKETCH PLAN REQUIREMENTS

E.2.a. Existing conditions obtained from aerial imagery, GIS data, and boundary and topographic surveys for parcels 1.6, 1.7, and 9.22. Perimeter boundary information shown hereon is based on record survey data and GIS data from various sources.

E.2.b. See Sheets 6-18 for arrangement of land uses. Proposed land uses include single-family detached, single family attached, multi-family, commercial, parks/open space and associated improvements.

E.2.c. See this sheet for a Vicinity Map. Map is 2019 USGS Quadrangle Map.

E.2.d. The Project is comprised of principally two development phases/parts. The first phase/part is the Prospect Place (NR zoned) acreage , comprised principally of residential uses and some highway-oriented Neighborhood Commercial (NC) uses. The second phase/part is the Willow Springs Retail Properties (GC zoned) which will be predominately retail and commercial uses per the GC district.

E.2.e. See title block for date, creator of plan and address. See this Sheet for Owner / Applicant information.

E.2.f. The Prospect Place parcels are zoned, Neighborhood Residential (NR) and consists of 64.54 acres, more or less. The Willow Springs Retail parcels are zoned General Commercial (GC) and consist of 14.46 acres, more or less for a total of 79.00 acres, more or less. The total project area for Prospect Place is proposed to be 58.91 acres, more or less which excludes the "Cherry Tree Residue". See Sheet 6.

E.2.g. See Net Buildable Land Area Calculation Table on Sheet 6 for maximum and proposed densities based on the net buildable land area.

E.2.h. Public water and sanitary sewer service is available through the Charles Town Utility Board (CTUB). Electric service is available from Potomac Edison.

E.2.i. The Prospect Place phase will be served by a pump station located in the SE corner of the property and from there connect by force main to existing CTUB gravity sanitary main. The Willow Springs Retail Properties phase shall be serviced by existing CTUB sewer infrastructure.

E.2.j. Prospect Place (NR) will be serviced by new public water and sewer utilities constructed on site. Prospect Place sewer will be gravity to a proposed new pump station located in the southeastern area of the property and then pumped to an existing CTUB gravity main. Prospect Place new water service is proposed to be provided by a connection to CTUB. All Prospect Place new water and sewer shall be located in road rights-of-way or utility easements as will be determined at the final development planning phase. Public water and sewer presently exists for the Willow Springs Retail portion as existing public water and sewer, servicing existing uses. The existing utilities will be repurposed for new uses, as appropriate.

E.2.k. Private Prospect Place HOA documents for the residential portion and POA documents for the retail/commercial portion of the project shall be prepared and recorded at time of plat recordation. Presently certain conditions for uses including but not limited to use types, use densities, proffers and fees, among other things, is outlined in Charles Town Resolution 2025 -13 Amendment to the Conditions of Annexation for Prospect Place. This document is referenced to on Sheets 3-5 as the "COA".

E.2.l. See Sheets 6 – 18 for Willow Springs Retail Properties and Prospect Place lot layouts. Building types, sizes and heights shall be defined in a later development plan entitlement phase for Willow Springs Properties. Parking for the Willow Springs Retail properties shall be provided on predominantly surface parking lots associated with the commercial or retail use and shall be no less than code or more based on the TBD specific uses. Prospect Place residential and commercial lots shall generally consist of the following:
- 288 garden style apartment units generally provided in 3 story (but not to exceed 4 story) walk up build ings.
- 114 townhouse units are proposed as part of this application.
  - Average lots are 20'x100' and are 2,000 sf.
  - Townhomes may be up to 3-stories with an approximate height not to exceed 35'.
- 60 single family attached "villa" units are proposed as part of this application
  - Average lots are 28'x100' and are 2,800 sf.
  - Townhomes may be up to 3-stories with an approximate height not to exceed 35'.
- 51 single-family detached units are proposed as part of this application.
  - Average lots are 60'x100' and are 6,000 sf.
  - Single-family homes may be up to 3-stories with an approximate height not to exceed 35'.
- 2 commercial/retail lots consisting of 5 acres total are proposed as part of this application. This satisfies the 10% commercial requirement for NC zone uses within the NR zoning district for Prospect Place, per the amended COA's. Parking for the 2 commercial/retail lots will be provided on surface parking lots with the number of parking spaces determined at final site plan. The proposed stormwater management areas shown on the Prospect Place property are not included in the 5 acres of commercial land area for NC zone uses.
- Parking for residential units will be provided on-lot and offsite through on-street parking. Commercial parking will be determined at site plan for the specific commercial lots and future uses.

E.2.m. The total acreage of the tracts being subdivided is 55.78± acres for parcel 1.6, 5.00± acres for parcel 1.7, 3.76± acres for parcel 9.22, 6.88± acres for parcel 9.2, 0.54± acres for parcel 9.12, 2.92± acres for parcel 9.13, 4.12± acres for parcel 9.16, for a total of 79.00+/- acres..
- The Prospect Place developments Net Build Land Area is 39.93+/- acres.

E.2.n. See Approximate Acreages Table on Sheet 6.

E.2.o. Residential units are only proposed for the Prospect Place property and will generally consist of 174 single family attached units (114 - 20' Townhomes and 60 - 28" attached villas), 51 single family detached units and 288 garden apartment units. Mix and type of units are subject to change at final site plan but in no case shall the unit mix or maximum allowable of unit types exceed the approved units and mix type established in Charles Town Resolution 2025 -13 Amendment to the Conditions of Annexation for Prospect Place, which allows for 288 apartments and 225 single family attached and detached units.

E.2.p. Locations of proposed and existing roads to be incorporated in the Willow Springs Retail Properties portion and the Prospect Place portion are shown on Sheets 6 -18. In addition, the Prospect Place property shall acquire approval for a non-signalized entrance off of and onto existing Route 340/9 which connection is in accordance with the Charles Town Comprehensive Plan.

E.2.q. Sidewalks for the Prospect Place property shall be provided on both sides of the streets in the areas of the townhomes and the single family detached homes. Sidewalks will be provided along the fronts of the garden apartments between the buildings and their associated surface parking lots. For Willow Springs Retail Properties, sidewalks will be provided along each lot's public street frontage and on-property as may be required by each individual use which shall be determined at final site plan.

E.2.r. The development will provide passive open space throughout the property. See Approximate Acreages Table on Sheet 6 for additional information. Additionally and in accordance with the requirements of Charles Town Resolution 2025 -13 Amendment to the Conditions of Annexation for Prospect Place, commercial grade playground equipment, playground surfaces, including shaded areas will be included as part of the Prospect Place improvements. Also, a pool facility shall be constructed within 2 years after the issuance of the first building permit(s) for the apartment building.

E.2.s. There are no environmental sensitive areas within the Common Open Space.

E.2.t. No Modifications, Waivers, Variances, Special Exceptions and/or Conditional Uses have been requested.

E.2.u. No buffers are required/proposed within the residential development. Buffers will be provided on the commercial properties to buffer between the commercial and residential uses in the NR zoning district.

E.2.v. All parking tabulations for Willow Springs Retail Properties and the two (2) Prospect Place commercial/retail lots shall be determined at final plan when uses for same have been specifically determine but in no case shall they be less that as required by Code.

E.2.w. This development will not include any bonus factors.

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REVISIONS

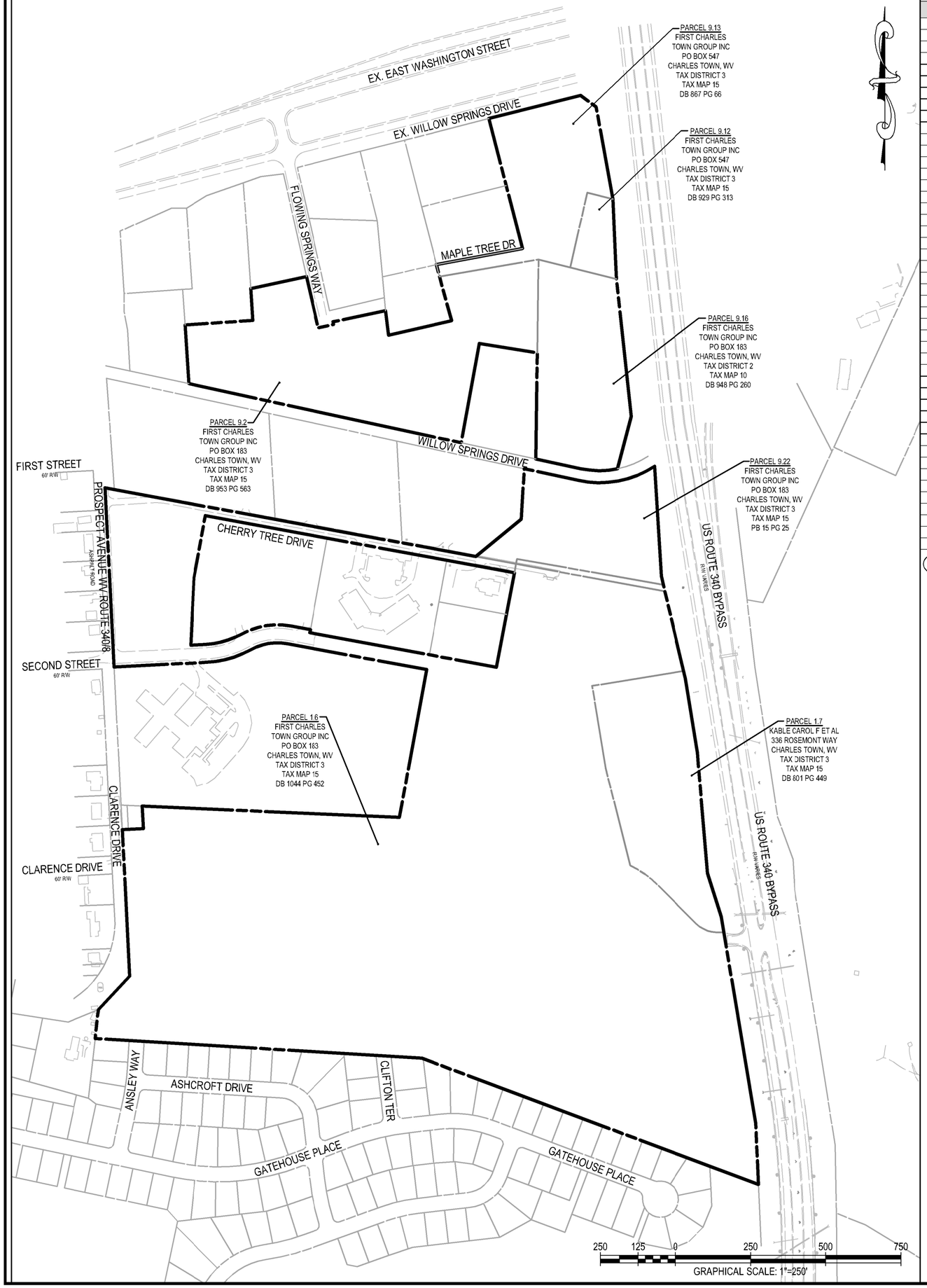
1. 08/11/2026 - ADDRESSING CITY OF CHARLES TOWN COMMENTS

COVER SHEET AND NOTES

PROSPECT PLACE
SKETCH PLAN
CITY OF CHARLES TOWN, WEST VIRGINIA
TAX MAPS 10 & 15, PARCELS 1.6, 1.7, 9.2, 9.12, 9.13, 9.16, & 9.22
D.B./PG. 1044/452, 801/449, 953/563, 929/313, 867/66, 948/260 & P.B./PG. 15/25

CT FILE # SLD2026-03

SCALE:	HORIZ.: AS NOTED VERT.: N/A
DATE:	JULY, 2026
JOB:	2665-0205
DRAWN: BJS	CHECK: JPG
CADD: SKETCH PLAN.DWG	
NCS: N/A	
SHEET:	1 OF 18



ADJACENT PROPERTY OWNER INFORMATION

Parcel	Owner Name	Owner Address	District	Tax Map	Zoning District
1.8	CITY OF CHARLES TOWN	832 S GEORGE STREET, CHARLES TOWN WV 25414	3	15	GENERAL COMMERCIAL
1.9	TRI-STATE INVESTMENT PROPERTIES LLC	PO BOX 1, KEARNEYSVILLE, VA 25430	3	15	JEFFERSON COUNTY
8.2	SHENANDOAH RE LLC	551 5TH AVE RM 2500, NEW YORK, NY 10176	2	10	JEFFERSON COUNTY
8.5	JAMISON FLOYD R & JOYCE G	91 DEVONSHIRE DRIVE, CHARLES TOWN, WV 25414	3	15	RESIDENTIAL LOW DENSITY
8.8	CHARLES TOWN LIMITED PARTNERSHIP V	PO BOX 547, CHARLES TOWN, WV 25414	2	10	JEFFERSON COUNTY
9.4	CHARLES TOWN REAL ESTATE LLC	1116 MUSKET LN, MECHANICSBURG, PA 17050	2	10	JEFFERSON COUNTY
9.5	KARMA 4U HOSPITALITY GROUP INC	7503 RED HILL DRIVE, SPRINGFIELD, VA 22153	2	10	JEFFERSON COUNTY
9.6	CHARLES TOWN LIMITED PARTNERSHIP VI	PO BOX 547, CHARLES TOWN, WV 25414	3	15	NEIGHBORHOOD RESIDENTIAL
9.8	CHARLES TOWN LTD	PO BOX 547, CHARLES TOWN, WV 25414	2	10	JEFFERSON COUNTY
9.9	CHARLES TOWN LTD II	PO BOX 547, CHARLES TOWN, WV 25414	2	10	JEFFERSON COUNTY
9.14	CHARLES TOWN LTD III	PO BOX 547, CHARLES TOWN, WV 25414	2	10	JEFFERSON COUNTY
9.15	TRI-STATE INVESTMENT PROPERTIES LLC	PO BOX 1, KEARNEYSVILLE, VA 25430	2	10	JEFFERSON COUNTY
9.17	40 FLOWING SPRINGS REALTY LLC	PO BOX 1159, DEERFIELD, IL 60015	3	15	GENERAL COMMERCIAL
9.18	MCTAWS LIMITED PARTNERSHIP	11949 ROBINWOOD DRIVE, HAGERSTOWN, MD 21741	2	10	JEFFERSON COUNTY
9.19	FIRST CHARLES TOWN GROUP INC	PO BOX 183, CHARLES TOWN, WV 25414	2	10	JEFFERSON COUNTY
9.20	TRI-STATE INVESTMENT PROPERTIES LLC	PO BOX 1, KEARNEYSVILLE, VA 25430	2	10	JEFFERSON COUNTY
9.23	AIKENS INVESTMENTS LTD PTN	PO BOX 2468, WINCHESTER, VA 22604	2	10	GENERAL COMMERCIAL
9.24	STORE MASTER FUNDING XIV LLC	PO BOX 4069, MARYVILLE, TN 37802	2	10	JEFFERSON COUNTY
9.25	FIRST CHARLES TOWN GROUP INC	PO BOX 183, CHARLES TOWN, WV 25414	2	10	JEFFERSON COUNTY
9.26	FIRST CHARLES TOWN GROUP INC	PO BOX 183, CHARLES TOWN, WV 25414	3	15	GENERAL COMMERCIAL
9.27	FIRST CHARLES TOWN GROUP INC	PO BOX 183, CHARLES TOWN, WV 25414	3	15	GENERAL COMMERCIAL
234	AYRES TRAVIS A	71 ANSLEY WAY, CHARLES TOWN WV 25414 1053	2	10F	JEFFERSON COUNTY
235	WALKER DUSTIN W	11 ASHCROFT DR, CHARLES TOWN WV 25414 1048	2	10F	JEFFERSON COUNTY
236	BLOCH ROCHELLE E	23 ASHCROFT DR, CHARLES TOWN WV 25414 1048	2	10F	JEFFERSON COUNTY
237	TRUJILLO BRYAN L & LESNY B	37 ASHCROFT DR, CHARLES TOWN WV 25414 1048	2	10F	JEFFERSON COUNTY
238	ADZAHA GEORGE Y &	51 ASHCROFT DR, CHARLES TOWN WV 25414 1048	2	10F	JEFFERSON COUNTY
239	STOLECKI JEREMY M & MICHELLE KHAU	65 ASHCROFT DR, CHARLES TOWN, WV 25414	2	10F	JEFFERSON COUNTY
240	RHODES HARRY B	79 ASHCROFT DR, CHARLES TOWN WV 25414 1048	2	10F	JEFFERSON COUNTY
241	ABELL CHARLES M JR & HYE YOUNG CHANG	91 ASHCROFT DR, CHARLES TOWN, WV 25414	2	10F	JEFFERSON COUNTY
242	GAZMEN PRINZ J T & KRIZTINE S	101 ASHCROFT DR, CHARLES TOWN WV 25414 1046	2	10F	JEFFERSON COUNTY
247	LU XIANG	39 CLIFTON TER, CHARLES TOWN, WV 25414	2	10F	JEFFERSON COUNTY
248	SIMMERS LAUREN R	34 CLIFTON TER, CHARLES TOWN, WV 25414	2	10F	JEFFERSON COUNTY
250	TUBBS NANCY J	293 GATEHOUSE PL, CHARLES TOWN, WV 25414	2	10F	JEFFERSON COUNTY
251	LU XIANG	39 CLIFTON TER, CHARLES TOWN, WV 25414	2	10F	JEFFERSON COUNTY
252	CACERES ELVER S	319 GATEHOUSE PL, CHARLES TOWN, WV 25414	2	10F	JEFFERSON COUNTY
253	NGUYEN SI V & TRANG L	331 GATEHOUSE PL, CHARLES TOWN, WV 25414	2	10F	JEFFERSON COUNTY
254	MORANO LISA A	345 GATEHOUSE PL, CHARLES TOWN, WV 25414	2	10F	JEFFERSON COUNTY
255	BRYANT DAVID C	359 GATEHOUSE PL, CHARLES TOWN, WV 25414	2	10F	JEFFERSON COUNTY
256	THOMAS SAMUEL D	THOMAS SAMUEL D	2	10F	JEFFERSON COUNTY
257	MOREY PETER C & ROWAN S	385 GATEHOUSE PL, CHARLES TOWN, WV 25414	2	10F	JEFFERSON COUNTY
258	FORMOSA BREANNA C	397 GATEHOUSE PL, CHARLES TOWN, WV 25414	2	10F	JEFFERSON COUNTY
259	MARSOF REAL STATES LLC	618 SAVILE ROW TER, PURCELLVILLE, VA 20132	2	10F	JEFFERSON COUNTY
260	ZAMORA FERNANDO A & SHANNON A WISNIEWSKI	423 GATEHOUSE PL, CHARLES TOWN, WV 25414	2	10F	JEFFERSON COUNTY
261	WARREN JAKOB T & BREANNA J	439 GATEHOUSE PL, CHARLES TOWN, WV 25414	2	10F	JEFFERSON COUNTY
262	PANIAGUA PACHECO RANULFO A & CAROLINA A D	445 GATEHOUSE PL, CHARLES TOWN, WV 25414	2	10F	JEFFERSON COUNTY
OPS1	D R HORTON INC	137 MITCHELLS CHANCE RD STE 300, EDGEWATER, MD 21037	2	10F	JEFFERSON COUNTY

(1) — ADJACENT PROPERTY OWER PARCEL/REFERENCE NUMBER

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REVISIONS

1. 08/11/2026 - ADDRESSING CITY OF CHARLES TOWN COMMENTS

OVERALL EXISTING PARCEL MAP

PROSPECT PLACE SKETCH PLAN

CITY OF CHARLES TOWN, WEST VIRGINIA
TAX MAPS 10 & 15, PARCELS 1.6, 1.7, 9.2, 9.12, 9.13, 9.16, & 9.22
D.B./PG. 1044/452, 801/449, 953/563, 929/313, 867/66, 948/260 & P.B./PG. 15/25

CT FILE # SLD2026-03

SCALE:	HORIZ.: 1" = 250' VERT.: N/A
DATE:	JULY, 2026
JOB:	2665-0205
DRAWN: BJS	CHECK: JPG
CADD: SKETCH PLAN.DWG	
NCS: N/A	
SHEET:	2 OF 15

City of Charles Town

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Resolution 2025-13

AN AMENDMENT TO THE CONDITIONS OF ANNEXATION FOR PROSPECT PLACE

WHEREAS, The City of Charles Town annexed property (71.361 acres) owned by Charles Town Limited Partnership, VI; First Charles Town Group, Inc.;
Maria V. Weese and Richard W. Weese; Harry M. Kable and Carol F. Kable; and Larry R. Fritts, Sr. on February 20, 2007(collectively, the "Owners"); and

WHEREAS, The City of Charles Town and Charles Town Limited Partnership VI, First Charles Town Group, INC., Richard W. Weese and Maria V. Weese, Harry M. Kable and Carol F. Kable and Larry R. Fritts, Sr. negotiated Conditions of Annexation; and

WHEREAS, The Owners have entered into a Purchase and Sale Agreement with Conduit Street Partners, LLC (the "Developer"), for the undeveloped portions of Prospect Place.

Additionally, First Charles Town Group has also entered into a Purchase and Sale Agreement for the following additional adjacent parcels located within the City of Charles Town that, together with Prospect Place, will be the subject of a comprehensive site plan filing with the City of Charles Town, pending resolution of this Amendment to the Conditions of Annexation for Prospect Place.
The additional parcels, collectively referred to as "Willow Springs Retail Properties" include:

31 Maple Tree Drive (4.12 ac) (the subject of a proposed Annexation Agreement) Parcel 19-02-0010-009-0016

551 Willow Springs Drive (2.92 ac)
Parcel 19-02-0015-0009-0013

"Maple Tree Drive" (.54 ac)
Parcel 19-03-0015-0009-0012

"Willow Springs Drive" (6.88 ac) Parcel 19-03-0015-0009-0002

Comprising Approximately 14.46 acres.

The Developer has asked that the Conditions of Annexation be amended;

EXHIBIT 1

As Attachment to Resolution #2025-13

AMENDED AND RESTATED
CONDITIONS FOR ANNEXATION FOR PROSPECT PLACE

This annexation comprises the properties of Maria V. Weese, (Charles Town Magisterial District, Map IOA, Parcels 117, 118 and 1 19); Harry M. Kable and Carol F. Kable, husband and wife, and Larry R. Fritts, Sr. (Charles Town Magisterial District, Map 10, Parcel 1.7); Charles Town Limited Partnership VI, a West Virginia Limited Partnership (Charles Town Magisterial District, Map 10, Parcel 9.6); and First Charles Town Group, Inc., a West Virginia Corporation (Charles Town Magisterial District Map 10, Parcel 1.6), hereinafter referred to as "the Property" or "the Annexed Territory". The titled owners of the Property agree for themselves, their successors, grantees and assigns, to the following amended and restated conditions of annexation if the Property is annexed into and becomes a part of the Municipality of Charles Town, (the property has already been annexed into the City of Charles Town) hereinafter referred to as "the City" or as "Charles Town."

The purpose of this amended annexation agreement is to restore the zoning classification for the Property back to Neighborhood Residential, in place of the current General Commercial zoning classification that was the result of the 2008 amended annexation agreement dated November 17, 2008. In conformance with Table 1322.04 of the Zoning Ordinance of the City of Charles Town, WV, amended Sept 06, 2024, the Property will be developed into three separate and distinguishable areas of development:

a) An area of approximately 10-12 acres comprised of rental apartment housing units of up to 288 dwelling units maximum.

b) An area of approximately 35 acres comprised of a mix of single family attached and detached market rate residences, not to exceed 225 dwelling units.

c) Up to (3) developable commercial building lots comprising an area of approximately six (6), but no less than five (5), acres on the frontage of the Property along the Route 340/9 bypass shall contain non-residential Neighborhood Commercial uses and satisfy the 10% requirement of the Neighborhood Residential zone reserved for Neighborhood Commercial non-residential uses.

Impact statements pertaining to the City of Charles Town Annexation Policy Evaluation Criteria, and all proposed voluntary contributions, submitted as conditions of annexation, are as follows:

PLANNING & ZONNG COMPLIANCE - EVALUATION CRITERIA#1:
Evaluation Criteria 1A — Comprehensive Plan

This annexation has been and remains consistent with the City of Charles Town Comprehensive Plan per the following:

Chapter 3 — Charles Town's Vision for the Future

- Commerce and Industry — At the time the property was re-zoned from Neighborhood Residential to General Commercial in 2008, WVDOH had approved a signalized

intersection at the entrance to the Property and the Route 340/9 bypass. Since that time, WVDOH has stated that they will no longer allow a signalized intersection for access, which is an essential requirement for any type of significant commercial use on the Property. As set forth above and as conceptually depicted on Exhibit _A_, attached, the Property will have Neighborhood Commercial non-residential uses along the Route 340/9 frontage of the Property, which will accommodate and be compatible with the adjacent residential development. The proposed residential apartment rental project referred to above will also generate Business and Occupation Taxes for the City on all the rental income collected.

- Safety and Walkability — Safety and walkability will be greatly enhanced by the Petitioner's plan to re-direct and extend Willow Springs Road through the development which will connect to the 340/Route 9 Bypass. The extended Willow Springs Drive will literally connect Prospect Place to the rest of the City of Charles Town and promote the interconnectivity goals outlined in the Master Plan. Additionally, the Petitioner will develop an integrated pedestrian sidewalk network on the site and where practical attempt to provide pedestrian connectivity to adjoining properties. The portions of the current Willow Springs Drive right of way that will no longer be in service once the new Willow Springs Drive extension is completed will be conveyed to First Charles Town Group, its successors and assigns, as part of the redevelopment plan for the Willow Springs commercial development.

- Entry level and/ or age targeted housing — As mentioned hereinabove, approximately 10-12 acres of the Property will be committed to rental apartment units. This type of naturally affordable housing is desperately needed to serve the existing and future residents who have been shut out of the for-sale residential market due to the onset of the most recent adverse national economic forces.

- Jobs — During development of the property and the construction of buildings and individual units, the development of the Property will provide jobs in the local construction trades and spur local positive economic impacts by the use and consumption of equipment, materials and related services. Upon completion of the projects, the Property's commercial component will provide long term employment opportunities.

- Infrastructure — The Petitioners are providing the infrastructure for the Property's development by building the necessary roads and storm water management facilities. Sewer and water service for the development of the Property will be from the City of Charles Town Utility Board.

- Beautification — Developer shall include in the engineered site plans the burial of all utility wires within the development parcels and include sufficient landscaping, including the planting of trees where appropriate in the preserved open spaces. If the development requires any off-site road extensions to be constructed, the Petitioner will, if required, provide street lighting for and along such road extensions in accordance with City requirements.

- Parks, Trails, Greenspace, and Recreation — Each development within the Property will provide for open space and recreation designed to conform to the requirements of the NR zoning classification of the City, as applicable. Within the Property, the Petitioner will use reasonable efforts to maximize the amount of open space on the property where practical. The Petitioner will look for reasonable opportunities to create usable recreational space and amenities that are compatible with project uses.

The Developer shall install at no cost to the City the following amenities:

1. Commercial grade playground equipment that serves the following age-groups (6-23 months, 2-5 years, 5-12 years). The playground shall meet ADA and ASTM compliance standards that feature ramps and transfer stations with accessible access to the playground area. Playground surfacing shall consist of ADA accessible engineered wood fiber, rubber mulch, or pour-in place rubber surfacing, with the goal of facilitating inclusive play opportunities. Developer shall provide a shaded area consisting of a shade sail or similar design, which shall be included as part of the amenity.
2. A recreational pool facility will be included as part of the apartment community and shall be designed, permitted and constructed within 2 years after the issuance of the initial building permits for the apartment project.
3. No less than 3 acres of useable land for active recreational space, and which the playground equipment may include the commercial grade playground noted above. The space may be separated into multiple parcels to achieve open, active play areas, trails, and other usable and active spaces.

Evaluation Criteria 1B — Urban Zoning

The zoning classification of Neighborhood Residential as requested with this amended annexation agreement, is appropriate, and will promote urban development on the Property, ensuring orderly future growth that is consistent with the Charles Town growth policy with the planned commercial component of the development satisfying the NC non-residential commercial use of the Neighborhood Residential zoning classification.

Evaluation Criteria I C — Contiguous Location

The Property satisfies the requirements of the West Virginia Code and is contiguous to the existing corporate limits on East Washington Street. This annexation would annex into the city beginning at East Washington Street those portions of WV Route 51, and Prospect Avenue (WV 340/9) between the Property and the existing corporate limits. *(The property is already annexed into the City)*

Evaluation Criteria ID — Transportation Planning

This annexation amendment is compatible with the City's efforts to coordinate land use and transportation planning and to avoid adverse traffic impacts on the community. To this end, the Petitioners agree to the following:

Any site plan submissions for the Property shall include an internal road network that will connect to existing Cherry Tree Road and Willow Springs Drive and the Route 340/9 bypass. The portions of the current Willow Springs Drive right of way that will no longer be in service once the new Willow Springs Drive extension is completed to the Route 340/9 bypass will be conveyed to First Charles Town Group, its successors and assigns, as part of the redevelopment plan for the Willow Springs commercial development.

All new non-state roads shall be accepted by the City to service the eventual users, residents and tenants of the road network.

SCALE: HORIZ.: N/A VERT.: N/A
DATE: JULY, 2026
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NCS: N/A
SHEET: 3 OF 18

CONDITIONS OF ANNEXATION

PROSPECT PLACE SKETCH PLAN

CITY OF CHARLES TOWN, WEST VIRGINIA
TAX MAPS 10 & 15, PARCELS 1.6, 1.7, 9.2, 9.12, 9.13, 9.16, & 9.22
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The Developer will work with the applicable transit authority to provide appropriate bus stop designations within the development, if requested to do so by the applicable entity.

ECONOMIC GROWTH - EVALUATION CRITERIA

As a condition of the Amended and Restated Conditions of Annexation for Prospect Place, Developer agrees to submit for annexation to the City, subject to the City's approval and acceptance, the following parcel:

31 Maple Tree Drive (4.12 ac). Parcel 19-02-0010-009-0016

Annexation of 31 Maple Tree Drive is conditioned upon the

following:

1) **Approval and execution by the City of Charles Town of the Amended and Restated Conditions of Annexation for Prospect Place.**
2) **Approval of Petitioner's site plan consistent with the Amended and Restated Conditions of Annexation for Prospect Place, which site plan shall include the proposed redevelopment of the following Willow Springs Drive commercial parcels owned by First Charles Town Group and under a Purchase and Sale Agreement by Developer:**

   a. **31 Maple Tree Drive (4.12 acres)**
   b. **551 Willow Spring Drive (2.92 acres) and Maple Tree Drive (.54 acres)**
   c. **Willow Springs Drive (6.88 acres)**

AFFORDABLE HOUSNG - EVALUATION CRITERIA#3:

Within the Annexed Territory, as set forth hereinabove, there may be developed up to 288 units of residential rental apartment housing. The apartment community shall offer a 10% Preferred Employer Rental Discount Program for West Virginia public employees to include Jefferson County and Charles Town municipal employees, subsidiary public service workers to include local first responders and EMS personnel, employees of the Jefferson County Schools, and nurses and allied health professionals of the local hospital/emergency services community. Employees classified under this category, with proof of valid employment, shall also receive a 50% off Amenity Fees, and 100% of the application fee shall be credited upon move-in.

PROTECTION OF RESOURCES - EVALUATION CRITERIA#4:

All known environmental features, including, but not limited to, sinkholes, floodplain, wetland, natural waterways, natural drainage ways, and woodlands shall be identified on individual site plans. Any disturbance of environmental features shall be limited unless it is demonstrated that all city, county, state and federal regulations are complied with.

With the Petitioner's initial engineering plan submittal for the 57.8 acres Prospect Place portion of the development, the Petitioner will provide a new and second copy of the U.S. Army Corps of Engineers Jurisdictional Determination for the property as well as a statement as to the status and location of any other regulated environmentally sensitive areas on the property, if any, and how these, and any Jurisdictional Areas (if any) will be addressed by the proposed development of the project.

MUNICIPAL INFRASTRUCTURE AND SERVICES - EVALUATION CRITERIA

The Property will be served by the Charles Town Utility Board for water and sewer services.

FISCAL IMACT - EVALUATION CRITERIA

This annexation amendment will provide a positive fiscal impact from the residences that will locate within the Annexed Area through substantial increased Business and Occupation tax collections. This will include the commercial development as well as the residential rental development of the project.

The following new terms and conditions shall also apply to the development of Prospect Place:

1. The development shall be subject to the City's current Neighborhood Residential zoning standards, with the Neighborhood Commercial uses occupying the area along the frontage of the Route 340/9 bypass.
2. The total number of residential units proposed for the site may not exceed 225 units of single family attached and detached residential units; and not to exceed 288 rental residential rental apartment units.
3. The Sketch Plan to be approved by the Planning Commission shall include approval of a retail/commercial redevelopment plan for the General Commercial Willow Spring Retail properties located along Willow Springs Drive (the "Willow Springs Retail Development"). The approved final engineering plans may be permitted and constructed in multiple phases at the discretion of the Developer.
4. In support of the effort to secure the construction of the Willow Springs Retail Properties, the City shall restrict issuance of building and/or grading permits for any of the existing buildings, including any proposed additions or new construction, occurring within the boundary of the Willow Springs Retail Properties, unless in conformance with the Sketch Plan as approved and/or amended by the Planning Commission and/or City Council.
5. The properties for non-residential development shall follow the designs of the sketch plan, subject to change by the Planning Commission.
6. At commencement of any portion of construction of the Prospect Place site plan, Developer shall 1) show evidence to the City of a contract with a retail broker for the Willow Spring Retail Properties portion of the site plan, and
   2) Developer shall erect a prominent leasing sign along the Willow Springs Retail Properties frontage along Washington Street or the Route 9/340 bypass
7. The Developer shall construct the Willow Springs Drive extension from the Route 340/9 bypass entrance at Prospect Place, to the existing Willow Springs Drive, including a connection to Cherry Tree Road, coincident with the construction of the residential development and the multifamily apartment development; ,
8. The successful annexation of 31 Maple Tree Drive into the City of Charles Town and zoned General Commercial (GC) as described herein,
9. A voluntary financial proffer, payable at issuance of building permits, of $2,722. for every residential single family and/or townhome unit, and $925 for every multifamily rental apartment unit, that may be used by the City to fund any of its future capital needs, and
10. Developer agrees to restrict all left turn movements from the intersection exiting the development onto northbound Rt 340/9.
11. Developer shall design the commercial/retail center site plan with appropriate street sections, access routes, and logistics to accommodate delivery truck and commercial traffic that will serve the commercial tenants. A commercial truck access and turning radius analysis shall be included in a traffic study as part of the Preliminary Plan submittal that supports the roadway design for the commercial components.

12. The apartment community shall offer a 10% Preferred Employer Rental Discount Program for West Virginia Public Employees and municipal employees and hospital/ emergency services workers as noted above in the Affordable Housing Criteria #3.

These Amended Conditions of Annexation are expressly contingent upon the successful annexation of 31 Maple Tree Drive (Parcel 19-02-0010-009-0016) into the municipal limits of Charles Town. In the event that the Charles Town City Council does not vote to approve the Maple Tree Drive petition for annexation, the terms and conditions of this amended agreement shall remain in effect and continue to be valid. Furthermore, to retain the validity of these amended conditions, the Developer commits to actively participate in, and support the legal defense of, the annexation petition in the event that the Jefferson County Commission fails to grant approval of the Maple Tree Drive annexation request.

All of the above voluntary contributions offered in this document as amended and restated conditions of this annexation shall be binding to all of the above-described property that is annexed into the City of Charles Town. The property owners shall ensure that these restrictions are conveyed with the property to all future assigns and/or transferees of all or any party of the subject property, excluding land given to the City of Charles Town, West Virginia Department of Transportation, or other local, state or federal government entity. These amended and restated conditions of annexation shall be fully enforceable.

END OF AGREEMENT

SIGNATURE PAGE FOLLOWS

DATED this 29 day of December, 2025

CHARLES TOWN CITY COUNCIL

By: _____
Michael George
Its: Mayor

STATE OF WEST VIRGINIA

COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me this 29 day of December, 2025, by Michael George, Mayor of the City of Charles Town, West Virginia.

My Commission Expires: June 12, 2030

_____
Notary Public
Printed Name: Carolyn M. Vezzosi

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Carolyn M. Vezzosi
City of Charles Town
101 E. Washington St
Charles Town, WV 25414
My Commission Expires June 12, 2030

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Carolyn M. Vezzosi
City of Charles Town
101 E. Washington St.
Charles Town, WV 25414
My Commission Expires June 12, 2030

OWNERS

SCALE: HORIZ.: N/A VERT.: N/A
DATE: JULY, 2026
JOB: 2665-0205
DRAWN: BJS | CHECK: JPG
CADD: SKETCH PLAN.DWG
NCS: N/A
SHEET: 4 OF 18

CONDITIONS OF ANNEXATION

PROSPECT PLACE SKETCH PLAN

CITY OF CHARLES TOWN, WEST VIRGINIA
TAX MAPS 10 & 15, PARCELS 1.6, 1.7, 9.2, 9.12, 9.13, 9.16, & 9.22
D.B./PG. 1044/452, 801/449, 953/563, 929/313, 867/66, 948/260 & P.B./PG. 15/25

CT FILE # SLD2026-03

1. 08/11/2026 - ADDRESSING CITY OF CHARLES TOWN COMMENTS

REVISIONS

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By: Maria V. Weese
Maria V. Weese

By: Harry M. Kable
Harry M. Kable

By: Carol F. Kable
Carol F. Kable

By: Maria V. Weese
Charles Town Limited Partnership VI
Its: General Partner

By: Peter Dalmas
First Charles Town Group, Inc
Its: PRESIDENT

STATE OF WEST VIRGINIA

COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me this 22nd day of December, 2025, by the above named Owners, each acting in their respective capacities.

My Commission Expires: March 1, 2026

Autumn R Smith
Notary Public
Printed Name: Autumn Renee Smith

OFFICIAL SEAL
STATE OF WEST VIRGINIA
NOTARY PUBLIC
AUTUMN RENEE SMITH
230 Chessie Lane Harpers Ferry, WV 25425
My Commission Expires March 1, 2026

DATED this 28th day of November, 2025

OWNER

By: Larry R Fritts Sr
Larry R. Fritts, Sr.

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 28th day of November, 2025, by Larry R. Fritts, Sr., who is personally known to me or produced WVDL:0954977 as identification.

My Commission Expires: October 19, 2029

Caitlin Lipke
Notary Public, State of Florida
Printed Name: Caitlin Lipke

NOTARY PUBLIC STATE OF FLORIDA
CAITLIN LIPKE
Commission # HH 732895
Expires October 19, 2029

SCALE: HORIZ.: N/A VERT.: N/A
DATE: JULY, 2026
JOB: 2665.0205
DRAWN: BJS CHECK: JPG
CADD: SKETCH PLAN.DWG
NCS: N/A
SHEET: 5 OF 18

CONDITIONS OF ANNEXATION

PROSPECT PLACE SKETCH PLAN

CITY OF CHARLES TOWN, WEST VIRGINIA
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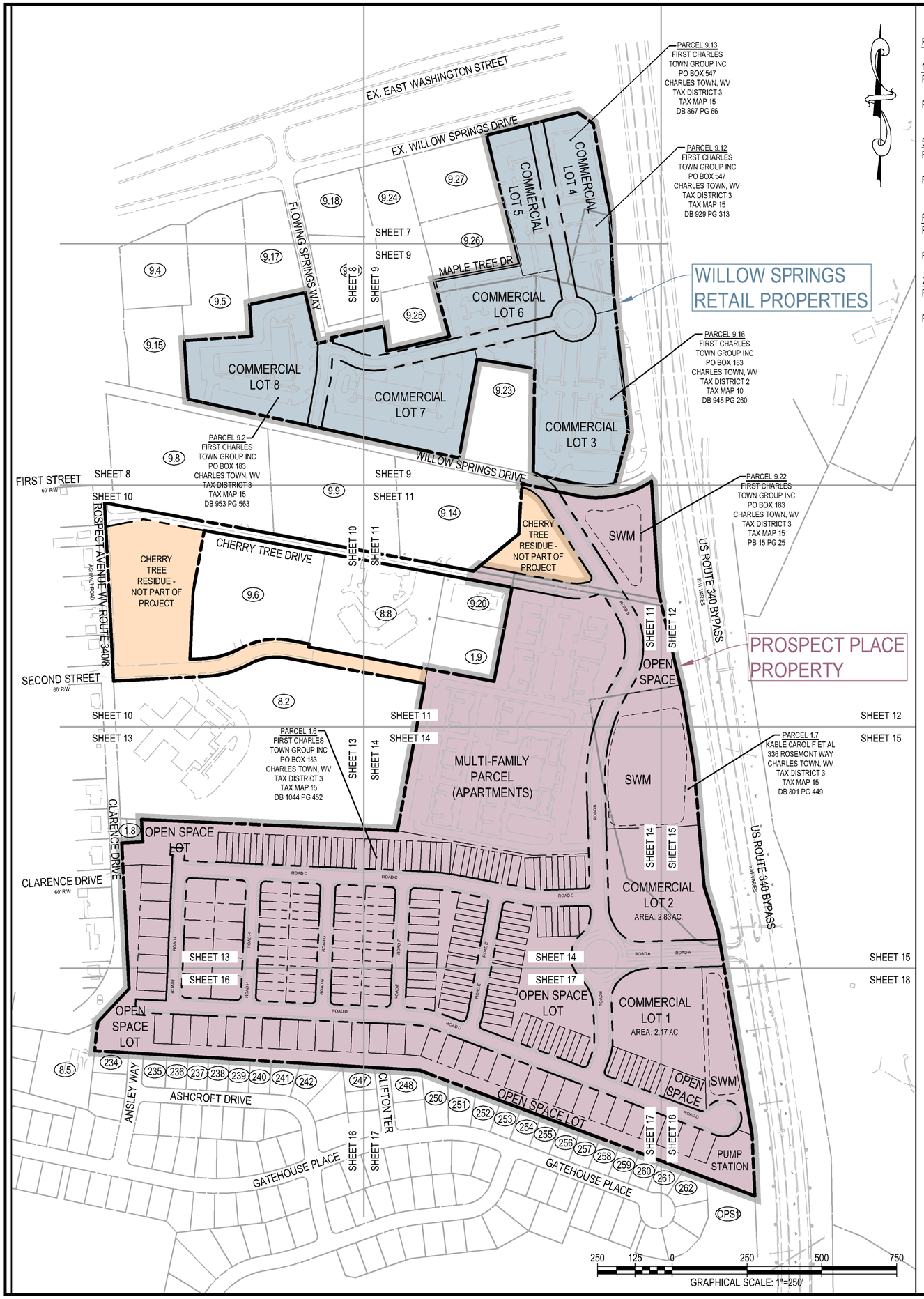


PARKING TABULATIONS:

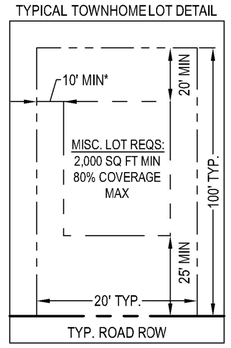
174 TOWNHOME/VILLA LOTS
REQUIRED: 314 SPACES
1.8 SPACES PER DWELLING UNIT
PROVIDED: 696 SPACES
VIA 2 GARAGE & 2 DRIVEWAY PER UNIT

51 SINGLE FAMILY DETACHED LOTS
REQUIRED: 102 SPACES
2.0 SPACES PER DWELLING UNIT
PROVIDED: 204 SPACES
VIA 2 GARAGE & 2 DRIVEWAY PER UNIT

RECREATIONAL VEHICLE PARKING
REQUIRED: 9
1 SPACE PER 50 TOTAL REQUIRED SPACES
PROVIDED: 9 SPACES

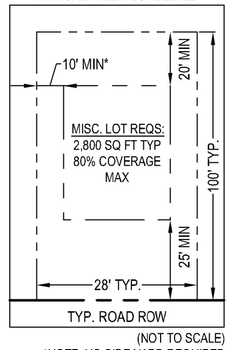
288 MULTI-FAMILY UNITS
REQUIRED: 346 SPACES
1.2 SPACES PER DWELLING UNIT
PROVIDED: 425 SPACES

TYPICAL TOWNHOME LOT DETAIL



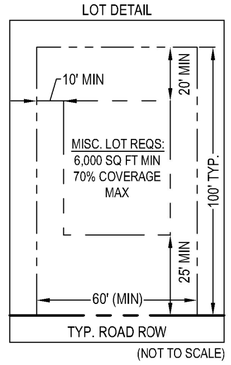
(NOT TO SCALE)
*NOTE: NO SIDE YARD REQUIRED FOR LOT LINES THAT COINCIDES WITHIN SHARED WALLS

TYPICAL VILLA LOT DETAIL



(NOT TO SCALE)
*NOTE: NO SIDE YARD REQUIRED FOR LOT LINES THAT COINCIDES WITHIN SHARED WALLS

TYPICAL SINGLE FAMILY HOME LOT DETAIL



(NOT TO SCALE)

*Dwelling Units by Type - Checklist Section 1332.04(E).2.o.	
Townhomes	114 Units
Villas	60 Units
Single Family Detached	51 Units
Multi-Family	288 Units

*Applies to the Prospect Place Property (NR zoned) development only
COA allows for 288 Apartments & 225 single family attach and detached units

*Density Checklist Section - 1332.04(E).2.g.	
Section 1322.08.(B).4.a. - Multi Family	
Maximum Based on NBLA	1,739,489 / 3,500 = 497 Units
Proposed	288 Units
Section 1322.08.(B).4.b. - Single Family	
Maximum Based on NBLA	1,739,489 / 1,750 = 994 Units
Proposed	225 Units
Table 1322.08 - Multi Family	
Maximum (20 Units Per Acre)	799 Units
Proposed	288 Units
Table 1322.08 - Single Family	
Maximum (10 Units Per Acre)	399 Units
Proposed	225 Units

*Applies to the Prospect Place Property (NR zoned) development only
COA allows for 288 Apartments & 225 single family attach and detached units

	*Net Buildable Land Area Calculation - Checklist Section 1332.04(E).2.g.		
	Area / Use	Square Feet	Acres
1	Parcel 1.6 Gross Land Area	2,429,852	55.78
2	Parcel 1.6 (Cherry Tree Residue - Not Part of Project)	191,980	4.41
3	Parcel 1.6 Net Land Area (1-2)	2,237,872	51.37
4	Parcel 1.7 Gross Land Area	217,800	5.00
5	Parcel 9.22 Gross Land Area	163,677	3.76
6	Parcel 9.22 (Cherry Tree Residue - Not Part of Project)	53,361	1.23
7	Parcel 9.22 Net Land Area (5-6)	110,316	2.53
8	**Total Gross Land Area (Excluding Cheery Tree Residue)**	**2,565,988**	**58.91**
9	Right-of-Ways (To be conveyed to City)	545,168	12.52
10	Stormwater Management Area	281,448	6.46
11	Sensitive Natural Areas (wetlands & floodplain)	0	0.00
12	**Net Buildable Land Area (NBLA) (8 less 9, 10, 11)**	**1,739,372**	**39.93**

*Applies to the Prospect Place Property (NR zoned) development only

**Approximate Acreages - Checklist Section 1332.04(E).2.n.		
Area / Use	Square Feet	Acres
Common Open Space	310,002	7.12
Multi-Family (Apartments)	453,322	10.41
Residential Lot Area (Townhouse)	443,418	10.18
Residential Lot Area (Single-Family Detached)	314,814	7.23
Commercial Lot Area (excludes propsed SWM)	217,816	5.00
Prospect Place Right-of-Ways (To be conveyed to City)	545,168	12.52
Stormwater Management Area	281,448	6.46
Sensitive Natural Areas (wetlands & floodplain)	0	0.00
Willow Springs Development (Per Annex)	629,878	14.46
Cherry Tree Residue - Not Part of Project	245,341	5.63
Total	3,441,207	79.00
Will vary with final engineering design.		

Applies to Prospect Place Property (NR zoned) **AND Willow Springs Retail (GC zoned)

*Common Open Space Calculations - Checklist Section 1332.04(E).2.x. Section 1322.08(B).3.		
	Square Feet	Acres
Required (10% of Total Gross Land Area=Item 8 above)	256,599	5.89
Proposed ("Common Open Space" from above table)	310,002	7.12

*Applies to the Prospect Place Property (NR zoned) development only
See NBLA Calculation Table and Approximate Acreages Tables above for source

*Neighborhood Residential Land Use Mix Requirements				
	Requirement		Provided	
Use	%	Acres	%	Acres
Residential	50	29.45	47.22	27.81
Commercial*	10	5.89	8.49	5.00
Open Space	10	5.89	12.08	7.12
Compliant per the COA - "Approximately 6, but no less than 5 Acres."				

*Applies to the Prospect Place Property (NR zoned) development only

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SEAL:

REVISIONS
1. 08/11/2026 - ADDRESSING CITY OF CHARLES TOWN COMMENTS

OVERALL SKETCH PLAN

PROSPECT PLACE SKETCH PLAN

CITY OF CHARLES TOWN, WEST VIRGINIA
TAX MAPS 10 & 15, PARCELS 1.6, 1.7, 9.2, 9.12, 9.13, 9.16, & 9.22
D.B./PG. 1044/452, 801/449, 953/563, 929/313, 867/66, 948/260 & P.B./PG. 15/25

CT FILE # SLD2026-03

SCALE: HORIZ.: 1" = 250' VERT.: N/A
DATE: JULY, 2026
JOB: 2665-0205
DRAWN: BJS CHECK: JPG
CADD: SKETCH PLAN.DWG
NCS: N/A
SHEET: 6 OF 18

50 25 0 50 100 150
GRAPHICAL SCALE: 1"=50'

EX. EAST WASHINGTON STREET

EX. WILLOW SPRINGS DRIVE

COMMERCIAL
LOT 4

COMMERCIAL
LOT 5

22 SPACES
11 SPACES
18 SPACES
16 SPACES
15 SPACES
15 SPACES
11 SPACES
25 SPACES
30 SPACES

MATCHLINE - SEE SHEET 9

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CONCEPTUAL PLAN

PROSPECT PLACE
SKETCH PLAN

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CT FILE # SLD2026-03

SCALE:	HORIZ.: 1" = 50' VERT.: N/A
DATE:	JULY, 2026
JOB:	2665-0205
DRAWN: BJS	CHECK: JPG
CADD: SKETCH PLAN.DWG	
NCS: N/A	
SHEET:	7 OF 18

G SPRINGS WAY

5 SPACES

24 SPACES

10 SPACES

12 SPACES

COMMERCIAL
LOT 8

13 SPACES

18 SPACES

7 SPACES

6 SPACES

13 SPACES

MATCHLINE - SEE SHEET 9

COMMERCIAL
LOT 7

21 SPACE

REET

MATCHLINE - SEE SHEET 10

50 25 0 50 100 150

GRAPHICAL SCALE: 1"=50'

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DATE:	JULY, 2026
JOB:	2665-0205
DRAWN: BJS	CHECK: JPG
CADD: SKETCH PLAN.DWG	
NCS: N/A	
SHEET:	8 OF 18

MATCHLINE - SEE SHEET 7

MAPLE TREE DR

GRAPHICAL SCALE: 1"=50'

50 25 0 50 100 150

COMMERCIAL LOT 5

COMMERCIAL LOT 4

COMMERCIAL LOT 6

COMMERCIAL LOT 7

COMMERCIAL LOT 3

MATCHLINE - SEE SHEET 8

WILLOW SPRINGS DRIVE

EX. 40' R/W

MATCHLINE - SEE SHEET 11

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SCALE:	HORIZ.: 1" = 50' VERT.: N/A
DATE:	JULY, 2026
JOB:	2665-0205
DRAWN: BJS	CHECK: JPG
CADD: SKETCH PLAN.DWG	
NCS: N/A	
SHEET:	9 OF 18

REET

MATCHLINE - SEE SHEET 8

50 25 0 50 100 150
GRAPHICAL SCALE: 1"=50'

PROSPECT AVENUE WV ROUTE 340/8

ASHPALT ROAD

EX. 45' R/W

STREET

R/W

CHERRY TREE DRIVE

EX. 50' R/W

EX. ACCESS EASEMENT D.B. 763 PG. 717

CHERRY TREE RESIDUE - NOT PART OF PROJECT

EX. 60' ACCESS EASEMENT P.B. 24 PG. 72

EX. 50' ACCESS EASEMENT

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 13

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DATE:	JULY, 2026
JOB:	2665-0205
DRAWN: BJS	CHECK: JPG
CADD: SKETCH PLAN.DWG	
NCS: N/A	
SHEET:	10 OF 18

MATCHLINE - SEE SHEET 9

GRAPHICAL SCALE: 1"=50'

50 25 0 50 100 150

CHERRY TREE
RESIDUE - NOT
PART OF PROJECT

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 12

EX. 10'
WATERLINE
EASEMENT
D.B. 1016
PG. 698

EX. 30' PERMANENT
UTILITY EASEMENT
D.B. 1178 PG. 552

ROAD B

EX. 30' PERMANENT
UTILITY EASEMENT
D.B. 1178 PG. 552

EX. 50' ACCESS EASEMENT

25 SPACES

20 SPACES

20 SPACES

MULTI-FAMILY
PARCEL
(APARTMENTS)
AREA: 10.41 AC.

30 SPACES

30 SPACES

30 SPACES

30 SPACES

30 SPACES

OPEN
SPACE
LOT

SWM

MATCHLINE - SEE SHEET 14

INTEGRITY
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SKETCH PLAN

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DRAWN: BJS	CHECK: JPG
CADD: SKETCH PLAN.DWG	
NCS: N/A	
SHEET:	11 OF 18

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VERT.: N/A
DATE: JULY, 2026
JOB: 2665-0205
DRAWN: BJS | CHECK: JPG
CADD: SKETCH PLAN.DWG
NCS: N/A
SHEET: 12 OF 18

GRAPHICAL SCALE: 1"=50'
150 100 50 0 25 50

MATCHLINE - SEE SHEET 15

US ROUTE 340 BYPASS
R/W VARIES

X. 40'
POTOMAC EDISON
EASEMENT
D.B. 1178
PG. 552

MATCHLINE - SEE SHEET 11

OPEN SPACE LOT

SWM

MATCHLINE - SEE SHEET 10

EX 60' RW

EX. FRONTIER COMM. EASEMENT
D.B. 877 PG. 173

CLARENCE DRIVE

CE DRIVE
' R/W

OPEN
SPACE
LOT

PLAYGROUND AREA
WITH SHADE SAIL

EX. 30' PERMANENT
UTILITY EASEMENT
D.B. 1178 PG. 552

EX. PERMANENT UTILITY
AND ACCESS EASEMENT
D.B. 1190 PG. 709

EX. 30' PERMANENT
UTILITY EASEMENT
D.B. 1178 PG. 552

ROAD C

ROAD I

ROAD H

ROAD G

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 16

50 25 0 50 100 150
GRAPHICAL SCALE: 1"=50'

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NCS: N/A	
SHEET:	13 OF 18

50 25 0 50 100 150

GRAPHICAL SCALE: 1"=50'

MATCHLINE - SEE SHEET 11

MULTI-FAMILY
PARCEL
(APARTMENTS)

AREA: 10.41 AC.

POOL AREA
(APARTMENT USE ONLY)

30 SPACES
10 SPACES
40 SPACES

SWM

ROAD B

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 15

ROAD C

ROAD C

COMMERCIAL
LOT 2

AREA: 2.83 AC.

ROAD F

ROAD E

OPEN
SPACE
LOT

ROAD A

MATCHLINE - SEE SHEET 17

INTEGRITY
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Martinsburg, WV 25401 • www.ifs-ae.com

SEAL:

REVISIONS

1. 08/11/2026 - ADDRESSING CITY OF CHARLES TOWN COMMENTS

CONCEPTUAL PLAN

PROSPECT PLACE SKETCH PLAN

CITY OF CHARLES TOWN, WEST VIRGINIA
TAX MAPS 10 & 15, PARCELS 1.6, 1.7, 9.2, 9.12, 9.13, 9.16, & 9.22
D.B./PG. 1044/452, 801/449, 953/563, 929/313, 867/66, 948/260 & P.B./PG. 15/25

CT FILE # SLD2026-03

SCALE:	HORIZ.: 1" = 50' VERT.: N/A
DATE:	JULY, 2026
JOB:	2665-0205
DRAWN: BJS	CHECK: JPG
CADD: SKETCH PLAN.DWG	
NCS: N/A	
SHEET:	14 OF 18

MATCHLINE - SEE SHEET 12

SWM

MATCHLINE - SEE SHEET 14

US ROUTE 340 BYPASS

R/W VARIES

EX. 48

COMMERCIAL
LOT 2
AREA: 2.83 AC.

ROAD A

MATCHLINE - SEE SHEET 18

50 25 0 50 100 150

GRAPHICAL SCALE: 1"=50'

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DRAWN: BJS	CHECK: JPG
CADD: SKETCH PLAN.DWG	
NCS: N/A	
SHEET:	15 OF 18

MATCHLINE - SEE SHEET 13

ROAD I

ROAD H

ROAD G

ROAD D

POOL

OPEN SPACE LOT

ANSLEY WAY

ASHCROFT DRIVE

GATEHOUSE PLACE

MATCHLINE - SEE SHEET 17

50 25 0 50 100 150

GRAPHICAL SCALE: 1"=50'

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DRAWN: BJS	CHECK: JPG
CADD: SKETCH PLAN.DWG	
NCS: N/A	
SHEET:	16 OF 18

MATCHLINE - SEE SHEET 14

ROAD F

ROAD E

ROAD D

OPEN SPACE LOT

ROAD B

COMMERCIAL LOT 1

AREA: 2.17 AC.

MATCHLINE - SEE SHEET 16

CLIFTON TER

OPEN SPACE LOT

MATCHLINE - SEE SHEET 18

GATEHOUSE PLACE

50 25 0 50 100 150

GRAPHICAL SCALE: 1"=50'

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DRAWN: BJS	CHECK: JPG
CADD: SKETCH PLAN.DWG	
NCS: N/A	
SHEET:	17 OF 18

MATCHLINE - SEE SHEET 15

COMMERCIAL
LOT 1
AREA: 2.17 AC.

SWM

PLAYGROUND AREA

MATCHLINE - SEE SHEET 17

ROAD D

PUMP
STATION

OPEN SPACE
LOT

EX. 30" CMP

EX. 18" CMP

EX. 18" CMP

GRAPHICAL SCALE: 1"=50'

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DRAWN: BJS	CHECK: JPG
CADD: SKETCH PLAN.DWG	
NCS: N/A	
SHEET:	18 OF 18

Kimley»Horn

Memorandum

To: Integrity Federal Services
148 S Queen Street
Suite 201
Martinsburg, WV 25401

From: Mark Phillips, P.E.
Tayleigh Reynolds

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

Date: September 1, 2026

Subject: Prospect Place Sketch Plan Review

This memorandum summarizes our review of the Sketch Plan (dated July, 2026, prepared by Integrity Federal Services for the Prospect Place Project for a proposed development of 114 townhouses, 60 single family attached units, 51 single family detached units, 288 apartment units, and 12,000 SF of retail use. The site is currently zoned Neighborhood Residential (NR) and General Commercial (GC) per the City of Charles Town Zoning Ordinance dated June 18, 2012 (Rev. February 18, 2025).

Kimley-Horn's review of this application is limited to the Sketch Plan provided. Based upon our review, we have no comments and find the Sketch Plan meets all of the City requirements for submission.

Thank you for the opportunity to review this Sketch Plan. Please feel free to contact us at 703-870-3631 should you have any questions.

KIMLEY-HORN & ASSOCIATES, INC.



Mark Phillips, P.E.
Project Manager, Associate

GREENWAY ENGINEERING

151 Windy Hill Lane
Winchester, VA 22602

August 19, 2026

CSP Prospect I, LLC
59 Franklin Street
Annapolis, MD 21401

Attn: Peter Zadoretzky, Manager

Re: Prospect Place – Wetland Study Results

On March 20, 2026, a wetland delineation was performed on subject parcels identified by Jefferson County Tax Map Numbers 19-03-0015-0001-0007 and 19-03-0015-0001-0006, totaling approximately 63 acres. There were no regulated Waters of the United States (WOTUS) identified onsite. Federal confirmation of the delineation was requested through the U.S. Army Corps of Engineers (COE).

On June 15, 2026, Greenway Engineering met onsite with COE project manager Abigail Vipperman. Ms. Vipperman agreed with Greenway Engineering's delineation and confirmed the site lacked any federal or state regulated wetlands or streams.

