CITY OF CHARLES TOWN
PLANNING COMMISSION
AGENDA • JUNE 24, 2024

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

101 E Washington Street, Charles Town, WV 25414

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2.1 : Draft April 22, 2024 minutes
4.22.24 PC MINUTES_DRAFT.pdf

2.2 : Draft May 28, 2024 minutes
5.28.24 PC MINUTES_DRAFT.pdf

3. UNFINISHED BUSINESS

4. NEW BUSINESS

4.1 : **Public Hearing**: *SLD2024-01* - University Healthcare Foundation Sketch Plan
1. Staff Report.pdf
2. Application.pdf
3. Plans.pdf
4. KH Comments.pdf

4.2 : **Public Hearing**: *TXA2024-04* - Preliminary Plan Public Comment
1. Report.pdf

4.3 : **Public Hearing**: *BR2024-06* - St. James Bond Release
1. Staff Report.pdf
2. Application.pdf
3. Bond.pdf

4.4 : **Public Hearing**: *BR2024-07* - Norborne Glebe Phases 7,8 Bond Release
1. Staff Report.pdf
2. Application.pdf
3. As-Built.pdf
4. Geotechnical Certification.pdf
5. KH Review.pdf

4.5 : **Public Hearing**: *BR2024-08* - Norborne Glebe Phase 6 Bond Release
1. Staff Report.pdf
2. Application.pdf
3. As-Built.pdf
4. Geotechnical Certification.pdf
5. KH Review.pdf

4.6 : **Public Hearing**: *BR2024-09* - Huyett Road Storage Facility Bond Release

1. Staff Report.pdf
2. Application.pdf
3. Structure As-Built.pdf
4. Landscape As-Built.pdf
5. KH Review.pdf

4.7 : *Commission Review*: *SLD2024-02* - Tri-State Multipurpose Recreational Facility Sketch Plan Completeness Review

1. Staff Report.pdf
2. Application.pdf
3. Plans.pdf

4.8 : *Commission Review* - *BR2024-10* - Hillside Townhomes Bond Initiation POSTPONED TO LATER DATE

5. ADJOURNMENT

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

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

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 06/24/24
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

Draft April 22, 2024 minutes

ATTACHMENTS:

- 4.22.24 PC MINUTES_DRAFT.pdf

CITY OF CHARLES TOWN
PLANNING COMMISSION
AGENDA • APRIL 22, 2024

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

101 E Washington Street, Charles Town, WV 25414

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

Present: Jessica Derr – Acting Chair
Zakhary Dunning - Absent
Jeff Hynes
Kevin Long

Ann Paonessa - Absent

James Newman, City Staff: Zoning Administrator
Kim Crosson, City Staff: Permit Tech

2. WORK SESSION

2.1: TXA2023-004 – Preliminary Plan Public Participation

Staff gave presentation.

SUMMARY OF DISCUSSION: Discussed general requirements, procedures and costs of preliminary plan review. All in agreement that text should go to be a public hearing.

2.2: TXA2023-09 – Neighborhood Residential Use Changes

SUMMARY OF DISCUSSION: Collectively discussed and collaborated regarding amendments and definitions.

Adjourned at 6:23 pm

3. CALL TO ORDER REGULAR MEETING AT 7:00 PM

Present:

Jessica Derr – As acting Chair
Zakhary Dunning - Absent
Jeff Hynes
Kevin Long

Ann Paonessa – Absent

James Newman, City Staff: Zoning Administrator
Kim Crosson, City Staff: Permit Tech

DRAFT

4. APPROVAL OF MINUTES

4.1: February 26, 2024 Minutes

Motion to approve February 26, 2024 minutes subject to two clerical changes:

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

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

6.1: SLD2024-04 – Hillside Preliminary Plan

Staff gave presentation

Hynes – Where is parking proposed?

Sylke Knuppel, Applicant's Engineer – There are driveways as well as on street parking

Hynes – What is the delay in getting the water and sewer letter at this point?

Sylke Knuppel, Applicant's Engineer – We have been working with CTUB. The focus has been in the offsite force-main and revisions being made.

Hynes – Traffic impact has been a concern from the beginning, can the details regarding this be explained?

Caleb Glasser, Applicant's Traffic Engineer – Provided details regarding the roundabout that the State is planning to build and is currently in the design phase, and should be constructed in the next couple of years. Explained road access and traffic mitigation.

Planning Commission discussion regarding traffic impact.

Motion to approve SLD2024-04 – Hillside Preliminary Plan

MOVER:	Long
SECONDER:	Derr

Long – Concerned about traffic impact.

RESULT:	**Approved**
MOVER:	Hynes
SECONDER:	Derr

DRAFT

AYES:	Derr, Hynes
NAYES:	Long

6.2: SLD2024-01 – University Healthcare Sketch Plan

Staff gave presentation

Rob Whitson, Applicant's Engineer – Spoke in regard to number of parking spots. Stated that these generally have about 5 spaces per 1,000 square feet. Indicated that his design allows for overflow parking as the area develops.

Hynes – spoke about access issues with the Stone Springs Development and the northwest side of the site.

Derr – What types of uses will be provided?

Applicant – Will provide room for different types of medical services: Primary Care, Heart & Vascular, Physical Therapy, Orthopedics, and additional space for additional doctors to come into town. A total of 50-60 exam rooms.

PC Discussion regarding Stone Spring access, parkland and stormwater management.

6.3: BR2024-05 – Huntfield Bond Extension Request

Staff presentation

Long –Has an analysis been done to determine that the bond and the existing amount would cover what it is for?

Staff – We have done no analysis. The Bond Committee was unable to meet due to lack of personnel.

Long – What impact would the bond lapsing have?

Staff – If the bond expires or doesn't get extended then we as the City would pull the bond and be responsible installing the improvements.

Hynes – What are the improvements?

Anne Wolfe, Applicant – Spoke about various phases and the status of those phases.

PC Discussion.

Motion to approve BR2024-05 – Huntfield Bond Extension Request until April 13, 2025

MOVER:	Hynes
SECONDER:	Long

PC Discussion.

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

DRAFT

7. ADJOURNMENT

Motion to adjourn

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

Meeting adjourned at 8:08 pm.

DRAFT

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 06/24/24
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

Draft May 28, 2024 minutes

ATTACHMENTS:

- 5.28.24 PC MINUTES_DRAFT.pdf

CITY OF CHARLES TOWN

PLANNING COMMISSION
AGENDA • MAY 28, 2024

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

101 E Washington Street, Charles Town, WV 25414

1. CALL TO ORDER WORK SESSION AT 6:02 PM

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

2. WORK SESSION

2.1: Neighborhood Residential Uses

SUMMARY OF DISCUSSION: No new changes. Overview of discussion from previous meetings. Staff to look into the requirements to get the definitions updated and added. Requested staff bring this back as a public hearing item.

2.2: Fee Updates

Staff gave presentation

SUMMARY OF DISCUSSION: Requested clarification that legal and engineering review fees are based on the City's 3rd party firms. Commission asked that Staff make those rates available to the public. Discussed adding an inflation factor or a requirement that the fees be reviewed every certain number of years.

Adjourned at 6:30 pm

3. CALL TO ORDER REGULAR MEETING AT 7:00 PM

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

DRAFT

4. APPROVAL OF MINUTES

4.1: March 25, 2024 Minutes

Motion to approve March 25, 2024 minutes subject to the following:

Correction of "purposed" to "proposed"

Commission requested minutes be less transcriptive.

RESULT:	**Approved Unanimous**
AYES:	Paonessa, Derr, Dunning, Hynes, Long

5. UNFINISHED BUSINESS

None

6. NEW BUSINESS

6.1: TXA2023-01 – Mobile Food Vendors Text Amendment

Staff gave presentation

Motion to open public hearing

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

No Public Comments.

Motion to close public hearing

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

PC Discussion

Motion to recommend approval of TXA2023-01 – Mobile Food Vendors Text Amendment subject to the following language changes:

Change language to reflect "A mobile food vendor is not permitted to operate", changing the word "park" to "operate"

MOVER:	Long
SECONDER:	Derr

PC Discussion

Long – Withdraws motion.

DRAFT

Derr – Withdraws second.

PC Discussion

Motion to amend General Guidelines Sections 1.A. (hours of operation) , 1.F. (parking in general), and 1.F.6 (parking, specific regulation)

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

Motion to recommend approval for TXA2023-01 – Mobile Food Vendors Text Amendment Subject to the following:

Strike subsections 1.F. and 1.F.6 and change the word "park" to "operate"

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

6.2: ZMA2024-02 – Tri-State Rezoning Request

Staff gave presentation.

PC Discussion. Questions about number of units, plan of development for the site as a whole.

Staff Comments

Christopher Hill, Applicant – Indicates approximately 20 residential units on the 2nd and 3rd floors with commercial uses on the ground floor.

Motion to open public hearing

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

No Public Comments.

Motion to close public hearing

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

Motion to recommend approval for ZMA2024-02 – Tri-State Rezoning Request

MOVER:	Derr
SECONDER:	Dunning

DRAFT

PC discussion regarding proffers and impact.

Long proposes amendment to motion – Keep 30% of the buildable lot area as commercial.

PC Discussion

Applicant addresses PC about nature of proposed development.

Long – Withdraws amendment.

Motion to recommend approval for ZMA2024-02 – Tri-State Rezoning Request subject to the following:

Council to place conditions on any approvals regarding the amount of commercial versus residential use allowed on the parcel.

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

6.3: SLD2024-01 – University Healthcare Sketch Plan

Staff presentation.

PC Discussion, with questions about parking, parklands, and access.

Rob Whitson, Applicant's Engineer – Indicates Parks and Rec review on May 29, 2024 will provide guidance on how road development should be phased.

PC Discussion

Motion to open public hearing

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

No Public Comments.

Motion to close public hearing subject to opening the hearing again at a future meeting.

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

Motion to table SLD2024-01 – University Healthcare Sketch Plan

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

DRAFT

7. ADJOURNMENT

Motion to adjourn

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

Meeting adjourned at 7:53 pm.

DRAFT

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 06/24/24
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

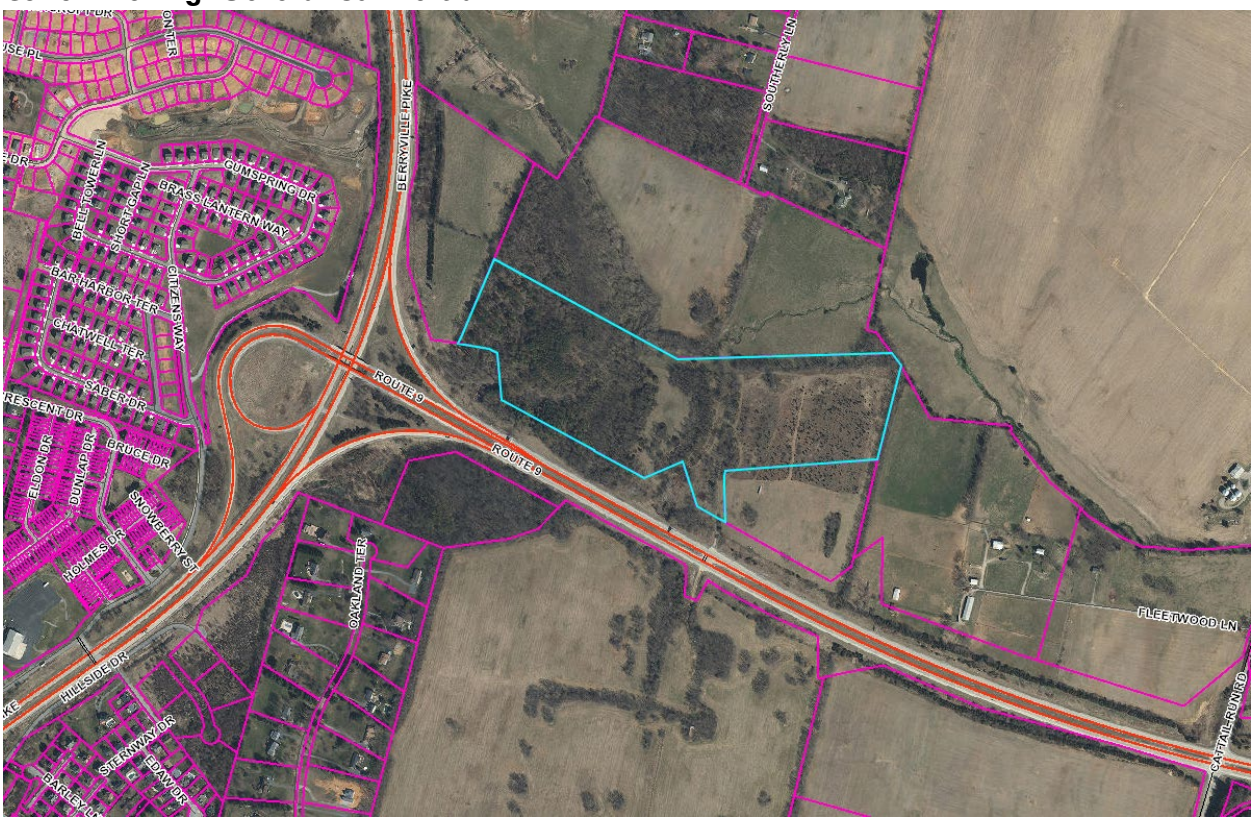
Public Hearing: *SLD2024-01* - University Healthcare Foundation Sketch Plan

ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. Plans.pdf
- 4. KH Comments.pdf

Sketch Plan Review
SLD2024-01

Date: For the June 24, 2024 Planning Commission meeting
Applicant: Gresham Smith
Property Owner: University Healthcare Foundation Inc.
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: Major Land Development.
Property Location: W.V. Rte. 9
Current Zoning: General Commercial



PROJECT OVERVIEW

The applicant is seeking to develop an access road, medical office building, parking lot, and stormwater management facilities.

PLANNING COMMISSION

The Planning Commission deemed this application complete at their March 25, 2024 meeting.

The Commission provided comments during a review at their April 22, 2024 meeting.

The Commission held a public hearing for this item on their May 28, 2024 meeting. There was no public comment.

BOARD OF PARKS AND RECREATION

The Board of Parks and Recreation discussed the applicants intent to develop a right-of-way approximately 1.3 acres in area on the dedicated 14.5 acres of dedicated parkland in the Stone Spring subdivision. The proposed park land exceeds the land needed for the right-of-way. See the image below:



The Board discussed the project. There were concerns about taking dedicated parkland and having part of it converted into an impermeable roadway. The Board wants to ensure that there is pedestrian access along the road and into the park area for residents, as well as slow speeds or speed bumps to protect pedestrians from vehicles.

The applicant did not specify when the road is to be bult; it would be at a phase of the WVU project development. There is no exact timeline or completion.

The Board was generally in favor of the proposal, but wanted to ensure that there are guarantees that the road and sidewalks will get built along with the park.

ZONING REVIEW

The property is zoned General Commercial.

Setbacks

Front: 40 ft.
Sides: 10 ft (25 when adjacent to a residential district).
Rear: 30 ft.

All setback requirements are met.

Density

Not applicable.

Lot coverage

Up to 90% of the lot may be developed. There is no open space requirement. Applicant has not specified what percentage of the property is being developed. The property will be split into 7 lots for development. The largest of those is Lot 1, which is 24.05 acres and contains the medical office building and parking lot.

Parking

Required parking for a medical /dental lab (or a medical/dental office building) is 3.53 spaces per 1,000 sq. ft. GFA. With a 40,000 sq. ft. building, they are required to have 142 spaces (40,000/1000 = 40. 40x3.53= 141.2, round up to 142). Applicant is proposing 276 parking spaces. Nine of the spaces are designated for handicap parking.

The plans show parking split into a lower level with 75 spaces, and an upper level with 201 spaces.

Parking lot landscaping is required to be shown on the Preliminary Plan. This will include islands with vegetation and trees surrounding the parking lot(s).

Sidewalks

The plans show sidewalks on both sides of the planned roadway and roundabout, which meets the City's requirements.

Easement

The applicant shows easements for electric lines and the location of water lines.

Dumpster Pad

A dumpster pad is shown. Pads must be screened from view with a masonry wall and landscaping.

Buffers

Buffers are not required to be shown on a sketch plan. Additional review will be performed for the Preliminary Plan. The required buffer must be between 10 -20 ft wide, and consist of opaque fencing, an evergreen buffer, an earthen berm with vegetation, or a mixture of those options.

Lighting

Lighting is not required to be shown on a sketch plan. Additional review will be performed for the Preliminary Plan. Lighting will be required along the roadways and within the parking lot(s).

Stormwater

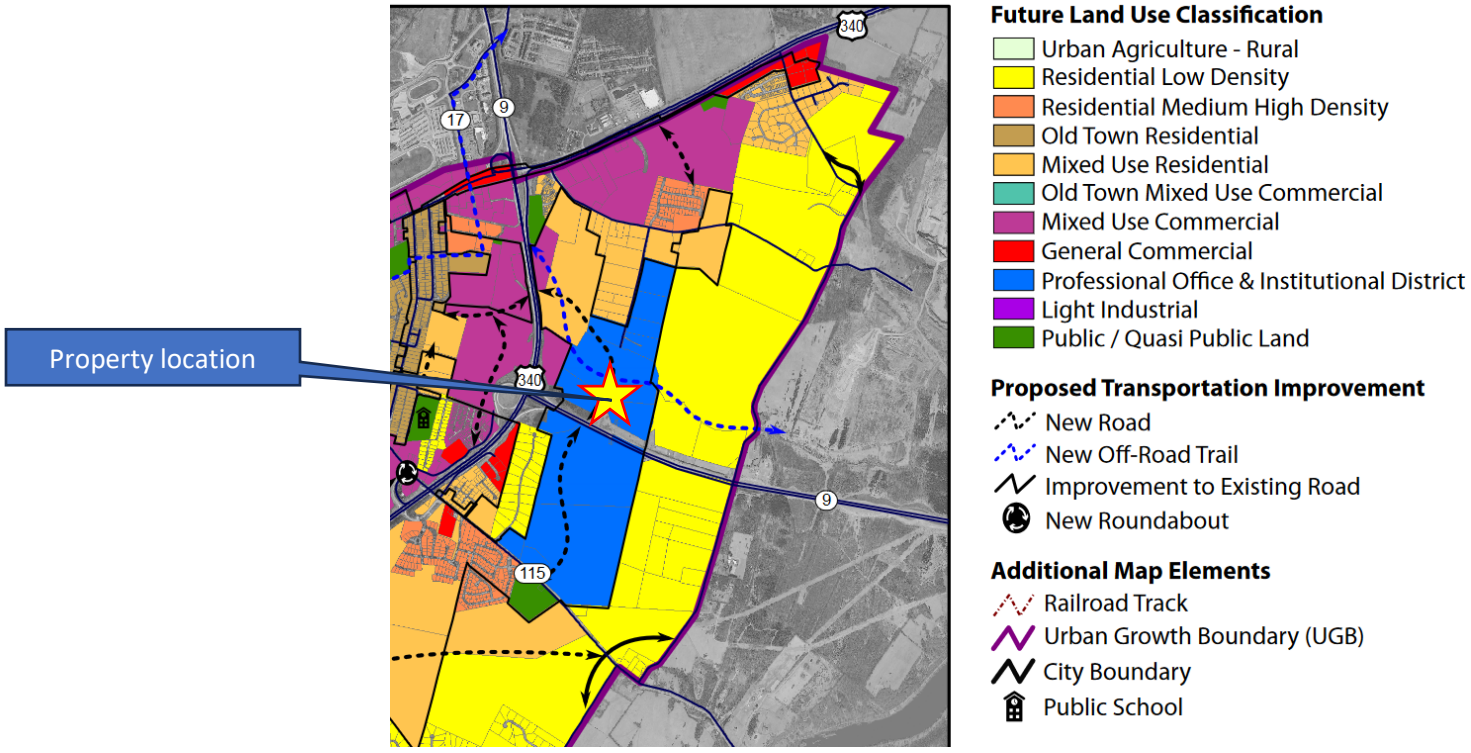
The City's Engineering firm has no comments at this stage. Additional review will be performed for the Preliminary Plan.

Connectivity

The applicant is in talks with the developer of the adjacent Stone Spring subdivision to potentially access their site for future connectivity to US Rte. 340. The applicant may need to cut through land on the Stone Spring subdivision which was dedicated as parkland to the City.

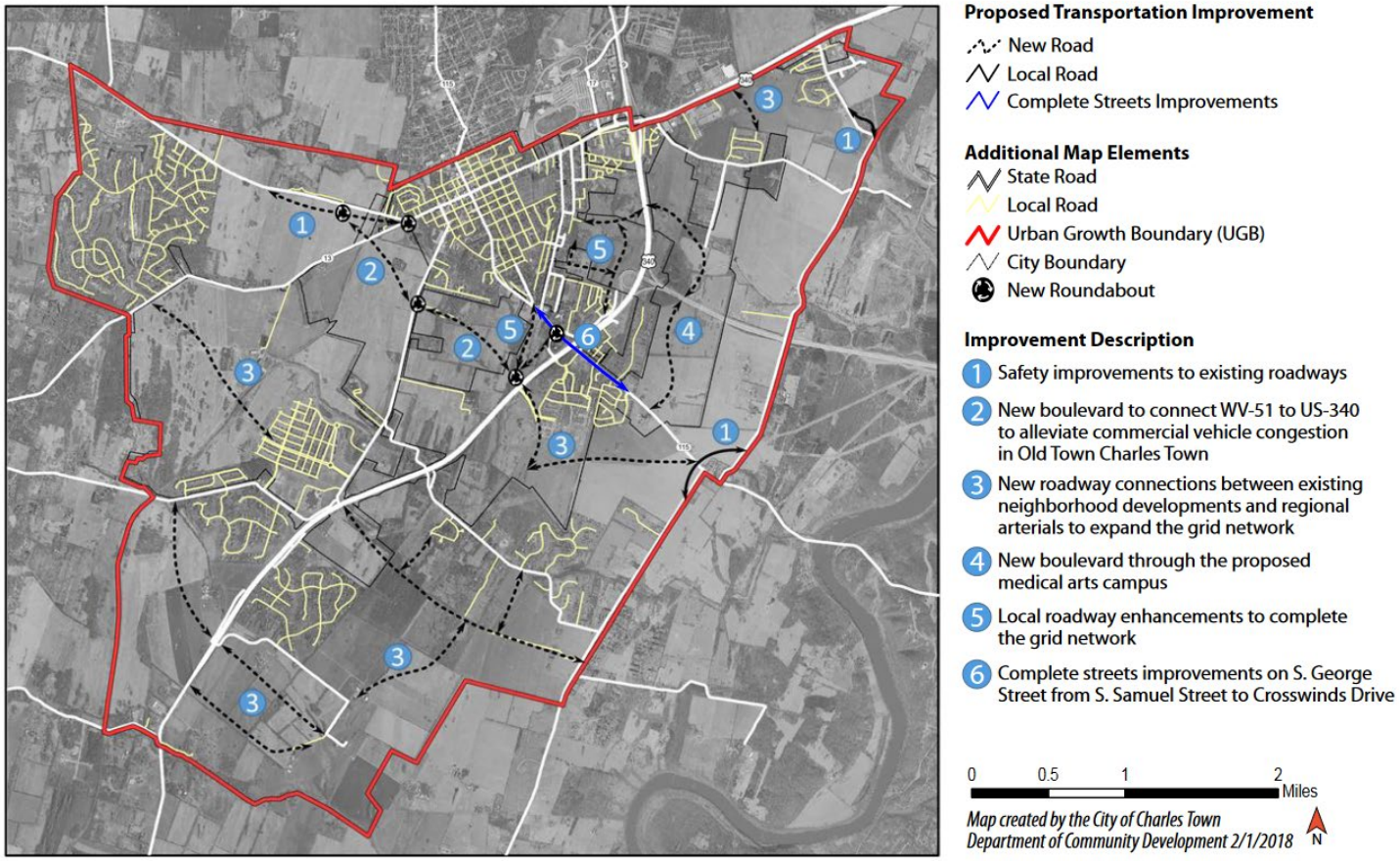
COMPREHENSIVE PLAN

The 2040 Comprehensive Plan identifies these parcels as Professional Office and Institutional District. The Comprehensive Plan Future Roadway Network Improvements Plan shows this property as a connection point between WV Route 9 and US Route 340 (see next page).



CITY OF CHARLES TOWN COMPREHENSIVE PLAN

Future Roadway Network Improvements



CONCLUSION

The applicant seeks to divide this property into seven lots. Lot One will have a medical office building and associated parking and stormwater facilities. Parking should be reduced, however, the City has no maximum requirements for parking, only minimums.

RECOMMENDATION

Approval subject to conditions:

1. Within 5 years of approval of the final plan for this phase of development, the applicant shall file plans for development of the connection road through the adjacent Stone Spring development.

2. Within 5 years of approval of the final plan for this phase of development, the applicant shall file plans for development of the proposed parkland on the adjacent Stone Spring development.

Sketch Plan Application No._____

SKETCH PLAN APPLICATION

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
ARTICLE 1332, SUBDIVISION AND LAND DEVELOPMENT APPLICATION & APPROVAL REQUIREMENTS

To assist the Subdivision Administrator in the review of a Sketch Plan Application, the Applicant must utilize this form to supply the City with the information prescribed under Section 1332.03 of the Charles Town S/LD Ordinance. The submission of this form, along with the prescribed information and required fees, shall serve as the Applicant's Sketch Plan Application as required by Ordinance Section 1332.03. Applicant is responsible to ensure the standards of Ordinance Section 1332.04, Sketch Plan Requirements, are met and provided herein is a checklist of the Sketch Plan requirements.

1. DATE _____ December 28 , 2023

2. APPLICATION TYPE* ☐ Zoning Use Permit, Special Exception Use and Sketch Plan requirements found in the Supplemental Regulations of the Zoning Ordinance
   - Submit Three (3) 11" x 17" copies of the Sketch Plan shall be submitted and in Adobe PDF format

   ☒ Major S/LD Development
   - Submit Three (3) 18" x 24" copies of the Sketch Plan shall be submitted and in Adobe PDF format

*There are two types of Sketch Plan submissions:

1. For Zoning Use Permit, Special Exception Use and Sketch Plan requirements found in the Supplemental Regulations of the Zoning Ordinance. Submission standards are found in Section 1332.04(D).
2. For a Sketch Plan for a Major S/LD application, submission standards are found in Section 1332.04(E)

3. APPLICANT'S NAME* Gresham Smith - Contact: Rob Whitson

Address: 222 2nd Ave S, Suite 1400, Nashville, TN 37201

Telephone Number (615)770-8312 Fax Number ( )

Email Address rob.whitson@greshamsmith.com

4. PROPERTY OWNER'S NAME University Healthcare Foundation, Inc. - Contact: Brad Freeman

Address: 2500 Hospital Dr, Martinsburg, WV 25401

Telephone Number (304)596-2847 Fax Number ( )

Email Address bradley.freeman.m@wvumedicine.org

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

Property Address: NE of Highways 9 and 340 interchange

Tax Map # and Parcel: Charles Town Corp District, Tax Map 15, Parcels 7.2, 7.3, part of 7.4, and 8

Deed Book and Page #: Book/Page: 1147/325, 1262/140, 1030/343, 1248/348

Property Area in Square Feet or Acres: 73.65 acres (includes 9.4 acres of adjacent Langlet property)

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

Proposed 40,000 SF medical office building,

along with infrastructure for additional future development

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

Vacant land / wooded and agriculture

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

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

Not for this application. A separate application is made for rezoning of 9.4 acres from Neighborhood Residential to General Commercial, to be included in the proposed project property and zoned consistently.

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

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

☒ No

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
None			

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

Owner	# and Street	City, State, Zip
Springfield Partners, LLC	412 Keyes Ferry Road	Charles Town, WV 25414
Mark F. Langlet, as Trustee of the Jules F. Langlet and Mary Lou Langlet Irrevocable Trust	544 Lego Drive	Charlottesville, VA 22911
Thomas W. Newcomer & Kim Yeunshin	P.O. Box 515	Charles Town, WV 25414
Federal Hill Farms, Inc.	1434 Cattail Run Road	Charles Town, WV 25414

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 1332.02 of the Charles Town S/LD Ordinance and relevant provisions of the Charles Town City Code.

Signature of Applicant

Nelson R White Date 12/14/2023

Signature of Property Owner (If different than Applicant)

Dean Thomas Date 12/21/23

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

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

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

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

Receipt No._____

Subdivision Administrator Approval:_____ Date:_____

Planning Commission Approval:_____ Date:_____

Comments:_____

_____

_____

_____

_____

_____

CHARLES TOWN, WEST VIRGINIA
Department of Community Development
Division of Planning and Zoning
101 East Washington Street, P.O. Box 14
Charles Town, West Virginia 25414

Phone: (304) 725-2311 □

Fax (304) 725-1014

File Number: _____
Staff Initials: _____
Fees Paid: _____

https://goo.gl/KGzDMZ

Sketch Plan Review Checklist
Amended 2017 Subdivsion Ordinance

(please check one) __X__ **Major S/LD Application** or
_____ **Zoning Use Permit, Special Exception Use, or Sketch Plan (requirements found in the Supplemental Regulations of the Zoning Ordinance)**

Project Name: WVU Medicine Medical Office Building

Property Owner Information					
Property Owner:	University Healthcare Foundation, Inc. - Contact: Brad Freeman				
Mailing Address:	2500 Hospital Drive				
City:	Martinsburg	State:	WV	Zip Code:	25401
Phone Number:	(304) 596-2847	Email:	bradley.freeman.m@wvumedicine.org		
Signature:				Date:	

Applicant's Registered Engineer or Surveyor or Design Consultant					
Name:	Gresham Smith - Contact: Rob Whitson				
Mailing Address:	222 2nd Ave S, Suite 1400				
City:	Nashville	State:	TN	Zip Code:	37201
Phone Number:	(615) 770-8312	Email:	rob.whitson@greshamsmith.com		

Physical Property Details					
Physical Address:	NE of Highways 9 and 340 interchange				
City:	Charles Town	State:	WV	Zip Code:	25401
Tax District:	3 - Charles Town Corp District	Map No:	15	Parcel No:	7.2, 7.3, part of 7.4, & 8
Parcel Size:	73.65 total acres	Deed Book:		Page No:	
		Book/Page: 1147/325, 1262/140, 1030/343, 1248/348			

Zoning of Subject Property			Is the Project to Be:	Is Property In:
Urban Reserve (UR)	Residential Medium-High Density (R-15)	Neighborhood Commercial (NC)	Planned Unit Development (PUD)	Historic Overlay District (HOD)
General Commercial (GC)	Old Town Residential (OT-R)			Floodplain Overlay District (FOD)
Old Town Mixed Use Commercial (OT-MUC)	Neighborhood Residential (NR)			

City Use Only	1st Review	2nd Review	3rd Review	4th Review
Submittal Date				
Zoning Administrator				
City Planner				
GIS/Addressing				
Return Date				

Conditions of Approval (Attach Additional Comments As Needed)

Instructions

1. This checklist is provided as a quick reference guide only. The Consultant/Developer is responsible for reading the regulations and fully complying with all the requirements. All references to the Subdivision Ordinance and Zoning Ordinance are cited for informational purposes only.

2. The checklist shall be completed by the Engineer/Surveyor or Design Consultant and attached to the Sketch Plan review submission.

Requried Submittal Information

__x__ 1 Check for Applciation Fees

__x__ 1 Completed Application and Checklist (Signed by owner)

__x__ 3 Sets of Sketch Plans and Adobe PDF Format

	Ordinance Requirements: *(See instructions on page 2)*	Engineer /Surveyor	1st Review	2nd Review	3rd Review	4th Review	Review Key
							✓ Ok
							O Incomplete
							N/A Not Applicable
							X Unacceptable
Sub-Section	**SUBDIVISION ORDINANCE** **Section 1332.04, Sketch Plan Requirements**						
A	**THERE ARE TWO TYPES OF SKETCH PLAN SUBMISSIONS:** **Sections in Red and Blue are depict the different types.**						
A1 and D	For: • **Zoning Use Permit** • **Special Exception Use** • **Sketch Plan requirements found in the Supplemental Regulations of the Zoning Ordinance** The following information shall be provided for Sketch Plan review:						
D1	Three (3) 11" x 17" copies of the Sketch Plan shall be submitted and in Adobe PDF format.						
D2	The Sketch Plan shall be drawn to a 1"=50' scale						
D2	The Sketch Plan must illustrate the following elements in such a way that the Subdivision Administrator or authorized designee can determine if the proposed Subdivision or Land Development meets the criteria of this Ordinance, **as applicable:**						
D2a	Existing conditions, including boundary lines of the property						
D2b	A land use plan, showing the location, arrangement and approximate boundaries of all proposed land uses						
D2c	Vicinity map, north arrow, scale (written and graphic) and date						
D2d	Name of proposed project or other identifying title and date plan was prepared. Name and address of the Engineer, Surveyor, Architect, Landscape Architect, Land Planner or Property Owner who prepared the plan						
D2e	Current zoning and total area of the property						
D2f	Maximum and proposed density						
D2g	Available utilities						
D2h	All existing sanitary sewer facilities and combined sewer facilities						
D2i	Depict location or statement of proposed water and sewer supply and other utility improvements						
D2j	Existing covenants						
D2k	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						
D2l	Statement of total acreage of the tract being subdivided or developed						
D2m	Location of proposed Street layout, including connections to adjoining streets or vacant lots						
D2n	The location of sidewalks, trails and crosswalks						
D2o	Proposed open space and/or recreation areas, including notes on the plan describing the proposed use, activity area and/or improvement						
D2p	Any other information requested by the Subdivision Administrator in order for the Subdivision Administrator to make an accurate determination.						
A2 and E	For a **Major S/LD Application**. The following information shall be provided for Sketch Plan review:	X					
E1	Three (3) 18" x 24" copies of the Sketch Plan shall be submitted and in Adobe PDF format.	X					
E2	The Sketch Plan shall be drawn to a 1"=50' scale	X					
E2	The Sketch Plan must illustrate the following elements in such a way that the Subdivision Administrator or authorized designee can determine if the proposed Subdivision or Land Development meets the criteria of this Ordinance:	X					
E2a	Existing conditions, including boundary lines of the property	X					
E2b	A land use plan, showing the location, arrangement and approximate boundaries of all proposed land uses	X					

	Ordinance Requirements: (See instructions on page 2)	Engineer /Surveyor	1st Review	2nd Review	3rd Review	4th Review	Review Key: ✓ Ok; O Incomplete; N/A Not Applicable; X Unacceptable
E2c	Vicinity Map, North arrow, scale (written and graphic) and date	X					
E2d	Names of the abutting owners, adjoining lot lines and structures on abutting lots within 100 feet of the property	X					
E2e	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	X					
E2f	Current zoning and total area of the property	X					
E2g	Maximum and proposed density based on the Net Buildable Land Area	X					
E2h	Available utilities	X					
E2i	All existing sanitary sewer facilities and combined sewer facilities	X					
E2j	Depict location or statement of proposed water and sewer supply and other utility improvements	X					
E2k	Existing covenants	X					
E2l	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	X					
E2m	Statement of total acreage of the tract being subdivided or developed, including the Net Buildable Land Area	X					
E2n	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	X					
E2o	The proposed number of dwelling units of each type in each in the total development	X					
E2p	Location of proposed Street layout, including connections to adjoining streets or vacant lots	X					
E2q	The location of sidewalks, trails and crosswalks, as may be applicable	X					
E2r	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	X					
E2s	The location of environmental sensitive land to be included in common open space	X					
E2t	Notes indicating any modifications, waivers, variances, special exceptions and/or conditional uses that are required	X					
E2u	The location and extent of proposed buffers	X					
E2v	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	X					
E2w	Calculations describing all proposed bonus factors with the location of and specifications for bonus improvements, when proposed	X					
E2x	Any other information requested by the Subdivision Administrator in order for the Subdivision Administrator to make an accurate determination	X					
Sub-Section	**SUBDIVISION ORDINANCE Section 1333.01, General Site Planning and Design Specifications**						
D1d	There is **no** requirement that a Sketch Plan or Preliminary Plat show phasing.						

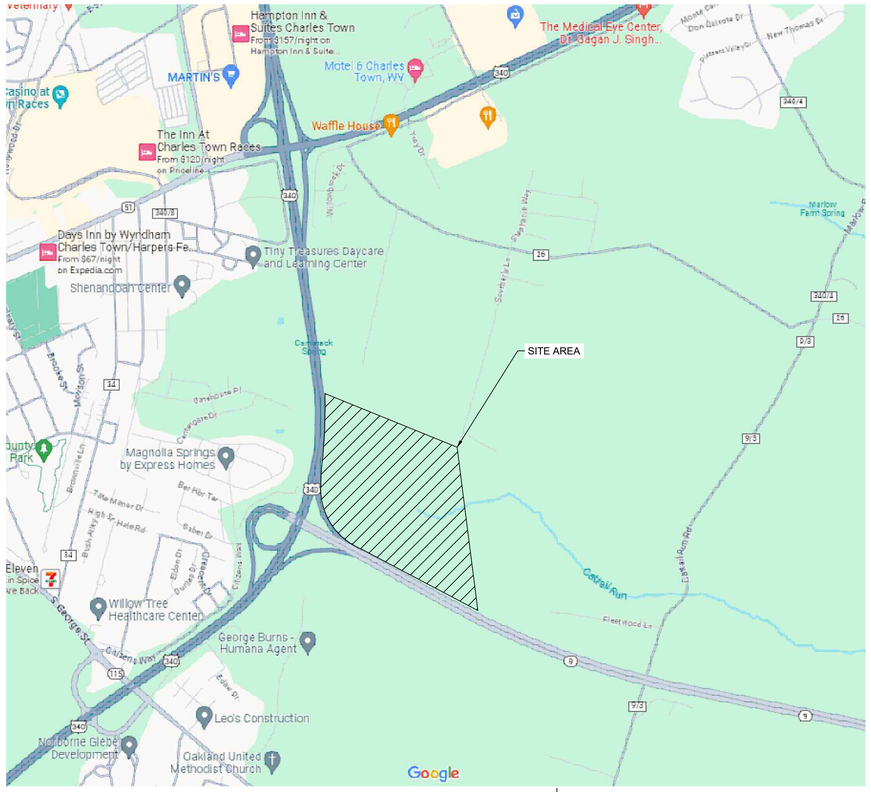
Drawn By: KL
Checked By: RW
Approved By: RW

SKETCH PLAN FOR

WVU - BLUE RIDGE CROSSING

INTERSECTION OF ROUTE 9 AND 340
JEFFERSON COUNTY
CHARLES TOWN, WV

GRESHAM SMITH PROJECT NO. 45550.02



VICINITY MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C100	EXISTING CONDITIONS
C101	PROPERTY INFORMATION
C200	OVERALL SITE PLAN
C201	DETAILED SITE PLAN
L200	OVERALL LANDSCAPE PLAN
L201	DETAILED LANDSCAPE PLAN

OWNER / DEVELOPER
WVU Medicine
2500 Hospital Drive
Martinsburg, WV 25401
Owner Contact: Brad Freeman
Phone: (304) 596-2847

ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT
Gresham Smith
222 Second Avenue South
Suite 1400
Nashville, TN 37201
Architect Contact: Laurel Nee, AIA, NCARB, EDAC
Phone: (704) 944-7989
Email: laurel.nee@greshamsmith.com
Civil Contact: Rob Whitson
Phone: (615) 770-8312
Email: rob.whitson@greshamsmith.com
Landscape Architect Contact: Trey Rudolph
Phone: (615) 770-8148
Email: trey.rudolph@greshamsmith.com

SURVEYOR
TRIAD ENGINEERING, INC.
1075-D Sherman Avenue
Hagerstown, MD 21740
Survey Contact: Ron Bidle, PLS
Phone: (301) 797-6400
Email: rbidle@triaeng.com

ISSUE DATE:
JANUARY 2, 2024

Gresham Smith
201 South College Street
Suite 1950
Charlotte, NC 28244
704.944.7970
Firm Certification
Nos. 51100 / C-416 / C-2056
GreshamSmith.com

WVU Medicine

BLUE RIDGE CROSSING -
MEDICAL OFFICE BUILDING

WVU MEDICINE
CHARLES TOWN, WEST VIRGINIA

PRELIMINARY
NOT FOR
CONSTRUCTION

Revision		
No.	Date	Description

COVER SHEET

C000

45550.02
1/2/2024

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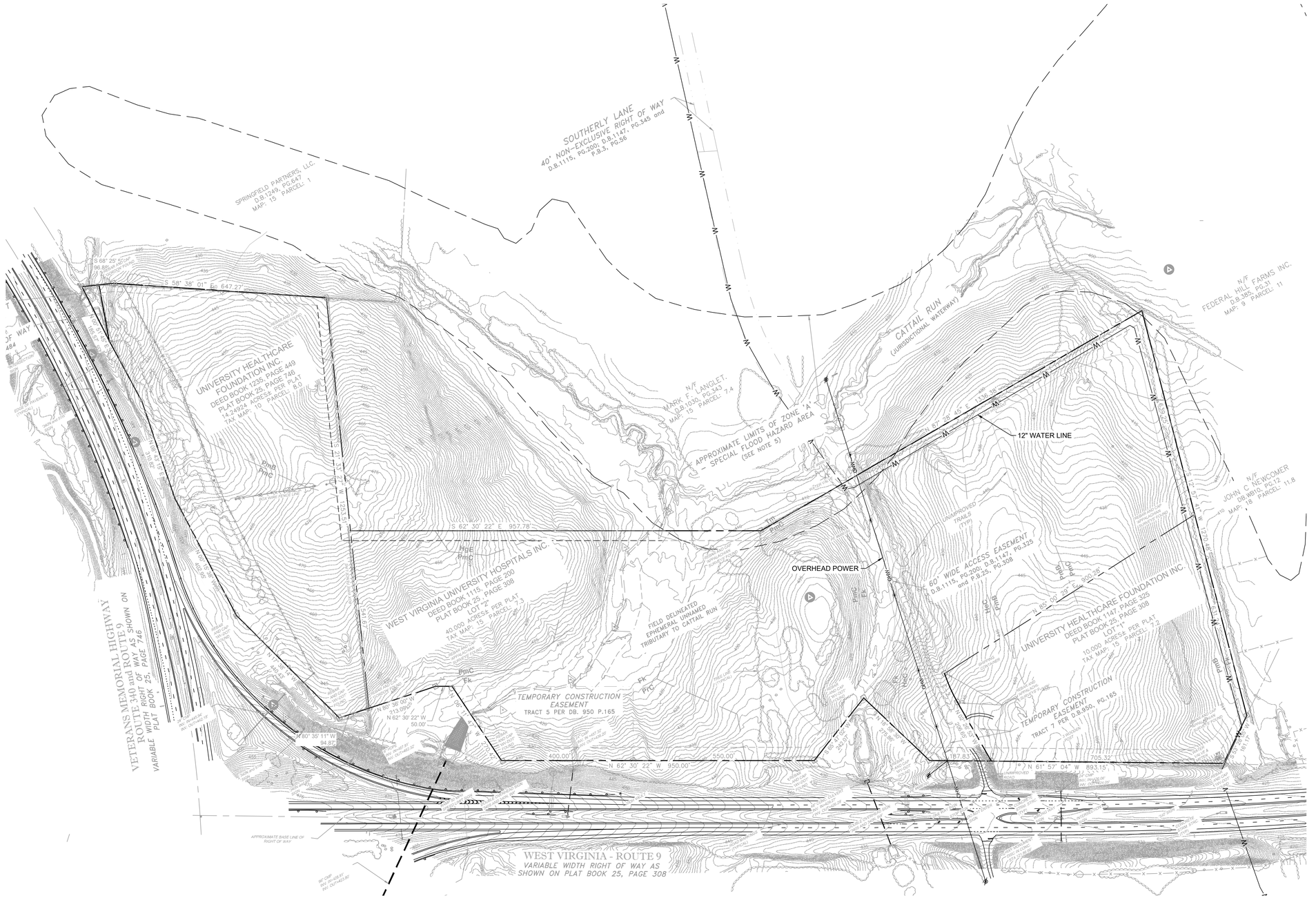
Approved By: RW



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WVU Medicine

BLUE RIDGE CROSSING - MEDICAL OFFICE BUILDING

WVU MEDICINE

CHARLES TOWN, WEST VIRGINIA

PRELIMINARY NOT FOR CONSTRUCTION

Revision		
No.	Date	Description

EXISTING CONDITIONS

C100

45550.02
1/2/2024

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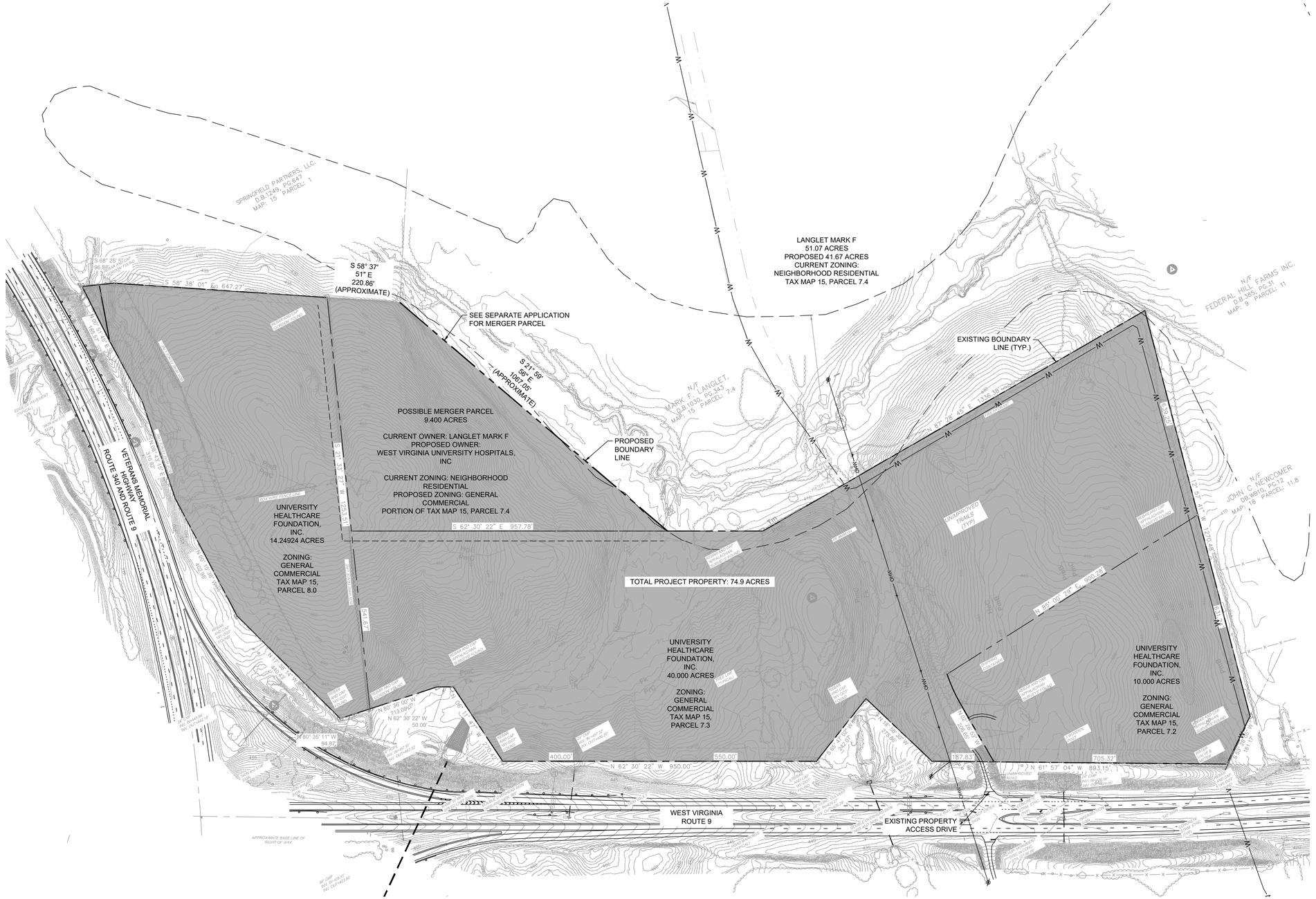
Checked By: RW
Approved By: RW



NORTH

150' 0 150' 300'
GRAPHIC SCALE
SCALE:
1" = 150'

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WVU Medicine

BLUE RIDGE CROSSING - MEDICAL OFFICE BUILDING

WVU MEDICINE

CHARLES TOWN, WEST VIRGINIA

PRELIMINARY NOT FOR CONSTRUCTION

Revision		
No.	Date	Description

PROPERTY INFORMATION

C101

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1/2/2024

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Drawn By: KL
Checked By: RW
Approved By: RW

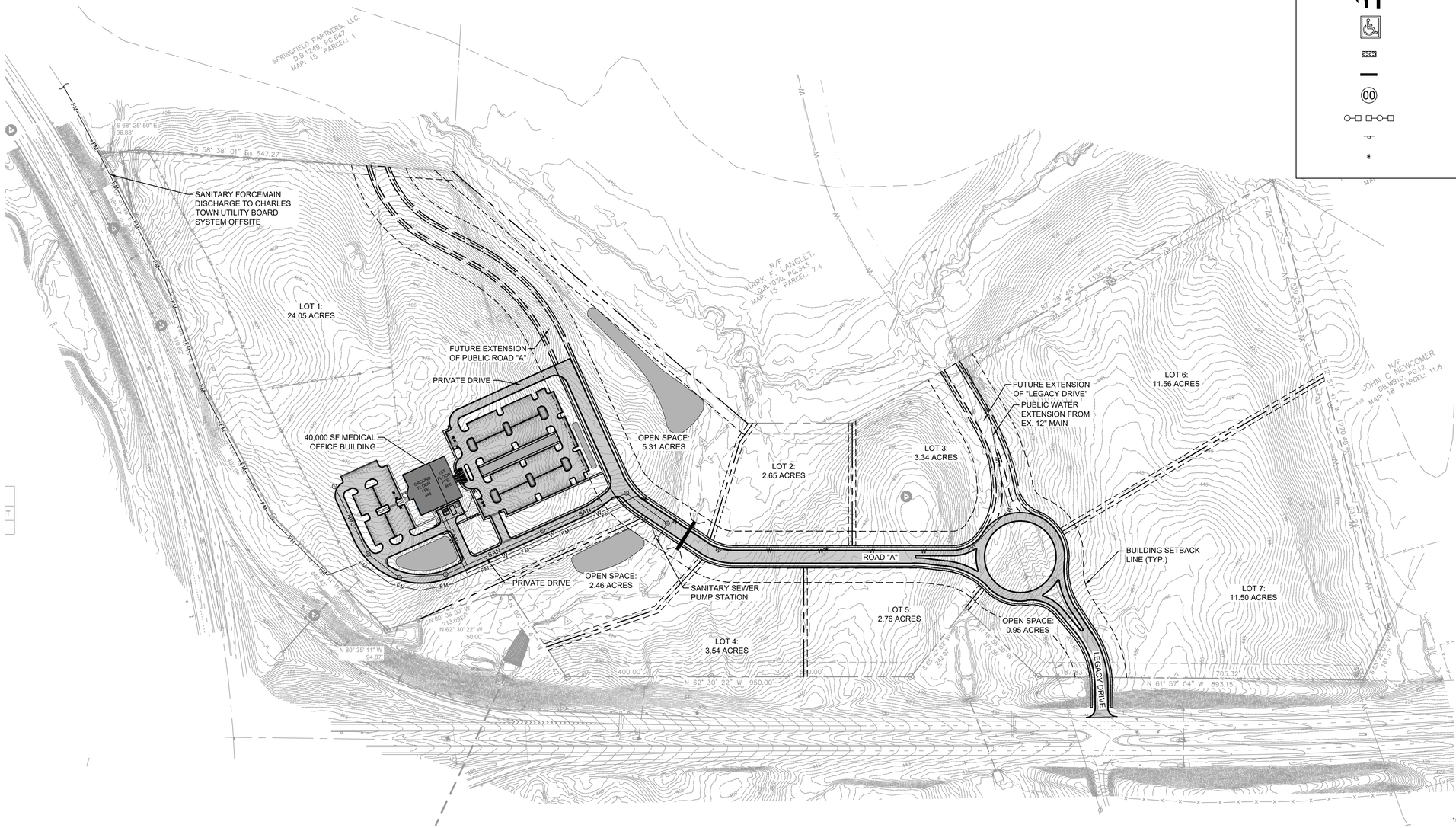
ZONING CRITERIA FOR GENERAL COMMERCIAL (GC):

PROPOSED USE: MEDICAL OFFICE, ITE CODE: 720 (PERMITTED USE)

MAX. DENSITY: NO REQUIREMENT
MIN. LOT SIZE: NO REQUIREMENT
MIN. SETBACKS:

FRONT YARD: 40 FT
SIDE YARD: 10 FT (25 FT ADJACENT TO RESIDENTIAL)
REAR YARD: 30 FT

MAX. LOT COVERAGE: 90 PERCENT
MIN. REQUIRED OPEN SPACE: NO REQUIREMENT
MAX. BUILDING HEIGHT: 55 FT
MAX. STORIES HEIGHT: 5



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- PROPERTY SETBACK LINE
- BUILDING LINE
- BUILDING CANOPY
- FENCE
- CURB
- CURB & GUTTER
- RETAINING WALL
- LIGHT DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- GRAVEL
- CONCRETE SIDEWALK
- CROSS-WALK
- TRANSFORMER PAD
- TURN ARROW
- ACCESSIBLE PARKING SPACE SYMBOL
- DETECTABLE WARNING SURFACE
- WHEEL STOP
- PARKING COUNT
- LIGHT POLE
- SIGN
- BOLLARD

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WVUMedicine

BLUE RIDGE CROSSING - MEDICAL OFFICE BUILDING

WVU MEDICINE

CHARLES TOWN, WEST VIRGINIA

PRELIMINARY NOT FOR CONSTRUCTION

Revision

No.	Date	Description

OVERALL SITE PLAN

C200

45550.02
1/2/2024

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Drawn By: KL
Checked By: RW
Approved By: RW

SANITARY FORCEMAIN DISCHARGE TO CHARLES TOWN UTILITY BOARD SYSTEM OFFSITE

FUTURE ROAD EXTENSION TO STONE SPRING SUBDIVISION

BUILDING SETBACK LINE (TYP.)

40'

UPPER PARKING: 201 SPACES

SANITARY MANHOLE STUB FOR FUTURE BUILDOUT

LOWER PARKING: 75 SPACES

ADA PARKING (TYP.)

GROUND FLOOR FFE: 446

1ST FLOOR FFE: 460

STORMWATER

DUMPSTER

TRANSFORMER

GENERATOR PAD

SCREEN WALL

FIRE HYDRANT (TYP.)

SANITARY SERVICE

WATER SERVICE

STORMWATER (TYP.)

GRAVITY SANITARY SEWER (TYP.)

SANITARY MANHOLE (TYP.)

8" WATER LINE (TYP.)

FORCE MAIN (TYP.)

SANITARY PUMP STATION

BOX CULVERT FOR STORMWATER CONVEYANCE

PROPOSED BOUNDARY LINE (TYP.)

EPHEMERAL STREAM TOP OF BANK

50' BUFFER FROM TOP OF BANK

5' CONCRETE SIDEWALK (TYP.)

100-YR FLOODPLAIN

N 80° 36' 00" W 213.09'

N 80° 35' 11" W 94.87'

N 62° 30' 22" W 50.00'

N 06° 11' 47" W

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- PROPERTY SETBACK LINE
- BUILDING LINE
- BUILDING CANOPY
- FENCE
- CURB
- CURB & GUTTER
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- LIGHT DUTY CONCRETE PAVEMENT
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- CROSS-WALK
- TRANSFORMER PAD
- TURN ARROW
- ACCESSIBLE PARKING SPACE SYMBOL
- DETECTABLE WARNING SURFACE
- WHEEL STOP
- PARKING COUNT
- LIGHT POLE
- SIGN
- BOLLARD

NORTH

50' 0 50' 100'
GRAPHIC SCALE
SCALE: 1" = 50'

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BLUE RIDGE CROSSING - MEDICAL OFFICE BUILDING

WVU MEDICINE
CHARLES TOWN, WEST VIRGINIA

PRELIMINARY NOT FOR CONSTRUCTION

Revision

No.	Date	Description

DETAILED SITE PLAN

C201

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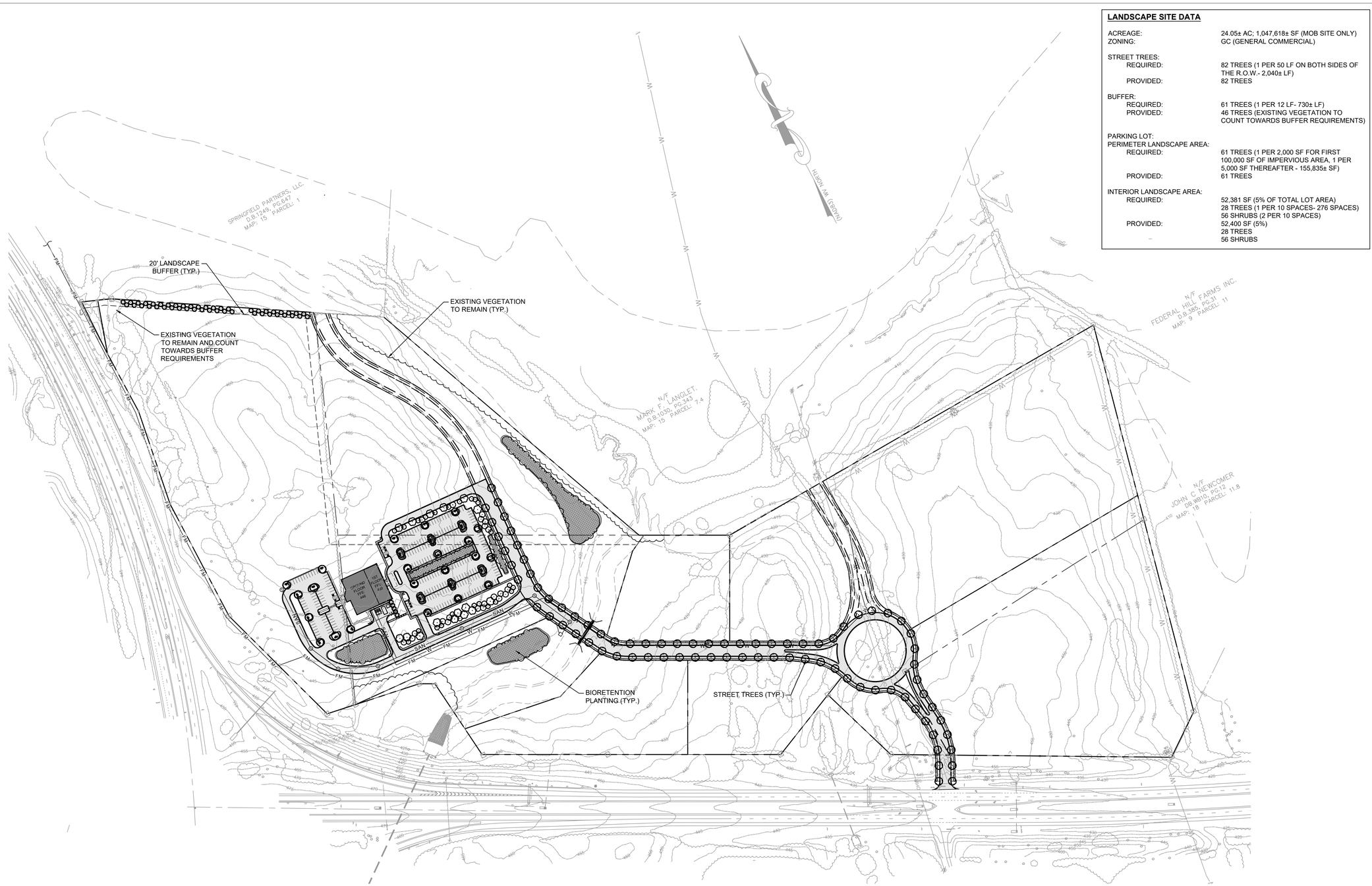
Drawn By: KL
Checked By: RW
Approved By: RW

LANDSCAPE SITE DATA

ACREAGE:	24.05± AC; 1,047,618± SF (MOB SITE ONLY)
ZONING:	GC (GENERAL COMMERCIAL)
STREET TREES:	
REQUIRED:	82 TREES (1 PER 50 LF ON BOTH SIDES OF THE R.O.W.- 2,040± LF)
PROVIDED:	82 TREES
BUFFER:	
REQUIRED:	61 TREES (1 PER 12 LF- 730± LF)
PROVIDED:	46 TREES (EXISTING VEGETATION TO COUNT TOWARDS BUFFER REQUIREMENTS)
PARKING LOT:	
PERIMETER LANDSCAPE AREA:	
REQUIRED:	61 TREES (1 PER 2,000 SF FOR FIRST 100,000 SF OF IMPERVIOUS AREA, 1 PER 5,000 SF THEREAFTER - 155,835± SF)
PROVIDED:	61 TREES
INTERIOR LANDSCAPE AREA:	
REQUIRED:	52,381 SF (5% OF TOTAL LOT AREA) 28 TREES (1 PER 10 SPACES- 276 SPACES) 56 SHRUBS (2 PER 10 SPACES)
PROVIDED:	52,400 SF (5%) 28 TREES 56 SHRUBS



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BLUE RIDGE CROSSING - MEDICAL OFFICE BUILDING

WVU MEDICINE

CHARLES TOWN, WEST VIRGINIA

PRELIMINARY NOT FOR CONSTRUCTION

Revision		
No.	Date	Description

NORTH

150' 0 150' 300'
GRAPHIC SCALE
SCALE:
1" = 150'

OVERALL LANDSCAPE PLAN

L200

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1/2/2024

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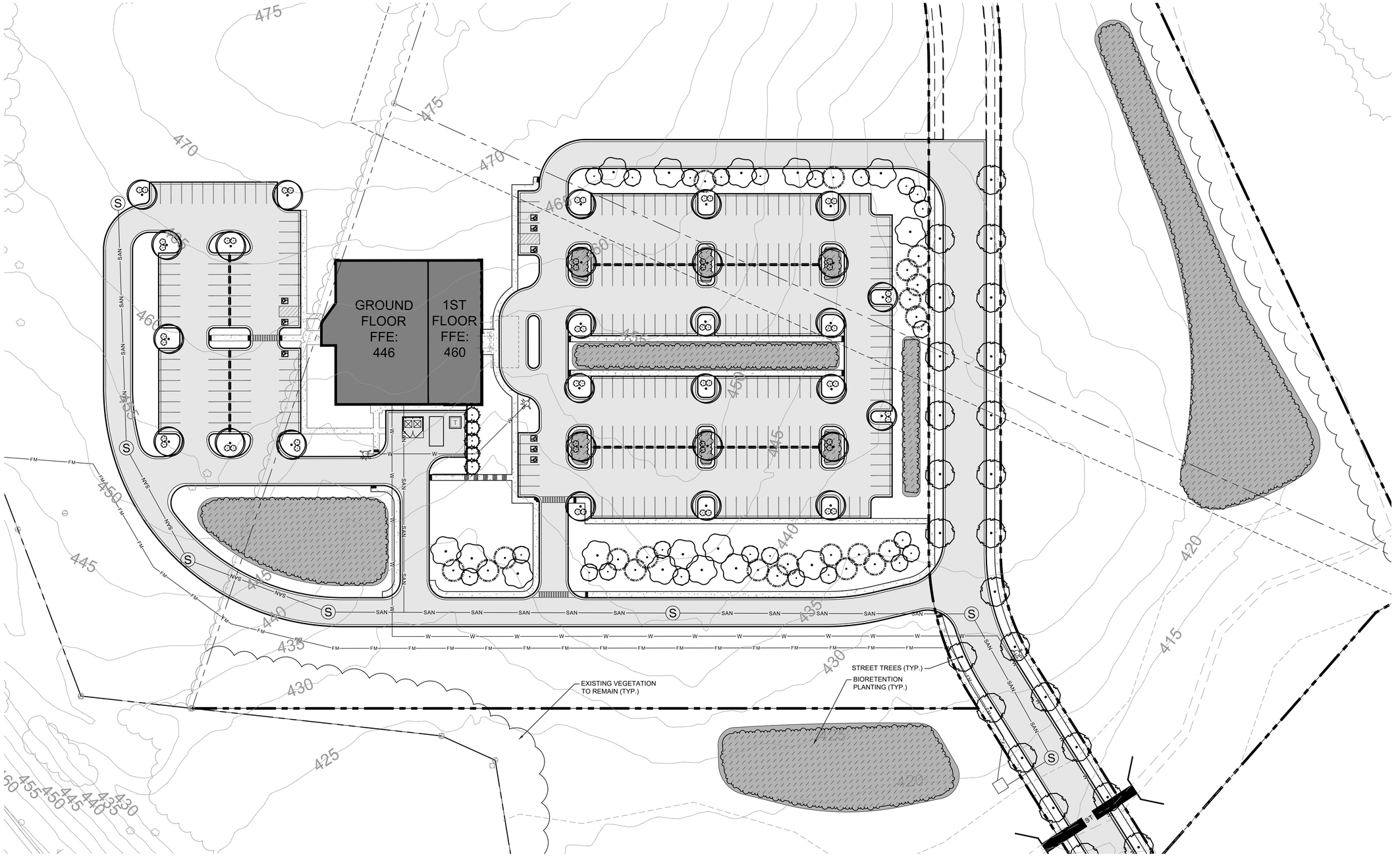
Checked By: RW
Approved By: RW



NORTH

40' 0 40' 80'
GRAPHIC SCALE
SCALE:
1" = 40'

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BLUE RIDGE CROSSING - MEDICAL OFFICE BUILDING

WVU MEDICINE
CHARLES TOWN, WEST VIRGINIA

PRELIMINARY NOT FOR CONSTRUCTION

Revision		
No.	Date	Description

DETAILED LANDSCAPE PLAN

L201

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Kimley»Horn

Memorandum

To: Rob Whitson
Gresham Smith
222 2nd Ave S, Suite 1400
Nashville, TN 37201

From: Mark Phillips, P.E.

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

Date: January 9, 2024

Subject: WVU-Blue Ridge Crossing Sketch Plan Review

This memorandum summarizes our review of the Sketch Plan for the WVU – Blue Ridge Crossing (dated January 2, 2024, prepared by Gresham Smith) for a proposed medical office building. The site contains 4 parcels; three are currently zoned General Commercial and one is zoned as Neighborhood Residential per the City of Charles Town Zoning Ordinance dated June 18, 2012 (Rev. July 6, 2020). This application proposes a by-right development of approximately 74.9 acres of property.

Kimley-Horn's review of this application is limited to the Sketch Plan and Application provided. Based upon our review, we have no comments as this application is generally in conformance with the Sketch Plan requirements per the City of Charles Town Subdivision and Land Development Ordinance dated June 23, 2012 (Rev. July 1, 2019).

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

KIMLEY-HORN & ASSOCIATES, INC.

Mark Phillips, P.E.
Project Manager, Associate

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 06/24/24
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

Public Hearing: *TXA2024-04* - Preliminary Plan Public Comment

ATTACHMENTS:

- 1. Report.pdf

TXA2024-04

Preliminary Plan Public Participation

Date: For the June 24, 2024 Planning Commission session
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.

ISSUE

There are three phases a major subdivision/land development must go through. The first is a sketch plan, which is open to public comment at the Planning Commission. The second phase, a preliminary plan, is much more detailed, but not subject to public comment at the Planning Commission. The final phase is the final plan, which is reviewed and approved/denied administratively.

As the City continues to see large scale development, especially residential, it is imperative that the public be able to provide participate in the planning process. The purpose of this text amendment is to open the preliminary plan phase of development to public comment. Generally the level of detail the public is interested in is not available at the sketch plan phase; once provided at the preliminary plan phase the public has no means to provide comment in an open forum.

PRELIMINARY PLAN

Per Subdivision Ordinance Section 1332.03.C.3.A, "*The Preliminary Plan and Plat is a site plan, including supporting data, indicating a proposed site layout design or subdivision design, prepared by, as necessary, a West Virginia registered civil engineer, land surveyor, landscape architect, architect, or land planner.*"

Per Subdivision Ordinance Section 1332.03.C.3.E.2. "*The Preliminary Plan and Plat Application shall be scheduled before the Planning Commission for a workshop approval. No notice requirements shall apply, other than standard agenda notice period. Approval by the Planning Commission is not a Public Hearing and is for the benefit of the Planning Commission to ensure the Preliminary Plat and Plan is in substantial compliance with the Sketch Plan.*"

STATE CODE REQUIREMENTS

State Code Section 8A-5-8 governs the procedures for a hearing on a major subdivisions/land development. It lays out the requirements for a determination of completeness followed by a public hearing, which the City does through the sketch plan public hearing process. It makes no reference to preliminary plans.

EXISTING LANGUAGE

Table 1332.03 – Application and Review Procedures

Stage	Minor Subdivisions/ Land Developments	Major Subdivisions/ Land Developments	Party Authorized To Approve	Public Hearing?
Pre-submission Consultation Meeting	Required	Required	Not Applicable	No
Sketch Plan Submission	Not Applicable	Required	Planning Commission	Yes
Preliminary Plan & Plat Approval	Not Applicable	Required[1]	Planning Commission	NO. PC Workshop
Final Plan & Plat Approval	Required	Required	Staff	No
Guarantee of Surety	Not Applicable	Required	Planning Commission	Yes

[1] Preliminary Plan & Plat approval may be combined with Final Plan & Plat approval as specified in Section 1332.01(A)(3)(a) and (3)(c).

…

Section 1332.03.C.3.E.2. "At the next available Planning Commission agenda for the Planning Commission, the Preliminary Plan and Plat Application shall be scheduled before the Planning Commission for a workshop approval. No notice requirements shall apply, other than standard agenda notice period. Approval by the Planning Commission is not a Public Hearing and is for the benefit of the Planning Commission to ensure the Preliminary Plat and Plan is in substantial compliance with the Sketch Plan."

PLANNING COMMISSION

The Commission discussed this item at their April 22, 2024 meeting and recommend staff proceed with a public hearing with the proposed changes.

PROPOSED LANGUAGE

The proposed text amendment is in red below:

Table 1332.03 – Application and Review Procedures

Stage	Minor Subdivisions/ Land Developments	Major Subdivisions/ Land Developments	Party Authorized To Approve	Public Hearing?
Pre-submission Consultation Meeting	Required	Required	Not Applicable	No
Sketch Plan Submission	Not Applicable	Required	Planning Commission	Yes
Preliminary Plan & Plat Approval	Not Applicable	Required[1]	Planning Commission	Yes
Final Plan & Plat Approval	Required	Required	Staff	No
Guarantee of Surety	Not Applicable	Required	Planning Commission	Yes

[1] Preliminary Plan & Plat approval may be combined with Final Plan & Plat approval as specified in Section 1332.01(A)(3)(a) and (3)(c).

…
(Proposed Redlined text)

Section 1332.03.C.3.E.2. "At the next available Planning Commission agenda for the Planning Commission, the Preliminary Plan and Plat Application shall be scheduled before the Planning Commission ~~for a workshop~~ to vote on the subject application. ~~No notice requirements shall apply, other than standard agenda notice period~~. Approval by the Planning Commission is ~~not a Public Hearing and is for the benefit of the Planning Commission~~ to ensure the Preliminary Plat and Plan is in substantial compliance with the Sketch Plan."

(a) The Planning Commission must publish a public notice of the public hearing and meeting in a local newspaper of general circulation in the City of Charles Town at least 14 calendar days prior to the scheduled public hearing, a notice posted on the property (by the applicant), and letters sent to the adjacent property owners. Adjacent Property owners are identified as properties within 100 feet of the proposed development. Adjacent Property owners include properties across a right-of-way or easement.

Proposed Clean text version, with additions in red only

Section 1332.03.C.3.E.2. "At the next available Planning Commission agenda for the Planning Commission, the Preliminary Plan and Plat Application shall be scheduled before the Planning Commission to vote on the subject application. Approval by the Planning Commission is to ensure the Preliminary Plat and Plan is in substantial compliance with the Sketch Plan."

(a) The Planning Commission must publish a public notice of the public hearing and meeting in a local newspaper of general circulation in the City of Charles Town at least 14 calendar days prior to the scheduled public hearing, a notice posted on the property (by the applicant), and letters sent to the adjacent property owners. Adjacent Property owners are identified as properties within 100 feet of the proposed development. Adjacent Property owners include properties across a right-of-way or easement.

Planning Commission
101 East Washington Street
Charles Town, WV 25414

SCHEDULED

Meeting: 06/24/24
Department: Planning Commission
Category: Report
Initiator:

AGENDA ITEM (ID #)

Public Hearing: *BR2024-06* - St. James Bond Release

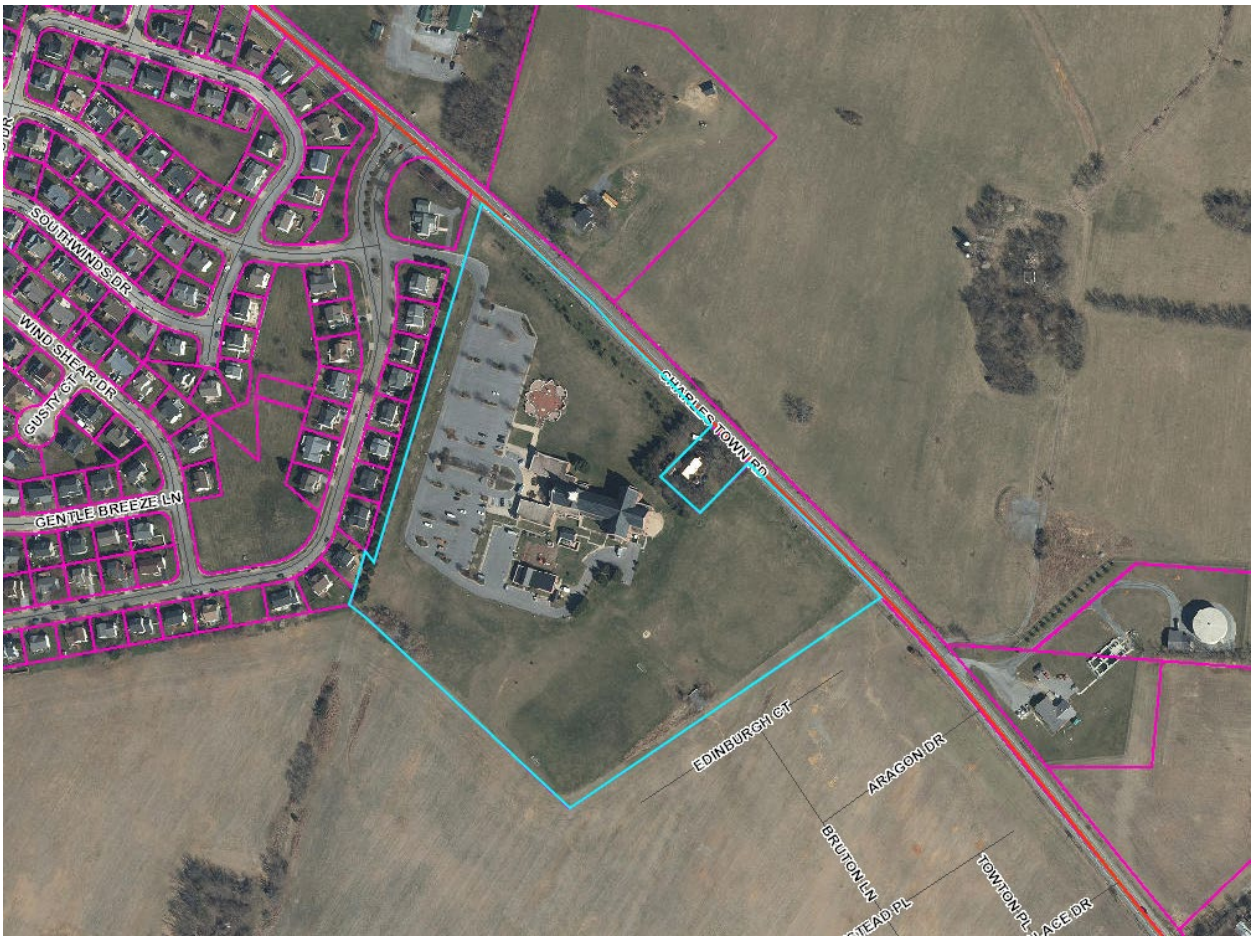
ATTACHMENTS:

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

Bond Release Request
BR2024-06

Date: For the June 24, 2024 Planning Commission meeting
Applicant: Reverend Galvin on behalf of St. James the Greater Catholic Church
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: Bond release for performance and land disturbance bonds

Site



BACKGROUND
The applicant had a performance and land disturbance bond for creation of a soccer field in the amount of $7,500, with the bond signed off by the City on December 29, 2021. The applicant has not performed any work on the soccer field, and desires to have the bond released.

BOND COMMITTEE
The Bond Committee reviewed this item at their June 11, 2024 meeting. The Committee recommended approval of the bond release request.

STAFF RECOMMENDATION
As no work has been performed, the bond release request should be **approved.**

Bond Request No._____

BOND REQUEST AND REDUCTION

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

1. DATE May 2., 20 24

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

☐ Bond | Reallocation ☒ Bond | Release**

3. PROJECT NAME Saint James Soccer Field

Address 49 Crossweind Drive, Charles Town, WV 25414

4. APPLICANT'S NAME* Rev. Mr. David Calvin, Saint James

Address 49 Crossweinds Drive, Charls Town, WV 25414

Telephone Number (304) 725-5558 Fax Number (304) 728-9039

Email Address communications@stjameswv.org

5. PROPERTY OWNER'S NAME Saint James Catholic Church

Address 49 Crossweinds Drive Charles Town, WV 25414

Telephone Number (304) 725-5558 Fax Number (304) 728-9039

Email Address communications@stjameswv.org

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

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

Bond Request No._____

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

The proposed construction of soccer field was not completed. Project was canceled before any work ~~started~~. Property was not disturbed or altered in any way.

7. A) CURRENT BOND AMOUNT $7,500.00

B) PROPOSED BOND AMOUNT N/A

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

Tax Map No.	Parcel No.	Deed Book	Page No.	Zoning District

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

Application No.	Project Name and Phase	Status	Approval Date

10. BOND RELEASE ATTACHMENTS.

The following shall be included with this request:

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

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

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

Date of As-Builts N/A Prepared By N/A

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

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

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

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

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

Bond Request No._____

APPLICANT CERTIFICATION

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

Signature of Applicant

Rev. Mr. David Galvin Date May 3, 2024

Signature of Property Owner (If different than Applicant)

_____ Date _____

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

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

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

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

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

Fee: $_____ Check No._____

Receipt No._____

Site Inspection Date:_____ Inspector:_____

Subdivision Administrator Approval:_____ Date:_____

Engineer Approval:_____ Date:_____

Planning Commission Approval:_____ Date:_____

City Council Approval:_____ Date:_____

Comments:_____

_____

_____

_____

_____

BOND AGREEMENT – CASH-IN-ESCROW

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **a duly authorized representative of St. James Catholic Church, 49 Crosswinds Drive, Charles Town, WV 25414**, is held and firmly bound to the CITY COUNCIL OF CITY OF CHARLES TOWN, a West Virginia public corporation with control and supervisory functions over the City of Charles Town Planning Council, in the penal sum of

$7,500.00 (dollar amount in figures)

Seven Thousand and Five Hundred Dollars (dollar amount in words),

for the completion of erosion and sediment control devices, storm water management measures, site grading & drainage, roadways, water and sewer systems, utility lines, paving, property corners, and all other site improvements and associated appurtenances **for the purposes of constructing a soccer field**, for the payment of which, well and truly to be made, it binds itself, its successors in title and assigns.

The condition of the above obligation is such that, whereas, the City of Charles Town has consented to the recordation in the Office of the City Clerk of City of Charles Town, **for such improvements to land located at:**

Crosswinds Subdivision, Tax District #3, Tax Map #10, Parcel #213.00 and residue, a subdivision of lands owned by **Roman Catholic Diocese,** the property is located **49 Crosswinds, Drive, Charles Town, WV 25414,** which is to consist of (N/A), on **21.5 acres,** more or less, with roadways and appurtenances thereto.

NOW THEREFORE, if the developer/owner shall well and truly complete the construction and installation of such site improvements by **June 1, 2022,** and pay all costs attendant thereto, in compliance with the City of Charles Town Subdivision Ordinance, then this bond shall be wholly null and void; otherwise, it shall remain in full force and effect.

A. The City shall execute and deliver to the Maker hereof complete or partial satisfaction of this bond when the same is requested by the Maker hereof, according to the following provisions:

1. A complete satisfaction and exoneration shall be granted by the City upon presentation of evidence by the Maker that all terms and conditions of this bond have been satisfied.

2. Requests for partial satisfaction may be made from time to time; provided that such requests are for no less than the minimum amounts established by the Site Improvements Bonding & Bond Surety Policy; partial satisfaction shall be granted upon presentation of evidence by the Maker that work equal in value to the amount of the satisfaction requested, has been completed and that all terms and conditions of the surety sought to be partially satisfied have been satisfied. However, in the event that a previously approved and released component of the site improvements has failed before the final bond release, the developer shall be responsible for correcting, repairing or replacing the failed site improvement. No further bond reductions or final bond release shall occur until the developer has corrected, repaired, or replaced the failed site improvement to the satisfaction of the Chief City Engineer/City designee; or the developer has re-posted the bond surety necessary to cover the costs of the repair or replacement of the failed component, to the satisfaction of the Chief City Engineer/City designee.

3. The City shall not consent to any satisfaction under provisions 1 and 2 above, until being first provided with a written statement from the City Engineer/City designee certifying that required improvements have been satisfactorily completed. Furthermore, the City shall not consent to any satisfaction under provisions 1 or 2 above, until the Maker has paid the City a fee, in accordance with the prevailing fee schedule, for each site inspection (after the erosion & sediment control devices have been inspected and approved) performed by the City Engineer/City designee at the request of the Maker.

B. The Bond is secured by Escrow Agreement, dated the **13th day of December, 2021** from **Cash** which is on file in the offices of the City of Charles Town. By acceptance of the above Escrow Agreement as security, the following conditions shall apply:

1. The Escrow Agreement shall be in the amount of **$7,500** shall be attached to this construction bond agreement and made a part hereof; and
2. The Escrow Agreement shall be clearly written to provide the beneficiary with direct and immediate access to the loan funds upon submission by the beneficiary of a written and signed draft request; and
3. An Escrow Agreement shall remain in full force and effect as security for this Bond until such time as the bond is released.
4. Signed draft requests against the Escrow Agreement will be made by the City of Charles Town Council (beneficiary) for failure on the part of **St. James Catholic Church,** to complete the improvements according to the terms of this **land disturbance bond.**
5. Drafts made against the Escrow Agreement by the City will be used exclusively for the purpose of completion of site improvements herein required.

Witness the following signatures and seals:

WITNESS:

Date: 12/17/21

St. James Catholic Church

Signature: Rev. Mr. David Galvin

Print Name: Rev. Mr. David Galvin

Title: Pastoral Associate

Date: Dec. 17, 2021

WITNESS:

Date: 29 Dec. 2021

CITY OF CHARLES TOWN, WV

Signature:

Print Name: Robert M. Trainor

Title: Mayor

Date: 29 Dec 2021

Planning Commission
101 East Washington Street
Charles Town, WV 25414

SCHEDULED

Meeting: 06/24/24
Department: Planning Commission
Category: Report
Initiator:

AGENDA ITEM (ID #)

Public Hearing: *BR2024-07* - Norborne Glebe Phases 7,8 Bond Release

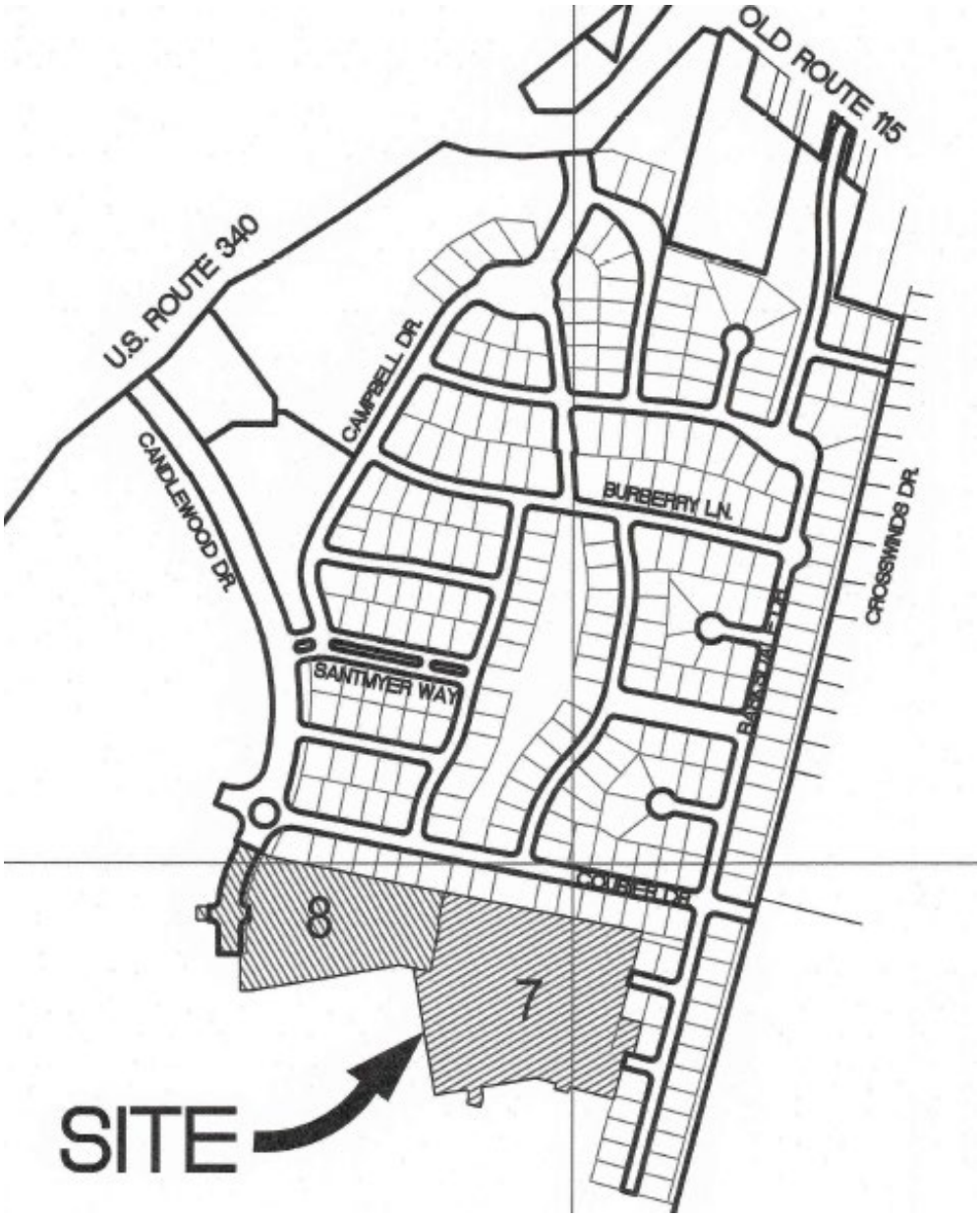
ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. As-Built.pdf
- 4. Geotechnical Certification.pdf
- 5. KH Review.pdf

Bond Release Request
BR2024-07

Date: For the June 24, 2024 Planning Commission Meeting
Applicant: Arcadia Land Inc.
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: A bond release of $941,816.77

Norborne Glebe Phases 7 & 8



BACKGROUND
The applicant is requesting a bond release of the **performance and land disturbance bonds.** The Final Plat was approved by the City on in November 2021.

Performance Bond for **both Phases**: $605,245.32
Land Disturbance Bond for **both Phases**: $336,571.45

Upon review of the request the City Engineer, Kimley-Horn, has determined that the bond release request is a reasonable based on the completion of the project. Staff has seen no evidence of land subsidence or other issues in these phases.

BOND COMMITTEE
The Bond Committee reviewed this item at their June 11 2024 meeting. The Committee recommended approval of the bond release request. Staff completed a site visit later that day to confirm no issues with the development.

STAFF RECOMMENDATION
The City Engineer and City Staff have reviewed the bond release request and recommends the bond release request be **approved.**

Bond Request No._____

BOND REQUEST AND REDUCTION

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

1. DATE May 20, 2024

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

☐ Bond | Reallocation ☒ Bond | Release**

3. PROJECT NAME Norborne Glebe Phase 7&8

Address Corner of Candlewood Drive and Tamarack Drive

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

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

Telephone Number ( ) 443-286-2786 Fax Number ( )

Email Address gendler@arcadiacompanies.com

5. PROPERTY OWNER'S NAME Same as Applicant

Address _____

Telephone Number ( ) _____ Fax Number ( ) _____

Email Address _____

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

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

Bond Request No._____

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

Requesting Bond Amount Release for the Land Disturbance Bond and Performance Bond for Phases 7&8, Norborne Glebe Subdivision

7. A) CURRENT BOND AMOUNT PD # 027623300216 $ 605,245.00
LD B# 027623300207 $ 336,571.00

B) PROPOSED BOND AMOUNT PB = $0.00 LDB = $0.00

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

Tax Map No.	Parcel No.	Deed Book	Page No.	Zoning District
3-12-209		1173	85	NR
3-12-212				
3-12-215				

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

Application No.	Project Name and Phase	Status	Approval Date
SLD-2017-05	Norborne Glebe Phase 7&8	Approved	January 20,2019

10. BOND RELEASE ATTACHMENTS.

The following shall be included with this request:

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

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

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

Date of As-Builts 1/12/23 Prepared By MORRIS RITCHIE ASSOCIATES

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

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

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Bond Request No._____

APPLICANT CERTIFICATION

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

Signature of Applicant

_____ Date 5/22/2024

Signature of Property Owner (If different than Applicant)

_____ Date _____

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

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

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

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

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

Fee: $_____ Check No._____

Receipt No._____

Site Inspection Date:_____ Inspector:_____

Subdivision Administrator Approval:_____ Date:_____

Engineer Approval:_____ Date:_____

Planning Commission Approval:_____ Date:_____

City Council Approval:_____ Date:_____

Comments:_____

_____

_____

_____

_____

NORBORNE GLEBE

PHASE 7 AND PHASE 8

PRELIMINARY SUBDIVISION / LAND DEVELOPMENT PLAT

MAJOR SLD 2017-05

CITY OF CHARLES TOWN

JEFFERSON COUNTY, WEST VIRGINIA

ZONED NEIGHBORHOOD RESIDENTIAL (NR)

Plan Revisions

Date	Comment
09/14/2017	Revised Per C.T.U.B. Comments
09/28/2017	Revised Per J.C.P.S.D. Comments
01/25/2018	Revised Per City of Charles Town Comments
02/16/2018	Revised Per Portion of the "Client Review" Comments
08/06/2018	Revised Per Client Bid Clarification
08/09/2018	Revised Per Client Bid Clarification
10/01/2018	Revised Per City of Charles Town Comments
11/09/2018	Revised Per Agency Comments
11/26/2018	Waiver Approvals

Charles Town – Complete List of Waivers/Variances

Ordinance	Section of Ordinance	Description of Waiver or Variance	Date Granted
SLDO-CTWV	Appendix A	Typical Road Section	11/26/18
SLDO-CTWV	1333.09	Sidewalk Width & Separation	11/26/18
SLDO-CTWV	1333.02 (Q)5	Street Grades	11/26/18

"This property is not (is) in an area designated as a special flood area, as shown on Community Map/panel Number 540066/0138, Effective date 12/18/2009."

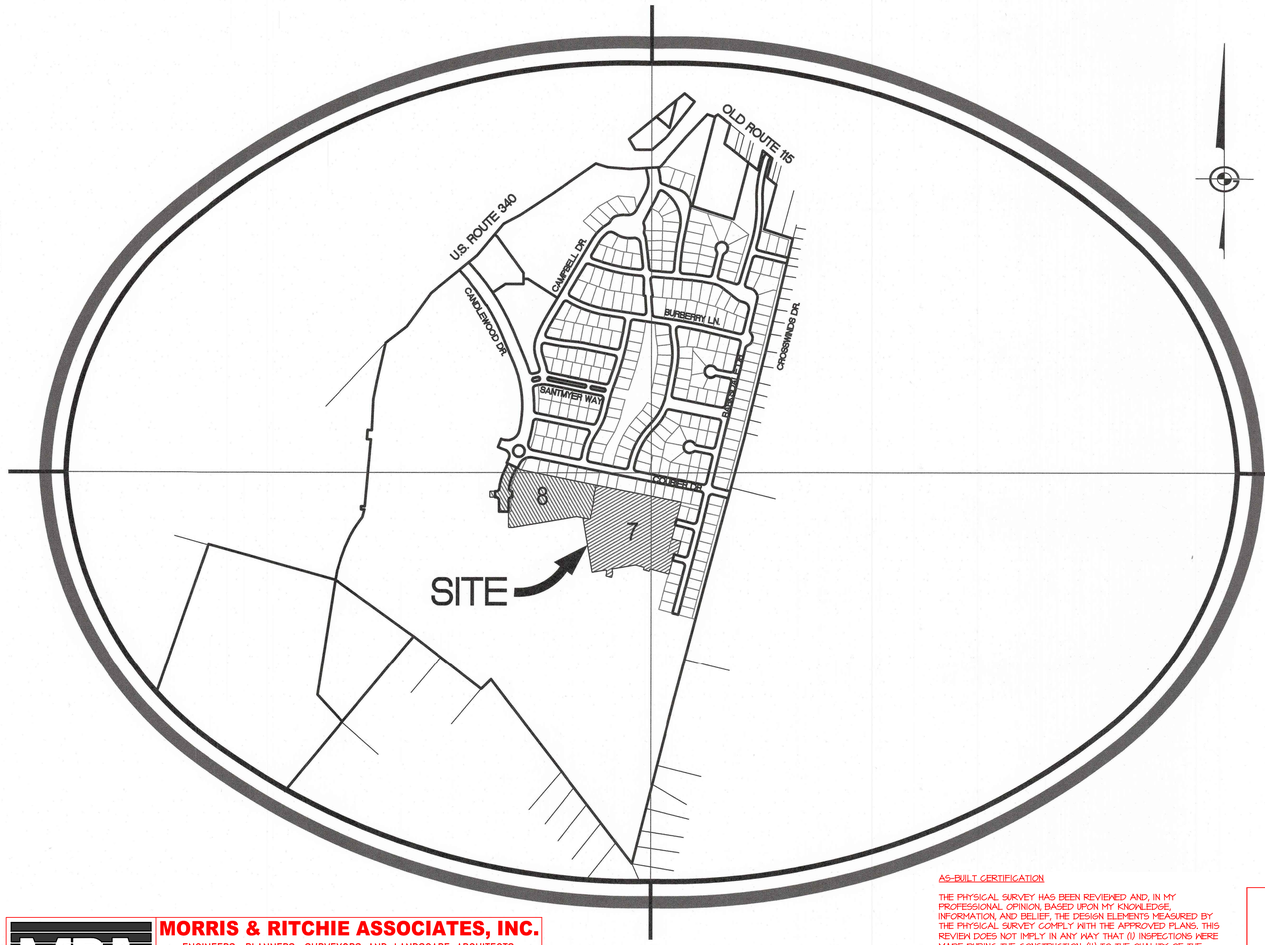
CALL "MISS UTILITY"

WEST VIRGINIA UTILITY PROTECTION SERVICE AT 811 OR 1-800-245-4848, 48 HOURS PRIOR TO THE START OF WORK. EXCAVATORS MUST NOTIFY ALL PUBLIC UTILITY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATING OR BLASTING AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL COUNTY REQUIREMENTS, WEST VIRGINIA CODE AND REGULATIONS.

UTILITY NOTICE REQUIRED

Contractors shall notify all public utility operators who maintain underground utility lines in the area of proposed excavating or blasting at least two (2) working days, but not more than ten (10) working days, prior to commencement of excavation or demolition. Names and telephone numbers of the operators of underground utility lines appear below. These numbers shall also be used to serve in an emergency condition

Water:	Charles Town Utility Board 832 S. George Street Charles Town, WV 25414 (304) 725-2316
Sewer:	Jefferson County Public Service District 340 Edmond Road Kearneysville, WV 25430 (304) 725-4647
Power:	Potomac Edison P.O.Box 3615 Akron, OH 44309 (800) 686-0011
Phone:	Frontier Communications 1108 N. Mildred Street Ranson, WV 25438 (304) 728-8500



VICINITY MAP

SCALE: 1" = 600'

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

Copyright 2021 Morris & Ritchie Associates, Inc.

DEVELOPER
ARCADIA LAND, INC.
1602 VILLAGE MARKET BOULEVARD SUITE 235
LEESBURG, VIRGINIA 20175
(703) 840-4585

OWNER
ARCADIA LAND, INC.
1602 VILLAGE MARKET BOULEVARD SUITE 235
LEESBURG, VIRGINIA 20175
(703) 840-4585

Sheet List Table

	Sheet Number	Sheet Title
1	1	Cover Sheet
	2	General Notes and Legend
	3	Phasing Map And Adjacent Owner Information
	4	Phase I Erosion & Sediment Control Plan
	5	Phase II Erosion & Sediment Control Plan
	6	Phase II Erosion & Sediment Control Plan
	7	Erosion & Sediment Control Plan Narrative
	8	Erosion & Sediment Control Plan Details
	9	Overall Road & Utility Plan
	10	Road & Utility Plan
	11	Road & Utility Plan
	12	Road & Utility Plan
	13	Overall Grading Plan
2	14	Grading Plan
3	15	Grading Plan
4	16	Grading Plan
5	17	Grading Plan
	18	Preliminary Plat
	19	Preliminary Plat
	20	Preliminary Plat
6	21	Tamarack Drive Profile
7	22	Cabots Run Profile
8	23	Solstice Way Profile
9	24	Legacy Drive Profile
10	25	Storm Sewer Profiles
11	26	Storm Sewer Profiles
12	27	Storm Sewer Profiles
	28	Storm Details
	29	Storm Details
	30	Storm Details
	31	Storm Details
	32	Storm & Sanitary Sewer Computaions
	33	Road Details
	34	JCPSD Details
	35	JCPSD Details
	36	Charles Town Utility Board Details
	37	Lighting Details
	38	Phase 7 Landscape Plan
	39	Phase 8 Landscape Plan

"This Preliminary Plan and Plat was approved by the City of Charles Town, on the _____ day of _____, 20_____, subject to any conditions specified hereon.

All expenses incurred with respect to improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures and all other improvements that may be required shall be the responsibility of the subdivider and not the City.

_____ _____
Secretary of the Planning Commision Date

"The developer, in signing this plat/plan, agrees to abide by all conditions, terms and specifications provided heron; and to complete all the improvements required by the Preliminary Plat and Plan or site plan."

ARCADIA LAND, INC. 11/29/2018 Date
1602 VILLAGE MARKET BLVD., STE. 235
LEESBURG, VA 20176

"The Engineer and/or Surveyor, in signing this plat/plan, attests to the best of his or her knowledge, is plan is complete and accurate."

RANDY L. KEPLER, P.E. 28 Nov. 2018 Date
GREENWAY ENGINEERING INC.

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 LVPS#2502 FEBRUARY 14, 2024

JON K. ERICKSON LICENSED NOTARY STATE OF VIRGINIA PROFESSIONAL SURVEYOR 2/19/24

APPROVALS

PRELIMINARY PLAT APPROVAL	DATE
PLANNING COMMISSION	DATE
ZONING ADMINISTRATOR	DATE

THESE PLANS ARE IN CONFORMANCE WITH CITY OF CHARLES TOWN STANDARDS AND ORDINANCES. ANY DEVIATION OR CHANGE IN THESE PLANS SHALL BE APPROVED BY THE ZONING ADMINISTRATOR PRIOR TO CONSTRUCTION

RECORD DRAWING

SHEET 1 OF 12

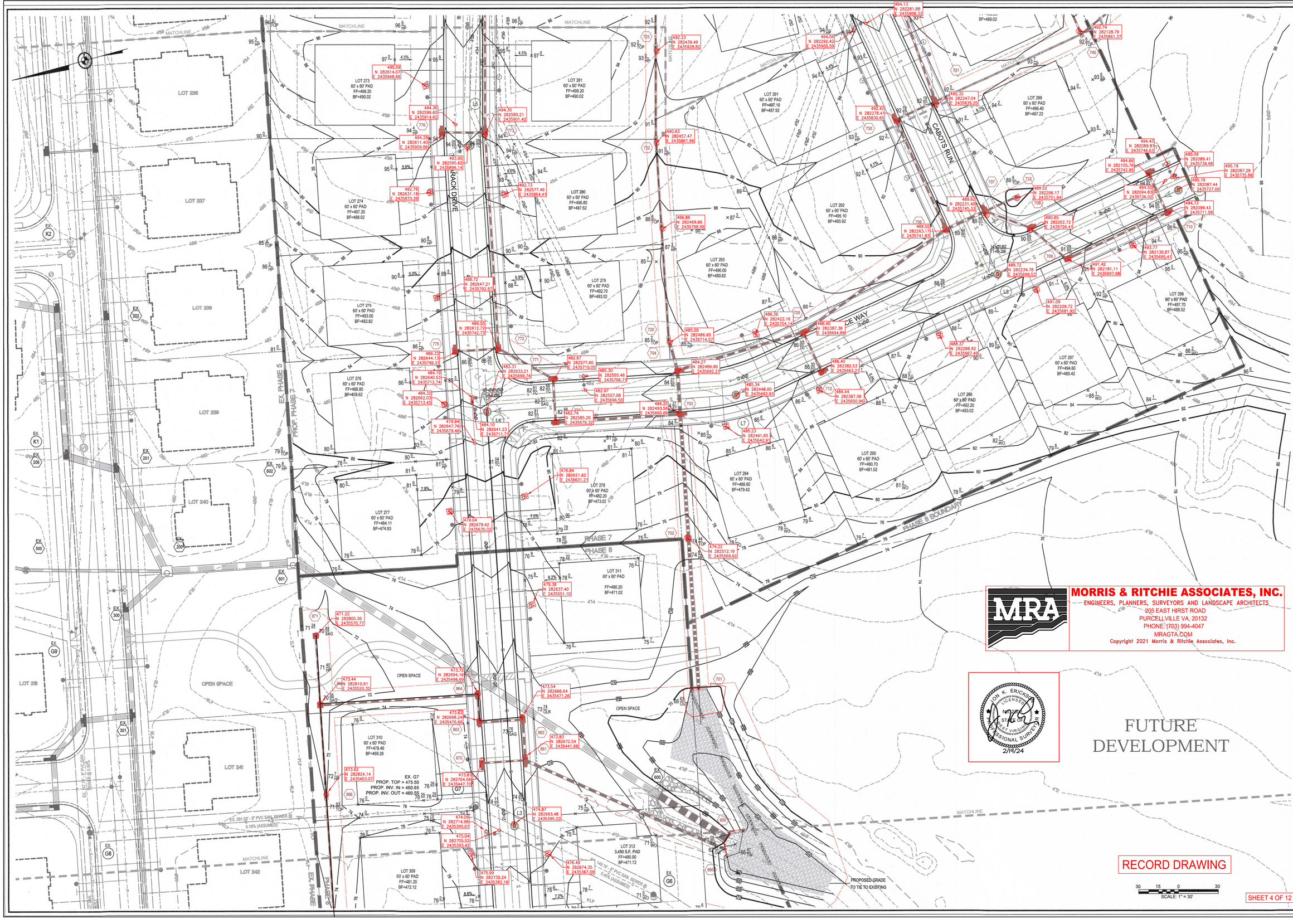
GREENWAY ENGINEERING INC.
151 WOODY HILL LANE
WINCHESTER, VIRGINIA 22602
T: (540) 662-4185
www.GreenwayEng.com

GREENWAY ENGINEERING

COVER SHEET
NORBORNE GLEBE
PHASE 7 AND PHASE 8
CITY OF CHARLES TOWN
JEFFERSON COUNTY, WEST VIRGINIA

RANDY L. KEPLER LICENSED PROFESSIONAL ENGINEER STATE OF WEST VIRGINIA

DATE: 06/09/2017
SCALE: N/A
DESIGNED BY: EJG/RLK
FILE NO. 4542A
SHEET 1 OF 39
15-01



GREENWAY ENGINEERING INC.
151 KENDRICK HILL LANE
WINCHESTER, VIRGINIA 22602
T: (540) 662-4185
www.GreenwayEng.com

GREENWAY ENGINEERING

Rev. No.	Date
5	08/06/2018
6	08/09/2018
7	10/1/2018
8	11/9/2018

RANDY L KEPLEY
REGISTERED
STATE OF VIRGINIA
PROFESSIONAL ENGINEER

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

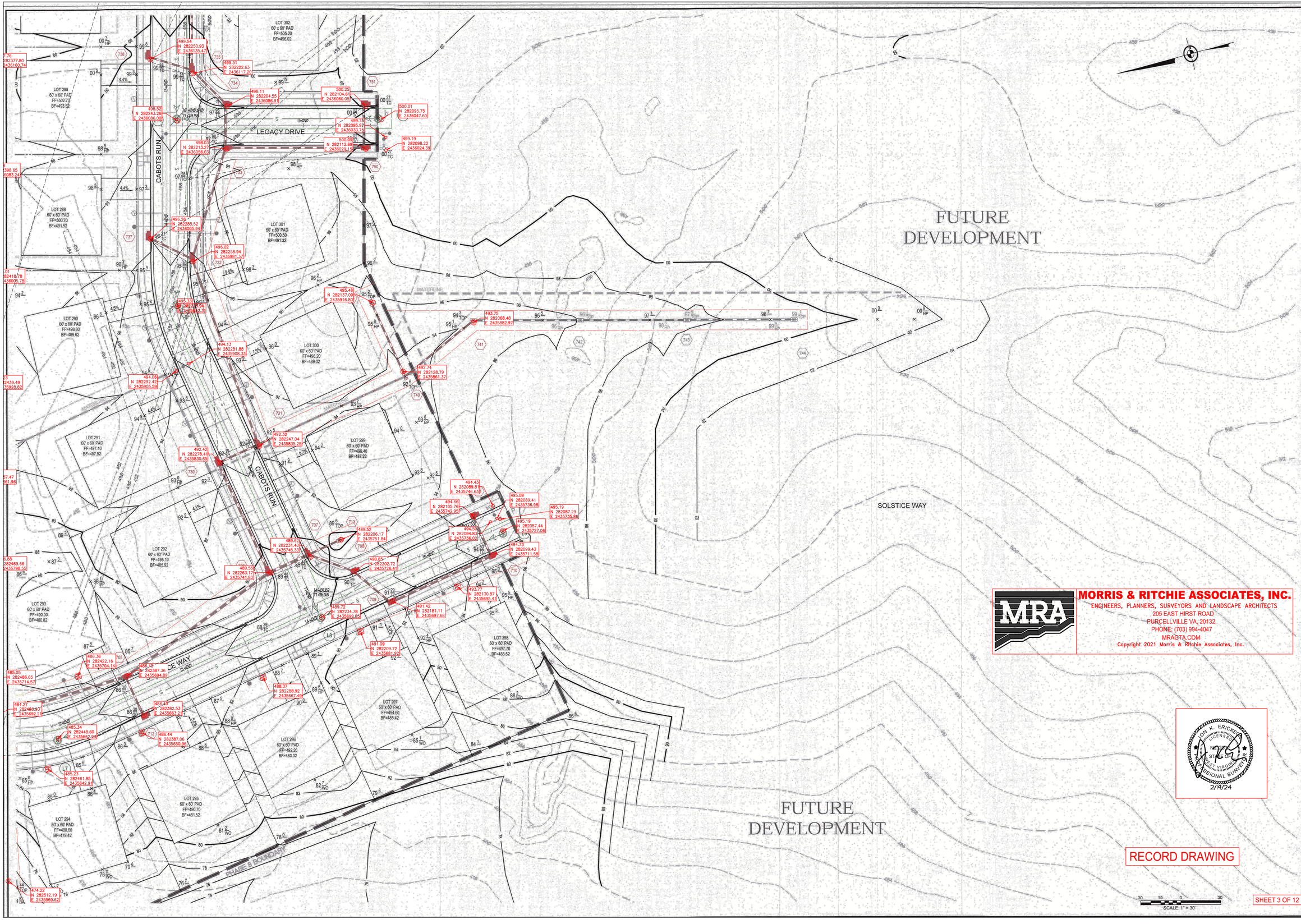
Copyright 2021 Morris & Ritchie Associates, Inc.