A Jurisdictional Determination letter from the COE is currently being processed and will be issued as final confirmation of the delineation.

Please reach out with any questions. I am available at 540-662-4185 or aweir@greenwayeng.com.

Sincerely,
Greenway Engineering

Alexis A. Weir
Environmental Scientist

Planning Commission
101 East Washington Street
Charles Town, WV 25414

SCHEDULED

Meeting: 09/28/26
Department: Planning Commission
Category: Report
Initiator:

AGENDA ITEM (ID #)

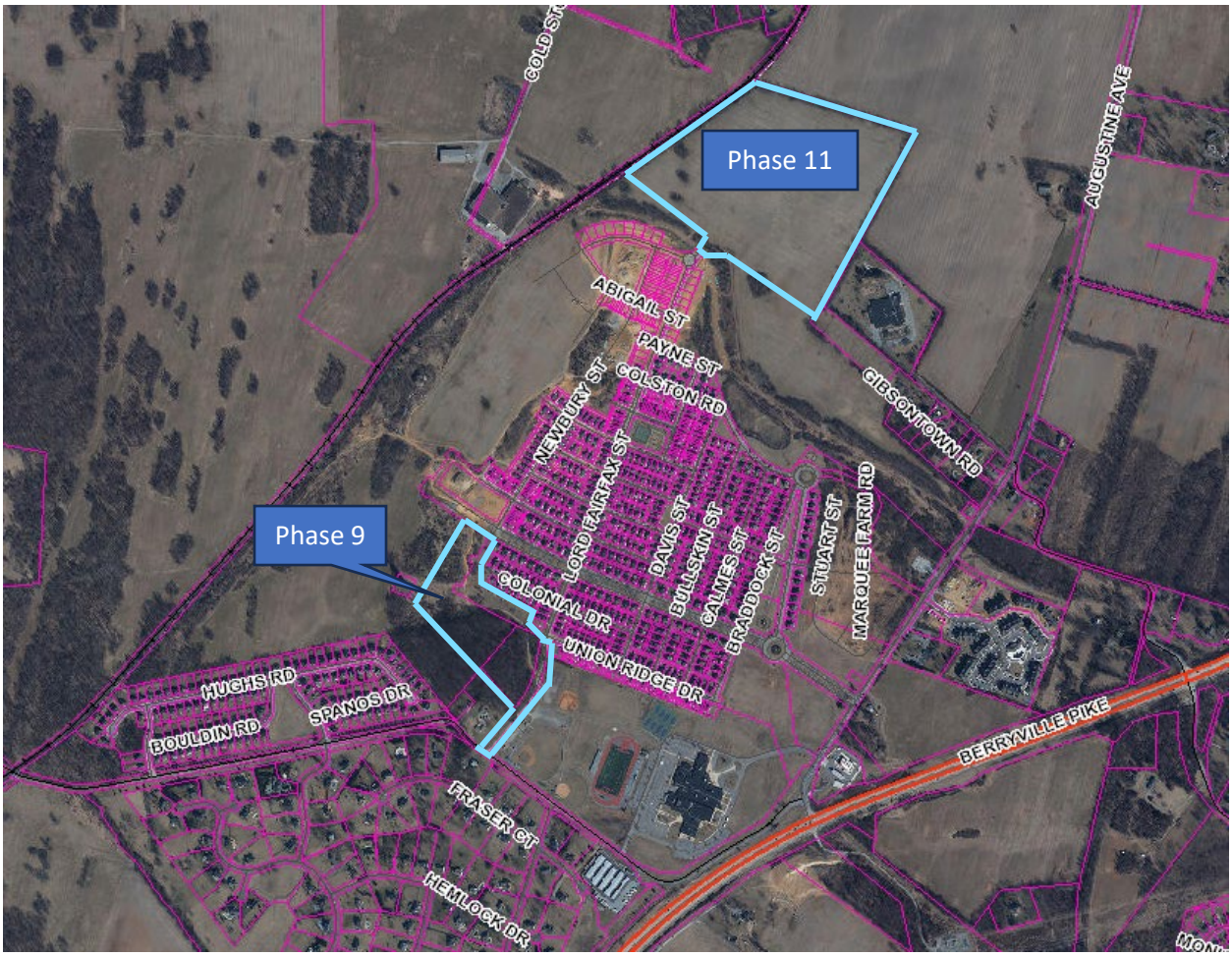
Commission Review: *SLD2026-02* - Huntfield Phases 9 and 11 - Sketch Plan Completeness Review

ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Plan REVISED - Redlined Resubmission.pdf

Sketch Plan Completeness Review
SLD2026-02

Date: For the September 28, 2026 Planning Commission meeting
Applicant: DR Acquisitions LLC
Property Owner: DR Acquisitions LLC
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: Major Subdivision and Land Development.
Property Location: TD 03 / Map: 11 / Pcl 1
Current Zoning: Neighborhood Residential



PROJECT OVERVIEW

The development of 17.19 acres for 70 single-family detached lots in Phase 9, and 48.25 acres for 92 single-family detached and 93 townhomes in Phase 11.

ZONING REVIEW

The property is zoned Neighborhood Residential (NR).

PLANNING COMISSION

The Commission reviewed this item at their July 27, 2026 meeting, and voted to table action to get clarity from the City Attorney on how the proposed changes would impact the Master Plan.

The Commission reviewed this item again on August 24, 2026, and denied the request to deem the application complete.

CRITERIA FOR RE-APPLYING

Per Subdivision and Land Development Ordinance Section 1332.03.C.2.F.4.A. "I*f the subject Sketch Plan Application is denied, the applicant may request, one time, reconsideration of the decision if a written request to do so is filed with the Planning Commission within ten (10) days from receiving the Planning Commission's written decision of denial*".

The letter of denial was sent to the Applicant on September 8, 2026. The Applicant requested a reconsideration the next day.

COMPLETENESS REVIEW

Code Requirements for completeness, per section 1332.04.E. (Major Subdivision/Land Development):

a. Existing conditions, including boundary lines of the property
Provided.

b. A land use plan, showing the location, arrangement and approximate boundaries of all proposed land uses
Provided.

c. Vicinity Map, North arrow, scale (written and graphic) and date
Provided.

d. Names of the abutting owners, adjoining lot lines and structures on abutting lots within 100 feet of the property
Provided. The purpose of the name information is to provide for contact points when sending out mailed notice; that information is accessible to staff and the public via the Jefferson County GIS Office.

e. Title of the proposed project; the date, month and year the plan was prepared or revised; the name of the applicant(s), owner(s), and contract owner(s) and the name and address of the Engineer, Surveyor, Architect, Landscape Architect, or Land Planner who prepared the plan, including firm name.
Provided.

f. Current zoning and total area of the property
Provided. Neighborhood Residential zoning.

g. Maximum and proposed density based on the Net Buildable Land Area
Per the applicant, Phase 9 has a Net Buildable Area of 11.4 acres, and a density of 6.1 units per acre. Phase 11 has a Net Buildable Area of 32.91 acres, and a density of 7.9 units per acre. Maximum permitted density is 10 units an acre (!6 units an acre for townhomes per the Conditions of Annexation).

h. Available utilities
Water and sewer are available through the Charles Town Utility Board, and electric is available through FirstEnergy/Potomac Edison.

i. All existing sanitary sewer facilities and combined sewer facilities
Utility layout to be provided at Preliminary Plan stage. The existing pipe locations in surrounding streets are provided.

j. Depict location or statement of proposed water and sewer supply and other utility improvements.
Utility layout to be provided at Preliminary Plan stage.

k. Existing covenants
None.

l. General layout of any proposed number of Lots, average Lot sizes and any proposed commercial uses, including any associated parking. Include proposed height of structures.
Provided. Typical single-family detached lot size is proposed to be 8,701 sq. ft. Typical townhome lot size is proposed to be 2,100 sq. ft. Both exceed the minimum lot size and lot width requirements.

m. Statement of total acreage of the tract being subdivided or developed, including the Net Buildable Land Area
Provided.

n. The approximate acreage in common open space, in each use and housing type and in roads, streets or rights-of-way for the total development
Provided. Phase 9 will have 5.75 acres dedicated to right-of-way. Phase 11 will have 13.07 acres dedicated to right-of-way, 2.27 acres dedicated to stormwater management, and 9.76 acres dedicated to open space.

o. The proposed number of dwelling units of each type in each in the total development
Provided. Phase 9: 70 SFD. Phase 11: 92 SFD, 93 townhomes.

p. Location of proposed Street layout, including connections to adjoining streets or vacant lots,
Provided.

q. The location of sidewalks, trails and crosswalks, as may be applicable.
Provided. Sidewalks are provided on both sides of interior roads.

r. Proposed open space and/or recreation areas, including notes on the plan describing the proposed use, activity area and/or improvement. The amount, approximate boundaries and location of common open space, with the percentage of the total acreage of the site to be placed in common open space.
No open space proposed in Phase 9, open space is proposed in Phase 11 at 9.76 acres.

s. The location of environmentally sensitive land to be included in common open space.
None are identified. No portion of the Phases are within a FEMA identified floodway.

t. Notes indicating any modifications, waivers, variances, special exceptions and/or conditional uses that are required.
None requested.

u. The location and extent of proposed buffers
None proposed. None required by the Zoning or Subdivision Ordinances between existing and proposed residential uses. The Master Plan for the neighborhood provides for an Open Space Tree Save area, which is provided for in the Phase 9 plan area.

v. The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets providing access to adjoining parcels. The location and arrangement of street entrances, driveways and parking areas
Provided.

w. Calculations describing all proposed bonus factors with the location of and specifications for bonus improvements, when proposed.
No applicable bonus factors.

x. Any other information requested by the Subdivision Administrator in order for the Subdivision Administrator to make an accurate determination.
None required.

CONDITIONS OF ANNEXATION
The Phases both lie within Zone 2, which has a requirement for driveways: A 25 ft minimum driveway (as measured from the back edge of the sidewalk to the front of garage) is required for all front loading units, whether attached or detached.

At the time of the approval of the latest revisions to the COA (August 19, 2024), Phase 11 was identified as Phase 4. Item 8.S. of the COA requires that:

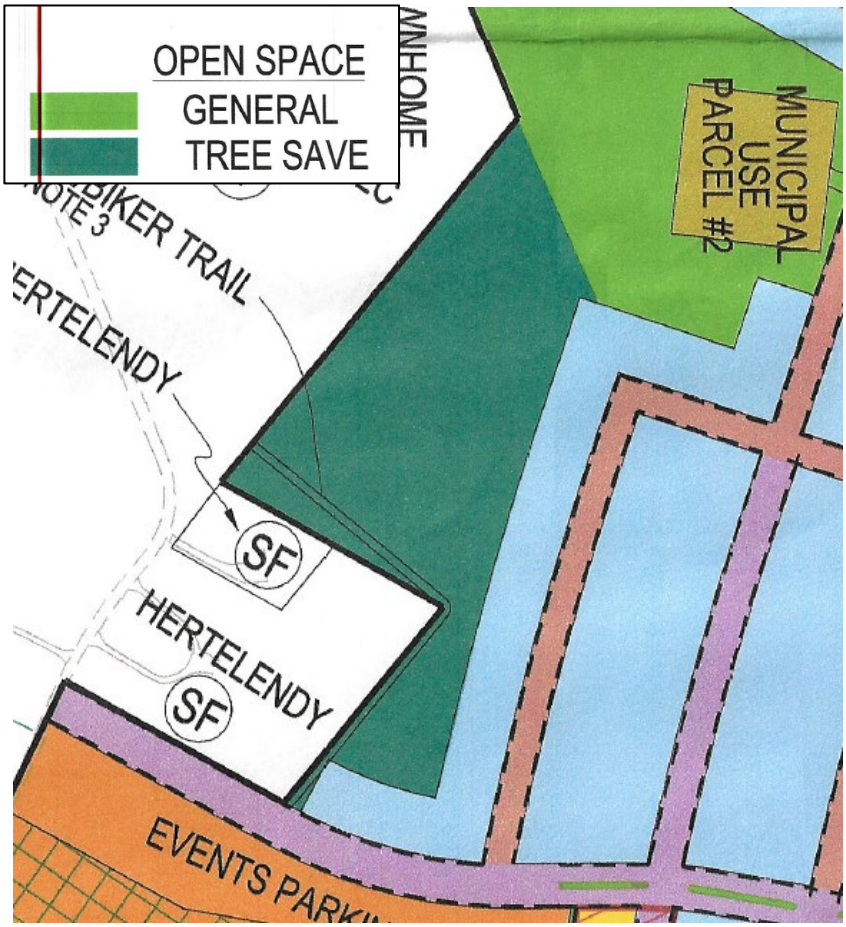
s) Huntfield will submit a "Master Schematic Plan", to City Planning Commission prior to applicable approvals for Phase 4 of the development that incorporate the "Neo Traditional and new Urbanist Concepts" and an exhibit illustrating the location, total land area and public accessibility of proposed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

No 'Master Schematic Plan' has been submitted as part of this sketch application; only the standard sketch plan requirements and fees have been submitted. If the intention of the Master Schematic Plan is to ensure compliance with the COA and Sketch Plan requirements, all those can be met via the standard plan review process.

The applicant contends that the existing Master Plan covers this requirement, and the Master Plan changes approved on Feb. 10, 2026 also account for this plan request. See the next page for an image from the Master Plan.

MASTER PLAN

The approved Master Plan (left image) shows an area adjacent to Phase 9 being set aside for tree preservation. The revised plan set (right image) mirrors that:





The plan has been revised so that no longer will a cul-de-sac and four lots intrude into the Tree Save area. Additionally, lot 936 has been repositioned so that there is a small access gap to the Tree Save area from Lord Fairfax.

CONCLUSION

The sketch plan meets the requirements of being a complete application as provided for in Subdivision Ordinance Section 1332.03.C.2.C. The applicant has addressed all comments at this stage.

The Planning Commission should vote to deem the sketch plan complete, so that it may move to the public hearing phase and further sketch plan review.

SKETCH PLAN
HUNTFIELD PHASES 9 & 11

CHARLES TOWN CORPORATION

JEFFERSON COUNTY, WV

OVERALL GENERALIZED LAND USE SUMMARY

THE FOLLOWING SUMMARY / DENSITY IS PER APPROVED - SCHM 2003-0003 - HUNTFIELD, COMPOSITE SCHEMATIC 1 DATED:5/28/2003

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

Items Required in the Zoning Ordinance	*HUNTFIELD – Overall Composite Schematic Item Submitted*
Parcels 5 acres or larger	*998.8 Acres*
Mix of uses	*Mixed-Use Development*
Compatible with surrounding uses	*Compatible with existing subdivisions*
50% of total area to be residential	*Required: 499.4 Acres* *Provided: 612.9 Acres includes ROW* ** An additional 74.1 acres not counted towards the Residential Area Requirements has been provided for school facilities* **An additional 12.9 acres not counted towards the Residential Area has been provided in Municipal Use Parcels* **An additional 14.7 acres not counted towards the Residential Area has been provided by parcels designated as Active Community Centers*
15% of area (less streets, sidewalks & drainage) in open space	*Required: 149.8 Acres* *Provided: 228.2 Acres includes open space medians* **An additional 38.5 acres of open space not counted towards the open space requirements is provided within the School Site*
Not less than 10% in office/retail * Includes 44 Live/Work Units	*Required: 99.9 Acres* *Provided: 26.1 Acres* **See "Commercial" Section of this document*
Residential Lots Provided	*1,283 Single Family* *692 Townhomes* *381 Multi-Family* *900 Age-Restricted SFD Lots (Washington Homes)* *44 Live/Work (Counted as Commercial Area)* *3,200 Total Dwelling units*

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

NOTE:

THE ZONING YIELD PER THE APPROVED PROFFER AMENDMENT #3 (APPROVED 8/19/24) ALLOWS A 3,200 RESIDENTIAL UNITS OF SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED AND MULTI-FAMILY.

LAND USE SUMMARY FOR PHASES 9&11

PHASE - 9

GROSS AREA	= ±748,758 SF / ±17.19 AC
1. LESS SENSITIVE AREAS	= N/A
2. LESS ROW	= ±5.75 AC
3. LESS SWM	= N/A
*NET BUILDABLE LAND AREA	= ±11.44 AC

70 TOTAL LOTS

70 - SFD

COMMON OPEN SPACE AREAS = N/A

PHASE - 11

GROSS AREA	= ±48.25 AC / ±2,101,845
1. LESS SENSITIVE AREAS	= N/A
2. LESS ROW	=±13.07 AC
3. LESS SWM	= ±2.27 AC
*NET BUILDABLE LAND AREA	= ±32.91 AC

185 TOTAL LOTS

92 - SFD (SINGLE FAMILY DETACHED UNITS)

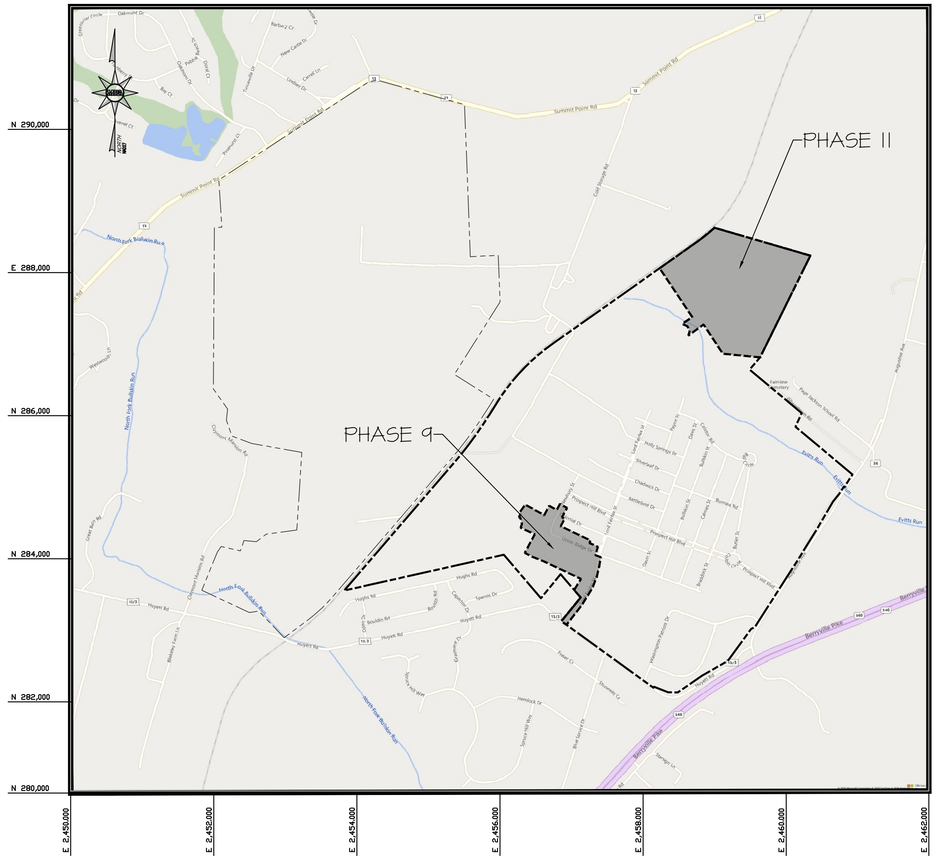
93 - SFA (SINGLE FAMILY ATTACHED UNITS)

COMMON OPEN SPACE AREAS = ±9.76 AC

*NOTES

NET BUILDABLE LAND AREA - WHEN DETERMINING THE ALLOWED DENSITY FOR ANY GIVEN LOT IN THE CITY, THE NET BUILDABLE LAND AREA OF THE SITE IS USED. NET BUILDABLE LAND AREA, FOR THE PURPOSE OF DETERMINING THE ALLOWED DWELLING UNITS FOR A SITE, SHALL BE CALCULATED BY SUBTRACTING AREAS WHERE BUILDING IS PROHIBITED OR SUBJECT TO SIGNIFICANT RESTRICTIONS FROM THE GROSS LOT AREA. THE AREA REMAINING AFTER THESE EXCLUSIONS FROM THE GROSS LOT AREA REPRESENTS THE NET BUILDABLE LAND AREA. THE FOLLOWING SHALL BE DEDUCTED FROM THE GROSS LOT AREA TO DETERMINE NET BUILDABLE LAND AREA:

1. SENSITIVE AREAS INCLUDING: TYPE I, II, III AND IV WETLANDS, RIPARIAN BUFFERS, FLOODPLAIN AREA, AND SINKHOLES;
2. PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS, AND PRIVATE STREETS AND ACCESS CORRIDORS; AND
3. AREAS DEDICATED TO STORMWATER MANAGEMENT.



VICINITY MAP

SCALE : 1"= 1000'

1000 0 1000 2000 3000

Scale 1" = 1000'

OWNER / DEVELOPER

DR AQUISITIONS, LLC

225 AMENIAN OAK DRIVE

FREDERICK, MD, 21701

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	NOTES & DETAILS
3	OVERALL PLAN
4	SKETCH PLAN (PHASE 9) – 1
5	SKETCH PLAN (PHASE 9) – 2
6	SKETCH PLAN (PHASE 11) – 1
7	SKETCH PLAN (PHASE 11) – 2

APPLICATION #	ASSOCIATED PROJECT	STATUS	APPROVAL DATE
	HUNTFIELD, PHASE 1 SCHEMATIC	APPROVED	2/11/2002
STPL 2002-0001	HUNTFIELD, PHASE 1 (SITE PLAN)	APPROVED	6/24/2002
SBRD 2002-0001	HUNTFIELD, PHASE 1 RECORD PLAT	APPROVED	7/29/2002
RPOC 2003-0001	HUNTFIELD, PHASE 1 (RECORD PLAT CORRECTION)	APPROVED	Recorded 9/9/03
	HUNTFIELD, REVISED PHASE 1&2A SCHEMATIC	APPROVED	10/22/2002
SPAM 2003-001	HUNTFIELD, PHASE 1 REVISED (SITE PLAN AMMENDMENT)	APPROVED	5/28/2003
SBDR 2003-0001/RPAM 2003-0001	HUNTFIELD, PHASE 1 REVISED (RECORD PLAT AMMENDMENT)	APPROVED	6/16/2003
SCHM 2003-0003	HUNTFIELD, COMPOSITE SCHEMATIC 1	APPROVED	5/28/2003
SPAM 2003-0002	HUNTFIELD, PHASE 1 BLOCK 1 REVISION (SITE PLAN AMMENDMENT)	APPROVED	10/27/2003
RPAM 2003-0002	HUNTFIELD, PHASE 1 BLOCK 1 REVISION (RECORD PLAT AMMENDMENT)	APPROVED	10/27/2003
STPL 2003-0001	HUNTFIELD, PHASE 2A (SITE PLAN)	APPROVED	5/28/2003
SBRD 2003-0002	HUNTFIELD, PHASE 2A RECORD PLAT	APPROVED	3/30/2004
SCHM 2003-0001	HUNTFIELD, PHASE 2B SCHEMATIC	APPROVED	2/24/2003
STPL 2003-0006	HUNTFIELD, PHASE 2B (SITE PLAN)	APPROVED	8/5/2004
SBRD 2004-0002	HUNTFIELD, PHASE 2B SECTION 1A RECORD PLAT	APPROVED	5/24/2004
SBRD 2004-0002	HUNTFIELD, PHASE 2B SECTION 1B RECORD PLAT	APPROVED	10/25/2004
STPL 2003-0009	HUNTFIELD, PHASE 3A (SITE PLAN)	APPROVED	5/24/2004
SBRD 2004-0003	HUNTFIELD, PHASE 3A SECTION 1 RECORD PLAT	APPROVED	5/24/2004
SBRD 2004-0003	HUNTFIELD, PHASE 3A SECTION 2 RECORD PLAT	APPROVED	6/28/2004
STPL 2004-0006	HUNTFIELD, PHASE 3B (SITE PLAN)	APPROVED	5/22/2006
STPL 2009-0005	HUNTFIELD, PHASE 3A BLOCK 29 REVISION	APPROVED	12/18/2009
STPL 2024-0005	HUNTFIELD, PHASE 3B REVISION	APPROVED	08/26/2024
SLD 2025-07	HUNTFIELD, PHASE 4 (SITE PLAN)	APPROVED	01/28/2026

NOTES:

1. HUNTFIELD COMPOSITE SCHEMATIC 1 (SCHM 2003-0003) REPLACED PREVIOUSLY APPROVED HUNTFIELD SCHEMATICS.
2. THE DATE LISTED FOR THE PHASE 2B SITE PLAN APPROVAL CORRESPONDS TO THE DATE THAT THE REVISED DEPARTMENT OF HIGHWAYS PERMIT WAS ISSUED WHICH COVERED THE OUTSTANDING LOTS IN HUNTFIELD 2B.

MRA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

205 E HIRST ROAD, SUITE 106
PURCELLVILLE, VA 20132
703-994-4047 x3103

MRAGTA.COM

REV NO.	REVISION	DATE
#1	REVISED PER CITY OF CHARLES TOWN COMMENTS	9/24/25
#2	REVISED PER CITY OF CHARLES TOWN PLANNING COMMISSION COMMENTS	9/09/26

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HUNTFIELD
(PHASES 9 & 11)
SKETCH PLAN
CITY OF CHARLES TOWN, WV

JOB NO.: 23593	DRAWN BY: CDS
SCALE: AS SHOWN	DESIGN BY: CDS
DATE: 04/06/26	REVIEW BY: TDH
SHEET: 1 OF 7	

SHEET TITLE

COVERSHEET

SHEET NUMBER

1

GENERAL NOTES

1. THIS SET OF DRAWINGS PERTAINS TO PHASES 9 & 11 OF HUNTFIELD, WHICH CONSISTS OF A TOTAL COMBINED SITE AREA OF ±66.41 ACRES.(PHASE 9 = 18.16 AC / PHASE 11 = 44.25 AC)

2. PHASE 9 CONTAINS, 74 SFD LOTS RESIDENTIAL LOTS. (14 LOT ARE APPROVED WITH SECTION 2B PLANS DATED:10/27/04

3. PHASE 11 CONTAINS, 92 SFD LOTS AND 93 SFA LOTS FOR A COMBINED TOTAL OF 185 RESIDENTIAL LOTS.

4. REFERENCE WAS MADE TO THE SCHEMATIC PLAN "HUNTFIELD OVERALL COMPOSITE SCHEMATIC PLAN" (SCHM 2004-0002) APPROVED APRIL 12, 2005. NOTE THAT THE "HUNTFIELD COMPOSITE SCHEMATIC" IS COMPOSED OF SEVERAL SITE PLANS. THIS SET OF PLANS PERTAINS TO A SMALL SECTION OF THE SCHEMATIC. THESE PLANS SHALL BE IN CONFORMANCE WITH THE APPROVED SCHEMATIC PLAN & ALL ZONING REQUIREMENTS INCLUDING THOSE MODIFIED IN THE HUNTFIELD PROFFERS. ALL OPEN SPACE, RESIDENTIAL, AND COMMERCIAL REQUIREMENTS SHALL CORRESPOND TO THOSE SET FORTH IN THE SCHEMATIC.

5. THE PROPERTY DELINEATED HEREON IS A PORTION OF PARCEL 1, AS SHOWN ON CHARLES TOWN CORPORATION TAX ASSESSMENT MAP 11, DEED BOOK 1263 PAGE 99, WHICH IS LOCATED AMONG THE LAND RECORDS OF JEFFERSON COUNTY

6. BOUNDARY INFORMATION, SHOWN HEREON, WAS OBTAINED FROM A PLAT SHOWING HUNTFIELD, LC PROPERTY AS RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA, IN PLAT BOOK 19, PAGE 49.

7. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM APPALACHIA SURVEY OF WEST VIRGINIA, LLC. BASIS FOR SURVEY WAS NAD'27-NAVD'88 AND FIELD VERIFIED BY MRA, INC.

8. THE PROPERTY SHOWN HEREON WAS ACQUIRED BY DR ACQUISITIONS AS RECORDED IN THE OFFICE OF THE CLERK OF THE COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA IN DEED BOOK 1263, PAGE 99.

9. THE HOMEOWNER'S ASSOCIATION INC. WILL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM WATER DETENTION/DRAINAGE FACILITIES AND EASEMENTS. IN ADDITION THEY SHALL BE RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS & STREET LIGHTS. THE WEST VIRGINIA DEPARTMENT OF HIGHWAY IS NOT RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS AND STREET LIGHTS. ALL CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF CHARLES TOWN, WVDOH AND SANITATION AUTHORITY STANDARDS AND SPECIFICATIONS.

10. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF WEST VIRGINIA OR ANY OTHER ORDINANCE ENACTED BY THE CITY OF CHARLES TOWN.

11. ALL UNDERGROUND UTILITIES WITHIN STREET RIGHT-OF-WAYS SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUBBASE MATERIAL, CURB AND GUTTER, OR SIDEWALK.

12. THESE PLANS MAKE NO REPRESENTATION AS TO SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES. ANY WELLS OR SEPTIC FIELDS WITHIN THE LIMITS OF THE SITE WILL BE ABANDONED IN PLACE.

13. ACCORDANCE WITH STATE AND LOCAL HEALTH DEPARTMENT REQUIREMENTS AND REGULATIONS PRIOR TO RECORD PLAT APPROVAL. THE SECTION DELINEATED HEREON CONTAINS NO KNOWN ARCHEOLOGICAL OR HISTORICAL LANDMARKS.

14. FINAL HOUSE AND ACCESSORY LOCATIONS ARE SUBJECT TO APPROVAL AT BUILDING PERMIT SUBMISSION.

15. PARKING FOR THIS SITE PLAN WILL BE IN COMPLIANCE WITH ALL REQUIRED REGULATIONS.

16. WETLAND INFORMATION OBTAINED FROM WETLAND DELINEATION REPORT PREPARED BY GREENHORNE AND O'MARA, INC. DATED JULY 14, 2000.

17. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ALL IMPROVEMENTS AND AREAS UNTIL CONVEYANCE OF THE IMPROVEMENTS TO THE HOME OWNERS ASSOCIATION OR OTHER ENTITY. UPON RELEASE FROM THE ASSOCIATED PERFORMANCE RELATED BOND OR OTHER FORM OF SURETY BOND POSTED WITH THE CITY OR COUNTY, ALL OPEN SPACE PARCELS, ALLEYS, AND OTHER COMMON ELEMENTS SHALL BE CONVEYED TO HUNTFIELD COMMUNITY ASSOCIATION, INC AT WHICH TIME THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE UPKEEP OF SUCH PARCELS. REFERENCE ARTICLE IV, SECTION 4.1, 4.2 AND 4.3 OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE HUNTFIELD COMMUNITY ASSOCIATION, INC , WHICH WAS RECORDED FEBRUARY 14, 2003 IN DEED BOOK 970 AT PAGE 154.

18. ALL STREETS SHOWN WITHIN THIS PLAN WITH THE EXCEPTION OF LORD FAIRFAX STREET ARE DEFINED AS LOCAL ROADS PER THE CRITERIA LISTED IN SECTION 1333.02 OF THE SUBDIVISION / LAND DEVELOPMENT ORDINANCE.

APPROVED DEVIATIONS & WAIVERS

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

DEVIATIONS
. 5.5.2f – SETBACKS FOR PRINCIPAL BUILDINGS SHALL BE SHOWN IN TABLE 11–TABLE14 AND/OR TABLE 22 AND TABLE 23. DEVIATION TO ALLOW 7' 2" SIDE SETBACKS FOR THE SINGLE–FAMILY UNITS PROPOSED IN T3.

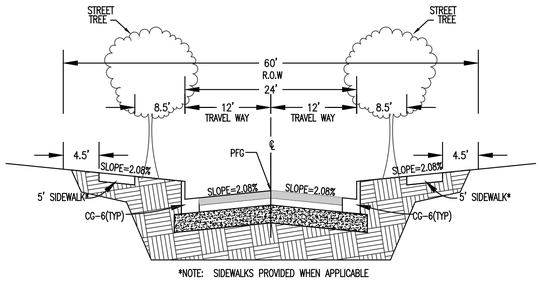
WAIVERS
3.5.4. – BLOCKS ADJACENT TO UNDEVELOPED LAND, AREAS UNSUITABLE FOR DEVELOPMENT, OR PRE–EXISTING INCOMPLETE BLOCKS MAY BE EXEMPT FROM BLOCK FACE LENGTH AND BLOCK PERIMETER REQUIREMENTS BY ADMINISTRATIVE WAIVER IN ACCORDANCE WITH 1.5.3. WAIVER TO ALLOW FOR BLOCKS ADJACENT TO UNDEVELOPED OR UNSUITABLE LAND TO BE EXEMPT FROM BLOCK PERIMETER AND BLOCK FACE LENGTH REQUIREMENTS.

SECONDARY STREETS
TYPICAL SECTION - (NO PARKING)

FOR ILLUSTRATIVE PURPOSES ONLY

FINAL SECTION DETAILS TO BE APPROVED DURING SITE PLAN REVIEW

(NOT TO SCALE)



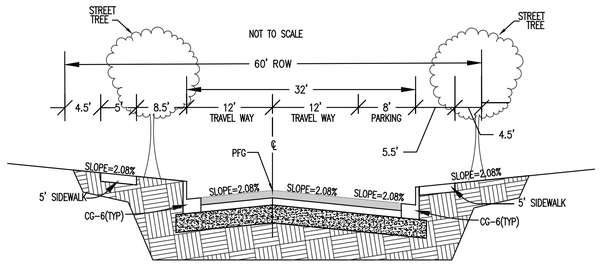
*NOTE: SIDEWALKS PROVIDED WHEN APPLICABLE

SECONDARY STREETS
TYPICAL SECTION - (PARKING ONE SIDE)

FOR ILLUSTRATIVE PURPOSES ONLY

FINAL SECTION DETAILS TO BE APPROVED DURING SITE PLAN REVIEW

(NOT TO SCALE)

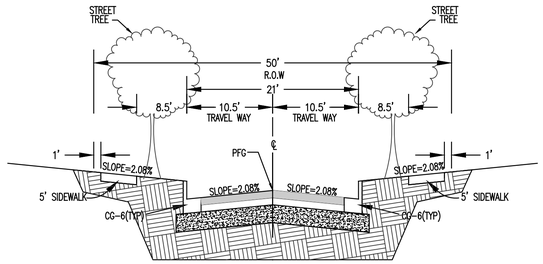


TERTIARY STREETS
TYPICAL SECTION - (NO PARKING)

FOR ILLUSTRATIVE PURPOSES ONLY

FINAL SECTION DETAILS TO BE APPROVED DURING SITE PLAN REVIEW

(NOT TO SCALE)

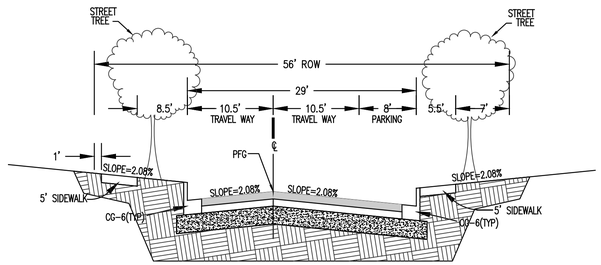


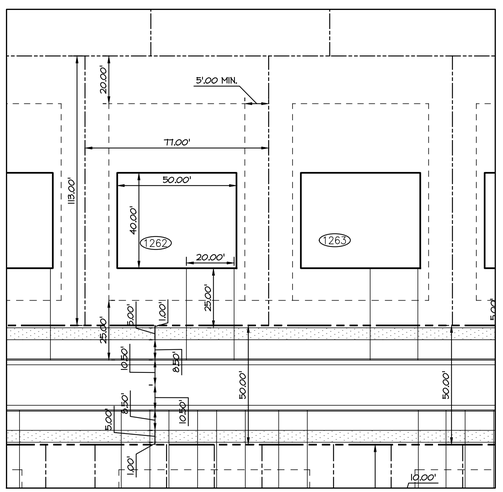
TERTIARY STREETS
TYPICAL SECTION - (PARKING ONE SIDE)

FOR ILLUSTRATIVE PURPOSES ONLY

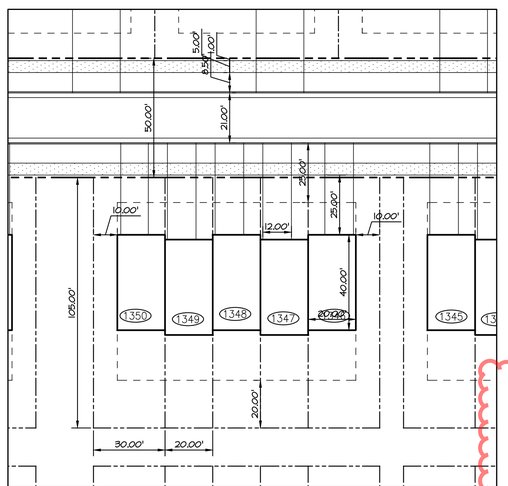
FINAL SECTION DETAILS TO BE APPROVED DURING SITE PLAN REVIEW

(NOT TO SCALE)





TYPICAL SINGLE FAMILY DETACHED LOT DETAIL
SCALE: 1"=30'



TYPICAL SINGLE FAMILY ATTACHED LOT DETAIL
SCALE: 1"=30'

NOTES:

ACTUAL LOT DIMENSIONS MAY VARY PROVIDED THE MINIMUM LOT STANDARDS ARE PROVIDED THE APPROVED LETTER OF CLARIFICATION/HUNTFIELD PROFFER STATEMENT" DATED MARCH 28, 2002

ZONING INFORMATION

DISTRICT – NR (NEIGHBORHOOD RESIDENTIAL)

MODIFIED AS SET FORTH IN THE PROFFERS FOR THE HUNTFIELD DEVELOPMENT IN "LETTER OF CLARIFICATION / HUNTFIELD PROFFER STATEMENT DATED MARCH 28, 2002" & THE AMENDMENT TO THE HUNTFIELD PROFFERS DATED MAY 3, 2004, PROFFER AMENDMENT #2 DATED 8/1/05 AND PROFFER AMENDMENT #3 DATED 8/19/24

PROPOSED USES
SFD – SINGLE FAMILY DETACHED UNITS
SFA – SINGLE FAMILY ATTACHED UNITS (TOWNHOUSES)

NOTES:
1) PER "LETTER OF CLARIFICATION/HUNTFIELD PROFFER STATEMENT" DATED MARCH 28, 2002:
   a) MINIMUM LOT WIDTH SHALL BE REDUCED TO 50 FEET AT THE STREET.
   b) MINIMUM LOT AREA SHALL BE REDUCED TO 5,000 SQUARE FEET.
   c) FRONT YARD SETBACK SHALL BE 25 FEET FROM THE EDGE OF PAVEMENT.
   d) ENCROACHMENT WITHIN THE FRONT YARD SETBACK SHALL BE NO MORE THAN 30% OR 8.34 FEET. (NOTE: THE 30% VALUE APPEARS TO BE A TYPOGRAPHICAL ERROR IN THE PROFFERS THAT SHOULD BE 33%.)
   e) SIDE YARD SETBACKS SHALL BE REDUCED TO 5 FEET MINIMUM.
   f) NO SETBACK FROM THE PROPERTY LINE FOR ACCESSORY STRUCTURES SHALL BE REQUIRED.
   g) MINIMUM PAVING WIDTH SHALL BE 24 FEET.
2) PER THE CITY OF CHARLES TOWN ZONING ORDINANCE, MAXIMUM AREA OCCUPIED BY ACCESSORY STRUCTURES TO BE LESS THAN 25% OF THE REAR YARD. ACTUAL AREA OCCUPIED BY ACCESSORY STRUCTURE WILL BE BASED ON FINAL SELECTION OF TOWNHOME PRODUCT.
3) PER THE CITY OF CHARLES TOWN ZONING ORDINANCE, IMPERVIOUS SITE AREA NOT TO EXCEED REQUIREMENTS SHOWN IN THE TABLE BELOW. ACTUAL IMPERVIOUS SITE AREA TO BE BASED ON FINAL SELECTION OF AND SFD HOUSE TYPES.
4) MAX HEIGHT NOT TO EXCEED 3 STORIES OR 45 FT PER THE AMENDED HUNTFIELD PROFFERS DATED 8/19/24. ACTUAL HEIGHT BASED ON FINAL SELECTION OF HOUSE TYPE.
5) PER THE AMENDED HUNTFIELD PROFFERS DATED MAY 3, 2004, FRONT LOADING GARAGES MAY BE USED FOR NOT MORE THAN 40% OF THE TOTAL NUMBER OF GARAGES PROPOSED IN THE DEVELOPMENT.

SFD Units
** indicates items modified in proffers - see notes*

	Required	Provided
***Lot Size**		
Min (sf)	5,000	> Minimum
***Lot Width**		
Min (ft)	50'	> Minimum
Impervious Site Coverage		
Max. Gross Site Area Covered (%)	70%	*See note 3*
***Max Height**		
Not to Exceed (stories/ft)	3/45	*See note 4*
***Front Setbacks**	25'	25'
***Side Setbacks**	5'	5'
Rear Setbacks	20'	20'
*Accessory Structures - See note 2		
No Setback Requirements - see note 1 (f).		
Corner Lots		
Shall have 2 fronts, 1 side, and 1 rear yard.		

SFA Units (Town homes)
** indicates items modified in proffers - see notes*

	Required	Provided
***Lot Size**	1,600 SF	> Minimum
***Lot Width**		
Min (ft)	16'	20'
Impervious Site Coverage		
Max. Gross Site Area Covered (%)	80%	*See note 3*
***Max Height**		
Not to Exceed (stories/ft)	3/45	*See note 4*
***Front Setbacks**	25'	25'
***Side Setbacks (at the end of each row)**	10'	10'
Rear Setbacks	20'	20'
*Accessory Structures - See note 2		
No Setback Requirements - see note 1 (f).		

PHASE - 9
(±748,758 SF / ±17.19 AC)
70 TOTAL LOTS
70 - SFD

Total Parking (Phase 9)	Required	Provided
	148	175
*Min. Parking per SFD (2 Spaces / Unit) (71) Units	140	140
**Min. Parking per SFA (1.8 Spaces / Unit) (-) Units	-	-
On-Street Parking	-	35

PHASE - 11
(±2,101,845 SF / ±48.25 AC)
185 TOTAL LOTS
92 - SFD
93 - SFA

Total Parking (Phase 11)	Required	Provided
	351	408
*Min. Parking per SFD (2 Spaces / Unit) (92) Units	184	184
**Min. Parking per SFA (1.8 Spaces / Unit) (93) Units	167	186
On-Street Parking	-	38

NOTES:
*ASSUMES (2) PARKING SPACES PER DRIVEWAY
**ASSUMES (1) PARKING SPACE PER DRIVEWAY AND (1) PER GARAGE

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REV NO.	REVISION	DATE
#1	REVISED PER CITY OF CHARLES TOWN COMMENTS	7/24/26
#2	REVISED PER CITY OF CHARLES TOWN PLANNING COMMISSION COMMENTS	8/08/26

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HUNTFIELD
(PHASES 9 & 11)
SKETCH PLAN
CITY OF CHARLES TOWN, WV

JOB NO.: 23593	DRAWN BY: CDS
SCALE: AS SHOWN	DESIGN BY: CDS
DATE: 04/06/26	REVIEW BY: TDH
SHEET: 2 OF 7	

SHEET TITLE
NOTES & DETAILS

SHEET NUMBER
2

NORTH NAD83

TD: 03 / MAP: 11 / PARCEL: 0003
OWNERSHIP: WINCHESTER GOLD STORAGE CO INC
OWNER ADDRESS: P O BOX 45
CITY, STATE, ZIP: WINCHESTER , VA , 22601
LEGAL DESCRIPTION: 142.67A BYRD GOLD STORAGE
DEED BOOK/PAGE: 452/0015

TD: 3 / MAP: 11 / PARCEL: 2
OWNERSHIP: DR ACQUISITIONS LLC
LEGAL DESCRIPTION: 481.25 AC TRACT B- BYRD
DEED BOOK/PAGE: 1263/99

TD: 03 / MAP: 11 / PARCEL: 0001
OWNERSHIP: DR ACQUISITIONS LLC
OWNER ADDRESS: 225 ARMENIAN OAK DR STE 101
CITY, STATE, ZIP: FREDERICK , MD , 217017091
LEGAL DESCRIPTION: 265.34 AC TRACT A - BYRD
DEED BOOK/PAGE: 1263/99

TD: 03 / MAP: 11 / PARCEL: 0417
OWNERSHIP: DR ACQUISITIONS LLC
OWNER ADDRESS: 225 ARMENIAN OAK DR STE 101
CITY, STATE, ZIP: FREDERICK , MD , 217017091
LEGAL DESCRIPTION: .52 AC TRACT A - BYRD
DEED BOOK/PAGE: 1263/99

TD: 02 / MAP: 15 / PARCEL: 0003
OWNERSHIP: RINDONE SALVATORE J
OWNER ADDRESS: 2004 HUYETT RD
CITY, STATE, ZIP: CHARLES TOWN , WV , 25414
LEGAL DESCRIPTION: .68 AC SINGHAS- PHALEN
DEED BOOK/PAGE: 1216/183

TD: 03 / MAP: 11D / PARCEL: PARK
OWNERSHIP: SPRUCE HILL NORTH HOME OWNERS ASSOCIATION INC
OWNER ADDRESS: 835E WASHINGTON ST
CITY, STATE, ZIP: CHARLES TOWN , WV , 25414
LEGAL: DESCRIPTION: PARK SPRUCE HILL NORTH (1.24AC)
DEED BOOK/PAGE: 1119/462

TD: 03 / MAP: 11 / PARCEL: 0010
OWNERSHIP: MDH, CHARLES TOWN LLC
OWNER ADDRESS: 786 SPRUCE HILL WAY
CITY, STATE, ZIP: CHARLES TOWN , WV , 254144496
LEGAL DESCRIPTION: 5.41 AC HOWARD
DEED BOOK/PAGE: 1299/451

TD: 2 / MAP: 15 / PARCEL: 3
OWNERSHIP: HERTELENDY KENNETH M & GINDI L
LEGAL DESCRIPTION: 3.51 COLSTON - BYRD
DEED BOOK/PAGE: 874/140

TD: 06 / MAP: 3C / PARCEL: 0041
OWNERSHIP: MOORE THOMAS R III
LEGAL DESCRIPTION: LT #41 SPRUCE HILL
DEED BOOK/PAGE: 1182/520

TD: 06 / MAP: 3C / PARCEL: 0040
OWNERSHIP: DAVIDSON AMBER & MICHAEL
OWNER ADDRESS: 106 FRASER CT
CITY, STATE, ZIP: CHARLES TOWN , WV , 25414
LEGAL DESCRIPTION: LT #40 SPRUCE HILL
DEED BOOK/PAGE: 1259/528

TD: 06 / MAP: 3C / PARCEL: COMM
OWNERSHIP: SPRUCE HILL ESTATES HOA INC
OWNER ADDRESS: 835E WASHINGTON ST STE 105
CITY, STATE, ZIP: CHARLES TOWN , WV , 25414
LEGAL DESCRIPTION: 40.12 A OPEN SPACE & COMM
DEED BOOK/PAGE: 1031/235

TD: 03 / MAP: 11B / PARCEL: COMM
OWNERSHIP: DR ACQUISITIONS LLC
OWNER ADDRESS: 225 ARMENIAN OAK DR STE 101
CITY, STATE, ZIP: FREDERICK , MD , 217017091
LEGAL DESCRIPTION: 4.24 AC HUNTFIELD (OPEN SPACE)
DEED BOOK/PAGE: 1263/99

TD: 03 / MAP: 11E / PARCEL: PARK
OWNERSHIP: DR ACQUISITIONS LLC
OWNER ADDRESS: 225 ARMENIAN OAK DR STE 101
CITY, STATE, ZIP: FREDERICK , MD , 217017091
LEGAL DESCRIPTION: PARK UNION RIDGE TH-HUNTFIELD
DEED BOOK/PAGE: 1263/99

SWM

PHASE 9

PROPERTIES WITHIN 100' PROXIMITY OF PHASE 9

PHASE 4

REC CENTER

PHASE 3E

PHASE 3B

PHASE 2B

PHASE 3A

SWM

SWM

SWM

SWM

SWM

PHASE 5A

PHASE 5B

EX. PHASES

UNIONRIDGE TOWNHOMES (PHASE 2A-3)

TD: 3 / MAP: 11 / PARCEL: 6
OWNERSHIP: JEFFERSON COUNTY BOARD OF EDUCATION
LEGAL DESCRIPTION: 58.00 AC BYRD-HUNTFIELD
DEED BOOK/PAGE: 974/140

INTERNAL ABUTTING OWNERS WITHIN 100'

PHASE - 9

LOT # 163 TD: 03 / MAP: 11B / PARCEL: 0163
OWNERSHIP: BEISNER RALPH E III & PAMELA L
OWNER ADDRESS: 228 LORD FAIRFAX ST
CITY, STATE, ZIP: CHARLES TOWN , WV , 254142607
LEGAL DESCRIPTION: LOT 163 HUNTFIELD
DEED BOOK/PAGE: 1371/650

LOT # 164 TD: 03 / MAP: 11B / PARCEL: 0164
OWNERSHIP: FARGO TIFFANY
OWNER ADDRESS: 238 LORD FAIRFAX ST
CITY, STATE, ZIP: CHARLES TOWN , WV , 25414
LEGAL DESCRIPTION: LOT 164 HUNTFIELD
DEED BOOK/PAGE: 1167/275

LOT # 165 TD: 03 / MAP: 11B / PARCEL: 0165
OWNERSHIP: BRAMHALL ANESSA D
OWNER ADDRESS: 242 LORD FAIRFAX ST
CITY, STATE, ZIP: CHARLES TOWN , WV , 25414
LEGAL DESCRIPTION: LOT 165 HUNTFIELD
DEED BOOK/PAGE: 1042/693

LOT # 278 TD: 03 / MAP: 11B / PARCEL: 0278
OWNERSHIP: KNUTH KAHLIL A & JESSICA L
OWNER ADDRESS: 5030 ISTANBUL PL APT 7B
CITY, STATE, ZIP: DALLES , VA , 201845030
LEGAL DESCRIPTION: LT 278 HUNTFIELD
DEED BOOK/PAGE: 1151/450

LOT # 279 TD: 03 / MAP: 11B / PARCEL: 0279
OWNERSHIP: MELDON TERRY
OWNER ADDRESS: 225 COLONIAL DR
CITY, STATE, ZIP: CHARLES TOWN , WV , 254144420
LEGAL DESCRIPTION: LT 279 HUNTFIELD
DEED BOOK/PAGE: 1213/266

LOT # 280 TD: 03 / MAP: 11B / PARCEL: 0280
OWNERSHIP: RAIMOND SHANE & JESSICA
OWNER ADDRESS: 209 COLONIAL DR
CITY, STATE, ZIP: CHARLES TOWN , WV , 25414
LEGAL DESCRIPTION: LT 280 HUNTFIELD
DEED BOOK/PAGE: 1261/343

TD: 3 / MAP: 11 / PARCEL: 1
OWNERSHIP: DR ACQUISITIONS LLC
LEGAL DESCRIPTION: 265.34 AC TRACT A - BYRD
DEED BOOK/PAGE: 1263/99

LOT # 281 TD: 03 / MAP: 11B / PARCEL: 0281
OWNERSHIP: BOSTIAN JENNIFER
OWNER ADDRESS: 199 COLONIAL DR
CITY, STATE, ZIP: CHARLES TOWN , WV , 25414
LEGAL DESCRIPTION: LT 281 HUNTFIELD
DEED BOOK/PAGE: 1060/21

LOT # 282 TD: 03 / MAP: 11B / PARCEL: 0282
OWNERSHIP: GOSSETT TANYA
OWNER ADDRESS: 187 COLONIAL DR
CITY, STATE, ZIP: CHARLES TOWN , WV , 254144448
LEGAL DESCRIPTION: LT 282 HUNTFIELD
DEED BOOK/PAGE: 1322/624

LOT # 283 TD: 03 / MAP: 11B / PARCEL: 0283
OWNERSHIP: FREE MARGARET M
OWNER ADDRESS: 174 COLONIAL DR
CITY, STATE, ZIP: CHARLES TOWN , WV , 254144448
LEGAL DESCRIPTION: LT 283 HUNTFIELD
DEED BOOK/PAGE: 1314/723

LOT # 284 TD: 03 / MAP: 11B / PARCEL: 0284
OWNERSHIP: HOUSLEY GREGG M & JENNIFER L CAVASINA-HOUSLEY
OWNER ADDRESS: 164 COLONIAL DR
CITY, STATE, ZIP: CHARLES TOWN , WV , 254144448
LEGAL DESCRIPTION: LT 284 HUNTFIELD
DEED BOOK/PAGE: 1216/381

LOT # 285 TD: 03 / MAP: 11B / PARCEL: 0285
OWNERSHIP: MARTINEZ SEVERIANO A JR & KATELYN D JENKINS
OWNER ADDRESS: 151 COLONIAL DR
CITY, STATE, ZIP: CHARLES TOWN , WV , 25414
LEGAL DESCRIPTION: LT 285 HUNTFIELD
DEED BOOK/PAGE: 1206/238

LOT # 286 TD: 03 / MAP: 11B / PARCEL: 0286
OWNERSHIP: DR ACQUISITIONS LLC
OWNER ADDRESS: 225 ARMENIAN OAK DR STE 101
CITY, STATE, ZIP: FREDERICK , MD , 217017091
LEGAL DESCRIPTION: LT 286 HUNTFIELD
DEED BOOK/PAGE: 1263/99

LOT # 287 TD: 03 / MAP: 11B / PARCEL: 0287
OWNERSHIP: MARTINEZ JOSE R & DANA L
OWNER ADDRESS: 221 LORD FAIRFAX ST
CITY, STATE, ZIP: CHARLES TOWN , WV , 254142608
LEGAL DESCRIPTION: LT 287 HUNTFIELD
DEED BOOK/PAGE: 1250/574

LOT # 288 TD: 03 / MAP: 11B / PARCEL: 0288
OWNERSHIP: CARDOZO EDWIN
OWNER ADDRESS: 231 LORD FAIRFAX ST
CITY, STATE, ZIP: CHARLES TOWN , WV , 25414
LEGAL DESCRIPTION: LT 288 HUNTFIELD
DEED BOOK/PAGE: 1260/140

LOT # 284 TD: 03 / MAP: 11B / PARCEL: 0284
OWNERSHIP: MESSINA GEORGE JR & RENE K
OWNER ADDRESS: 244 LORD FAIRFAX ST
CITY, STATE, ZIP: CHARLES TOWN , WV , 25414
LEGAL DESCRIPTION: LT 284 HUNTFIELD
DEED BOOK/PAGE: 1256/446

OWNERSHIP: WINCHESTER GOLD STORAGE CO INC
LEGAL DESCRIPTION: 142.67A BYRD GOLD STORAGE
DEED BOOK/PAGE: 452/15

LOT # 247 TD: 03 / MAP: 11B / PARCEL: 0247
OWNERSHIP: BASS JACK L III & GRACE F
OWNER ADDRESS: 220 COLONIAL DR
CITY, STATE, ZIP: CHARLES TOWN , WV , 254144419
LEGAL DESCRIPTION: LT 247 HUNTFIELD
DEED BOOK/PAGE: 1285/363

LOT # 248 TD: 03 / MAP: 11B / PARCEL: 0248
OWNERSHIP: BROWN AMANDA B
OWNER ADDRESS: 228 COLONIAL DR
CITY, STATE, ZIP: CHARLES TOWN , WV , 25414
LEGAL DESCRIPTION: LT 248 HUNTFIELD
DEED BOOK/PAGE: 1264/341

LOT # 249 TD: 03 / MAP: 11B / PARCEL: 0249
OWNERSHIP: MATTOS ANA ROSARIO & RICARDO
OWNER ADDRESS: 240 COLONIAL DR
CITY, STATE, ZIP: CHARLES TOWN , WV , 25414
LEGAL DESCRIPTION: LT 249 HUNTFIELD
DEED BOOK/PAGE: 1227/23

LOT # 300 TD: 03 / MAP: 11B / PARCEL: 0300
OWNERSHIP: DR ACQUISITIONS LLC
OWNER ADDRESS: 225 ARMENIAN OAK DR STE 101
CITY, STATE, ZIP: FREDERICK , MD , 217017091
LEGAL DESCRIPTION: LT 300 HUNTFIELD
DEED BOOK/PAGE: 1263/99

LOT # 301 TD: 03 / MAP: 11B / PARCEL: 0301
OWNERSHIP: PEARSON MATTHEW & MARY E
OWNER ADDRESS: 604 PROSPECT HILL BLVD
CITY, STATE, ZIP: CHARLES TOWN , WV , 254145550
LEGAL DESCRIPTION: LT 301 HUNTFIELD
DEED BOOK/PAGE: 1154/490

LOT # 302 TD: 03 / MAP: 11B / PARCEL: 0302
OWNERSHIP: GOLDEN JUDY & CLARA
OWNER ADDRESS: 591 PROSPECT HILL BLVD
CITY, STATE, ZIP: CHARLES TOWN , WV , 25414
LEGAL DESCRIPTION: LT 302 HUNTFIELD
DEED BOOK/PAGE: 1210/50

LOT # 858 TD: 03 / MAP: 11E / PARCEL: 0858
OWNERSHIP: DAN RYAN BUILDERS WEST VIRGINIA LLC
OWNER ADDRESS: 2091 GAITHER RD STE 600
CITY, STATE, ZIP: ROCKVILLE , MD , 208504018
LEGAL DESCRIPTION: #858 UNION RIDGE TH-HUNTFIELD
DEED BOOK/PAGE: 1216/527

LOTS # 913 & LOT # 914
TD: 03 / MAP: 11 / PARCEL: 0001
OWNERSHIP: DR ACQUISITIONS LLC
OWNER ADDRESS: 225 ARMENIAN OAK DR STE 101
CITY, STATE, ZIP: FREDERICK , MD , 217017091
LEGAL DESCRIPTION: 265.34 AC TRACT A - BYRD
DEED BOOK/PAGE: 1263/99

PHASE - 11

LOT # 481 TD: 03 / MAP: 11F / PARCEL: 0481
OWNERSHIP: DRB GROUP WEST VIRGINIA LLC
OWNER ADDRESS: 2091 GAITHER RD STE 600
CITY, STATE, ZIP: ROCKVILLE , MD , 208504018
LEGAL DESCRIPTION: LOT 481 HUNTFIELD
DEED BOOK/PAGE: 1342/229

LOT # 482 TD: 03 / MAP: 11F / PARCEL: 0482
OWNERSHIP: DRB GROUP WEST VIRGINIA LLC
OWNER ADDRESS: 2091 GAITHER RD STE 600
CITY, STATE, ZIP: ROCKVILLE , MD , 208504018
LEGAL DESCRIPTION: LOT 482 HUNTFIELD
DEED BOOK/PAGE: 1343/654

LOT # 483 TD: 03 / MAP: 11F / PARCEL: 0483
OWNERSHIP: DRB GROUP WEST VIRGINIA LLC
OWNER ADDRESS: 2091 GAITHER RD STE 600
CITY, STATE, ZIP: ROCKVILLE , MD , 208504018
LEGAL DESCRIPTION: LOT 483 HUNTFIELD
DEED BOOK/PAGE: 1341/88

LOT # 484 TD: 03 / MAP: 11F / PARCEL: 0484
OWNERSHIP: DRB GROUP WEST VIRGINIA LLC
OWNER ADDRESS: 2091 GAITHER RD STE 600
CITY, STATE, ZIP: ROCKVILLE , MD , 208504018
LEGAL DESCRIPTION: LOT 484 HUNTFIELD
DEED BOOK/PAGE: 1342/224

PHASE II

TD: 2 / MAP: 17 / PARCEL: 1
OWNERSHIP: HILL FARM PARTNERS LLC
LEGAL DESCRIPTION: 162.75AC GEORGE SHAULL-HOPKINS
DEED BOOK/PAGE: 1315/620

TD: 2 / MAP: 15 / PARCEL: 11
OWNERSHIP: VENTOSA CEMETERY OF GIBSONTOWN
LEGAL DESCRIPTION: 3.5 A.- VENTOSA
DEED BOOK/PAGE: 10

TD: 2 / MAP: 17 / PARCEL: 1
OWNERSHIP: JEFFERSON COUNTY BOARD OF EDUCATION
LEGAL DESCRIPTION: 12 A.- PERRY (SOLAR SCHOOL)
DEED BOOK/PAGE: 385/526