JON K. ERICKSON
LICENSED
NO. 2705
STATE OF
VIRGINIA
PROFESSIONAL SURVEYOR
2/19/24

GRADING PLAN
NORBORNE GLEBE
PHASE 7 AND PHASE 8
CITY OF CHARLES TOWN
JEFFERSON COUNTY, WEST VIRGINIA

DATE: 06/09/2017
SCALE: 1" = 30'
DESIGNED BY: EJG/RLK
FILE NO. 4542A
SHEET 16 OF 39
15-01

SHEET 4 OF 12


LEGACY DRIVE
CABOTS RUN
CABOTS RUN
SOLSTICE WAY
SOLSTICE WAY
PHASE 8 BOUNDARY
MATCHLINE
MATCHLINE
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT
LOT 288 60' x 60' PAD FF=502.70 BF=493.52
LOT 289 60' x 60' PAD FF=500.70 BF=491.52
LOT 290 60' x 60' PAD FF=468.80 BF=489.62
LOT 291 60' x 60' PAD FF=487.50 BF=487.92
LOT 292 60' x 60' PAD FF=495.10 BF=485.92
LOT 293 60' x 60' PAD FF=490.00 BF=480.82
LOT 294 60' x 60' PAD FF=488.60 BF=479.42
LOT 295 60' x 60' PAD FF=490.70 BF=481.52
LOT 296 60' x 60' PAD FF=492.20 BF=483.02
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LOT 298 60' x 60' PAD FF=497.70 BF=488.52
LOT 299 60' x 60' PAD FF=496.40 BF=487.22
LOT 300 60' x 60' PAD FF=498.20 BF=489.02
LOT 301 60' x 60' PAD FF=500.50 BF=491.32
LOT 302 60' x 60' PAD FF=505.20 BF=496.02
499.54 N 282250.93 E 2436135.47
499.51 N 282222.63 E 2436117.20
498.11 N 282204.55 E 2436086.91
500.25 N 282104.61 E 2436060.05
500.01 N 282095.75 E 2436047.60
499.78 N 282095.97 E 2436033.78
499.19 N 282098.22 E 2436024.39
500.39 N 282112.69 E 2436024.15
498.52 N 282243.26 E 2436086.00
498.01 N 282213.27 E 2436056.03
496.29 N 282285.52 E 2436005.94
496.02 N 282258.94 E 2435981.37
495.48 N 282137.09 E 2435916.80
494.13 N 282281.88 E 2435908.33
494.06 N 282292.42 E 2435905.59
493.75 N 282068.48 E 2435882.97
492.74 N 282128.79 E 2435861.37
492.32 N 282247.04 E 2435835.25
492.42 N 282278.41 E 2435830.65
494.43 N 282089.81 E 2435746.63
494.66 N 282105.76 E 2435742.95
495.09 N 282089.41 E 2435736.98
495.19 N 282087.29 E 2435735.86
495.19 N 282087.44 E 2435727.06
494.50 N 282094.83 E 2435736.02
494.73 N 282099.43 E 2435711.58
489.62 N 282231.40 E 2435745.33
489.55 N 282263.17 E 2435741.83
490.85 N 282202.72 E 2435726.41
489.52 N 282206.17 E 2435751.84
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474.22 N 282512.19 E 2435569.82
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LEGEND
PROPOSED CONTOUR
EXISTING CONTOUR
PROPOSED SPOT ELEVATION
EXISTING SPOT ELEVATION
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED WATER LINE
PROPOSED GAS LINE
PROPOSED UNDERGROUND UTILITIES
PROPOSED OVERHEAD UTILITIES
PROPOSED CURB AND GUTTER
PROPOSED SIDEWALK
PROPOSED RETAINING WALL
PROPOSED SILT FENCE
PROPOSED SUPER SILT FENCE
PROPOSED CONSTRUCTION ENTRANCE
PROPOSED INLET PROTECTION
PROPOSED STORM MANHOLE
PROPOSED SANITARY MANHOLE
PROPOSED WATER VALVE
PROPOSED FIRE HYDRANT
PROPOSED GAS VALVE
PROPOSED STREET LIGHT
PROPOSED TRANSFORMER
PROPOSED TELEPHONE PEDESTAL
PROPOSED CABLE TV PEDESTAL
PROPOSED MAILBOX
PROPOSED TREE
PROPOSED SHRUB
PROPOSED LIMIT OF DISTURBANCE
PROPOSED LOT LINE
PROPOSED EASEMENT
PROPOSED RIGHT-OF-WAY
PROPOSED BUILDING
PROPOSED PAVEMENT
PROPOSED CONCRETE
PROPOSED GRAVEL
PROPOSED SOD
PROPOSED SEED
PROPOSED STONE
PROPOSED RIP-RAP
PROPOSED SWALE
PROPOSED DRAINAGE AREA
PROPOSED DRAINAGE DIVIDE
PROPOSED FLOW ARROW
PROPOSED SPOT ELEVATION
PROPOSED TOP OF CURB
PROPOSED BOTTOM OF CURB
PROPOSED TOP OF WALL
PROPOSED BOTTOM OF WALL
PROPOSED TOP OF GRATE
PROPOSED INVERT
PROPOSED HIGH POINT
PROPOSED LOW POINT
PROPOSED CENTERLINE
PROPOSED MATCHLINE
PROPOSED PHASE BOUNDARY
PROPOSED SECTION LINE
PROPOSED SECTION NUMBER
PROPOSED DETAIL NUMBER
PROPOSED SHEET NUMBER
PROPOSED NOTE NUMBER
PROPOSED CALLOUT
PROPOSED DIMENSION
PROPOSED ANGLE
PROPOSED RADIUS
PROPOSED CHORD
PROPOSED TANGENT
PROPOSED ARC
PROPOSED CURVE
PROPOSED REVERSE CURVE
PROPOSED COMPOUND CURVE
PROPOSED SPIRAL CURVE
PROPOSED VERTICAL CURVE
PROPOSED SUPERELEVATION
PROPOSED CROWN
PROPOSED SUPERELEVATION TRANSITION
PROPOSED TYPICAL SECTION
PROPOSED CROSS SECTION
PROPOSED LONGITUDINAL SECTION
PROPOSED PROFILE
PROPOSED PLAN VIEW
PROPOSED ELEVATION VIEW
PROPOSED ISOMETRIC VIEW
PROPOSED PERSPECTIVE VIEW
PROPOSED EXPLODED VIEW
PROPOSED SECTION VIEW
PROPOSED DETAIL VIEW
PROPOSED ENLARGED VIEW
PROPOSED REFERENCE VIEW
PROPOSED AUXILIARY VIEW
PROPOSED REVISED VIEW
PROPOSED DELETED VIEW
PROPOSED ADDED VIEW
PROPOSED MOVED VIEW
PROPOSED RENUMBERED VIEW
PROPOSED RELOCATED VIEW
PROPOSED REPLACED VIEW
PROPOSED REMOVED VIEW
PROPOSED ABANDONED VIEW
PROPOSED TO BE REMOVED VIEW
PROPOSED TO BE ABANDONED VIEW
PROPOSED TO BE RELOCATED VIEW
PROPOSED TO BE REPLACED VIEW
PROPOSED TO BE RENUMBERED VIEW
PROPOSED TO BE MOVED VIEW
PROPOSED TO BE ADDED VIEW
PROPOSED TO BE REVISED VIEW
PROPOSED TO BE DELETED VIEW
PROPOSED TO BE REMOVED
PROPOSED TO BE ABANDONED
PROPOSED TO BE RELOCATED
PROPOSED TO BE REPLACED
PROPOSED TO BE RENUMBERED
PROPOSED TO BE MOVED
PROPOSED TO BE ADDED
PROPOSED TO BE REVISED
PROPOSED TO BE DELETED



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GRADING PLAN

NORBORNE GLEBE

PHASE 7 AND PHASE 8

CITY OF CHARLES TOWN
JEFFERSON COUNTY, WEST VIRGINIA

RECORD DRAWING

DATE:	06/09/2017
SCALE:	1" = 30'
DESIGNED BY:	EJG/RLK
FILE NO.	4542A
SHEET	17 OF 39
	15-01

SHEET 5 OF 12

EXISTING DEVELOPMENT

FUTURE DEVELOPMENT

EX. PHASE 6
PROP. PHASE 7

BARKSDALE DRIVE

TAMARACK DRIVE

CABOTS RUN

LEGACY DRIVE

MATCHLINE

RECORD DRAWING

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STATE OF VIRGINIA

JASON L. ERICKSON
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PROFESSIONAL SURVEYOR
STATE OF VIRGINIA
2/14/24

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GRADING PLAN

NORBORNE GLEBE

PHASE 7 AND PHASE 8

CITY OF CHARLES TOWN
JEFFERSON COUNTY, WEST VIRGINIA

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SCALE: 1" = 30'
DESIGNED BY: EJG/RLK
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SHEET 14 OF 39

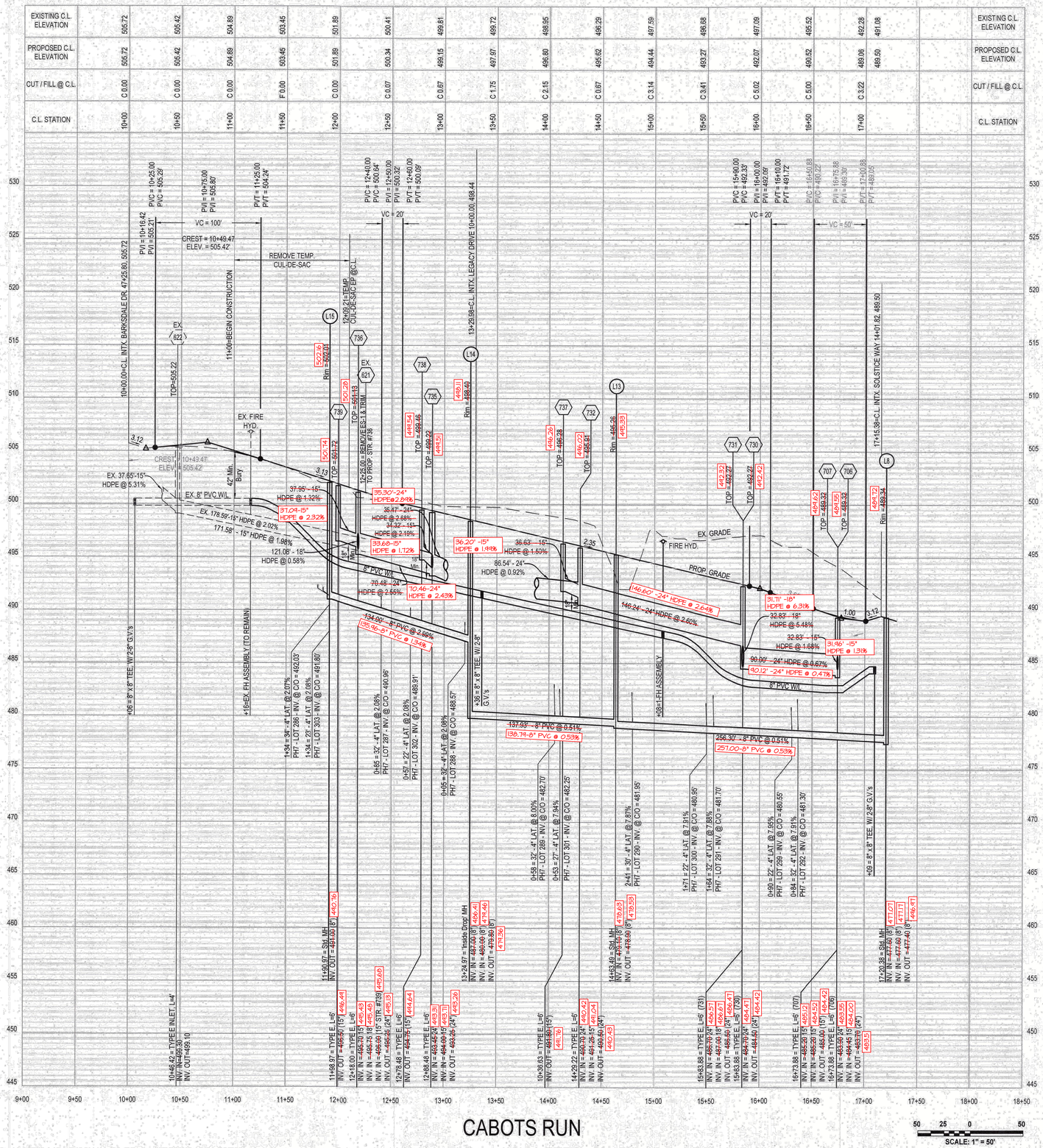
15-01

SHEET 2 OF 12

SCALE: 1" = 30'

TAMARACK DRIVE

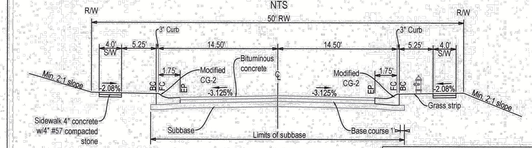
| | | |



CABOTS RUN

Typical Road Section - Cabots Run

Neighborhood Street
Design Speed = 25 mph



Note: Pavement design is preliminary and shall be adjusted upon establishing actual CBR values.

PRELIMINARY PAVEMENT DESIGN

SURFACE: 2" SM-9.5A
INTERMEDIATE: 3" IM-19.0
BASE: 6" 21-B Aggregate
SUBBASE: Compacted Subgrade

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CABOTS RUN PROFILE

NORBORNE GLEBE

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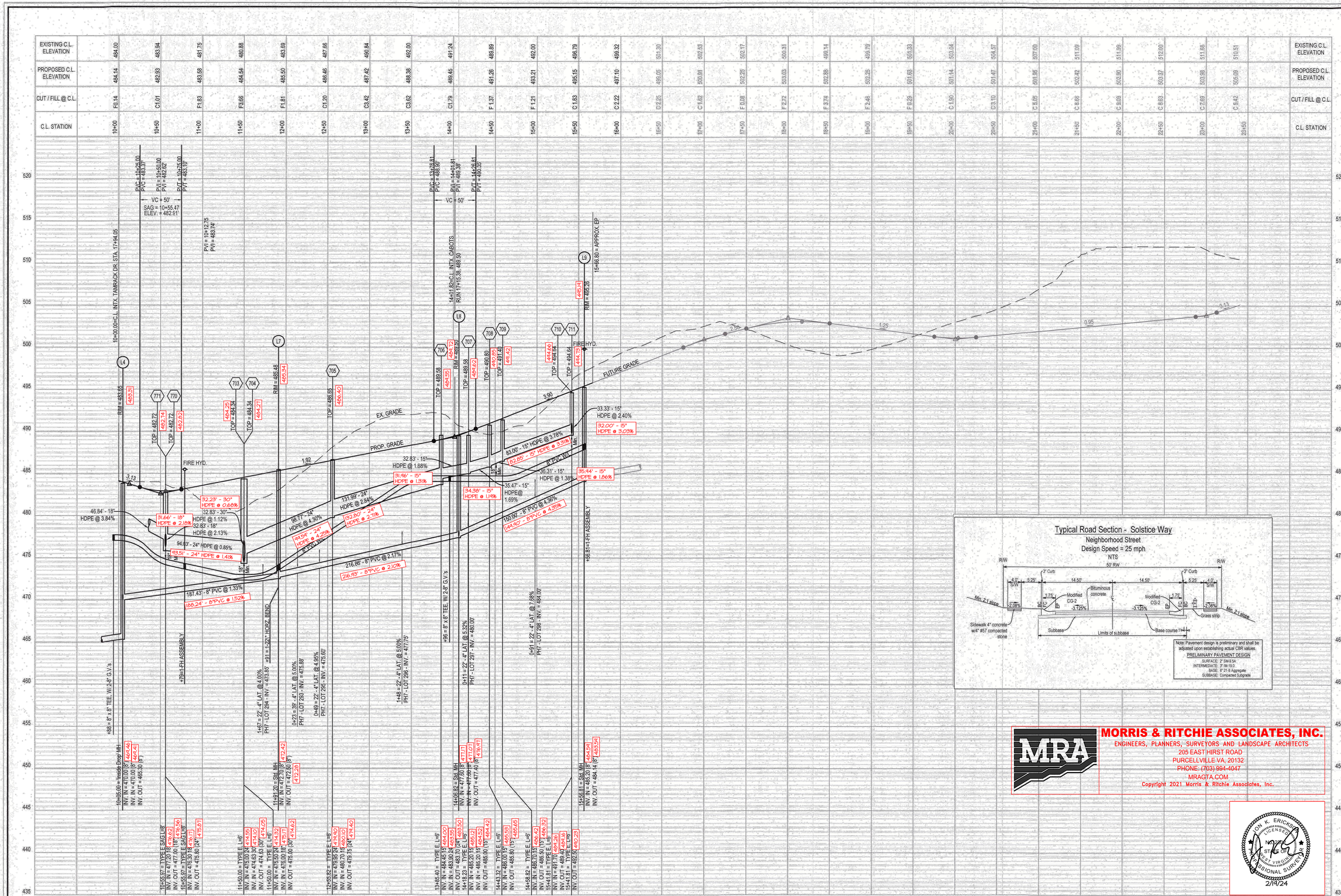
DESIGNED BY:	EJG/RLK
FILE NO.	4542A
SHEET	22 OF 39
	15-01

SHEET 7 OF 12



SOLSTICE WAY

RECORD DRAWING

SHEET 8 OF 12

SCALE: 1" = 50'

Typical Road Section - Solstice Way

Neighborhood Street
Design Speed = 25 mph
NTS

Note: Pavement design is preliminary and shall be adjusted upon establishing actual CBR values.
PRELIMINARY PAVEMENT DESIGN
SURFACE: 2" SM-9.5A
INTERMEDIATE: 3" IM-19.0
BASE: 8"-21.0 Aggregate
SUBBASE: Compacted Subgrade

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SOLSTICE WAY PROFILE

NORBORNE GLEBE

PHASE 7 AND PHASE 8
CITY OF CHARLES TOWN
JEFFERSON COUNTY, WEST VIRGINIA

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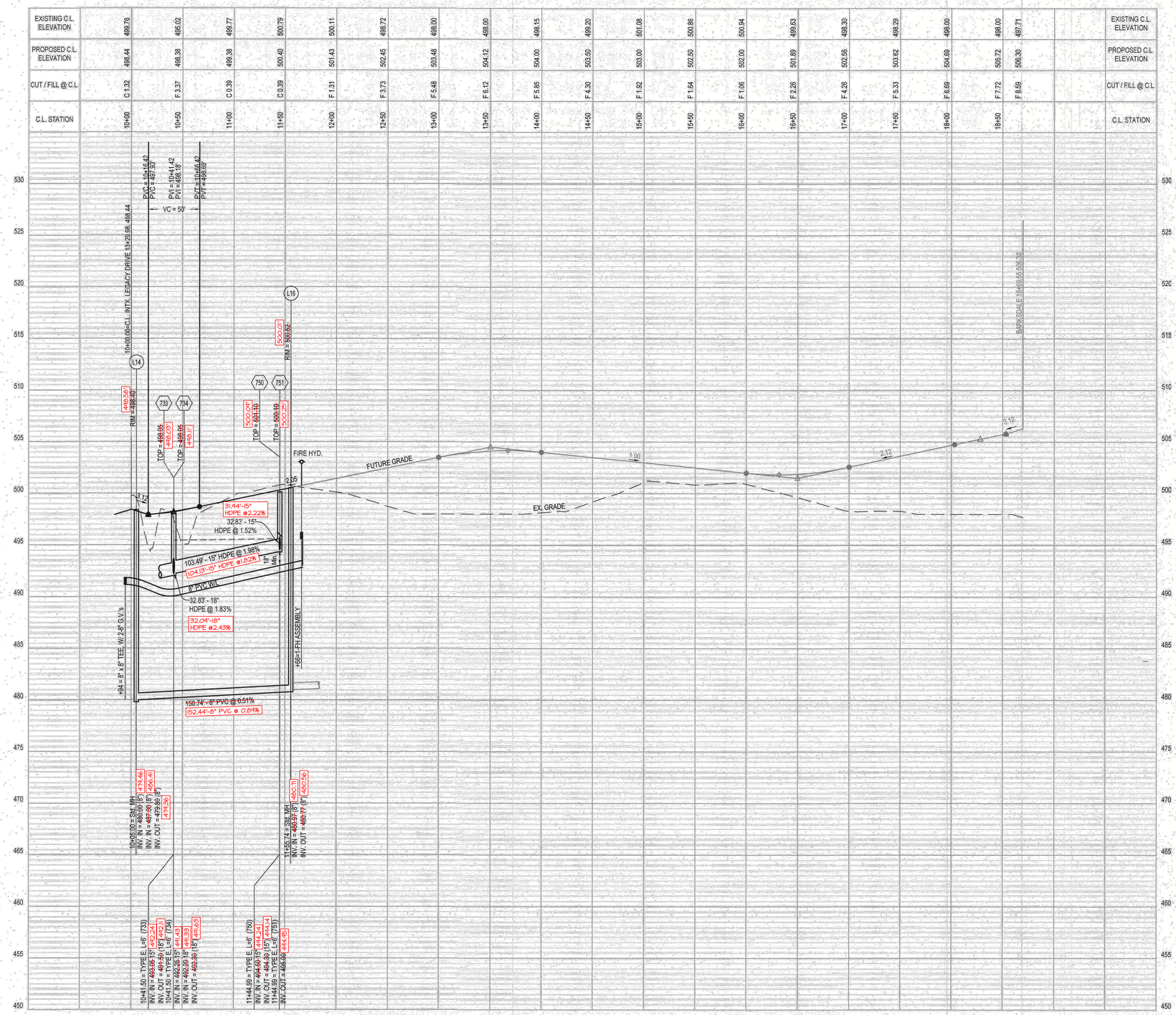
15-01

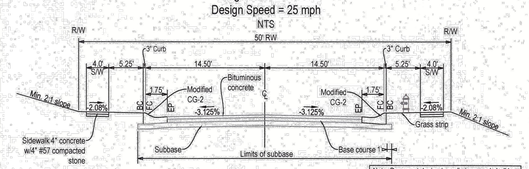


LEGACY DRIVE

SCALE: 1" = 50'

Typical Road Section - Legacy Drive

Neighborhood Street
Design Speed = 25 mph
NTS



Note: Pavement design is preliminary and shall be adjusted upon establishing actual CBR values.

PRELIMINARY PAVEMENT DESIGN
SURFACE: 2" SM-9.5A
INTERMEDIATE: 3" IM-19.0
BASE: 6" 21-B Aggregate
SUBBASE: Compacted Subgrade

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LEGACY DRIVE PROFILE
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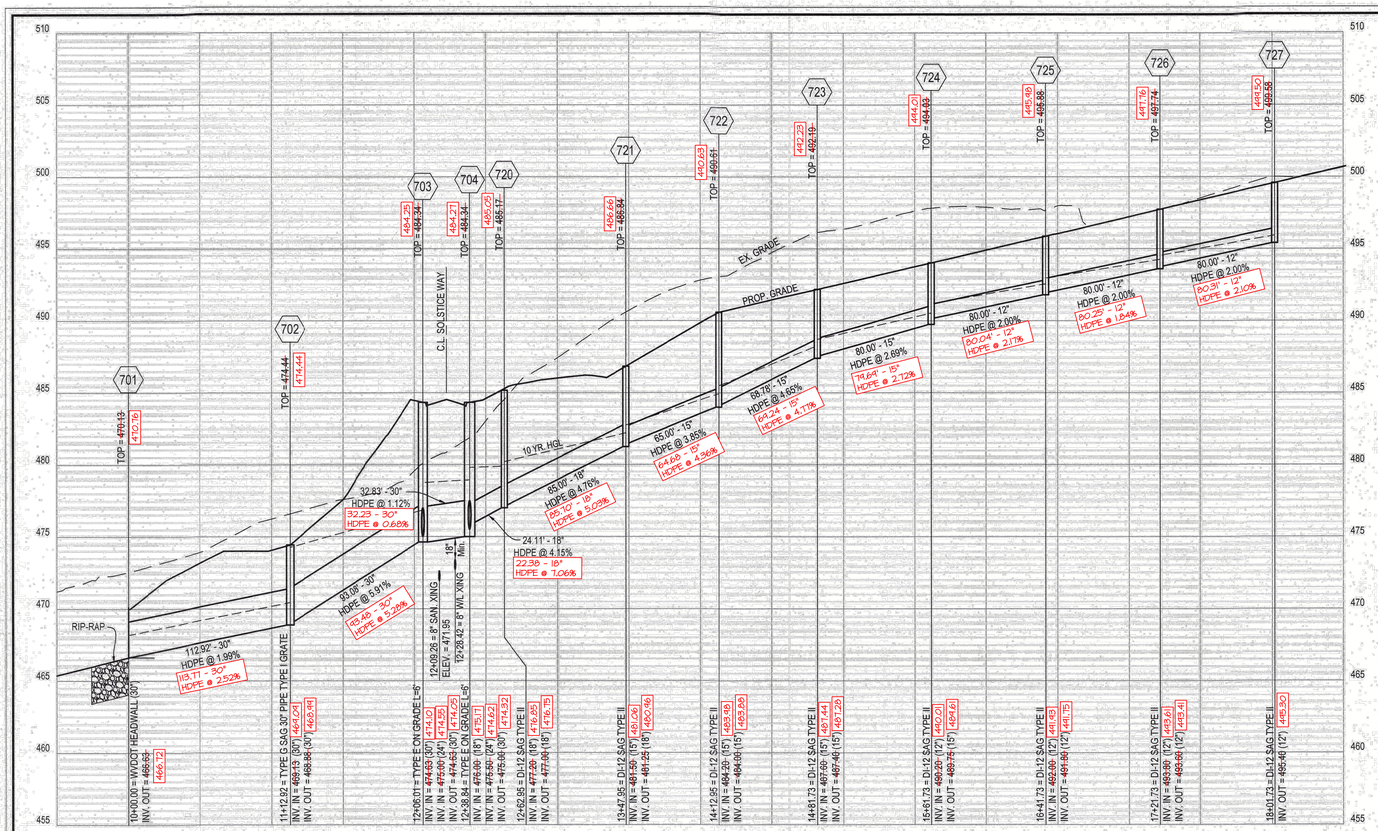
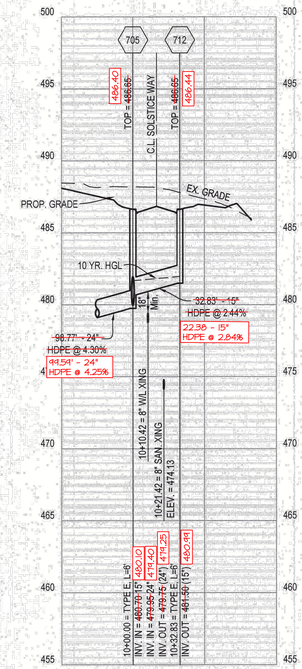
SHEET 24 OF 39
15-01

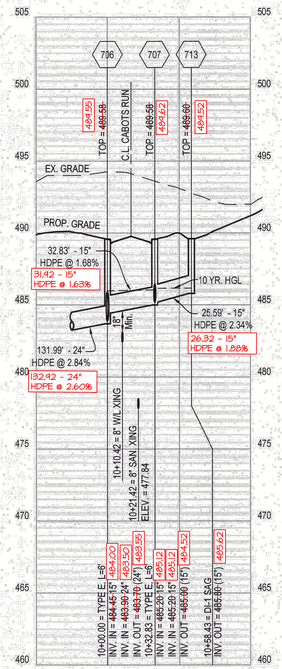
SHEET 9 OF 12



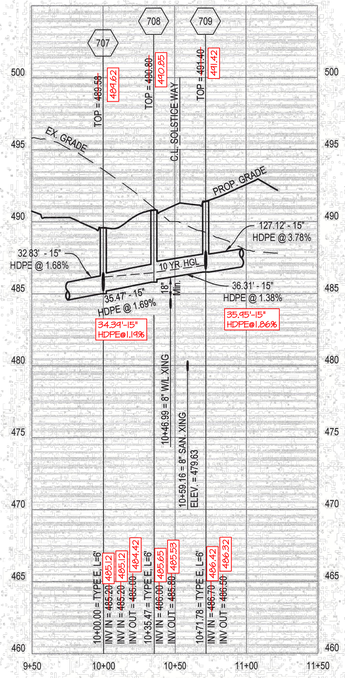
STORM SEWER 701 - 727



STORM SEWER 705 - 712



STORM SEWER 706 - 713



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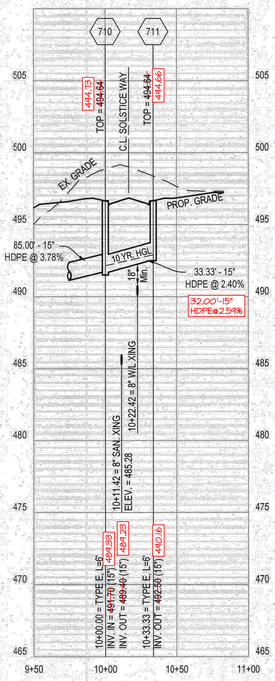

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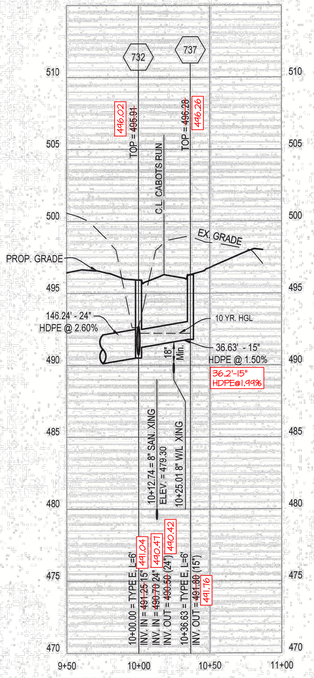
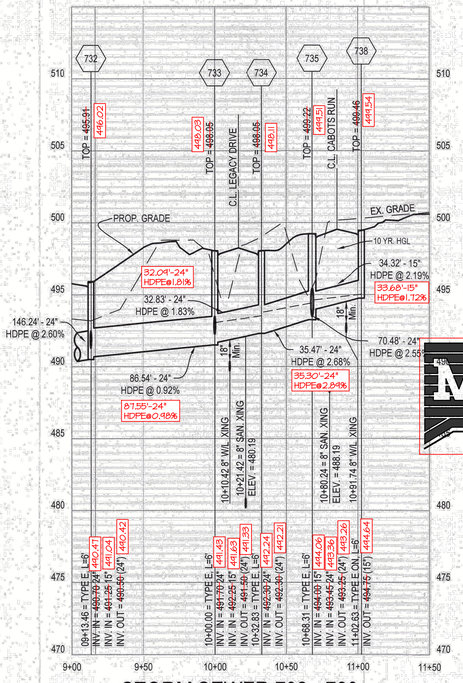


STORM SEWER 732 - 737



STORM SEWER 732 - 738

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STORM SEWER PROFILES

NORBORNE GLEBE

PHASE 7 AND PHASE 8

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FILE NO. 4542A
SHEET 25 OF 39
15-01

SHEET 10 OF 12

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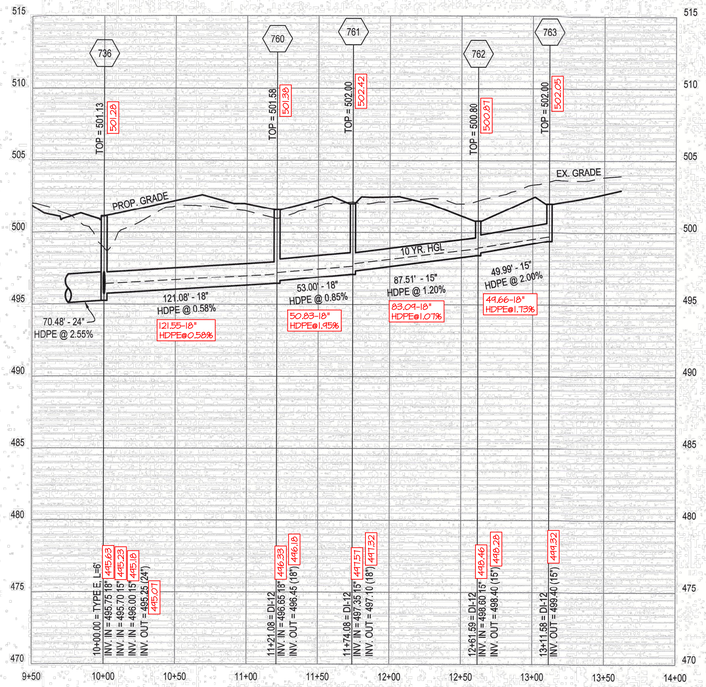
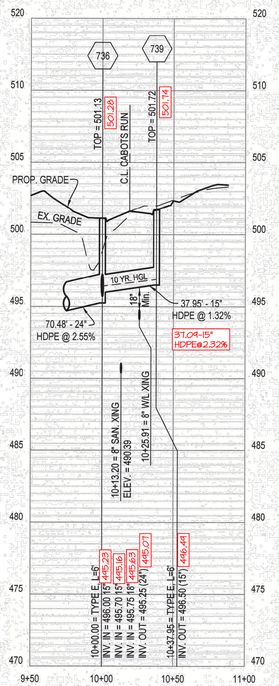
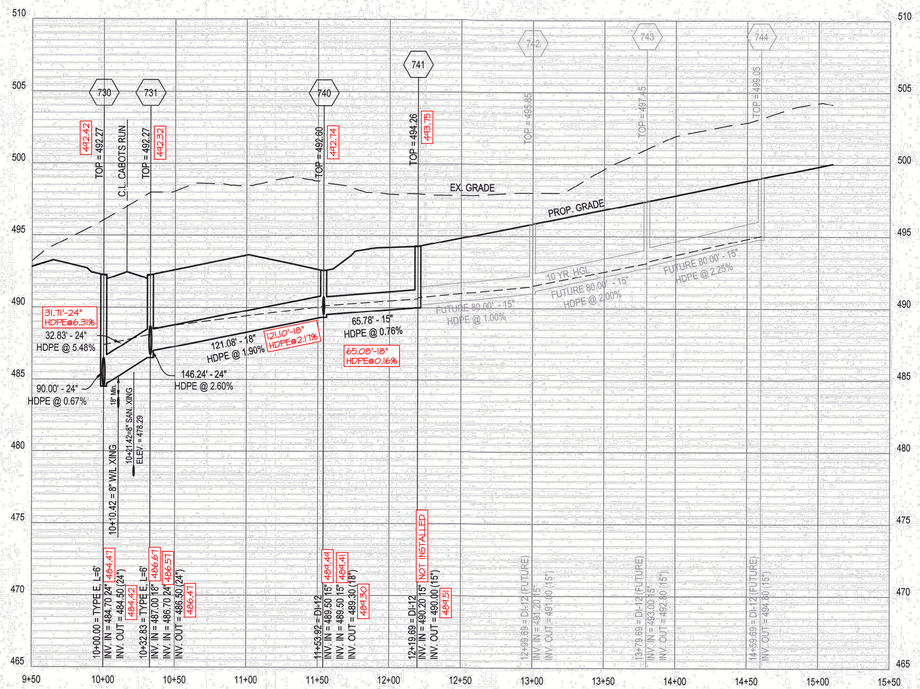
SCALE: 1" = 50'



STORM SEWER 736 - 763



STORM SEWER 736 - 739



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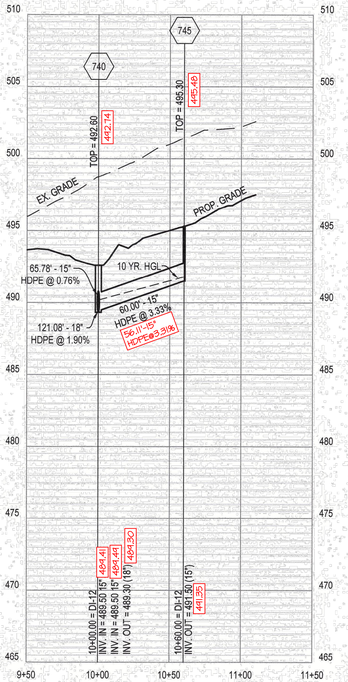

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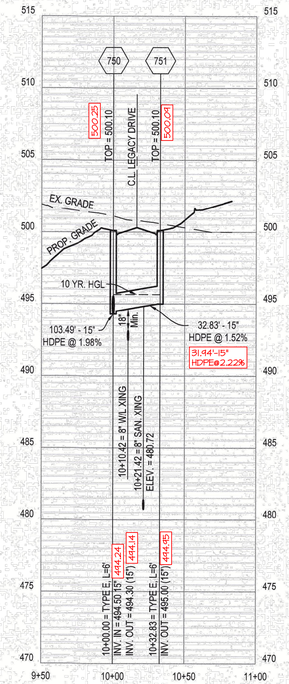
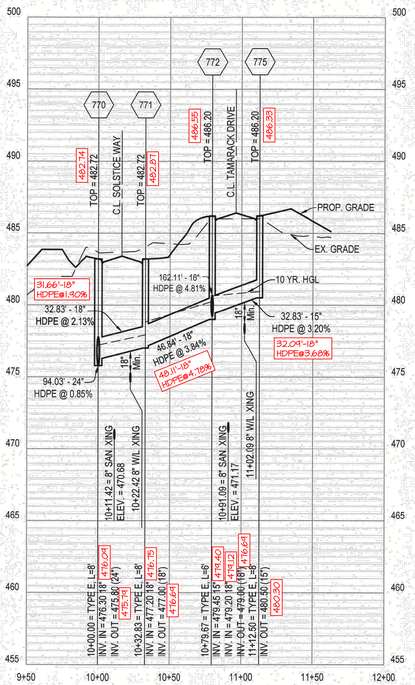


STORM SEWER 750 - 751



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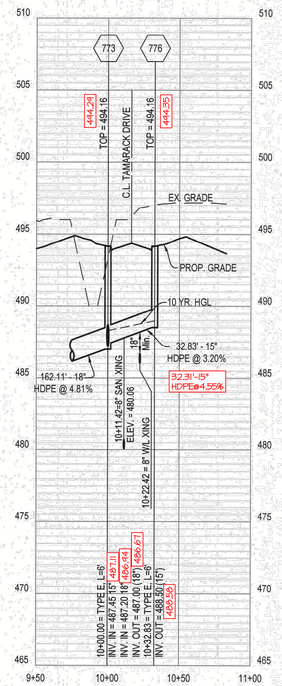

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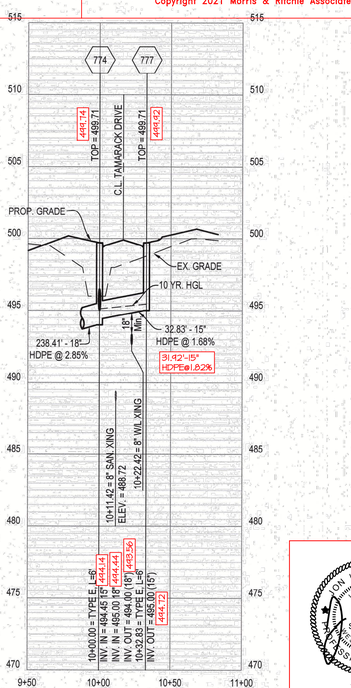

STORM SEWER 774 - 777

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SHEET 11 OF 12

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2/19/24

JASON K. ERICKSON
LICENSED
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2/19/24

STORM SEWER PROFILES
NORBORNE GLEBE
PHASE 7 AND PHASE 8
CITY OF CHARLES TOWN
JEFFERSON COUNTY, WEST VIRGINIA

DATE: 06/09/2017
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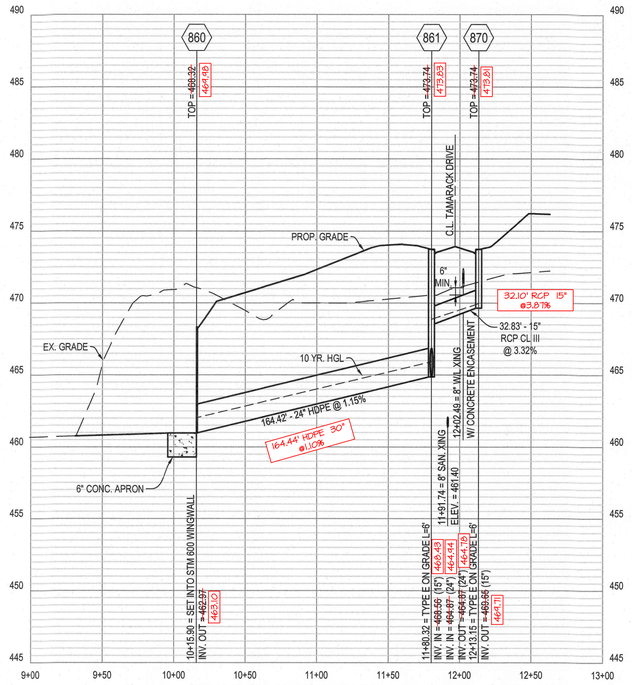
SHEET 26 OF 39
15-01



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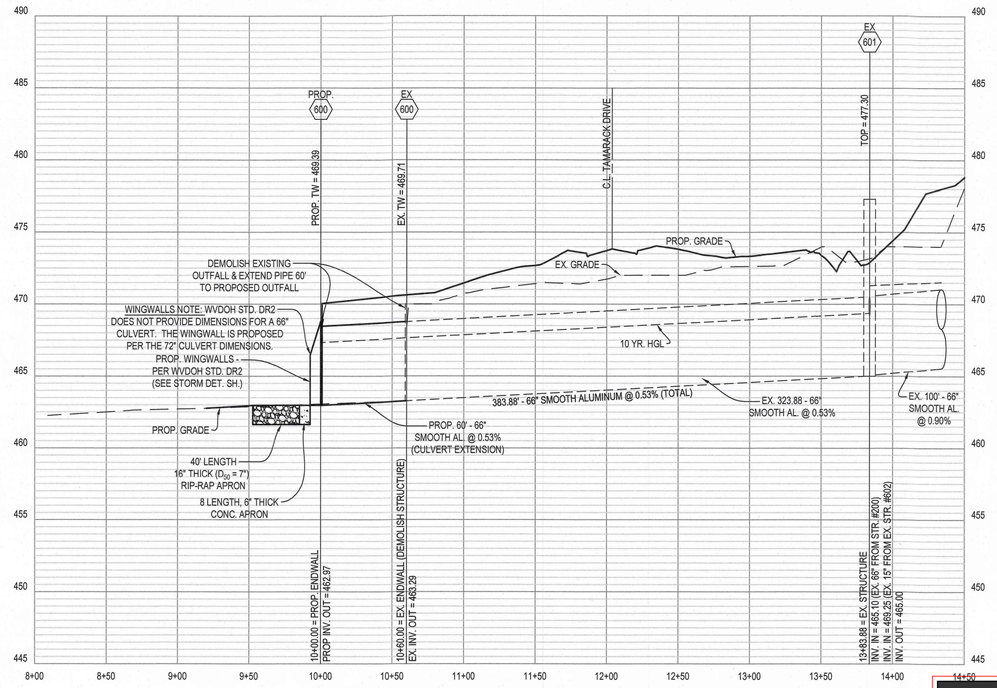
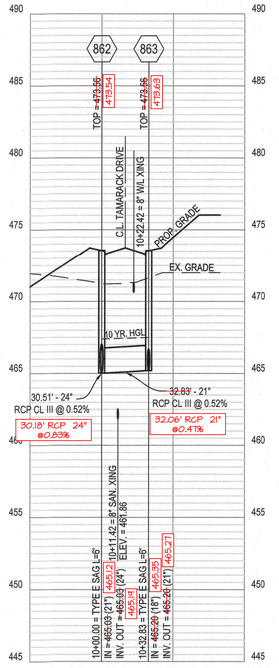


STORM SEWER PROP. 600 - EX. 601



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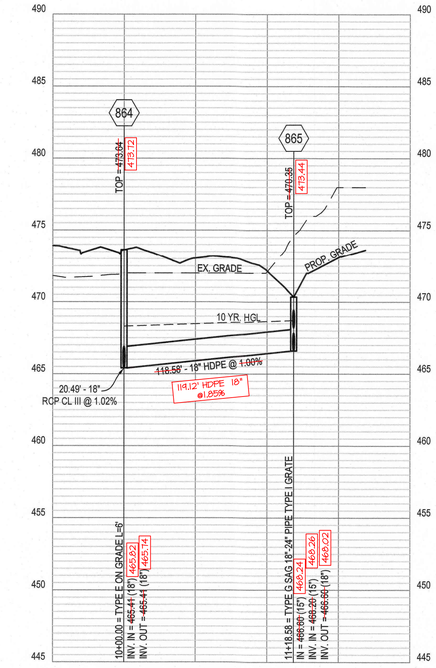

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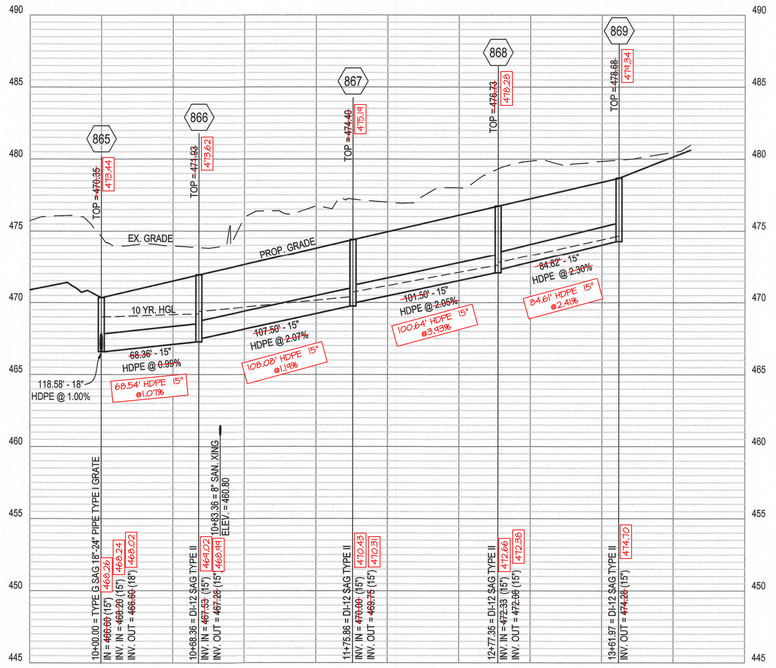
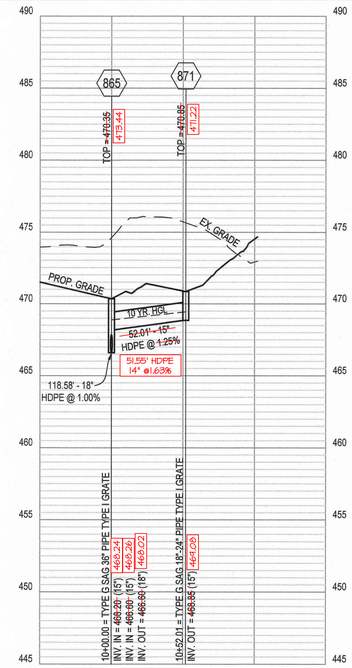


STORM SEWER 865 - 869



STORM SEWER 865 - 871

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JON K. ERICKSON
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STATE OF WEST VIRGINIA
PROFESSIONAL SURVEYOR
2/19/24

Rev. No.	Date
1	10/01/2018
2	11/09/2018

MORRIS & RITCHIE ASSOCIATES, INC.
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ANDY L. KERLEE
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STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

STORM SEWER PROFILES

NORBORNE GLEBE

PHASE 7 AND PHASE 8

CITY OF CHARLES TOWN
JEFFERSON COUNTY, WEST VIRGINIA

DATE: 06/09/2017

SCALE: H: 1" = 50'
V: 1" = 5'

DESIGNED BY: EJG/RLK

FILE NO. 4542A

SHEET 27 OF 39

15-01

50 25 0 50

RECORD DRAWING

SHEET 12 OF 12

GeoLogic Consultants, LLC
14301 Sullyfield Circle, Suite I
Chantilly, VA 20151

December 13, 2023

Arcadia Land, Inc.
108 North George Street
2nd Floor
Charles Town, WV 25414

Attn: Mr. Mark Flynn

Project Name: Norborne Glebe (Arcadia Chase) Phase 7 & 8
Location: Charles Town, West Virginia

Dear Mr. Flynn:

Subject: Final Site Work Certification

The following completion letter relates to work performed under the observation of GeoLogic Consultants, LLC and by the undersigned at the referenced project site. These services were performed on an as requested basis beginning July 20, 2021 to November 16, 2023 with respect to site work for utilities, concrete and roadways.

GeoLogic Consultants, LLC observed the installation of sanitary sewer pipes & structures, stormwater pipes and structures, and waterlines pipes to include placement of bedding material for the referenced utilities, stone base, and asphalt with ASTM standard test methods.

The field density tests performed at selected locations and elevations should be indicative of the density of the fill within the limits of sampling and statistical accuracy. The test results indicate that the subject compacted fill and asphalt is in compliance with accepted geotechnical engineering practices at the location of the individual tests.

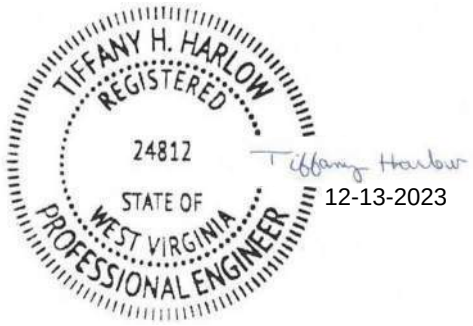
The locations of the individual tests are in reference to a field stakeout (horizontal and vertical) performed by others and a grading plan prepared by others. GeoLogic assumes no responsibility for any revisions to the location or alignment of structures that impacts the shape, size and general location of the structures and compacted fill. Subgrade elevations are referenced based on the site grading plans provided to us by others.

According to the field and laboratory test reports, the tests were performed in accordance with ASTM, appropriate industry standards. All construction to date met density requirements; all material depths were verified for compliance; and road and parking areas have been constructed in strict accordance with the approved plans and specifications. Where discrepancies were observed, if any, corrections or modifications were made.

Should you have any questions or comments regarding the content of this letter contact me at (571) 356-3176.

Respectfully Submitted,

GeoLogic Consultants, LLC



Tiffany Harlow, P.E.
Principal Engineer

Attachments: Field Density Report Summary
Field Density Tests for Asphalt
Concrete Test Results and Break Results

GeoLogic Consultants, LLC
14301 Sullyfield Circle, Suite I
Chantilly, VA 20151

COMPACTION SUMMARY
FINAL REPORT

SITEWORK

Project: NORBORNE GLEBE PHASE 7 & 8 **Project No.:** 10300
Client: ARCADIA LAND **Report Date:** 12/13/23
Contractor: GANTT EXCAVATING

Date	Test #	Sta. No.	Test Location	Structure From	Structure To	Elev -SG	Lab #	% Comp. Req'd	Density Wet	Density Dry	M%	% Comp	Pass?
07/20/21	1	N/A	Sewer Main	L315	ZL2	-13.0	1	95.0	122.3	103.7	17.9	95.6	Y
	2	N/A	Sewer Main	L315	ZL2	-12.0	1	95.0	124.0	106.0	17.0	97.8	Y
	3	N/A	Sewer Main	L315	ZL2	-11.0	1	95.0	123.8	106.8	15.9	98.5	Y
	4	N/A	Sewer Main	L315	ZL2	-10.0	1	95.0	128.2	107.3	19.4	99.0	Y
	5	N/A	Sewer Main	L315	ZL2	-9.0	1	95.0	125.7	105.1	19.6	97.0	Y
	6	N/A	Sewer Main	L315	ZL2	-8.0	1	95.0	124.3	104.5	18.9	96.4	Y
07/21/21	1	N/A	Sewer Main	L315	ZL1	-7.0	1	95.0	126.6	106.3	19.1	98.1	Y
	2	N/A	Sewer Main	L315	ZL1	-6.0	1	95.0	126.8	107.9	17.6	99.5	Y
	3	N/A	Sewer Main	L315	ZL1	-5.0	1	95.0	123.2	106.0	16.2	97.8	Y
07/22/21	1	N/A	Sewer Main	L315	ZL2	-8.0	1	95.0	126.4	108.3	16.8	99.9	Y
	2	N/A	Sewer Main	L315	ZL2	-7.0	1	95.0	123.3	104.6	17.9	96.5	Y
	3	N/A	Sewer Main	L315	ZL2	-6.0	1	95.0	122.6	105.0	16.8	96.9	Y
	4	N/A	Sewer Main	L315	ZL2	-5.0	1	95.0	120.7	104.0	16.1	96.0	Y
07/26/21	1	N/A	Sewer Main	ZL1	ZL2	-5.0	1	95.0	122.4	104.8	16.9	96.7	Y
	2	N/A	Sewer Main	ZL1	ZL2	-4.0	1	95.0	122.9	106.5	18.8	98.2	Y
	3	N/A	Sewer Main	ZL1	ZL2	-3.0	1	95.0	126.1	108.4	16.4	100.0	Y
	4	N/A	Sewer Main	ZL1	ZL2	-2.0	1	95.0	121.7	104.2	16.8	96.1	Y
07/27/21	1	N/A	Sewer Main	ZL1	ZL2	-1.0	1	95.0	123.0	104.5	17.8	96.4	Y
	2	N/A	Sewer Main	ZL1	ZL2	EG	1	95.0	122.9	103.0	17.8	95.0	Y
	3	25+50	Triberg (Tamarack Dr)	N/A	N/A	-6.0	1	95.0	131.9	114.2	15.5	97.2	Y
	4	24+50	Triberg (Tamarack Dr)	N/A	N/A	-5.0	1	95.0	130.6	112.8	15.8	96.0	Y
	5	23+50	Triberg (Tamarack Dr)	N/A	N/A	-4.0	1	95.0	129.8	113.0	14.8	96.2	Y
	6	22+50	Triberg (Tamarack Dr)	N/A	N/A	-3.0	3	95.0	128.5	112.1	14.7	95.4	Y
	7	25+50	Triberg (Tamarack Dr)	N/A	N/A	-5.0	3	95.0	131.0	114.6	14.3	97.5	Y
	8	24+50	Triberg (Tamarack Dr)	N/A	N/A	-4.0	3	95.0	129.1	114.4	12.8	97.3	Y
07/28/21	1	24+50	Triberg (Tamarack Dr)	N/A	N/A	-3.0	3	95.0	131.0	116.6	12.5	99.2	Y
	2	23+50	Triberg (Tamarack Dr)	N/A	N/A	-2.0	3	95.0	130.2	115.7	12.6	98.5	Y
07/29/21	1	24+50	Triberg (Tamarack Dr)	N/A	N/A	-2.0	3	95.0	132.7	116.0	14.5	98.7	Y
	2	23+50	Triberg (Tamarack Dr)	N/A	N/A	-1.0	3	95.0	132.5	115.7	14.5	98.5	Y
	3	24+50	Triberg (Tamarack Dr)	N/A	N/A	-1.0	3	95.0	128.2	111.9	14.5	95.3	Y
	4	23+50	Triberg (Tamarack Dr)	N/A	N/A	SG	3	95.0	131.3	114.8	14.4	97.7	Y
	5	24+50	Triberg (Tamarack Dr)	N/A	N/A	SG	3	95.0	129.9	112.0	16.0	95.3	Y
08/16/21	1	N/A	Sewer Main	ZL1	ZL2	-20.0	1	95.0	124.7	105.1	18.6	97.0	Y

	2	N/A	Sewer Main	ZL1	ZL2	-20.0	1	95.0	124.0	105.5	17.6	97.3	Y
	3	N/A	Sewer Main	ZL1	ZL2	-20.0	1	95.0	120.7	103.8	16.3	95.7	Y
	4	N/A	Sewer Main	ZL1	ZL2	-19.0	1	95.0	123.2	105.2	17.1	97.1	Y
	5	N/A	Sewer Main	ZL1	ZL2	-19.0	1	95.0	124.4	106.2	17.1	98.0	Y
	6	N/A	Sewer Main	ZL1	ZL2	-19.0	1	95.0	124.0	103.9	19.3	95.8	Y
	7	N/A	Sewer Main	ZL1	ZL2	-18.0	1	95.0	126.3	106.7	18.3	98.4	Y
	8	N/A	Sewer Main	ZL1	ZL2	-18.0	1	95.0	123.7	104.8	18.0	96.7	Y
	9	N/A	Sewer Main	ZL1	ZL2	-18.0	1	95.0	125.0	107.0	16.9	98.7	Y
	10	N/A	Sewer Main	ZL1	ZL2	-17.0	1	95.0	122.3	103.8	17.8	95.8	Y
	11	N/A	Sewer Main	ZL1	ZL2	-17.0	1	95.0	125.4	107.6	16.5	99.3	Y
	12	N/A	Sewer Main	ZL1	ZL2	-17.0	1	95.0	121.1	103.7	16.8	95.7	Y
08/24/21	1	N/A	Sewer Main	ZL1	ZL2	-16.0	1	95.0	125.8	105.3	19.4	97.1	Y
	2	N/A	Sewer Main	ZL1	ZL2	-16.0	1	95.0	121.6	103.8	17.1	95.8	Y
	3	N/A	Sewer Main	ZL1	ZL2	-16.0	1	95.0	125.2	104.5	19.7	96.4	Y
	4	N/A	Sewer Main	ZL1	ZL2	-15.0	1	95.0	123.5	105.6	17.0	97.4	Y
	5	N/A	Sewer Main	ZL1	ZL2	-15.0	1	95.0	129.0	108.0	19.4	99.6	Y
	6	N/A	Sewer Main	ZL1	ZL2	-15.0	1	95.0	127.0	106.4	19.3	98.1	Y
08/25/21	1	N/A	Sewer Main	ZL1	ZL2	-14.0	1	95.0	126.3	107.0	18.0	98.8	Y
	2	N/A	Sewer Main	ZL1	ZL2	-14.0	1	95.0	122.3	104.5	17.1	96.4	Y
	3	N/A	Sewer Main	ZL1	ZL2	-14.0	1	95.0	125.7	107.1	17.4	98.8	Y
	4	N/A	Sewer Main	ZL1	ZL2	-13.0	1	95.0	126.6	106.0	19.4	97.8	Y
	5	N/A	Sewer Main	ZL1	ZL2	-13.0	1	95.0	127.4	107.9	18.1	99.6	Y
	6	N/A	Sewer Main	ZL1	ZL2	-13.0	1	95.0	127.3	107.9	18.0	99.5	Y
	7	N/A	Sewer Main	ZL1	ZL2	-12.0	1	95.0	124.4	104.9	18.6	96.8	Y
	8	N/A	Sewer Main	ZL1	ZL2	-12.0	1	95.0	123.9	104.3	18.8	96.2	Y
	9	N/A	Sewer Main	ZL1	ZL2	-12.0	1	95.0	125.1	107.3	16.6	99.0	Y
08/27/21	1	N/A	Sewer Main	ZL1	ZL2	-11.0	1	95.0	121.1	103.2	17.4	95.2	Y
	2	N/A	Sewer Main	ZL1	ZL2	-11.0	1	95.0	125.1	105.5	18.5	97.4	Y
	3	N/A	Sewer Main	ZL1	ZL2	-11.0	1	95.0	122.9	103.6	18.6	95.6	Y
	4	N/A	Sewer Main	ZL1	ZL2	-10.0	1	95.0	127.1	106.5	19.4	98.2	Y
	5	N/A	Sewer Main	ZL1	ZL2	-10.0	1	95.0	125.9	108.3	16.2	99.9	Y
	6	N/A	Sewer Main	ZL1	ZL2	-10.0	1	95.0	122.9	103.7	18.5	95.7	Y
	7	N/A	Sewer Main	ZL1	ZL2	-9.0	1	95.0	124.1	107.1	15.9	98.8	Y
	8	N/A	Sewer Main	ZL1	ZL2	-9.0	1	95.0	125.6	105.2	19.4	97.1	Y
	9	N/A	Sewer Main	ZL1	ZL2	-9.0	1	95.0	127.3	106.9	19.1	98.7	Y
	10	N/A	Sewer Main	ZL1	ZL2	-8.0	1	95.0	120.7	103.6	16.5	95.5	Y
	11	N/A	Sewer Main	ZL1	ZL2	-8.0	1	95.0	127.1	108.3	17.4	99.9	Y
	12	N/A	Sewer Main	ZL1	ZL2	-8.0	1	95.0	124.1	106.5	18.4	98.3	Y
08/30/21	1	N/A	Sewer Main	ZL1	ZL2	-7.0	1	95.0	127.4	107.9	18.1	99.5	Y
	2	N/A	Sewer Main	ZL1	ZL2	-7.0	1	95.0	127.7	107.1	19.2	98.8	Y
	3	N/A	Sewer Main	ZL1	ZL2	-7.0	1	95.0	125.2	105.6	18.6	97.4	Y
	4	N/A	Sewer Main	ZL1	ZL2	-6.0	1	95.0	121.7	104.3	16.7	96.2	Y
	5	N/A	Sewer Main	ZL1	ZL2	-6.0	1	95.0	122.2	105.1	16.3	97.0	Y
	6	N/A	Sewer Main	ZL1	ZL2	-6.0	1	95.0	121.6	103.5	17.4	95.5	Y
	7	N/A	Sewer Main	ZL2	ZL3	-7.0	1	95.0	124.3	105.3	18.0	97.2	Y

	8	N/A	Sewer Main	ZL2	ZL3	-7.0	1	95.0	122.9	103.9	18.3	95.9	Y
08/31/21	1	N/A	Sewer Main	ZL1	ZL2	-5.0	1	95.0	120.7	103.9	16.5	95.6	Y
09/08/21	1	N/A	Sewer Main	ZL1	ZL3	-5.0	1	95.0	123.2	104.2	18.2	98.2	Y
	2	N/A	Sewer Main	ZL1	ZL3	-5.0	1	95.0	126.7	107.5	17.9	99.1	Y
	3	N/A	Sewer Main	ZL1	ZL3	-5.0	1	95.0	121.0	103.2	17.3	95.2	Y
	4	N/A	Sewer Main	ZL1	ZL3	-5.0	1	95.0	123.5	104.6	18.0	96.5	Y
	5	N/A	Sewer Main	ZL1	ZL3	-5.0	1	95.0	124.2	104.4	19.0	96.3	Y
09/13/21	1	25+00	Triberg (Tamarack Dr)	ZL1	ZL3	-4.0	1	95.0	125.0	106.9	16.9	98.6	Y
	2	24+00	Triberg (Tamarack Dr)	ZL1	ZL3	-4.0	1	95.0	126.2	105.6	19.6	97.4	Y
	3	23+00	Triberg (Tamarack Dr)	ZL1	ZL3	-4.0	1	95.0	123.3	104.6	17.8	96.5	Y
	4	22+00	Triberg (Tamarack Dr)	ZL1	ZL3	-4.0	1	95.0	128.8	107.7	19.6	99.4	Y
	5	21+00	Triberg (Tamarack Dr)	ZL1	ZL3	-4.0	1	95.0	125.8	106.1	18.6	97.9	Y
09/14/21	1	25+00	Triberg (Tamarack Dr)	ZL1	ZL2	-4.0	4	95.0	131.3	112.5	16.7	97.8	Y
	2	24+00	Triberg (Tamarack Dr)	ZL1	ZL2	-4.0	4	95.0	134.1	114.7	16.8	99.7	Y
	3	23+00	Triberg (Tamarack Dr)	ZL1	ZL2	-4.0	4	95.0	126.7	111.0	14.2	96.4	Y
09/15/21	1	25+00	Waterline Triberg	N/A	N/A	EG	1	95.0	124.5	105.9	17.6	97.8	Y
	2	24+00	Waterline Triberg	N/A	N/A	EG	1	95.0	124.4	104.3	19.3	96.2	Y
09/16/21	1	24+00	Waterline Triberg	N/A	N/A	EG	5	95.0	124.7	101.8	22.4	99.4	Y
	2	23+00	Waterline Triberg	N/A	N/A	EG	5	95.0	119.6	99.1	20.7	96.7	Y
	3	22+00	Waterline Triberg	N/A	N/A	EG	5	95.0	121.1	101.3	19.6	98.8	Y
09/17/21	1	N/A	Lot 317 Fire Hydrant	N/A	N/A	-2.0	1	95.0	127.7	107.3	19.0	99.0	Y
	2	N/A	Lot 317 Fire Hydrant	N/A	N/A	-1.0	1	95.0	123.8	106.0	16.8	97.8	Y
	3	N/A	Lot 317 Fire Hydrant	N/A	N/A	EG	1	95.0	124.7	104.2	19.7	96.1	Y
09/20/21	1	N/A	Service Line Lateral 305	N/A	N/A	-2.0	1	95.0	124.2	104.6	18.7	96.5	Y
	2	N/A	Service LineLateral 305	N/A	N/A	-1.0	1	95.0	122.2	103.1	18.5	95.1	Y
	3	N/A	Service Line Lateral 306	N/A	N/A	-2.0	1	95.0	123.0	103.7	18.6	95.7	Y
	4	N/A	Service Line Lateral 306	N/A	N/A	-1.0	1	95.0	123.8	104.9	18.0	96.8	Y
	5	N/A	Service Line Lateral 307	N/A	N/A	-2.0	1	95.0	124.7	105.5	18.2	97.3	Y
	6	N/A	Service Line Lateral 307	N/A	N/A	-1.0	1	95.0	123.8	104.6	18.4	96.5	Y
	7	N/A	Service Line Lateral 308	N/A	N/A	-2.0	1	95.0	125.0	105.3	18.7	97.1	Y
	8	N/A	Service Line Lateral 308	N/A	N/A	-1.0	1	95.0	122.3	103.2	18.5	95.2	Y
	9	N/A	Service Line Lateral 309	N/A	N/A	-2.0	1	95.0	123.0	104.0	18.3	95.9	Y
	10	N/A	Service Line Lateral 309	N/A	N/A	-1.0	1	95.0	124.4	105.1	18.4	97.0	Y
	11	N/A	Service Line Lateral 316	N/A	N/A	-2.0	1	95.0	124.0	104.4	18.8	96.3	Y
	12	N/A	Service Line Lateral 316	N/A	N/A	-1.0	1	95.0	122.9	103.6	18.6	95.6	Y
	13	N/A	Service Line Lateral 317	N/A	N/A	-2.0	1	95.0	123.6	104.6	18.2	96.5	Y
	14	N/A	Service Line Lateral 317	N/A	N/A	-1.0	1	95.0	123.9	105.0	18.0	96.9	Y
09/21/21	1	N/A	Water Service 313	N/A	N/A	EG	1	95.0	121.3	103.1	17.6	95.1	Y
	2	N/A	Water Service 315	N/A	N/A	EG	1	95.0	129.4	108.1	19 7	99.7	Y
	3	N/A	Water Service 308	N/A	N/A	EG	1	95.0	125.7	108.0	16.3	99.7	Y
	4	N/A	Water Service 309	N/A	N/A	EG	1	95.0	122.0	104.3	16.9	96.3	Y
	5	N/A	Water Service 310	N/A	N/A	EG	1	95.0	122.3	103.6	18.1	95.5	Y

09/25/21	1	N/A	Triberg (Tamarack Dr)	N/A	N/A	-1.0	1	95.0	124.2	104.7	18.6	96.6	Y
	2	N/A	Triberg (Tamarack Dr)	N/A	N/A	-1.0	1	95.0	125.8	107.8	16.6	99.5	Y
	3	N/A	Triberg (Tamarack Dr)	N/A	N/A	-1.0	1	95.0	123.9	104.6	18.4	96.5	Y
	4	N/A	Triberg (Tamarack Dr)	N/A	N/A	-2.0	1	95.0	124.1	105.0	18.3	96.8	Y
	5	N/A	Triberg (Tamarack Dr)	N/A	N/A	-2.0	1	95.0	124.6	105.5	18.1	97.3	Y
09/27/21	1	N/A	Conduit Crossing 1	N/A	N/A	-2.0	1	95.0	125.5	106.4	18.0	98.2	Y
	2	N/A	Conduit Crossing 1	N/A	N/A	-1.0	2	95.0	120.2	100.4	19.8	97.9	Y
	3	N/A	Conduit Crossing 1	N/A	N/A	SG	2	95.0	121.3	100.5	20.7	98.1	Y
	4	N/A	Conduit Crossing 2	N/A	N/A	-2.0	1	95.0	123.7	106.2	18.3	98.0	Y
	5	N/A	Conduit Crossing 2	N/A	N/A	-1.0	2	95.0	119.5	99.3	20.4	96.8	Y
	6	N/A	Conduit Crossing 2	N/A	N/A	SG	2	95.0	120.0	100.1	19.9	97.7	Y
	7	N/A	Conduit Crossing 3	N/A	N/A	-2.0	1	95.0	123.2	105.4	16.9	97.2	Y
	8	N/A	Conduit Crossing 3	N/A	N/A	-1.0	1	95.0	126.1	106.7	18.3	98.4	Y
	9	N/A	Conduit Crossing 3	N/A	N/A	SG	2	95.0	124.7	102.4	21.7	99.9	Y
09/29/21	1	22+50	Triberg (Tamarack Dr)	ZL2	ZL3	-3.0	2	95.0	120.0	98.8	21.6	96.3	Y
	2	22+50	Triberg (Tamarack Dr)	ZL2	ZL3	-2.0	2	95.0	121.2	99.2	22.2	96.8	Y
	3	21+00	Triberg (Tamarack Dr)	ZL2	ZL3	-3.0	2	95.0	121.2	101.3	19.6	98.8	Y
	4	21+00	Triberg (Tamarack Dr)	ZL2	ZL3	-2.0	2	95.0	119.0	97.8	21.7	95.4	Y
09/30/21	1	N/A	Triberg (Tamarack Dr)	ZL3	ESO	-8.0	1	95.0	120.9	103.3	17.0	95.3	Y
	2	N/A	Triberg (Tamarack Dr)	ZL3	ESO	-7.0	1	95.0	126.2	107.4	17.6	99.0	Y
	3	N/A	Triberg (Tamarack Dr)	ZL3	ESO	-6.0	2	95.0	121.6	101.1	20.2	98.7	Y
	4	N/A	Triberg (Tamarack Dr)	ZL3	ESO	-5.0	2	95.0	123.7	102.5	20.6	100.0	Y
	5	N/A	Triberg (Tamarack Dr)	ZL3	ESO	-4.0	1	95.0	123.2	104.8	17.6	96.7	Y
	6	N/A	Triberg (Tamarack Dr)	ZL3	ESO	-3.0	1	95.0	124.2	106.7	16.4	98.4	Y
	7	N/A	Triberg (Tamarack Dr)	ZL3	ESO	-2.0	1	95.0	121.6	104.2	16.7	98.4	Y
10/01/21	1	20+50	Triberg (Tamarack Dr)	N/A	N/A	-2.0	1	95.0	124.5	106.1	17.3	97.9	Y
	2	20+50	Triberg (Tamarack Dr)	N/A	N/A	-1.0	1	95.0	125.5	106.3	18.1	98.0	Y
	3	20+50	Triberg (Tamarack Dr)	N/A	N/A	SG	2	95.0	130.6	108.7	20.1	100.3	Y
	4	19+50	Triberg (Tamarack Dr)	N/A	N/A	-2.0	2	95.0	120.8	103.1	17.1	95.1	Y
	5	19+50	Triberg (Tamarack Dr)	N/A	N/A	-1.0	1	95.0	122.5	103.6	18.2	95.2	Y
10/04/21	1	19+50	Triberg (Tamarack Dr)	N/A	N/A	-6.0	4	95.0	125.1	109.9	13.9	95.5	Y
	2	19+50	Triberg (Tamarack Dr)	N/A	N/A	-5.0	1	95.0	122.4	104.0	17.7	95.9	Y
	3	19+50	Triberg (Tamarack Dr)	N/A	N/A	-4.0	2	95.0	119.6	98.1	21.9	95.7	Y
	4	19+50	Triberg (Tamarack Dr)	N/A	N/A	-3.0	4	95.0	125.4	110.0	14.0	95.6	Y
	5	19+50	Triberg (Tamarack Dr)	N/A	N/A	-2.0	4	95.0	132.0	113.1	16.7	98.3	Y
	6	19+50	Triberg (Tamarack Dr)	N/A	N/A	-1.0	2	95.0	122.5	100.3	22.2	97.8	Y
	7	25+00	Triberg (Tamarack Dr)	N/A	N/A	SG	2	100.0	126.7	103.3	22.6	100.8	Y
	8	24+00	Triberg (Tamarack Dr)	N/A	N/A	SG	2	100.0	122.7	103.3	18.7	100.8	Y
	9	23+00	Triberg (Tamarack Dr)	N/A	N/A	SG	2	100.0	123.6	103.2	19.9	100.7	Y
	10	22+00	Triberg (Tamarack Dr)	N/A	N/A	SG	2	100.0	123.6	102.5	20.5	100.0	Y
10/05/21	1	19+50	Triberg (Tamarack Dr)	N/A	N/A	SG	2	95.0	124.1	102.3	21.4	99.8	Y
10/07/21	1	18+50	Triberg (Tamarack Dr)	N/A	N/A	-4.0	2	95.0	120.9	101.2	19.5	98.7	Y
	2	18+50	Triberg (Tamarack Dr)	N/A	N/A	-3.0	2	95.0	122.3	102.9	18.9	100.4	Y
	3	18+50	Triberg (Tamarack Dr)	N/A	N/A	-2.0	2	95.0	117.8	97.9	20.4	95.5	Y
	4	18+50	Triberg (Tamarack Dr)	N/A	N/A	-1.0	2	95.0	120.6	101.1	19.2	98.7	Y

	5	18+50	Triberg (Tamarack Dr)	N/A	N/A	SG	2	95.0	119.8	98.7	21.4	96.3	Y
10/11/21	1	N/A	Storm Water	861	862	-1.0	2	95.0	124.1	102.2	21.4	99.7	Y
	2	N/A	Storm Water	861	862	SG	2	95.0	123.9	101.6	22.0	99.2	Y
	3	N/A	Storm Water	862	863	-2.0	1	95.0	128.7	108.0	19.3	99.6	Y
	4	N/A	Storm Water	862	863	-1.0	2	95.0	123.9	101.6	22.0	99.2	Y
	5	N/A	Storm Water	862	863	SG	1	95.0	123.8	103.5	19.5	95.5	Y
	6	N/A	Storm Water	863	864	-3.0	1	95.0	127.8	109.1	17.1	100.6	Y
	7	N/A	Storm Water	863	864	-2.0	2	95.0	119.7	100.8	18.8	98.3	Y
	8	N/A	Storm Water	863	864	-1.0	2	95.0	117.8	97.6	20.7	95.2	Y
	9	N/A	Storm Water	863	864	SG	2	95.0	118.4	97.4	21.6	95.0	Y
	10	N/A	Storm Water	870	861	SG	1	95.0	125.3	104.6	19.8	96.5	Y
10/13/21	1	18+50	Waterline	N/A	N/A	SG	1	95.0	124.9	107.2	16.5	98.9	Y
	2	19+00	Waterline	N/A	N/A	SG	1	95.0	122.5	103.9	17.9	95.9	Y
	3	19+00	Conduit Crossing	N/A	N/A	-1.0	1	95.0	127.3	106.3	19.8	98.0	Y
	4	19+00	Conduit Crossing	N/A	N/A	SG	1	95.0	124.0	107.1	15.8	98.8	Y
10/14/21	1	N/A	Waterline Service 310	N/A	N/A	SG	1	95.0	125.4	107.2	16.9	98.9	Y
	2	N/A	Waterline Service 311	N/A	N/A	SG	1	95.0	122.3	104.0	17.6	95.9	Y
10/15/21	1	N/A	Waterline Service 277	N/A	N/A	SG	1	95.0	127.6	108.1	18.0	99.8	Y
	2	N/A	Waterline Service 278	N/A	N/A	SG	1	95.0	121.6	104.5	16.4	96.4	Y
10/15/21	1	N/A	Triberg (Tamarack Dr)	N/A	N/A	SG	1	95.0	128.9	108.3	18.9	100.0	Y
	2	N/A	Triberg (Tamarack Dr)	N/A	N/A	SG	4	95.0	136.4	116.9	16.6	101.6	Y
10/18/21	1	N/A	Manhole ZL2	N/A	N/A	-4.0	1	95.0	121.0	104.2	16.1	96.1	Y
	2	N/A	Manhole ZL2	N/A	N/A	-3.0	1	95.0	122.8	105.0	17.0	96.9	Y
	3	N/A	Manhole ZL2	N/A	N/A	-2.0	1	95.0	123.8	106.9	15.8	98.6	Y
	4	N/A	Manhole ZL2	N/A	N/A	-1.0	1	95.0	124.1	105.8	17.3	97.6	Y
	5	N/A	Manhole ZL2	N/A	N/A	SG	1	95.0	128.2	109.4	17.2	100.9	Y
12/23/21	1	N/A	Manhole ZL3	N/A	N/A	-3.5	5	95.0	132.0	127.5	3.6	97.4	Y
	2	N/A	Manhole ZL3	N/A	N/A	-3.0	5	95.0	133.8	129.5	3.3	99.0	Y
	3	N/A	Manhole ZL3	N/A	N/A	-2.5	5	95.0	130.7	126.1	3.6	96.4	Y
	4	N/A	Manhole ZL3	N/A	N/A	-2.0	5	95.0	132.1	127.7	3.4	97.5	Y
	5	N/A	Manhole ZL3	N/A	N/A	-1.5	5	95.0	134.0	129.9	3.1	99.3	Y
	6	N/A	Manhole ZL3	N/A	N/A	-1.0	5	95.0	134.0	130.1	2.9	99.4	Y
	7	N/A	Manhole ZL3	N/A	N/A	-0.5	5	95.0	132.0	127.3	3.7	97.3	Y
	8	N/A	Manhole ZL3	N/A	N/A	SG	5	95.0	132.5	128.1	3.4	97.8	Y
	9	N/A	Manhole 861	N/A	N/A	-2.0	5	95.0	132.5	127.7	3.8	97.5	Y
	10	N/A	Manhole 861	N/A	N/A	-1.0	5	95.0	132.7	127.5	4.1	97.4	Y
	11	N/A	Manhole 861	N/A	N/A	SG	5	95.0	133.5	128.8	3.6	98.4	Y
	12	N/A	Manhole 864	N/A	N/A	-1.0	5	95.0	132.7	128.5	3.3	98.1	Y
	13	N/A	Manhole 864	N/A	N/A	SG	5	95.0	138.1	134.3	2.9	102.6	Y
02/17/22	1	N/A	Sewer Main	L4	L5	-6.0	4	95.0	139.9	128.1	9.2	95.3	Y
	2	N/A	Sewer Main	L4	L5	-5.0	4	95.0	142.1	130.7	8.7	97.2	Y
02/22/22	1	N/A	Sewer Main	L4	L5	-5.0	2	95.0	123.4	100.8	22.4	98.4	Y

02/24/22	1	N/A	Sewer Main	L4	L5	-5.0	3	95.0	129.6	113.6	14.1	98.7	Y
	2	N/A	Sewer Main	L4	L5	-5.0	3	95.0	125.0	109.9	13.8	95.5	Y
03/01/22	1	N/A	Sewer Main	L4	L5	-5.0	1	95.0	124.6	106.6	16.9	98.3	Y
03/02/22	1	N/A	Sewer Main	L4	L5	-5.0	1	95.0	123.0	104.7	18.0	96.1	Y
	2	N/A	Sewer Main	L4	L5	-7.0	1	95.0	126.2	108.0	16.9	99.6	Y
	3	N/A	Sewer Main	L4	L7	-4.0	3	95.0	132.9	115.1	15.4	100.0	Y
	4	N/A	Sewer Main	L4	L7	-4.0	3	95.0	129.0	110.6	16.6	96.1	Y
03/03/22	1	17+50	Waterline	N/A	N/A	EG	3	95.0	129.2	110.1	17.4	95.7	Y
03/04/22	1	11+00	Solstice Way Waterline	N/A	N/A	-7.0	3	95.0	135.0	116.1	16.3	100.9	Y
	2	11+00	Solstice Way Waterline	N/A	N/A	-6.0	3	95.0	126.6	110.6	14.5	96.1	Y
	3	11+00	Solstice Way Waterline	N/A	N/A	-5.0	3	95.0	131.5	114.8	14.5	99.8	Y
	4	N/A	Triberg (Tamarack)	L4	L5	-5.0	1	95.0	127.6	106.4	19.9	98.2	Y
03/07/22	1	11+00	Solstice Way Waterline	N/A	N/A	-4.0	3	95.0	131.2	111.8	17.4	97.1	Y
	2	11+00	Solstice Way Waterline	N/A	N/A	-3.0	3	95.0	132.3	112.5	17.5	97.8	Y
	3	11+00	Solstice Way Waterline	N/A	N/A	-2.0	3	95.0	129.8	111.8	16.1	97.2	Y
	4	N/A	Triberg (Tamarack)	L4	L5	-4.0	3	95.0	131.1	111.2	18.1	96.6	Y
	5	N/A	Triberg (Tamarack)	L4	L5	-4.0	1	95.0	124.0	104.2	19.0	96.1	Y
03/08/22	1	N/A	Triberg (Tamarack)	L4	L5	-3.0	3	95.0	127.8	109.4	16.9	95.0	Y
	2	N/A	Triberg (Tamarack)	L4	L5	-3.0	1	95.0	122.6	103.7	18.2	95.6	Y
03/15/22	1	N/A	Water Service 274	N/A	N/A	-1.0	3	95	130.6	111.6	17.0	96.9	Y
	2	N/A	Water Service 274	N/A	N/A	EG	3	95	128.2	110.5	16.0	96.0	Y
	3	N/A	Water Service 273	N/A	N/A	-1.0	3	95	128.0	110.9	15.4	96.4	Y
	4	N/A	Water Service 273	N/A	N/A	EG	3	95	129.1	112.5	14.8	97.8	Y
03/16/22	1	N/A	Water Service 280	N/A	N/A	-1.0	1	95	123.6	105.2	17.5	97.0	Y
	2	N/A	Water Service 280	N/A	N/A	EG	1	95	125.3	105.3	19.0	97.1	Y
	3	N/A	Water Service 281	N/A	N/A	-1.0	1	95	124.9	106.5	17.3	98.3	Y
	4	N/A	Water Service 281	N/A	N/A	EG	1	95	127.7	107.9	18.4	99.5	Y
	9	N/A	Triberg (Tamarack)	L4	L5	-4.0	3	95	132.7	113.7	16.7	98.8	Y
	10	N/A	Solstice	L4	L7	-1.0	3	95	132.4	115.4	14.7	100.3	Y
	11	N/A	Solstice	L4	L7	SG	1	95	123.5	104.9	17.7	96.8	Y
03/18/22	2	N/A	Triberg (Tamarack)	L4	L5	-3.0	1	95	126.9	107.7	17.8	99.4	Y
	3	N/A	Triberg (Tamarack)	L4	L5	-2.0	1	95	124.7	107.4	16.1	99.1	Y
03/21/22	1	N/A	Triberg (Tamarack)	L4	L5	-3.0	3	95	133.3	114.1	16.8	99.1	Y
	2	N/A	Triberg (Tamarack)	L4	L5	-2.0	3	95	125.6	109.7	14.5	95.3	Y
03/22/22	5	10+50	Electric Crossing Solstice	N/A	N/A	EG	3	95	128.1	110.0	16.0	95.6	Y
	6	16+00	Electric Crossing Triberg	N/A	N/A	EG	3	95	130.1	111.6	16.6	96.9	Y
03/28/22	3	N/A	Triberg (Tamarack)	L4	L5	SG	1	95	123.9	106.1	16.8	97.9	Y
03/30/22	3	16+50	Triberg (Tamarack)	N/A	N/A	-7.0	1	95	124.9	106.7	17.1	98.4	Y
	4	16+50	Triberg (Tamarack)	N/A	N/A	-6.0	1	95	122.2	103.0	18.7	95.0	Y

	5	16+50	Triberg (Tamarack)	N/A	N/A	-5.0	1	95	122.5	103.3	18.6	95.3	Y
	6	16+50	Triberg (Tamarack)	N/A	N/A	-4.0	1	95	123.4	106.2	16.2	98.0	Y
03/31/22	3	16+50	Triberg (Tamarack)	N/A	N/A	-3.0	1	95	126.2	104.8	20.4	96.7	Y
	4	13+00	Solstice Way	N/A	N/A	-1.0	1	95	125.7	105.7	18.9	97.5	Y
	5	13+00	Solstice Way	N/A	N/A	SG	1	95	122.7	104.0	17.9	96.0	Y
04/04/22	5	16+50	Triberg	N/A	N/A	-6.0	3	95	131.2	113.3	15.8	98.4	Y
	6	16+50	Triberg	N/A	N/A	-5.0	1	95	128.7	107.6	19.6	99.3	Y
	7	16+50	Triberg	N/A	N/A	-4.0	3	95	130.8	113.4	15.3	98.5	Y
	8	16+50	Triberg	N/A	N/A	-3.0	3	95	130.4	110.6	18.0	96.1	Y
04/11/22	1	14+75	Solstice Way	8	9	-4.0	3	95	128.4	112.9	13.7	98.1	Y
	2	15+25	Solstice Way	8	9	-3.0	3	95	131.9	111.9	17.8	97.2	Y
	3	14+75	Solstice Way	8	9	-2.0	3	95	125.6	112.3	11.9	97.5	Y
	4	15+25	Solstice Way	8	9	-1.0	3	95	130.7	114.6	14.1	99.4	Y
	5	14+75	Solstice Way	8	9	SG	3	95	134.2	115.4	16.3	100.3	Y
	6	16+50	Cabots Run	N/A	N/A	-8.0	3	95	126.9	113.5	11.9	98.6	Y
	7	16+50	Cabots Run	N/A	N/A	-7.0	3	95	133.2	113.2	17.7	98.4	Y
	8	16+50	Cabots Run	N/A	N/A	-6.0	3	95	128.6	114.8	12.0	99.7	Y
	9	16+50	Cabots Run	N/A	N/A	-5.0	3	95	126.9	109.4	15.6	95.1	Y
	10	16+50	Cabots Run	N/A	N/A	-4.0	3	95	129.8	111.2	16.7	96.6	Y
04/21/22	1	18+00	Triberg Dr	N/A	N/A	SG	5	95	135.2	130.4	3.7	99.6	Y
	2	17+00	Triberg Dr	N/A	N/A	SG	5	95	135.7	131.7	3.0	100.6	Y
	3	16+00	Triberg Dr	N/A	N/A	SG	5	95	137.2	128.7	6.6	98.3	Y
	4	10+00	Solstice Way	N/A	N/A	SG	5	95	136.1	130.8	4.1	99.9	Y
	5	10+50	Solstice Way	N/A	N/A	SG	5	95	130.4	124.9	4.5	95.4	Y
	6	11+00	Solstice Way	N/A	N/A	SG	5	95	131.8	124.6	5.8	95.2	Y
04/26/22	2	16+00	Cabot Run	N/A	N/A	-7.0	1	95	130.0	107.9	20.4	99.6	Y
	3	14+00	Cabot Run	N/A	N/A	-6.0	3	95	128.5	111.2	15.6	96.4	Y
	4	12+00	Cabot Run	N/A	N/A	-5.0	3	95	125.3	109.7	14.2	95.1	Y
04/29/22	1	N/A	Cabot Run	L13	L14	-6.0	3	95	129.5	111.7	16.0	97.0	Y
	2	N/A	Cabot Run	L13	L14	-5.0	3	95	130.7	110.7	16.3	96.2	Y
	3	N/A	Cabot Run	L14	L15	-7.0	3	95	129.8	110.0	17.9	95.6	Y
	4	N/A	Cabot Run	L14	L15	-6.0	3	95	128.9	111.8	15.3	97.1	Y
	5	N/A	Cabot Run	L14	L15	-5.0	3	95	133.0	114.4	16.3	99.4	Y
	6	17+00	Triberg (Tamarack) Waterline	N/A	N/A	-1.0	1	95	128.7	108.2	18.9	99.9	Y
	7	16+00	Triberg (Tamarack) Waterline	N/A	N/A	-1.0	1	95	123.4	105.3	17.2	97.2	Y
	8	N/A	Triberg (Tamarack) Storm	776	773	-1.0	1	95	126.4	107.4	17.8	99.0	Y
05/02/22	1	N/A	Cabot Run	L12	L13	-4.0	3	95	125.8	109.5	14.9	95.1	Y
	2	N/A	Cabot Run	L12	L13	-4.0	3	95	132.9	113.0	17.6	98.2	Y
	3	N/A	Cabot Run	L13	L14	-4.0	3	95	130.1	112.8	15.3	98.0	Y
	4	N/A	Cabot Run	L13	L14	-4.0	3	95	133.1	113.4	17.4	98.5	Y
05/03/22	1	N/A	Cabot Run	L13	L14	-4.0	3	95	128.9	110.4	16.8	95.9	Y
	2	N/A	Cabot Run	L13	L14	-4.0	3	95	129.0	110.8	16.4	96.2	Y
	3	N/A	Cabot Run	L14	L15	-4.0	3	95	129.9	111.2	16.9	96.6	Y
	4	N/A	Cabot Run	L14	L15	-4.0	3	95	127.7	110.5	15.6	96.0	Y

05/05/22	1	14+10	Solstice Way Waterline	N/A	N/A	-1.5	3	95	126.9	110.1	15.2	95.7	Y
	2	14+15	Solstice Way Waterline	N/A	N/A	-1.0	3	95	127.9	112.1	14.1	97.4	Y
	3	14+10	Solstice Way Waterline	N/A	N/A	-0.5	3	95	130.5	114.3	14.2	99.3	Y
	4	14+10	Solstice Way Waterline	N/A	N/A	SG	3	95	130.3	110.4	18.0	95.9	Y
05/12/22	2	16+50	Cabot Run Waterline	N/A	N/A	-4.0	3	95	129.8	112.3	15.5	97.6	Y
05/17/22	1	16+50	Cabot Run Waterline	N/A	N/A	-3.0	3	95	132.2	112.8	17.2	98.0	Y
	2	15+50	Cabot Run Waterline	N/A	N/A	-3.0	3	95	130.0	112.5	15.5	97.7	Y
	3	14+50	Cabot Run Waterline	N/A	N/A	-3.0	3	95	126.6	110.9	14.1	96.4	Y
05/18/22	1	N/A	Solstice Storm	705	707	-2.0	3	95	131.9	113.7	15.9	98.8	Y
	2	N/A	Solstice Storm	705	707	-1.0	3	95	132.1	111.6	18.4	96.9	Y
	3	N/A	Solstice Storm	705	707	SG	1	95	121.6	103.9	17.1	95.9	Y
	4	N/A	Solstice Storm	705	706	-2.0	3	95	131.9	112.1	17.6	97.4	Y
	5	N/A	Solstice Storm	705	706	-1.0	3	95	130.2	110.5	17.9	96.0	Y
	6	N/A	Solstice Storm	705	706	SG	1	95	124.4	104.4	19.2	96.4	Y
	7	16+50	Cabot Run Waterline	N/A	N/A	-2.0	3	95	133.2	113.6	17.3	98.7	Y
	8	15+50	Cabot Run Waterline	N/A	N/A	-2.0	3	95	132.9	114.3	16.3	99.3	Y
	9	14+50	Cabot Run Waterline	N/A	N/A	-2.0	3	95	125.7	110.0	14.2	95.6	Y
	10	16+50	Cabot Run Waterline	N/A	N/A	-1.0	1	95	122.7	103.8	18.3	95.7	Y
	11	15+50	Cabot Run Waterline	N/A	N/A	-1.0	1	95	122.5	104.1	17.7	96.0	Y
	12	14+50	Cabot Run Waterline	N/A	N/A	-1.0	1	95	124.2	104.6	18.7	96.5	Y
	13	N/A	Legacy Storm Sewer	L14	L16	-7.0	1	95	122.7	103.1	19.0	95.1	Y
	14	N/A	Legacy Storm Sewer	L14	L16	-6.0	3	95	129.4	110.5	17.1	96.0	Y
05/20/22	1	N/A	Solstice Storm	708	709	-1.0	3	95	128.7	111.3	15.7	96.7	Y
	2	N/A	Solstice Storm	708	709	SG	3	95	133.3	112.5	18.5	97.8	Y
	3	N/A	Solstice Storm	709	710	-1.0	3	95	129.9	109.9	18.2	95.5	Y
	4	N/A	Solstice Storm	709	710	SG	3	95	130.8	110.9	17.9	96.4	Y
05/23/22	1	N/A	Feldberg	L14	L16	-5.0	1	95	121.8	103.0	18.2	95.0	Y
	2	N/A	Feldberg	L14	L16	-4.0	1	95	125.7	104.3	20.6	96.2	Y
05/26/22	1	N/A	Cabot Run Storm	232	237	-1.0	1	95	125.2	105.1	19.1	97.0	Y
	2	N/A	Cabot Run Storm	232	237	SG	3	95	136.0	114.6	18.6	99.6	Y
	9	N/A	Electrical Crossing 1	N/A	N/A	-1.0	1	95	127.1	105.1	21.0	96.9	Y
	10	N/A	Electrical Crossing 1	N/A	N/A	SG	1	95	126.9	104.4	21.6	96.3	Y
	11	N/A	Electrical Crossing 2	N/A	N/A	-1.0	1	95	124.4	103.5	20.2	95.5	Y
	12	N/A	Electrical Crossing 2	N/A	N/A	SG	1	95	124.0	103.6	19.7	95.6	Y
	13	N/A	Electrical Crossing 3	N/A	N/A	-1.0	1	95	125.9	103.2	22.0	95.2	Y
	14	N/A	Electrical Crossing 3	N/A	N/A	SG	1	95	126.1	103.1	22.4	95.1	Y
05/31/22	1	N/A	Solstice Way Water Service 295	N/A	N/A	-1.0	3	95	126.1	109.4	15.3	95.1	Y
	2	N/A	Solstice Way Water Service 295	N/A	N/A	SG	3	95	127.8	109.9	16.3	95.4	Y
	3	N/A	Solstice Way Water Service 296	N/A	N/A	-1.0	1	95	124.3	103.5	20.1	95.5	Y
	4	N/A	Solstice Way Water Service 296	N/A	N/A	SG	3	95	130.1	111.5	16.7	96.9	Y
06/03/22	4	N/A	Cabot Run Water Service	N/A	N/A	-1.0	1	95	124.2	104.1	19.2	96.1	Y
	5	N/A	Cabot Run Water Service	N/A	N/A	SG	1	95	128.1	106.3	20.5	98.1	Y
	6	N/A	Cabot Run Water Service	N/A	N/A	-1.0	1	95	125.2	104.5	19.8	96.4	Y

	7	N/A	Cabot Run Water Service	N/A	N/A	SG	1	95	126.7	105.0	20.7	96.9	Y
	8	N/A	Cabot Run Water Service	N/A	N/A	-1.0	3	95	129.0	111.8	15.4	97.1	Y
	9	N/A	Cabot Run Water Service	N/A	N/A	SG	3	95	129.2	112.0	15.4	97.3	Y
	10	N/A	Cabot Run Water Service	N/A	N/A	-1.0	1	95	127.1	106.9	18.9	98.6	Y
	11	N/A	Cabot Run Water Service	N/A	N/A	SG	1	95	123.4	105.0	17.5	96.9	Y
06/04/22	1	N/A	Cabot Run Water Service	N/A	N/A	-1.0	3	95	126.2	110.0	14.7	95.5	Y
	2	N/A	Cabot Run Water Service	N/A	N/A	SG	1	95	126.2	106.1	18.9	97.9	Y
	3	N/A	Cabot Run Water Service	N/A	N/A	-1.0	3	95	125.8	110.1	14.2	95.7	Y
	4	N/A	Cabot Run Water Service	N/A	N/A	SG	3	95	125.5	109.7	14.4	95.3	Y
06/06/22	3	10+50	Feldberg	N/A	N/A	-2.0	3	95	128.5	110.3	16.5	95.8	Y
	4	10+50	Feldberg	N/A	N/A	-1.0	1	95	123.4	103.1	19.7	95.1	Y
06/10/22	1	N/A	Feldberg Storm Water	734	735	-1.0	3	95	128.2	110.3	16.2	95.8	Y
	2	N/A	Feldberg Storm Water	734	735	SG	3	95	132.9	112.5	18.2	97.7	Y
	3	N/A	Feldberg Storm Water	750	751	-1.0	3	95	129.6	111.1	16.6	96.6	Y
	4	N/A	Feldberg Storm Water	750	751	SG	3	95	129.7	112.2	15.6	97.4	Y
06/20/22	1	17+00	Triberg	N/A	N/A	SG	1	95	130.0	108.0	20.4	99.6	Y
	2	16+00	Triberg	N/A	N/A	SG	1	95	129.7	108.2	19.9	99.8	Y
	3	15+00	Triberg	N/A	N/A	SG	1	95	126.5	106.3	19.0	98.0	Y
	4	13+00	Solstice Way	N/A	N/A	SG	1	95	127.1	107.8	17.9	99.5	Y
	5	14+00	Solstice Way	N/A	N/A	SG	3	95	129.7	112.5	15.4	97.7	Y
	6	15+00	Solstice Way	N/A	N/A	SG	1	95	127.3	106.7	19.2	98.4	Y
06/21/22	1	16+00	Cabot Run	N/A	N/A	SG	1	95	126.4	106.0	19.2	97.8	Y
	2	15+00	Cabot Run	N/A	N/A	SG	1	95	124.3	105.8	17.6	97.6	Y
	3	14+00	Cabot Run	N/A	N/A	SG	1	95	128.1	106.9	19.9	98.6	Y
	4	10+00	Feldberg	N/A	N/A	SG	1	95	126.6	106.0	19.4	97.8	Y
	5	11+00	Feldberg	N/A	N/A	SG	1	95	126.5	106.3	19.0	98.0	Y
06/22/22	1	N/A	Electrical Crossing 1	N/A	N/A	-1.0	1	95	124.5	103.3	20.5	95.3	Y
	2	N/A	Electrical Crossing 1	N/A	N/A	SG	1	95	124.7	103.1	21.0	95.1	Y
	3	N/A	Electrical Crossing 2	N/A	N/A	-1.0	1	95	126.9	105.7	20.0	97.5	Y
06/28/22	1	N/A	Electrical Crossing 2	N/A	N/A	-1.0	3	95	130.8	111.6	17.2	97.0	Y
	2	N/A	Electrical Crossing 2	N/A	N/A	SG	1	95	124.8	105.6	18.2	97.4	Y
	3	N/A	Electrical Crossing 3	N/A	N/A	-1.0	3	95	128.5	111.3	15.5	96.7	Y
	4	N/A	Electrical Crossing 3	N/A	N/A	SG	1	95	122.5	104.2	17.6	96.1	Y
	5	N/A	Electrical Crossing 4	N/A	N/A	-1.0	1	95	122.0	104.3	17.1	96.2	Y
	6	N/A	Electrical Crossing 4	N/A	N/A	SG	1	95	124.3	105.3	18.0	97.2	Y
	7	N/A	Electrical Crossing 5	N/A	N/A	-1.0	1	95	125.2	103.7	20.8	95.6	Y
	8	N/A	Electrical Crossing 5	N/A	N/A	SG	1	95	125.3	104.5	20.0	96.4	Y
07/05/22	1		Cabots Run Way	N/A	N/A	SB	3	95.0	153.3	145.6	5.3	97.1	P
	2		Cabots Run Way	N/A	N/A	SB	3	95.0	151.2	144.0	5.0	96.0	P
	3		Cabots Run Way	N/A	N/A	SB	3	95.0	152.1	143.9	5.7	95.9	P
	4		Cabots Run Way	N/A	N/A	SB	3	95.0	153.3	145.2	5.6	96.8	P
	5		Cabots Run Way	N/A	N/A	SB	3	95.0	153.2	144.7	5.9	96.5	P
	6		Cabots Run Way	N/A	N/A	SB	3	95.0	152.1	145.1	4.8	96.7	P
	7		Cabots Run Way	N/A	N/A	SB	3	95.0	152.3	144.8	5.2	96.5	P

07/06/22	1		STR 712	N/A	N/A	-2.50	1	95.0	124.0	104.8	18.3	96.7	P
	2		STR 712	N/A	N/A	-2.00	1	95.0	125.9	106.7	18.0	98.4	P
	3		STR 712	N/A	N/A	-1.50	1	95.0	123.8	105.3	17.6	97.1	P
	4		STR 712	N/A	N/A	-1.0	1	95.0	124.4	105.0	18.5	96.9	P
	5		STR 712	N/A	N/A	-0.5	1	95.0	124.6	106.3	17.2	98.1	P
	6		STR 712	N/A	N/A	SG	1	95.0	124.6	105.7	17.9	97.5	P
	7		Solstice Way	N/A	N/A	SB	3	95.0	151.7	144.9	4.7	96.6	P
	8		Solstice Way	N/A	N/A	SB	3	95.0	151.5	144.3	5.0	96.2	P
	9		Solstice Way	N/A	N/A	SB	3	95.0	152.8	145.7	4.9	97.1	P
	10		Solstice Way	N/A	N/A	SB	3	95.0	152.9	145.2	5.3	96.8	P
	11		Solstice Way	N/A	N/A	SB	3	95.0	152.4	144.9	5.2	96.6	P
07/07/22	1		STR 736	N/A	N/A	-4.50	1	95.0	123.4	104.3	18.3	96.2	P
	2		STR 736	N/A	N/A	-4.00	1	95.0	124.7	105.7	18.0	97.5	P
	3		STR 736	N/A	N/A	-3.50	1	95.0	124.1	104.6	18.6	96.5	P
	4		STR 736	N/A	N/A	-3.00	1	95.0	124.2	105.2	18.1	97.0	P
	5		STR 736	N/A	N/A	-2.50	1	95.0	123.6	104.8	17.9	96.7	P
	6		STR 736	N/A	N/A	-2.00	1	95.0	125.6	105.8	18.7	97.6	P
	7		STR 736	N/A	N/A	-1.50	1	95.0	122.4	104.2	17.5	96.1	P
	8		STR 736	N/A	N/A	-1.00	1	95.0	124.9	105.6	18.3	97.4	P
	9		STR 736	N/A	N/A	-0.50	1	95.0	125.4	106.2	18.1	98.0	P
	10		STR 736	N/A	N/A	SG	1	95.0	124.1	105.5	17.6	97.3	P
07/08/22	1		Storm Sewer	760	761	-2.00	1	95.0	126.0	105.3	19.7	97.1	P
	2		Storm Sewer	760	761	-1.50	1	95.0	124.1	104.7	18.5	96.6	P
	3		Storm Sewer	760	761	-1.00	1	95.0	122.8	104.0	18.1	95.9	P
	4		Storm Sewer	760	761	-0.5	1	95.0	126.7	106.3	19.2	98.1	P
	5		Storm Sewer	760	761	SG	1	95.0	126.2	106.7	18.3	98.4	P
	6		Manhole K17	N/A	N/A	-9.5	1	95.0	121.2	103.8	16.8	95.8	P
	7		Manhole K17	N/A	N/A	-9.0	1	95.0	123.7	104.4	18.5	96.3	P
	8		Manhole K17	N/A	N/A	-8.5	1	95.0	125.1	105.1	19.0	97.0	P
	9		Manhole K17	N/A	N/A	-8.0	1	95.0	123.6	104.1	18.7	96.0	P
	10		Manhole K17	N/A	N/A	-7.5	1	95.0	123.7	103.9	19.1	95.8	P
	11		Manhole K17	N/A	N/A	-7.0	1	95.0	122.7	103.3	18.8	95.3	P
	12		Manhole K17	N/A	N/A	-6.5	1	95.0	121.7	104.2	16.8	96.1	P
	13		Manhole K17	N/A	N/A	-6.0	1	95.0	122.6	103.5	18.5	95.5	P
	14		Manhole K17	N/A	N/A	-5.5	1	95.0	125.7	105.6	19.0	97.4	P
	15		Manhole K17	N/A	N/A	-5.0	1	95.0	123.6	104.1	18.7	96.0	P
	16		Manhole K17	N/A	N/A	-3.5	1	95.0	123.9	104.0	19.1	95.9	P
	17		Manhole K17	N/A	N/A	-3.0	1	95.0	122.7	103.3	18.8	95.3	P
05/04/23	1	N/A	Triberg Dr Asphalt Patch	N/A	N/A	SG	5	95	155.0	N/A	N/A	96.6	Y
11/17/23	1	N/A	Manhole 776	776	773	-2.0	5	95	131.1	124.9	4.9	95.4	Y
	2	N/A	Manhole 776	776	773	-1.0	5	95	134.0	127.8	4.9	97.6	Y
	3	N/A	Manhole 776	776	773	SG	5	95	132.5	127.1	4.2	97.1	Y

NORBORNE GLEBE
PHASE 7 & 8

ASPHALT REPORTS

GeoLogic Consultants, LLC
1012 Stringtown Road, Berryville, VA 22611

DAILY FIELD REPORT

Report #: 94

Project Name: Norborne Glebe Ph8 Contractor: Jefferson Asphalt Date: 10/27/2021

Project No.: 10300 Client: Arcadia LLC Weather: Sunny 62°F

Work Performed: Triberg ~~Tamarack~~ Dr Asphalt Placement and Compaction

Description of Work:

1- The undersigned arrived on-site, as requested, to observe the placement and compaction of 3 inches of Private Base 2 mix and on Triberg Drive.

Utilizing the Nuclear Method (ASTM D 2950) to check the compaction of the asphalt; test results indicated that the compacted material, at the areas and elevations tested, did meet or exceed the project requirements of 98% to 102% of the maximum wet density as obtained by using the Control Strip Method. The asphalt observed on this date appeared to be placed in compliance with project specifications with regard to lift thickness and lay down temperature.

Problems / Failing Tests:

Inspector: Zach Noakes
Inspector Time: 9.0 hrs.
Project Manager: Mark Hood, P.E.

Phone: (703) 282-2714

NUCLEAR CONTROL STRIP WORKSHEET (400)

Control Strip No.:	10300					**Date:**	10/27/2021
Project:	Norborne Glebe				**Street**	Triberg Dr	
Station	26+00	**To Station**	18+50	**Lane**	Northbound	**Width**	12'
Mix Type:	Base	**Job Mix No**	Private Base 2	**Application Rate**	n/a	**Roller Type**	Smooth Drum

Mix Producer	Jefferson Asphalt			**Plant Location**	Charlestown
Nuc. Gauge Mod. No.	4640-B	**Serial No.**	843	**Depth Setting**	BS

ROLLER PATTERN DATA

		Dry Density Lbs. Cu. Ft.	Moisture Percent			Dry Density Lbs. Cu. Ft.	Moisture Percent
No. Passes	2 V			**No. Passes**	8 S		
Station	18+50	139.4		**Station**	18+50	151.5	
Station	18+75	143.2		**Station**	18+75	154.6	
Station	19+00	147.4		**Station**	19+00	160.4	
	Average	**143.3**			**Average**	**155.5**	
No. Passes	4 V			No. Passes	9 S		
Station	18+50	144.7		Station	2+25	149.0	
Station	18+75	147.0		Station	2+50	149.0	
Station	19+00	146.5		Station	2+75	152.7	
	Average	**146.1**			**Average**	**150.2**	
No. Passes	6 V			No. Passes	10 S		
Station	2+25	148.3		Station			
Station	2+50	145.2		Station			
Station	2+75	148.3		Station			
	Average	**147.3**			**Average**		
No. Passes	7 S			No. Passes	11 S		
Station	2+25	148.9		Station			
Station	2+50	142.3		Station			
Station	2+75	160		Station			
	Average	**150.4**			**Average**		

Remarks:

Technician **Technician's Cert. No.**

Observed By (Co. Inspector)

Zachary Noakes — *Signature*

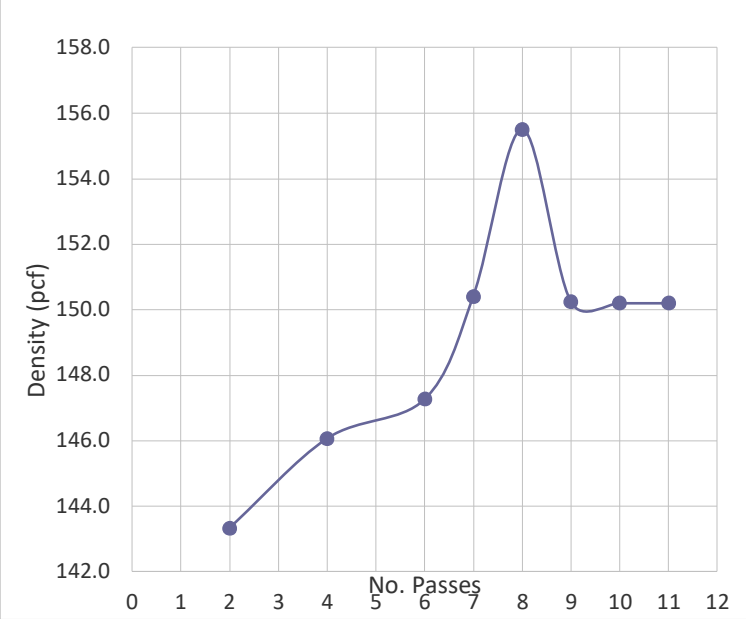
10/27/21 — *Date*

NUCLEAR CONTROL STRIP WORKSHEET (401)

Control Strip No. 10300 **Date** 10/27/2021
Project Norborne Glebe **Street** Triberg Dr
Station 26+00 **To Station** 18+50 **Lane** Northbound **Width** 12'
Mix Type Base **Job Mix No** Private Base 2 **Application Rate** n/a **Roller Type** Smooth Drum
Mix Producer Jefferson Asphalt **Plant Location** Charlestown

ROLLER PATTERN CURVE

Nuc. Gauge Model No 4640-B **Serial No** 843 **Depth Setting** BS



REMARKS

Optimum Density 144.5 **Optimum No. of Roller Passes** 6V and 2S
(From Peak of Roller Pattern Curve)

Technician Zachary Noakes **Technician's Cert. No.**
(please print)

Observed by _____ (Co. Engineering Insp.)

NUCLEAR CONTROL STRIP WORKSHEET (403)

Control Strip No. 10300 **Date** 10/27/2021
Project Norborne Glebe **Street** Triberg Dr
Station 26+00 **To Station** 18+50 **Lane** Northbound **Width** 12'
Mix Base **Mix No.** Private Base 2 **Application Rate** n/a **Roller Type** Smooth Drum
Mix Producer Jefferson Asphalt **Plant Location** Charlestown

Nuclear Gauge No. 4640-B **Serial No.** 843 **Depth Setting** BS

CONTROL STRIP DENSITY DETERMINATION

TEST NO.	STATION	DRY LBS.	DENSITY CU. FT.	%MOIST.
1	25+50		148.5	
2	25+00		141.5	
3	24+00		143.6	
4	23+50		139.5	
5	23+00		159.3	
6	22+00		151.0	
7	21+50		140.5	
8	21+00		151.0	
9	19+00		140.5	
10	18+50		141.3	
		TOTAL	1456.7	
			145.7	= **TARGET NUCLEAR DENSITY**

REMARKS

Technician Zachary Noakes **Certification No.**
(please print)

Observed by (Co. Inspector)

Signature *Date*

NUCLEAR CONTROL STRIP WORKSHEET
CONVENTIONAL GAUGE (403A)

Control Strip 10300 **Date:** 10/27/2021
Project Norborne Glebe **Street** Triberg Dr
From Station(s) 1+50 **To** 12+35 **Lane** Southbound **Width** 12'
Mix Type Base **Mix No.** Private Base 2 n/a **Roller Type** Smooth Drum
Mix Producer Jefferson Asphalt **Location** Charlestown

Nuc. Gauge Model No. 4640-B **Serial No.** 843 **Depth Setting** BS

NUCLEAR DENSITY TEST SECTION

SUB-LOT	STATION	REF C/L	DRY LBS	DENSITY CU. FT.
1	19+00			143
2	21+00			145.1
3	23+00			146.0
4	24+00			147.2
5	25+00			150.4

REMARKS

AVERAGE 146.3

TARGET NUCLEAR DENSITY 145.7 (Lbs. Cu. Ft.)

PERCENT DENSITY ACHIEVED 100.4 (Average/Target x 100)
(Must be 98.0% or greater with no one test less than 95.0%)

Techincian Zachary Noakes **Certification No.**
(please print)

Observed by (Co. Inspector)

(Signature) (Date)

GeoLogic Consultants, LLC
14301 Sullyfield Circle, Suite I, Chantilly, VA 20151

DAILY FIELD REPORT

Project:	Norborne Glebe Ph7	Report #:	191
Client:	Arcadia Land, Inc.	Date:	04/27/22
Contractor	Jefferson Asphalt	Weather:	64 P. Cloudy F
Project #:	10300		

Work Performed: Compaction of Private Base 2 Asphalt for Triberg (Tamarack) Dr and Solstice Way

Work Performed:

1- The undersigned arrived on-site, as requested, to observe the placement and compaction of 3 inches of Private Base 2 mix along above locations.

Utilizing the Nuclear Method (ASTM D 2950) to check the compaction of the asphalt; test results indicated that the compacted material, at the areas and elevations tested, did meet or exceed the project requirements of 98% to 102% of the maximum wet density as obtained by using the Control Strip Method. The asphalt observed on this date appeared to be placed in compliance with project specifications with regard to lift thickness and lay down temperature.

Remarks:

Inspector:	Zachary Noakes
Total Time:	8 hrs.
Project Engineer:	Mark Hood, P.E.

(703) 282-2714

GeoLogic Consultants, LLC

WORKSHEET

Control Strip _____ **Date:** 4/27/2022
Project Norborne Glebe Ph7 **Street** Solstice Way
From Station 10+00 **To Station** 11+50 **Lane** _____ **Width** _____
Mix Type Base 2 **Mix No.** _____ **Rate** _____ **Roller Type** Smooth Drum
Mix Producer Jefferson Asphalt **Location** Solstice Way

Nuc. Gauge Model No. _____ **Serial No.** _____ **Depth Setting** _____

NUCLEAR DENSITY TEST SECTION

SUB-LOT	STATION	REF C/L	DRY LBS	DENSITY CU. FT.
1	10+25	WB		154
2	10+50	C/L		157.1
3	10+75	EB		153.7
4	11+00	C/L		155.2
5	11+25	WB		154.4
6	11+50	EB		153.3
			AVERAGE	154.6

REMARKS
Target Density from Jefferson Asphalt = 131.5
Target Density from Field Marshall Value = 155.7

TARGET DENSITY 155.7 (Lbs. Cu. Ft.)

PERCENT DENSITY ACHIEVED 99.3 (Average/Target x 100)
(Must be greater than 91.5%)

SEAL

Technician Zachary Noakes **Certification No.** _____
(please print)

Oberserved by _____ (Co. Inspector)

Zachary Noakes _____ 04/27/22
Signature *Date*

GeoLogic Consultants, LLC

WORKSHEET

Control Strip _____ **Date:** 4/27/2022
Project Norborne Glebe Ph7 **Street** Triberg (Tamarack) Dr
From Station 16+00 **To Station** 18+00 **Lane** _____ **Width** _____
Mix Type Base 2 **Mix No.** _____ **Rate** _____ **Roller Type** Smooth Drum
Mix Producer Jefferson Asphalt **Location** Triberg (Tamarack) Dr

Nuc. Gauge Model No. _____ **Serial No.** _____ **Depth Setting** _____

NUCLEAR DENSITY TEST SECTION

SUB-LOT	STATION	REF C/L	DRY LBS	DENSITY CU. FT.
1	16+00	NB		158.2
2	16+50	C/L		155.6
3	17+00	SB		156.0
4	17+50	C/L		152.2
5	18+00	NB		151.9
6	18+00	SB		159.5
			AVERAGE	155.6

REMARKS
Target Density from Jefferson Asphalt = 131.5
Target Density from Field Marshall Value = 155.7

TARGET DENSITY 155.7 (Lbs. Cu. Ft.)

PERCENT DENSITY ACHIEVED 99.9 (Average/Target x 100)
(Must be greater than 91.5%)

SEAL

Technician Zachary Noakes **Certification No.** _____
(please print)

Oberserved by _____ (Co. Inspector)

Zachary Noakes
Signature

04/27/22
Date

GeoLogic Consultants, LLC
14301 Sullyfield Circle, Suite I, Chantilly, VA 20151

DAILY FIELD REPORT

Project:	Norborne Glebe Ph7	Report #:	235
Client:	Arcadia Land, Inc.	Date:	07/13/22
Contractor	Gantt's Excavating	Weather:	Sunny 88 F
Project #:	10300		

Work Performed: Backfill/Compaction of Stone Base for Ph7 Asphalt Trails

Placement/Compaction of Private Base Asphalt for Ph7 Asphalt Trails

Work Performed:

The undersigned GeoLogic inspector arrived on-site, as requested to monitor placement & compaction of structural fill at the above locations.

1-Utilizing the Nuclear Gauge Test Method (ASTM D6938) to check the compaction, test results indicated that the materials, at the areas and elevations tested, met the project requirements of 95 percent of the corrected maximum dry density as determined in the laboratory. Materials observed on this date also appeared to be placed in accordance with project plans and specifications with regard to lift thickness and moisture content.

2- The undersigned arrived on-site, as requested, to observe the placement and compaction of 3 inches of Private Base mix along above locations.

Utilizing the Nuclear Method (ASTM D 2950) to check the compaction of the asphalt; test results indicated that the compacted material, at the areas and elevations tested, did meet or exceed the project requirements of 92% of the maximum wet density as obtained by using the Marshal Method. The asphalt observed on this date appeared to be placed in compliance with project specifications with regard to lift thickness and lay down temperature.

Remarks:

Inspector:	Zachary Noakes
Total Time:	8 hrs.
Project Engineer:	Mark Hood, P.E.

(703) 282-2714

COMPACTION TEST REPORT

Report #: 235
Date: 07/13/22

Project:	Norborne Glebe Ph7	Inspector:	Zachary Noakes
Contractor:	Gantt Excavating	Gauge Serial #:	23496
Compaction Method:	Sheepsfoot vibratory roller	DS:	1584
Project #:	10300	MS:	575

#	Sta	Test Location	Structure		Elev	Lab #	% Compaction Required	Density		M%	% Comp	Pass?
			From	To	SG			Wet	Dry			
1	N/A	Stone Base	N/A	N/A	SG	5	95	136.0	129.2	5.2	98.7	Y
2	N/A	Stone Base	N/A	N/A	SG	5	95	129.3	126.1	2.6	96.3	Y
3	N/A	Stone Base	N/A	N/A	SG	5	95	133.6	129.9	2.8	99.2	Y
4	N/A	Stone Base	N/A	N/A	SG	5	95	131.3	125.3	4.7	95.8	Y
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												
20												

PROCTOR INFORMATION

#	Detailed Soil Description	Dry Density	M%	+4%	Corrected	
					Density	M%
1	Red Lean Clay with Sand	104.5	19.6	10.0	108.4	17.8
2	Yellow Tan Lean Clay with Sand	102.5	20.7	0.0	102.5	20.7
3	Red Lean Clay with Sand	104.5	19.6	25.0	115.1	15.2
4	Red Lean Clay with Sand and Gravel	104.5	19.6	65.0	134.4	8.2
5	Yellowish Gray, Well-graded Gravel with Sand	127.1	10.4	12.3	130.9	9.3

GeoLogic Consultants, LLC

WORKSHEET

Control Strip _____ **Date:** 7/13/2022
Project Norborne Glebe Ph7 **Street** Ph7 Asphalt Trails
From Station _____ **To Station** _____ **Lane** _____ **Width** _____
Mix Type Private Base **Mix No.** _____ **Rate** _____ **Roller Type** Smooth Drum
Mix Producer Jefferson Asphalt **Location** Ph7 Asphalt Trail

Nuc. Gauge Model No. _____ **Serial No.** _____ **Depth Setting** _____

NUCLEAR DENSITY TEST SECTION

SUB-LOT	STATION	REF C/L	DRY LBS	DENSITY CU. FT.
1				148.6
2				147.5
3				148.1
4				143.5
5				143.7
6				148.0
			AVERAGE	146.6

REMARKS
Target Density from Jefferson Asphalt = 131.5
Target Density from Field Marshall Value = 155.7
West Side Asphalt Trail had cracks appear in asphalt mat due to smooth drum roller unable to climb incline and began to spin.