PROPERTIES WITHIN 100' PROXIMITY OF PHASE II

300 0 300 600 900
Scale 1" = 300'

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
205 E HIRST ROAD, SUITE 106
PURCELLVILLE, VA 20132
703-994-4047 x3103
MRAGTA.COM

REV NO.	REVISION	DATE
#2	REVISED PER CITY OF CHARLES TOWN PLANNING COMMISSION COMMENTS	8/09/26
#1	Rev/ISSD PER CITY OF CHARLES TOWN COMMENTS	7/14/26

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HUNTFIELD
(PHASES 9 & 11)
SKETCH PLAN
CITY OF CHARLES TOWN, WV

JOB NO.: 23593	DRAWN BY: CDS
SCALE: AS SHOWN	DESIGN BY: CDS
DATE: 04/06/26	REVIEW BY: TDH
SHEET: 3 OF 7	

SHEET TITLE
OVERALL

SHEET NUMBER
3

NOTES:

LOTS #s EX.266-277 & EX. 286, WERE PREVIOUS APPROVED WITH PHASE 2B STPL 2003-0006 AND ARE NOW INCORPORATED IN THE PHASE 9

EX. 300

EX. ALLEY 2B19

EX. NEWBURY STREET

EX. COLONIAL DRIVE

EX. ALLEY 2A18

EX. ALLEY 2B18

EX. ALLEY 2C18

EX. LORD FAIRFAX STREET

EX.277 EX.276 EX.275 EX.274 EX. 273 EX.272 EX.271 EX.270 EX.269 EX.268 EX.267 EX.266 EX.286

961 962 963 964 965 966 967 968

UNION RIDGE DRIVE

EX. UNION RIDGE DRIVE

960 959 958 957 956 955 954 953

925 924 923 922 921 920 919 918 917 916 915

926 927 928 929 930 931 932 933 934 935 914

952 951 950 949 948 947 946 945 944 943 942 941 940 939 938 937 936

SULLIVAN STREET

LORD FAIRFAX STREET

SEE SHEET #3 FOR LOCATION OF SWM FACILITY ASSOCIATED WITH THIS PHASE & LIST OF ADJACENT OWNERS WITHIN 100' OF PHASE LIMITS

16.08 AC OF TREE SAVE AREA PER APPROVED SCHM 2003-0003

N40°37'47"W 430.05'

S36°18'43"W 434.25'

MATCHLINE (SEE SHEET 5)

50 0 50 100 150

Scale 1" = 50'

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703-994-4047 x3103

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#2	REVISED PER CITY OF CHARLES TOWN PLANNING COMMISSION COMMENTS	8/05/26

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HUNTFIELD
(PHASES 9 & 11)
SKETCH PLAN
CITY OF CHARLES TOWN, WV

JOB NO.: 23593	DRAWN BY: CDS
SCALE: AS SHOWN	DESIGN BY: CDS
DATE: 04/06/26	REVIEW BY: TDH
SHEET: 4 OF 7	

SHEET TITLE

SKETCH PLAN (PHASE 9) - 1

SHEET NUMBER

4

UNION RIDGE DRIVE

NEWBURY STREET

SULLIVAN STREET

LORD FAIRFAX STREET

FX. HUYETT ROAD

960 959 958 957 956 955 954 953

925 924 923 922 921 920 919 918 917 916 915

926 927 928 929 930 931 932 933 934 935 914

952 951 950 949 948 947 946 945 944 943 942 941

940 939 938 937 936

N40°37'47"W 430.05'

N40°31'05"W 799.49'

S39°18'43"W 434.25'

N39°12'15"E 425.48'

TREE SAVE AREA
PER APPROVED
SCHM 2003-0003

MATCHLINE
(SEE SHEET 4)

SEE SHEET #3 FOR
LOCATION OF SWM
FACILIY ASSOCIATED WITH
THIS PHASE & LIST OF
ADJACENT OWNERS WITHIN
100' OF PHASE LIMITS

50 0 50 100 150
Scale 1" = 50'

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS,
SURVEYORS, AND LANDSCAPE
ARCHITECTS

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HUNTFIELD
(PHASES 9 & 11)
SKETCH PLAN
CITY OF CHARLES TOWN, WV

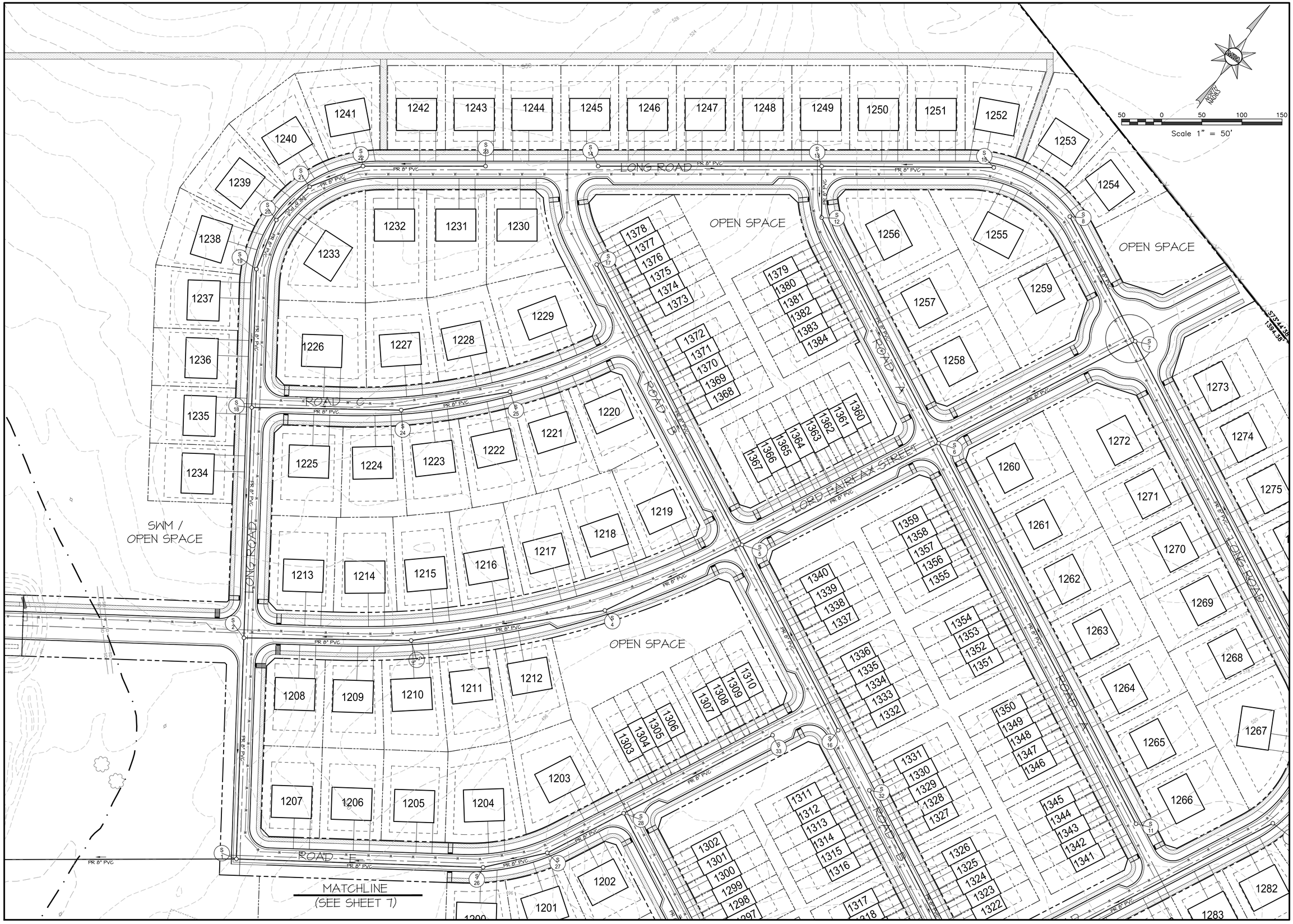
JOB NO.: 23593	DRAWN BY: CDS
SCALE: AS SHOWN	DESIGN BY: CDS
DATE: 04/06/26	REVIEW BY: TDH
SHEET:	5 OF 7

SHEET TITLE

SKETCH PLAN (PHASE 9) - 2

SHEET NUMBER

5



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HUNTFIELD
(PHASES 9 & 11)
SKETCH PLAN
CITY OF CHARLES TOWN, WV

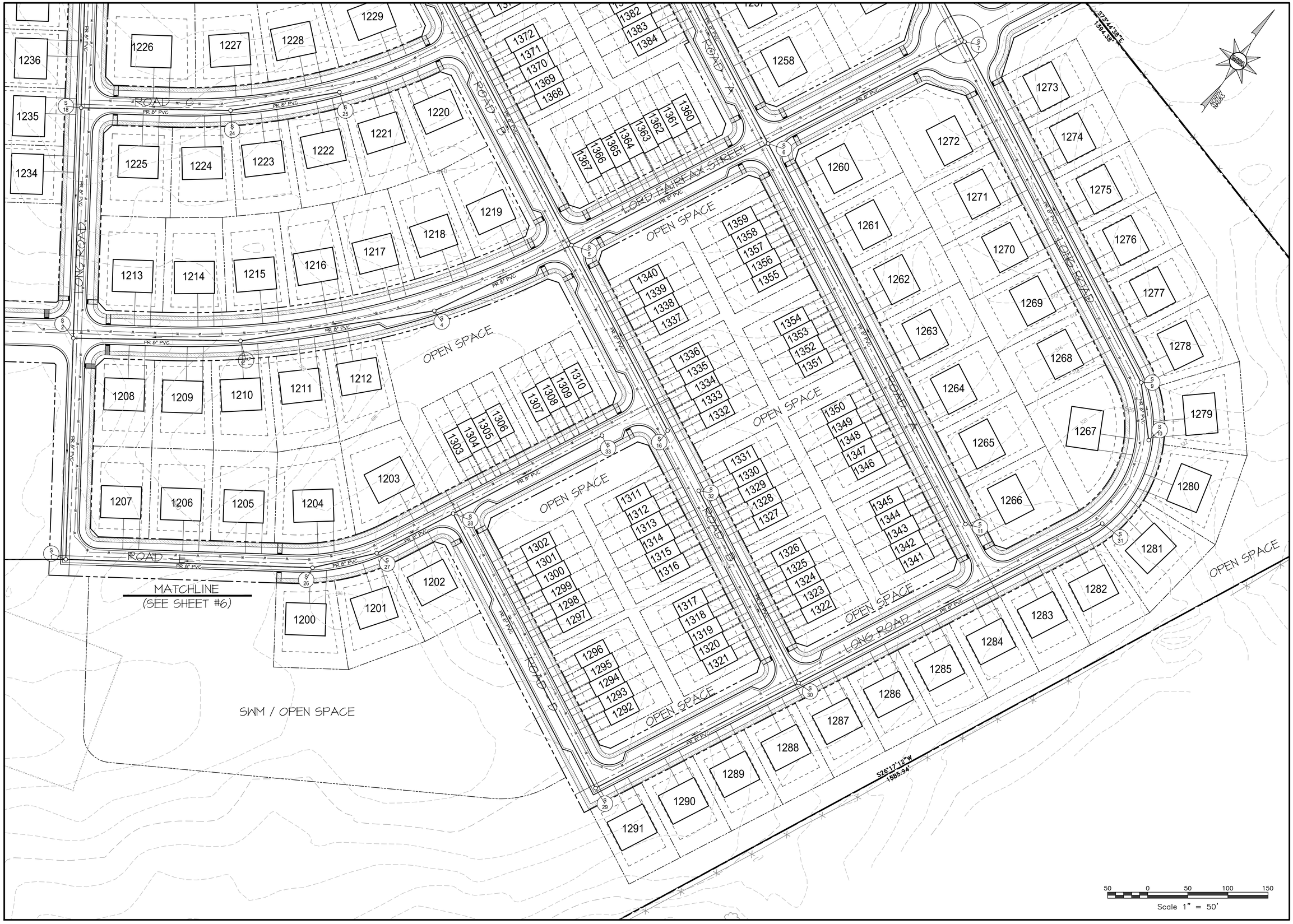
JOB NO.: 23593	DRAWN BY: CDS
SCALE: AS SHOWN	DESIGN BY: CDS
DATE: 04/06/26	REVIEW BY: TDH
SHEET: 6 OF 7	

SHEET TITLE

SKETCH PLAN (PHASE 11) - 1

SHEET NUMBER

6



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REV NO.	REVISION	DATE
#1	REVISED PER CITY OF CHARLES TOWN COMMENTS	7/24/26
#2	REVISED PER CITY OF CHARLES TOWN PLANNING COMMISSION COMMENTS	9/09/26

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HUNTFIELD
(PHASES 9 & 11)
SKETCH PLAN
CITY OF CHARLES TOWN, WV

JOB NO.: 23593	DRAWN BY: CDS
SCALE: AS SHOWN	DESIGN BY: CDS
DATE: 04/06/26	REVIEW BY: TDH
SHEET: 7 OF 7	

SHEET TITLE

SKETCH PLAN (PHASE 11) - 2

SHEET NUMBER

7

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 09/28/26
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

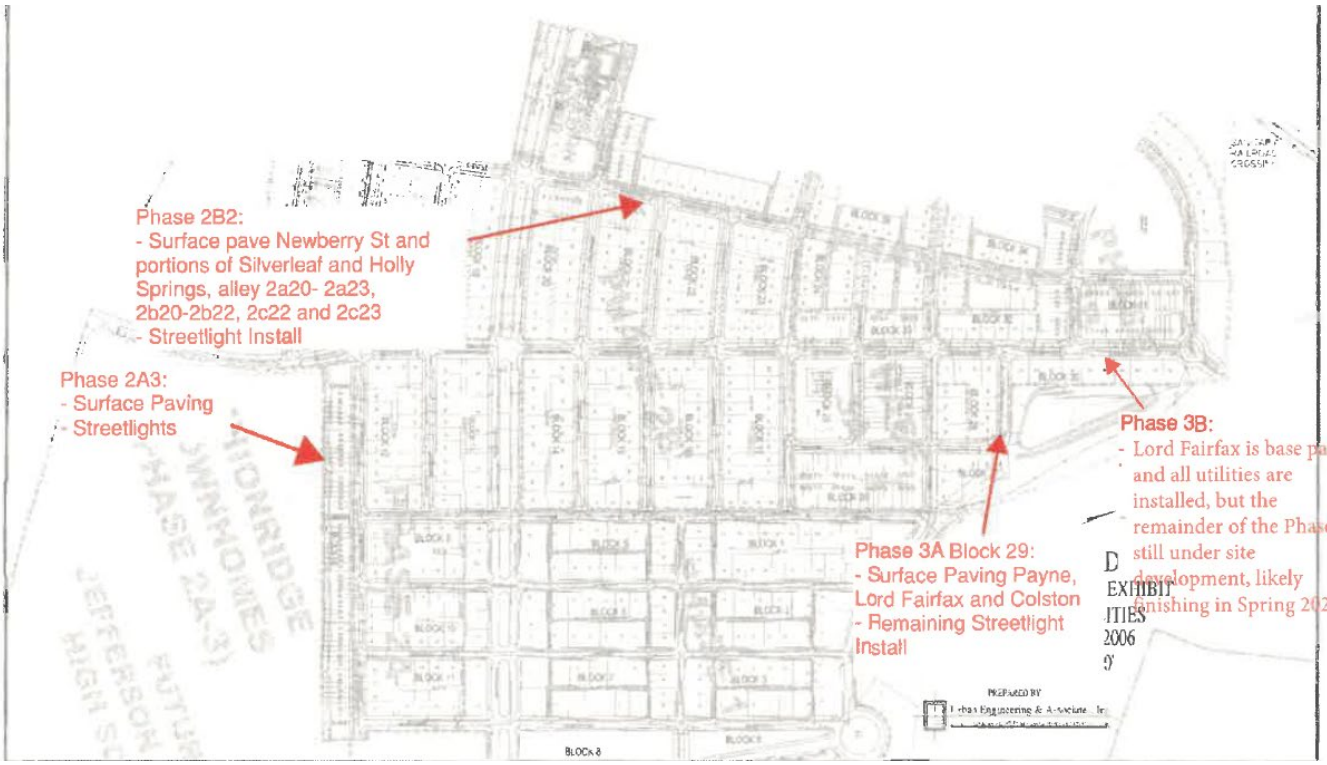
Commission Review: *BR2026-07* - Huntfield Multiple Phases - Bond Extension

ATTACHMENTS:

- 1. Staff Report.pdf
- 2._Updated_Bond.pdf
- 3._Phase_2A3_As-Built.pdf
- 4._Phase_2A3_Bond_Sheet.pdf
- 5._Phase_2B_As-Built.pdf
- 6._Phase_2B_Bond_Sheet.pdf
- 7._Phase_3A_As-Built.pdf
- 8._Phase_3A_Bond_Sheet.pdf
- 9._KH_Review.pdf

Bond Extension Request
BR2026-07

Date: For the September 28, 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

October 2021

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 (to April 21 2024) unless the City objected in writing to that extension.

Bond	Surety	Instrument Description	Current Amount
1014104	Lexon	Union Ridge town homes - 2A-3	357,056.46
41346510	Platte River	Huntfield Phase 5A (Replaces B10009262)	63,878.00
1004711	Lexon	Huntfield Phase 3A	257,720.35
1014712	Lexon	Huntfield Phase 3A Storm Water Mgmt. Basin	30,000.00
1014079	Lexon	Phase 2B-2	873,056.54
1014105	Lexon	Rec. Center (development to serve rec. center)	606,907.46
Total			2,188,618.81

April 2024

The Planning Commission voted in April 2024 to extend the bond to April 2025.

April 2025

The Planning Commission voted in April 2025 to extend the bond to April 13, 2026. The total value of the various bonds at the time of approval was: $1,371,874.17.

Instrument Description	Current Amount
Union Ridge townhomes- 2A-3	$357,056.46 – unchanged
Phase 5A	$63,878 - unchanged
Phase 3A & 3A SMW Basin	$75,439.36 – reduced on 12/4/2023 from $287,720.35 by Council
Phase 2B2	$268,592.89 – reduced on 2/18/2025 from $873,056.54 by Council
Rec. Center	$606,907.46 – unchanged
TOTAL:	$1,371,874.17

MAY 2026

The Planning Commission reviewed this item at their May 26, 2026 meeting. Following discussion about the various costs and items to be completed, the Commission voted to table action to allow the applicant time to provide additional information.

The Commission reconvened on June 22, 2026 to reconsider the request based on additional information provided by the applicant. The Commission voted to extend the Bond until September 30, 2026.

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.

Phase 5A – Applicant states that work has been competed for this phase. Applicant has not yet requested bond release.

REMAINING WORK

Per the applicant, the following work remains:

Phase 2A-3 – Streetlight provision and installation to be performed by Potomac Edison. Cost per bond estimate sheet: $45,722.60 (original estimate in May for new wiring only was $2,000.) Estimated completion year: summer 2027.

Phase 2B-2 - Asphalt surface course, line striping, and streetlight installation. Estimated completion year: late 2026. Cost per bond estimate sheet: $358,503.20 (original estimate in May was $200,000).

Phase 3A- Asphalt surface course, sidewalks, and streetlight installation to the amount of Cost per bond estimate sheet: $160,345.90 (original estimate in May was $90,500.) Estimated completion year: late 2026.

Phase 3B –Asphalt surface course for streets and streetlight installation. Estimated completion year: summer 2027. No bond estimate or as-built was provided. Per the bond estimate sheet, the cost of the six street lights alone would be $39,190.80. Using the same amount of asphalt to top coat as in Phase 3A would be an additional $116,747.40. Original estimate in May for both items was $122,081.

Phase Rec. Center – Applicant will submit application for a bond reduction "very soon". Majority of work completed except for benches, some missing landscaping, and parking lot light installation.

SUMMARY

The estimated **total cost of the remaining work per the bond costs sheet is $720,509.90**

Per the applicants original estimate the cost was $414,581.

Current bond amount for the selected phases is: $1,371,874.17[1], an excess of $651,364.27 over the current estimated cost using the City's bonding sheet.

EXTENSION CRITERIA

The applicant is seeking an 24-month bond extension to September 30, 2028, which is past the maximum extension length of 5 years, unless otherwise approved by the Commission.

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.

BOND COMMITTEE

The Bond Committee met on September 24, 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.

[1] The previous staff report had counted the Phase 3A SWM amount of $30,000 twice and had not accounted for the most recent Phase 2B2 reduction, resulting in a total of $1,461,921.78

EFFECTS OF BOND DEFAULT.

Section 1335.07 Bond Procedures and Requirements, Subsection C.

1. It shall be the sole responsibility of the owner/Developer to keep the Performance Agreement current and remain in full compliance with its terms.

2. While the Performance Agreement is in default, the owner/Developer shall not be entitled to any bond reduction, bond release, permits or inspections for the project covered by that Performance Agreement.

> If default can be cured by the approval of an extension of the agreement, then, upon fulfilling the bond extension submission requirements set forth above, including payment of the appropriate fees for bond extension and, if applicable, bond reduction, the inspections necessary for such bond extension and, if applicable, bond reduction, will be performed.
>
> The denial of permits and inspections by the City shall be in addition to any other remedy available to the City under the Performance Agreement.

CONCLUSION

The applicant seeks approval of a two year extension to September 30, 2028 for a Master Bond of $1,371,874.17.

RECOMMENDATION

Approval of the bond extension until September 30, 2028.

UNITED BANK

IRREVOCABLE STANDBY LETTER OF CREDIT No. 4832911-63
AMENDMENT No. 3

City of Charles Town
101 East Washington Street
P.O. Box 14
Charles Town, WV 25414

Amendment Date:	July 1, 2026
Beneficiary:	CITY OF CHARLES TOWN
Applicant:	DR ACQUISITIONS, LLC
Original Letter of Credit Amount:	$2,188,618.81
Current Letter of Credit Amount:	$1,371,874.17

Gentlemen:

United Bank hereby amends the above Letter of Credit as follows:

1. By the request of the Beneficiary and the Applicant, the final expiration date of the Letter of Credit is hereby extended to **September 30, 2026.** As such, any occurrence of the date "April 13, 2026" is hereby replaced and restated as "September 30, 2026", as if originally set forth therein.

All other terms and conditions of this Letter of Credit remain unchanged.

This Amendment is to be considered part of the above-mentioned original Letter of Credit and must be attached thereto.

Very Truly Yours,

UNITED BANK

Devin McCreery
Executive Vice President

~~CONSTRUCTION PLANS AND PROFILES~~

SITE PLAN STPL 2007-0014 AS-BUILT

HUNTFIELD UNION RIDGE TOWN HOMES

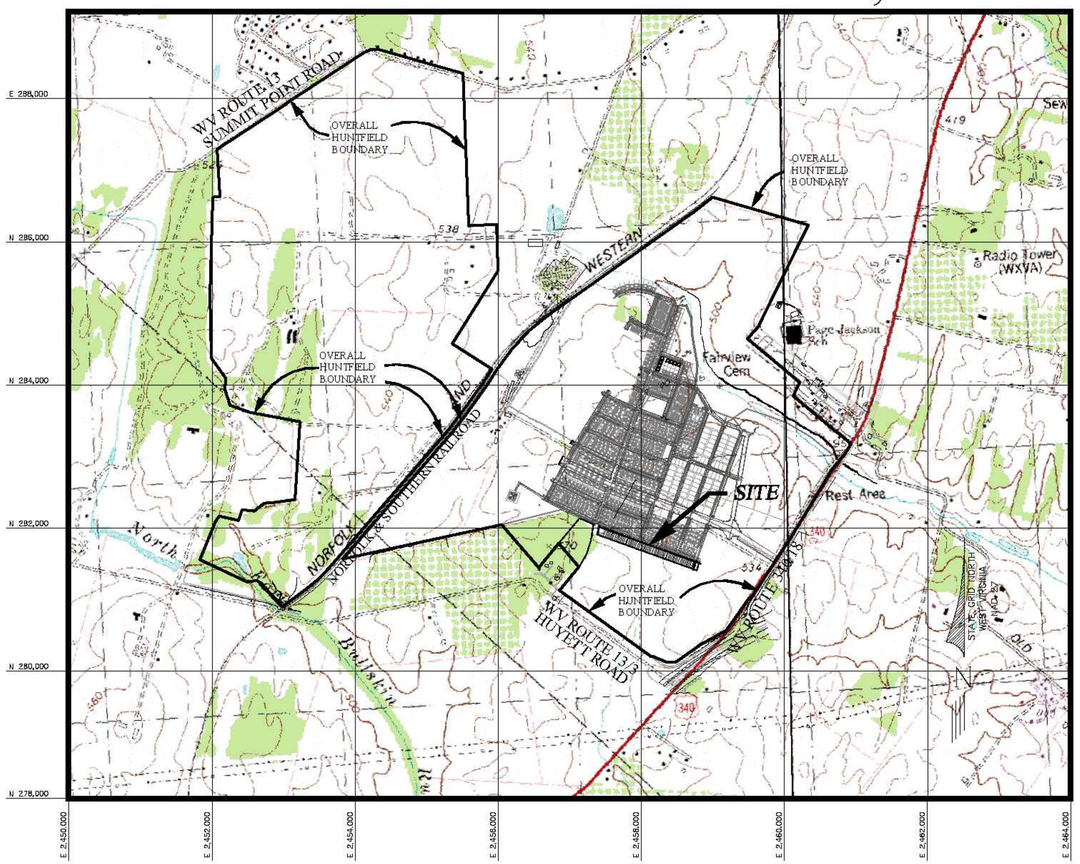
CHARLES TOWN CORPORATION

JEFFERSON COUNTY, WV

GENERAL NOTES

1. THIS SET OF DRAWINGS PERTAINS THE UNION RIDGE TOWNHOME SECTION OF HUNTFIELD, WHICH CONSISTS OF A TOTAL SITE AREA OF APPROXIMATELY 4.3 ACRES. THE UNION RIDGE TOWNHOME SECTION CONTAINS 56 TOWNHOME LOTS. REFERENCE WAS MADE TO THE SCHEMATIC PLAN "HUNTFIELD OVERALL COMPOSITE SCHEMATIC PLAN" (SCHM 2004-0002) APPROVED APRIL 12, 2005. NOTE THAT THE "HUNTFIELD COMPOSITE SCHEMATIC" IS COMPOSED OF SEVERAL SITE PLANS. THIS SET OF PLANS PERTAINS TO A SMALL SECTION OF THE SCHEMATIC. THESE PLANS SHALL BE IN CONFORMANCE WITH THE APPROVED SCHEMATIC PLAN & ALL ZONING REQUIREMENTS INCLUDING THOSE MODIFIED IN THE HUNTFIELD PROFFERS. ALL OPEN SPACE, RESIDENTIAL, AND COMMERCIAL REQUIREMENTS SHALL CORRESPOND TO THOSE SET FORTH IN THE SCHEMATIC. NOTE THAT NO COMMERCIAL AREA IS PROVIDED IN THE PHASE 3C SITE PLANS. COMMERCIAL AREA REQUIREMENTS TO BE PROVIDED ON A SCHEMATIC BASIS AS OPPOSED TO ON A PER PHASE (SITE PLAN) BASIS.
2. THE PROPERTY DELINEATED HEREON IS A PORTION OF PARCEL 1, AS SHOWN ON CHARLES TOWN CORPORATION TAX ASSESSMENT MAP 11, DEED BOOK 949, PAGE 203, WHICH IS LOCATED AMONG THE LAND RECORDS OF JEFFERSON COUNTY
3. BOUNDARY INFORMATION, SHOWN HEREON, WAS OBTAINED FROM A PLAT SHOWING HUNTFIELD, LC PROPERTY AS RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA, IN PLAT BOOK 19, PAGE 49.
4. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM APPALACHIA SURVEY OF WEST VIRGINIA, LLC. BASIS FOR SURVEY WAS NAD'27-NAVD'88.
5. THE PROPERTY SHOWN HEREON WAS ACQUIRED BY HUNT FIELD. AS RECORDED IN THE OFFICE OF THE CLERK OF THE COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA IN DEED BOOK 949, PAGE 203.
6. THE HOMEOWNER'S ASSOCIATION INC. WILL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM WATER DETENTION/DRAINAGE FACILITIES AND EASEMENTS. IN ADDITION THEY SHALL BE RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS & STREET LIGHTS. THE WEST VIRGINIA DEPARTMENT OF HIGHWAY IS NOT RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS AND STREET LIGHTS.
7. ALL CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF CHARLES TOWN, WVDOH, WVDEP, WVSHPO, AND SANITATION AUTHORITY STANDARDS AND SPECIFICATIONS.
8. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE 1993 "WEST VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK FOR DEVELOPING AREAS" & WVDEP REQUIREMENTS AND ASSOCIATED PERMITS.
9. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF WEST VIRGINIA OR ANY OTHER ORDINANCE ENACTED BY THE CITY OF CHARLES TOWN.
10. STANDARD GUARDRAILS AND HANDRAILS SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DETERMINED DURING FINAL FIELD INSPECTION BY CITY OF CHARLES TOWN AND/OR WVDOH.
11. ALL UNDERGROUND UTILITIES WITHIN STREET RIGHT-OF-WAYS SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUBBASE MATERIAL, CURB AND GUTTER, OR SIDEWALK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF UTILITY OVERBLASTING FOR FUTURE EXTENSIONS WITH ALL ADJACENT SECTIONS.
13. THESE PLANS MAKE NO REPRESENTATION AS TO SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
14. ANY WELLS OR SEPTIC FIELDS WITHIN THE LIMITS OF THE SITE WILL BE ABANDONED IN ACCORDANCE WITH STATE AND LOCAL HEALTH DEPARTMENT REQUIREMENTS AND REGULATIONS PRIOR TO RECORD PLAT APPROVAL.
15. THE SECTION DELINEATED HEREON CONTAINS NO KNOWN ARCHEOLOGICAL OR HISTORICAL LANDMARKS.
16. CONTRACTORS SHALL ARRANGE FOR THE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE CONSTRUCTION INCLUDING TEST HOLES TO PHYSICALLY LOCATE UNDERGROUND UTILITIES AS NECESSARY.
17. STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED AT ALL INTERSECTIONS AND BE IN COMPLIANCE WITH ALL APPLICABLE ZONING AND CODIFIED ORDINANCE FOR THE CITY OF CHARLES TOWN.
18. FINAL HOUSE AND ACCESSORY LOCATIONS ARE SUBJECT TO APPROVAL AT BUILDING PERMIT SUBMISSION.
19. PARKING FOR THIS SITE PLAN WILL BE IN COMPLIANCE WITH ALL REQUIRED REGULATIONS.
20. WETLAND INFORMATION OBTAINED FROM WETLAND DELINEATION REPORT PREPARED BY GREENHORNE AND O'MARA, INC. DATED JULY 14, 2000.
21. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT OR CONSTRUCTION OF ALL AREAS OR SITE IMPROVEMENTS SHOWN ON THE SITE PLAN, INCLUDING STREET SIGNS, TRAFFIC SIGNS, OPEN SPACE, RECREATIONAL FACILITIES, STORMWATER FACILITIES, SIDEWALKS, AND OTHER FACILITIES SHOWN ON THIS SITE PLAN.
22. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ALL IMPROVEMENTS AND AREAS UNTIL CONVEYANCE OF THE IMPROVEMENTS TO THE HOME OWNERS ASSOCIATION OR OTHER ENTITY. UPON RELEASE FROM THE ASSOCIATED PERFORMANCE RELATED BOND OR OTHER FORM OF SURETY BOND POSTED WITH THE CITY OR COUNTY, ALL OPEN SPACE PARCELS, ALLEYS, AND OTHER COMMON ELEMENTS SHALL BE CONVEYED TO HUNTFIELD COMMUNITY ASSOCIATION, INC AT WHICH TIME THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE UPKEEP OF SUCH PARCELS. REFERENCE ARTICLE IV. SECTION 4.1, 4.2 AND 4.3 OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE HUNTFIELD COMMUNITY ASSOCIATION, INC. WHICH WAS RECORDED FEBRUARY 14, 2003 IN DEED BOOK 970 AT PAGE 154.
23. THE OWNER MUST BOND ALL REQUIRED SITE IMPROVEMENTS PRIOR TO APPROVAL OF THE RECORD PLAT.
24. ALL STREETS SHOWN WITHIN THIS PLAN WITH THE EXCEPTION OF LORD FAIRFAX STREET ARE DEFINED AS LOCAL ROADS PER THE CRITERIA LISTED IN SECTION 906.05 (B) (1) OF THE AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF CHARLES TOWN WITH REGARD TO ARTICLE EIGHT-A NEIGHBORHOOD RESIDENTIAL (NR) AS ADOPTED MONDAY AUGUST 17, 1998. LORD FAIRFAX STREET IS DEFINED AS A COLLECTOR ROAD.
25. ALL STREETS ARE TO BE DEDICATED TO THE CITY OF CHARLES TOWN PER ARTICLE 8A (E) (3) OF THE AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF CHARLES TOWN AS ADOPTED AUGUST 17, 1998. CONVEYANCE OF THE STREETS TO THE CITY WILL OCCUR UPON RELEASE FROM THE ASSOCIATED PERFORMANCE RELATED BOND OR OTHER FORM OF SURETY BOND POSTED WITH THE CITY OR COUNTY.
26. THE LOCATION AND NUMBER OF STREET LIGHTS MAY BE MODIFIED BY THE CHARLES TOWN ZONING ADMINISTRATOR UPON RECOMMENDATIONS MADE BY ALLEGHENY POWER.

APPLICATION #	ASSOCIATED PROJECT	STATUS	APPROVAL DATE
STPL 2002-0001	HUNTFIELD, PHASE I	APPROVED	6/24/2002
	HUNTFIELD, PHASE I SCHEMATIC	APPROVED	2/11/2002
SBRD 2002-0001	HUNTFIELD, PHASE I RECORD PLAT	APPROVED	7/29/2002
	HUNTFIELD, REVISED PHASE 1&2A SCHEMATIC	APPROVED	10/22/2002
SPAM 2003-001	HUNTFIELD, PHASE 1 REVISION	APPROVED	5/28/2003
STPL 2003-0001	HUNTFIELD, PHASE 2A	APPROVED	6/30/2003
SBRD 2003-0002	HUNTFIELD, PHASE 2A RECORD PLAT	IN REVIEW	
SCHM 2003-0001	HUNTFIELD, PHASE 2B SCHEMATIC	APPROVED	2/24/2003
SCHM 2003-0003	HUNTFIELD, COMPOSITE SCHEMATIC 1	APPROVED	5/28/2003
SPAM 2003-002	HUNTFIELD, PHASE 1 BLOCK 1 REVISION	APPROVED	10/27/2003
STPL 2003-0006	HUNTFIELD, PHASE 2B	APPROVED	4/26/2004
STPL 2003-0009	HUNTFIELD, PHASE 3A	APPROVED	5/24/2004
STPL 2004-0006	HUNTFIELD, PHASE 3B	IN REVIEW	
STPL 2003-0010	HUNTFIELD, SAN SEWER TRUNKMAIN EAST	APPROVED	4/12/2004
SCHM 2004-0002	HUNTFIELD, OVERALL COMPOSITE SCHEMATIC	APPROVED	4/12/2005
STPL 2005-0001	HUNTFIELD, SAN SEW RR X-ING	APPROVED	
STPL 2005-0003	HUNTFIELD, SUMMIT POINT ROAD ENTRANCE	IN REVIEW	
STPL 2006-XXXX	HUNTFIELD, SAN SEW TRUNKMAIN WEST	APPROVED	
STPL 2005-0004	HUNTFIELD, ACTIVE COMMUNITY CTR #1	APPROVED	3/20/2006
STPL 2005-0005	HUNTFIELD, UNION RIDGE TOWN HOMES	APPROVED	
STPL 2006-0002	HUNTFIELD, PHASE 2D	IN REVIEW	
STPL 2006-0003	HUNTFIELD, PHASE 3E	IN REVIEW	
STPL 2006-0005	HUNTFIELD, PHASE 3A TOT LOT	PENDING	
STPL 2007-0011	HUNTFIELD, PHASE 5A	IN REVIEW	



VICINITY MAP

SCALE : 1"= 1000'

AS-BUILT CERTIFICATION

THE PHYSICAL SURVEY HAS BEEN REVIEWED AND, IN MY PROFESSIONAL OPINION, BASED UPON MY KNOWLEDGE, INFORMATION, AND BELIEF, THE DESIGN ELEMENTS MEASURED BY THE PHYSICAL SURVEY COMPLY WITH THE APPROVED PLANS. THIS REVIEW DOES NOT IMPLY IN ANY WAY THAT (I) INSPECTIONS WERE MADE DURING THE CONSTRUCTION, (II) TO THE QUALITY OF THE WORK, OR (III) TO ANY ELEMENT OR STRUCTURE NOT VISIBLE OR DEPICTED ON THE PHYSICAL SURVEY.

JON K. ERICKSON WVPS#2302 SEPTEMBER 22, 2026

SHEET INDEX

SHEET 1	1	COVER SHEET
	2	~~PLAN STATUS, SOILS INFORMATION & MISC. DETAILS~~
	2A	~~MISCELLANEOUS DETAILS~~
SHEET 2 & 3	3	OVERALL GRADING AND SITE PLAN
	4	~~STRIPING PLAN~~
SHEET 4	5	SANITARY LATERAL COMPS AND SCHOOL SANITARY SEWER & WATERMAIN PLAN/PROFILES
SHEET 5	6	STORM PROFILES
	6A	~~STORM COMPUTATIONS~~
	7	~~OVERALL DRAINAGE DIVIDES~~
	8	~~OVERALL EROSION & SEDIMENT CONTROL PLAN~~
	9	~~E&S NARRATIVE AND DETAILS~~
	10	~~LANDSCAPING PLAN~~
	11	~~PRELIMINARY RECORD PLAT~~

OWNER / DEVELOPER

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

CONTACT "MISS UTILITY" AT 1-800-245-4848
BEFORE ANY CONSTRUCTION PER CITY OF CHARLES TOWN WATER DEPARTMENT ORDINANCE

STATEMENT OF ACCEPTANCE

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

DAVID SNELLINGS, V.P. OF ENGINEERING FOR HUNTFIELD L.C.
8614 WESTWOOD CENTER DRIVE SUITE 900
VIENNA, VA 22182
703-442-8992

SURVEYOR'S CERTIFICATION

THE PERIMETER AND ALL LOT BOUNDARIES SHOWN HEREON HAVE BEEN ESTABLISHED BY A NETWORK OF TRAVERSE CONTROL HAVING A RELATIVE ERROR OR CLOSURE OF 1 : 7,500 OR BETTER.

CARL J RINKER, JR. P.S.
URBAN ENGINEERING & ASSOCIATES, INC.

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE SEALED PLANS REASONABLY MEET OR EXCEED MINIMUM ACCEPTABLE ENGINEERING STANDARDS AND THOSE STATE AND COUNTY CODE PROVISIONS APPLICABLE ON SAID DATE.

JOSEPH W. JOHNSON, PE
URBAN ENGINEERING & ASSOCIATES, INC.

SITE PLAN APPROVED

DATE: _____

PLANNING COMMISSION
CITY OF CHARLES TOWN, WV

SITE PLAN APPROVED

DATE: _____

JEREMY CAMP
ZONING ADMINISTRATOR AND CITY PLANNER
CITY OF CHARLES TOWN, WV

No.	DATE	REVISIONS

PLAN DATE 12-04-07 12-27-07

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
PEGASUS BUSINESS CENTER
600 PEGASUS COURT - SUITE 100 WINCHESTER, VIRGINIA 22602
PHONE (540) 450-4211 FAX (540) 450-4210

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 E HIRST ROAD, SUITE 106
PURCELLVILLE, VA 20132
PHONE: (703) 994-0047
MRAGTA.COM

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JON K. ERICKSON LICENSED No. 2302 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR 9/22/26

Cover Sheet

HUNTFIELD
UNION RIDGE TOWN HOMES
CHARLES TOWN ELECTION DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

DATE: December, 2007
C.I. N/A
SCALE: AS SHOWN

SHEET 1
SHEET 1 OF 5
11

PP-20126

ASBUILT

EXISTING PHASE 2A

EXIST

UNION RIDGE DRIVE

PAGE 3

HIGH SCHOOL SITE

TING PHASE 1

UNION RIDGE DRIVE

PARCEL 2B

FUTURE HIGH SCHOOL SITE

FUTURE SAN LINE TO BE CAPPE

ALLEY 2C

REMOVE EX. CURB & GUTTER

REPLACE EX. CURB W/ MOUNTABLE CURB & GUTTER

INSTALL NEW CURB & GUTTER

REPLACE EX. INLET W/ TYPE C

INSTALL HANDICAP RAMP

INSTALL NEW CURB & GUTTER

5' CONC SW

8" SAN

10" SAN

10" W/M

12" W/M

15" CMP

18" CMP

24" CMP

30" CMP

36" CMP

NO FIELD EVIDENCE

SIX (6) FOOT TALL VINYL PICKET FENCE FOR SCREENING

CONTINUED IN PHASE 2D

LEGEND:

- EXISTING SANITARY LATERAL WITH CLEAN OUT
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TREE LINE
- PROPOSED LIMITS OF CLEARING & GRADING (LOC)
- WATER METER
- PROPOSED FIRE HYDRANT
- CURB & GUTTER
- ASPHALT MOLDED SWALE
- ALLEY PAVEMENT
- EXISTING FIRE HYDRANT
- EXISTING TREE
- RIPRAP
- 70 VPD VEHICLES PER DAY TRAFFIC BARRICADE
- UTILITY PREBLAST
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- STREET LIGHT
- STREET SIGN
- STOP SIGN
- EXISTING WATER METER — RELOCATED WATER METER

STANDARD MINIMUM STORM DRAIN EASEMENT WIDTHS

PIPE SIZE	MINIMUM STORM DRAIN EASEMENT WIDTH
12-18 INCHES	10 FEET
21-33 INCHES	15 FEET
36-48 INCHES	20 FEET
54-72 INCHES	24 FEET

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

STATE GRID NORTH
WEST VIRGINIA
NAD 27

ASBUILT

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
255 E HIRST ROAD, SUITE 106
PURCELLVILLE, VA 20132
PHONE: (703) 994-0047
MRAGTA.COM

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JON K. ERICKSON LICENSED PROFESSIONAL ENGINEER No. 23021 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR 9/21/26

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE 12-04-07 12-27-07

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
PEGASUS BUSINESS CENTER
600 PEGASUS COURT - SUITE 101 WINCHESTER, VIRGINIA 22602
PHONE: (540) 450-8611 FAX (540) 450-0210

Overall Grading and Site Plan

HUNTFIELD
UNION RIDGE TOWN HOMES
CHARLES TOWN ELECTION DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=30' C.I. = 2' DATE: December, 2007

SHEET 3
SHEET 2 OF 5
11

PP-20126

EXISTING PHASE 2A

EXIST

UNION RIDGE DRIVE

HIGH SCHOOL SITE

EXISTING PHASE 1

PAGE 2

UNION RIDGE DRIVE

PARCEL 2B

FUTURE HIGH SCHOOL SITE

ASBUILT

REMOVE EX. CURB & GUTTER

REPLACE EX. CURB W/ MOUNTABLE CURB & GUTTER

INSTALL NEW CURB & GUTTER

REPLACE EX. INLET W/ TYPE 7

PROP. FH

NO FIELD EVIDENCE

CONTINUED IN PHASE 2D

SIX (6) FOOT TALL VINYL PICKET FENCE FOR SCREENING

FUTURE SAN LINE TO BE CAPPE

INSTALL HANDICAP RAMP

INSTALL NEW CURB & GUTTER

MATCHLINE SEE SHEET 3

LEGEND:

- EXISTING SANITARY LATERAL WITH CLEAN OUT
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TREE LINE
- PROPOSED LIMITS OF CLEARING & GRADING
- WATER METER
- PROPOSED FIRE HYDRANT
- CURB & GUTTER
- ASPHALT MOLDED SWALE
- ALLEY PAVEMENT
- EXISTING FIRE HYDRANT
- EXISTING TREE
- RIPRAP
- VEHICLES PER DAY TRAFFIC BARRICADE
- UTILITY PREBLAST
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- STREET LIGHT
- STREET SIGN
- STOP SIGN
- RELOCATED WATER METER

STANDARD MINIMUM STORM DRAIN EASEMENT WIDTHS

PIPE SIZE	MINIMUM STORM DRAIN EASEMENT WIDTH
12-18 INCHES	10 FEET
21-33 INCHES	15 FEET
36-48 INCHES	20 FEET
54-72 INCHES	24 FEET

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 E HIRST ROAD, SUITE 106
PURCELLVILLE, VA 20132
PHONE: (703) 994-4047
MRAGTA.COM

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LON K. ERICKSON LICENSED No. 2302 STATE OF VIRGINIA PROFESSIONAL SURVEYOR 3/3/2026

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE: 12-04-07, 12-27-07

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
PEGASUS BUSINESS CENTER
600 PEGASUS COURT, SUITE 6 CHESTER, VIRGINIA 23802
PHONE (540) 450-8211 FAX (540) 450-8210

Overall Grading and Site Plan

HUNTFIELD
UNION RIDGE TOWN HOMES
CHARLES TOWN ELECTION DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

DATE: December, 2007
C.I. 2"
SCALE: 1"=30'

SHEET
3
SHEET 3 OF 5
11

PP-20126

SANITARY LATERAL COMPUTATIONS (BASED ON UNION RIDGE DRIVE PROFILE FROM HUNTFIELD PHASE 2A)

NOTE: SANITARY LATERALS FOR LOTS 867-913 WILL BE INSTALLED ON EXISTING SANITARY PIPELINE USING THE SANITARY SADDLE DETAIL ON PAGE 2 OF 11 OF THIS SITE PLAN.

Lot	Station	MH / MH	Slope (%)	Overall Length (FT.)	Invert of Lateral @ Main	Cond.	Invert top of Riser	Length of Riser +/-	Dist to Top Riser	Distance to Vert. Bend	Inv. @ Bottom of Vert. Bend	Vert.Stack Height (FT.)	Inv @ Top of Vert. Bend	Inv. @ Lateral End	Finished Grade @ End Lat.	First Floor Elevation (FT.)
876	0+26.46	2.1K / 2.1L	2.08%	42.0	613.80	B	621.00	10.60	7.60	37.00	621.61	4.0	626.61	626.72		629.70
877	0+47.27	2.1K / 2.1L	2.08%	42.0	614.12	B	621.00	6.72	6.88	37.00	621.63	4.0	626.63	626.73		630.37
878	0+68.58	2.1K / 2.1L	2.08%	42.0	614.46	B	622.00	10.88	7.54	37.00	622.61	3.0	625.61	625.72		630.37
879	0+89.36	2.1K / 2.1L	2.08%	42.0	615.27	B	623.00	10.99	7.78	37.00	623.61	3.0	626.61	626.71		631.04
874	0+09.38	2.1K / 2.1L	2.08%	42.0	615.69	B	623.00	10.34	7.31	37.00	623.62	4.0	627.62	627.72		631.71
875	1+25.10	2.1K / 2.1L	2.08%	42.0	616.46	B	624.00	10.88	7.54	37.00	624.61	4.0	628.61	628.72		632.38
872	1+38.02	2.1K / 2.1L	2.08%	42.0	616.88	B	624.00	10.09	7.14	37.00	624.62	4.0	628.62	628.73		633.05
871	1+47.76	2.1K / 2.1L	2.08%	42.0	618.34	B	626.00	10.83	7.66	37.00	626.61	4.0	630.61	630.71		634.65
870	2+17.63	2.1K / 2.1L	2.08%	42.0	619.24	B	627.00	10.97	7.76	37.00	627.61	4.0	631.61	631.71		635.32
869	2+31.66	2.1K / 2.1L	2.08%	42.0	619.66	B	628.00	11.79	8.34	37.00	628.60	3.0	631.60	631.70		635.99
868	2+60.13	2.1K / 2.1L	2.08%	42.0	620.51	B	629.00	12.00	8.49	37.00	629.59	3.0	632.59	632.70		636.66
867	3+71.61	2.1K / 2.1L	2.08%	42.0	620.85	B	629.00	11.52	8.15	37.00	629.60	3.0	632.60	632.70		637.33
866	0+04.66	2.1L / 2.1M	2.08%	42.0	621.64	B	630.00	11.82	8.36	37.00	630.60	3.0	633.60	633.70		637.99
865	0+17.43	2.1L / 2.1M	2.08%	42.2	621.94	B	630.00	11.39	8.06	37.30	630.61	3.0	633.61	633.71		638.67
864	0+68.51	2.1L / 2.1M	2.08%	42.8	623.16	B	632.00	12.50	8.84	37.80	632.60	3.0	635.60	635.71		639.66
863	0+88.78	2.1L / 2.1M	2.08%	43.0	623.59	B	633.00	13.20	9.41	38.00	633.59	2.0	635.59	635.70		640.63
862	1+00.91	2.1L / 2.1M	2.08%	43.1	623.93	B	633.00	12.83	9.07	38.10	633.60	3.0	636.60	636.71		641.30
861	1+20.42	2.1L / 2.1M	2.08%	43.4	624.54	B	634.00	13.38	9.46	38.40	634.60	3.0	637.60	637.71		641.97
860	1+30.81	2.1L / 2.1M	2.08%	43.6	624.85	B	634.00	12.93	9.15	38.50	634.61	3.0	637.61	637.72		641.97
859	1+70.71	2.1L / 2.1M	2.08%	43.8	626.09	B	634.00	11.89	8.41	38.80	634.63	3.0	637.63	637.74		641.97
858	1+79.98	2.1L / 2.1M	2.08%	44.0	625.81	B	634.00	11.58	8.19	39.00	634.64	3.0	637.64	637.74		641.97
879	0+25.48	2.1K / 2.1O	2.08%	42.0	613.19	B	N/A	N/A	0.00	37.00	613.96	11.0	624.96	625.08		629.23
880	0+54.37	2.1K / 2.1O	2.08%	42.0	613.85	B	N/A	N/A	0.00	37.00	614.62	10.0	624.62	624.72		629.28
881	0+80.05	2.1K / 2.1O	2.08%	42.0	614.44	B	619.00	6.45	4.58	37.00	619.57	5.0	624.57	624.78		629.23
882	1+05.00	2.1K / 2.1O	2.08%	42.0	615.01	B	620.00	7.06	4.99	37.00	620.57	5.0	625.57	625.77		629.90
883	1+23.61	2.1K / 2.1O	2.08%	42.0	615.44	B	620.00	6.44	4.56	37.00	620.57	5.0	625.57	625.78		629.90
884	1+36.51	2.1K / 2.1O	2.08%	42.0	615.74	B	620.00	6.02	4.26	37.00	620.58	5.0	625.58	625.78		629.90
885	1+63.25	2.1K / 2.1O	2.08%	42.0	616.35	B	620.00	5.15	3.65	37.00	620.59	5.0	625.59	625.80		630.57

Lot	Station	MH / MH	Slope (%)	Overall Length (FT.)	Invert of Lateral @ Main	Cond.	Invert top of Riser	Length of Riser +/-	Dist to Top Riser	Distance to Vert. Bend	Inv. @ Bottom of Vert. Bend	Vert.Stack Height (FT.)	Inv @ Top of Vert. Bend	Inv. @ Lateral End	Finished Grade @ End Lat.	First Floor Elevation (FT.)
886	1+75.87	2.1K / 2.1O	2.08%	42.0	616.85	B	521.00	5.16	4.35	37.00	521.88	5.0	526.88	526.78		531.24
887	1+97.06	2.1K / 2.1O	2.08%	42.0	617.15	B	522.00	5.68	4.87	37.00	522.87	4.0	526.87	526.77		531.24
888	2+47.71	2.1K / 2.1O	2.08%	42.0	618.30	B	523.00	5.65	4.70	37.00	523.87	4.0	527.87	527.78		531.86
889	2+68.87	2.1K / 2.1O	2.08%	42.0	618.55	B	523.00	6.29	4.45	37.00	523.88	4.0	527.88	527.78		532.53
890	2+70.74	2.1K / 2.1O	2.08%	42.0	618.93	B	524.00	7.31	5.17	37.00	524.86	4.0	528.86	528.77		533.20
891	2+88.20	2.1K / 2.1O	2.08%	42.0	619.46	B	525.00	7.94	5.54	37.00	525.85	4.0	529.85	529.76		533.87
892	3+17.90	2.1K / 2.1O	2.08%	42.0	619.91	B	526.00	8.81	6.09	37.00	526.84	3.0	529.84	529.75		534.54
893	3+47.47	(S)MH 2.1O	2.08%	42.0	620.69	B	527.00	9.08	6.41	37.00	527.84	3.0	530.84	530.74		535.21
894	0+10.03	2.1O / 2.1P	2.08%	42.0	621.03	B	527.00	8.45	5.97	37.00	527.85	4.0	531.85	531.75		535.88
895	0+28.18	2.1O / 2.1P	2.08%	42.0	621.52	B	528.00	9.16	6.48	37.00	528.83	3.0	531.83	531.74		536.55
896	0+48.61	2.1O / 2.1P	2.08%	42.0	622.06	B	529.00	9.78	6.92	37.00	529.83	4.0	533.83	533.73		537.88
897	1+02.67	2.1O / 2.1P	2.08%	42.0	623.57	B	531.00	10.60	7.43	37.00	531.82	3.0	534.82	534.72		539.31
898	1+08.33	2.1O / 2.1P	2.08%	42.0	623.70	B	531.00	10.24	7.24	37.00	531.82	4.0	535.82	535.72		539.98
899	1+41.86	2.1O / 2.1P	2.08%	42.0	624.65	B	532.00	10.39	7.36	37.00	532.82	4.0	536.82	536.72		540.65
900	1+54.05	2.1O / 2.1P	2.08%	42.0	624.99	B	533.00	11.33	8.01	37.00	533.80	3.0	536.80	536.71		541.32
901	1+81.55	2.1O / 2.1P	2.08%	42.0	625.74	B	534.00	11.66	8.28	37.00	534.80	4.0	538.80	538.70		542.65
902	1+93.80	2.1O / 2.1P	2.08%	42.0	626.06	B	534.00	11.20	7.92	37.00	534.80	4.0	538.80	538.71		543.32
903	2+22.41	2.1O / 2.1P	2.08%	42.0	626.87	B	536.00	11.50	8.13	37.00	536.80	4.0	539.80	539.70		543.99
904	2+27.71	2.1O / 2.1P	2.08%	42.0	627.01	B	536.00	11.29	7.98	37.00	536.80	4.0	539.80	539.71		544.66
905	2+80.05	2.1O / 2.1P	2.08%	42.0	628.45	B	537.00	12.09	8.55	37.00	537.59	4.0	541.59	541.70		545.11
906	2+96.06	2.1O / 2.1P	2.08%	42.0	628.86	B	538.00	12.82	9.14	37.00	538.58	4.0	542.58	542.68		545.78
907	3+25.07	2.1O / 2.1P	2.08%	42.0	629.89	B	538.00	13.17	9.31	37.00	538.58	3.0	542.58	542.68		547.45
908	3+31.05	2.1O / 2.1P	2.08%	42.0	629.85	B	539.00	12.93	9.15	37.00	539.58	4.0	543.58	543.68		548.12
909	0+14.30	2.1P / 2.1Q	2.08%	42.0	630.55	B	540.00	13.57	9.46	37.00	540.57	4.0	544.57	544.68		548.79
910	0+28.85	2.1P / 2.1Q	2.08%	42.0	630.81	B	541.00	14.69	10.39	37.00	541.55	3.0	544.55	544.66		548.79
911	0+54.32	2.1P / 2.1Q	2.08%	42.0	630.75	B	541.00	14.50	10.25	37.00	541.56	3.0	544.56	544.66		548.79
912	0+67.02	2.1P / 2.1Q	2.08%	42.0	630.81	B	541.00	14.41	10.19	37.00	541.56	3.0	544.56	544.66		549.46
913	0+89.96	2.1P / 2.1Q	2.08%	42.0	630.82	B	542.00	15.86	11.08	37.00	542.54	2.0	544.54	544.64		549.46

MORRIS & RITCHIE ASSOCIATES, INC.
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PHONE: (703) 994-4047
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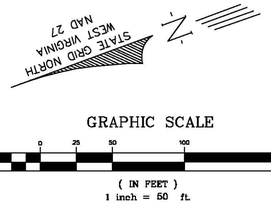
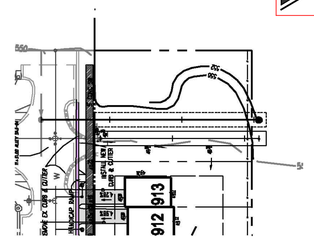


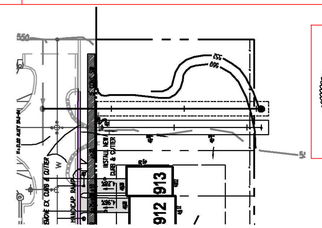
GRAPHIC SCALE

50 0 25 50 100 200

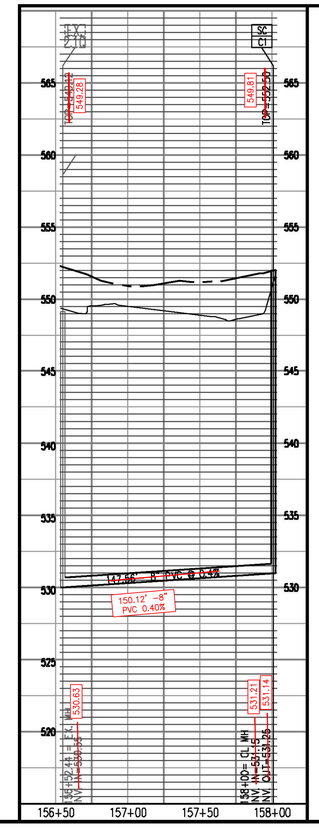
(IN FEET)
1 inch = 50 ft.