TARGET DENSITY 155.7 (Lbs. Cu. Ft.)

PERCENT DENSITY ACHIEVED 94.1 (Average/Target x 100)
(Must be greater than 91.5%)

SEAL

Technician Zachary Noakes **Certification No.** _____
(please print)

Oberserved by _____ (Co. Inspector)

Zachary Noakes
Signature

07/13/22
Date

GeoLogic Consultants, LLC
14301 Sullyfield Circle, Suite I, Chantilly, VA 20151

DAILY FIELD REPORT

Project:	Norborne Glebe	Report #:	237
Client:	Arcadia Land, Inc.	Date:	07/14/22
Contractor	Gantt's Excavating	Weather:	Sunny 85 F
Project #:	10300		

Work Performed: Backfill/Compaction of Stone Base for ~~Legacy~~ Feldberg Dr, Cabot Run, Solstice Way, and Triberg Dr

Placement/Compaction of Private Base Asphalt for above locations

Work Performed:

The undersigned GeoLogic inspector arrived on-site, as requested to monitor placement & compaction of structural fill at the above locations.

1-Utilizing the Nuclear Gauge Test Method (ASTM D6938) to check the compaction, test results indicated that the materials, at the areas and elevations tested, met the project requirements of 95 percent of the corrected maximum dry density as determined in the laboratory. Materials observed on this date also appeared to be placed in accordance with project plans and specifications with regard to lift thickness and moisture content.

2- The undersigned arrived on-site, as requested, to observe the placement and compaction of 3 inches of Private Base mix along above locations.

Utilizing the Nuclear Method (ASTM D 2950) to check the compaction of the asphalt; test results indicated that the compacted material, at the areas and elevations tested, did meet or exceed the project requirements of 92% of the maximum wet density as obtained by using the Marshal Method. The asphalt observed on this date appeared to be placed in compliance with project specifications with regard to lift thickness and lay down temperature.

Remarks:

Inspector:	Zachary Noakes
Total Time:	8 hrs.
Project Engineer:	Mark Hood, P.E.

(703) 282-2714

COMPACTION TEST REPORT

Report #: 237
Date: 07/14/22

Project:	Norborne Glebe	Inspector:	Zachary Noakes
Contractor:	Gantt Excavating	Gauge Serial #:	23496
Compaction Method:	Sheepsfoot vibratory roller	DS:	1604
Project #:	10300	MS:	567

#	Sta	Test Location	Structure		Elev	Lab #	% Compaction Required	Density		M%	% Comp	Pass?
			From	To	SG			Wet	Dry			
1	N/A	Feldberg Stone Base	N/A	N/A	SG	5	95	138.2	129.8	6.4	99.2	Y
2	N/A	Cabot Run Stone Base	N/A	N/A	SG	5	95	138.7	130.6	6.2	99.8	Y
3	N/A	Cabot Run Stone Base	N/A	N/A	SG	5	95	133.8	128.8	3.8	98.4	Y
4	N/A	Cabot Run Stone Base	N/A	N/A	SG	5	95	129.1	124.7	3.5	95.3	Y
5	N/A	Solstice Way	N/A	N/A	SG	5	95	131.9	125.6	5.0	96.0	Y
6	N/A	Solstice Way	N/A	N/A	SG	5	95	134.1	129.6	3.5	99.0	Y
7	N/A	Solstice Way	N/A	N/A	SG	5	95	129.5	126.0	2.8	96.3	Y
8	N/A	Triberg Dr	N/A	N/A	SG	5	95	133.5	125.9	6.0	96.2	Y
9	N/A	Triberg Dr	N/A	N/A	SG	5	95	132.4	124.4	6.4	95.1	Y
10	N/A	Triberg Dr	N/A	N/A	SG	5	95	131.7	126.0	4.6	96.2	Y
11												
12												
13												
14												
15												
16												
17												
18												
19												
20												

PROCTOR INFORMATION

#	Detailed Soil Description	Dry Density	M%	+4%	Corrected	
					Density	M%
1	Red Lean Clay with Sand	104.5	19.6	10.0	108.4	17.8
2	Yellow Tan Lean Clay with Sand	102.5	20.7	0.0	102.5	20.7
3	Red Lean Clay with Sand	104.5	19.6	25.0	115.1	15.2
4	Red Lean Clay with Sand and Gravel	104.5	19.6	65.0	134.4	8.2
5	Yellowish Gray, Well-graded Gravel with Sand	127.1	10.4	12.3	130.9	9.3

GeoLogic Consultants, LLC

WORKSHEET

Control Strip _____ **Date:** 7/14/2022
Project Norborne Glebe Ph7 **Street** Cabot Run
From Station _____ **To Station** _____ **Lane** _____ **Width** _____
Mix Type Private Base **Mix No.** _____ **Rate** _____ **Roller Type** Smooth Drum
Mix Producer Jefferson Asphalt **Location** Cabot Run

Nuc. Gauge Model No. _____ **Serial No.** _____ **Depth Setting** _____

NUCLEAR DENSITY TEST SECTION

SUB-LOT	STATION	REF C/L	DRY LBS	DENSITY CU. FT.
1		L		158.5
2		CL		158.1
3		R		157.6
4		L		152.6
5		CL		157.0
6		R		153.1
		AVERAGE		156.2

REMARKS
Target Density from Jefferson Asphalt = 131.5
Target Density from Field Marshall Value = 155.7

TARGET DENSITY 155.7 (Lbs. Cu. Ft.)

PERCENT DENSITY ACHIEVED 100.3 (Average/Target x 100)
(Must be greater than 91.5%)

SEAL

Technician Zachary Noakes **Certification No.** _____
(please print)

Oberserved by _____ (Co. Inspector)

Zachary Noakes — *Signature*
07/14/22 — *Date*

GeoLogic Consultants, LLC

WORKSHEET

Control Strip _____ **Date:** 7/14/2022
Project Norborne Glebe Ph7 **Street** Feldberg
From Station _____ **To Station** _____ **Lane** _____ **Width** _____
Mix Type Private Base **Mix No.** _____ **Rate** _____ **Roller Type** Smooth Drum
Mix Producer Jefferson Asphalt **Location** Legacy Dr

Nuc. Gauge Model No. _____ **Serial No.** _____ **Depth Setting** _____

NUCLEAR DENSITY TEST SECTION

SUB-LOT	STATION	REF C/L	DRY LBS DENSITY CU. FT.
1		L	157.8
2		CL	150.1
3		R	156.0
4		L	155.7
5		CL	155.7
6		R	155.7
		AVERAGE	155.2

REMARKS
Target Density from Jefferson Asphalt = 131.5
Target Density from Field Marshall Value = 155.7

TARGET DENSITY 155.7 (Lbs. Cu. Ft.)

PERCENT DENSITY ACHIEVED 99.7 (Average/Target x 100)
(Must be greater than 91.5%)

SEAL

Technician Zachary Noakes **Certification No.** _____
(please print)

Oberserved by _____ (Co. Inspector)

Zachary Noakes — *Signature*
07/14/22 — *Date*

GeoLogic Consultants, LLC

WORKSHEET

Control Strip _____ **Date:** 7/14/2022
Project Norborne Glebe Ph7 **Street** Solstice Way
From Station _____ **To Station** _____ **Lane** _____ **Width** _____
Mix Type Private Base **Mix No.** _____ **Rate** _____ **Roller Type** Smooth Drum
Mix Producer Jefferson Asphalt **Location** Solstice Way

Nuc. Gauge Model No. _____ **Serial No.** _____ **Depth Setting** _____

NUCLEAR DENSITY TEST SECTION

SUB-LOT	STATION	REF C/L	DRY LBS	DENSITY CU. FT.
1		L		150.7
2		CL		146.7
3		R		150.5
4		L		158.4
5		CL		148.1
6		R		154.4
		AVERAGE		151.5

REMARKS
Target Density from Jefferson Asphalt = 131.5
Target Density from Field Marshall Value = 155.7

TARGET DENSITY 155.7 (Lbs. Cu. Ft.)

PERCENT DENSITY ACHIEVED 97.3 (Average/Target x 100)
(Must be greater than 91.5%)

SEAL

Technician Zachary Noakes **Certification No.** _____
(please print)

Oberserved by _____ (Co. Inspector)

Zachary Noakes
Signature

07/14/22
Date

GeoLogic Consultants, LLC

WORKSHEET

Control Strip _____ **Date:** 7/14/2022
Project Norborne Glebe Ph7 **Street** Triberg Dr
From Station _____ **To Station** _____ **Lane** _____ **Width** _____
Mix Type Private Base **Mix No.** _____ **Rate** _____ **Roller Type** Smooth Drum
Mix Producer Jefferson Asphalt **Location** Triberg Dr

Nuc. Gauge Model No. _____ **Serial No.** _____ **Depth Setting** _____

NUCLEAR DENSITY TEST SECTION

SUB-LOT	STATION	REF C/L	DRY LBS	DENSITY CU. FT.
1		L		157.9
2		CL		149.8
3		R		150.9
4		L		158.2
5		CL		157.5
6		R		155.3
			AVERAGE	154.9

REMARKS
Target Density from Jefferson Asphalt = 131.5
Target Density from Field Marshall Value = 155.7

TARGET DENSITY 155.7 (Lbs. Cu. Ft.)

PERCENT DENSITY ACHIEVED 99.5 (Average/Target x 100)
(Must be greater than 91.5%)

SEAL

Technician Zachary Noakes **Certification No.** _____
(please print)

Oberserved by _____ (Co. Inspector)

Zachary Noakes
Signature

07/14/22
Date

GeoLogic Consultants, LLC
14301 Sullyfield Circle, Suite I, Chantilly, VA 20151

DAILY FIELD REPORT

Project:	Norborne Glebe Ph7	Report #:	499
Client:	Arcadia Land, Inc.	Date:	11/16/23
Contractor	Stuart Perry	Weather:	P. Cloudy 55 F
Project #:	10300		

Work Performed: Placement of Surface Mix along Solstice Way and Cabot Run

Work Performed:

1- The undersigned arrived on-site, as requested, to observe the placement and compaction of 1.5 inches of Surface Mix along above locations.

Utilizing the Nuclear Method (ASTM D 2950) to check the compaction of the asphalt; test results indicated that the compacted material, at the areas and elevations tested, did meet or exceed the project requirements of 91.5% of the maximum wet density as obtained by using the Marshal Method. The asphalt observed on this date appeared to be placed in compliance with project specifications with regard to lift thickness and lay down temperature.

Remarks:

Inspector:	Zachary Noakes
Total Time:	9 hrs.
Project Engineer:	Mark Hood, P.E.

(703) 282-2714

GeoLogic Consultants, LLC

WORKSHEET

Control Strip _____ **Date:** 11/16/2023
Project Norborne Glebe Ph7 **Street** Cabot Run
From Station _____ **To Station** _____ **Lane** _____ **Width** _____
Mix Type SM **Mix No.** _____ **Rate** 1.5" **Roller Type** Smooth Drum
Mix Producer Stuart Perry **Location** Cabot Run

Nuc. Gauge Model No. _____ **Serial No.** _____ **Depth Setting** _____

NUCLEAR DENSITY TEST SECTION

SUB-LOT	STATION	REF C/L	DRY LBS	DENSITY CU. FT.
1	1+00	L		151.8
2	2+00	CL		161.8
3	3+00	R		153.1
4	4+00	L		157.6
5	5+00	CL		160.1
6	6+00	R		155.5
			AVERAGE	156.7

REMARKS
Target Density from In House Technician= 163.5

TARGET DENSITY 163.5 (Lbs. Cu. Ft.)

PERCENT DENSITY ACHIEVED 95.8 (Average/Target x 100)
(Must be greater than 91.5%)

Technician Zachary Noakes **Certification No.** _____
(please print)

Observed by _____ (Co. Inspector)

Zachary Noakes 11/16/23
Signature *Date*

GeoLogic Consultants, LLC

WORKSHEET

Control Strip _____ **Date:** 11/16/2023
Project Norborne Glebe Ph7 **Street** Solstice Way
From Station _____ **To Station** _____ **Lane** _____ **Width** _____
Mix Type SM **Mix No.** _____ **Rate** 1.5" **Roller Type** Smooth Drum
Mix Producer Stuart Perry **Location** Solstice Way

Nuc. Gauge Model No. _____ **Serial No.** _____ **Depth Setting** _____

NUCLEAR DENSITY TEST SECTION

SUB-LOT	STATION	REF C/L	DRY LBS	DENSITY CU. FT.
1	1+00	L		156.5
2	2+00	CL		161.0
3	3+00	R		158.9
4	4+00	L		157.0
5	5+00	CL		153.0
6	6+00	R		154.4
			AVERAGE	156.8

REMARKS
Target Density from In House Technician= 163.5

TARGET DENSITY 163.5 (Lbs. Cu. Ft.)

PERCENT DENSITY ACHIEVED 95.9 (Average/Target x 100)
(Must be greater than 91.5%)

Technician Zachary Noakes **Certification No.** _____
(please print)

Observed by _____ (Co. Inspector)

Zachary Noakes
Signature

11/16/23
Date

GeoLogic Consultants, LLC
14301 Sullyfield Circle, Suite I, Chantilly, VA 20151

DAILY FIELD REPORT

Project:	Norborne Glebe Ph8	Report #:	500
Client:	Arcadia Land, Inc.	Date:	11/16/23
Contractor	Stuart Perry	Weather:	P. Cloudy 55 F
Project #:	10300		

Work Performed: Placement of Surface Mix along Triberg Dr

Work Performed:

1- The undersigned arrived on-site, as requested, to observe the placement and compaction of 1.5 inches of Surface Mix along above locations.

Utilizing the Nuclear Method (ASTM D 2950) to check the compaction of the asphalt; test results indicated that the compacted material, at the areas and elevations tested, did meet or exceed the project requirements of 91.5% of the maximum wet density as obtained by using the MarshalMethod. The asphalt observed on this date appeared to be placed in compliance with project specifications with regard to lift thickness and lay down temperature.

Remarks:

Inspector:	Zachary Noakes
Total Time:	9 hrs.
Project Engineer:	Mark Hood, P.E.

(703) 282-2714

GeoLogic Consultants, LLC

WORKSHEET

Control Strip _____ **Date:** 11/16/2023

Project Norborne Glebe Ph8 **Street** Triberg Dr

From Station _____ **To Station** _____ **Lane** _____ **Width** _____

Mix Type SM **Mix No.** _____ **Rate** 1.5" **Roller Type** Smooth Drum

Mix Producer Stuart Perry **Location** Triberg

Nuc. Gauge Model No. _____ **Serial No.** _____ **Depth Setting** _____

NUCLEAR DENSITY TEST SECTION

SUB-LOT	STATION	REF C/L	DRY LBS	DENSITY CU. FT.
1	1+00	L		155.9
2	2+00	CL		153.2
3	3+00	R		156.4
4	4+00	L		153.0
5	5+00	CL		158.8
6	6+00	R		154.8
			AVERAGE	155.4

REMARKS

Target Density from In House Technician= 163.5

TARGET DENSITY 163.5 (Lbs. Cu. Ft.)

PERCENT DENSITY ACHIEVED 95.0 (Average/Target x 100)

(Must be greater than 91.5%)

Technician Zachary Noakes **Certification No.** _____

(please print)

Observed by _____ (Co. Inspector)

Zachary Noakes

Signature

11/16/23

Date

NORBORNE GLEBE
PHASE 7 & 8

CONCRETE REPORTS

OBSERVATION OF CONCRETE PLACEMENT REPORT

PROJECT: Norborne Glebe Ph8 DATE: 10/12/2021

CONTRACTOR: Gull Corp CONCRETE SUPPLIER: TBH Inc

WEATHER: Cloudy AIR TEMP: 64˚F FORM TEMP: n/a CURING BOX? No

PLACEMENT LOCATION: Triberg Dr Curb and Gutter

TRUCK NO.	TICKET NO.	CUBIC YARDS	BATCH TO PLACEMENT TIME < 90 MIN.	1ST SLUMP (IN.)	WATER ADDED (GAL)	2ND SLUMP (IN.)	DISCH. SLUMP (IN.)	CONC TEMP	AIR (%)	TEST SERIES NO.
343	**530048**	**9.25**	**Yes**	**4.0**	**0.0**	**n/a**	**n/a**	**64.0**	**5.0**	**A**
351	530062	9.25	Yes							
343	530068	9.25	Yes							
351	530084	9.25	Yes							
400	530095	9.25	Yes							
351	530104	4.5	Yes							

TOTAL C.Y. **51** **Approved By:** Mark Hood P.E.

CONCRETE MIX PROPORTION/CUBIC YARD

NO.: 3223A CEMENT: ADMIXTURE:

FINE AGG: WATER ICE: ADMIXTURE:

COARSE AGG: NEWCEM: ADMIXTURE:

THE LOCATION THAT TEST SPECIMENS REPRESENT:

METHOD: PRESSURE METER (X) OR VOLUMETRIC ( )

Inspector: Zach Noakes

GeoLogic Consultants, LLC

UNIVERSAL ENGINEERING SCIENCES
Geotechnical Engineering | Construction Materials Testing and Inspection
Building Code Compliance | Environmental Services | Facilities Consulting

Project No: 2410.1900076.0000
ReportNo.: 2412802-1 CT 101321
WorkorderNo.: 2412802
Lab No.: 21B485-C

14221-B Willard Road, Chantilly, VA 20151 - P: 703-652-5111 - F:

Compressive Strength of 4" x 8" Cylinder Test Specimens (ASTM C-39)

Client GeoLogic Consultants, LLC
14301 Sullyfield Circle Suite I, Chantilly, VA20151

Project Norborne Glebe
UES DC Metro Lab, Fairfax County, VA20151

Structural Element: **Sample Location:** - Sampled at

Set#1 of 1 | **Sample From:** | **Sample By:** Client On 10/13/2021 | **At Lab On or Before:** 10/19/2021

General Information		Specified Strength / Sampling Times		Placement Information
General Contractor:		**Specified Strength:**	3000 psi @ 28 days	**Truck Load:** N/A
Subcontractor:		**Mix Design Strength:**	3000 psi @ 28 days	**Cumulative Quantity:** N/A
Supplier:		**Water Added at Site:**	N/A	**Total Placement for the Day:** N/A
Truck No.:	Unknown	**Time Batched:**		
Ticket No.:	Unknown	**Time Sampled:**		
Mix Design:	Unknown **Admixture:** N/A	**Weather Condition:**	Unknown	

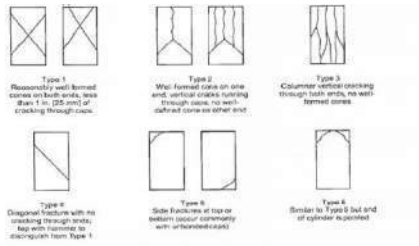
Field Test Results

Air Content: N/A	**Slump:** N/S	**Ambient Temp:** N/S	**Concrete Temp:** N/S	**Unit Weight: N/A**

Results of Laboratory Testing

Test Results	Date Tested	Age Days	Type Of Fracture	Actual Dimen.1 (in)	Actual Dimen.2 (in)	Avg. Dimen. (in)	Test X-Sect. Area (in²)	Max Compressive Load (lbs)	Test Compressive Strength(psi)	Average (psi)	Lab Tech ***
1*G*	10/20/2021	7	2	4.00	4.00	4.00	12.57	54,699	4,353	-	HZ
2*G*	10/20/2021	7	2	4.00	4.00	4.00	12.57	56,165	4,469	-	HZ
3*G*	10/20/2021	7	3	4.00	4.00	4.00	12.57	52,650	4,190	4,340	HZ
4*G*	11/10/2021	28	2	4.00	4.00	4.00	12.57	69,290	5,514	-	HZ
5*G*	11/10/2021	28	2	4.00	4.00	4.00	12.57	66,108	5,261	-	HZ
6*G*	11/10/2021	28	2	4.00	4.00	4.00	12.57	63,669	5,067	5,280	HZ

Remarks	Cylinders are tested at seven (7) days to get an early indication of the potential strength of the concrete, but the seven (7) day results are not to be used for concrete acceptance. When the compressive strength of the concrete has reached 70% of the specified strength, it is a reasonable practice to use this as an indication that 100% of the specified strength will be attained by twenty-eight (28) days.
Remarks	All information pertinent to concrete placement, slump, water, class, etc., along with casting the test specimens, was prepared by the client or contractor. Universal Engineering Sciences is only responsible for the compressive strength testing.
Note	- *H*- Hold Cylinder -*D*- Defective Cylinder, Un-testable -*E*- Excluded From Average -*G*- Good Condition
Note	**Test in compliance with ASTM C39.**



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OBSERVATION OF CONCRETE PLACEMENT REPORT

PROJECT: Norborne Glebe Ph8 DATE: 10/21/2021

CONTRACTOR: CONCRETE SUPPLIER: TBH Inc

WEATHER: Cloudy AIR TEMP: 72˚F FORM TEMP: n/a CURING BOX? No

PLACEMENT LOCATION: ˙Triberg Dr Curb and Gutter

TRUCK NO.	TICKET NO.	CUBIC YARDS	BATCH TO PLACEMENT TIME < 90 MIN.	1ST SLUMP (IN.)	WATER ADDED (GAL)	2ND SLUMP (IN.)	DISCH. SLUMP (IN.)	CONC TEMP	AIR (%)	TEST SERIES NO.
		9.5	**Yes**	**4.0**	**0.0**	**n/a**	**n/a**	**76.0**	**5.5**	**A**
416	530655	9.5	Yes							
		9.5	Yes							

TOTAL C.Y. **28** **Approved By:** Mark Hood P.E.

CONCRETE MIX PROPORTION/CUBIC YARD

NO.: 3223A CEMENT: ADMIXTURE:

FINE AGG: WATER ICE: ADMIXTURE:

COARSE AGG: NEWCEM: ADMIXTURE:

THE LOCATION THAT TEST SPECIMENS REPRESENT:

METHOD: PRESSURE METER (X) OR VOLUMETRIC ( )

Inspector: Zach Noakes

GeoLogic Consultants, LLC

UNIVERSAL ENGINEERING SCIENCES
Geotechnical Engineering | Construction Materials Testing and Inspection
Building Code Compliance | Environmental Services | Facilities Consulting

14221-B Willard Road, Chantilly, VA 20151 - P: 703-652-5111 - F:

Project No: 2410.1900076.0000
ReportNo.: 2413085-1 CT 102121
WorkorderNo.: 2413085
Lab No.: 21B524-C

Compressive Strength of 4" x 8" Cylinder Test Specimens (ASTM C-39)

Client GeoLogic Consultants, LLC
14301 Sullyfield Circle Suite I, Chantilly, VA20151

Project Norborne Glebe
UES DC Metro Lab, , fairfax County, VA20151

Structural Element:

Sample Location: - Sampled at

Set#1 of 1 | **Sample From:** | **Sample By:** Client On 10/21/2021 | **At Lab On or Before:** 10/27/2021

General Information	Specified Strength / Sampling Times	Placement Information
General Contractor:	**Specified Strength:** 3000 psi @ 28 days	**Truck Load:** N/A
Subcontractor:	**Mix Design Strength:** 3000 psi @ 28 days	**Cumulative Quantity:** N/A
Supplier:	**Water Added at Site:** N/A	**Total Placement for the Day:** N/A
Truck No.: Unknown	**Time Batched:**	
Ticket No.: Unknown	**Time Sampled:**	
Mix Design: Unknown **Admixture:** N/A	**Weather Condition:** Unknown	

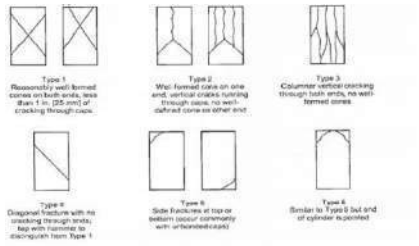
Field Test Results

Air Content: N/A	**Slump:** N/S	**Ambient Temp:** N/S	**Concrete Temp:** N/S	**Unit Weight: N/A**

Results of Laboratory Testing

Test Results	Date Tested	Age Days	Type Of Fracture	Actual Dimen.1 (in)	Actual Dimen.2 (in)	Avg. Dimen. (in)	Test X-Sect. Area (in²)	Max Compressive Load (lbs)	Test Compressive Strength(psi)	Average (psi)	Lab Tech ***
1*G*	10/28/2021	7	3	4.00	4.00	4.00	12.57	39,531	3,146	-	HZ
2*G*	10/28/2021	7	2	4.00	4.00	4.00	12.57	43,267	3,443	-	HZ
3*G*	10/28/2021	7	3	4.00	4.00	4.00	12.57	57,398	4,568	3,720	HZ
4*G*	11/18/2021	28	3	4.00	4.00	4.00	12.57	62,263	4,955	-	HZ
5*G*	11/18/2021	28	3	4.00	4.00	4.00	12.57	59,814	4,760	-	HZ
6*G*	11/18/2021	28	2	4.00	4.00	4.00	12.57	60,000	4,775	4,830	HZ

Remarks	Cylinders are tested at seven (7) days to get an early indication of the potential strength of the concrete, but the seven (7) day results are not to be used for concrete acceptance. When the compressive strength of the concrete has reached 70% of the specified strength, it is a reasonable practice to use this as an indication that 100% of the specified strength will be attained by twenty-eight (28) days.
Remarks	All information pertinent to concrete placement, slump, water, class, etc., along with casting the test specimens, was prepared by the client or contractor. Universal Engineering Sciences is only responsible for the compressive strength testing.
Note	- *H*- Hold Cylinder -*D*- Defective Cylinder, Un-testable -*E*- Excluded From Average -*G*- Good Condition
Note	**Test in compliance with ASTM C39.**



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OBSERVATION OF CONCRETE PLACEMENT REPORT

PROJECT: Norborne Glebe Ph8 DATE: 10/22/2021

CONTRACTOR: Gull Corp CONCRETE SUPPLIER: TBH Inc

WEATHER: Cloudy AIR TEMP: 72˚F FORM TEMP: n/a CURING BOX? No

PLACEMENT LOCATION: Triberg Dr Curb and Gutter

TRUCK NO.	TICKET NO.	CUBIC YARDS	BATCH TO PLACEMENT TIME < 90 MIN.	1ST SLUMP (IN.)	WATER ADDED (GAL)	2ND SLUMP (IN.)	DISCH. SLUMP (IN.)	CONC TEMP	AIR (%)	TEST SERIES NO.
337	**53078**	**9.5**	**Yes**	**3.5**	**0.0**	**n/a**	**n/a**	**71.0**	**5.0**	**A**
337	530737	8	Yes							

TOTAL C.Y. **17.5** **Approved By:** Mark Hood P.E.

CONCRETE MIX PROPORTION/CUBIC YARD

NO.: 3223A CEMENT: ADMIXTURE:

FINE AGG: WATER ICE: ADMIXTURE:

COARSE AGG: NEWCEM: ADMIXTURE:

THE LOCATION THAT TEST SPECIMENS REPRESENT:

METHOD: PRESSURE METER (X) OR VOLUMETRIC ( )

Inspector: Zach Noakes

GeoLogic Consultants, LLC

UNIVERSAL ENGINEERING SCIENCES
Geotechnical Engineering | Construction Materials Testing and Inspection
Building Code Compliance | Environmental Services | Facilities Consulting

14221-B Willard Road, Chantilly, VA 20151 - P: 703-652-5111 - F:

Project No: 2410.1900076.0000
ReportNo.: 2413086-1 CT 102221
WorkorderNo.: 2413086
Lab No.: 21B525-C

Compressive Strength of 4" x 8" Cylinder Test Specimens (ASTM C-39)

Client GeoLogic Consultants, LLC
14301 Sullyfield Circle Suite I, Chantilly, VA20151

Project Norborne Glebe
UES DC Metro Lab, , fairfax County, VA20151

Structural Element:

Sample Location: - Sampled at

Set#1 of 1 | **Sample From:** | **Sample By:** Client On 10/22/2021 | **At Lab On or Before:** 10/27/2021

General Information		Specified Strength / Sampling Times		Placement Information
General Contractor:		**Specified Strength:**	3000 psi @ 28 days	**Truck Load:** N/A
Subcontractor:		**Mix Design Strength:**	3000 psi @ 28 days	**Cumulative Quantity:** N/A
Supplier:		**Water Added at Site:**	N/A	**Total Placement for the Day:** N/A
Truck No.:	Unknown	**Time Batched:**		
Ticket No.:	Unknown	**Time Sampled:**		
Mix Design:	Unknown **Admixture:** N/A	**Weather Condition:**	Unknown	

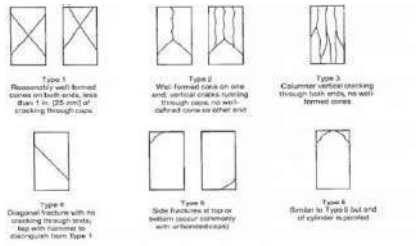
Field Test Results

Air Content: N/A	**Slump:** N/S	**Ambient Temp:** N/S	**Concrete Temp:** N/S	**Unit Weight: N/A**

Results of Laboratory Testing

Test Results	Date Tested	Age Days	Type Of Fracture	Actual Dimen.1 (in)	Actual Dimen.2 (in)	Avg. Dimen. (in)	Test X-Sect. Area (in²)	Max Compressive Load (lbs)	Test Compressive Strength(psi)	Average (psi)	Lab Tech ***
1*G*	10/29/2021	7	2	4.00	4.00	4.00	12.57	49,327	3,925	-	HZ
2*G*	10/29/2021	7	3	4.00	4.00	4.00	12.57	45,429	3,615	-	HZ
3*G*	10/29/2021	7	3	4.00	4.00	4.00	12.57	44,231	3,520	3,690	HZ
4*G*	11/19/2021	28	2	4.00	4.00	4.00	12.57	70,156	5,583	-	HZ
5*G*	11/19/2021	28	2	4.00	4.00	4.00	12.57	74,212	5,906	-	HZ
6*G*	11/19/2021	28	2	4.00	4.00	4.00	12.57	75,323	5,994	5,830	HZ

Remarks	Cylinders are tested at seven (7) days to get an early indication of the potential strength of the concrete, but the seven (7) day results are not to be used for concrete acceptance. When the compressive strength of the concrete has reached 70% of the specified strength, it is a reasonable practice to use this as an indication that 100% of the specified strength will be attained by twenty-eight (28) days.
Remarks	All information pertinent to concrete placement, slump, water, class, etc., along with casting the test specimens, was prepared by the client or contractor. Universal Engineering Sciences is only responsible for the compressive strength testing.
Note	- *H*- Hold Cylinder -*D*- Defective Cylinder, Un-testable -*E*- Excluded From Average -*G*- Good Condition
Note	**Test in compliance with ASTM C39.**



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OBSERVATION OF CONCRETE PLACEMENT REPORT

PROJECT: Norborne Glebe Ph8 DATE: 5/25/2022

CONTRACTOR: Gull Corp CONCRETE SUPPLIER: TBH Inc

WEATHER: Sunny AIR TEMP: 78˚F FORM TEMP: n/a CURING BOX? No

PLACEMENT LOCATION: Triberg Dr Sidewalk and Community Mailbox Slab

TRUCK NO.	TICKET NO.	CUBIC YARDS	BATCH TO PLACEMENT TIME < 90 MIN.	1ST SLUMP (IN.)	WATER ADDED (GAL)	2ND SLUMP (IN.)	DISCH. SLUMP (IN.)	CONC TEMP	AIR (%)	TEST SERIES NO.
394	**541605**	**9.5**	**Yes**	**4.0**	**0.0**	**n/a**	**n/a**	**65.0**	**5.0**	**A**

TOTAL C.Y. **9.5** **Approved By:** Mark Hood P.E.

CONCRETE MIX PROPORTION/CUBIC YARD

NO.: 3303J CEMENT: ADMIXTURE:

FINE AGG: WATER ICE: ADMIXTURE:

COARSE AGG: NEWCEM: ADMIXTURE:

THE LOCATION THAT TEST SPECIMENS REPRESENT:

METHOD: PRESSURE METER (X) OR VOLUMETRIC ( )

Inspector: Zach Noakes

GeoLogic Consultants, LLC

Project No: 9164.L0010
ReportNo.: 2417777-1 CT 053122
WorkorderNo.: 2417777
Lab No.: 22A562-C

14221-B Willard Road, Chantilly, VA 20151 - P: 703-652-5111

Compressive Strength of 4" x 8" Cylinder Test Specimens (ASTM C-39)

Client GeoLogic Consultants, LLC
14301 Sullyfield Circle Suite I, Chantilly, VA 20151

Project Norborne Glebe (#10300)
UES DC Metro Lab, , fairfax County, VA 20151

Structural Element:

Sample Location: - Sampled at

Set#1 of 1 | **Sample From:** | **Sample By:** Client On 05/31/2022 | **At Lab On or Before:** 06/08/2022

General Information		Specified Strength / Sampling Times		Placement Information
General Contractor:		**Specified Strength:**	3000 psi @ 28 days	**Truck Load:** N/A
Subcontractor:		**Mix Design Strength:**	3000 psi @ 28 days	**Cumulative Quantity:** N/A
Supplier:		**Water Added at Site:**	N/A	**Total Placement for the Day:** N/A
Truck No.:	Unknown	**Time Batched:**		
Ticket No.:	Unknown	**Time Sampled:**		
Mix Design:	Unknown **Admixture:** N/A	**Weather Condition:**	Unknown	

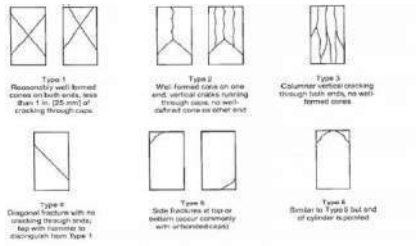
Field Test Results

Air Content: N/A	Slump: N/S	Ambient Temp: N/S	Concrete Temp: N/S	Unit Weight: N/A

Results of Laboratory Testing

Test Results	Date Tested	Age Days	Type Of Fracture	Actual Dimen.1 (in)	Actual Dimen.2 (in)	Avg. Dimen. (in)	Test X-Sect. Area (in²)	Max Compressive Load (lbs)	Test Compressive Strength(psi)	Average (psi)	Lab Tech ***
1*G*	06/07/2022	7	2	4.00	4.00	4.00	12.57	59,289	4,718	-	RKR
2*G*	06/07/2022	7	2	4.00	4.00	4.00	12.57	54,078	4,303	-	RKR
3*G*	06/07/2022	7	5	4.00	4.00	4.00	12.57	44,880	3,571	4,200	RKR
4*G*	06/28/2022	28	2	4.00	4.00	4.00	12.57	60,475	4,812	-	HZ
5*G*	06/28/2022	28	2	4.00	4.00	4.00	12.57	60,475	4,812	-	HZ
6*G*	06/28/2022	28	2	4.00	4.00	4.00	12.57	63,763	5,074	4,900	HZ

Remarks	Cylinders are tested at seven (7) days to get an early indication of the potential strength of the concrete, but the seven (7) day results are not to be used for concrete acceptance. When the compressive strength of the concrete has reached 70% of the specified strength, it is a reasonable practice to use this as an indication that 100% of the specified strength will be attained by twenty-eight (28) days.
Remarks	All information pertinent to concrete placement, slump, water, class, etc., along with casting the test specimens, was prepared by the client or contractor. Universal Engineering Sciences is only responsible for the compressive strength testing.
Note	- *H*- Hold Cylinder -*D*- Defective Cylinder, Un-testable -*E*- Excluded From Average -*G*- Good Condition
Note	**Test in compliance with approved plans and specifications**



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GeoLogic Consultants, LLC

Revised 7/20/2022

14301 Sullyfield Circle - Suite I, Chantilly, VA 20151

CONCRETE COMPRESSIVE STRENGTH TEST DATA SHEET

PROJECT NAME:	Norborne Glebe
PROJECT NO:	10300
CLIENT:	Arcadia Land Inc.
CONTRACTOR:	Gull Corporation
POUR LOCATION:	Curb & Gutter
SET LOCATION:	on site

Date	7/7/2022			Concrete Supplier:	TBH
BATCH TIME:				Mix Design No:	3223A
SAMPLED BY:	Rebal. Al			Req. Strength @ 28 days (psi):	3,500
WEATHER:	Sunny			**Mix Design Strength @ 28 days (psi):**	
AIR TEMP. (F):	95			Cement (lbs./yd.):	
TRUCK NO:	400			Newcem (lbs./yd.):	
TICKET NO:	544656			Fine Aggregate (lbs./yd.):	
SET NO / NO. OF CYLINDERS:				Coarse Aggregate (lbs./yd.):	
Set No.	1			Water (gal.):	
No. Cyl.	9			Admixture (AIR) (ozs.):	
SLUMP (in.)	AIR (%)	CONC. TEMP. (F)	UNIT WT. (pcf.)	Admixture (WRA) (ozs.):	
				Quantity Represented (yd.):	9.5
4	4	70	N/A	CURING TANK #	

Date Tested	Cylinder I.D.	Size/Dia. (in.)	MAXIMUM Load (lbs.)	Compressive Strength (psi.)	Age at test (days)	FRACT. Type	Area of C/S (sq-in)
07/14/22	1	4 in.			7		
07/14/22	2	4 in.			7		
07/14/22	3	4 in.			7		
08/04/22	4	4 in.			28		
08/04/22	5	4 in.			28		
08/04/22	6	4 in.			28		
	7	4 in.			hold		
	8	4 in.			hold		
	9	4 in.			hold		

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Geotechnical Engineering | Construction Materials Testing and Inspection
Building Code Compliance | Environmental Services | Facilities Consulting

Project No: 9164.L0010
ReportNo.: 2418692-1 CT 070722
WorkorderNo.: 2418692
Lab No.: 22A706-C

14221-B Willard Road, Chantilly, VA 20151 - P: 703-652-5111 - F:

Compressive Strength of 4" x 8" Cylinder Test Specimens (ASTM C-39)

Client GeoLogic Consultants, LLC
14301 Sullyfield Circle Suite I, Chantilly, VA 20151

Project Norborne Glebe (#10300)
UES DC Metro Lab, , fairfax County, VA 20151

Structural Element: **Sample Location:** - Sampled at

Set#1 of 1 | **Sample From:** | **Sample By:** Client On 07/07/2022 | **At Lab On or Before:** 07/11/2022

General Information		Specified Strength / Sampling Times		Placement Information	
General Contractor:		**Specified Strength:**	3000 psi @ 28 days	**Truck Load:**	N/A
Subcontractor:		**Mix Design Strength:**	3000 psi @ 28 days	**Cumulative Quantity:**	N/A
Supplier:		**Water Added at Site:**	N/A	**Total Placement for the Day:**	N/A
Truck No.:	Unknown	**Time Batched:**			
Ticket No.:	Unknown	**Time Sampled:**			
Mix Design:	Unknown **Admixture:** N/A	**Weather Condition:**	Unknown		

Field Test Results

Air Content: N/A	**Slump:** N/S	**Ambient Temp:** N/S	**Concrete Temp:** N/S	**Unit Weight: N/A**

Results of Laboratory Testing

Test Results	Date Tested	Age Days	Type Of Fracture	Actual Dimen.1 (in)	Actual Dimen.2 (in)	Avg. Dimen. (in)	Test X-Sect. Area (in²)	Max Compressive Load (lbs)	Test Compressive Strength(psi)	Average (psi)	Lab Tech ***
1*G*	07/14/2022	7	4	4.00	4.00	4.00	12.57	44,039	3,505	-	RKR
2*G*	07/14/2022	7	4	4.00	4.00	4.00	12.57	44,557	3,546	-	RKR
3*G*	07/14/2022	7	5	4.00	4.00	4.00	12.57	46,436	3,695	3,580	RKR
4*G*	08/04/2022	28	2	4.00	4.00	4.00	12.57	59,870	4,764	-	HZ
5*G*	08/04/2022	28	3	4.00	4.00	4.00	12.57	64,198	5,109	-	HZ
6*G*	08/04/2022	28	5	4.00	4.00	4.00	12.57	59,319	4,720	4,860	HZ
7*G*	09/01/2022	56	-	-	-	-	-	-	-	-	
8*G*	09/01/2022	56	-	-	-	-	-	-	-	-	

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14221-B Willard Road, Chantilly, VA 20151 - P: 703-652-5111 - F:

Project No: 9164.L0010
ReportNo.: 2418692-1 CT 070722
WorkorderNo.: 2418692
Lab No.: 22A706-C

Compressive Strength of 4" x 8" Cylinder Test Specimens (ASTM C-39)

Client GeoLogic Consultants, LLC
14301 Sullyfield Circle Suite I, Chantilly, VA 20151

Project Norborne Glebe (#10300)
UES DC Metro Lab, , fairfax County, VA 20151

Structural Element: **Sample Location:** - Sampled at

Set#1 of 1 | **Sample From:** | **Sample By:** Client On 07/07/2022 | **At Lab On or Before:** 07/11/2022

General Information		Specified Strength / Sampling Times		Placement Information	
General Contractor:		**Specified Strength:**	3000 psi @ 28 days	**Truck Load:**	N/A
Subcontractor:		**Mix Design Strength:**	3000 psi @ 28 days	**Cumulative Quantity:**	N/A
Supplier:		**Water Added at Site:**	N/A	**Total Placement for the Day:**	N/A
Truck No.:	Unknown	**Time Batched:**			
Ticket No.:	Unknown	**Time Sampled:**			
Mix Design:	Unknown **Admixture:** N/A	**Weather Condition:**	Unknown		

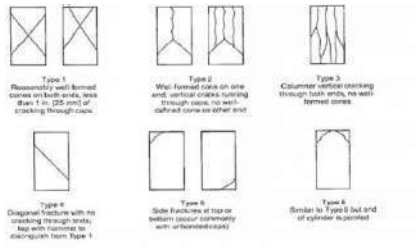
Field Test Results

Air Content: N/A	Slump: N/S	Ambient Temp: N/S	Concrete Temp: N/S	Unit Weight: N/A

Results of Laboratory Testing

Test Results	Date Tested	Age Days	Type Of Fracture	Actual Dimen.1 (in)	Actual Dimen.2 (in)	Avg. Dimen. (in)	Test X-Sect. Area (in²)	Max Compressive Load (lbs)	Test Compressive Strength(psi)	Average (psi)	Lab Tech ***
9*G*	09/01/2022	56	-	-	-	-	-	-	-	-	

Remarks	Cylinders are tested at seven (7) days to get an early indication of the potential strength of the concrete, but the seven (7) day results are not to be used for concrete acceptance. When the compressive strength of the concrete has reached 70% of the specified strength, it is a reasonable practice to use this as an indication that 100% of the specified strength will be attained by twenty-eight (28) days.
Remarks	All information pertinent to concrete placement, slump, water, class, etc., along with casting the test specimens, was prepared by the client or contractor. Universal Engineering Sciences is only responsible for the compressive strength testing.
Note	- *H*- Hold Cylinder -*D*- Defective Cylinder, Un-testable -*E*- Excluded From Average -*G*- Good Condition
Note	**Test in compliance with ASTM C39.**



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GeoLogic Consultants, LLC

Revised 7/20/2022

14301 Sullyfield Circle - Suite I, Chantilly, VA 20151

CONCRETE COMPRESSIVE STRENGTH TEST DATA SHEET

PROJECT NAME:	Norborne Glebe
PROJECT NO:	10300
CLIENT:	Arcadia Land Inc.
CONTRACTOR:	Gull Corporation
POUR LOCATION:	Curb & Gutter
SET LOCATION:	on site

Date	7/8/2022			Concrete Supplier:	TBH
BATCH TIME:				Mix Design No:	3381A
SAMPLED BY:	Rebal. Al			Req. Strength @ 28 days (psi):	3,000
WEATHER:	Sunny			**Mix Design Strength @ 28 days (psi):**	
AIR TEMP. (F):	95			Cement (lbs./yd.):	
TRUCK NO:	417			Newcem (lbs./yd.):	
TICKET NO:	544760			Fine Aggregate (lbs./yd.):	
SET NO / NO. OF CYLINDERS:				Coarse Aggregate (lbs./yd.):	
Set No.	1			Water (gal.):	
No. Cyl.	9			Admixture (AIR) (ozs.):	
SLUMP (in.)	AIR (%)	CONC. TEMP. (F)	UNIT WT. (pcf.)	Admixture (WRA) (ozs.):	
				Quantity Represented (yd.):	9.5
3	4.5	72	N/A	CURING TANK #	

Date Tested	Cylinder I.D.	Size/Dia. (in.)	MAXIMUM Load (lbs.)	Compressive Strength (psi.)	Age at test (days)	FRACT. Type	Area of C/S (sq-in)
07/15/22	1	4 in.			7		
07/15/22	2	4 in.			7		
07/15/22	3	4 in.			7		
08/05/22	4	4 in.			28		
08/05/22	5	4 in.			28		
08/05/22	6	4 in.			28		
	7	4 in.			hold		
	8	4 in.			hold		
	9	4 in.			hold		

UNIVERSAL ENGINEERING SCIENCES
Geotechnical Engineering | Construction Materials Testing and Inspection
Building Code Compliance | Environmental Services | Facilities Consulting

Project No: 9164.L0010
ReportNo.: 2418847-1 CT 070822
WorkorderNo.: 2418847
Lab No.: 22A725-C

14221-B Willard Road, Chantilly, VA 20151 - P: 703-652-5111 - F:

Compressive Strength of 4" x 8" Cylinder Test Specimens (ASTM C-39)

Client GeoLogic Consultants, LLC
14301 Sullyfield Circle Suite I, Chantilly, VA 20151

Project Norborne Glebe (#10300)
UES DC Metro Lab, , fairfax County, VA 20151

Structural Element:

Sample Location: - Sampled at

Set#1 of 1 | **Sample From:** | **Sample By:** Client On 07/08/2022 | **At Lab On or Before:** 07/18/2022

General Information	Specified Strength / Sampling Times	Placement Information
General Contractor:	**Specified Strength:** 3000 psi @ 28 days	**Truck Load:** N/A
Subcontractor:	**Mix Design Strength:** 3000 psi @ 28 days	**Cumulative Quantity:** N/A
Supplier:	**Water Added at Site:** N/A	**Total Placement for the Day:** N/A
Truck No.: Unknown	**Time Batched:**	
Ticket No.: Unknown	**Time Sampled:**	
Mix Design: Unknown **Admixture:** N/A	**Weather Condition:** Unknown	

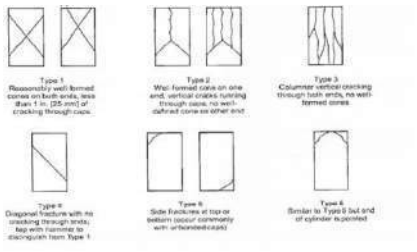
Field Test Results

Air Content: N/A	**Slump:** N/S	**Ambient Temp:** N/S	**Concrete Temp:** N/S	**Unit Weight: N/A**

Results of Laboratory Testing

Test Results	Date Tested	Age Days	Type Of Fracture	Actual Dimen.1 (in)	Actual Dimen.2 (in)	Avg. Dimen. (in)	Test X-Sect. Area (in²)	Max Compressive Load (lbs)	Test Compressive Strength(psi)	Average (psi)	Lab Tech ***
1*G*	08/05/2022	28	5	4.00	4.00	4.00	12.57	59,418	4,728	-	HZ
2*G*	08/05/2022	28	2	4.00	4.00	4.00	12.57	66,121	5,262	-	HZ
3*G*	08/05/2022	28	2	4.00	4.00	4.00	12.57	83,320	6,630	5,540	HZ

Remarks	Cylinders are tested at seven (7) days to get an early indication of the potential strength of the concrete, but the seven (7) day results are not to be used for concrete acceptance. When the compressive strength of the concrete has reached 70% of the specified strength, it is a reasonable practice to use this as an indication that 100% of the specified strength will be attained by twenty-eight (28) days.
Remarks	All information pertinent to concrete placement, slump, water, class, etc., along with casting the test specimens, was prepared by the client or contractor. Universal Engineering Sciences is only responsible for the compressive strength testing.
Note	- *H*- Hold Cylinder -*D*- Defective Cylinder, Un-testable -*E*- Excluded From Average -*G*- Good Condition
Note	**Test in compliance with ASTM C39.**



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OBSERVATION OF CONCRETE PLACEMENT REPORT

PROJECT: Norborne Glebe Ph7 DATE: 7/12/2022

CONTRACTOR: Gull Corp CONCRETE SUPPLIER: TBH Inc

WEATHER: Sunny AIR TEMP: 84˚F FORM TEMP: n/a CURING BOX? No

PLACEMENT LOCATION: Triberg Dr, Solstice Way, Cabot Run, and ~~Legacy~~ Dr Curb and Gutter Feldberg

TRUCK NO.	TICKET NO.	CUBIC YARDS	BATCH TO PLACEMENT TIME < 90 MIN.	1ST SLUMP (IN.)	WATER ADDED (GAL)	2ND SLUMP (IN.)	DISCH. SLUMP (IN.)	CONC TEMP	AIR (%)	TEST SERIES NO.
400	**544977**	**9.5**	**Yes**	**3.0**	**0.0**	**n/a**	**n/a**	**72.0**	**5.0**	**A**
336	544985	9.5	Yes							
330	544993	9.5	Yes							
407	545001	9.5	Yes							
		9.5	Yes							
394	545014	9.5	Yes							
371	545015	9.5	Yes							
423	545020	9.5	Yes							
420	545027	9.5	Yes							
323	545023	9.5	Yes							
400	545035	9.5	Yes							

TOTAL C.Y. **98.5** **Approved By:** Mark Hood P.E.

CONCRETE MIX PROPORTION/CUBIC YARD

NO.: 3223A CEMENT: ADMIXTURE:

FINE AGG: WATER ICE: ADMIXTURE:

COARSE AGG: NEWCEM: ADMIXTURE:

THE LOCATION THAT TEST SPECIMENS REPRESENT: Set A Feldberg Dr.

Set B Triberg Dr

METHOD: PRESSURE METER (X) OR VOLUMETRIC ( )

Inspector: Zach Noakes

GeoLogic Consultants, LLC

UNIVERSAL ENGINEERING SCIENCES
Geotechnical Engineering | Construction Materials Testing and Inspection
Building Code Compliance | Environmental Services | Facilities Consulting

14221-B Willard Road, Chantilly, VA 20151 - P: 703-652-5111 - F:

Project No: 9164.L0010
ReportNo.: 2418849-1 CT 071222
WorkorderNo.: 2418849
Lab No.: 22A727-C

Compressive Strength of 4" x 8" Cylinder Test Specimens (ASTM C-39)

Client GeoLogic Consultants, LLC
14301 Sullyfield Circle Suite I, Chantilly, VA 20151

Project Norborne Glebe (#10300)
UES DC Metro Lab, , fairfax County, VA 20151

Structural Element: **Sample Location:** - Sampled at

Set#1 of 1 | **Sample From:** | **Sample By:** Client On 07/12/2022 | **At Lab On or Before:** 07/18/2022

General Information	Specified Strength / Sampling Times	Placement Information
General Contractor:	**Specified Strength:** 3000 psi @ 28 days	**Truck Load:** N/A
Subcontractor:	**Mix Design Strength:** 3000 psi @ 28 days	**Cumulative Quantity:** N/A
Supplier:	**Water Added at Site:** N/A	**Total Placement for the Day:** N/A
Truck No.: Unknown	**Time Batched:**	
Ticket No.: Unknown	**Time Sampled:**	
Mix Design: Unknown **Admixture:** N/A	**Weather Condition:** Unknown	

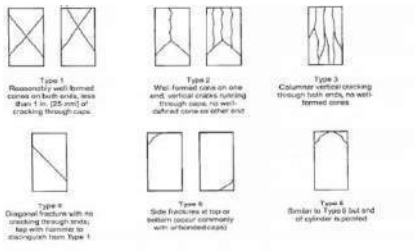
Field Test Results

Air Content: N/A	**Slump:** N/S	**Ambient Temp:** N/S	**Concrete Temp:** N/S	**Unit Weight: N/A**

Results of Laboratory Testing

Test Results	Date Tested	Age Days	Type Of Fracture	Actual Dimen.1 (in)	Actual Dimen.2 (in)	Avg. Dimen. (in)	Test X-Sect. Area (in²)	Max Compressive Load (lbs)	Test Compressive Strength(psi)	Average (psi)	Lab Tech ***
1*G*	08/09/2022	28	2	4.00	4.00	4.00	12.57	57,320	4,561	-	HZ
2*G*	08/09/2022	28	3	4.00	4.00	4.00	12.57	62,201	4,950	-	HZ
3*G*	08/09/2022	28	3	4.00	4.00	4.00	12.57	67,538	5,374	4,960	HZ

Remarks	Cylinders are tested at seven (7) days to get an early indication of the potential strength of the concrete, but the seven (7) day results are not to be used for concrete acceptance. When the compressive strength of the concrete has reached 70% of the specified strength, it is a reasonable practice to use this as an indication that 100% of the specified strength will be attained by twenty-eight (28) days.
Remarks	All information pertinent to concrete placement, slump, water, class, etc., along with casting the test specimens, was prepared by the client or contractor. Universal Engineering Sciences is only responsible for the compressive strength testing.
Note	- *H*- Hold Cylinder -*D*- Defective Cylinder, Un-testable -*E*- Excluded From Average -*G*- Good Condition
Note	**Test in compliance with ASTM C39.**



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OBSERVATION OF CONCRETE PLACEMENT REPORT

PROJECT: Norborne Glebe Ph8 DATE: 10/18/2023

CONTRACTOR: TDS CONCRETE SUPPLIER: TBH Inc

WEATHER: Cloudy AIR TEMP: 70F FORM TEMP: n/a CURING BOX? No

PLACEMENT LOCATION: Triberg Dr Curb and Gutter

TRUCK NO.	TICKET NO.	CUBIC YARDS	BATCH TO PLACEMENT TIME < 90 MIN.	1ST SLUMP (IN.)	WATER ADDED (GAL)	2ND SLUMP (IN.)	DISCH. SLUMP (IN.)	CONC TEMP	AIR (%)	TEST SERIES NO.
		9.5	**Yes**	**3.0**	**0.0**	**n/a**	**n/a**	**68.0**	**5.0**	**A**

TOTAL C.Y. **20** **Approved By:** Mark Hood P.E.

CONCRETE MIX PROPORTION/CUBIC YARD

NO.: 3223A CEMENT: ADMIXTURE:

FINE AGG: WATER ICE: ADMIXTURE:

COARSE AGG: NEWCEM: ADMIXTURE:

THE LOCATION THAT TEST SPECIMENS REPRESENT: Triberg Curb and Gutter

METHOD: PRESSURE METER (X) OR VOLUMETRIC ( )

Inspector: Zach Noakes

GeoLogic Consultants, LLC

14221-B Willard Road, Chantilly, VA 20151 - P: 703-652-5111

Project No: 9164.L0010
ReportNo.: 2430012-1 CT 101823
WorkorderNo.: 2430012
Lab No.: 23D489-C

Compressive Strength of 4" x 8" Cylinder Test Specimens (ASTM C-39)

Client GeoLogic Consultants, LLC
14301 Sullyfield Circle Suite I, Chantilly, VA 20151

Project Norborne Glebe (#10300)
UES DC Metro Lab, , fairfax County, VA 20151

Structural Element: Curb **Sample Location:** - Sampled at

Set#1 of 1 | **Sample From:** | **Sample By:** Client On 10/18/2023 | **At Lab On or Before:** 10/26/2023

General Information	Specified Strength / Sampling Times	Placement Information
General Contractor:	**Specified Strength:** 3000 psi @ 28 days	**Truck Load:** N/A
Subcontractor:	**Mix Design Strength:** 3000 psi @ 28 days	**Cumulative Quantity:** N/A
Supplier:	**Water Added at Site:** N/A	**Total Placement for the Day:** N/A
Truck No.: Unknown	**Time Batched:**	
Ticket No.: Unknown	**Time Sampled:**	
Mix Design: Unknown **Admixture:** N/A	**Weather Condition:** Unknown	

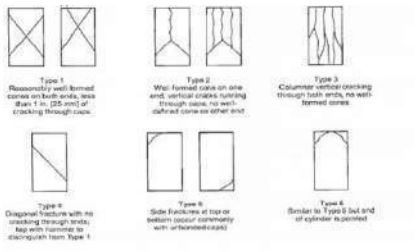
Field Test Results

Air Content: N/A	**Slump:** N/S	**Ambient Temp:** N/S	**Concrete Temp:** N/S	**Unit Weight: N/A**

Results of Laboratory Testing

Test Results	Date Tested	Age Days	Type Of Fracture	Actual Dimen.1 (in)	Actual Dimen.2 (in)	Avg. Dimen. (in)	Test X-Sect. Area (in²)	Max Compressive Load (lbs)	Test Compressive Strength(psi)	Average (psi)	Lab Tech ***
1*G*	11/15/2023	28	5	4.00	4.00	4.00	12.57	52,254	4,158	-	DT
2*G*	11/15/2023	28	3	4.00	4.00	4.00	12.57	56,762	4,517	-	DT
3*G*	11/15/2023	28	3	4.00	4.00	4.00	12.57	54,420	4,331	4,340	DT

Remarks	Cylinders are tested at seven (7) days to get an early indication of the potential strength of the concrete, but the seven (7) day results are not to be used for concrete acceptance. When the compressive strength of the concrete has reached 70% of the specified strength, it is a reasonable practice to use this as an indication that 100% of the specified strength will be attained by twenty-eight (28) days.
Remarks	All information pertinent to concrete placement, slump, water, class, etc., along with casting the test specimens, was prepared by the client or contractor. Universal Engineering Sciences is only responsible for the compressive strength testing.
Note	- *H*- Hold Cylinder -*D*- Defective Cylinder, Un-testable -*E*- Excluded From Average -*G*- Good Condition
Note	**Test in compliance with approved plans and specifications**



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OBSERVATION OF CONCRETE PLACEMENT REPORT

PROJECT: Norborne Glebe Ph7 DATE: 10/19/2023

CONTRACTOR: Pleasants CONCRETE SUPPLIER: TBH Inc

WEATHER: Cloudy AIR TEMP: 65F FORM TEMP: n/a CURING BOX? No

PLACEMENT LOCATION: Cabot Run Curb and Gutter

TRUCK NO.	TICKET NO.	CUBIC YARDS	BATCH TO PLACEMENT TIME < 90 MIN.	1ST SLUMP (IN.)	WATER ADDED (GAL)	2ND SLUMP (IN.)	DISCH. SLUMP (IN.)	CONC TEMP	AIR (%)	TEST SERIES NO.
		9.5	**Yes**	**4.0**	**0.0**	**n/a**	**n/a**	**70.0**	**5.0**	**A**

TOTAL C.Y. **20** **Approved By:** Mark Hood P.E.

CONCRETE MIX PROPORTION/CUBIC YARD

NO.: 3223A CEMENT: ADMIXTURE:

FINE AGG: WATER ICE: ADMIXTURE:

COARSE AGG: NEWCEM: ADMIXTURE:

THE LOCATION THAT TEST SPECIMENS REPRESENT: Cabot Run Curb and Gutter

METHOD: PRESSURE METER (X) OR VOLUMETRIC ( )

Inspector: Zach Noakes

14221-B Willard Road, Chantilly, VA 20151 - P: 703-652-5111

Project No: 9164.L0010
ReportNo.: 2430013-1 CT 101923
WorkorderNo.: 2430013
Lab No.: 23D490-C

Compressive Strength of 4" x 8" Cylinder Test Specimens (ASTM C-39)

Client GeoLogic Consultants, LLC
14301 Sullyfield Circle Suite I, Chantilly, VA 20151

Project Norborne Glebe (#10300)
UES DC Metro Lab, , fairfax County, VA 20151

Structural Element: Curb **Sample Location:** - Sampled at

Set#1 of 1 **Sample From:** **Sample By:** Client On 10/19/2023 **At Lab On or Before:** 10/26/2023

General Information	Specified Strength / Sampling Times	Placement Information
General Contractor:	**Specified Strength:** 3000 psi @ 28 days	**Truck Load:** N/A
Subcontractor:	**Mix Design Strength:** 3000 psi @ 28 days	**Cumulative Quantity:** N/A
Supplier:	**Water Added at Site:** N/A	**Total Placement for the Day:** N/A
Truck No.: Unknown	**Time Batched:**	
Ticket No.: Unknown	**Time Sampled:**	
Mix Design: Unknown **Admixture:** N/A	**Weather Condition:** Unknown	

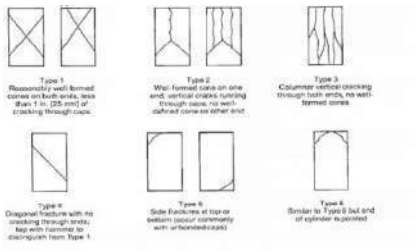
Field Test Results

Air Content: N/A	**Slump:** N/S	**Ambient Temp:** N/S	**Concrete Temp:** N/S	**Unit Weight: N/A**

Results of Laboratory Testing

Test Results	Date Tested	Age Days	Type Of Fracture	Actual Dimen.1 (in)	Actual Dimen.2 (in)	Avg. Dimen. (in)	Test X-Sect. Area (in²)	Max Compressive Load (lbs)	Test Compressive Strength(psi)	Average (psi)	Lab Tech ***
1*G*	11/16/2023	28	2	4.00	4.00	4.00	12.57	80,261	6,387	-	DT
2*G*	11/16/2023	28	3	4.00	4.00	4.00	12.57	53,815	4,282	-	DT
3*G*	11/16/2023	28	3	4.00	4.00	4.00	12.57	56,325	4,482	5,050	DT

Remarks	Cylinders are tested at seven (7) days to get an early indication of the potential strength of the concrete, but the seven (7) day results are not to be used for concrete acceptance. When the compressive strength of the concrete has reached 70% of the specified strength, it is a reasonable practice to use this as an indication that 100% of the specified strength will be attained by twenty-eight (28) days.
Remarks	All information pertinent to concrete placement, slump, water, class, etc., along with casting the test specimens, was prepared by the client or contractor. Universal Engineering Sciences is only responsible for the compressive strength testing.
Note	- *H*- Hold Cylinder -*D*- Defective Cylinder, Un-testable -*E*- Excluded From Average -*G*- Good Condition
Note	**Test in compliance with approved plans and specifications**



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Kimley»Horn

Memorandum

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

From: Mark Phillips, P.E.

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

Date: May 31, 2024

Subject: Norborne Glebe Phases 6, 7, and 8 Bond Release Review

This memorandum summarizes our review of the Bond Release request for the Norborne Glebe Residential Phases 6, 7, and 8 (dated May 20, 2024 prepared by H2 Land Company.) for a Phase 6 Bond Release of $167,787.52 for Performance, and $216,291.13 for Land Development and a Phase 7 &8 Bond Release of Performance Bond release of $605,245.00 and Land development release of $336,571.00. Using the Final Subdivision/Land Development Plat, site visit observations, and the As-Built plans by Morris Ritchie and Associates, and the respective bond release application, we have no comments.

Note that the Bond Release review does not constitute a formal inspection of work or quality review. Only an observation of visible quantities and available information from As-Built data.

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

KIMLEY-HORN & ASSOCIATES, INC.

Mark Phillips, P.E.
Project Manager
Associate

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 06/24/24
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

Public Hearing: *BR2024-08* - Norborne Glebe Phase 6 Bond Release

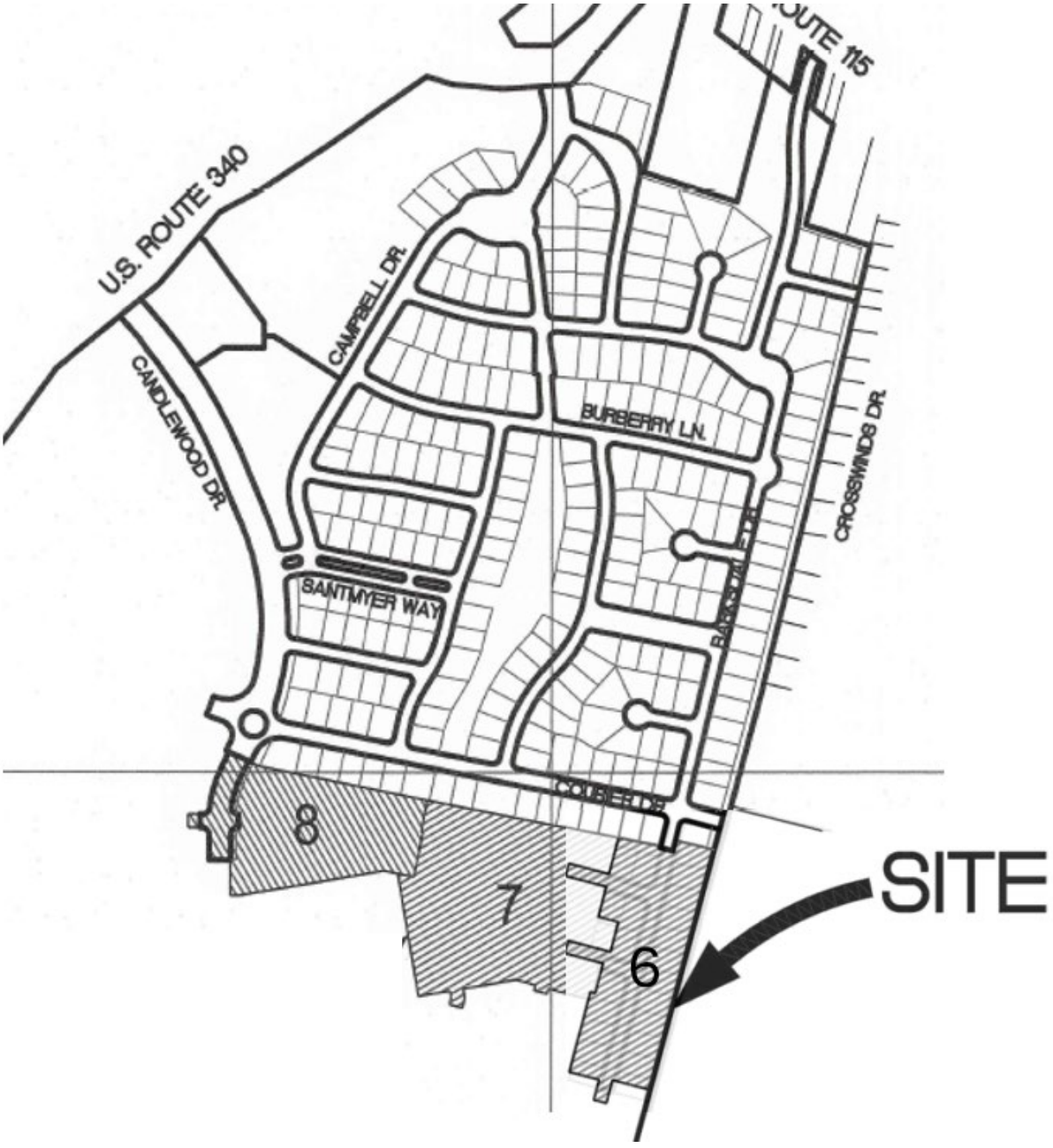
ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. As-Built.pdf
- 4. Geotechnical Certification.pdf
- 5. KH Review.pdf

Bond Release Request
BR2024-08

Date: For the June 24, 2024 Planning Commission Meeting
Applicant: Arcadia Land Inc.
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: A bond release of $384,078.65

Norborne Glebe Phase 6



BACKGROUND
The applicant is requesting a bond release of the **performance and land disturbance bonds.** The Final Plat was approved by the City on in November 2021.

Performance Bond: $167,787.52
Land Disturbance Bond: $216,291.13

Upon review of the request the City Engineer, Kimley-Horn, has determined that the bond release request is a reasonable based on the completion of the project. Staff has seen no evidence of land subsidence or other issues in these phases.

BOND COMMITTEE
The Bond Committee reviewed this item at their June 11, 2024 meeting. The Committee recommended approval of the bond release request. Staff completed a site visit later that day to confirm no issues with the development.

STAFF RECOMMENDATION
The City Engineer and City Staff have reviewed the bond release request and recommends the bond release request be **approved.**

Bond Request No._____

BOND REQUEST AND REDUCTION

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

1. DATE May 20, 2024

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

☐ Bond | Reallocation ☒ Bond | Release**

3. PROJECT NAME Norborne Glebe Subdivision-Phase 6

Address N/A

4. APPLICANT'S NAME* Arcadia Land, Inc, Attn: Gary Endler

Address 108 N. George Street-2nd Floor Charles Town, WV 254141

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

Email Address gendeler@arcadiacompanies.com

5. PROPERTY OWNER'S NAME Arcadia Land, Inc, Attn: Gary Endler

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

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

Email Address gendeler@arcadiacompanies.com

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

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

Bond Request No._____

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

Requesting Bond Amount Release for the Land Disturbance Bond and Performance Bond for Phase 6, Norborne Glebe Subdivision

PB # 02762303002 14 $ 167,787.52

7. A) CURRENT BOND AMOUNT LDB # 02762330026 $ 216,291.13

B) PROPOSED BOND AMOUNT PB=$0.00 LDB=$0.00 release

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

Tax Map No.	Parcel No.	Deed Book	Page No.	Zoning District
Phase 6	3-12-209.4	1173	85	NR

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

Application No.	Project Name and Phase	Status	Approval Date

10. BOND RELEASE ATTACHMENTS.

The following shall be included with this request:

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

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

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

Date of As-Builts 1/12/23 Prepared By MORRIS RUTHIE ASSOCIATES

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

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

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

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

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

Bond Request No._____

APPLICANT CERTIFICATION

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

Signature of Applicant _____ Date 5/22/2024

Signature of Property Owner (If different than Applicant)

_____ Date _____

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

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

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

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

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

Fee: $_____ Check No._____

Receipt No._____

Site Inspection Date:_____ Inspector:_____

Subdivision Administrator Approval:_____ Date:_____

Engineer Approval:_____ Date:_____

Planning Commission Approval:_____ Date:_____

City Council Approval:_____ Date:_____

Comments:_____

_____

_____

_____

_____

NORBORNE GLEBE

PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAT
MAJOR SLD 2013-01

CITY OF CHARLES TOWN
JEFFERSON COUNTY, WEST VIRGINIA
ZONED NEIGHBORHOOD RESIDENTIAL (NR)

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
604 SOUTH KING STREET
LEESBURG VA 20175
PHONE: (703) 994-4047
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Founded in 1971

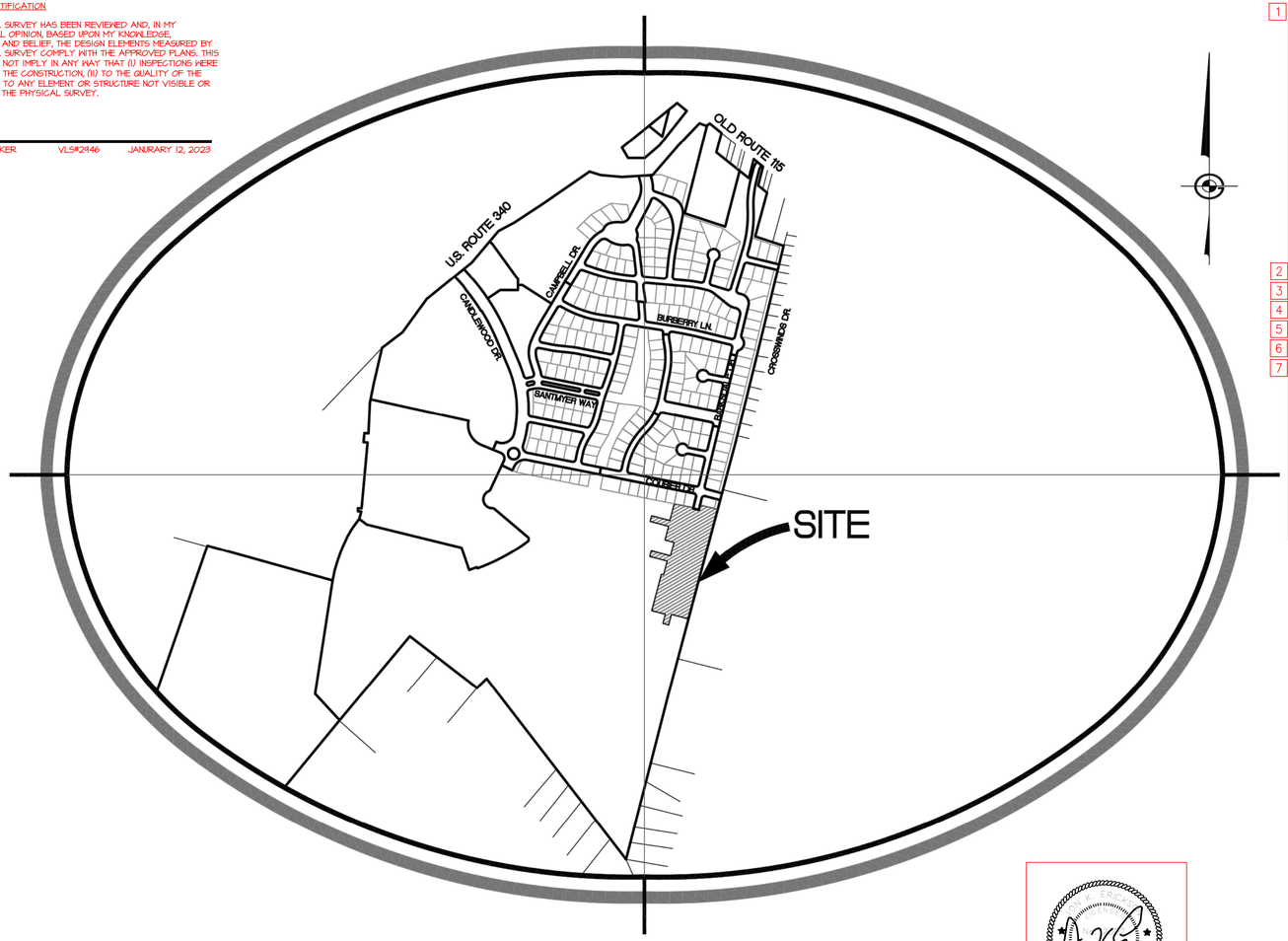
Plan Revisions

Date	Comment
12/18/2013	Per JCPSD Comments
12/20/2013	Per Charles Town Planning Department
12/20/2013	Per Chester Engineers
06/02/2014	Revised Per Comments
08/06/2018	Client Bid Clarification
08/09/2018	Client Bid Clarification

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.

JASON S DECKER VLS#2446 JANURARY 12, 2023



VICINITY MAP
SCALE: 1" = 600'

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	~~2~~	~~General Notes and Legend~~	~~1~~	~~12/20/2013~~
	~~3~~	~~Adjacent Owner Information~~	~~2~~	~~08/06/2018~~
	~~4~~	~~Product Composite~~		
	~~5~~	~~Phase I & II Erosion & Sediment Control Plan~~	~~1~~	~~06/02/2014~~
	~~6~~	~~Erosion & Sediment Control Plan Narrative~~	~~2~~	~~06/02/2014~~
	~~7~~	~~Erosion & Sediment Control Plan Details~~		
	~~8~~	~~Overall Grading Plan~~	~~2~~	~~08/06/2018~~
	~~9~~	~~Grading Plan~~	~~2~~	~~08/06/2018~~
	~~10~~	~~Grading Plan~~	~~1~~	~~08/06/2018~~
	~~11~~	~~Grading Plan~~		
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	~~13~~	~~Preliminary Plat~~	~~2~~	~~08/06/2018~~
2	~~14~~	Road & Utility Plan	4	08/06/2018
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	~~24~~	~~Road Details~~		
	~~25~~	~~JCPSD Details~~	1	08/06/2018
	~~26~~	~~JCPSD Details 2~~		
	~~27~~	~~City of Charles Town Water Details~~		
	~~28~~	~~Lighting Details~~		

CALL "MISS UTILITY"

WEST VIRGINIA UTILITY PROTECTION SERVICE AT 811 OR 1-800-245-4848, 48 HOURS PRIOR TO THE START OF WORK. EXCAVATORS MUST NOTIFY ALL PUBLIC UTILITY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATING OR BLASTING AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL COUNTY REQUIREMENTS, WEST VIRGINIA CODE AND REGULATIONS.

UTILITY NOTICE REQUIRED

Contractors shall notify all public utility operators who maintain underground utility lines in the area of proposed excavating or blasting at least two (2) working days, but not more than ten (10) working days, prior to commencement of excavation or demolition. Names and telephone numbers of the operators of underground utility lines appear below. These numbers shall also be used to serve in an emergency condition

Water:	Charles Town Utility Board 832 S. George Street Charles Town, WV 25414 (304) 725-2316
Sewer:	Jefferson County Public Service District 340 Edmond Road Kearneysville, WV 25430 (304) 725-4647
Power:	Potomac Edison P.O.Box 3615 Akron, OH 44309 (800) 686-0011
Phone:	Frontier Communications 1108 N. Mildred Street Ranson, WV 25438 (304) 728-8500



DEVELOPER
ARCADIA COMMUNITIES, INC.
1602 VILLAGE MARKET BOULEVARD SUITE 235
LEESBURG, VIRGINIA 20176
(703) 840-4585

OWNER
ARCADIA COMMUNITIES, INC.
1602 VILLAGE MARKET BOULEVARD SUITE 235
LEESBURG, VIRGINIA 20176
(703) 840-4585

SITE AS-BUILT

OWNERS CERTIFICATE

The foregoing Subdivision of the land of
ARCADIA COMMUNITIES, INC.
is with the free consent and in accordance with the desires of the undersigned owners, properties and trustees if any.

_____ DATE

_____ DATE

APPROVALS

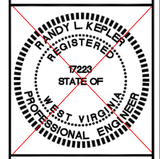
PRELIMINARY PLAT APPROVAL _____ DATE

PLANNING COMMISSION _____ DATE

ZONING ADMINISTRATOR _____ DATE

THESE PLANS ARE IN CONFORMANCE WITH CITY OF CHARLES TOWN STANDARDS AND ORDINANCES. ANY DEVIATION OR CHANGE IN THESE PLANS SHALL BE APPROVED BY THE ZONING ADMINISTRATOR PRIOR TO CONSTRUCTION

COVER SHEET
NORBORNE GLEBE
PHASE 6
CITY OF CHARLES TOWN
JEFFERSON COUNTY, WEST VIRGINIA



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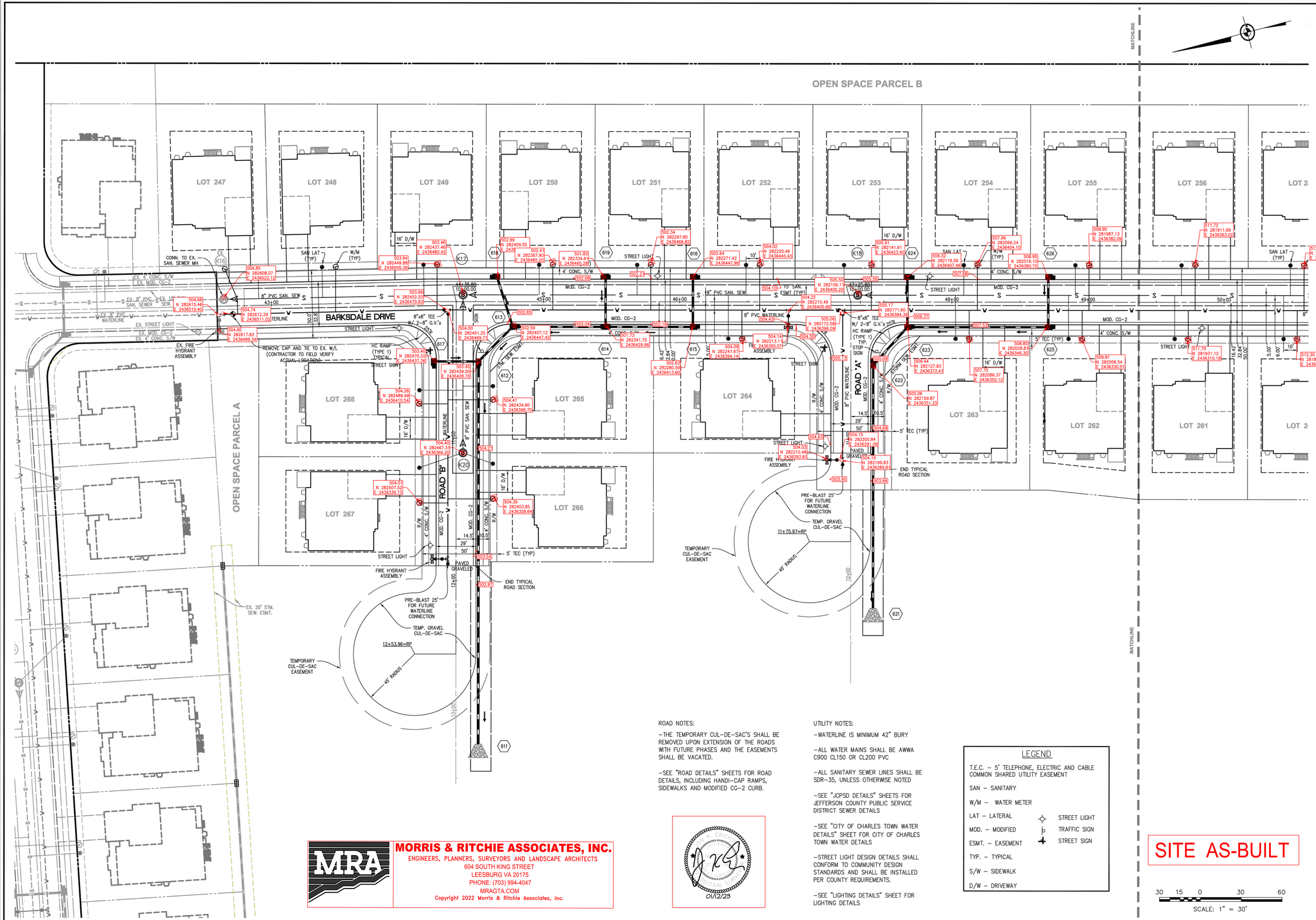
SCALE: N/A
DESIGNED BY: EJG/RLK
FILE NO. 4542A
SHEET 1 OF 28
13-25



ROAD NOTES:

–THE TEMPORARY CUL–DE–SAC'S SHALL BE REMOVED UPON EXTENSION OF THE ROADS WITH FUTURE PHASES AND THE EASEMENTS SHALL BE VACATED.

–SEE "ROAD DETAILS" SHEETS FOR ROAD DETAILS, INCLUDING HANDI–CAP RAMPS, SIDEWALKS AND MODIFIED CG–2 CURB.

UTILITY NOTES:

–WATERLINE IS MINIMUM 42" BURY

–ALL WATER MAINS SHALL BE AWWA C900 CL150 OR CL200 PVC

–ALL SANITARY SEWER LINES SHALL BE SDR–35, UNLESS OTHERWISE NOTED

–SEE "JCPSD DETAILS" SHEETS FOR JEFFERSON COUNTY PUBLIC SERVICE DISTRICT SEWER DETAILS

–SEE "CITY OF CHARLES TOWN WATER DETAILS" SHEET FOR CITY OF CHARLES TOWN WATER DETAILS

–STREET LIGHT DESIGN DETAILS SHALL CONFORM TO COMMUNITY DESIGN STANDARDS AND SHALL BE INSTALLED PER COUNTY REQUIREMENTS.

–SEE "LIGHTING DETAILS" SHEET FOR LIGHTING DETAILS

LEGEND

T.E.C. – 5' TELEPHONE, ELECTRIC AND CABLE COMMON SHARED UTILITY EASEMENT

SAN – SANITARY

W/M – WATER METER

LAT – LATERAL

MOD. – MODIFIED

ESMT. – EASEMENT

TYP. – TYPICAL

S/W – SIDEWALK

D/W – DRIVEWAY

STREET LIGHT

TRAFFIC SIGN

STREET SIGN

SITE AS-BUILT

30 15 0 30 60

SCALE: 1" = 30'

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REV. NO.	Date
1	12/18/2013
2	12/20/2013
3	12/20/2013
4	08/06/2018

RANDY L. KEPLER REGISTERED 17223 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

ROAD & UTILITY PLAN

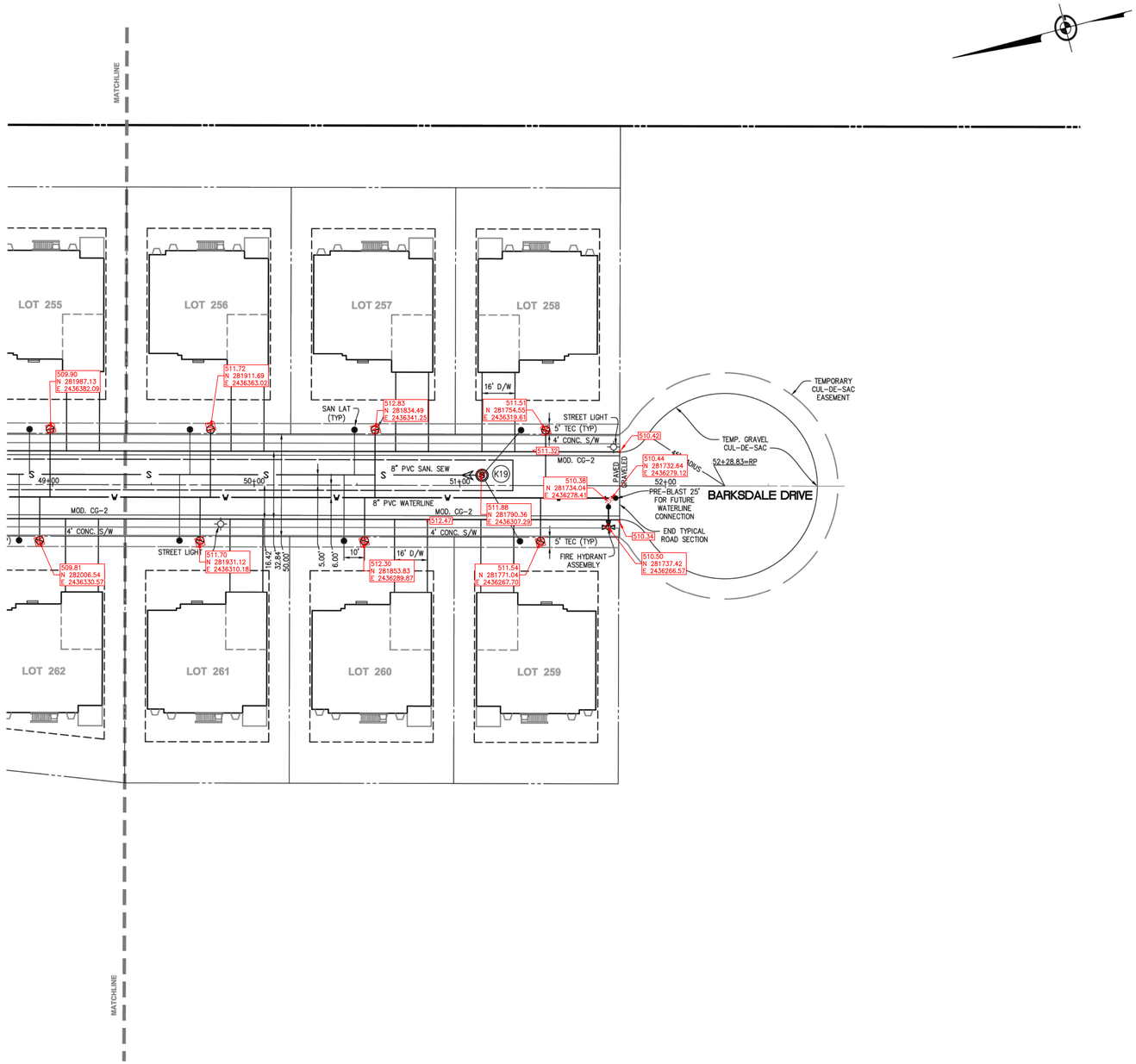
NORBORNE GLEBE

PHASE 6

CITY OF CHARLES TOWN
JEFFERSON COUNTY, WEST VIRGINIA

DATE: 10/28/2013
SCALE: 1" = 30'
DESIGNED BY: EJG/RLK
FILE NO. 4542A
SHEET 14 OF 28
13–25

SHEET 2 OF 7



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T.E.C. – 5' TELEPHONE, ELECTRIC AND CABLE COMMON SHARED UTILITY EASEMENT

SAN – SANITARY

W/M – WATER METER

LAT – LATERAL

MOD. – MODIFIED

ESMT. – EASEMENT

TYP. – TYPICAL

S/W – SIDEWALK

D/W – DRIVEWAY

STREET LIGHT

TRAFFIC SIGN

STREET SIGN

XXX TRAFFIC COUNT

SITE AS-BUILT

30 15 0 30 60

SCALE: 1" = 30'

01/12/23

MRA

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1	12/18/2013
2	12/20/2013
3	08/06/2018

RANDY L. KEPLER
REGISTERED
17223
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

ROAD & UTILITY PLAN

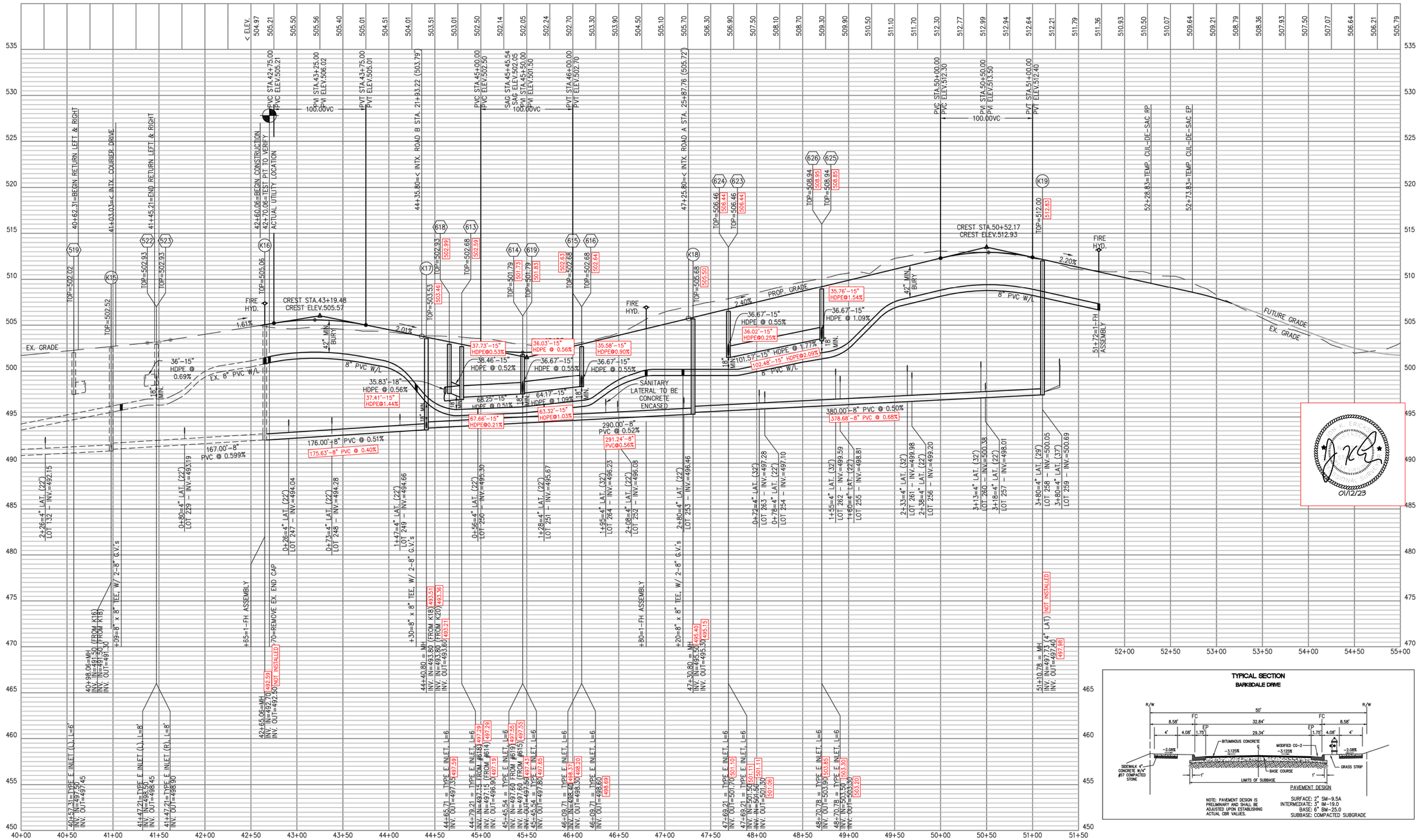
NORBORNE GLEBE

PHASE 6

CITY OF CHARLES TOWN
JEFFERSON COUNTY, WEST VIRGINIA

DATE: 10/28/2013
SCALE: 1" = 30'
DESIGNED BY: EJG/RLK
FILE NO. 4542A
SHEET 15 OF 28
13-25

SHEET 3 OF 7



BARKSDALE DRIVE

TYPICAL SECTION
BARKSDALE DRIVE

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

SITE AS-BUILT

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01/12/23

BARKSDALE DRIVE PROFILE
NORBORNE GLEBE
PHASE 6
CITY OF CHARLES TOWN
JEFFERSON COUNTY, WEST VIRGINIA

DATE: 10/28/2013
SCALE: H: 1" = 50'
V: 1" = 5'
DESIGNED BY: EJG/RLK
FILE NO. 4542A
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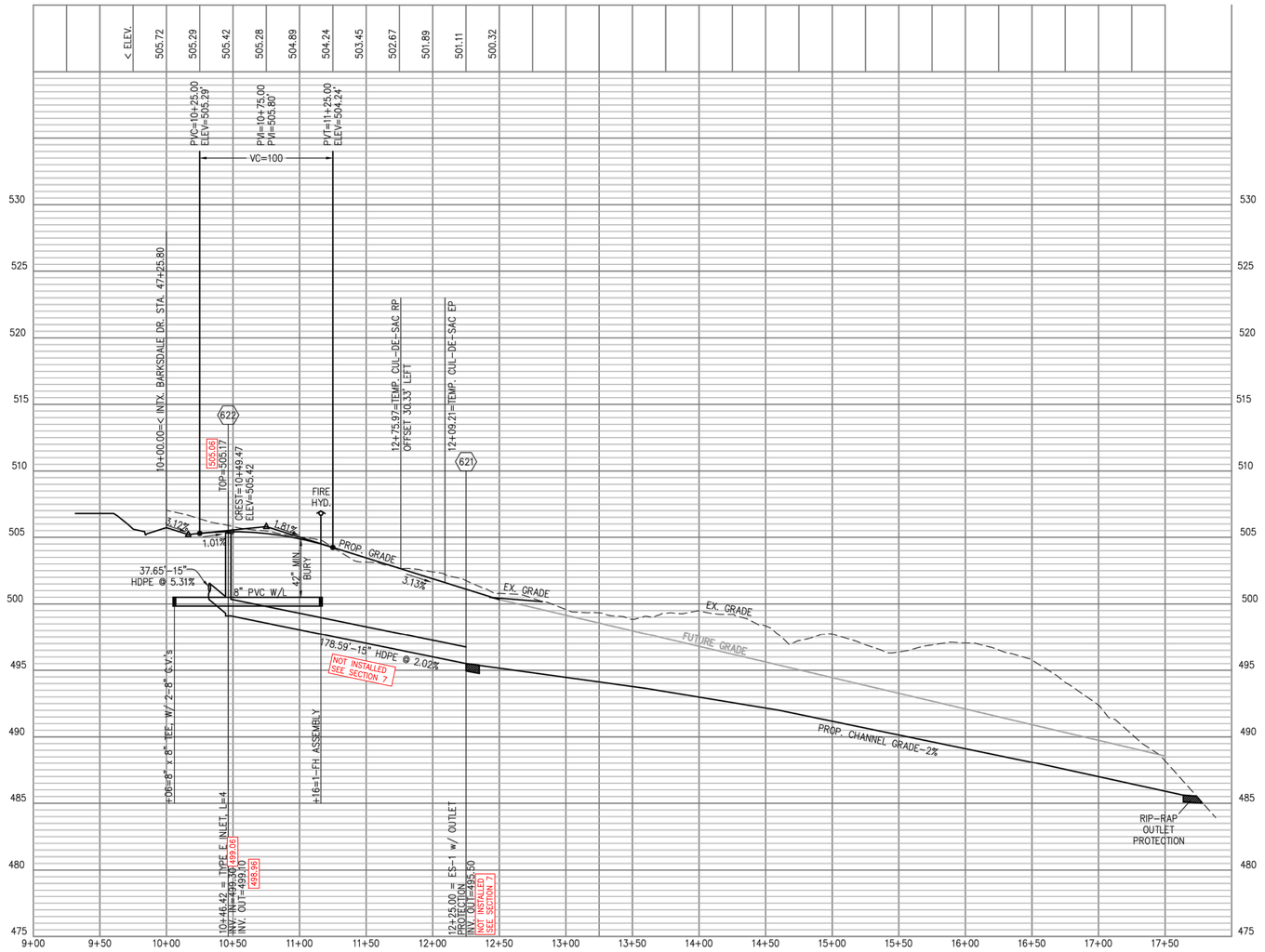

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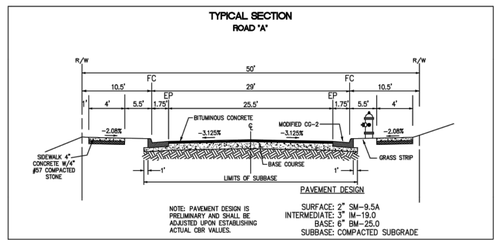





SITE AS-BUILT

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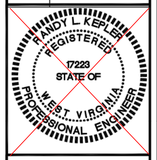

ROAD A PROFILE

NORBORNE GLEBE

PHASE 6

CITY OF CHARLES TOWN
JEFFERSON COUNTY, WEST VIRGINIA

DATE:	10/28/2013
SCALE:	H: 1" = 50' V: 1" = 5'
DESIGNED BY:	EJG/RLK
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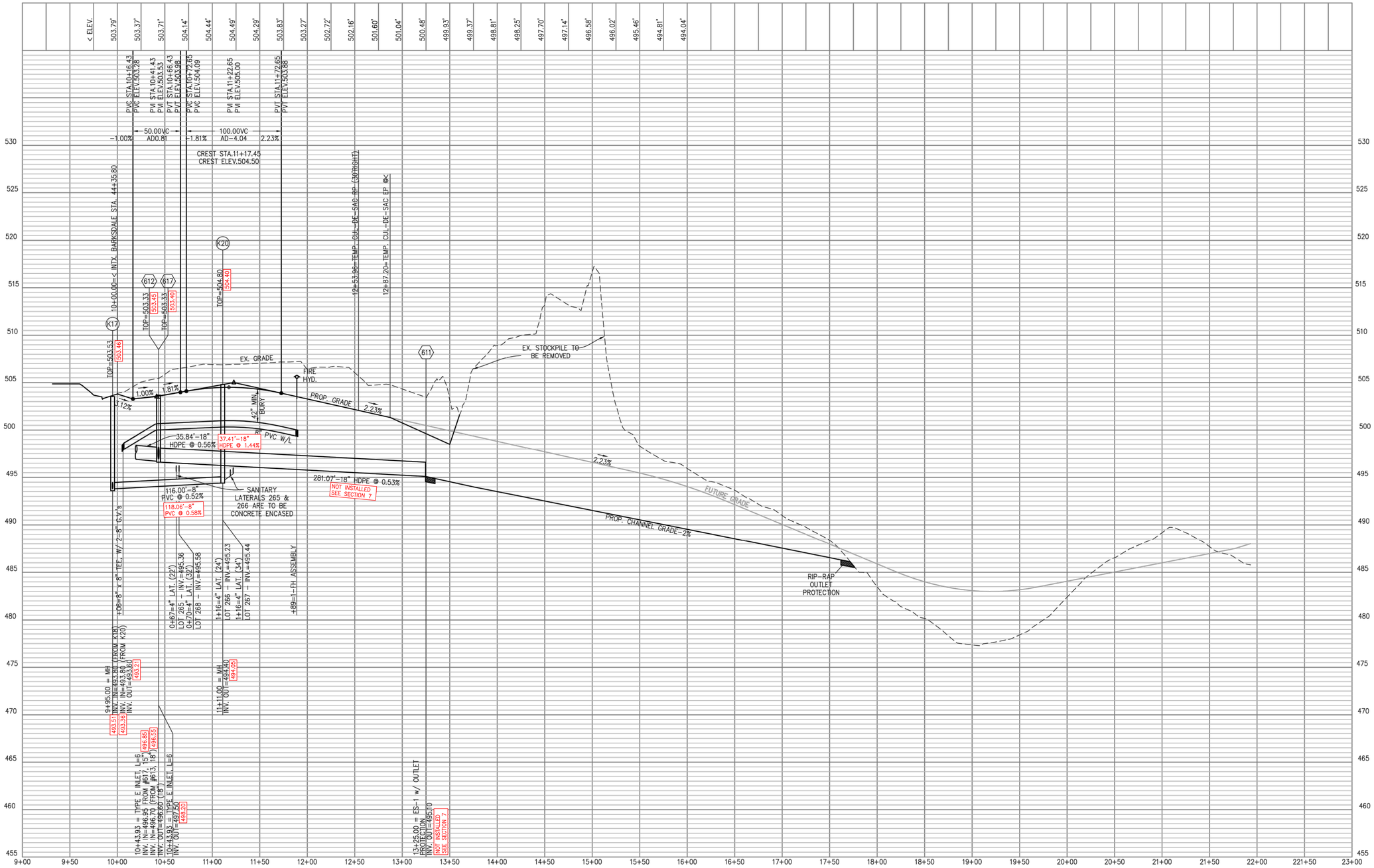

ROAD "B"

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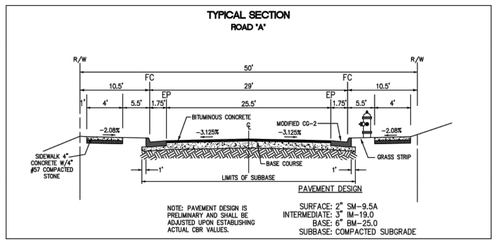
SCALE: 1" = 50'

TYPICAL SECTION
ROAD 'A'



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4	08/09/2018

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STATE OF
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ROAD B PROFILE

NORBORNE GLEBE

PHASE 6

CITY OF CHARLES TOWN
JEFFERSON COUNTY, WEST VIRGINIA

DATE: 10/28/2013
SCALE: H: 1" = 50'
V: 1" = 5'
DESIGNED BY: EJG/RLK
FILE NO. 4542A
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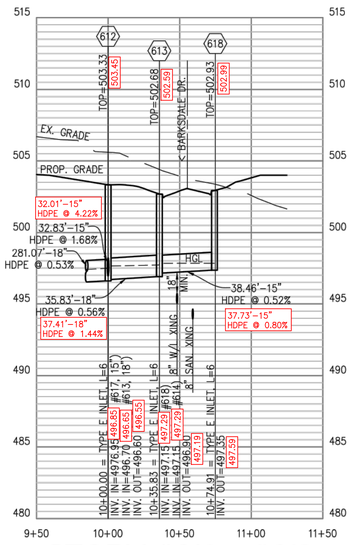
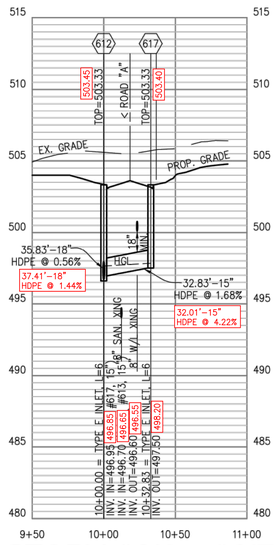
01/12/23



STORM #612 - #618



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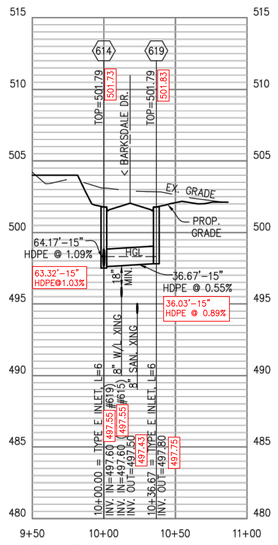

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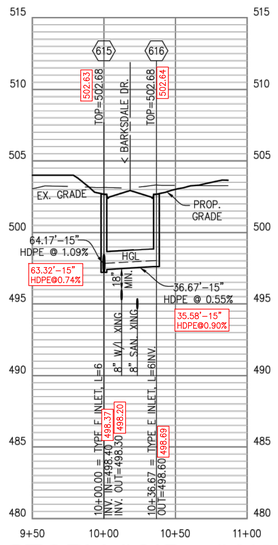

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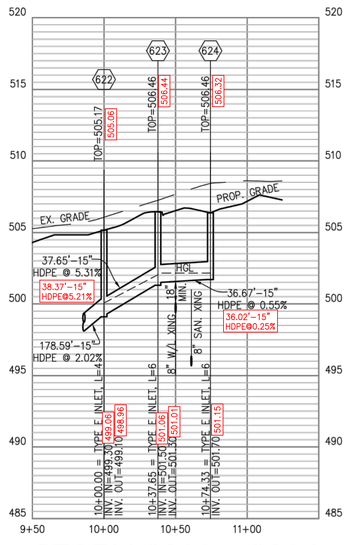

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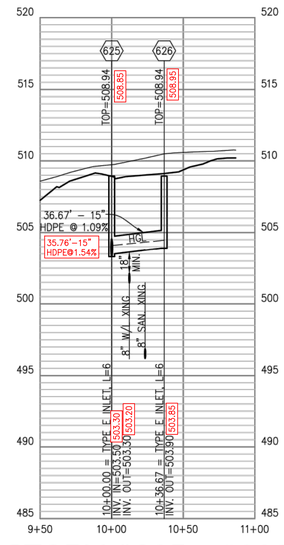

STORM #625 - #626

50 25 0 50 100

SCALE: 1" = 50'

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1	12/20/2013
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STORM SEWER PROFILES

NORBORNE GLEBE

PHASE 6

CITY OF CHARLES TOWN
JEFFERSON COUNTY, WEST VIRGINIA

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01/12/23

SITE AS-BUILT

DATE: 10/28/2013

SCALE: H: 1" = 50'
V: 1" = 5'

DESIGNED BY: EJG/RLK

FILE NO. 4542A

SHEET 19 OF 28

13-25

GeoLogic Consultants, LLC
14301 Sullyfield Circle, Suite I
Chantilly, VA 20151

December 13, 2023

Arcadia Land, Inc.
108 North George Street
2nd Floor
Charles Town, WV 25414

Attn: Mr. Mark Flynn

Project Name: Norborne Glebe (Arcadia Chase) Phase 6
Location: Charles Town, West Virginia

Dear Mr. Flynn:

Subject: Final Site Work Certification

The following completion letter relates to work performed under the observation of GeoLogic Consultants, LLC and by the undersigned at the referenced project site. These services were performed on an as requested basis beginning July 12, 2022 to November 15, 2023 with respect to site work for utilities, concrete and roadways.

GeoLogic Consultants, LLC observed the installation of sanitary sewer pipes & structures, stormwater pipes and structures, and waterlines pipes to include placement of bedding material for the referenced utilities, stone base, and asphalt with ASTM standard test methods.

The field density tests performed at selected locations and elevations should be indicative of the density of the fill within the limits of sampling and statistical accuracy. The test results indicate that the subject compacted fill and asphalt is in compliance with accepted geotechnical engineering practices at the location of the individual tests.

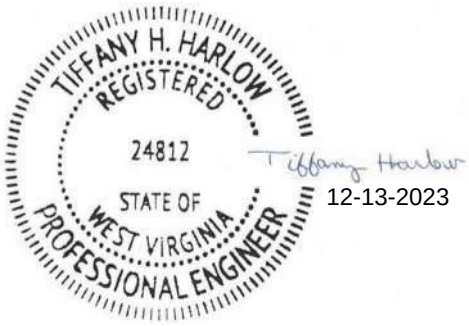
The locations of the individual tests are in reference to a field stakeout (horizontal and vertical) performed by others and a grading plan prepared by others. GeoLogic assumes no responsibility for any revisions to the location or alignment of structures that impacts the shape, size and general location of the structures and compacted fill. Subgrade elevations are referenced based on the site grading plans provided to us by others.

According to the field and laboratory test reports, the tests were performed in accordance with ASTM, appropriate industry standards. All construction to date met density requirements; all material depths were verified for compliance; and road and parking areas have been constructed in strict accordance with the approved plans and specifications. Where discrepancies were observed, if any, corrections or modifications were made.

Should you have any questions or comments regarding the content of this letter contact me at (571) 356-3176.