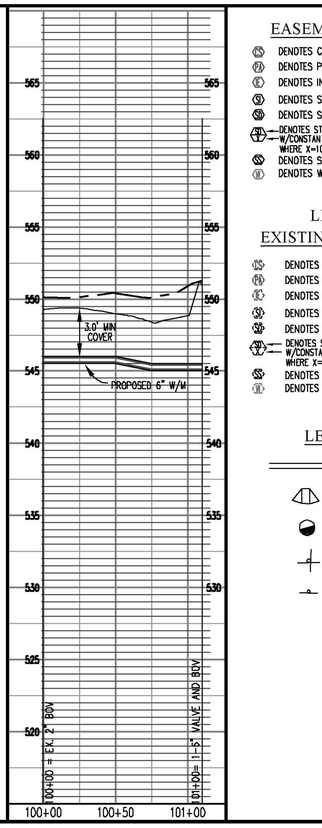


SANITARY SCHOOL



WATERMAIN SCHOOL





EASEMENT LEGEND

- DENOTES COMMON SHARED EASEMENT
- DENOTES PUBLIC ACCESS EASEMENT
- DENOTES INGRESS-EGRESS EASEMENT
- DENOTES SIGHT DISTANCE EASEMENT
- DENOTES STORM DRAIN EASEMENT
- DENOTES STORM DRAIN EASEMENT W/CONSTANT WIDTH=X, WHERE X=10,15,20 OR 24
- DENOTES SANITARY SEWER EASEMENT
- DENOTES WATER MAIN EASEMENT

LEGEND
EXISTING EASEMENT

- DENOTES COMMON SHARED EASEMENT
- DENOTES PUBLIC ACCESS EASEMENT
- DENOTES INGRESS-EGRESS EASEMENT
- DENOTES SIGHT DISTANCE EASEMENT
- DENOTES STORM DRAIN EASEMENT
- DENOTES STORM DRAIN EASEMENT W/CONSTANT WIDTH=X, WHERE X=10,15,20 OR 24
- DENOTES SANITARY SEWER EASEMENT
- DENOTES WATER MAIN EASEMENT

LEGEND

- PROPOSED CURB
- PROPOSED CG-12
- WATER METER
- STREET SIGN
- SIGNS

LEGEND

- EX. GRADE 100'LEFT
- EX. GRADE @ ℄
- EX. GRADE 100'RIGHT
- APPROX. ROCK PROFILE

ASBUILT

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
12-04-07
12-27-07

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
PEGASUS BUSINESS CENTER
600 PEGASUS COURT - SUITE 101 WINCHESTER, VIRGINIA 22602
PHONE (540) 450-4811 FAX (540) 450-4210

JON K. ERICKSON
LICENSED
No. 2302
STATE OF WEST VIRGINIA
PROFESSIONAL SURVEYOR
6/2/26

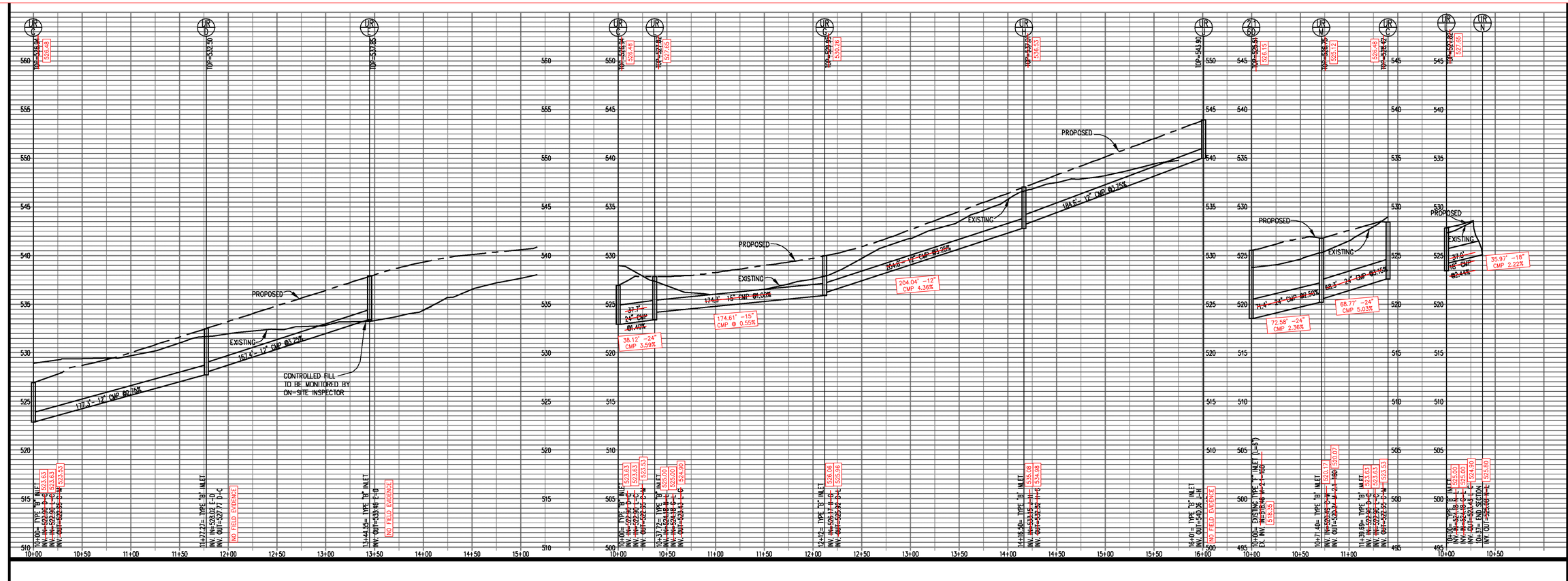
Sanitary Lateral Comps and School Sanitary Sewer & Watermain Plan/Profiles

HUNTFIELD
UNION RIDGE TOWN HOMES
CHARLES TOWN ELECTION DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: (H) 1"=50' (V) 1"=5' **C.I.** = 2' **DATE:** December, 2007

SHEET
5
SHEET 4 OF 5
11

PP-20126



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JON K. ERICKSON — LICENSED — No. 2302 — STATE OF VIRGINIA — PROFESSIONAL SURVEYOR — 4/24/26

LEGEND
EX. GRADE @ ℄ PIPE
PROP. GRADE @ ℄ PIPE

NOTE: GEOTECHNICAL ENGINEER TO DETERMINE SIZE OF BASE FOR ALL STRUCTURES LOCATED ON CONTROLLED FILL TO ENSURE ADEQUATE SOIL BEARING CAPACITY AND MINIMIZE STRUCTURE SETTLEMENT.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NOTE: SEE SHEET 6A FOR STORM COMPUTATIONS

ASBUILT

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
12-04-07
12-27-07

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

Storm Profiles

HUNTFIELD
UNION RIDGE TOWN HOMES
CHARLES TOWN ELECTION DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: (H) 1"=50' (V) 1"=5' **C.I.** = 2 **DATE:** December, 2007

SHEET
6
SHEET 5 OF 5
11

PP-20126

BOND ESTIMATE					BOND REDUCTION						City Use Only
ITEM	UNIT	UNIT COST	QUANTITY	Final Price	QUANTITY COMPLETED (REDUCTION REQUEST)	UNIT COST	PREVIOUS QUANTITY COMPLETED	TOTAL QUANTITY COMPLETED (INCLUDING REDUCTION REQUEST)	EXTENSION	%COMPLETE	%APPROVED
MOBILIZATION GENERAL											
Mobilization	LS	$12,440.00		$0.00		$0.00		0		0%	
Field Office	EA	$3,490.00		$0.00		$0.00		0		0%	
Job Sign	EA	$1,340.00		$0.00		$0.00		0		0%	
SURVEYING											
Steel Pipe Property Corner Marker Incl. Survey	EA	$320.38		$0.00		$0.00		0		0%	
R.O.W MONUMENTS SURVEYED IN PLACE											
RM--1	EA	$825.00		$0.00		$0.00		0		0%	
RM--2	EA	$764.00		$0.00		$0.00		0		0%	
EARTHWORK EXCAVATION											
Regular Bulk used as Fill	CY	$4.50		$0.00		$0.00		0		0%	
Rock, Rip	CY	$51.50		$0.00		$0.00		0		0%	
Rock, Blast	CY	$55.00		$0.00		$0.00		0		0%	
BORROW MATERIAL											
Buy, Load, Haul 10 Mi. Select Material	CY	$42.00		$0.00		$0.00		0		0%	
Fill and Compaction of On-site Borrow	CY	$11.06		$0.00		$0.00		0		0%	
UNSUITABLE MATERIAL											
Load and Haul, 20 mi R/T	CY	$36.56		$0.00		$0.00		0		0%	
Dump Charge	CY	$62.50		$0.00		$0.00		0		0%	
Site Grading	SY	$1.25		$0.00		$0.00		0		0%	
CLEAR & GRUB											
Light	AC	$14,548.50		$0.00		$0.00		0		0%	
Heavy	AC	$26,699.49		$0.00		$0.00		0		0%	
LANDSCAPING											
Seeding	SY	$3.00		$0.00		$0.00		0		0%	
Sodding	SY	$8.50		$0.00		$0.00		0		0%	
PLANTING SHRUBS											
18"	EA	$70.00		$0.00		$0.00		0		0%	
24"	EA	$90.00		$0.00		$0.00		0		0%	
TREES											
6'-8' (1-2 in. Caliper)	EA	$400.00		$0.00		$0.00		0		0%	
8'-10' (2.5-3 in. Caliper)	EA	$700.00		$0.00		$0.00		0		0%	
Tree Protection	LF	$11.13		$0.00		$0.00		0		0%	
MISCELLANEOUS SITE IMPROVEMENTS											
Timber Wall (less than 6 ft)	LF	$325.00		$0.00		$0.00		0		0%	
Dry Rubble RW-1 (H=6')	LF	$450.00		$0.00		$0.00		0		0%	
Mortared Rubble RW-1A (H=6')	LF	$535.00		$0.00		$0.00		0		0%	
Concrete Gravity RW-2 (H=6')	LF	$589.50		$0.00		$0.00		0		0%	
Concrete Gravity RW-3 (H=6')	LF	$1,037.50		$0.00		$0.00		0		0%	
FENCING											
Std. Fence (H=5') FR-5	LF	$56.00		$0.00		$0.00		0		0%	
Farm Fence (H=5') FR-3A	LF	$37.50		$0.00		$0.00		0		0%	
Chain Link Fence (H=6') FR 2-B	LF	$62.00		$0.00		$0.00		0		0%	
Board Fence (H=6')	LF	$62.00		$0.00		$0.00		0		0%	
TOTS LOTS											
Tot Lot	EA	$16,495.00		$0.00		$0.00		0		0%	
STORM DRAINAGE											
STORM SEWER											
NOTE: All pipe unit prices include trench, excavation, bedding, pipe, & backfill											
Rock Excavation for All Pipe Types											
Less than 1,500 CY (Blasting)	CY	$110.00		$0.00		$0.00		0		0%	
More than 1,500 CY (Blasting)	CY	$90.00		$0.00		$0.00		0		0%	
Less than 1,500 CY (Hoe Ram)	CY	$220.00		$0.00		$0.00		0		0%	
More than 1,500 CY (Hoe Ram)	CY	$180.00		$0.00		$0.00		0		0%	
Trench De-Watering											
Trench De-Watering	LF	$4.00		$0.00		$0.00		0		0%	
RCP CLASS III ROUND T & G W/MASTIC											
12" Pipe (RCP III)											
0'-8' Cut	LF	$100.00		$0.00		$0.00		0		0%	
8'-14' Cut	LF	$140.00		$0.00		$0.00		0		0%	
Add cost for Class IV	LF	$1.90		$0.00		$0.00		0		0%	
O-Ring	LF	$12.36		$0.00		$0.00		0		0%	
15" Pipe (RCP III)											
0'-10' Cut	LF	$100.00		$0.00		$0.00		0		0%	
10'-16'	LF	$156.00		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$1.48		$0.00		$0.00		0		0%	
O-Ring	LF	$8.58		$0.00		$0.00		0		0%	
18" Pipe (RCP III)											
0'-10' Cut	LF	$100.00		$0.00		$0.00		0		0%	
10' -16' Cut	LF	$160.00		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$3.20		$0.00		$0.00		0		0%	
O-Ring	LF	$11.20		$0.00		$0.00		0		0%	
21" Pipe (RCP III)											
0'-8' Cut	LF	$115.00		$0.00		$0.00		0		0%	
8'-14' Cut	LF	$174.80		$0.00		$0.00		0		0%	
Add cost for Class IV	LF	$4.40		$0.00		$0.00		0		0%	
O-Ring	LF	$20.80		$0.00		$0.00		0		0%	
24" Pipe (RCP III)											
0'- 10' Cut	LF	$140.00		$0.00		$0.00		0		0%	
10'-16'	LF	$196.00		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$5.04		$0.00		$0.00		0		0%	
O-Ring	LF	$22.40		$0.00		$0.00		0		0%	
27" Pipe (RCP III)											
0'- 10' Cut	LF	$123.20		$0.00		$0.00		0		0%	
10' -16' Cut	LF	$195.03		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$6.40		$0.00		$0.00		0		0%	
O-Ring	LF	$24.00		$0.00		$0.00		0		0%	
30" Pipe (RCP III)											
0'- 8' Cut	LF	$169.40		$0.00		$0.00		0		0%	
8'-14' Cut	LF	$256.66		$0.00		$0.00		0		0%	
Add cost for Class IV	LF	$9.60		$0.00		$0.00		0		0%	
O-Ring	LF	$27.60		$0.00		$0.00		0		0%	
33" Pipe (RCP III)											
0'- 10' Cut	LF	$240.00		$0.00		$0.00		0		0%	
10'-16'	LF	$333.00		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$13.50		$0.00		$0.00		0		0%	
O-Ring	LF	$45.80		$0.00		$0.00		0		0%	
36" Pipe (RCP III)											
0'-10' Cut	LF	$249.60		$0.00		$0.00		0		0%	
10' -16' Cut	LF	$363.92		$0.00		$0.00		0		0%	

Add Cost for Class IV	LF	$12.40		$0.00			$0.00		0		0%
O-Ring	LF	$36.40		$0.00			$0.00		0		0%
42" Pipe (RCP III)											
0'- 8' Cut	LF	$289.54		$0.00			$0.00		0		0%
8'-14' Cut	LF	$413.46		$0.00			$0.00		0		0%
Add cost for Class IV	LF	$19.20		$0.00			$0.00		0		0%
O-Ring	LF	$56.72		$0.00			$0.00		0		0%
48" Pipe (RCP III)											
0'-10' Cut	LF	$320.52		$0.00			$0.00		0		0%
10'-16'	LF	$442.31		$0.00			$0.00		0		0%
Add Cost for Class IV	LF	$20.00		$0.00			$0.00		0		0%
O-Ring	LF	$69.36		$0.00			$0.00		0		0%
54" Pipe (RCP III)											
0' - 10' Cut	LF	$420.00		$0.00			$0.00		0		0%
10' -16' Cut	LF	$541.38		$0.00			$0.00		0		0%
Add Cost for Class IV	LF	$30.00		$0.00			$0.00		0		0%
O-Ring	LF	$70.96		$0.00			$0.00		0		0%
60" Pipe (RCP III)											
0'-10' Cut	LF	$420.00		$0.00			$0.00		0		0%
10' -16' Cut	LF	$498.48		$0.00			$0.00		0		0%
Add Cost for Class IV	LF	$36.00		$0.00			$0.00		0		0%
O-Ring	LF	$77.84		$0.00			$0.00		0		0%
ELLIPTICAL PIPE - RCP CLASS III											
23"x14" (18" Equiv- RCP III)											
0'10' Cut	LF	$190.00		$0.00			$0.00		0		0%
10'-16' Cut	LF	$278.60		$0.00			$0.00		0		0%
Add cost for Class IV	LF	$41.60		$0.00			$0.00		0		0%
O-Ring	LF	$109.80		$0.00			$0.00		0		0%
30"x19" (24" Equiv- RCP III)											
0'10' Cut	LF	$190.00		$0.00			$0.00		0		0%
10'-16' Cut	LF	$329.25		$0.00			$0.00		0		0%
Add cost for Class IV	LF	$15.07		$0.00			$0.00		0		0%
O-Ring	LF	$109.79		$0.00			$0.00		0		0%
38"x24" (30" Equiv- RCP III)											
0'10' Cut	LF	$190.00		$0.00			$0.00		0		0%
10'-16' Cut	LF	$423.78		$0.00			$0.00		0		0%
Add cost for Class IV	LF	$21.38		$0.00			$0.00		0		0%
O-Ring	LF	$129.92		$0.00			$0.00		0		0%
45"x29" (36" Equiv- RCP III)											
0'10' Cut	LF	$370.00		$0.00			$0.00		0		0%
10'-16' Cut	LF	$526.88		$0.00			$0.00		0		0%
Add cost for Class IV	LF	$25.45		$0.00			$0.00		0		0%
O-Ring	LF	$119.63		$0.00			$0.00		0		0%
53"X 34" (42" Equiv-RCP III)											
0'12' Cut	LF	$370.00		$0.00			$0.00		0		0%
10'-18' Cut	LF	$528.36		$0.00			$0.00		0		0%
Add cost for Class IV	LF	$38.87		$0.00			$0.00		0		0%
O-Ring	LF	$149.26		$0.00			$0.00		0		0%
60"x38" (48" Equiv- RCP III)											
0'12' Cut	LF	$370.00		$0.00			$0.00		0		0%
10'-18' Cut	LF	$543.90		$0.00			$0.00		0		0%
Add cost for Class IV	LF	$46.46		$0.00			$0.00		0		0%
O-Ring	LF	$177.11		$0.00			$0.00		0		0%
HDPE PIPE											
8" Pipe											
0'-8' Cut	LF	$50.00		$0.00			$0.00		0		0%
8'-14' Cut	LF	$75.30		$0.00			$0.00		0		0%
12" Pipe											
0'-8' Cut	LF	$67.50		$0.00			$0.00		0		0%
8'-14' Cut	LF	$100.04		$0.00			$0.00		0		0%
15" Pipe											
0'-8' Cut	LF	$87.08		$0.00			$0.00		0		0%
8'-16' Cut	LF	$129.65		$0.00			$0.00		0		0%
18" Pipe											
0'-8' Cut	LF	$114.33		$0.00			$0.00		0		0%
8'-16' Cut	LF	$170.69		$0.00			$0.00		0		0%
24" Pipe											
0'-8' Cut	LF	$132.62		$0.00			$0.00		0		0%
8'-16' Cut	LF	$197.61		$0.00			$0.00		0		0%
30" Pipe											
0'-8' Cut	LF	$157.42		$0.00			$0.00		0		0%
8'-16' Cut	LF	$236.13		$0.00			$0.00		0		0%
36" Pipe											
0'-8' Cut	LF	$200.00		$0.00			$0.00		0		0%
8'-16' Cut	LF	$298.00		$0.00			$0.00		0		0%
42" Pipe											
0'-8' Cut	LF	$224.20		$0.00			$0.00		0		0%
8'-16' Cut	LF	$334.06		$0.00			$0.00		0		0%
48" Pipe											
0'-8' Cut	LF	$253.35		$0.00			$0.00		0		0%
8'-16' Cut	LF	$377.49		$0.00			$0.00		0		0%
STORM STRUCTURES											
END SECTIONS											
End Sections (ES-1), Concrete Pipe Size											
15"	EA	$1,389.00		$0.00			$0.00		0		0%
18"	EA	$1,583.46		$0.00			$0.00		0		0%
21"	EA	$1,805.14		$0.00			$0.00		0		0%
24"	EA	$2,057.86		$0.00			$0.00		0		0%
27"	EA	$2,345.97		$0.00			$0.00		0		0%
30"	EA	$2,674.40		$0.00			$0.00		0		0%
36"	EA	$3,048.82		$0.00			$0.00		0		0%
42"	EA	$3,558.50		$0.00			$0.00		0		0%
48"	EA	$4,056.69		$0.00			$0.00		0		0%
54"	EA	$4,624.63		$0.00			$0.00		0		0%
60"	EA	$5,272.07		$0.00			$0.00		0		0%
ENDWALLS											
EW-1 (Pre-Cast) Round Pipe Size											
15"	EA	$2,433.00		$0.00			$0.00		0		0%
18"	EA	$2,724.96		$0.00			$0.00		0		0%
24"	EA	$3,051.96		$0.00			$0.00		0		0%
30"	EA	$3,418.19		$0.00			$0.00		0		0%
36"	EA	$3,828.37		$0.00			$0.00		0		0%
EW-1 Cast in Place [Round Pipe Size]											
15"	EA	$2,591.15		$0.00			$0.00		0		0%
18"	EA	$2,902.08		$0.00			$0.00		0		0%
24"	EA	$3,250.33		$0.00			$0.00		0		0%
30"	EA	$3,640.37		$0.00			$0.00		0		0%
36"	EA	$4,077.22		$0.00			$0.00		0		0%
EW-1A (Pre-Cast) Elliptical Pipe Size											
23" X 14" (18")	EA	$1,335.00		$0.00			$0.00		0		0%
30" X 19" (24")	EA	$1,495.20		$0.00			$0.00		0		0%

38 X 24" (30")	EA	$1,879.50		$0.00			$0.00		0		0%
45 X 29" (36")	EA	$2,105.04		$0.00			$0.00		0		0%
53" X 34" (42")	EA	$2,791.50		$0.00			$0.00		0		0%
EW-1A (Cast in Place) Elliptical Pipe Size											
23" X 14" (18")	EA	$1,318.50		$0.00			$0.00		0		0%
30" X 19" (24")	EA	$1,318.50		$0.00			$0.00		0		0%
38 X 24" (30")	EA	$2,257.00		$0.00			$0.00		0		0%
45 X 29" (36")	EA	$2,257.00		$0.00			$0.00		0		0%
53" X 34" (42")	EA	$3,217.50		$0.00			$0.00		0		0%
EW-2 (PreCast) Round Size Pipe Size											
42"	EA	$8,324.00		$0.00			$0.00		0		0%
48"	EA	$9,322.88		$0.00			$0.00		0		0%
54"	EA	$10,441.63		$0.00			$0.00		0		0%
60"	EA	$11,694.62		$0.00			$0.00		0		0%
72"	EA	$12,675.50		$0.00			$0.00		0		0%
84"	EA	$14,196.56		$0.00			$0.00		0		0%
EW-2 (Cast in Place) Round Size Pipe Size											
42"	EA	$9,255.50		$0.00			$0.00		0		0%
48"	EA	$10,366.16		$0.00			$0.00		0		0%
54"	EA	$11,610.10		$0.00			$0.00		0		0%
60"	EA	$13,003.31		$0.00			$0.00		0		0%
72"	EA	$15,747.00		$0.00			$0.00		0		0%
84"	EA	$17,636.64		$0.00			$0.00		0		0%
EW-6PC [Double Pipe] Pipe Size											
2-15"	EA	$2,123.00		$0.00			$0.00		0		0%
2-18"	EA	$2,377.76		$0.00			$0.00		0		0%
2-24"	EA	$2,663.09		$0.00			$0.00		0		0%
2-30"	EA	$4,096.00		$0.00			$0.00		0		0%
2-36"	EA	$4,587.52		$0.00			$0.00		0		0%
MANHOLES											
Standard Brick Manhole Std Frame & Cover (MH-1)											
6' Depth	EA	$6,048.00		$0.00			$0.00		0		0%
Depth Below 6'	VF	$230.00		$0.00			$0.00		0		0%
Standard Precast Manhole Std Frame & Cover (MH-2)		$5,337.00		$0.00			$0.00		0		0%
Additional Cost (Amount in parentheses to be added to the above unit costs)											
Watertight Fr/Cover (Add 110)	EA	$579.00		$0.00			$0.00		0		0%
Heavy Duty Fr/ Cover (Add 82)	VF	$599.00		$0.00			$0.00		0		0%
Drop Inlets											
Cast in Place 48"											
Drop Inlet (DI-1) 12"-24" Pipe0-10 VF	EA	$7,690.00		$0.00			$0.00		0		0%
Drop Inlet (DI-1A) 12"-24" Pipe10-20 VF	EA	$7,690.00		$0.00			$0.00		0		0%
Drop Inlet (DI-2A) 12"-24" Pipe0-10 VF, 10' throat	EA	$9,458.70		$0.00			$0.00		0		0%
Drop Inlet (DI-2A) 12"-24" Pipe10-20 VF, 10' throat	EA	$11,634.20		$0.00			$0.00		0		0%
Curb Drop Inlets											
Curb Drop Inlet (DI-3A)											
12"-30" Pipe (Invert Depth (H) =0'-8') Inlet Length 2'-6"	EA	$7,460.00		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3AA)											
12"-30" Pipe (Invert Depth (H) =8'-	**EA**	$9,772.60		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3B) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length											
4'	EA	$7,758.40		$0.00			$0.00		0		0%
6'	EA	$8,534.24		$0.00			$0.00		0		0%
8'	EA	$9,387.66		$0.00			$0.00		0		0%
10'	EA	$10,326.43		$0.00			$0.00		0		0%
12'	EA	$11,359.07		$0.00			$0.00		0		0%
16'	EA	$12,494.98		$0.00			$0.00		0		0%
20'	EA	$13,744.48		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3BB) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length											
4'	EA	$7,680.82		$0.00			$0.00		0		0%
6'	EA	$8,448.90		$0.00			$0.00		0		0%
8'	EA	$9,293.79		$0.00			$0.00		0		0%
10'	EA	$10,223.17		$0.00			$0.00		0		0%
12'	EA	$11,245.48		$0.00			$0.00		0		0%
16'	EA	$12,370.03		$0.00			$0.00		0		0%
20'	EA	$13,607.03		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3C) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length											
6'	EA	$7,204.61		$0.00			$0.00		0		0%
8'	EA	$7,925.07		$0.00			$0.00		0		0%
10'	EA	$8,717.57		$0.00			$0.00		0		0%
12'	EA	$9,589.33		$0.00			$0.00		0		0%
16'	EA	$10,548.26		$0.00			$0.00		0		0%
20'	EA	$11,603.09		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3CC) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length											
6'	EA	$8,573.48		$0.00			$0.00		0		0%
8'	EA	$9,430.83		$0.00			$0.00		0		0%
10'	EA	$10,373.91		$0.00			$0.00		0		0%
12'	EA	$11,411.30		$0.00			$0.00		0		0%
16'	EA	$12,552.43		$0.00			$0.00		0		0%
20'	EA	$13,807.68		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3D)											
12"-30" Pipe (Invert Depth (H) =0'-8') Inlet Length 2'-6"	EA	$6,430.11		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3DD)											
12"-30" Pipe (Invert Depth	**EA**	$7,587.53		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3E) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length											
4'	EA	$7,460.00		$0.00			$0.00		0		0%
8'	EA	$7,982.20		$0.00			$0.00		0		0%
10'	EA	$8,540.95		$0.00			$0.00		0		0%
12'	EA	$9,138.82		$0.00			$0.00		0		0%
16'	EA	$9,778.54		$0.00			$0.00		0		0%
20'	EA	$10,463.04		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3EE) 12"-30" Pipe (Invert Depth (H) = 8'-20') Inlet Length											
6'	EA	$11,509.34		$0.00			$0.00		0		0%
8'	EA	$12,314.99		$0.00			$0.00		0		0%
10'	EA	$13,177.04		$0.00			$0.00		0		0%
12'	EA	$14,099.44		$0.00			$0.00		0		0%
16'	EA	$15,086.40		$0.00			$0.00		0		0%
20'	EA	$16,142.44		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3F) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length											
6'	EA	$6,855.74		$0.00			$0.00		0		0%
8'	EA	$7,335.64		$0.00			$0.00		0		0%
10'	EA	$7,849.14		$0.00			$0.00		0		0%
12'	EA	$8,398.58		$0.00			$0.00		0		0%
16'	EA	$8,986.48		$0.00			$0.00		0		0%
20'	EA	$9,615.53		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3FF) 12"-30" Pipe (Invert Depth (H) = 8'-20') Inlet Length											

6'	EA	$14,671.28		$0.00			$0.00		0		0%
8'	EA	$15,698.27		$0.00			$0.00		0		0%
10'	EA	$16,797.15		$0.00			$0.00		0		0%
12'	EA	$17,972.95		$0.00			$0.00		0		0%
16'	EA	$19,231.06		$0.00			$0.00		0		0%
20'	EA	$20,577.23		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4A) 36"-48" Pipe (Invert Depth (H) = 8'-20') Inlet Length											
4'	**EA**	$10,020.00		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4AA) 36"-48" Pipe (Invert Depth (H) = 8'-20') Inlet Length											
4'	**EA**	$10,020.00		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4B) 36"-48" Pipe (Invert Depth (H) = 0'-8') Inlet Length											
6'	EA	$8,802.77		$0.00			$0.00		0		0%
8'	EA	$9,418.96		$0.00			$0.00		0		0%
10'	EA	$10,078.29		$0.00			$0.00		0		0%
12'	EA	$10,783.77		$0.00			$0.00		0		0%
16'	EA	$11,538.64		$0.00			$0.00		0		0%
20'	EA	$12,346.34		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4BB) 36"-48" Pipe (Invert Depth (H) = 8'-20') Inlet Length											
6'	EA	$17,429.48		$0.00			$0.00		0		0%
8'	EA	$18,649.55		$0.00			$0.00		0		0%
10'	EA	$19,955.02		$0.00			$0.00		0		0%
12'	EA	$21,351.87		$0.00			$0.00		0		0%
16'	EA	$22,846.50		$0.00			$0.00		0		0%
20'	EA	$24,445.75		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4C) 36"-48" Pipe (Invert Depth (H) = 0'-8') Inlet Length											
8'	EA	$9,418.96		$0.00			$0.00		0		0%
10'	EA	$10,078.29		$0.00			$0.00		0		0%
12'	EA	$10,783.77		$0.00			$0.00		0		0%
16'	EA	$11,538.64		$0.00			$0.00		0		0%
20'	EA	$12,346.34		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4CC) 36"-48" Pipe (Invert Depth (H) = 8'-20') Inlet Length											
8'	EA	$22,417.13		$0.00			$0.00		0		0%
10'	EA	$23,986.33		$0.00			$0.00		0		0%
12'	EA	$25,665.38		$0.00			$0.00		0		0%
16'	EA	$27,461.95		$0.00			$0.00		0		0%
20'	EA	$29,384.29		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4D)											
36"-48" Pipe (Invert Depth (H) =8'16') Inlet Length 4'	EA	$8,279.27		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4DD)											
36"-48" Pipe (Invert Depth (H)	**EA**	$16,392.95		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4E) 36"-48" Pipe (Invert Depth (H) = 0'-8') Inlet Length											
6'	EA	$9,016.12		$0.00			$0.00		0		0%
8'	EA	$9,647.25		$0.00			$0.00		0		0%
10'	EA	$10,322.56		$0.00			$0.00		0		0%
12'	EA	$11,045.14		$0.00			$0.00		0		0%
16'	EA	$11,818.30		$0.00			$0.00		0		0%
20'	EA	$12,645.58		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4EE) 36"-48" Pipe (Invert Depth (H) = 8'-16') Inlet Length											
6'	EA	$15,688.06		$0.00			$0.00		0		0%
8'	EA	$16,786.22		$0.00			$0.00		0		0%
10'	EA	$17,961.26		$0.00			$0.00		0		0%
12'	EA	$19,218.54		$0.00			$0.00		0		0%
16'	EA	$20,563.84		$0.00			$0.00		0		0%
20'	EA	$22,003.31		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4F) 36"-48" Pipe (Invert Depth (H) = 0'-8') Inlet Length											
8'	EA	$10,040.36		$0.00			$0.00		0		0%
10'	EA	$10,743.18		$0.00			$0.00		0		0%
12'	EA	$11,495.20		$0.00			$0.00		0		0%
16'	EA	$12,299.87		$0.00			$0.00		0		0%
20'	EA	$13,160.86		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4FF) 36"-48" Pipe (Invert Depth (H) = 8'-16') Inlet Length											
8'	EA	$15,140.86		$0.00			$0.00		0		0%
10'	EA	$16,200.72		$0.00			$0.00		0		0%
12'	EA	$17,334.77		$0.00			$0.00		0		0%
16'	EA	$18,548.20		$0.00			$0.00		0		0%
20'	EA	$19,846.57		$0.00			$0.00		0		0%
Median Drop Inlets - CIP											
Median Drop Inlets (DI-6A) 12"-24"Pipe Inlet (H=8')	EA	$6,032.00		$0.00			$0.00		0		0%
Median Drop Inlets (DI-6B) 12"-24"Pipe Inlet (H=8')	EA	$6,080.00		$0.00			$0.00		0		0%
Median Drop Inlets (DI-6C) 30"-48"Pipe Inlet (H=10')	EA	$7,737.50		$0.00			$0.00		0		0%
Median Drop Inlets (DI-6D) 30"-48"Pipe Inlet (H=10')	EA	$7,805.00		$0.00			$0.00		0		0%
Median Drop Inlets (DI-7) Type III Top 12"-42" Pipe Inlet (H=10')	EA	$8,548.00		$0.00			$0.00		0		0%
Median Drop Inlets (DI-7A) Type III Top 12"-42" Pipe Inlet (H=10')	EA	$8,548.00		$0.00			$0.00		0		0%
Median Drop Inlets (DI-7B) Type III Top 12"-42" Pipe Inlet (H=10')	EA	$8,548.00		$0.00			$0.00		0		0%
MISCELLANEOUS INLETS											
Median Drop Inlets (DI-5) Type III Top 12"-42" Pipe Inlet (H=8')	EA	$6,569.08		$0.00			$0.00		0		0%
Standard Yard Inlet (YI-1) 12"-48" Pipe (Invert Depth (H)= 0'-8') Inlet Length 4' (No Aprons)		$5,969.49		$0.00			$0.00		0		0%
Add Yard Inlet Apron	THROAT	$320.54		$0.00			$0.00		0		0%
Standard Yard Inlet (YI-1) 12"-48" Pipe (Invert Depth (H)= 0'-8') Inlet Length 4' (No Aprons)	EA	$6,444.64		$0.00			$0.00		0		0%
Add Yard Inlet Apron	THROAT	$320.54		$0.00			$0.00		0		0%
Culverts											
Single Box Culvert (BC-1A) Fills to 25'											
4' X 4'	LF	$473.00		$0.00			$0.00		0		0%
5' X 5'	LF	$563.00		$0.00			$0.00		0		0%
6' X 6'	LF	$689.00		$0.00			$0.00		0		0%
8' X 8'	LF	$944.00		$0.00			$0.00		0		0%
10' X 10'	LF	$1,159.00		$0.00			$0.00		0		0%
Double Box Culvert (BC-2b) Fills to 25'											
4' X 4'	LF	$792.40		$0.00			$0.00		0		0%
5' X 5'	LF	$987.00		$0.00			$0.00		0		0%
6' X 6'	LF	$1,195.60		$0.00			$0.00		0		0%
8' X 8'	LF	$1,607.20		$0.00			$0.00		0		0%
10' X 10'	LF	$1,975.40		$0.00			$0.00		0		0%

Oversized Single Box Culvert (BBC-1) Fills to 25'										
12' X 6'	LF	$1,488.50		$0.00		$0.00		0	0%	
12' X 8'	LF	$1,488.50		$0.00		$0.00		0	0%	
12' X 10'	LF	$1,771.50		$0.00		$0.00		0	0%	
12' X 12'	LF	$1,771.50		$0.00		$0.00		0	0%	
Triple Box Culvert (BC-3B) Fills to 25'										
4' X 4'	LF	$1,129.55		$0.00		$0.00		0	0%	
5' X 5'	LF	$1,399.25		$0.00		$0.00		0	0%	
6' X 6'	LF	$1,755.95		$0.00		$0.00		0	0%	
8' X 8'	LF	$2,367.85		$0.00		$0.00		0	0%	
10' X 10'	LF	$3,607.60		$0.00		$0.00		0	0%	
Quadruple Box Culvert (BC-4B) Fills to 25'										
4' X 4'	LF	$1,431.15		$0.00		$0.00		0	0%	
5' X 5'	LF	$1,776.25		$0.00		$0.00		0	0%	
6' X 6'	LF	$2,208.35		$0.00		$0.00		0	0%	
8' X 8'	LF	$2,170.65		$0.00		$0.00		0	0%	
10' X 10'	LF	$4,110.75		$0.00		$0.00		0	0%	
Standard Wing for Box Culvert (1 Side Only) Height of Box										
4'	EA	$926.50		$0.00		$0.00		0	0%	
5'	EA	$1,390.00		$0.00		$0.00		0	0%	
6'	EA	$1,853.50		$0.00		$0.00		0	0%	
8'	EA	$3,426.50		$0.00		$0.00		0	0%	
10'	EA	$4,558.00		$0.00		$0.00		0	0%	
Standard Wing for Box Culvert (BBC-W) Height of Box										
6'	EA	$1,817.00		$0.00		$0.00		0	0%	
8'	EA	$3,007.50		$0.00		$0.00		0	0%	
10'	EA	$4,497.50		$0.00		$0.00		0	0%	
12'	EA	$6,567.00		$0.00		$0.00		0	0%	
MISCELLANEOUS STORM										
Connection to Existing Structure										
15"-36" Pipe	EA	$1,584.00		$0.00		$0.00		0	0%	
42"-60" Pipe	EA	$1,584.00		$0.00		$0.00		0	0%	
Casing Pipe, Bore and Jack (3/8" wall)										
22" ID (6"-8" Carrier Pipe)	LF	$885.71		$0.00		$0.00		0	0%	
24" ID (10" Carrier Pipe)	LF	$971.91		$0.00		$0.00		0	0%	
30" ID (12" Carrier Pipe)	LF	$1,226.20		$0.00		$0.00		0	0%	
Plug Pipe										
6"-12" Pipe	EA	$444.50		$0.00		$0.00		0	0%	
15"-36" Pipe	EA	$444.50		$0.00		$0.00		0	0%	
42"-60" Pipe	EA	$574.50		$0.00		$0.00		0	0%	
Pavement Edge Pipe										
Standard Pipe Underdrain	LF	$20.50		$0.00		$0.00		0	0%	
RipRap										
Dry, Class I, 18"	SY	$82.00		$0.00		$0.00		0	0%	
Dry, Class II, 18"	SY	$82.00		$0.00		$0.00		0	0%	
Grouted, Class I, 18"	SY	$84.00		$0.00		$0.00		0	0%	
Filter Fabric										
Class I	SY	$4.13		$0.00		$0.00		0	0%	
Class II	SY	$4.13		$0.00		$0.00		0	0%	
Class III	SY	$4.13		$0.00		$0.00		0	0%	
Gabions (No excavations)										
Mattress	CY	$237.50		$0.00		$0.00		0	0%	
Revetment	CY	$237.50		$0.00		$0.00		0	0%	
Wall	CY	$237.50		$0.00		$0.00		0	0%	
Paved Ditch (4" Thick)										
Concrete (Non-reinforced)	SY	$94.50		$0.00		$0.00		0	0%	
Bituminous Concrete (4")	SY	$43.50		$0.00		$0.00		0	0%	
Sodded Ditch										
Sodded Ditch(Incl Fine Grading)	SY	$15.03		$0.00		$0.00		0	0%	
STREET CONSTRUCTION										
ROADS AND PARKING										
Soil Stabilization										
Cement 6%	SY/ Inch	$20.00		$0.00		$0.00		0	0%	
Depth (in Inches):	Depth				0					
Lime 6%	SY/ Inch	$14.00		$0.00		$0.00		0	0%	
Depth (in Inches):	Depth				0					
Subbase, Aggregated Material										
Base Type I	SY/ Inch	$12.95		$0.00		$0.00		0	0%	
Depth (in Inches):	Depth				0					
Bituminous Concrete										
Base Course	SY/ Inch	$7.00		$0.00		$0.00		0	0%	
Depth (in Inches):	Depth				0					
Intermediate Course	SY/ Inch	$7.00		$0.00		$0.00		0	0%	
Depth (in Inches):	Depth				0					
Top Course	SY/ Inch	$7.00	0	$0.00		$0.00		0	0%	
Depth (in Inches):	Depth				0					
Prime Coat	SY	$1.38		$0.00		$0.00		0	0%	
Tack Coat	SY	$1.38		$0.00		$0.00		0	0%	
Driveway Restoration										
4" Concrete & 4" Gravel	SY	$75.00		$0.00		$0.00		0	0%	
2" S-5 & 7 6" Gravel	SY	$29.98		$0.00		$0.00		0	0%	
Shoulders, Type I										
Aggregated Base, 4"	SY	$15.00		$0.00		$0.00		0	0%	
Concrete Curbing										
Curb & Gutter CG6 & CG7	LF	$31.50		$0.00		$0.00		0	0%	
Curb Cut, CG-12 DetectableSurf.	EA	$1,044.00		$0.00		$0.00		0	0%	
Entrances/ Driveways										
Commercial Entrance CG-11	SY	$87.00		$0.00		$0.00		0	0%	
Commercial Entrance CG-13	SY	$87.00		$0.00		$0.00		0	0%	
Residential Driveway Apron	EA	$2,254.50		$0.00		$0.00		0	0%	
Guardrails										
Std. Blocked-out W beam(GR2)	LF	$53.50		$0.00		$0.00		0	0%	
Std. W beam, Weak Post GR8	LF	$53.50		$0.00		$0.00		0	0%	
Terminal, GR-6 (L=12'-6")	EA	$3,880.50		$0.00		$0.00		0	0%	
Terminal, GR-7 (L=6'-3")	EA	$3,880.50		$0.00		$0.00		0	0%	
Type I, GR-8 Terminal (L=25')	EA	$3,580.50		$0.00		$0.00		0	0%	
Type II, GR-8 Terminal(L=13'-6")	EA	$1,701.00		$0.00		$0.00		0	0%	
Terminal, MB-4 (L=37'-6")	EA	$3,580.50		$0.00		$0.00		0	0%	
Type I, MB-5 Terminal(L=27'-1)	EA	$3,580.50		$0.00		$0.00		0	0%	
Type II, MB-5 Terminal(L=13'-6)	EA	$1,701.00		$0.00		$0.00		0	0%	
Miscellaneous										
Trash enclosure - Brick 6' high	LF	$7,336.50		$0.00		$0.00		0	0%	
Reinforced Concrete Pad 6" to 8"	SY	$150.00		$0.00		$0.00		0	0%	
Striping 4" width (VDOT Type B)	LF	$2.50		$0.00		$0.00		0	0%	
Concrete Wheel Stops	EA	$90.00		$0.00		$0.00		0	0%	
Parking Lot Striping	EA	$50.00		$0.00		$0.00		0	0%	
Sign Island	EA	$850.00		$0.00		$0.00		0	0%	
Traffic Barricade	EA	$133.50		$0.00		$0.00		0	0%	

Street Name Signs	EA	$594.50		$0.00			$0.00		0		0%
Traffic Control Signs	EA	$512.00		$0.00			$0.00		0		0%
Street Light (pole, bracket,light)	EA	$5,938.00	7	$41,566.00			$0.00		0		0%
SIDEWALKS AND TRAILS											
Sidewalk											
Concrete 4" w/WWF, No base	SY	$58.50		$0.00			$0.00		0		0%
Bitum. Conc, 2" w/4" Base	SY	$42.00		$0.00			$0.00		0		0%
4" Conc, No Reinf., No Base	SY	$58.50		$0.00			$0.00		0		0%
HANDRAIL											
Handrail 3 Rail 1-1/4" #4 Finish	LF	$143.00		$0.00			$0.00		0		0%
Wood Chip Trail											
Trails(Incl Excavation &	SY	$77.00		$0.00			$0.00		0		0%
Grading) Wood chip, 4' wide	SY	$21.00		$0.00			$0.00		0		0%
Bituminous Trail											
6' to 10' wide	SY	$22.00		0			$0.00		0		0%
CRITICAL SLOPE STABILIZATION											
Paved Flume	SY	$100.00		$0.00			$0.00		0		0%
Stmwtr Conc Channel-Excav	SY	$97.00		$0.00			$0.00		0		0%
ADD Grass Lined-seeded	SY	$19.00		$0.00			$0.00		0		0%
ADD Grass Lined-sodded	SY	$26.00		$0.00			$0.00		0		0%
Outlet Protection											
Non-grouted Riprap 18"	SY	$87.00		$0.00			$0.00		0		0%
Concrete 4"	SY	$70.00		$0.00			$0.00		0		0%
Level Spreader	SY	$5.77		$0.00			$0.00		0		0%
Struc Streambank Protection											
Non-grouted Riprap 18"	SY	$87.00		$0.00			$0.00		0		0%
Gabions	CY	$255.00		$0.00			$0.00		0		0%
Vegetative Erosion Control											
Sodding incl Fertilizing –Banks	SY	$9.00		$0.00			$0.00		0		0%
Sodding incl Fertilizing – Flat	SY	$9.00		$0.00			$0.00		0		0%
Seeding incl Fertilizing	SY	$3.00		$0.00			$0.00		0		0%
Soding W/Soil Treat &Watering	SY	$9.00		$0.00			$0.00		0		0%
Seeding W/Soil Treat &Watering	SY	$3.00		$0.00			$0.00		0		0%
Straw Mulch w/Tack	SY	$2.00		$0.00			$0.00		0		0%
Jute Mesh	SY	$2.00		$0.00			$0.00		0		0%
SPECIAL ITEMS											
FEMA ProcessingLOMR/CLOMR	EA	$10,240.00		$0.00			$0.00		0		0%
As Built (Record Drawings)	EA	$12,967.50		$0.00			$0.00		0		0%
SWM/BMP POND	LS	$0.00		$0.00			$0.00		0		0%
SIGNALIZATION	LS	$0.00		$0.00			$0.00		0		0%

EFFECTIVE PERIOD OF BOND (IN MONTHS)	
TOTAL ESTIMATE OF COMPLETED WORK	**$41,566.00**
+ 10% CONTINGENCY	**$4,156.60**
GRAND TOTAL	**$45,722.60**
FINAL PRICE (+ 4% ANNUAL INTEREST)	**$45,722.60**

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

TOTAL ESTIMATED - BOND REMAINING	**$45,722.60**

CONSTRUCTION PLANS AND PROFILES

SITE PLAN STPL 2003-0006

LOTS 191-253, 255-378, 311A, 366A - HUNTFIELD PHASE 2B

CHARLES TOWN CORPORATION

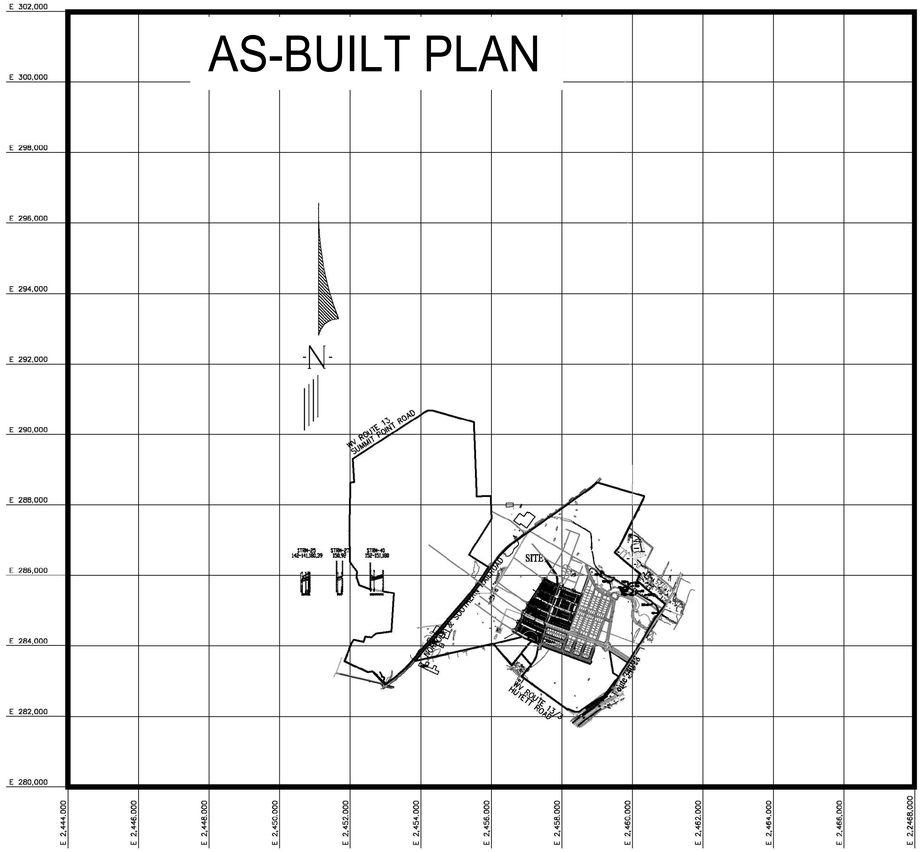
JEFFERSON COUNTY, WV

GENERAL NOTES

1. THIS SET OF DRAWINGS PERTAINS TO PHASE 2B OF HUNTFIELD, WHICH CONSISTS OF A TOTAL SITE AREA OF 58.9 ACRES. PHASE 2B CONTAINS 174 SFD LOTS, 1 COMMERCIAL LOT, AND 14 SFA LOTS FOR AN OVERALL LOT TOTAL OF 189. A TOTAL OF 6.5 ACRES OF COMMERCIAL AREA WILL BE PROVIDED FOR PHASE 2B AND 11 ACRES OF OPEN SPACE. REFERENCE WAS MADE TO THE SCHEMATIC PLAN "HUNTFIELD COMPOSITE SCHEMATIC I" (SCHM 2003-0003) APPROVED MAY 28, 2003. NOTE THAT THE "HUNTFIELD COMPOSITE SCHEMATIC" IS COMPOSED OF SEVERAL SITE PLANS. THIS SET OF PLANS PERTAINS TO A SMALL SECTION OF THE SCHEMATIC. THESE PLANS SHALL BE IN CONFORMANCE WITH THE APPROVED SCHEMATIC PLAN & ALL ZONING REQUIREMENTS INCLUDING THOSE MODIFIED IN THE HUNTFIELD PROFFERS. ALL OPEN SPACE, RESIDENTIAL, AND COMMERCIAL REQUIREMENTS SHALL CORRESPOND TO THOSE SET FORTH IN THE SCHEMATIC. NOTE THAT LOTS 253 & 254 PROVIDE 0.28 ACRES (12,360 SF) OF COMMERCIAL AREA, AND ARE THE ONLY COMMERCIAL AREAS CONTAINED IN THIS SITE PLAN. THE ADDITIONAL 6.22 ACRES OF COMMERCIAL AREA ASSOCIATED WITH PHASE 2B ARE NOT SHOWN IN THIS SITE PLAN, AND SHALL BE RECORDED AND DEVELOPED UNDER SEPARATE SITE PLAN(S) AND RECORD PLAT(S).
2. THE PROPERTY DELINEATED HEREON IS A PORTION OF PARCEL 1, AS SHOWN ON CHARLES TOWN CORPORATION TAX ASSESSMENT MAP 11, DEED BOOK 949, PAGE 203, WHICH IS LOCATED AMONG THE LAND RECORDS OF JEFFERSON COUNTY
3. BOUNDARY INFORMATION, SHOWN HEREON, WAS OBTAINED FROM A PLAT SHOWING HUNTFIELD, LC PROPERTY AS RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA, IN PLAT BOOK 19, PAGE 49.
4. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM APPALACHIA SURVEY OF WEST VIRGINIA, LLC. BASIS FOR SURVEY WAS NAD'27-NAVD'88.
5. THE PROPERTY SHOWN HEREON WAS ACQUIRED BY HUNT FIELD. AS RECORDED IN THE OFFICE OF THE CLERK OF THE COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA IN DEED BOOK 949, PAGE 203.
6. THE HOMEOWNER'S ASSOCIATION INC. WILL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM WATER DETENTION/DRAINAGE FACILITIES AND EASEMENTS. IN ADDITION THEY SHALL BE RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS & STREET LIGHTS. THE WEST VIRGINIA DEPARTMENT OF HIGHWAY IS NOT RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS AND STREET LIGHTS.
7. ALL CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF CHARLES TOWN, WVDOH, WVDEP, WVSHPO, AND SANITATION AUTHORITY STANDARDS AND SPECIFICATIONS.
8. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE 1993 "WEST VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK FOR DEVELOPING AREAS" & WVDEP REQUIREMENTS AND ASSOCIATED PERMITS.
9. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF WEST VIRGINIA OR ANY OTHER ORDINANCE ENACTED BY THE CITY OF CHARLES TOWN.
10. STANDARD GUARDRAILS AND HANDRAILS SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DETERMINED DURING FINAL FIELD INSPECTION BY CITY OF CHARLES TOWN AND\OR WVDOH.
11. ALL UNDERGROUND UTILITIES WITHIN STREET RIGHT-OF-WAYS SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUBBASE MATERIAL, CURB AND GUTTER, OR SIDEWALK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF UTILITY OVERBLASTING FOR FUTURE EXTENSIONS WITH ALL ADJACENT SECTIONS.
13. THESE PLANS MAKE NO REPRESENTATION AS TO SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
14. ANY WELLS OR SEPTIC FIELDS WITHIN THE LIMITS OF THE SITE WILL BE ABANDONED IN ACCORDANCE WITH STATE AND LOCAL HEALTH DEPARTMENT REQUIREMENTS AND REGULATIONS PRIOR TO RECORD PLAT APPROVAL.
15. THE SECTION DELINEATED HEREON CONTAINS NO KNOWN ARCHEOLOGICAL OR HISTORICAL LANDMARKS.
16. CONTRACTORS SHALL ARRANGE FOR THE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE CONSTRUCTION INCLUDING TEST HOLES TO PHYSICALLY LOCATE UNDERGROUND UTILITIES AS NECESSARY.
17. STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED AT ALL INTERSECTIONS AND BE IN COMPLIANCE WITH ALL APPLICABLE ZONING AND CODIFIED ORDINANCE FOR THE CITY OF CHARLES TOWN.
18. FINAL HOUSE AND ACCESSORY LOCATIONS ARE SUBJECT TO APPROVAL AT BUILDING PERMIT SUBMISSION.
19. PARKING FOR THIS SITE PLAN WILL BE IN COMPLIANCE WITH ALL REQUIRED REGULATIONS.
20. WETLAND INFORMATION OBTAINED FROM WETLAND DELINEATION REPORT PREPARED BY GREENHORNE AND O'MARA, INC. DATED JULY 14, 2000.

APPLICATION #	ASSOCIATED PROJECT	STATUS	APPROVAL DATE
	HUNTFIELD, PHASE 1	APPROVED	6/24/2002
	HUNTFIELD, PHASE 1 SCHEMATIC	APPROVED	2/11/2002
	HUNTFIELD, PHASE 1 RECORD PLAT	APPROVED	7/29/2002
	HUNTFIELD, REVISED PHASE 1&2A SCHEMATIC	APPROVED	10/22/2002
SPAM 2003-001	HUNTFIELD, PHASE 1 REVISION	APPROVED	5/28/2003
STPL 2003-0001	HUNTFIELD, PHASE 2A	APPROVED	5/28/2003
	HUNTFIELD, PHASE 2A RECORD PLAT	IN REVIEW	
SCHM 2003-0001	HUNTFIELD, PHASE 2B SCHEMATIC	APPROVED	2/24/2003
SCHM 2003-0003	HUNTFIELD, COMPOSITE SCHEMATIC 1	APPROVED	5/28/2003
SPAM 2003-002	HUNTFIELD, PHASE 1 BLOCK 1 REVISION	IN REVIEW	
STPL 2003-	HUNTFIELD, SECTION 3	IN REVIEW	

NOTE: HUNTFIELD COMPOSITE SCHEMATIC 1 (SCHM 2003-0003) REPLACED PREVIOUSLY APPROVED HUNTFIELD SCHEMATICS.



VICINITY MAP

SCALE : 1" = 2000'

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50. PRELIMINARY RECORD PLAT
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52. MISC DETAILS
53. LANDSCAPE PLAN

OWNER / DEVELOPER

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

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 EAST HIRST ROAD, SUITE 108
PURCELLVILLE, VA 20132
PHONE: (703) 994-4047
MRAGTA.COM

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CONTACT "MISS UTILITY" AT
1-800-245-4848
BEFORE ANY CONSTRUCTION PER CITY OF CHARLES TOWN WATER DEPARTMENT ORDINANCE

SURVEYOR'S CERTIFICATION

THE PERIMETER AND ALL LOT BOUNDARIES SHOWN HERON HAVE BEEN ESTABLISHED BY A NETWORK OF TRAVERSE CONTROL HAVING A RELATIVE ERROR OR CLOSURE OF 1 : 7,500 OR BETTER.

DAVID E. LELLOCK, P.S.
URBAN ENGINEERING & ASSOCIATES, INC.

STATEMENT OF ACCEPTANCE

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

DAVID K. ULERICK V.P. FOR LAND DEVELOPMENT FOR HUNTFIELD, LC
8614 WESTWOOD CENTER DRIVE SUITE 900
VIENNA, VA 22182
703-442-8992

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE SEALED PLANS REASONABLY MEET OR EXCEED MINIMUM ACCEPTABLE ENGINEERING STANDARDS AND THOSE STATE AND COUNTY CODE PROVISIONS APPLICABLE ON SAID DATE.

DAVID E. LELLOCK, PE
URBAN ENGINEERING & ASSOCIATES, INC.