Respectfully Submitted,

GeoLogic Consultants, LLC



Tiffany Harlow, P.E.
Principal Engineer

Attachments: Field Density Report Summary
Field Density Tests for Asphalt
Concrete Test Results and Break Results

GeoLogic Consultants, LLC
14301 Sullyfield Circle, Suite I
Chantilly, VA 20151

COMPACTION SUMMARY
FINAL REPORT

SITEWORK

Project: NORBORNE GLEBE PHASE 6 **Project No.:** 10300
Client: ARCADIA LAND **Report Date:** 12/13/23
Contractor: GANTT EXCAVATING

Date	Test #	Sta. No.	Test Location	Structure From	Structure To	Elev -SG	Lab #	% Comp. Req'd	Density Wet	Density Dry	M%	% Comp	Pass?
07/12/22	1	N/A	Sewer	K16	K17	-3.0	3	95	127.8	111.4	14.7	96.8	Y
	2	N/A	Sewer	K16	K17	-2.0	3	95	130.5	110.7	17.9	96.2	Y
	3	N/A	Sewer	K16	K17	-1.0	3	95	129.0	112.2	15.0	97.4	Y
	4	N/A	Sewer	K16	K17	EG	3	95	127.2	110.4	15.2	95.9	Y
07/15/22	1	11+00	Barksdale Sewer	K17	K20	-6.0	1	95	127.7	106.3	20.1	98.1	Y
	2	11+00	Barksdale Sewer	K17	K20	-5.0	1	95	128.7	109.0	18.1	100.5	Y
	3	11+00	Barksdale Sewer	K17	K20	-4.0	1	95	125.3	104.9	19.5	96.7	Y
	4	11+00	Barksdale Sewer	K17	K20	-3.0	1	95	125.0	105.2	18.8	97.1	Y
	5	11+00	Barksdale Sewer	K17	K20	-2.0	1	95	122.8	104.2	17.8	96.2	Y
	6	11+00	Barksdale Sewer	K17	K20	-1.0	1	95	128.6	106.8	20.5	98.5	Y
07/18/22	1	45+50	Barksdale Sewer	K17	K18	-6.0	1	95	126.2	106.0	19.1	97.8	Y
	2	46+50	Barksdale Sewer	K17	K18	-6.0	1	95	122.6	104.6	17.2	96.5	Y
	3	45+50	Barksdale Sewer	K17	K18	-5.0	1	95	124.1	105.7	17.4	97.5	Y
	4	46+50	Barksdale Sewer	K17	K18	-5.0	1	95	121.0	103.3	17.1	95.3	Y
	5	45+50	Barksdale Sewer	K17	K18	-4.0	1	95	131.2	108.5	20.9	100.1	Y
	6	46+50	Barksdale Sewer	K17	K18	-4.0	1	95	123.3	103.6	19.0	95.6	Y
	7	45+50	Barksdale Sewer	K17	K18	-3.0	1	95	125.1	104.7	19.5	96.6	Y
	8	46+50	Barksdale Sewer	K17	K18	-3.0	1	95	129.1	108.1	19.4	99.7	Y
07/21/22	1	49+00	Barksdale Sewer	K18	K19	-6.0	3	95	131.9	114.3	15.4	99.1	Y
	2	50+00	Barksdale Sewer	K18	K19	-6.0	3	95	126.7	110.0	15.2	95.3	Y
	3	49+00	Barksdale Sewer	K18	K19	-5.0	3	95	131.6	112.7	16.8	97.7	Y
	4	50+00	Barksdale Sewer	K18	K19	-5.0	3	95	131.0	112.7	16.3	97.6	Y
07/25/22	1	49+00	Barksdale Sewer	K18	K19	-4.0	3	95	130.7	113.7	14.9	98.8	Y
	2	50+00	Barksdale Sewer	K18	K19	-4.0	3	95	132.3	112.7	17.4	97.9	Y
	3	49+00	Barksdale Sewer	K18	K19	-3.0	1	95	124.0	104.3	18.9	96.2	Y
	4	50+00	Barksdale Sewer	K18	K19	-3.0	1	95	130.5	108.4	20.4	100.0	Y
07/26/22	1	49+00	Barksdale Sewer	K18	K19	-2.0	3	95	133.3	115.4	15.5	100.2	Y
	2	50+00	Barksdale Sewer	K18	K19	-2.0	3	95	132.7	113.7	16.7	98.8	Y
07/27/22	1	49+00	Barksdale Sewer	K18	K19	-2.0	1	95	127.8	107.0	19.5	98.7	Y
	2	50+00	Barksdale Sewer	K18	K19	-2.0	1	95	127.5	106.5	19.7	98.2	Y
07/28/22	1	49+00	Barksdale Sewer	K18	K19	-6.0	3	95	132.5	113.4	16.9	98.2	Y
	2	50+00	Barksdale Sewer	K18	K19	-6.0	3	95	129.3	113.0	14.4	97.9	Y
	3	49+00	Barksdale Sewer	K18	K19	-5.0	3	95	132.3	112.4	17.7	97.4	Y

	4	50+00	Barksdale Sewer	K18	K19	-5.0	3	95	131.1	112.6	16.4	97.6	Y
	5	49+00	Barksdale Sewer	K18	K19	-4.0	3	95	132.7	115.8	14.6	100.4	Y
	6	50+00	Barksdale Sewer	K18	K19	-4.0	1	95	127.5	105.6	20.7	97.4	Y
07/29/22	1	49+00	Barksdale Sewer	K18	K19	-3.0	1	95	124.2	103.4	20.1	95.4	Y
	2	50+00	Barksdale Sewer	K18	K19	-3.0	1	95	120.9	103.0	17.3	95.0	Y
	3	49+00	Barksdale Sewer	K18	K19	-2.0	3	95	130.5	113.4	15.0	98.5	Y
	4	50+00	Barksdale Sewer	K18	K19	-2.0	1	95	125.6	104.4	20.2	96.3	Y
08/03/22	1	49+00	Barksdale Sewer	K18	K19	-1.0	1	95	125.0	106.3	17.7	98.0	Y
	2	50+00	Barksdale Sewer	K18	K19	-1.0	1	95	123.6	103.1	19.8	95.1	Y
	3	49+00	Barksdale Sewer	K18	K19	SG	1	95	125.7	105.0	19.7	96.8	Y
	4	50+00	Barksdale Sewer	K18	K19	SG	1	95	126.7	107.2	18.2	98.9	Y
08/13/22	1	11+50	Triberg Waterline	N/A	N/A	-2.0	1	95	125.5	105.1	19.4	97.0	Y
	2	10+50	Triberg Waterline	N/A	N/A	-2.0	1	95	125.6	104.2	20.6	96.1	Y
	3	11+50	Triberg Waterline	N/A	N/A	-1.0	1	95	128.6	106.9	20.3	98.7	Y
	4	10+50	Triberg Waterline	N/A	N/A	-1.0	1	95	128.2	107.7	19.0	99.3	Y
	5	44+50	Barksdale Waterline	N/A	N/A	-4.0	1	95	122.4	103.5	18.2	95.5	Y
	6	45+50	Barksdale Waterline	N/A	N/A	-4.0	1	95	128.6	109.4	17.6	100.9	Y
	7	46+50	Barksdale Waterline	N/A	N/A	-4.0	3	95	126.4	110.7	14.1	96.2	Y
	8	47+50	Barksdale Waterline	N/A	N/A	-4.0	3	95	130.3	112.2	16.2	97.5	Y
	9	44+50	Barksdale Waterline	N/A	N/A	-3.0	1	95	126.7	107.3	18.0	99.0	Y
	10	45+50	Barksdale Waterline	N/A	N/A	-3.0	1	95	129.1	108.3	199.2	99.9	Y
	11	46+50	Barksdale Waterline	N/A	N/A	-3.0	3	95	133.6	115.2	15.7	100.1	Y
	12	47+50	Barksdale Waterline	N/A	N/A	-3.0	3	95	132.0	114.0	15.8	99.0	Y
	13	44+50	Barksdale Waterline	N/A	N/A	-2.0	1	95	121.2	103.1	17.5	95.1	Y
	14	45+50	Barksdale Waterline	N/A	N/A	-2.0	1	95	128.3	107.0	19.9	98.7	Y
	15	46+50	Barksdale Waterline	N/A	N/A	-2.0	3	95	130.5	113.0	15.5	98.2	Y
	16	47+50	Barksdale Waterline	N/A	N/A	-2.0	3	95	129.6	111.1	16.7	96.5	Y
	17	44+50	Barksdale Waterline	N/A	N/A	-1.0	1	95	122.1	104.2	17.2	96.1	Y
	18	45+50	Barksdale Waterline	N/A	N/A	-1.0	1	95	128.5	109.2	17.7	100.7	Y
	19	46+50	Barksdale Waterline	N/A	N/A	-1.0	1	95	126.2	107.5	17.5	99.1	Y
	20	47+50	Barksdale Waterline	N/A	N/A	-1.0	1	95	126.1	104.9	20.2	96.7	Y
08/16/22	1	11+00	Cabot run Waterline	N/A	N/A	-2.0	3	95	133.0	114.9	15.7	99.6	Y
	2	10+50	Cabot run Waterline	N/A	N/A	-2.0	3	95	130.4	111.2	17.2	96.4	Y
	3	11+00	Cabot run Waterline	N/A	N/A	-1.0	3	95	132.9	113.5	17.1	98.3	Y
	4	10+50	Cabot run Waterline	N/A	N/A	-1.0	3	95	130.8	112.3	16.4	97.3	Y
	5	11+00	Cabot run Waterline	N/A	N/A	EG	3	95	132.7	112.9	17.6	97.8	Y
	6	10+50	Cabot run Waterline	N/A	N/A	EG	1	95	124.4	105.0	18.5	96.9	Y
08/30/22	6	N/A	Storm Water	612	613	SG	1	95	123.6	106.4	16.1	98.2	Y
	7	N/A	Storm Water	613	617	SG	3	95	127.9	111.4	14.8	96.8	Y
09/12/22	1	43+50	Waterline	N/A	N/A	-2.0	3	95	134.4	114.1	17.8	99.1	Y
	2	43+50	Waterline	N/A	N/A	-1.0	3	95	130.0	112.7	15.3	97.9	Y
	3	43+50	Waterline	N/A	N/A	SG	1	95	127.1	106.9	18.8	98.7	Y
	4	44+50	Waterline	N/A	N/A	-2.0	1	95	127.2	108.3	17.5	99.9	Y

	5	44+50	Waterline	N/A	N/A	-1.0	1	95	128.8	107.9	19.4	99.5	Y
	6	44+50	Waterline	N/A	N/A	SG	3	95	132.2	114.7	15.2	99.7	Y
	7	45+50	Waterline	N/A	N/A	-2.0	3	95	129.6	110.3	17.4	95.9	Y
	8	45+50	Waterline	N/A	N/A	-1.0	1	95	125.9	105.2	19.7	97.0	Y
	9	45+50	Waterline	N/A	N/A	SG	1	95	121.9	103.0	18.4	95.0	Y
	10	46+50	Waterline	N/A	N/A	-2.0	1	95	126.1	104.3	21.0	96.2	Y
	11	46+50	Waterline	N/A	N/A	-1.0	3	95	132.7	114.7	15.7	99.6	Y
	12	46+50	Waterline	N/A	N/A	SG	3	95	132.0	113.1	16.7	98.2	Y
	13	47+50	Waterline	N/A	N/A	-2.0	1	95	121.5	103.7	17.2	95.7	Y
	14	47+50	Waterline	N/A	N/A	-1.0	1	95	129.0	107.0	20.5	98.7	Y
	15	47+50	Waterline	N/A	N/A	SG	1	95	127.6	106.5	19.8	98.2	Y
	16	48+50	Waterline	N/A	N/A	-2.0	3	95	127.6	111.9	14.1	97.2	Y
	17	48+50	Waterline	N/A	N/A	-1.0	3	95	126.0	109.7	14.8	95.3	Y
	18	48+50	Waterline	N/A	N/A	SG	1	95	128.3	108.3	18.5	99.9	Y
09/12/22	1	49+50	Waterline	N/A	N/A	-2.0	1	95	124.0	103.9	19.3	95.8	Y
	2	49+50	Waterline	N/A	N/A	-1.0	1	95	125.4	104.9	19.5	96.8	Y
	3	49+50	Waterline	N/A	N/A	SG	1	95	122.9	103.4	18.9	95.4	Y
	4	50+50	Waterline	N/A	N/A	-2.0	3	95	128.8	110.0	17.0	95.6	Y
	5	50+50	Waterline	N/A	N/A	-1.0	3	95	129.4	111.0	16.6	96.5	Y
	6	50+50	Waterline	N/A	N/A	SG	3	95	126.8	111.1	14.2	96.5	Y
09/14/22	1	N/A	Barksdale Electrical Crossing	N/A	N/A	-2.0	1	95	120.5	103.0	17.0	95.0	Y
	2	N/A	Barksdale Electrical Crossing	N/A	N/A	-1.0	1	95	125.8	106.0	18.6	97.8	Y
	3	N/A	Barksdale Electrical Crossing	N/A	N/A	SG	1	95	122.1	103.3	18.2	95.3	Y
	4	N/A	Barksdale Electrical Crossing	N/A	N/A	-2.0	1	95	126.7	106.1	19.4	97.9	Y
	5	N/A	Barksdale Electrical Crossing	N/A	N/A	-1.0	1	95	121.6	103.6	17.3	95.6	Y
	6	N/A	Barksdale Electrical Crossing	N/A	N/A	SG	1	95	123.6	104.2	18.6	96.1	Y
	7	N/A	Triberg Electrical Crossing	N/A	N/A	-2.0	1	95	126.7	104.9	20.8	96.7	Y
	8	N/A	Triberg Electrical Crossing	N/A	N/A	-1.0	1	95	126.1	105.4	19.7	97.2	Y
	9	N/A	Triberg Electrical Crossing	N/A	N/A	SG	1	95	126.8	106.5	19.1	98.2	Y
09/29/22	1	43+00	Sub Grade Barksdale	N/A	N/A	SG	1	98	126.4	107.0	18.1	98.7	Y
	2	44+00	Sub Grade Barksdale	N/A	N/A	SG	1	98	130.9	110.0	19.0	101.5	Y
	3	45+00	Sub Grade Barksdale	N/A	N/A	Sg	1	98	126.6	107.0	18.3	98.7	Y
	4	46+00	Sub Grade Barksdale	N/A	N/A	SG	1	98	128.8	108.2	19.1	99.8	Y
	5	47+00	Sub Grade Barksdale	N/A	N/A	SG	1	98	125.8	106.4	18.2	98.2	Y
	6	48+00	Sub Grade Barksdale	N/A	N/A	SG	1	98	127.9	108.4	18.0	100.0	Y
	7	49+00	Sub Grade Barksdale	N/A	N/A	SG	1	98	129.4	109.0	18.7	100.5	Y
	8	50+00	Sub Grade Barksdale	N/A	N/A	SG	1	98	130.9	109.6	19.4	101.1	Y
	9	51+00	Sub Grade Barksdale	N/A	N/A	SG	1	98	126.4	106.9	18.2	98.7	Y
	10	43+00	Stone Grade Barksdale	N/A	N/A	SG	5	95	136.6	130.9	4.4	100.0	Y
	11	44+00	Stone Grade Barksdale	N/A	N/A	SG	5	95	135.3	127.9	5.8	97.7	Y
	12	45+00	Stone Grade Barksdale	N/A	N/A	SG	5	95	135.8	18.8	5.4	98.4	Y
	13	46+00	Stone Grade Barksdale	N/A	N/A	SG	5	95	132.5	128.3	3.2	98.0	Y
	14	47+00	Stone Grade Barksdale	N/A	N/A	SG	5	95	133.4	128.2	4.1	97.9	Y
	15	48+00	Stone Grade Barksdale	N/A	N/A	SG	5	95	129.0	124.7	3.4	95.3	Y
	16	49+00	Stone Grade Barksdale	N/A	N/A	SG	5	95	135.0	128.7	4.9	98.3	Y
	17	50+00	Stone Grade Barksdale	N/A	N/A	SG	5	95	134.3	129.6	3.6	99.0	Y
	18	51+00	Stone Grade Barksdale	N/A	N/A	SG	5	95	135.9	128.8	5.5	98.4	Y

NORBORNE GLEBE
PHASE 6

ASPHALT REPORTS

GeoLogic Consultants, LLC
14301 Sullyfield Circle, Suite I, Chantilly, VA 20151

DAILY FIELD REPORT

Project:	Norborne Glebe Ph6	Report #:	291
Client:	Arcadia Land, Inc.	Date:	10/06/22
Contractor	Gantt's Excavating	Weather:	Sunny 80 F
Project #:	10300		

Work Performed: Placement/Compaction of Private Base Asphalt for Barksdale Dr

Work Performed:

The undersigned GeoLogic inspector arrived on-site, as requested to monitor placement & compaction of structural fill at the above locations.

2- The undersigned arrived on-site, as requested, to observe the placement and compaction of 3 inches of Private Base mix along above locations.

Utilizing the Nuclear Method (ASTM D 2950) to check the compaction of the asphalt; test results indicated that the compacted material, at the areas and elevations tested, did meet or exceed the project requirements of 98% to 102% of the maximum wet density as obtained by using the Control Strip Method. The asphalt observed on this date appeared to be placed in compliance with project specifications with regard to lift thickness and lay down temperature.

Remarks:

Inspector:	Zachary Noakes
Total Time:	8 hrs.
Project Engineer:	Mark Hood, P.E.

(703) 282-2714

GeoLogic Consultants, LLC

WORKSHEET

Control Strip _____ **Date:** 10/6/2022
Project Norborne Glebe Ph6 **Street** Barksdale Dr
From Station _____ **To Station** _____ **Lane** _____ **Width** _____
Mix Type Private Base **Mix No.** _____ **Rate** _____ **Roller Type** Smooth Drum
Mix Producer Jefferson Asphalt **Location** Barksdale Dr

Nuc. Gauge Model No. _____ **Serial No.** _____ **Depth Setting** _____

NUCLEAR DENSITY TEST SECTION

SUB-LOT	STATION	REF C/L	DRY LBS	DENSITY CU. FT.
1		L		158.7
2		CL		151.1
3		R		155.6
4		L		153.2
5		CL		150.6
6		R		154.3
			AVERAGE	153.9

REMARKS
Target Density from Jefferson Asphalt = 131.5
Target Density from Field Marshall Value = 155.7

TARGET DENSITY 155.7 (Lbs. Cu. Ft.)

PERCENT DENSITY ACHIEVED 98.9 (Average/Target x 100)

(Must be greater than 91.5%)

SEAL

Technician Zachary Noakes **Certification No.** _____
(please print)

Oberserved by _____ (Co. Inspector)

I CERTIFY THAT THE FOLLOWING REFERENCED TESTS WERE CONDUCTED IN CONFORMANCE WITH THE CURRENT VIRGINIA TEST METHODS (VTM) STANDARDS AND PROCEDURES AND WITH THE PRIOR APPROVAL OF THE APPROPRIATE INSPECTION DIVISION.

Zachary Noakes — *Signature*
10/06/22 — *Date*

GeoLogic Consultants, LLC
14301 Sullyfield Circle, Suite I, Chantilly, VA 20151

DAILY FIELD REPORT

Project:	Norborne Glebe Ph6	Report #:	498
Client:	Arcadia Land, Inc.	Date:	11/15/23
Contractor	Pleasants Construction	Weather:	Sunny 65 F
Project #:	10300		

Work Performed: Placement of Surface Mix along Barksdale Dr and Feldsberg Dr

Work Performed:

1- The undersigned arrived on-site, as requested, to observe the placement and compaction of 1.5 inches of Surface Mix at above locations.

Utilizing the Nuclear Method (ASTM D 2950) to check the compaction of the asphalt; test results indicated that the compacted material, at the areas and elevations tested, did meet or exceed the project requirements of 91.5% of the maximum wet density as obtained by using the Marshall Method. The asphalt observed on this date appeared to be placed in compliance with project specifications with regard to lift thickness and lay down temperature.

Remarks:

Inspector:	Zachary Noakes
Total Time:	8 hrs.
Project Engineer:	Mark Hood, P.E.

(703) 282-2714

GeoLogic Consultants, LLC

WORKSHEET

Control Strip _____ **Date:** 11/15/2023
Project Norborne Glebe Ph6 **Street** Barksdale Dr
From Station _____ **To Station** _____ **Lane** _____ **Width** _____
Mix Type SM **Mix No.** _____ **Rate** _____ **Roller Type** Smooth Drum
Mix Producer Pleasants Construction Inc **Location** Barksdale Dr

Nuc. Gauge Model No. _____ **Serial No.** _____ **Depth Setting** _____

NUCLEAR DENSITY TEST SECTION

SUB-LOT	STATION	REF C/L	DRY LBS	DENSITY CU. FT.
1	1+00	L		153.1
2	2+00	CL		157.3
3	3+00	R		160.4
4	4+00	L		158.9
5	5+00	CL		155.5
6	6+00	R		151.4
			AVERAGE	156.1

REMARKS
Target Density from In House Technician= 163.5

TARGET DENSITY 163.5 (Lbs. Cu. Ft.)

PERCENT DENSITY ACHIEVED 95.5 (Average/Target x 100)
(Must be greater than 91.5%)

Technician Zachary Noakes **Certification No.** _____
(please print)

Observed by _____ (Co. Inspector)

Zachary Noakes
Signature

11/15/23
Date

GeoLogic Consultants, LLC

WORKSHEET

Control Strip _____ **Date:** 11/15/2023
Project Norborne Glebe Ph6 **Street** Feldberg Dr
From Station _____ **To Station** _____ **Lane** _____ **Width** _____
Mix Type SM **Mix No.** _____ **Rate** 1.5" **Roller Type** Smooth Drum
Mix Producer Pleasants Construction Inc **Location** Feldberg Dr.

Nuc. Gauge Model No. _____ **Serial No.** _____ **Depth Setting** _____

NUCLEAR DENSITY TEST SECTION

SUB-LOT	STATION	REF C/L	DRY LBS	DENSITY CU. FT.
1	1+00	L		156.55
2	2+00	CL		155.1
3	3+00	R		159.4
4	4+00	L		153.7
5	5+00	CL		158.8
6	6+00	R		158.6
			AVERAGE	157.0

REMARKS
Target Density from ECS Technician= 163.5

TARGET DENSITY 163.5 (Lbs. Cu. Ft.)

PERCENT DENSITY ACHIEVED 96.0 (Average/Target x 100)
(Must be greater than 91.5%)

Technician Zachary Noakes **Certification No.** _____
(please print)

Observed by _____ (Co. Inspector)

Zachary Noakes
Signature

11/15/23
Date

NORBORNE GLEBE
PHASE 6

CONCRETE REPORTS

OBSERVATION OF CONCRETE PLACEMENT REPORT

PROJECT: Norborne Glebe Ph6 DATE: 10/20/2023

CONTRACTOR: TDS CONCRETE SUPPLIER: TBH Inc

WEATHER: Cloudy AIR TEMP: 65F FORM TEMP: n/a CURING BOX? No

PLACEMENT LOCATION: Barksdale Dr Curb and Gutter

TRUCK NO.	TICKET NO.	CUBIC YARDS	BATCH TO PLACEMENT TIME < 90 MIN.	1ST SLUMP (IN.)	WATER ADDED (GAL)	2ND SLUMP (IN.)	DISCH. SLUMP (IN.)	CONC TEMP	AIR (%)	TEST SERIES NO.
		9.5	**Yes**	**4.0**	**0.0**	**n/a**	**n/a**	**74.0**	**5.5**	**A**

TOTAL C.Y. **20** **Approved By:** Mark Hood P.E.

CONCRETE MIX PROPORTION/CUBIC YARD

NO.: 3223A CEMENT: ADMIXTURE:

FINE AGG: WATER ICE: ADMIXTURE:

COARSE AGG: NEWCEM: ADMIXTURE:

THE LOCATION THAT TEST SPECIMENS REPRESENT: Barksdale Dr Crub and Gutter

METHOD: PRESSURE METER (X) OR VOLUMETRIC ( )

Inspector: Zach Noakes

UNIVERSAL ENGINEERING SCIENCES
Geotechnical Engineering | Construction Materials Testing and Inspection
Building Code Compliance | Environmental Services | Facilities Consulting

Project No: 2410.1900076.0000
ReportNo.: 2413085-1 CT 102121
WorkorderNo.: 2413085
Lab No.: 21B524-C

14221-B Willard Road, Chantilly, VA 20151 - P: 703-652-5111 - F:

Compressive Strength of 4" x 8" Cylinder Test Specimens (ASTM C-39)

Client GeoLogic Consultants, LLC
14301 Sullyfield Circle Suite I, Chantilly, VA20151

Project Norborne Glebe
UES DC Metro Lab, , fairfax County, VA20151

Structural Element:

Sample Location: - Sampled at

Set#1 of 1 | **Sample From:** | **Sample By:** Client On 10/21/2021 | **At Lab On or Before:** 10/27/2021

General Information	Specified Strength / Sampling Times	Placement Information
General Contractor:	**Specified Strength:** 3000 psi @ 28 days	**Truck Load:** N/A
Subcontractor:	**Mix Design Strength:** 3000 psi @ 28 days	**Cumulative Quantity:** N/A
Supplier:	**Water Added at Site:** N/A	**Total Placement for the Day:** N/A
Truck No.: Unknown	**Time Batched:**	
Ticket No.: Unknown	**Time Sampled:**	
Mix Design: Unknown **Admixture:** N/A	**Weather Condition:** Unknown	

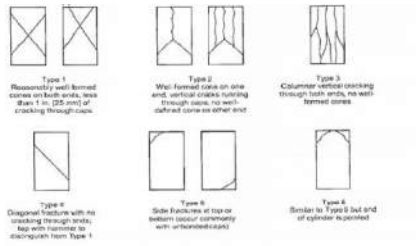
Field Test Results

Air Content: N/A	**Slump:** N/S	**Ambient Temp:** N/S	**Concrete Temp:** N/S	**Unit Weight: N/A**

Results of Laboratory Testing

Test Results	Date Tested	Age Days	Type Of Fracture	Actual Dimen.1 (in)	Actual Dimen.2 (in)	Avg. Dimen. (in)	Test X-Sect. Area (in²)	Max Compressive Load (lbs)	Test Compressive Strength(psi)	Average (psi)	Lab Tech ***
1*G*	10/28/2021	7	3	4.00	4.00	4.00	12.57	39,531	3,146	-	HZ
2*G*	10/28/2021	7	2	4.00	4.00	4.00	12.57	43,267	3,443	-	HZ
3*G*	10/28/2021	7	3	4.00	4.00	4.00	12.57	57,398	4,568	3,720	HZ
4*G*	11/18/2021	28	3	4.00	4.00	4.00	12.57	62,263	4,955	-	HZ
5*G*	11/18/2021	28	3	4.00	4.00	4.00	12.57	59,814	4,760	-	HZ
6*G*	11/18/2021	28	2	4.00	4.00	4.00	12.57	60,000	4,775	4,830	HZ

Remarks	Cylinders are tested at seven (7) days to get an early indication of the potential strength of the concrete, but the seven (7) day results are not to be used for concrete acceptance. When the compressive strength of the concrete has reached 70% of the specified strength, it is a reasonable practice to use this as an indication that 100% of the specified strength will be attained by twenty-eight (28) days.
Remarks	All information pertinent to concrete placement, slump, water, class, etc., along with casting the test specimens, was prepared by the client or contractor. Universal Engineering Sciences is only responsible for the compressive strength testing.
Note	- *H*- Hold Cylinder -*D*- Defective Cylinder, Un-testable -*E*- Excluded From Average -*G*- Good Condition
Note	**Test in compliance with ASTM C39.**



Reviewed By

To establish a mutual protection to Universal's clients, the Public and ourselves, all reports are submitted as confidential property of our clients and authorization for publication of statements, conclusions or extracts from or regarding Universal's reports is reserved pending our written approval. This report shall not be reproduced, except in full, without the written approval of Univers Engineering Sciences.

Kimley»Horn

Memorandum

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

From: Mark Phillips, P.E.

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

Date: May 31, 2024

Subject: Norborne Glebe Phases 6, 7, and 8 Bond Release Review

This memorandum summarizes our review of the Bond Release request for the Norborne Glebe Residential Phases 6, 7, and 8 (dated May 20, 2024 prepared by H2 Land Company.) for a Phase 6 Bond Release of $167,787.52 for Performance, and $216,291.13 for Land Development and a Phase 7 &8 Bond Release of Performance Bond release of $605,245.00 and Land development release of $336,571.00. Using the Final Subdivision/Land Development Plat, site visit observations, and the As-Built plans by Morris Ritchie and Associates, and the respective bond release application, we have no comments.

Note that the Bond Release review does not constitute a formal inspection of work or quality review. Only an observation of visible quantities and available information from As-Built data.

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

KIMLEY-HORN & ASSOCIATES, INC.

Mark Phillips, P.E.
Project Manager
Associate

Planning Commission
101 East Washington Street
Charles Town, WV 25414

SCHEDULED

Meeting: 06/24/24
Department: Planning Commission
Category: Report
Initiator:

AGENDA ITEM (ID #)

Public Hearing: *BR2024-09* - Huyett Road Storage Facility Bond Release

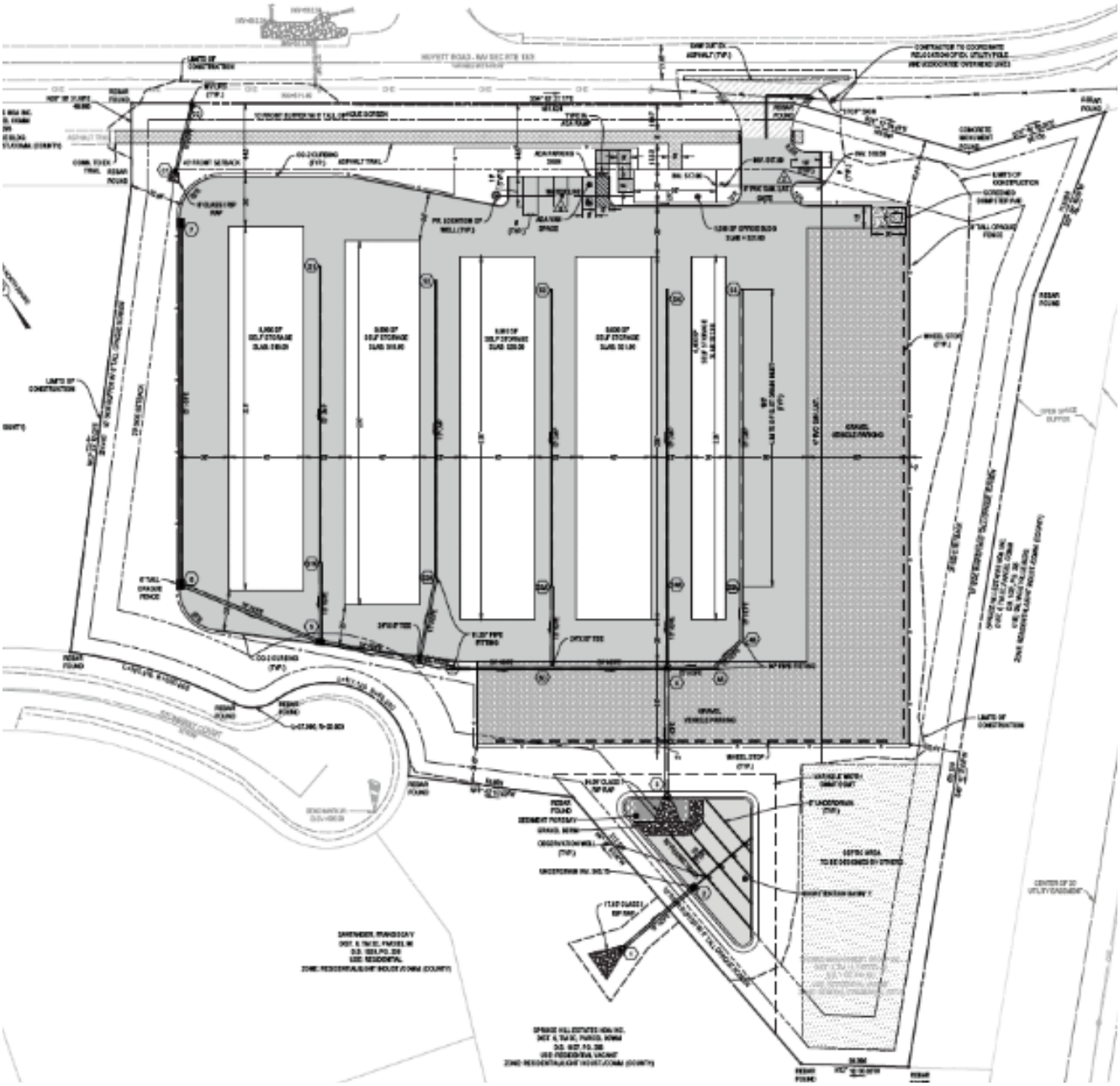
ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. Structure As-Built.pdf
- 4. Landscape As-Built.pdf
- 5. KH Review.pdf

Bond Release Request
BR2024-09

Date: For the June 24, 2024 Planning Commission Meeting
Applicant: MDHI Charles Town LLC
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: A bond release of $1,492,269.65

Huyett Road Storage Facility



BACKGROUND
The applicant is requesting a bond release of the **performance and land disturbance bonds.** The Final Plat was approved by the City in June 2023. The combined bond value is $1,492,269.65

Upon review of the request the City Engineer, Kimley-Horn, has determined that the bond release request is a reasonable based on the completion of the project.

BOND COMMITTEE
The Bond Committee reviewed this item at their June 11, 2024 meeting. The Committee recommended approval of the bond release request. Staff completed a site visit later that day to confirm no issues with the development.

STAFF RECOMMENDATION
The City Engineer and City Staff have reviewed the bond release request and recommends the bond release request be **approved.**

Bond Request No._____

BOND REQUEST AND REDUCTION

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

1. DATE April 15, 20 24

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

☐ Bond | Reallocation ☒ Bond | Release**

3. PROJECT NAME Huyett Road Storage

Address 2380 Huyett Road, Charles Town, WV 25414

4. APPLICANT'S NAME* MDHI Charles Town LLC

Address 786 Spruce Hill Way, Charles Town, WV 25414

Telephone Number (609)414-3702 Fax Number (___)

Email Address andrew@matadorinvestmentgroup.com

5. PROPERTY OWNER'S NAME SAME AS APPLICANT

Address _____

Telephone Number (___) Fax Number (___)

Email Address _____

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

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

Bond Request No._____

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

Request to release bond for constructed self storage development on 5.5 +/- acres per Site Plan #2202-05.

7. A) CURRENT BOND AMOUNT $1,492,269.65

B) PROPOSED BOND AMOUNT $0

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

Tax Map No.	Parcel No.	Deed Book	Page No.	Zoning District
11	10	1102	631	General Commercial

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

Application No.	Project Name and Phase	Status	Approval Date
Site Plan #2202-05	Huyett Road Storage	Approved by Planning Commission	3/27/2023
Bond Establishment	Huyett Road Storage	Approved by Planning Commission	5/22/2023

10. BOND RELEASE ATTACHMENTS.

The following shall be included with this request:

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

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

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

Date of As-Builts _____ Prepared By IMEG Corp.

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

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

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

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

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

Bond Request No._____

APPLICANT CERTIFICATION

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

Signature of Applicant _____ Date 5-15-24

Signature of Property Owner (If different than Applicant)

_____ Date _____

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

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

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

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

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

Fee: $_____ Check No._____

Receipt No._____

Site Inspection Date:_____ Inspector:_____

Subdivision Administrator Approval:_____ Date:_____

Engineer Approval:_____ Date:_____

Planning Commission Approval:_____ Date:_____

City Council Approval:_____ Date:_____

Comments:_____

_____

_____

_____

_____

FINAL SUBDIVISION/LAND DEVELOPMENT PLAT
HUYETT ROAD STORAGE

SITE PLAN REFERENCE NUMBER: #2022-05
CITY OF CHARLES TOWN
JEFFERSON COUNTY, WEST VIRGINIA
TAX MAP 11, PARCEL 10; D.B. 1299, PG. 457

CIVIL LEGEND:

EXISTING		PROPOSED
	BOUNDARY/RIGHT-OF-WAY LINE	
	ADJACENT BOUNDARY LINE	
VON EX. VCH, MON EX. CC, IRF, RSET	CONCRETE MONUMENT/IRON REBAR	CC-TBS, TBS
	EASEMENT LINE	
	ROAD CENTERLINE	
	HEADER CURB	
	CURB & GUTTER	CURB, TRANS., REVERSE CURB
	EDGE OF PAVEMENT	
	EDGE OF CONCRETE	
	EDGE OF GRAVEL	
	SIDEWALK	
	GUARDRAIL	
	BOARD FENCE	
	CHAIN LINK FENCE	
	WIRE FENCE	
TO BE REMOVED, TO REMAIN	BUILDINGS	
	RETAINING WALL	
	MISCELLANEOUS SIGNS	
	MAIL BOX	MB
	SITE LIGHT WITH POLE	
	BUILDING MOUNTED LIGHT	
	UTILITY POLE	
	UTILITY POLE GUY WIRE	
OHE	OVERHEAD UTILITY LINE	OHE
UGL	UNDERGROUND UTILITY LINE	UGL
OHC	OVERHEAD COMMUNICATIONS LINE	OHC
UGC	UNDERGROUND COMMUNICATIONS LINE	UGC
G	UNDERGROUND GAS LINE	G
8" PVC SAN. SEW.	SANITARY SEWER MAIN	C3, 8" PVC SAN. SEW.
FM	SANITARY SEWER FORCE MAIN	FM
	SANITARY SEWER MANHOLE	
	SANITARY SEWER CLEAN-OUT	
15" HDPE	STORM SEWER LINE	15" HDPE
	STORM SEWER MANHOLE	
	STORM SEWER DROP INLET	
	STORM SEWER CURB INLET	
	STORM SEWER RIP-RAP	
	STORM SEWER END SECTION	
8" W/M	WATER MAIN	8" W/M
	FIRE HYDRANT	
	WATER VALVE	
	WATER METER	
590	INDEX CONTOUR LINE	590
592	INTERMEDIATE CONTOUR LINE	592
543.6	SPOT ELEVATIONS	+45 GS, +45 TC, +45 INV
	TREES/SHRUBS	
	DRIP LINE OF TREES	
	LIMITS OF CONSTRUCTION	
HbB, HgC	SOIL BOUNDARY	

Know what's **below.** **Call** before you dig.

REVISIONS:

NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1	ALL SHEETS PER CITY COMMENTS	03/15/2023
2	ALL SHEETS REVISED FOR FINAL SUBDIVISION/LAND DEVELOPMENT PLAT SUBMISSION	04/07/2023
3	SHEETS 01 & 11 REVISED PER CITY COMMENTS	04/27/2023
4	FINAL SIGNATURE SET	06/12/2023

OWNER & APPLICANT
MDHI CHARLES TOWN LLC
786 SPRUCE HILL WAY
CHARLES TOWN, WV 25414
(609)414-3702

INTEGRITY FEDERAL SERVICES
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING
148 S. Queen Street, Suite 201 • Phone: 304-725-8456
Martinsburg, WV 25401 • www.ifs-ae.com

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL NOTES
03	SITE DETAILS
04	EROSION & SEDIMENT CONTROL NARRATIVE
05	EROSION & SEDIMENT CONTROL NARRATIVE
06	EROSION & SEDIMENT CONTROL PLAN PHASE I
07	EROSION & SEDIMENT CONTROL PLAN PHASE II
08	EROSION & SEDIMENT CONTROL DETAILS
09	EROSION & SEDIMENT CONTROL DETAILS AND COMPUTATIONS
10	EXISTING CONDITIONS AND DEMOLITION PLAN
11	PRELIMINARY PLAT
12	SITE LAYOUT AND UTILITY PLAN
13	GRADING PLAN
14	UTILITY DETAILS
15	STORM SEWER PROFILES
16	STORM SEWER PROFILES
17	STORM SEWER DETAILS
18	STORM SEWER DETAILS
19	STORM SEWER DETAILS
20	STORM SEWER COMPUTATIONS
21	STORMWATER MANAGEMENT DETAILS AND COMPUTATIONS
22	WATER QUALITY DRAINAGE AREA
23	WVDOH TRAFFIC CONTROL AND GRADING PLAN
24	SIGHT DISTANCE PLAN AND PROFILE
25	LANDSCAPE PLAN

THIS 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 (1) INSPECTIONS WERE MADE DURING THE CONSTRUCTION (2) TO THE QUALITY OF WORK, OR (3) TO ANY ELEMENT OR STRUCTURE NOT VISIBLE OR DEPICTED ON THE PHYSICAL SURVEY.

QUANTITATIVE CERTIFICATION ONLY. THIS SURVEY WILL NOT PROVIDE QUALITATIVE EVALUATION OF CONSTRUCTION OR DESIGN OF THE FACILITIES INSTALLED.

JEFFREY S. SMITH, LICENSED PROFESSIONAL SURVEYOR

AS-BUILT

THE FOLLOWING ITEMS APPEAR TO BE IN CONFORMANCE WITH THE APPROVED SITE PLAN: CURB AND GUTTER, SIDEWALKS AND TRAILS, SITE DRAINAGE, PAVEMENT. NO CERTIFICATION IS PROVIDED HEREON TO ITEMS NOT VISIBLE OR ACCESSIBLE AT THE TIME OF SURVEY.

AS-BUILTS PREPARED BY
IMEG
9301 INNOVATION DRIVE
SUITE 150
MANASSAS, VA 20110
PH: 703.393.9887
www.imegcorp.com
christopher consultants, ltd. now IMEG Corp.

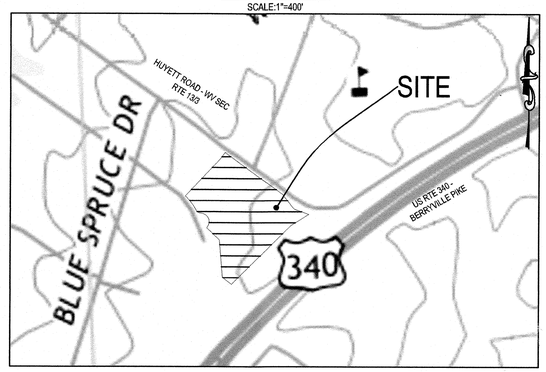
AS-BUILT SHEET INDEX
1. COVER SHEET
2. SITE PLAN
3. GRADING PLAN
4. STORM SEWER PROFILES
5. STORM SEWER PROFILES
6. CONSTRUCTION NOTES

IMEG CORP CERTIFIES TO THE AS-BUILT INFORMATION SHOWN IN BOXES, FIELD LOCATED BETWEEN THE DATES OF 02-23-2024 AND 03-01-2024

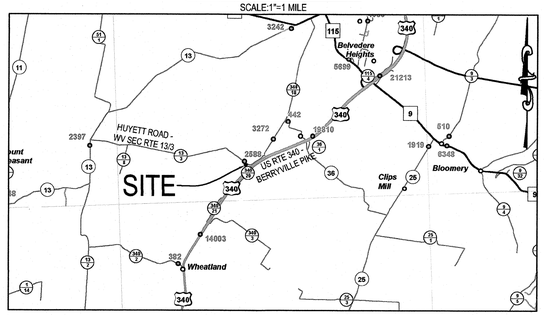
COMPLETE LIST OF WAIVERS/VARIANCES

ORDINANCE	SECTION OF ORDINANCE	DESCRIPTION OF WAIVER OR VARIANCE	DATE GRANTED
NONE GRANTED			

VICINITY MAP
SCALE:1"=400'



WVDOH VICINITY MAP
SCALE:1"=1 MILE



RECEIVED
JUN 15 2023
BY:_____

Site Density	
Gross Density (Acres)	5.492
Net Buildable Land Area (Acres)	5.010
Max Density Requirement	N/A
Total Developed Area (Acres)	3.550

Developed Area Breakdown

Area	Square Feet	Acres
Total Area	239,241.55	5.49
Buildings	45,000.00	1.03
WVDOH Entrance	720.43	0.02
Drive Aisles/Parking	93,542.57	2.15
Sidewalk	384.41	0.01
Asphalt Trail	3,129.96	0.07
Stormwater Management Areas*	11,677.80	0.27
Total Developed Area	154,455.17	3.55
Percentage Developed	64.56%	

*Areas not within the above criteria.

ZO Table 1322.10, GC District Bulk and Area Regulations

Regulation	Required	Proposed
Maximum Density	No Requirement	N/A
Minimum Lot Size	No Requirement	N/A
Minimum Lot Width	No Requirement	N/A
Minimum Front Yard Setback	40'	40' min.
Minimum Side Yard Setback	10' (25' where adjoining a residential district)	25' min.
Minimum Rear Yard Setback	30'	30' min.
Maximum Lot Coverage	90%	64.56%
Minimum Required Open Space	No Requirement	N/A
Maximum Buiding Height	55'	55' MAX
Maximum Stories	5 stories	1 story

SLDO Table 1333.23(J) Minimum Off-Street Parking Space Requirements

Regulation	Required	Proposed
General Office Building	2.84 Vehicles per 1,000 SF GFA	8 Parking Spaces (1 ADA Van Space)

APPROVAL BLOCK

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

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE IN THE RESPONSIBILITY OF THE SUBDIVIDER AND NO THE CITY.

SECRETARY OF THE PLANNING COMMISSION — DATE: 6/21/23

STATEMENT OF ACCEPTANCE:

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

MDHI CHARLES TOWN LLC
786 SPRUCE HILL WAY
CHARLES TOWN, WV 25414

DATE: 6-15-23

STATEMENT OF ACCURACY

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

ENGINEER — DATE: 6-12-23

LIST OF APPROVALS:

CHARLES TOWN UTILITY BOARD AVAILABILITY LETTER (WATER):
DATED: N/A

CHARLES TOWN UTILITY BOARD AVAILABILITY LETTER (SEWER):
DATED: N/A

WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS:
PERMIT # 05-2023-0367
DATED: 06/09/2023

JEFFERSON COUNTY GIS/ADDRESSING:
APPROVED: N/A

WEST VIRGINIA DEPARTMENT OF ENVIRONMENTAL PROTECTION:
WV/NPDES PERMIT # : WVR112065

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148 S. Queen Street, Suite 201 • Phone: 304-725-8456
Martinsburg, WV 25401 • www.ifs-ae.com

JASON P. GERHART, REGISTERED PROFESSIONAL ENGINEER, NO. 027 STATE OF WEST VIRGINIA
SEAL:

REVISIONS

1. 03/15/2023	ALL SHEETS PER CITY COMMENTS
2. 04/07/2023	ALL REVISED FOR FINAL SUBDIVISION/LAND DEVELOPMENT PLAT SUBMISSION
3. 04/27/2023	REVISED PER CITY COMMENTS
4. 06/12/2023	FINAL SIGNATURE SET

AS-BUILT
COVER SHEET

HUYETT ROAD STORAGE
SITE PLAN
TAX MAP 11, PARCEL 10; D.B. 1299, PG. 457
CHARLES TOWN CORP. (3) TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

C.T. FILE #2022-05

SCALE:	HORIZ.: AS NOTED VERT.: N/A
DATE:	FEBRUARY 3, 2023
JOB:	5022-0101
DRAWN: CTW	CHECK: BJS
CADD:	C-GI-001.DWG
NCS:	N/A
SHEET:	SHEET 1

FILE PATH: Z:\IFS\SITES\5022-0101 HUYETT ROAD STORAGE\DWG\C-GI-001.DWG
LOGIN NAME: BJS PLOTTED ON: 6/13/2023 8:43:08 AM BY: BJS XREF'S ATTACHED: C-GI-001.DWG, C-GI-002.DWG, C-GI-003.DWG, C-GI-004.DWG, C-GI-005.DWG, C-GI-006.DWG, C-GI-007.DWG, C-GI-008.DWG, C-GI-009.DWG, C-GI-010.DWG, C-GI-011.DWG, C-GI-012.DWG, C-GI-013.DWG, C-GI-014.DWG, C-GI-015.DWG, C-GI-016.DWG, C-GI-017.DWG, C-GI-018.DWG, C-GI-019.DWG, C-GI-020.DWG, C-GI-021.DWG, C-GI-022.DWG, C-GI-023.DWG, C-GI-024.DWG, C-GI-025.DWG, C-GI-026.DWG, C-GI-027.DWG, C-GI-028.DWG, C-GI-029.DWG, C-GI-030.DWG, C-GI-031.DWG, C-GI-032.DWG, C-GI-033.DWG, C-GI-034.DWG, C-GI-035.DWG, C-GI-036.DWG, C-GI-037.DWG, C-GI-038.DWG, C-GI-039.DWG, C-GI-040.DWG, C-GI-041.DWG, C-GI-042.DWG, C-GI-043.DWG, C-GI-044.DWG, C-GI-045.DWG, C-GI-046.DWG, C-GI-047.DWG, C-GI-048.DWG, C-GI-049.DWG, C-GI-050.DWG, C-GI-051.DWG, C-GI-052.DWG, C-GI-053.DWG, C-GI-054.DWG, C-GI-055.DWG, C-GI-056.DWG, C-GI-057.DWG, C-GI-058.DWG, C-GI-059.DWG, C-GI-060.DWG, C-GI-061.DWG, C-GI-062.DWG, C-GI-063.DWG, C-GI-064.DWG, C-GI-065.DWG, C-GI-066.DWG, 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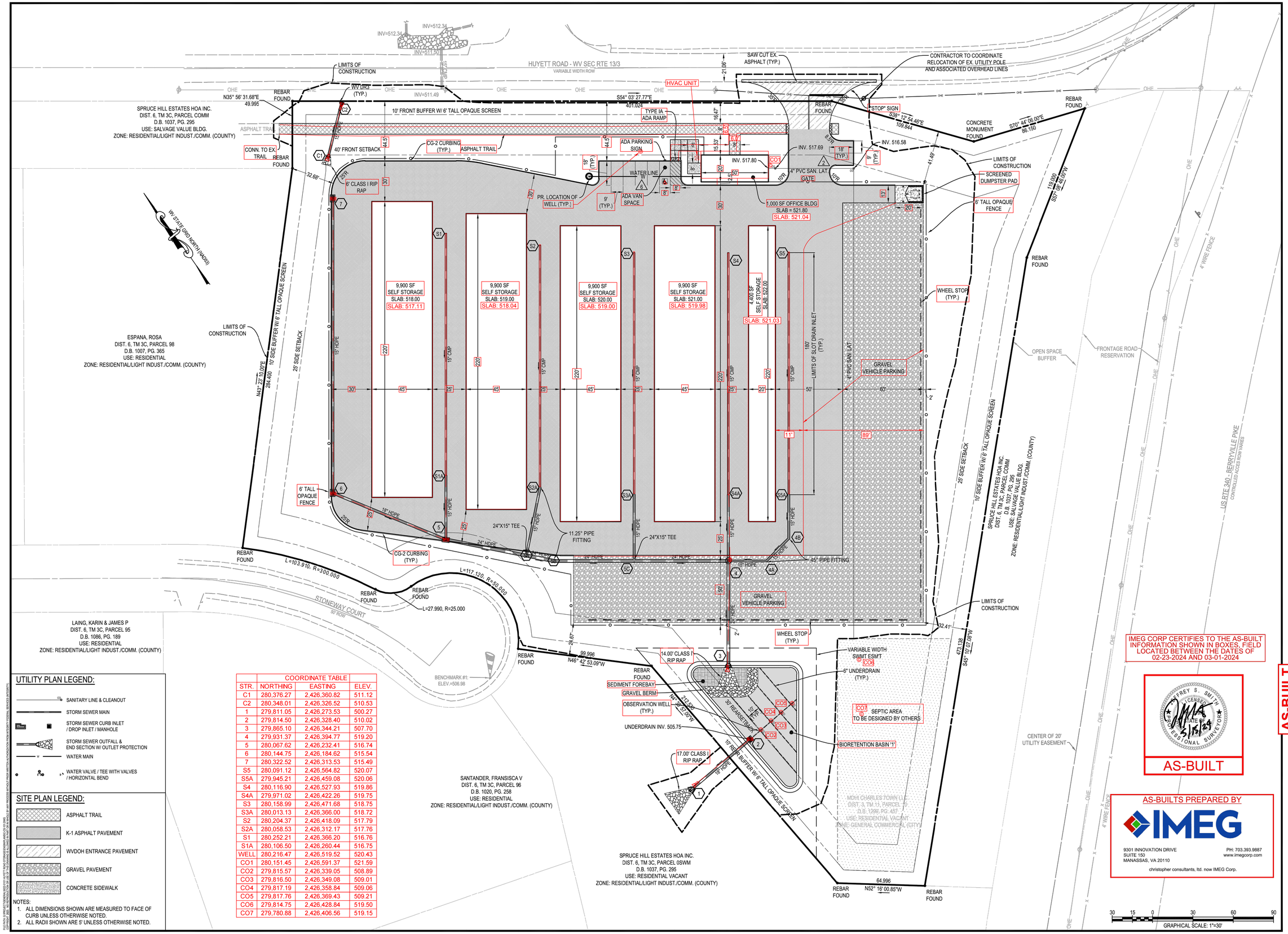

	COORDINATE TABLE		
STR.	NORTHING	EASTING	ELEV.
C1	280,376.27	2,426,360.82	511.12
C2	280,348.01	2,426,326.52	510.53
1	279,811.05	2,426,273.53	500.27
2	279,814.50	2,426,328.40	510.02
3	279,865.10	2,426,344.21	507.70
4	279,931.37	2,426,394.77	519.20
5	280,067.62	2,426,232.41	516.74
6	280,144.75	2,426,184.62	515.54
7	280,322.52	2,426,313.53	515.49
S5	280,091.12	2,426,564.82	520.07
S5A	279,945.21	2,426,459.08	520.06
S4	280,116.90	2,426,527.93	519.86
S4A	279,971.02	2,426,422.26	519.75
S3	280,158.99	2,426,471.68	518.75
S3A	280,013.13	2,426,366.00	518.72
S2	280,204.37	2,426,418.09	517.79
S2A	280,058.53	2,426,312.17	517.76
S1	280,252.21	2,426,366.20	516.76
S1A	280,106.50	2,426,260.44	516.75
WELL	280,216.47	2,426,519.52	520.43
CO1	280,151.45	2,426,591.37	521.59
CO2	279,815.57	2,426,339.05	508.89
CO3	279,816.50	2,426,349.08	509.01
CO4	279,817.19	2,426,358.84	509.06
CO5	279,817.76	2,426,369.43	509.21
CO6	279,814.75	2,426,428.84	519.50
CO7	279,780.88	2,426,406.56	519.15

UTILITY PLAN LEGEND:

- SANITARY LINE & CLEANOUT
- STORM SEWER MAIN
- STORM SEWER CURB INLET / DROP INLET / MANHOLE
- STORM SEWER OUTFALL & END SECTION W/ OUTLET PROTECTION
- WATER MAIN
- WATER VALVE / TEE WITH VALVES / HORIZONTAL BEND

SITE PLAN LEGEND:

- ASPHALT TRAIL
- K-1 ASPHALT PAVEMENT
- WVDOH ENTRANCE PAVEMENT
- GRAVEL PAVEMENT
- CONCRETE SIDEWALK

NOTES:
1. ALL DIMENSIONS SHOWN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII SHOWN ARE 5' UNLESS OTHERWISE NOTED.

IMEG CORP CERTIFIES TO THE AS-BUILT INFORMATION SHOWN IN BOXES, FIELD LOCATED BETWEEN THE DATES OF 02-23-2024 AND 03-01-2024

JEFFREY S. SMITH LICENSED PROFESSIONAL SURVEYOR STATE OF WEST VIRGINIA 3/15/24

AS-BUILT

AS-BUILTS PREPARED BY

IMEG

9301 INNOVATION DRIVE
SUITE 150
MANASSAS, VA 20110

PH: 703.393.9887
www.imegcorp.com

christopher consultants, ltd. now IMEG Corp.

GRAPHICAL SCALE: 1"=30'

INTEGRITY FEDERAL SERVICES
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Phone: 304-725-8430 • www.ifs-se.com

JASON P. GERMAN LICENSED PROFESSIONAL ENGINEER STATE OF WEST VIRGINIA

SEAL:

REVISIONS

1. 03/15/2023 -	ALL SHEETS PER CITY COMMENTS
2. 04/07/2023 -	ALL REVISED FOR FINAL SUBDIVISION/LAND DEVELOPMENT PLAT SUBMISSION
4. 06/12/2023 -	FINAL SIGNATURE SET

AS-BUILT

SITE LAYOUT AND UTILITY PLAN

HUYETT ROAD STORAGE SITE PLAN

TAX MAP 11, PARCEL 10; D.B. 1299, PG. 457
CHARLES TOWN CORP (3) TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

C.T. FILE #2022-05

SCALE:	HORIZ.: 1"=30' VERT.: N/A
DATE:	FEBRUARY 3, 2023
JOB:	5022-0101
DRAWN:	CTW CHECK: BJS
CADD:	C-CS-101.DWG
NCS:	N/A
SHEET:	SHEET 2

FILE PATH: G:\PROJECTS\OPEN\2022\5022-0101 HUYETT ROAD STORAGE\DRAWINGS\CAD\C-CS-101.DWG
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ABBREVIATIONS:
- GS = GROUND SPOT
- TC = TOP OF CURB
- TOP = TOP OF STRUCTURE
- INV = INVERT OF STRUCTURE
- SWM = STORMWATER MANAGEMENT

HUYETT ROAD - WV SEC RTE 13/3
VARIABLE WIDTH ROW

INV=512.34
INV=511.50
INV=511.49
0.5% MIN

LIMITS OF CONSTRUCTION

SPRUCE HILL ESTATES HOA INC.
DIST. 6, TM 3C, PARCEL COMM
D.B. 1037, PG. 295
USE: SALVAGE VALUE BLDG.
ZONE: RESIDENTIAL/LIGHT INDUST./COMM. (COUNTY)

TIE TO EX ASPHALT TRAIL
TIE TO EX

WV STATE GRID NORTH (NAD83)

ESPANA, ROSA
DIST. 6, TM 3C, PARCEL 98
D.B. 1007, PG. 365
USE: RESIDENTIAL
ZONE: RESIDENTIAL/LIGHT INDUST./COMM. (COUNTY)

LIMITS OF CONSTRUCTION

9,900 SF SELF STORAGE SLAB: 518.00
9,900 SF SELF STORAGE SLAB: 519.00
9,900 SF SELF STORAGE SLAB: 520.00
9,900 SF SELF STORAGE SLAB: 521.00
4,400 SF SELF STORAGE SLAB: 522.00

SEE GRADING AREA DETAIL, THIS SHEET

1,000 SF OFFICE BLDG SLAB = 521.80

LIMITS OF CONSTRUCTION

OPEN SPACE BUFFER

FRONTAGE ROAD RESERVATION

4' WIRE FENCE

SPRUCE HILL ESTATES HOA INC.
DIST. 6, TM 3C, PARCEL COMM
D.B. 1037, PG. 295
USE: SALVAGE VALUE BLDG.
ZONE: RESIDENTIAL/LIGHT INDUST./COMM. (COUNTY)

US RTE 340 - BERRYVILLE PIKE
CERTIFIED ACCESS ROW WIDENS

STONEWAY COURT
50' ROW

LAING, KARIN & JAMES P
DIST. 6, TM 3C, PARCEL 95
D.B. 1086, PG. 189
USE: RESIDENTIAL
ZONE: RESIDENTIAL/LIGHT INDUST./COMM. (COUNTY)

BENCHMARK #1:
ELEV.=506.98

SANTANDER, FRANSISCA V
DIST. 6, TM 3C, PARCEL 96
D.B. 1020, PG. 258
USE: RESIDENTIAL
ZONE: RESIDENTIAL/LIGHT INDUST./COMM. (COUNTY)

SPRUCE HILL ESTATES HOA INC.
DIST. 6, TM 3C, PARCEL OSWM
D.B. 1037, PG. 295
USE: RESIDENTIAL VACANT
ZONE: RESIDENTIAL/LIGHT INDUST./COMM. (COUNTY)

MDB CHARLES TOWN LLC
DIST. 6, TM 11, PARCEL 10
D.B. 1299, PG. 457
USE: RESIDENTIAL VACANT
ZONE: GENERAL COMMERCIAL (CITY)

CENTER OF 20' UTILITY EASEMENT

LIMITS OF CONSTRUCTION

4' WIRE FENCE

520.02
520.27
520.41
519.69
520.87
521.16
519.54
519.70
519.68
520.92
520.50
519.90
520.57

GRADING AREA DETAIL
GRAPHICAL SCALE: 1"=10'

GRAPHICAL SCALE: 1"=30'

IMEG CORP CERTIFIES TO THE AS-BUILT INFORMATION SHOWN IN BOXES, FIELD LOCATED BETWEEN THE DATES OF 02-23-2024 AND 03-__-2024

JEFFREY S SMITH
LICENSED
STATE OF WEST VIRGINIA
PROFESSIONAL SURVEYOR
3/15/24

AS-BUILT

AS-BUILTS PREPARED BY

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JASON P. GERVE
LICENSED
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

SEAL:

REVISIONS

1. 03/15/2023 - ALL SHEETS PER CITY COMMENTS	
2. 04/07/2023 - ALL REVISED FOR FINAL SUBDIVISION/LAND DEVELOPMENT PLAT SUBMISSION	
4. 06/12/2023 - FINAL SIGNATURE SET	

AS-BUILT
GRADING PLAN

HUYETT ROAD STORAGE
SITE PLAN

TAX MAP 11, PARCEL 10; D.B. 1299, PG. 457
CHARLES TOWN CORP (3) TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

C.T. FILE #2022-05

SCALE:	HORIZ.: AS NOTED VERT.: N/A
DATE:	FEBRUARY 3, 2023
JOB:	5022-0101
DRAWN: CTW	CHECK: BJS
CADD:	C-CG-101.DWG
NCS:	N/A
SHEET:	SHEET 3

FILE PATH: G:\PROJECTS\BERKELEY\2022\5101 HUYETT ROAD STORAGE\DRAWINGS\CIVIL\C-CG-101.DWG
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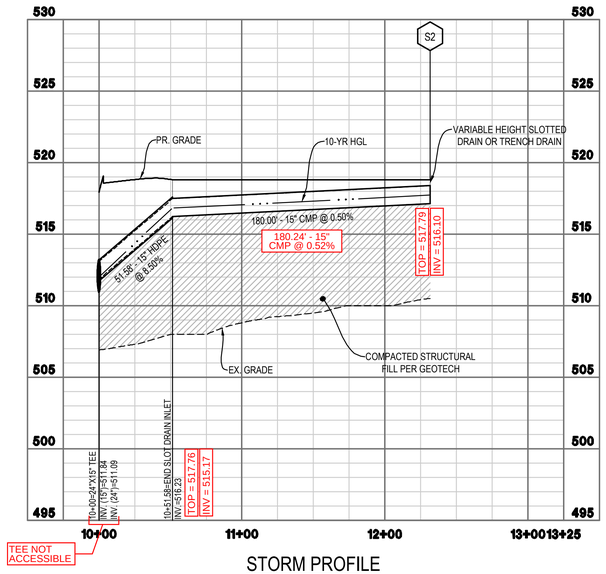
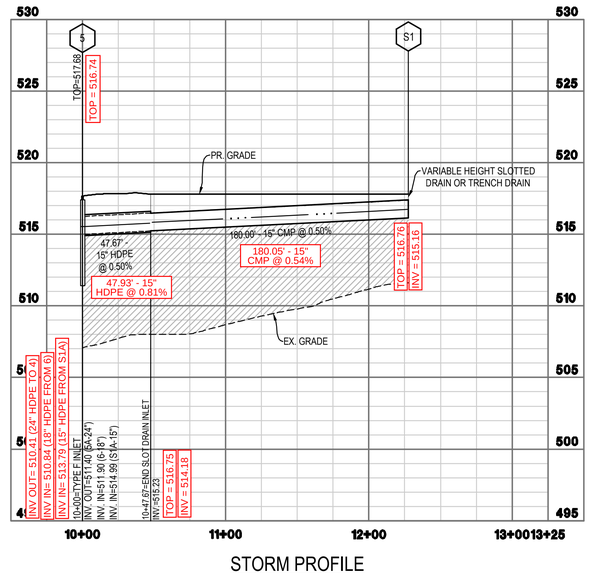


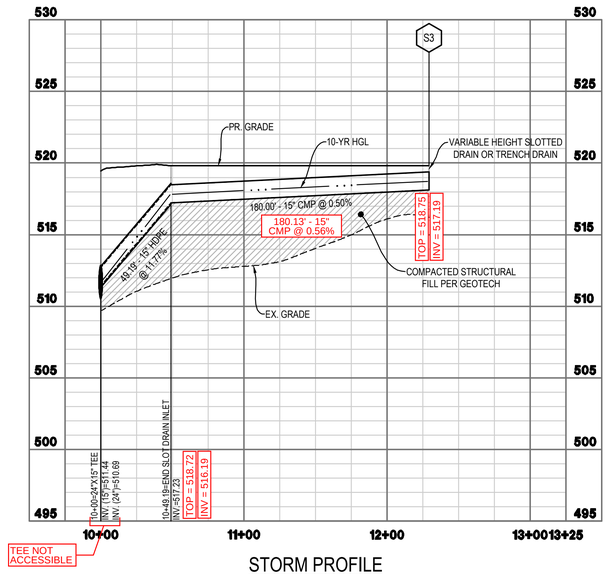
STORM PROFILE

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



STORM PROFILE

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



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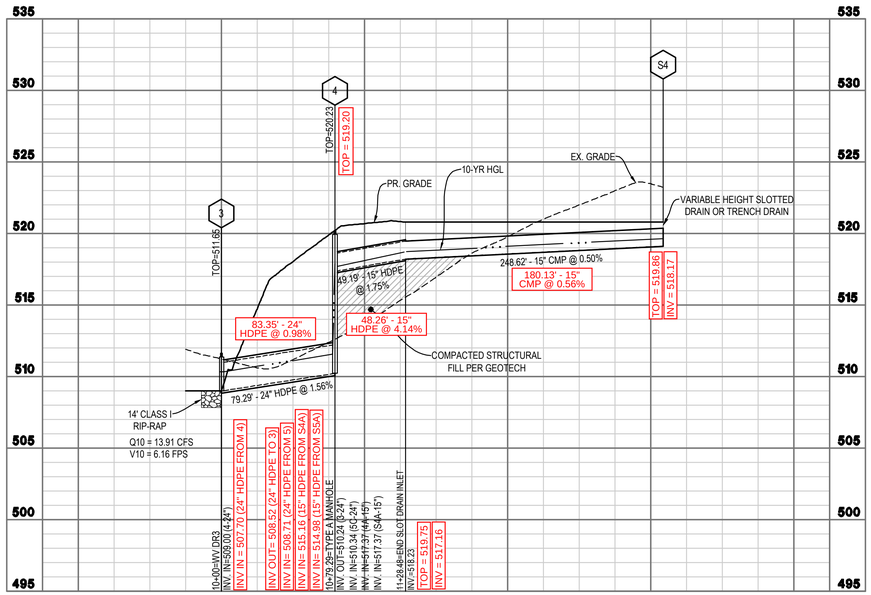

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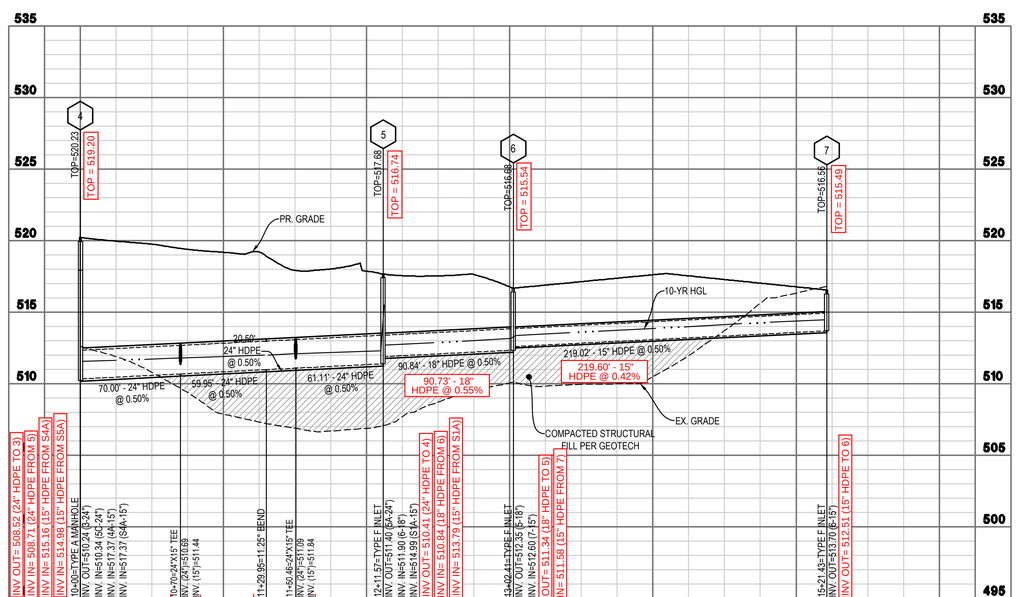

BEND AND TEES NOT ACCESSIBLE

STORM PROFILE

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

IMEG CORP CERTIFIES TO THE AS-BUILT INFORMATION SHOWN IN BOXES, FIELD LOCATED BETWEEN THE DATES OF 02-23-2024 AND 03-01-2024

JEFFREY S. SMITH — STATE OF WEST VIRGINIA — PROFESSIONAL SURVEYOR — 5/15/24

AS-BUILT

AS-BUILTS PREPARED BY

IMEG

9301 INNOVATION DRIVE
SUITE 150
MANASSAS, VA 20110

PH: 703.393.9887
www.imegcorp.com

christopher consultants, ltd. now IMEG Corp.