SITE PLAN APPROVED

DATE: _____

CITY OF CHARLES TOWN

AS-BUILT CERTIFICATION

I, JON K. ERICKSON, DO HEREBY CERTIFY THAT THIS AS-BUILT CONFORMS TO THE APPROVED PLANS, EXCEPT AS SHOWN, WHICH REPRESENTS ACTUAL CONDITIONS ON THIS SITE AS OF THIS DATE

JON K. ERICKSON — #VPS#2302 — JUNE 16, 2023

JON K. ERICKSON — REGISTERED LANDSCAPE ARCHITECT — 04/19/23

DAVID E. LELLOCK — REGISTERED LAND SURVEYOR — #5137 — STATE OF WEST VIRGINIA — PROFESSIONAL SURVEYOR

REVISIONS

No.	DATE	DESCRIPTION
	6/18/03	
	9/11/03	
	10/31/03	
	12/05/03	

PLAN DATE

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

Cover Sheet
HUNTFIELD
Phase 2B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: JUNE 2003
C.I. N/A
SCALE: AS SHOWN

SHEET 1 **OF** 53

PP-20022

LEGEND:

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TREE LINE
- PROPOSED LIMITS OF CLEARING & GRADING (LOC)
- WATER METER CROCK
- PROPOSED FIRE HYDRANT
- CG-6 CURB & GUTTER
- ROLL CURB
- ALLEY PAVEMENT
- EXISTING TREE
- RIPRAP
- TRAFFIC BARRICADE
- UTILITY PREBLAST
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- STREET LIGHT
- STREET SIGN
- STOP SIGN

(#) FOR WATERMAIN FITTINGS SEE SHEET 9

STATE GRID NORTH WEST VIRGINIA NAD 27

STANDARD MINIMUM STORM DRAIN EASEMENT WIDTHS

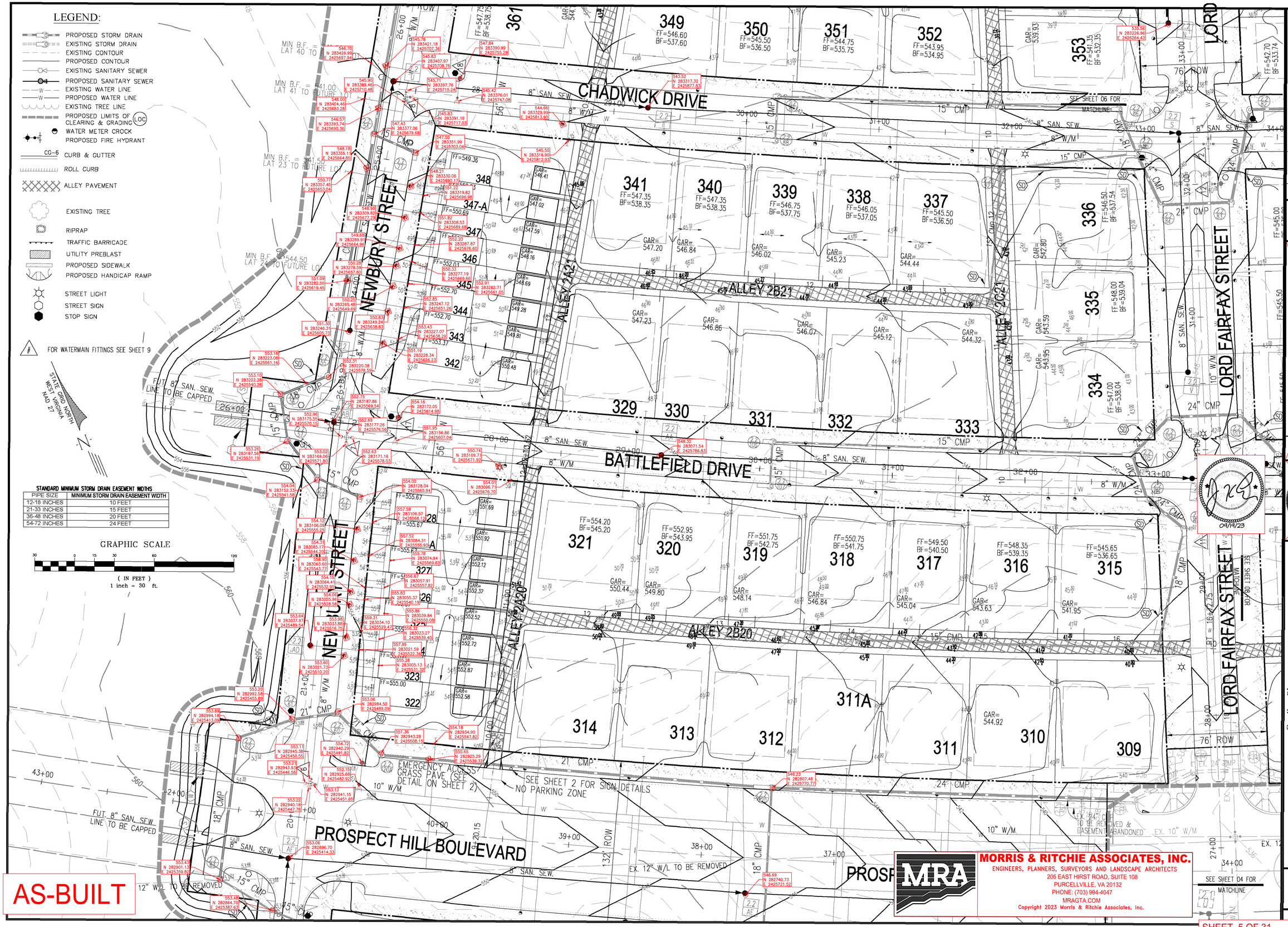
PIPE SIZE	MINIMUM STORM DRAIN EASEMENT WIDTH
12-18 INCHES	10 FEET
21-33 INCHES	15 FEET
36-48 INCHES	20 FEET
54-72 INCHES	24 FEET

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

AS-BUILT



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PURCELLVILLE, VA 20132
PHONE: (703) 994-4047
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No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE: 6/18/03, 9/17/03, 12/05/03

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PEGASUS BUSINESS CENTER
600 PEGASUS COURT - SUITE 101 WINCHESTER, VIRGINIA 22602
PHONE (540) 450-0211 FAX (540) 450-0210

04/14/23

Grading Plan

HUNTFIELD
Phase 2B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: JUNE 2003
C.I. = 2'
SCALE: 1"=30'

SHEET 5 OF 53

PP-20022

LEGEND:

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TREE LINE
- PROPOSED LIMITS OF CLEARING & GRADING (LOC)
- WATER METER CROCK
- PROPOSED FIRE HYDRANT
- CG-6 CURB & GUTTER
- ROLL CURB
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(#) FOR WATERMAIN FITTINGS SEE SHEET 9

STANDARD MINIMUM STORM DRAIN EASEMENT WIDTHS

PIPE SIZE	MINIMUM STORM DRAIN EASEMENT WIDTH
12-18 INCHES	10 FEET
21-33 INCHES	15 FEET
36-48 INCHES	20 FEET
54-72 INCHES	24 FEET

STATE GRID NORTH WEST VIRGINIA NAD 27

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

AS-BUILT

HOLLY SPRINGS DRIVE
NEWBURY STREET
LORD FAIRFAX STREET
SILVERLEAF DRIVE
CHADWICK DRIVE
ALLEY 2A23
ALLEY 2B23
ALLEY 2A22
ALLEY 2B22
FUT. 8" SAN. LINE TO BE CAPPED
8" SAN. SEW.
8" W/M
10" W/M
15" CMP
18" CMP
24" CMP
30" CMP
36" CMP
56' ROW
66' ROW
MIN. B.F. = 535.00 LAT 15 TO FUTURE LOT
MIN. B.F. = 535.50 LAT 16 TO FUTURE LOT
MIN. B.F. = 535.50 LAT 17 TO FUTURE LOT
MIN. B.F. = 537.00 LAT 18 TO FUTURE LOT
MIN. B.F. = 537.00 LAT 19 TO FUTURE LOT
MIN. B.F. = 537.50 LAT 20 TO FUTURE LOT
MIN. B.F. = 538.00 LAT 21 TO FUTURE LOT
MIN. B.F. = 538.50 LAT 22 TO FUTURE LOT
MIN. B.F. = 540.00 LAT 40 TO FUTURE LOT
MIN. B.F. = 541.00 LAT 41 TO FUTURE LOT
MIN. B.F. = 524.00 TO FUTURE LOT
MIN. B.F. = 527.50 TO FUTURE LOT
MIN. B.F. = 530.00 TO FUTURE LOT
MIN. B.F. = 532.00 TO FUTURE LOT
MIN. B.F. = 535.00 TO FUTURE LOT
252 FF=529.00 BF=520.00
253A
236 FF=536.90 BF=527.94
235 FF=538.90 BF=529.94
234 FF=540.90 BF=531.94
233 FF=542.70 BF=533.74
223
252 FF=529.00 BF=520.00
371 FF=529.75 BF=520.75
370 FF=530.65 BF=521.65
369 FF=531.75 BF=522.75
368 FF=532.25 BF=523.25
367 FF=536.65 BF=527.65
366A FF=538.65 BF=529.65
366 FF=540.40 BF=531.40
365 FF=541.60 BF=532.60
375 FF=544.75 BF=535.75
376 FF=544.75 BF=535.75
377 FF=544.50 BF=535.50
378 FF=539.90 BF=535.50
374 FF=539.90 BF=530.90
373 FF=536.70 BF=527.70
372 FF=532.70 BF=523.70
364 FF=543.35 BF=537.35
363 FF=546.90 BF=537.90
362 FF=547.45 BF=538.45
361 FF=538.75 BF=538.75
349 FF=546.60 BF=537.60
350 FF=545.50 BF=536.50
351 FF=544.75 BF=535.75
352 FF=543.95 BF=534.95
353 FF=541.35 BF=532.35
354 FF=541.35 BF=532.35
355 FF=539.35 BF=530.35
356 FF=537.25 BF=528.25
357
358
359
360
SEE SHEET 07 FOR CONTINUE

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SHEET 6 OF 31

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE: 6/18/03, 10/31/03, 12/05/03

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04/14/23
LAND SURVEYOR
LELLOCK
#5137
REGISTERED
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

Grading Plan
HUNTFIELD
Phase 2B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA
SCALE: 1"=30' C.I. = 2' DATE: JUNE 2003

SHEET 6 OF 53

PP-20022

LEGEND:

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
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- STREET LIGHT
- STREET SIGN
- STOP SIGN

(#) FOR WATERMAIN FITTINGS SEE SHEET 9

STANDARD MINIMUM STORM DRAIN EASEMENT WIDTHS

PIPE SIZE	MINIMUM STORM DRAIN EASEMENT WIDTH
12-18 INCHES	10 FEET
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36-48 INCHES	20 FEET
54-72 INCHES	24 FEET

STATE GRID NORTH
WEST VIRGINIA
NAD 27

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

AS-BUILT

HOLLY SPRINGS DRIVE
SILVERLEAF DRIVE
CHADWICK DRIVE
LORD FAIRFAX STREET
EX. DAVIS STREET
ALLEY 2B17
ALLEY 2C16
ALLEY 2A16
Green Space
253A
254 255 256 257 258 259 260 261 262 263 264 265
252 251 250 249 248 247 246 245 244 243 242 227 226
236 235 234 233 232 231 230 229 228
371 370 369 368 356 355 354 353
SEE SHEET 06 FOR MATCHLINE
SEE SHEET 08 FOR MATCHLINE
ADDITIONAL 5' GRAVEL SHOULDER
TO BE REMOVED EX. 10' DRIVE EASEMENT ABANDONED

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
6/18/03
8/15/03
10/31/03
12/05/03

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PHONE (540) 450-0211 FAX (540) 450-0210

LICENSED PROFESSIONAL ENGINEER
ERIC L. LLOCK
REG. NO. 19537
COMMONWEALTH OF VIRGINIA
04/19/23

Grading Plan
HUNTFIELD
Phase 2B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA
DATE: JUNE 2003
SCALE: 1"=30' C.I. = 2'

SHEET 7 OF 53

PP-20022

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SANITARY LATERAL COMPUTATIONS

Section	Lot	Station	DS MH / US MH	Slope (%)	Overall Length (FT.)	Invert @ Main	Invert of Lateral @ Main	Riser Height	End Riser Station	Inv. @ End of Riser	Vertical Bend Station	Inv @ Bottom Vert. Bend	Stack Height	Inv @ Top Vert Bend	Inv @ End of Lateral	Finished Grade @ End Lat	Basement Elevation (FT.)
2.2	307	1+14.12	2.1U /2.2AE	2.08%	43.1	526.38	527.13	N/A			0+38.1	527.92	6.00	533.92	534.03		539.00
2.2	309	1+20.12	2.1U /2.2AE	2.08%	98.7	526.58	527.33	N/A			0+93.7	529.28	1.00	530.28	530.39		535.05
2.2	306	1+92.77	2.1U /2.2AE	2.08%	44.6	529.05	529.80	N/A			0+39.6	530.63	5.00	535.63	535.73		540.80
2.2	310	1+98.77	2.1U /2.2AE	2.08%	97.4	529.26	530.01	N/A			0+92.4	531.93	N/A		532.03		536.60
2.2	311	1+98.77	2.1U /2.2AE	2.08%	97.4	529.26	530.01	N/A			0+92.4	531.93	2.00	533.93	534.03		538.72
2.2	305	2+71.44	2.1U /2.2AE	2.08%	45.0	531.73	532.48	N/A			0+40.0	533.31	6.00	539.31	539.41		543.90
2.2	312	3+50.11	@MH 2.2AE	2.08%	97.9	533.98	534.73	N/A			0+92.9	536.67	N/A		536.77		540.59
2.2	304	0+05.11	2.2AE /2.2AF	2.08%	45.0	534.58	535.33	N/A			0+40.0	536.16	5.00	541.16	541.27		546.00
2.2	303	0+77.53	2.2AE /2.2AF	2.08%	45.0	535.72	536.47	N/A			0+40.0	537.31	4.00	541.31	541.41		546.80
2.2	313	0+83.53	2.2AE /2.2AF	2.08%	97.0	535.82	536.57	N/A			0+92.0	538.48	N/A		538.59		542.58
2.2	302	1+56.20	2.2AE /2.2AF	2.08%	44.6	536.97	537.72	N/A			0+39.6	538.54	4.00	542.54	542.65		547.60
2.2	314	1+62.20	2.2AE /2.2AF	2.08%	97.4	537.06	537.81	N/A			0+92.4	539.73	N/A		539.84		544.41
2.2	322	2+40.86	2.2AE /2.2AF	2.08%	98.9	538.31	539.06	N/A			0+93.9	541.01	N/A		541.11		546.44

CENTER LINE GEOMETRY
PROSPECT BLVD.

PI 17+06.85 282029.0619 2459170.0654
Length: 2308.08 Course: N 69-58-24 W

PI 40+14.93 282819.4802 2457001.5424
Length: 3441.82 Course: N 53-41-08 W
Delta: 16-17-16

Tangent Data
17+06.85 282029.0619 2459170.0654
32+06.41 282542.5945 2457761.1819
Length: 1499.56 Course: N 69-58-24 W

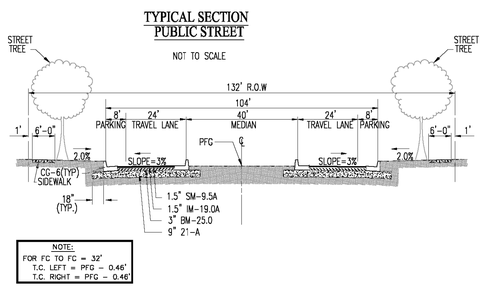
Circular Curve Data
PC 32+06.41 282542.5945 2457761.1819
RP 287850.9601 2459696.0605
PT 48+12.56 283298.3025 2456350.0465
Delta: 16-17-16 Type: RIGHT
Radius: 5650.00 DOC: 01-00-51
Length: 1606.15 Tangent: 808.53
Mid-Ord: 56.98 External: 57.56
Chord: 1600.75 Course: N 61-49-46 W
Es: 57.56

PI 74+45.85 284857.7749 2454228.1954

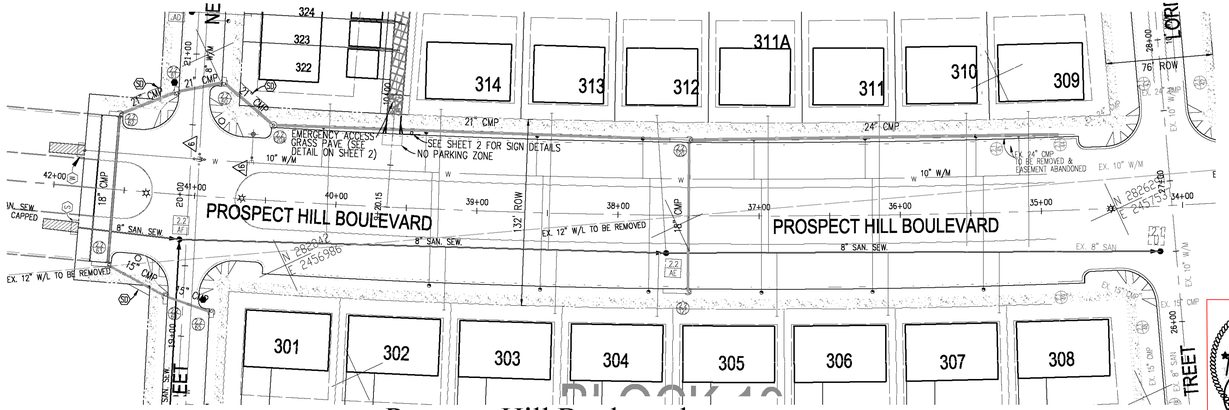
Tangent Data
48+12.56 283298.3025 2456350.0465
74+45.85 284857.7749 2454228.1954
Length: 2633.29 Course: N 53-41-08 W

WATERLINE FITTINGS TABLE

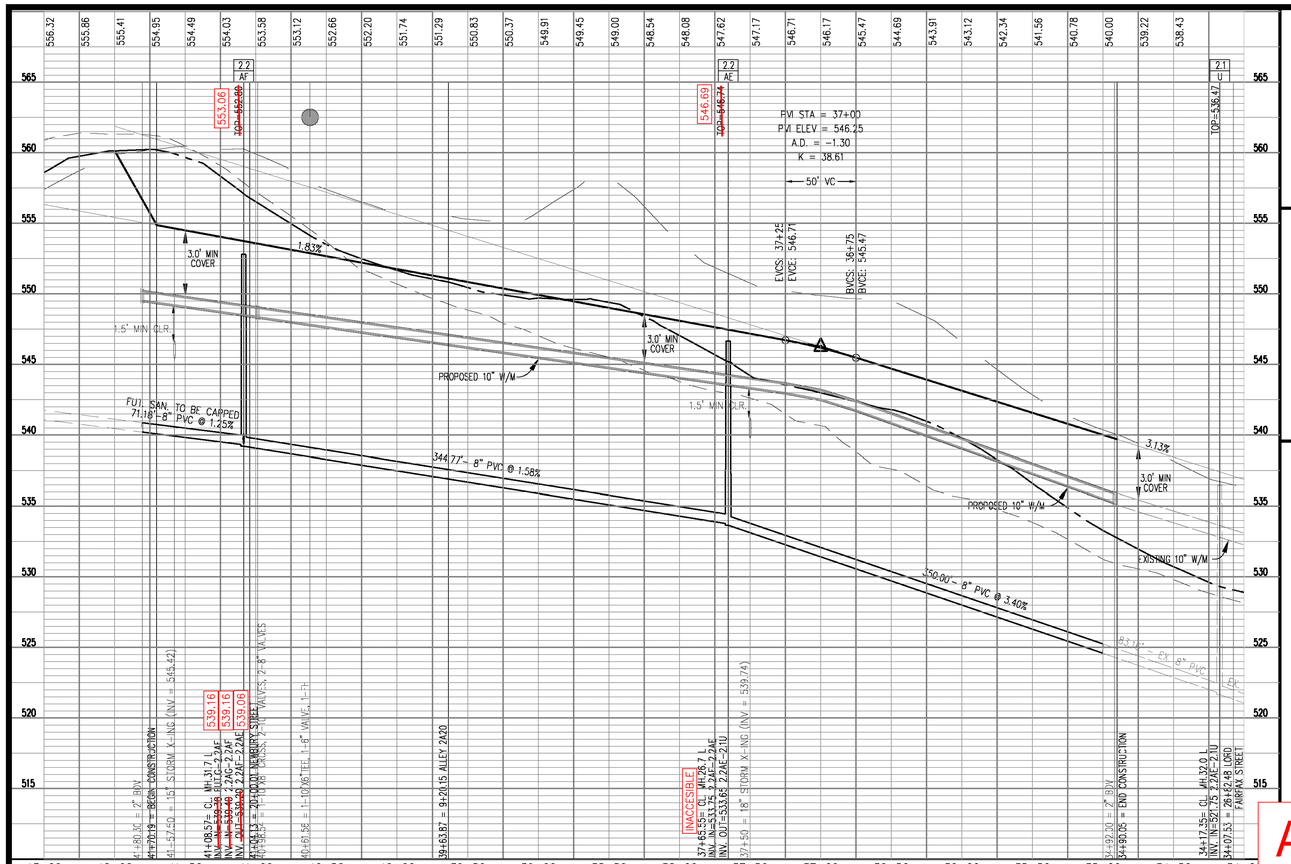
SYMBOL	DESCRIPTION	STATION
1	1-10"X8" CROSS, 2-8" VALVES, 2-10" VALVES	29+69.96 ROAD 07
2	1-10"X8" CROSS, 2-8" VALVES, 2-10" VALVES	32+30.14 ROAD 07
3	1-10"X8" CROSS, 2-8" VALVES, 2-10" VALVES	35+02.59 ROAD 07
4	1-10"X8" CROSS, 2-8" VALVES, 2-10" VALVES	37+82.90 ROAD 07
5	1-12"X12" CROSS, 3-12" VALVES, 1-8" REDUCER, 1-8" VALVE	16+92.42 ROAD 14
6	1-10"X8" CROSS, 2-10" VALVES, 2-8" VALVES	20+25.91 ROAD 14
7	1-8"X8" CROSS, 4-8" VALVES	22+88.28 ROAD 14
8	1-8"X8" TEE, 3-8" VALVES	25+49.06 ROAD 14
9	1-8"X8" TEE, 3-8" VALVES	28+16.07 ROAD 14
10	1-8"X8" CROSS, 4-8" VALVES	30+97.08 ROAD 14
11	1- 10" X 6"TEE, 1-6" VALVE, 1 FH	29+39.64 ROAD 07
12	1- 10" X 6"TEE, 1-6" VALVE, 1 FH	31+99.81 ROAD 07
13	1- 10" X 6"TEE, 1-6" VALVE, 1 FH	34+72.34 ROAD 07
14	1- 10" X 6"TEE, 1-6" VALVE, 1 FH	37+82.90 ROAD 07
15	1- 8" X 6"TEE, 1-6" VALVE, 1 FH	25+62.08 ROAD 09
16	1- 10" X 6"TEE, 1-6" VALVE, 1 FH	40+61.56 ROAD 06
17	1- 8" X 6"TEE, 1-6" VALVE, 1 FH	27+24.78 ROAD 10
18	1- 8" X 6"TEE, 1-6" VALVE, 1 FH	27+81.75 ROAD 11
19	1- 8" X 6"TEE, 1-6" VALVE, 1 FH	27+85.94 ROAD 14
20	1- 8" X 6"TEE, 1-6" VALVE, 1 FH	30+67.74 ROAD 14
21	1- 8" X 8"TEE, 3-8" VALVES	37+29.00 ROAD 13
22	1- 8" X 6"TEE, 1-6" VALVE, 1 FH	10+43.46 ROAD 25



NOTE:
FOR FC TO FC = 32'
T.C. LEFT = PFG - 0.46'
T.C. RIGHT = PFG - 0.46'



Prospect Hill Boulevard



EASEMENT LEGEND

- (S) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (E) DENOTES INGRESS-EGRESS EASEMENT
- (SS) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (SS) DENOTES SANITARY SEWER EASEMENT 10' WIDE UNLESS OTHERWISE NOTED
- (W) DENOTES WATER MAIN EASEMENT 10' WIDE UNLESS OTHERWISE NOTED

LEGEND
EXISTING EASEMENT

- (S) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (E) DENOTES INGRESS-EGRESS EASEMENT
- (SS) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (SS) DENOTES SANITARY SEWER EASEMENT 10' WIDE UNLESS OTHERWISE NOTED
- (W) DENOTES WATER MAIN EASEMENT 10' WIDE UNLESS OTHERWISE NOTED

LEGEND:

- PROPOSED CURB
- PROPOSED ROLL CURB
- PROPOSED HANDICAP RAMP
- PRE-BLAST FOR FUTURE UTILITIES
- WATER METER
- STREET LIGHT
- STREET SIGN
- STOP SIGN
- ALLEY PAVEMENT
- (2) NO PARKING
- (3) PRIVATE DRIVE
- (A) FIRE LANE "A"
- (B) FIRE LANE "B"
- (C) FIRE LANE "C"

LEGEND

AS-BUILT

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STATE GRID NORTH
WEST VIRGINIA
NAD 27

No.	DATE	REVISIONS
		DESCRIPTION

PLAN DATE
6/18/03
9/11/03
10/31/03
12/05/03

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PHONE (540) 450-0211 FAX (540) 450-0210

04/14/23

Plan & Profile - Prospect Hill Blvd.

HUNTFIELD
Phase 2B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: (H) 1"=50' (V) 1"=5' **C.I.** = N/A **DATE:** JUNE 2003

SHEET 09 **OF** 53

PP-20022

SHEET 12 OF 31

CENTER LINE GEMOETRY
LORD FAIRFAX STREET

PI 21+30.53 282095.88 2457384.33
Length: 3345.48 Course: N 20-01-36 E
Delta: 10-19-29

18+
20+
L

PC 20
RP
PT 22

Radius: 800.00 DOC: 07-09-43
Length: 144.16 Tangent: 72.28
Mid-Ord: 3.25 External: 3.26
Chord: 143.97 Course: N 14-51-51 E
Es: 3.26

PI 54+75.62 285239.07 2458530.01

Tangent Data
22+02.42 282163.78 2457409.08
54+75.62 285239.07 2458530.01
Length: 3273.21 Course: N 20-01-36 E

SYMBOL	DESCRIPTION	STATION
1	1-10"X8" CROSS, 2-8" VALVES, 2-10" VALVES	29+69.96 ROAD 07
2	1-10"X8" CROSS, 2-8" VALVES, 2-10" VALVES	33+30.14 ROAD 07
3	1-10"X8" CROSS, 2-8" VALVES, 2-10" VALVES	35+02.59 ROAD 07
4	1-10"X8" CROSS, 2-8" VALVES, 2-10" VALVES	37+82.90 ROAD 07
5	1-12"X12" CROSS, 3-12" VALVES, 1-8" REDUCER, 1-8" VALVE	16+82.47 ROAD 14
6	1-10"X8" CROSS, 2-10" VALVES, 2-8" VALVES	20+25.01 ROAD 14
7	1-8"X8" CROSS, 4-8" VALVES	22+88.28 ROAD 14

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
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PURCELLVILLE, VA 20132
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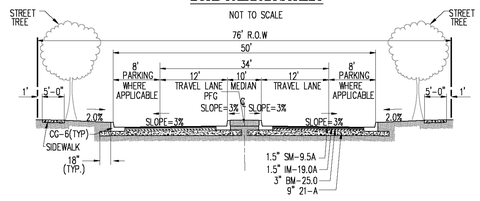
TYPICAL SECTION
LORD FAIRFAX STREET

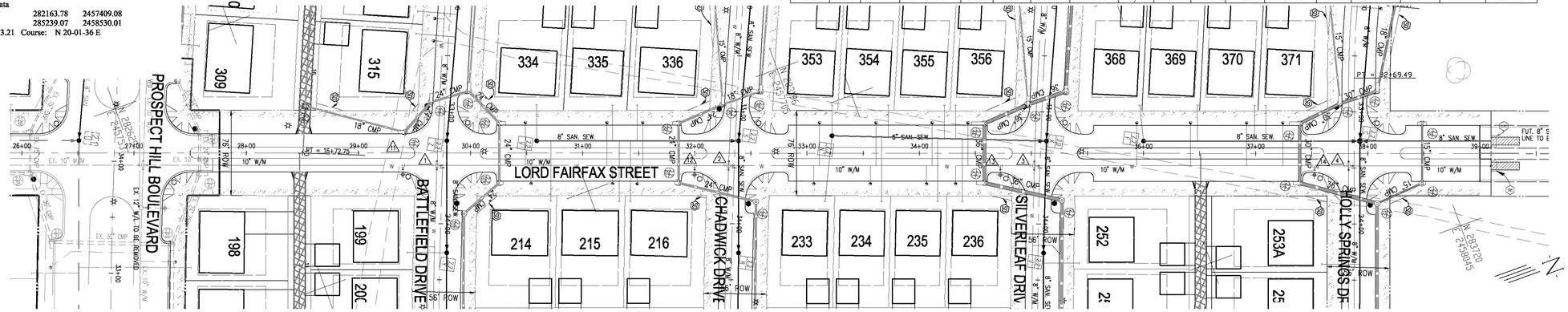
NOT TO SCALE



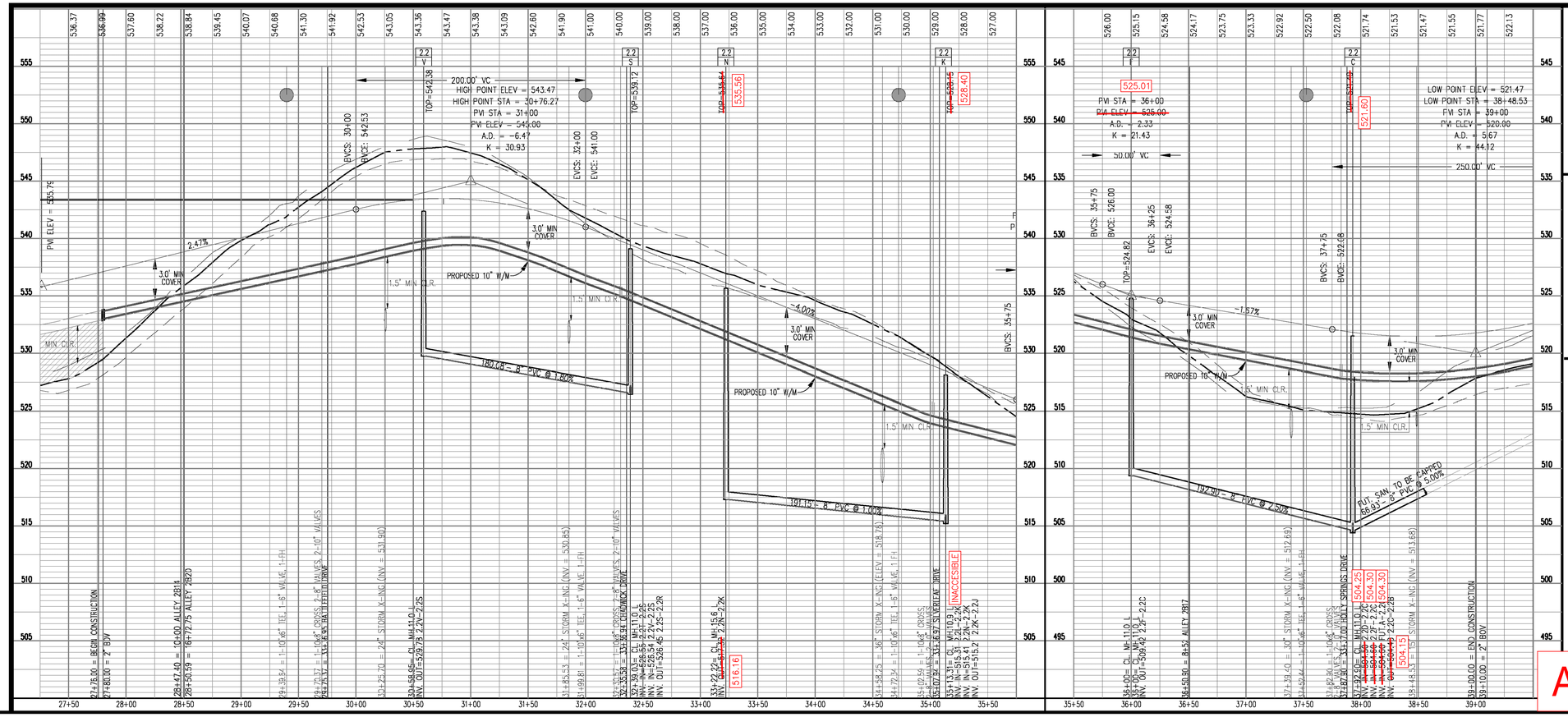
NOTE:
FOR FC TO FC = 12'
T.C. LEFT = PFG - 0.01'
T.C. RIGHT = PFG - 0.01'
FOR FC TO FC = 20'
T.C. LEFT = PFG - 0.25'
T.C. RIGHT = PFG - 0.25'

SANITARY LATERAL COMPUTATIONS

Section	Lot	Station	DS MH	US MH	Slope (%)	Overall Length (FT.)	Invert @ Main	Invert of Lateral @ Main	Riser Height	End Riser Station	Inv. @ End of Riser	Vertical Bend Station	Inv @ Bottom Vert Bend	Stack Height	Inv @ Top Vert Bend	Inv @ End of Lateral	Finished Grade @ End Lat	Basement Elevation (FT.)
2.2	371	0+83.79	2.2C	/2.2F	2.08%	32.0	507.44	508.19	N/A			0+27.0	508.76	7.00	515.76	515.86		520.75
2.2	370	0+93.80	2.2C	/2.2F	2.08%	32.0	507.70	508.45	N/A			0+27.0	509.01	8.00	517.01	517.11		521.65
2.2	369	1+44.80	2.2C	/2.2F	2.08%	32.0	508.97	509.72	N/A			0+27.0	510.28	7.00	517.28	517.39		522.75
2.2	368	1+92.90	@MH	2.2F	2.08%	32.2	509.76	510.51	N/A			0+27.2	511.07	7.00	518.07	518.18		523.25
2.2	353	1+91.15	@MH	2.2N	2.08%	27.4	517.65	518.40	N/A			0+22.4	518.87	8.00	526.87	526.97		532.35
2.2	354	1+41.05	2.2K	/2.2N	2.08%	28.6	517.57	518.32	N/A			0+23.6	518.81	9.00	527.81	527.91		532.35
2.2	356	0+74.94	2.2K	/2.2N	2.08%	30.1	516.91	517.66	N/A			0+25.1	518.18	5.00	523.18	523.28		528.25
2.2	236	0+74.94	2.2K	/2.2N	2.08%	55.8	516.91	517.66	N/A			0+50.8	518.71	2.00	520.71	520.82		525.65
2.2	355	0+90.96	2.2K	/2.2N	2.08%	29.9	517.07	517.82	N/A			0+24.9	518.33	7.00	525.33	525.44		530.35
2.2	235	0+96.96	2.2K	/2.2N	2.08%	56.3	517.13	517.88	N/A			0+51.3	518.94	4.00	522.94	523.05		527.65
2.2	234	1+47.05	2.2K	/2.2N	2.08%	57.5	517.63	518.38	N/A			0+52.5	519.47	5.00	524.47	524.57		529.65
2.2	233	1+91.15	@MH	2.2N	2.08%	58.9	517.65	518.40	N/A			0+53.9	519.52	7.00	526.52	526.63		531.05
2.2	336	0+90.35	@MH	2.2V	2.08%	32.0	529.27	530.02	N/A			0+27.0	530.59	1.00	531.59	531.69		536.85
2.2	216	0+96.35	@MH	2.2V	2.08%	54.0	529.27	530.02	N/A			0+49.0	531.04	N/A		531.15		536.00
2.2	215	1+06.35	@MH	2.2V	2.08%	54.0	529.27	530.02	N/A			0+49.0	531.04	N/A		531.15		536.50
2.2	335	1+12.35	@MH	2.2V	2.08%	32.0	529.27	530.02	N/A			0+27.0	530.59	2.00	532.59	532.69		537.35
2.2	214	1+67.38	@MH	2.2V	2.08%	53.8	529.27	530.02	N/A			0+48.8	531.04	N/A		531.14		536.50
2.2	334	1+80.08	@MH	2.2V	2.08%	32.0	529.27	530.02	N/A			0+27.0	530.59	2.00	532.59	532.69		537.35



LORD FAIRFAX STREET



EASEMENT LEGEND

- (S) DENOTES COMMON SHARED EASEMENT
- (P) DENOTES PUBLIC ACCESS EASEMENT
- (E) DENOTES INGRESS-EGRESS EASEMENT
- (S) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (SS) DENOTES SANITARY SEWER EASEMENT 10' WIDE UNLESS OTHERWISE NOTED
- (W) DENOTES WATER MAIN EASEMENT 10' WIDE UNLESS OTHERWISE NOTED

LEGEND
EXISTING EASEMENT

- (S) DENOTES COMMON SHARED EASEMENT
- (P) DENOTES PUBLIC ACCESS EASEMENT
- (E) DENOTES INGRESS-EGRESS EASEMENT
- (S) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
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- (W) DENOTES WATER MAIN EASEMENT 10' WIDE UNLESS OTHERWISE NOTED

LEGEND:

- PROPOSED CURB
- PROPOSED ROLL CURB
- PROPOSED HANDICAP RAMP
- PRE-BLAST FOR FUTURE UTILITIES
- WATER METER
- STREET LIGHT
- STREET SIGN
- STOP SIGN
- ALLEY PAVEMENT
- (2) NO PARKING
- (3) PRIVATE DRIVE
- (A) FIRE LANE "A"
- (B) FIRE LANE "B"
- (C) FIRE LANE "C"

LEGEND

AS-BUILT

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
6/18/03
9/15/03
10/31/03
12/05/03

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

04/19/23

Plan & Profile - LORD FAIRFAX STREET
HUNTFIELD
Phase 2B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA
DATE: JUNE 2003
SCALE: (H) 1"=50' (V) 1"=5' C.I. = N/A

SHEET 10 OF 53

PP-20022

SHEET 13 OF 31

CENTERLINE GEOMETRY
BATTLEFIELD DRIVE

PI 24+80.90 283272.5109 2456908.5978
Length: 632.72 Course: S 60-45-35 E
Delta: 7-04-27

Tangent Data
15+24.21 283839.0783 2456137.7143
24+34.54 283299.9654 2456871.2427
Length: 910.33 Course: S 53-41-08 E

Circular Curve Data
PC 24+34.54 283299.9654 2456871.2427
RP 283904.3005 2457315.4038
PT 25+27.14 283249.8658 2456949.0498
Delta: 07-04-27 Type: LEFT
Radius: 750.00 DOC: 07-38-22
Length: 92.60 Tangent: 46.36
Mid-Ord: 1.43 External: 1.43
Chord: 92.54 Course: S 57-13-22 E
Es: 1.43

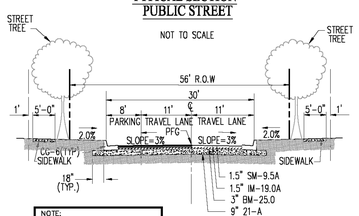
PI 31+13.50 282963.4451 2457460.6959
Length: 888.35 Course: S 69-58-24 E
Delta: 9-12-49

Tangent Data
25+27.14 283249.8658 2456949.0498
26+81.93 283174.2567 2457084.1138
Length: 154.79 Course: S 60-45-35 E

Circular Curve Data
PC 26+81.93 283174.2567 2457084.1138
RP 287847.7927 2459700.3701
PT 35+43.22 282815.6501 2457866.1736
Delta: 09-12-49 Type: LEFT
Radius: 5356.00 DOC: 01-04-11
Length: 861.29 Tangent: 431.57
Mid-Ord: 17.30 External: 17.36
Chord: 860.36 Course: S 65-22-00 E
Es: 17.36

TYPICAL SECTION
PUBLIC STREET

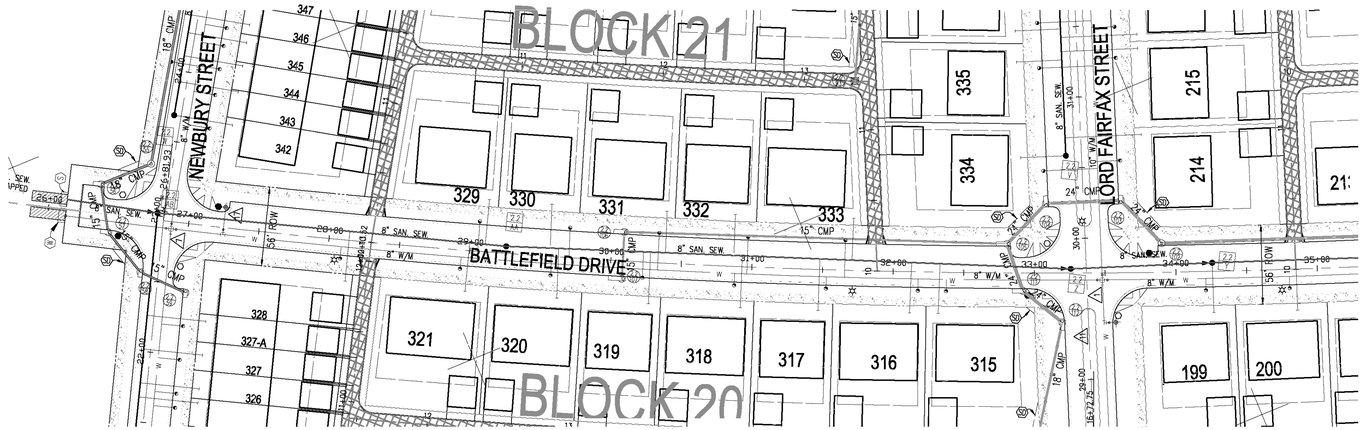
NOT TO SCALE



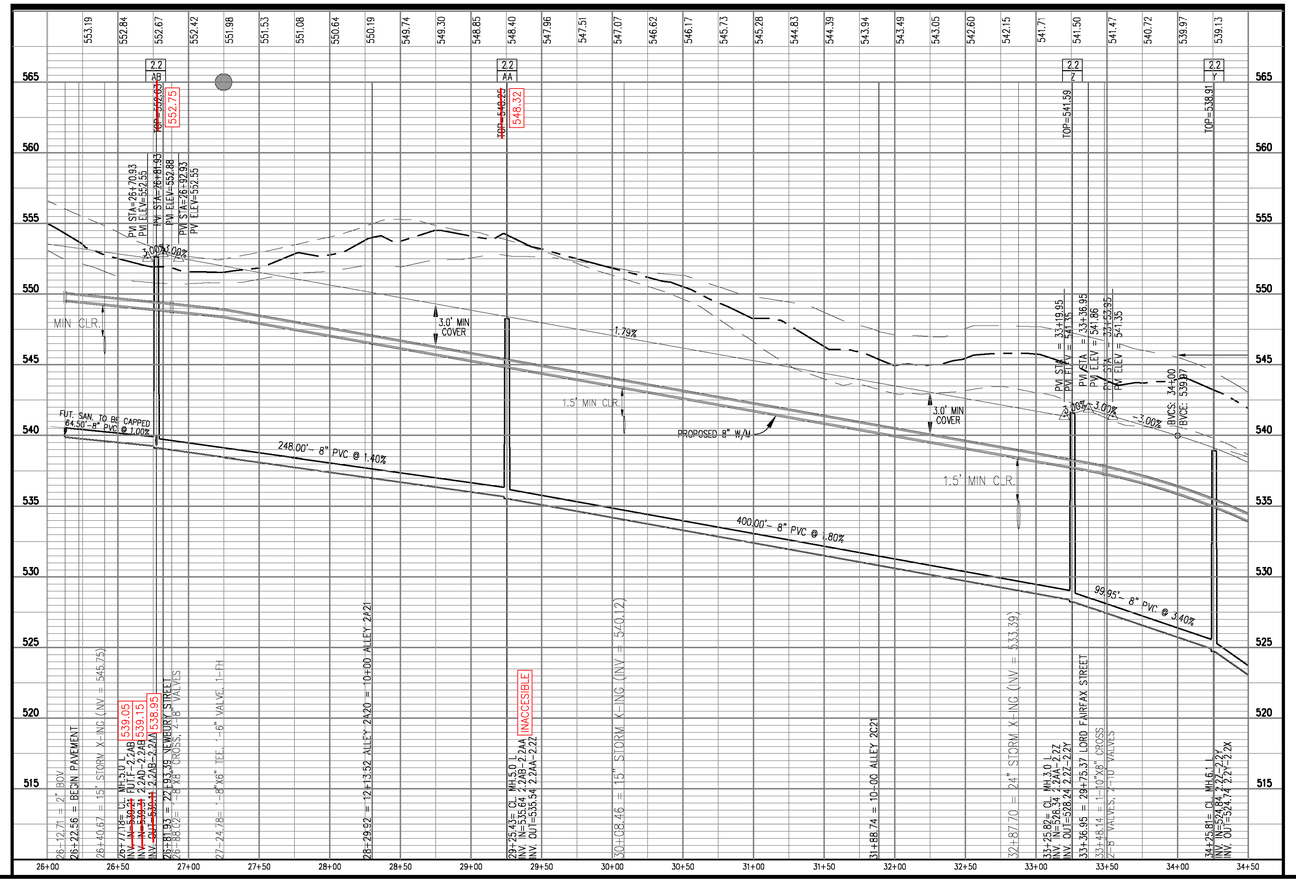
NOTE:
FOR PC TO FC = 30'
T.C. LEFT = PFG - 0.07'
T.C. RIGHT = PFG + 0.17'

SANITARY LATERAL COMPUTATIONS

Section	Lot	Station	DS MH / US MH	Slope (%)	Overall Length (FT.)	Invert @ Main	Invert of Lateral @ Main	Riser Height	End Riser Station	Inv. @ End of Riser	Vertical Bend Station	Inv @ Bottom Vert. Bend	Stack Height	Inv @ Top Vert. Bend	Inv @ End of Lateral	Finished Grade @ End Lat.	Basement Elevation (FT.)
2.2	200	2+08.76	2.2X /2.2Y	2.08%	35.6	521.34	522.09	N/A			0+30.6	522.73	5.00	527.73	527.83		532.30
2.2	199	2+68.06	@MH 2.2Y	2.08%	35.1	525.08	525.83	N/A			0+30.1	526.45	3.00	529.45	529.56		534.75
2.2	315	0+92.58	2.2Z /2.2AA	2.08%	35.2	530.76	531.51	N/A			0+30.2	532.14	N/A		532.24		536.65
2.2	316	1+12.75	2.2Z /2.2AA	2.08%	35.6	531.12	531.87	N/A			0+30.6	532.51	2.00	534.51	534.61		539.35
2.2	333	1+54.98	2.2Z /2.2AA	2.08%	29.8	531.88	532.63	N/A			0+24.8	533.15	1.00	534.15	534.25		538.75
2.2	317	1+77.66	2.2Z /2.2AA	2.08%	36.6	532.29	533.04	N/A			0+31.6	533.70	2.00	535.70	535.80		540.50
2.2	332	2+38.72	2.2Z /2.2AA	2.08%	29.2	533.39	534.14	N/A			0+24.2	534.64	N/A		534.75		539.85
2.2	318	2+32.72	2.2Z /2.2AA	2.08%	36.8	533.28	534.03	N/A			0+31.8	534.69	2.00	536.69	536.80		541.75
2.2	319	2+97.78	2.2Z /2.2AA	2.08%	36.4	534.45	535.20	N/A			0+31.4	535.86	2.00	537.86	537.96		542.75
2.2	330	3+68.83	2.2Z /2.2AA	2.08%	31.1	535.73	536.48	N/A			0+26.1	537.02	N/A		537.13		542.15
2.2	331	3+50.25	2.2Z /2.2AA	2.08%	30.6	535.40	536.15	N/A			0+25.6	536.68	N/A		536.78		540.95
2.2	320	3+62.83	2.2Z /2.2AA	2.08%	35.2	535.62	536.37	N/A			0+30.2	537.00	2.00	539.00	539.11		543.95
2.2	329	0+14.92	2.2AA /2.2AB	2.08%	26.7	536.60	537.35	N/A			0+21.7	537.80	1.00	538.80	538.91		543.75
2.2	321	0+25.98	2.2AA /2.2AB	2.08%	34.5	536.76	537.51	N/A			0+29.5	538.12	2.00	540.12	540.22		545.20



BATTLEFIELD DRIVE



EASEMENT LEGEND

- (CS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (IE) DENOTES INGRESS-EGRESS EASEMENT
- (SD) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (SS) DENOTES SANITARY SEWER EASEMENT 10' WIDE UNLESS OTHERWISE NOTED
- (W) DENOTES WATER MAIN EASEMENT 10' WIDE UNLESS OTHERWISE NOTED

LEGEND
EXISTING EASEMENT

- (CS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (IE) DENOTES INGRESS-EGRESS EASEMENT
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LEGEND:

- PROPOSED CURB
- PROPOSED ROLL CURB
- PROPOSED HANDICAP RAMP
- PRE-BLAST FOR FUTURE UTILITIES
- WATER METER
- STREET LIGHT
- STREET SIGN
- STOP SIGN
- ALLEY PAVEMENT
- (2) NO PARKING
- (L) PRIVATE DRIVE
- (A) FIRE LANE "A"
- (B) FIRE LANE "B"
- (C) FIRE LANE "C"

LEGEND

AS-BUILT

STATE GRID NORTH
WEST VIRGINIA
NAD 27

04/14/23

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
6/18/03
9/01/03
10/31/03
12/05/03

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

Plan & Profile - BATTLEFIELD DRIVE

HUNTFIELD
Phase 2B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: JUNE 2003
SCALE: 1"=5'(V), 1"=50'(H) C.I. N/A

SHEET 13 OF 53

PP-20022

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 EAST HIRST ROAD, SUITE 108
PURCELLVILLE, VA 20132
PHONE: (703) 994-4047
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SHEET 14 OF 31

CENTERLINE GEOMETRY
CHADWICK DRIVE

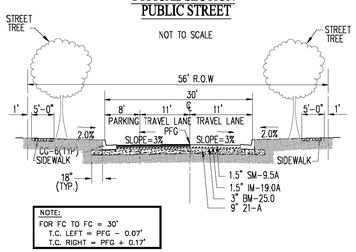
PI 28+23.80 283309.6650 2457270.0578
Length: 1186.03 Course: S 69-58-24 E
Delta: 16-17-16

Tangent Data
14+77.95 284106.6989 2456185.5966
20+94.55 283741.5373 2456682.4432
Length: 616.60 Course: S 53-41-08 E

Circular Curve Data
PC 20+94.55 283741.5373 2456682.4432
RP 287847.7927 2459700.3701
PT 35+43.22 283059.9288 2457955.2123
Delta: 16-17-16 Type: LEFT
Radius: 5096.00 DOC: 01-07-28
Length: 1448.66 Tangent: 729.25
Mid-Ord: 51.39 External: 51.91
Chord: 1443.79 Course: S 61-49-46 E
Es: 51.91

TYPICAL SECTION
PUBLIC STREET

NOT TO SCALE



NOTE:
FOR FC TO FC = 30'
T.C. LEFT = PFG - 0.07'
T.C. RIGHT = PFG + 0.17'

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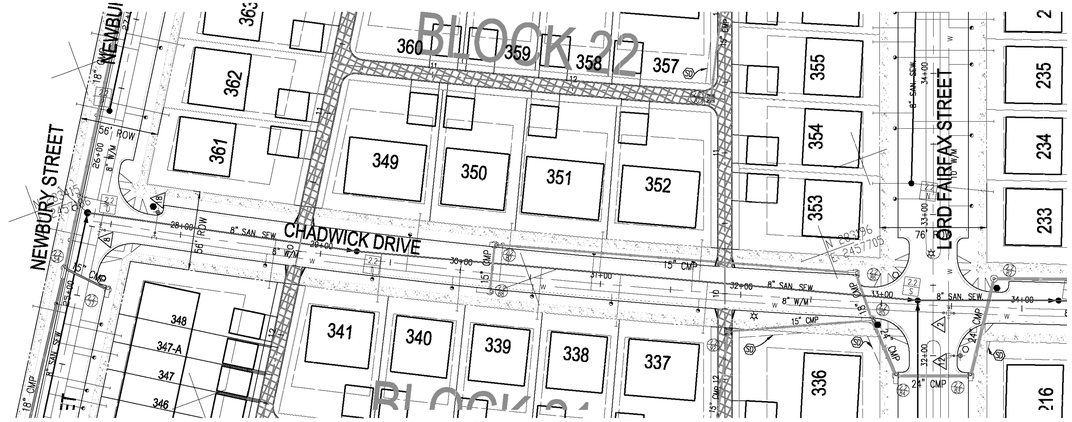
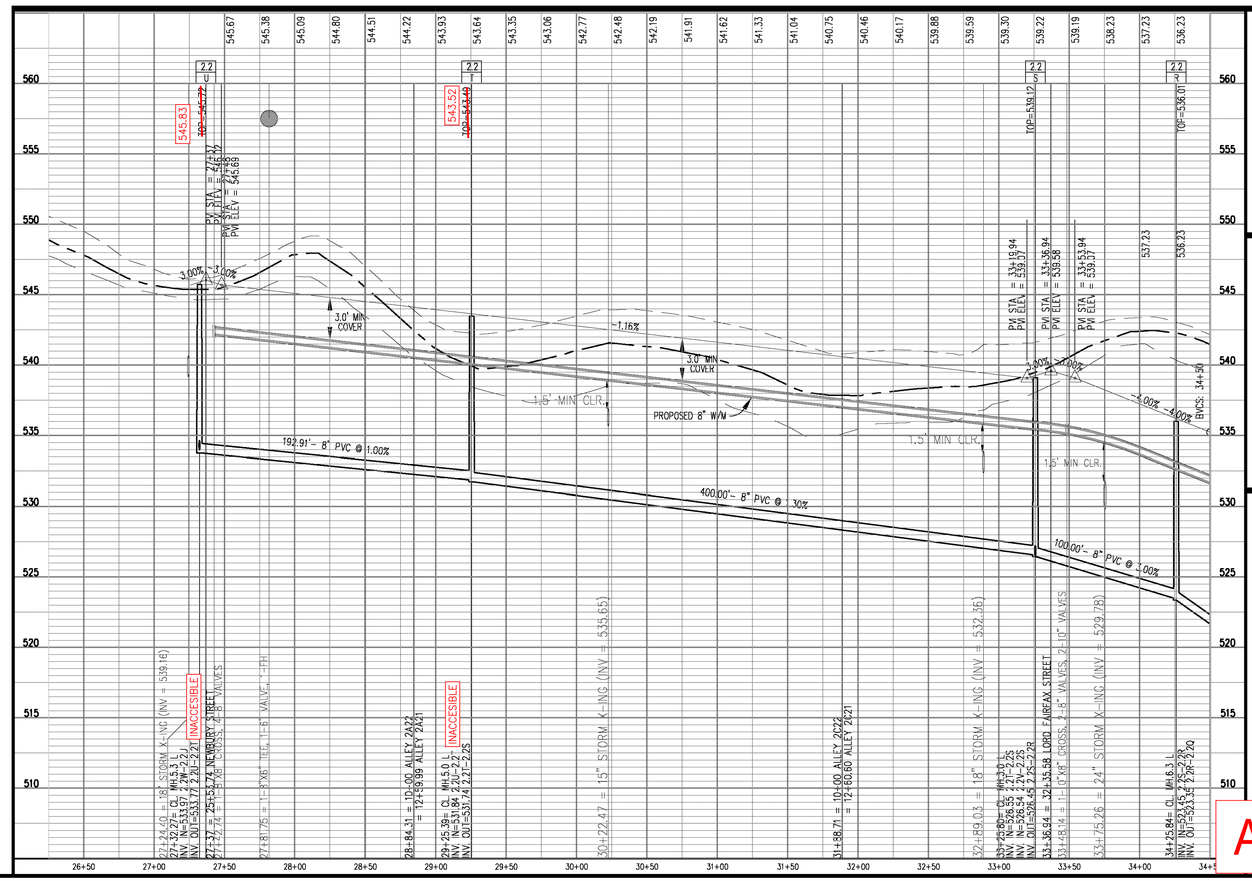
SANITARY LATERAL COMPUTATIONS

Section	Lot	Station	DS MH / US MH	Slope (%)	Overall Length (FT.)	Invert @ Main	Invert of Lateral @ Main	Riser Height	End Riser Station	Inv. @ End of Riser	Vertical Bend Station	Inv @ Bottom Vert. Bend	Stack Height	Inv @ Top Vert. Bend	Inv @ End of Lateral	Finished Grade @ End Lat.	Basement Elevation (FT.)
2.2	337	1+49.84	2.2S /2.2T	2.08%	36.4	531.64	532.39	N/A			0+31.4	533.04	N/A		533.15		536.50
2.2	352	1+55.84	2.2S /2.2T	2.08%	29.5	531.72	532.47	N/A			0+24.5	532.98	N/A		533.08		534.95
2.2	338	2+11.82	2.2S /2.2T	2.08%	37.0	532.44	533.19	N/A			0+32.0	533.86	N/A		533.96		537.05
2.2	351	2+26.95	2.2S /2.2T	2.08%	29.0	532.64	533.39	N/A			0+24.0	533.89	N/A		533.99		535.75
2.2	339	2+68.19	2.2S /2.2T	2.08%	36.8	533.18	533.93	N/A			0+31.8	534.59	N/A		534.69		537.75
2.2	350	2+92.10	2.2S /2.2T	2.08%	29.4	533.49	534.24	N/A			0+24.4	534.75	N/A		534.85		536.50
2.2	340	3+25.28	2.2S /2.2T	2.08%	35.8	533.92	534.67	N/A			0+30.8	535.31	N/A		535.41		538.35
2.2	349	3+58.62	2.2S /2.2T	2.08%	30.8	534.35	535.10	N/A			0+25.8	535.64	N/A		535.74		537.60
2.2	341	3+82.32	2.2S /2.2T	2.08%	34.6	534.66	535.41	N/A			0+29.6	536.03	N/A		536.13		538.35



CHADWICK DRIVE



EASEMENT LEGEND

- (CS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (E) DENOTES INGRESS-EGRESS EASEMENT
- (S) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (SS) DENOTES SANITARY SEWER EASEMENT 10' WIDE UNLESS OTHERWISE NOTED
- (W) DENOTES WATER MAIN EASEMENT 10' WIDE UNLESS OTHERWISE NOTED

LEGEND
EXISTING EASEMENT

- (CS) DENOTES COMMON SHARED EASEMENT
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LEGEND:

- PROPOSED CURB
- PROPOSED ROLL CURB
- PROPOSED HANDICAP RAMP
- PRE-BLAST FOR FUTURE UTILITIES
- WATER METER
- STREET LIGHT
- STREET SIGN
- STOP SIGN
- ALLEY PAVEMENT
- (2) NO PARKING

LEGEND

AS-BUILT

STATE GRID NORTH
WEST VIRGINIA NORTH
NAD 27

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
6/18/03
9/11/03
10/31/03
12/05/03

04/14/23

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600 PEGASUS COURT - SUITE 101 WINCHESTER, VIRGINIA 22602
PHONE (540) 450-0210 FAX (540) 450-0210

Plan & Profile - CHADWICK DRIVE
HUNTFIELD
Phase 2B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=5'(V), 1"=50'(H) C.I. N/A DATE: JUNE 2003

SHEET 15 OF 53

PP-20022

SHEET 15 OF 31

CENTERLINE GEOMETRY
SILVERLEAF DRIVE

PI 28+12.57 283570.7642 2457353.8306
Length: 1196.74 Course: S 69-58-24 E
Delta: 16-17-16

Tangent Data

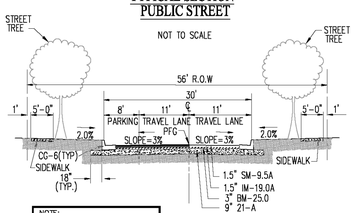
15+46.93 284320.2935 2456334.0051
21+22.53 283979.4157 2456797.8106
Length: 575.60 Course: S 53-41-08 E

Circular Curve Data

PC 21+22.53 283979.4157 2456797.8106
RP 287864.8874 2459653.4707
PT 34+93.30 283334.4557 2458002.1459
Delta: 16-17-16 Type: LEFT
Radius: 4822.00 DOC: 01-11-18
Length: 1370.77 Tangent: 690.04
Mid-Ord: 48.63 External: 49.12
Chord: 1366.16 Course: S 61-49-46 E
Es: 49.12

TYPICAL SECTION
PUBLIC STREET

NOT TO SCALE



NOTE:
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T.C. LEFT = PFG - 0.07'
T.C. RIGHT = PFG + 0.17'

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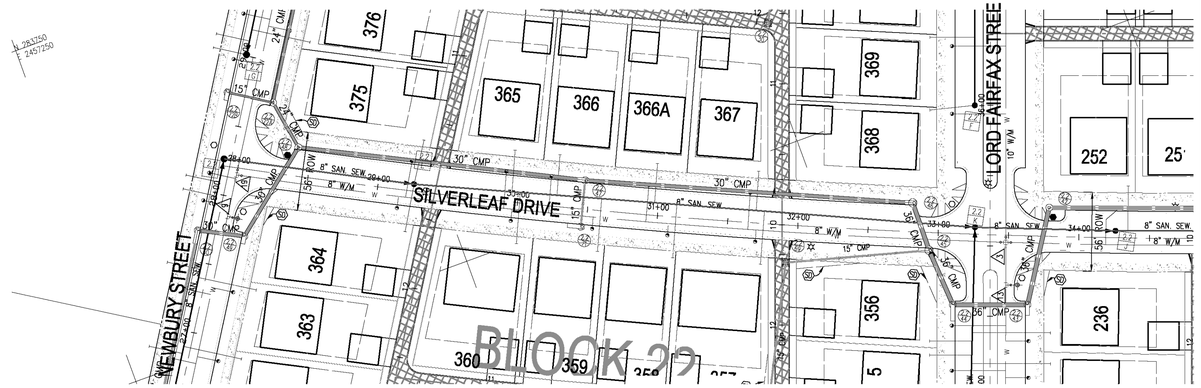
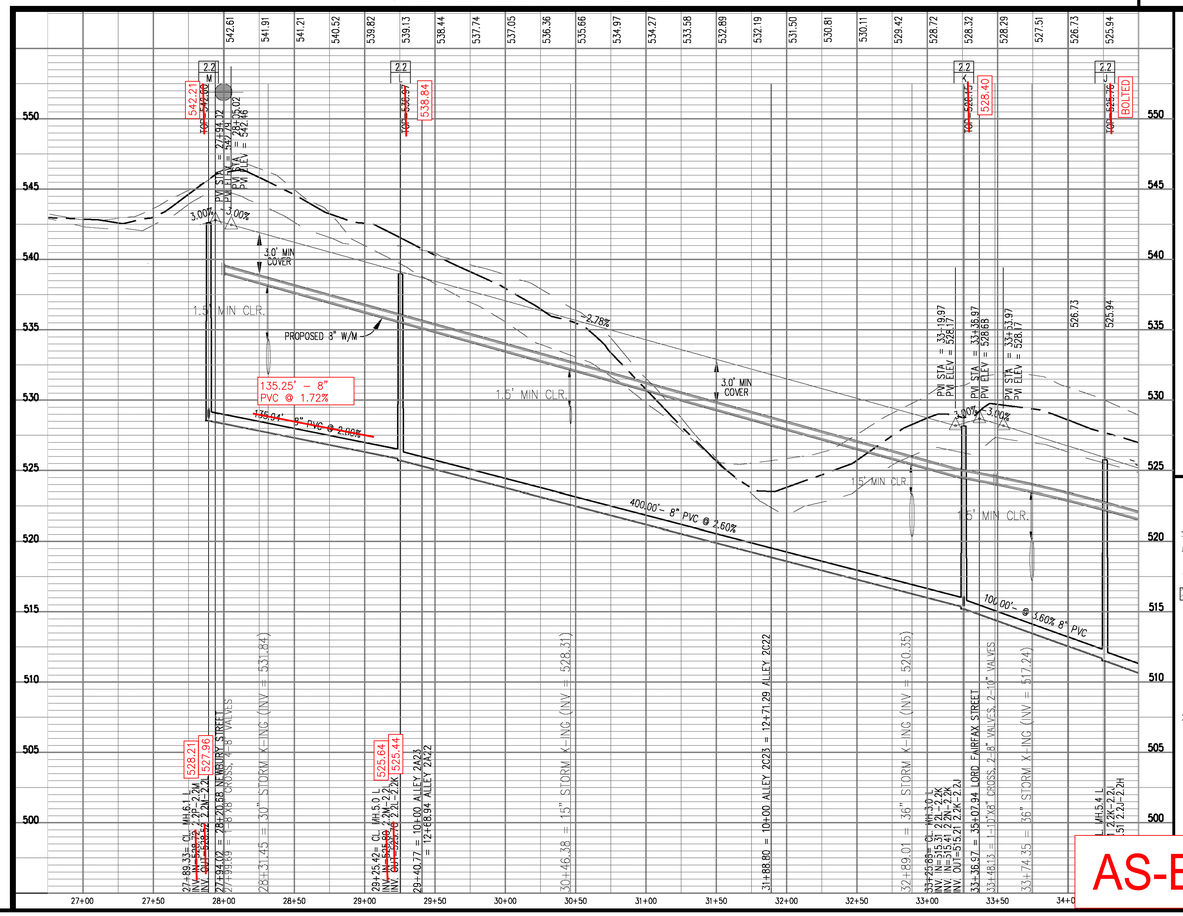
SANITARY LATERAL COMPUTATIONS

Section	Lot	Station	DS MH / US MH	Slope	Overall Length (FT.)	Invert @ Main	Invert of Lateral @ Main	Riser Height	End Riser Station	Inv. @ End of Riser	Vertical Bend Station	Inv @ Bottom Vert. Bend	Stack Height	Inv @ Top Vert. Bend	Inv @ End of Lateral	Finished Grade @ End Lat.	Basement Elevation (FT.)
2.2	357	1+49.99	2.2K /2.2L	2.08%	37.9	519.96	520.71	N/A			0+32.9	521.39	3.00	524.39	524.49		529.50
2.2	358	2+12.49	2.2K /2.2L	2.08%	38.1	521.58	522.33	N/A			0+33.1	523.02	2.00	525.02	525.12		530.35
2.2	359	2+66.17	2.2K /2.2L	2.08%	37.7	522.98	523.73	N/A			0+32.7	524.41	3.00	527.41	527.51		532.25
2.2	360	3+24.10	2.2K /2.2L	2.08%	36.6	524.48	525.23	N/A			0+31.6	525.89	2.00	527.89	527.99		532.75
2.2	367	1+55.99	2.2K /2.2L	2.08%	28.1	520.11	520.86	N/A			0+23.1	521.34	1.00	522.34	522.45		527.65
2.2	366A	2+28.43	2.2K /2.2L	2.08%	27.9	522.00	522.75	N/A			0+22.9	523.22	1.00	524.22	524.33		529.65
2.2	366	2+97.98	2.2K /2.2L	2.08%	28.9	523.80	524.55	N/A			0+23.9	525.05	1.00	526.05	526.15		531.40
2.2	365	3+30.10	2.2K /2.2L	2.08%	29.6	524.64	525.39	N/A			0+24.6	525.90	2.00	527.90	528.01		532.60
2.2	364	3+99.91	@MH 2.2L	2.08%	34.3	526.04	526.79	N/A			0+29.3	527.40	5.00	532.40	532.50		537.35



SILVERLEAF DRIVE



EASEMENT LEGEND

- DENOTES COMMON SHARED EASEMENT
- DENOTES PUBLIC ACCESS EASEMENT
- DENOTES INGRESS-EGRESS EASEMENT
- DENOTES SIGHT DISTANCE EASEMENT
- DENOTES STORM DRAIN EASEMENT
- DENOTES SANITARY SEWER EASEMENT 10' WIDE UNLESS OTHERWISE NOTED
- DENOTES WATER MAIN EASEMENT 10' WIDE UNLESS OTHERWISE NOTED

LEGEND
EXISTING EASEMENT

- DENOTES COMMON SHARED EASEMENT
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- DENOTES INGRESS-EGRESS EASEMENT
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- DENOTES SANITARY SEWER EASEMENT 10' WIDE UNLESS OTHERWISE NOTED
- DENOTES WATER MAIN EASEMENT 10' WIDE UNLESS OTHERWISE NOTED

LEGEND:

- PROPOSED CURB
- PROPOSED ROLL CURB
- PROPOSED HANDICAP RAMP
- PRE-BLAST FOR FUTURE UTILITIES
- WATER METER
- STREET LIGHT
- STREET SIGN
- STOP SIGN
- ALLEY PAVEMENT
- (Z) NO PARKING
- (3) PRIVATE DRIVE
- (A) FIRE LANE "A"
- (B) FIRE LANE "B"
- (C) FIRE LANE "C"

LEGEND

AS-BUILT

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE: 6/18/03, 9/11/03, 10/31/03, 12/05/03

Urban Engineering & Associates, Inc.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
PEGASUS BUSINESS CENTER
600 PEGASUS COURT - SUITE 101 WINCHESTER, VIRGINIA 22602
PHONE (540) 450-0211 FAX (540) 450-0216

04/14/23

Plan & Profile - SILVERLEAF DRIVE

HUNTFIELD
Phase 2B

CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=5'(V), 1"=50'(H) *C.I.* N/A *DATE:* JUNE 2003

SHEET 17 *OF* 53

PP-20022

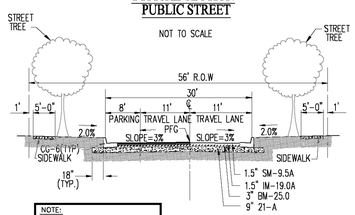
SHEET 16 OF 31

SANITARY LATERAL COMPUTATIONS

Section	Lot	Station	DS MH / US MH	Slope (%)	Overall Length (FT.)	Invert @ Main	Invert of Lateral @ Main	Riser Height	End Riser Station	Inv. @ End of Riser	Vertical Bend Station	Inv @ Bottom Vert. Bend	Stack Height	Inv @ Top Vert Bend	Inv @ End of Lateral	Finished Grade @ End Lot	Basement Elevation (FT.)
2.2	243	1+50.00	2.1D /2.2H	2.08%	34.0	493.73	494.48	N/A			0+29.0	495.09	5.00	500.09	500.19		505.40
2.2	244	1+56.00	2.1D /2.2H	2.08%	32.0	494.03	494.78	N/A			0+27.0	495.34	3.00	498.34	498.45		503.35
2.2	245	2+06.55	2.1D /2.2H	2.08%	32.0	496.53	497.28	N/A			0+27.0	497.85	3.00	500.85	500.95		506.05
2.2	241	2+51.10	2.1D /2.2H	2.08%	34.0	498.74	499.49	N/A			0+29.0	500.09	5.00	505.09	505.20		509.65
2.2	246	2+59.00	2.1D /2.2H	2.08%	32.0	499.13	499.88	N/A			0+27.0	500.44	3.00	503.44	503.55		508.85
2.2	240	3+01.65	2.1D /2.2H	2.08%	34.0	501.24	501.99	N/A			0+29.0	502.59	5.00	507.59	507.70		512.65
2.2	247	3+07.65	2.1D /2.2H	2.08%	32.0	501.54	502.29	N/A			0+27.0	502.85	4.00	506.85	506.95		511.65
2.2	239	3+52.20	2.1D /2.2H	2.08%	34.0	503.74	504.49	N/A			0+29.0	505.10	5.00	510.10	510.20		515.15
2.2	248	3+58.20	2.1D /2.2H	2.08%	32.0	504.04	504.79	N/A			0+27.0	505.35	4.00	509.35	509.46		514.30
2.2	238	0+02.75	GMH 2.2H	2.08%	34.0	506.31	507.06	N/A			0+29.0	507.66	4.00	511.66	511.77		517.05
2.2	249	0+08.75	2.2H /2.2J	2.08%	32.0	506.52	507.27	N/A			0+27.0	507.84	3.00	510.84	510.94		516.10
2.2	237	0+53.14	2.2H /2.2J	2.08%	34.2	508.12	508.87	N/A			0+29.2	509.48	6.00	515.48	515.58		520.25
2.2	250	0+59.14	2.2H /2.2J	2.08%	31.7	508.34	509.09	N/A			0+26.7	509.64	3.00	512.64	512.75		517.80
2.2	251	1+04.17	2.2H /2.2J	2.08%	31.4	509.96	510.71	N/A			0+26.4	511.26	4.00	515.26	515.36		519.80
2.2	252	1+58.17	2.2H /2.2J	2.08%	31.5	511.94	512.69	N/A			0+26.5	513.24	2.00	515.24	515.35		520.00

TYPICAL SECTION
PUBLIC STREET

NOT TO SCALE

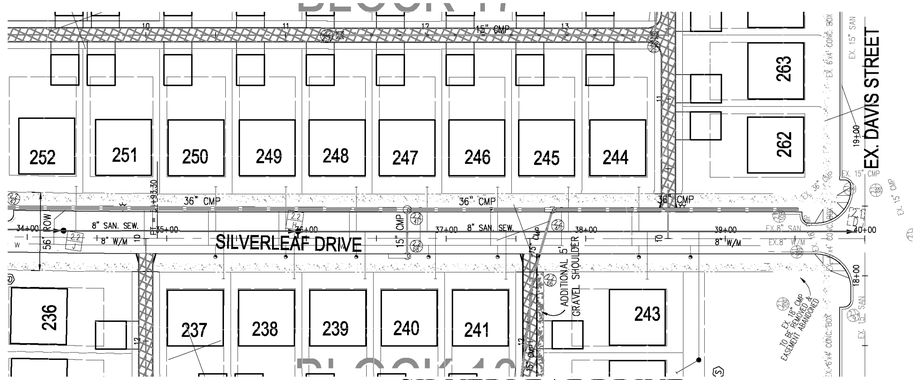


NOTE:
FOR FC TO FC = 30'
T.C. LEFT = PFG - 0.07'
T.C. RIGHT = PFG + 0.17'

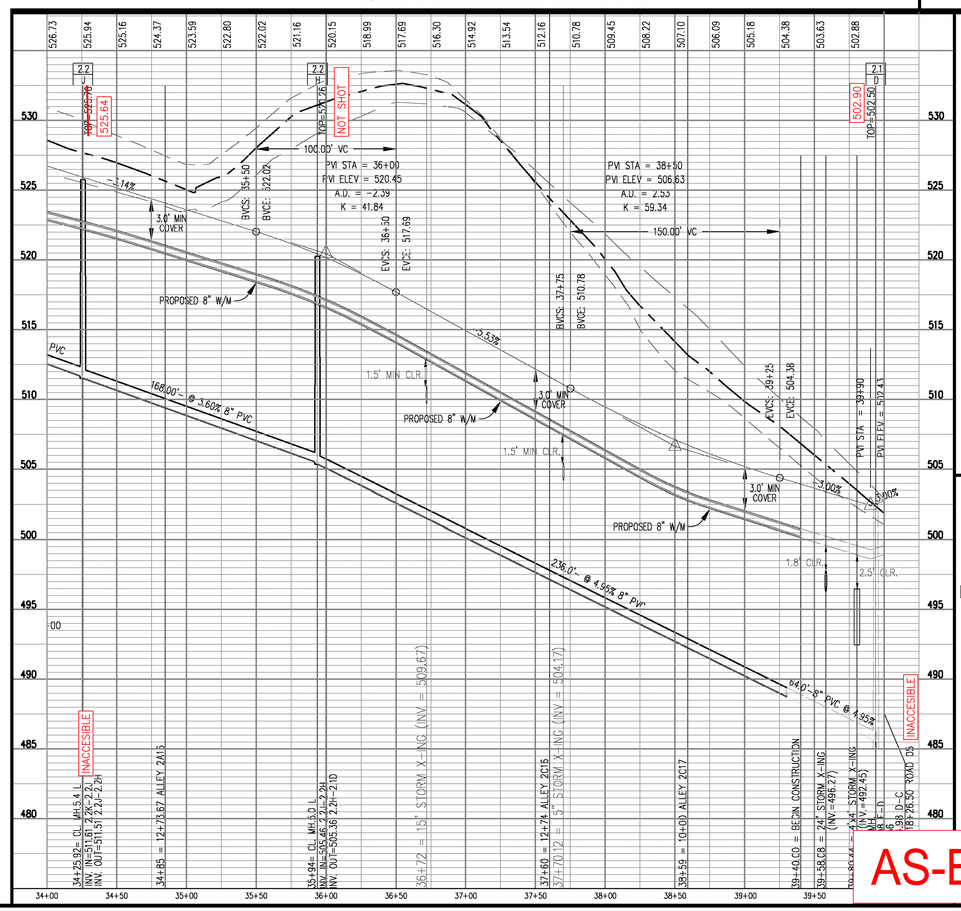
CENTERLINE GEOMETRY
SILVERLEAF DRIVE

Circular Curve Data

PC	21+22.53		283979.4157	2456797.8106
RP			287864.8874	2459653.4707
PT	34+93.30		283334.4557	2458002.1459
	Delta:	16-17-16	Type:	LEFT
	Radius:	4822.00	DOC:	01-11-18
	Length:	1370.77	Tangent:	690.04
	Mid-Ord:	48.63	External:	49.12
	Chord:	1366.16	Course:	S 61-49-46 E
	Es:	49.12		
PI	40+00		283160.9335	2458478.2064



SILVERLEAF DRIVE



STATE GRID NORTH
WEST VIRGINIA
NAD 27

EASEMENT LEGEND

- (CS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (E) DENOTES INGRESS-EGRESS EASEMENT
- (SD) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (SS) DENOTES SANITARY SEWER EASEMENT 10' WIDE UNLESS OTHERWISE NOTED
- (W) DENOTES WATER MAIN EASEMENT 10' WIDE UNLESS OTHERWISE NOTED

LEGEND
EXISTING EASEMENT

- (CS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (E) DENOTES INGRESS-EGRESS EASEMENT
- (SD) DENOTES SIGHT DISTANCE EASEMENT
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- (W) DENOTES WATER MAIN EASEMENT 10' WIDE UNLESS OTHERWISE NOTED

LEGEND:

- PROPOSED CURB
- PROPOSED ROLL CURB
- PROPOSED HANDICAP RAMP
- PRE-BLAST FOR FUTURE UTILITIES
- WATER METER
- STREET LIGHT
- STREET SIGN
- STOP SIGN
- ALLEY PAVEMENT
- (2) NO PARKING
- (3) PRIVATE DRIVE
- (A) FIRE LANE "A"
- (B) FIRE LANE "B"
- (C) FIRE LANE "C"

LEGEND

AS-BUILT

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
6/18/03
9/11/03
10/31/03
12/05/03

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04/14/23

Plan & Profile - SILVERLEAF DRIVE

HUNTFIELD
Phase 2B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=5'(V), 1"=50'(H) C.I. N/A DATE: JUNE 2003

SHEET 18 OF 53

PP-20022

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 EAST HIRST ROAD, SUITE 108
PURCELLVILLE, VA 20132
PHONE: (703) 994-4047
MRAGTA.COM
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CENTERLINE GEOMETRY
HOLLY SPRINGS DRIVE

PI 28+84.54 — 283837.4142 — 2457538.1196
Length: 352.60 Course: S 64-54-25 E
Delta: 11-13-17

Tangent Data
17+70.47 — 284497.1859 — 2456640.4204
27+61.75 — 283910.1375 — 2457439.1708
Length: 991.28 Course: S 53-41-08 E

Circular Curve Data
PC 27+61.75 — 283910.1375 — 2457439.1708
RP — 284917.3626 — 2458179.4394
PT 30+06.56 — 283785.3367 — 2457649.3287
Delta: 11-13-17 Type: LEFT
Radius: 1250.00 DOC: 04-35-01
Length: 244.81 Tangent: 122.80
Mid-Ord: 5.99 External: 6.02
Chord: 244.42 Course: S 59-17-47 E
Es: 6.02

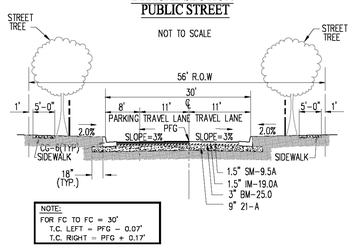
PI 32+36.35 — 283687.8824 — 2457857.4375
Length: 763.69 Course: S 69-58-24 E
Delta: 5-03-59

Tangent Data
30+06.56 — 283785.3367 — 2457649.3287
32+03.17 — 283701.9541 — 2457827.3881
Length: 196.62 Course: S 64-54-25 E

Circular Curve Data
PC 32+03.17 — 283701.9541 — 2457827.3881
RP — 284381.1697 — 2458145.4545
PT 32+69.49 — 283676.5194 — 2457888.6122
Delta: 05-03-59 Type: LEFT
Radius: 750.00 DOC: 07-38-22
Length: 66.32 Tangent: 33.18
Mid-Ord: 0.73 External: 0.73
Chord: 66.30 Course: S 67-26-25 E
Es: 0.73

TYPICAL SECTION
PUBLIC STREET

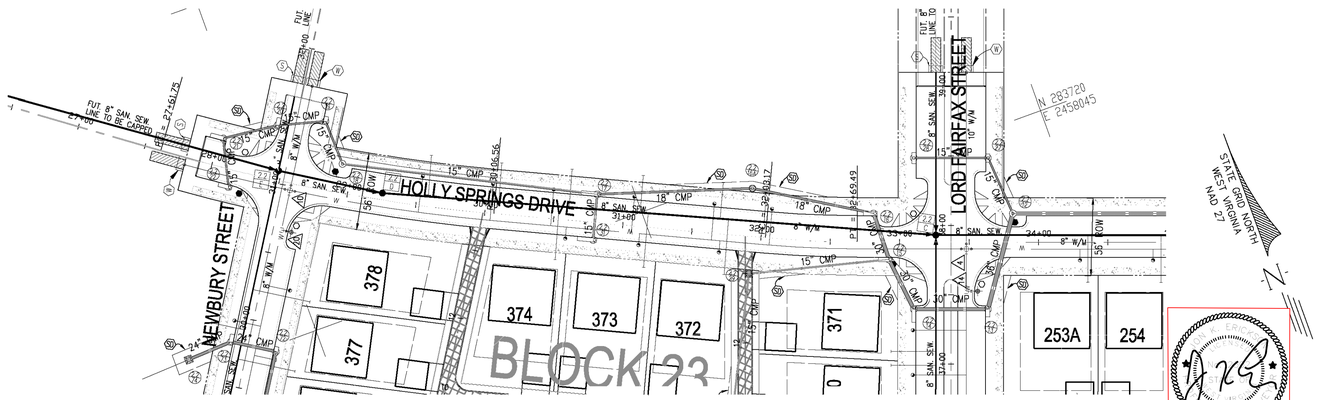
NOT TO SCALE



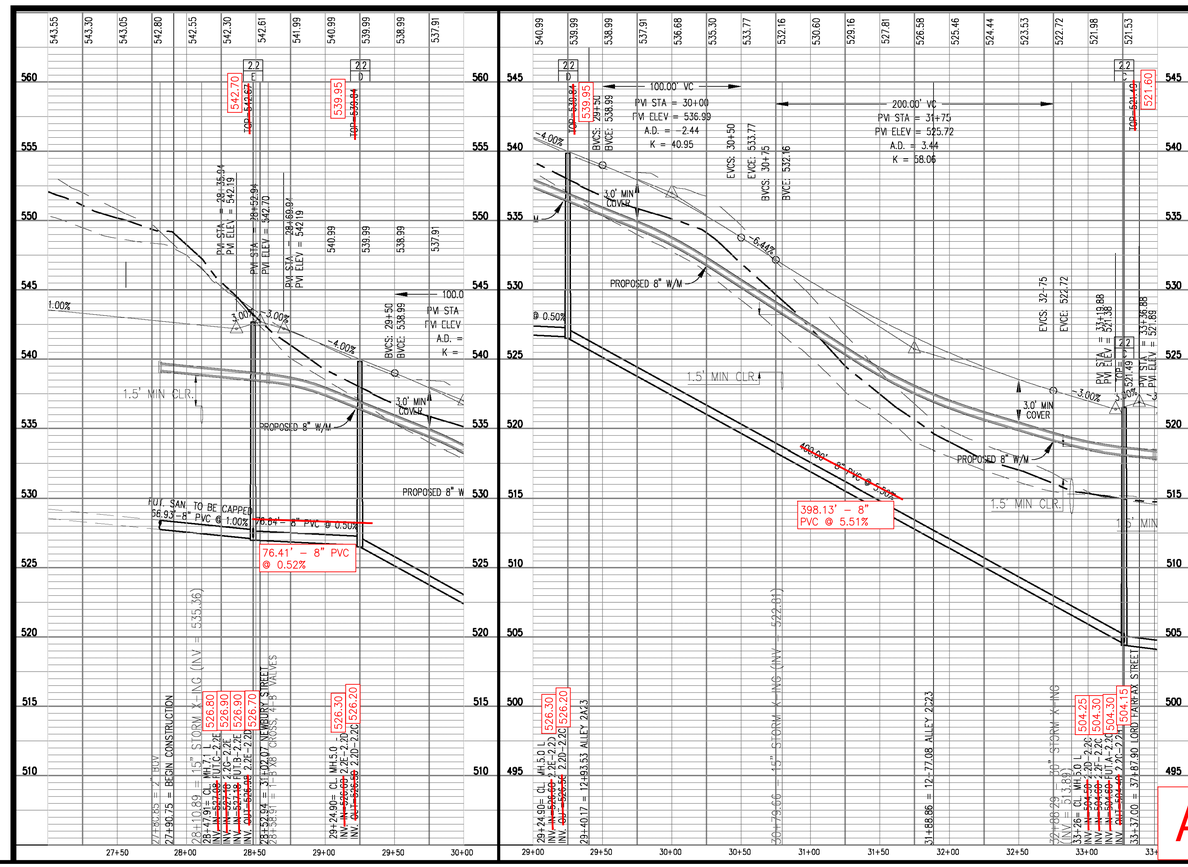
NOTE:
FOR FC TO FC = 30'
T.C. LEFT = PFG - 0.07'
T.C. RIGHT = PFG + 0.13'

SANITARY LATERAL COMPUTATIONS

Section	Lot	Station	DS MH / US MH	Slope (%)	Overall Length (FT.)	Invert @ Main	Invert of Lateral @ Main	Riser Height	End Riser Station	Inv. @ End of Riser	Vertical Bend Station	Inv @ Bottom Vert. Bend	Stack Height	Inv @ Top Vert. Bend	Inv @ End of Lateral	Finished Grade @ End Lat.	Basement Elevation (FT.)
2.2	Lot 9	1+23.94	2.2C /2.2D	2.08%	25.7	512.07	512.82	N/A			0+20.7	513.25	2.00	515.25	515.35		520.00
2.2	372	1+49.79	2.2C /2.2D	2.08%	40.0	513.49	514.24	N/A			0+35.0	514.97	4.00	518.97	519.07		523.70
2.2	Lot 10	1+55.79	2.2C /2.2D	2.08%	26.1	513.82	514.57	N/A			0+21.1	515.01	4.00	519.01	519.11		524.00
2.2	373	2+07.71	2.2C /2.2D	2.08%	39.2	516.67	517.42	N/A			0+34.2	518.14	5.00	523.14	523.24		527.70
2.2	Lot 11	2+13.71	2.2C /2.2D	2.08%	26.9	517.00	517.75	N/A			0+21.9	518.21	4.00	522.21	522.31		527.50
2.2	Lot 12	2+64.87	2.2C /2.2D	2.08%	27.5	519.82	520.57	N/A			0+22.5	521.04	4.00	525.04	525.14		530.00
2.2	374	2+72.21	2.2C /2.2D	2.08%	38.5	520.22	520.97	N/A			0+33.5	521.57	4.00	525.67	525.77		530.90
2.2	Lot 13	3+15.86	2.2C /2.2D	2.08%	28.2	522.62	523.37	N/A			0+23.2	523.85	1.00	524.85	524.96		530.00
2.2	Lot 14	3+66.86	2.2C /2.2D	2.08%	29.8	525.43	526.18	N/A			0+24.8	526.69	3.00	529.69	529.80		535.00



HOLLY SPRINGS DRIVE



EASEMENT LEGEND

(CS) DENOTES COMMON SHARED EASEMENT
(PA) DENOTES PUBLIC ACCESS EASEMENT
(E) DENOTES INGRESS-EGRESS EASEMENT
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LEGEND:

PROPOSED CURB
PROPOSED ROLL CURB
PROPOSED HANDICAP RAMP
PRE-BLAST FOR FUTURE UTILITIES
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STREET LIGHT
STREET SIGN
STOP SIGN
ALLEY PAVEMENT

(2) NO PARKING
(3) PRIVATE DRIVE
(A) FIRE LANE "A"
(B) FIRE LANE "B"
FIRE LANE "C"

LEGEND
EX. GRADE 35' LEFT
EX. GRADE @ ℄
EX. GRADE 35' RIGHT

AS-BUILT

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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PURCELLVILLE, VA 20132
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No.	DATE	DESCRIPTION
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PLAN DATE
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COMMONWEALTH OF VIRGINIA
#5137
REGISTERED
LAND SURVEYOR
PROFESSIONAL

Plan & Profile - HOLLY SPRINGS DRIVE

HUNTFIELD
Phase 2B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

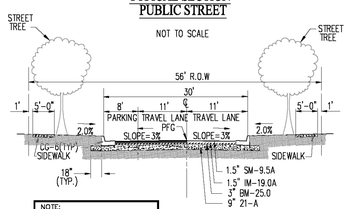
DATE: JUNE 2003
SCALE: 1"=5'(V), 1"=50'(H)
C.I. N/A

SHEET 19 OF 53

PP-20022

TYPICAL SECTION
PUBLIC STREET

NOT TO SCALE



NOTE:
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T.C. LEFT = PFG - 0.07'
T.C. RIGHT = PFG + 0.17'

CENTERLINE GEOMETRY
HOLLY SPRINGS DRIVE

PI	40+00	283426.3518	2458574.9504

Tangent Data

32+69.49	283676.5194	2457888.6122
40+00	283426.3518	2458574.9504

Length: 730.51 Course: S 69-58-24 E

SANITARY LATERAL COMPUTATIONS

Section	Lot	Station	DS MH / US MH	Slope (%)	Overall Length (FT.)	Invert @ Main	Invert of Lateral @ Main	Riser Height	End Riser Station	Inv. @ End of Riser	Vertical Bend Station	Inv @ Bottom Vert. Bend	Stack Height	Inv @ Top Vert. Bend	Inv @ End of Lateral	Finished Grade @ End Lat.	Basement Elevation (FT.)
2.2	259	0+00.00	@MH 2.1C	2.08%	34.0	483.53	484.28	N/A			0+29.0	484.89	17.00	501.89	501.99		506.45
2.2	261	1+50.00	2.1C /2.2A	2.08%	34.0	489.95	490.70	N/A			0+29.0	491.30	5.00	496.30	496.41		501.35
2.2	260	2+02.00	2.1C /2.2A	2.08%	34.0	492.03	492.78	N/A			0+29.0	493.38	6.00	499.38	499.49		503.95
2.2	Lot 2	2+08.00	2.1C /2.2A	2.08%	32.0	492.27	493.02	N/A			0+27.0	493.58	5.00	498.58	498.68		503.95
2.2	258	0+90.00	2.2A /2.2B	2.08%	31.3	498.25	499.00	N/A			0+26.3	499.55	4.00	503.55	503.65		508.45
2.2	257	1+00.00	2.2A /2.2B	2.08%	34.0	498.65	499.40	N/A			0+29.0	500.00	5.00	505.00	505.11		510.20
2.2	256	1+48.00	2.2A /2.2B	2.08%	34.0	500.57	501.32	N/A			0+29.0	501.92	5.00	506.92	507.03		511.50
2.2	255	1+99.15	@MH 2.2B	2.08%	33.9	502.03	502.78	N/A			0+28.9	503.38	5.00	508.38	508.49		512.90
2.2	254	0+45.64	2.2B /2.2C	2.08%	34.0	502.70	503.03	N/A			0+29.0	503.63	4.00	507.63	507.74		512.80
2.2	253A	0+98.32	2.2B /2.2C	2.08%	34.0	503.36	503.69	N/A			0+29.0	504.29	5.00	509.29	509.40		513.85

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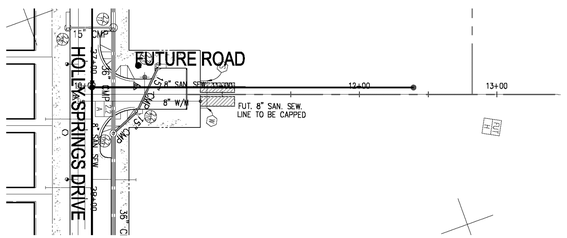
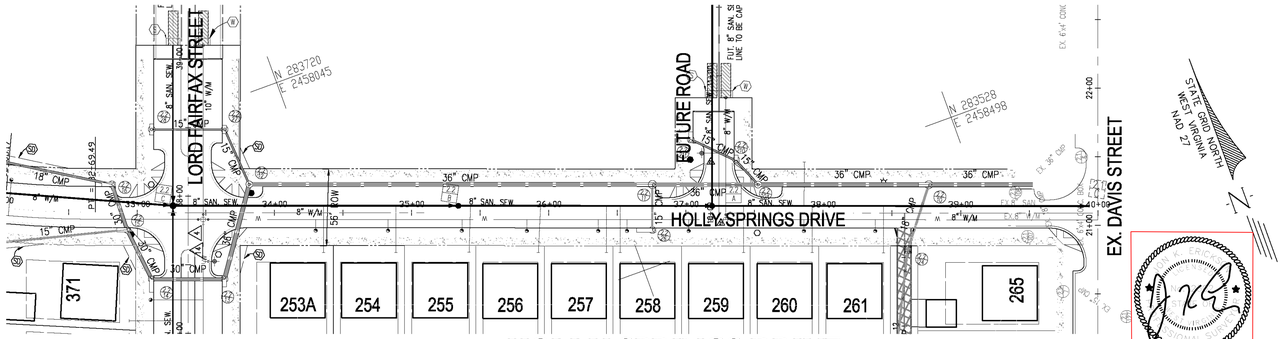
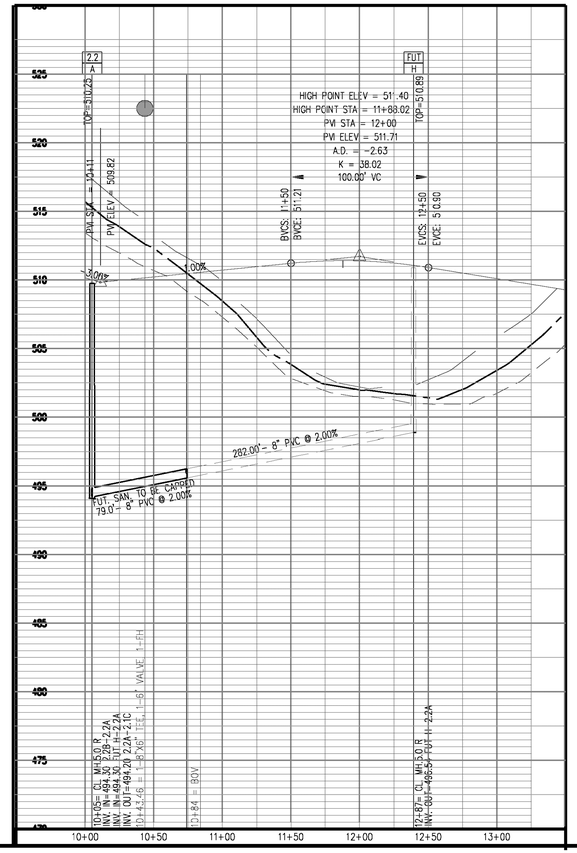
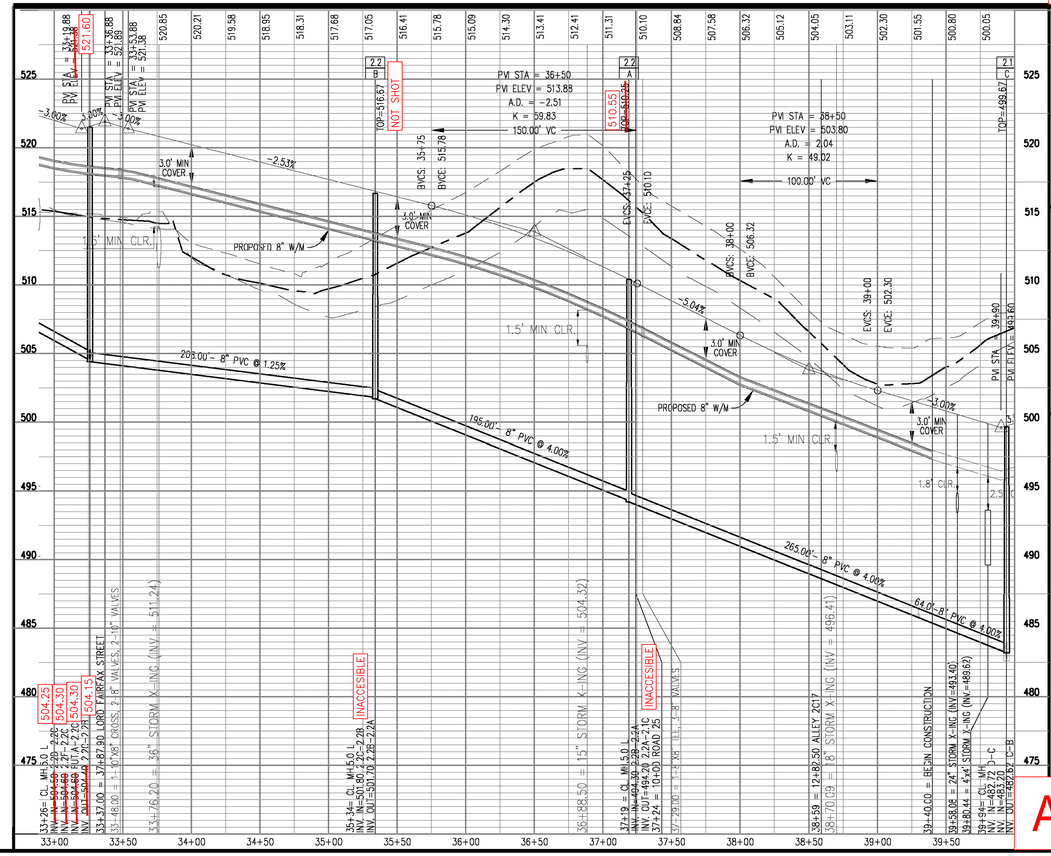




FUTURE ROAD



HOLLY SPRINGS DRIVE



EASEMENT LEGEND

- (CS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (IE) DENOTES INGRESS-EGRESS EASEMENT
- (SS) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (SS) DENOTES SANITARY SEWER EASEMENT 10' WIDE UNLESS OTHERWISE NOTED
- (W) DENOTES WATER MAIN EASEMENT 10' WIDE UNLESS OTHERWISE NOTED

LEGEND
EXISTING EASEMENT

- (CS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (IE) DENOTES INGRESS-EGRESS EASEMENT
- (SS) DENOTES SIGHT DISTANCE EASEMENT
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- (W) DENOTES WATER MAIN EASEMENT 10' WIDE UNLESS OTHERWISE NOTED

LEGEND:

- PROPOSED CURB
- PROPOSED ROLL CURB
- PROPOSED HANDICAP RAMP
- PRE-BLAST FOR FUTURE UTILITIES
- WATER METER
- STREET LIGHT
- STREET SIGN
- STOP SIGN
- ALLEY PAVEMENT

(2) NO PARKING
(3) PRIVATE DRIVE
(A) FIRE LANE "A"
(B) FIRE LANE "B"
FIRE LANE "C"

LEGEND
EX. GRADE 35' LEFT
EX. GRADE @ ℄
EX. GRADE 35' RIGHT

AS-BUILT

No.	DATE	REVISIONS
		DESCRIPTION

PLAN DATE
6/18/03
9/11/03
10/31/03
12/05/03

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

04/19/23

Plan & Profile - HOLLY SPRINGS DRIVE

HUNTFIELD
Phase 2B

CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1"=5'(V), 1"=50'(H) C.I. N/A DATE: JUNE 2003

SHEET
20
OF
53

PP-20022

SHEET 19 OF 31

CENTER LINE GEOMETRY
NEWBURY STREET

PI 14+30.13 282413.1752 2456676.7194
Length: 863.26 Course: N 28-09-34 E

PI 22+93.39 283174.2567 2457084.1138
Length: 1719.29 Course: N 32-09-34 E
Delta: 4-00-00

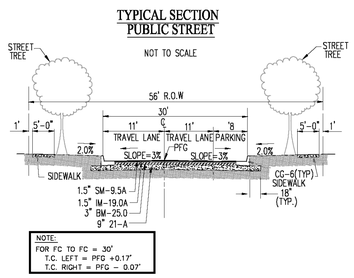
Tangent Data
14+30.13 282413.1752 2456676.7194
22+93.39 283174.2567 2457084.1138
Length: 863.26 Course: N 28-09-34 E

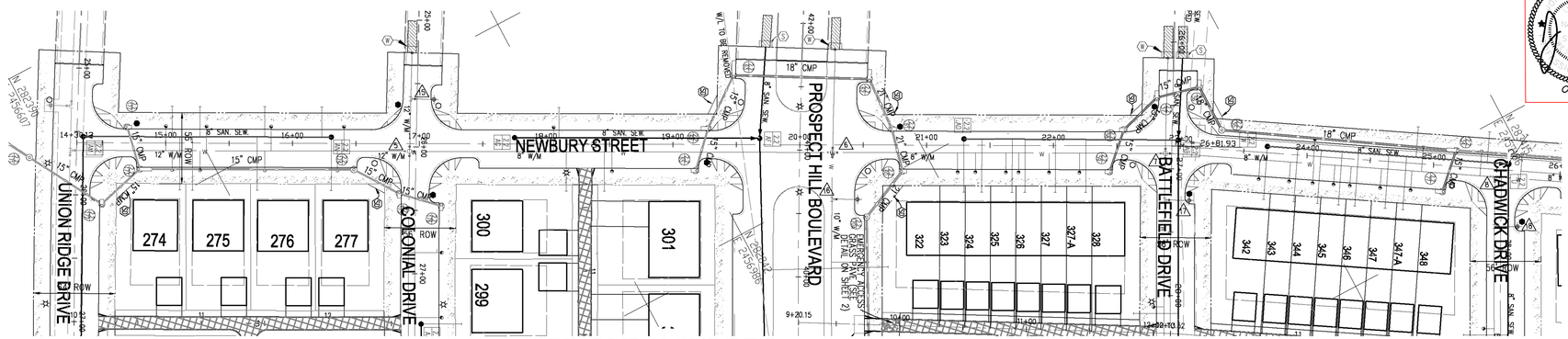
SANITARY LATERAL COMPUTATIONS

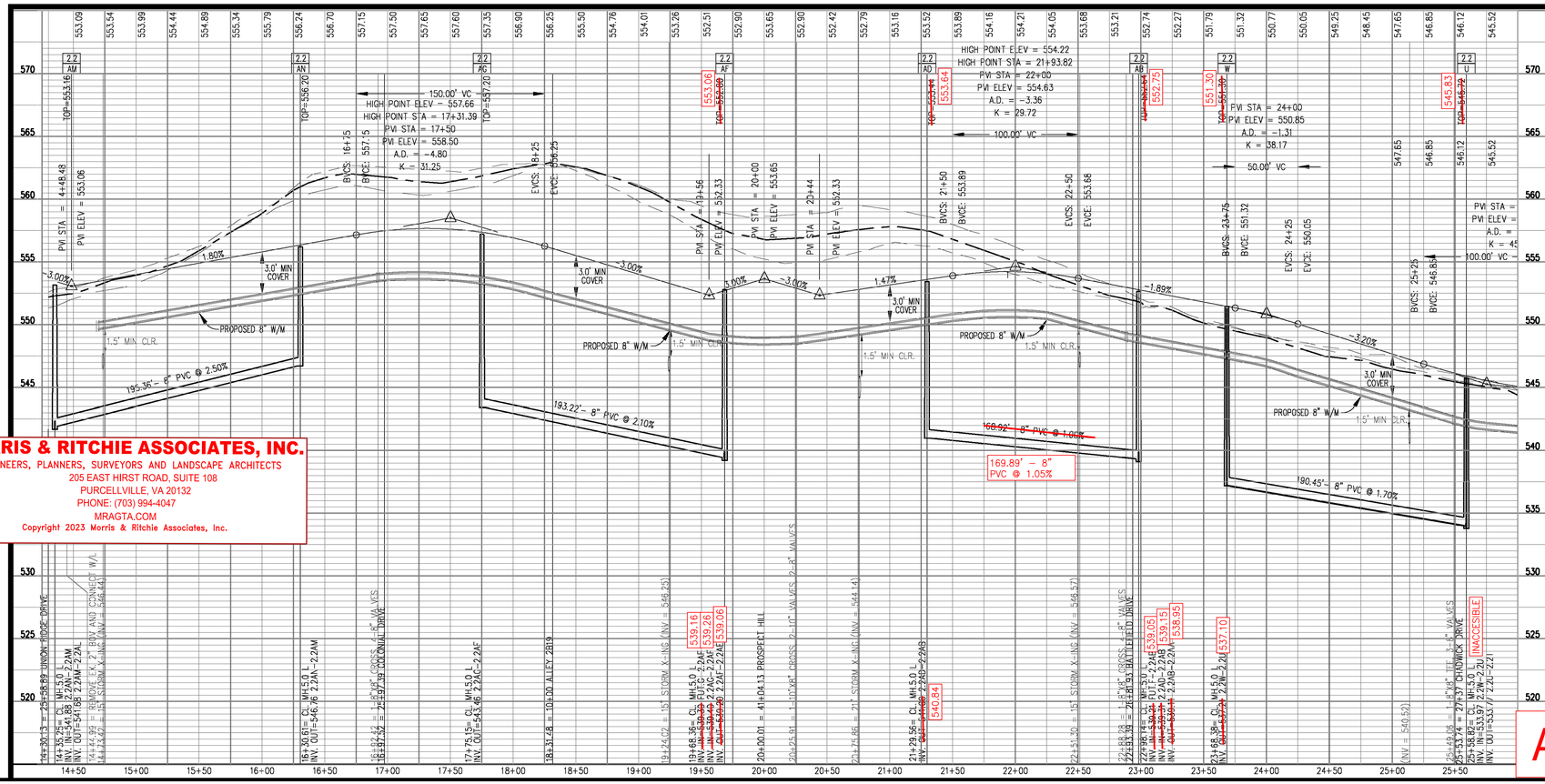
Section	Lot	Station	DS MH / US MH	Slope (%)	Overall Length (FT.)	Invert @ Main	Invert of Lateral @ Main	Riser Height	End Riser Station	Inv. @ End of Riser	Vertical Bend Station	Inv @ Bottom Vert. Bend	Stack Height	Inv @ Top Vert. Bend	Inv @ End of Lateral	Finished Grade @ End Lat.	Basement Elevation (FT.)
2.2	Lot 41	0+16.64	2.2U /2.2W	2.08%	24.0	537.40	538.15	N/A			0+19.0	538.55	N/A		538.65		541.00
2.2	Lot 23	0+72.89	2.2U /2.2W	2.08%	24.0	538.36	539.11	N/A			0+19.0	539.50	N/A		539.61		541.50
2.2	347	0+80.45	2.2U /2.2W	2.08%	42.0	538.49	539.24	N/A			0+37.0	540.01	N/A		540.11		541.94
2.2	346	0+94.46	2.2U /2.2W	2.08%	42.0	538.73	539.48	N/A			0+37.0	540.24	N/A		540.35		542.61
2.2	345	1+18.45	2.2U /2.2W	2.08%	42.0	539.13	539.88	N/A			0+37.0	540.65	N/A		540.76		543.94
2.2	344	1+42.46	2.2U /2.2W	2.08%	42.0	539.54	540.29	N/A			0+37.0	541.06	N/A		541.16		544.61
2.2	Lot 24	1+48.46	2.2U /2.2W	2.08%	24.0	539.64	540.39	N/A			0+19.0	540.79	N/A		540.89		544.50
2.2	343	1+66.45	2.2U /2.2W	2.08%	42.0	539.95	540.70	N/A			0+37.0	541.47	N/A		541.57		545.28
2.2	342	1+90.45	@MH 2.2AD	2.08%	42.0	539.94	540.69	N/A			0+37.0	541.46	N/A		541.56		545.95
2.2	327	0+72.83	2.2AB /2.2AD	2.08%	41.8	540.79	541.54	N/A			0+36.8	542.31	1.00	543.31	543.41		548.45
2.2	326	0+96.83	2.2AB /2.2AD	2.08%	41.8	541.03	541.78	N/A			0+36.8	542.55	2.00	544.55	544.65		549.12
2.2	325	1+20.83	2.2AB /2.2AD	2.08%	41.9	541.27	542.02	N/A			0+36.9	542.79	1.00	543.79	543.89		548.45
2.2	324	1+44.83	2.2AB /2.2AD	2.08%	41.9	541.51	542.26	N/A			0+36.9	543.03	N/A		543.14		547.78
2.2	323	1+68.92	@MH 2.2AD	2.08%	42.0	541.34	542.09	N/A			0+37.0	542.86	N/A		542.96		547.11

SANITARY LATERAL COMPUTATIONS

Section	Lot	Station	DS MH / US MH	Slope (%)	Overall Length (FT.)	Invert @ Main	Invert of Lateral @ Main	Riser Height	End Riser Station	Inv. @ End of Riser	Vertical Bend Station	Inv @ Bottom Vert. Bend	Stack Height	Inv @ Top Vert. Bend	Inv @ End of Lateral	Finished Grade @ End Lat.	Basement Elevation (FT.)
2.2	Lot 26	1+16.32	2.2AF /2.2AG	2.08%	24.0	542.59	543.34	N/A			0+19.0	543.74	N/A		543.84		548.00
2.2	301	1+22.32	2.2AF /2.2AG	2.08%	42.0	542.72	543.47	N/A			0+37.0	544.24	N/A		544.34		548.40
2.2	300	1+52.32	2.2AF /2.2AG	2.08%	42.0	543.35	544.10	N/A			0+37.0	544.87	3.00	547.87	547.97		552.50
2.2	Lot 27	1+58.32	2.2AF /2.2AG	2.08%	24.0	543.47	544.22	N/A			0+19.0	544.62	2.00	546.62	546.72		552.00
2.2	Lot 31	0+70.01	2.2AM /2.2AN	2.08%	24.0	544.38	545.13	N/A			0+19.0	545.52	N/A		545.63		550.40
2.2	Lot 30	0+92.01	2.2AM /2.2AN	2.08%	24.0	544.93	545.68	N/A			0+19.0	546.07	N/A		546.18		551.30
2.2	Lot 29	1+43.01	2.2AM /2.2AN	2.08%	24.0	546.20	546.95	N/A			0+19.0	547.35	N/A		547.45		552.20
2.2	Lot 28	1+88.01	2.2AM /2.2AN	2.08%	24.0	547.33	548.08	N/A			0+19.0	548.47	N/A		548.58		552.50







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205 EAST HIRST ROAD, SUITE 108
PURCELLVILLE, VA 20132
PHONE: (703) 994-4047
MRAGTA.COM
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EASEMENT LEGEND

- (CS) DENOTES COMMON SHARED EASEMENT
- (PA) DENOTES PUBLIC ACCESS EASEMENT
- (E) DENOTES INGRESS-EGRESS EASEMENT
- (SS) DENOTES SIGHT DISTANCE EASEMENT
- (SD) DENOTES STORM DRAIN EASEMENT
- (SS) DENOTES SANITARY SEWER EASEMENT 10' WIDE UNLESS OTHERWISE NOTED
- (W) DENOTES WATER MAIN EASEMENT 10' WIDE UNLESS OTHERWISE NOTED

LEGEND
EXISTING EASEMENT

- (CS) DENOTES COMMON SHARED EASEMENT
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LEGEND:

- PROPOSED CURB
- PROPOSED ROLL CURB
- PROPOSED HANDICAP RAMP
- PRE-BLAST FOR FUTURE UTILITIES
- WATER METER
- STREET LIGHT
- STREET SIGN
- STOP SIGN
- ALLEY PAVEMENT
- (2) NO PARKING
- (3) PRIVATE DRIVE
- (A) FIRE LANE "A"
- (B) FIRE LANE "B"
- (C) FIRE LANE "C"

LEGEND

AS-BUILT

STATE GRID NORTH
WEST VIRGINIA
NAD 27

04/19/23

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
6/18/03
9/11/03
10/31/03
12/05/03

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

Plan & Profile - Newbury Street

HUNTFIELD
Phase 2B

CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: JUNE 2003

SCALE: (H) 1"=50' (V) 1"=5' *C.I.* = N/A

SHEET 21 *OF* 53

PP-20022

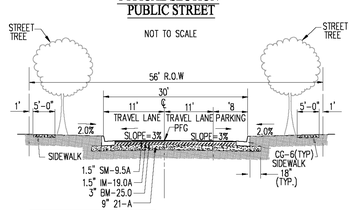
SHEET 20 OF 31

SANITARY LATERAL COMPUTATIONS

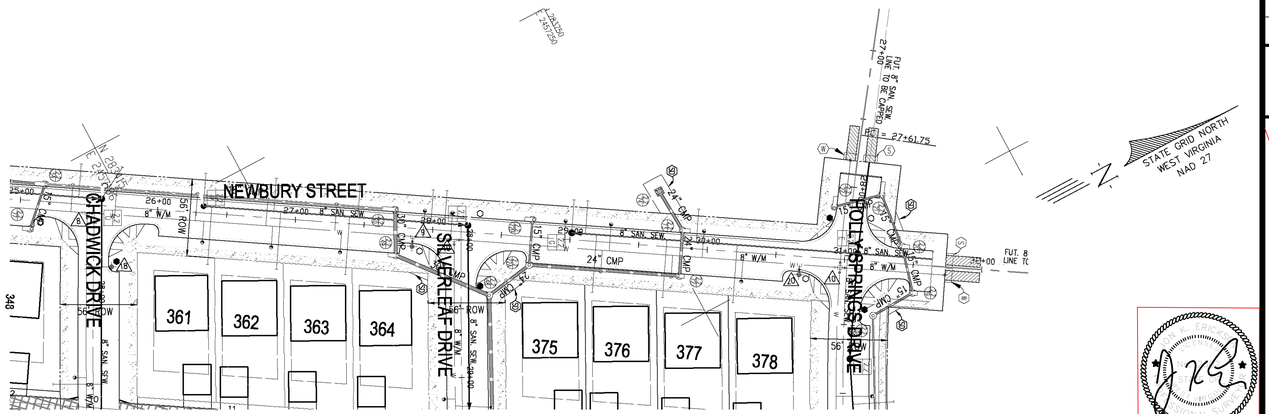
Section	Lot	Station	DS MH / US MH	Slope (%)	Overall Length (FT.)	Invert @ Main	Invert of Lateral @ Main	Riser Height	End Riser Station	Inv. @ End of Riser	Vertical Bend Station	Inv @ Bottom Vert. Bend	Stack Height	Inv @ Top Vert. Bend	Inv @ End of Lateral	Finished Grade @ End Lot	Basement Elevation (FT.)
2.2	378	0+87.75	2.2E /2.2G	2.08%	42.0	528.81	529.56	N/A			0+37.0	530.33	N/A		530.43		535.50
2.2	Lot 15	1+17.40	2.2E /2.2G	2.08%	24.0	529.11	529.86	N/A			0+19.0	530.25	N/A		530.36		535.00
2.2	377	1+38.93	2.2E /2.2G	2.08%	42.0	529.32	530.07	N/A			0+37.0	530.84	N/A		530.95		535.50
2.2	376	1+90.12	2.2E /2.2G	2.08%	42.0	529.83	530.58	N/A			0+37.0	531.35	N/A		531.46		535.75
2.2	Lot 16	1+98.22	2.2E /2.2G	2.08%	24.0	529.92	530.67	N/A			0+19.0	531.06	N/A		531.16		535.50
2.2	Lot 17	2+08.22	GMH 2.2G	2.08%	24.0	529.60	530.35	N/A			0+19.0	530.74	N/A		530.85		535.50
2.2	363	0+86.25	GMH 2.2P	2.08%	42.0	530.19	530.94	N/A			0+37.0	531.71	1.00	532.71	532.81		537.90
2.2	362	1+36.40	GMH 2.2P	2.08%	42.0	530.19	530.94	N/A			0+37.0	531.71	2.00	533.71	533.81		538.45
2.2	361	1+86.57	GMH 2.2P	2.08%	42.0	530.19	530.94	N/A			0+37.0	531.71	2.00	533.71	533.81		538.75
2.2	Lot 18	0+16.92	GMH 2.2P	2.08%	24.0	530.19	530.94	N/A			0+19.0	531.33	1.00	532.33	532.44		537.00
2.2	Lot 19	0+26.92	GMH 2.2P	2.08%	24.0	530.19	530.94	N/A			0+19.0	531.33	1.00	532.33	532.44		537.00
2.2	Lot 20	0+80.25	GMH 2.2P	2.08%	24.0	530.19	530.94	N/A			0+19.0	531.33	1.00	532.33	532.44		537.50
2.2	Lot 21	1+41.40	GMH 2.2P	2.08%	24.0	530.19	530.94	N/A			0+19.0	531.33	2.00	533.33	533.44		538.00
2.2	Lot 22	1+92.57	GMH 2.2P	2.08%	24.0	530.19	530.94	N/A			0+19.0	531.33	2.00	533.33	533.44		538.50

TYPICAL SECTION
PUBLIC STREET

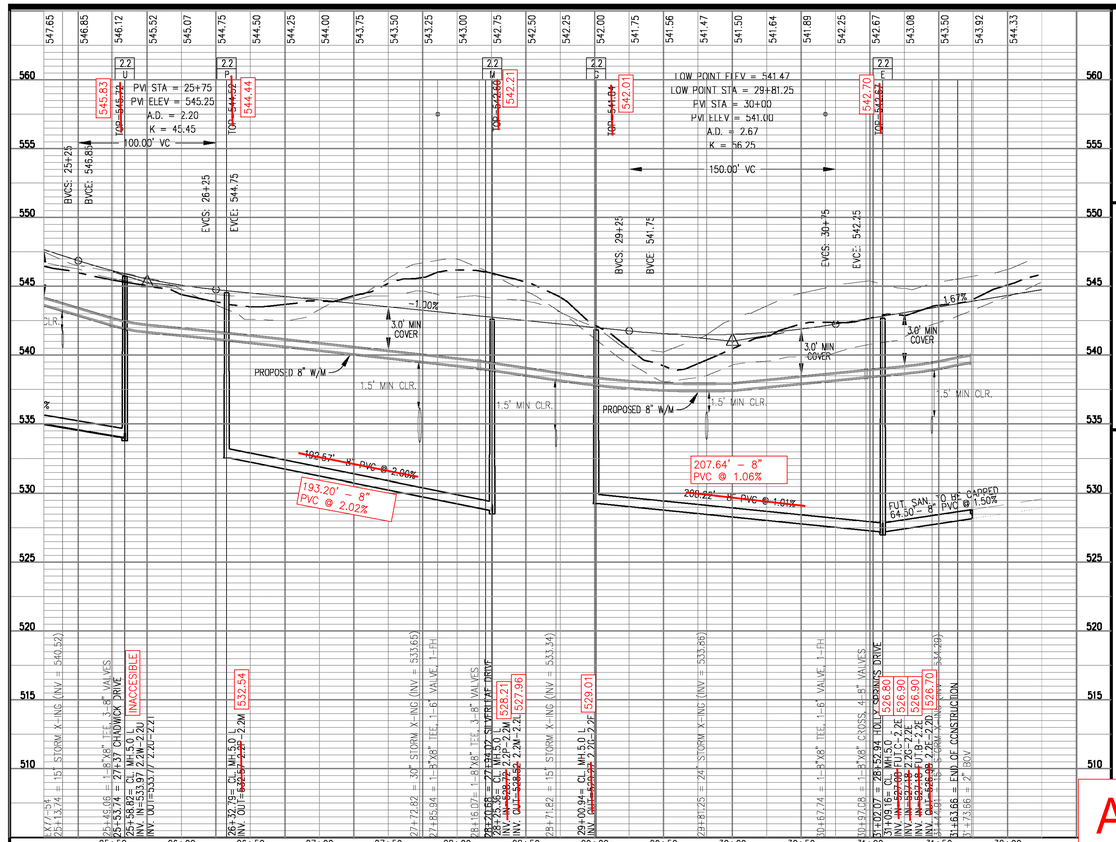
NOT TO SCALE



NOTE:
FOR FC TO FC = 30'
T.C. LEFT = PFG +0.17'
T.C. RIGHT = PFG - 0.07'



NEWBURY STREET



EASEMENT LEGEND

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- DENOTES STORM DRAIN EASEMENT
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LEGEND
EXISTING EASEMENT

- DENOTES COMMON SHARED EASEMENT
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LEGEND:

- PROPOSED CURB
- PROPOSED ROLL CURB
- PROPOSED HANDICAP RAMP
- PRE-BLAST FOR FUTURE UTILITIES
- WATER METER
- STREET LIGHT
- STREET SIGN
- STOP SIGN
- ALLEY PAVEMENT
- (2) NO PARKING
- (3) PRIVATE DRIVE
- (A) FIRE LANE "A"
- (B) FIRE LANE "B"
- (C) FIRE LANE "C"

LEGEND

AS-BUILT

04/14/23

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NO.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE: 6/18/03, 9/11/03, 11/21/03, 12/05/03

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PEGASUS BUSINESS CENTER
600 PEGASUS COURT - SUITE 101 WINCHESTER, VIRGINIA 22602
PHONE (540) 450-0211 FAX (540) 450-0210

Plan & Profile - Newbury Street

HUNTFIELD
Phase 2B
CHARLESTOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

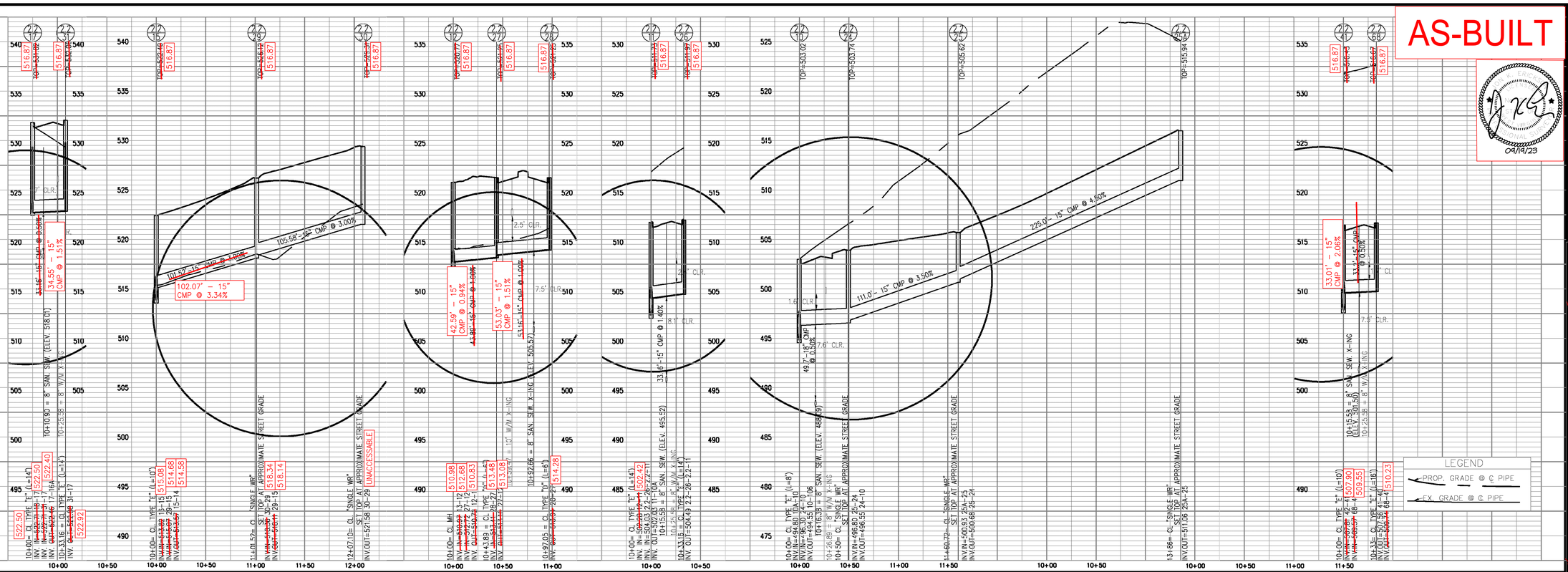
DATE: JUNE 2003
SCALE: (H) 1"=50' (V) 1"=5' *C.I.* = N/A

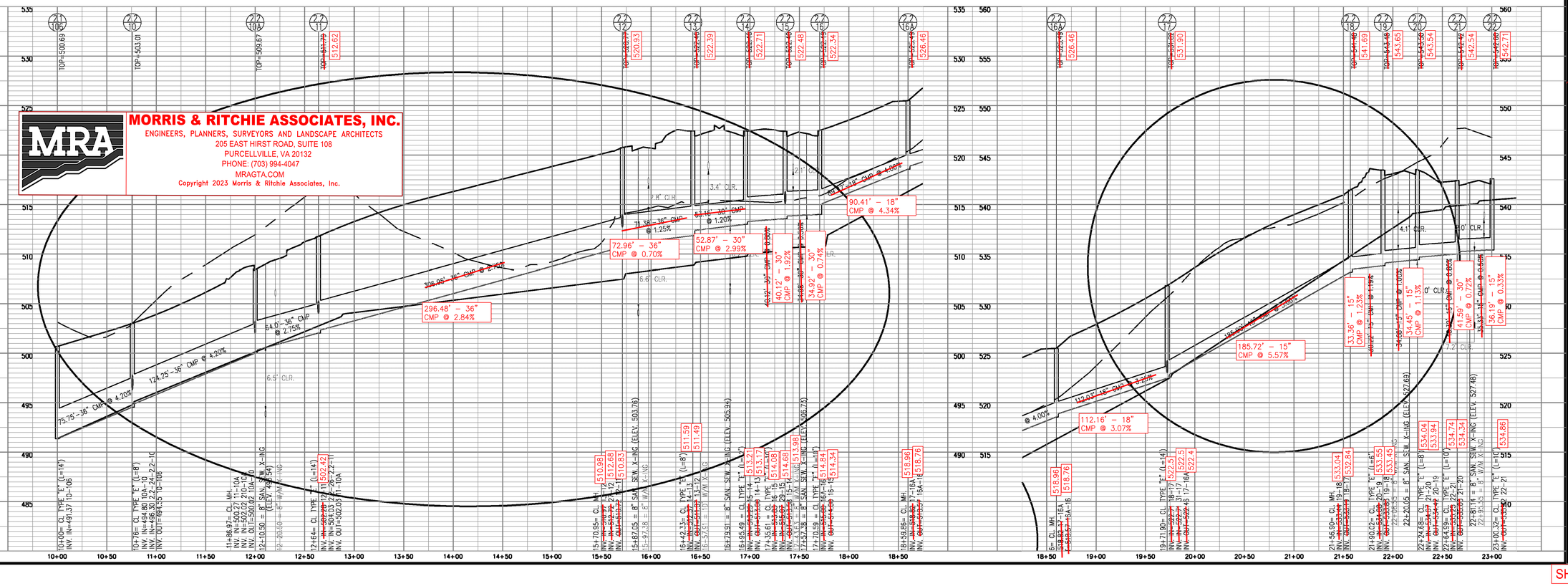
SHEET 22 *OF* 53

PP-20022

SHEET 21 OF 31

AS-BUILT





No.	DATE	DESCRIPTION
1.	01/27/06	AMENDED STM PRF 2.2-17, 2.2-31

REVISIONS

PLAN DATE
6/18/03
9/11/03
10/31/03
12/05/03

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Storm Profiles
HUNTFIELD
Phase 2B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: (H) 1"=50' (V) 1"=5' C.I. = N/A DATE: JUNE 2003

SHEET 33 OF 53

PP-20022

SHEET 22 OF 31

MORRIS & RITCHIE ASSOCIATES, INC.
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PURCELLVILLE, VA 20132
PHONE: (703) 994-4047
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292.94' – 36" CMP @ 3.01%
72.35' – 36" CMP @ 1.09%
53.27' – 36" CMP @ 2.38%
42.08' – 36" CMP @ 1.51%
205.15'–30" CMP @ 2.00%
233.50'–30" CMP @ 2.40%
73.91'–30" CMP @ 2.59%
33.20' – 30" CMP @ 0.90%
254.11' – 18" CMP @ 2.20%
186.52' – 18" CMP @ 2.70%
38.36' – 18" CMP @ 2.06%
35.89' – 15" CMP @ 0.86%
36.73' – 15" CMP @ 0.60%
34.39' – 15" CMP @ 0.90%
34.26' – 15" CMP @ 1.45%
109.08' – 24" CMP @ 1.05%
33.80' – 15" CMP @ 2.81%
35.60' – 24" CMP @ 2.00%
33.03' – 24" CMP @ 1.09%
33.02 – 24" CMP @ 0.50%

LEGEND
PROP. GRADE @ ℄ PIPE
EX. GRADE @ ℄ PIPE

04/19/23

AS-BUILT

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
6/18/03
9/11/03
10/31/03
12/05/03

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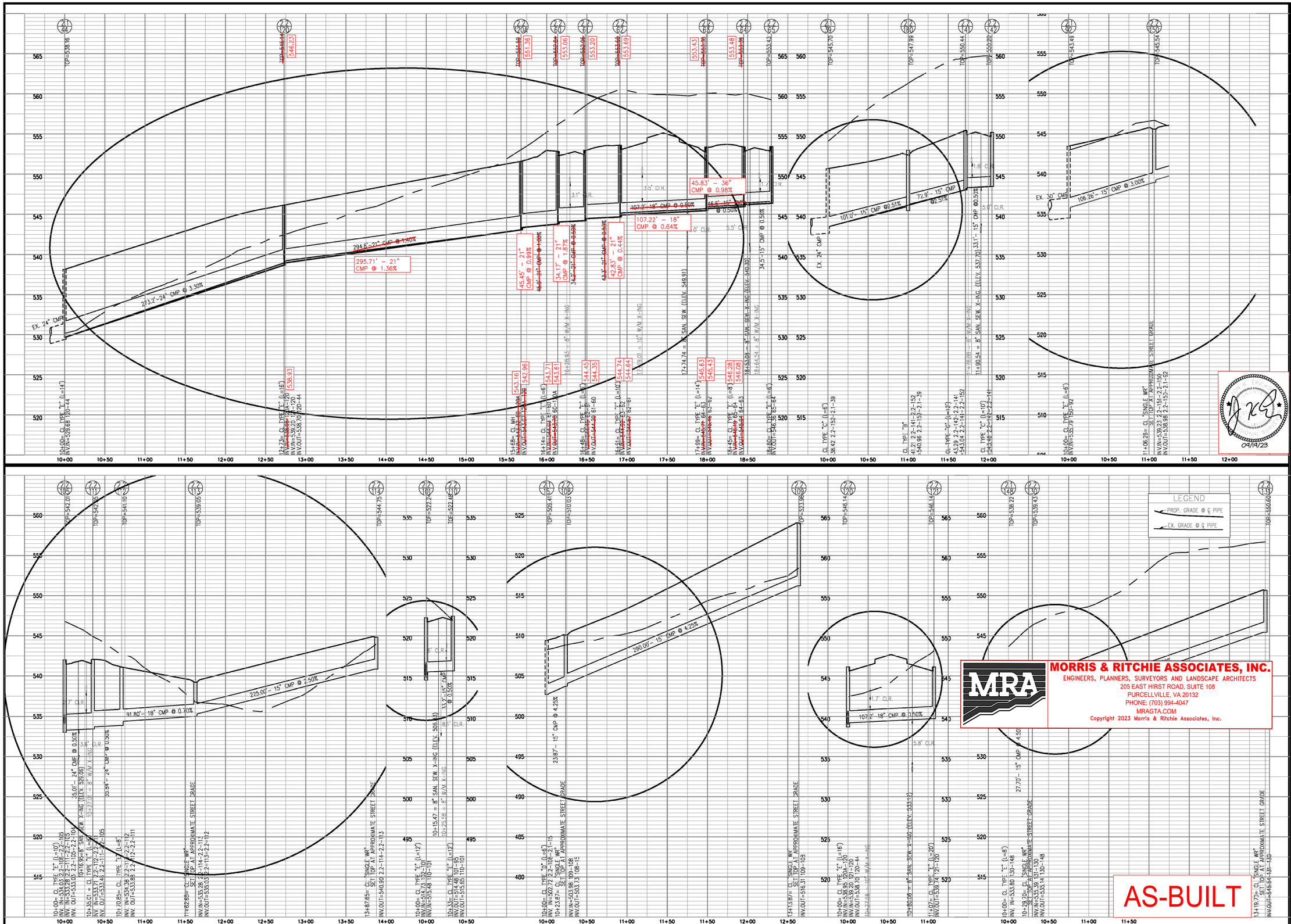
Storm Profiles
HUNTFIELD
Phase 2B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: (H) 1" = 50' (V) 1" = 5' *C.I.* = N/A *DATE:* JUNE 2003

SHEET 34 *OF* 53

PP-20022

SHEET 23 OF 31



No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
6/18/03
9/03/03
10/31/03
12/05/03

Urban Engineering & Associates, Inc.
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04/19/23

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Storm Profiles
HUNTFIELD
Phase 2B
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: (H) 1"=50' (V) 1"=5' *C.I.* = N/A *DATE:* JUNE 2003

SHEET 36 *OF* 53

PP-20022

BOND ESTIMATE						BOND REDUCTION					City Use Only
ITEM	UNIT	UNIT COST	QUANTITY	Final Price	QUANTITY COMPLETED (REDUCTION REQUEST)	UNIT COST	PREVIOUS QUANTITY COMPLETED	TOTAL QUANTITY COMPLETED (INCLUDING REDUCTION REQUEST)	EXTENSION	%COMPLETE	%APPROVED
MOBILIZATION GENERAL											
Mobilization	LS	$12,440.00		$0.00		$0.00		0		0%	
Field Office	EA	$3,490.00		$0.00		$0.00		0		0%	
Job Sign	EA	$1,340.00		$0.00		$0.00		0		0%	
SURVEYING											
Steel Pipe Property Corner Marker Incl. Survey	EA	$320.38		$0.00		$0.00		0		0%	
R.O.W MONUMENTS SURVEYED IN PLACE											
RM--1	EA	$825.00		$0.00		$0.00		0		0%	
RM--2	EA	$764.00		$0.00		$0.00		0		0%	
EARTHWORK EXCAVATION											
Regular Bulk used as Fill	CY	$4.50		$0.00		$0.00		0		0%	
Rock, Rip	CY	$51.50		$0.00		$0.00		0		0%	
Rock, Blast	CY	$55.00		$0.00		$0.00		0		0%	
BORROW MATERIAL											
Buy, Load, Haul 10 Mi. Select Material	CY	$42.00		$0.00		$0.00		0		0%	
Fill and Compaction of On-site Borrow	CY	$11.06		$0.00		$0.00		0		0%	
UNSUITABLE MATERIAL											
Load and Haul, 20 mi R/T	CY	$36.56		$0.00		$0.00		0		0%	
Dump Charge	CY	$62.50		$0.00		$0.00		0		0%	
Site Grading	SY	$1.25		$0.00		$0.00		0		0%	
CLEAR & GRUB											
Light	AC	$14,548.50		$0.00		$0.00		0		0%	
Heavy	AC	$26,699.49		$0.00		$0.00		0		0%	
LANDSCAPING											
Seeding	SY	$3.00		$0.00		$0.00		0		0%	
Sodding	SY	$8.50		$0.00		$0.00		0		0%	
PLANTING SHRUBS											
18"	EA	$70.00		$0.00		$0.00		0		0%	
24"	EA	$90.00		$0.00		$0.00		0		0%	
TREES											
6'-8' (1-2 in. Caliper)	EA	$400.00		$0.00		$0.00		0		0%	
8'-10' (2.5-3 in. Caliper)	EA	$700.00		$0.00		$0.00		0		0%	
Tree Protection	LF	$11.13		$0.00		$0.00		0		0%	
MISCELLANEOUS SITE IMPROVEMENTS											
Timber Wall (less than 6 ft)	LF	$325.00		$0.00		$0.00		0		0%	
Dry Rubble RW-1 (H=6')	LF	$450.00		$0.00		$0.00		0		0%	
Mortared Rubble RW-1A (H=6')	LF	$535.00		$0.00		$0.00		0		0%	
Concrete Gravity RW-2 (H=6')	LF	$589.50		$0.00		$0.00		0		0%	
Concrete Gravity RW-3 (H=6')	LF	$1,037.50		$0.00		$0.00		0		0%	
FENCING											
Std. Fence (H=5') FR-5	LF	$56.00		$0.00		$0.00		0		0%	
Farm Fence (H=5') FR-3A	LF	$37.50		$0.00		$0.00		0		0%	
Chain Link Fence (H=6') FR 2-B	LF	$62.00		$0.00		$0.00		0		0%	
Board Fence (H=6')	LF	$62.00		$0.00		$0.00		0		0%	
TOTS LOTS											
Tot Lot	EA	$16,495.00		$0.00		$0.00		0		0%	
STORM DRAINAGE											
STORM SEWER											
NOTE: All pipe unit prices include trench, excavation, bedding, pipe, & backfill											
Rock Excavation for All Pipe Types											
Less than 1,500 CY (Blasting)	CY	$110.00		$0.00		$0.00		0		0%	
More than 1,500 CY (Blasting)	CY	$90.00		$0.00		$0.00		0		0%	
Less than 1,500 CY (Hoe Ram)	CY	$220.00		$0.00		$0.00		0		0%	
More than 1,500 CY (Hoe Ram)	CY	$180.00		$0.00		$0.00		0		0%	
Trench De-Watering											
Trench De-Watering	LF	$4.00		$0.00		$0.00		0		0%	
RCP CLASS III ROUND T & G W/MASTIC											
12" Pipe (RCP III)											
0'-8' Cut	LF	$100.00		$0.00		$0.00		0		0%	
8'-14' Cut	LF	$140.00		$0.00		$0.00		0		0%	
Add cost for Class IV	LF	$1.90		$0.00		$0.00		0		0%	
O-Ring	LF	$12.36		$0.00		$0.00		0		0%	
15" Pipe (RCP III)											
0'-10' Cut	LF	$100.00		$0.00		$0.00		0		0%	
10'-16'	LF	$156.00		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$1.48		$0.00		$0.00		0		0%	
O-Ring	LF	$8.58		$0.00		$0.00		0		0%	
18" Pipe (RCP III)											
0'-10' Cut	LF	$100.00		$0.00		$0.00		0		0%	
10' -16' Cut	LF	$160.00		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$3.20		$0.00		$0.00		0		0%	
O-Ring	LF	$11.20		$0.00		$0.00		0		0%	
21" Pipe (RCP III)											
0'-8' Cut	LF	$115.00		$0.00		$0.00		0		0%	
8'-14' Cut	LF	$174.80		$0.00		$0.00		0		0%	
Add cost for Class IV	LF	$4.40		$0.00		$0.00		0		0%	
O-Ring	LF	$20.80		$0.00		$0.00		0		0%	
24" Pipe (RCP III)											
0'- 10' Cut	LF	$140.00		$0.00		$0.00		0		0%	
10'-16'	LF	$196.00		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$5.04		$0.00		$0.00		0		0%	
O-Ring	LF	$22.40		$0.00		$0.00		0		0%	
27" Pipe (RCP III)											
0'- 10' Cut	LF	$123.20		$0.00		$0.00		0		0%	
10' -16' Cut	LF	$195.03		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$6.40		$0.00		$0.00		0		0%	
O-Ring	LF	$24.00		$0.00		$0.00		0		0%	
30" Pipe (RCP III)											
0'- 8' Cut	LF	$169.40		$0.00		$0.00		0		0%	
8'-14' Cut	LF	$256.66		$0.00		$0.00		0		0%	
Add cost for Class IV	LF	$9.60		$0.00		$0.00		0		0%	
O-Ring	LF	$27.60		$0.00		$0.00		0		0%	
33" Pipe (RCP III)											
0'- 10' Cut	LF	$240.00		$0.00		$0.00		0		0%	
10'-16'	LF	$333.00		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$13.50		$0.00		$0.00		0		0%	
O-Ring	LF	$45.80		$0.00		$0.00		0		0%	
36" Pipe (RCP III)											
0'-10' Cut	LF	$249.60		$0.00		$0.00		0		0%	
10' -16' Cut	LF	$363.92		$0.00		$0.00		0		0%	

Add Cost for Class IV	LF	$12.40		$0.00			$0.00		0		0%
O-Ring	LF	$36.40		$0.00			$0.00		0		0%
42" Pipe (RCP III)											
0'- 8' Cut	LF	$289.54		$0.00			$0.00		0		0%
8'-14' Cut	LF	$413.46		$0.00			$0.00		0		0%
Add cost for Class IV	LF	$19.20		$0.00			$0.00		0		0%
O-Ring	LF	$56.72		$0.00			$0.00		0		0%
48" Pipe (RCP III)											
0'-10' Cut	LF	$320.52		$0.00			$0.00		0		0%
10'-16'	LF	$442.31		$0.00			$0.00		0		0%
Add Cost for Class IV	LF	$20.00		$0.00			$0.00		0		0%
O-Ring	LF	$69.36		$0.00			$0.00		0		0%
54" Pipe (RCP III)											
0' - 10' Cut	LF	$420.00		$0.00			$0.00		0		0%
10' -16' Cut	LF	$541.38		$0.00			$0.00		0		0%
Add Cost for Class IV	LF	$30.00		$0.00			$0.00		0		0%
O-Ring	LF	$70.96		$0.00			$0.00		0		0%
60" Pipe (RCP III)											
0'-10' Cut	LF	$420.00		$0.00			$0.00		0		0%
10' -16' Cut	LF	$498.48		$0.00			$0.00		0		0%
Add Cost for Class IV	LF	$36.00		$0.00			$0.00		0		0%
O-Ring	LF	$77.84		$0.00			$0.00		0		0%
ELLIPTICAL PIPE - RCP CLASS III											
23"x14" (18" Equiv- RCP III)											
0'10' Cut	LF	$190.00		$0.00			$0.00		0		0%
10'-16' Cut	LF	$278.60		$0.00			$0.00		0		0%
Add cost for Class IV	LF	$41.60		$0.00			$0.00		0		0%
O-Ring	LF	$109.80		$0.00			$0.00		0		0%
30"x19" (24" Equiv- RCP III)											
0'10' Cut	LF	$190.00		$0.00			$0.00		0		0%
10'-16' Cut	LF	$329.25		$0.00			$0.00		0		0%
Add cost for Class IV	LF	$15.07		$0.00			$0.00		0		0%
O-Ring	LF	$109.79		$0.00			$0.00		0		0%
38"x24" (30" Equiv- RCP III)											
0'10' Cut	LF	$190.00		$0.00			$0.00		0		0%
10'-16' Cut	LF	$423.78		$0.00			$0.00		0		0%
Add cost for Class IV	LF	$21.38		$0.00			$0.00		0		0%
O-Ring	LF	$129.92		$0.00			$0.00		0		0%
45"x29" (36" Equiv- RCP III)											
0'10' Cut	LF	$370.00		$0.00			$0.00		0		0%
10'-16' Cut	LF	$526.88		$0.00			$0.00		0		0%
Add cost for Class IV	LF	$25.45		$0.00			$0.00		0		0%
O-Ring	LF	$119.63		$0.00			$0.00		0		0%
53"X 34" (42" Equiv-RCP III)											
0'12' Cut	LF	$370.00		$0.00			$0.00		0		0%
10'-18' Cut	LF	$528.36		$0.00			$0.00		0		0%
Add cost for Class IV	LF	$38.87		$0.00			$0.00		0		0%
O-Ring	LF	$149.26		$0.00			$0.00		0		0%
60"x38" (48" Equiv- RCP III)											
0'12' Cut	LF	$370.00		$0.00			$0.00		0		0%
10'-18' Cut	LF	$543.90		$0.00			$0.00		0		0%
Add cost for Class IV	LF	$46.46		$0.00			$0.00		0		0%
O-Ring	LF	$177.11		$0.00			$0.00		0		0%
HDPE PIPE											
8" Pipe											
0'-8' Cut	LF	$50.00		$0.00			$0.00		0		0%
8'-14' Cut	LF	$75.30		$0.00			$0.00		0		0%
12" Pipe											
0'-8' Cut	LF	$67.50		$0.00			$0.00		0		0%
8'-14' Cut	LF	$100.04		$0.00			$0.00		0		0%
15" Pipe											
0'-8' Cut	LF	$87.08		$0.00			$0.00		0		0%
8'-16' Cut	LF	$129.65		$0.00			$0.00		0		0%
18" Pipe											
0'-8' Cut	LF	$114.33		$0.00			$0.00		0		0%
8'-16' Cut	LF	$170.69		$0.00			$0.00		0		0%
24" Pipe											
0'-8' Cut	LF	$132.62		$0.00			$0.00		0		0%
8'-16' Cut	LF	$197.61		$0.00			$0.00		0		0%
30" Pipe											
0'-8' Cut	LF	$157.42		$0.00			$0.00		0		0%
8'-16' Cut	LF	$236.13		$0.00			$0.00		0		0%
36" Pipe											
0'-8' Cut	LF	$200.00		$0.00			$0.00		0		0%
8'-16' Cut	LF	$298.00		$0.00			$0.00		0		0%
42" Pipe											
0'-8' Cut	LF	$224.20		$0.00			$0.00		0		0%
8'-16' Cut	LF	$334.06		$0.00			$0.00		0		0%
48" Pipe											
0'-8' Cut	LF	$253.35		$0.00			$0.00		0		0%
8'-16' Cut	LF	$377.49		$0.00			$0.00		0		0%
STORM STRUCTURES											
END SECTIONS											
End Sections (ES-1), Concrete Pipe Size											
15"	EA	$1,389.00		$0.00			$0.00		0		0%
18"	EA	$1,583.46		$0.00			$0.00		0		0%
21"	EA	$1,805.14		$0.00			$0.00		0		0%
24"	EA	$2,057.86		$0.00			$0.00		0		0%
27"	EA	$2,345.97		$0.00			$0.00		0		0%
30"	EA	$2,674.40		$0.00			$0.00		0		0%
36"	EA	$3,048.82		$0.00			$0.00		0		0%
42"	EA	$3,558.50		$0.00			$0.00		0		0%
48"	EA	$4,056.69		$0.00			$0.00		0		0%
54"	EA	$4,624.63		$0.00			$0.00		0		0%
60"	EA	$5,272.07		$0.00			$0.00		0		0%
ENDWALLS											
EW-1 (Pre-Cast) Round Pipe Size											
15"	EA	$2,433.00		$0.00			$0.00		0		0%
18"	EA	$2,724.96		$0.00			$0.00		0		0%
24"	EA	$3,051.96		$0.00			$0.00		0		0%
30"	EA	$3,418.19		$0.00			$0.00		0		0%
36"	EA	$3,828.37		$0.00			$0.00		0		0%
EW-1 Cast in Place [Round Pipe Size]											
15"	EA	$2,591.15		$0.00			$0.00		0		0%
18"	EA	$2,902.08		$0.00			$0.00		0		0%
24"	EA	$3,250.33		$0.00			$0.00		0		0%
30"	EA	$3,640.37		$0.00			$0.00		0		0%
36"	EA	$4,077.22		$0.00			$0.00		0		0%
EW-1A (Pre-Cast) Elliptical Pipe Size											
23" X 14" (18")	EA	$1,335.00		$0.00			$0.00		0		0%
30" X 19" (24")	EA	$1,495.20		$0.00			$0.00		0		0%

38 X 24" (30")	EA	$1,879.50		$0.00			$0.00		0		0%
45 X 29" (36")	EA	$2,105.04		$0.00			$0.00		0		0%
53" X 34" (42")	EA	$2,791.50		$0.00			$0.00		0		0%
EW-1A (Cast in Place) Elliptical Pipe Size											
23" X 14" (18")	EA	$1,318.50		$0.00			$0.00		0		0%
30" X 19" (24")	EA	$1,318.50		$0.00			$0.00		0		0%
38 X 24" (30")	EA	$2,257.00		$0.00			$0.00		0		0%
45 X 29" (36")	EA	$2,257.00		$0.00			$0.00		0		0%
53" X 34" (42")	EA	$3,217.50		$0.00			$0.00		0		0%
EW-2 (PreCast) Round Size Pipe Size											
42"	EA	$8,324.00		$0.00			$0.00		0		0%
48"	EA	$9,322.88		$0.00			$0.00		0		0%
54"	EA	$10,441.63		$0.00			$0.00		0		0%
60"	EA	$11,694.62		$0.00			$0.00		0		0%
72"	EA	$12,675.50		$0.00			$0.00		0		0%
84"	EA	$14,196.56		$0.00			$0.00		0		0%
EW-2 (Cast in Place) Round Size Pipe Size											
42"	EA	$9,255.50		$0.00			$0.00		0		0%
48"	EA	$10,366.16		$0.00			$0.00		0		0%
54"	EA	$11,610.10		$0.00			$0.00		0		0%
60"	EA	$13,003.31		$0.00			$0.00		0		0%
72"	EA	$15,747.00		$0.00			$0.00		0		0%
84"	EA	$17,636.64		$0.00			$0.00		0		0%
EW-6PC [Double Pipe] Pipe Size											
2-15"	EA	$2,123.00		$0.00			$0.00		0		0%
2-18"	EA	$2,377.76		$0.00			$0.00		0		0%
2-24"	EA	$2,663.09		$0.00			$0.00		0		0%
2-30"	EA	$4,096.00		$0.00			$0.00		0		0%
2-36"	EA	$4,587.52		$0.00			$0.00		0		0%
MANHOLES											
Standard Brick Manhole Std Frame & Cover (MH-1)											
6' Depth	EA	$6,048.00		$0.00			$0.00		0		0%
Depth Below 6'	VF	$230.00		$0.00			$0.00		0		0%
Standard Precast Manhole Std Frame & Cover (MH-2)		$5,337.00		$0.00			$0.00		0		0%
Additional Cost (Amount in parentheses to be added to the above unit costs)											
Watertight Fr/Cover (Add 110)	EA	$579.00		$0.00			$0.00		0		0%
Heavy Duty Fr/ Cover (Add 82)	VF	$599.00		$0.00			$0.00		0		0%
Drop Inlets											
Cast in Place 48"											
Drop Inlet (DI-1) 12"-24" Pipe0-10 VF	EA	$7,690.00		$0.00			$0.00		0		0%
Drop Inlet (DI-1A) 12"-24" Pipe10-20 VF	EA	$7,690.00		$0.00			$0.00		0		0%
Drop Inlet (DI-2A) 12"-24" Pipe0-10 VF, 10' throat	EA	$9,458.70		$0.00			$0.00		0		0%
Drop Inlet (DI-2A) 12"-24" Pipe10-20 VF, 10' throat	EA	$11,634.20		$0.00			$0.00		0		0%
Curb Drop Inlets											
Curb Drop Inlet (DI-3A)											
12"-30" Pipe (Invert Depth (H) =0'-8') Inlet Length 2'-6"	EA	$7,460.00		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3AA)											
12"-30" Pipe (Invert Depth (H) =8'-	**EA**	$9,772.60		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3B) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length											
4'	EA	$7,758.40		$0.00			$0.00		0		0%
6'	EA	$8,534.24		$0.00			$0.00		0		0%
8'	EA	$9,387.66		$0.00			$0.00		0		0%
10'	EA	$10,326.43		$0.00			$0.00		0		0%
12'	EA	$11,359.07		$0.00			$0.00		0		0%
16'	EA	$12,494.98		$0.00			$0.00		0		0%
20'	EA	$13,744.48		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3BB) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length											
4'	EA	$7,680.82		$0.00			$0.00		0		0%
6'	EA	$8,448.90		$0.00			$0.00		0		0%
8'	EA	$9,293.79		$0.00			$0.00		0		0%
10'	EA	$10,223.17		$0.00			$0.00		0		0%
12'	EA	$11,245.48		$0.00			$0.00		0		0%
16'	EA	$12,370.03		$0.00			$0.00		0		0%
20'	EA	$13,607.03		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3C) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length											
6'	EA	$7,204.61		$0.00			$0.00		0		0%
8'	EA	$7,925.07		$0.00			$0.00		0		0%
10'	EA	$8,717.57		$0.00			$0.00		0		0%
12'	EA	$9,589.33		$0.00			$0.00		0		0%
16'	EA	$10,548.26		$0.00			$0.00		0		0%
20'	EA	$11,603.09		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3CC) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length											
6'	EA	$8,573.48		$0.00			$0.00		0		0%
8'	EA	$9,430.83		$0.00			$0.00		0		0%
10'	EA	$10,373.91		$0.00			$0.00		0		0%
12'	EA	$11,411.30		$0.00			$0.00		0		0%
16'	EA	$12,552.43		$0.00			$0.00		0		0%
20'	EA	$13,807.68		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3D)											
12"-30" Pipe (Invert Depth (H) =0'-8') Inlet Length 2'-6"	EA	$6,430.11		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3DD)											
12"-30" Pipe (Invert Depth	**EA**	$7,587.53		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3E) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length											
4'	EA	$7,460.00		$0.00			$0.00		0		0%
8'	EA	$7,982.20		$0.00			$0.00		0		0%
10'	EA	$8,540.95		$0.00			$0.00		0		0%
12'	EA	$9,138.82		$0.00			$0.00		0		0%
16'	EA	$9,778.54		$0.00			$0.00		0		0%
20'	EA	$10,463.04		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3EE) 12"-30" Pipe (Invert Depth (H) = 8'-20') Inlet Length											
6'	EA	$11,509.34		$0.00			$0.00		0		0%
8'	EA	$12,314.99		$0.00			$0.00		0		0%
10'	EA	$13,177.04		$0.00			$0.00		0		0%
12'	EA	$14,099.44		$0.00			$0.00		0		0%
16'	EA	$15,086.40		$0.00			$0.00		0		0%
20'	EA	$16,142.44		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3F) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length											
6'	EA	$6,855.74		$0.00			$0.00		0		0%
8'	EA	$7,335.64		$0.00			$0.00		0		0%
10'	EA	$7,849.14		$0.00			$0.00		0		0%
12'	EA	$8,398.58		$0.00			$0.00		0		0%
16'	EA	$8,986.48		$0.00			$0.00		0		0%
20'	EA	$9,615.53		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3FF) 12"-30" Pipe (Invert Depth (H) = 8'-20') Inlet Length											

6'	EA	$14,671.28		$0.00			$0.00		0		0%
8'	EA	$15,698.27		$0.00			$0.00		0		0%
10'	EA	$16,797.15		$0.00			$0.00		0		0%
12'	EA	$17,972.95		$0.00			$0.00		0		0%
16'	EA	$19,231.06		$0.00			$0.00		0		0%
20'	EA	$20,577.23		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4A) 36"-48" Pipe (Invert Depth (H) = 8'-20') Inlet Length											
4'	**EA**	$10,020.00		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4AA) 36"-48" Pipe (Invert Depth (H) = 8'-20') Inlet Length											
4'	**EA**	$10,020.00		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4B) 36"-48" Pipe (Invert Depth (H) = 0'-8') Inlet Length											
6'	EA	$8,802.77		$0.00			$0.00		0		0%
8'	EA	$9,418.96		$0.00			$0.00		0		0%
10'	EA	$10,078.29		$0.00			$0.00		0		0%
12'	EA	$10,783.77		$0.00			$0.00		0		0%
16'	EA	$11,538.64		$0.00			$0.00		0		0%
20'	EA	$12,346.34		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4BB) 36"-48" Pipe (Invert Depth (H) = 8'-20') Inlet Length											
6'	EA	$17,429.48		$0.00			$0.00		0		0%
8'	EA	$18,649.55		$0.00			$0.00		0		0%
10'	EA	$19,955.02		$0.00			$0.00		0		0%
12'	EA	$21,351.87		$0.00			$0.00		0		0%
16'	EA	$22,846.50		$0.00			$0.00		0		0%
20'	EA	$24,445.75		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4C) 36"-48" Pipe (Invert Depth (H) = 0'-8') Inlet Length											
8'	EA	$9,418.96		$0.00			$0.00		0		0%
10'	EA	$10,078.29		$0.00			$0.00		0		0%
12'	EA	$10,783.77		$0.00			$0.00		0		0%
16'	EA	$11,538.64		$0.00			$0.00		0		0%
20'	EA	$12,346.34		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4CC) 36"-48" Pipe (Invert Depth (H) = 8'-20') Inlet Length											
8'	EA	$22,417.13		$0.00			$0.00		0		0%
10'	EA	$23,986.33		$0.00			$0.00		0		0%
12'	EA	$25,665.38		$0.00			$0.00		0		0%
16'	EA	$27,461.95		$0.00			$0.00		0		0%
20'	EA	$29,384.29		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4D)											
36"-48" Pipe (Invert Depth (H) =8'16') Inlet Length 4'	EA	$8,279.27		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4DD)											
36"-48" Pipe (Invert Depth (H)	**EA**	$16,392.95		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4E) 36"-48" Pipe (Invert Depth (H) = 0'-8') Inlet Length											
6'	EA	$9,016.12		$0.00			$0.00		0		0%
8'	EA	$9,647.25		$0.00			$0.00		0		0%
10'	EA	$10,322.56		$0.00			$0.00		0		0%
12'	EA	$11,045.14		$0.00			$0.00		0		0%
16'	EA	$11,818.30		$0.00			$0.00		0		0%
20'	EA	$12,645.58		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4EE) 36"-48" Pipe (Invert Depth (H) = 8'-16') Inlet Length											
6'	EA	$15,688.06		$0.00			$0.00		0		0%
8'	EA	$16,786.22		$0.00			$0.00		0		0%
10'	EA	$17,961.26		$0.00			$0.00		0		0%
12'	EA	$19,218.54		$0.00			$0.00		0		0%
16'	EA	$20,563.84		$0.00			$0.00		0		0%
20'	EA	$22,003.31		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4F) 36"-48" Pipe (Invert Depth (H) = 0'-8') Inlet Length											
8'	EA	$10,040.36		$0.00			$0.00		0		0%
10'	EA	$10,743.18		$0.00			$0.00		0		0%
12'	EA	$11,495.20		$0.00			$0.00		0		0%
16'	EA	$12,299.87		$0.00			$0.00		0		0%
20'	EA	$13,160.86		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4FF) 36"-48" Pipe (Invert Depth (H) = 8'-16') Inlet Length											
8'	EA	$15,140.86		$0.00			$0.00		0		0%
10'	EA	$16,200.72		$0.00			$0.00		0		0%
12'	EA	$17,334.77		$0.00			$0.00		0		0%
16'	EA	$18,548.20		$0.00			$0.00		0		0%
20'	EA	$19,846.57		$0.00			$0.00		0		0%
Median Drop Inlets - CIP											
Median Drop Inlets (DI-6A) 12"-24"Pipe Inlet (H=8')	EA	$6,032.00		$0.00			$0.00		0		0%
Median Drop Inlets (DI-6B) 12"-24"Pipe Inlet (H=8')	EA	$6,080.00		$0.00			$0.00		0		0%
Median Drop Inlets (DI-6C) 30"-48"Pipe Inlet (H=10')	EA	$7,737.50		$0.00			$0.00		0		0%
Median Drop Inlets (DI-6D) 30"-48"Pipe Inlet (H=10')	EA	$7,805.00		$0.00			$0.00		0		0%
Median Drop Inlets (DI-7) Type III Top 12"-42" Pipe Inlet (H=10')	EA	$8,548.00		$0.00			$0.00		0		0%
Median Drop Inlets (DI-7A) Type III Top 12"-42" Pipe Inlet (H=10')	EA	$8,548.00		$0.00			$0.00		0		0%
Median Drop Inlets (DI-7B) Type III Top 12"-42" Pipe Inlet (H=10')	EA	$8,548.00		$0.00			$0.00		0		0%
MISCELLANEOUS INLETS											
Median Drop Inlets (DI-5) Type III Top 12"-42" Pipe Inlet (H=8')	EA	$6,569.08		$0.00			$0.00		0		0%
Standard Yard Inlet (YI-1) 12"-48" Pipe (Invert Depth (H)= 0'-8') Inlet Length 4' (No Aprons)		$5,969.49		$0.00			$0.00		0		0%
Add Yard Inlet Apron	THROAT	$320.54		$0.00			$0.00		0		0%
Standard Yard Inlet (YI-1) 12"-48" Pipe (Invert Depth (H)= 0'-8') Inlet Length 4' (No Aprons)	EA	$6,444.64		$0.00			$0.00		0		0%
Add Yard Inlet Apron	THROAT	$320.54		$0.00			$0.00		0		0%
Culverts											
Single Box Culvert (BC-1A) Fills to 25'											
4' X 4'	LF	$473.00		$0.00			$0.00		0		0%
5' X 5'	LF	$563.00		$0.00			$0.00		0		0%
6' X 6'	LF	$689.00		$0.00			$0.00		0		0%
8' X 8'	LF	$944.00		$0.00			$0.00		0		0%
10' X 10'	LF	$1,159.00		$0.00			$0.00		0		0%
Double Box Culvert (BC-2b) Fills to 25'											
4' X 4'	LF	$792.40		$0.00			$0.00		0		0%
5' X 5'	LF	$987.00		$0.00			$0.00		0		0%
6' X 6'	LF	$1,195.60		$0.00			$0.00		0		0%
8' X 8'	LF	$1,607.20		$0.00			$0.00		0		0%
10' X 10'	LF	$1,975.40		$0.00			$0.00		0		0%

Oversized Single Box Culvert (BBC-1) Fills to 25'										
12' X 6'	LF	$1,488.50		$0.00		$0.00		0	0%	
12' X 8'	LF	$1,488.50		$0.00		$0.00		0	0%	
12' X 10'	LF	$1,771.50		$0.00		$0.00		0	0%	
12' X 12'	LF	$1,771.50		$0.00		$0.00		0	0%	
Triple Box Culvert (BC-3B) Fills to 25'										
4' X 4'	LF	$1,129.55		$0.00		$0.00		0	0%	
5' X 5'	LF	$1,399.25		$0.00		$0.00		0	0%	
6' X 6'	LF	$1,755.95		$0.00		$0.00		0	0%	
8' X 8'	LF	$2,367.85		$0.00		$0.00		0	0%	
10' X 10'	LF	$3,607.60		$0.00		$0.00		0	0%	
Quadruple Box Culvert (BC-4B) Fills to 25'										
4' X 4'	LF	$1,431.15		$0.00		$0.00		0	0%	
5' X 5'	LF	$1,776.25		$0.00		$0.00		0	0%	
6' X 6'	LF	$2,208.35		$0.00		$0.00		0	0%	
8' X 8'	LF	$2,170.65		$0.00		$0.00		0	0%	
10' X 10'	LF	$4,110.75		$0.00		$0.00		0	0%	
Standard Wing for Box Culvert (1 Side Only) Height of Box										
4'	EA	$926.50		$0.00		$0.00		0	0%	
5'	EA	$1,390.00		$0.00		$0.00		0	0%	
6'	EA	$1,853.50		$0.00		$0.00		0	0%	
8'	EA	$3,426.50		$0.00		$0.00		0	0%	
10'	EA	$4,558.00		$0.00		$0.00		0	0%	
Standard Wing for Box Culvert (BBC-W) Height of Box										
6'	EA	$1,817.00		$0.00		$0.00		0	0%	
8'	EA	$3,007.50		$0.00		$0.00		0	0%	
10'	EA	$4,497.50		$0.00		$0.00		0	0%	
12'	EA	$6,567.00		$0.00		$0.00		0	0%	
MISCELLANEOUS STORM										
Connection to Existing Structure										
15"-36" Pipe	EA	$1,584.00		$0.00		$0.00		0	0%	
42"-60" Pipe	EA	$1,584.00		$0.00		$0.00		0	0%	
Casing Pipe, Bore and Jack (3/8" wall)										
22" ID (6"-8" Carrier Pipe)	LF	$885.71		$0.00		$0.00		0	0%	
24" ID (10" Carrier Pipe)	LF	$971.91		$0.00		$0.00		0	0%	
30" ID (12" Carrier Pipe)	LF	$1,226.20		$0.00		$0.00		0	0%	
Plug Pipe										
6"-12" Pipe	EA	$444.50		$0.00		$0.00		0	0%	
15"-36" Pipe	EA	$444.50		$0.00		$0.00		0	0%	
42"-60" Pipe	EA	$574.50		$0.00		$0.00		0	0%	
Pavement Edge Pipe										
Standard Pipe Underdrain	LF	$20.50		$0.00		$0.00		0	0%	
RipRap										
Dry, Class I, 18"	SY	$82.00		$0.00		$0.00		0	0%	
Dry, Class II, 18"	SY	$82.00		$0.00		$0.00		0	0%	
Grouted, Class I, 18"	SY	$84.00		$0.00		$0.00		0	0%	
Filter Fabric										
Class I	SY	$4.13		$0.00		$0.00		0	0%	
Class II	SY	$4.13		$0.00		$0.00		0	0%	
Class III	SY	$4.13		$0.00		$0.00		0	0%	
Gabions (No excavations)										
Mattress	CY	$237.50		$0.00		$0.00		0	0%	
Revetment	CY	$237.50		$0.00		$0.00		0	0%	
Wall	CY	$237.50		$0.00		$0.00		0	0%	
Paved Ditch (4" Thick)										
Concrete (Non-reinforced)	SY	$94.50		$0.00		$0.00		0	0%	
Bituminous Concrete (4")	SY	$43.50		$0.00		$0.00		0	0%	
Sodded Ditch										
Sodded Ditch(Incl Fine Grading)	SY	$15.03		$0.00		$0.00		0	0%	
STREET CONSTRUCTION										
ROADS AND PARKING										
Soil Stabilization										
Cement 6%	SY/ Inch	$20.00		$0.00		$0.00		0	0%	
Depth (in Inches):	Depth				0					
Lime 6%	SY/ Inch	$14.00		$0.00		$0.00		0	0%	
Depth (in Inches):	Depth				0					
Subbase, Aggregated Material										
Base Type I	SY/ Inch	$12.95		$0.00		$0.00		0	0%	
Depth (in Inches):	Depth				0					
Bituminous Concrete										
Base Course	SY/ Inch	$7.00	25384	$266,532.00		$0.00		0	0%	
Depth (in Inches):	Depth	1.5			1.5					
Intermediate Course	SY/ Inch	$7.00		$0.00		$0.00		0	0%	
Depth (in Inches):	Depth				0					
Top Course	SY/ Inch	$7.00		$0.00		$0.00		0	0%	
Depth (in Inches):	Depth				0					
Prime Coat	SY	$1.38		$0.00		$0.00		0	0%	
Tack Coat	SY	$1.38		$0.00		$0.00		0	0%	
Driveway Restoration										
4" Concrete & 4" Gravel	SY	$75.00		$0.00		$0.00		0	0%	
2" S-5 & 7 6" Gravel	SY	$29.98		$0.00		$0.00		0	0%	
Shoulders, Type I										
Aggregated Base, 4"	SY	$15.00		$0.00		$0.00		0	0%	
Concrete Curbing										
Curb & Gutter CG6 & CG7	LF	$31.50		$0.00		$0.00		0	0%	
Curb Cut, CG-12 DetectableSurf.	EA	$1,044.00		$0.00		$0.00		0	0%	
Entrances/ Driveways										
Commercial Entrance CG-11	SY	$87.00		$0.00		$0.00		0	0%	
Commercial Entrance CG-13	SY	$87.00		$0.00		$0.00		0	0%	
Residential Driveway Apron	EA	$2,254.50		$0.00		$0.00		0	0%	
Guardrails										
Std. Blocked-out W beam(GR2)	LF	$53.50		$0.00		$0.00		0	0%	
Std. W beam, Weak Post GR8	LF	$53.50		$0.00		$0.00		0	0%	
Terminal, GR-6 (L=12'-6")	EA	$3,880.50		$0.00		$0.00		0	0%	
Terminal, GR-7 (L=6'-3")	EA	$3,880.50		$0.00		$0.00		0	0%	
Type I, GR-8 Terminal (L=25')	EA	$3,580.50		$0.00		$0.00		0	0%	
Type II, GR-8 Terminal(L=13'-6")	EA	$1,701.00		$0.00		$0.00		0	0%	
Terminal, MB-4 (L=37'-6")	EA	$3,580.50		$0.00		$0.00		0	0%	
Type I, MB-5 Terminal(L=27'-1)	EA	$3,580.50		$0.00		$0.00		0	0%	
Type II, MB-5 Terminal(L=13'-6)	EA	$1,701.00		$0.00		$0.00		0	0%	
Miscellaneous										
Trash enclosure - Brick 6' high	LF	$7,336.50		$0.00		$0.00		0	0%	
Reinforced Concrete Pad 6" to 8"	SY	$150.00		$0.00		$0.00		0	0%	
Striping 4" width (VDOT Type B)	LF	$2.50		$0.00		$0.00		0	0%	
Concrete Wheel Stops	EA	$90.00		$0.00		$0.00		0	0%	
Parking Lot Striping	EA	$50.00		$0.00		$0.00		0	0%	
Sign Island	EA	$850.00		$0.00		$0.00		0	0%	
Traffic Barricade	EA	$133.50		$0.00		$0.00		0	0%	

Street Name Signs	EA	$594.50		$0.00		$0.00		0		0%	
Traffic Control Signs	EA	$512.00		$0.00		$0.00		0		0%	
Street Light (pole, bracket,light)	EA	$5,938.00	10	$59,380.00		$0.00		0		0%	
SIDEWALKS AND TRAILS											
Sidewalk											
Concrete 4" w/WWF, No base	SY	$58.50		$0.00		$0.00		0		0%	
Bitum. Conc, 2" w/4" Base	SY	$42.00		$0.00		$0.00		0		0%	
4" Conc, No Reinf., No Base	SY	$58.50		$0.00		$0.00		0		0%	
HANDRAIL											
Handrail 3 Rail 1-1/4" #4 Finish	LF	$143.00		$0.00		$0.00		0		0%	
Wood Chip Trail											
Trails(Incl Excavation &	SY	$77.00		$0.00		$0.00		0		0%	
Grading) Wood chip, 4' wide	SY	$21.00		$0.00		$0.00		0		0%	
Bituminous Trail											
6' to 10' wide	SY	$22.00		0		$0.00		0		0%	
CRITICAL SLOPE STABILIZATION											
Paved Flume	SY	$100.00		$0.00		$0.00		0		0%	
Stmwtr Conc Channel-Excav	SY	$97.00		$0.00		$0.00		0		0%	
ADD Grass Lined-seeded	SY	$19.00		$0.00		$0.00		0		0%	
ADD Grass Lined-sodded	SY	$26.00		$0.00		$0.00		0		0%	
Outlet Protection											
Non-grouted Riprap 18"	SY	$87.00		$0.00		$0.00		0		0%	
Concrete 4"	SY	$70.00		$0.00		$0.00		0		0%	
Level Spreader	SY	$5.77		$0.00		$0.00		0		0%	
Struc Streambank Protection											
Non-grouted Riprap 18"	SY	$87.00		$0.00		$0.00		0		0%	
Gabions	CY	$255.00		$0.00		$0.00		0		0%	
Vegetative Erosion Control											
Sodding incl Fertilizing –Banks	SY	$9.00		$0.00		$0.00		0		0%	
Sodding incl Fertilizing – Flat	SY	$9.00		$0.00		$0.00		0		0%	
Seeding incl Fertilizing	SY	$3.00		$0.00		$0.00		0		0%	
Soding W/Soil Treat &Watering	SY	$9.00		$0.00		$0.00		0		0%	
Seeding W/Soil Treat &Watering	SY	$3.00		$0.00		$0.00		0		0%	
Straw Mulch w/Tack	SY	$2.00		$0.00		$0.00		0		0%	
Jute Mesh	SY	$2.00		$0.00		$0.00		0		0%	
SPECIAL ITEMS											
FEMA ProcessingLOMR/CLOMR	EA	$10,240.00		$0.00		$0.00		0		0%	
As Built (Record Drawings)	EA	$12,967.50		$0.00		$0.00		0		0%	
SWM/BMP POND	LS	$0.00		$0.00		$0.00		0		0%	
SIGNALIZATION	LS	$0.00		$0.00		$0.00		0		0%	

EFFECTIVE PERIOD OF BOND (IN MONTHS)	
TOTAL ESTIMATE OF COMPLETED WORK	**$325,912.00**
+ 10% CONTINGENCY	**$32,591.20**
GRAND TOTAL	**$358,503.20**
FINAL PRICE (+ 4% ANNUAL INTEREST)	**$358,503.20**

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

TOTAL ESTIMATED - BOND REMAINING	**$358,503.20**

CONSTRUCTION PLANS AND PROFILES

SITE PLAN STPL 2003-0009

LOTS 379-466, HUNTFIELD PHASE 3A

CHARLES TOWN CORPORATION

JEFFERSON COUNTY, WV

GENERAL NOTES

1. THIS SET OF DRAWINGS PERTAINS TO PHASE 3A OF HUNTFIELD, WHICH CONSISTS OF A TOTAL SITE AREA OF 11.9775 ACRES. PHASE 3A CONTAINS 10 SFD LOTS AND 78 SFA LOTS FOR TOTAL OF 88 LOTS. A TOTAL OF 1.7306 ACRES OF OPEN SPACE ARE PROVIDED WITHIN PHASE 3A. REFERENCE WAS MADE TO THE SCHEMATIC PLAN "HUNTFIELD COMPOSITE SCHEMATIC I" (SCHM 2003-0003) APPROVED MAY 28, 2003. NOTE THAT THE "HUNTFIELD COMPOSITE SCHEMATIC" IS COMPOSED OF SEVERAL SITE PLANS. THIS SET OF PLANS PERTAINS TO A SMALL SECTION OF THE SCHEMATIC . THESE PLANS SHALL BE IN GENERAL CONFORMANCE WITH THE APPROVED SCHEMATIC PLAN AND ALL ZONING REQUIREMENTS INCLUDING THOSE MODIFIED IN THE HUNTFIELD PROFFERS. OPEN SPACE, RESIDENTIAL, AND COMMERCIAL REQUIREMENTS SHALL CORRESPOND TO THOSE SET FORTH IN THE SCHEMATIC. NOTE THAT NO COMMERCIAL AREA IS CONTAINED WITHIN THIS SITE PLAN. REQUIREMENTS FOR COMMERCIAL AREA, OPEN SPACE, AND RESIDENTIAL AREA SHALL BE MET ON A SCHEMATIC BASIS AS OPPOSED TO WITH EACH INDIVIDUAL SITE PLAN. PLANS TO BE IN CONFORMANCE WITH THE WVDEP AND WVSHPO REQUIREMENTS.

2. THE PROPERTY DELINEATED HEREON IS A PORTION OF PARCEL 1, AS SHOWN ON CHARLES TOWN CORPORATION TAX ASSESSMENT MAP 11, DEED BOOK 949, PAGE 203, WHICH IS LOCATED AMONG THE LAND RECORDS OF JEFFERSON COUNTY. THE AFOREMENTIONED PARCEL IS ZONED NEIGHBORHOOD RESIDENTIAL. THE PROPOSED USE FOR THIS PARCEL IS FOR THE CONSTRUCTION OF SINGLE FAMILY DWELLINGS, TOWN HOMES, AND THE ASSOCIATED ROADS, PARKING AREAS, AND STORMWATER MANAGEMENT FACILITIES. THE EXISTING USE IS CROP PLANTING. ALL ADJOINING PROPERTY IS ZONED NEIGHBORHOOD RESIDENTIAL, IS OWNED BY HUNTFIELD, AND IS DELINEATED AS A PORTION OF PARCEL 1, AS SHOWN ON CHARLES TOWN CORPORATION TAX ASSESSMENT MAP 11, DEED BOOK 949, PAGE 203, WHICH IS LOCATED AMONG THE LAND RECORDS OF JEFFERSON COUNTY. REFERENCE E&S NARRATIVE FOR ADDITIONAL INFORMATION ON SURROUNDING PROPERTY AND EXISTING SITE CONDITIONS.

3. BOUNDARY INFORMATION, SHOWN HEREON, WAS OBTAINED FROM A PLAT SHOWING HUNTFIELD, LC PROPERTY AS RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA, IN PLAT BOOK 19, PAGE 49.

4. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM APPALACHIA SURVEY OF WEST VIRGINIA, LLC. BASIS FOR SURVEY WAS NAD'27-NAVD'88.

5. THE PROPERTY SHOWN HEREON WAS ACQUIRED BY HUNT FIELD. AS RECORDED IN THE OFFICE OF THE CLERK OF THE COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA IN DEED BOOK 949, PAGE 203.

6. THE HOMEOWNER'S ASSOCIATION INC. WILL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM WATER DETENTION/DRAINAGE FACILITIES AND EASEMENTS. IN ADDITION THEY SHALL BE RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS & STREET LIGHTS. THE WEST VIRGINIA DEPARTMENT OF HIGHWAY IS NOT RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS AND STREET LIGHTS.

7. ALL CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF CHARLES TOWN, WVDOH AND SANITATION AUTHORITY STANDARDS AND SPECIFICATIONS.

8. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE 1993 "WEST VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK FOR DEVELOPING AREAS".

9. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF WEST VIRGINIA OR ANY OTHER ORDINANCE ENACTED BY THE CITY OF CHARLES TOWN.

10. STANDARD GUARDRAILS AND HANDRAILS SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DETERMINED DURING FINAL FIELD INSPECTION BY CITY OF CHARLES TOWN AND\OR WVDOH.

11. ALL UNDERGROUND UTILITIES WITHIN STREET RIGHT-OF-WAYS SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUBBASE MATERIAL, CURB AND GUTTER, OR SIDEWALK.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF UTILITY OVERBLASTING FOR FUTURE EXTENSIONS WITH ALL ADJACENT SECTIONS.

13. THESE PLANS MAKE NO REPRESENTATION AS TO SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.

14. ANY WELLS OR SEPTIC FIELDS WITHIN THE LIMITS OF THE SITE WILL BE ABANDONED IN ACCORDANCE WITH STATE AND LOCAL HEALTH DEPARTMENT REQUIREMENTS AND REGULATIONS PRIOR TO RECORD PLAT APPROVAL.

15. THE SECTION DELINEATED HEREON CONTAINS NO KNOWN ARCHEOLOGICAL OR HISTORICAL LANDMARKS.

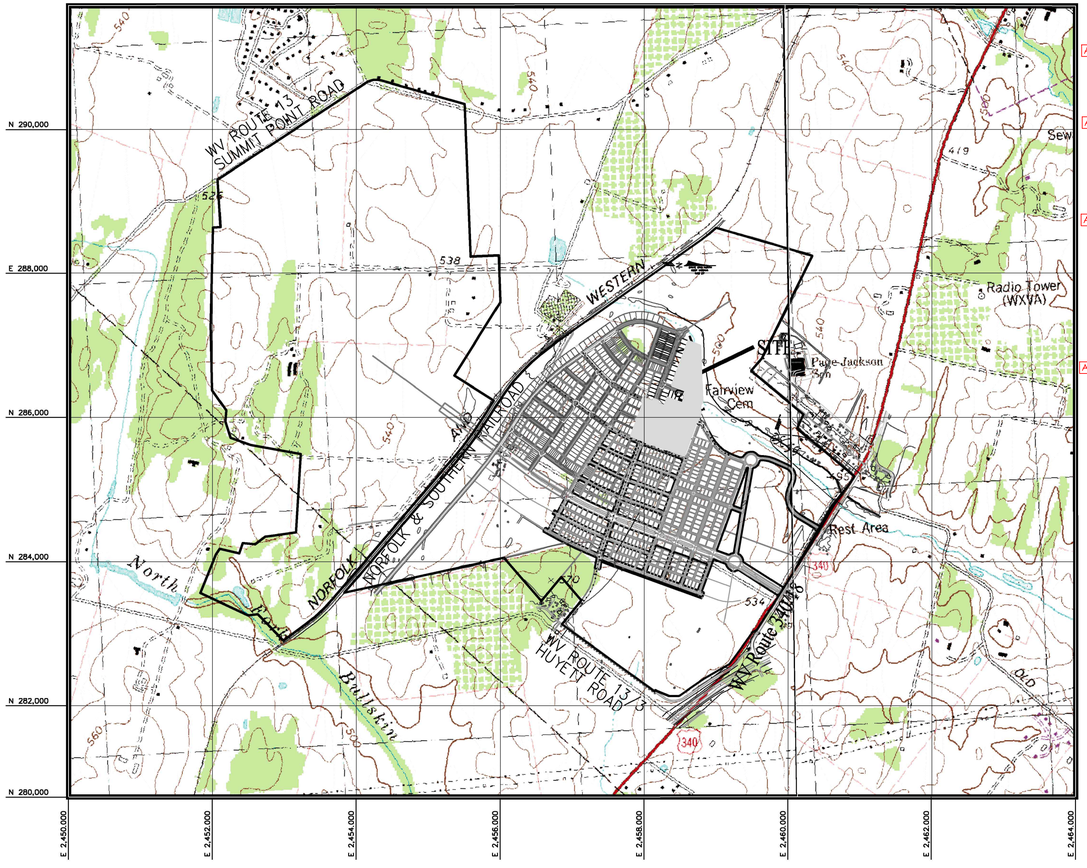
16. CONTRACTORS SHALL ARRANGE FOR THE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE CONSTRUCTION INCLUDING TEST HOLES TO PHYSICALLY LOCATE UNDERGROUND UTILITIES AS NECESSARY.

17. STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED AT ALL INTERSECTIONS AND BE IN COMPLIANCE WITH ALL APPLICABLE ZONING AND CODIFIED ORDINANCE FOR THE CITY OF CHARLES TOWN.

18. FINAL HOUSE AND ACCESSORY LOCATIONS ARE SUBJECT TO APPROVAL AT BUILDING PERMIT SUBMISSION.

19. PARKING FOR THIS SITE PLAN WILL BE IN COMPLIANCE WITH ALL REQUIRED REGULATIONS.

20. WETLAND INFORMATION OBTAINED FROM WETLAND DELINEATION REPORT PREPARED BY GREENHORNE AND O'MARA, INC. DATED JULY 14, 2000.



VICINITY MAP

SCALE : 1"= 1000'

SHEET INDEX

AS-BUILT 1. COVER [3]
2. STATUS
3. OVERALL GRADING PLAN
AS-BUILT 4. GRADING PLAN [10]
5. GRADING PLAN
6. PLAN & PROFILE - Lord Fairfax Street
7. PLAN & PROFILE - Payne Street
AS-BUILT 8. PLAN & PROFILE - Deerbrook Drive [26]
9. PLAN & PROFILE - Colston Road
10. PLAN & PROFILE - Alley 3C24 & 3C33
11. PLAN & PROFILE - Alley 3B26
12. PLAN & PROFILE - Alley 3B28
13. PLAN & PROFILE - Sanitary Sewer
AS-BUILT 14. STORM SEWER PROFILES [21]
15. STORM SEWER PROFILES
16. STORM SEWER COMPUTATIONS
17. OVERALL DRAINAGE DIVIDES
18. EROSION & SEDIMENT CONTROL PLANS
19. E&S DETAILS
20. E&S DETAILS
21. POND Tc AND RUNOFF COMPUTATIONS
22. POND PROFILE AND DETAILS
23. POND INFLOW-OUTFLOW HYDROGRAPHS
24. POND INFLOW-OUTFLOW TABULATIONS & MISC. GRAPHS
25. POND INFLOW-OUTFLOW TABULATIONS
26. LANDSCAPE PLANS
27. PRELIMINARY RECORD PLAT
28. MISC. DETAILS
29. MISC. DETAILS

APPLICATION #	ASSOCIATED PROJECT	STATUS	APPROVAL DATE
	HUNTFIELD, PHASE I SCHEMATIC	APPROVED	2/11/2002
STPL 2002-0001	HUNTFIELD, PHASE I (SITE PLAN)	APPROVED	6/24/2002
SBRD 2002-0001	HUNTFIELD, PHASE I RECORD PLAT	APPROVED	7/29/2002
RPOC 2003-0001	HUNTFIELD, PHASE I (RECORD PLAT CORRECTION)	APPROVED	Recorded 9/9/03
	HUNTFIELD, REVISED PHASE 1&2A SCHEMATIC	APPROVED	10/22/2002
SPAM 2003-001	HUNTFIELD, PHASE 1 REVISED (SITE PLAN AMMENDMENT)	APPROVED	5/28/2003
SBDR 2003-0001/RPAM 2003-0001	HUNTFIELD, PHASE 1 REVISED (RECORD PLAT AMMENDMENT)	APPROVED	6/16/2003
SCHM 2003-0003	HUNTFIELD, COMPOSITE SCHEMATIC 1	APPROVED	5/28/2003
SPAM 2003-0002	HUNTFIELD, PHASE 1 BLOCK 1 REVISION (SITE PLAN AMMENDMENT)	APPROVED	10/27/2003
RPAM 2003-0002	HUNTFIELD, PHASE 1 BLOCK 1 REVISION (RECORD PLAT AMMENDMENT)	APPROVED	10/27/2003
STPL 2003-0001	HUNTFIELD, PHASE 2A (SITE PLAN)	APPROVED	5/28/2003
SBRD 2003-0002	HUNTFIELD, PHASE 2A RECORD PLAT	APPROVED	3/30/2004
SCHM 2003-0001	HUNTFIELD, PHASE 2B SCHEMATIC	APPROVED	2/24/2003
STPL 2003-0006	HUNTFIELD, PHASE 2B (SITE PLAN)	PENDING	
SBRD 2004-0002	HUNTFIELD, PHASE 2B RECORD PLAT	PENDING	

NOTE: HUNTFIELD COMPOSITE SCHEMATIC 1 (SCHM 2003-0003) REPLACED PREVIOUSLY APPROVED HUNTFIELD SCHEMATICS.

OWNER / DEVELOPER

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

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 EAST HIRST ROAD, SUITE 108
PURCELLVILLE, VA 20132
PHONE: (703) 994-4047
MRAGTA.COM

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CONTACT "MISS UTILITY" AT
1-800-245-4848
BEFORE ANY CONSTRUCTION PER CITY OF CHARLES TOWN WATER DEPARTMENT ORDINANCE

SURVEYOR'S CERTIFICATION

THE PERIMETER AND ALL LOT BOUNDARIES SHOWN HERON HAVE BEEN ESTABLISHED BY A NETWORK OF TRAVERSE CONTROL HAVING A RELATIVE ERROR OR CLOSURE OF 1 : 7,500 OR BETTER.

DAVID E. LELLOCK, P.S.
URBAN ENGINEERING & ASSOCIATES, INC.

STATEMENT OF ACCEPTANCE

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

DAVID K. ULERICK V.P. FOR LAND DEVELOPMENT FOR HUNTFIELD, LC
8614 WESTWOOD CENTER DRIVE SUITE 900
VIENNA, VA 22182
703-442-8992

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE SEALED PLANS REASONABLY MEET OR EXCEED MINIMUM ACCEPTABLE ENGINEERING STANDARDS AND THOSE STATE AND COUNTY CODE PROVISIONS APPLICABLE ON SAID DATE.

DAVID E. LELLOCK, PE
URBAN ENGINEERING & ASSOCIATES, INC.

SITE PLAN APPROVED

DATE: _____

CITY OF CHARLES TOWN

AS-BUILT

04/14/23

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
09/12/03
02/12/04
04/14/04

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

Cover Sheet
HUNTFIELD
Phase 3A
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA
DATE: SEPTEMBER 2003
C.I. N/A
SCALE: AS SHOWN

SHEET 1 *OF* 29

PP-20039

SEE SHEET 05 FOR MATCHLINE

BLOCK 23

BLOCK 25

BLOCK 26

ALLEY 3B28

ALLEY 3B33

ALLEY 3B24

ALLEY 3B26

COLONIAL ROAD

DEERBROOK DRIVE

EX. HOLLY SPRINGS DRIVE

LOCUST FAIR AX STREET

PAYNE STREET

4 PARKING SPACES

7 PARKING SPACES

8 PARKING SPACES

8" SAN. SEW.

30" PAVEMENT

56' PAVEMENT

76' PAVEMENT

50' PAVEMENT

24" CMP

30" CMP

18" CMP

15" CMP

| | | |

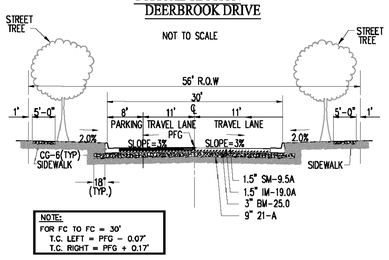
CENTER LINE GEOMETRY
DEERBROOK DRIVE

Project: HF-S3-proj
Horizontal Alignment Station and Curve Report.
Alignment: HF3-ROAD24
Desc:

Desc	Station	Spiral/Curve Data	Northing	Easting
PI	10+00		283781.3643	2458424.4244
	Length:	465.53 Course:	N 69-58-24 W	
PI	14+65.53		283940.7888	2457987.0397
	Length:	359.11 Course:	N 64-54-25 W	
	Delta:	5-03-59		
	Tangent Data			
	10+00		283781.3643	2458424.4244
	14+43.41		283933.2133	2458007.8231
	Length:	443.41 Course:	N 69-58-24 W	
	Circular Curve Data			
PC	14+43.41		283933.2133	2458007.8231
RP			284402.9804	2458179.0508
PT	14+87.63		283950.1700	2457967.0065
	Delta:	05-03-59 Type:	RIGHT	
	Radius:	500.00 DOC:	11-27-33	
	Length:	44.21 Tangent:	22.12	
	Mid-Ord:	0.49 External:	0.49	
	Chord:	44.20 Course:	N 67-26-25 W	
	Es:	0.49		
PI	18+24.62		284093.0837	2457661.8213
	Tangent Data			
	14+87.63		283950.1700	2457967.0065
	18+24.62		284093.0837	2457661.8213
	Length:	336.99 Course:	N 64-54-25 W	

TYPICAL SECTION
DEERBROOK DRIVE

NOT TO SCALE



NOTE:
FOR FC TO FC = 30'
T.C. LEFT = PFG - 0.07'
T.C. RIGHT = PFG + 0.17'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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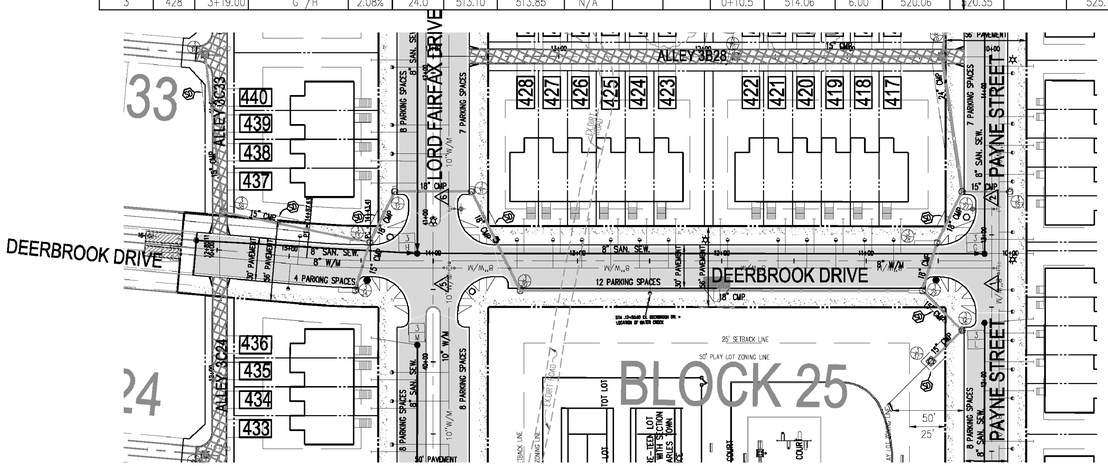
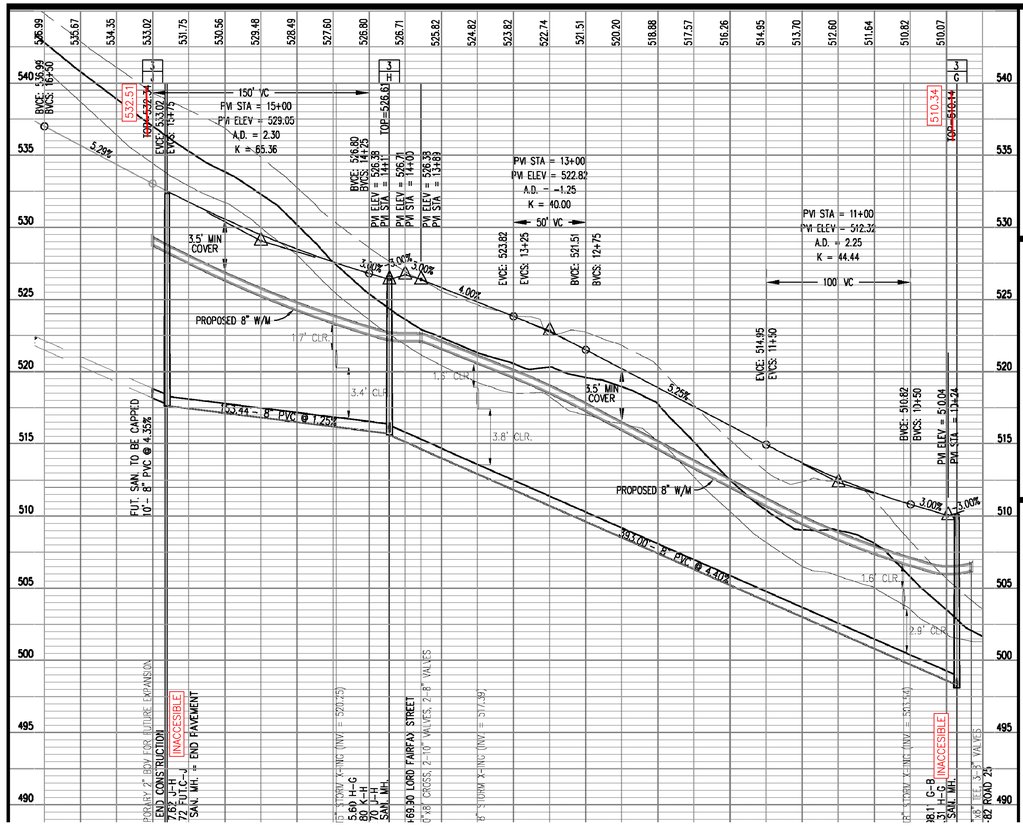
AS-BUILT

SANITARY LATERAL COMPUTATIONS

Section	Lot	Station	DS MH / US MH	Slope (%)	Overall Length (FT.)	Invert @ Main	Invert of Lateral @ Main	Riser Height	End Riser Station	Inv. @ End of Riser	Vertical Bend Station	Inv @ Bottom Vert. Bend	Stack Height	Inv @ Top Vert.Bend	Inv @ End of Lateral	Finished Grade @ End Lat.	Basement Elevation (FT.)
3	417	0+58.00	G /H	2.08%	24.0	501.61	502.36	N/A			0+10.5	502.58	5.00	507.58	507.86		512.51
3	418	0+78.00	G /H	2.08%	24.0	502.49	503.24	N/A			0+10.5	503.46	5.00	508.46	508.74		513.18
3	419	0+98.00	G /H	2.08%	24.0	503.37	504.12	N/A			0+10.5	504.34	4.00	508.34	508.62		513.84
3	420	1+18.00	G /H	2.08%	24.0	504.25	505.00	N/A			0+10.5	505.22	4.00	509.22	509.50		514.51
3	421	1+38.00	G /H	2.08%	24.0	505.13	505.88	N/A			0+10.5	506.10	4.00	510.10	510.38		515.18
3	422	1+83.00	G /H	2.08%	24.0	507.11	507.86	N/A			0+10.5	508.08	3.00	511.08	511.36		516.51
3	423	2+14.00	G /H	2.08%	24.0	508.48	509.23	N/A			0+10.5	509.44	5.00	514.44	514.73		519.85
3	424	2+34.00	G /H	2.08%	24.0	509.36	510.11	N/A			0+10.5	510.32	6.00	516.32	516.61		521.18
3	425	2+54.00	G /H	2.08%	24.0	510.24	510.99	N/A			0+10.5	511.20	6.00	517.20	517.49		521.85
3	426	2+74.00	G /H	2.08%	24.0	511.12	511.87	N/A			0+10.5	512.08	6.00	518.08	518.37		523.18
3	427	2+94.00	G /H	2.08%	24.0	512.00	512.75	N/A			0+10.5	512.96	6.00	518.96	519.25		523.85
3	428	3+19.00	G /H	2.08%	24.0	513.10	513.85	N/A			0+10.5	514.06	6.00	520.06	520.35		525.18



DEERBROOK DRIVE



EASEMENT LEGEND

- DENOTES COMMON SHARED EASEMENT
- DENOTES PUBLIC ACCESS EASEMENT
- DENOTES INGRESS-EGRESS EASEMENT
- DENOTES SIGHT DISTANCE EASEMENT
- DENOTES STORM DRAIN EASEMENT
- DENOTES SANITARY SEWER EASEMENT 10' WIDE UNLESS OTHERWISE NOTED
- DENOTES WATER MAIN EASEMENT 10' WIDE UNLESS OTHERWISE NOTED

LEGEND
EXISTING EASEMENT

- DENOTES COMMON SHARED EASEMENT
- DENOTES PUBLIC ACCESS EASEMENT
- DENOTES INGRESS-EGRESS EASEMENT
- DENOTES SIGHT DISTANCE EASEMENT
- DENOTES STORM DRAIN EASEMENT
- DENOTES SANITARY SEWER EASEMENT 10' WIDE UNLESS OTHERWISE NOTED
- DENOTES WATER MAIN EASEMENT 10' WIDE UNLESS OTHERWISE NOTED

LEGEND:

- PROPOSED CURB
- PROPOSED ROLL CURB
- PROPOSED HANDICAP RAMP
- PRE-BLAST FOR FUTURE UTILITIES
- WATER METER
- STREET LIGHT
- STREET SIGN
- STOP SIGN
- ALLEY PAVEMENT
- NO PARKING

LEGEND

04/19/23

STATE GRID NORTH
NAD 27

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
09/12/03
02/27/04
04/14/04

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

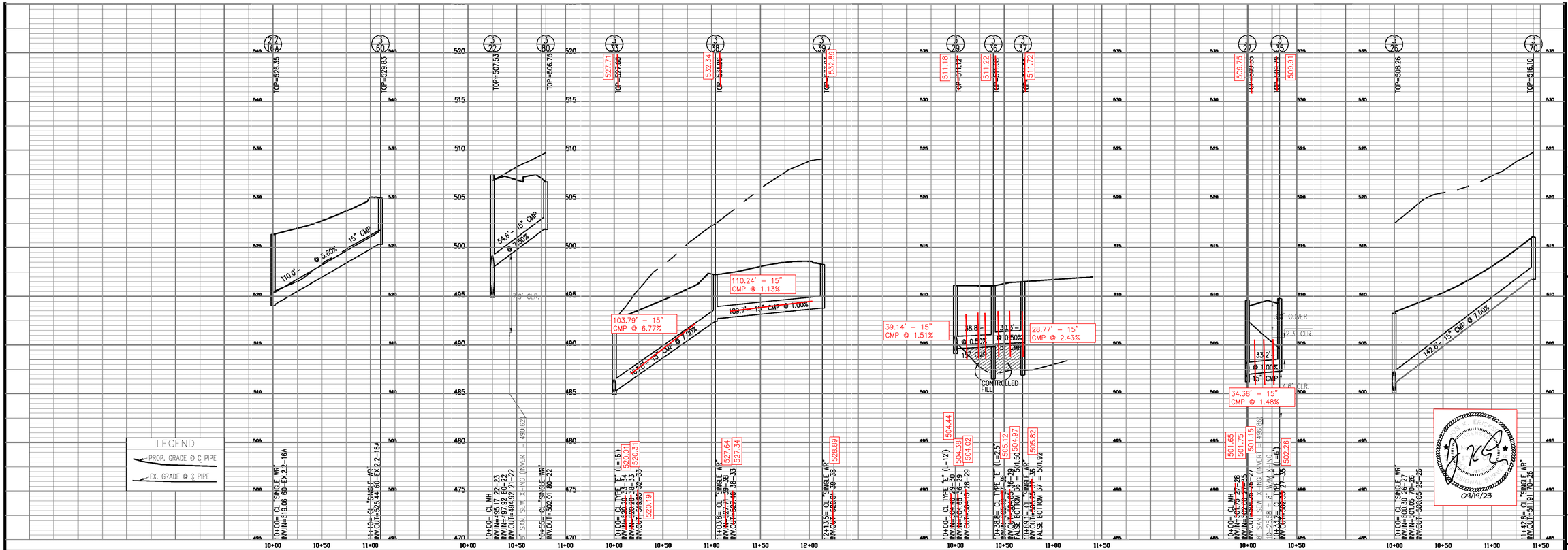
REGISTERED LAND SURVEYOR
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER
04/14/04

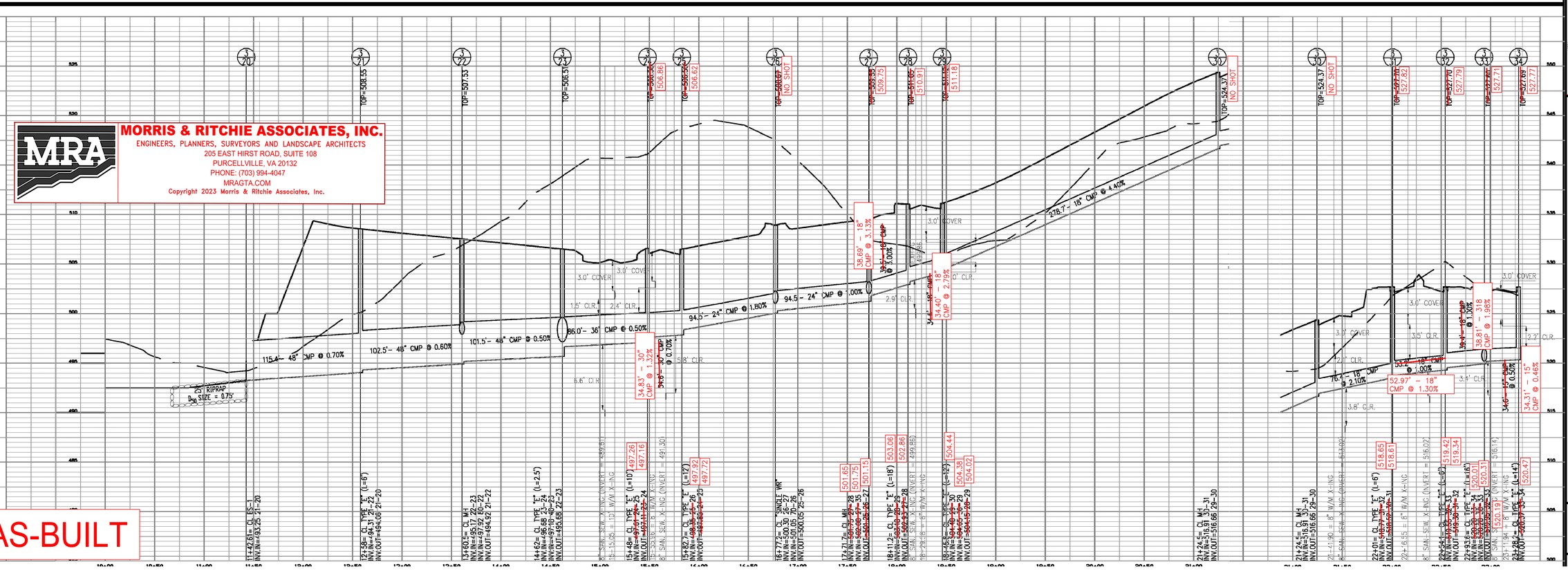
Plan & Profile - Deerbrook Drive

HUNTFIELD
Phase 3A
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: SEPTEMBER 2003
C.I. N/A
SCALE: 1"=5'(V), 1"=50'(H)

SHEET
8





No.	DATE	REVISIONS
		DESCRIPTION

PLAN DATE
09/12/03
02/27/04
04/14/04

Urban Engineering & Associates, Inc.
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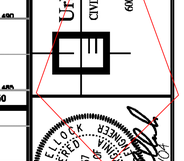

Storm Profiles

HUNTFIELD
Phase 3A
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: (H) 1" =50' (V) 1" =5' *C.I.* = N/A *DATE:* SEPTEMBER 2003

SHEET 14 *OF* 29

PP-20039

BOND ESTIMATE						BOND REDUCTION					City Use Only
ITEM	UNIT	UNIT COST	QUANTITY	Final Price	QUANTITY COMPLETED (REDUCTION REQUEST)	UNIT COST	PREVIOUS QUANTITY COMPLETED	TOTAL QUANTITY COMPLETED (INCLUDING REDUCTION REQUEST)	EXTENSION	%COMPLETE	%APPROVED
MOBILIZATION GENERAL											
Mobilization	LS	$12,440.00		$0.00		$0.00		0		0%	
Field Office	EA	$3,490.00		$0.00		$0.00		0		0%	
Job Sign	EA	$1,340.00		$0.00		$0.00		0		0%	
SURVEYING											
Steel Pipe Property Corner Marker Incl. Survey	EA	$320.38		$0.00		$0.00		0		0%	
R.O.W MONUMENTS SURVEYED IN PLACE											
RM--1	EA	$825.00		$0.00		$0.00		0		0%	
RM--2	EA	$764.00		$0.00		$0.00		0		0%	
EARTHWORK EXCAVATION											
Regular Bulk used as Fill	CY	$4.50		$0.00		$0.00		0		0%	
Rock, Rip	CY	$51.50		$0.00		$0.00		0		0%	
Rock, Blast	CY	$55.00		$0.00		$0.00		0		0%	
BORROW MATERIAL											
Buy, Load, Haul 10 Mi. Select Material	CY	$42.00		$0.00		$0.00		0		0%	
Fill and Compaction of On-site Borrow	CY	$11.06		$0.00		$0.00		0		0%	
UNSUITABLE MATERIAL											
Load and Haul, 20 mi R/T	CY	$36.56		$0.00		$0.00		0		0%	
Dump Charge	CY	$62.50		$0.00		$0.00		0		0%	
Site Grading	SY	$1.25		$0.00		$0.00		0		0%	
CLEAR & GRUB											
Light	AC	$14,548.50		$0.00		$0.00		0		0%	
Heavy	AC	$26,699.49		$0.00		$0.00		0		0%	
LANDSCAPING											
Seeding	SY	$3.00		$0.00		$0.00		0		0%	
Sodding	SY	$8.50		$0.00		$0.00		0		0%	
PLANTING SHRUBS											
18"	EA	$70.00		$0.00		$0.00		0		0%	
24"	EA	$90.00		$0.00		$0.00		0		0%	
TREES											
6'-8' (1-2 in. Caliper)	EA	$400.00		$0.00		$0.00		0		0%	
8'-10' (2.5-3 in. Caliper)	EA	$700.00		$0.00		$0.00		0		0%	
Tree Protection	LF	$11.13		$0.00		$0.00		0		0%	
MISCELLANEOUS SITE IMPROVEMENTS											
Timber Wall (less than 6 ft)	LF	$325.00		$0.00		$0.00		0		0%	
Dry Rubble RW-1 (H=6')	LF	$450.00		$0.00		$0.00		0		0%	
Mortared Rubble RW-1A (H=6')	LF	$535.00		$0.00		$0.00		0		0%	
Concrete Gravity RW-2 (H=6')	LF	$589.50		$0.00		$0.00		0		0%	
Concrete Gravity RW-3 (H=6')	LF	$1,037.50		$0.00		$0.00		0		0%	
FENCING											
Std. Fence (H=5') FR-5	LF	$56.00		$0.00		$0.00		0		0%	
Farm Fence (H=5') FR-3A	LF	$37.50		$0.00		$0.00		0		0%	
Chain Link Fence (H=6') FR 2-B	LF	$62.00		$0.00		$0.00		0		0%	
Board Fence (H=6')	LF	$62.00		$0.00		$0.00		0		0%	
TOTS LOTS											
Tot Lot	EA	$16,495.00		$0.00		$0.00		0		0%	
STORM DRAINAGE											
STORM SEWER											
NOTE: All pipe unit prices include trench, excavation, bedding, pipe, & backfill											
Rock Excavation for All Pipe Types											
Less than 1,500 CY (Blasting)	CY	$110.00		$0.00		$0.00		0		0%	
More than 1,500 CY (Blasting)	CY	$90.00		$0.00		$0.00		0		0%	
Less than 1,500 CY (Hoe Ram)	CY	$220.00		$0.00		$0.00		0		0%	
More than 1,500 CY (Hoe Ram)	CY	$180.00		$0.00		$0.00		0		0%	
Trench De-Watering											
Trench De-Watering	LF	$4.00		$0.00		$0.00		0		0%	
RCP CLASS III ROUND T & G W/MASTIC											
12" Pipe (RCP III)											
0'-8' Cut	LF	$100.00		$0.00		$0.00		0		0%	
8'-14' Cut	LF	$140.00		$0.00		$0.00		0		0%	
Add cost for Class IV	LF	$1.90		$0.00		$0.00		0		0%	
O-Ring	LF	$12.36		$0.00		$0.00		0		0%	
15" Pipe (RCP III)											
0'-10' Cut	LF	$100.00		$0.00		$0.00		0		0%	
10'-16'	LF	$156.00		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$1.48		$0.00		$0.00		0		0%	
O-Ring	LF	$8.58		$0.00		$0.00		0		0%	
18" Pipe (RCP III)											
0'-10' Cut	LF	$100.00		$0.00		$0.00		0		0%	
10' -16' Cut	LF	$160.00		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$3.20		$0.00		$0.00		0		0%	
O-Ring	LF	$11.20		$0.00		$0.00		0		0%	
21" Pipe (RCP III)											
0'-8' Cut	LF	$115.00		$0.00		$0.00		0		0%	
8'-14' Cut	LF	$174.80		$0.00		$0.00		0		0%	
Add cost for Class IV	LF	$4.40		$0.00		$0.00		0		0%	
O-Ring	LF	$20.80		$0.00		$0.00		0		0%	
24" Pipe (RCP III)											
0'- 10' Cut	LF	$140.00		$0.00		$0.00		0		0%	
10'-16'	LF	$196.00		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$5.04		$0.00		$0.00		0		0%	
O-Ring	LF	$22.40		$0.00		$0.00		0		0%	
27" Pipe (RCP III)											
0'- 10' Cut	LF	$123.20		$0.00		$0.00		0		0%	
10' -16' Cut	LF	$195.03		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$6.40		$0.00		$0.00		0		0%	
O-Ring	LF	$24.00		$0.00		$0.00		0		0%	
30" Pipe (RCP III)											
0'- 8' Cut	LF	$169.40		$0.00		$0.00		0		0%	
8'-14' Cut	LF	$256.66		$0.00		$0.00		0		0%	
Add cost for Class IV	LF	$9.60		$0.00		$0.00		0		0%	
O-Ring	LF	$27.60		$0.00		$0.00		0		0%	
33" Pipe (RCP III)											
0'- 10' Cut	LF	$240.00		$0.00		$0.00		0		0%	
10'-16'	LF	$333.00		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$13.50		$0.00		$0.00		0		0%	
O-Ring	LF	$45.80		$0.00		$0.00		0		0%	
36" Pipe (RCP III)											
0'-10' Cut	LF	$249.60		$0.00		$0.00		0		0%	
10' -16' Cut	LF	$363.92		$0.00		$0.00		0		0%	

Add Cost for Class IV	LF	$12.40		$0.00			$0.00		0		0%
O-Ring	LF	$36.40		$0.00			$0.00		0		0%
42" Pipe (RCP III)											
0'- 8' Cut	LF	$289.54		$0.00			$0.00		0		0%
8'-14' Cut	LF	$413.46		$0.00			$0.00		0		0%
Add cost for Class IV	LF	$19.20		$0.00			$0.00		0		0%
O-Ring	LF	$56.72		$0.00			$0.00		0		0%
48" Pipe (RCP III)											
0'-10' Cut	LF	$320.52		$0.00			$0.00		0		0%
10'-16'	LF	$442.31		$0.00			$0.00		0		0%
Add Cost for Class IV	LF	$20.00		$0.00			$0.00		0		0%
O-Ring	LF	$69.36		$0.00			$0.00		0		0%
54" Pipe (RCP III)											
0' - 10' Cut	LF	$420.00		$0.00			$0.00		0		0%
10' -16' Cut	LF	$541.38		$0.00			$0.00		0		0%
Add Cost for Class IV	LF	$30.00		$0.00			$0.00		0		0%
O-Ring	LF	$70.96		$0.00			$0.00		0		0%
60" Pipe (RCP III)											
0'-10' Cut	LF	$420.00		$0.00			$0.00		0		0%
10' -16' Cut	LF	$498.48		$0.00			$0.00		0		0%
Add Cost for Class IV	LF	$36.00		$0.00			$0.00		0		0%
O-Ring	LF	$77.84		$0.00			$0.00		0		0%
ELLIPTICAL PIPE - RCP CLASS III											
23"x14" (18" Equiv- RCP III)											
0'10' Cut	LF	$190.00		$0.00			$0.00		0		0%
10'-16' Cut	LF	$278.60		$0.00			$0.00		0		0%
Add cost for Class IV	LF	$41.60		$0.00			$0.00		0		0%
O-Ring	LF	$109.80		$0.00			$0.00		0		0%
30"x19" (24" Equiv- RCP III)											
0'10' Cut	LF	$190.00		$0.00			$0.00		0		0%
10'-16' Cut	LF	$329.25		$0.00			$0.00		0		0%
Add cost for Class IV	LF	$15.07		$0.00			$0.00		0		0%
O-Ring	LF	$109.79		$0.00			$0.00		0		0%
38"x24" (30" Equiv- RCP III)											
0'10' Cut	LF	$190.00		$0.00			$0.00		0		0%
10'-16' Cut	LF	$423.78		$0.00			$0.00		0		0%
Add cost for Class IV	LF	$21.38		$0.00			$0.00		0		0%
O-Ring	LF	$129.92		$0.00			$0.00		0		0%
45"x29" (36" Equiv- RCP III)											
0'10' Cut	LF	$370.00		$0.00			$0.00		0		0%
10'-16' Cut	LF	$526.88		$0.00			$0.00		0		0%
Add cost for Class IV	LF	$25.45		$0.00			$0.00		0		0%
O-Ring	LF	$119.63		$0.00			$0.00		0		0%
53"X 34" (42" Equiv-RCP III)											
0'12' Cut	LF	$370.00		$0.00			$0.00		0		0%
10'-18' Cut	LF	$528.36		$0.00			$0.00		0		0%
Add cost for Class IV	LF	$38.87		$0.00			$0.00		0		0%
O-Ring	LF	$149.26		$0.00			$0.00		0		0%
60"x38" (48" Equiv- RCP III)											
0'12' Cut	LF	$370.00		$0.00			$0.00		0		0%
10'-18' Cut	LF	$543.90		$0.00			$0.00		0		0%
Add cost for Class IV	LF	$46.46		$0.00			$0.00		0		0%
O-Ring	LF	$177.11		$0.00			$0.00		0		0%
HDPE PIPE											
8" Pipe											
0'-8' Cut	LF	$50.00		$0.00			$0.00		0		0%
8'-14' Cut	LF	$75.30		$0.00			$0.00		0		0%
12" Pipe											
0'-8' Cut	LF	$67.50		$0.00			$0.00		0		0%
8'-14' Cut	LF	$100.04		$0.00			$0.00		0		0%
15" Pipe											
0'-8' Cut	LF	$87.08		$0.00			$0.00		0		0%
8'-16' Cut	LF	$129.65		$0.00			$0.00		0		0%
18" Pipe											
0'-8' Cut	LF	$114.33		$0.00			$0.00		0		0%
8'-16' Cut	LF	$170.69		$0.00			$0.00		0		0%
24" Pipe											
0'-8' Cut	LF	$132.62		$0.00			$0.00		0		0%
8'-16' Cut	LF	$197.61		$0.00			$0.00		0		0%
30" Pipe											
0'-8' Cut	LF	$157.42		$0.00			$0.00		0		0%
8'-16' Cut	LF	$236.13		$0.00			$0.00		0		0%
36" Pipe											
0'-8' Cut	LF	$200.00		$0.00			$0.00		0		0%
8'-16' Cut	LF	$298.00		$0.00			$0.00		0		0%
42" Pipe											
0'-8' Cut	LF	$224.20		$0.00			$0.00		0		0%
8'-16' Cut	LF	$334.06		$0.00			$0.00		0		0%
48" Pipe											
0'-8' Cut	LF	$253.35		$0.00			$0.00		0		0%
8'-16' Cut	LF	$377.49		$0.00			$0.00		0		0%
STORM STRUCTURES											
END SECTIONS											
End Sections (ES-1), Concrete Pipe Size											
15"	EA	$1,389.00		$0.00			$0.00		0		0%
18"	EA	$1,583.46		$0.00			$0.00		0		0%
21"	EA	$1,805.14		$0.00			$0.00		0		0%
24"	EA	$2,057.86		$0.00			$0.00		0		0%
27"	EA	$2,345.97		$0.00			$0.00		0		0%
30"	EA	$2,674.40		$0.00			$0.00		0		0%
36"	EA	$3,048.82		$0.00			$0.00		0		0%
42"	EA	$3,558.50		$0.00			$0.00		0		0%
48"	EA	$4,056.69		$0.00			$0.00		0		0%
54"	EA	$4,624.63		$0.00			$0.00		0		0%
60"	EA	$5,272.07		$0.00			$0.00		0		0%
ENDWALLS											
EW-1 (Pre-Cast) Round Pipe Size											
15"	EA	$2,433.00		$0.00			$0.00		0		0%
18"	EA	$2,724.96		$0.00			$0.00		0		0%
24"	EA	$3,051.96		$0.00			$0.00		0		0%
30"	EA	$3,418.19		$0.00			$0.00		0		0%
36"	EA	$3,828.37		$0.00			$0.00		0		0%
EW-1 Cast in Place [Round Pipe Size]											
15"	EA	$2,591.15		$0.00			$0.00		0		0%
18"	EA	$2,902.08		$0.00			$0.00		0		0%
24"	EA	$3,250.33		$0.00			$0.00		0		0%
30"	EA	$3,640.37		$0.00			$0.00		0		0%
36"	EA	$4,077.22		$0.00			$0.00		0		0%
EW-1A (Pre-Cast) Elliptical Pipe Size											
23" X 14" (18")	EA	$1,335.00		$0.00			$0.00		0		0%
30" X 19" (24")	EA	$1,495.20		$0.00			$0.00		0		0%

38 X 24" (30")	EA	$1,879.50		$0.00			$0.00		0		0%
45 X 29" (36")	EA	$2,105.04		$0.00			$0.00		0		0%
53" X 34" (42")	EA	$2,791.50		$0.00			$0.00		0		0%
EW-1A (Cast in Place) Elliptical Pipe Size											
23" X 14" (18")	EA	$1,318.50		$0.00			$0.00		0		0%
30" X 19" (24")	EA	$1,318.50		$0.00			$0.00		0		0%
38 X 24" (30")	EA	$2,257.00		$0.00			$0.00		0		0%
45 X 29" (36")	EA	$2,257.00		$0.00			$0.00		0		0%
53" X 34" (42")	EA	$3,217.50		$0.00			$0.00		0		0%
EW-2 (PreCast) Round Size Pipe Size											
42"	EA	$8,324.00		$0.00			$0.00		0		0%
48"	EA	$9,322.88		$0.00			$0.00		0		0%
54"	EA	$10,441.63		$0.00			$0.00		0		0%
60"	EA	$11,694.62		$0.00			$0.00		0		0%
72"	EA	$12,675.50		$0.00			$0.00		0		0%
84"	EA	$14,196.56		$0.00			$0.00		0		0%
EW-2 (Cast in Place) Round Size Pipe Size											
42"	EA	$9,255.50		$0.00			$0.00		0		0%
48"	EA	$10,366.16		$0.00			$0.00		0		0%
54"	EA	$11,610.10		$0.00			$0.00		0		0%
60"	EA	$13,003.31		$0.00			$0.00		0		0%
72"	EA	$15,747.00		$0.00			$0.00		0		0%
84"	EA	$17,636.64		$0.00			$0.00		0		0%
EW-6PC [Double Pipe] Pipe Size											
2-15"	EA	$2,123.00		$0.00			$0.00		0		0%
2-18"	EA	$2,377.76		$0.00			$0.00		0		0%
2-24"	EA	$2,663.09		$0.00			$0.00		0		0%
2-30"	EA	$4,096.00		$0.00			$0.00		0		0%
2-36"	EA	$4,587.52		$0.00			$0.00		0		0%
MANHOLES											
Standard Brick Manhole Std Frame & Cover (MH-1)											
6' Depth	EA	$6,048.00		$0.00			$0.00		0		0%
Depth Below 6'	VF	$230.00		$0.00			$0.00		0		0%
Standard Precast Manhole Std Frame & Cover (MH-2)		$5,337.00		$0.00			$0.00		0		0%
Additional Cost (Amount in parentheses to be added to the above unit costs)											
Watertight Fr/Cover (Add 110)	EA	$579.00		$0.00			$0.00		0		0%
Heavy Duty Fr/ Cover (Add 82)	VF	$599.00		$0.00			$0.00		0		0%
Drop Inlets											
Cast in Place 48"											
Drop Inlet (DI-1) 12"-24" Pipe0-10 VF	EA	$7,690.00		$0.00			$0.00		0		0%
Drop Inlet (DI-1A) 12"-24" Pipe10-20 VF	EA	$7,690.00		$0.00			$0.00		0		0%
Drop Inlet (DI-2A) 12"-24" Pipe0-10 VF, 10' throat	EA	$9,458.70		$0.00			$0.00		0		0%
Drop Inlet (DI-2A) 12"-24" Pipe10-20 VF, 10' throat	EA	$11,634.20		$0.00			$0.00		0		0%
Curb Drop Inlets											
Curb Drop Inlet (DI-3A)											
12"-30" Pipe (Invert Depth (H) =0'-8') Inlet Length 2'-6"	EA	$7,460.00		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3AA)											
12"-30" Pipe (Invert Depth (H) =8'-	**EA**	$9,772.60		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3B) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length											
4'	EA	$7,758.40		$0.00			$0.00		0		0%
6'	EA	$8,534.24		$0.00			$0.00		0		0%
8'	EA	$9,387.66		$0.00			$0.00		0		0%
10'	EA	$10,326.43		$0.00			$0.00		0		0%
12'	EA	$11,359.07		$0.00			$0.00		0		0%
16'	EA	$12,494.98		$0.00			$0.00		0		0%
20'	EA	$13,744.48		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3BB) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length											
4'	EA	$7,680.82		$0.00			$0.00		0		0%
6'	EA	$8,448.90		$0.00			$0.00		0		0%
8'	EA	$9,293.79		$0.00			$0.00		0		0%
10'	EA	$10,223.17		$0.00			$0.00		0		0%
12'	EA	$11,245.48		$0.00			$0.00		0		0%
16'	EA	$12,370.03		$0.00			$0.00		0		0%
20'	EA	$13,607.03		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3C) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length											
6'	EA	$7,204.61		$0.00			$0.00		0		0%
8'	EA	$7,925.07		$0.00			$0.00		0		0%
10'	EA	$8,717.57		$0.00			$0.00		0		0%
12'	EA	$9,589.33		$0.00			$0.00		0		0%
16'	EA	$10,548.26		$0.00			$0.00		0		0%
20'	EA	$11,603.09		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3CC) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length											
6'	EA	$8,573.48		$0.00			$0.00		0		0%
8'	EA	$9,430.83		$0.00			$0.00		0		0%
10'	EA	$10,373.91		$0.00			$0.00		0		0%
12'	EA	$11,411.30		$0.00			$0.00		0		0%
16'	EA	$12,552.43		$0.00			$0.00		0		0%
20'	EA	$13,807.68		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3D)											
12"-30" Pipe (Invert Depth (H) =0'-8') Inlet Length 2'-6"	EA	$6,430.11		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3DD)											
12"-30" Pipe (Invert Depth	**EA**	$7,587.53		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3E) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length											
4'	EA	$7,460.00		$0.00			$0.00		0		0%
8'	EA	$7,982.20		$0.00			$0.00		0		0%
10'	EA	$8,540.95		$0.00			$0.00		0		0%
12'	EA	$9,138.82		$0.00			$0.00		0		0%
16'	EA	$9,778.54		$0.00			$0.00		0		0%
20'	EA	$10,463.04		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3EE) 12"-30" Pipe (Invert Depth (H) = 8'-20') Inlet Length											
6'	EA	$11,509.34		$0.00			$0.00		0		0%
8'	EA	$12,314.99		$0.00			$0.00		0		0%
10'	EA	$13,177.04		$0.00			$0.00		0		0%
12'	EA	$14,099.44		$0.00			$0.00		0		0%
16'	EA	$15,086.40		$0.00			$0.00		0		0%
20'	EA	$16,142.44		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3F) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length											
6'	EA	$6,855.74		$0.00			$0.00		0		0%
8'	EA	$7,335.64		$0.00			$0.00		0		0%
10'	EA	$7,849.14		$0.00			$0.00		0		0%
12'	EA	$8,398.58		$0.00			$0.00		0		0%
16'	EA	$8,986.48		$0.00			$0.00		0		0%
20'	EA	$9,615.53		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-3FF) 12"-30" Pipe (Invert Depth (H) = 8'-20') Inlet Length											

6'	EA	$14,671.28		$0.00			$0.00		0		0%
8'	EA	$15,698.27		$0.00			$0.00		0		0%
10'	EA	$16,797.15		$0.00			$0.00		0		0%
12'	EA	$17,972.95		$0.00			$0.00		0		0%
16'	EA	$19,231.06		$0.00			$0.00		0		0%
20'	EA	$20,577.23		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4A) 36"-48" Pipe (Invert Depth (H) = 8'-20') Inlet Length											
4'	**EA**	$10,020.00		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4AA) 36"-48" Pipe (Invert Depth (H) = 8'-20') Inlet Length											
4'	**EA**	$10,020.00		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4B) 36"-48" Pipe (Invert Depth (H) = 0'-8') Inlet Length											
6'	EA	$8,802.77		$0.00			$0.00		0		0%
8'	EA	$9,418.96		$0.00			$0.00		0		0%
10'	EA	$10,078.29		$0.00			$0.00		0		0%
12'	EA	$10,783.77		$0.00			$0.00		0		0%
16'	EA	$11,538.64		$0.00			$0.00		0		0%
20'	EA	$12,346.34		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4BB) 36"-48" Pipe (Invert Depth (H) = 8'-20') Inlet Length											
6'	EA	$17,429.48		$0.00			$0.00		0		0%
8'	EA	$18,649.55		$0.00			$0.00		0		0%
10'	EA	$19,955.02		$0.00			$0.00		0		0%
12'	EA	$21,351.87		$0.00			$0.00		0		0%
16'	EA	$22,846.50		$0.00			$0.00		0		0%
20'	EA	$24,445.75		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4C) 36"-48" Pipe (Invert Depth (H) = 0'-8') Inlet Length											
8'	EA	$9,418.96		$0.00			$0.00		0		0%
10'	EA	$10,078.29		$0.00			$0.00		0		0%
12'	EA	$10,783.77		$0.00			$0.00		0		0%
16'	EA	$11,538.64		$0.00			$0.00		0		0%
20'	EA	$12,346.34		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4CC) 36"-48" Pipe (Invert Depth (H) = 8'-20') Inlet Length											
8'	EA	$22,417.13		$0.00			$0.00		0		0%
10'	EA	$23,986.33		$0.00			$0.00		0		0%
12'	EA	$25,665.38		$0.00			$0.00		0		0%
16'	EA	$27,461.95		$0.00			$0.00		0		0%
20'	EA	$29,384.29		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4D)											
36"-48" Pipe (Invert Depth (H) =8'16') Inlet Length 4'	EA	$8,279.27		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4DD)											
36"-48" Pipe (Invert Depth (H)	**EA**	$16,392.95		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4E) 36"-48" Pipe (Invert Depth (H) = 0'-8') Inlet Length											
6'	EA	$9,016.12		$0.00			$0.00		0		0%
8'	EA	$9,647.25		$0.00			$0.00		0		0%
10'	EA	$10,322.56		$0.00			$0.00		0		0%
12'	EA	$11,045.14		$0.00			$0.00		0		0%
16'	EA	$11,818.30		$0.00			$0.00		0		0%
20'	EA	$12,645.58		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4EE) 36"-48" Pipe (Invert Depth (H) = 8'-16') Inlet Length											
6'	EA	$15,688.06		$0.00			$0.00		0		0%
8'	EA	$16,786.22		$0.00			$0.00		0		0%
10'	EA	$17,961.26		$0.00			$0.00		0		0%
12'	EA	$19,218.54		$0.00			$0.00		0		0%
16'	EA	$20,563.84		$0.00			$0.00		0		0%
20'	EA	$22,003.31		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4F) 36"-48" Pipe (Invert Depth (H) = 0'-8') Inlet Length											
8'	EA	$10,040.36		$0.00			$0.00		0		0%
10'	EA	$10,743.18		$0.00			$0.00		0		0%
12'	EA	$11,495.20		$0.00			$0.00		0		0%
16'	EA	$12,299.87		$0.00			$0.00		0		0%
20'	EA	$13,160.86		$0.00			$0.00		0		0%
Curb Drop Inlet (DI-4FF) 36"-48" Pipe (Invert Depth (H) = 8'-16') Inlet Length											
8'	EA	$15,140.86		$0.00			$0.00		0		0%
10'	EA	$16,200.72		$0.00			$0.00		0		0%
12'	EA	$17,334.77		$0.00			$0.00		0		0%
16'	EA	$18,548.20		$0.00			$0.00		0		0%
20'	EA	$19,846.57		$0.00			$0.00		0		0%
Median Drop Inlets - CIP											
Median Drop Inlets (DI-6A) 12"-24"Pipe Inlet (H=8')	EA	$6,032.00		$0.00			$0.00		0		0%
Median Drop Inlets (DI-6B) 12"-24"Pipe Inlet (H=8')	EA	$6,080.00		$0.00			$0.00		0		0%
Median Drop Inlets (DI-6C) 30"-48"Pipe Inlet (H=10')	EA	$7,737.50		$0.00			$0.00		0		0%
Median Drop Inlets (DI-6D) 30"-48"Pipe Inlet (H=10')	EA	$7,805.00		$0.00			$0.00		0		0%
Median Drop Inlets (DI-7) Type III Top 12"-42" Pipe Inlet (H=10')	EA	$8,548.00		$0.00			$0.00		0		0%
Median Drop Inlets (DI-7A) Type III Top 12"-42" Pipe Inlet (H=10')	EA	$8,548.00		$0.00			$0.00		0		0%
Median Drop Inlets (DI-7B) Type III Top 12"-42" Pipe Inlet (H=10')	EA	$8,548.00		$0.00			$0.00		0		0%
MISCELLANEOUS INLETS											
Median Drop Inlets (DI-5) Type III Top 12"-42" Pipe Inlet (H=8')	EA	$6,569.08		$0.00			$0.00		0		0%
Standard Yard Inlet (YI-1) 12"-48" Pipe (Invert Depth (H)= 0'-8') Inlet Length 4' (No Aprons)		$5,969.49		$0.00			$0.00		0		0%
Add Yard Inlet Apron	THROAT	$320.54		$0.00			$0.00		0		0%
Standard Yard Inlet (YI-1) 12"-48" Pipe (Invert Depth (H)= 0'-8') Inlet Length 4' (No Aprons)	EA	$6,444.64		$0.00			$0.00		0		0%
Add Yard Inlet Apron	THROAT	$320.54		$0.00			$0.00		0		0%
Culverts											
Single Box Culvert (BC-1A) Fills to 25'											
4' X 4'	LF	$473.00		$0.00			$0.00		0		0%
5' X 5'	LF	$563.00		$0.00			$0.00		0		0%
6' X 6'	LF	$689.00		$0.00			$0.00		0		0%
8' X 8'	LF	$944.00		$0.00			$0.00		0		0%
10' X 10'	LF	$1,159.00		$0.00			$0.00		0		0%
Double Box Culvert (BC-2b) Fills to 25'											
4' X 4'	LF	$792.40		$0.00			$0.00		0		0%
5' X 5'	LF	$987.00		$0.00			$0.00		0		0%
6' X 6'	LF	$1,195.60		$0.00			$0.00		0		0%
8' X 8'	LF	$1,607.20		$0.00			$0.00		0		0%
10' X 10'	LF	$1,975.40		$0.00			$0.00		0		0%

Oversized Single Box Culvert (BBC-1) Fills to 25'											
12' X 6'	LF	$1,488.50		$0.00			$0.00		0		0%
12' X 8'	LF	$1,488.50		$0.00			$0.00		0		0%
12' X 10'	LF	$1,771.50		$0.00			$0.00		0		0%
12' X 12'	LF	$1,771.50		$0.00			$0.00		0		0%
Triple Box Culvert (BC-3B) Fills to 25'											
4' X 4'	LF	$1,129.55		$0.00			$0.00		0		0%
5' X 5'	LF	$1,399.25		$0.00			$0.00		0		0%
6' X 6'	LF	$1,755.95		$0.00			$0.00		0		0%
8' X 8'	LF	$2,367.85		$0.00			$0.00		0		0%
10' X 10'	LF	$3,607.60		$0.00			$0.00		0		0%
Quadruple Box Culvert (BC-4B) Fills to 25'											
4' X 4'	LF	$1,431.15		$0.00			$0.00		0		0%
5' X 5'	LF	$1,776.25		$0.00			$0.00		0		0%
6' X 6'	LF	$2,208.35		$0.00			$0.00		0		0%
8' X 8'	LF	$2,170.65		$0.00			$0.00		0		0%
10' X 10'	LF	$4,110.75		$0.00			$0.00		0		0%
Standard Wing for Box Culvert (1 Side Only) Height of Box											
4'	EA	$926.50		$0.00			$0.00		0		0%
5'	EA	$1,390.00		$0.00			$0.00		0		0%
6'	EA	$1,853.50		$0.00			$0.00		0		0%
8'	EA	$3,426.50		$0.00			$0.00		0		0%
10'	EA	$4,558.00		$0.00			$0.00		0		0%
Standard Wing for Box Culvert (BBC-W) Height of Box											
6'	EA	$1,817.00		$0.00			$0.00		0		0%
8'	EA	$3,007.50		$0.00			$0.00		0		0%
10'	EA	$4,497.50		$0.00			$0.00		0		0%
12'	EA	$6,567.00		$0.00			$0.00		0		0%
MISCELLANEOUS STORM											
Connection to Existing Structure											
15"-36" Pipe	EA	$1,584.00		$0.00			$0.00		0		0%
42"-60" Pipe	EA	$1,584.00		$0.00			$0.00		0		0%
Casing Pipe, Bore and Jack (3/8" wall)											
22" ID (6"-8" Carrier Pipe)	LF	$885.71		$0.00			$0.00		0		0%
24" ID (10" Carrier Pipe)	LF	$971.91		$0.00			$0.00		0		0%
30" ID (12" Carrier Pipe)	LF	$1,226.20		$0.00			$0.00		0		0%
Plug Pipe											
6"-12" Pipe	EA	$444.50		$0.00			$0.00		0		0%
15"-36" Pipe	EA	$444.50		$0.00			$0.00		0		0%
42"-60" Pipe	EA	$574.50		$0.00			$0.00		0		0%
Pavement Edge Pipe											
Standard Pipe Underdrain	LF	$20.50		$0.00			$0.00		0		0%
RipRap											
Dry, Class I, 18"	SY	$82.00		$0.00			$0.00		0		0%
Dry, Class II, 18"	SY	$82.00		$0.00			$0.00		0		0%
Grouted, Class I, 18"	SY	$84.00		$0.00			$0.00		0		0%
Filter Fabric											
Class I	SY	$4.13		$0.00			$0.00		0		0%
Class II	SY	$4.13		$0.00			$0.00		0		0%
Class III	SY	$4.13		$0.00			$0.00		0		0%
Gabions (No excavations)											
Mattress	CY	$237.50		$0.00			$0.00		0		0%
Revetment	CY	$237.50		$0.00			$0.00		0		0%
Wall	CY	$237.50		$0.00			$0.00		0		0%
Paved Ditch (4" Thick)											
Concrete (Non-reinforced)	SY	$94.50		$0.00			$0.00		0		0%
Bituminous Concrete (4")	SY	$43.50		$0.00			$0.00		0		0%
Sodded Ditch											
Sodded Ditch(Incl Fine Grading)	SY	$15.03		$0.00			$0.00		0		0%
STREET CONSTRUCTION											
ROADS AND PARKING											
Soil Stabilization											
Cement 6%	SY/ Inch	$20.00		$0.00			$0.00		0		0%
Depth (in Inches):	Depth					0					
Lime 6%	SY/ Inch	$14.00		$0.00			$0.00		0		0%
Depth (in Inches):	Depth					0					
Subbase, Aggregated Material											
Base Type I	SY/ Inch	$12.95		$0.00			$0.00		0		0%
Depth (in Inches):	Depth					0					
Bituminous Concrete											
Base Course	SY/ Inch	$7.00		$0.00			$0.00		0		0%
Depth (in Inches):	Depth					0					
Intermediate Course	SY/ Inch	$7.00		$0.00			$0.00		0		0%
Depth (in Inches):	Depth					0					
Top Course	SY/ Inch	$7.00	10108	$106,134.00			$0.00		0		0%
Depth (in Inches):	Depth	1.5				1.5					
Prime Coat	SY	$1.38		$0.00			$0.00		0		0%
Tack Coat	SY	$1.38		$0.00			$0.00		0		0%
Driveway Restoration											
4" Concrete & 4" Gravel	SY	$75.00		$0.00			$0.00		0		0%
2" S-5 & 7 6" Gravel	SY	$29.98		$0.00			$0.00		0		0%
Shoulders, Type I											
Aggregated Base, 4"	SY	$15.00		$0.00			$0.00		0		0%
Concrete Curbing											
Curb & Gutter CG6 & CG7	LF	$31.50		$0.00			$0.00		0		0%
Curb Cut, CG-12 DetectableSurf.	EA	$1,044.00		$0.00			$0.00		0		0%
Entrances/ Driveways											
Commercial Entrance CG-11	SY	$87.00		$0.00			$0.00		0		0%
Commercial Entrance CG-13	SY	$87.00		$0.00			$0.00		0		0%
Residential Driveway Apron	EA	$2,254.50		$0.00			$0.00		0		0%
Guardrails											
Std. Blocked-out W beam(GR2)	LF	$53.50		$0.00			$0.00		0		0%
Std. W beam, Weak Post GR8	LF	$53.50		$0.00			$0.00		0		0%
Terminal, GR-6 (L=12'-6")	EA	$3,880.50		$0.00			$0.00		0		0%
Terminal, GR-7 (L=6'-3")	EA	$3,880.50		$0.00			$0.00		0		0%
Type I, GR-8 Terminal (L=25')	EA	$3,580.50		$0.00			$0.00		0		0%
Type II, GR-8 Terminal(L=13'-6")	EA	$1,701.00		$0.00			$0.00		0		0%
Terminal, MB-4 (L=37'-6")	EA	$3,580.50		$0.00			$0.00		0		0%
Type I, MB-5 Terminal(L=27'-1)	EA	$3,580.50		$0.00			$0.00		0		0%
Type II, MB-5 Terminal(L=13'-6)	EA	$1,701.00		$0.00			$0.00		0		0%
Miscellaneous											
Trash enclosure - Brick 6' high	LF	$7,336.50		$0.00			$0.00		0		0%
Reinforced Concrete Pad 6" to 8"	SY	$150.00		$0.00			$0.00		0		0%
Striping 4" width (VDOT Type B)	LF	$2.50		$0.00			$0.00		0		0%
Concrete Wheel Stops	EA	$90.00		$0.00			$0.00		0		0%
Parking Lot Striping	EA	$50.00		$0.00			$0.00		0		0%
Sign Island	EA	$850.00		$0.00			$0.00		0		0%
Traffic Barricade	EA	$133.50		$0.00			$0.00		0		0%

Street Name Signs	EA	$594.50		$0.00		$0.00		0		0%	
Traffic Control Signs	EA	$512.00		$0.00		$0.00		0		0%	
Street Light (pole, bracket,light)	EA	$5,938.00	5	$29,690.00		$0.00		0		0%	
SIDEWALKS AND TRAILS											
Sidewalk											
Concrete 4" w/WWF, No base	SY	$58.50	170	$9,945.00		$0.00		0		0%	
Bitum. Conc, 2" w/4" Base	SY	$42.00		$0.00		$0.00		0		0%	
4" Conc, No Reinf., No Base	SY	$58.50		$0.00		$0.00		0		0%	
HANDRAIL											
Handrail 3 Rail 1-1/4" #4 Finish	LF	$143.00		$0.00		$0.00		0		0%	
Wood Chip Trail											
Trails(Incl Excavation &	SY	$77.00		$0.00		$0.00		0		0%	
Grading) Wood chip, 4' wide	SY	$21.00		$0.00		$0.00		0		0%	
Bituminous Trail											
6' to 10' wide	SY	$22.00		0		$0.00		0		0%	
CRITICAL SLOPE STABILIZATION											
Paved Flume	SY	$100.00		$0.00		$0.00		0		0%	
Stmwtr Conc Channel-Excav	SY	$97.00		$0.00		$0.00		0		0%	
ADD Grass Lined-seeded	SY	$19.00		$0.00		$0.00		0		0%	
ADD Grass Lined-sodded	SY	$26.00		$0.00		$0.00		0		0%	
Outlet Protection											
Non-grouted Riprap 18"	SY	$87.00		$0.00		$0.00		0		0%	
Concrete 4"	SY	$70.00		$0.00		$0.00		0		0%	
Level Spreader	SY	$5.77		$0.00		$0.00		0		0%	
Struc Streambank Protection											
Non-grouted Riprap 18"	SY	$87.00		$0.00		$0.00		0		0%	
Gabions	CY	$255.00		$0.00		$0.00		0		0%	
Vegetative Erosion Control											
Sodding incl Fertilizing –Banks	SY	$9.00		$0.00		$0.00		0		0%	
Sodding incl Fertilizing – Flat	SY	$9.00		$0.00		$0.00		0		0%	
Seeding incl Fertilizing	SY	$3.00		$0.00		$0.00		0		0%	
Soding W/Soil Treat &Watering	SY	$9.00		$0.00		$0.00		0		0%	
Seeding W/Soil Treat &Watering	SY	$3.00		$0.00		$0.00		0		0%	
Straw Mulch w/Tack	SY	$2.00		$0.00		$0.00		0		0%	
Jute Mesh	SY	$2.00		$0.00		$0.00		0		0%	
SPECIAL ITEMS											
FEMA ProcessingLOMR/CLOMR	EA	$10,240.00		$0.00		$0.00		0		0%	
As Built (Record Drawings)	EA	$12,967.50		$0.00		$0.00		0		0%	
SWM/BMP POND	LS	$0.00		$0.00		$0.00		0		0%	
SIGNALIZATION	LS	$0.00		$0.00		$0.00		0		0%	

EFFECTIVE PERIOD OF BOND (IN MONTHS)	
TOTAL ESTIMATE OF COMPLETED WORK	**$145,769.00**
+ 10% CONTINGENCY	**$14,576.90**
GRAND TOTAL	**$160,345.90**
FINAL PRICE (+ 4% ANNUAL INTEREST)	**$160,345.90**

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

TOTAL ESTIMATED - BOND REMAINING	**$160,345.90**

Kimley»Horn

Memorandum

To: Jon K. Erickson P.E.
Morris & Ritchie Associates, INC
205 East Hirst Road,
Suite 108
Purcellville, VA 20132

From: Mark Phillips, P.E.
Tayleigh Reynolds

Through: James Newman
City of Charles Town
City Planner, Zoning/Subdivision Administrator, AICP
101 E. Washington Street,
Charles Town, WV 25414

Date: August 11, 2026

Subject: Huntfield As-Builts – Bond Extention Review

This memorandum summarizes our review of the Huntfield As-Builts Bond Extension Estimates – Phases 2A-3, 2B-2, 3A, and 3B (dated September 19, 2023 prepared by Morris & Ritchie Associates, INC) for proposed residential development. The bond extension is $1,371,874.17.

Kimley-Horn's review of this application is limited to the Site Plan and Application provided. Based upon our review we have the following comments:

1. The proper information was not provided to review the bond estimate for Phase 3B.

Kimley-Horn recommends that Comment 1 above be addressed by the Applicant.

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

KIMLEY-HORN & ASSOCIATES, INC.

Mark Phillips, P.E.
Project Manager
Associate

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 09/28/26
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

***Commission Review*: Update to the 2040 Comprehensive Plan**

ATTACHMENTS:

- Update Timeline.pdf

Historically Hip Charles Town 2040 Comprehensive Plan

2026-2028 Update Timeline

⟵ ONE YEAR ⟶

2018 February

Step 1 -
2018 Update Adopted

- ❑ *10-year timeline begins to anticipate update by February 2028*

2026 September 08

Step 2 –
Recommend Update/Actions

- ❑ *Staff recommends update*
- ❑ *Mayor & Council sends written request to Planning Commission for update*
- ❑ *Within 120- days of written request from Mayor & Council, the Planning Commission holds public hearing – **January 18, 2027?***
  - ❑ **Is this a kick-off Public Hearing?**
  - ❑ **Is this a present first draft Public Hearing?**
- ❑ *Further Actions throughout the following 7 months*

2027 September 20

Step 3 –
Planning Commission/Staff presents to Mayor & Council

- ❑ ***Sept 07, 2027** - City Council Regular Meeting- Presentation to Recommend Comprehensive Plan Update*
- ❑ *Mayor and Council have 90-days or 3 scheduled meetings to recommend adoption, rejection or amendments –* ***Due Dec 06, 2027***
- ❑ *Mayor & Council recommend adoption*
- ❑ *Prepare /issue Public Notice for Public Hearing-* ***Due Dec 13, 2027***

2028 January 03

Step 4 –
First Reading

- ❑ ***Jan 03, 2028** - City Council Regular Meeting- Update on Agenda to Adopt – First Reading*
- ❑ *Minor Revisions/Typo corrections between 1st & 2nd Reading*

2028 February 07

Step 5 -
Adopt

- ❑ ***Feb 07, 2028** - City Council Regular Meeting- Update on Agenda to Adopt – Second and Final Reading*
- ❑ ***Feb 17, 2028** – Within 10-days- Signed by Mayor and Council*
- ❑ ***Feb 21, 2028** – Filed with Clerk of County Commission*