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VERTICAL SCALE: 1"=5'

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

INTEGRITY FEDERAL SERVICES
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1405 Queen Street, Suite 201 • Phone: 304-725-8439
Martinsburg, WV 25401 • www.ifs-se.com

SEAL:

REVISIONS

1. 03/15/2023 - ALL SHEETS PER CITY COMMENTS
2. 04/07/2023 - ALL REVISED FOR FINAL SUBDIVISION/LAND DEVELOPMENT PLAT SUBMISSION
4. 06/12/2023 - FINAL SIGNATURE SET

AS-BUILT
STORM SEWER PROFILES

HUYETT ROAD STORAGE SITE PLAN

TAX MAP 11, PARCEL 10; D.B. 1299, PG. 457
CHARLES TOWN CORP (3) TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

C.T. FILE #2022-05

SCALE:	HORIZ.: 1"=50' VERT.: 1"=5'
DATE:	FEBRUARY 3, 2023
JOB:	5022-0101
DRAWN: CTW	CHECK: BJS
CADD:	C-CU-261.DWG
NCS:	N/A
SHEET:	SHEET 4

FILE PATH: S:\PROJECTS\CIVIL\5022-0101 HUYETT ROAD STORAGE\DRAWINGS\C-CU-261.DWG
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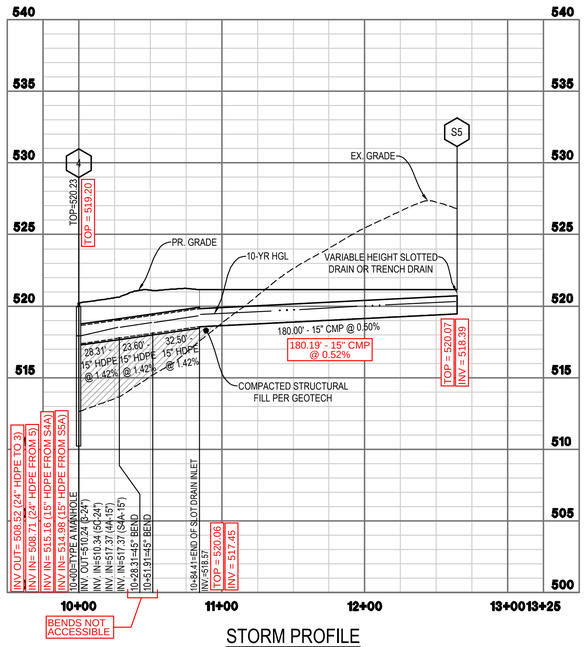

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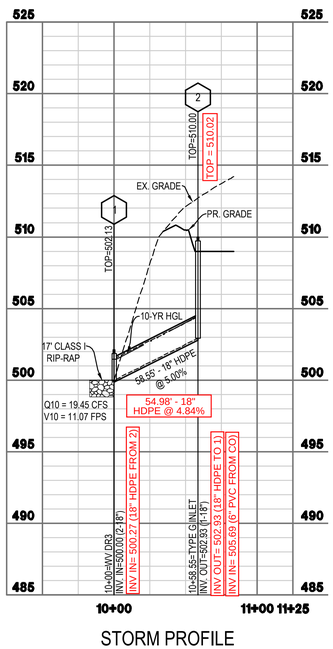

STORM PROFILE

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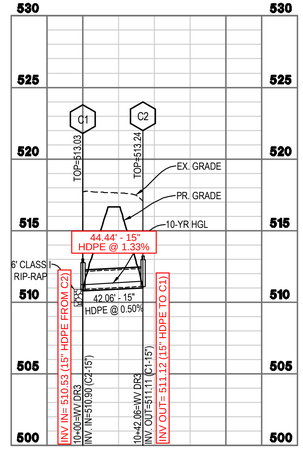

CULVERT PROFILE

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

IMEG CORP CERTIFIES TO THE AS-BUILT INFORMATION SHOWN IN BOXES, FIELD LOCATED BETWEEN THE DATES OF 02-23-2024 AND 03-01-2024

JEFFREY S. SMITH
PROFESSIONAL SURVEYOR
STATE OF WEST VIRGINIA
21521
3/15/24

AS-BUILT

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MANASSAS, VA 20110

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0 2.5 5 10 15
VERTICAL SCALE: 1"=5'

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GRAPHICAL SCALE: 1"=50'

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Martinsburg, WV 25401 • www.ifs-se.com

JASON P. GERMAN
LICENSED PROFESSIONAL ENGINEER
STATE OF WEST VIRGINIA
21521
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PROFESSIONAL ENGINEER

SEAL:

REVISIONS

1. 03/15/2023 - ALL SHEETS PER CITY COMMENTS	
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AS-BUILT

STORM SEWER PROFILES

HUYETT ROAD STORAGE SITE PLAN

TAX MAP 11, PARCEL 10; D.B. 1299, PG. 457
CHARLES TOWN CORP (3) TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

C.T. FILE #2022-05

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JOB:	5022-0101
DRAWN: CTW	CHECK: BJS
CADD: C-CU-261.DWG	
NCS:	N/A
SHEET:	SHEET 5

CONSTRUCTION NOTES AS PER KUBIC CONSTRUCTION ON 02/21/2024:

1. Added a garage on the West side of the Office building, so the final sidewalk access to the front of the office in the field from the West side to the North side.
2. Proposed fence front gate location as well as garage door access forced Office building to shift 3' toward Huyett Road (North) to allow for gate clearance and controls.
3. Final as-built elevations will reflect 1' - lower than approved plan elevations to eliminate a change order to the owner to import more fill over the entire site. Curb and tie in elevations had to be field adjusted as well as final grading slopes due to the elevation adjustment.
4. Eliminated asphalt paving and installed gravel paving in advance of a future storage building East of Building #5.
5. Contractor shifted well location to behind Office parking curb to allow for future access outside the paved area. Final septic tank/pump system field location was noted on final septic inspection approved by Jefferson County Health Department.

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MANASSAS, VA 20110
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AS-BUILT CONSTRUCTION NOTES

HUYETT ROAD STORAGE
SITE PLAN

CHARLES TOWN CORP (3) TAX DISTRICT

JEFFERSON COUNTY, VIRGINIA

PROJECT: 24000873.00
DRAWING NO.: 113312
SCALE: N/A
DATE: 03/07/2024
DRAWN: EAS
CHECKED: MB/JSS
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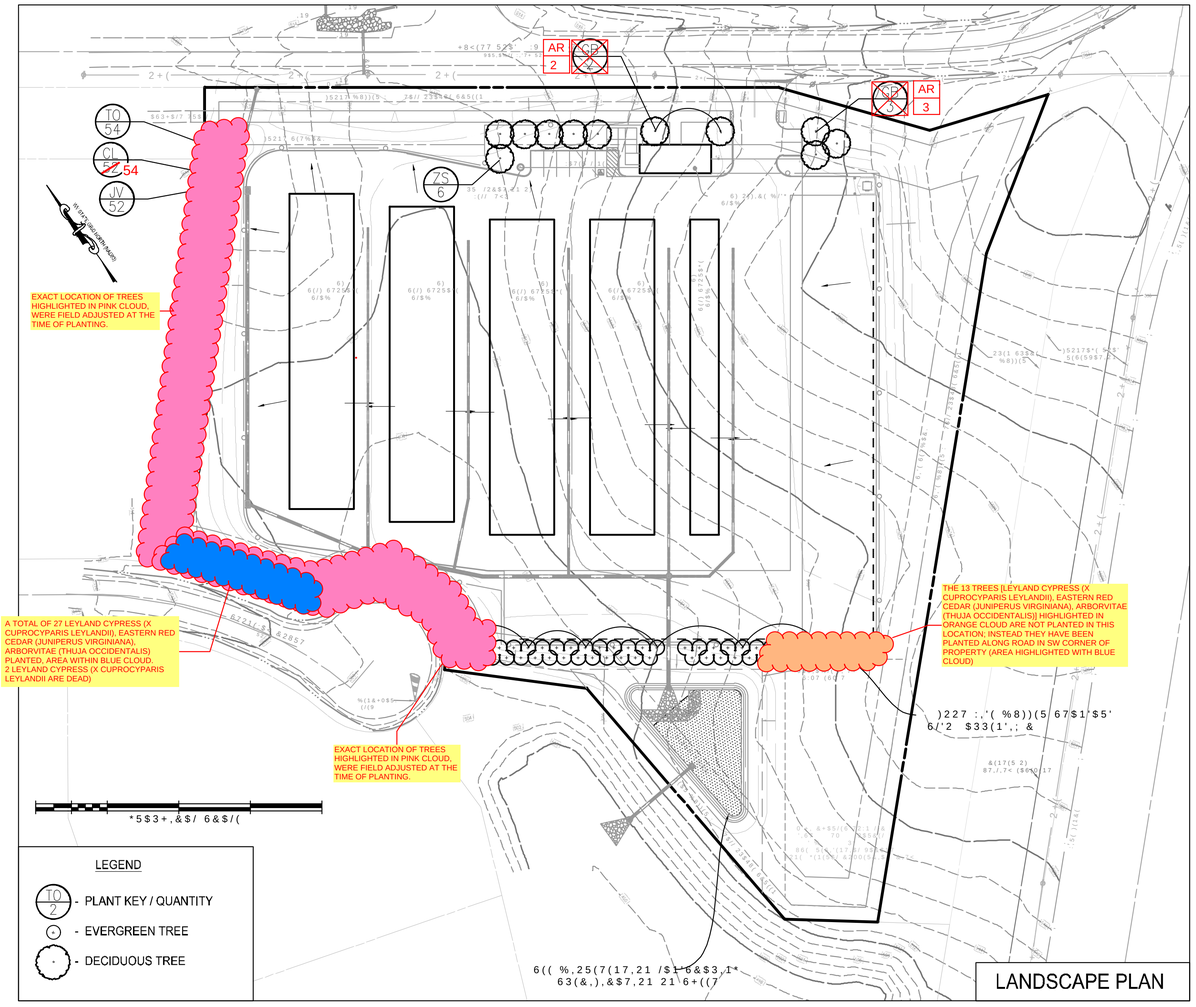


PLANT SCHEDULE					
TREES					
Key	Botanical Name	Common Name	Container	Size (Min.)	Quantity
CL	x Cuprocyparis leylandii	Leyland Cypress	B&B	6' Height	~~52~~ 54
JV	Juniperus virginiana	Eastern Red Cedar	B&B	6' Height	52
TO	Thuja occidentalis 'Nigra'	Nigra American Arborvitae	B&B	6' Height	54
GB	Ginkgo biloba 'Autumn Gold'	Maidenhair Tree	B&B	2" Caliper	~~5~~ 0
ZS	Zelkova serrata 'Green Vase'	Japanese Zelkova	B&B	2" Caliper	6
AR	ACER RUBRUM	RED MAPLE		2" CAL	5

LANDSCAPE AS-BUILT NOTES:

AS BUILT PLAN PREPARED BY COLIN McCANN, LANDSCAPE ARCHITECT, BASED ON FIELD OBSERVATION ON 5/8/24 BY QUINN NOLAN, CERTIFIED ARBORIST.

PLANTINGS MEET OR EXCEED QUANTITIES REQUIRED BY SITE PLAN

TREES WERE FIELD ADJUSTED AT TIME OF PLANTING. MAJORITY OF TREES PLANTED CLOSER TOT HE FENCE INSTEAD OF CLOSER TO THE PROPERTY LINE AS SHOWN IN PLAN. PLANTINGS ARE STILL IN SAME GENERAL VICINITY AND BETWEEN THE FENCE AND THE ROAD, SO THERE SHOULD BE NO NEED FOR ADJUSTMENT.

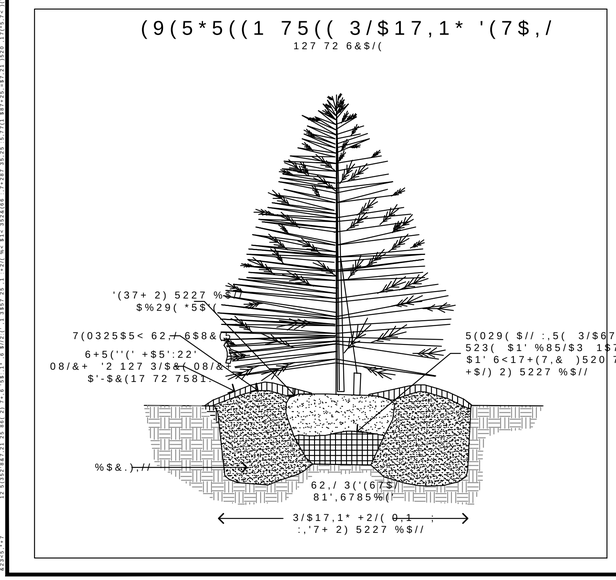
LOTS OF TRASH IN PLANTING AREA AND ON LANDSCAPE TREES. TAGS, FLAGGING, AND PLASTIC BAGS NOT REMOVED FROM TREES AFTER PLANTING.

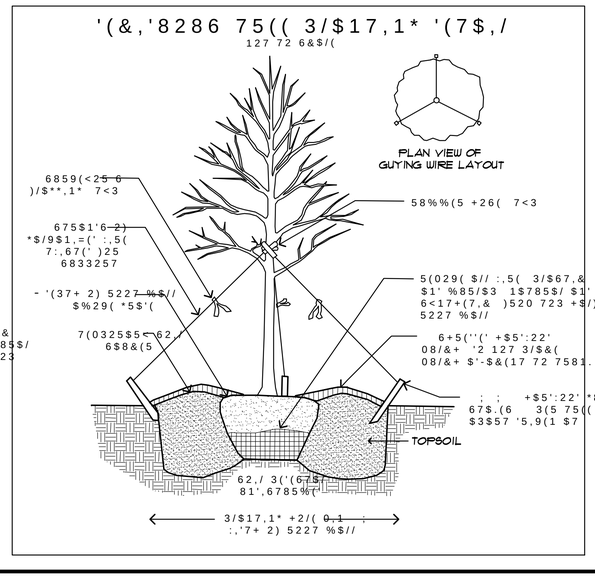
VARIOUS PLANTINGS ARE MISSING PROPER STAKING

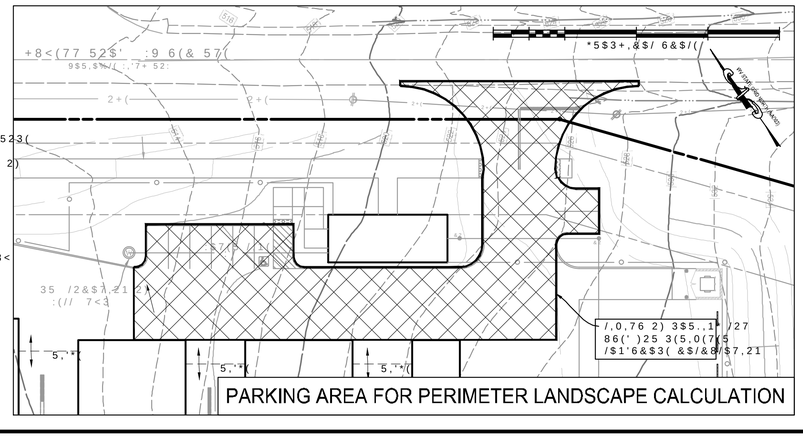
GINKGO TREES HAVE BEEN SWITCHED TO RED MAPLE DUE TO AVAILABILITY, THIS IS AN ACCEPTABLE EQUAL SUBSTITUTE.

AS-BUILT PLAN CERTIFICATION:	

LANDSCAPE REQUIREMENTS		
SECTION 1333.16(A)1.		
REQUIREMENT: NO MORE THAN 40% OF ANY ONE TYPE SPECIE OF TREE SHALL BE PERMITTED.		
TREE	PROVIDED	PERCENTAGE (ROUNDED UP)
Thuja occidentalis 'Nigra'	54	32
x Cuprocyparis leylandii	~~52~~ 54	31
Juniperus virginiana	52	31
ACER RUBRUM ' OCTOBER GLORY' Ginkgo biloba 'Autumn Gold'	5	3
Zelkova serrata 'Green Vase'	6	4
TOTAL	~~165~~ 171	100
SECTION 1333.16(A)3.a.		
PERIMETER PARKING LOT LANDSCAPING		
REQUIREMENT: ONE TREE SHALL BE PROVIDED FOR EVERY 2,000 SQUARE FEET OF IMPERVIOUS AREA FOR THE FIRST 100,000 SQUARE FEET. THEREAFTER, ONE TREE FOR EVERY 5,000 SQUARE FEET OF IMPERVIOUS AREA OVER 100,000 SQUARE FEET.		
IMPERVIOUS AREA:	10,015 SQUARE FEET	
TREES REQUIRED	11	
TREES PROVIDED	11	







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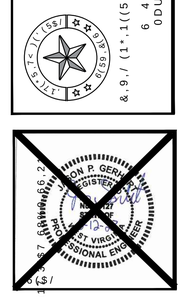

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Kimley»Horn

Memorandum

To: Mr. Chris Weitnauer, PE
Integrity Federal Services
148 S Queen St, Suite 201
Martinsburg, WV 25401

From: Mark Phillips, P.E.

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

Date: June 4, 2024

Subject: Huyett Road Storage Bond Release Review

This memorandum summarizes our review of the Bond Release request for the Huyett Road Storage Facility bond release application (dated April 15, 2024 prepared by Integrity Federal Services.) for a Performance Bond release of $1,492,269.65. Using the Final Subdivision/Land Development Plat dated September 20, 2022, site visit observations, the As-Built plans dated, May 15, 2024, and the respective bond release application, we have no comments.

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

KIMLEY-HORN & ASSOCIATES, INC.

Mark Phillips, P.E.
Project Manager
Associate

Planning Commission
101 East Washington Street
Charles Town, WV 25414

SCHEDULED

Meeting: 06/24/24
Department: Planning Commission
Category: Report
Initiator:

AGENDA ITEM (ID #)

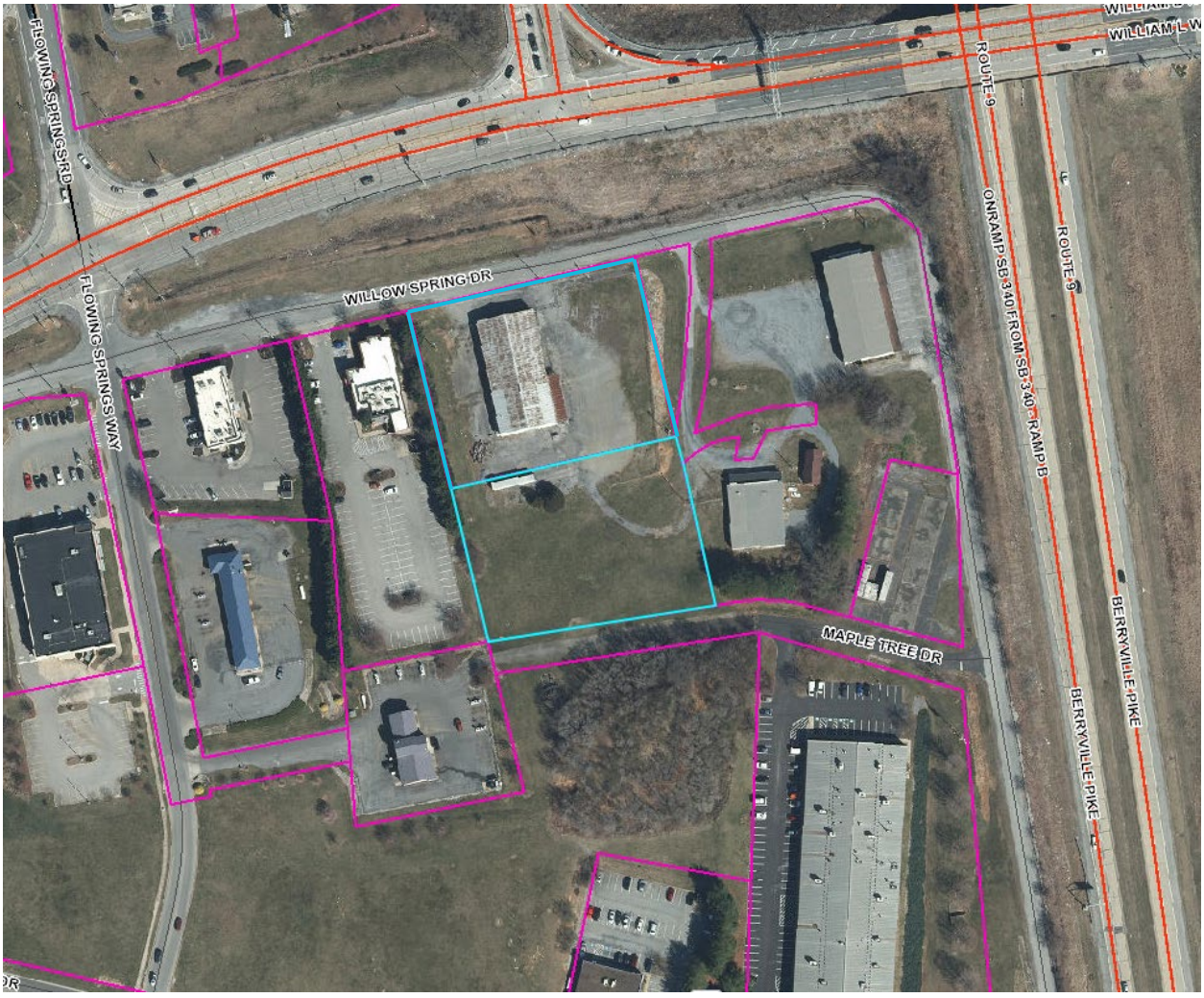
Commission Review: *SLD2024-02* - Tri-State Multipurpose Recreational Facility Sketch Plan Completeness Review

ATTACHMENTS:

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

Sketch Plan Completeness Review
SLD2024-02

Date: For the June 24, 2024 Planning Commission meeting
Applicant: Chris Hill
Property Owner: First Charles Town Group Inc.
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: Major Land Development.
Property Location: Willow Springs Road
Current Zoning: General Commercial



PROJECT OVERVIEW

The development of 2.7 acres across two parcels a multipurpose recreational facility and a mixed use structure.

ZONING REVIEW

The property is zoned General Commercial. The vacant lot is subject to a rezoning request to Neighborhood Commercial.

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.

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. General Commercial zoning.

g. Maximum and proposed density based on the Net Buildable Land Area

Neither the GC nor NC Zoning Districts have density requirements.

h. Available utilities

Provided.

i. All existing sanitary sewer facilities and combined sewer facilities

Provided.

j. Depict location or statement of proposed water and sewer supply and other utility improvements.
Provided.

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. No modification to existing lot boundaries. Existing structure to be repurposed, vacant parcel to be developed. Mixed use structure to be 3 stories.

m. Statement of total acreage of the tract being subdivided or developed, including the Net Buildable Land Area
Provided. Lot with structure is 1.4 acres, vacant parcel is 1.3 acres.

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
Maximum lot coverage in GC and NC districts is 90%, no explicit open space requirement in either district.

o. The proposed number of dwelling units of each type in each in the total development
Provided. 20 units proposed.

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.

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. Open space is required of residential developments; this proposal is a mixed use infill development. Fee in lieu of is cost is $500 per unit.

s. The location of environmental sensitive land to be included in common open space.
No environmentally sensitive lands identified.

t. Notes indicating any modifications, waivers, variances, special exceptions and/or conditional uses that are required.
Applicant is requesting a waiver from parking requirements. Approximately 283 spaces required, 114 proposed.

u. The location and extent of proposed buffers
Buffers are required between commercial and separate residential uses. No interior buffers required for an integrated project such as the proposed. There is no residential construction adjacent to the property to require a buffer. Parking lot landscaping is still required.

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
Right-of-way width and location has been provided. Parking areas are also shown.

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.

y. Commercial Design Review Standards as required in Section 1333.29, of this article.
To be provided at time of preliminary plan submission.

ADDITIONAL APPLICATIONS
The property owners have also filed for a rezoning application (from General Commercial to Neighborhood Commercial for the vacant lot) and a waiver request for parking. The rezoning is before City Council and the waiver request is set to go to the Planning Commission in July.

CONCLUSION
The sketch plan meets the requirement of being a complete application as stated in Subdivision Ordinance Section 1332.03.C.2.C. This does not mean the subdivision application meets the criteria for approval; it merely means that the application is deemed complete by staff.

The Planning Commission should vote to determine the application is complete. If deemed complete, a public hearing would be scheduled for July 22, 2024.

Sketch Plan Application No._____

$200

RECEIVED
APR 09 2024
BY: VL

SKETCH PLAN APPLICATION

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
ARTICLE 1332, SUBDIVISION AND LAND DEVELOPMENT APPLICATION & APPROVAL REQUIREMENTS

To assist the Subdivision Administrator in the review of a Sketch Plan Application, the Applicant must utilize this form to supply the City with the information prescribed under Section 1332.03 of the Charles Town S/LD Ordinance. The submission of this form, along with the prescribed information and required fees, shall serve as the Applicant's Sketch Plan Application as required by Ordinance Section 1332.03. Applicant is responsible to ensure the standards of Ordinance Section 1332.04, Sketch Plan Requirements, are met and provided herein is a checklist of the Sketch Plan requirements.

1. DATE April 9th, 2024

2. APPLICATION TYPE*

☐ Zoning Use Permit, Special Exception Use and Sketch Plan requirements found in the Supplemental Regulations of the Zoning Ordinance
- Submit Three (3) 11" x 17" copies of the Sketch Plan shall be submitted and in Adobe PDF format

☑ Major S/LD Development
- Submit Three (3) 18" x 24" copies of the Sketch Plan shall be submitted and in Adobe PDF format

*There are two types of Sketch Plan submissions:

1. For Zoning Use Permit, Special Exception Use and Sketch Plan requirements found in the Supplemental Regulations of the Zoning Ordinance. Submission standards are found in Section 1332.04(D).
2. For a Sketch Plan for a Major S/LD application, submission standards are found in Section 1332.04(E)

3. APPLICANT'S NAME* Mr. Chris Hill; Tri-State Improvements, Inc.

Address: PO Box 1, Kearneysville, WV 25430

Telephone Number (410) 206-4791 Fax Number ( )

Email Address chris@tristatewv.com

4. PROPERTY OWNER'S NAME First Charles Town Group, Inc.

Address: PO Box 183, Charles Town, WV 25414

Telephone Number (304) 725-8250 Fax Number ( )

Email Address Maria@fctwv.com

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

Property Address: 669 Willow Spring Drive

Tax Map # and Parcel: Charles Town Corporation T.M. 15 Parcel 9.26 & 9.27

Deed Book and Page #: Plat Book 20 Page 92

Property Area in Square Feet or Acres: 63,011 SF and 56,904 SF

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

To renovate the existing vacant building into an indoor playground and build a new multi-purpose commercial and residential building with with commercial rental space on the ground floor and apartments on on floors 2 and 3.

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

Existing property is vacant.

Current Zoning: General Commercial

Proposed Zoning: Neighborhood Commercial

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

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

Yes; parking count

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

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

The applicant is not aware of any court action regarding this property.

☐ No

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

Application No.	Project Name and Phase	Status	Approval Date

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

Owner	# and Street	City, State, Zip
First CT Group, Inc.	PO Box 1	Charles Town, WV 25414
Store Master Funding XIV	333 E. Broadway	Maryville, TN 37804

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 1332.02 of the Charles Town S/LD Ordinance and relevant provisions of the Charles Town City Code.

Signature of Applicant _____ Date 4/9/24

Signature of Property Owner (If different than Applicant)
Mona O. Moore Sec/Treas Date 4/9/2024

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

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

FOR CITY USE ONLY

Application Number:_____ Date Application Received: 04/09/24

Fee: $ 200 Paid:$_____ Check No. 3011

Receipt No._____

Subdivision Administrator Approval:_____ Date:_____

Planning Commission Approval:_____ Date:_____

Comments:_____

CHARLES TOWN, WEST VIRGINIA
Department of Community Development
Division of Planning and Zoning
101 East Washington Street, P.O. Box 14
Charles Town, West Virginia 25414

Phone: (304) 725-2311 Fax (304) 725-1014

File Number: _____
Staff Initials: _____
Fees Paid: _____

https://goo.gl/KGzDMZ

Sketch Plan Review Checklist
Amended 2017 Subdivsion Ordinance

(please check one) _____**Major S/LD Application** or
_____**Zoning Use Permit, Special Exception Use, or Sketch Plan (requirements found in the Supplemental Regulations of the Zoning Ordinance)**

Project Name: INDOOR PLAYGROUND BUILDING RENOVATION & NEW MULTI-PURPOSE BUILDING

Property Owner Information					
Property Owner:	First Charles Town Group, Inc.				
Mailing Address:	PO Box 1				
City:	Charles Town	State:	WV	Zip Code:	25414
Phone Number:	304-725-8250	Email:	Maria@fctwv.com		
Signature:				Date:	

Applicant's Registered Engineer or Surveyor or Design Consultant					
Name:	Alpha Associates, Inc.				
Mailing Address:	535 WEST KING STREET				
City:	MARTINSBURG	State:	WV	Zip Code:	25401
Phone Number:	301-264-0051	Email:	Kim.coomler@thinkalphafirst.com		

Physical Property Details					
Physical Address:	669 Willow Spring Drive				
City:	CHARLES TOWN	State:	WV	Zip Code:	25414
Tax District:	CHARLES TOWN CORPORATION	Map No:	15	Parcel No:	9.26 & 9.27
Parcel Size:	63,011 & 56,904 SF	Deed Book:	PB 20	Page No:	92

Zoning of Subject Property			Is the Project to Be:	Is Property In:
Urban Reserve (UR)	Residential Medium-High Density (R-15)	Neighborhood Commercial (NC)	Planned Unit Development (PUD)	Historic Overlay District (HOD)
General Commercial (GC)	Old Town Residential (OT-R)			Floodplain Overlay District (FOD)
Old Town Mixed Use Commercial (OT-MUC)	Neighborhood Residential (NR)			

City Use Only	1st Review	2nd Review	3rd Review	4th Review
Submittal Date				
Zoning Administrator				
City Planner				
GIS/Addressing				
Return Date				

Conditions of Approval (Attach Additional Comments As Needed)

Instructions

1. This checklist is provided as a quick reference guide only. The Consultant/Developer is responsible for reading the regulations and fully complying with all the requirements. All references to the Subdivision Ordinance and Zoning Ordinance are cited for informational purposes only.

2. The checklist shall be completed by the Engineer/Surveyor or Design Consultant and attached to the Sketch Plan review submission.

Requried Submittal Information

_____ 1 Check for Applciation Fees

_____ 1 Completed Application and Checklist (Signed by owner)

_____ 3 Sets of Sketch Plans and Adobe PDF Format

Sub-Section	Ordinance Requirements: (See instructions on page 2)	Engineer /Surveyor	1st Review	2nd Review	3rd Review	4th Review
		Review Key: ✓ Ok; O Incomplete; N/A Not Applicable; X Unacceptable				
Sub-Section	**SUBDIVISION ORDINANCE Section 1332.04, Sketch Plan Requirements**					
A	**THERE ARE TWO TYPES OF SKETCH PLAN SUBMISSIONS:** Sections in Red and Blue are depict the different types.					
A1 and D	For: • **Zoning Use Permit** • **Special Exception Use** • **Sketch Plan requirements found in the Supplemental Regulations of the Zoning Ordinance** The following information shall be provided for Sketch Plan review:					
D1	Three (3) 11" x 17" copies of the Sketch Plan shall be submitted and in Adobe PDF format.					
D2	The Sketch Plan shall be drawn to a 1"=50' scale					
D2	The Sketch Plan must illustrate the following elements in such a way that the Subdivision Administrator or authorized designee can determine if the proposed Subdivision or Land Development meets the criteria of this Ordinance, as applicable:					
D2a	Existing conditions, including boundary lines of the property					
D2b	A land use plan, showing the location, arrangement and approximate boundaries of all proposed land uses					
D2c	Vicinity map, north arrow, scale (written and graphic) and date					
D2d	Name of proposed project or other identifying title and date plan was prepared. Name and address of the Engineer, Surveyor, Architect, Landscape Architect, Land Planner or Property Owner who prepared the plan					
D2e	Current zoning and total area of the property					
D2f	Maximum and proposed density					
D2g	Available utilities					
D2h	All existing sanitary sewer facilities and combined sewer facilities					
D2i	Depict location or statement of proposed water and sewer supply and other utility improvements					
D2j	Existing covenants					
D2k	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					
D2l	Statement of total acreage of the tract being subdivided or developed					
D2m	Location of proposed Street layout, including connections to adjoining streets or vacant lots					
D2n	The location of sidewalks, trails and crosswalks					
D2o	Proposed open space and/or recreation areas, including notes on the plan describing the proposed use, activity area and/or improvement					
D2p	Any other information requested by the Subdivision Administrator in order for the Subdivision Administrator to make an accurate determination.					
A2 and E	For a **Major S/LD Application**. The following information shall be provided for Sketch Plan review:					
E1	Three (3) 18" x 24" copies of the Sketch Plan shall be submitted and in Adobe PDF format.	✓				
E2	The Sketch Plan shall be drawn to a 1"=50' scale	✓				
E2	The Sketch Plan must illustrate the following elements in such a way that the Subdivision Administrator or authorized designee can determine if the proposed Subdivision or Land Development meets the criteria of this Ordinance:					
E2a	Existing conditions, including boundary lines of the property	✓				
E2b	A land use plan, showing the location, arrangement and approximate boundaries of all proposed land uses	✓				

	Ordinance Requirements: (See instructions on page 2)	Engineer /Surveyor	1st Review	2nd Review	3rd Review	4th Review	Review Key
							✓ Ok
							O Incomplete
							N/A Not Applicable
							X Unacceptable
E2c	Vicinity Map, North arrow, scale (written and graphic) and date	✓					
E2d	Names of the abutting owners, adjoining lot lines and structures on abutting lots within 100 feet of the property	✓					
E2e	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	✓					
E2f	Current zoning and total area of the property	✓					
E2g	Maximum and proposed density based on the Net Buildable Land Area	✓					
E2h	Available utilities	✓					
E2i	All existing sanitary sewer facilities and combined sewer facilities	✓					
E2j	Depict location or statement of proposed water and sewer supply and other utility improvements	✓					
E2k	Existing covenants	N/A					
E2l	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	✓					
E2m	Statement of total acreage of the tract being subdivided or developed, including the Net Buildable Land Area	✓					
E2n	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	N/A					
E2o	The proposed number of dwelling units of each type in each in the total development	✓					
E2p	Location of proposed Street layout, including connections to adjoining streets or vacant lots	✓					
E2q	The location of sidewalks, trails and crosswalks, as may be applicable	✓					
E2r	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	✓					
E2s	The location of environmental sensitive land to be included in common open space	N/A					
E2t	Notes indicating any modifications, waivers, variances, special exceptions and/or conditional uses that are required	✓					
E2u	The location and extent of proposed buffers	N/A					
E2v	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	✓					
E2w	Calculations describing all proposed bonus factors with the location of and specifications for bonus improvements, when proposed	N/A					
E2x	Any other information requested by the Subdivision Administrator in order for the Subdivision Administrator to make an accurate determination	N/A					
Sub-Section	**SUBDIVISION ORDINANCE Section 1333.01, General Site Planning and Design Specifications**						
D1d	There is **no** requirement that a Sketch Plan or Preliminary Plat show phasing.						

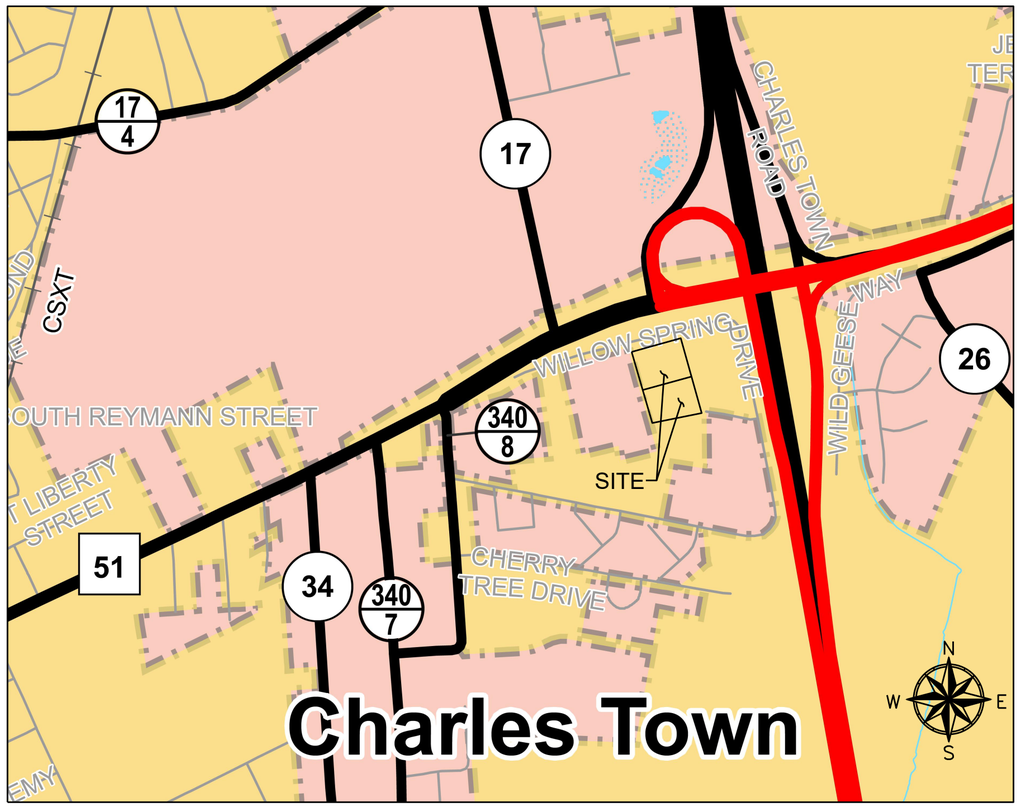
ALPHA ASSOCIATES, INC.
535 W. KING STREET
MARTINSBURG, WV 25401
PHONE: 304-264-0051
TOLLFREE: 877-264-0051
www.thinkALPHAfirst.com

SKETCH PLAN

FOR

TRI-STATE IMPROVEMENTS, LLC

INDOOR PLAYGROUND BUILDING RENOVATION & NEW MULTI-PURPOSE BUILDING



VICINITY MAP

SCALE: 1" = 600'

SITE INFORMATION

1. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS OR EXEMPTIONS NOT SHOWN HEREON.
2. THE CURRENT ZONING OF THE VACANT REAR PROPERTY IS GENERAL COMMERCIAL. THE PROPOSED ZONING IS NEIGHBORHOOD COMMERCIAL.
3. THE PROPOSED USE OF THE SITE IS TO RENOVATE THE EXISTING VACANT BUILDING INTO AN INDOOR PLAYGROUND AND BUILD A NEW MULTIPURPOSE COMMERCIAL AND RESIDENTIAL BUILDING WITH COMMERCIAL RENTAL SPACES ON THE GROUND LEVEL FLOOR AND APARTMENTS ON FLOORS 2 AND 3.
4. EXISTING BUILDING IS CURRENTLY 21' TALL WITH A PLANNED 2ND FLOOR. IT WILL BE INCREASED TO 33'. THE NEW MIXED USE BUILDING ON THE REAR LOT WILL BE 44' TALL.
5. SOURCE OF BOUNDARY INFORMATION: PLAT FOUND IN PLAT CABINET 20 PAGE 92.
6. THERE ARE NO KNOWN COVENANTS ON THESE PROPERTIES.
7. PROPERTY ADDRESS: 669 WILLOW SPRINGS DRIVE, CHARLES TOWN, WV 25414.
8. WATER UTILITY SERVICES WILL BE PROVIDED BY CTUB.
9. SANITARY SEWER SERVICES WILL BE PROVIDED BY CTUB.
10. CONTOUR DATA AND BOUNDARY INFORMATION WERE GENERATED FROM LIDAR DATA AVAILABLE FROM THE WV GIS CLEARING HOUSE HOSTED BY WVU.EDU
11. THIS PROPERTY IS LOCATED ON FEMA MAP PANEL 54037C0137E, EFFECTIVE DATE 12/18/2009, AND IS DESIGNATED AS ZONE "X", AN AREA TO BE DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOOD PLAIN.
12. THE SOILS ON THE SITE ARE AS FOLLOWS:
    Ub - URBAN LAND
    Uu - URBAN LAND - UDORTHENTS
    UwC - URBAN LAND-HAGERSTOWN COMPLEX, 0 TO 15 PERCENT SLOPES
13. THERE ARE NO WETLANDS ON THE SITE PER THE US FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY.
14. KNOWN EASEMENTS ARE SHOWN HEREON.
15. PROJECT LIMITS ARE NOT WITHIN 500' OF A STREAM.
16. NO RIGHT OF WAYS ARE PROPOSED WITH THIS PROJECT.
17. ALL PROPOSED UTILITY LINES SHALL BE UNDERGROUND.
18. CONTACT WVDOH A MINIMUM OF 24 HOURS PRIOR TO ANY WORK WITHIN THE WVDOH RIGHT OF WAY. (681)-320-2039
19. COORDINATE ALL UTILITY WORK WITHIN THE WVDOH RIGHT OF WAY WITH TOM CALDWELL. (681)-320-2040
20. THERE ARE NO FUTURE EASEMENTS OR RIGHTS OF WAYS TO CONNECT TO ADJOINING PROPERTIES.

ZONING ORDINANCE SUMMARY - NEIGHBORHOOD COMMERCIAL, PAR. 9.26 :

1. PROPOSED USE:
   PROPOSED BUILDING WILL BE MULTI-PURPOSE COMMERCIAL AND RESIDENTIAL WITH 5 - 2,300 SF COMMERCIAL SPACES AT GROUND LEVEL AND 12 RESIDENTIAL APARTMENTS ON FLOORS 2 AND 3.
2. LANDSCAPING:
   - IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER/ DEVELOPER TO REPLACE ANY TREES THAT DIE. ALL LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER/ DEVELOPER.
3. SITE LIGHTING WILL BE PROVIDED.
4. USE REQUIREMENTS:

	REQUIRED		PROVIDED
MINIMUM LOT SIZE:	6,000 SF		56,904 SF
MAXIMUM LOT SIZE:	20,000 SF ±		56,904 SF
MAXIMUM DENSITY	NO REQUIREMENT		N/A
MINIMUM LOT WIDTH:	NO REQUIREMENT		
MAXIMUM STORIES:	3		3
MAXIMUM LOT COVERAGE (RESIDENTIAL)	80% (MAX)		76%
MAXIMUM LOT COVERAGE (COMMERCIAL)	90% (MAX)		76%
BUILDING SETBACKS			
FRONT:	5' (MIN)		5'
SIDE:	10' (MIN)	(20' COMMERCIAL)	20'
REAR:	15' (MIN)		15'

5. PARKING TABULATIONS:
   - RESIDENTIAL APARTMENTS: 1.5 SPACES PER UNIT X 20 UNITS = 30 SPACES
   - PET SUPPLY STORE: 4.1 SPACES PER 1,000 SF = 48 SPACES (RETAIL EXAMPLE)

   TOTAL REQUIRED = 78

   TOTAL PROVIDED = 114 SPACES
   114 X 4% = 4.56 - 5 HANDICAP SPACES REQUIRED
   TOTAL HANDICAP PROVIDED = 6

ZONING ORDINANCE SUMMARY - GENERAL COMMERCIAL, PAR. 9.27:

1. PROPOSED USE:
   EXISTING VACANT BUILDING WILL BE REMODELED INTO AN INDOOR PLAYGROUND FACILITY
2. LANDSCAPING:
   - IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER/ DEVELOPER TO REPLACE ANY TREES THAT DIE. ALL LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER/ DEVELOPER.
3. SITE LIGHTING WILL BE PROVIDED.
4. USE REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	NO REQUIREMENT	63,011 SF
MAXIMUM LOT SIZE:	NO REQUIREMENT	63,011 SF
MAXIMUM DENSITY	NO REQUIREMENT	N/A
MINIMUM LOT WIDTH:	NO REQUIREMENT	
MAXIMUM STORIES:	5	2
MAXIMUM LOT COVERAGE (COMMERCIAL)	90% (MAX)	63%
BUILDING SETBACKS:		
FRONT:	40' (MIN) (EX. BLDG IS GRANDFATHER)	40'
SIDE:	10' (MIN) (25' COMMERCIAL)	10'
REAR:	30' (MIN)	30'

5. PARKING TABULATIONS:
   - RECREATIONAL COMMUNITY CENTER: 3 SPACES PER 1,000 SF X 12,000 SF = 36 SPACES (INDOOR PLAYGROUND)

   TOTAL REQUIRED = 36

   TOTAL PROVIDED = 114 SPACES
   114 X 4% = 4.56 - 5 HANDICAP SPACES REQUIRED
   TOTAL HANDICAP PROVIDED = 6

SKETCH PLAN
FOR
TRI-STATE IMPROVEMENTS, LLC
INDOOR PLAYGROUND BUILDING RENOVATION & NEW MULTI-PURPOSE BUILDING

CHARLES TOWN CORP. T.M. 15 PARS. 9.26 & 9.27 P.B. 20 PG. 92
JEFFERSON COUNTY, WEST VIRGINIA

OWNER/DEVELOPER:
TRI-STATE IMPROVEMENTS, LLC

ADDRESS:
PO BOX 1
KEARNEYSVILLE, WV 25430

PHONE:
410-206-4791

ATTN:
CHRIS HILL

PROJ. NO.:	2401013.00
DATE:	4/8/2024
REVISION 1:	4/29/2024

SHEET NO.:

1 OF 2

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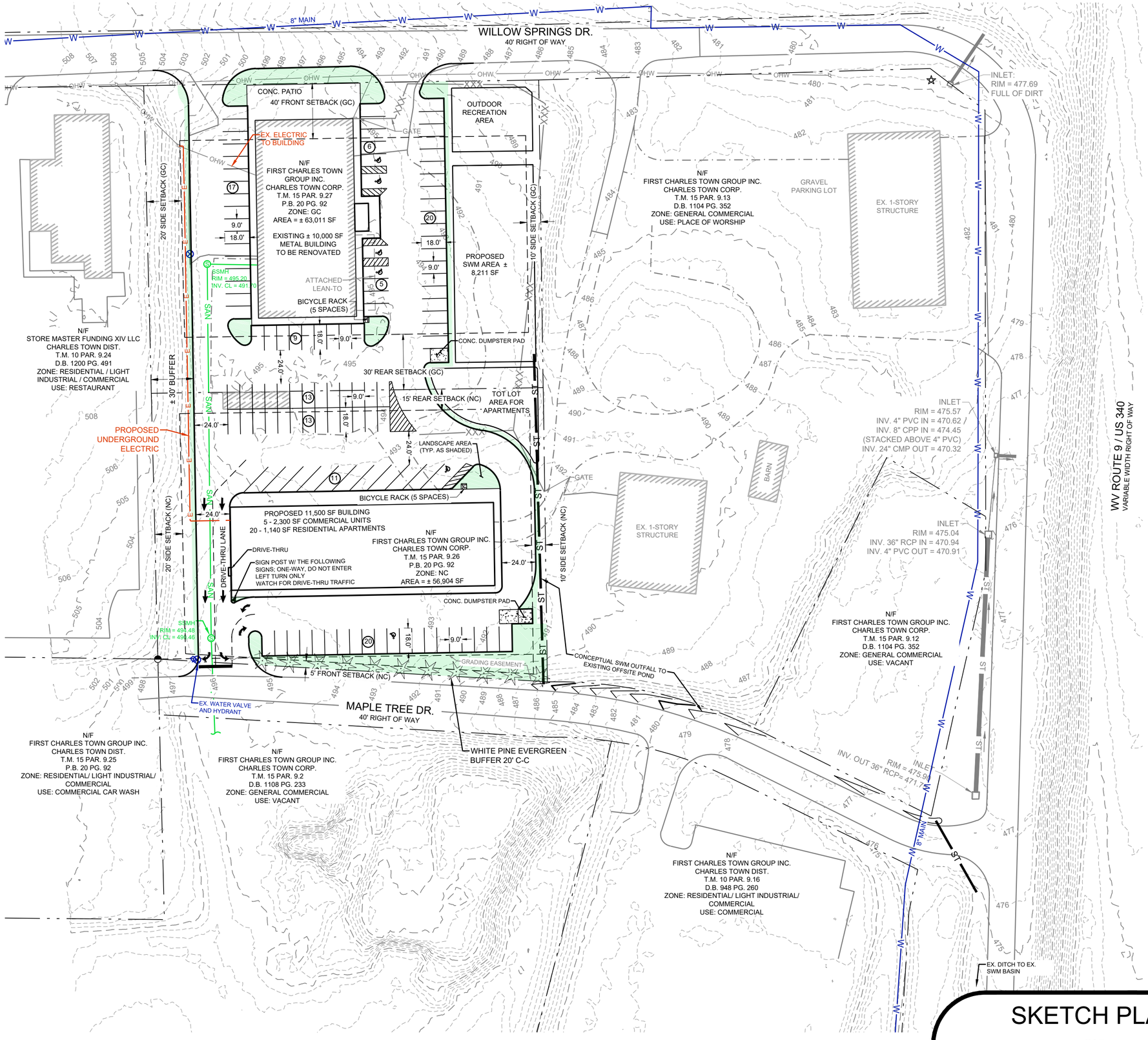

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LEGEND

- T.M. — TAX MAP NUMBER
- PAR. — PARCEL NUMBER
- D.B. — DEED BOOK
- PG. — PAGE NUMBER
- N/F — NOW OR FORMERLY
- SURVEY CONTROL POINT
- 5/8" REBAR WITH CAP FOUND
- CONCRETE MONUMENT
- REBAR FOUND
- IRON PIPE FOUND
- RAILROAD SPIKE SET
- POINT
- UTILITY POLE
- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SANITARY CLEAN-OUT
- SIGN
- PROPERTY LINE
- ADJOINER LINE
- BUILDING OUTLINE
- EDGE OF GRAVEL
- 5' CONTOUR INTERVAL
- 1' CONTOUR INTERVAL
- CHAIN-LINK FENCE
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER LINE
- OVER HEAD WIRES
- BUILDING SETBACK LINE
- LANDSCAPE AREA

0 25 50 100 Feet
1" = 50'

SKETCH PLAN

FOR

TRI-STATE IMPROVEMENTS, LLC

INDOOR PLAYGROUND BUILDING RENOVATION & NEW MULTI-PURPOSE BUILDING

CHARLES TOWN CORP. T.M. 15 PARS. 9.26 & 9.27 P.B. 20 PG. 92
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2 OF 2

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Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 06/24/24
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

***Commission Review - BR2024-10* - Hillside Townhomes Bond Initiation**
POSTPONED TO LATER DATE

ATTACHMENTS: