CITY OF CHARLES TOWN
PLANNING COMMISSION
AGENDA • MARCH 24, 2025

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

101 E Washington Street, Charles Town, WV 25414

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2.1 : Draft minutes - Feb. 24, 2025
02-24-25 PC MINUTES_DRAFT.pdf

3. UNFINISHED BUSINESS

3.1 : *Commission Review*:SLD2025-01 Huntfield Rec. Center - Final Plan Amendment
1. Staff Report.pdf
2. Revised Plans.pdf
3. Narrative.pdf
4. 2007 Approved Plan.pdf
5. COA.pdf

4. NEW BUSINESS

4.1 : **Public Hearing**: *BR2025-01*: Norborne-Glebe Subdivison Phase 14B - Bond Release
1. Staff Report.pdf
2. Application.pdf
3. KH Memo.pdf
4. As-Built.pdf

4.2 : *Commission Review*: BR2025-02 - Stone Spring Phase 2 Bond Reduction
1. Staff Report.pdf
2. Application.pdf
3. Bond Estimate.pdf
4. As-Built.pdf
5. KH Review.pdf

4.3 : *Commission Review*: SLD2025-02: Norborne-Glebe Phase 16 - Sketch Plan Completeness Review
1. Staff Report.pdf
2. Application.pdf
3. Sketch Plan.pdf
4. KH Review.pdf

4.4 : *Commission Review*: SLD2025-03: 213 N. Samuel St. - Sketch Plan Completeness Review
1. Staff Report.pdf

2. Application.pdf
3. Sketch Plan.pdf

5. ADJOURNMENT

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

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

Planning Commission
101 East Washington Street
Charles Town, WV 25414

SCHEDULED

AGENDA ITEM (ID #)

Meeting: 03/24/25
Department: Planning Commission
Category: Report
Initiator:

Draft minutes - Feb. 24, 2025

ATTACHMENTS:
- 02-24-25 PC MINUTES_DRAFT.pdf

CITY OF CHARLES TOWN

PLANNING COMMISSION •
MINUTES February 24, 2025

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

101 E Washington Street, Charles Town, WV 25414

1. CALL TO ORDER

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

James Newman, City Staff - Zoning Administrator
Wendy Schutz, Planning & Permit Technician
Mark Phillips of Kimley-Horn, City's Engineering firm - virtually

2. APPROVAL OF MINUTES

2.1: Regular Session Minutes of January 27, 2025

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

3. UNFINISHED BUSINESS

None

4. NEW BUSINESS

4.1: Public Hearing: *SLD2023-04 – Fairview/Avalon Preliminary Plan – Phase 1*

Staff gave presentation.

PC discussion. Questions about the traffic study, annexation, bus stops, road maintenance, buffers for Phase II.

Applicant Jason Gerhart with Integrity Federal Services: Spoke about the Department of Highways and the required traffic study. Requested approval contingent upon receipt of a DoH letter stating no mitigation would be required per the sketch plan conditions of approval.

PC discussion.

Mark Phillips spoke briefly about the traffic impact study.

DRAFT

Motion to open public hearing:

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

Staff read a letter in favor of the project from neighboring property owner, Lyn Widmyer.

Jack Zaleski, representative of Oakland Community Church, requested contact information for the developer.

Motion to close public hearing:

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

PC discussion.

Motion to approve the Preliminary Plan contingent upon the following conditions:

1) The West Virginia Department of Transportation Division of Highways shall provide a letter stating that mitigation for Intersections 4 and 5 which as shown in Table 4 on page 34 of the Traffic Impact Study which are shown as having a failing LOS In the future 2030 Build Improved Condition, is not required.

2) Only uses permitted in the Neighborhood Residential Zoning District are permitted in the areas od he site zoned General Commercial.

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

4.2: Public Hearing: *SLD2025-01 – Huntfield Revised Final Plans for Recreation Center*

Staff gave presentation.

PC discussion regarding parking requirements, fencing around the basketball court, patio space for pool area, walkway from community center to tot lot, and fencing around the children's pool.

Motion to open public hearing:

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

DRAFT

Charlie Saville: Stated the patio area should be 10-12 ft. for residential pools and 20-25 ft. for commercial pools. He also stated he would like to see screening at the basketball court. Had questions about shower facilities and site completion date.

Motion to close public hearing:

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

Staff stated the applicant would like to request a special instead of waiting until the March 24th meeting. He recommended tabling action until the next meeting.

PC discussion.

Motion to table the revised final plans for the recreation center with the following requests:

1) Fence three (3) sides of the basketball court that faces the roads and parking lot
2) Patio area for pools to be increased to at least 20-25 ft.
3) Reconfigure the parking lot for pedestrian travelers
4) Contain children's pool by barrier from main pool
5) Confirmation that the landscaping for trees on Prospect medians will come later
6) Confirm if shrubs are in planters.

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

4.3 Public Hearing: *WV2024-05 – David Acly Waiver Request for Access Drive on George St*

Staff presentation.

PC discussion. Questions about access drive standards and subdivision process.

Staff stated it does meet the other standards, and that the subdivision was approved as a minor subdivision.

Applicant, David Acly spoke briefly about the access and that DoH requested a single access point for the lots.

PC discussed discussion.

Motion to open public hearing:

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

No comments.

DRAFT

Motion to close public hearing:

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

Motion to approve the waiver request subject to:

1. Approval of an entrance permit for the access drive by the Division of Highways.

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

4.4 *Zoning/SALDO Overhaul – Advisory Committee*

Staff stated the need for two volunteers for the advisory committee.

Motion to appoint Commission Chair Paonessa and Commissioner Long to serve on the Zoning/SALDO Overhaul Advisory Committee with Commissioner Derr to serve as a contingent/stand-in.

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

5. ADJOURNMENT

Meeting adjourned at 8:16 pm.

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

DRAFT

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 03/24/25
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

Commission Review:SLD2025-01 Huntfield Rec. Center - Final Plan Amendment

ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Revised Plans.pdf
- 3. Narrative.pdf
- 4. 2007 Approved Plan.pdf
- 5. COA.pdf

Final Plans Change Review

SLD2025-01

Date: For the March 24, 2025 Planning Commission meeting
Applicant: Matthew Monahan on behalf of DR Acquisitions LLC
Property Owner: DR Acquisitions LLC
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: Amending Final Plans
Property Location: TD 03 / Map: 11B / Pcl: CENT.
Current Zoning: Neighborhood Residential (NR)



PROJECT OVERVIEW

Request by DR Acquisitions to modify a final plan for Huntfield Recreation Center Plans. The changes include altering the facilities layout, parking arrangements, access points, and landscaping.

FINAL PLAN – APPLICATION REVIEW

This item is presented to the public and the Planning Commission under Subdivision Ordinance Section 1332.09, Amendment of Approved Final Plan and Plats, and specially under section *2*. That Code language states:

2. *If the amendments and changes proposed in an application do not qualify for approval by the Subdivision Administrator under the test in Section 1332.09(B)(1), then the Planning Commission shall consider the application to amend after a publicly-noticed public hearing. The Planning Commission may approve, approve with conditions, or deny the proposed amendment. The proposed amendment will be approved if it meets all requirements of this Ordinance. Upon such approval, the revised Final Plat shall be stamped and signed on behalf of the Planning Commission and thereafter recorded as the Final Record Plat*."

PLANNING COMMISSION

The Commission reviewed this at their February 24, 2025 meeting. There was one public speaker, who commented on the need for additional depth of the pool decking area to accommodate chairs, tables, and walking space.

The Commission had six items of interest:

1) Fence three (3) sides of the basketball court that faces the roads and parking lot
2) Patio area for pools to be increased to at least 20-25 ft.
3) Reconfigure the parking lot for pedestrian travelers
4) Contain children's pool by barrier from main pool
5) Confirmation that the landscaping for trees on Prospect medians will come later
6) Confirm if shrubs are in planters.

To address those concerns, the applicant has:

1. Added a four foot tall fence around the basketball court on the three sides facing parking and roads.
2. Added a grass seating area with a depth of 20 feet from the edge of the decking around the pool. Issues with the grading of the property prevent expansion of the decking area.
3. Reconfigure the pedestrian path to allow for more direct access across the parking lot from the tot lot side.
4. Added a fence and gate around the children's pool.
5. The proposed landscaping along Prospect Blvd is not affected by these final plan amendments, and will be planted as shown in the 2007 plan set.
6. Applicant confirmed that landscaping will be planted in the ground, not planters, per the approved 2006 and 2007 plan sets.

SUBDIVISION/LAND DEVELOPMENT ORDINANCE CRITERIA

1. **Lighting**

The applicant has provided a photometric plan showing light placement and lighting effects. The proposed lighting meet meets the requirements for design: black pole with an acorn top. The lighting at the edge of the parcel is within the limits required by the Ordinance.

2. **Other Items**

All other review criteria (parking, stormwater management, pool regulations, parking requirements) are met. The fence material has not been specified; chain link fences are only permitted in back yards unless a variance is approved by the Board of Zoning Appeals.

CONDITIONS OF ANNEXATION – REC. CENTER SPECIFICS

City Council approved revisions to the Conditions of Annexation on August 19, 2024. There are specific provisions for the recreational facilities:

v. Community Pool and Associated Facilities:

v) Huntfield proffers the design, permitting, and construction of a community swimming pool, pool club house with bathroom facilities and associated parking lot in similar layout and conformance with the Huntfield Recreation Center preliminary plans (PP-20125).

The proposed layout is generally similar to the 2006 plan set: the pool and community center are to the west parking is in the center, and the basketball court is to the east. The tot lot has shifted from the center to the east, and the parking lot is similar in design to the approved plan set.

(1) Community Pool shall be a minimum of 4,500+ /sf, inclusive of access steps, 3' shallow end and up to 8' deep end, and a 800+ /sf Children's pool.

The proposed main pool is 4,509 sq. ft in area. The proposed children's pool is 800 sq. ft. in area. Pool depth will be verified at the building permit stage of review.

(2) Single Story Pool clubhouse (min 2,100/sf) with men's and women's restroom, locker room, and changing room facilities.

A community center of 2,100 sq. ft. has been provided. Specific room designations will be verified at the building permit stage of review.

(3) Parking area consistent with approved preliminary plans.

The parking area is generally consistent with the approved plan set.

(4) Pool and associated land and facilities shall be dedicated to HOA upon completion (defined as issuance of Use & Occupancy Permit) and before use by any residents. HOA shall furnish, supply, operate, and manage facilities from acceptance of facility without financial assistance or contribution from Developer or City.

Plan states that the HOA will be responsible for supervision and maintenance of the facility.

(5) The Pool, Clubhouse and all associated site work shall be complete, dedicated to the HOA, and able to be used by all residents within two (2) years of the effective date of this signed Proffer Amendment.

Plan states that the HOA will be responsible for supervision and maintenance of the facility.

(6) All basketball courts, recreational equipment and green space shall be built out consistent with the Huntfield Recreation Center preliminary plans (PP-20125). The construction of the basketball courts and recreational equipment shall commence no later than the time the pool dedication occurs to the HOA and completed and ready for usage within one (1) year.

Plan states that the HOA will be responsible for supervision and maintenance of the facility.

CONCLUSION

The proposed changes address he comments of the Planning Commission, provides a dedicated emergency vehicle access straight to the pool patio, and provides additional property perimeter landscaping. The proposed amendment meets all requirements of the Ordinance.

RECOMMENDATION

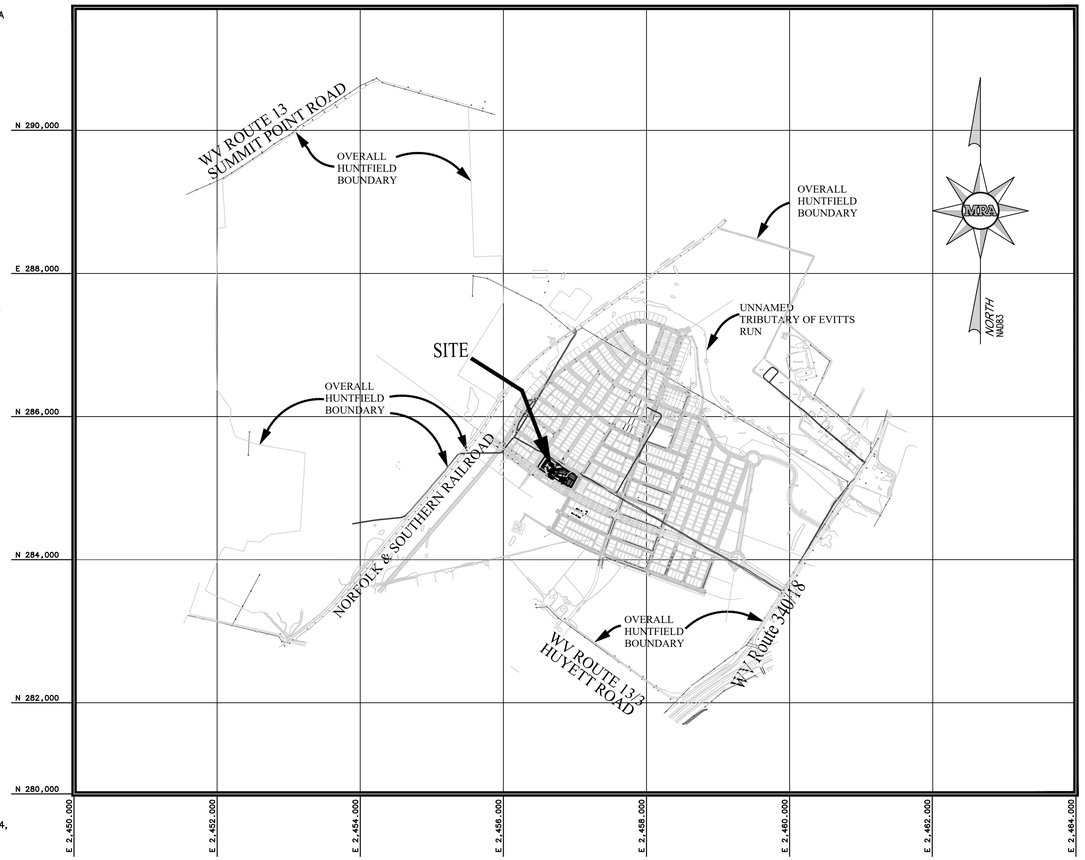
Approval.

HUNTFIELD

RECREATION CENTER
CONSTRUCTION DRAWINGS
JEFFERSON COUNTY, WEST VIRGINIA

GENERAL NOTES

1. THIS SET OF DRAWINGS PERTAINS TO THE RECREATION CENTER FOR THE EASTERN PORTION OF HUNTFIELD, WHICH CONSISTS OF A TOTAL SITE AREA OF 2.71 ACRES. THE SITE CONTAINS ONE LOT FOR THE USE OF THE RECREATION CENTER. REFERENCE WAS MADE TO THE SCHEMATIC PLAN "HUNTFIELD COMPOSITE SCHEMATIC I" (SCHM 2004-0002) APPROVED APRIL 12, 2005. THESE PLANS SHALL BE IN CONFORMANCE WITH THE APPROVED SCHEMATIC PLAN & ALL ZONING REQUIREMENTS INCLUDING THOSE MODIFIED IN THE HUNTFIELD PROFFERS. ALL OPEN SPACE, RESIDENTIAL, AND COMMERCIAL REQUIREMENTS SHALL CORRESPOND TO THOSE SET FORTH IN THE SCHEMATIC.
2. THE PROPERTY DELINEATED HEREON IS A PORTION OF PARCEL 1, AS SHOWN ON CHARLES TOWN CORPORATION TAX ASSESSMENT MAP 11, AND AS MORE PARTICULARLY DESCRIBED IN DEED BOOK 949, PAGE 203, WHICH IS LOCATED AMONG THE LAND RECORDS OF JEFFERSON COUNTY.
3. BOUNDARY INFORMATION, SHOWN HEREON, WAS OBTAINED FROM A PLAT SHOWING HUNTFIELD, LC PROPERTY AS RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA, IN PLAT BOOK 19, PAGE 49.
4. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM MORRIS & RITCHIE ASSOCIATES, INC. FIELD SURVEY DATED 11/11/2024.
5. THE PROPERTY SHOWN HEREON WAS ACQUIRED BY HUNTFIELD. AS RECORDED IN THE OFFICE OF THE CLERK OF THE COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA IN DEED BOOK 949, PAGE 203.
6. THE HOMEOWNER'S ASSOCIATION INC. WILL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM WATER DETENTION/DRAINAGE FACILITIES AND EASEMENTS. IN ADDITION THEY SHALL BE RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS & STREET LIGHTS.
7. ALL CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF CHARLES TOWN, WVDOH, WVDEP, WVSHPO, AND SANITATION AUTHORITY STANDARDS AND SPECIFICATIONS.
8. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE 1993 "WEST VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK FOR DEVELOPING AREAS" & WVDEP REQUIREMENTS AND ASSOCIATED PERMITS.
9. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF WEST VIRGINIA OR ANY OTHER ORDINANCE ENACTED BY THE CITY OF CHARLES TOWN.
10. STANDARD GUARDRAILS AND HANDRAILS SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DETERMINED DURING FINAL FIELD INSPECTION BY CITY OF CHARLES TOWN AND\OR WVDOH.
11. ALL UNDERGROUND UTILITIES WITHIN STREET RIGHT-OF-WAYS SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUBBASE MATERIAL, CURB AND GUTTER, OR SIDEWALK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF UTILITY OVERBLASTING FOR FUTURE EXTENSIONS WITH ALL ADJACENT SECTIONS.
13. THESE PLANS MAKE NO REPRESENTATION AS TO SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
14. ANY WELLS OR SEPTIC FIELDS WITHIN THE LIMITS OF THE SITE WILL BE ABANDONED IN ACCORDANCE WITH STATE AND LOCAL HEALTH DEPARTMENT REQUIREMENTS AND REGULATIONS PRIOR TO RECORD PLAT APPROVAL.
15. THE SECTION DELINEATED HEREON CONTAINS NO KNOWN ARCHEOLOGICAL OR HISTORICAL LANDMARKS.
16. CONTRACTORS SHALL ARRANGE FOR THE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE CONSTRUCTION INCLUDING TEST HOLES TO PHYSICALLY LOCATE UNDERGROUND UTILITIES AS NECESSARY.
17. STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED AT ALL INTERSECTIONS AND BE IN COMPLIANCE WITH ALL APPLICABLE ZONING AND CODIFIED ORDINANCE FOR THE CITY OF CHARLES TOWN.
18. FINAL HOUSE AND ACCESSORY LOCATIONS ARE SUBJECT TO APPROVAL AT BUILDING PERMIT SUBMISSION.
19. PARKING FOR THIS SITE PLAN WILL BE IN COMPLIANCE WITH ALL REQUIRED REGULATIONS.
20. WETLAND INFORMATION OBTAINED FROM WETLAND DELINEATION REPORT PREPARED BY GREENHORNE AND O'MARA, INC. DATED JULY 14, 2000.
21. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT OR CONSTRUCTION OF ALL AREAS OR SITE IMPROVEMENTS SHOWN ON THE SITE PLAN, INCLUDING STREET SIGNS, TRAFFIC SIGNS, OPEN SPACE, RECREATIONAL FACILITIES, STORMWATER FACILITIES, SIDEWALKS, AND OTHER FACILITIES SHOWN ON THIS SITE PLAN.
22. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ALL IMPROVEMENTS AND AREAS UNTIL CONVEYANCE OF THE IMPROVEMENTS TO THE HOME OWNERS ASSOCIATION OR OTHER ENTITY. UPON RELEASE FROM THE ASSOCIATED PERFORMANCE RELATED BOND OR OTHER FORM OF SURETY BOND POSTED WITH THE CITY OR COUNTY, ALL OPEN SPACE PARCELS, ALLEYS, AND OTHER COMMON ELEMENTS SHALL BE CONVEYED TO HUNTFIELD COMMUNITY ASSOCIATION, INC AT WHICH TIME THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE UPKEEP OF SUCH PARCELS. REFERENCE ARTICLE IV, SECTION 4.1, 4.2 AND 4.3 OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE HUNTFIELD COMMUNITY ASSOCIATION, INC, WHICH WAS RECORDED FEBRUARY 14, 2003 IN DEED BOOK 970 AT PAGE 154.
23. THE OWNER MUST BOND ALL REQUIRED SITE IMPROVEMENTS AT THE TIME OF RECORD PLAT SUBMITTAL.
24. ALL STREETS SHOWN WITHIN THIS PLAN WITH THE EXCEPTION OF PROSPECT HILL BOULEVARD ARE DEFINED AS LOCAL ROADS PER THE CRITERIA LISTED IN SECTION 906.05 (B) (1) OF THE AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF CHARLES TOWN WITH REGARD TO ARTICLE EIGHT-A NEIGHBORHOOD RESIDENTIAL (NR) AS ADOPTED MONDAY AUGUST 17, 1998. PROSPECT HILL BOULEVARD IS DEFINED AS A COLLECTOR ROAD.
25. ALL STREETS ARE TO BE DEDICATED TO THE CITY OF CHARLES TOWN PER ARTICLE 8A (E) (3) OF THE AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF CHARLES TOWN AS ADOPTED AUGUST 17, 1998. CONVEYANCE OF THE STREETS TO THE CITY WILL OCCUR UPON RELEASE FROM THE ASSOCIATED PERFORMANCE RELATED BOND OR OTHER FORM OF SURETY BOND POSTED WITH THE CITY OR COUNTY.
26. THE HOA WILL BE RESPONSIBLE FOR THE SUPERVISION AND MAINTENANCE OF THE ENTIRE FACILITY.



VICINITY MAP
SCALE : 1"= 1000'

OWNER / DEVELOPER

DR ACQUISITIONS, LLC
10212 GOVERNOR LANE BLVD, STE 1006
WILLIAMSPORT, MD 21795
240-420-6046

SITE PLAN NOTE:

THIS PLAN REPRESENTS A REVISION TO THE PREVIOUSLY APPROVED ENGINEERING PLAN STPL-2007-0015. THE CURRENT REVISION MAINTAINS THE SAME CONCEPTUAL APPROACH AND DESIGN INTENT AS THE APPROVED PLAN, WITH UPDATES AND MODIFICATIONS TO THE BUILDING LAYOUT, GRADING SCHEME, AND STORMWATER COLLECTION TO ADDRESS CHANGES IN EXISTING SITE CONDITIONS AND DEVELOPER CONSTRAINTS. THE APPROVED WATER POLLUTION CONTROL PERMIT #WV0115924 ENCOMPASSES THE ENTIRETY OF THE PROPOSED SITE WORK AND STORMWATER DISCHARGE PROPOSED HEREIN.

ALL CHANGES HAVE BEEN DESIGNED TO ALIGN WITH THE ORIGINAL PROJECT'S OBJECTIVES AND COMPLY WITH APPLICABLE STANDARDS AND REGULATIONS.

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

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	SITE NOTES & DETAILS
3	GEOMETRIC PLAN
4	SITE PLAN
5	STORM & SANITARY SEWER PROFILES
6	STORM SEWER COMPUTATIONS
7	SITE DRAINAGE DIVIDES
8	PHASE I – EROSION & SEDIMENT CONTROL
9	PHASE II – EROSION & SEDIMENT CONTROL
10	EROSION & SEDIMENT CONTROL NARRATIVE
11	EROSION & SEDIMENT CONTROL NARRATIVE
12	EROSION & SEDIMENT CONTROL DETAILS
13	LANDSCAPE PLAN
14	LIGHTING PLAN
15	LIGHTING TABULATIONS & DETAILS
16	SITE DETAILS
17	SITE DETAILS
* 18	APPROVED STPL-2007-0015 SITE PLAN
* 19	APPROVED STPL-2007-0015 ROAD PLAN & PROFILE
* 20	APPROVED STPL-2007-0015 ROAD PLAN & PROFILE

*NOTE: PREVIOSLY APPROVED STPL-2007-0015 IS SHOWN FOR ROAD DESIGN REFERENCE

STATEMENT OF ACCEPTANCE

THE 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 PRELIMINARY PLAT.

MATT MONAHAN C/o DR ACQUISITIONS, LLC
10212 GOVERNOR LANE BLVD
WILLIAMSPORT, MD 21795

12-12-2024
DATE

CITY OF CHARLES TOWN, West Virginia

☐ PRELIMINARY PLAN APPROVAL
☐ SITE DEVELOPMENT PLAN APPROVAL

BY _____ _____
City Engineer Date

BY _____ _____
City Planner Date

LIST OF WAIVERS / VARIANCES:

– NONE

DATE	REVISIONS
02/20/25	REVISED PER CITY COMMENTS
03/14/25	REVISED PER CITY COMMENTS

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

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RICHARD J. DYER
REGISTERED
2084
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER
12/12/24

COVER SHEET

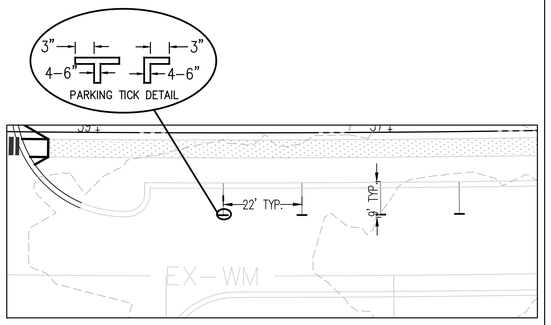
HUNTFIELD
RECREATION CENTER
CONSTRUCTION PLANS & PROFILES
JEFFERSON COUNTY, WEST VIRGINIA

JOB NO.: 22954
SCALE:
DATE: 12-11-2024
DRAWN BY: WZ
DESIGN BY: WZ
REVIEW BY: JKE
SHEET: 1 OF 20

PARKING CALCULATIONS & DETAILS

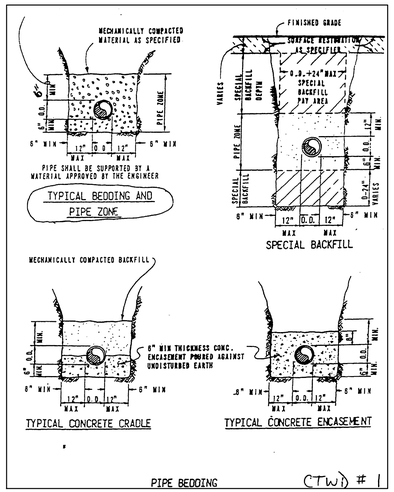
Usage	Square Ft.	Division # Per Reg.	# Space (Raw)	# Spaces (Rounded Up)
Multipurpose	2,100	80	66.5	67
	# Occupants			
Pool	155	7	22.1	23
	Spaces Required			90
	Spaces Provided			103 *

* INCLUDES 57 (3 HANDICAP) OFF-STREET SPACES AND 46 ON-STREET SPACES ADJACENT TO THE COMMUNITY CENTER



NOTES

1. A MARKED CROSSWALK SHALL CONSIST AS A MINIMUM OF 6" SOLID WHITE LINES SPACED AT 6' APART.
2. PARKING TICK SPECIFICATIONS BASED ON 2003 EDITION OF MUTCD STANDARDS FOR PARKING SPACE MARKINGS.

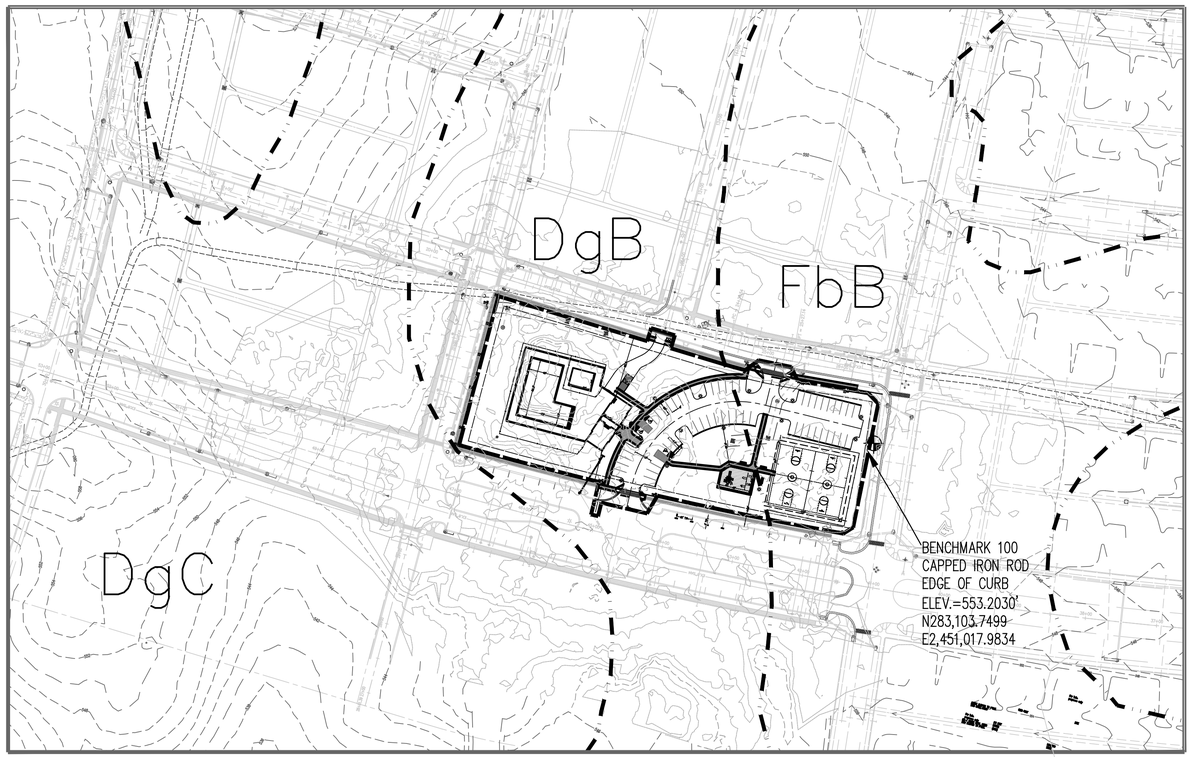


Water/Sanitary Sewer Related Facilities

Toilets	5
Urinals	1
Sinks	6
Showers	0
Water Fountains	1

GENERAL NOTES:

1. ALL LAND ZONED RESIDENTIAL FOR THIS SITE PLAN.
2. ALL LOTS HAVE VEHICULAR ACCESS FROM INTERIOR SUBDIVISION ROADS ONLY.
3. STORM WATER MANAGEMENT SHALL BE PROVIDED BY THE EXISTING STORM WATER MANAGEMENT POND. QUANTITY SHALL BE MANAGED BY THE STORM WATER MANAGEMENT BASIN. THE QUALITY OF RUNOFF DURING CONSTRUCTION SHALL BE MANAGED BY PROPER SEDIMENT AND EROSION CONTROL MEASURES, AS WELL AS LONG, FLAT, WELL MAINTAINED DRAINAGE DITCHES.
4. PRIOR TO RELEASE OF THE DEVELOPMENT TO THE HOME OWNERS ASSOCIATION, THE STORM WATER MANAGEMENT POND SHALL BE PLANTED AS DEEMED NECESSARY WITH WETLAND PLANTINGS TO ENHANCE WATER QUALITY.
5. TO KEEP EROSION AND SEDIMENTATION TO A MINIMUM, DISTURB AS LITTLE EARTH AS POSSIBLE DURING ALL PHASES OF CONSTRUCTION.
6. FOLLOWING INITIAL SOIL DISTURBANCE OR RE–DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS.
7. THE BENCH MARK IS A CAPPED IRON PIPE AT APPROXIMATE STATION 22+00 (25L) NEWBERRY STREET. SEE SOILS MAP FOR LOCATION.
8. ALL UTILITY SERVICES TO DWELLINGS SHALL BE UNDERGROUND.
9. ROOF DRAINS SHALL DISCHARGE TO AREAS DESIGNED OR GRADED TO SAFELY CARRY WATER AWAY FROM DWELLINGS.
10. PAINT STRIPING ON CENTERLINE PER SCHOOL BOARD SPECIFICATIONS.
11. ALL BUILDINGS TO BE SERVED BY CENTRAL WATER AND SEWER. PRIVATE WELLS ARE PROHIBITED.
12. ALL WATERLINE TO BE PVC AWWA C900–DR–18 UNLESS OTHERWISE SPECIFIED.
13. A MINIMUM HORIZONTAL DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND POTABLE WATER LINES EXCEPT WHEN CROSSING.
14. SANITARY SEWER LINES TO BE SDR–35 PVC PIPING.



SOILS MAP
SCALE : 1" = 100'

SOILS LEGEND

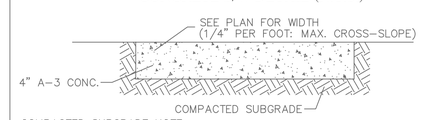
SYMBOL	NAME	HYDROLOGICAL GROUP
DgB	DUFFIELD SILT LOAM, 2–6% SLOPES	B
DgC	DUFFIELD SILT LOAM, 6–12% SLOPES	B
FbB	FRANKSTOWN SHALY SILT LOAM, 2–6% SLOPES	B
FbC	FRANKSTOWN SHALY SILT LOAM, 6–12% SLOPES	B
Ho	HUNTINGTON SILT LOAM, LOCAL ALLUVIUM	B

LEGEND

SITE BOUNDARY

SOILS BOUNDARY

CONCRETE S/W DETAIL (N.T.S.)



COMPACTED SUBGRADE NOTE:
THE TOP 12" OF SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER STANDARD PROCTOR TEST WITHIN ±2% OPTIMUM MOISTURE.

DATE	REVISIONS
02/20/25	REVISED PER CITY COMMENTS
03/14/25	REVISED PER CITY COMMENTS

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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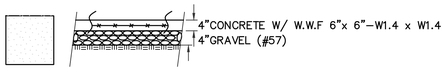
SITE NOTES & DETAILS

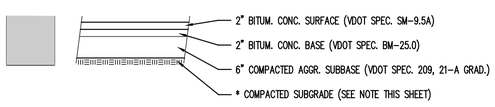
HUNTFIELD
RECREATION CENTER
CONSTRUCTION PLANS & PROFILES
JEFFERSON COUNTY, WEST VIRGINIA

JOB NO.:	22954
SCALE:	
DATE:	12–11–2024
DRAWN BY:	WZ
DESIGN BY:	WZ
REVIEW BY:	JKE
SHEET:	2 OF 20

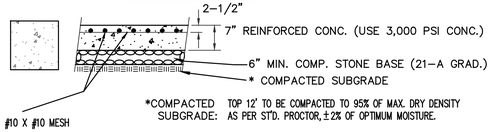
CONCRETE POOL DECK



LIGHT DUTY PAVING PARKING LOTS



LOADING AREAS



*COMPACTED SUBGRADE: TOP 12" TO BE COMPACTED TO 95% OF MAX. DRY DENSITY AS PER ST'D. PROCTOR, ±2% OF OPTIMUM MOISTURE.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NORTH

HAMILTON STREET

BATTLEFIELD DRIVE

PROSPECT HILL BOULEVARD

5' CONC. SIDEWALK INSTALLED W/ BATTLEFIELD DR.

5' CONC. SIDEWALK TO BE INSTALLED W/ HAMILTON ST.

5' CONC. S/W

BRL

BRL (Building Restriction Line)

LOD

LOADING ZONE & EMERGENCY ACCESS

DUMPSTER PAD ENCLOSURE

5' CONC. SIDEWALK

KIDDIE POOL 800ft²

POOL 4,500ft²

COMMUNITY CENTER 2,100ft²

FF=562.85

FENCE

GATE

GRASS SEATING AREA

C/O 3

C/O 3A

C/O 3B

PR. WAT METER

PR. WAT CONNECTION W/ METER

WHEEL STOP (TYP.)

6 SPACES 9'x20' TYP

8 SPACES 9'x20' TYP

5 SPACES 9'x20' TYP

10 SPACES 9'x20' TYP

11 PARKING SPACES (TOWNHOME PARKING) 8'x22' TYP

8 PARKING SPACES (PUBLIC PARKING) 8'x22' TYP

24 PARKING SPACES (PUBLIC PARKING) 8'x22' TYP

BENCH

5' ASPHALT APRON (TYP.)

ASPHALT BASKETBALL COURTS

FENCE (4')

5' CONC. SIDEWALK TO BE INSTALLED W/ PROSPECT HILL BLVD.

EX. 12" CMP

EX. 18" CMP

EX. 12" HDPE

EX. 8" CMP

EX. WM

EX. 8" SAN

REVISIONS	DATE
REVISED PER CITY COMMENTS	02/20/25
REVISED PER CITY COMMENTS	03/14/25

MORRIS & RITCHIE ASSOCIATES, INC.
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RICHARD J. DYER REGISTERED 20994 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 3/14/25

GEOMETRIC PLAN

HUNTFIELD
RECREATION CENTER
CONSTRUCTION PLANS & PROFILES
JEFFERSON COUNTY, WEST VIRGINIA

JOB NO.:	22954
SCALE:	
DATE:	12–11–2024
DRAWN BY:	WZ
DESIGN BY:	WZ
REVIEW BY:	JKE
SHEET:	3 OF 20

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GRID NORTH

DATE	REVISIONS
02/20/25	REVISED PER CITY COMMENTS
03/14/25	REVISED PER CITY COMMENTS

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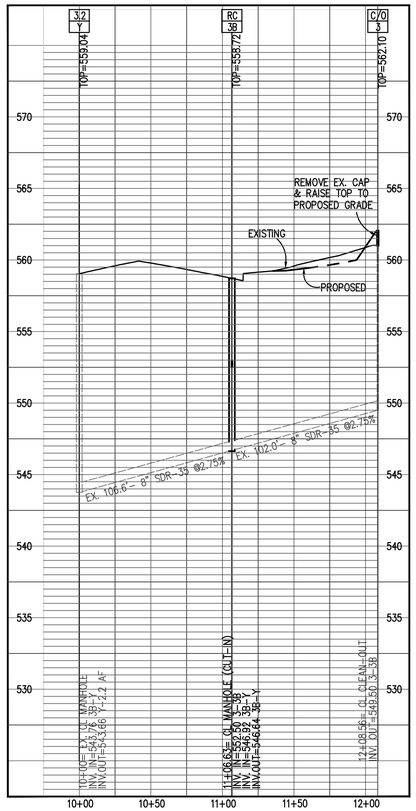
RICHARD J. DYER
REGISTERED
20084
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
3/14/25

SITE PLAN

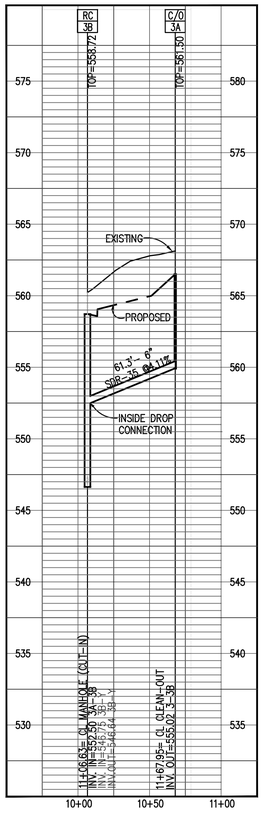
HUNTFIELD
RECREATION CENTER
CONSTRUCTION PLANS & PROFILES
JEFFERSON COUNTY, WEST VIRGINIA

JOB NO.:	22954
SCALE:	
DATE:	12-11-2024
DRAWN BY:	WZ
DESIGN BY:	WZ
REVIEW BY:	JKE
SHEET:	4 OF 20

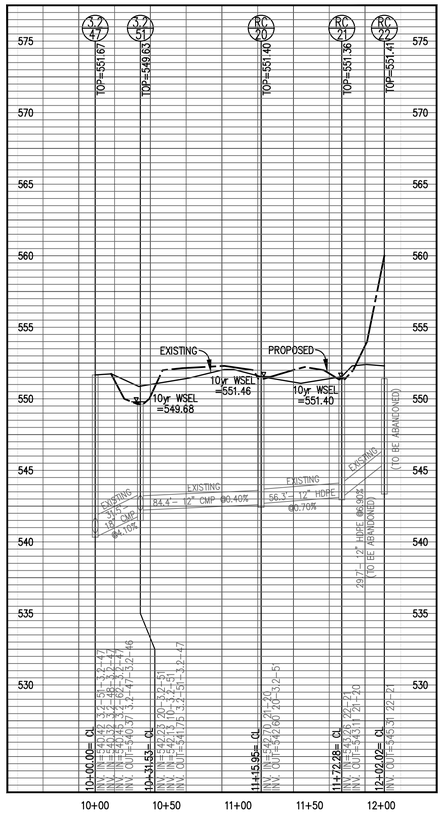
SANITARY
EX. C/O-3 TO EX. 3.2-Y



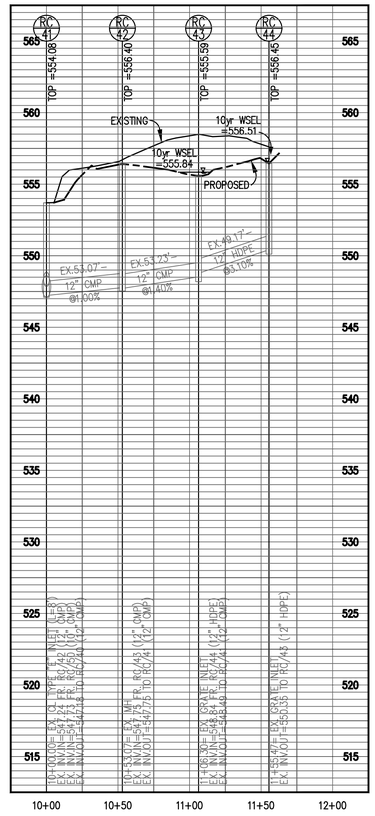
SANITARY
PR. C/O-3A TO EX. RC-3B



STORM
EX. 3.2-47 TO EX. RC-22



STORM
PR. RC-42 TO EX. RC-40



LEGEND

EX. GRADE @ ℄ PIPE

PROP. GRADE @ ℄ PIPE

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

NOTE: FOR EXISTING SANITARY SEWER PIPE C/O-3 TO RC-3B, IF THE FINAL DESIGN OF THE POOL FACILITIES REQUIRE A SEWER CONNECTION AT THE POOL BUILDING, THIS LINE SHALL BE CONNECTED TO THAT BUILDING, OTHERWISE IT WILL BE ABANDONED IN PLACE.

DATE	REVISIONS
02/20/25	REVISED PER CITY COMMENTS
03/14/25	REVISED PER CITY COMMENTS

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STORM & SANITARY SEWER PROFILES

HUNTFIELD
RECREATION CENTER
CONSTRUCTION PLANS & PROFILES
JEFFERSON COUNTY, WEST VIRGINIA

JOB NO.:	22954
SCALE:	
DATE:	12-11-2024
DRAWN BY:	WZ
DESIGN BY:	WZ
REVIEW BY:	JKE
SHEET:	5 OF 20

STORMWATER INLET COMPUTATIONS

Inlet No.			Runoff to Inlet								Curb / Sump Inlet Computations														Runoff Intercepted					
Inlet Structure No.	Inlet Type	Length (ft)	Drainage Area (ac)	C	CA	Sum CA	I (in/hr)	Q, increm (cfs)	Q, carryover (cfs)	Qt, gutter (cfs)	S, gutter (ft/ft)	Sx, cross slope (ft/ft)	T, spread (ft)	W (ft)	W/T	Sw (ft/ft)	Sw/Sx	Eo	a (in)	S'w = a/(12W)	Se (ft/f) = Sx + S'wEo	Lt (ft)	P, eff length (ft)	L/Lt	d (ft)	E	h (ft)	Q intercepted	d/h	Qb, carryover (cfs)	d, sump (ft)	T, spread at sag (ft)	Remarks
3.2-47	TYPE "E"	6	0.42	0.55	0.23	--	4.00	0.92	0.00	0.92	0.02	0.03	3.55	2.00	0.56	0.08	2.78	0.95	3.28	0.14	0.16	6.18	--	0.97	0.21	1.00	0.46	0.92	0.47	0.00	--	--	
3.2-46	TYPE "E"	8	0.14	0.65	0.09	--	4.00	0.36	0.00	0.36	0.02	0.03	1.82	2.00	1.10	0.08	2.78	1.00	3.28	0.14	0.17	4.09	--	1.47	0.15	1.00	0.46	0.36	0.33	0.00	--	--	
3.2-50	TYPE "E"	14	0.53	0.65	0.34	--	4.00	1.38	0.00	1.38	0.02	0.03	4.18	2.00	0.48	0.08	2.78	0.91	3.28	0.14	0.15	8.15	--	0.00	0.23	0.00	0.46	0.00	0.51	1.38	--	--	
3.2-49	TYPE "E"	12	0.57	0.63	0.36	--	4.00	1.43	0.00	1.43	0.02	0.03	4.27	2.00	0.47	0.08	2.78	0.90	3.28	0.14	0.15	8.30	--	1.69	0.23	1.00	0.46	1.43	0.51	0.00	--	--	
3.2-63	TYPE "E"	10	0.40	0.35	0.14	--	4.00	0.56	0.00	0.56	0.01	0.03	2.45	2.00	0.82	0.08	2.78	1.00	3.28	0.14	0.17	4.84	--	0.00	0.18	0.00	0.46	0.00	0.39	0.56	--	--	
3.2-62	TYPE "E"	10	0.46	0.58	0.27	--	4.00	1.07	0.00	1.07	0.01	0.03	3.96	2.00	0.51	0.08	2.78	0.93	3.28	0.14	0.16	6.57	--	1.52	0.23	1.00	0.46	1.07	0.49	0.00	--	--	
3.2-64	TYPE "B"	3	0.02	0.50	0.01	--	4.00	0.04	0.00	0.04	0.01	0.03	0.87	2.00	2.29	0.08	2.78	1.00	3.28	0.14	0.17	1.42	--	0.00	0.07	0.00	0.46	0.00	0.16	0.04	--	--	
40	TYPE "E"	8	0.26	0.35	0.09	--	4.00	0.36	0.00	0.36	0.01	0.03	1.99	2.00	1.01	0.08	2.78	1.00	3.28	0.14	0.17	3.57	--	0.70	0.17	0.89	0.46	0.32	0.36	0.04	--	--	
2.2-56	TYPE "E"	6	0.19	0.35	0.07	--	4.00	0.27	0.00	0.27	0.01	0.03	1.65	2.00	1.21	0.08	2.78	1.00	3.28	0.14	0.17	3.48	--	2.30	0.14	1.00	0.46	0.27	0.30	0.00	--	--	
41	TYPE "E"	6	0.09	0.77	0.07	--	4.00	0.28	0.00	0.28	0.01	0.03	1.89	2.00	1.06	0.08	2.78	1.00	3.28	0.14	0.17	2.92	--	2.06	0.16	1.00	0.46	0.28	0.34	0.00	--	--	
50	TYPE "E"	6	0.05	0.54	0.03	--	4.00	0.11	0.00	0.11	0.01	0.03	1.30	2.00	1.54	0.08	2.78	1.00	3.28	0.14	0.17	2.05	--	0.00	0.11	0.00	0.46	0.00	0.24	0.11	--	--	
2.2-59	TYPE "E"	6	0.08	0.63	0.05	--	4.00	0.20	0.00	0.20	0.01	0.03	1.59	2.00	1.26	0.08	2.78	1.00	3.28	0.14	0.17	2.80	--	2.14	0.13	1.00	0.46	0.20	0.29	0.00	--	--	
2.2-58	TYPE "E"	6	0.07	0.56	0.04	--	4.00	0.16	0.00	0.16	0.01	0.03	1.44	2.00	1.39	0.08	2.78	1.00	3.28	0.14	0.17	2.51	--	2.39	0.12	1.00	0.46	0.16	0.26	0.00	--	--	
2.2-57	TYPE "E"	8	0.10	0.60	0.06	--	4.00	0.24	0.00	0.24	0.01	0.03	1.59	2.00	1.26	0.08	2.78	1.00	3.28	0.14	0.17	3.33	--	1.80	0.13	1.00	0.46	0.24	0.29	0.00	--	--	
2.2-63	TYPE "E"	12	0.84	0.65	0.55	--	4.00	2.18	0.00	2.18	0.02	0.03	5.52	2.00	0.36	0.08	2.78	0.81	3.28	0.14	0.14	10.25	--	0.00	0.27	0.00	0.46	0.00	0.59	2.18	--	--	
2.2-62	TYPE "E"	12	0.98	0.70	0.68	--	4.00	2.74	0.00	2.74	0.02	0.03	6.18	2.00	0.32	0.08	2.78	0.76	3.28	0.14	0.13	11.61	--	1.03	0.29	1.00	0.46	2.74	0.64	0.00	--	--	
2.2-61	TYPE "E"	6	0.12	0.50	0.06	--	4.00	0.24	0.00	0.24	0.03	0.03	1.41	2.00	1.42	0.08	2.78	1.00	3.28	0.14	0.17	4.06	--	2.96	0.12	1.00	0.46	0.24	0.26	0.00	--	--	

INLET DESIGN COMPUTATIONS

STRUCTURE #	STRUCTURE	GRATE TYPE	AREA (Ac.)	"C"	"I" (in/hr)	GRATE DESIGN				REMARKS
						FLOW (cfs)	$AREA_{50}$ (sf)	$PERIM_{50}$ (ft)	DEPTH (ft)	
43	GRATE-INLET	TYPE 1	0.71	0.73	6.88	3.57	3.00	9.42	0.25	W.S.E. = 555.84
44	GRATE-INLET	TYPE 1	0.10	0.57	6.88	0.39	3.00	9.42	0.06	W.S.E. = 556.51
3.2-51	GRATE-INLET	TYPE 1	0.09	0.51	6.88	0.32	3.00	9.42	0.05	W.S.E. = 549.68
20	GRATE-INLET	TYPE 1	0.12	0.54	6.88	0.45	3.00	9.42	0.06	W.S.E. = 551.46
21	GRATE-INLET	TYPE 1	0.07	0.52	6.88	0.25	3.00	9.42	0.04	W.S.E. = 551.40
NOTE: GRATE COMPUTATIONS ASSUME 50% CLOGGING										

*NOTE:

NO STORM SEWER IS PROPOSED WITH THIS PLAN.

COMPUTATIONS ARE SHOWN HEREIN AS REFERENCE TO VERIFY THE DOWNSTREAM PIPE NETWORK HAS ADEQUATE CAPACITY GIVEN THE ON-SITE DRAINAGE AREA CHANGES, AS NOTED IN THE "REMARKS" COLUMN. SEE SHEET 7 FOR RESPECTIVE DRAINAGE AREAS.

EXISTING STORM NETWORK COMPUTATIONS ARE PER APPROVED PLAN *STPL-2007-0015*, AND AS-BUILT FIELD SURVEY PERFORMED BY *MORRIS & RITCHIE ASSOCIATES, INC* ON 02/27/2025

STORM SEWER DESIGN COMPUTATIONS

				CA							Pipe							
FR. Point	To Point	Drain Area "A" (acres)	Runoff Coeff., C	Increment	Accumulated	Inlet Time (min)	Rainfall (in/hr)	Runoff, Q (cfs)	Upper End Inv	Lower End Inv	Pipe Length (ft)	Slope (ft/ft)	Dia (in)	Capacity (cfs)	Velocity Full Flow (fps)	Velocity Partial Flow (fps)	Flow Time (sec.)	Remarks
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)
2.2-63	2.2-62	0.84	0.65	0.55	0.55	5.0	6.88	3.78	545.45	544.92	107.16	0.0049	18	7.41	2.3	2.6	41.7	
2.2-62	2.2-61	0.98	0.70	0.68	1.23	5.7	6.65	8.18	544.67	544.45	43.34	0.0051	21	11.32	2.6	2.5	17.5	0.51Ac FR. ON-SITE
2.2-61	2.2-60	0.12	0.50	0.06	1.29	6.0	6.55	8.45	544.20	544.03	34.19	0.0050	21	11.20	2.5	2.5	13.8	0.04Ac FR. ON-SITE
21	20	0.07	0.52	0.04	0.04	5.0	6.88	0.28	543.11	542.70	56.30	0.0073	12	3.29	4.2	2.5	22.1	
20	3.2-51	0.12	0.54	0.06	0.10	5.4	6.76	0.68	542.60	542.23	84.40	0.0040	12	1.22	1.6	1.6	52.9	
3.2-51	3.2-47	0.09	0.51	0.05	0.15	6.2	6.46	0.97	541.75	540.42	31.50	0.0422	18	11.68	6.6	4.0	7.8	
3.2-47	3.2-46	0.42	0.55	0.23	1.49	6.8	6.29	9.37	540.34	540.16	35.97	0.0050	30	29.09	3.2	3.3	10.7	0.24Ac FR. ON-SITE
3.2-46	3.2-45	0.14	0.65	0.09	1.58	6.9	6.23	9.84	539.91	539.73	34.95	0.0052	30	29.52	3.3	3.4	10.2	
3.2-50	3.2-49	0.53	0.65	0.34	0.34	5.0	6.88	2.34	548.77	547.69	107.14	0.0101	12	3.59	2.5	2.3	45.7	
3.2-49	3.2-48	0.57	0.63	0.36	0.70	5.8	6.63	4.64	547.44	547.10	38.69	0.0088	12	3.35	2.3	2.3	16.7	
3.2-48	3.2-47	0.00	0.00	0.00	0.70	6.0	6.53	4.64	546.85	541.35	183.20	0.0300	12	6.19	4.3	4.2	43.8	0.30Ac FR. ON-SITE
3.2-63	3.2-62	0.40	0.35	0.14	0.14	5.0	6.88	0.96	543.40	542.49	36.52	0.0249	12	5.64	3.9	3.4	10.6	
3.2-62	3.2-47	0.46	0.58	0.27	0.41	5.2	6.82	2.80	542.24	541.35	35.59	0.0250	12	5.65	3.9	4.4	8.1	0.54Ac FR. ON-SITE
3.2-64	40	0.02	0.50	0.01	0.01	5.0	6.88	0.07	546.74	546.00	147.97	0.0050	12	2.53	1.7	0.9	162.4	
40	2.2-56	0.26	0.35	0.09	0.78	7.7	5.98	4.66	545.25	544.81	87.61	0.0050	18	7.46	2.3	2.1	40.8	
44	43	0.10	0.57	0.06	0.06	5.0	6.88	0.41	550.35	548.84	49.17	0.0307	12	6.75	8.6	4.8	10.3	
43	42	0.71	0.73	0.52	0.58	5.2	6.82	3.96	548.48	547.75	53.23	0.0137	12	2.26	2.9	3.0	17.8	
42	41	0.00	0.00	0.00	0.58	5.5	6.72	3.96	550.81	548.99	104.70	0.0174	12	8.54	3.3	3.3	32.0	
41	40	0.09	0.77	0.07	0.68	6.0	6.55	4.45	547.02	546.84	35.32	0.0051	18	7.52	2.3	2.1	16.5	0.06Ac FR. ON-SITE
50	41	0.05	0.54	0.03	0.03	5.0	6.88	0.21	548.30	547.51	79.23	0.0100	8	1.21	1.9	1.7	47.6	0.02Ac FR. ON-SITE
2.2-59	2.2-58	0.08	0.63	0.05	0.05	5.0	6.88	0.34	546.93	546.74	36.91	0.0051	15	4.65	2.1	1.4	25.6	
2.2-58	2.2-57	0.07	0.56	0.04	0.09	5.4	6.74	0.61	546.49	546.32	34.97	0.0049	15	4.52	2.0	1.7	21.1	0.03Ac FR. ON-SITE
2.2-57	2.2-56	0.10	0.60	0.06	0.15	5.8	6.62	0.99	546.07	545.89	36.31	0.0050	15	4.56	2.0	1.9	19.1	0.04Ac FR. ON-SITE
2.2-56	2.2-55	0.19	0.35	0.07	1.00	8.4	5.75	5.75	545.39	545.01	37.83	0.0100	18	10.56	3.2	3.7	10.3	

DATE	REVISIONS
02/20/25	REVISED PER CITY COMMENTS
03/14/25	REVISED PER CITY COMMENTS

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ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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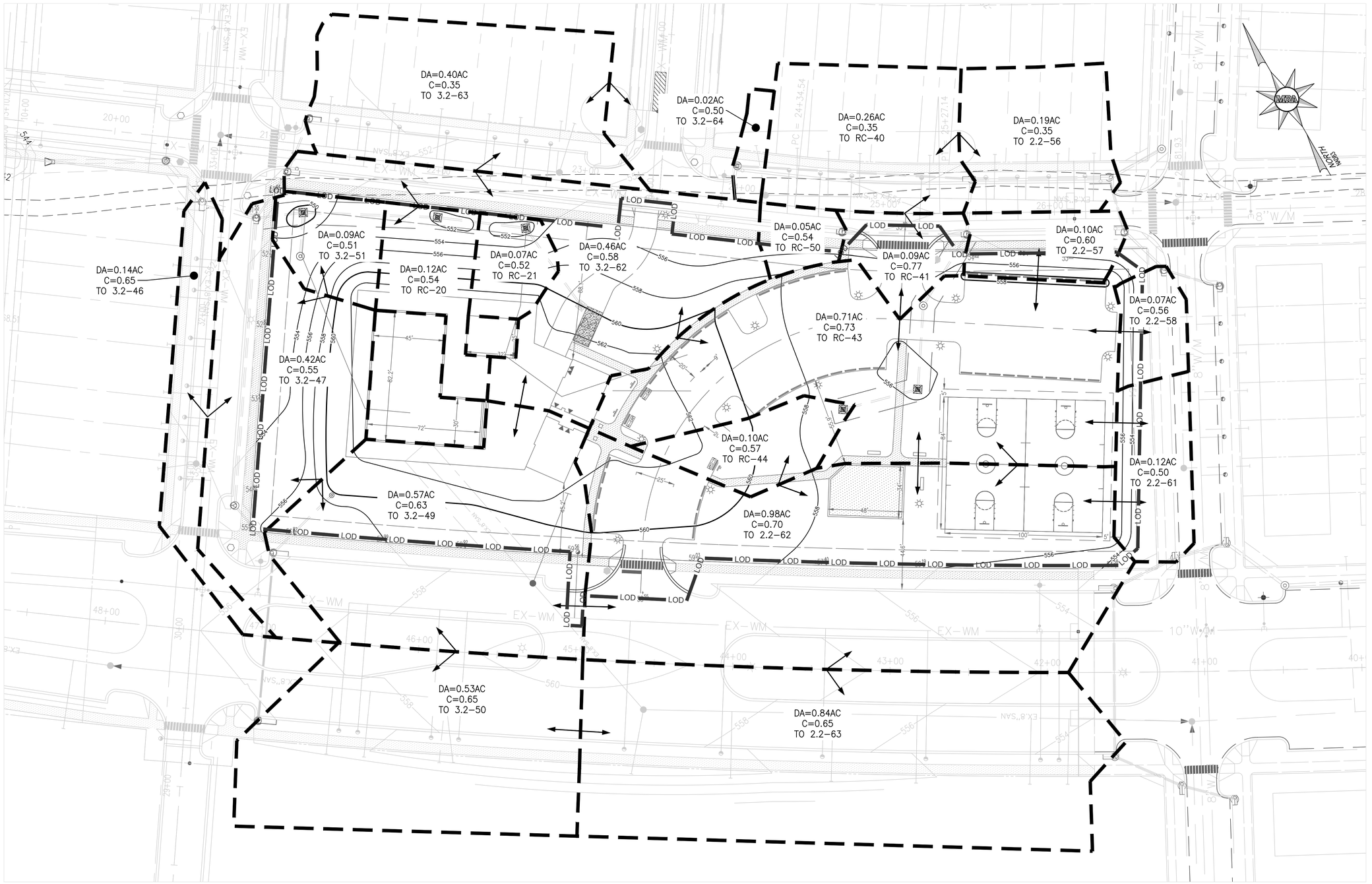
RICHARD J. DYER, REGISTERED PROFESSIONAL ENGINEER, 2081, STATE OF VIRGINIA, 3/12/25

STORM SEWER COMPUTATIONS

HUNTFIELD
RECREATION CENTER
CONSTRUCTION PLANS & PROFILES
JEFFERSON COUNTY, WEST VIRGINIA

JOB NO.:	22954
SCALE:	
DATE:	12-11-2024
DRAWN BY:	WZ
DESIGN BY:	WZ
REVIEW BY:	JKE
SHEET:	6 OF 20



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

LIMITS OF CLEARING	—— LOD ——
PRE–DEVELOPMENT DRAINAGE DIVIDE	- - - - -

STORMWATER DRAINAGE NOTE:

ASSOCIATED SITE DEVELOPMENT REFERRED TO HEREIN AS HUNTFIELD PHASES 1, 2A, 2B, 3A, 3B, 3D, 3E, AND 3F ARE LOCATED TO THE NORTH AND EAST OF THE PROPOSED SITE. PHASE 3C IS LOCATED TO THE WEST OF THE SITE. SEE SHEET 1 FOR APPROVED ASSOCIATED PLANS SUMMARY.

PROPOSED RECREATION CENTER DEVELOPMENT (~2.71–Ac) DRAINS INTO THE EXISTING STORM SEWER CONVEYANCE SYSTEM INSTALLED WITH PHASES 2B AND 3E, ULTIMATELY OUTFALLING INTO EXISTING DRY EXTENDED DETENTION STORMWATER MANAGEMENT POND B, WHICH IS DESIGNED TO HAVE ADEQUATE STORAGE FOR THE DETENTION AND TREATMENT OF FUTURE SITE CONSTRUCTION RUNOFF (~122.50–Ac). THIS POND WAS INSTALLED WITH DURING PHASE 2B.

THE APPROVED WATER POLLUTION CONTROL PERMIT #WV0115924, ISSUED BY THE WEST VIRGINIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, ENCOMPASSES THE ENTIRETY OF THE SITE WORK AND STORMWATER DISCHARGE PROPOSED HEREIN.

DATE	REVISIONS
02/20/25	REVISED PER CITY COMMENTS
03/14/25	REVISED PER CITY COMMENTS

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STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
3/12/25

SITE DRAINAGE DIVIDES

HUNTFIELD
RECREATION CENTER
CONSTRUCTION PLANS & PROFILES
JEFFERSON COUNTY, WEST VIRGINIA

JOB NO.:	22954
SCALE:	
DATE:	12–11–2024
DRAWN BY:	WZ
DESIGN BY:	WZ
REVIEW BY:	JKE
SHEET:	7 OF 20

DRAINAGE TO SILT FENCE A = 0.19 AC.

DRAINAGE TO SILT FENCE A = 0.36 AC.

DRAINAGE TO SILT FENCE A = 0.27 AC.

DRAINAGE TO SILT FENCE A = 0.17 AC.

DRAINAGE TO SILT FENCE A = 0.33 AC.

DRAINAGE TO SILT FENCE A = 0.21 AC.

DRAINAGE TO SILT FENCE A = 0.39 AC.

DRAINAGE TO SILT FENCE A = 0.34 AC.

DRAINAGE TO SILT FENCE A = 0.13 AC.

DRAINAGE TO SILT FENCE A = 0.14 AC.

EROSION AND SEDIMENT CONTROL LEGEND

3.02	TEMPORARY CONSTRUCTION ENTRANCE	CE		LIMITS OF CLEARING	LOD
3.28	SILT FENCE	SF	SF	PRE-DEVELOPMENT DRAINAGE DIVIDE	
3.33	STORM DRAIN INLET PROTECTION	IP		POST-DEVELOPMENT DRAINAGE DIVIDE	
3.11	PERMANANT SEEDING	PS			

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DATE	REVISIONS
02/20/25	REVISED PER CITY COMMENTS
03/14/25	REVISED PER CITY COMMENTS

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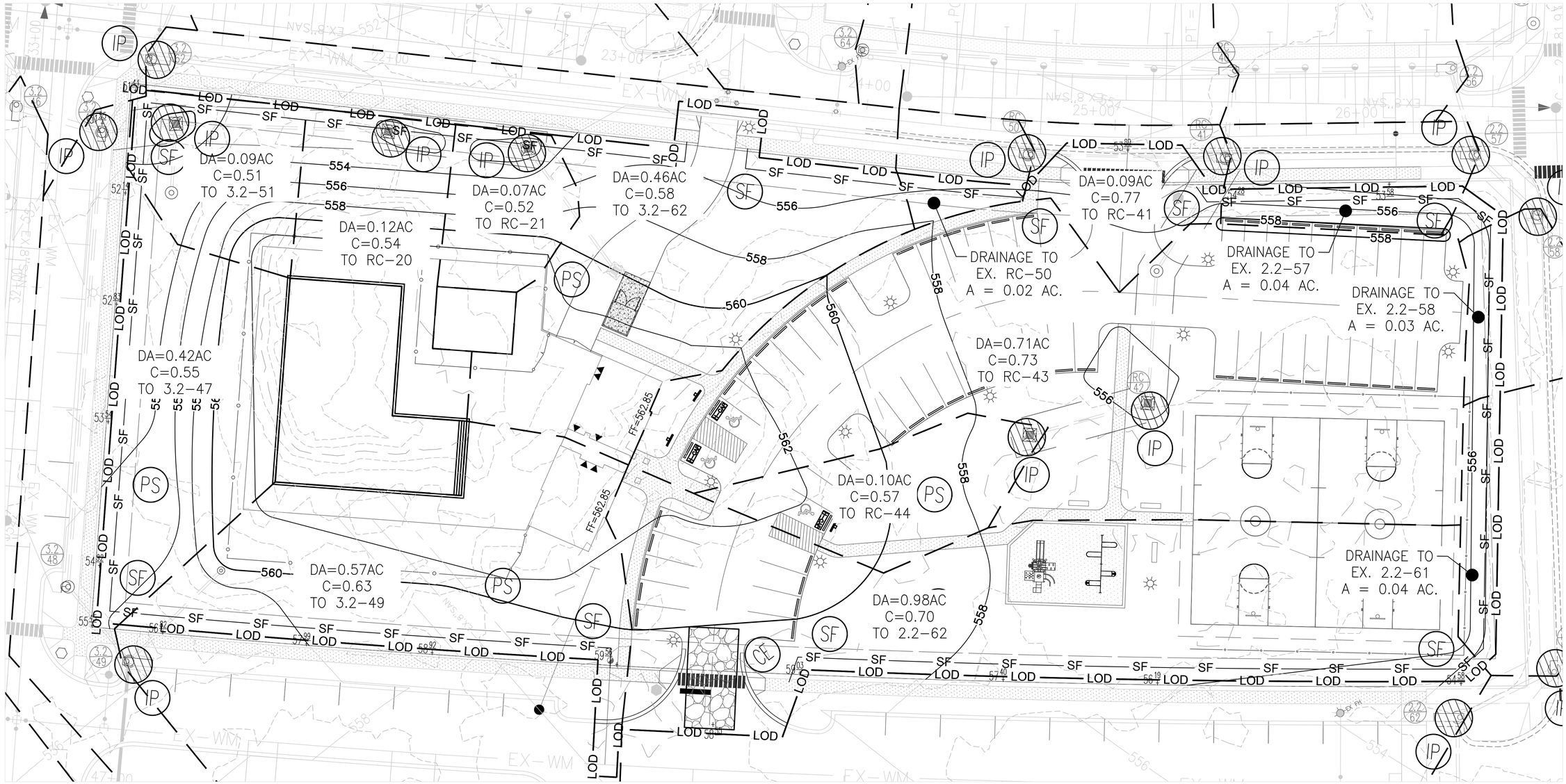
PHASE I - EROSION & SEDIMENT CONTROL

HUNTFIELD
RECREATION CENTER
CONSTRUCTION PLANS & PROFILES
JEFFERSON COUNTY, WEST VIRGINIA

JOB NO.:	22954
SCALE:	
DATE:	12-11-2024
DRAWN BY:	WZ
DESIGN BY:	WZ
REVIEW BY:	JKE
SHEET:	8 OF 20



EROSION AND SEDIMENT CONTROL LEGEND

3.02	TEMPORARY CONSTRUCTION ENTRANCE	CE		LIMITS OF CLEARING	LOD
3.28	SILT FENCE	SF	SF	PRE-DEVELOPMENT DRAINAGE DIVIDE	
3.33	STORM DRAIN INLET PROTECTION	IP		POST-DEVELOPMENT DRAINAGE DIVIDE	
3.10	TEMPORARY SEEDING	TS			
3.11	PERMANANT SEEDING	PS			

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DATE	REVISIONS
02/20/25	REVISED PER CITY COMMENTS
03/14/25	REVISED PER CITY COMMENTS

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3/14/25

PHASE II - EROSION & SEDIMENT CONTROL

HUNTFIELD
RECREATION CENTER
CONSTRUCTION PLANS & PROFILES
JEFFERSON COUNTY, WEST VIRGINIA

JOB NO.:	22954
SCALE:	
DATE:	12-11-2024
DRAWN BY:	WZ
DESIGN BY:	WZ
REVIEW BY:	JKE
SHEET:	9 OF 20

EROSION AND SEDIMENT CONTROL NARRATIVE:

I. PROJECT DESCRIPTION:

THE HUNTFIELD RECREATION CENTER SITE PLAN PROPOSES A SINGLE RECREATION CENTER WITH A POOL FACILITY, TOT LOT, BASKETBALL COURTS, PEDESTRIAN FACILITIES, AND ASSOCIATED PARKING. APPROXIMATELY 2.71 ACRES OF DISTURBANCE ARE PROPOSED WITH THIS SITE PLAN. CONSTRUCTION RELATED RUNOFF WILL BE MANAGED BY SILT FENCE ENCOMPASSING THE ENTIRETY OF DISTURBED AREAS. THE PROPOSED SILT FENCE WILL REMAIN IN PLACE WHERE APPLICABLE THROUGHOUT THE ENTIRETY OF CONSTRUCTION UNTIL THE SITE IS STABILIZED AND REMOVAL IS APPROVED.

II. EXISTING SITE CONDITIONS:

SITE CONSISTS OF MILD SLOPES DRAINING AWAY FROM THE SITE IN ALL DIRECTIONS (SITE IS LOCATED AT A GEOGRAPHICAL HIGH POINT). LIGHT UNDERBRUSH WITH OCCASIONAL THICK POCKETS MAKEUP THE EXISTING SURFACE COVER.

III. ADJACENT AREAS:

SITE IS BOUNDED BY RESIDENTIAL DEVELOPMENT ON ALL SIDES AND BUFFERED BY BATTLEFIELD DRIVE TO THE NORTH, NEWBURY STREET TO THE EAST, PROSPECT HILL BOULEVARD TO THE SOUTH, AND HAMILTON STREET TO THE WEST.

IV. CRITICAL AREAS:

THERE ARE NO KNOWN CRITICAL AREAS ON OR AROUND THIS SITE

V. SOILS:

SYMBOL	NAME / DESCRIPTION	SOIL TYPE
DgB	DUFFIELD SILT LOAM, 2-6% SLOPES	B
DgC	DUFFIELD SILT LOAM, 6-12% SLOPES	B
FbB	FRANKSTOWN SHALY SILT LOAM, 2-6% SLOPES	B
FbC	FRANKSTOWN SHALY SILT LOAM, 6-12% SLOPES	B
Ho	HUNTINGTON SILT LOAM, LOCAL ALLUVIUM	B

SOILS INFORMATION PROVIDED BY THE USDA SOIL SURVEY OF JEFFERSON COUNTY, WEST VIRGINIA

VI. POTENTIAL EROSION PROBLEM AREAS:

THERE ARE NO KNOWN POTENTIAL EROSION PROBLEM AREAS ON THIS SITE.

VII. EROSION AND SEDIMENT CONTROL ELEMENTS:

UNLESS OTHERWISE NOTED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN STRICT COMPLIANCE WITH THE LATEST EDITION OF THE WEST VIRGINIA EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MANUAL AND APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.

1. MARK CLEARING LIMITS:

PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES, CLEARLY MARK ALL CLEARING LIMITS, SENSITIVE AREAS AND THEIR BUFFERS, AND TREES THAT ARE TO BE PRESERVED WITHIN THE CONSTRUCTION AREA. PLASTIC, METAL, OR STAKE WIRE FENCE MAY BE USED TO MARK CLEARING LIMITS. SAFETY FENCE SHOULD BE INSTALLED TO PREVENT PUBLIC ACCESS TO POTENTIALLY HAZARDOUS AREAS OF THE SITE AND TO PREVENT ACCESS TO EROSION AND SEDIMENT CONTROL MEASURES.

2. ESTABLISH CONSTRUCTION ACCESS:

ALL CONSTRUCTION ACCESS SHALL ENTER AND EXIT THE SITE THROUGH THE STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON THE PLANS LOCATED ON THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. IF WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. CONTRACTOR SHALL SUPPLY A WATER SOURCE BY PROVIDING A WATER TRUCK/WATER TANK ON SITE OR BY USE OF EXISTING ON SITE WATER SERVICE. THE CONSTRUCTION ENTRANCE LOCATION MAY BE SHIFTED TO ACCOMMODATE CONSTRUCTION PHASING. ANY SHIFT IN THE LOCATION SHALL BE APPROVED BY CITY OF CHARLES TOWN ENGINEERING.

3. INSTALL SEDIMENT CONTROLS:

THE DUFF LAYER, NATIVE TOPSOIL, AND NATURAL VEGETATION SHALL REMAIN IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICABLE. PRIOR TO LEAVING THE CONSTRUCTION SITE, SURFACE RUNOFF FROM DISTURBED AREAS SHALL PASS THROUGH AN APPROPRIATE SEDIMENT CONTROL MEASURE. BMP'S INTENDED TO TRAP SEDIMENT ON SITE SHALL BE CONSTRUCTED AS ONE OF THE FIRST STEPS IN GRADING. THESE BMP'S SHALL BE FUNCTIONAL PRIOR TO LAND DISTURBING ACTIVITIES TAKING PLACE EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS SHALL BE SEEDED AND MULCHED AS PER TEMPORARY AND PERMANENT SOIL STABILIZATION MEASURES.

SILT FENCE:
SILT FENCE SHALL BE PLACED ALONG DOWN-SLOPE SIDES OF DISTURBED AREAS TO INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT FROM DISTURBED AREAS DURING CONSTRUCTION OPERATIONS IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE.

INLET PROTECTION:
INLET PROTECTION SHALL BE BE PLACED ON ALL STORM DRAIN DROP INLETS OR CURB INLETS TO TRAP SEDIMENT BEFORE CONTAMINATED RUNOFF ENTERS A STORM DRAINAGE SYSTEM. STORM DRAIN INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING INSTALLATION OF STORMWATER CONTROLS OR PRIOR TO CONSTRUCTION ACTIVITIES FOR EXISTING STORM DRAINS OR WHERE STORM DRAIN INLETS ARE TO BE MADE OPERATIONAL BEFORE PERMANENT STABILIZATION OF THE CORRESPONDING DISTURBED DRAINAGE AREA.

4. STABILIZE SOILS:

THE GENERAL PERMIT REQUIRES THAT ALL GRADED AREAS THAT ARE AT FINAL GRADE MUST BE SEEDED AND MULCHED WITHIN 4 DAYS AND AREAS THAT WILL NOT BE WORKED AGAIN FOR 14 DAYS OR MORE MUST BE SEEDED AND MULCHED WITH 4 DAYS. SELECTED SOIL STABILIZATION MEASURES SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE. ALL SOIL STOCKPILES MUST BE STABILIZED AND PROTECTED WITH SEDIMENT TRAPPING MEASURES. LINEAR CONSTRUCTION ACTIVITIES SUCH AS RIGHT-OF-WAY AND EASEMENT CLEARING, ROADWAY DEVELOPMENT, PIPELINES, AND TRENCHING FOR UTILITIES, SHALL BE CONDUCTED TO MEET THE SOIL STABILIZATION TIMEFRAME REQUIREMENTS. CONTRACTOR SHALL INSTALL THE BEDDING MATERIALS, ROADBEDS, STRUCTURES, PIPELINES, OR UTILITIES AND RE-STABILIZE THE DISTURBED SOILS SO THAT THE 4 DAY REQUIREMENTS ARE MET.

TEMPORARY SEEDING:
TEMPORARY STABILIZATION SHALL BE APPLIED TO AREAS WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT LIKELY RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. AREAS INCLUDE DENUDED AREAS, SOIL STOCKPILES, DIKES, DAMS, SIDES OF SEDIMENT BASINS, TEMPORARY ROAD BANKS, ETC. TEMPORARY STABILIZATION SHALL BE APPLIED TO ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL. COMPLETION MUST BE ACHIEVED WITHIN 4 DAYS.

PERMANENT SEEDING:
PERMANENT STABILIZATION SHALL BE APPLIED TO ALL AREAS DISTURBED BY CONSTRUCTION IMMEDIATELY FOLLOWING FINISH GRADING. PERMANENT STABILIZATION MUST BE COMPLETED NO LATER THAN 4 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THE AREAS. PERMANENT STABILIZATION SHALL BE INITIATED ON DISTURBED AREAS WHERE PERMANENT, LONG-LIVED VEGETATIVE COVER IS NEEDED TO STABILIZE THE SOIL AND ROUGH-GRADED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR SIX MONTHS OR MORE. COMPLETION MUST BE ACHIEVED WITHIN 4 DAYS. PERMANENT STABILIZATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED, THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.

MULCHING:
THE APPLICATION OF STRAW, HAY OR OTHER SUITABLE MATERIALS TO THE SOIL SURFACE TO PREVENT EROSION BY PROTECTING THE SOIL SURFACE FROM RAINDROP IMPACT AND REDUCING THE VELOCITY OF OVERLAND FLOW. AREAS THAT HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHOULD BE MULCHED IMMEDIATELY FOLLOWING SEEDING. AREAS THAT CANNOT BE SEEDED BECAUSE OF THE SEASON SHOULD BE MULCHED TO PROVIDE SOME PROTECTION TO THE SOIL SURFACE.

TOPSOILING:
TOPSOILING IS THE SPREADING OF TOPSOIL OF A SUITABLE QUALITY OVER AN AREA TO BE STABILIZED BY ESTABLISHING VEGETATION. IF TOPSOIL IS TO BE STOCKPILED AT SITE, IT SHALL BE IN A LOCATION THAT WILL NOTE ERODE, BLOCK DRAINAGE, OR INTERFERE WITH WORK ON THE SITE. ALL SOIL STOCKPILES SHALL BE STABILIZED BY TEMPORARY SEEDING AND MULCHING AND PROTECTED WITH SEDIMENT TRAPPING MEASURES SUCH AS SILT FENCE. TOPSOIL SHALL BE SPREAD AT A LIGHTLY COMPACTED DEPTH OF 2 TO 4 INCHES. 4 INCHES OR GREATER IS RECOMMENDED FOR AREAS WHERE FINE-TEXTURED (CLAYEY) SUBSOIL OR OTHER ROOT LIMITING FACTORS ARE PRESENT.

5. PROTECT SLOPES:

THE GENERAL PERMIT PROHIBITS UP-SLOPE RUNOFF FROM FLOWING DOWN FILL SLOPES. ALL FILL SURFACE RUNOFF SHALL BE CONTAINED WITH TEMPORARY BERMS AND IN PIPES, SLOPE DRAINS, OR STABILIZED CHANNELS. DRAINAGE SHALL BE PROVIDED TO REMOVE GROUND WATER INTERSECTING THE SLOPE SURFACE OF EXPOSED SOIL AREAS. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES, CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS. SOILS ON SLOPES SHALL BE STABILIZED AS SPECIFIED IN TEMPORARY AND PERMANENT SOIL STABILIZATION MEASURES.

6. PROTECT DRAIN INLETS:

STORM DRAIN INLETS OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SURFACE WATER RUNOFF DOES NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE SEDIMENT. APPROACH ROADS SHALL BE KEPT CLEAN.

INLET PROTECTION:
INLET PROTECTION SHALL BE BE PLACED ON ALL STORM DRAIN DROP INLETS OR CURB INLETS TO TRAP SEDIMENT BEFORE CONTAMINATED RUNOFF ENTERS A STORM DRAINAGE SYSTEM. STORM DRAIN INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING INSTALLATION OF STORMWATER CONTROLS, PRIOR TO CONSTRUCTION ACTIVITIES FOR EXISTING STORM DRAINS, OR WHERE STORM DRAIN INLETS ARE TO BE MADE OPERATIONAL BEFORE PERMANENT STABILIZATION OF THE CORRESPONDING DISTURBED DRAINAGE AREA.

CULVERT INLET PROTECTION:
CULVERT INLET PROTECTION SHALL BE BE PLACED ON ALL STORM CULVERT INLETS TO PREVENT SEDIMENT FROM ENTERING, ACCUMULATING IN, AND BEING TRANSFERRED BY THE CULVERT AND ASSOCIATED DRAINAGE SYSTEM. CULVERT INLET PROTECTION MAY ALSO PROVIDE EROSION CONTROL AT STORM CULVERT INLETS DURING THE PHASE OF A PROJECT WHERE ELEVATION AND DRAINAGE PATTERNS CHANGE, CAUSING ORIGINAL CONTROL MEASURES TO BE INEFFECTIVE OR IN NEED OF REMOVAL.

7. CONVEY STORMWATER IN A NON-EROSIVE MANNER:

POINTS OF DISCHARGE AND RECEIVING STREAMS SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY, AND PEAK FLOW RATE OF SURFACE WATER RUNOFF FROM THE PROJECT SITE. ALL STORMWATER CONVEYANCE CHANNELS SHALL BE STABILIZED FOR EXPECTED FLOWS.

OUTLET PROTECTION:
OUTLET PROTECTION SHALL BE INSTALLED AT ALL CULVERT OUTLETS OF ALL TYPES, PIPE CONDUITS FROM ALL SEDIMENT BASINS, SWM PONDS, AND NEW CHANNELS CONSTRUCTED AS OUTLETS FOR CULVERTS AND CONDUITS. OUTLET PROTECTION SHALL BE PROVIDED IN THE FORM OF A RIP-RAP-LINED APRON CONSTRUCTED AT A ZERO OR MINIMUM SLOPE TO SLOW THE OUTLET VELOCITY AND ADEQUATELY PROTECT SOILS FROM SCOUR BY REDUCING FLOW.

8. CONTROL OTHER POLLUTANTS:

ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS, THAT OCCUR ON SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF SURFACE OR GROUND WATER. WOODY DEBRIS MAY BE CHOPPED AND SPREAD ON SITE. COVER, CONTAINMENT, AND PROTECTION FROM VANDALISM SHALL BE PROVIDED FOR ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCTS, AND NON-INERT WASTES PRESENT ON SITE. ALL MATERIALS USED ON THE SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO OSHA STANDARDS 29 CFR 1926 152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS. MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM DRAIN DOWN, SOLVENT AND DE-GREASING CLEANING OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO SURFACE WATER RUNOFF MUST BE CONDUCTED USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. CONTAMINATED SURFACES SHALL BE CLEANED IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT. WHEEL WASH OR TIRE BATH WASTEWATER SHALL BE DISCHARGED TO A SEPARATE ON-SITE TREATMENT SYSTEM OR TO THE SANITARY SEWER.
APPLICATION OF AGRICULTURAL CHEMICALS INCLUDING FERTILIZERS AND PESTICIDES SHALL BE CONDUCTED IN A MANNER AND AT APPLICATION RATES THAT WILL NOT RESULT IN LOSS OF CHEMICAL TO SURFACE WATER RUNOFFF. MANUFACTURERS RECOMMENDATIONS FOR APPLICATION RATES AND PROCEDURES SHALL BE FOLLOWED. IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE CONTRACTOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

9. CONTROL DEWATERING:

FOUNDATION, VAULT, AND UTILITY TRENCH DEWATERING WATER SHALL BE DISCHARGED INTO A CONTROLLED CONVEYANCE SYSTEM PRIOR TO DISCHARGE TO A SEDIMENT POND. CHANNELS RECEMNG THE DISCHARGED WATER MUST BE STABILIZED. HIGHLY TURBID OR CONTAMINATED WATER FROM CONSTRUCTION EQUIPMENT OPERATIONS, WORK INSIDE A COFFERDAM, SHALL BE HANDLED SEPARATELY FROM SURFACE WATER. IF DEWATERING IS REQUIRED FOR SMALL VOLUMES OF LOCALIZED DEWATERING ON THIS SITE, A PUMP AND DEWATERING FILTER BAG SHALL BE UTILIZED. THE FILTER BAG SHALL DISCHARGE TO A DITCH OR SWALE WITH A WELL ESTABLISHED VEGETATIVE AREA.

10. MAINTAIN BMP'S:

TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. MAINTENANCE AND REPAIR SHALL BE CONDUCTED IN ACCORDANCE WITH THE BMP'S. AT A MINIMUM ALL INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL WILL BE CONDUCTED AT LEAST ONCE EVERY FOUR (4) CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A PRECIPITATION EVENT OF 0.25 INCHES OR GREATER, OR THE OCCURRENCE OF RUNOFF FROM SNOWMELT SUFFICIENT TO CAUSE A DISCHARGE. TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S SHOULD BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMP'S ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL RESULTING FROM REMOVAL OF BMP'S OR VEGETATION SHALL BE PERMANENTLY STABILIZED.

11. MANAGE THE PROJECT:

A SEQUENCE OF CONSTRUCTION HAS BEEN PROVIDED ON THIS SHEET TO DESCRIBE AN OVERALL CONSTRUCTION SEQUENCE AS IT RELATES TO EROSION AND SEDIMENT CONTROL BMP'S AND CONSTRUCTION OF VARIOUS ELEMENTS OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR THE DETAILS OF THE DAY TO DAY OPERATIONS. THE PRIMARY PROJECT MANAGER SHALL EVALUATE, WITH INPUT FROM UTILITIES AND OTHER CONTRACTORS, THE SURFACE WATER MANAGEMENT REQUIREMENTS FOR THE ENTIRE PROJECT, INCLUDING THE UTILITIES, WHEN PREPARING THE SEDIMENT CONTROL PLAN. ALL BMP'S SHALL BE INSPECTED, MAINTAINED, AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. WHENEVER INSPECTION AND/OR MONITORING REVEALS THAT THE BMP'S IDENTIFIED IN THE SEDIMENT CONTROL PLAN ARE INADEQUATE, THE SEDIMENT CONTROL PLAN SHALL BE MODIFIED, AS APPROPRIATE, IN A TIMELY MANNER. CONTRACTOR SHALL REPORT SPILLAGE OR DISCHARGE OF POLLUTANTS WITHIN 24-HOURS. THE SEDIMENT CONTROL PLAN SHALL BE RETAINED ON SITE. THE SEDIMENT CONTROL PLAN SHALL BE MODIFIED WHENEVER THERE IS A SIGNIFICANT CHANGE IN THE DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF ANY BMP. THE WVDEP MUST BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION SWPP.

12. STABILIZATION:

THE CONTRACTOR SHALL INITIATE PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY UPON REACHING FINAL GRADE. PERMANENT STABILIZATION MUST BE COMPLETED NO LATER THAN 4 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. FOR THOSE AREAS NOT AT FINAL GRADE THAT WILL NOT BE DISTURBED FOR GREATER THAN 14 DAYS, THE CONTRACTOR SHALL INITIATE TEMPORARY SOIL STABILIZATION. COMPLETION MUST BE ACHIEVED WITHIN 4 DAYS. A NOTICE OF TERMINATION MUST BE FILED WITH THE WIDEP WHEN THE SITE REACHES FINAL STABILIZATION. FINAL STABILIZATION MEANS THAT ALL SOIL-DISTURBING ACTIVITIES ARE COMPLETED, AND THAT EITHER A PERMANENT VEGETATIVE COVER WITH A DENSITY OF 70% OR GREATER HAS BEEN ESTABLISHED OR THAT THE SURFACE HAS BEEN STABILIZED BY HARD COVER SUCH AS PAVEMENT OR BUILDINGS. (THE 70% REQUIREMENT REFERS TO THE TOTAL VEGETATED AREA AND NOT JUST A PERCENT OF THE SITE)

DATE	REVISIONS
02/20/25	REVISED PER CITY COMMENTS
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RICHARD J. DYER REGISTERED 2084 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 12/5

EROSION & SEDIMENT CONTROL NARRATIVE

HUNTFIELD
RECREATION CENTER
CONSTRUCTION PLANS & PROFILES
JEFFERSON COUNTY, WEST VIRGINIA

JOB NO.: 22954
SCALE:
DATE: 12-11-2024
DRAWN BY: WZ
DESIGN BY: WZ
REVIEW BY: JKE
SHEET: 10 OF 20

VIII. EROSION AND SEDIMENT CONTROL NOTES:

7. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN STRICT COMPLIANCE WITH THE LATEST EDITION OF THE WEST VIRGINIA EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MANUAL AND APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.

8. AREAS OF DEVELOPMENT SHALL BE PLANNED IN PHASES AND STAGES IN ORDER TO PREVENT THE TRANSPORT OF SEDIMENT FROM THE DEVELOPMENT SITE DURING CONSTRUCTION AND MINIMIZE EXPOSURE TO DISTURBED GROUND. REVEGETATION OF EXPOSED AREAS AND THE MAINTENANCE OF THAT VEGETATION SHALL BE AN INTEGRAL PART OF THE CLEARING ACTIVITIES FOR ANY PHASE.

9. NO DISTURBED AREA IS TO REMAIN DENUDED FOR MORE THAN FOUR (4) DAYS EXCEPT FOR MATERIAL STORAGE AREAS OR FOR THOSE AREAS ON WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED UNLESS AUTHORIZED BY CITY OF CHARLES TOWN.

10. ALL SOIL STOCKPILES SHALL BE STABILIZED BY TEMPORARY SEEDING AND MULCHING AND PROTECTED WITH PERIMETER SEDIMENT CONTROLS SUCH AS SILT FENCE TO PREVENT CONTACT WITH STORMWATER RUNOFF. ALL STOCKPILES MUST BE LOCATED OUTSIDE OF ANY VEGETATED BUFFER AREAS AND SHOULD BE LOCATED AS FAR AS PRACTICABLE FROM STORMWATER CONVEYANCE SYSTEMS AND WATER BODIES.

11. ALL SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING SITE GRADING OPERATIONS TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION MEASURES SHALL BE APPLIED TO ALL SLOPES AS SPECIFIED IN THE SOIL STABILIZATION MEASURES.

12. DURING CONSTRUCTION, PROTECT ALL FILLS SO THAT RUNOFF DOES NOT GO DOWN THE FACE OF THE HILL, UTILIZE BERMS, TEMPORARY SLOPE DRAINS, OR OTHER METHODS TO DIVERT RUNOFF AWAY FROM THE FILL AND INTO A SEDIMENT TRAPPING STRUCTURE. AS MORE FILL IS ADDED, SLOPE THE TOP (OR BERM IT) TO DIRECT WATER AWAY FROM THE SLOPE AND TO A STABLE CONVEYANCE SYSTEM. SEED & MULCH EVERY 4 DAYS OR 15' OF FILL.

13. NO OFF-SITE SOURCE OF BORROW MATERIALS IS ANTICIPATED FOR THIS PROJECT. IN THE EVENT THAT AN OFF-SITE SOURCE OF BORROW MATERIALS IS USED, AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE PROVIDED FOR THE BORROW PIT AND THE BORROW PIT SHALL MEET ALL APPLICABLE REQUIREMENTS AND PERMITS OF THE WVDEP.

14. DUE TO GRADE CHANGES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.

IX. SOIL STABILIZATION:

1. EXCEPT AS NOTED BELOW, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOUR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED.

2. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 4TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS CONDITIONS ALLOW.

3. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY HALTED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE FOURTH DAY AFTER CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED.

TEMPORARY STABILIZATION:

AREAS LEFT DENUDED FOR MORE THAN 4 DAYS, BUT NOT YET AT FINAL GRADE SHALL BE TEMPORARILY STABILIZED, SELECTION OF TEMPORARY SEED MIXTURE SHALL DEPEND ON THE TIME OF YEAR DURING APPLICATION, SELECT PLANTS APPROPRIATE TO THE SEASON AND SITE CONDITIONS, REFER TO TABLE 3.10.1 TEMPORARY SEEDING OF THE WEST VIRGINIA EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MANUAL FOR A LIST OF COVER PLANTS, APPROVED PLANTING DATES, AND APPLICATION RATES.

PERMANENT STABILIZATION:

AREAS DISTURBED BY CONSTRUCTION SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING.

COMMON NAME	APPLICATION RATE	PREFERRED PLANTING DATES
KENTUCKY 31 FESCUE	45 LBS./ACRE	3/1-6/15 & 8/15-9/15
RED FESCUE	20 LBS./ACRE	
KENTUCKY BLUEGRASS	25 LBS./ACRE	
WHITE DUTCH CLOVER	5 LBS./ACRE	

FERTILIZER: DETERMINED BY SOIL TEST

LIME: 90 LBS./1,000 SQ. FT. PULVERIZED AGRICULTURAL GRADE LIMESTONE

MULCH: 70-90 LBS./1,000 SQ. FT. STRAW OR HAY MULCH

ALTERNATIVE SEED MIXTURES MAY BE SUBSTITUTED AS APPROVED BY GORDON. SELECT PLANTS APPROPRIATE TO THE SEASON AND SITE CONDITIONS. REFER TO TABLE 3.11.1 PERMANENT SEEDING OF THE WEST VIRGINIA EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MANUAL FOR A LIST OF COVER PLANTS APPROVED PLANTING DATES, AND APPLICATION RATES.

X. UNDERGROUND UTILITY LINE INSTALLATION:

1. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
2. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES, CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS.
3. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
4. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
5. ALL TRENCHES SHALL BE SEEDED AND MULCHED WITHIN 4 DAYS AFTER BACKFILLING.
6. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

XI. SEQUENCE OF CONSTRUCTION:

PHASE I:
PHASE I OPERATIONS SHALL INCLUDE EROSION CONTROL MEASURES NEEDED TO DIVERT MAJOR OFF-SITE CLEAN WATER AND ON-SITE DRAINAGE FLOWS AROUND THE WORK AREAS AND CONTROL EROSION AND SEDIMENTATION ASSOCIATED WITH INITIAL CLEARING AND GRADING OPERATIONS.

1. CONTACT WEST VIRGINIA MISS UTILITY AT 800-245-4848, AT LEAST THREE WORKING DAYS PRIOR TO BEGINNING WORK, LOCATE ALL UTILITIES,
2. CONTACT CITY OF CHARLES TOWN ENGINEERING AT 304-725-2311 AT LEAST FIVE WORKING DAYS PRIOR TO BEGINNING WORK.
3. STAKE/FLAG LIMITS OF CONSTRUCTION, SENSITIVE AREAS, AND TREES THAT ARE TO BE PRESERVED. LIMITS OF CONSTRUCTION MUST REMAIN MARKED THROUGHOUT THE ENTIRE SITE DEVELOPMENT.
4. INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE AND ESTABLISH A PROTECTED STAGING AND EQUIPMENT PARKING AREA.
5. INSTALL INLET PROTECTION AT DESIGNATED LOCATIONS, AND ANY ADDITIONAL AS PER INSPECTOR RECOMMENDATION.
6. CLEAR AND GRUB AREAS FOR THE INSTALLATION OF PERIMETER CONTROLS. ONLY THE MINIMUM AREAS NECESSARY TO INSTALL PERIMETER EROSION CONTROL MEASURES SHALL BE CLEARED AND GRUBBED,
7. INSTALL PERIMETER CONTROLS SUCH AS SILT FENCE. STABILIZE ALL EROSION AND SEDIMENT CONTROL MEASURES IMMEDIATELY AFTER INSTALLATION. STABILIZE AREAS BETWEEN PERIMETER SEDIMENT CONTROL MEASURES AND THE LIMITS OF CONSTRUCTION.
8. CLEAR AND GRUB THE REMAINDER OF THE SITE. ALL UNSUITABLE MATERIAL (LOGS, BRUSH, VEGETATIVE MATTER, ETC.) WHICH WILL INTERFERE WITH THE GRADING AND/OR STABILITY OF FILL AREAS SHALL BE REMOVED AND/OR DISPOSED OF PROPERLY.
10. ESTABLISH SOIL STOCKPILES AND PROTECT WITH SILT FENCE, STRIP AND STOCKPILE TOPSOIL TO USE IN THE FINISH GRADING OPERATIONS, STOCKPILES SHALL BE SEEDED AND MULCHED IF THEY ARE TO REMAIN UNDISTURBED FOR 14 DAYS OR LONGER.

PHASE II:
THE PHASE II EROSION AND SEDIMENT CONTROL MEASURES ARE INTENDED FOR THE FINAL STAGES OF SITE DEVELOPMENT, PHASE I CONTROL MEASURES, WHICH ARE NOT IN CONFLICT WITH FINAL CONSTRUCTION AND PROVIDE EFFECTIVE CONTROL, SHALL REMAIN IN PLACE FOR FINAL DEVELOPMENT. THE CONTRACTOR SHALL FOLLOW THE CITY OF CHARLES TOWN ENGINEERING DEPARTMENT'S DIRECTION IN PROVIDING ADDITIONAL CONTROL MEASURES NEEDED DURING THE DEVELOPMENT PROCESS, TO ENSURE THAT SEDIMENT IS PREVENTED FROM POLLUTING OFF-SITE AREAS, STREAMS AND/OR PROTECTED ON-SITE AREAS. THE FOLLOWING SEQUENCE OF CONSTRUCTION IS SUGGESTED.

1. ROUGH GRADE THE SITE INCLUDING DRIVE AISLE EXTENSION, EQUIPMENT AREA AND SWALES.
2. BEGIN CONSTRUCTION OF BUILDING PAD.
3. THROUGHOUT CONSTRUCTION, INITIATE TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING ACTIVITY. DISTURBED AREAS SHALL BE SEEDED AND MULCHED IF THEY ARE TO REMAIN UNDISTURBED FOR 14 DAYS OR LONGER.
4. INSTALL SANITARY SEWER AND ASSOCIATED HARDWARE.
5. CONSTRUCT THE BASE PAVEMENT FOR DRIVE AISLES, AND PARKING AREAS.
6. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED THROUGHOUT CONSTRUCTION.
7. FINAL GRADE ALL AREAS OF THE SITE LEAVING SEDIMENT CONTROLS IN PLACE AS NEEDED. SPREAD TOPSOIL OVER AREAS TO BE SEEDED.
10. PERMANENTLY STABILIZE ALL AREAS NOT COVERED BY HARD COVER SUCH AS PAVEMENT OR BUILDINGS.
11. OBTAIN CITY OF CHARLES TOWN ENGINEERING APPROVAL PRIOR TO THE REMOVAL OF ANY SEDIMENT CONTROLS. NO EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED UNTIL ALL UP-SLOPE AREAS THAT DRAIN TO THEM HAVE BEEN STABILIZED.

XII. MAINTENANCE PROGRAM:

1. AT A MINIMUM, INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROLS ARE TO BE CONDUCTED ONCE EVERY FOUR CALENDAR DAYS & WITHIN 24 HOURS AFTER ANY STORM EVENT OF 0.25 INCHES OR GREATER OF RAINFALL PER 24 HOURS BY THE SITE SUPERINTENDENT OR HIS REPRESENTATIVE. ANY DAMAGED STRUCTURE SHOULD BE REPAIRED IMMEDIATELY.

2. SILT FENCING AND SUPER SILT FENCING SHOULD BE CLEANED AT 50% CAPACITY AND SPREAD ON SITE WHERE PRACTICAL. SEDIMENT REMOVAL SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE AND CAUSE SEDIMENTATION PROBLEMS.

3. INLET PROTECTION DEVICES SHOULD BE INSPECTED WEEKLY AT A MINIMUM AND DAILY AFTER EACH STORM EVENT OF 0.25 INCHES OR MORE. INLET PROTECTION DEVICES SHOULD BE CLEANED OR REMOVED AND REPLACED BEFORE SIX INCHES OF SEDIMENT CAN ACCUMULATE.

4. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL NOT BE REMOVED UNTIL ALL AREAS ABOVE THEM HAVE BEEN STABILIZED AND SEEDED AREAS ESTABLISHED. NO CONTROL SHALL BE REMOVED WITHOUT APPROVAL FROM JEFFERSON COUNTY ENGINEERING.

5. DEVICES SHOWN ARE TO BE CONSIDERED MINIMUM EROSION AND SEDIMENTATION CONTROLS. ADDITIONAL CONTROLS MAY BE NECESSARY DUE TO CONTRACTOR'S PHASING OR OTHER UNANTICIPATED CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADDITIONAL DEVICES AS NECESSARY IN ORDER TO CONTROL EROSION AND SEDIMENTATION.

6. THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF CLEANING AND REMOVING ALL LAYING DUST AS NECESSARY BY APPLYING EITHER MOISTURE, CALCIUM CHLORIDE, OR OTHER APPROVED MATERIALS ALONG THOSE SECTIONS OF THE PROJECT ADJACENT TO EXISTING DWELLINGS OR PUBLIC ACCESS.

7. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO STOCKPILE AREAS. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED AS MUCH AS POSSIBLE BY SHOVELING OR SWEEPING.

8. AREAS WHERE SEED HAS FAILED TO GERMINATE ADEQUATELY (UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70%) WITHIN 30 DAYS AFTER SEEDING AND MULCHING MUST BE RE-SEEDED IMMEDIATELY, OR AS SOON AS WEATHER CONDITIONS ALLOW.

CITY OF CHARLES TOWN EROSION & SEDIMENT CONTROL NOTES

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

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

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

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

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

   A) WATER COURSES, STREAM BANKS, AND DRAINAGE EASEMENTS SHALL BE 100% STABILIZED AND FREE FROM EROSION AND DEPOSITION.

   B) SLOPES STEEPER THAN 10% SHALL HAVE AT LEAST 98% STABLE GROUND COVER, AS DETERMINED BY THE CITY OF CHARLES TOWN ENGINEER.

   C) ALL OTHER AREAS SHALL HAVE AT LEAST 85% STABLE GROUND COVER, AS DETERMINED BY THE CITY OF CHARLES TOWN ENGINEER.

   D) GRASS VEGETATION SHALL HAVE REACHED A MINIMUM OF 3 INCHES OF HEIGHT OR HAVE BEEN MOWED BACK TO A MINIMUM OF 2 INCHES IN HEIGHT.

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

5. NO OFF-SITE SOURCE OF BORROW MATERIALS IS ANTICIPATED FOR THIS PROJECT. IN THE EVENT THAT AN OFF-SITE SOURCE OF BORROW MATERIALS IS USED, AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE PROVIDED FOR THE BORROW PIT AND THE BORROW PIT SHALL MEET ALL APPLICABLE REQUIREMENTS AND PERMITS OF THE WVDEP

6. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT ALL EROSION AND SEDIMENT CONTROL MEASURES ARE PERFORMING AS DESIGNED. THE CITY OF CHARLES TOWN ENGINEER MAY REQUIRE MODIFICATIONS TO AN APPROVED PLAN, REQUIRE ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES, OR CAUSE NEW PLANS TO BE SUBMITTED AS A RESULT OF FIELD INSPECTION REVEALING THE APPROVED PLANS DO NOT PROVIDE ADEQUATE PROTECTION. MODIFICATIONS MAY ALSO BE REQUESTED BY THE OWNER OR DEVELOPER DUE TO UNFORESEEN FIELD CONDITIONS.

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

DATE	REVISIONS
02/20/25	REVISED PER CITY COMMENTS
03/14/25	REVISED PER CITY COMMENTS

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RICHARD J. DYER REGISTERED 20894 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 3/14/25

EROSION & SEDIMENT CONTROL NARRATIVE

HUNTFIELD
RECREATION CENTER
CONSTRUCTION PLANS & PROFILES
JEFFERSON COUNTY, WEST VIRGINIA

JOB NO.: 22954
SCALE:
DATE: 12-11-2024
DRAWN BY: WZ
DESIGN BY: WZ
REVIEW BY: JKE
SHEET: 11 OF 20

Public Notice Sign Template
The sign will be at least 24"x24" with 1.6" and 0.8" letters.

For Info on NPDES Storm Water Permit

To comment on Sediment Control Plan:

Call: 800-654-5227

or

DEP.Comments@wv.gov

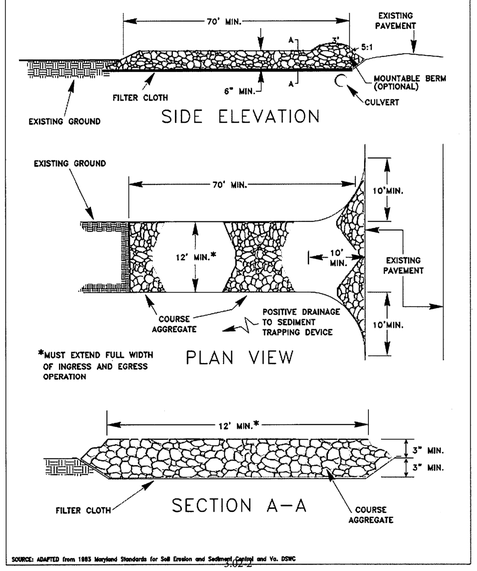
DEP 601 57th Street, SE,
Charleston WV 25304

Reference ID: Huntfield

Permit Number: WVR111523
Contact: DR Acquisitions, LLC
(304) 926-0440

FIGURE 3.02.1

STONE CONSTRUCTION ENTRANCE

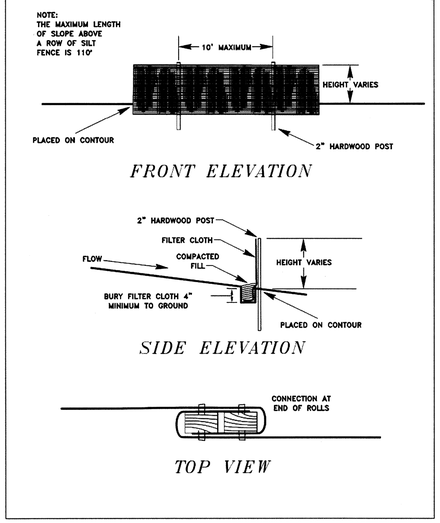


SOURCE: ADAPTED from 1983 Maryland Standards for Soil Erosion and Sediment Control and Va. DSWC

3.02-2

FIGURE 3.27.2

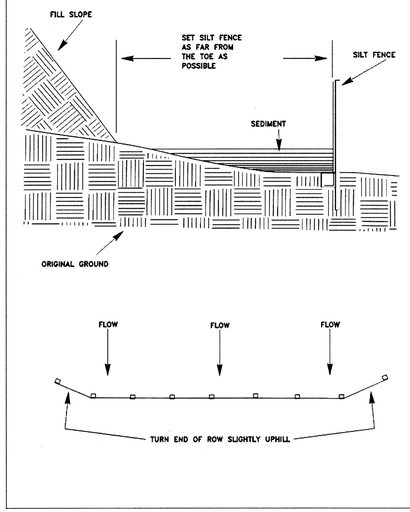
SILT FENCE



3.27-4

FIGURE 3.27.1

PLACEMENT OF SILT FENCE



3.27-5

TABLE 3.32-C
SITE SPECIFIC SEEDING MIXTURES
FOR APPALACHIAN / MOUNTAIN AREA

	Total lbs. Per Acre
Minimum Lawn Care	
Commercial or Residential	200-250 lbs.
-Kentucky 31 or Turf Type Tall Fescue	90-100 %
-Improved Perennial Ryegrass *	0-10 %
-Kentucky Bluegrass	0-10 %
High-Maintenance Lawn	
Minimum of three (3) up to five (5) varieties of bluegrass from approved list for use in Virginia.	125 lbs.
General Slope (3:1 or less)	
-Kentucky 31 Fescue	128 lbs.
-Red Top Grass	2 lbs.
-Seasonal Nurse Crop **	20 lbs.
	150 lbs.
Low-Maintenance Slope (Steeper than 3:1)	
-Kentucky 31 Fescue	108 lbs.
-Red Top Grass	2 lbs.
-Seasonal Nurse Crop **	20 lbs.
-Crownvetch ***	20 lbs.
	150 lbs.

* Perennial Ryegrass will germinate faster and at lower soil temperatures than fescue, thereby providing cover and erosion resistance for seedbed.

** Use seasonal nurse crop in accordance with seeding dates as stated below:

March, April through May 15th.....Annual Rye
May 16th through August 15th.....Foxtail Millet
August 16th through September, October.....Annual Rye
November through February.....Winter Rye

*** If flatpea is used, increase to 30lbs./acre. All legume seed must be properly inoculated. Weeping Lovegrass may also be included in any slope or low-maintenance mixture during warmer seeding periods; add 10-20lbs./acres in mixes.

TABLE 3.35-A
ORGANIC MULCH MATERIALS AND APPLICATION RATES

MULCHES:	RATES: Per Acre	RATES: Per 1000 sq.ft.	NOTES:
Straw or Hay	1.5-2 Tons (Minimum 2 tons for winter cover)	70-90 lbs.	Free from weeds and coarse matter. Must be anchored. Spread with mulch blower or by hand.
Fiber Mulch	Minimum 1500lbs.	35 lbs.	Do not use as a mulch for winter cover or during hot, dry periods.* Apply as slurry.
Corn Stalks	4-6 tons	185-275 lbs.	Cut or shredded in 4-6" lengths. Air-dried. Do not use in fine turf areas. apply with a mulch blower or by hand.
Wood Chips	4-6 tons	185-275 lbs.	Free of coarse matter. Air-dried. Treat with 12lbs. Nitrogen per ton. Do not use in fine turf areas. Apply with a mulch blower, chip handler, or by hand.
Bark Chips or Shredded Bark	50-70 cu. yds.	1-2 cu. yds.	Free of coarse matter. Air-dried. Do not use in fine turf areas. Apply with a mulch blower, chip handler, or by hand.

* When fiber mulch is the only available mulch during periods when straw should be used, apply at a minimum rate of 2000 lbs./ac. or 45lbs./1000 s.f.

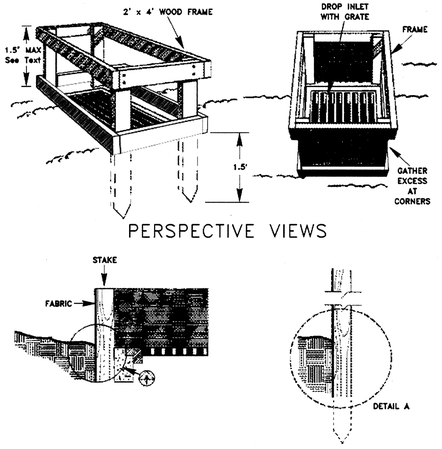
IF THE EXISTING TOPSOIL IS TO BE RESPREAD IT SHALL BE TESTED TO DETERMINE THE NEED FOR ANY SOIL AMENDMENTS PRIOR TO SEEDING

TABLE 3.31-B
ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS
"QUICK REFERENCE FOR ALL REGIONS"

Planting Dates	Species	Rate (lbs./acre)
SEPT. 1-FEB. 15	50/50 Mix of Annual Ryegrass (Lolium multi-florum) & Cereal (Winter) Rye (Secale cereale)	50-100
FEB. 16-APR. 30	Annual Ryegrass (Lolium multi-florum)	60-100
MAY 1-AUG. 31	German Millet (Setaria italica)	50

FIGURE 3.33.1

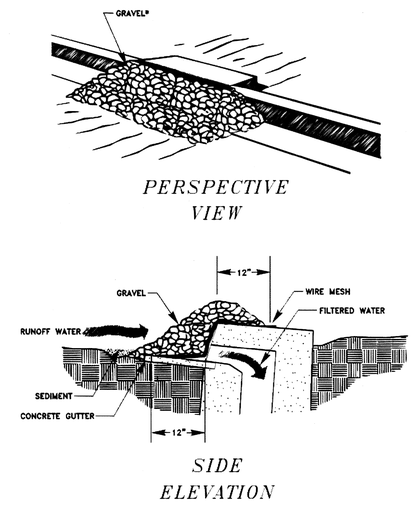
SILT FENCE DROP INLET PROTECTION



3.33-7

FIGURE 3.33.6

GRAVEL AND WIRE CURB INLET PROTECTION



* GRAVEL SHALL BE CLEAN 3/4" TO 2" COARSE AGGREGATE

3.33-12

DATE	REVISIONS
02/20/25	REVISED PER CITY COMMENTS
03/14/25	REVISED PER CITY COMMENTS

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 E. HIRST ROAD, SUITE 106
PURCELLVILLE, VIRGINIA 20132
PHONE: (703) 994-0047
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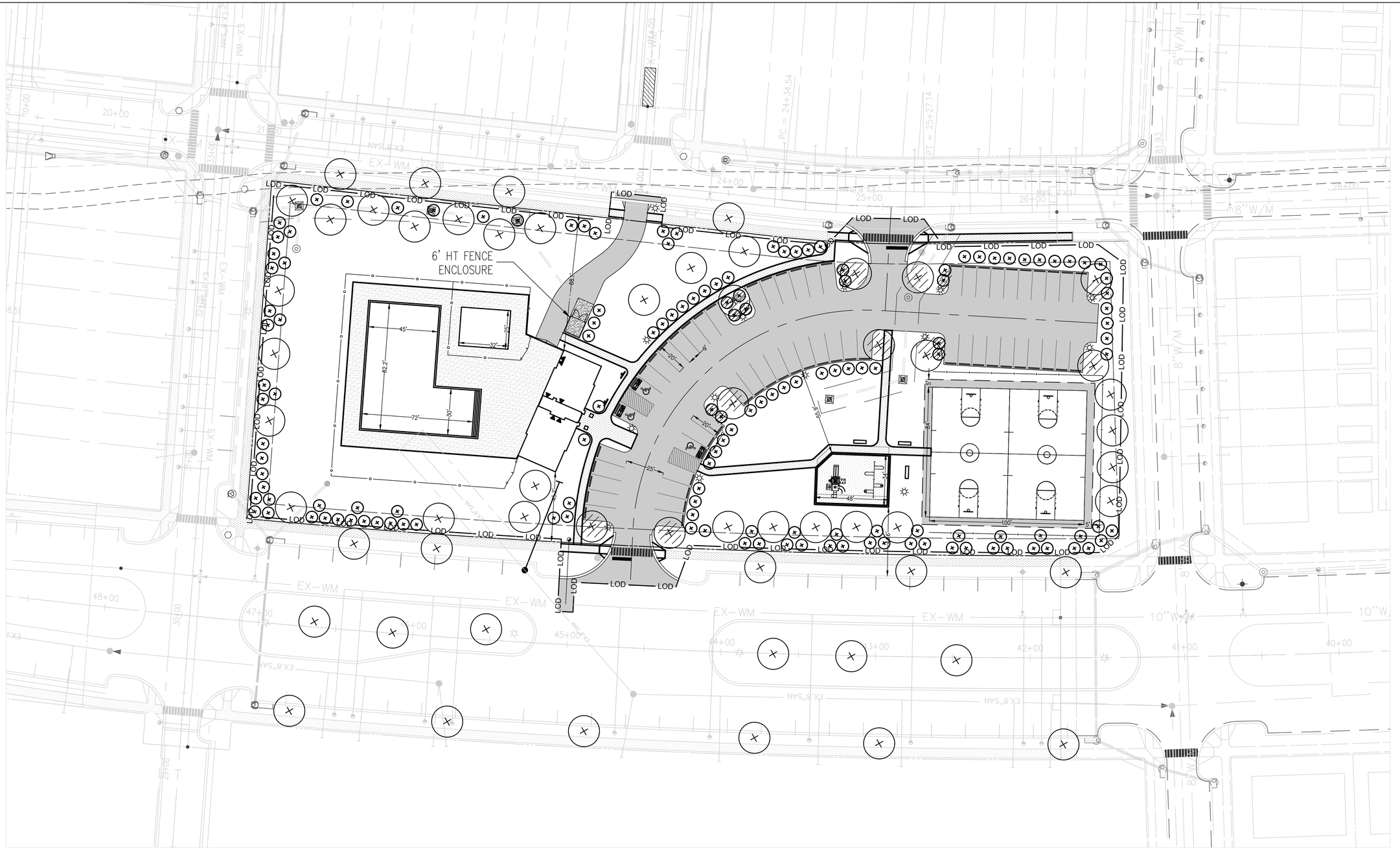
RICHARD J. DYER REGISTERED 20084 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 3/12/25

EROSION & SEDIMENT CONTROL DETAILS

HUNTFIELD
RECREATION CENTER
CONSTRUCTION PLANS & PROFILES
JEFFERSON COUNTY, WEST VIRGINIA

JOB NO.:	22954
SCALE:	
DATE:	12–11–2024
DRAWN BY:	WZ
DESIGN BY:	WZ
REVIEW BY:	JKE
SHEET:	12 OF 20



LEGEND

MIN. 9" MULCH

SITE BOUNDRY

DESIGNATED INTERIOR PARKING LOT LANDSCAPING

STREET TREE AND LANDSCAPE PLANTING LIST

NEIGHBORHOOD CONNECTOR STREET
- Plantanus x acerfolia 'Bloodgood' – Bloodgood London Plane (PAB)
- Quercus phellos – Willow Oak (QP)
- Ulnus Parviflora – Lacebark Elm (UP)

RESIDENTIAL NEIGHBORHOOD STREET
- Fraxinus pennsylvanica 'Patmore' – Patmore Ash (FPP)
- Quercus phellos – Willow Oak (QP)
- Acer rubrum 'October Glory' – October Glory' Red Maple (ARO)

SHRUBS
- Clethra alnifloia – Summersweet hummingbird (CA)
- Forthergilla gardeni – Fothergilla (FG)
- Ilex glabra – 'Shamrock' Inkberry (IGS)
- Rhus aromatica – Gro–Low Sumac (ROG)

LANDSCAPE CALCULATIONS

Total Site Area =	2.71 AC / 118,047 SF
Impervious Area =	–1.32 AC / 57,499 SF
Pervious Area	1.39 AC / 60,547 SF
Area for Landscaping Computations	1.39 Acres
	60,407.00 Sq.Ft.
Landscape Requirements:	
Trees – 1 per 2000 Sq.Ft. =	31 Trees
Shrubs – 3 per 2000 Sq.Ft. =	93 Shrubs
Landscape Provided:	34 Trees
	146 Shrubs

Prospect Hill Blvd - Landscaping Provided: 17 Trees

Battlefield Dr - Landscaping Provided: 4 Trees

PARKING LOT AREA = ±24,242 SF
5% DEVOTED INTERIOR LANDSCAPING = ±1,212 SF REQUIRED
= ±3,007 SF PROVIDED

57 PARKING SPACES PROVIDED
1 SHADE TREE PER 10 SPACES (10 / 56) = 5.6 TREES REQUIRED / 10 PROVIDED
2 SHRUBS PER 10 SPACES = 11.2 SHRUBS REQUIRED / 12 PROVIDED

GENERAL NOTES FOR LANDSCAPING

1. LANDSCAPING FOR ALL ROADS STUBBED OUT FOR FUTURE EXPANSION TO BE PROVIDED WITH FUTURE PLANS.
2. AT THE TIME OF PLANTING, ALL TREES MUST BE A MINIMUM OF 8' IN HEIGHT AND 2.5" IN CALIBER. ALL SHRUBS MUST HAVE A MINIMUM HEIGHT OF 18" AT THE TIME OF PLANTING.
3. TREES AND SHRUBS TO BE PLANTED IN A UNIFORM MANNER SUCH THAT EACH STREET CONTAINS TREES OF A SINGLE SPECIES SELECTED FROM THE TABLE PROVIDE ABOVE.
4. THIS LANDSCAPE PLAN IS DESIGNED TO BE A PRELIMINARY PLAN FOR LANDSCAPE ARCHITECTS TO IMPROVE UPON.
5. ALL OPEN SPACE AREAS SHOWN ARE TO BE COVERED WITH GRASS. HOWEVER, THIS LANDSCAPE PLAN IS A PRELIMINARY PLAN (SEE NOTE 4). OTHER GROUND COVERING MAY BE SUBSTITUTED UPON FINAL DESIGN OF THE LANDSCAPE PLAN BY THE LANDSCAPE ARCHITECT. HOWEVER, THE GROUND COVERING MUST BE APPROVED BY THE CITY OF CHARLES TOWN PRIOR TO PLANTING.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NORTH

DATE	REVISIONS
02/20/25	REVISED PER CITY COMMENTS
03/14/25	REVISED PER CITY COMMENTS

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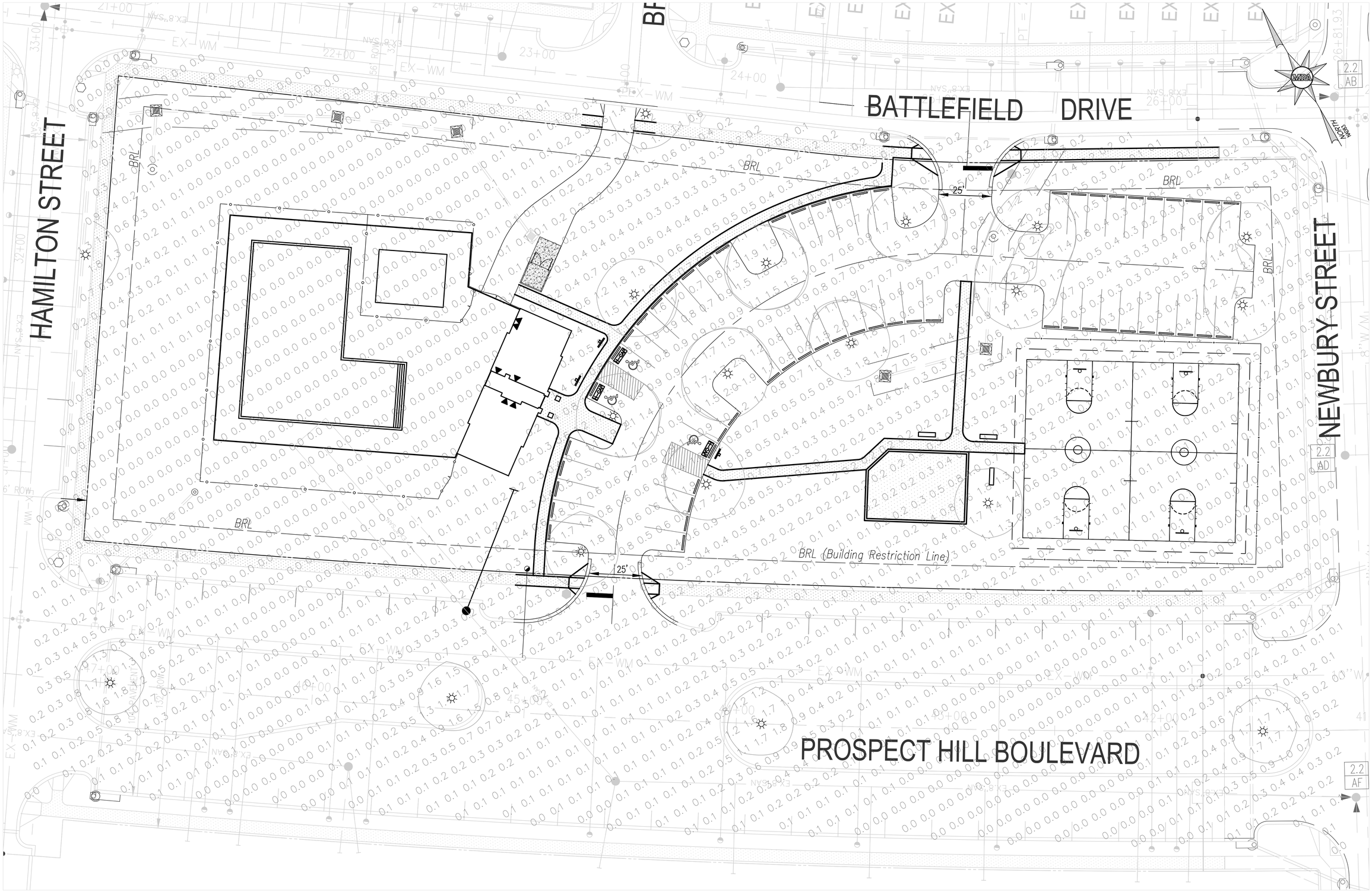
RICHARD J. DYER
REGISTERED
20054
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
3/14/25

LANDSCAPE PLAN

HUNTFIELD
RECREATION CENTER
CONSTRUCTION PLANS & PROFILES
JEFFERSON COUNTY, WEST VIRGINIA

JOB NO.:	22954
SCALE:	
DATE:	12–11–2024
DRAWN BY:	WZ
DESIGN BY:	WZ
REVIEW BY:	JKE
SHEET:	13 OF 20



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DATE	REVISIONS
02/20/25	REVISED PER CITY COMMENTS
03/14/25	REVISED PER CITY COMMENTS

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LIGHTING PLAN

HUNTFIELD
RECREATION CENTER
CONSTRUCTION PLANS & PROFILES
JEFFERSON COUNTY, WEST VIRGINIA

JOB NO.:	22954
SCALE:	
DATE:	12-11-2024
DRAWN BY:	WZ
DESIGN BY:	WZ
REVIEW BY:	JKE
SHEET:	14 OF 20

Project		Catalog #		Type	
Prepared by		Notes		Date	



Streetworks

ULA Utility LED Acorn

Decorative Post Top Luminaire

Product Features

Light Advisor™

Product Certifications

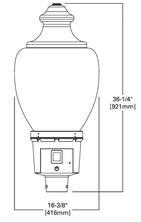
Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3

Quick Facts

- Traditional acorn decorative form factor
- Up to 156 lumens per watt
- Replaces up to 100W equivalent HID
- Tool-less entry for easy installation and maintenance
- Two levels of 10kV surge protection available

Dimensional Details



Connected Systems

- WaveLinx

Ordering Information

SAMPLE ORDER NUMBER: ULA-A5-D-U-ASYM-VM-9-7030-4N7-10MSP-W-BK

Product Family [1]	Light Engine	Driver	Voltage	Distribution	Globe
ULA=Utility LED Acorn **BAA-ULA=**Utility LED Acorn Buy American Act Compliant [1] **TAA-ULA=**Utility LED Acorn Trade Agreements Act Compliant [1]	**A3** **A4** **A5** **A6** **A7** **A8** **A9**	**D=**Dimming **SLTD=**DALI	**U=**Universal (120-277V)	**SYM=**Symmetric **ASYM=**Asymmetric	**VM-9=**Visual Comfort / Milky Globe, 9" Neck **VM-8=**Visual Comfort / Milky Globe, 8" Neck

Options (Add as Suffix)	Color	Accessories (Order Separately) [8]
7030=70 CRI / 3000K [2] **7027=**70 CRI / 2700K [2] **4=**NEMA Photocontrol Receptacle (Internal Mount) [3] **4N7=**NEMA 7-PIN Photocontrol Receptacle (Internal Mount) [3] **FADC=**Field Adjustable Dimming Controller [9] **10K=**10kV UL 1449 Surge Protective Device **10MSP=**10kV MOV Surge Protective Device **NPC=**NEMA Photocontrol - Multi-Tap [4] **PSC=**Photocontrol Shorting Cap [4] **HSS=**House Side Shield 180 Degree Cutoff [4] **W=**2X' #10 Leads **HA=**High Ambient [5] **ANB=**NEMA Antennae (915MHz) [6] **Dxxxxx=**DOT Configuration - Contact Quotes Team **Uxxxxx=**Utility Configuration - Contact Quotes Team	**AP=**Grey **BK=**Black **BZ=**Bronze **WH=**White **GN=**Green	**OA/RA1016=**NEMA Photocontrol - Multi-Tap **OA/RA1013=**Photocontrol Shorting Cap **OA1223=**10kV/10kA UL 1449 Surge Module Replacement **ULA-HSS=**Field Install House Side Shield 180 Degree Cutoff [4]

NOTES:

1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WPS130015EN for additional support information.
2. Use dedicated IES files for various CCTs and CRIs when performing layouts. These files are published on the Utility LED Acorn luminaire product page on the website.
3. Total height of photocontrol/node cannot exceed 4.3".
4. Applicable for asymmetric distribution.
5. Not available with AB light engine.
6. For use with third party control systems where NEMA is required.
7. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
8. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
9. Must select option 4 (3-pin photocell receptacle) or option 4N7 (7-pin photocell receptacle).
10. Cannot be used with 4N7, other motion response control options or SLTD (DALI).
11. Controls system is not available with photocontrol receptacles (PR-, PR7) or other controls systems (FADC, SPRx).

Specifications Features

Construction

- Heavy-duty cast aluminum housing and removable door. A single quarter turn fastener on the removable door provides tool-less access to wiring compartment.

Optics

- GLOBE: 9" Visual Comfort textured acrylic globe is standard. Available in asymmetric or symmetric distributions. Offered standard in 4000K CCT and minimum 70 CRI.

Electrical

- 120-277V 50/60Hz operation.
- 10kV/10kA common - and differential mode surge protection available. Thermal management transfers heat rapidly away from the LED source for optimal efficiency and light output. Ambient operating temperature from -40°C to 40°C. Standard
- Three-position tunnel type compression terminal block.
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected

Controls

- 0-10V dimming driver standard. Photocontrol and After Hours Dim accessories available. Refer to control options section.
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected.

Mounting

- Post top mount fits 3" O.D. tenon. Secured by square head 3/8" stainless steel mounting bolts.

Energy Data

Electronic LED Driver

- >0.9 Power Factor
- <20% Total Harmonic Distortion
- 120-277V 50/60Hz
- -30°C Minimum Temperature
- 40°C Ambient Temperature Rating

Certification

- Heights 12 ft and greater
- Options to meet Buy American and other domestic preference requirements.

Shipping Data & EPA

- Approximate Net Wt: 16 lbs. (7.3 kgs.)
- Effective Projected Area: (Sq. Ft.) 1.72

Warranty

- Five-year limited warranty. Consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Power and Lumens

Light Engine		A3	A4	A5	A6	A7	A8	A9
Nominal Power (Watts)		21	29	36	44	55	56	71
Wattage Label		20	30	40	40	60	60	70
Current (a) @120V		178 mA	244 mA	309 mA	379 mA	462 mA	471 mA	618 mA
Current (a) @277V		90 mA	126 mA	158 mA	192 mA	235 mA	240 mA	271 mA
Optics								
SYM	4000K	3,295	4,070	4,998	5,951	7,032	8,423	9,549
	BUG Rating	B1-U5-G2	B1-U5-G3	B1-U5-G3	B2-U5-G3	B2-U5-G3	B2-U5-G3	B2-U5-G3
	3000K	3,183	3,931	4,828	5,748	6,793	8,136	9,224
	BUG Rating	B1-U5-G2	B1-U5-G2	B1-U5-G3	B2-U5-G3	B2-U5-G3	B2-U5-G3	B2-U5-G3
	2700K	3,024	3,735	4,586	5,461	6,453	7,729	8,762
	BUG Rating	B1-U5-G2	B1-U5-G2	B1-U5-G3	B2-U5-G3	B2-U5-G3	B2-U5-G3	B2-U5-G3

Light Engine		A3	A4	A5	A6	A7	A8	A9
Nominal Power (Watts)		21	30	37	46	56	57	71
Wattage Label		20	30	40	50	60	60	70
Current (a) @120V		182 mA	250 mA	314 mA	390 mA	475 mA	480 mA	618 mA
Current (a) @277V		81 mA	118 mA	144 mA	173 mA	212 mA	214 mA	271 mA
Optics								
ASYM	4000K	3,122	3,866	4,687	5,488	6,357	7,989	9,057
	BUG Rating	B1-U5-G3	B1-U5-G3	B1-U5-G3	B1-U5-G3	B1-U5-G3	B1-U5-G4	B1-U5-G4
	3000K	3,016	3,734	4,527	5,301	6,140	7,717	8,749
	BUG Rating	B1-U5-G3	B1-U5-G3	B1-U5-G3	B1-U5-G3	B1-U5-G3	B1-U5-G4	B1-U5-G4
	2700K	2,865	3,548	4,301	5,036	5,833	7,331	8,311
	BUG Rating	B1-U5-G2	B1-U5-G3	B1-U5-G3	B1-U5-G3	B1-U5-G3	B1-U5-G3	B2-U5-G3

Lumen Maintenance

Light Engine	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
ULA-A8-D-U-ASYM	40°C	>73%	71,000
ULA-A8-D-U-ASYM	40°C	>85%	139,000

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

FADC Settings

FADC Position	Lumen Multiplier
1	25%
2	46%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

Note: +/-5% typical value

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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Specifications and dimensions subject to change without notice.

(B) *Parking Lot Lighting.*

1. Parking lot lighting shall conform to the Underground Utility standards specified in Article 926 of the Charles Town Codified Ordinance.
2. Lights shall be mounted on flat black poles that match in detail and design the lights in the downtown of Charles Town with acorn style tops, unless otherwise specified by the Planning Commission
3. The mounting height for luminaire fixtures shall not exceed 33 feet as measured to the top of the fixture from grade.
4. All fixtures shall be non-adjustable and shall have a cutoff that shields the light source at an angle of 90 degrees from vertical. Floodlights are not permitted.
5. The maximum average maintained footcandles for all parking lighting shall be three (3) footcandles and the minimum average maintained footcandles shall be one (1) footcandle. For the purposes of this Ordinance the average maintained footcandles shall be calculated at 0.8 of initial footcandles at the property line. A photometric plan shall be submitted as part of any Major S/LD.
6. Luminaire fixtures shall be arranged in order to provide uniform illumination throughout the parking lot of not more than a 6:1 ratio of average to minimum illumination and not more than 20:1 ratio of maximum to minimum illumination.
7. *S/LD Application Requirements.* A point by point calculation showing compliance with the lighting standards is required with all Preliminary S/LD Applications. The calculations shall be measured at grade for lighting levels within the parking lot. A cut sheet of the proposed fixtures, including a candlepower distribution curve, shall also be submitted. A vertical plan foot-candle calculation shall be submitted for property lines abutting residential properties. The maximum maintained vertical footcandle at an adjoining residential property line shall be 0.5 footcandles, measured at five (5) feet above grade.

PARKING AREA PHOTOMETRIC SCHEDULE

AVERAGE FOOT–CANDLES	1.02
MAXIMUM FOOT–CANDLES	2.3
MINIMUM FOOT–CANDLES	0.2
MINIMUM TO MAXIMUM FC RATIO	0.09
MAXIMUM TO MINIMUM FC RATIO	10.79
AVERAGE TO MINIMUM FC RATIO	4.78

LuxiFlux Area

Huntfield Rec. Center

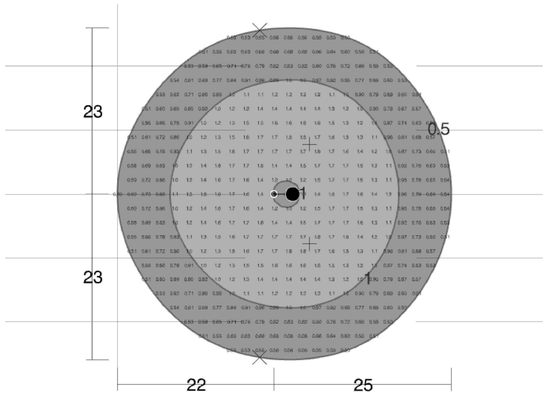
2025-Mar-18
Page 1/1

ULA-A9-D-U-SYM-VMx-BK.IES

COOPER LIGHTING SOLUTIONS - STREETWORKS
(FORMERLY EATON)
ULA-A9-D-U-SYM-VMx-BK
UTILITY LIGHT ACORN TYPE V SYMMETRIC

Luminaire Watts	73	W
Ballast/Driver Factor	1.00	
Light Loss Factor	1.00	
Total Proration Factor	1.00	
Luminaire Lumens	8514	lms

12 ft



Min: 0.50 fc
Max/Avg: 1.7

Avg: 1.0 fc
Avg/Min: 2.1

Max: 1.8 fc
Max/Min: 3.6

Version 1.3.0

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DATE	REVISIONS
02/20/25	REVISED PER CITY COMMENTS
03/14/25	REVISED PER CITY COMMENTS

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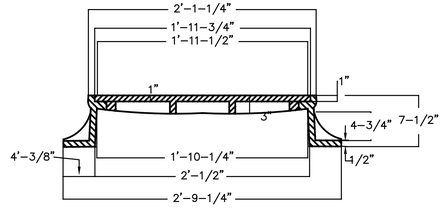
LIGHTING TABULATIONS & DETAILS

HUNTFIELD

RECREATION CENTER
CONSTRUCTION PLANS & PROFILES
JEFFERSON COUNTY, WEST VIRGINIA

JOB NO.:	22954
SCALE:	
DATE:	12–11–2024
DRAWN BY:	WZ
DESIGN BY:	WZ
REVIEW BY:	JKE
SHEET:	15 OF 20

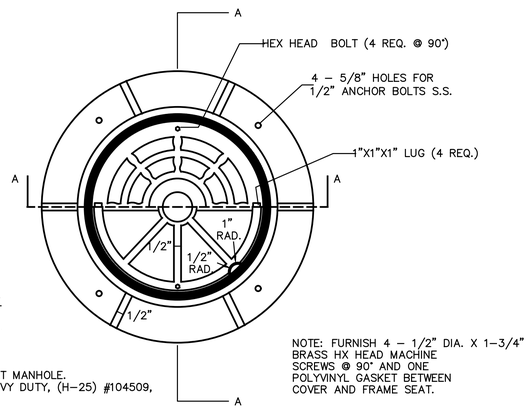
NOTES:
1. ALL ANCHOR BOLTS TO BE IMBEDDED IN CONCRETE WITH ANCHOR-IT-EPOXY AS PER MANUFACTURERS RECOMMENDATIONS.
2. S.S. DENOTES STAINLESS STEEL
3. C/C DENOTES CENTER TO CENTER.



SECTION A-A

NTS

MINIMUM AVERAGE WEIGHT
RING 190#
COVER 120#
TOTAL 310#



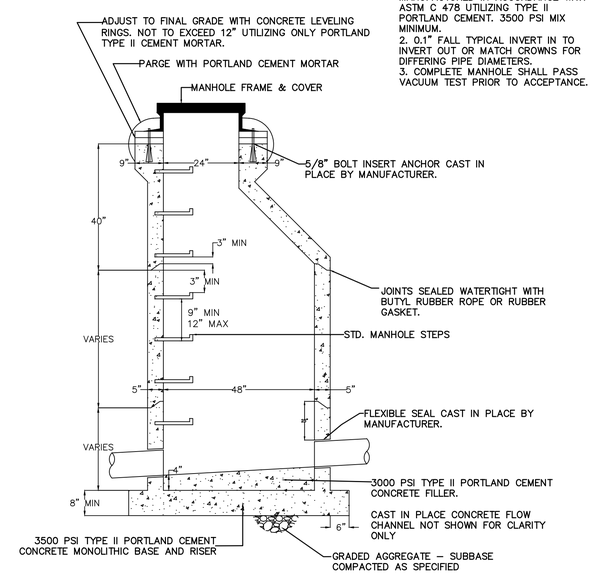
NOTE: FURNISH 4 - 1/2" DIA. X 1-3/4" BRASS HX HEAD MACHINE SCREWS @ 90° AND ONE POLYVINYL GASKET BETWEEN COVER AND FRAME SEAT.

NOTES:
1) DIMENSIONS WILL VARY BASED ON MANHOLE SIZE. DIMENSIONS SHOWN ARE FOR 4-FOOT MANHOLE.
2) MANHOLE FRAMES & LIDS TO BE NEENAH, R-1916-F, EAST JORDAN IRON WORKS, HEAVY DUTY, (H-25) #104509, CAPITOL FOUNDRY OF VA. INC. MODEL #MH-1678-JC-WT OR APPROVED EQUIVALENT.
3) MANHOLE LIDS TO BE MARKED "SANITARY SEWER"

MANHOLE LID

NTS

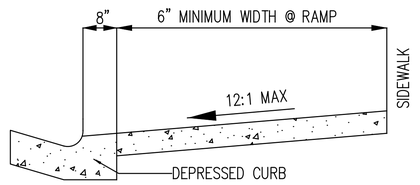
NOTES:
1. PRECAST MANHOLE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C 478 UTILIZING TYPE II PORTLAND CEMENT. 3500 PSI MIX MINIMUM.
2. 0.1" FALL TYPICAL INVERT IN TO INVERT OUT OR MATCH CROWNS FOR DIFFERING PIPE DIAMETERS.
3. COMPLETE MANHOLE SHALL PASS VACUUM TEST PRIOR TO ACCEPTANCE.



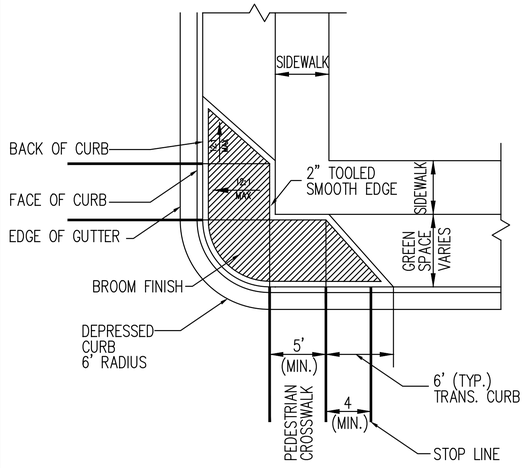
NO SCALE

STANDARD THROUGH MANHOLE
PRECAST BASE

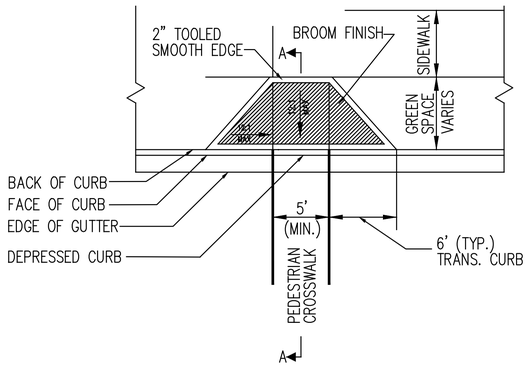
NOTES:
1) REFER TO LATEST EDITION OF W.V. DIVISION OF HIGHWAYS, STANDARD SPECIFICATIONS, ROAD AND BRIDGES, FOR MATERIALS AND METHOD OF CONSTRUCTION.



SECTION A-A

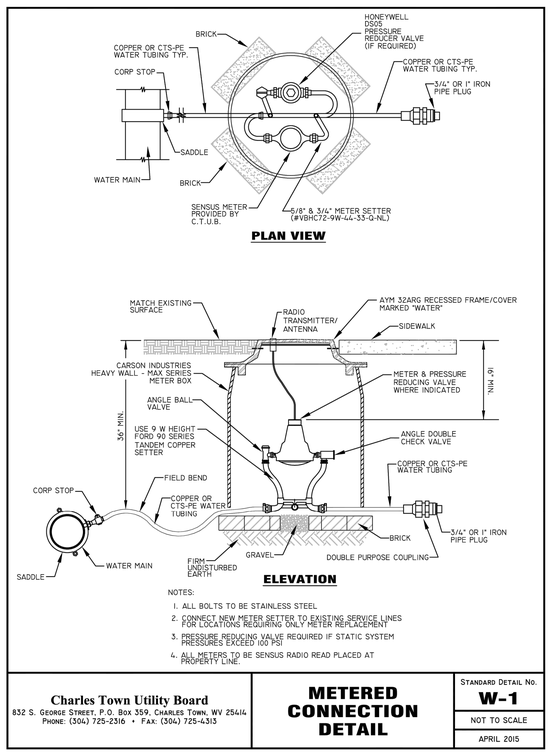


CORNER RAMP



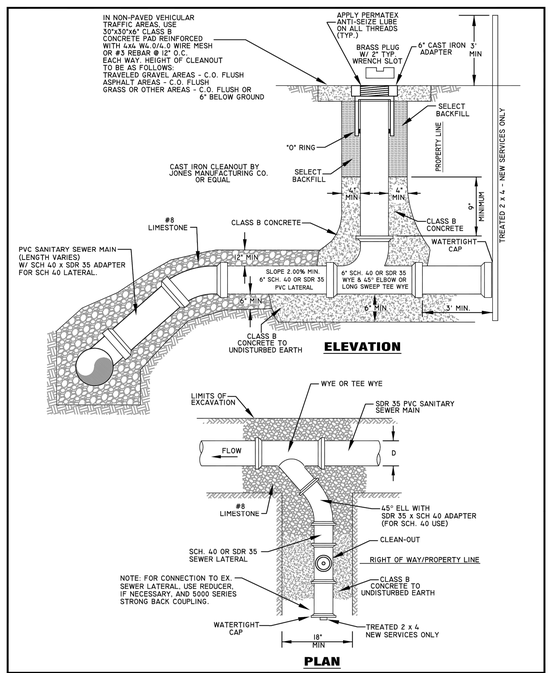
MID-BLOCK RAMP

CITY OF CHARLES TOWN WEST VIRGINIA	STANDARD DETAIL	STANDARD NUMBER
	STANDARD HANDICAP RAMP	HC-1



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

Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 • Fax: (304) 725-4313	METERED CONNECTION DETAIL	Standard Detail No. W-1 NOT TO SCALE APRIL 2015



Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 •Fax: (304) 725-4313	NEW LATERAL CONNECTION DETAIL	Standard Detail No. S-13 NOT TO SCALE SEPTEMBER 2015

DATE	REVISIONS
02/20/25	REVISED PER CITY COMMENTS
03/14/25	REVISED PER CITY COMMENTS

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

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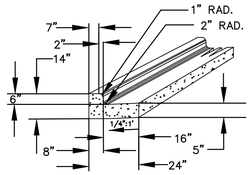
RICHARD J. DYER REGISTERED 2084 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 3/12/25

SITE DETAILS

HUNTFIELD
RECREATION CENTER
CONSTRUCTION PLANS & PROFILES
JEFFERSON COUNTY, WEST VIRGINIA

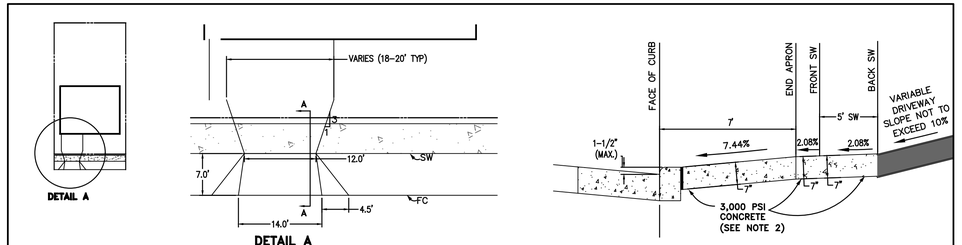
JOB NO.:	22954
SCALE:	
DATE:	12-11-2024
DRAWN BY:	WZ
DESIGN BY:	WZ
REVIEW BY:	JKE
SHEET:	16 OF 20



NOTES:
1. REFER TO LATEST EDITION OF W.V. DIVISION OF HIGHWAYS, ROAD & STANDARD SPECIFICATIONS BRIDGES FOR MATERIALS AND METHODS OF CONSTRUCTION.

NTS

CITY OF CHARLES TOWN WEST VIRGINIA	STANDARD DETAIL	STANDARD NUMBER
	COMBINATION CONCRETE CURB AND GUTTER	CG–1



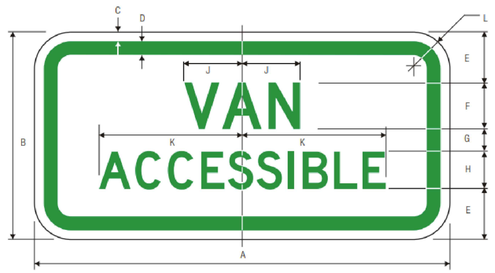
DETAIL – TYPICAL DRIVEWAY ENTRANCE
NTS

NOTES:
1) SEE CITY OF CHARLES TOWN STANDARD DETAIL DE–1 (RESIDENTIAL DRIVEWAY ENTRANCE) FOR ADDITIONAL INFORMATION.
2) MINIMUM 28–DAY DESIGN STRENGTH OF CONCRETE TO BE 3,000 PSI – REF. WV DIVISION OF HIGHWAYS STANDARD SPECIFICATIONS ROADS AND BRIDGES, SECTION 500



R7-8 NO PARKING

LEGEND – GREEN (RETROREFL), WHITE SYMBOL ON BLUE (RETROREFL)
BACKGROUND – WHITE (RETROREFL)



R7-8a
VAN ACCESSABLE

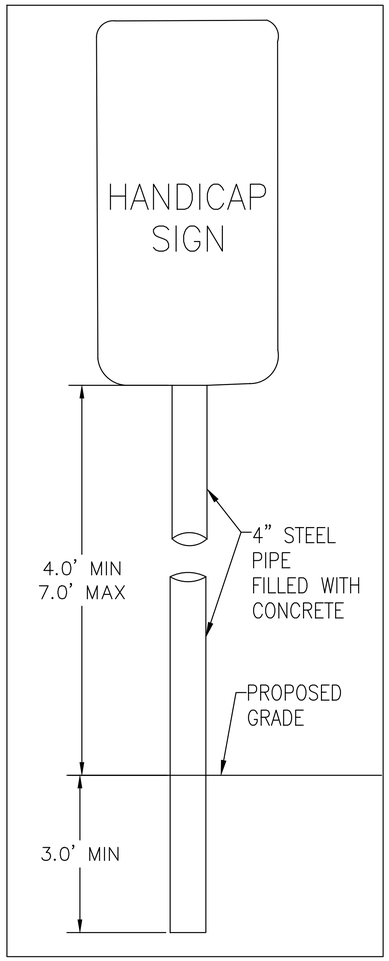
	A	B	C	D	E	F	G	H	J	K	L
	300	150	10	15	37	40 D	11	25 D	50	97	40
C	450	225	10	15	55	50 D	25	40 D	62.5	155	40

PARKING APPLICATION

COLORS: LEGEND – GREEN (RETROREFLECTIVE) OR BLACK
BACKGROUND – WHITE (RETROREFLECTIVE)

DIRECTIONAL APPLCATION

COLORS: LEGEND – WHITE (RETROREFLECTIVE)
BACKGROUND – BLUE (RETROREFLECTIVE)



ROAD NOTES:

1. SUBGRADES ON CUT SHALL BE COMPACTED FOR A MINUMUM OF ONE (1) FOOT IN DEPTH. SUBGRADES IN FULL SHALL MEET COMPACTION STANDARDS AT ALL LEVELS.
2. GRAVEL USED IN BASE COURSES AND SURFACING SHALL BE CONSTRUCTED ON A COMPACTED SUBGRADE FREE OF ORGANIC MATTER. GRAVEL SHALL BE A WELL–GRADED CRUSHED STONE AGGREGATE SUCH AS 3/4 INCH CRUSHER RUN WHICH SHALL BE PLACED AND ROLLED IN A MOIST CONDITION SO THAT FINES REMAIN MIXED WITH THE MORE COARSE MATERIAL. MINIMUM COMPACTION TO BE 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698
3. ASPHALT COURSES, WHERE APPLICABLE, SHALL BE APPLIED TO THE PREPARED GRAVEL SURFACE FOLLOWING THE APPLICATION OF A LIQUID ASPHALT PRIME COAT. ASPHALT SHALL CONSIST OF A PLANT–MIXED BITUMINOUS MATERIAL ROLLED SMOOTH. THE ASPHALT SURFACE SHALL BE SMOOTH, SEAMLESS, AND OF A UNIFORM TEXTURE. ASPHALT MATERIAL SHALL COMPLY WITH THE MINIMUM SPECIFICATIONS REQUIRED BY THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS FOR PUBLIC ROADS.
4. ALL STREET R/W'S TO BE DEDICATED TO THE CITY OF CHARLES TOWN ONCE THE STREETS ARE COMPLETED, INSPECTED & ACCEPTED BY THE CITY.
5. UNLESS OTHERWISE SPECIFIED IN THE PLANS, ALL PARKING SPACES SHALL BE 22' X 8' PER THE CITY OF CHARLES TOWN ZONING ORDINANCE.

CONSTRUCTION NOTES

EARTHWORK SHALL BE COMPACTED TO THE PERCENTAGES OF MAXIMUM DRY DENSITY (ACCORDING TO AASHTO T99C) AS SHOWN BELOW:

a. ROADWAYS	98%
b. BUILDING PADS	100%
c. PARKING LOTS FOR PASSENGER VEHICLES	95%
d. PARKING LOTS FOR HEAVY TRUCKS	98%
e. UTILITY TRENCHES	98%

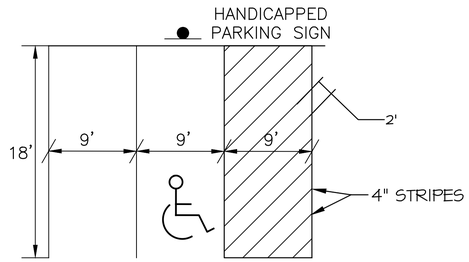
SIDEWALK NOTES:

1. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE TABLE SHOWN BELOW:

LAND USE	AVG. LOT SIZE (sf)	DENSITY (du/acre)	SIDEWALK REQUIREMENT STREET FRONTAGE	PARKING REQUIREMENT STREET FRONTAGE
RESIDENTIAL	< 12,001	> 5.51	BOTH SIDES OF STREET	BOTH SIDES OF STREET
COMMERCIAL	N/A	N/A	NO*	YES

* PLANNING COMMISSION MAY REQUIRE SIDEWALKS TO INSURE CONTINUITY OF AN EXISTING PEDESTRIAN ACCESS PATTERN.

2. SIDEWALKS SHALL BE CONSTITUTE OF CONCRETE OR, WITH THE APPROVAL OF THE PLANNING COMMISSION, IN APPROPRIATE CIRCUMSTANCES ASPHALT MAY BE USED. THE MINIMUM WIDTH WILL BE FOUR FEET.
3. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL SW–1.
4. SIDEWALKS SHALL NOT BE CONSTRUCTED WITH A CURB AS A SIGNAL INTEGRAL UNIT.
5. WHERE SIDEWALKS ARE A PART OF THE DRIVEWAY, THE SIDEWALK SHALL MAINTAIN GRADE, WITH NO DEPRESSION.
6. HANDICAP RAMPS CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL HC–1 SHALL BE PROVIDED AT ALL STREET INTERSECTIONS AND CROSSWALKS.



(NOT TO SCALE)

VAN ACCESSIBLE HANDICAPPED PARKING DETAIL

NOTE: CONTRACTOR TO MAINTAIN A 2.08% MAX SLOPE IN ALL DIRECTIONS IN HANDICAPPED PARKING AREAS.

DATE	REVISIONS
02/20/25	REVISED PER CITY COMMENTS
03/14/25	REVISED PER CITY COMMENTS

MORRIS & RITCHIE ASSOCIATES, INC.
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RICHARD J. DYER REGISTERED 20054 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 3/14/25

SITE DETAILS

HUNTFIELD
RECREATION CENTER
CONSTRUCTION PLANS & PROFILES
JEFFERSON COUNTY, WEST VIRGINIA

JOB NO.:	22954
SCALE:	
DATE:	12–11–2024
DRAWN BY:	WZ
DESIGN BY:	WZ
REVIEW BY:	JKE
SHEET:	17 OF 20

STANDARD MINIMUM STORM DRAIN EASEMENT WIDTH

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

NOTE:
1. The location of underground electric lines, television cable, phone lines and natural gas cannot be determined until Allegheny Power completes their utility layout plan after approval of the plat.
2. All accessible ramps for sidewalks will be constructed with a six foot minimum length and a maximum 12:1 slope.
3. Structural design of walls to be provided by others.
4. Pool fencing shall be a maximum of 6' in height and shall be in conformance with City standards and shall meet all Huntfield architectural guidelines.

LEGEND:

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TREE LINE
- PROPOSED LIMITS OF CLEARING & GRADING (LOC)
- WATER METER CROCK
- PROPOSED FIRE HYDRANT
- CG-1 CURB & GUTTER
- MIN. 9" MULCH
- ROLL CURB
- FENCE
- EXISTING TREE
- RIPRAP
- TRAFFIC BARRICADE
- UTILITY PREBLAST
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- STREET LIGHT
- STREET SIGN
- STOP SIGN
- FOR WATERMAIN FITTINGS SEE SHEET 5
- INGRESS-EGRESS EASEMENT
- SANITARY EASEMENT (WIDTH UNDERNEATH IN FT.)
- STORMWATER EASEMENT (WIDTH UNDERNEATH IN FT.)
- STORMWATER MANHOLE
- SANITARY MANHOLE

PREVIOUSLY APPROVED SITE LAYOUT
(NOT REFLECTIVE OF THIS APPLICATION)

HAMILTON STREET
ALLEY 3A42
BRANDY
BATTLEFIELD DRIVE
NEWBURY STREET
PROSPECT HILL BOULEVARD
FUT. LOT 1
FUT. LOT 2
FUT. LOT 3
FUT. LOT 4
FUT. LOT 5
FUT. LOT 6
FUT. LOT 7
FUT. LOT 8
FUT. LOT 9
FUT. LOT 10
FUT. LOT 11
FUT. LOT 12
FUT. LOT 13
FUT. LOT 14
FUT. LOT 15
FUT. LOT 16
POOL (WATER ELEVATION= 552.08)
SEE SHEET 4 FOR POOL GRADING DETAIL
POOL BLDG
KIDDIE POOL
DUMPSTER AND PAD (SHEET 15 OF 15)
LOADING ZONE & EMERGENCY ACCESS
TOT LOT
ASPHALT BASKETBALL COURTS
5' CONCRETE SIDEWALK
4.0% SLOPE
BRL (Building Restriction Line)
BRL
FENCE
WALL
STOP SIGN
CROSSWALK
HANDICAP ACCESSIBLE SIGN
CUT-IN MANHOLE
TYPE 1 COMBO
TYPE 1 PLAIN
CG-1 CATCH CURB
CG-1 END CATCH CURB
CG-1 BEGIN SPILL CURB
CG-1 BEGIN CATCH CURB
CG-1 SPILL CURB
END CG-1
EX. 8" SAN
8" SAN
EX. 12" CMP
24" CMP
EX. 30" CMP
EX. 18" CMP
EX. 8" WM
8" W/M
10" W/M
EX. INLET TO BE REPLACED
EX. INLET TO BE REMOVED
EX. STORM PIPE TO BE REMOVED
EX. STORM PIPE TO BE REPLACED
PROP 6" LAT.
REMOVE EXISTING WATER METER 28 AND EXTEND TO BOTTOM OF SLOPE
NOTE: REMOVE EXISTING WATER METER 28
NOTE: REMOVE EXISTING STORM
(SEE NOTE ON SHEET 6)
BF=552.00 FF=564.00 TOP OF FOUNDATION WALL 2ND FLOOR SIDE ENTRANCE
BF=552.00 FF=564.00 TOP OF FOUNDATION WALL 2ND FLOOR REAR ENTRANCE
MAX 2% SLOPE (ENTRANCE)
2% SLOPE
5' CONC. S/W
5' CONC. S/W
5' CONC. S/W
5' CONC. S/W
8'x22' TYP.
104' PAVEMENT
132' ROW
56' ROW
50' ROW
30' ROW
PC = 24+34.45
PT = 25+27.14
RIPRAP SIZE = 0.5'
20+00
21+00
22+00
23+00
24+00
25+00
26+00
27+00
28+00
29+00
30+00
31+00
32+00
33+00
34+00
41+00
42+00
43+00
44+00
45+00
46+00
47+00
48+00
SCALE: 1"=25'
C.I.: 2'
DATE: JAN. 2008
OVERALL GRADING PLAN & SITE PLAN
HUNTFIELD
RECREATION CENTER
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA
SHEET 3 OF 15
PP-20125

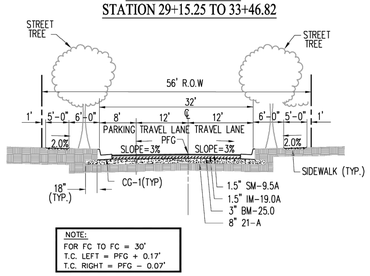
No.	DATE	DESCRIPTION
	11/13/07	
	1/7/08	
	2/20/08	

REVISIONS

PLAN DATE

Urban, Ltd.
107 West Royal Pike
Winchester, Virginia 22602
Tel. 540.450.0311
www.urban-ltd.com
urban
Planners-Engineers-Landscape Architects-Land Surveyors

JOSEPH W. JOHNSON
REGISTERED
#16821
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER



Section	Lat	Station	MH / MH	Slope (%)	Overall Length (FT.)	Invert of Lateral @ Main	Cond.	Distance to Vert. Bend	Inv. @ Bottom of Vert. Bend	Stack Height (FT.)	Inv @ Top of Vert. Bend	Inv. @ Lateral End	Finished Grade @ End Lat.	Basement Elevation (FT.)
1	1	2+09.50	@MH R	2.08%	24.5	541.11	A	N/A	N/A	0.0	N/A	541.62		545.50
1	2	2+05.56	S / R	2.08%	24.0	541.48	A	N/A	N/A	0.0	N/A	541.98		545.38
1	3	1+85.56	S / R	2.08%	24.0	541.26	A	N/A	N/A	0.0	N/A	541.76		545.08
1	4	1+65.56	S / R	2.08%	24.0	541.04	A	N/A	N/A	0.0	N/A	541.54		544.77
1	5	1+35.06	S / R	2.08%	24.0	540.71	A	N/A	N/A	0.0	N/A	541.20		544.30
1	6	1+04.56	S / R	2.08%	24.0	540.37	A	N/A	N/A	0.0	N/A	540.87		543.83
1	7	0+84.56	S / R	2.08%	24.0	540.15	A	N/A	N/A	0.0	N/A	540.65		543.53
1	8	0+46.79	S / R	2.08%	24.0	539.73	A	N/A	N/A	0.0	N/A	540.23		542.95
1	16	2+16.63	@MH T	2.08%	32.6	540.97	A	N/A	N/A	0.0	N/A	541.65		544.76
1	15	2+14.53	@MH T	2.08%	32.6	541.37	A	N/A	N/A	0.0	N/A	542.04		544.27
1	14	1+88.42	S / T	2.08%	32.0	541.10	A	N/A	N/A	0.0	N/A	541.77		544.27
1	13	1+68.42	S / T	2.08%	32.0	540.90	A	N/A	N/A	0.0	N/A	541.57		543.98
1	12	1+37.92	S / T	2.08%	32.0	540.60	A	N/A	N/A	0.0	N/A	541.26		543.53
1	11	1+07.42	S / T	2.08%	32.0	540.29	A	N/A	N/A	0.0	N/A	540.96		543.08
1	10	0+87.42	S / T	2.08%	32.0	540.09	A	N/A	N/A	0.0	N/A	540.76		542.79
1	9	0+67.42	S / T	2.08%	32.0	539.89	A	N/A	N/A	0.0	N/A	540.56		542.49
1	17	2+60.78	@MH U	2.08%	32.1	542.15	A	N/A	N/A	0.0	N/A	542.82		545.95
1	18	2+41.10	2.2-AB / U	2.08%	30.3	542.37	A	N/A	N/A	0.0	N/A	543.00		545.92
1	19	2+21.15	2.2-AB / U	2.08%	28.7	542.17	A	N/A	N/A	0.0	N/A	542.77		545.82
1	20	2+01.17	2.2-AB / U	2.08%	27.5	541.97	A	N/A	N/A	0.0	N/A	542.54		545.65
1	21	1+56.77	2.2-AB / U	2.08%	27.2	541.53	A	N/A	N/A	0.0	N/A	542.09		545.19
1	22	1+15.44	2.2-AB / U	2.08%	28.5	541.11	A	N/A	N/A	0.0	N/A	541.71		544.77
1	23	0+95.45	2.2-AB / U	2.08%	29.1	540.91	A	N/A	N/A	0.0	N/A	541.52		544.57
1	24	0+75.46	2.2-AB / U	2.08%	29.7	540.71	A	N/A	N/A	0.0	N/A	541.33		544.36
1	25	0+52.46	2.2-AB / U	2.08%	30.4	540.48	A	N/A	N/A	0.0	N/A	541.12		544.15
1	26	0+25.39	2.2-AB / U	2.08%	31.2	540.21	A	N/A	N/A	0.0	N/A	540.86		543.78

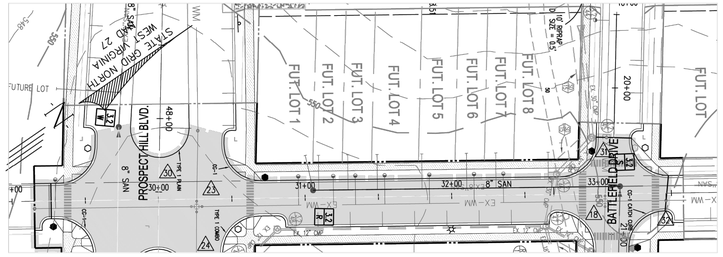
WATER FITTING TABLE

SYMBOL	DESCRIPTION	STATION
1	1-8"X8" CROSS, 4-8" VALVES	20+77.46 BATTLEFIELD DRIVE = 33+04.61 HAMILTON ST.
2	1-8"X6" TEE, 1-6" VALVE, 1 FH	21+14.00 BATTLEFIELD DRIVE
3	1-8"X8" TEE, 3-8" VALVES	23+43.63 BATTLEFIELD DRIVE = 9+05.18 BRANDYWINE ST.
4	1-8"X6" TEE, 1-6" VALVE, 1 FH	23+88.00 BATTLEFIELD DRIVE
5	1-12"X12" CROSS, 2-12" VALVES, 1-12"X10" REDUCER, 1-10" VALVE, 1-12 X 8" REDUCER, 1-8" VALVE	47+40.35 PROSPECT HILL BLVD. = 30+25.89 HAMILTON ST.
6	1-10"X6" TEE, 1-6" VALVE, 1 FH	47+05.00 PROSPECT HILL BLVD.
7	2" BOV	29+15.25 HAMILTON STREET
8	1-2" TAP OFF OF WATER MAIN LEADING TO 1-1.5" WATER METER (RECREATION CTR SERVICE)	44+89.19 PROSPECT HILL BLVD.
9	1-1.5" TAP OFF OF WATER MAIN LEADING TO 1-1" WATER METER (POOL SERVICE)	46+75.00 PROSPECT HILL BLVD.
10	1-10"X6" TEE, 1-6" VALVE, 1 FH	42+05.00 PROSPECT HILL BLVD.
11	2" BOV	47+92.27 PROSPECT HILL BLVD.
12	2" BOV	20+33.93 BATTLEFIELD DRIVE
13	2" BOV	33+46.26 HAMILTON STREET
14	2" BOV	10+50.73 BRANDYWINE STREET

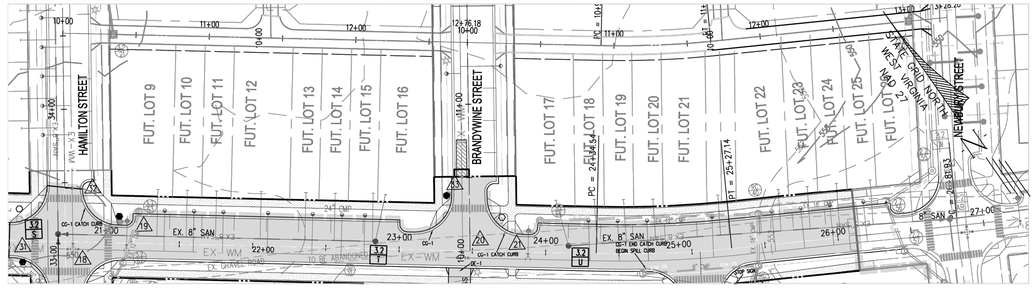
GRAPHIC SCALE

50 0 25 50 100 200

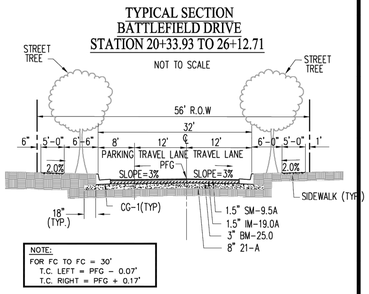
(IN FEET)
1 inch = 50 ft.

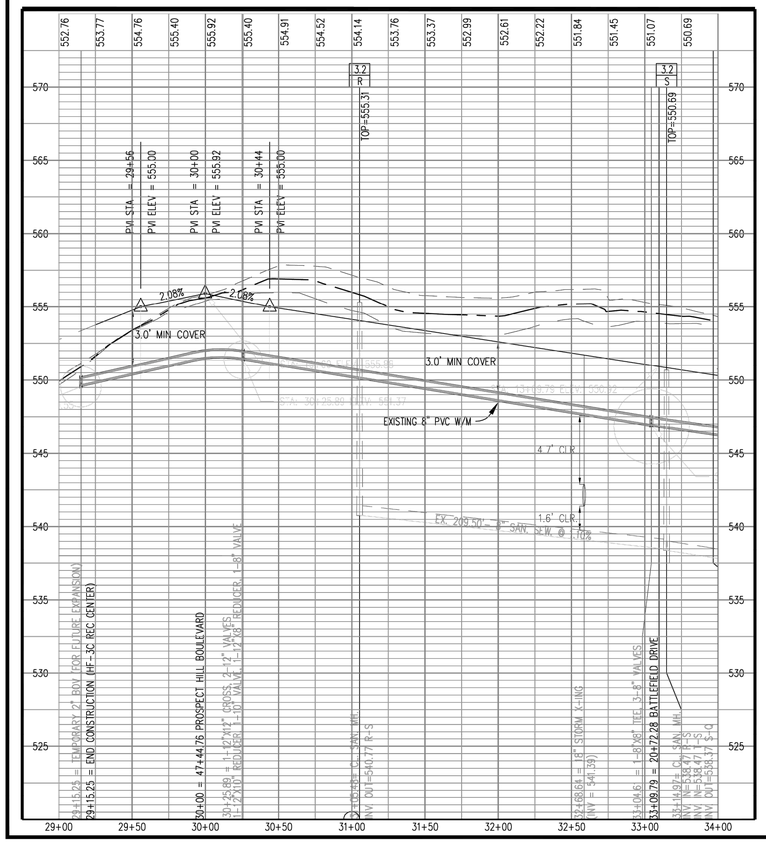


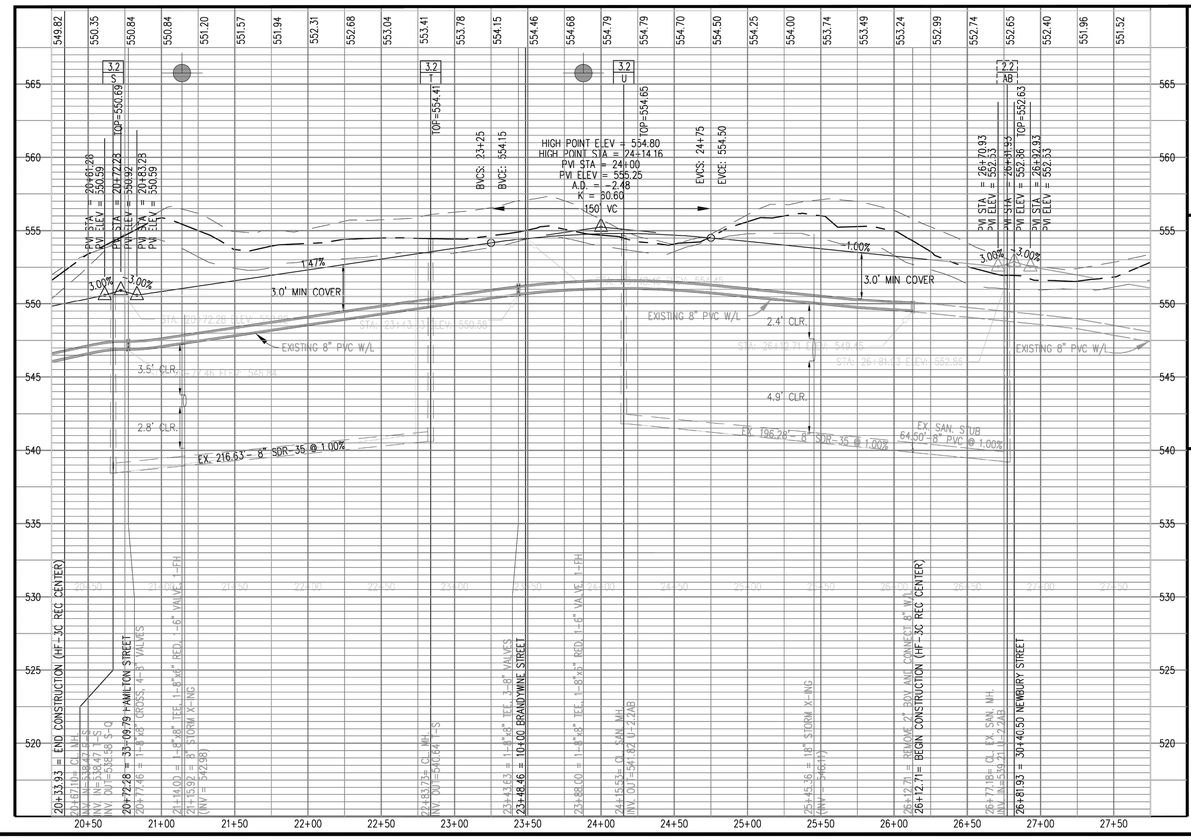
HAMILTON STREET



BATTLEFIELD DRIVE







EASEMENT LEGEND

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

LEGEND EXISTING EASEMENT

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

LEGEND:

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

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

LEGEND
EX. GRADE 12' LEFT
EX. GRADE @ ℄
EX. GRADE 12' RIGHT

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
11/13/07
1/7/08
2/26/08

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STATE OF
No. 18821

ROAD PLAN PROFILE

HUNTFIELD RECREATION CENTER

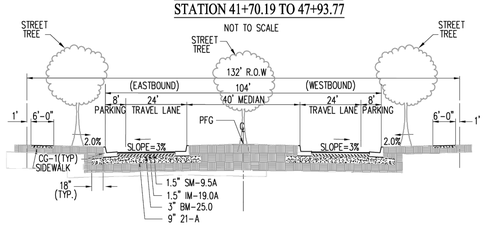
CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: JAN. 2008
SCALE: 1"=30'
C.I.: 2'

SHEET 5 OF 15

PP-20125

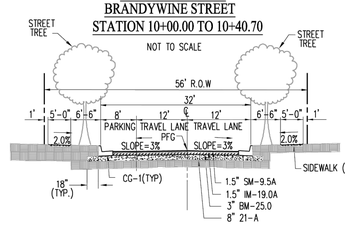
TYPICAL SECTION
PROSPECT HILL BOULEVARD
STATION 41+70.19 TO 47+93.77



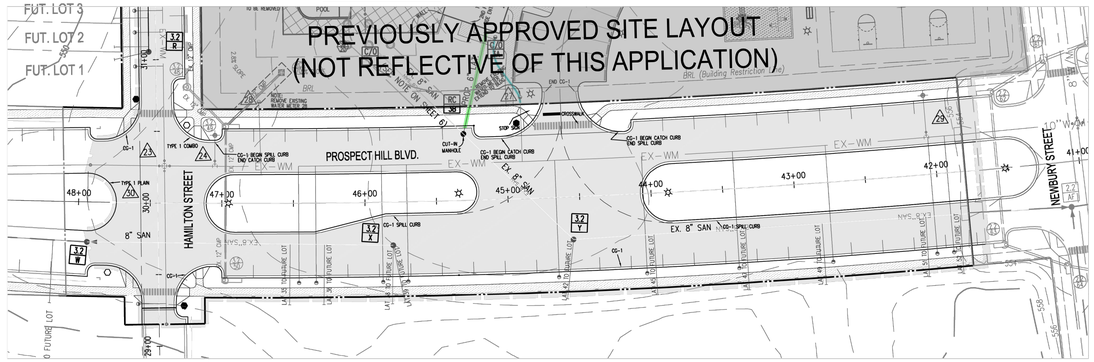
NOTE:
FOR FC TO FC = 32'
T.C. LEFT = PFG - 0.46'
T.C. RIGHT = PFG - 0.46'

Section	Lat	Station	MH / MH	Slope (%)	Overall Length (FT.)	Invert of Lateral @ Main	Cond.	Distance to Vert. Bend	Inv. @ Bottom of Vert. Bend	Stack Height (FT.)	Inv @ Top of Vert. Bend	Inv. @ Lateral End	Finished Grade @ End Lat.	Basement Elevation (FT.)
1	39	2+14.06	@MH X	2.08%	40.9	545.74	A	N/A	N/A	0.0	N/A	546.60		
1	38	2+14.06	@MH X	2.08%	40.9	545.74	A	N/A	N/A	0.0	N/A	546.60		
1	36	1+67.07	W / X	2.08%	42.0	545.22	A	N/A	N/A	0.0	N/A	546.09		
1	35	1+42.08	W / X	2.08%	42.4	544.72	A	N/A	N/A	0.0	N/A	545.60		
1	EX LAT #42	3+48.71	@MH Y	2.08%	41.6	543.99	A	N/A	N/A	0.0	N/A	544.86		
1	EX LAT #45	2+92.40	2.2-AF / Y	2.08%	42.3	543.70	A	N/A	N/A	0.0	N/A	544.58		
1	EX LAT #47	2+28.24	2.2-AF / Y	2.08%	42.9	542.90	A	N/A	N/A	0.0	N/A	543.80		
1	EX LAT #49	1+74.72	2.2-AF / Y	2.08%	42.9	542.23	A	N/A	N/A	0.0	N/A	543.13		
1	EX LAT #51	1+02.16	2.2-AF / Y	2.08%	42.1	541.33	A	N/A	N/A	0.0	N/A	542.20		
1	EX LAT #52	0+78.12	2.2-AF / Y	2.08%	41.6	541.03	A	N/A	N/A	0.0	N/A	541.89		

TYPICAL SECTION
BRANDYWINE STREET
STATION 10+00.00 TO 10+40.70



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



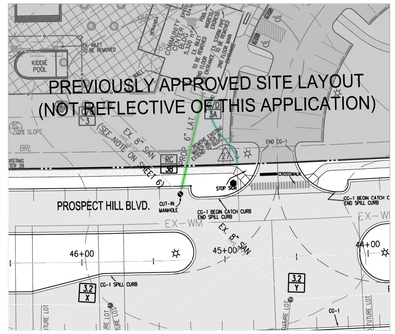
GRAPHIC SCALE

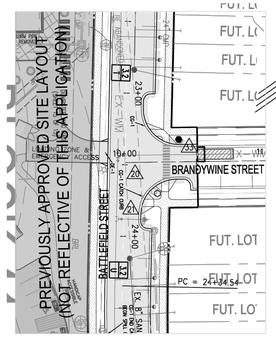
50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

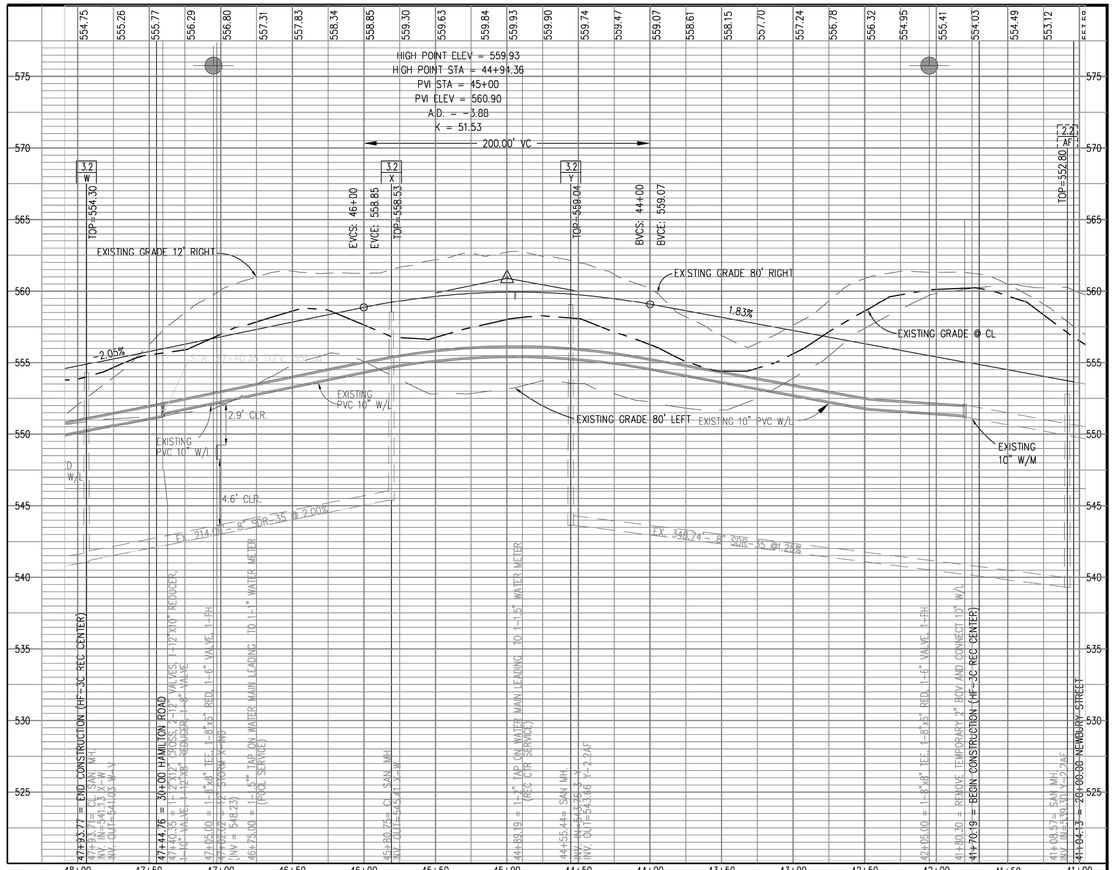
STATE GRID NORTH
WEST VIRGINIA
NAD 27

NOTE:
FOR EXISTING SANITARY SEWER PIPE C/O-3 TO RC-3B, IF THE FINAL DESIGN OF THE POOL FACILITIES REQUIRE A SEWER CONNECTION AT THE POOL BLDG., THIS LINE SHALL BE CONNECTED TO THAT BLDG., OTHERWISE IT WILL BE ABANDONED IN PLACE.

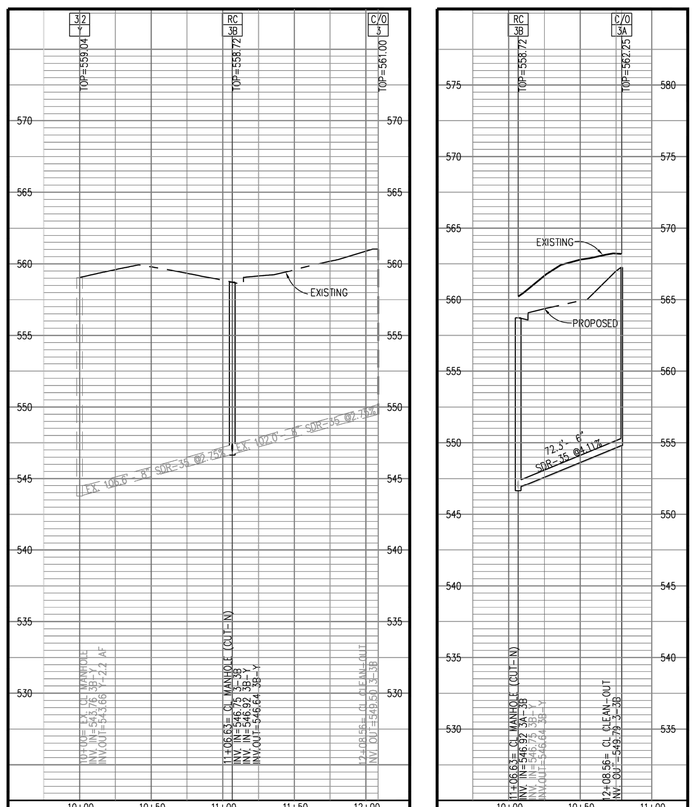




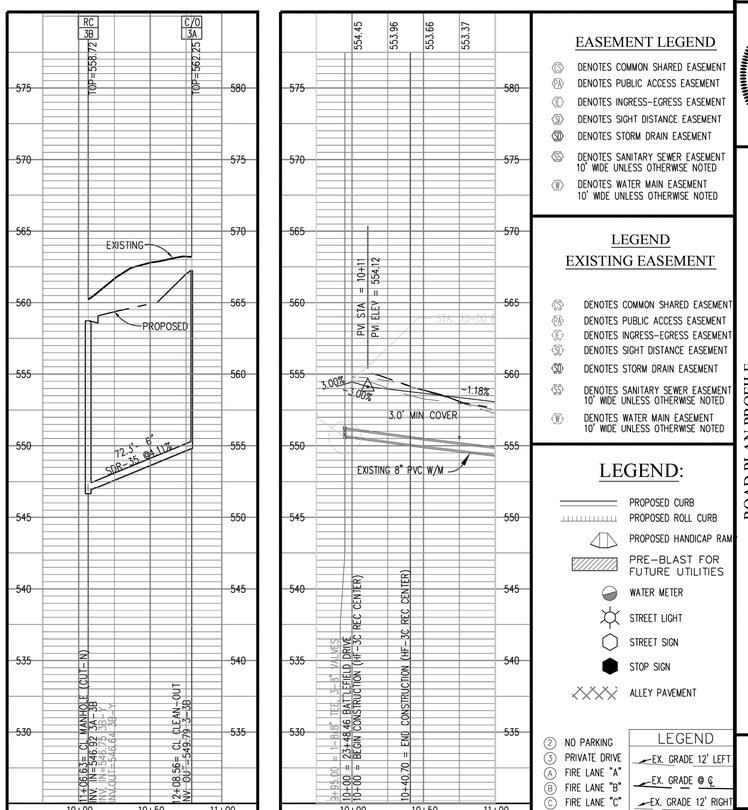
PROSPECT HILL BOULEVARD



SANITARY CLEAN-OUT



BRANDYWINE STREET



EASEMENT LEGEND

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

LEGEND
EXISTING EASEMENT

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

LEGEND:

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

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

LEGEND
EX. GRADE 12' LEFT
EX. GRADE @ ℄
EX. GRADE 12' RIGHT

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE: 11/13/07, 1/7/08, 2/20/08

Urban, Ltd.
107 West Boyd Pike
Winchester, Virginia 22602
Tel. 540.450.0311
www.urban-ltd.com
Planners-Engineers-Landscape Architects-Land Surveyors

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. STATE OF WEST VIRGINIA, PROFESSIONAL ENGINEER, N. J. [illegible], 16821

ROAD PLAN PROFILE

HUNTFIELD RECREATION CENTER

CHARLES TOWN CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA

DATE: JAN. 2008
C.I.: 2'
SCALE: N/A

SHEET 6 OF 15

PP-20125

Huntfield Recreation Center

Recreation Center Amendment Narrative
Date: 3/18/25

The Huntfield Development dates back to 2002 and has gone through two different Proffer Amendments (2004 & 2024). The purpose of this narrative is to summarize the changes from the approved *Huntfield Recreation Center (STPL-2007-0015)* last updated in 2008, as required by the associated proffers and as requested by the City of Charles Town staff and planning commission.

The current Huntfield Recreation Center plan, dated March 2025, proposes minimal changes such as a new adult and kiddie pool layout with additional deck space and grass seating areas along the perimeter, parking lot adjustment, pedestrian facility relocation, and a fence around the basketball courts at the Southeast side of the site.

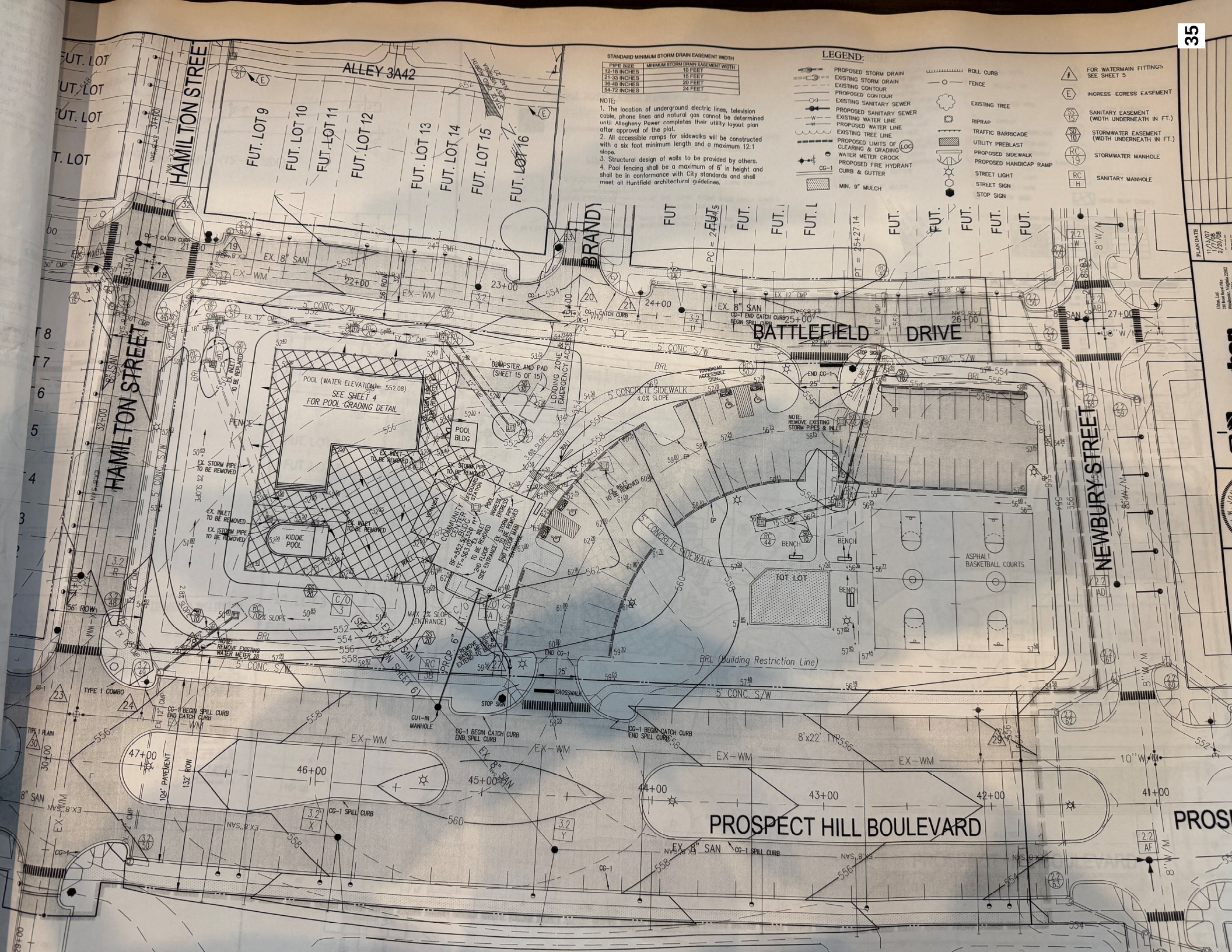
Detailed revision Summary:

- Updated the Huntfield Recreation Center plan in accordance with the approved proffer amendments.
    - Made necessary changes to the approved plan dated 2/20/08 to comply with approved proffers dated 8/19/24. Changes include reconfiguration of the pool, sizing of the clubhouse, and all associated grading.

- Addressed City of Charlestown Staff Comments provided by James Newman.
    - Removal of parking spaces to meet requirement of 10 or less contiguous spaces.
    - Landscaping reconfigured around the parking lot to meet requirements.
    - Re-aligned public walk handicap ramps to meet ADA directional requirements.

- Addressed Planning Commission requests.
    - **They want fencing along at least three sides of the basketball court which are adjacent to traffic and parking, to prevent balls from hitting vehicles or endangering players going to get lost balls.**
        - Fencing along the North, East, and South sides of the basketball courts has been added.
    - **They want a more streamlined pedestrian connection path between the pool house side and the tot lot side of the parking lot.**
        - Re-aligned the sidewalk extending from the tot-lot / basketball courts to be directly across from the entrance to the Recreation Center.
            - Revision to the parking space layout to facilitate this change.
    - **They'd like to have more decking added to the pool area, preferably to an area of at least 20 ft on all sides. This will give more area for tables and chairs to be laid out by the HOA.**
        - Widen the fencing around the pool deck to provide a grass strip along the outside, additionally to provide a grass seating area. Grading challenges prohibit the decking to be extended, but a larger grass area inside the fence has been provided to allow for additional seating.

- **They want the kiddie pool to be fenced off from the main pool to prevent potential child drownings if a kid tries to go from the kiddie pool to the main pool without supervision.**
  - A fence with gated access has been provided around the kiddie pool.
- **Please confirm that the median on Prospect Blvd is included in the plan set. If so, it needs to be landscaped per the 2007 plan set.**
  - The landscaping plan from the approved plan dated 2/20/08 will be followed. This has been added into the updated plan set as originally shown.


STANDARD MINIMUM STORM DRAIN EASEMENT WIDTH
PIPE SIZE | MINIMUM STORM DRAIN EASEMENT WIDTH
12-18 INCHES | 10 FEET
21-33 INCHES | 15 FEET
36-48 INCHES | 20 FEET
54-72 INCHES | 24 FEET
NOTE:
1. The location of underground electric lines, television cable, phone lines and natural gas cannot be determined until Allegheny Power completes their utility layout plan after approval of the plat.
2. All accessible ramps for sidewalks will be constructed with a six foot minimum length and a maximum 12:1 slope.
3. Structural design of walls to be provided by others.
4. Pool fencing shall be a maximum of 6' in height and shall be in conformance with City standards and shall meet all Huntfield architectural guidelines.
LEGEND:
PROPOSED STORM DRAIN
EXISTING STORM DRAIN
EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING TREE LINE
PROPOSED LIMITS OF CLEARING & GRADING
WATER METER CROCK
PROPOSED FIRE HYDRANT
CURB & GUTTER
MIN. 9" MULCH
ROLL CURB
FENCE
EXISTING TREE
RIPRAP
TRAFFIC BARRICADE
UTILITY PREBLAST
PROPOSED SIDEWALK
PROPOSED HANDICAP RAMP
STREET LIGHT
STREET SIGN
STOP SIGN
FOR WATERMAIN FITTINGS SEE SHEET 5
INGRESS-EGRESS EASEMENT
SANITARY EASEMENT (WIDTH UNDERNEATH IN FT.)
STORMWATER EASEMENT (WIDTH UNDERNEATH IN FT.)
STORMWATER MANHOLE
SANITARY MANHOLE
PLAN DATE
11/13/07
1/27/08
2/20/08
HAMILTON STREET
ALLEY 3A42
FUT. LOT 9
FUT. LOT 10
FUT. LOT 11
FUT. LOT 12
FUT. LOT 13
FUT. LOT 14
FUT. LOT 15
FUT. LOT 16
BRAND
BATTLEFIELD DRIVE
NEWBURY STREET
PROSPECT HILL BOULEVARD
POOL (WATER ELEVATION= 552.08)
SEE SHEET 4 FOR POOL GRADING DETAIL
POOL BLDG
KIDDIE POOL
DUMPSTER AND PAD (SHEET 15 OF 15)
LOADING ZONE & EMERGENCY ACCESS
5' CONCRETE SIDEWALK
4.0% SLOPE
FUNNSCAP ACCESSIBLE SIGN
NOTE: REMOVE EXISTING STORM PIPES & INLET
EX. INLET TO BE REMOVED
EX. STORM PIPE TO BE REMOVED
COMMUNITY CENTER BLDG
BF=552.5 FF=553.00
TOT LOT
BENCH
ASPHALT BASKETBALL COURTS
BRL (Building Restriction Line)
5' CONC. S/W
EX. 8" SAN
EX. 12" CMP
EX. 18" CMP
24" CMP
30" CMP
EX. 8" WM
8" W/M
10" W/M
CG-1 CATCH CURB
CG-1 BEGIN SPILL CURB END CATCH CURB
CG-1 BEGIN CATCH CURB END SPILL CURB
CG-1 SPILL CURB
END CG-1
CROSSWALK
STOP SIGN
CUT-IN MANHOLE
TYPE 1 COMBO
TYPE 1 PLAIN
MAX 7% SLOPE (ENTRANCE)
PROP. 6" WM
8'x22' TYP.
104' PAVEMENT
132' ROW
56' ROW
PC = 24+45.5
PT = 25+27.14
22+00
23+00
24+00
25+00
26+00
27+00
41+00
42+00
43+00
44+00
45+00
46+00
47+00

Huntfield List of Proffers

Proffer Amendment 3

Approval Date 8/19/24

Original Proffers: Jan 7, 2002

Resolution for Amendment of Proffers 1 - May 17, 2004

Proffer Amendment 2 - August 1, 2005

Proffer Amendment 3 – August 19, 2024

1) EDUCATION- Huntfield, proffers to dedicate up to 17 acres of land to Jefferson County Board of Education. The land proposed to be donated to the Jefferson County Board of Education shall be identified via conceptual plan within one (1) year of the effective date of this document.

2) TRANSPORTATION- Huntfield, will maintain its commitment to participate with the West Virginia Division of Highways and other developments to pay for Huntfield's pro rata share of required road improvements directly attributable in part to Huntfield.

3) HISTORY- Huntfield proffers to provide any historic or archeologic reports and studies, as required by the State Historic Preservation Office, Division of Culture and History.

4) SOILS – "Huntfield proffers to identify and remediate any known environmental conditions in any manner, method or process that meets or exceeds West Virginia Department of Environmental Protection (WVDEP) de minimus soils standards and provide the report/documentation to the purchaser indicating proper soil remediation no later than at each home settlement.

5) OVERALL PLANNING

   a) Huntfield proffers to actively participate with the City and adjacent landowners in the comprehensive planning, preservation, and development of the Old Route 340 corridor between Huntfield's boundaries and Evitt's Run.

   b) Huntfield proffers to construct a 8' hiker/biker trail in a location in accordance with the Master Plan and within a timeframe in accordance with the mutual agreement of the city and Huntfield.

      i) A contiguous sidewalk system from Huntfield to the Augustine Avenue Trail shall be constructed.

   c) Huntfield proffers continued participation and coordination with the Eastern Panhandle Transportation Authority (EPTA) to provide bus service between Huntfield and downtown Charles Town, and any other major Charles Town developments. Huntfield shall further present development site plans which incorporate shuttle stops and other appropriate shuttle infrastructure in the Huntfield project.

   d) Within 12 months of the full execution of this proffer amendment, Huntfield shall collect and distribute community information and future traffic volume projections and relevant data to the City, to incorporate into other/future traffic studies conducted by others.

i) Additionally, Huntfield shall cooperate with the City to provide all necessary construction easements or Right of Ways for current and future planned trails, walkways, and pedestrian crossings.

e) Lord Fairfax Street shall be developed as an alternative access point pursuant to the Huntfield Overall Composite Schematic plan with City of Charles Town Planning Commission approval date of April 12, 2005 (PREL-20107).

6) OTHER CONTRIBUTIONS- To offset its proportionate share of the costs of capital improvements and operating expenses brought about by the development of Huntfield, Huntfield proffers to pay the city the following per unit proffer fees:

a) The City shall collect $2,448 per single family, townhome or attached villa style dwelling unit, or any other style residence approved for permit, to be used for public facilities, infrastructure, and other improvements within the City. This monetary proffered fee shall be separate and exclusive of any County imposed Impact Fee. The City Fee shall be paid at Building Permit application for each dwelling unit.

b) Huntfield proffers to dedicate to the City up to 10 (ten) acres of improved (utilities and hard surface road frontage) but vacant land, for the use and benefit of the City for the purpose of constructing, operating, and maintaining municipal facilities.

7) CONDITIONS OF DEVELOPMENT OF PHASE I – The foregoing proffers are conditioned upon the following:

a) Current plans being processed in the County will be administered under the NR Zoning Ordinance, and accepted as currently designed, by the City with the following conditions:

i) Minimum lot width shall be reduced to 50 feet at the street.
ii) Minimum lot area shall be reduced to 5,000 square feet.
iii) Front yard setback shall be 25 feet from the edge of pavement.
iv) Encroachment within the front yard setback shall be no more than 30% or 8.34 feet.
v) Side yard setbacks shall be reduced to 5 feet minimum.
vi) No setback from the property line for accessory structures shall be required.
vii) Minimum paving width shall be 24 feet.

b) All plans submitted to the City for development within Huntfield beyond Phase I shall continue to be administered and processed under the NR Zoning Ordinance with the above-listed conditions until such time as the City has created and adopted the new zoning classification pursuant to its Resolution and Annexation Agreement.

8) CONDITIONS OF OVERALL DEVELOPMENT

The City and Huntfield agree to the following performance, design standards, and modifications to the Neighborhood Residential zoning regulations:

Huntfield List of Proffers

Proffer Amendment 3

Approval Date 8/19/24

The foregoing proffers are further conditioned upon the following:

a) To allow the development of not more than 3,200 homes with the Property, according to "Neo Traditional and New Urbanist Planning Concepts." (*While Neo-Traditional Development often features primarily rear loaded homes, the intent of this agreement is to allow front loaded homes in designated areas so long as the development, as a whole, is in keeping with Neo-Traditional design including, but not limited to, walkability, connectivity, mixed-houses, quality architecture and design, urban design, increased density, and open space.*) Note, this is not an all-inclusive or exhaustive list of the characteristics of neo-traditional style but is used to illustrate the larger development style. All plans for the development of the Property now and in the future may be administered, at the option of Huntfield, under the Neighborhood Residential zoning classification with the following conditions:

b) The minimum 200,000 square feet of commercial, retail or office space proffered by Huntfield shall satisfy all requirements for land are devoted to office and/or commercial. This agreement does not preclude Huntfield from developing commercial/retail/office space beyond the 200,000 square feet requirements;

c) Huntfield will dedicate 15% of the total land area to open and recreational space. All active and passive recreational facilities provided in Huntfield shall be credited towards the 15% open space requirements specified herein. In addition, Huntfield will provide a minimum 50-foot buffer on either side of Bullskin Run measured from the edge of the stream bank and a landscaped 50-foot buffer along major highways (i.e. US Route 340, 340 Bypass, WV Route 9).

d) Maximum Building Heights shall be as follows:

   i) Single Family Detached - 45' (forty-five feet), but not more than (3) three stories

   ii) Townhouse - 45' (forty-five feet), but no more than 4 (four) stories Multi-Family - 55' (fifty-five feet), but not more than 4 (four) stories

   iii) Office, Commercial, Civic and Mixed Use – 60' (sixty feet), but not more than (5) five stories

e) Minimum Lot Widths shall be as follows:

   i) Single Family Detached - 50' (fifty-feet), however 45' (forty-five feet) for Active Adult Community (development)

   ii) Townhouses – Mix of 16' (sixteen feet) to 24' (twenty-four feet);

f) Minimum Lot Sizes shall be as follows:

i) Single Family Detached – 5,000 (five thousand square feet), however 4,500 (forty-five hundred square feet) for Active Adult Community (development)

ii) Townhouses – 1,600 square feet;

g) Townhouse portions of development shall be permitted to have an area less than five acres;

h) Townhouse units shall be permitted at a maximum density of 16 units per net acre;

i) Multi-family units, as defined in the City's zoning ordinances, shall be permitted within Huntfield consistent with the City of Charles Town Zoning and Subdivision Ordinance requirements.

j) The minimum rear yard setback for units with attached rear-load garages shall be 10' (ten feet);

k) Alleys may be dead-end streets when intersection would cause a curb cut on a collector street;

l) Alleys may provide lot access and satisfy road frontage requirements when the lots served by those alleys front on open space;

m) Cul-de-sac streets shall be permitted in limited instances and require approval by the Planning Commission. When allowed, the cul-de-sac terminus shall include a landscaped circle.

n) The designated Village Center shall be permitted for Central Business District, General Commercial and Neighborhood Residential uses as defined in the present City of Charles Town Zoning Ordinance. The designed Neighborhood Centers shall be permitted for Office Residential, Neighborhood Residential and Neighborhood Commercial uses as defined in the present City of Charles Town Zoning Ordinance. Future changes in the existing Zoning Ordinances shall be made Applicable to this paragraph.

o) In order to allow townhouses to be constructed with both decks and two-car garages, accessory buildings may occupy up to 40% of the rear yard of any townhouse lot.

p) The development of gated communities (i.e. restricted access to specific neighborhoods) is not permitted, other than Active Adult Development.

q) To enable Huntfield to perform its obligations under the Annexation Agreement, the City shall work cooperatively with Huntfield to ensure that Huntfield may obtain the amount of sewage treatment plant capacity needed to serve the Property at each stage of its development until built out.

r) In addition to the proffered commitment to approach Pan Tran to provide bus services between Huntfield and downtown Charles Town, Huntfield shall cooperate with any efforts initiated by the City to provide transit services to Huntfield.

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

t) Garage Configuration:

The areas shaded and/or hatched and noted in Exhibit A as Zone 1, Zone 2, and Zone 3 are subject to specific garage configuration conditions as follows:

i) **Zone 1**: The use of rear entry, alley access parking or rear-loading detached or attached garages for residential garage parking is required. The homes in Zone 1 must provide parking to the rear of the home as indicated in Exhibit A.

ii) **Zone 2**: Single family attached or detached residential units with front loading garages or parking (defined as access from street facing front of the home) are permitted without a recessed garage requirement so long as a minimum 25' length minimum driveway is provided extending from back of sidewalk to the front of the garage. Zone 2 includes all land shown/illustrated within Exhibit A.

iii) **Zone 3**: Single family attached or detached residential units with front loading garages or parking (defined as access from the street facing front of the home) are permitted without a recessed garage requirement so long as a minimum 25' length minimum driveway is provided extending from back of sidewalk to the front of the garage. Zone 3 includes all the land as noted (and not illustrated) within Exhibit A to include the remaining 481.25 deeded acres to the northwestern side of railroad tracks.

v. Community Pool and Associated Facilities:

iv) Huntfield proffers the design, permitting, and construction of a community swimming pool, pool club house with bathroom facilities and associated parking lot in similar layout

and conformance with the Huntfield Recreation Center preliminary plans (PP-20125).

(1) Community Pool shall be a minimum of 4,500+ /sf, inclusive of access steps, 3' shallow end and up to 8' deep end, and a 800+ /sf Children's pool.

(2) Single Story Pool clubhouse (min 2,100/sf) with men's and women's restroom, locker room, and changing room facilities.

(3) Parking area consistent with approved preliminary plans.

(4) Pool and associated land and facilities shall be dedicated to HOA upon completion (defined as issuance of Use & Occupancy Permit) and before use by any residents. HOA shall furnish, supply, operate, and manage facilities from acceptance of facility without financial assistance or contribution from Developer or City.

(5) The Pool, Clubhouse and all associated site work shall be complete, dedicated to the HOA, and able to be used by all residents within two (2) years of the effective date of this signed Proffer Amendment.

(6) All basketball courts, recreational equipment and green space shall be built out consistent with the Huntfield Recreation Center preliminary plans (PP-20125). The construction of the basketball courts and recreational equipment shall commence no later than the time the pool dedication occurs to the HOA and completed and ready for usage within one (1) year.

9) ZONING YIELD

a) Approved under the zoning shall be 3,200 residential units of single family detached, single family attached, multi-family, and 200,000 to 1,000,000 square feet commercial, retail, and office development. If desired, Huntfield may produce a market study identifying the potential to increase the total square footage of commercial, retail and office space beyond the required minimum of 200,000 square feet. In order to achieve the desired maximum commercial development of 1,000,000 square feet, the City acknowledges that Floor Area Ratios (FAR's) of greater than 1 or building heights of 75 feet may be considered by the City of Charles Town.

b) Phasing of development or building permits – No phasing of development or building permits will be imposed with the exception of Article 10.a as outlined herein. (Subject to availability of adequate infrastructure facilities).

10) SEQUENCE OF DEVELOPMENT

a) All lots in Zone 1 as defined herein, shall have homes/residences constructed and fully built out prior to any residential construction is permitted to commence in Zone 3 (as defined herein). All land within Zone 2 is specifically excluded from this restriction.

Huntfield List of Proffers

Proffer Amendment 3

Approval Date 8/19/24

Proffer Amendment 3 Adopted by Council the 19th day of August, 2024

Robert M. Trainor
Mayor

John Nissel
City Manager/Clerk

Dan Ebersole
DR Acquisitions, LLC, Manager

Planning Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 03/24/25
Department: Planning Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

Public Hearing: *BR2025-01*: Norborne-Glebe Subdivison Phase 14B - Bond Release

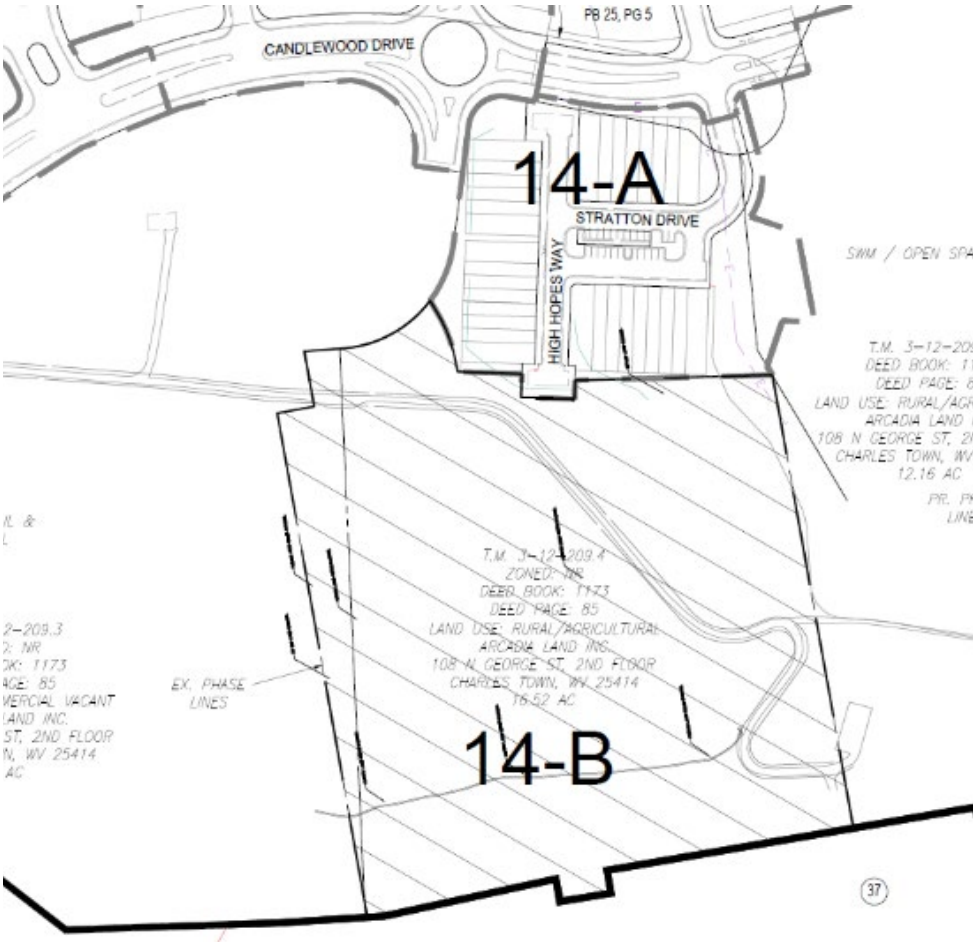
ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. KH Memo.pdf
- 4. As-Built.pdf

Bond Release Request
BR2025-01

Date: For the March 24, 2025 Planning Commission Meeting
Applicant: Arcadia Land Inc.
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: A bond release of $942,473.00

Norborne Glebe Phase 14B



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 2022.

Performance Bond: $819,036
Land Disturbance Bond: $123,437

Upon review of the request the City Engineer, Kimley-Horn, has determined that the bond release includes details for the installation of 30 street lights, but only 22 have been installed. The applicant confirmed that First Energy has yet to install the eight remaining lights.

BOND COMMITTEE
The Bond Committee reviewed this item at their March 19, 2025 meeting. The Committee recommends that the Planning Commission table action until all required street lights have been installed and Kimley-Horn has again reviewed the site.

STAFF RECOMMENDATION
Table action.

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 DECEMBER 4, 20 24

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

☐ Bond | Reallocation ☒ Bond | Release**

3. PROJECT NAME NORBORNE GLEBE PHASE 14B

Address _____

4. APPLICANT'S NAME* ARCADIA LAND, INC

Address 108 N. GEORGE ST., 2ND FL, CHARLES TOWN, WV 25414

Telephone Number (703) 771-8000 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 THE RELEASE OF THE LAND DISTURBANCE BOND & THE PERFORMANCE BOND FOR NORBORNE GLEBE PHASE 14B.

7. A) CURRENT BOND AMOUNT Land Disturbance bond # PB027623000222 # 123,437.00 Performance Bond # PB027623000224 # 819,036.00

B) PROPOSED BOND AMOUNT ~~RELEASE OF BOTH BONDS~~ LDB = ∅ PB = ∅

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

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

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

Application No.	Project Name and Phase	Status	Approval Date
SLD 2021-02	NORBORNE GLEBE PHASE 14B		10/13/22

Bond Request No._____

10. BOND RELEASE ATTACHMENTS.

The following shall be included with this request:

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

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

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

Date of As-Builts 11/15/24 Prepared By Morris & Richie Associates, Inc.

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 Kathy Gillespie as Treasurer
Adelphia Land, Inc Date 12/6/2024

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:_____

Kimley»Horn

Memorandum

To: Daniel Murphy
Project Manager
Greenway Engineering
704 Foxcroft Avenue
Martinsburg, WV 25401

From: Mark Phillips, P.E.

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

Date: February 11, 2025

Subject: Norborne Glebe Subdivision Phase 14B Revised Bond Release Request

This memorandum summarizes our review of the Revised Bond Release Request for the Norborne Glebe Subdivision Phase 14B Bond Release application (dated December 4, 2024, prepared by Arcadia Land, Inc) for a bond release (Performance and Land Disturbance) of $819,036. Using the Final Subdivision/Land Development Plat dated July 25, 2022, and a site visit conducted on February 10, 2025, it is our opinion that the applicant review and revise the quantities provided in the bond estimate or clarify the differences.

There is 1 item (listed below) that appeared to have discrepancies between bond estimate quantity and the counted quantities on the site visit.

Item	Unit	Bond Estimate Quantity Provided	Approximate Quantity Measured
Street Light	Each	30	22

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

NORBORNE GLEBE

PHASE 14-B

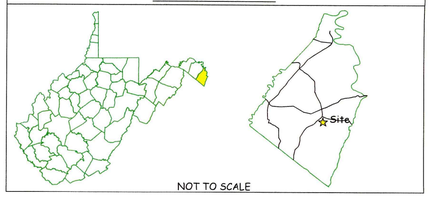
PRELIMINARY SUBDIVISION / LAND DEVELOPMENT PLAT

MAJOR SLD 2021-02

CHARLES TOWN CORP. DISTRICT (3) - MAP 12 - PARCEL 209.4
DEED BOOK 1173 - PAGE 85
CITY OF CHARLES TOWN
JEFFERSON COUNTY, WEST VIRGINIA
ZONED NEIGHBORHOOD RESIDENTIAL (NR)

SITE AS-BUILT

GENERAL LOCATION



SHEET INDEX:

1 - COVER SHEET
2 - GENERAL NOTES
3 - ADJOINING OWNER INFORMATION AND PH
4 - EROSION & SEDIMENT CONTROL PLAN PHA
5-6 - SEDIMENT BASIN DETAILS
7 - EROSION AND SEDIMENT CONTROL PLAN
8-9 - EROSION AND SEDIMENT CONTROL PLAN
10 - EROSION AND SEDIMENT CONTROL PLAN
11 - SITE PLAN
12 - GRADING PLAN
13 - PRELIMINARY PLAT
14 - ROAD PROFILES
15 - STORM PROFILES
16-17 - SANITARY SEWER PROFILES
18 - STORM SEWER & SANITARY LATERAL COM
19 - WATERLINE PROFILES
20 - SWM PLAN
21 - SWM POND DETAILS
22 - BMP PLAN
23-25 - UTILITY DETAILS
26 - SITE DETAILS
27 - LIGHTING DETAILS
28 - LANDSCAPE, FIRE SIGNAGE AND LIGHTING
28A - PHOTOMETRIC PLAN
29-31 - STORM SEWER DETAILS

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

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Charles Town - Complete List of Waivers/Variances

Ordinance	Section of Ordinance	Description of Waiver or Variance	
SLDO-CTWV	1333.02 (S)(2)	Street design standards. Reduce the minimum cente distance for permanent cul-de-sac streets from 250 feet to 216.5 feet.	June 28, 2021

"This property is in an area designated as a special flood area, as shown on Community Map/panel Number 54037C0138E, Effective date 12/18/2009."

PRELIMINARY PLAN AND PLAT APPROVAL

"This Preliminary Plan was approved by the City of Charles Town, on the 13th day of October, 2022, 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 — 10/13/22 Date

STATEMENT OF ACCEPTANCE

"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. — 8/24/2022 Date
108 N. GEORGE STREET 2ND FLOOR
CHARLES TOWN, WEST VIRGINIA 25414

ENGINEER/SURVEYOR'S CERTIFICATION

"The plat represents a survey made by him/her; all Monuments and improvements indicated thereon actually exist, and that their location, size and material are correctly shown; he/she is familiar with all requirements of this Ordinance; and, to his/her best knowledge and belief, all requirements of this Ordinance have been fully complied therewith."

CHRIS BLAIR, PLS — 8/23/22 Date
GREENWAY ENGINEERING, INC.

STATEMENT OF ACCURACY

"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. — 25 JULY 2022 Date
GREENWAY ENGINEERING INC.

APPROVALS

PRELIMINARY PLAT APPROVAL — DATE

OFFICIAL — PLANNING COMMISSION

ZONING ADMINISTRATOR — 10/13/22 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

JON K. ERICKSON LICENSED No. 2302 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR 11/15/24

RANDY L. KEPLER 17223 25 JULY 2022 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

Plan Revisions

Date	Comment
11-15-2021	Revised per City of Charles Town/Client Comments
1-14-2022	Revised per City Comments
1-20-2022	Revised lighting and Added Photometric Plan
1-25-2022	Added CTUB Detail
6-10-2022	REVISED END UNIT DRIVWAYS
7-25-2022	ISNY COURT & STORM SEWER REVISION

STATE & LOCAL PERMITS

AGENCY	PERMIT #/APPROVAL DATE
WVDEP	WVR1101047 / TBD
WVDOH	5-02-0050 / 01-23-2002

CALL "MISS UTILITY"

MISS UTILITY OF WEST VIRGINIA (MUWV) 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 (AS NEEDED)

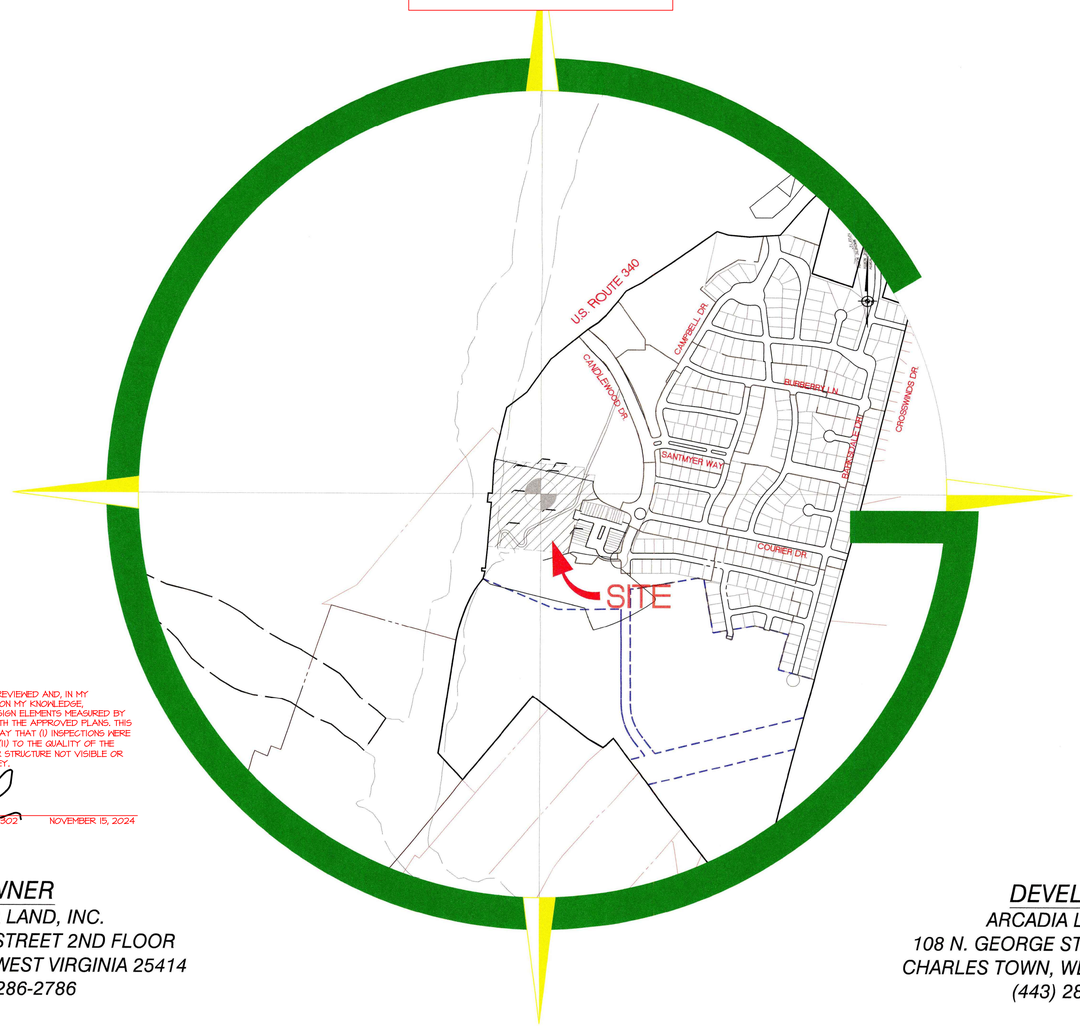
Contractors shall notify all public utility operators who maintain underground utility lines in the area of proposed excavating or blasting at least two (2) working days, but not more than ten (10) working days, prior to commencement of excavation or demolition. Names and telephone numbers of the operators 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:	Charles Town Utility Board 832 S. George Street Charles Town, WV 25414 (304)725-2316
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
Soil Conservation:	Eastern Panhandle Conservation District 151 Aikens Center, Suite 2 Martinsburg, WV 25404 (304) 263-4376

AS-BUILT CERTIFICATION

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

JON K. ERICKSON — WVPS#2302 — NOVEMBER 15, 2024



VICINITY MAP

SCALE: 1" = 600'

OWNER
ARCADIA LAND, INC.
108 N. GEORGE STREET 2ND FLOOR
CHARLES TOWN, WEST VIRGINIA 25414
(443) 286-2786

DEVELOPER
ARCADIA LAND, INC.
108 N. GEORGE STREET 2ND FLOOR
CHARLES TOWN, WEST VIRGINIA 25414
(443) 286-2786

704 Foxcroft Avenue
Martinsburg, West Virginia 25401
Telephone: (304) 620-5111
Fax: (540) 722-9528
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PROUDLY SERVING WEST VIRGINIA & VIRGINIA
OFFICES IN: MARTINSBURG, WV WINCHESTER, VA & STERLING, VA

COVER SHEET
NORBORNE GLEBE
PHASE 14 B
CHARLES TOWN CORP. DISTRICT (3) - MAP 12 - PARCEL 209.4 - DEED BOOK 1173 - DEED PAGE 85
CITY OF CHARLES TOWN - JEFFERSON COUNTY, WEST VIRGINIA

Date: 07/02/2021
Scale: AS NOTED
Designed By: CSK
File No. 4542A
Sheet 1 Of 31

SHEET 1 OF 6

LIST OF SERVICES: CIVIL ENGINEERING | GIS | LAND SURVEYING | ENVIRONMENTAL | ANALYTICAL LABORATORY | QUALITY CONTROL TESTING & INSPECTIONS

L:\Projects\Norborne Glebe\As Built\Section 14 B\14 B as-built.dwg, 11/20/2024 2:56:45 PM, AutoCAD PDF (General Documentation).pc3

SITE PLAN
NORBORNE GLEBE
PHASE 14 B
CHARLES TOWN CORP. DISTRICT (3) - MAP 12 - PARCEL 209.4 - DEED BOOK 1173 - DEED PAGE 85
CITY OF CHARLES TOWN - JEFFERSON COUNTY, WEST VIRGINIA

MORRIS & RITCHIE ASSOCIATES, INC.
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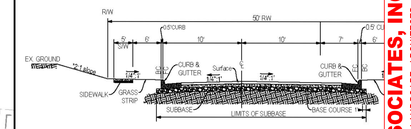
TYPICAL SECTION - NEIGHBORHOOD STREET (0.500 ADT)

NTS



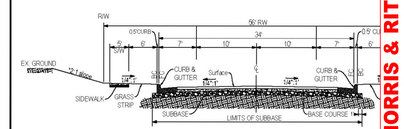
*ALL SLOPES ARE TO BE 2:1 OR FLATTER UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF PUBLIC WORKS

(ADAPTED FROM CITY OF CHARLES TOWN DETAILS)

*FOR STEMBOGAN COURT, IS SECTION OF EXTROVERT DR

TYPICAL SECTION - NEIGHBORHOOD STREET (501

NTS



*ALL SLOPES ARE TO BE 2:1 OR FLATTER UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF PUBLIC WORKS

(ADAPTED FROM CITY OF CHARLES TOWN DETAILS)

*FOR ARSBERG DRIVE AND T EXTROVERT DRIVE SERVICIN

UTILITY NOTES:

1. ALL ELECTRIC METER REAR OF DWELLING U MAY BE GRANTED BY (SALDO SECTION 133 STANDARDS-(K) ELEC
2. THE CONTRACTOR SH LINE RELOCATION WI
3. WATERLINE IS MINIM
4. ALL WATER MAINS SH
5. ALL SANITARY SEWER LINES SHALL BE SDR-35, UNLESS OTHERWISE NOTED
6. SEE "CHARLES TOWN UTILITY BOARD DETAILS" SHEET FOR CHARLES TOWN UTILITY BOARD WATER AND SEWER DETAILS
7. STREET LIGHT DESIGN DETAILS SHALL CONFORM TO COMMUNITY DESIGN STANDARDS AND SHALL BE INSTALLED PER CITY REQUIREMENTS.

JON K. ERICKSON — No. 2307 — STATE OF WEST VIRGINIA — PROFESSIONAL SURVEYOR — 10/25/24

RANDY S. KEPLER — 23223 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER — 10/25/24

Date:	07/02/2021
Scale:	1" = 50'
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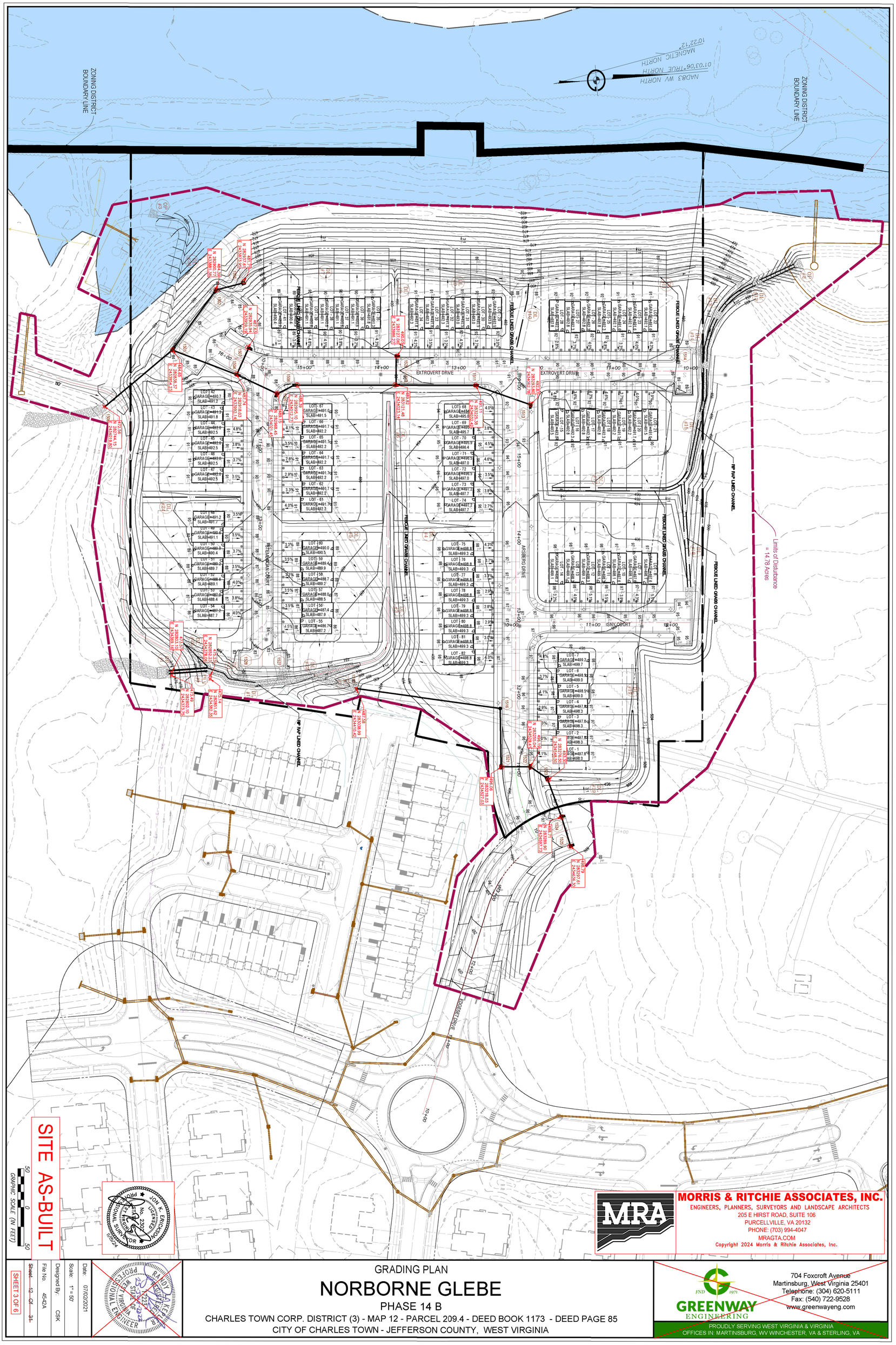
Sheet	~~11~~ Of ~~31~~

SHEET 2 OF 6

SITE AS-BUILT

GRAPHIC SCALE (IN FEET) 50 0 50



GRADING PLAN

NORBORNE GLEBE

PHASE 14 B

CHARLES TOWN CORP. DISTRICT (3) - MAP 12 - PARCEL 209.4 - DEED BOOK 1173 - DEED PAGE 85

CITY OF CHARLES TOWN - JEFFERSON COUNTY, WEST VIRGINIA

SHEET 3 OF 6

Date	07/02/2021
Scale	1" = 50'
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Sheet	12 Of 34

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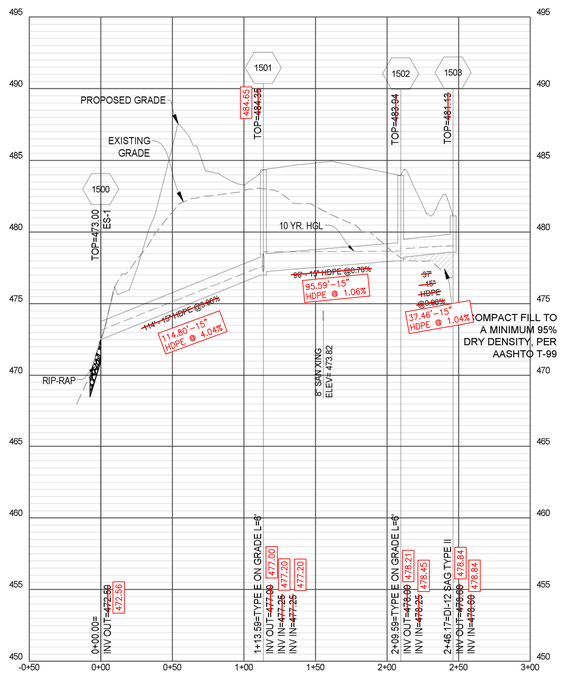
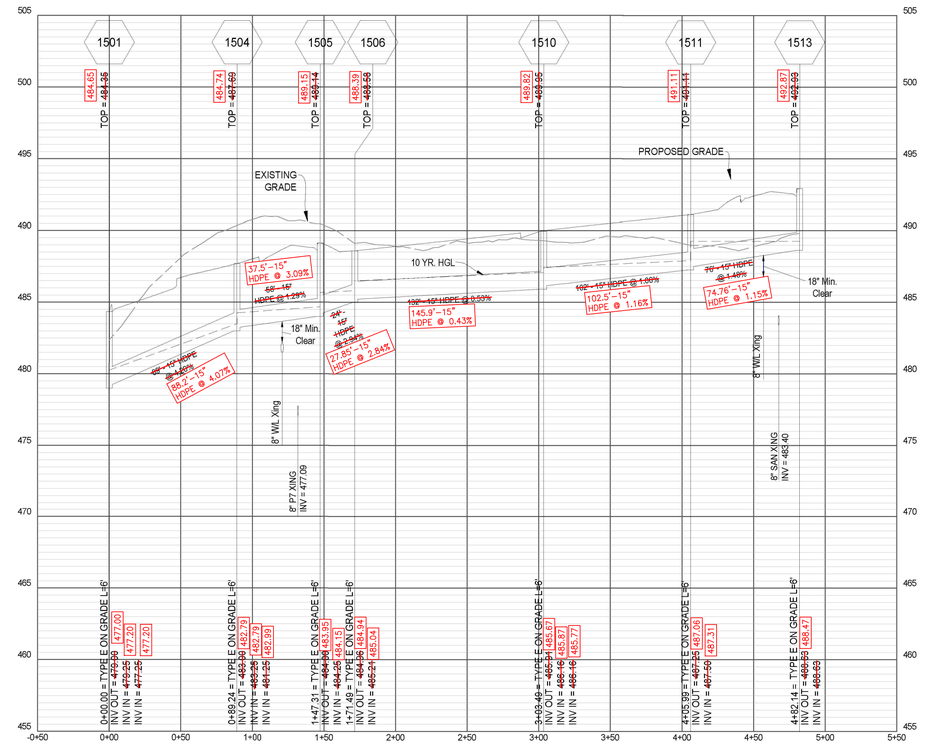
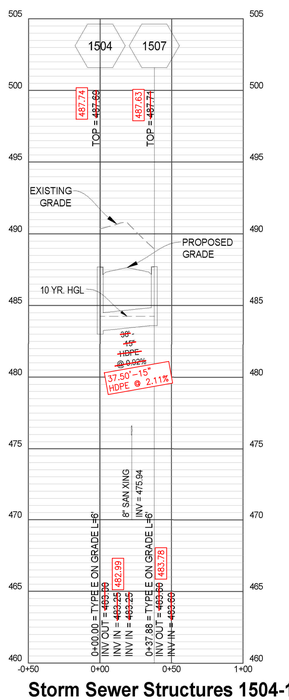
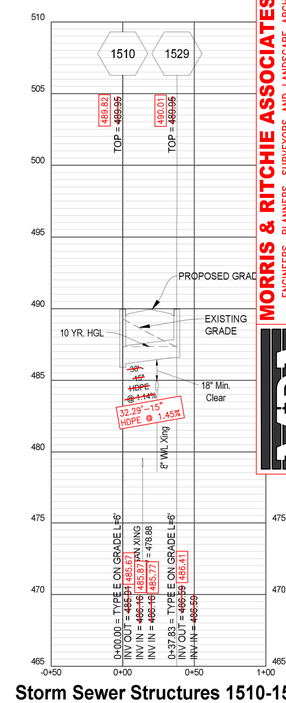


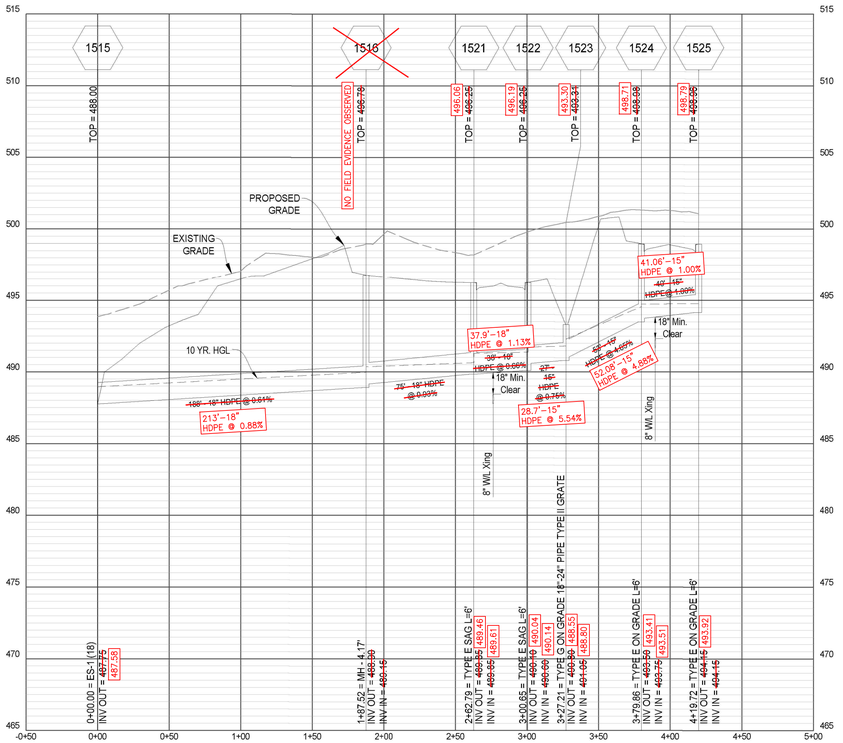


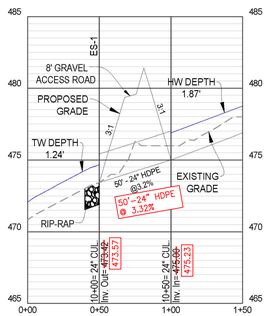




OUTLET PROTECTION COMPUTATIONS

Outlet Protection No.	Outlet Type	No.	Tailwater Condition	Velocity (ft/s)	Do (in)	Total Discharge (cfs)	D50 (ft)	3Do (ft) 5' Min.	Min. La (ft)	Min. W (ft)	Rip-Rap Size	Rip-Rap Volume (CY)
1	Culvert	1	Tw>=0.5Do	5.82	24	23.82	0.50	18	16	9	R-3	5.0
2	Ditch	12	Tw<0.5Do	4.08	18	9.58	0.50	5	9	11	R-3	3.9
3	Ditch	23	Tw<0.5Do	4.01	18	0.86	0.50	5	9	11	R-3	3.9





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STORM PROFILES
NORBORNE GLEBE
PHASE 14 B
CHARLES TOWN CORP. DISTRICT (3) - MAP 12 - PARCEL 209.4 - DEED BOOK 1173 - DEED PAGE 85
CITY OF CHARLES TOWN - JEFFERSON COUNTY, WEST VIRGINIA

JOHN K. ERICKSON LICENSED PROFESSIONAL ENGINEER No. 23027 STATE OF WEST VIRGINIA 7/02/24

CINDY LAKE FLEET REGISTERED PROFESSIONAL ENGINEER 22223 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

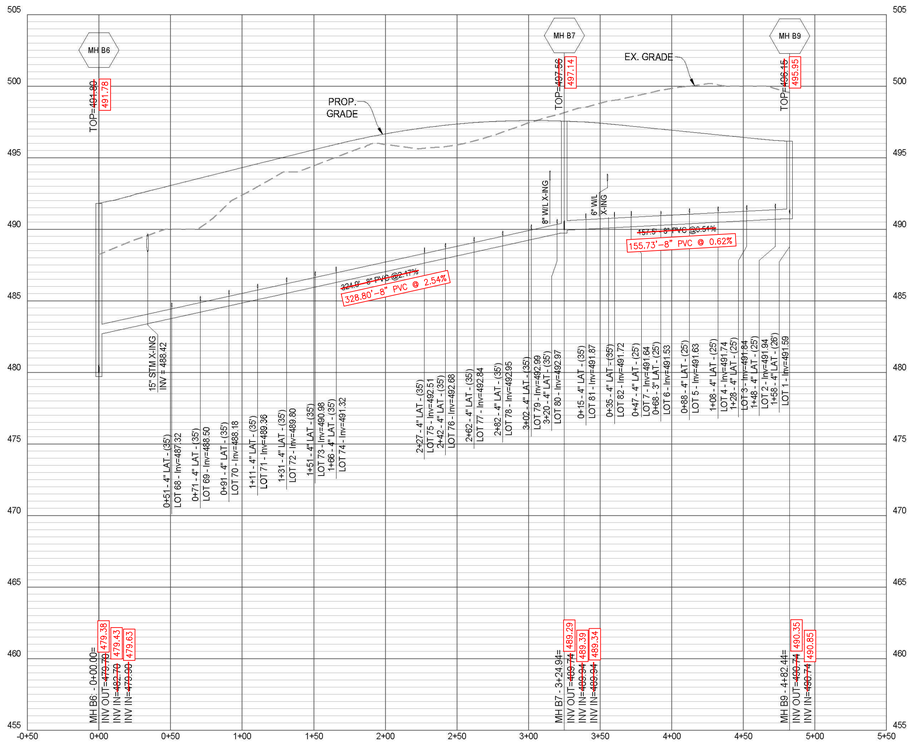
GRAPHIC SCALE (IN FEET) VERTICAL
5 0 5
50 0 50
GRAPHIC SCALE (IN FEET)

Date:	07/02/2021
Scale:	AS NOTED
Designed By:	CSK
File No.	4542A
~~Sheet 15 Of 31~~	

SHEET 4 OF 6

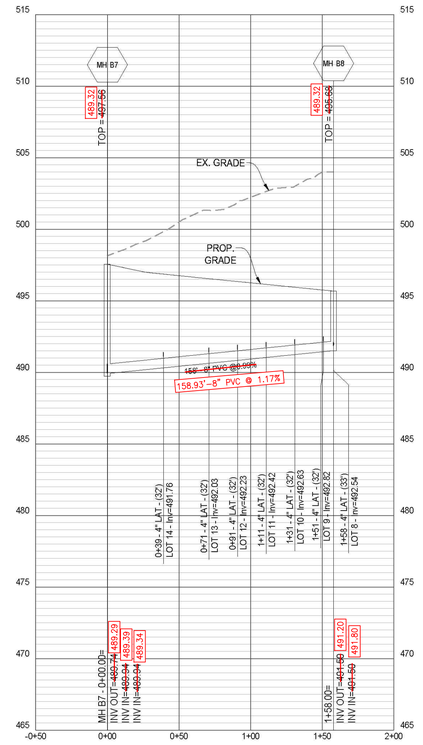
SITE AS-BUILT

L:\Projects\Norborne Glebe\As built\Section 14 B\14 B as built.dwg, 11/20/2023 2:54:05 PM, AutoCAD PDF (General Documentation).pc3



SANITARY SEWER MH B6 TO MH B9

HORIZONTAL SCALE: 1" = 50' & VERTICAL SCALE: 1" = 5'



SANITARY SEWER MH B7 TO MH B8

HORIZONTAL SCALE: 1" = 50' & VERTICAL SCALE: 1" = 5'

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ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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PHONE: (703) 994-4047
MRAGTA.COM
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Martinsburg, West Virginia 25401
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SANITARY SEWER PROFILES

NORBORNE GLEBE

PHASE 14 B

CHARLES TOWN CORP. DISTRICT (3) - MAP 12 - PARCEL 209.4 - DEED BOOK 1173 - DEED PAGE 85
CITY OF CHARLES TOWN - JEFFERSON COUNTY, WEST VIRGINIA

Rev. No.	Date
1	7/18/2022

JON K. ERICKSON LICENSED PROFESSIONAL ENGINEER No. 23021 STATE OF WEST VIRGINIA 7/18/24

RANDY LAKE FREELAND REGISTERED PROFESSIONAL ENGINEER 23223 STATE OF WEST VIRGINIA 7-25-24-2022

GRAPHIC SCALE (IN FEET) VERTICAL: 5 0 5

50 0 50
GRAPHIC SCALE (IN FEET)

Date:	07/02/2021
Scale:	AS NOTED
Designed By:	CSK
File No.	4542A
~~Sheet~~	~~16~~ ~~Of~~ ~~31~~

SHEET 5 OF 6

SITE AS-BUILT

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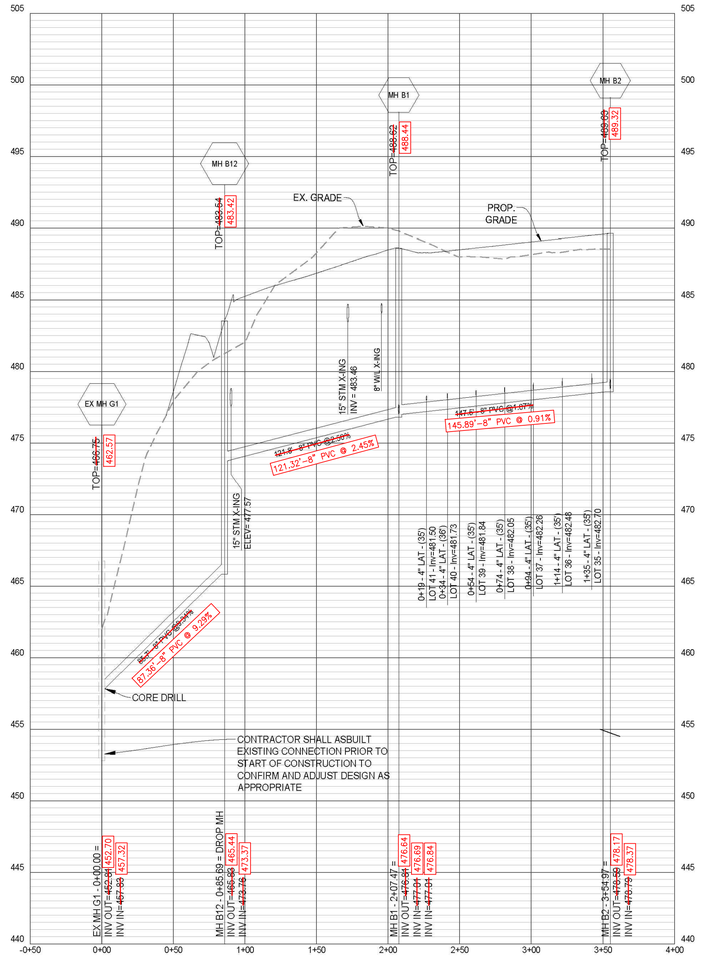
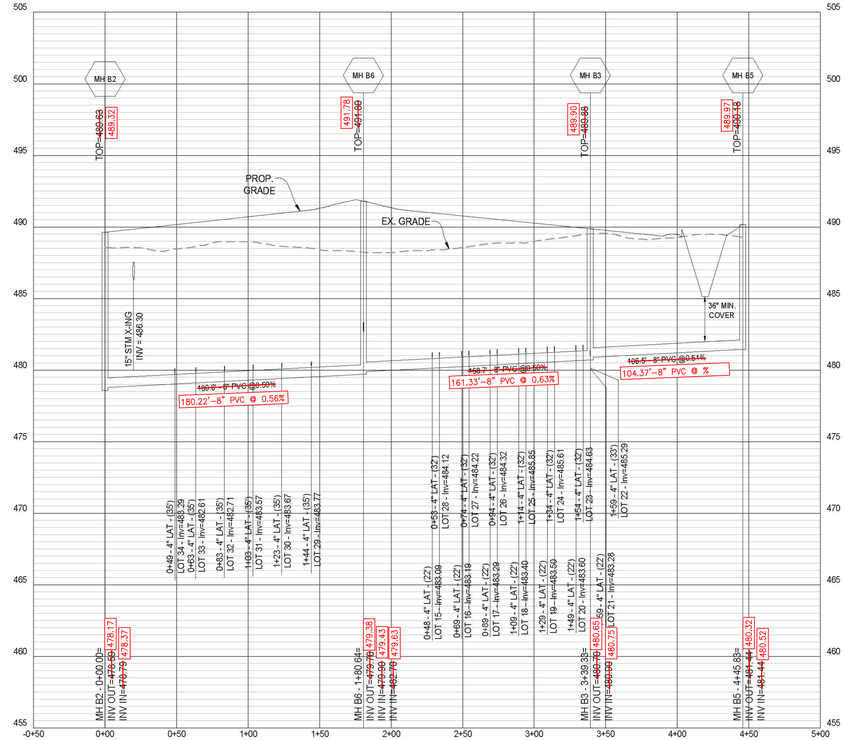


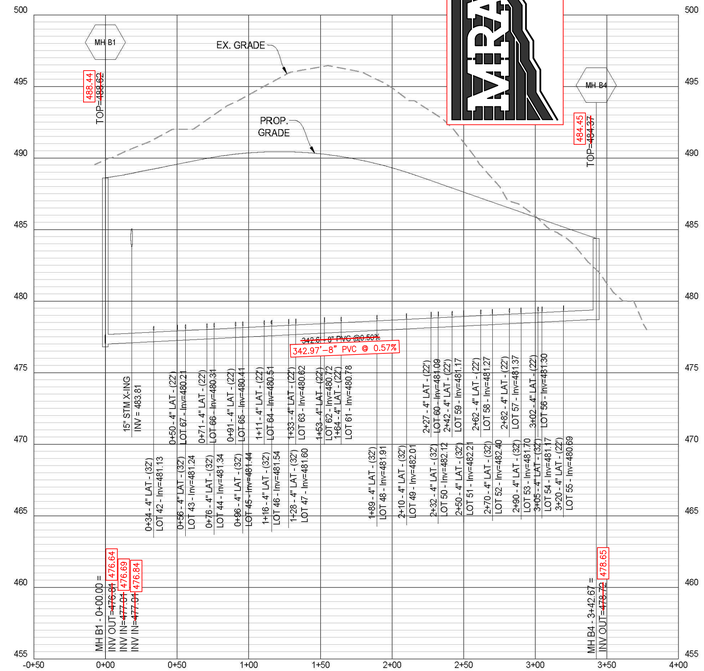
SANITARY SEWER EX. MH G1 TO MH B2

HORIZONTAL SCALE: 1" = 50' & VERTICAL SCALE: 1" = 5'



SANITARY SEWER MH B2 TO MH B5

HORIZONTAL SCALE: 1" = 50' & VERTICAL SCALE: 1" = 5'



SANITARY SEWER MH B1 TO MH B4

HORIZONTAL SCALE: 1" = 50' & VERTICAL SCALE: 1" = 5'

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SANITARY SEWER PROFILES

NORBORNE GLEBE

PHASE 14 B

CHARLES TOWN CORP. DISTRICT (3) - MAP 12 - PARCEL 209.4 - DEED BOOK 1173 - DEED PAGE 85
CITY OF CHARLES TOWN - JEFFERSON COUNTY, WEST VIRGINIA

JON K. ERICKSON LICENSED PROFESSIONAL ENGINEER No. 23027 STATE OF WEST VIRGINIA 11/05/24

GRAPHIC SCALE (IN FEET) VERTICAL 5 0 5

GRAPHIC SCALE (IN FEET) 50 0 50

Date:	07/02/2021
Scale:	AS NOTED
Designed By:	CSK
File No.	4542A
Sheet	~~17~~ ~~Of~~ ~~31~~

SHEET 6 OF 6

SITE AS-BUILT

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Planning Commission
101 East Washington Street
Charles Town, WV 25414

SCHEDULED

Meeting: 03/24/25
Department: Planning Commission
Category: Report
Initiator:

AGENDA ITEM (ID #)

Commission Review: BR2025-02 - Stone Spring Phase 2 Bond Reduction

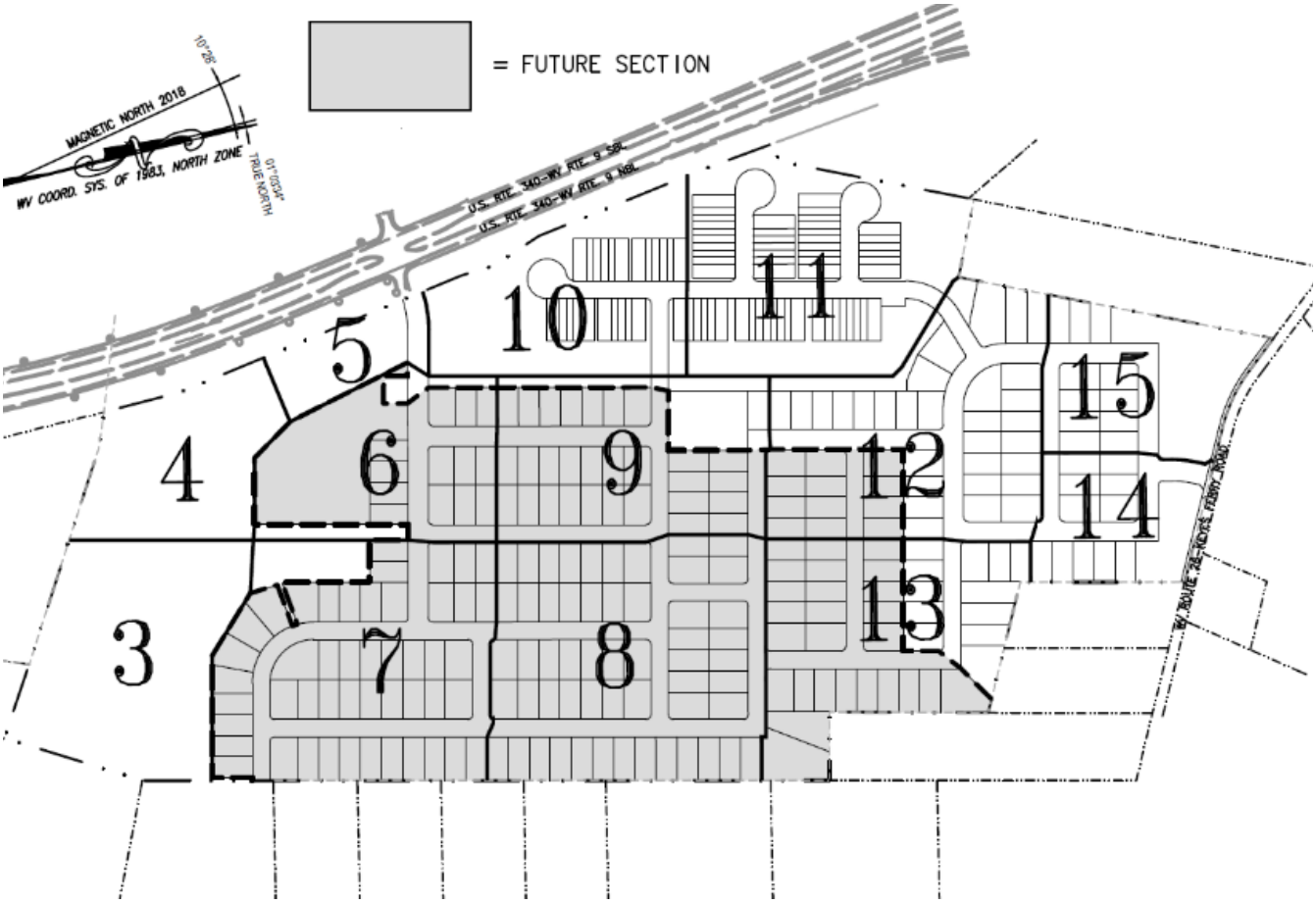
ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. Bond Estimate.pdf
- 4. As-Built.pdf
- 5. KH Review.pdf

Bond Redution Request
BR2025-02

Date: For the March 24, 2025 Planning Commission meeting
Applicant: Stanley Martin Homes LLC
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: A bond reduction in the amount of $13,120,636.72

Stone Spring Development Phase 2 (Future Section)



BACKGROUND

The applicant, Stanley Martin Homes LLC, has submitted a bond reduction request for the Stone Spring housing development Phase 2. The applicant is requesting a bond reduction from $14,782,413.45 to $1,661,776.74 This amount will cover both performance bond issues (road paving, street lights, etc.) and land disturbance requirements (such as silt fencing).

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

Bonds shall be required for public and other physical Improvements to be constructed under an approved Final S/LD Application. Such Improvements shall include, without limitation, Road, curb, gutter, sidewalk, trails, storm Drainage, traffic signalization and control, water and sanitary sewer infrastructure, and any other site-related Improvements required by the City of Charles Town for vehicular and pedestrian ingress and egress, for public access roadways, for Structures necessary to insure stability of critical slopes, for necessary utilities, and for Stormwater Management Facilities.

BOND COMMITTEE

At their March 19, 2025 meeting, the City's Bond Committee discussed the application and recommend approval of the proposed reduction.

RECOMMENDATION

Recommend **approval** to City Council.

BOND REQUEST AND REDUCTION

1. APPLICATION TYPE :

☐ Bond Initiation – No application fee

☑ Bond Reduction – No application fee

☐ Bond Release – Application Fee: $85

2. FEES

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

3. PUBLIC NOTICE

Only bond release applications require a public hearing.

4. APPLICATION REQUIREMENTS

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

1. DATE February 13, 2025

2. PROJECT NAME Stone Spring Subdivision - Phase 2

Address Intersection of Stone Spring Road and Keyes Ferry Road

3. APPLICANT'S NAME* Stanley Martin Homes

Address 14200 Park Meadow Drive, Suite 100 North, Chantilly, VA 20151

Telephone Number (703-636-9232

Email Address AmesME@stanleymartin.com

4. PROPERTY OWNER'S NAME Stanley Martin Homes

Address 14200 Park Meadow Drive, Suite 100 North, Chantilly, VA 20151

Telephone Number (703-636-9232

Email Address AmesME@stanleymartin.com

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

5. DESCRIPTION OF REQUEST:

Phase 2 construction has been completed through the installation of base asphalt.

This request is for a commensurate reduction of the Performance Bond.

6. A) CURRENT BOND AMOUNT $ 14,782,413.46

B) PROPOSED BOND AMOUNT $ 1,661,776.74

C) CHANGE IN BONDED AMOUNT $ 13,120,636.72

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

Tax Map No.	Parcel No.	Tax Map No.	Parcel No.
15	03 15000100000000		

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

Application No.	Project Name and Phase	Status	Approval Date

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

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

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

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

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

Continued on next page.

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

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

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

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

APPLICANT CERTIFICATION

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

Signature of Applicant _____ Date 2/10/2025

Signature of Property Owner (If different than Applicant) _____ Date 2/10/2025

Please submit an original completed application to the following:

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

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

Fee: $_____ Check No._____

Receipt No._____

Site Inspection Date:_____ Inspector:_____

Planning Commission Approval:_____ Date:_____

City Council Approval:_____ Date:_____

Comments:_____

_____

_____

_____

_____

BOND ESTIMATE						BOND REDUCTION						City Use Only
ITEM	UNIT	UNIT COST	QUANTITY	Final Price		QUANTITY COMPLETED (REDUCTION REQUEST)	UNIT COST	PREVIOUS QUANTITY COMPLETED	TOTAL QUANTITY COMPLETED (INCLUDING REDUCTION REQUEST)	EXTENSION	%COMPLETE	%APPROVED
MOBILIZATION GENERAL												
Mobilization	LS	$12,440.00		$0.00			$0.00		0		0%	
Field Office	EA	$3,490.00		$0.00			$0.00		0		0%	
Job Sign	EA	$1,340.00		$0.00			$0.00		0		0%	
SURVEYING												
Steel Pipe Property Corner Marker Incl. Survey	EA	$320.38	298	$95,473.24			$0.00		0		0%	
R.O.W MONUMENTS SURVEYED IN PLACE												
RM--1	EA	$825.00		$0.00			$0.00		0		0%	
RM--2	EA	$764.00		$0.00			$0.00		0		0%	
EARTHWORK EXCAVATION												
Regular Bulk used as Fill	CY	$4.50	100203	$450,913.50		100203	$450,913.50		100203		100%	
Rock, Rip	CY	$51.50		$0.00			$0.00		0		0%	
Rock, Blast	CY	$55.00		$0.00			$0.00		0		0%	
BORROW MATERIAL												
Buy, Load, Haul 10 Mi. Select Material	CY	$42.00	117425	$4,931,850.00		117425	$4,931,850.00		117425		100%	
Fill and Compaction of On-site Borrow	CY	$11.06	100203	$1,108,245.18		100203	$1,108,245.18		100203		100%	
UNSUITABLE MATERIAL												
Load and Haul, 20 mi R/T	CY	$36.56		$0.00			$0.00		0		0%	
Dump Charge	CY	$62.50		$0.00			$0.00		0		0%	
Site Grading	SY	$1.25		$0.00			$0.00		0		0%	
CLEAR & GRUB												
Light	AC	$14,548.50		$0.00			$0.00		0		0%	
Heavy	AC	$26,699.49		$0.00			$0.00		0		0%	
LANDSCAPING												
Seeding	SY	$3.00	180185	$540,555.00		180185	$540,555.00		180185		100%	
Sodding	SY	$8.50		$0.00			$0.00		0		0%	
PLANTING SHRUBS												
18"	EA	$70.00		$0.00			$0.00		0		0%	
24"	EA	$90.00		$0.00			$0.00		0		0%	
TREES												
6'-8' (1-2 in. Caliper)	EA	$400.00	306	$122,400.00			$0.00		0		0%	
8'-10' (2.5-3 in. Caliper)	EA	$700.00		$0.00			$0.00		0		0%	
Tree Protection	LF	$11.13		$0.00			$0.00		0		0%	
MISCELLANEOUS SITE IMPROVEMENTS												
Timber Wall (less than 6 ft)	LF	$325.00		$0.00			$0.00		0		0%	
Dry Rubble RW-1 (H=6')	LF	$450.00		$0.00			$0.00		0		0%	

Mortared Rubble RW-1A (H=6')	LF	$535.00		$0.00		$0.00		0		0%	
Concrete Gravity RW-2 (H=6')	LF	$589.50		$0.00		$0.00		0		0%	
Concrete Gravity RW-3 (H=6')	LF	$1,037.50		$0.00		$0.00		0		0%	
FENCING											
Std. Fence (H=5') FR-5	LF	$56.00		$0.00		$0.00		0		0%	
Farm Fence (H=5') FR-3A	LF	$37.50		$0.00		$0.00		0		0%	
Chain Link Fence (H=6') FR 2-B	LF	$62.00		$0.00		$0.00		0		0%	
Board Fence (H=6')	LF	$62.00		$0.00		$0.00		0		0%	
TOTS LOTS											
Tot Lot	EA	$16,495.00		$0.00		$0.00		0		0%	
STORM DRAINAGE											
STORM SEWER											
NOTE: All pipe unit prices include trench, excavation, bedding, pipe, & backfill											
Rock Excavation for All Pipe Types											
Less than 1,500 CY (Blasting)	CY	$110.00		$0.00		$0.00		0		0%	
More than 1,500 CY (Blasting)	CY	$90.00		$0.00		$0.00		0		0%	
Less than 1,500 CY (Hoe Ram)	CY	$220.00		$0.00		$0.00		0		0%	
More than 1,500 CY (Hoe Ram)	CY	$180.00		$0.00		$0.00		0		0%	
Trench De-Watering											
Trench De-Watering	LF	$4.00		$0.00		$0.00		0		0%	
RCP CLASS III ROUND T & G W/MASTIC											
12" Pipe (RCP III)											
0'-8' Cut	LF	$100.00		$0.00		$0.00		0		0%	
8'-14' Cut	LF	$140.00		$0.00		$0.00		0		0%	
Add cost for Class IV	LF	$1.90		$0.00		$0.00		0		0%	
O-Ring	LF	$12.36		$0.00		$0.00		0		0%	
15" Pipe (RCP III)											
0'-10' Cut	LF	$100.00		$0.00		$0.00		0		0%	
10'-16'	LF	$156.00		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$1.48		$0.00		$0.00		0		0%	
O-Ring	LF	$8.58		$0.00		$0.00		0		0%	
18" Pipe (RCP III)											
0'-10' Cut	LF	$100.00		$0.00		$0.00		0		0%	
10' -16' Cut	LF	$160.00		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$3.20		$0.00		$0.00		0		0%	
O-Ring	LF	$11.20		$0.00		$0.00		0		0%	
21" Pipe (RCP III)											
0'-8' Cut	LF	$115.00		$0.00		$0.00		0		0%	
8'-14' Cut	LF	$174.80		$0.00		$0.00		0		0%	
Add cost for Class IV	LF	$4.40		$0.00		$0.00		0		0%	
O-Ring	LF	$20.80		$0.00		$0.00		0		0%	
24" Pipe (RCP III)											
0'- 10' Cut	LF	$140.00		$0.00		$0.00		0		0%	
10'-16'	LF	$196.00		$0.00		$0.00		0		0%	
Add Cost for Class IV	LF	$5.04		$0.00		$0.00		0		0%	
O-Ring	LF	$22.40		$0.00		$0.00		0		0%	

27" Pipe (RCP III)											
0'- 10' Cut	LF	$123.20		$0.00			$0.00		0		0%
10' -16' Cut	LF	$195.03		$0.00			$0.00		0		0%
Add Cost for Class IV	LF	$6.40		$0.00			$0.00		0		0%
O-Ring	LF	$24.00		$0.00			$0.00		0		0%
30" Pipe (RCP III)											
0'- 8' Cut	LF	$169.40		$0.00			$0.00		0		0%
8'-14' Cut	LF	$256.66		$0.00			$0.00		0		0%
Add cost for Class IV	LF	$9.60		$0.00			$0.00		0		0%
O-Ring	LF	$27.60		$0.00			$0.00		0		0%
33" Pipe (RCP III)											
0'- 10' Cut	LF	$240.00		$0.00			$0.00		0		0%
10'-16'	LF	$333.00		$0.00			$0.00		0		0%
Add Cost for Class IV	LF	$13.50		$0.00			$0.00		0		0%
O-Ring	LF	$45.80		$0.00			$0.00		0		0%
36" Pipe (RCP III)											
0'-10' Cut	LF	$249.60		$0.00			$0.00		0		0%
10' -16' Cut	LF	$363.92		$0.00			$0.00		0		0%
Add Cost for Class IV	LF	$12.40		$0.00			$0.00		0		0%
O-Ring	LF	$36.40		$0.00			$0.00		0		0%
42" Pipe (RCP III)											
0'- 8' Cut	LF	$289.54		$0.00			$0.00		0		0%
8'-14' Cut	LF	$413.46		$0.00			$0.00		0		0%
Add cost for Class IV	LF	$19.20		$0.00			$0.00		0		0%
O-Ring	LF	$56.72		$0.00			$0.00		0		0%
48" Pipe (RCP III)											
0'-10' Cut	LF	$320.52		$0.00			$0.00		0		0%
10'-16'	LF	$442.31		$0.00			$0.00		0		0%
Add Cost for Class IV	LF	$20.00		$0.00			$0.00		0		0%
O-Ring	LF	$69.36		$0.00			$0.00		0		0%
54" Pipe (RCP III)											
0' - 10' Cut	LF	$420.00		$0.00			$0.00		0		0%
10' -16' Cut	LF	$541.38		$0.00			$0.00		0		0%
Add Cost for Class IV	LF	$30.00		$0.00			$0.00		0		0%
O-Ring	LF	$70.96		$0.00			$0.00		0		0%
60" Pipe (RCP III)											
0'-10' Cut	LF	$420.00		$0.00			$0.00		0		0%
10' -16' Cut	LF	$498.48		$0.00			$0.00		0		0%
Add Cost for Class IV	LF	$36.00		$0.00			$0.00		0		0%
O-Ring	LF	$77.84		$0.00			$0.00		0		0%
ELLIPTICAL PIPE - RCP CLASS III											
23"x14" (18" Equiv- RCP III)											
0'10' Cut	LF	$190.00		$0.00			$0.00		0		0%
10'-16' Cut	LF	$278.60		$0.00			$0.00		0		0%
Add cost for Class IV	LF	$41.60		$0.00			$0.00		0		0%
O-Ring	LF	$109.80		$0.00			$0.00		0		0%
30"x19" (24" Equiv- RCP III)											

0'10' Cut	LF	$190.00		$0.00			$0.00		0		0%	
10'-16' Cut	LF	$329.25		$0.00			$0.00		0		0%	
Add cost for Class IV	LF	$15.07		$0.00			$0.00		0		0%	
O-Ring	LF	$109.79		$0.00			$0.00		0		0%	
38"x24" (30" Equiv- RCP III)												
0'10' Cut	LF	$190.00		$0.00			$0.00		0		0%	
10'-16' Cut	LF	$423.78		$0.00			$0.00		0		0%	
Add cost for Class IV	LF	$21.38		$0.00			$0.00		0		0%	
O-Ring	LF	$129.92		$0.00			$0.00		0		0%	
45"x29" (36" Equiv- RCP III)												
0'10' Cut	LF	$370.00		$0.00			$0.00		0		0%	
10'-16' Cut	LF	$526.88		$0.00			$0.00		0		0%	
Add cost for Class IV	LF	$25.45		$0.00			$0.00		0		0%	
O-Ring	LF	$119.63		$0.00			$0.00		0		0%	
53"X 34" (42" Equiv-RCP III)												
0'12' Cut	LF	$370.00		$0.00			$0.00		0		0%	
10'-18' Cut	LF	$528.36		$0.00			$0.00		0		0%	
Add cost for Class IV	LF	$38.87		$0.00			$0.00		0		0%	
O-Ring	LF	$149.26		$0.00			$0.00		0		0%	
60"x38" (48" Equiv- RCP III)												
0'12' Cut	LF	$370.00		$0.00			$0.00		0		0%	
10'-18' Cut	LF	$543.90		$0.00			$0.00		0		0%	
Add cost for Class IV	LF	$46.46		$0.00			$0.00		0		0%	
O-Ring	LF	$177.11		$0.00			$0.00		0		0%	
HDPE PIPE												
8" Pipe												
0'-8' Cut	LF	$50.00		$0.00			$0.00		0		0%	
8'-14' Cut	LF	$75.30		$0.00			$0.00		0		0%	
12" Pipe												
0'-8' Cut	LF	$67.50		$0.00			$0.00		0		0%	
8'-14' Cut	LF	$100.04		$0.00			$0.00		0		0%	
15" Pipe												
0'-8' Cut	LF	$87.08	2625	$228,585.00		2625	$228,585.00		2625		100%	
8'-16' Cut	LF	$129.65	1432	$185,658.80		1432	$185,658.80		1432		100%	
18" Pipe												
0'-8' Cut	LF	$114.33	603	$68,940.99		603	$68,940.99		603		100%	
8'-16' Cut	LF	$170.69	215	$36,698.35		215	$36,698.35		215		100%	
24" Pipe												
0'-8' Cut	LF	$132.62	787	$104,371.94		787	$104,371.94		787		100%	
8'-16' Cut	LF	$197.61	319	$63,037.59		319	$63,037.59		319		100%	
30" Pipe												
0'-8' Cut	LF	$157.42	405	$63,755.10		405	$63,755.10		405		100%	
8'-16' Cut	LF	$236.13	123	$29,043.99		123	$29,043.99		123		100%	
36" Pipe												
0'-8' Cut	LF	$200.00	74	$14,800.00		74	$14,800.00		74		100%	
8'-16' Cut	LF	$298.00		$0.00			$0.00		0		0%	
42" Pipe												

0'-8' Cut	LF	$224.20	128	$28,697.60		128	$28,697.60		128		100%	
8'-16' Cut	LF	$334.06		$0.00			$0.00		0		0%	
48" Pipe												
0'-8' Cut	LF	$253.35		$0.00			$0.00		0		0%	
8'-16' Cut	LF	$377.49		$0.00			$0.00		0		0%	
STORM STRUCTURES												
END SECTIONS												
End Sections (ES-1), Concrete Pipe Size												
15"	EA	$1,389.00		$0.00			$0.00		0		0%	
18"	EA	$1,583.46		$0.00			$0.00		0		0%	
21"	EA	$1,805.14		$0.00			$0.00		0		0%	
24"	EA	$2,057.86		$0.00			$0.00		0		0%	
27"	EA	$2,345.97		$0.00			$0.00		0		0%	
30"	EA	$2,674.40	1	$2,674.40		1	$2,674.40		1		100%	
36"	EA	$3,048.82		$0.00			$0.00		0		0%	
42"	EA	$3,558.50		$0.00			$0.00		0		0%	
48"	EA	$4,056.69		$0.00			$0.00		0		0%	
54"	EA	$4,624.63		$0.00			$0.00		0		0%	
60"	EA	$5,272.07		$0.00			$0.00		0		0%	
ENDWALLS												
EW-1 (Pre-Cast) Round Pipe Size												
15"	EA	$2,433.00		$0.00			$0.00		0		0%	
18"	EA	$2,724.96		$0.00			$0.00		0		0%	
24"	EA	$3,051.96		$0.00			$0.00		0		0%	
30"	EA	$3,418.19		$0.00			$0.00		0		0%	
36"	EA	$3,828.37		$0.00			$0.00		0		0%	
EW-1 Cast in Place [Round Pipe Size]												
15"	EA	$2,591.15		$0.00			$0.00		0		0%	
18"	EA	$2,902.08		$0.00			$0.00		0		0%	
24"	EA	$3,250.33		$0.00			$0.00		0		0%	
30"	EA	$3,640.37		$0.00			$0.00		0		0%	
36"	EA	$4,077.22		$0.00			$0.00		0		0%	
EW-1A (Pre-Cast) Elliptical Pipe Size												
23" X 14" (18")	EA	$1,335.00		$0.00			$0.00		0		0%	
30" X 19" (24")	EA	$1,495.20		$0.00			$0.00		0		0%	
38 X 24" (30")	EA	$1,879.50		$0.00			$0.00		0		0%	
45 X 29" (36")	EA	$2,105.04		$0.00			$0.00		0		0%	
53" X 34" (42")	EA	$2,791.50		$0.00			$0.00		0		0%	
EW-1A (Cast in Place) Elliptical Pipe Size												
23" X 14" (18")	EA	$1,318.50		$0.00			$0.00		0		0%	
30" X 19" (24")	EA	$1,318.50		$0.00			$0.00		0		0%	
38 X 24" (30")	EA	$2,257.00		$0.00			$0.00		0		0%	
45 X 29" (36")	EA	$2,257.00		$0.00			$0.00		0		0%	
53" X 34" (42")	EA	$3,217.50		$0.00			$0.00		0		0%	
EW-2 (PreCast) Round Size Pipe Size												
42"	EA	$8,324.00		$0.00			$0.00		0		0%	
48"	EA	$9,322.88		$0.00			$0.00		0		0%	

54"	EA	$10,441.63		$0.00		$0.00		0		0%	
60"	EA	$11,694.62		$0.00		$0.00		0		0%	
72"	EA	$12,675.50		$0.00		$0.00		0		0%	
84"	EA	$14,196.56		$0.00		$0.00		0		0%	
EW-2 (Cast in Place) Round Size Pipe Size											
42"	EA	$9,255.50		$0.00		$0.00		0		0%	
48"	EA	$10,366.16		$0.00		$0.00		0		0%	
54"	EA	$11,610.10		$0.00		$0.00		0		0%	
60"	EA	$13,003.31		$0.00		$0.00		0		0%	
72"	EA	$15,747.00		$0.00		$0.00		0		0%	
84"	EA	$17,636.64		$0.00		$0.00		0		0%	
EW-6PC [Double Pipe] Pipe Size											
2-15"	EA	$2,123.00		$0.00		$0.00		0		0%	
2-18"	EA	$2,377.76		$0.00		$0.00		0		0%	
2-24"	EA	$2,663.09		$0.00		$0.00		0		0%	
2-30"	EA	$4,096.00		$0.00		$0.00		0		0%	
2-36"	EA	$4,587.52		$0.00		$0.00		0		0%	
MANHOLES											
Standard Brick Manhole Std Frame & Cover (MH-1)											
6' Depth	EA	$6,048.00	6	$36,288.00	6	$36,288.00		6		100%	
Depth Below 6'	VF	$230.00	14	$3,220.00	14	$3,220.00		14		100%	
Standard Precast Manhole Std Frame & Cover (MH-2)		$5,337.00		$0.00		$0.00		0		0%	
Additional Cost (Amount in parentheses to be added to the above unit costs)											
Watertight Fr/Cover (Add 110)	EA	$579.00		$0.00		$0.00		0		0%	
Heavy Duty Fr/ Cover (Add 82)	VF	$599.00		$0.00		$0.00		0		0%	
Drop Inlets											
Cast in Place 48"											
Drop Inlet (DI-1) 12"-24" Pipe0-10 VF	EA	$7,690.00	2	$15,380.00	2	$15,380.00		2		100%	
Drop Inlet (DI-1A) 12"-24" Pipe10-20 VF	EA	$7,690.00		$0.00		$0.00		0		0%	
Drop Inlet (DI-2A) 12"-24" Pipe0-10 VF, 10' throat	EA	$9,458.70		$0.00		$0.00		0		0%	
Drop Inlet (DI-2A) 12"-24" Pipe10-20 VF, 10' throat	EA	$11,634.20		$0.00		$0.00		0		0%	
Curb Drop Inlets											
Curb Drop Inlet (DI-3A)											
12"-30" Pipe (Invert Depth (H) =0'-8') Inlet Length 2'-6"	EA	$7,460.00		$0.00		$0.00		0		0%	
Curb Drop Inlet (DI-3AA)											
12"-30" Pipe (Invert Depth (H) =8'-	**EA**	$9,772.60		$0.00		$0.00		0		0%	
Curb Drop Inlet (DI-3B) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length											
4'	EA	$7,758.40		$0.00		$0.00		0		0%	
6'	EA	$8,534.24	60	$512,054.40	60	$512,054.40		60		100%	
8'	EA	$9,387.66	9	$84,488.94	9	$84,488.94		9		100%	
10'	EA	$10,326.43	19	$196,202.17	19	$196,202.17		19		100%	

12'	EA	$11,359.07	6	$68,154.42		6	$68,154.42		6		100%	
16'	EA	$12,494.98		$0.00			$0.00		0		0%	
20'	EA	$13,744.48		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-3BB) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length												
4'	EA	$7,680.82		$0.00			$0.00		0		0%	
6'	EA	$8,448.90		$0.00			$0.00		0		0%	
8'	EA	$9,293.79		$0.00			$0.00		0		0%	
10'	EA	$10,223.17		$0.00			$0.00		0		0%	
12'	EA	$11,245.48		$0.00			$0.00		0		0%	
16'	EA	$12,370.03		$0.00			$0.00		0		0%	
20'	EA	$13,607.03		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-3C) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length												
6'	EA	$7,204.61		$0.00			$0.00		0		0%	
8'	EA	$7,925.07		$0.00			$0.00		0		0%	
10'	EA	$8,717.57		$0.00			$0.00		0		0%	
12'	EA	$9,589.33		$0.00			$0.00		0		0%	
16'	EA	$10,548.26		$0.00			$0.00		0		0%	
20'	EA	$11,603.09		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-3CC) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length												
6'	EA	$8,573.48		$0.00			$0.00		0		0%	
8'	EA	$9,430.83		$0.00			$0.00		0		0%	
10'	EA	$10,373.91		$0.00			$0.00		0		0%	
12'	EA	$11,411.30		$0.00			$0.00		0		0%	
16'	EA	$12,552.43		$0.00			$0.00		0		0%	
20'	EA	$13,807.68		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-3D)												
12"-30" Pipe (Invert Depth (H) =0'-8') Inlet Length 2'-6"	EA	$6,430.11		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-3DD)												
12"-30" Pipe (Invert Depth	**EA**	$7,587.53		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-3E) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length												
4'	EA	$7,460.00		$0.00			$0.00		0		0%	
8'	EA	$7,982.20		$0.00			$0.00		0		0%	
10'	EA	$8,540.95		$0.00			$0.00		0		0%	
12'	EA	$9,138.82		$0.00			$0.00		0		0%	
16'	EA	$9,778.54		$0.00			$0.00		0		0%	
20'	EA	$10,463.04		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-3EE) 12"-30" Pipe (Invert Depth (H) = 8'-20') Inlet Length												
6'	EA	$11,509.34		$0.00			$0.00		0		0%	
8'	EA	$12,314.99		$0.00			$0.00		0		0%	
10'	EA	$13,177.04		$0.00			$0.00		0		0%	
12'	EA	$14,099.44		$0.00			$0.00		0		0%	
16'	EA	$15,086.40		$0.00			$0.00		0		0%	
20'	EA	$16,142.44		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-3F) 12"-30" Pipe (Invert Depth (H) = 0 '-8') Inlet Length												
6'	EA	$6,855.74		$0.00			$0.00		0		0%	
8'	EA	$7,335.64		$0.00			$0.00		0		0%	

10'	EA	$7,849.14		$0.00			$0.00		0		0%	
12'	EA	$8,398.58		$0.00			$0.00		0		0%	
16'	EA	$8,986.48		$0.00			$0.00		0		0%	
20'	EA	$9,615.53		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-3FF) 12"-30" Pipe (Invert Depth (H) = 8'-20') Inlet Length												
6'	EA	$14,671.28		$0.00			$0.00		0		0%	
8'	EA	$15,698.27		$0.00			$0.00		0		0%	
10'	EA	$16,797.15		$0.00			$0.00		0		0%	
12'	EA	$17,972.95		$0.00			$0.00		0		0%	
16'	EA	$19,231.06		$0.00			$0.00		0		0%	
20'	EA	$20,577.23		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-4A) 36"-48" Pipe (Invert Depth (H) = 8'-20') Inlet Length												
4'	**EA**	$10,020.00		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-4AA) 36"-48" Pipe (Invert Depth (H) = 8'-20') Inlet Length												
4'	**EA**	$10,020.00		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-4B) 36"-48" Pipe (Invert Depth (H) = 0'-8') Inlet Length												
6'	EA	$8,802.77		$0.00			$0.00		0		0%	
8'	EA	$9,418.96		$0.00			$0.00		0		0%	
10'	EA	$10,078.29		$0.00			$0.00		0		0%	
12'	EA	$10,783.77		$0.00			$0.00		0		0%	
16'	EA	$11,538.64		$0.00			$0.00		0		0%	
20'	EA	$12,346.34		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-4BB) 36"-48" Pipe (Invert Depth (H) = 8'-20') Inlet Length												
6'	EA	$17,429.48		$0.00			$0.00		0		0%	
8'	EA	$18,649.55		$0.00			$0.00		0		0%	
10'	EA	$19,955.02		$0.00			$0.00		0		0%	
12'	EA	$21,351.87		$0.00			$0.00		0		0%	
16'	EA	$22,846.50		$0.00			$0.00		0		0%	
20'	EA	$24,445.75		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-4C) 36"-48" Pipe (Invert Depth (H) = 0'-8') Inlet Length												
8'	EA	$9,418.96		$0.00			$0.00		0		0%	
10'	EA	$10,078.29		$0.00			$0.00		0		0%	
12'	EA	$10,783.77		$0.00			$0.00		0		0%	
16'	EA	$11,538.64		$0.00			$0.00		0		0%	
20'	EA	$12,346.34		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-4CC) 36"-48" Pipe (Invert Depth (H) = 8'-20') Inlet Length												
8'	EA	$22,417.13		$0.00			$0.00		0		0%	
10'	EA	$23,986.33		$0.00			$0.00		0		0%	
12'	EA	$25,665.38		$0.00			$0.00		0		0%	
16'	EA	$27,461.95		$0.00			$0.00		0		0%	
20'	EA	$29,384.29		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-4D)												
36"-48" Pipe (Invert Depth (H) =8'16') Inlet Length 4'	EA	$8,279.27		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-4DD)												
36"-48" Pipe (Invert Depth (H)	**EA**	$16,392.95		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-4E) 36"-48" Pipe (Invert Depth (H) = 0'-8') Inlet Length												

6'	EA	$9,016.12		$0.00			$0.00		0		0%	
8'	EA	$9,647.25		$0.00			$0.00		0		0%	
10'	EA	$10,322.56		$0.00			$0.00		0		0%	
12'	EA	$11,045.14		$0.00			$0.00		0		0%	
16'	EA	$11,818.30		$0.00			$0.00		0		0%	
20'	EA	$12,645.58		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-4EE) 36"-48" Pipe (Invert Depth (H) = 8'-16') Inlet Length												
6'	EA	$15,688.06		$0.00			$0.00		0		0%	
8'	EA	$16,786.22		$0.00			$0.00		0		0%	
10'	EA	$17,961.26		$0.00			$0.00		0		0%	
12'	EA	$19,218.54		$0.00			$0.00		0		0%	
16'	EA	$20,563.84		$0.00			$0.00		0		0%	
20'	EA	$22,003.31		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-4F) 36"-48" Pipe (Invert Depth (H) = 0'-8') Inlet Length												
8'	EA	$10,040.36		$0.00			$0.00		0		0%	
10'	EA	$10,743.18		$0.00			$0.00		0		0%	
12'	EA	$11,495.20		$0.00			$0.00		0		0%	
16'	EA	$12,299.87		$0.00			$0.00		0		0%	
20'	EA	$13,160.86		$0.00			$0.00		0		0%	
Curb Drop Inlet (DI-4FF) 36"-48" Pipe (Invert Depth (H) = 8'-16') Inlet Length												
8'	EA	$15,140.86		$0.00			$0.00		0		0%	
10'	EA	$16,200.72		$0.00			$0.00		0		0%	
12'	EA	$17,334.77		$0.00			$0.00		0		0%	
16'	EA	$18,548.20		$0.00			$0.00		0		0%	
20'	EA	$19,846.57		$0.00			$0.00		0		0%	
Median Drop Inlets - CIP												
Median Drop Inlets (DI-6A) 12"-24"Pipe Inlet (H=8')	EA	$6,032.00		$0.00			$0.00		0		0%	
Median Drop Inlets (DI-6B) 12"-24"Pipe Inlet (H=8')	EA	$6,080.00		$0.00			$0.00		0		0%	
Median Drop Inlets (DI-6C) 30"-48"Pipe Inlet (H=10')	EA	$7,737.50		$0.00			$0.00		0		0%	
Median Drop Inlets (DI-6D) 30"-48"Pipe Inlet (H=10')	EA	$7,805.00		$0.00			$0.00		0		0%	
Median Drop Inlets (DI-7) Type III Top 12"-42" Pipe Inlet (H=10')	EA	$8,548.00		$0.00			$0.00		0		0%	
Median Drop Inlets (DI-7A) Type III Top 12"-42" Pipe Inlet (H=10')	EA	$8,548.00		$0.00			$0.00		0		0%	
Median Drop Inlets (DI-7B) Type III Top 12"-42" Pipe Inlet (H=10')	EA	$8,548.00		$0.00			$0.00		0		0%	
MISCELLANEOUS INLETS												
Median Drop Inlets (DI-5) Type III Top 12"-42" Pipe Inlet (H=8')	EA	$6,569.08		$0.00			$0.00		0		0%	

Standard Yard Inlet (YI-1) 12"-48" Pipe (Invert Depth (H)= 0'-8') Inlet Length 4' (No Aprons)		$5,969.49		$0.00		$0.00		0		0%	
Add Yard Inlet Apron	THROAT	$320.54		$0.00		$0.00		0		0%	
Standard Yard Inlet (YI-1) 12"-48" Pipe (Invert Depth (H)= 0'-8') Inlet Length 4' (No Aprons)	EA	$6,444.64		$0.00		$0.00		0		0%	
Add Yard Inlet Apron	THROAT	$320.54		$0.00		$0.00		0		0%	
Culverts											
Single Box Culvert (BC-1A) Fills to 25'											
4' X 4'	LF	$473.00		$0.00		$0.00		0		0%	
5' X 5'	LF	$563.00		$0.00		$0.00		0		0%	
6' X 6'	LF	$689.00		$0.00		$0.00		0		0%	
8' X 8'	LF	$944.00		$0.00		$0.00		0		0%	
10' X 10'	LF	$1,159.00		$0.00		$0.00		0		0%	
Double Box Culvert (BC-2b) Fills to 25'											
4' X 4'	LF	$792.40		$0.00		$0.00		0		0%	
5' X 5'	LF	$987.00		$0.00		$0.00		0		0%	
6' X 6'	LF	$1,195.60		$0.00		$0.00		0		0%	
8' X 8'	LF	$1,607.20		$0.00		$0.00		0		0%	
10' X 10'	LF	$1,975.40		$0.00		$0.00		0		0%	
Oversized Single Box Culvert (BBC-1) Fills to 25'											
12' X 6'	LF	$1,488.50		$0.00		$0.00		0		0%	
12' X 8'	LF	$1,488.50		$0.00		$0.00		0		0%	
12' X 10'	LF	$1,771.50		$0.00		$0.00		0		0%	
12' X 12'	LF	$1,771.50		$0.00		$0.00		0		0%	
Triple Box Culvert (BC-3B) Fills to 25'											
4' X 4'	LF	$1,129.55		$0.00		$0.00		0		0%	
5' X 5'	LF	$1,399.25		$0.00		$0.00		0		0%	
6' X 6'	LF	$1,755.95		$0.00		$0.00		0		0%	
8' X 8'	LF	$2,367.85		$0.00		$0.00		0		0%	
10' X 10'	LF	$3,607.60		$0.00		$0.00		0		0%	
Quadruple Box Culvert (BC-4B) Fills to 25'											
4' X 4'	LF	$1,431.15		$0.00		$0.00		0		0%	
5' X 5'	LF	$1,776.25		$0.00		$0.00		0		0%	
6' X 6'	LF	$2,208.35		$0.00		$0.00		0		0%	
8' X 8'	LF	$2,170.65		$0.00		$0.00		0		0%	
10' X 10'	LF	$4,110.75		$0.00		$0.00		0		0%	
Standard Wing for Box Culvert (1 Side Only) Height of Box											
4'	EA	$926.50		$0.00		$0.00		0		0%	
5'	EA	$1,390.00		$0.00		$0.00		0		0%	
6'	EA	$1,853.50		$0.00		$0.00		0		0%	
8'	EA	$3,426.50		$0.00		$0.00		0		0%	
10'	EA	$4,558.00		$0.00		$0.00		0		0%	
Standard Wing for Box Culvert (BBC-W) Height of Box											

6'	EA	$1,817.00		$0.00			$0.00		0		0%	
8'	EA	$3,007.50		$0.00			$0.00		0		0%	
10'	EA	$4,497.50		$0.00			$0.00		0		0%	
12'	EA	$6,567.00		$0.00			$0.00		0		0%	
MISCELLANEOUS STORM												
Connection to Existing Structure												
15"-36" Pipe	EA	$1,584.00	2	$3,168.00		2	$3,168.00		2		100%	
42"-60" Pipe	EA	$1,584.00	1	$1,584.00		1	$1,584.00		1		100%	
Casing Pipe, Bore and Jack (3/8" wall)												
22" ID (6"-8" Carrier Pipe)	LF	$885.71		$0.00			$0.00		0		0%	
24" ID (10" Carrier Pipe)	LF	$971.91		$0.00			$0.00		0		0%	
30" ID (12" Carrier Pipe)	LF	$1,226.20		$0.00			$0.00		0		0%	
Plug Pipe												
6"-12" Pipe	EA	$444.50		$0.00			$0.00		0		0%	
15"-36" Pipe	EA	$444.50		$0.00			$0.00		0		0%	
42"-60" Pipe	EA	$574.50		$0.00			$0.00		0		0%	
Pavement Edge Pipe												
Standard Pipe Underdrain	LF	$20.50		$0.00			$0.00		0		0%	
RipRap												
Dry, Class I, 18"	SY	$82.00	30	$2,460.00		30	$2,460.00		30		100%	
Dry, Class II, 18"	SY	$82.00		$0.00			$0.00		0		0%	
Grouted, Class I, 18"	SY	$84.00		$0.00			$0.00		0		0%	
Filter Fabric												
Class I	SY	$4.13	30	$123.90		30	$123.90		30		100%	
Class II	SY	$4.13		$0.00			$0.00		0		0%	
Class III	SY	$4.13		$0.00			$0.00		0		0%	
Gabions (No excavations)												
Mattress	CY	$237.50		$0.00			$0.00		0		0%	
Revetment	CY	$237.50		$0.00			$0.00		0		0%	
Wall	CY	$237.50		$0.00			$0.00		0		0%	
Paved Ditch (4" Thick)												
Concrete (Non-reinforced)	SY	$94.50		$0.00			$0.00		0		0%	
Bituminous Concrete (4")	SY	$43.50		$0.00			$0.00		0		0%	
Sodded Ditch												
Sodded Ditch(Incl Fine Grading)	SY	$15.03		$0.00			$0.00		0		0%	
STREET CONSTRUCTION												
ROADS AND PARKING												
Soil Stabilization												
Cement 6%	SY/ Inch	$20.00		$0.00			$0.00		0		0%	
Depth (in Inches):	Depth					0						
Lime 6%	SY/ Inch	$14.00		$0.00			$0.00		0		0%	
Depth (in Inches):	Depth					0						
Subbase, Aggregated Material												
Base Type I	SY/ Inch	$12.95		$0.00			$0.00		0		0%	
Depth (in Inches):	Depth					0						
Bituminous Concrete												

Base Course	SY/ Inch	$7.00	22400	$1,254,400.00	22400	$1,254,400.00		22400		100%	
Depth (in Inches):	Depth	8			8						
Intermediate Course	SY/ Inch	$7.00	22400	$470,400.00	22400	$470,400.00		22400		100%	
Depth (in Inches):	Depth	3			3						
Top Course	SY/ Inch	$7.00	22400	$313,600.00		$0.00		0		0%	
Depth (in Inches):	Depth	2			2						
Prime Coat	SY	$1.38		$0.00		$0.00		0		0%	
Tack Coat	SY	$1.38		$0.00		$0.00		0		0%	
Driveway Restoration											
4” Concrete & 4” Gravel	SY	$75.00		$0.00		$0.00		0		0%	
2” S-5 & 7 6” Gravel	SY	$29.98		$0.00		$0.00		0		0%	
Shoulders, Type I											
Aggregated Base, 4”	SY	$15.00		$0.00		$0.00		0		0%	
Concrete Curbing											
Curb & Gutter CG6 & CG7	LF	$31.50	15526	$489,069.00	15526	$489,069.00		15526		100%	
Curb Cut, CG-12 DetectableSurf.	EA	$1,044.00	36	$37,584.00		$0.00		0		0%	
Entrances/ Driveways											
Commercial Entrance CG-11	SY	$87.00		$0.00		$0.00		0		0%	
Commercial Entrance CG-13	SY	$87.00		$0.00		$0.00		0		0%	
Residential Driveway Apron	EA	$2,254.50	183	$412,573.50		$0.00		0		0%	
Guardrails											
Std. Blocked-out W beam(GR2)	LF	$53.50		$0.00		$0.00		0		0%	
Std. W beam, Weak Post GR8	LF	$53.50		$0.00		$0.00		0		0%	
Terminal, GR-6 (L=12’-6”)	EA	$3,880.50		$0.00		$0.00		0		0%	
Terminal, GR-7 (L=6’-3”)	EA	$3,880.50		$0.00		$0.00		0		0%	
Type I, GR-8 Terminal (L=25’)	EA	$3,580.50		$0.00		$0.00		0		0%	
Type II, GR-8 Terminal(L=13’-6”)	EA	$1,701.00		$0.00		$0.00		0		0%	
Terminal, MB-4 (L=37’-6”)	EA	$3,580.50		$0.00		$0.00		0		0%	
Type I, MB-5 Terminal(L=27’-1)	EA	$3,580.50		$0.00		$0.00		0		0%	
Type II, MB-5 Terminal(L=13’-6)	EA	$1,701.00		$0.00		$0.00		0		0%	
Miscellaneous											
Trash enclosure - Brick 6' high	LF	$7,336.50		$0.00		$0.00		0		0%	
Reinforced Concrete Pad 6" to 8"	SY	$150.00		$0.00		$0.00		0		0%	
Striping 4" width (VDOT Type	LF	$2.50		$0.00		$0.00		0		0%	
B)											
Concrete Wheel Stops	EA	$90.00		$0.00		$0.00		0		0%	
Parking Lot Striping	EA	$50.00		$0.00		$0.00		0		0%	
Sign Island	EA	$850.00		$0.00		$0.00		0		0%	
Traffic Barricade	EA	$133.50		$0.00		$0.00		0		0%	
Street Name Signs	EA	$594.50	15	$8,917.50	15	$8,917.50		15		100%	
Traffic Control Signs	EA	$512.00	22	$11,264.00	22	$11,264.00		22		100%	
Street Light (pole, bracket,light)	EA	$5,938.00	22	$130,636.00		$0.00		0		0%	
SIDEWALKS AND TRAILS											
Sidewalk											
Concrete 4” w/WWF, No base	SY	$58.50		$0.00		$0.00		0		0%	
Bitum. Conc, 2” w/4” Base	SY	$42.00	6773	$284,466.00		$0.00		0		0%	

4” Conc, No Reinf., No Base	SY	$58.50		$0.00		$0.00		0		0%	
HANDRAIL											
Handrail 3 Rail 1-1/4” #4 Finish	LF	$143.00		$0.00		$0.00		0		0%	
Wood Chip Trail											
Trails(Incl Excavation &	SY	$77.00		$0.00		$0.00		0		0%	
Grading) Wood chip, 4’ wide	SY	$21.00		$0.00		$0.00		0		0%	
Bituminous Trail											
6’ to 10' wide	SY	$22.00		0		$0.00		0		0%	
CRITICAL SLOPE STABILIZATION											
Paved Flume	SY	$100.00		$0.00		$0.00		0		0%	
Stmwtr Conc Channel-Excav	SY	$97.00		$0.00		$0.00		0		0%	
ADD Grass Lined-seeded	SY	$19.00		$0.00		$0.00		0		0%	
ADD Grass Lined-sodded	SY	$26.00		$0.00		$0.00		0		0%	
Outlet Protection											
Non-grouted Riprap 18”	SY	$87.00		$0.00		$0.00		0		0%	
Concrete 4”	SY	$70.00		$0.00		$0.00		0		0%	
Level Spreader	SY	$5.77		$0.00		$0.00		0		0%	
Struc Streambank Protection											
Non-grouted Riprap 18”	SY	$87.00		$0.00		$0.00		0		0%	
Gabions	CY	$255.00		$0.00		$0.00		0		0%	
Vegetative Erosion Control											
Sodding incl Fertilizing –Banks	SY	$9.00		$0.00		$0.00		0		0%	
Sodding incl Fertilizing – Flat	SY	$9.00		$0.00		$0.00		0		0%	
Seeding incl Fertilizing	SY	$3.00		$0.00		$0.00		0		0%	
Soding W/Soil Treat &Watering	SY	$9.00		$0.00		$0.00		0		0%	
Seeding W/Soil Treat &Watering	SY	$3.00		$0.00		$0.00		0		0%	
Straw Mulch w/Tack	SY	$2.00		$0.00		$0.00		0		0%	
Jute Mesh	SY	$2.00		$0.00		$0.00		0		0%	
SPECIAL ITEMS											
FEMA ProcessingLOMR/CLOMR	EA	$10,240.00		$0.00		$0.00		0		0%	
As Built (Record Drawings)	EA	$12,967.50	1	$12,967.50	1	$12,967.50		1		100%	
SWM/BMP POND	LS	$0.00		$0.00		$0.00		0		0%	
SIGNALIZATION	LS	$0.00		$0.00		$0.00		0		0%	

EFFECTIVE PERIOD OF BOND (IN MONTHS)	**24**
TOTAL ESTIMATE OF COMPLETED WORK	**$12,424,702.01**
+ 10% CONTINGENCY	**$1,242,470.20**
GRAND TOTAL	**$13,667,172.21**
FINAL PRICE (+ 4% ANNUAL INTEREST)	**$14,782,413.46**

EFFECTIVE PERIOD OF BOND (IN MONTHS)	**24**
TOTAL BOND REDUCTION REQUEST	**$11,027,969.27**
+ 10% CONTINGENCY	**$1,102,796.93**
GRAND TOTAL	**$12,130,766.20**
FINAL BOND REDUCTION REQUEST (+4% ANNUAL INTEREST)	**$13,120,636.72**

TOTAL ESTIMATED - BOND REMAINING	**$1,661,776.74**

PRELIMINARY SUBDIVISION / LAND DEVELOPMENT PLAT
STONE SPRING SUBDIVISION

CITY OF CHARLES TOWN
JEFFERSON COUNTY, WEST VIRGINIA
TAX MAP 15, PARCEL 01; D.B. 451, PG. 745

OWNER/APPLICANT
STANLEY MARTIN HOMES, LLC
14200 PARK MEADOW DRIVE, SUITE 100N
CHANTILLY, VA 20151

INTEGRITY FEDERAL SERVICES
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING
148 S. Queen Street, Suite 201 • Phone: 304-725-8333
Martinsburg, WV 25401 • www.ifs-ae.com

CORE AS-BUILT

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

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CIVIL LEGEND:

EXISTING / PROPOSED

- BOUNDARY/RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- CONCRETE MONUMENT/IRON REBAR (EX. VDH, EX. CC, IPF, RBF; 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
- BUILDINGS (TO BE REMOVED, TO REMAIN)
- RETAINING WALL
- MISCELLANEOUS SIGNS
- MAIL BOX
- SITE LIGHT WITH POLE
- BUILDING MOUNTED LIGHT
- UTILITY POLE
- UTILITY POLE GUY WIRE
- OVERHEAD UTILITY LINE
- UNDERGROUND UTILITY LINE
- OVERHEAD COMMUNICATIONS LINE
- UNDERGROUND COMMUNICATIONS LINE
- UNDERGROUND GAS LINE
- SANITARY SEWER MAIN (8" PVC SAN. SEW.; 6" PVC SAN. SEW.)
- SANITARY SEWER FORCE MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN-OUT
- STORM SEWER LINE (15" HDPE)
- STORM SEWER MANHOLE
- STORM SEWER DROP INLET
- STORM SEWER CURB INLET
- STORM SEWER RIP-RAP
- STORM SEWER END SECTION
- WATER MAIN (8" W/M)
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- INDEX CONTOUR LINE (590)
- INTERMEDIATE CONTOUR LINE (592)
- SPOT ELEVATIONS (×543.6; +45° GS, +45° TC, +45° INV)
- TREES/SHRUBS
- DRIP LINE OF TREES
- LIMITS OF CONSTRUCTION
- SOIL BOUNDARY (HbB, HgC)

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

CONDITIONS OF ANNEXATION NOTES:

1. THE DEVELOPMENT SHALL BE SUBJECT TO THE CITY'S CURRENT NEIGHBORHOOD RESIDENTIAL ZONING STANDARDS, EXCEPT THAT THE PORTION OF LAND PLANNED FOR COMMERCIAL USE SHALL BE SATISFIED IF AT LEAST FIVE ACRES OF LAND ARE SET ASIDE FOR NEIGHBORHOOD COMMERCIAL USES.
2. ON LAND SET ASIDE FOR NEIGHBORHOOD COMMERCIAL USES, MIXED-USE CONSTRUCTION INCLUDING FIRST FLOOR COMMERCIAL AND UPPER LEVEL RESIDENTIAL USES SHALL BE PERMITTED AND CONSIDERED, SUBJECT TO ALL OTHER LIMITATIONS, INCLUDING HEIGHT, IN A NEIGHBORHOOD RESIDENTIAL ZONING DISTRICT.
3. NOTWITHSTANDING ANY RESIDENTIAL UNITS CONTAINED IN A MIXED-USE COMMERCIAL STRUCTURE, THE TOTAL NUMBER OF RESIDENTIAL UNITS PROPOSED FOR THE SITE MAY NOT EXCEED 325 UNITS.
4. THE FINAL CONCEPT PLAN APPROVED BY THE PLANNING COMMISSION MUST INCLUDE A ROAD CONNECTION TO THE LANGLET PROPERTY LOCATED TO THE SOUTHEAST OF THE FRITTS PROPERTY.
5. EACH NEW UNIT OF RESIDENTIAL DEVELOPMENT ON THE SITE, EXCEPT FOR THOSE CONTAINED IN A MIXED-USE STRUCTURE, SHALL BE SUBJECT TO A VOLUNTARY FINANCIAL PROFFER OF $2,448 PER UNIT THAT MAY BE USED BY THE CITY TO FUND ANY OF ITS FUTURE CAPITAL NEEDS.
6. THE FINANCIAL PROFFER IS SUBJECT TO ADJUSTMENT BY THE CITY EVERY FIVE YEARS, STARTING FROM THE PLANNING COMMISSION'S APPROVAL OF THE FINAL PRELIMINARY PLAT DRAWINGS FOR THE INITIAL PHASE. THE CITY WILL PROVIDE THE OWNER/DEVELOPER WITH A WRITTEN 60-DAY ADVANCED NOTICE OF THE FINANCIAL PROFFER INCREASE WITH SUPPORTING DOCUMENTATION TO JUSTIFY THE FEE INCREASE. COUNCIL WILL CONSIDER FORCE MAJEURE BEFORE INCREASING THE FEE.
7. THE OWNER/DEVELOPER WILL PAY $50,000 TO THE CITY AFTER THE PLANNING COMMISSION HAS CONCEPTUALLY APPROVED THE DEVELOPMENT'S PRELIMINARY PLAT, WHICH WILL BE USED TO FUND A FEASIBILITY STUDY AIMED AT IMPROVING PEDESTRIAN CONNECTIVITY FOR RESIDENTS OF THE CITY'S 4TH WARD TO THE DOWNTOWN.
8. PARKLAND PROPOSED FOR DEDICATION TO THE CITY WILL INCLUDE VEHICULAR ACCESS AND PARKING IMPROVEMENTS FOR VISITORS TO THIS CITY PARK.
9. IN ADDITION TO OTHER PARKLAND DEDICATION REQUIRED BY THE CITY'S ORDINANCES, THE OWNER/DEVELOPER AGREES TO INCLUDE A NEIGHBORHOOD PARK OF AT LEAST 0.5 ACRES NEAR THE CENTER OF THE DEVELOPMENT THAT WILL INCLUDE ADEQUATE PLAYGROUND EQUIPMENT FOR ITS RESIDENTS.

REVISIONS:

NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
#5	SHEETS 56 AND 79 - NOTICE OF REVISION 2: ROAD B CUL-DE-SAC UPDATE, PUMP WET WELL ELEV UPDATE	09/06/2023
#6	SHEETS 31, 37, 70, 71 AND 79 - NOTICE OF REVISION 3: UPDATE FORCE MAIN ALIGNMENT AND INVERT AT METER VAULT	11/09/2023
#7	SHEETS 78, 103 AND 107 - NOTICE OF REVISION 4: ADD PIPE INVERTS FOR STR 140A, UPDATE FENCE DETAIL FOR PUMP STATION	11/14/2023
#8	SHEET 61 - NOTICE OF REVISION 5: ADD SANITARY PROFILE S TO S1 TO PLAN	12/19/2023
#9	SHEET 73 - NOTICE OF REVISION 6: REVISED SANITARY LATERAL TABLE	03/28/2024
#10	SHEETS 45 AND 56 - NOTICE OF REVISION 7: ROAD B, B1, AND B2 CUL-DE-SAC BAND GRADES UPDATE	06/03/2024

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AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS "AS BUILT" PLAN IS CORRECT AS SHOWN HEREON AND THAT THE SITE HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CONSTRUCTIONS DRAWINGS AND SPECIFICATIONS, AND ALL APPLICABLE ORDINANCES IN THE COUNTY OF JEFFERSON, WEST VIRGINIA

JON K. ERICKSON VLS#2302 SEPTEMBER 9TH, 2024

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02	GENERAL NOTES
03	GENERAL DETAILS
04	GENERAL DETAILS
05	EXISTING CONDITIONS & DEMOLITION PLAN
06	OVERALL SITE PLAN
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08	EROSION & SEDIMENT CONTROL PLAN - PHASE I
09	EROSION & SEDIMENT CONTROL PLAN - PHASE I
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17	EROSION & SEDIMENT CONTROL PLAN - PHASE II
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25	PRELIMINARY PLAT
26	PRELIMINARY PLAT
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32	SITE LAYOUT & UTILITY PLAN
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44	OLYMPUS ROAD PLAN & PROFILE
45	ATERMIS ROAD & APOLLO ROAD PLAN & PROFILE
46	PELOSIBE LANE & PIONEER ROAD PLAN & PROFILE
47	FARM FIELD ROAD AND MAYVIEW STREET PLAN & PROFILE
48	MAYVIEW STREET PLAN & PROFILE
49	UPLAND ROAD PLAN & PROFILE
50	ATWATER ROAD PLAN & PROFILE
51	OSGOOD ROAD & FORTUNA ROAD PLAN & PROFILE
52	TIPTON ROAD & EMPIRE LANE PLAN & PROFILE
53	VERNON STREET & DOVE ROAD PLAN & PROFILE
54	ANGUS ROAD PLAN & PROFILE
55	HOLLY ROAD & STONE SPRING ROAD PLAN & PROFILE
56	PATTERSON ROAD PLAN & PROFILE
57	ADA RAMP GRADING
58	SANITARY SEWER PLAN & PROFILE
59	SANITARY SEWER PLAN & PROFILE
60	SANITARY SEWER PLAN & PROFILE
61	SANITARY SEWER PLAN & PROFILE
62	SANITARY SEWER PLAN & PROFILE
63	SANITARY SEWER PLAN & PROFILE
64	SANITARY SEWER PLAN & PROFILE
65	SANITARY SEWER PLAN & PROFILE
66	SANITARY SEWER PLAN & PROFILE
67	SANITARY SEWER PLAN & PROFILE
68	SANITARY SEWER PLAN & PROFILE
69	SANITARY SEWER PLAN & PROFILE
70	SANITARY SEWER FORCE MAIN PLAN & PROFILE
71	SANITARY SEWER FORCE MAIN PLAN & PROFILE
72	SANITARY SEWER COMPUTATIONS
73	SANITARY SEWER COMPUTATIONS
74	SANITARY SEWER COMPUTATIONS
75	SANITARY SEWER DETAILS
76	SANITARY SEWER DETAILS
77	PUMP STATION DETAILS
78	PUMP STATION DETAILS
79	PUMP STATION DETAILS
80	WATER MAIN PLAN & PROFILE
81	WATER MAIN PLAN & PROFILE
82	WATER MAIN PLAN & PROFILE
83	WATER MAIN PLAN & PROFILE
84	WATER MAIN PLAN & PROFILE
85	WATER MAIN PLAN & PROFILE
86	WATER MAIN PLAN & PROFILE
87	WATER MAIN PLAN & PROFILE
88	WATER MAIN PLAN & PROFILE
89	WATER MAIN PLAN & PROFILE
90	WATER MAIN PLAN & PROFILE
91	WATER MAIN PLAN & PROFILE
92	WATER DETAILS
93	WATER DETAILS
94	STORM SEWER PROFILES
95	STORM SEWER PROFILES
96	STORM SEWER PROFILES
97	STORM SEWER PROFILES
98	STORM SEWER PROFILES
99	STORM SEWER PROFILES
100	STORM SEWER PROFILES
101	STORM SEWER PROFILES
102	STORM SEWER PROFILES
103	STORM SEWER PROFILES
104	STORM SEWER PROFILES
105	STORM SEWER PROFILES
106	STORM SEWER PROFILES
107	STORM SEWER COMPUTATIONS
108	STORM SEWER COMPUTATIONS
109	STORM SEWER COMPUTATIONS
110	STORM SEWER COMPUTATIONS
111	STORM SEWER DETAILS
112	STORM SEWER DETAILS
113	PRE DEVELOPMENT DRAINAGE MAP
114	POST DEVELOPMENT DRAINAGE MAP
115	STORMWATER QUALITY MAP
116	STORMWATER MANAGEMENT NARRATIVE & DETAILS
117	POND A PLAN & PROFILE
118	POND A PLAN & PROFILE
119	LANDSCAPE AND LIGHTING PLAN
120	LANDSCAPE AND LIGHTING PLAN
121	LANDSCAPE AND LIGHTING PLAN
122	LANDSCAPE AND LIGHTING PLAN
123	LANDSCAPE AND LIGHTING PLAN
124	LANDSCAPE AND LIGHTING PLAN
125	LANDSCAPE DETAILS
126	WVDOH ROAD IMPROVEMENTS SITE PLAN & PAVEMENT MARKINGS
127	SITE ENTRANCE PLAN & PROFILES
128	SITE ENTRANCE PLAN NOTES & DETAILS
129	SIGHT DISTANCE PLAN & PROFILES
130	WV 340 CROSS SECTIONS
131	WV 340 CROSS SECTIONS
132	WV 340 CROSS SECTIONS
133	WV 340 CROSS SECTIONS
134	WV 340 CROSS SECTIONS

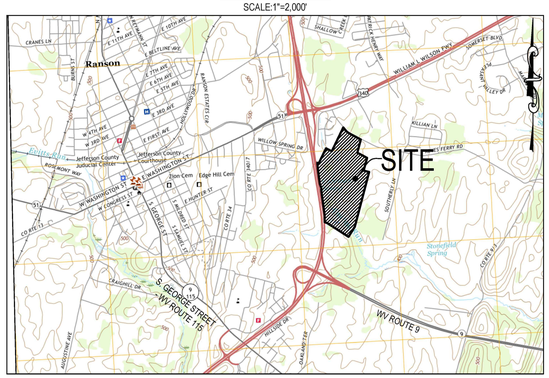
7

CITY OF CHARLES TOWN – COMPLETE LIST OF WAIVER/VARIANCES

ORDINANCE	SECTION OF ORDINANCE	WAIVER APPLICATION NUMBER	DESCRIPTION OF WAIVER OR VARIANCE	STATUS	DATE APPROVED
NONE GRANTED					

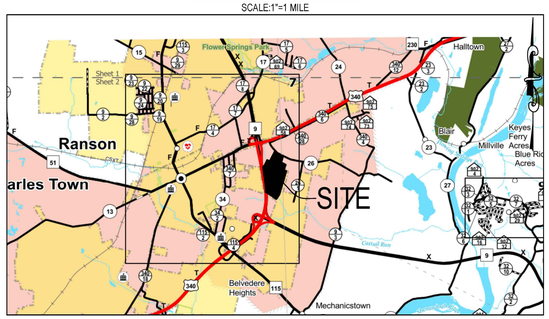
VICINITY MAP

SCALE:1"=2,000'



WVDOH VICINITY MAP

SCALE:1"=1 MILE



APPROVAL BLOCK:

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

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

SECRETARY OF THE PLANNING COMMISSION _____ DATE _____

FLOODPLAIN:

THIS PROPERTY IS LOCATED WITHIN ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD AND ZONE "A" SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 54037C0137E FOR COMMUNITY NO. 540065; EFFECTIVE DATE: 12/18/2009.

CERTIFICATE OF LAND SURVEYOR:

THE PLAT REPRESENTS A SURVEY BY GORDON. ALL MONUMENTS AND IMPROVEMENTS INDICATED HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, AND MATERIAL ARE CORRECTLY SHOWN. GORDON IS FAMILIAR WITH ALL REQUIREMENTS OF THIS ORDINANCE, AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THIS ORDINANCE HAVE BEEN FULLY COMPLIED HEREIN.

STATEMENT OF ACCEPTANCE:

THE 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.

STANLEY MARTIN HOMES
14200 PARK MEADOW DRIVE, SUITE 100 N
CHANTILLY, VA 20151 DATE _____

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 _____

LIST OF APPROVALS:

CHARLES TOWN UTILITY BOARD AVAILABILITY LETTER (WATER):
DATED: 03/30/2023

CHARLES TOWN UTILITY BOARD AVAILABILITY LETTER (SEWER):
DATED: 03/30/2023

WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS:
PERMIT # WVDOH-05-2023-0532
DATED: 07/20/2023

WEST VIRGINIA DEPARTMENT OF HEALTH AND HUMAN RESOURCES
STATE HEALTH PERMITS BUREAU FOR PUBLIC HEALTH:
PERMIT #: 21703 (WATER)
DATE: 05/17/2023
PERMIT #: 21703 (SEWER)
DATE: 05/17/2023

JEFFERSON COUNTY GIS/ADDRESSING:
APPROVED: 03/13/2023

WEST VIRGINIA DEPARTMENT OF ENVIRONMENTAL PROTECTION:
WVNPDES PERMIT # : WVR111983

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2. 03/16/2023 - WVDOH, CTUB, AND CITY OF CHARLES TOWN COMMENTS
3. 04/18/2023 - WVDOH WATERLINE CROSSING
4. 08/31/2023 - APPROVED PLAN FOR CONSTRUCTION
5. 09/06/2023 - NOTICE OF REVISION 2: ROAD B CUL-DE-SAC UPDATE
6. 11/09/2023 - NOTICE OF REVISION 3: UPDATE FORCE MAIN ALIGNMENT
7. 11/14/2023 - NOTICE OF REVISION 4: ADD PIPE INVERTS FOR STR 140A, UPDATE FENCE DETAIL FOR PUMP STATION
8. 12/19/2023 - NOTICE OF REVISION 5: ADD SANITARY PROFILES S TO S1 TO PLAN
9. 03/28/2024 - NOTICE OF REVISION 6: REVISED SANITARY LATERAL TABLE
10. 06/03/2024 - NOTICE OF REVISION 7: ROAD B, B1, AND B2 CUL-DE-SAC BAND GRADES UPDATE

COVER SHEET

STONE SPRING SUBDIVISON
TAX MAP 15, PARCEL 01; D.B. 451, PG. 745
CITY OF CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: AS NOTED VERT.:
DATE:	JANUARY 2023
JOB:	2665-0206
DRAWN: JCH	CHECK: JPG
CADD: C-GI-001.DWG	
NCS:	
SHEET:	01 OF 134

ASBUILT

SHEET 1 OF 33

79

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REVISIONS
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6. 11/09/2023 - NOTICE OF REVISION 3: UPDATE FORCE MAIN ALIGNMENT AND INVERT AT METER VAULT

SITE LAYOUT & UTILITY PLAN

STONE SPRING SUBDIVISON

TAX MAP 15, PARCEL 01; D.B. 451, PG. 745
CITY OF CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 50' VERT.:
DATE:	JANUARY 2023
JOB:	2665-0206
DRAWN: JCH	CHECK: JPG
CADD: C-CS-101.DWG	
NCS:	
SHEET	31 OF 194

SHEET 2 OF 33

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MATCHLINE
SEE SHEET 31

MATCHLINE
SEE SHEET 33

MATCHLINE
SEE SHEET 35

U.S. RTE. 340-WV RTE. 9 SBL
RIGHT-OF-WAY VARIES

U.S. RTE. 340-WV RTE. 9 NBL
RIGHT-OF-WAY VARIES

25' LANDSCAPING BUFFER

OPEN SPACE A

OPEN SPACE B

COMMON AREA

10' PROPERTY SERVICE ESMT

ROAD B
NEIGHBORHOOD STREET
50' RIGHT-OF-WAY

ROAD C
NEIGHBORHOOD CENTER STREET
57' RIGHT-OF-WAY

ROAD A
MINOR COLLECTOR
61' RIGHT-OF-WAY

ROAD D
NEIGHBORHOOD STREET
50' RIGHT-OF-WAY

ROAD E
NEIGHBORHOOD STREET
50' RIGHT-OF-WAY

SWM ESMT

STREAM

8" PVC SAN. SEW.

8" PVC WL

6" PVC FORCE MAIN

30' SAN SEW ESMT

15' SAN SEW ESMT

20' STM ESMT

STM ESMT

5' CONCRETE SIDEWALK (TYP.)

TYPE IV ADA RAMP (TYP.)

STOP SIGN (TYP.)

STREET SIGN (TYP.)

SINGLE SAN LAT (TYP.)

DOUBLE SAN LAT (TYP.)

DOUBLE 1" W/S (TYP.)

TYPE III MOUNTABLE CURB & GUTTER (TYP.)

TYPE IV MOUNTABLE CURB & GUTTER (TYP.)

BUS SHELTER

ENTRANCE FEATURE

WOVEN WIRE FENCE

3 - 72" RCP

60 LF 36" CMP

60 LF 54" CMP

60 LF STEEL 16" CASING

42" HP STM

36" HP STM

30" HP STM

24" HP STM

18" HP STM

15" HP STM

12" HP STM

1-FH
1-6" VALVE
1-8"X6" REDUCER

1-FH
1-6" VALVE
1-8"X6" TEE

1-8"X6" CROSS
2-6" VALVE

1-8"X6" TEE
1-6" VALVE

1-8"X8" TEE
1-8" VALVE

1-8"X8" CROSS
2-8" VALVE

1-FH
1-8"X6" TEE
1-6" VALVE

1-FH
1-8"X6" TEE
1-6" VALVE
1-8"X6" REDUCER

1-FH
1-8"X6" TEE
1-6" VALVE

1-8"X6" TEE
1-6" VALVE

1-8"X6" CROSS
2-6" VALVE

1-8"X8" TEE
1-8" VALVE

1-8"X8" CROSS
2-8" VALVE

1-FH
1-6" VALVE
1-8"X6" REDUCER

1-FH
1-6" VALVE
1-8"X6" TEE

1-8"X6" TEE
1

MATCHLINE
SEE SHEET 32

N/F
CITY OF CHARLESTOWN
CTD M15 P9.7
D.B. 1130 PG. 404
ZONING: GENERAL COMMERCIAL

WILLOW BROOK VILLAGE
SUBDIVISION

N/F
WILLOWBROOK SUBDIVISION
CTD M10E P55
D.B. 665 PG. 710
ZONING: RESIDENTIAL /
LIGHT INDUSTRIAL / COMMERCIAL

N/F
GATESTONE INC.
CTD M9 P1.1
D.B. 665 PG. 633
ZONING: RESIDENTIAL /
LIGHT INDUSTRIAL / COMMERCIAL

N/F
MOUNTAINEER
BANKSHARES OF WV INC.
CTD M9 P8.4
D.B. 592 PG. 690
ZONING: RESIDENTIAL /
LIGHT INDUSTRIAL / COMMERCIAL

OPEN SPACE A

ROAD B
NEIGHBORHOOD STREET
50' RIGHT-OF-WAY

ROAD K
NEIGHBORHOOD CENTER STREET
57' RIGHT-OF-WAY

ROAD N
NEIGHBORHOOD CENTER STREET
57' RIGHT-OF-WAY

ROAD R
COLLECTOR
TOP-OF-WAY

ROAD S
NEIGHBORHOOD CENTER STREET
57' RIGHT-OF-WAY

LOT V40 · LOT V41 · LOT V42 · LOT V43 · LOT V44 · LOT V45

LOT V52 · LOT V51 · LOT V50 · LOT V49 · LOT V48 · LOT V47 · LOT V46

LOT 151 · LOT 152 · LOT 153 · LOT 154 · LOT 155 · LOT 156 · LOT 214 · LOT 229 · LOT 236

LOT 166 · LOT 175 · LOT 184 · LOT 217 · LOT 224 · LOT 231 · LOT 238

LOT 167 · LOT 176 · LOT 185 · LOT 218 · LOT 225 · LOT 232 · LOT 239

LOT 168 · LOT 177 · LOT 186 · LOT 219 · LOT 226 · LOT 233 · LOT 240

LOT 243 · LOT 244 · LOT 245 · LOT 246 · LOT 247

COMMERCIAL LOT 2

ROAD IMPROVEMENT
ESM'T PARCEL

ROAD IMPROVEMENT
ESM'T PARCEL

WV ROUTE 26/KYES FERRY ROAD

JEFFERSON COUNTY LIMITS
CHARLES TOWN CITY LIMITS

EX. 10' CITY OF CHARLES TOWN PERMANENT UTILITY ESMT (D.B. 1178, PG. 567)

EX. 40' POTOMAC EDISON COMPANY EASEMENT (D.B. 446, PG. 525)

EX. WATER MAIN (TYP.) (NOT FIELD LOCATED)

EX. 12" PVC SAN. SEW. (TYP.)

TIE INTO EX. SANITARY MANHOLE (MH-DFE) LOCATION IS APPROX. AND WILL NEED TO BE FIELD VERIFIED

6" PVC FORCE MAIN

STREAM

MATCHLINE
SEE SHEET 36

ASBUILT

WV STATE GRID NORTH (NAD83)

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

1/24/25

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No. 027
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER
1/24/25

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STONE SPRING SUBDIVISON

TAX MAP 15, PARCEL 01; D.B. 451, PG. 745
CITY OF CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 50' VERT.:
DATE:	JANUARY 2023
JOB:	2665-0206
DRAWN: JCH	CHECK: JPG
CADD: C-CS-101.DWG	
NCS:	
SHEET	33 OF 134

SHEET 4 OF 33

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MATCHLINE
SEE SHEET 31

N/F
WILSON
CTD M10 P8
D.B. 933 P.G. 469
ZONING: RESIDENTIAL GROWTH

JEFFERSON COUNTY LIMITS
CHARLES TOWN CITY LIMITS

PALUSTRINE WETLANDS (TYP.)

STREAM

APPROXIMATE LOCATION OF 100-YEAR FLOOD PLAIN (TYP.)

FEMA FLOOD ZONE A

PERENNIAL STREAM

EX. CISTERN WITH CATTLE WATER FEEDER

STREAM VALLEY PARK DEDICATION

15' SAN SEW ESMT

6' CURB CUTS

PLUNGE POOL

ROAD A
NEIGHBORHOOD CENTER STREET
57' RIGHT-OF-WAY

ROAD B
NEIGHBORHOOD STREET
50' RIGHT-OF-WAY

ROAD C
NEIGHBORHOOD STREET
50' RIGHT-OF-WAY

ROAD D
NEIGHBORHOOD STREET
50' RIGHT-OF-WAY

ROAD E
NEIGHBORHOOD STREET
50' RIGHT-OF-WAY

8" PVC SAN. SEW.

8" PVC W/L

6" HP STM

15" HP STM

20' STM ESMT

TYPE IV ADA RAMP (TYP.)

TYPE III MOUNTABLE CURB & GUTTER (TYP.)

STOP SIGN (TYP.)

STREET SIGN (TYP.)

BUS SHELTER

5' CONCRETE SIDEWALK (TYP.)

1-8"X8" TEE
2-8" VALVES

1-FH
1-6" VALVE

1-8"X6" TEE
2-6" VALVES

1-8"X4" TEE
2-4" VALVES

SINGLE SAN LAT (TYP.)

DOUBLE SAN LAT

SINGLE 1" W/S (TYP.)

DOUBLE 1" W/S (TYP.)

1-2" B.O.V.
ROAD BARRICADE

CHARLES TOWN CITY LIMITS

JEFFERSON COUNTY LIMITS

LOT 1 | LOT 11 | LOT 41 | LOT 51 | LOT 52 | LOT 53 | LOT 54 | LOT 55 | LOT 56 | LOT 57 | LOT 58 | LOT 59 | LOT 60 | LOT 61 | LOT 62 | LOT 63 | LOT 65 | LOT 66 | LOT 68 | LOT 69 | LOT 70 | LOT 71 | LOT 72 | LOT 73 | LOT 74 | LOT 75 | LOT 76 | LOT 77 | LOT 85 | LOT 86 | LOT 87 | LOT 88 | LOT 89 | LOT 90 | LOT 91 | LOT 92 | LOT 93 | LOT 101 | LOT 102 | LOT 103 | LOT 104 | LOT 105 | LOT 106 | LOT 107 | LOT 108 | LOT 109

N/F
LANGLET
CTCD M15 P7
D.B. 1030 PG. 343
ZONING: NEIGHBORHOOD RESIDENTIAL

N/F
LANGLET
CTCD M15 P4.8
D.B. 1030 PG. 343
ZONING: NEIGHBORHOOD RESIDENTIAL

N/F
MILLS
CTD M9 P4.20
D.B. 1032 PG. 76
ZONING: RURAL

N/F
KEEL
CTD M9 P4.16
D.B. 489 P.G. 28
ZONING: RURAL

MATCHLINE
SEE SHEET 35

WV STATE GRID NORTH (NAD83)

GRAPHICAL SCALE: 1"=50'

ASBUILT

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NCS:	
SHEET:	34 OF 134

SHEET 5 OF 33

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3.	04/18/2023 - WVDOH WATERLINE CROSSING
4.	08/31/2023 - APPROVED PLAN FOR CONSTRUCTION

1/24/25

SITE LAYOUT & UTILITY PLAN

STONE SPRING SUBDIVISON

TAX MAP 15, PARCEL 01; D.B. 451, PG. 745
CITY OF CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 50' VERT.:
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CADD: C-CS-101.DWG	
NCS:	
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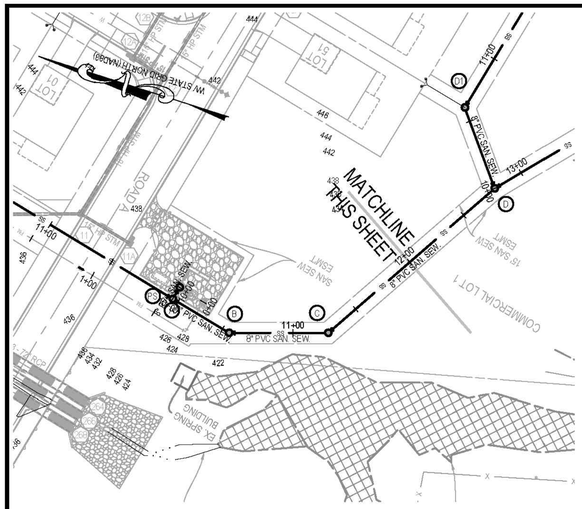

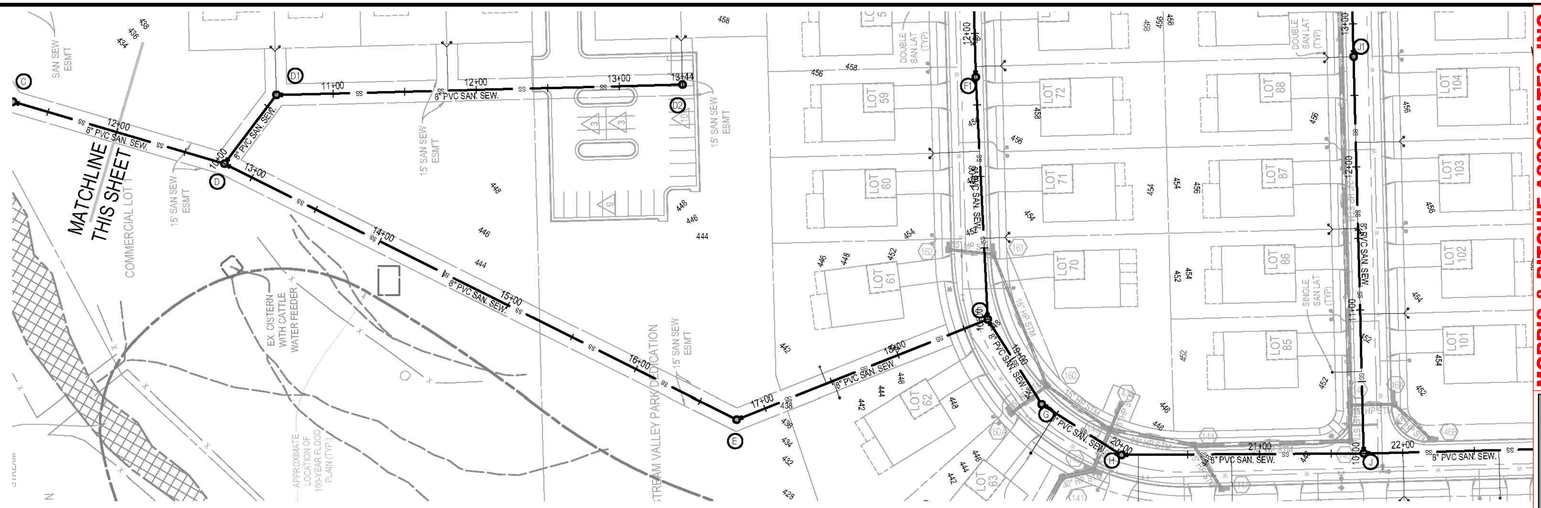



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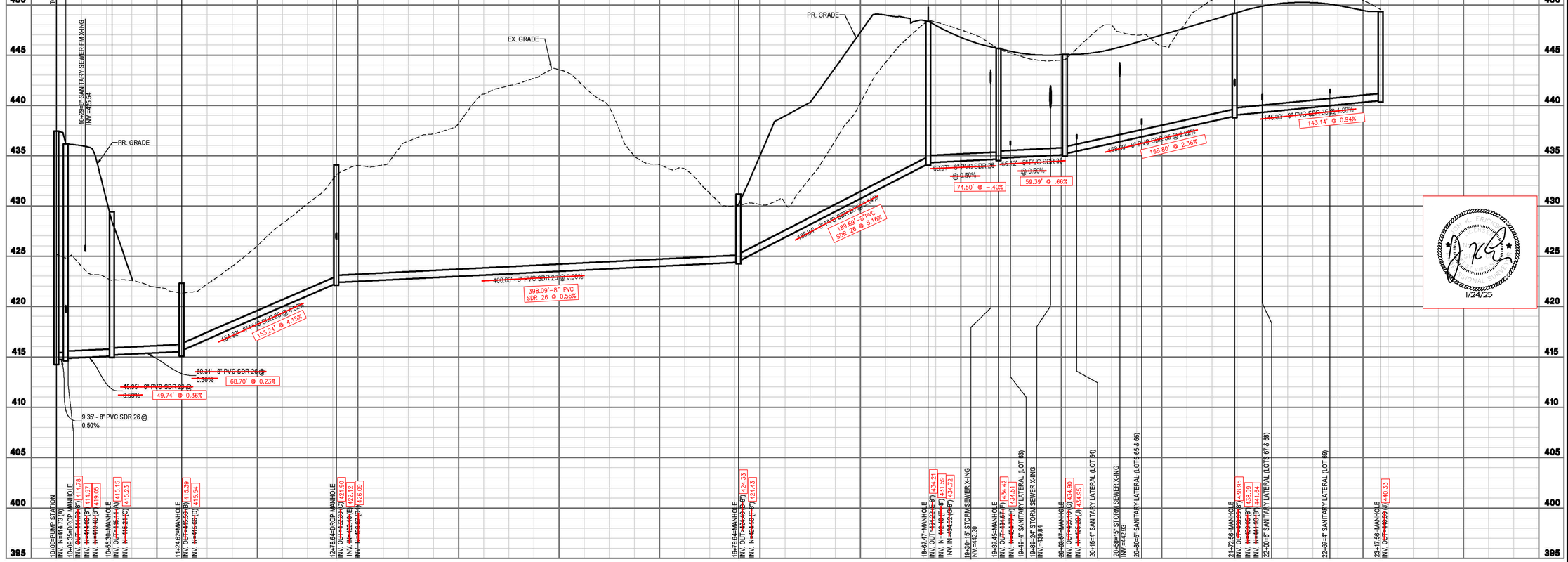

SAN A-K PROFILE

ASBUILT

VERTICAL SCALE: 1"=5'

GRAPHICAL SCALE: 1"=50'

SANITARY SEWER PLAN & PROFILE

STONE SPRING SUBDIVISON

TAX MAP 15, PARCEL 01; D.B. 451, PG. 745
CITY OF CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

1/24/25

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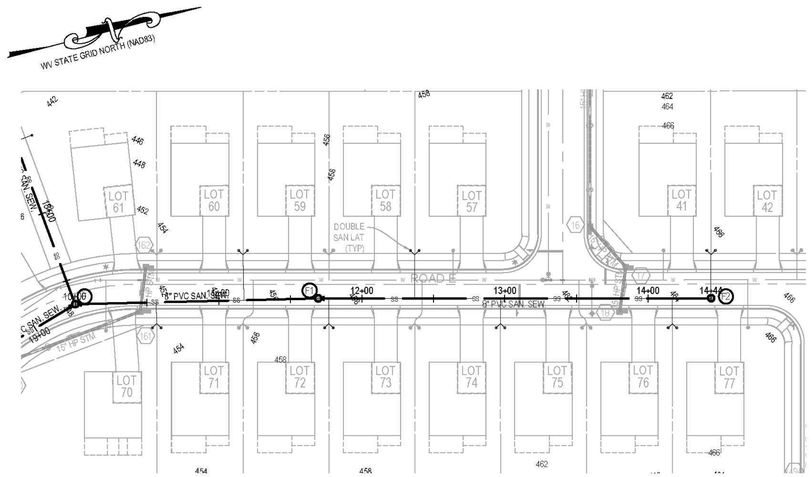

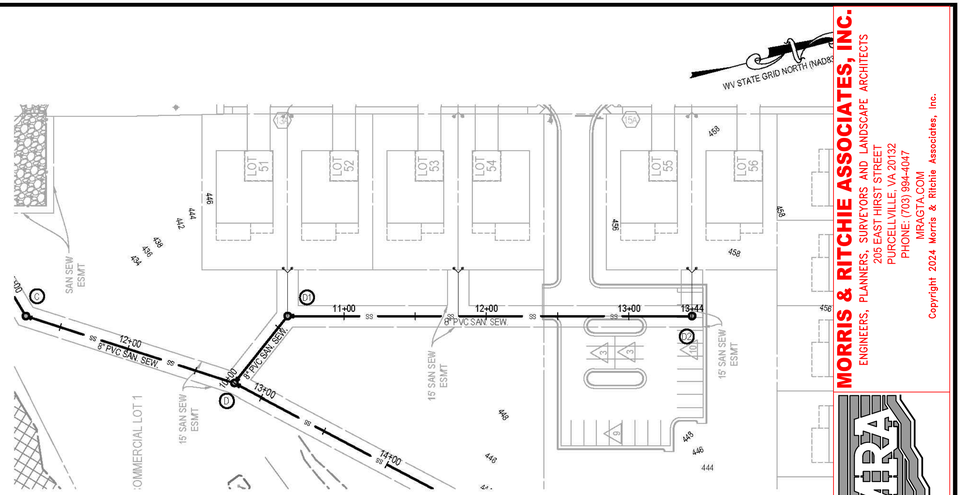

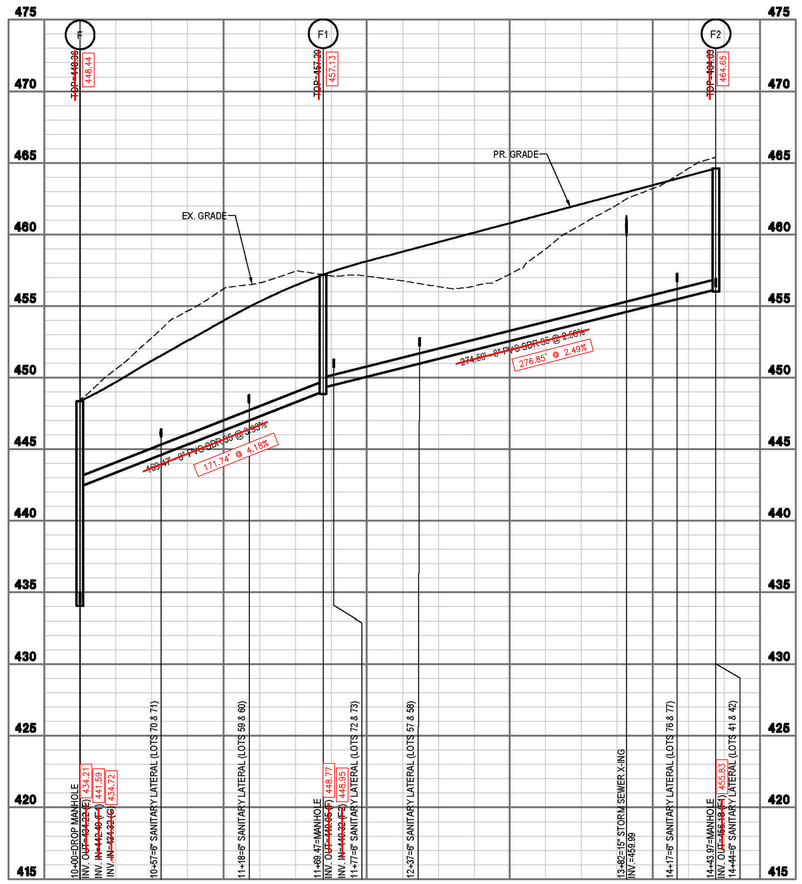

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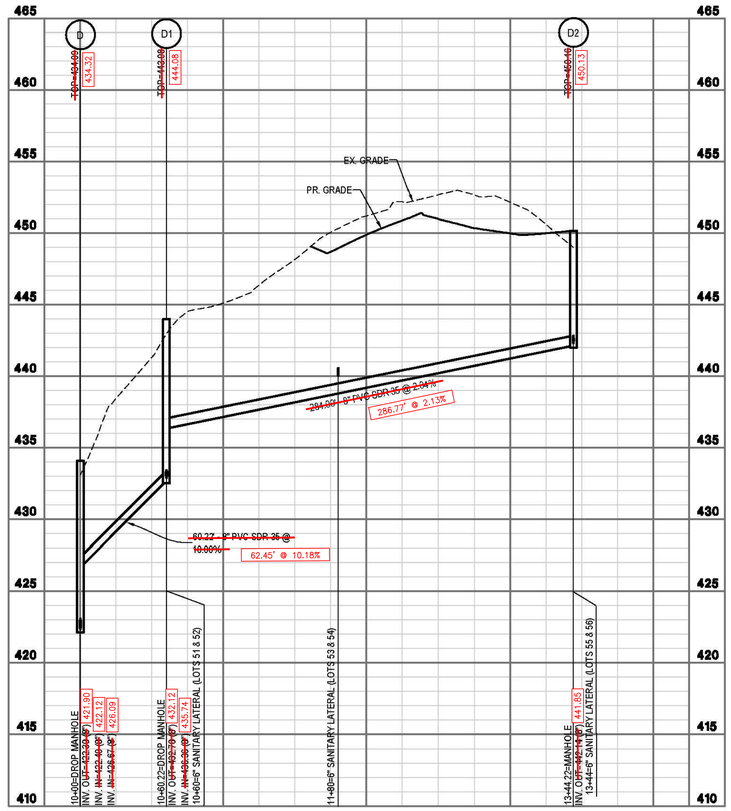

SAN D-D1 PROFILE

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0 2.5 5 10 15 — VERTICAL SCALE: 1"=5'

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

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JASON P. GERMAN — LICENSED PROFESSIONAL ENGINEER — STATE OF WEST VIRGINIA — 37276

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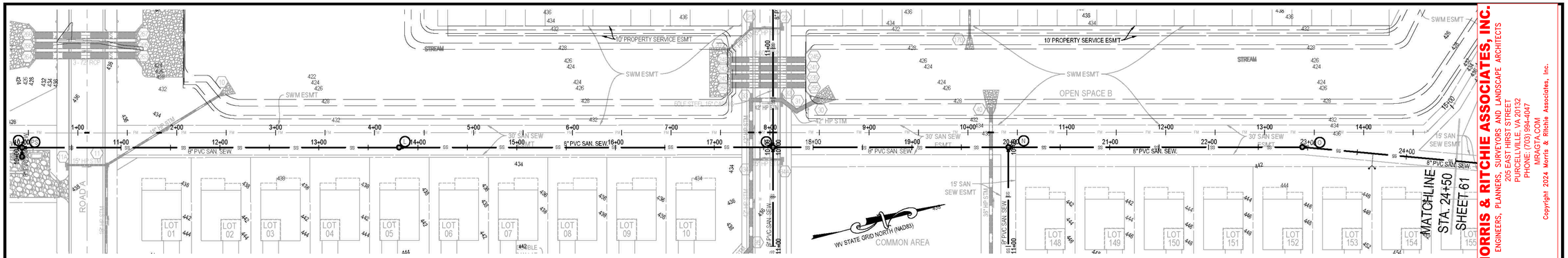

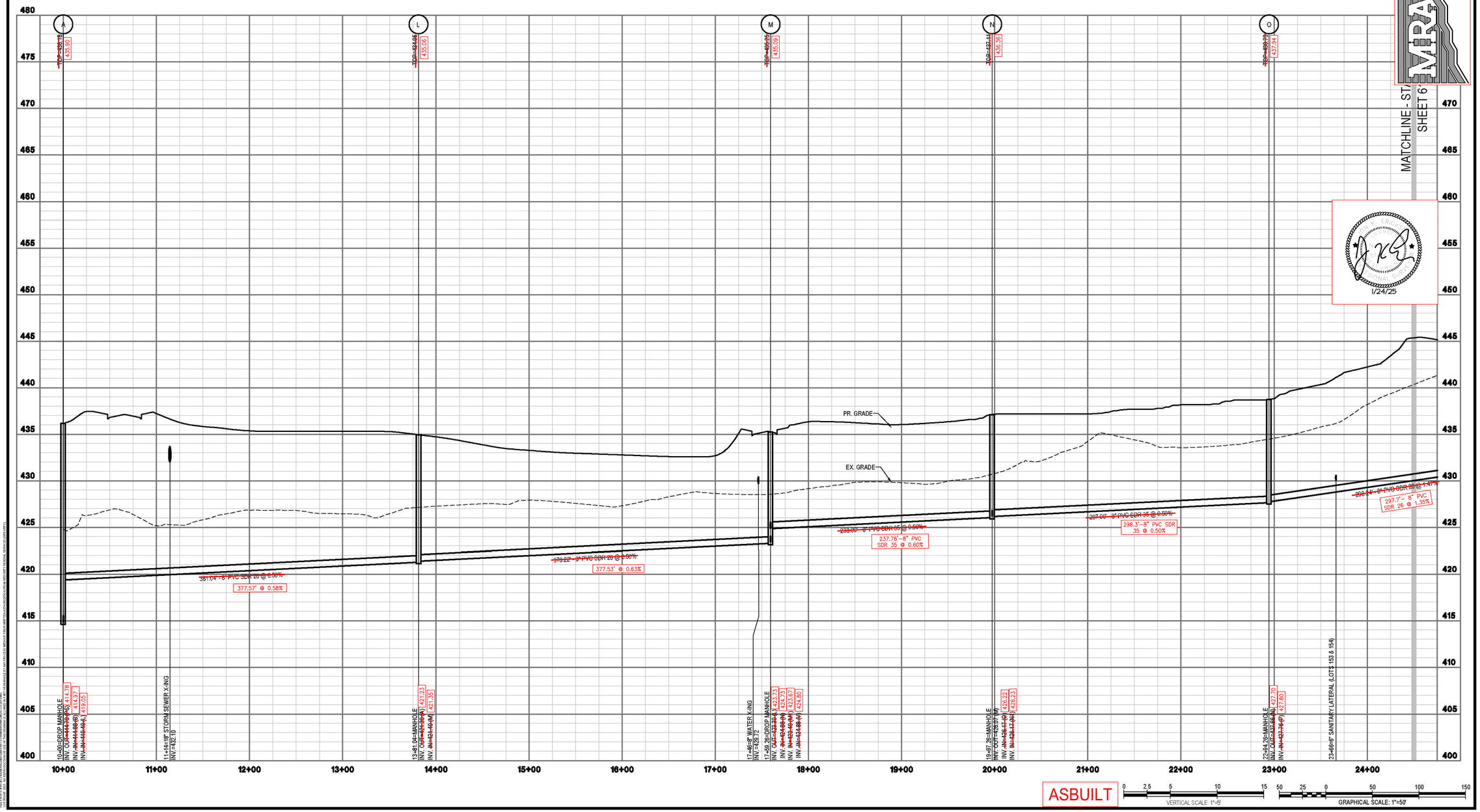

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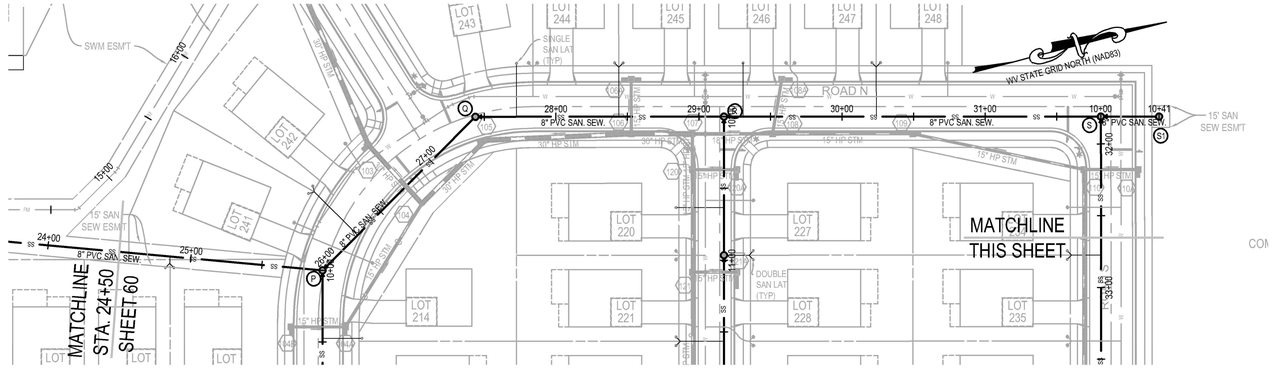
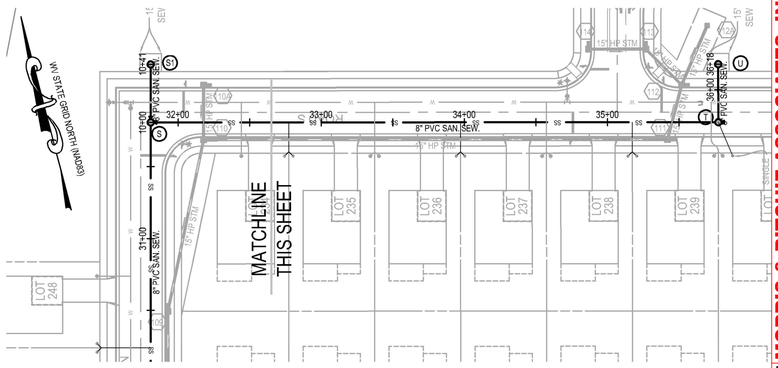
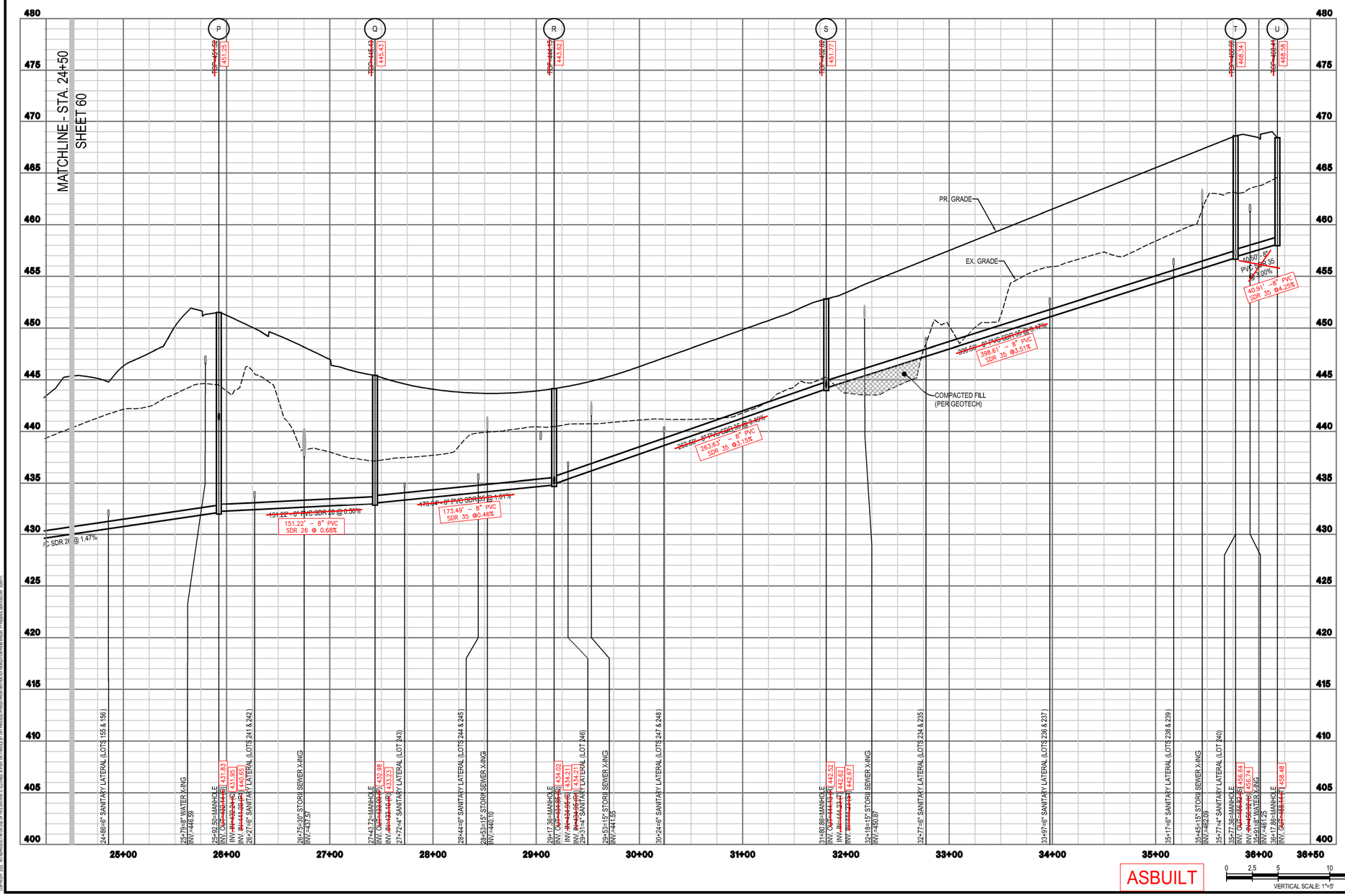


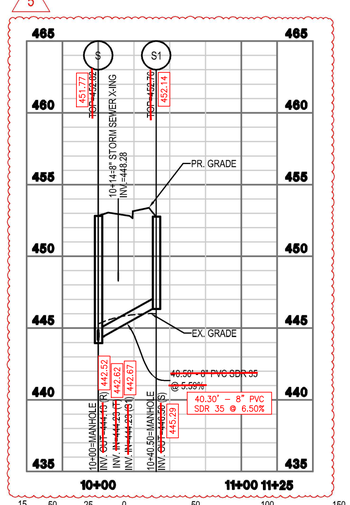




ASBUILT

VERTICAL SCALE: 1"=5'

GRAPHICAL SCALE: 1"=50'



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5. 09/06/2023 - NOTICE OF REVISION 2: ROAD B CUL-DE-SAC UPDATE, PUMP WET WELL ELEV UPDATE
6. 11/09/2023 - NOTICE OF REVISION 3: UPDATE FORCE MAIN ALIGNMENT AND INVERT AT METER VAULT
7. 11/14/2023 - NOTICE OF REVISION 4: ADD PIPE INVERTS FOR STR 140A, UPDATE FENCE DETAIL FOR PUMP STATION
8. 12/19/2023 - NOTICE OF REVISION 5: ADD SANITARY PROFILE S TO S1 TO PLAN

5

SANITARY SEWER PLAN & PROFILE

STONE SPRING SUBDIVISON

TAX MAP 15, PARCEL 01; D.B. 451, PG. 745
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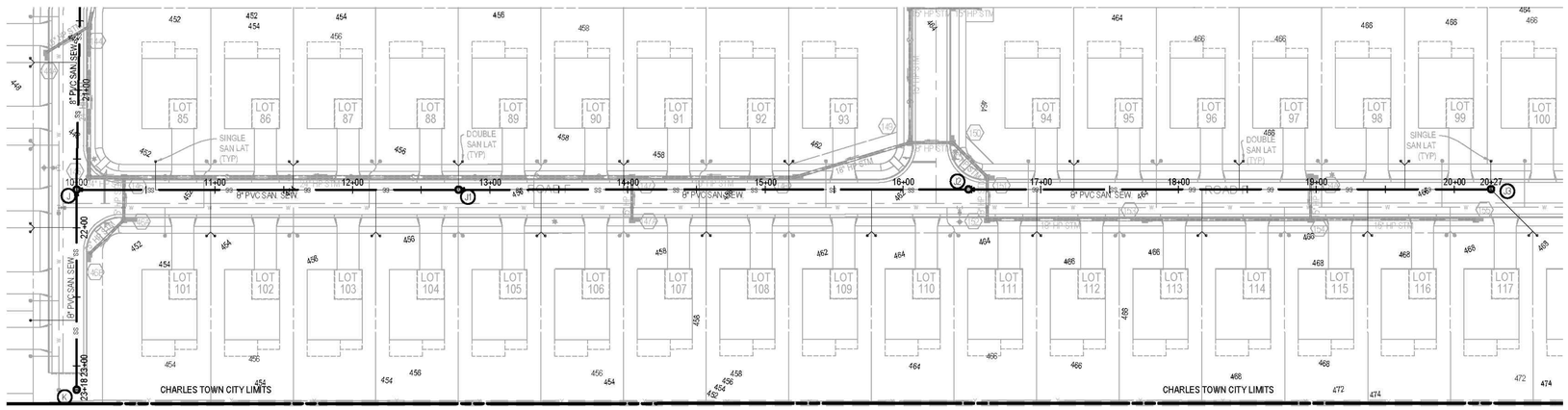

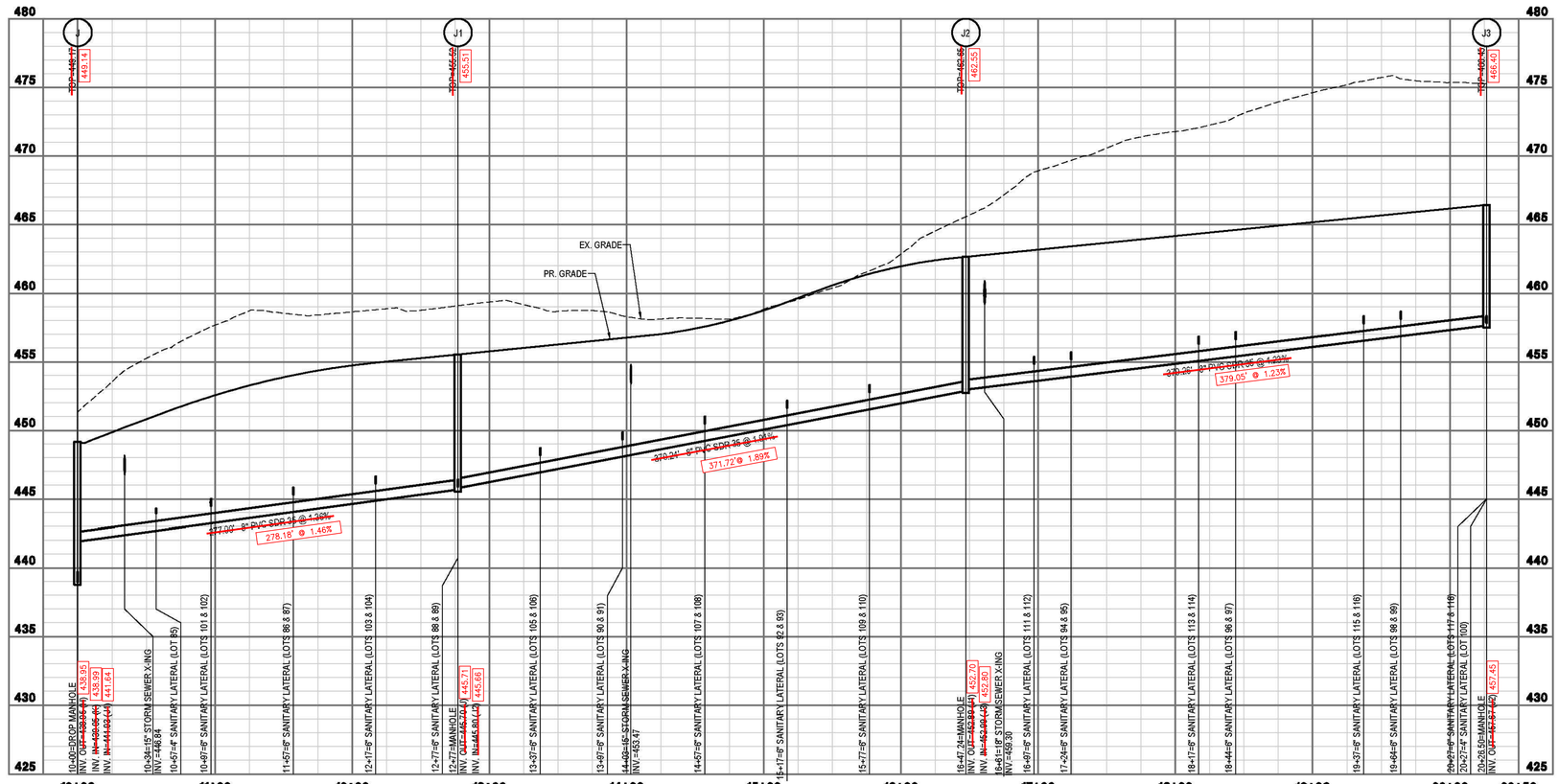

SAN J-J3 PROFILE

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VERTICAL SCALE: 1"=5'

GRAPHICAL SCALE: 1"=50'

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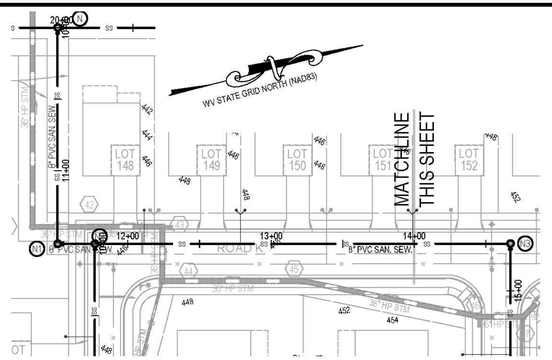

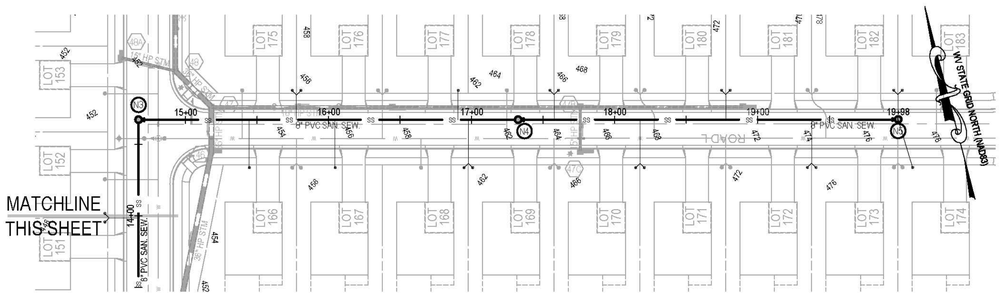

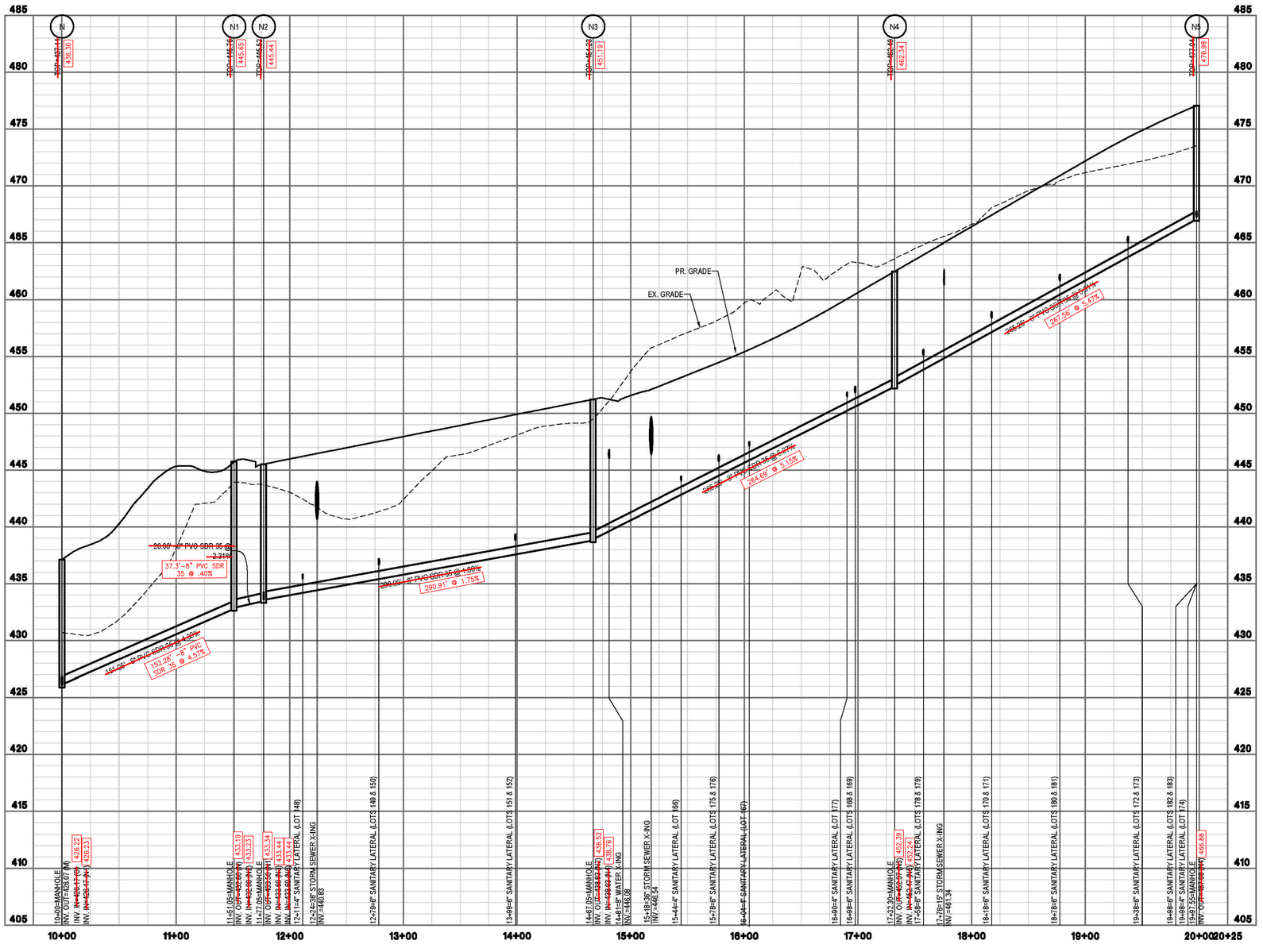

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VERTICAL SCALE: 1"=5

GRAPHICAL SCALE: 1"=50'

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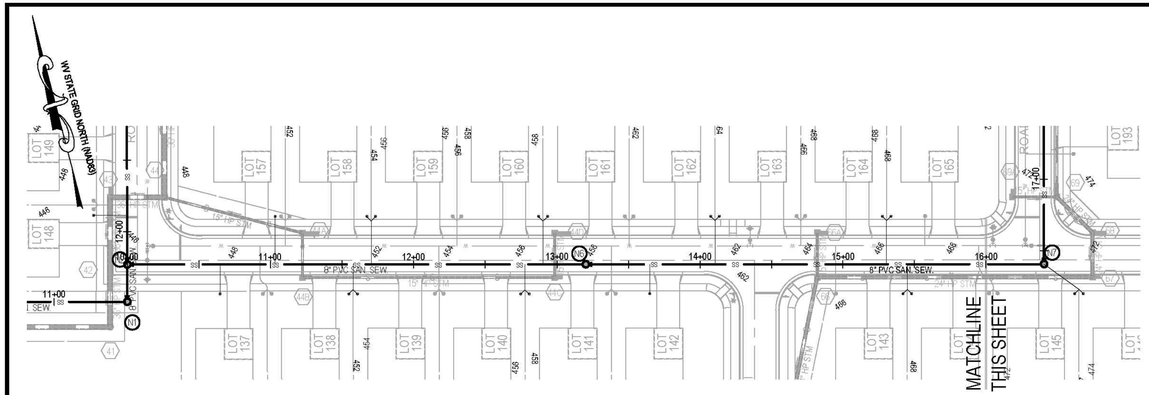

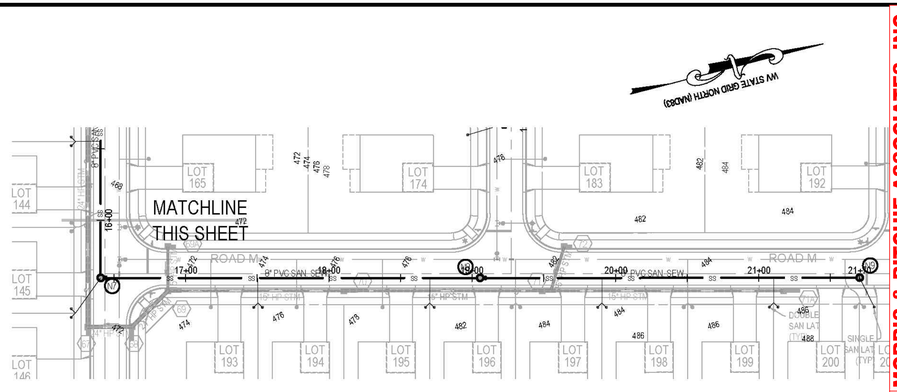

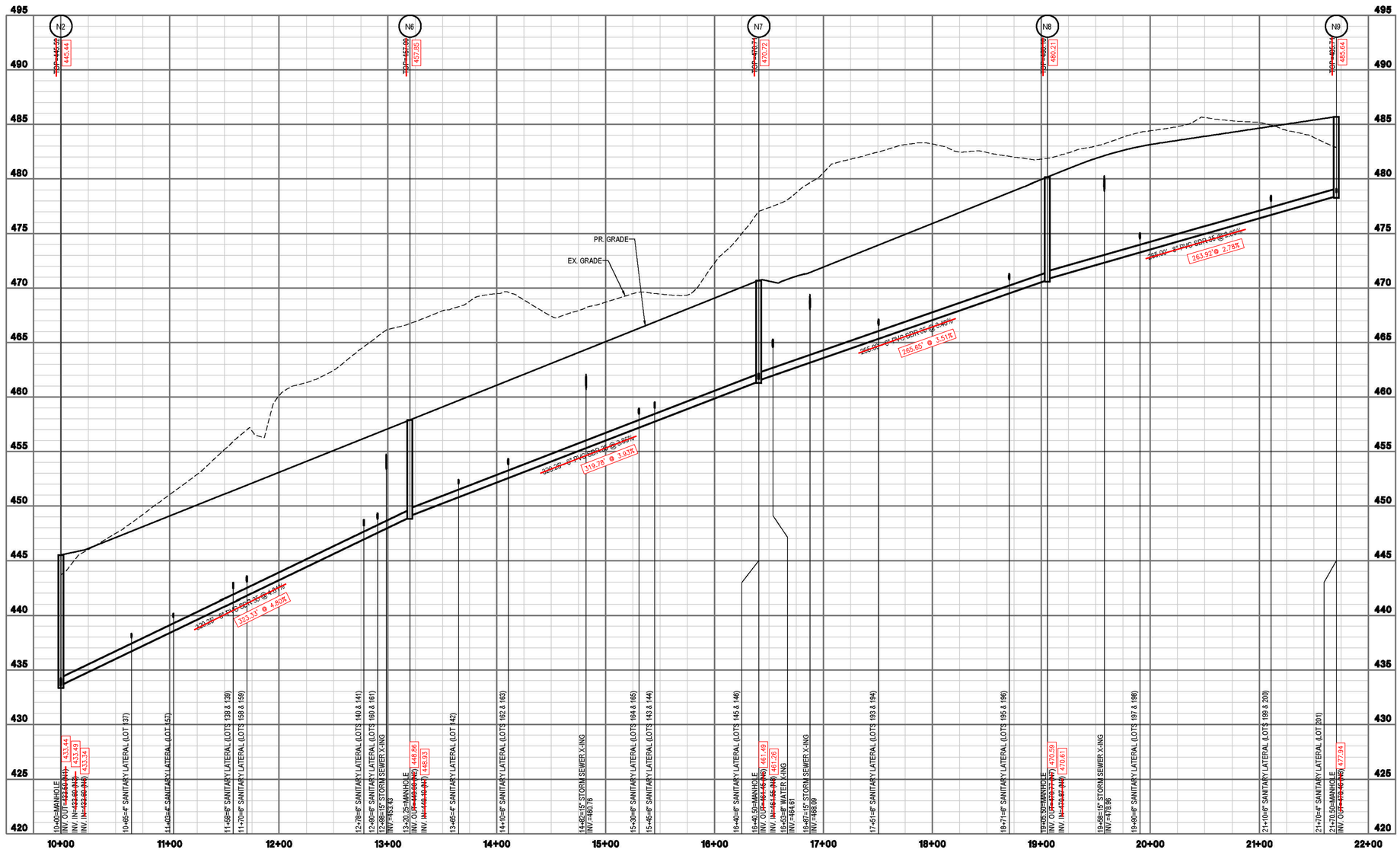

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VERTICAL SCALE: 1"=5'

GRAPHICAL SCALE: 1"=50'

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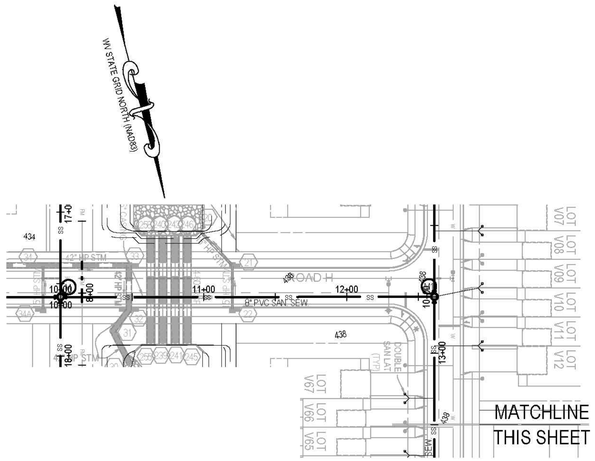

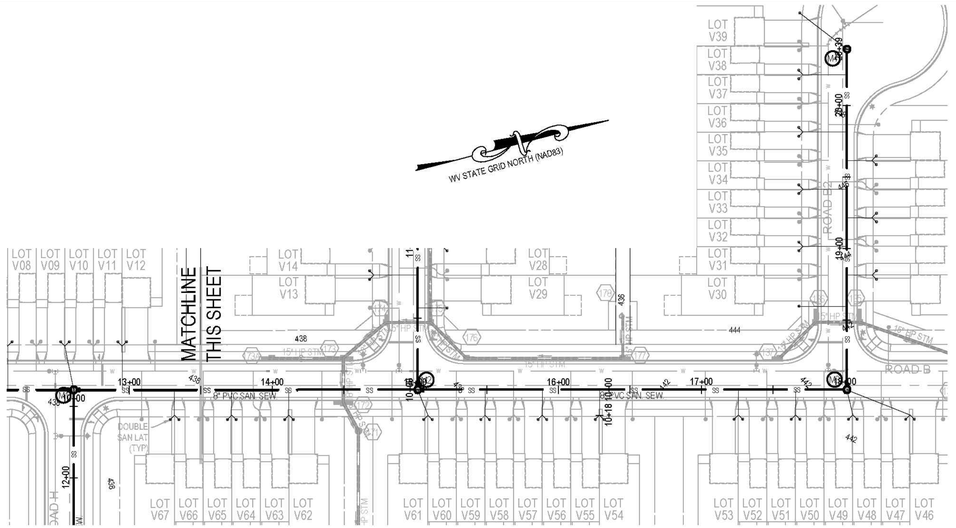

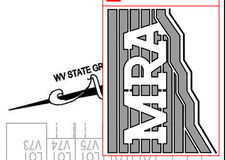

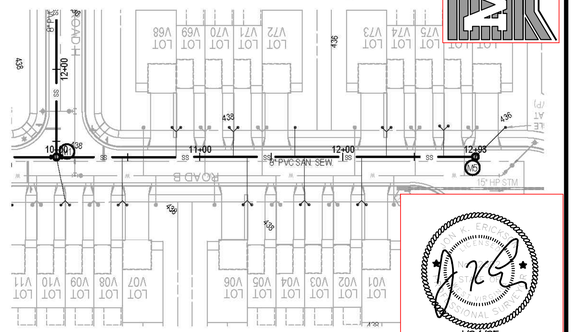

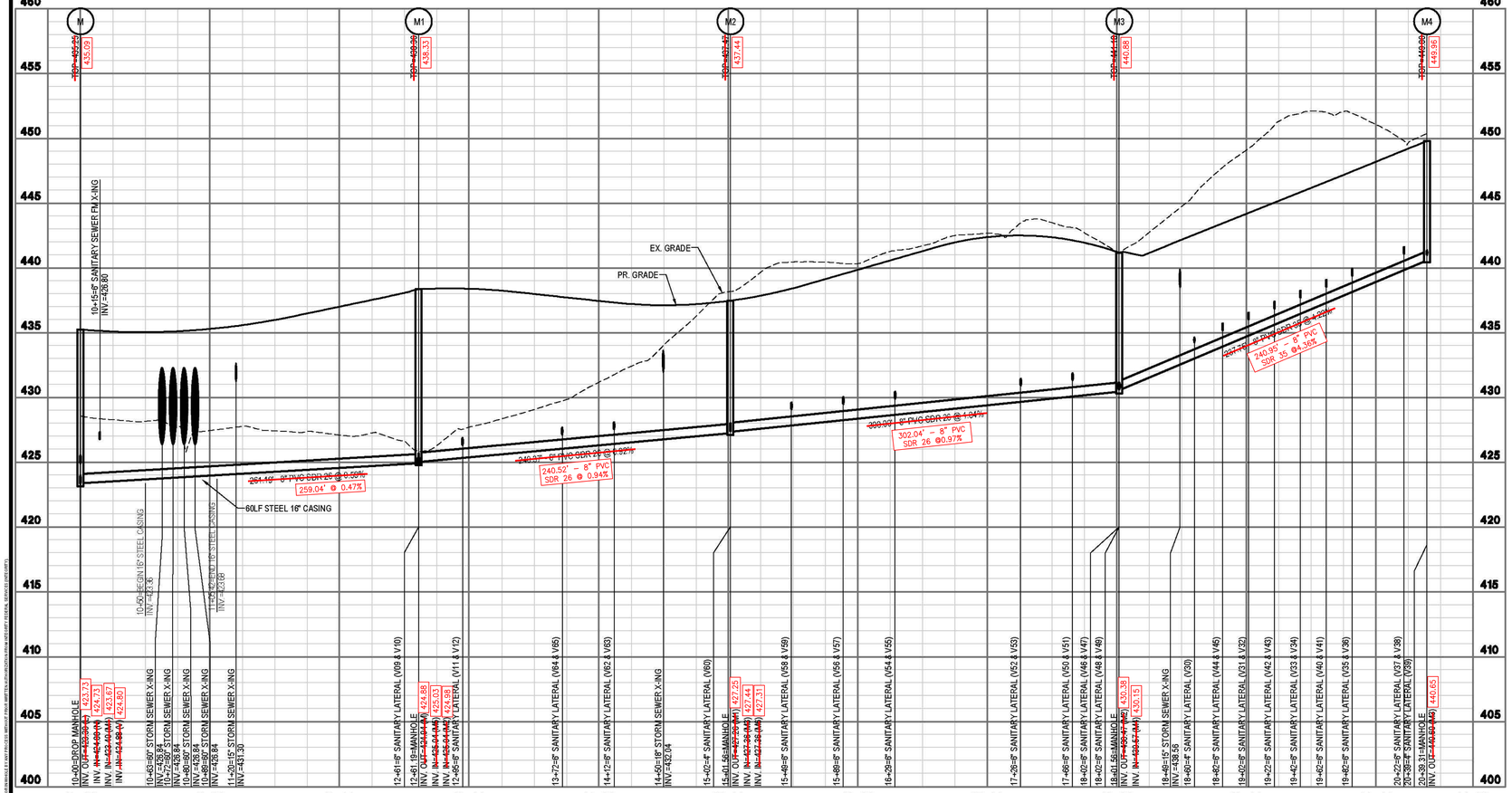

ASBUILT

VERTICAL SCALE: 1"=5'

GRAPHICAL SCALE: 1"=50'

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2. 03/16/2023 - WVDOH, CTUB, AND CITY OF CHARLES TOWN COMMENTS
3. 04/18/2023 - WVDOH WATERLINE CROSSING
4. 08/31/2023 - APPROVED PLAN FOR CONSTRUCTION

SANITARY SEWER PLAN & PROFILE

STONE SPRING SUBDIVISON

TAX MAP 15, PARCEL 01; D.B. 451, PG. 745
CITY OF CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 50' VERT.: 1" = 5'
DATE:	JANUARY 2023
JOB:	2665-0206
DRAWN: JCH	CHECK: JPG
CADD: C-CU-201.DWG	
NCS:	
SHEET:	65 OF 434

SHEET 15 OF 33

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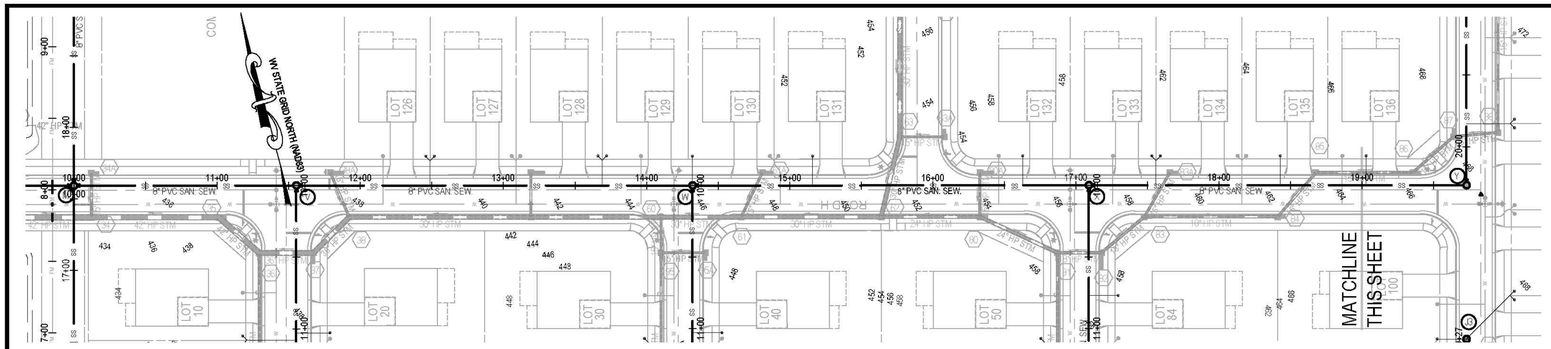

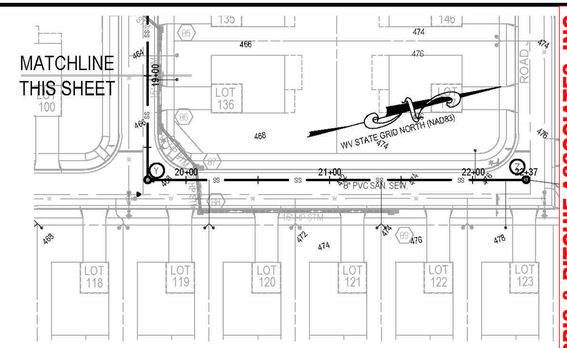

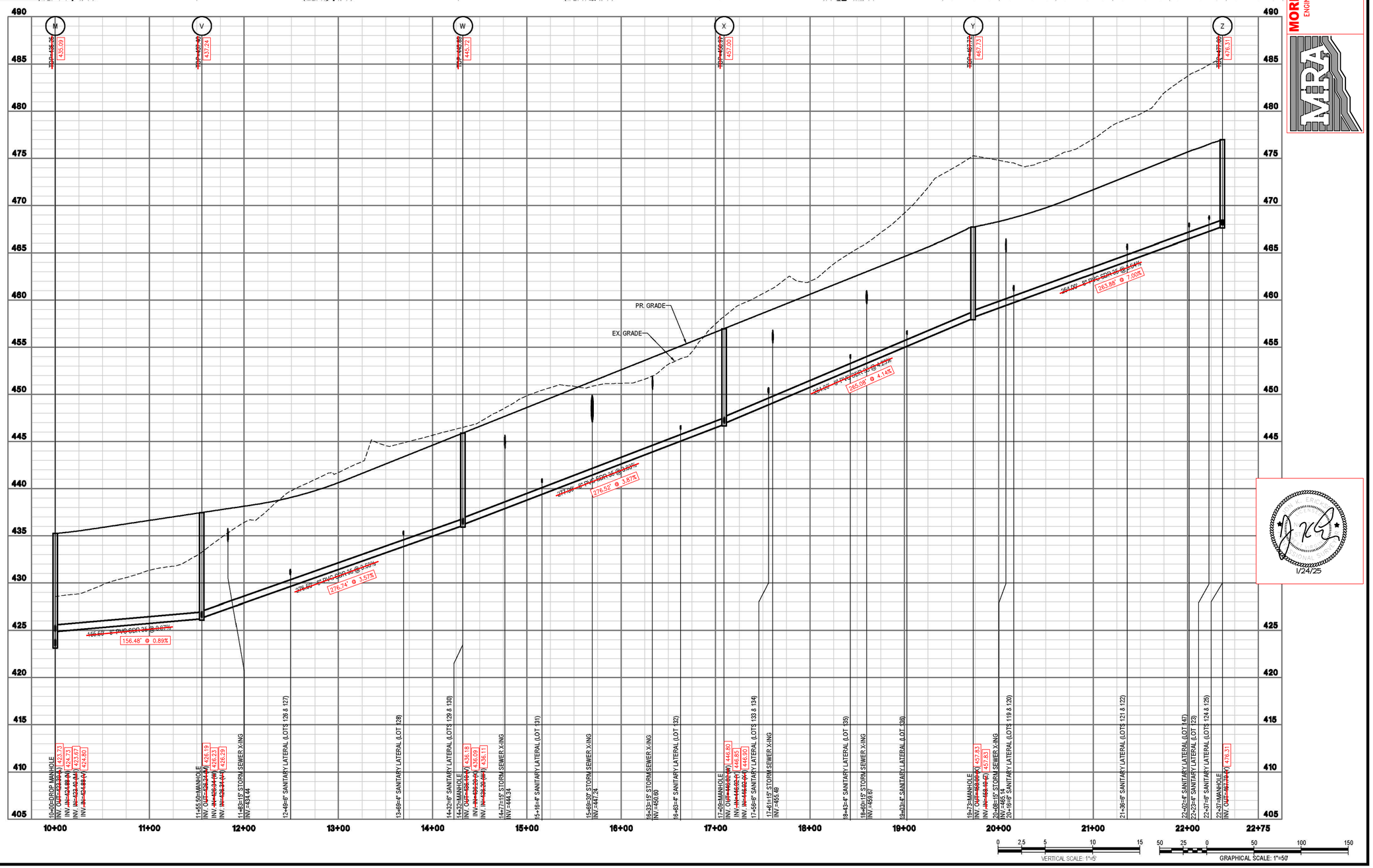

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STONE SPRING SUBDIVISON

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JEFFERSON COUNTY, WEST VIRGINIA

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SHEET	60 OF 131

SHEET 16 OF 33

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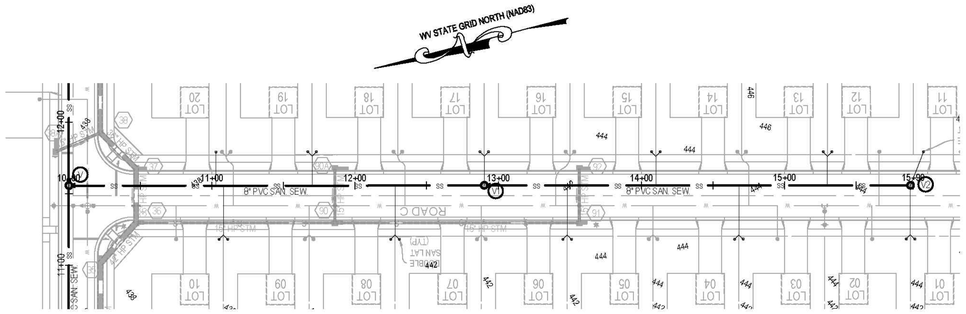

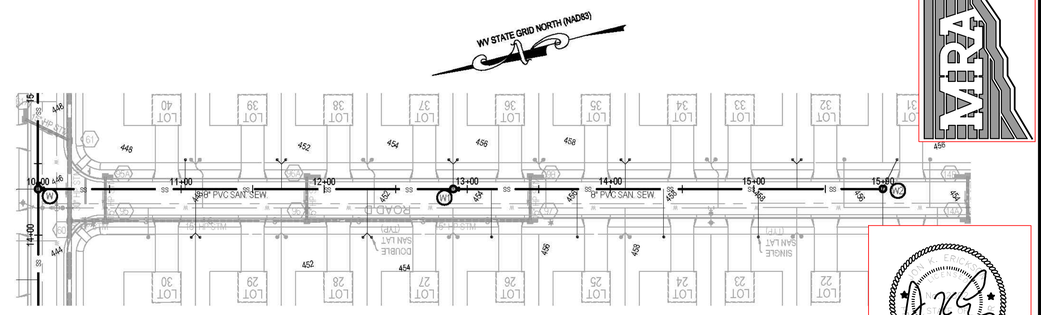

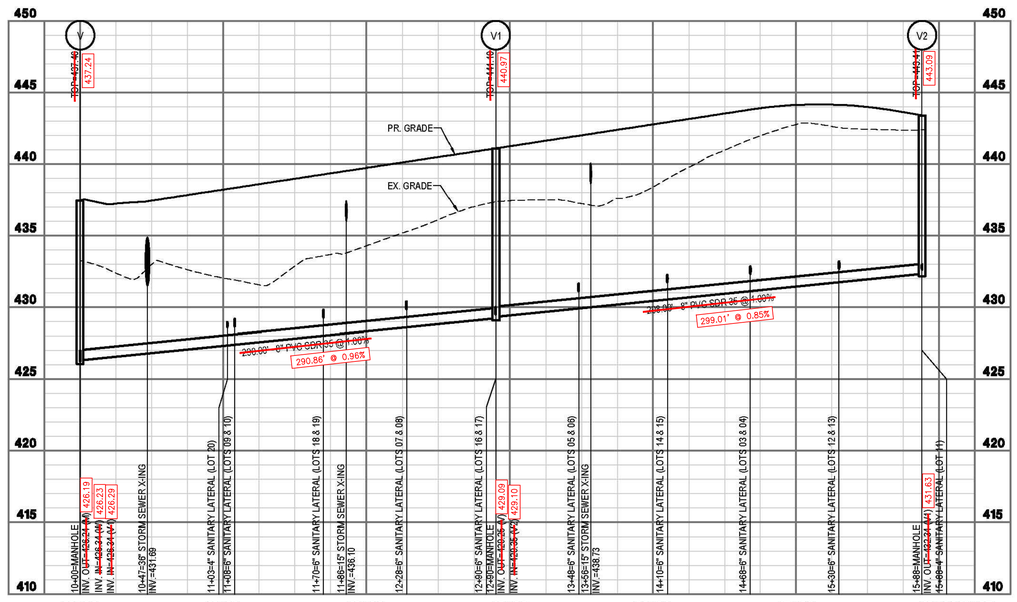

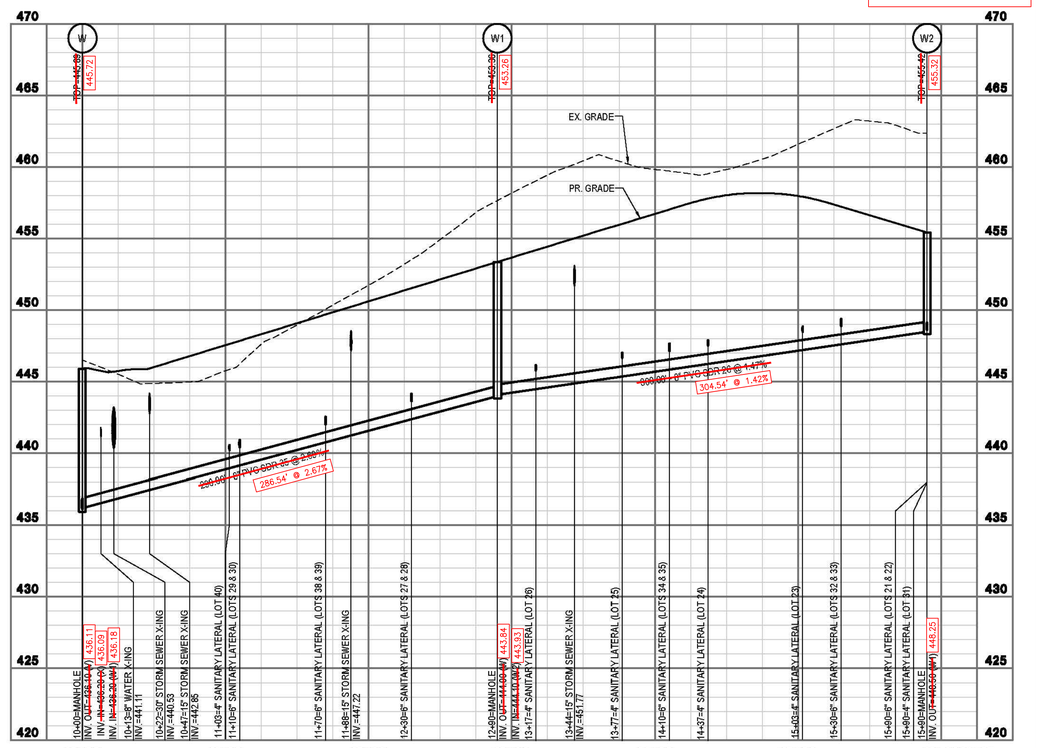

ASBUILT

VERTICAL SCALE: 1"=5'

GRAPHICAL SCALE: 1"=50'

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SANITARY SEWER PLAN & PROFILE

STONE SPRING SUBDIVISON

TAX MAP 15, PARCEL 01; D.B. 451, PG. 745
CITY OF CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1"=50' VERT.: 1"=5'
DATE:	JANUARY 2023
JOB:	2665-0206
DRAWN: JCH	CHECK: JPG
CADD: C-CU-201.DWG	
NCS:	
SHEET:	67 OF 134

SHEET 17 OF 33

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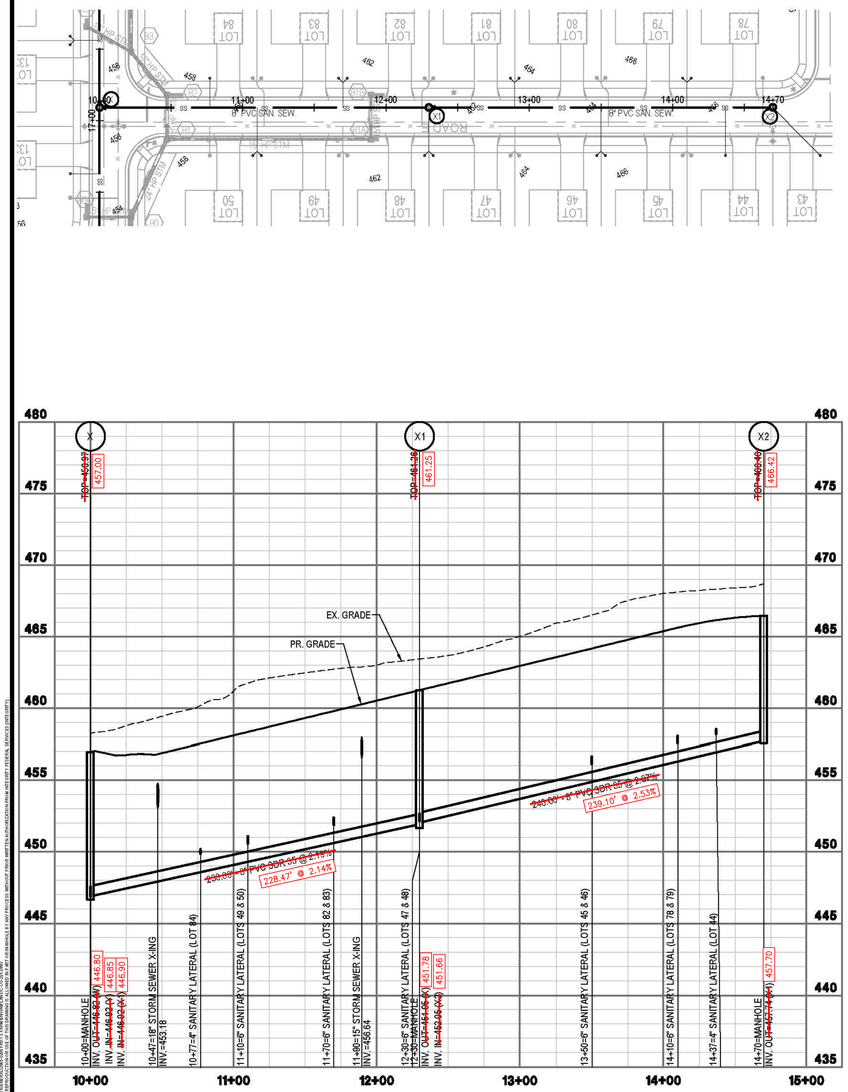

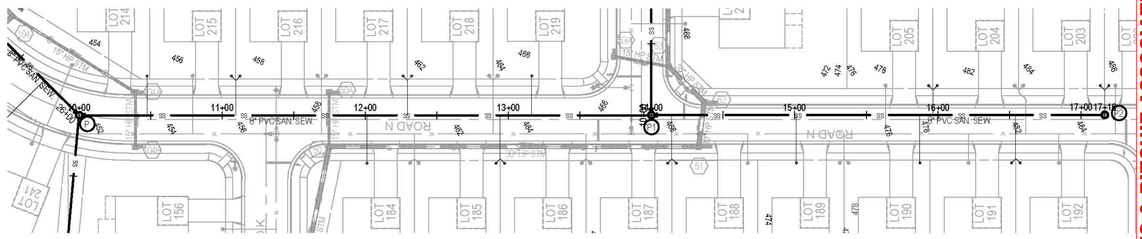

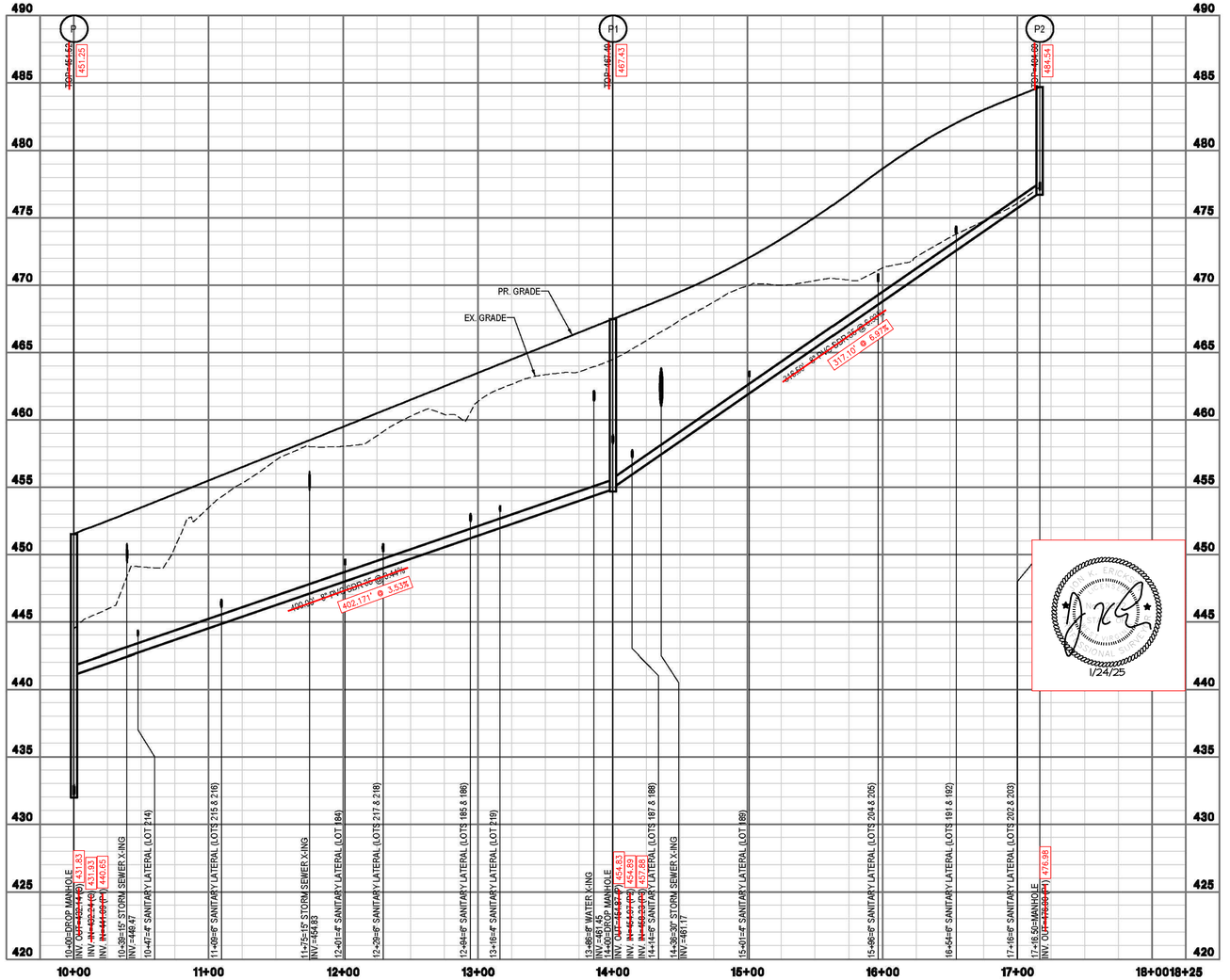

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0 2.5 5 10 15 — VERTICAL SCALE: 1"=5'

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

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1. 01/03/2023 - CITY OF CHARLES TOWN 1ST SUBMISSION
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SANITARY SEWER PLAN & PROFILE

STONE SPRING SUBDIVISON

TAX MAP 15, PARCEL 01; D.B. 451, PG. 745
CITY OF CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 50' VERT.: 1" = 5'
DATE:	JANUARY 2023
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NCS:	
SHEET:	60 OF 134

SHEET 18 OF 33

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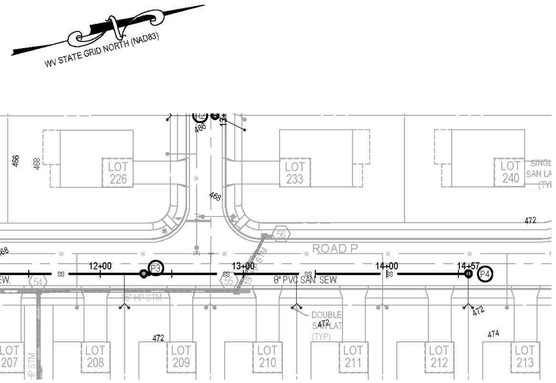

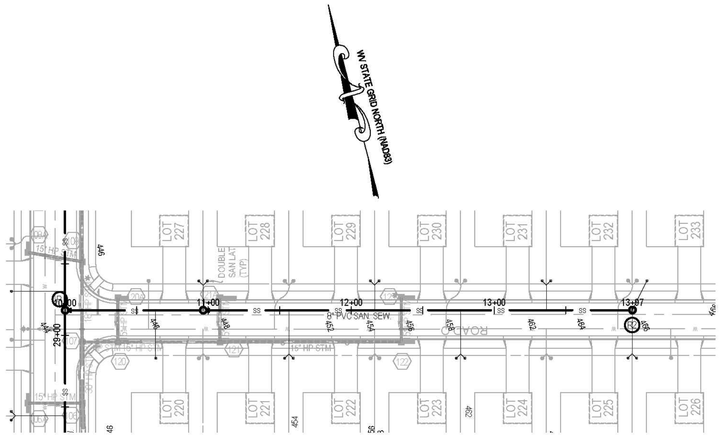

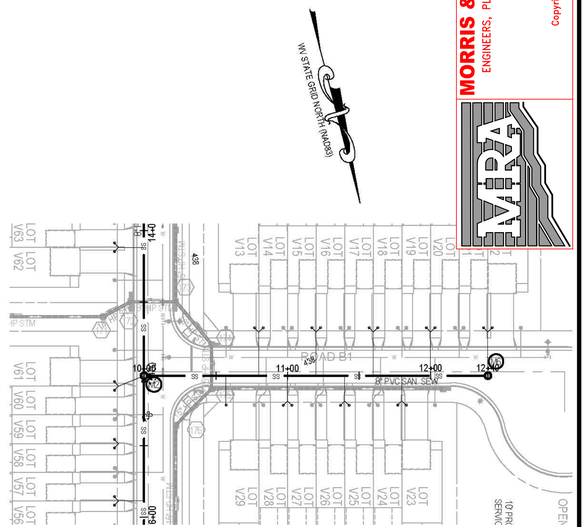

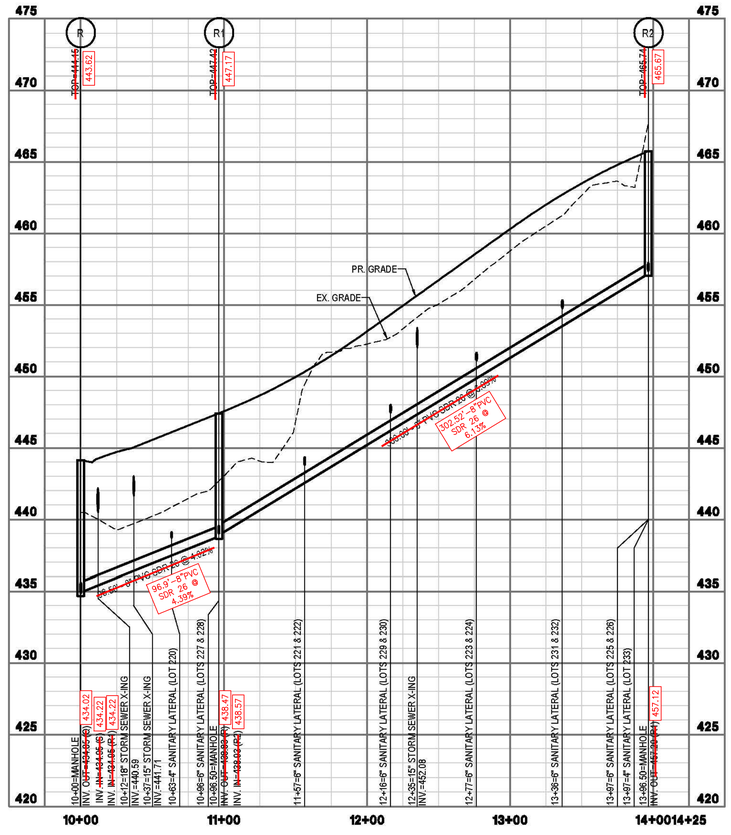

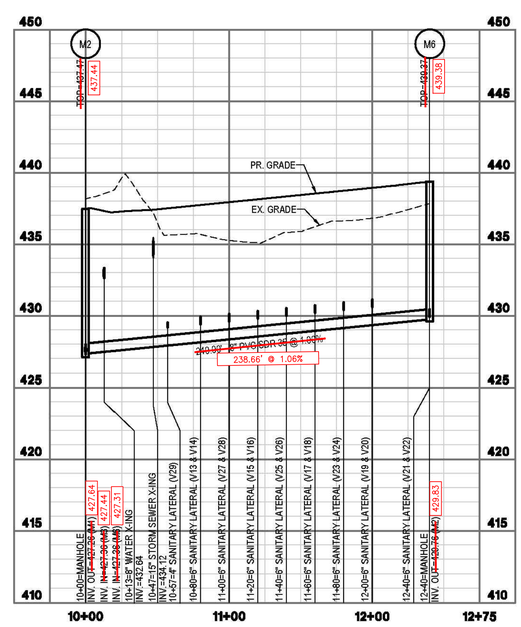

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VERTICAL SCALE: 1"=5'

GRAPHICAL SCALE: 1"=50'

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LICENSED PROFESSIONAL ENGINEER
STATE OF WEST VIRGINIA
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4. 08/31/2023 - APPROVED PLAN FOR CONSTRUCTIO

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STONE SPRING SUBDIVISON

TAX MAP 15, PARCEL 01; D.B. 451, PG. 745
CITY OF CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 50' VERT.: 1" = 5'
DATE:	JANUARY 2023
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SHEET	69 OF 134

SHEET 19 OF 33

97

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GRAPHICAL SCALE: 1"=50'

VERTICAL SCALE: 1"=5'

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3. 04/18/2023 - WVDOH WATERLINE CROSSING
4. 08/31/2023 - APPROVED PLAN FOR CONSTRUCTION
5. 09/06/2023 - NOTICE OF REVISION 2: ROAD B CUL-DE-SAC UPDATE, PUMP WET WELL ELEV UPDATE
6. 11/09/2023 - NOTICE OF REVISION 3: UPDATE FORCE MAIN ALIGNMENT AND INVSET AT METER VAULT
3

1/24/25

SANITARY SEWER FORCE MAIN PLAN & PROFILE

STONE SPRING SUBDIVISON

TAX MAP 15, PARCEL 01; D.B. 451, PG. 745
CITY OF CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 50' VERT.: 1" = 5'
DATE:	JANUARY 2023
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SHEET:	70 OF 124

SHEET 20 OF 33

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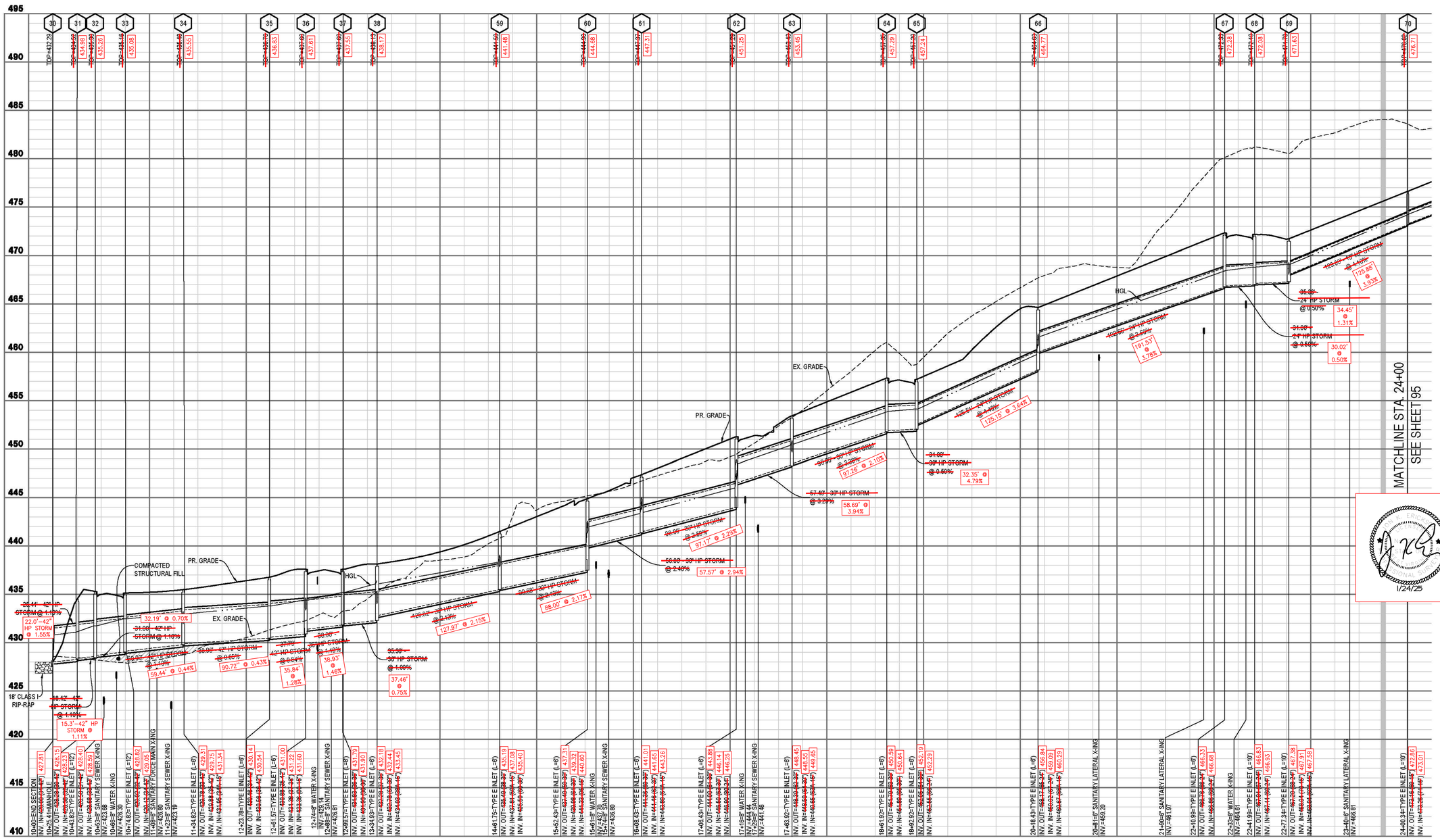

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4-3-24
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STORM SEWER PROFILES

STONE SPRING SUBDIVISON

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CITY OF CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 50' VERT.: 1" = 5'
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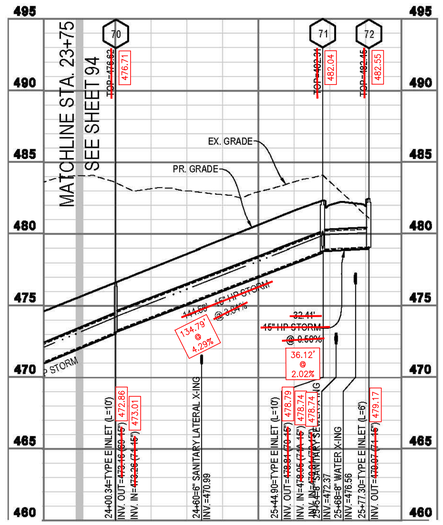

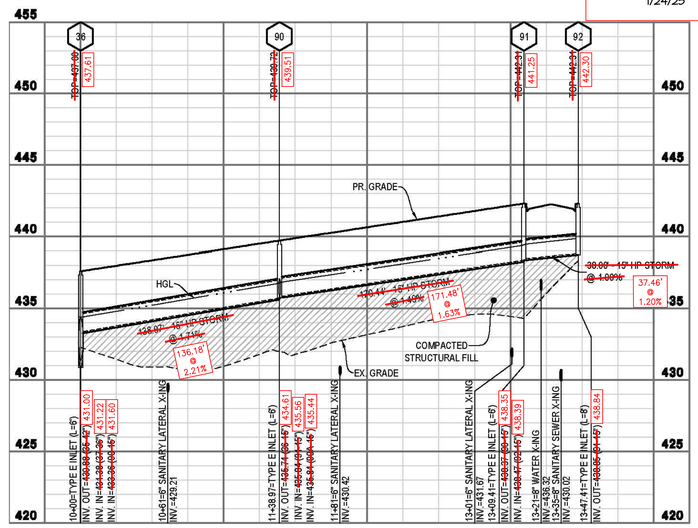

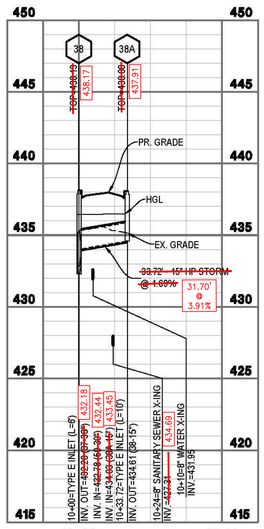

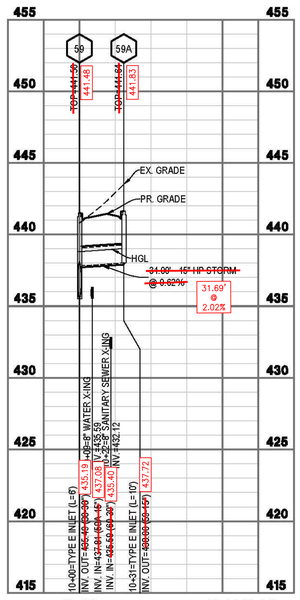

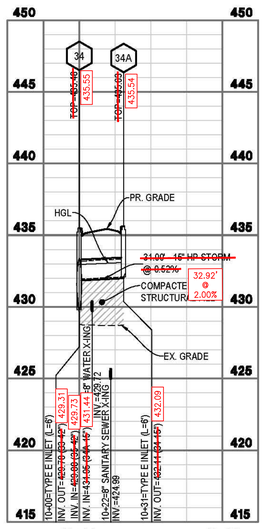

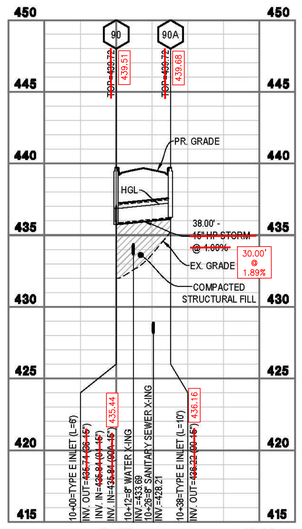

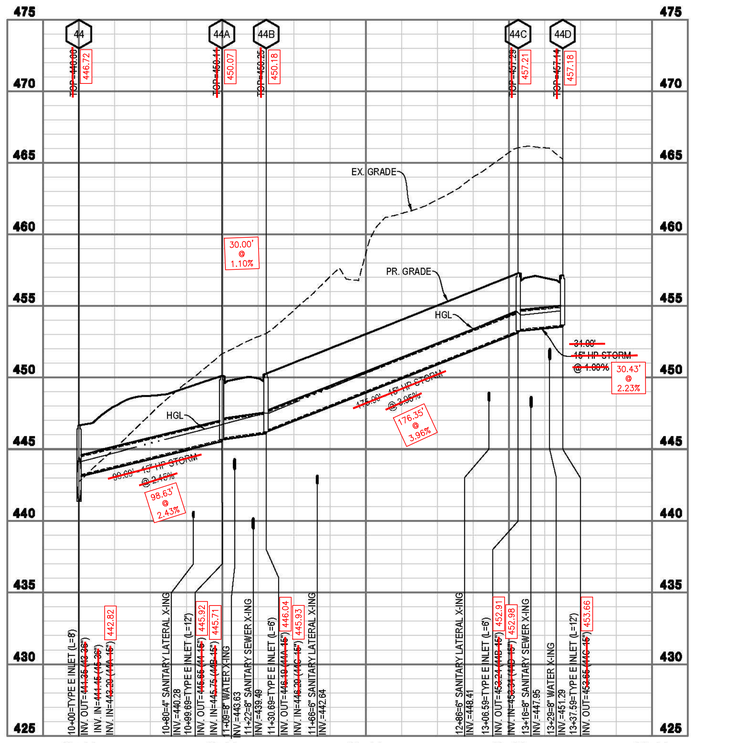

GRAPHICAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

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STORM SEWER PROFILES

STONE SPRING SUBDIVISON

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JEFFERSON COUNTY, WEST VIRGINIA

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DATE:	JANUARY 2023
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SHEET:	05 OF 134

SHEET 22 OF 33

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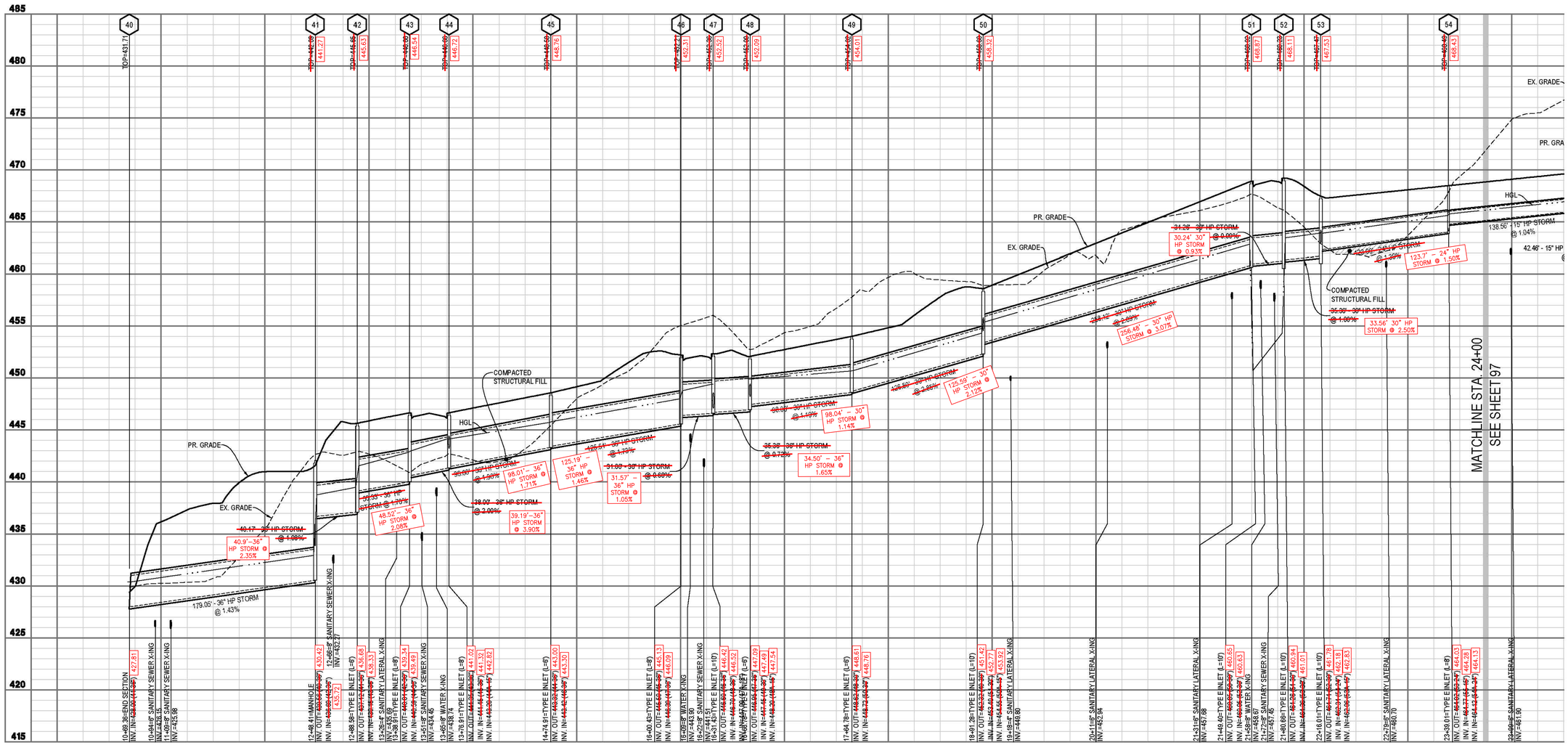

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STORM SEWER PROFILES

STONE SPRING SUBDIVISON

TAX MAP 15, PARCEL 01; D.B. 451, PG. 745
CITY OF CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

1/24/25

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VERTICAL SCALE: 1"=5'

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DATE:	JANUARY 2023
JOB:	2665-0206
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CADD: C-CU-261.DWG	
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SHEET:	00 OF 131

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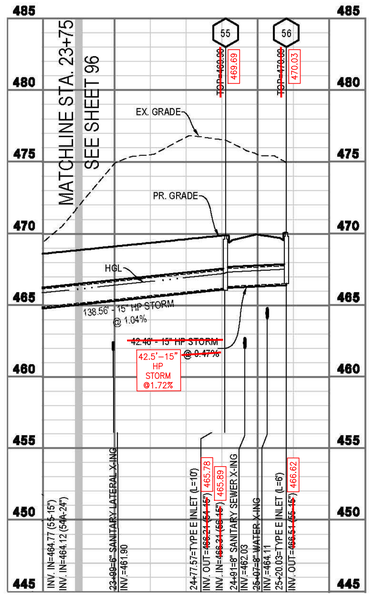

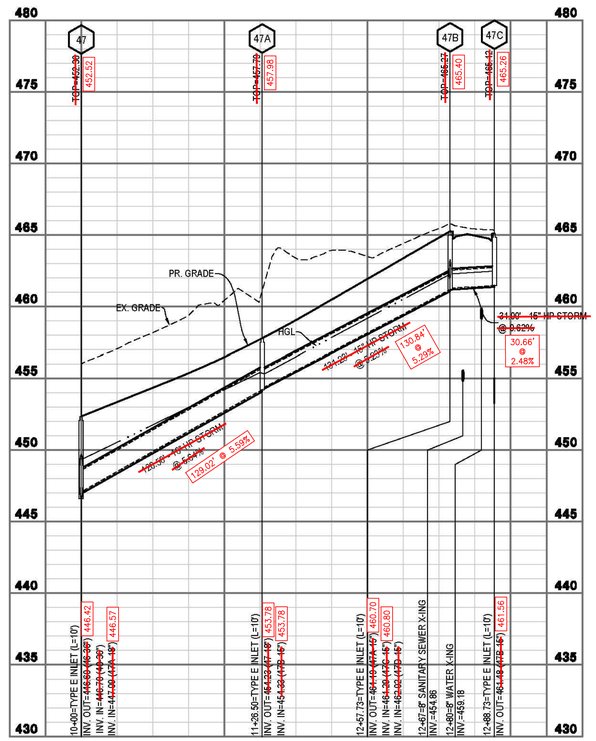

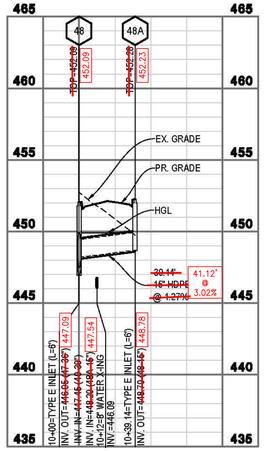

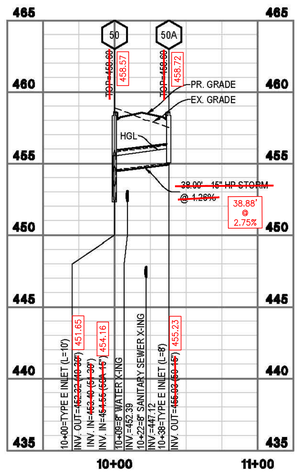

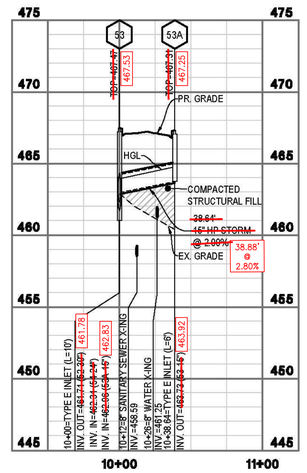

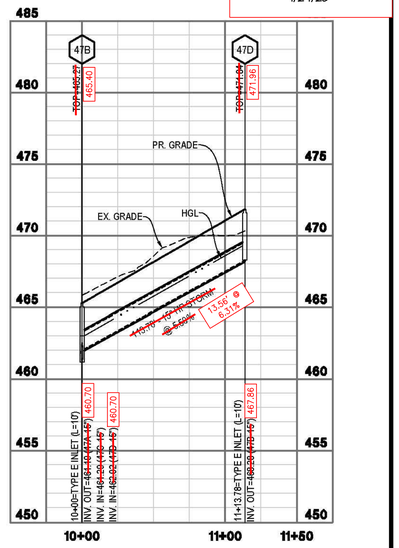

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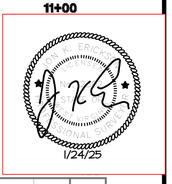

STORM SEWER PROFILES

STONE SPRING SUBDIVISON

TAX MAP 15, PARCEL 01 D.B. 451, PG. 745
CITY OF CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 50' VERT.: 1" = 5'
DATE:	JANUARY 2023
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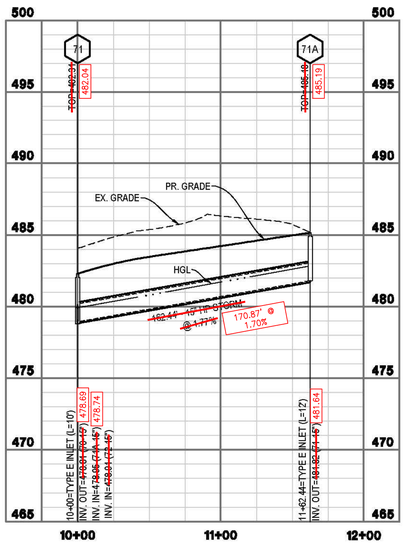

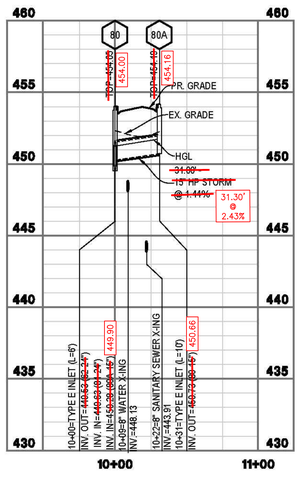

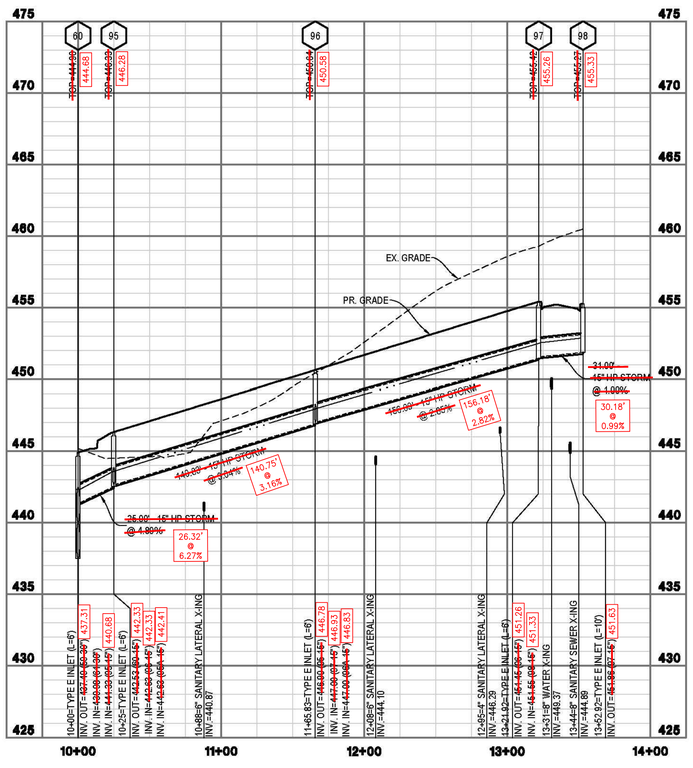

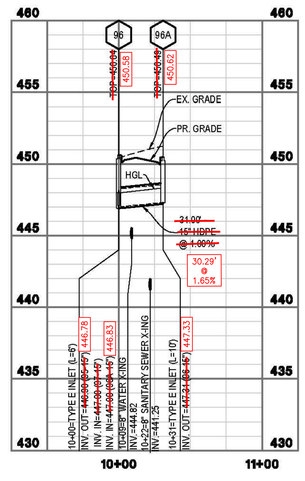

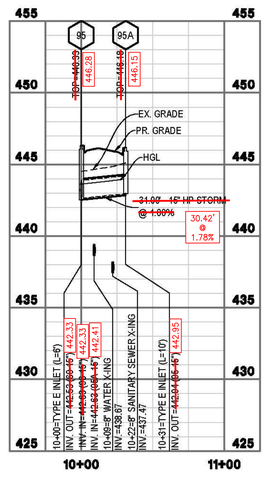

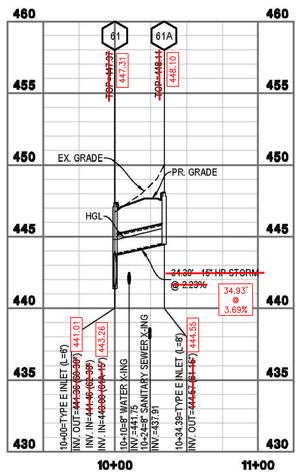

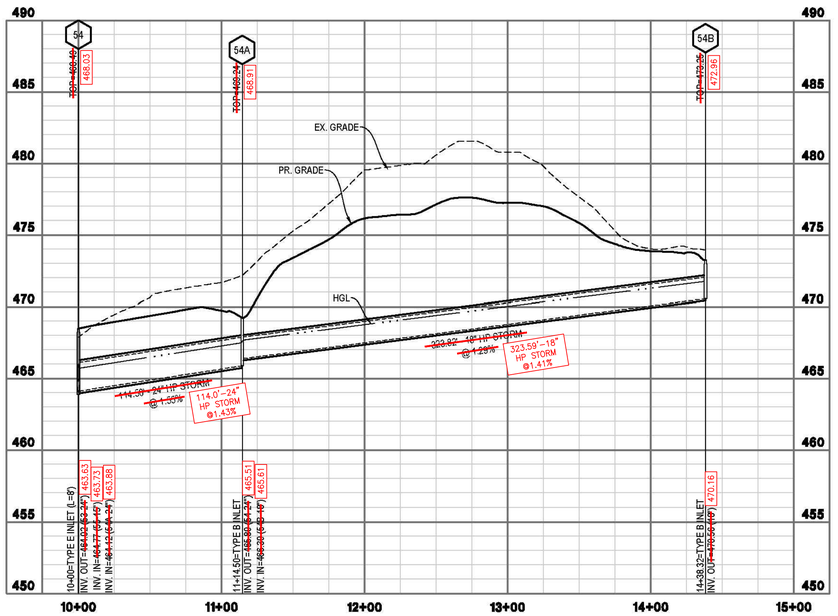

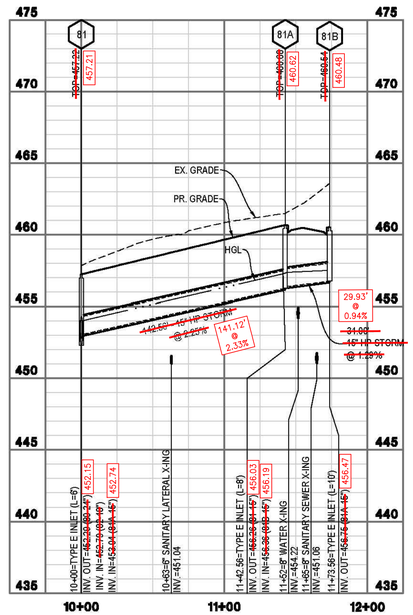

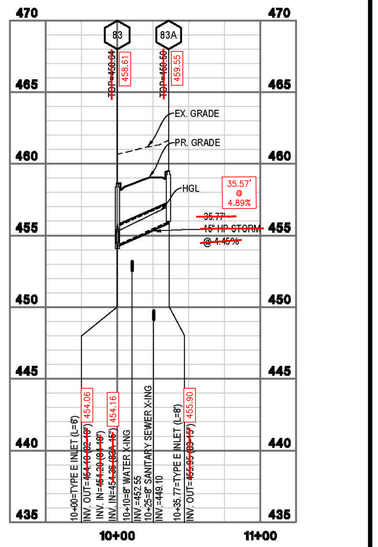

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VERTICAL SCALE: 1"=5'

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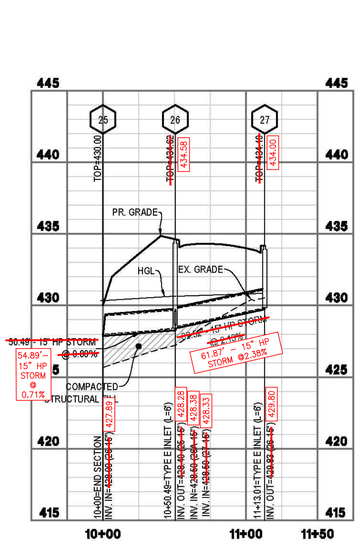

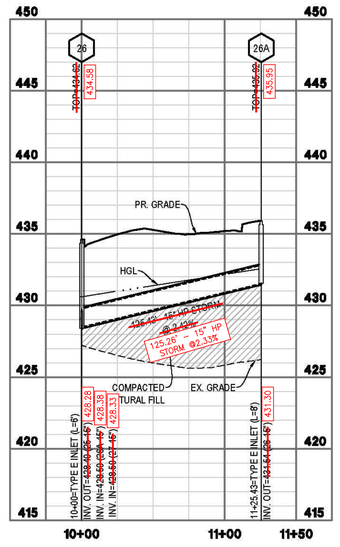

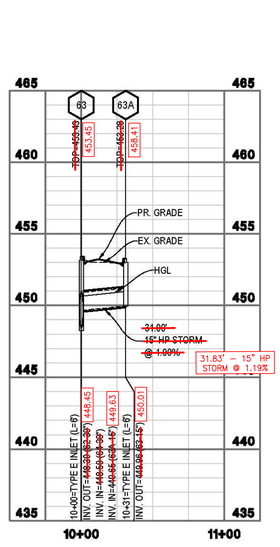

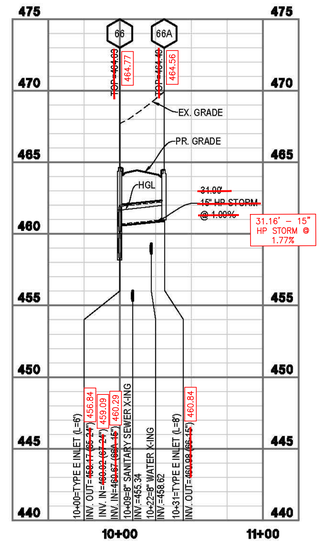

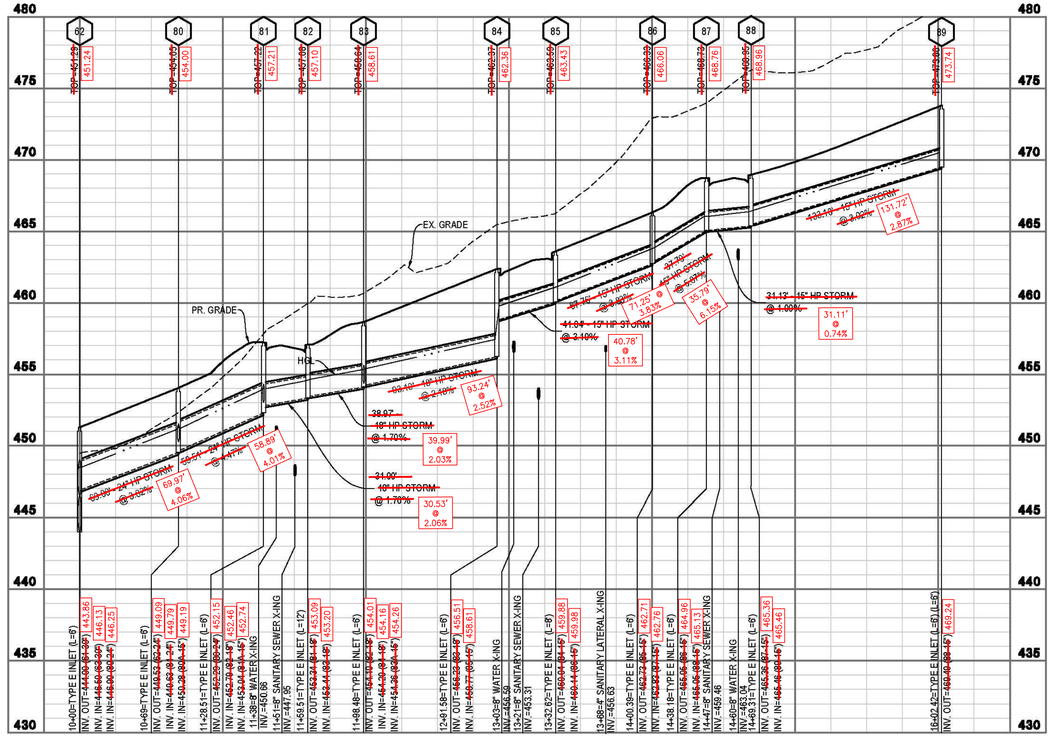

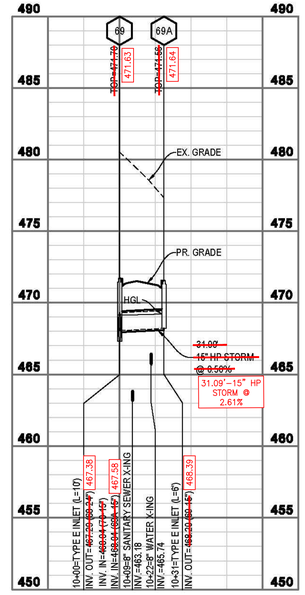

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GRAPHICAL SCALE: 1"=50'
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VERTICAL SCALE: 1"=5'
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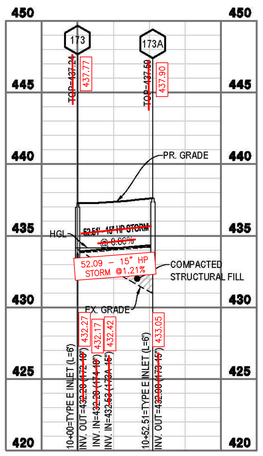

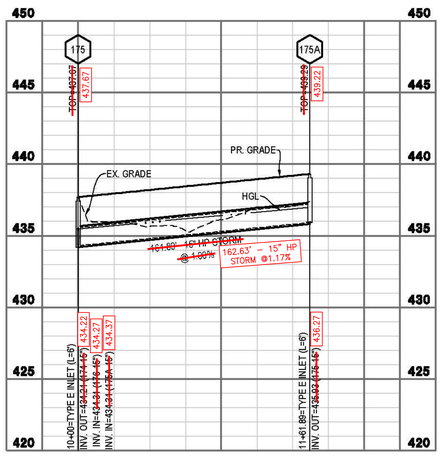

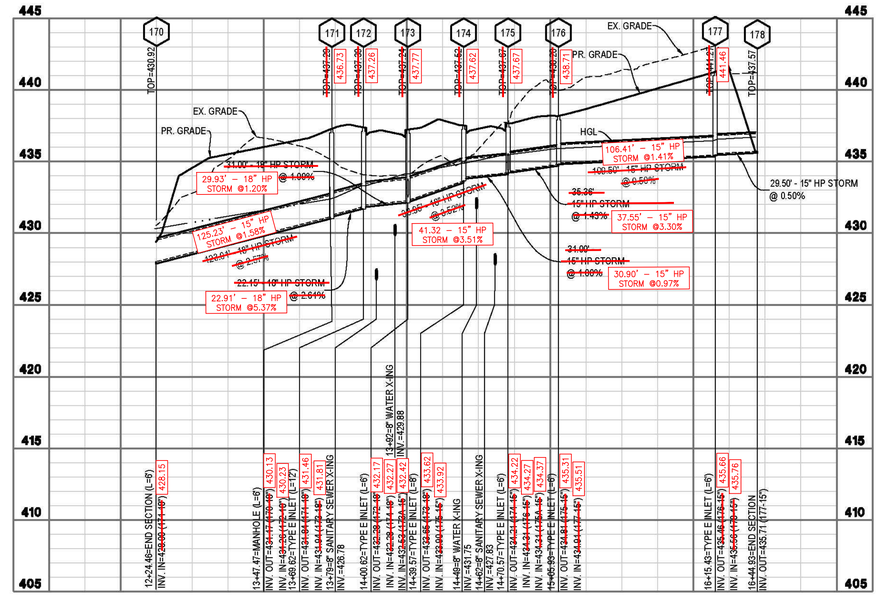

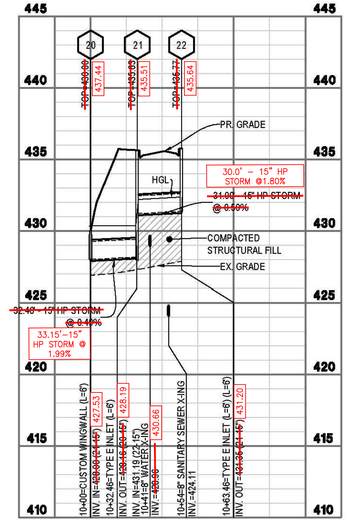

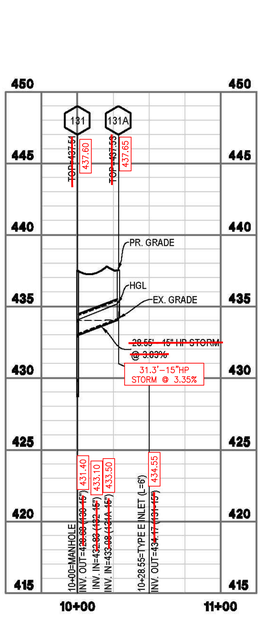

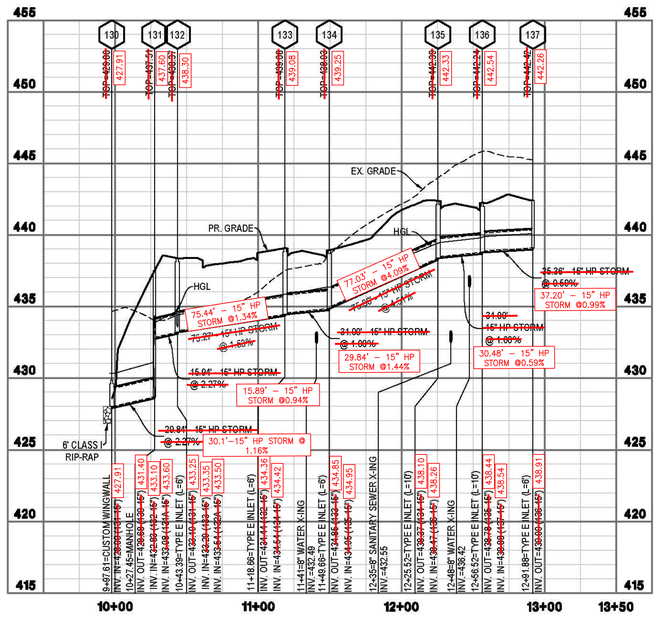

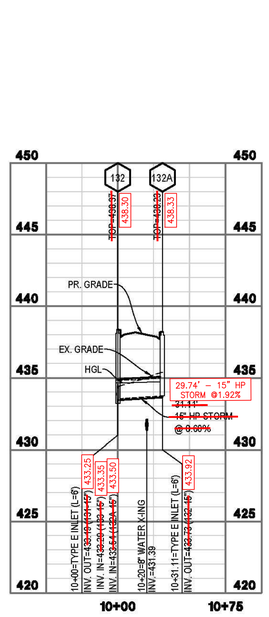

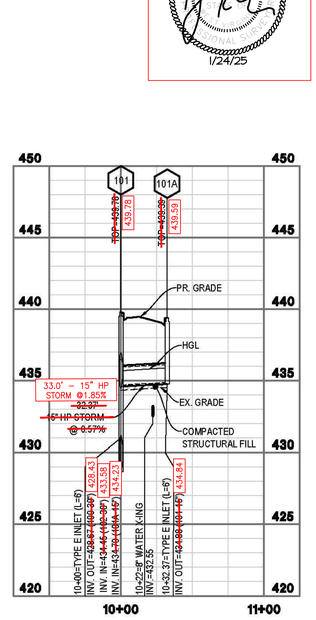

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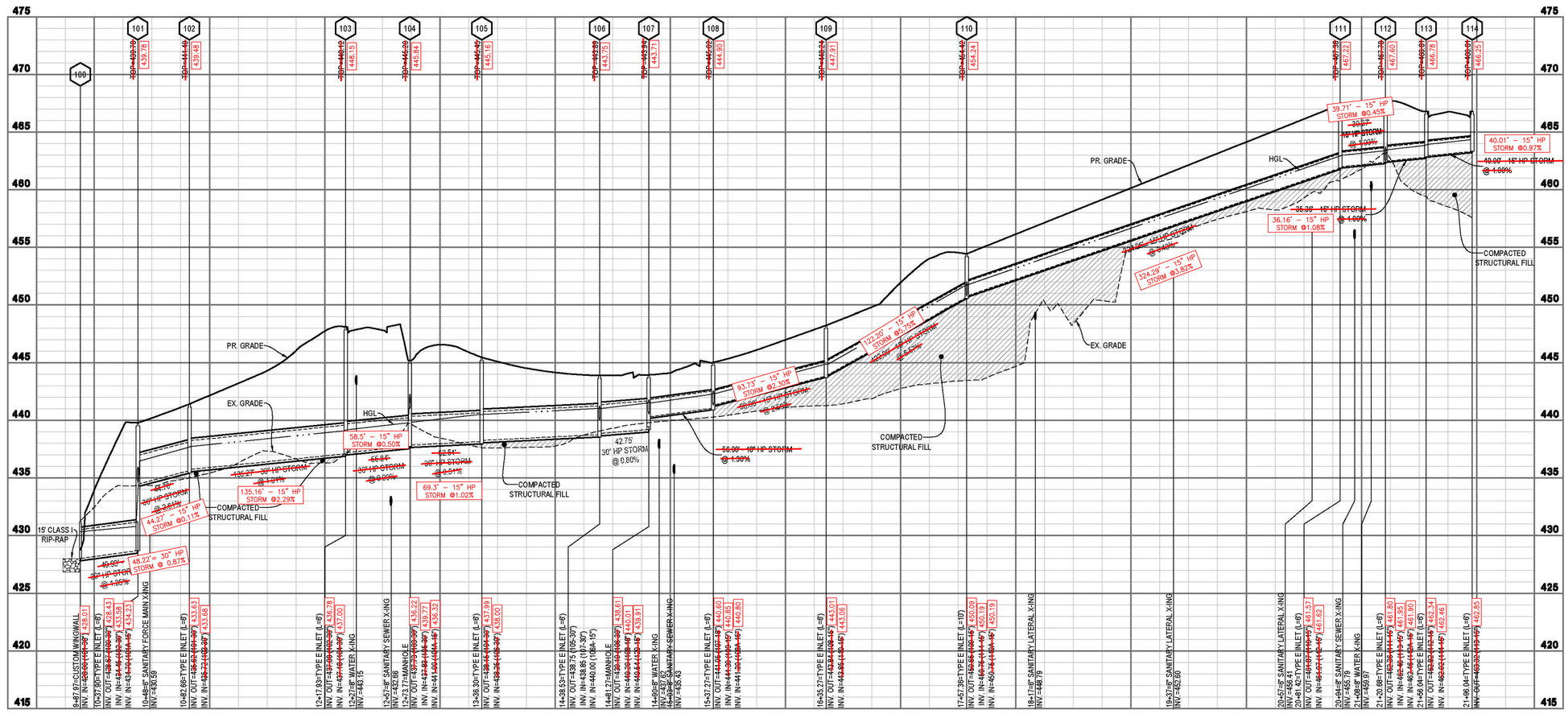

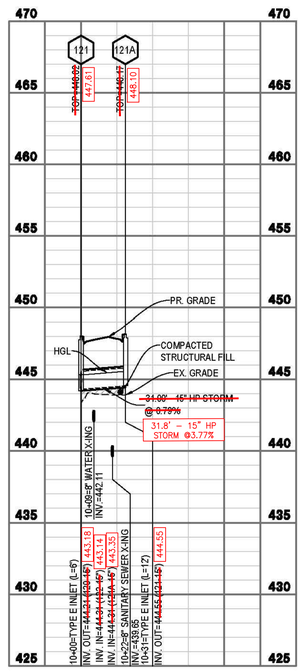

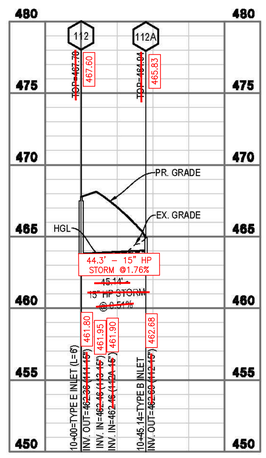

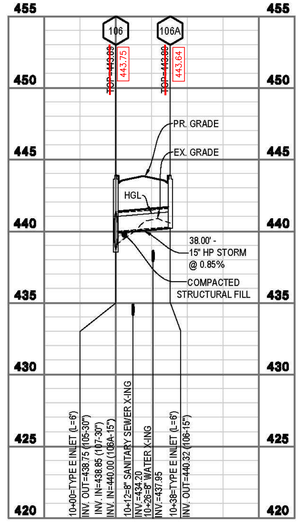

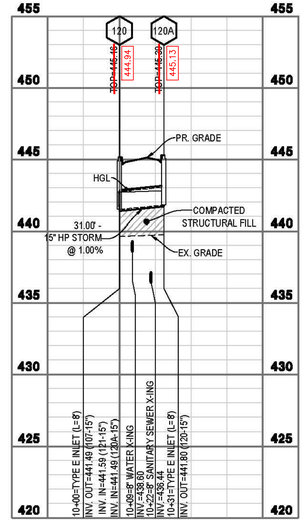

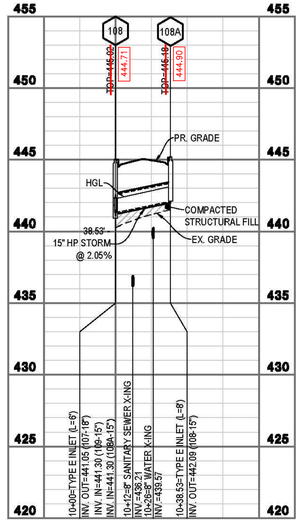

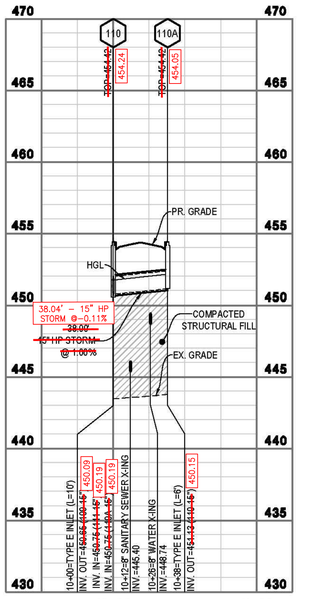

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STORM SEWER PROFILES

STONE SPRING SUBDIVISON

TAX MAP 15, PARCEL 01, D.B. 451, PG. 745
CITY OF CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 50' VERT.: 1" = 5'
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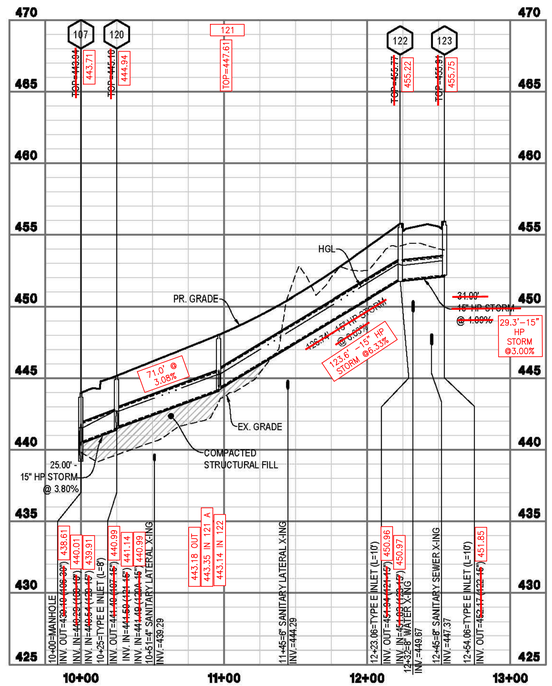

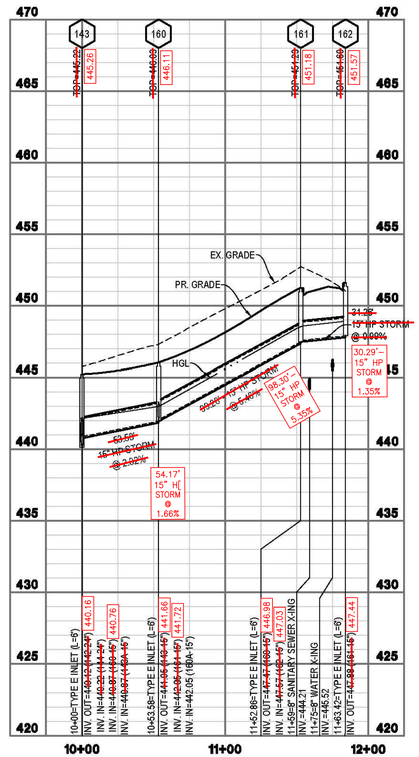

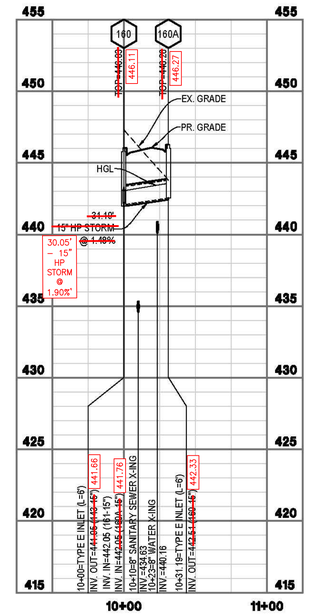

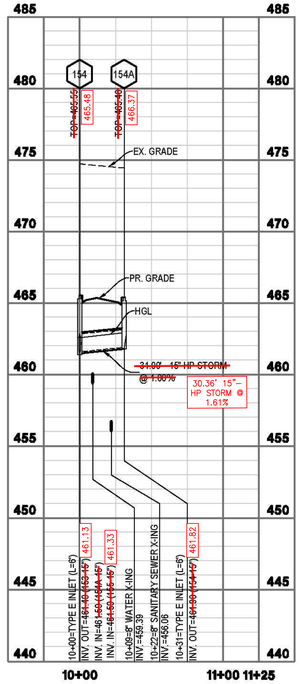

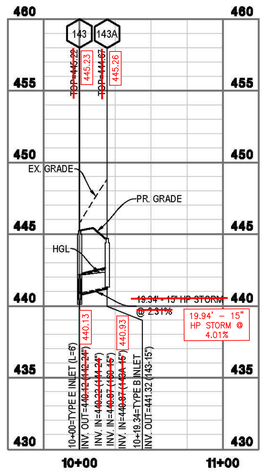

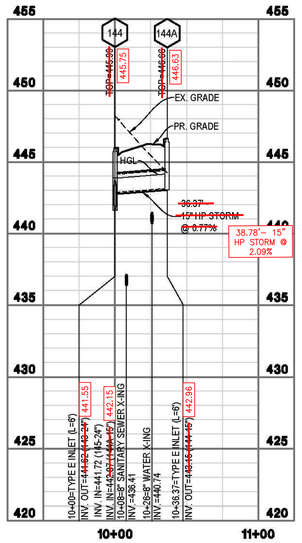

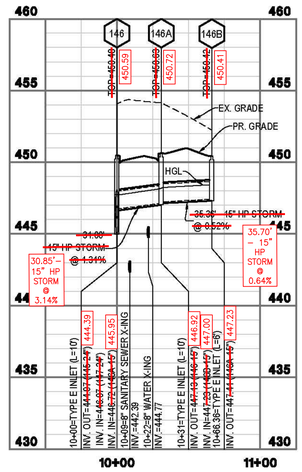

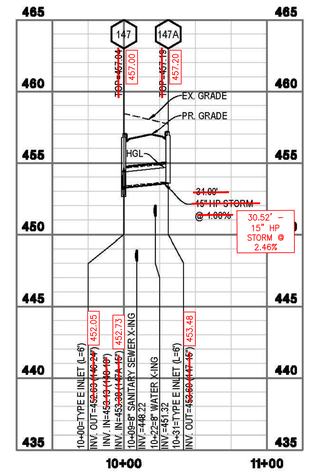

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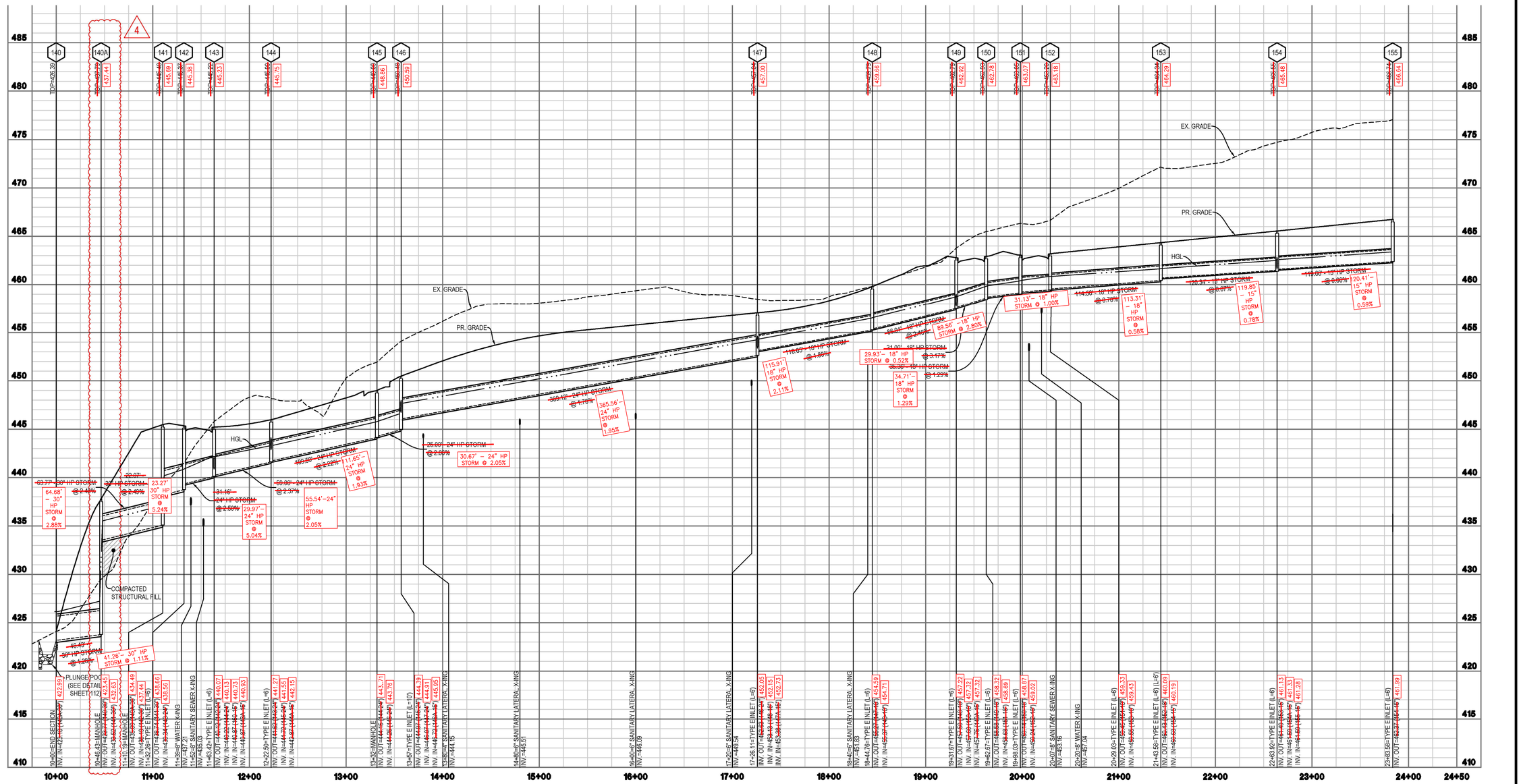

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5. 09/05/2023 - NOTICE OF REVISION 2: ROAD B CUL-DE-SAC UPDATE, PUMP WET WELL ELEV. UPDATE
6. 11/09/2023 - **NOTICE OF REVISION 3: UPDATE FORCE MAIN ALIGNMENT AND INVERT AT METER VAULT**
5. 11/14/2023 - **NOTICE OF REVISION 4: ADD PIPE INVERTS FOR STR 19A, UPDATE FENCE DETAIL FOR PUMP STATION**

4

STORM SEWER PROFILES

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0 2.5 5 10 15
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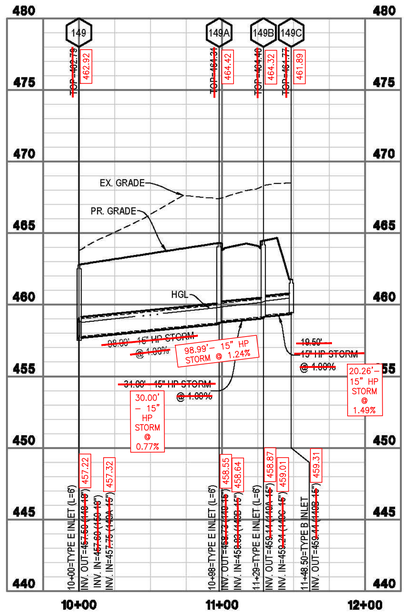

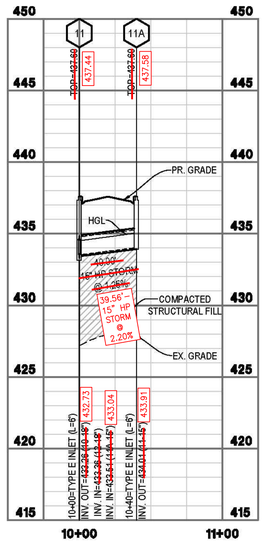

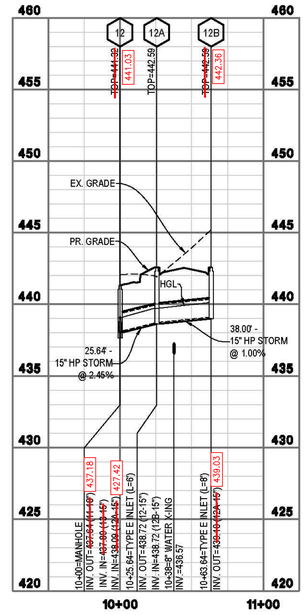

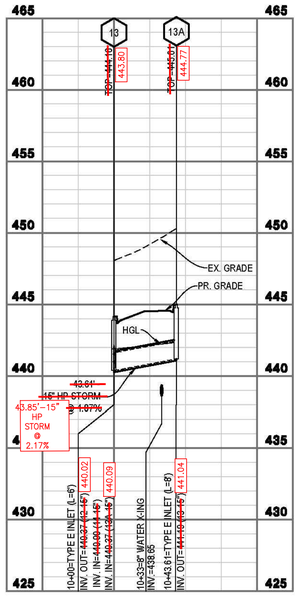

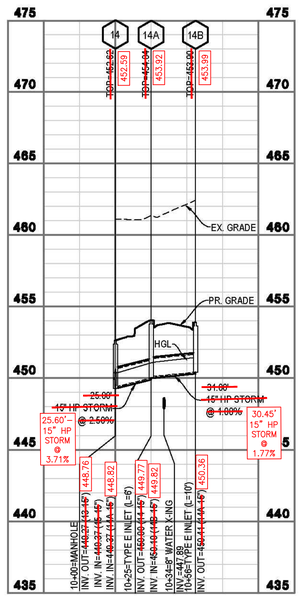

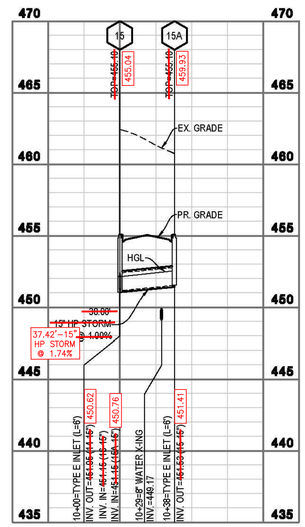

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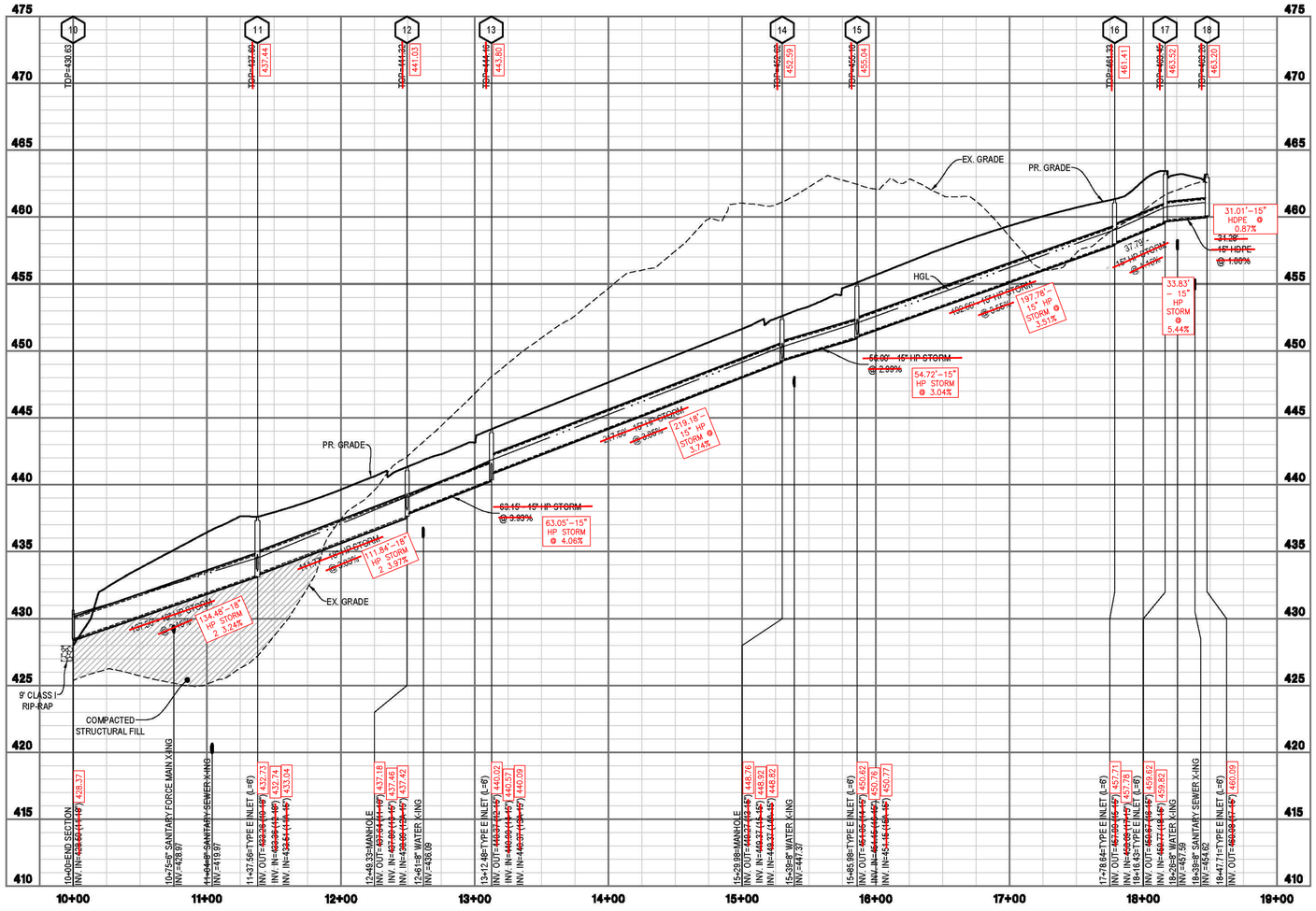

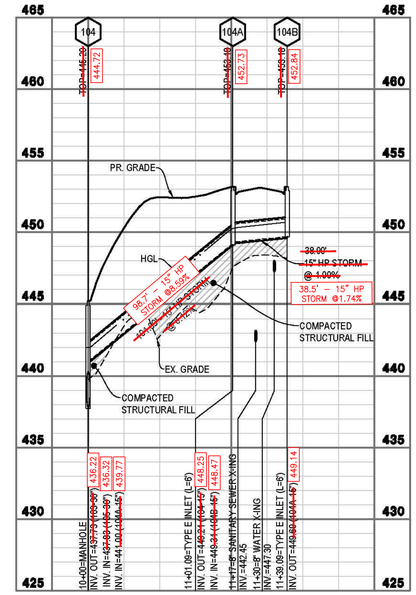





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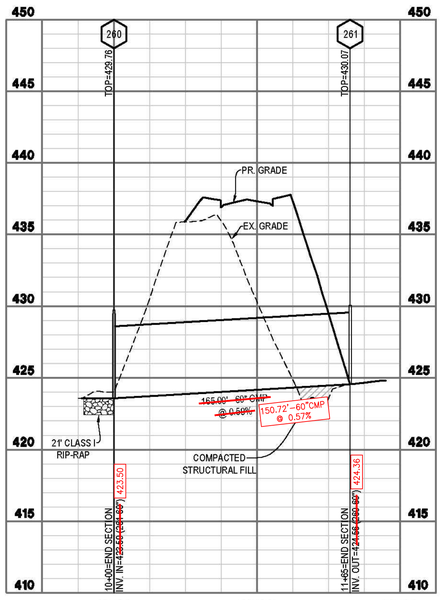

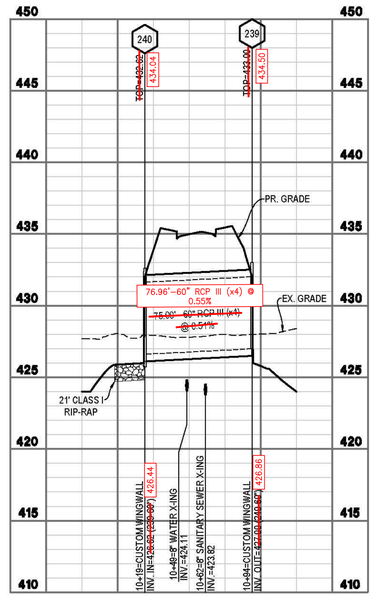

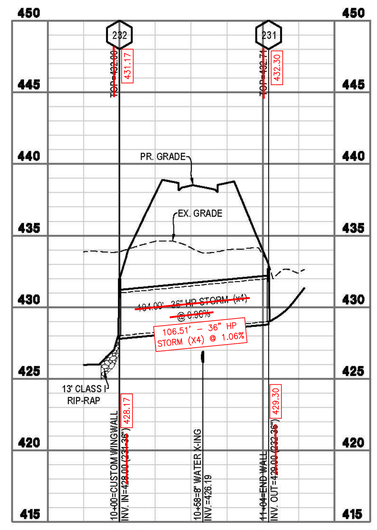

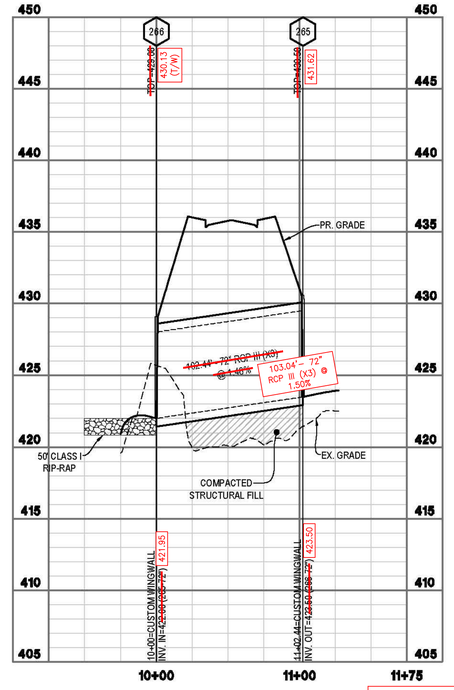

Culvert Calculator Report
ROAD A-2 CULVERTS

Solve For: Headwater Elevation

Culvert Summary			
Allowable HW Elevation	432.06 ft	Headwater Depth/Height	1.30
Computed Headwater Elevation	431.04 ft	Discharge	144.01 cfs
Inlet Control HW Elev.	430.55 ft	Tailwater Elevation	427.59 ft
Outlet Control HW Elev.	431.04 ft	Control Type	Outlet Control

Grades			
Upstream Invert	424.56 ft	Downstream Invert	423.59 ft
Length	165.00 ft	Constructed Slope	0.005879 ft/ft

Hydraulic Profile			
Profile	M2	Depth, Downstream	4.00 ft
Slope Type	Mild	Normal Depth	N/A ft
Flow Regime	Subcritical	Critical Depth	3.44 ft
Velocity Downstream	8.55 ft/s	Critical Slope	0.015572 ft/ft

Section			
Section Shape	Circular	Mannings Coefficient	0.024
Section Material	CMP	Span	5.00 ft
Section Size	60 inch	Rise	5.00 ft
Number Sections	1		

Outlet Control Properties			
Outlet Control HW Elev.	431.04 ft	Upstream Velocity Head	0.85 ft
Ke	0.90	Entrance Loss	0.76 ft

Inlet Control Properties			
Inlet Control HW Elev.	430.55 ft	Flow Control	N/A
Inlet Type	Projecting	Area Full	19.6 ft²
K	0.03400	HDS 5 Chart	2
M	1.50000	HDS 5 Scale	3
C	0.05530	Equation Form	1
Y	0.54000		

Culvert Calculator Report
ROAD H CULVERTS - 100 YEAR

Solve For: Headwater Elevation

Culvert Summary			
Allowable HW Elevation	434.97 ft	Headwater Depth/Height	1.58
Computed Headwater Elevation	433.89 ft	Discharge	710.00 cfs
Inlet Control HW Elev.	432.14 ft	Tailwater Elevation	431.80 ft
Outlet Control HW Elev.	433.89 ft	Control Type	Outlet Control

Grades			
Upstream Invert	426.00 ft	Downstream Invert	426.00 ft
Length	143.00 ft	Constructed Slope	0.000000 ft/ft

Hydraulic Profile			
Profile	PressureProfile	Depth, Downstream	5.80 ft
Slope Type	N/A	Normal Depth	N/A ft
Flow Regime	N/A	Critical Depth	3.82 ft
Velocity Downstream	9.04 ft/s	Critical Slope	0.004571 ft/ft

Section			
Section Shape	Circular	Mannings Coefficient	0.012
Section Material	HDPE (Smooth Interior)	Span	5.00 ft
Section Size	60 inch	Rise	5.00 ft
Number Sections	4		

Outlet Control Properties			
Outlet Control HW Elev.	433.89 ft	Upstream Velocity Head	1.27 ft
Ke	0.20	Entrance Loss	0.25 ft

Inlet Control Properties			
Inlet Control HW Elev.	432.14 ft	Flow Control	N/A
Inlet Type	Beveled ring, 33.7° bevels	Area Full	78.5 ft²
K	0.00180	HDS 5 Chart	3
M	2.50000	HDS 5 Scale	B
C	0.02430	Equation Form	1
Y	0.83000		

Culvert Calculator Report
ROAD B CULVERTS

Solve For: Section Size

Culvert Summary			
Allowable HW Elevation	434.00 ft	Headwater Depth/Height	1.48
Computed Headwater Elevation	433.44 ft	Discharge	153.00 cfs
Inlet Control HW Elev.	432.02 ft	Tailwater Elevation	430.51 ft
Outlet Control HW Elev.	433.44 ft	Control Type	Outlet Control

Grades			
Upstream Invert	429.00 ft	Downstream Invert	428.00 ft
Length	100.00 ft	Constructed Slope	-0.010000 ft/ft

Hydraulic Profile			
Profile	CompositeA2PressureProfile	Depth, Downstream	2.51 ft
Slope Type	Adverse	Normal Depth	0.00 ft
Flow Regime	Subcritical	Critical Depth	2.01 ft
Velocity Downstream	6.06 ft/s	Critical Slope	0.004481 ft/ft

Section			
Section Shape	Circular	Mannings Coefficient	0.012
Section Material	HDPE (Smooth Interior)	Span	3.00 ft
Section Size	36 inch	Rise	3.00 ft
Number Sections	4		

Outlet Control Properties			
Outlet Control HW Elev.	433.44 ft	Upstream Velocity Head	0.46 ft
Ke	0.20	Entrance Loss	0.09 ft

Inlet Control Properties			
Inlet Control HW Elev.	432.02 ft	Flow Control	N/A
Inlet Type	Beveled ring, 33.7° bevels	Area Full	28.3 ft²
K	0.00180	HDS 5 Chart	3
M	2.50000	HDS 5 Scale	B
C	0.02430	Equation Form	1
Y	0.83000		

Culvert Calculator Report
ROAD A CULVERTS

Solve For: Headwater Elevation

Culvert Summary			
Allowable HW Elevation	434.80 ft	Headwater Depth/Height	1.85
Computed Headwater Elevation	434.62 ft	Discharge	1,200.00 cfs
Inlet Control HW Elev.	433.90 ft	Tailwater Elevation	430.00 ft
Outlet Control HW Elev.	434.62 ft	Control Type	Outlet Control

Grades			
Upstream Invert	423.50 ft	Downstream Invert	422.00 ft
Length	100.00 ft	Constructed Slope	0.015000 ft/ft

Hydraulic Profile			
Profile	PressureProfile	Depth, Downstream	8.00 ft
Slope Type	N/A	Normal Depth	3.95 ft
Flow Regime	N/A	Critical Depth	5.33 ft
Velocity Downstream	14.15 ft/s	Critical Slope	0.007941 ft/ft

Section			
Section Shape	Circular	Mannings Coefficient	0.013
Section Material	Concrete	Span	6.00 ft
Section Size	72 inch	Rise	6.00 ft
Number Sections	3		

Outlet Control Properties			
Outlet Control HW Elev.	434.62 ft	Upstream Velocity Head	3.11 ft
Ke	0.20	Entrance Loss	0.62 ft

Inlet Control Properties			
Inlet Control HW Elev.	433.90 ft	Flow Control	Submerged
Inlet Type	Beveled ring, 45° bevels	Area Full	84.8 ft²
K	0.00180	HDS 5 Chart	3
M	2.50000	HDS 5 Scale	A
C	0.03000	Equation Form	1
Y	0.74000		

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Memorandum

To: Stanley Martin Homes, LLC
12200 Park Meadow Drive,
Suite 100 N Chantilly, VA 20152

From: Mark Phillips, P.E.

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

Date: February 20, 2025

Subject: Stone Spring Phase 2 Performance Bond Reduction Request

This memorandum summarizes our review of the Bond Reduction Request for the Stone Spring Subdivision – Phase 2 (dated February 13, 2025, prepared by Stanley Martin Homes). This application request a bond reduction in the amount of $13,120,636.72 on an overall Bond valued at $14,782,413.46. The request is based on the approved plan and plat for Stone Spring Phase 2, an As-Built of the current site development and a site visit to observe built conditions on February 20, 2025 by Kimley-Horn.

Based on our review of the Phase 2 As-Built Plans, Site Visit, and the City Bond Estimate spreadsheet we have no comments on the Bond reduction request amount of $13,120,636.72. Thank you for the opportunity to review this Bond Reduction Request. 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: 03/24/25
Department: Planning Commission
Category: Report
Initiator:

AGENDA ITEM (ID #)

Commission Review: SLD2025-02: Norborne-Glebe Phase 16 - Sketch Plan Completeness Review

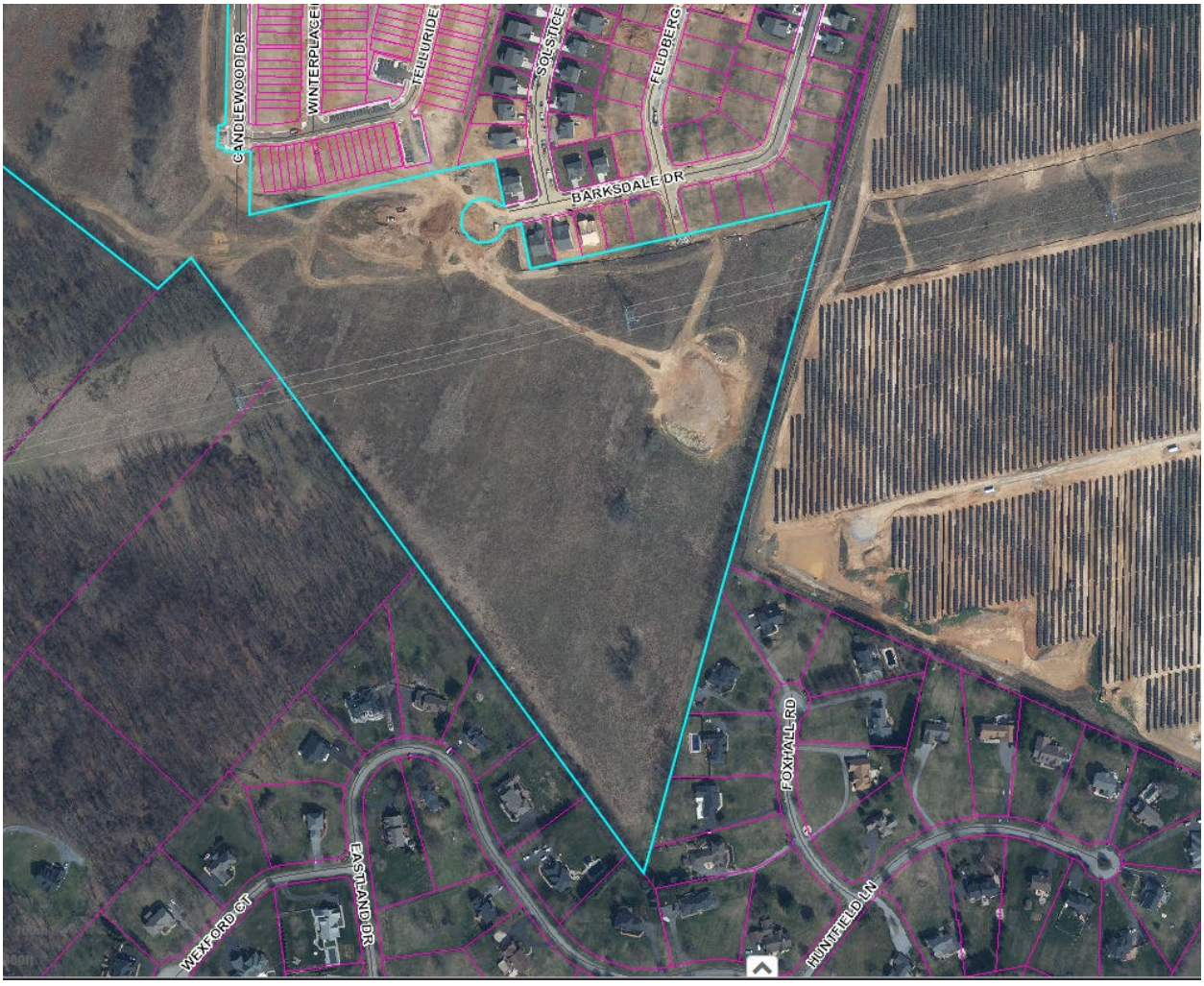
ATTACHMENTS:

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

Sketch Plan Completeness Review

SLD2025-02

Date: For the March 24, 2025 Planning Commission meeting
Applicant: Arcadia Land Inc.
Property Owner: Arcadia Land Inc.
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: Major Land Development.
Property Location: End of Barksdale Drive in Norborne-Glebe subdivision
Current Zoning: Neighborhood Residential



PROJECT OVERVIEW

The development of 19.5 acres for 56 single-family residential lots.

ZONING REVIEW

The property is zoned Neighborhood Residential (NR)

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. Neighborhood Residential zoning.

g. Maximum and proposed density based on the Net Buildable Land Area
Provided. Maximum density in NR Zoning is 10 units per acre. Net buildable land area is 15.17 acre. Applicant proposes 56 units, a density of 3.7 units per acre.

h. Available utilities
CTUB will provide water and sewer utilities to site. Utility layout to be provided at Preliminary Plan stage. Electric utilities are available.

i. All existing sanitary sewer facilities and combined sewer facilities
Utility layout to be provided at Preliminary Plan stage.

j. Depict location or statement of proposed water and sewer supply and other utility improvements.

Utility layout to be provided at Preliminary Plan stage.

k. Existing covenants
None.

l. General layout of any proposed number of Lots, average Lot sizes and any proposed commercial uses, including any associated parking. Include proposed height of structures.
Provided. Average lot size is 68 ft. x 120.5 ft. Parking provided via driveways and garages.

m. Statement of total acreage of the tract being subdivided or developed, including the Net Buildable Land Area
Provided. 19.5 acres with net buildable area of 15.1 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
Provided.

o. The proposed number of dwelling units of each type in each in the total development
Provided.

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. Plan shows right-of-way areas. Sidewalk provided on both sides of roads.

r. Proposed open space and/or recreation areas, including notes on the plan describing the proposed use, activity area and/or improvement. The amount, approximate boundaries and location of common open space, with the percentage of the total acreage of the site to be placed in common open space.
Provided.

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.
Provided.

u. The location and extent of proposed buffers

Provided. Additional details on landscaping to be provided at Preliminary Plan phase. Plan set shows tree buffer from adjacent properties.

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

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

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

KIMLEY-HORN
The City's 3rd party engineering firm, Kimley-Horn, has reviewed this application and plan and has no comments at this stage.

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 April 28, 2025 meeting.

MAJOR SUBDIVISION AND LAND DEVELOPMENT APPLICATION

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

1. SUBMISSION DATE January 28, 2025_____

2. APPLICATION TYPE ☑ Sketch Plan

☐ Preliminary Plan

☐ Final Plan

3. FEES

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

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

4. SUBMITTAL PACKAGE

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

Fee Schedule

1. BASE FEES

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

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

2. APPLICATION FEES

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

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

3. LEGAL NOTICE FEES

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

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

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

4. ADDITIONAL FEES

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

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

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

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

3. APPLICANT'S NAME* Arcadia Land Inc

Address: 108 N. George St. 2nd Floor

Telephone Number 443-286-2786

Email Address gendler@arcadiacompanies.com

4. PROPERTY OWNER'S NAME Same as above

Address: _____

Telephone Number (_____) _____

Email Address _____

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

Property Address: Located at the end of Candlewood Dr and Barksdale Dr.

Tax Map # and Parcel: Charles Town Corp District 3 Map 12 Parcel 215

Property Area in Square Feet or Acres: 19.50 acres

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

6. FEE CALCULATION (Per Fee Schedule)

BASE: _____

APPLICATION: _____

_____

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

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

MAILING TYPE: $25

LEGAL AD $25

SIGNAGE: $

AMOUNT DUE: $_____

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

An extension of Norborne Glebe Subdivision to include 59 single family homes.

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

Existing use is undeveloped property within a larger subdivision. The current zoning is residential.

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

N/A

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

Application No.	Project Name and Phase	Status	Approval Date
SLD-2014-04	Norborne Glebe Phase 5-Subdivision Plan	Approved	1/14/2014
SLD-2017-0	Norborne Glebe Phases 7-8 Subdivision Plan	Approved	09/25/2018
SLD-2016-01	Norborne Glebe Phase 6 Subdividion Plan	Approved	09/25/2018
SLD-2017-14	Norborne Glebe Phase 14A Subdivision Plan	Approved	09/25/2018
SLD-2021-02	Norborne Glebe Phase 14B Subdivision Plan	Approved	02/28/2022
SLD-2021-05	Norborne Glebe Phase 9 & 10 Subdivision Plan	Approved	10/13/2022
SLD-2022-03	Norborne Glebe Phase 15 Subdivision Plan	Approved	03/27/2023
SLD-2022-06	Norborne Glebe Phases 10B, 11, 12 &13	Approved	02/27/2024

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

☑ No

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

_____

_____

_____

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

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

APPLICANT CERTIFICATION

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

Signature of Applicant Jason Miller As: Treasurer Date 2/2/2025

Signature of Property Owner (If different than Applicant)

_____ Date _____

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

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

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

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

Receipt No._____

Subdivision Administrator Approval/Denial:_____ Date:_____

Planning Commission Approval/Denial:_____ Date:_____

Comments/Conditions:_____

_____

_____

_____

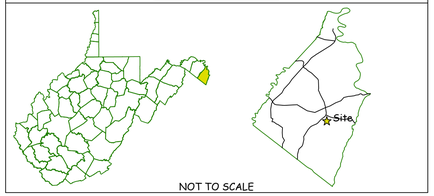
NORBORNE GLEBE

PHASE 16

SKETCH PLAN

CHARLES TOWN CORP, DISTRICT (3) MAP 12- PARCEL 215- DEED BOOK 1173- PAGE 85
CITY OF CHARLES TOWN, WV
ZONED NEIGHBOORHOOD RESIDENTIAL (NR)

GENERAL LOCATION



NOT TO SCALE

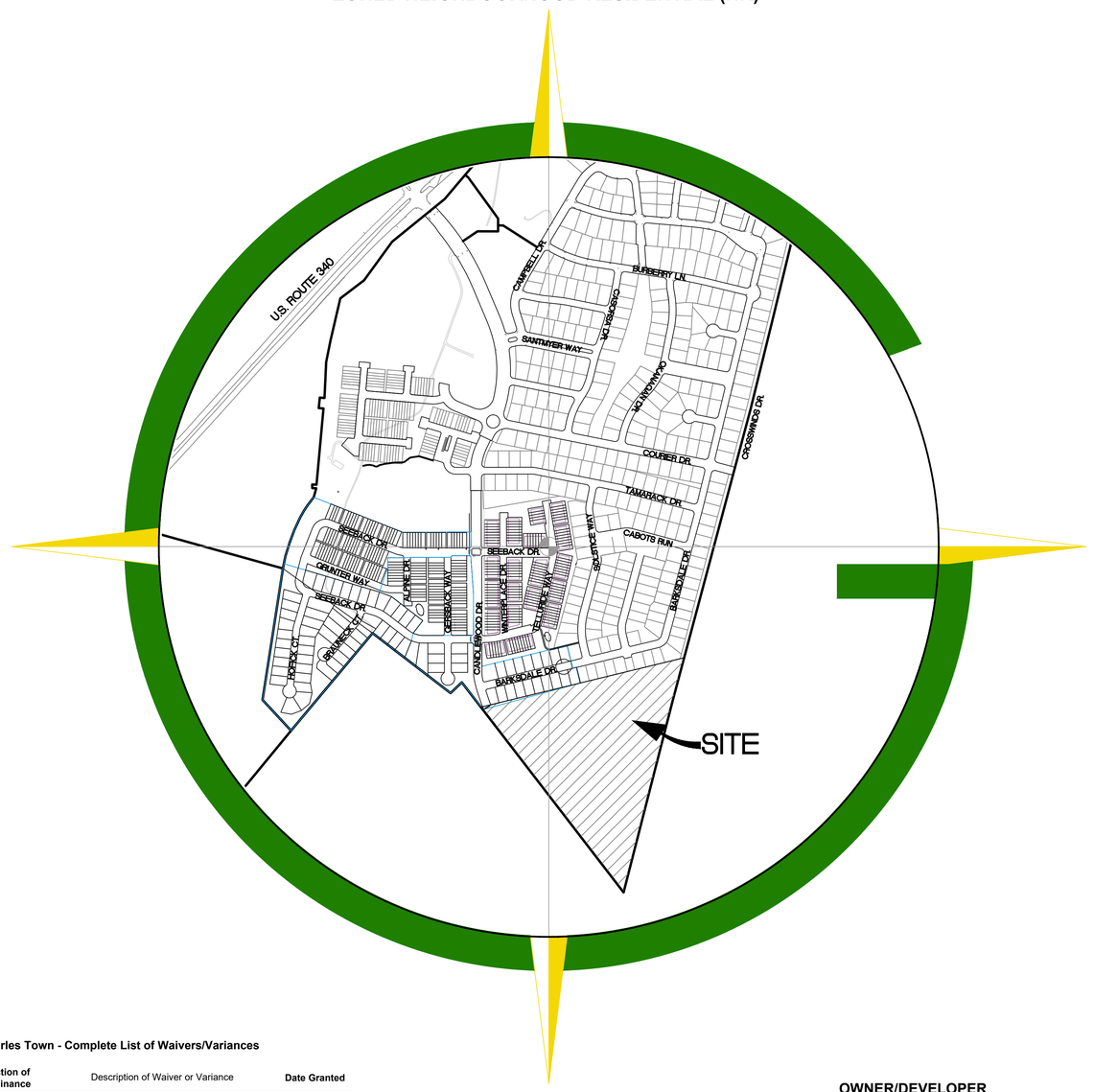
Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	ADJOINING OWNER INFORMATION AND PHASING KEY
4	SKETCH PLAN
5	TYPICAL ROAD SECTIONS

"This property is in an area designated as a special flood area, as shown on Community Map/panel Number 54037C0138E, Effective date 12/18/2009."

Plan Revisions

Date	Comment



VICINITY MAP

SCALE: 1" = 500'

STATE & LOCAL PERMITS	
AGENCY	PERMIT #/APPROVAL DATE
WVDEP	WVR1101047/ XX/XX/XXXX
WVDOH	05-02-0050/ 01/23/2021

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: Charles Town Utility Board
832 S. George Street
Charles Town, WV 25414
(304) 725-2316

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

Soil Conservation: Office of the County Engineer, Jefferson County
104 E. Washington Street
Charles Town, WV 25414
(304) 728-3228

Charles Town - Complete List of Waivers/Variances

Ordinance	Section of Ordinance	Description of Waiver or Variance	Date Granted
SLDO-CTWV	1333.20	Waiver to allow Electric Meters in the front yard of all Townhomes in the Norborne Glebe subdivision	June 27, 2022
SLDO-CTWV	**1333.07**	**Waiver to allow driveways to be constructed closer than 40' to intersections across from a "T" intersection.**	**Match 27, 2023**

OWNER/DEVELOPER
ARCADIA LAND, INC
108 N. GEORGE ST. 2ND FLOOR
CHRARLES TOWN, WV 25414
443-286-2786

THE NORBORNE GLEBE SUBDIVISION AND ALL ASSOCIATED DESIGNS SHALL BE IN ACCORDANCE WITH THE ANNEXATION AGREEMENT AND PROFFERS RECORDED FEBRUARY 4, 2002 AND THE RESOLUTION 2007-22 RECORDED MAY 7, 2007.

704 Foxcroft Avenue
Martinsburg, West Virginia 25401
Telephone: (304) 263-5111
Fax: (540) 722-9528
www.greenwayeng.com

GREENWAY ENGINEERING
PROUDLY SERVING VIRGINIA & WEST VIRGINIA
OFFICES IN: WINCHESTER, VA & MARTINSBURG, WV

COVER SHEET

NORBORNE GLEBE PHASE 16
SKETCH PLAN
CHARLES TOWN CORP. DISTRICT (3) MAP 12- PARCEL 215 -DEED BOOK 1173-PAGE 85
CHARLES TOWN, WEST VIRGINIA

DATE: 01/22/2025
SCALE: AS SHOWN
DESIGNED BY: BAS II
FILE NO. 4542A
SHEET 1 OF 5
DWG #

GENERAL NOTES

1. Methods and materials used in the construction of the improvements herein shall conform to current Jefferson County Construction Standards and Specifications and/or current WVDOH Standards and Specifications.

2. The Engineer shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures nor for safety precautions and programs in connection with work shown on these plans. The Engineer is not responsible for the contractor's schedules or failure to carry out the work. The Engineer is not responsible for acts or omissions of the contractor, subcontractor, or their agents or employees, or any other person performing portions of the work.

3. The Contractor, Owner or Developer shall be responsible for securing any third party inspection/testing service to insure construction compliance with these plans and specifications. It is Greenway Engineering's recommendation that a third party inspection/testing service be employed to ensure that project is completed and materials installed meet the details and specifications in these plans.

4. The location of existing utilities shown in these plans are taken from existing records and available asbuilt data. It shall be the contractors responsibility to verify the exact horizontal and vertical location of all existing utilities as needed prior to construction. The contractor shall be responsible for the digging of all test holes that may be required, whether recommended or not by these plans, to determine the exact location and elevation of existing utilities. If any conflicts arising from this existing utility verification or if during the course of construction, any object of an unusual nature is encountered, the contractor shall cease work in that area and immediately notify Greenway Engineering at (304) 620-5111 and/or the proper authority. Greenway Engineering or any engineer associated with these plans shall not be responsible or liable for any construction cost that may be associated with the installation or reinstallation any utility or other improvements if not notified of any discrepancies between actual field conditions and the approved plan.

5. The approval of these plans in no way relieve the developer, the contractor, or their agents of any legal responsibility which may be required by the code of West Virginia or any other ordinance enacted by Jefferson County nor does it guarantee the issuance of any required permit by Jefferson County, WVDOH or any other Agency.

6. An approved set of plans and all applicable permits must be available at the construction site at all times during construction. A representative of the developer must be available at all times.

7. The contractor shall provide adequate means of cleaning mud from trucks and/or other equipment prior to entering public streets, and it is the contractors responsibility to clean streets, allay dust, and to take whatever measures are necessary to insure that public streets are maintained in a clean, mud and dust free condition at all times.

8. The developer will be responsible for any damage to the existing streets and utilities which occurs as a result of his construction project within or contiguous to the existing right-of-way.

9. Warning signs, markers, barricades or flagmen should be in accordance with the State and Federal Manual on Uniform Traffic Control Devices (MUTCD).

10. All unsuitable material shall be removed from the construction limits of the site plan before placing embankment.

11. All pavement sections shown on these approved plans are based on a minimum CBR value of 6 and are for preliminary design only. Final pavement design shall be based upon actual field tested CBR values. The Contractor or Developer shall be responsible for field tests per WVDOH standards to obtain actual CBR values for final design. Final pavement designs will be approved by WVDOH and/or the Owner/Developer, which ever applicable, prior to installation.

12. All springs shall be capped and piped to the nearest storm sewer manholes or curb inlet. The pipe shall be minimum 6" diameter.

13. When grading is proposed within easements of utilities, letters of permission from all involved companies must be provided to Jefferson County & Charles Town Utility Board (CTUB) prior to issuance of grading and/or site development permits.

14. a. Notification shall be given to the Charles Town Utility Board two weeks prior to construction so they can arrange to have a project representative during construction. The District would like to be in the pre-construction project meetings with the contractor.

    b. Notification shall be given to the Charles Town Utility Board prior to construction of water lines. Information should also be obtained from the appropriate authority concerning permits, cut sheets, and connections to existing lines.

15. The Developer and/or Contractor shall be responsible to supply all utility companies with copies of the approved plans and advise them that all grading shall conform to the approved plans, and further that the utility companies shall be responsible for honoring these plans and the finished grades in the installation of their utility lines.

16. All utilities to be located underground.

17. Contractors shall notify 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.

18. The developer will be responsible for the relocation of any utilities which is required as a result of his project. The relocation should be done prior to construction.

19. All parking lot/street light and dry utility design shall be performed and provided separately by others. All dry utility and or lighting information shown hereon is as specified by others and is included for informational purposes only, as directed by the Owner, Developer and/or public agency requirements. Greenway Engineering has not performed the lighting and/or dry utility design and does not warrant and is not responsible for the degree and/or adequacy of illumination on this project or the adequacy of the dry utility to service the site.

20. All sanitary sewers, water mains and appurtenances shall be constructed in accordance with the current standards and specifications of the Charles Town Utility Board.

21. All stormwater piping and structures shown on these plans are only accurate to the inlet or manhole locations as shown hereon. Detail design of stormwater structures were not provided to Greenway Engineering. Actual pipe alignments will be based upon developed structural shop drawings as provided by the manufacturer. Contractor shall make adjustments to pipe alignments base on provided shop drawings. Greenway Engineering will not be held responsible or liable for any discrepancies or changes caused by the structural design. Contractor may submit shop drawings to Greenway Engineering for review and approval at contractor's expense. Shop drawings will be reviewed for compliance with design plans. The Owner or Developer will be responsible for any redesign as a result of structural shop drawing design.

22. Controlled fills shall be compacted to 95% of maximum density as determined by method "A" per standard proctor AASHTO-T99, ASTM-D698, or VTM-1 as applicable. Density shall be certified by a registered professional engineer and results submitted to Jefferson County, prior to pavement construction. If a geotechnical report has been prepared, it should supersede the requirements in this note.

23. Refer to Geotechnical Engineer for methods, materials and details for construction of all earthwork activities.

24. Any retaining wall 2 ft. or greater in height shall require the issuance of a separate building permit.

25. Construction debris shall be containerized. No less than one litter receptacle shall be provided at the construction site.

26. Greenway Engineering, Inc. (GE) issued this plan set based on project criteria dictated by the client and municipal codes. This plan set is *not* considered complete or appropriate for construction until ALL necessary agencies have given approval AND this plan set is signed and sealed by a licensed professional. Any work, planning, scheduling, material purchases and/or construction prior to approvals and licensed/professional sealing will be performed at the risk of the personnel authorizing work. GE shall be held harmless from any costs, time delay and/or material changes incurred on work started before this plan set receives approvals and seals.

27. This property does not lie in a 100yr floodplain as designated by FEMA for panel 54037C0138E. Map Effective Date: 12/17/2009.

28. No known wetlands have been identified on the subject property.

WVDOH Notes

WV1. All work, construction methods and materials shall conform with the West Virginia Division of Highways "STANDARD SPECIFICATIONS ROADS AND BRIDGES Adopted January 1, 2017" and Supplemental Specifications dated January 1, 2020. All work on this project shall also conform with The Soil Conservation Service Erosion and Sediment Control Regulations and any other state, federal, or local regulations applicable. In the event of conflict between any of these standards, specifications, or plans, the most stringent shall govern.

WV2. All construction shall comply with the latest U.S. Department of Labor Occupational Safety & Health Administration.

WV3. When working on WVDOH right-of-way, all traffic control, whether permanent or temporary, shall be in accordance with "Manual on Temporary Traffic Control for Streets and highways" 2006 Edition as published by WVDOH.

WV4. Design features relating to construction or to regulation, control, and safety of traffic maybe subject to change as deemed necessary by WVDOH.

WV 5. Prior to initiation of work, Contractor shall be responsible for acquiring all necessary WVDOH land use permits for any work on WVDOH right-of-way.

WV 6. If required by the local WVDOH Residency Office, a preconstruction conference must be arranged and held by the engineer and/or developer with the attendance of the contractor, various County agencies, utility companies and WVDOH prior to initiation of work.

WV 7. Contractor shall notify the local WVDOH Residency Office when work is to begin or cease for any undetermined length of time. WVDOH will also require 48 hours notice for any inspection. Please contact the Burlington, WV field office at 304-289-3521.

WV 8. The Contractor will be responsible for maintaining adequate access to the project from the adjacent public roadway through construction and maintenance of a construction entrance in accordance with the Soil Conservation Service Erosion & Sediment Control Handbook. Furthermore, access to other properties affected by this project shall be maintained through construction.

WV 9. Contractor shall ensure adequate drainage is achieved and maintained on the site during and at the end of construction.

WV 10. All water and sewer lines within existing or proposed WVDOH right-of-way are to have minimum 36" cover and, when possible, to be installed under roadway drainage facilities.

WV 11. Any unusual subsurface conditions encountered during the course of construction shall be immediately brought to the attention of the engineer and WVDOH. Work shall cease in that vicinity until an adequate design can be determined by the engineer and approved by WVDOH.

WV 12. All undercut areas and borrow material shall be inspected and approved by WVDOH Inspector prior to placement of fill.

WV 13. All roadway fill, base, subsurface material and backfill of utility/storm sewer trenches shall be compacted in 6" lifts to 98% of theoretical maximum density as determined by AASHTO T-99 Method A, within plus or minus 2% of optimum moisture for the full width of any dedicated street right-of-way. At the direction of WVDOH Inspector density tests performed by a qualified independent agency shall be conducted as required in the WVDOH Road and Bridge Specifications. A copy of all tests shall be submitted to WVDOH prior to final WVDOH approval.

WV 14. WVDOH Standard CD and UD underdrains shall be installed where indicated on these plans and further where determined necessary by WVDOH Inspector.

WV 15. The installation of any entrances and mailboxes within any dedicated street right-of-wayshall meet WVDOH minimum design standards and is the developer's responsibility.

WV 16. If required by the local WVDOH Residency Office, copies of all invoices for materials within any dedicated street right-of-way must be provided to the WVDOH Inspector prior to acceptance of work. Unit and total prices may be obscured.

WV 17. Prior to acceptance by WVDOH of any streets, any required street signage and/or pavement markings must be installed by the developer.

WATER AND SEWER NOTES

1. Easements shall be given to the Jefferson County Public Service District for the construction and maintenance of sewer facilities, as depicted herein.

2. Installation and maintenance of water and sewer lines shall be in accordance with the WV Department of Health, Jefferson County Public Sewer District, the City of Charles Town and the Charles Town Utility Board requirements.

3. Complete water lateral prior to final paving.

4. Water lines to have a minimum of forty-two inches (42") of cover to crown of pipe. Water lines to have seal of the National Sanitation Foundation. Mechanical joints or slip-on joints with rubber gaslets are preferred by the Health Department.

5. Provide concrete thrust blocking at all water line intersections and direction changes.

6. All water mains must be AWWA C900, CL235 PVC. All sanitary sewer to be PVC ASTM 3034 SDR-35 unless otherwise specified.

7. Water easements are to be dedicated to the Charles Town Utility Board.

8. Storm drain easements are to be dedicated to the City of Charles Town.

9. Sanitary sewer and force main easements are to be dedicated to the Jefferson County Public Sewer District.

10. A horizontal separation of at least 10 foot must be maintained between sanitary sewer and potable water lines except when they are crossing. When water and sewer lines cross, the water line shall be at least 18 inches above the sewer line.

Summary of Water Requirements - Charles Town Utility Board, Charles Town, WV

1. All water mains must be AWWA C900, CL235 PVC. Line extensions must have permitted approval prior to installation.
2. All service lines to be minimum 200 PSI PVC or copper. Final Line size will depend on the type of service. The City will not allow any galvanized lines or fittings. A standard shut off valve must be installed on the property side of the meter for the owner's use; the meter valve is for the city use only.
3. All meters, vaults, and crooks will be set at the property line; the CTUB will install the meters.
4. All service lines will be no deeper than 36" at the meter location to allow access to the setter by the meter installers. Deeper service lines may be acceptable if a crossing conflict is encountered or site conditions dictate.
5. The CTUB will supply the meters, setter and boxes. All non-metallic lines will be installed with tracer ribbon. (Located 6" above the newly installed service line with 3" wide detectable tape.)
6. All multi-meter installations, such as a business or apartment complex are to be set in an outside vault, or an accessible mechanical room, and are to be supplied by the owner. These areas are to be inspected prior to the availability of water service.
7. Fire Hydrants must be American Darling Mark B62B 5-1/4" valve opening with 6" base or equal.
8. Valves are to be AWWA C515 gate valves resilient seated opening left. Valve boxes must be screw type Tyler #562S or equal. All valve riser sleeves are to be cast iron with cap. PVC risers to be approved on a use basis by the CTUB Water Representatives.
9. All valves, bends (45's, 22's and 90's), tees and elbows shall have mechanical restraints (such as mega lugs) and thrust blocks.
10. The CTUB must inspect all work. The contractor must give 24-hour notice to the CTUB for an inspection request. The CTUB may request as-built sketches, photos etc. (as back up)
11. All West Virginia Public Service Commission and WV Health Department, rules and regulations, applying to water and sewer must be followed, and all local state and federal permits and approvals must be obtained prior to performing any water or sewer extensions or upgraded work.

Submittals

1. Prior to the installation of any material or equipment on the project supplied by the Contractor, the Contractor shall submit to the City, three (3) copies of all shop drawings, laying schedules, manufacturer specifications, certification and drawings in accordance with the General Conditions. (Water/Sewer) One copy is for the application file. One copy is for the final inspection compliance. One copy is for inspection review or comments to be completed prior to beginning work. A copy of a current WV Contractors License and proof of Liability Insurance must accompany the submittal.

2. City will require as-built drawings and a copy of submittals for all pipe and and appurtenances used on the project. As-builts shall be furnished in both PDF and AutoCAD formats. An O&M Manual containing, at a minimum, all submittals is to be furnished.

Field Copies of Construction Information

The Contractor shall keep a minimum of one (1) complete copy of the Contract construction plans and specifications (including all revisions and addendums), and all shop drawings issued at the project site. All information shall be kept in a neat and good order and shall be made available for the City's Representative to use at his request.

Open Excavation

1. The depth of trenches shall be such that the location of the proposed pipes will conform with the lines and grades shown on the plans. The shape of all trenches above and within the pipe zone, the construction methods employed, the general protections requirements, the general excavation requirements, the general trenching requirements, and the minimum regulations for trench shoring, shall conform with the regulations set forth under OSHA Regulations 29CFR part 1926 650, 651 & 652. No trenching excavation work shall be performed which is not in accordance with those regulations.
2. The shape of the trenches in the "pipe zone" (which shall be construed to be that portion of the trench between the trench bottom and an elevation 1 foot above the top of the pipe) shall conform to the configuration identified as "Typical Bedding" on Pipe Bedding Drawing #1. The contractor is herein advised that if trench widths in the pipe zone exceed the outside diameter of the pipe plus two feet, and if the City determines that such excessive widths will result in a structural loading for which the pipe is not designed, he shall be required to bed the pipe on a concrete cradle at no additional cost.
3. The Contractor shall shape trenches which are located adjacent to existing above ground or underground structures and/or facilities or in other confined areas, so that such structures and facilities are properly protected against damage or disturbance from settlement or displacement. Adequate sheeting, shoring and/or bracing shall be installed and maintained to provide such protection and the Contractor shall be responsible for all damages resulting to such proposed and existing structures, pipelines, and/or facilities as the result of his failure to use and maintain adequate trench wall support, as well as a result of any other construction activities. The bottoms of all trenches shall be excavated to a depth of 6 inches below the bottom of the proposed lines to accommodate the bedding hereinafter specified.

Pipe Installation

1. Before any pipe is installed in trenches, it shall be inspected for damage and the inside of the pipe shall be swabbed to remove loose dirt and foreign objects, No damaged pipe will be permitted to be installed.
2. All pipes shall be installed to the lines and grades shown on the drawings. No pipes shall be constructed in trenches in which water flows or is pooled and, all pipes shall be carefully handled in the ditch to keep the jointing ends and materials free from dirt during installation. During shut down periods and at the end of each day, all open ends of pipe shall be suitably plugged to prevent the inflow of water, dirt, foreign objects, etc.

Pipe Bedding and Pipe Zone Backfill Material

All proposed pipelines shall be supported on stone dust or #10's small diameter stone. The material shall be placed to a minimum depth of 6 inches below the bottom of the pipe and 6 inches above of the top of the pipe. The material shall be placed in the pipe zone in such a manner as to not disturb, displace, or otherwise misalign the installed pipelines.

Backfill Material Above the Pipe Zone

The material used above the pipe zone shall be such that a satisfactory compaction can be made. At no time shall material bigger than 2 inches in diameter be used. But any material used must be approved by the City before hand. After approval, the entire depth within the backfilled area shall be compacted to provide the minimum percentage of density specified for each area of classification.

Special Backfill Material Below the Pipe Zone

Where muck, quicksand, soft clay, swampy or other material is encountered in the trench bottom, which in the opinion of the City is unsuitable for pipe foundation subgrade or backfill, such material shall be removed to a depth satisfactory to the City. The trench shall then be backfilled to grade with acceptable City approved material, mechanically compacted in successive layers.

Ductile Iron Pipe and Fittings

Ductile iron pipe and fittings under this Contract shall be furnished by the Contractor. All pipes will be slip type joint unless otherwise noted and all fittings will be mechanical joint

WATER AND SEWER NOTES (CONT.)

Minimum Pipe Size and System Design

1. The minimum size of water pipe shall be six-inch diameter. This may be increased at the discretion of the City if hydraulic modeling indicates that a larger size is needed to provide pressure and/or fireflow in the area.
2. Dead ends shall be minimized by looping of all mains.
3. Where dead-end mains occur they should be provided with a fire hydrant, for flushing purposes.
4. No flushing device shall be directly connected to any sewer.

Separation of Water Services & Mains from Other Utilities

5 foot horizontal separation from all non-sewer utility lines - electric, phone etc.

Parallel Installation

1. Normal conditions - Water mains shall be laid at least ten feet horizontally from any sanitary sewer, storm sewer or sewer manhole, whenever possible; the distance shall be measured edge-to-edge.
2. Unusual conditions - When local conditions prevent a horizontal separation of 10 feet, a water main may be laid closer to a storm sewer provided that:
   A. The bottom of the water main is at least 18 inches above the top of the sewer
   B. Where this vertical separation cannot be obtained, the water main will be sleeved and all voids will be filled.

Crossings

1. Normal conditions - Water mains crossing house sewers, storm sewers or sanitary sewer shall be laid to provide a separation of at least 18 inches between the bottom of the water main and the top of the sewer, whenever possible.
2. Unusual conditions - When local conditions prevent a vertical separation as described, the following construction shall be used:
3. Water mains passing under sewer shall be protected by providing:
   A. A vertical separation of at least 18 inches between the bottom of the sewer and the top of the water main.
   B. Adequate structural support for the sewers to prevent excessive deflection of the joints and settling on and breaking the water mains;
   C. That the length of the water pipe be centered at the point of crossing so that the joints will be equidistant and as far as possible from the sewer.
   D. Water line shall be sleeved and the void area filled.
4. Sewer manholes - No water pipe shall pass through or come within 5 feet of any part of a sewer manhole.

Private Fire Protection Service

No pipe or fixtures connected with a private fire service served by the CTUB shall be connected with pipes or fixtures supplied with water from any other source.

PVC Pipe and Fittings

No glue joints are to be used within the CTUB water or JCPSD right of way. Onsite sewer laterals are to be schedule 40 PVC Pipe or equivalent.

Fire Hydrants

Hydrants shall be furnished and installed complete where shown on the drawings and as approved by the CTUB. This installation shall be adapted to the location of the hydrant so as to make the best installation possible. (note: hydrants no-more than 500 ft apart)

Service Connections for Water Lines

1. Service connections shall be made as indicated on the Contract Drawings.
2. The Contractor shall furnish all fittings required to make the necessary connections. All service line connections shall be made in the presence of the CTUB representative.

Valves and Boxes

Each valve installed underground shall be equipped with a valve box furnished by the Contractor and installed by the Contractor.

Anchoring and Blocking

1. All bends in excess of 10 deg, plugs, caps, tees, and wyes branches along pipelines shall be adequately blocked or anchored to prevent the lines from pulling apart under pressure (see typical concrete blocking).
2. Lugged fitting and tie rods, clamps collars, restrained joints, and anchoring fittings may be substituted in lieu of blocking after having received the approval of the CTUB. Concrete used for blocking and anchoring pipelines in trenches shall consist of concrete as specified elsewhere in these specifications.

Pressure and Leakage Tests

All pipeline shall be tested by the Contractor according with AWWA and witnessed by the CTUB Representative. The Contractor shall furnish all equipment, apparatus, temporary blocking, pumps, taps and gauges to conduct the tests.

Blow Off

Blow off valves shall not be installed.

ith water from any other source.

TRIP GENERATION DATA

SINGLE FAMILY (**DETACHED**) (210)

UNITS	ADT RATE	ADT	PEAK HOUR RATE	PEAK HOUR TRIPS
56	9.43	556.37	0.70	41.30

*** TAKEN FROM ITE TRIP GENERATION 11 TH EDITION**

LEGEND

EXISTING INTERMEDIATE CONTOUR — 330
EXISTING INDEX CONTOUR — 330
PROPOSED CONTOUR — 400
EXISTING EDGE OF PAVEMENT
PROPOSED EDGE OF PAVEMENT
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
TRANSITION TO REVERSE CURB
EXISTING TELEPHONE LINE — T
PROPOSED TELEPHONE LINE — T
EXISTING STORM SEWER WITH INLET
PROPOSED STORM SEWER WITH INLET
EXISTING SANITARY SEWER WITH MANHOLE — S
PROPOSED SANITARY SEWER WITH MANHOLE — S
PROPOSED SAN. LAT. CLEANOUT — S
EXISTING ELECTRIC SERVICE — E
PROPOSED ELECTRIC SERVICE — E
EXISTING GAS LINE — G
PROPOSED GAS LINE — G
EXISTING WATERLINE W/ TEE — W
PROPOSED WATERLINE W/ TEE — W
EXISTING FIRE HYDRANT/VALVE/METER
PROPOSED FIRE HYDRANT/VALVE/METER
PROPOSED REDUCER — W
PROPERTY LINE
EXISTING EASEMENT
PROPOSED EASEMENT
PROPOSED CENTERLINE
EXISTING CENTERLINE
EXISTING TREE LINE
FLOW LINE
FENCELINE — X
EXISTING UTILITY POLE/GUIDE WIRE
EXISTING TELEPHONE PEDESTAL
SIGNS
PARKING INDICATOR
INDICATES THE NUMBER OF TYP. PARKING SPACES — 12
HANDICAP PARKING
VEHICLES PER DAY COUNT — 100
PROPOSED BUILDING ENTRANCE
SANITARY MANHOLE IDENTIFIER — 12
STORM DRAIN STRUCTURE IDENTIFIER — 6
EXISTING SPOT ELEVATION — 735.4
PROPOSED SPOT ELEVATION — 735
LIGHT POLE

PROJECT NOTES

Zoning and Area Tabulations

Street Address	Candlewood Drive
Parcel Identification No:	03 12021500000000
Zoned	NR (Neighboorhood Reisdential)
Proposed Lots	56 Lots
Total Phase 16 Area	19.550 AC
Lot Area	11.230 AC
Sensitive Areas	0.000 AC
Right-of-Way	3.600 AC
SWM Areas	0.780 AC
Net Building Area (NLBA)	15.170 AC
Max Density Allowed ((NLBA/1750)	378 Lots
Total On-Lot Open Space	5.41 AC
Total Off-Lot Open Space	3.94 AC
Total Open Space	4.70 AC
(Minimum 30%)	24%
Minimum Lot Size	6000 SF
Minimum Lot Width	60 FT
Front Yard Setback	25 FT
Rear Yard Setback	20 FT
Side Yard Setback	10 FT
Maximum Building Height	40 FT
Maximum Building Stories	3 Stories
Required Landscape Plantings:	
Street Trees	1 Tree Per 50 L.F. of Road Frontage See Landscape Sheet for Specifics

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GENERAL NOTES

NORBORNE GLEBE PHASE 16

SKETCH PLAN

CHARLES TOWN CORP. DISTRICT (3) MAP 12- PARCEL 215 -DEED BOOK 1173-PAGE 85

CHARLES TOWN, WEST VIRGINIA

Rev. No.	Date

DATE: 01/22/2025

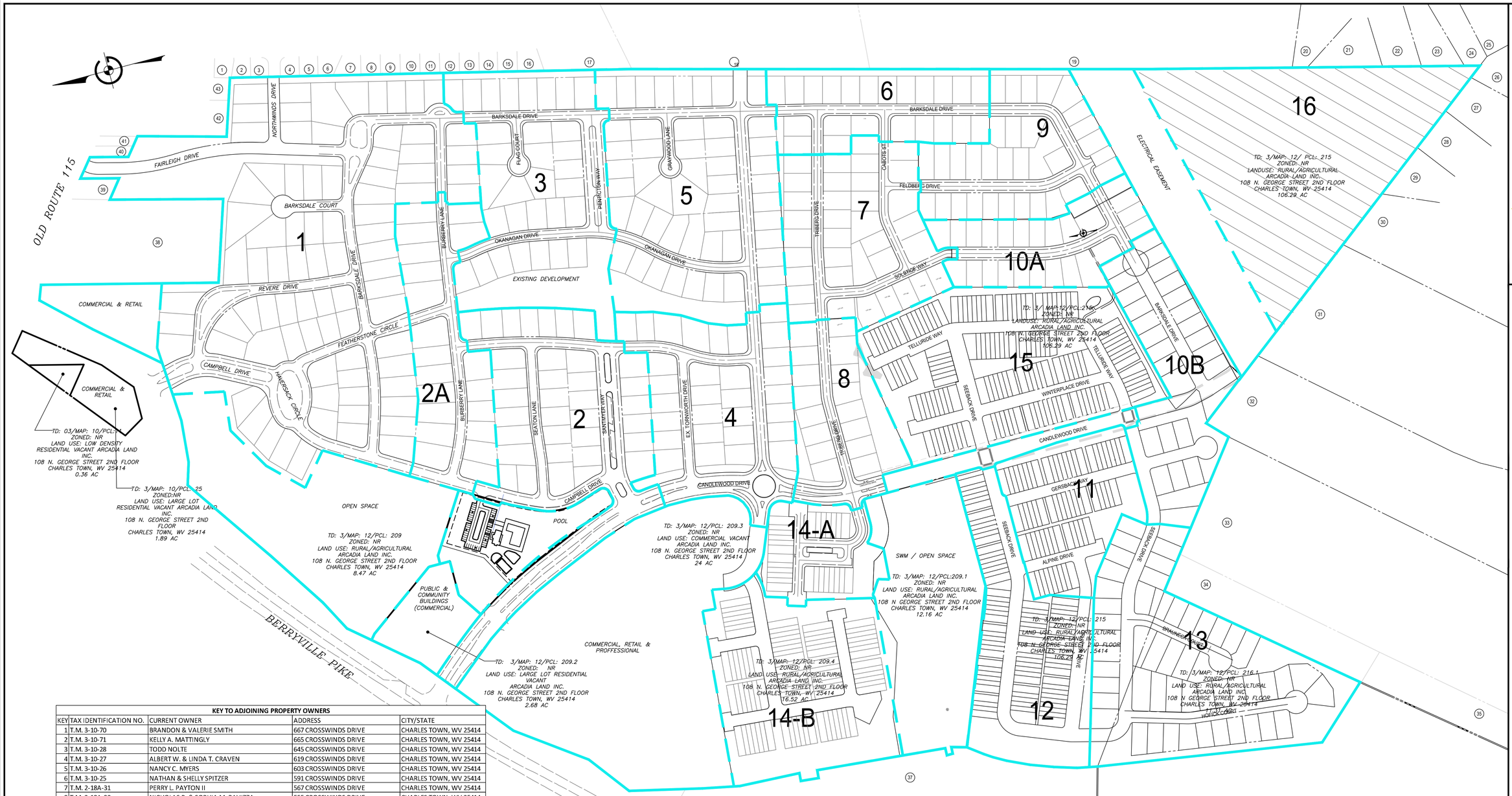
SCALE: AS SHOWN

DESIGNED BY: BAS II

FILE NO. 4542A

SHEET 2 OF 5

DWG #



KEY TO ADJOINING PROPERTY OWNERS			
KEY	TAX IDENTIFICATION NO.	CURRENT OWNER	ADDRESS	CITY/STATE
1	T.M. 3-10-70	BRANDON & VALERIE SMITH	667 CROSSWINDS DRIVE	CHARLES TOWN, WV 25414
2	T.M. 3-10-71	KELLY A. MATTINGLY	665 CROSSWINDS DRIVE	CHARLES TOWN, WV 25414
3	T.M. 3-10-28	TODD NOLTE	645 CROSSWINDS DRIVE	CHARLES TOWN, WV 25414
4	T.M. 3-10-27	ALBERT W. & LINDA T. CRAVEN	619 CROSSWINDS DRIVE	CHARLES TOWN, WV 25414
5	T.M. 3-10-26	NANCY C. MYERS	603 CROSSWINDS DRIVE	CHARLES TOWN, WV 25414
6	T.M. 3-10-25	NATHAN & SHELLY SPITZER	591 CROSSWINDS DRIVE	CHARLES TOWN, WV 25414
7	T.M. 2-18A-31	PERRY L. PAYTON II	567 CROSSWINDS DRIVE	CHARLES TOWN, WV 25414
8	T.M. 2-18A-30	NICHOLAS P. & SOPHIA M. RAVIZZA	555 CROSSWINDS DRIVE	CHARLES TOWN, WV 25414
9	T.M. 2-18A-29	KATHLEEN M. MATTHEWS	539 CROSSWINDS DRIVE	CHARLES TOWN, WV 25414
10	T.M. 2-18A-28	DANIEL P. SHANNON	523 CROSSWINDS DRIVE	CHARLES TOWN, WV 25414
11	T.M. 2-18A-27	JEDEDIAH J. & SARAH M. TUTTLE	32 MOUNTAINSIDE COURT	HARPERS FERRY, WV 25425
12	T.M. 2-18A-26	MELISSA G. & EUGENE V. KING	489 CROSSWINDS DRIVE	CHARLES TOWN, WV 25414
13	T.M. 2-18A-25	RONALD E. & AMARILIZ R. KELLEY	473 CROSSWINDS DRIVE	CHARLES TOWN, WV 25414
14	T.M. 2-18A-24	JEFFREY J. KISH	455 CROSSWINDS DRIVE	CHARLES TOWN, WV 25414
15	T.M. 2-18A-23	JACK C. MCBRIDE	439 CROSSWINDS DRIVE	CHARLES TOWN, WV 25414
16	T.M. 2-18A-22	TODD & NANCY LANDIS	423 CROSSWINDS DRIVE	CHARLES TOWN, WV 25414
17	T.M. 2-18A-SWM	CROSSWINDS HOMEOWNERS ASSOC.	PO BOX 232	CHARLES TOWN, WV 25414
18	T.M. 2-17-22	DR ACQUISITIONS LLC	60 THOMAS DRIVE	FREDERICK, MD 21702
19	T.M. 2-19-1	HIGH HORIZONS FARM INC	336 ROSEMONT WAY	CHARLES TOWN, WV 25414
20	T.M. 2-16-51	TABUENA PHILOMELA & ERNESTO R.H. STUART	111 FOXHALL ROAD	CHARLES TOWN, WV 25414
21	T.M. 2-16-50	JOSEPH V. & JENNIFER R. DAGG	107 FOXHALL ROAD	CHARLES TOWN, WV 25414
22	T.M. 2-16-49	ROBERT M. & BRENDA J. VINCENT	85 FOXHALL ROAD	CHARLES TOWN, WV 25414
23	T.M. 2-16-48	WILLIAM H. & CHRISTINE M. KINGERY	59 FOXHALL ROAD	CHARLES TOWN, WV 25414
24	T.M. 2-16-47	WILLIAM R. & CAROLYN M. LIPSCOMB	43 FOXHALL ROAD	CHARLES TOWN, WV 25414
25	T.M. 2-16-39	DANIEL L. & LINDA A. COLLIE	416 EASTLAND DRIVE	CHARLES TOWN, WV 25414
26	T.M. 2-16-38	RAY & JENNIFER P. KOHLHEPP	448 EASTLAND DRIVE	CHARLES TOWN, WV 25414
27	T.M. 2-16-94	MAURICE SMITH	502 EASTLAND DRIVE	CHARLES TOWN, WV 25414
28	T.M. 2-16-95	RYAN D. & ASHLEY A. VALASEK	550 EASTLAND DRIVE	CHARLES TOWN, WV 25414
29	T.M. 2-16-96	MARTIN E. & JACQUELINE M. CLINE	558 EASTLAND DRIVE	CHARLES TOWN, WV 25414
30	T.M. 2-16-97	ERIC J. & SHERI R. BUTTERSWORTH	590 EASTLAND DRIVE	CHARLES TOWN, WV 25414
31	T.M. 2-16-16.5	PATRICK L. & BETH A. MARRONE	1032 OLD CAVE RD	CHARLES TOWN, WV 25414
32	T.M. 2-16-16.4	PATRICK L. & BETH A. MARRONE	1032 OLD CAVE RD	CHARLES TOWN, WV 25414
33	T.M. 2-16-15	JUNE R. H. & JAMES A. THOMAS, JR	534S SAMUEL STREET	CHARLES TOWN, WV, 25414
34	T.M. 2-16-14.3	JUNE R. H. THOMAS	534S SAMUEL STREET	CHARLES TOWN, WV 25414
35	T.M. 2-16-14.4	JOSEPH M. & EILEEN L. DILLON	1248 OLD CAVE ROAD	CHARLES TOWN, WV 25414
36	T.M. 3-12-216	CHARLES TOWN BOARD OF PARKS AND REC	PO BOX 14	CHARLES TOWN, WV 25414
37	T.M. 3-12-217	BRAD BISHOP	55 FRASER CT	CHARLES TOWN, WV 25414
38	T.M. 3-12-17	PEACH TREE INVESTMENTS LLC	36 BAKERTON ROAD	HARPERS FERRY, WV 25425
39	T.M. 3-12-13	MEGAN C. CURFMAN	14864 CHARLES TOWN ROAD	CHARLES TOWN, WV 25414
40	T.M. 2-17-15	JOSE E. SALMERON	14892 CHARLES TOWN ROAD	CHARLES TOWN, WV 25414
41	T.M. 2-17-16	JOSEPH LEBIDA III	14896 CHARLES TOWN ROAD	CHARLES TOWN, WV 25414
42	T.M. 2-17-18	DAVID L. & CHERYL J. WILT	10199 CHARLES TOWN ROAD	RANSON, WV 25438
43	T.M. 2-17-20	DAVID L. & CHERYL J. WILT	10199 CHARLES TOWN ROAD	RANSON, WV 25438

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ADJOINING OWNER INFORMATION AND PHASING KEY

NORBORNE GLEBE PHASE 16

SKETCH PLAN

CHARLES TOWN CORP. DISTRICT (3) MAP 12- PARCEL 215 -DEED BOOK 1173-PAGE 85
CHARLES TOWN, WEST VIRGINIA

DATE: 01/22/2025

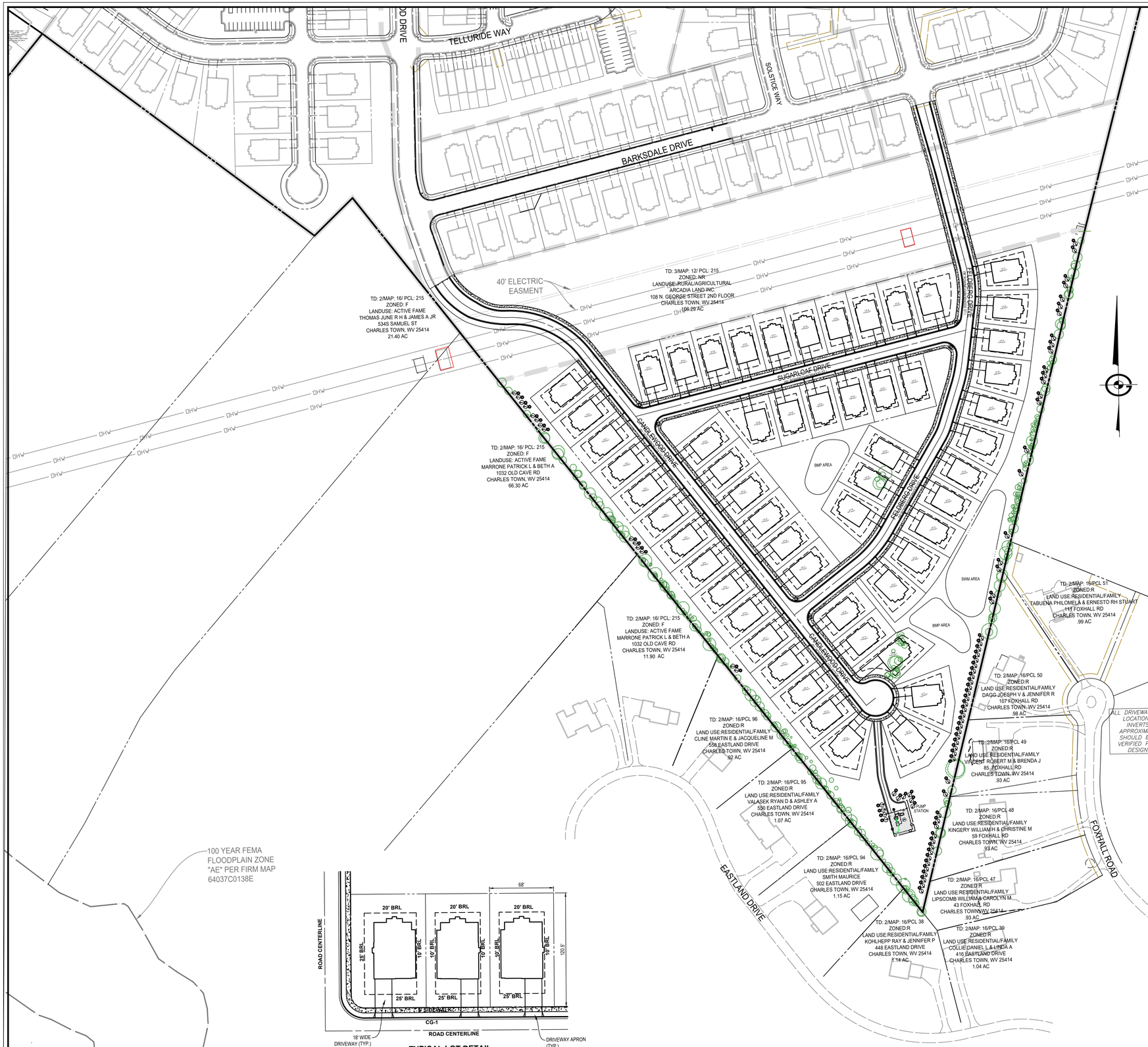
SCALE: 1" = 200'

DESIGNED BY: BAS II

FILE NO. 4542A

SHEET 3 **OF** 5

DWG #



TYPICAL LOT DETAIL
SINGLE FAMILY DETACHED

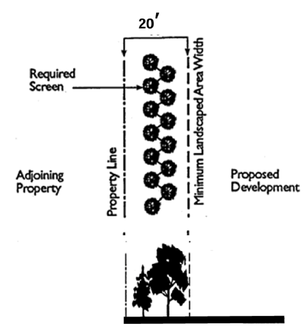
LEGEND

EXISTING BUFFER TO REMAIN

PROPOSED BUFFER

BUFFER STANDARDS (20' WIDE STANDARD)

Minimum of one continuous row of coniferous trees spaced a maximum of 12' on-center in two staggered rows (spaced a maximum of 8 feet apart). One row can consist of deciduous trees.



100 0 100 200
SCALE: 1" = 100'

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CHARLES TOWN, WEST VIRGINIA

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SHEET 4 OF 5
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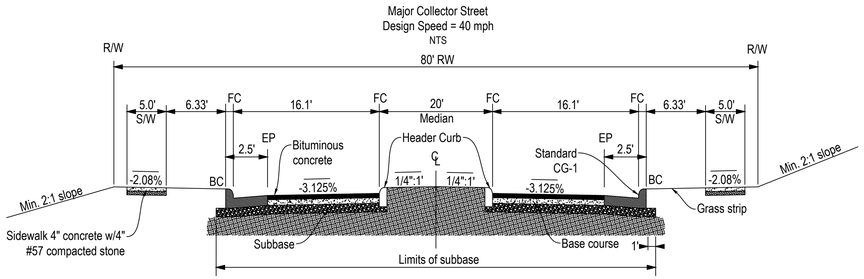
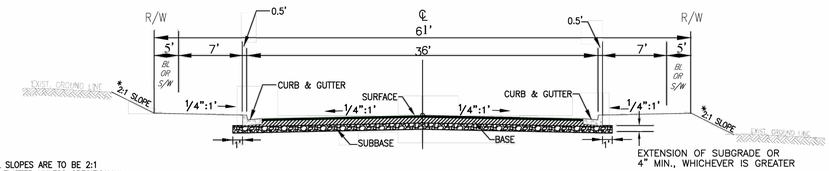


CANDLEWOOD DRIVE STA 33+79.63 TO 38+83.15

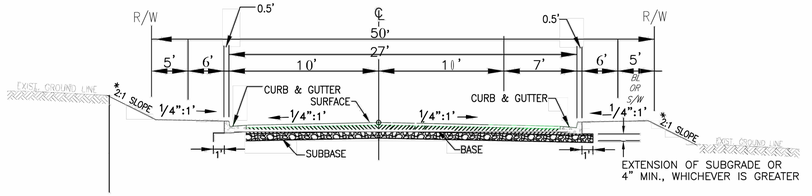


*ALL SLOPES ARE TO BE 2:1 OR FLATTER UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF PUBLIC WORKS.

TYPICAL ROADWAY SECTION WITH CURB AND GUTTER

CANDLEWOOD DRIVE STA 38+83.15 TO THE END

TYPICAL SECTION - MINOR COLLECTOR
(1000-2001 VPD)
City of Charles Town



TYPICAL ROADWAY SECTION WITH CURB AND GUTTER

FELDBERG DRIVE AND SUGAR LOAF DRIVE

*ALL SLOPES ARE TO BE 2:1 OR FLATTER UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF PUBLIC WORKS.

TYPICAL SECTION - NEIGHBORHOOD STREET
(0-500 VPD)
City of Charles Town

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Martinsburg, West Virginia 25401
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TYPICAL ROAD SECTIONS

NORBORNE GLEBE PHASE 16

SKETCH PLAN

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CHARLES TOWN, WEST VIRGINIA

Rev. No.	Date

DATE: 01/22/2025

SCALE: N/A

DESIGNED BY: BAS II

FILE NO. 4542A

SHEET 5 OF 5

DWG #

Kimley»Horn

Memorandum

To: Mark Flynn
Arcadia Land, Inc.
108 N. George Street, 2nd Floor
Charles Town, WV 25414

From: Mark Phillips, P.E.

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

Date: February 24, 2025

Subject: Norborne Glebe Phase 16 Sketch Plan Review

This memorandum summarizes our review of the Sketch Plan for the Norborne Glebe Subdivision Phase 16 (dated January 22, 2025, prepared by Greenway Engineering) for an extension to include 59 single family units on a 19.50 acre property. The site is currently zoned Neighborhood Residential.

Kimley-Horn's review of this site is limited to the Final Subdivision Plan and Plat and Application provided. Based upon our review, we have the following comments:

1. This Application generally complies with the Sketch Plan requirements per the City of Charles Town Subdivision and Land Development Ordinance dated June 23, 2012 (Rev. August 19, 2024).

Kimley-Horn has no further comments. Thank you for the opportunity to review this site. 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: 03/24/25
Department: Planning Commission
Category: Report
Initiator:

AGENDA ITEM (ID #)

Commission Review: SLD2025-03: 213 N. Samuel St. - Sketch Plan Completeness Review

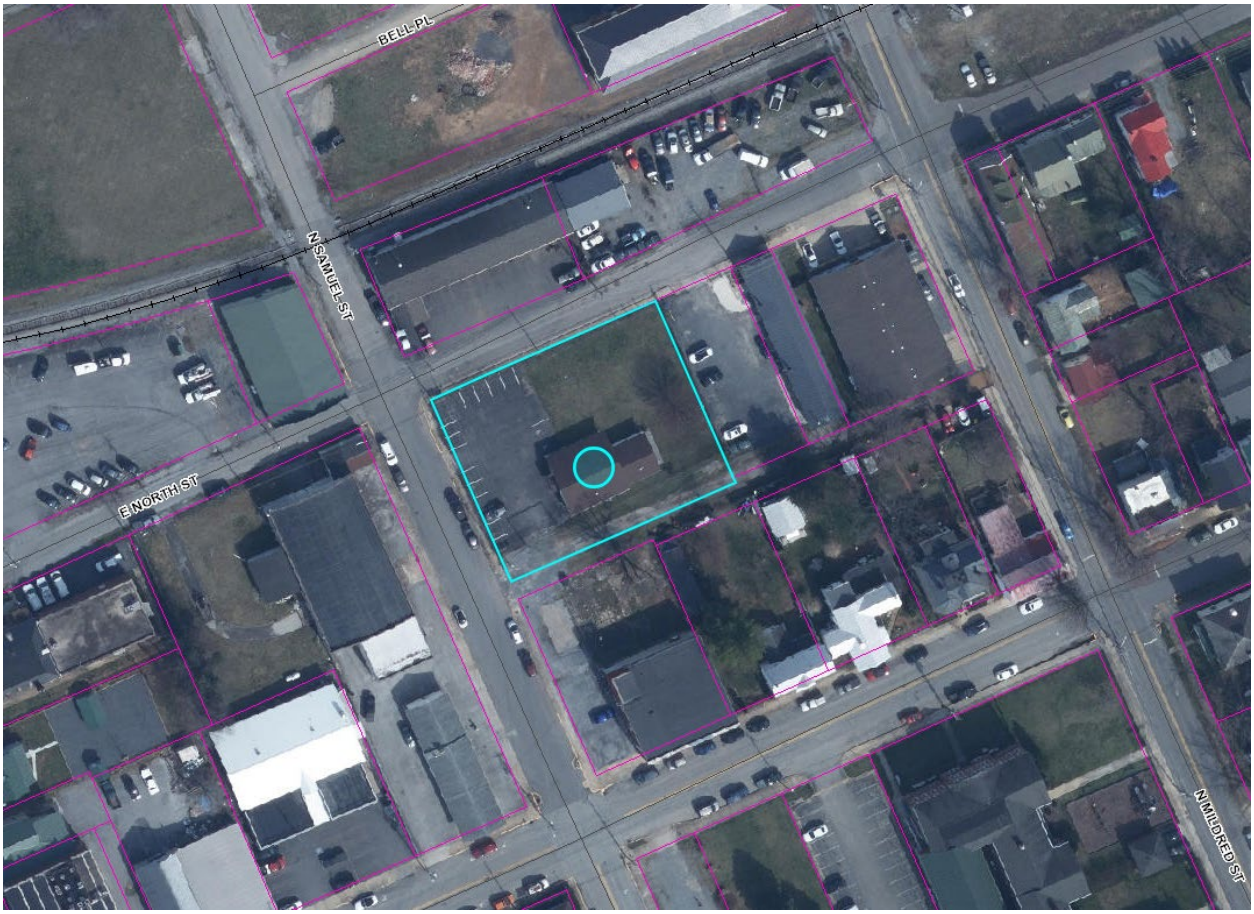
ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. Sketch Plan.pdf

Sketch Plan Completeness Review

SLD2025-03

Date: For the March 24, 2025 Planning Commission meeting
Applicant: US Developers LLC.
Property Owner: US Developers LLC.
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: Major Land Development.
Property Location: 231 N. Samuel St.
Current Zoning: Old Town Mixed-Use Commercial



PROJECT OVERVIEW

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

ZONING REVIEW

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

COMPLETENESS REVIEW

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

Not provided, however, Jefferson County provides this information via their mapping services. As City Staff send out the required public notices, this information does not need to be provided on the plan.

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. OT-MUC.

g. Maximum and proposed density based on the Net Buildable Land Area

No maximum density in OT-MUC.

h. Available utilities

CTUB will provide water and sewer utilities to site. Utility layout to be provided at Preliminary Plan stage. Electric utilities are available.

i. All existing sanitary sewer facilities and combined sewer facilities

Utility layout to be provided at Preliminary Plan stage.

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

k. Existing covenants
None.

l. General layout of any proposed number of Lots, average Lot sizes and any proposed commercial uses, including any associated parking. Include proposed height of structures.
Parcel is not shown to be subdivided. Parking is shown. Mixed-use structure to have two stories.

m. Statement of total acreage of the tract being subdivided or developed, including the Net Buildable Land Area
20,480 sq. ft.

n. The approximate acreage in common open space, in each use and housing type and in roads, streets or rights-of-way for the total development
Provided.

o. The proposed number of dwelling units of each type in each in the total development
Four apartment 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.
Sidewalks are 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.
There is no open-space requirement within the OT-MUC district. The applicant may provide a fee-in-lieu of open space of $500 per unit.

s. The location of environmentally 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.
None requested.

u. The location and extent of proposed buffers
Additional details on landscaping to be provided at Preliminary Plan phase. Two residences are adjacent to the property, though both are located across the alleyway. A 6ft. tall buffer is required between commercial and residential uses. Fencing or evergreen landscaping are suitable options.

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

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

x. Any other information requested by the Subdivision Administrator in order for the Subdivision Administrator to make an accurate determination.
None required. The property is outside of the Historic Overlay District.

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 April 28, 2025 meeting.

RECEIVED
FEB 25 2025
BY:

MAJOR SUBDIVISION AND LAND DEVELOPMENT APPLICATION

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

1. SUBMISSION DATE _____

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

3. FEES

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

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

4. SUBMITTAL PACKAGE

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

Fee Schedule

1. BASE FEES

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

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

2. APPLICATION FEES

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

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

3. LEGAL NOTICE FEES

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

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

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

4. ADDITIONAL FEES

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

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

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

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

3. APPLICANT'S NAME* US DEVELOPERS, LLC

Address: 213 N. SAMUEL ST.

Telephone Number (571) 289-5857

Email Address Ay110576@Gmail.Com

4. PROPERTY OWNER'S NAME Adel YOUSSEF

Address: 6805 Hartwood Ln, Centreville, VA 20121

Telephone Number (571) 289-5857

Email Address Ay110576@Gmail.com

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

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

Tax Map # and Parcel: #2, 76

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

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

6. FEE CALCULATION (Per Fee Schedule)

BASE: 300

APPLICATION:

700 Commercial

500 + 50 per res unit x 4

Min escrow $4,000

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

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

MAILING TYPE: $25

LEGAL AD $25

SIGNAGE: $10

AMOUNT DUE: $ 5,760

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

MULTI-USE COMMERCIAL AND APARTMENT
2-STORY

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

PHARMACY 1-STORY

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

NO

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

Application No.	Project Name and Phase	Status	Approval Date

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

☒ No

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

_____

_____

_____

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

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

APPLICANT CERTIFICATION

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

Signature of Applicant

_____ Date 02/28/2025

Signature of Property Owner (If different than Applicant)

_____ Date _____

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

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

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

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

Receipt No._____

Subdivision Administrator Approval/Denial:_____ Date:_____

Planning Commission Approval/Denial:_____ Date:_____

Comments/Conditions:_____

_____

_____

_____

SITE PLAN NOTES

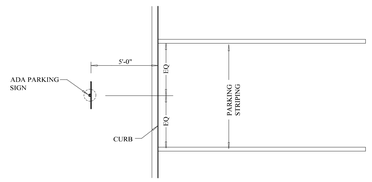
1. RAMP SLOPES SHALL NOT BE STEEPER THAN 1:12 UNLESS OTHERWISE SHOWN OR SPECIFIED.
...
2. SIDEWALKS THAT TERMINATE AT A VEHICULAR WAY SHALL HAVE A DETECTABLE WARNING SURFACE, 2'-0" WIDE, 6" FROM RAMP EDGES.
3. NORMAL GUTTER FLOW LINE AND PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREAS, UNLESS NOTED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

ZONING

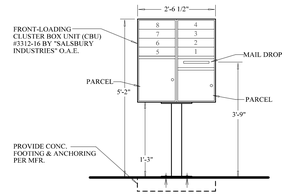
ITEM	DESCRIPTION	VALUE	...	...
ZONE:	OLD TOWN - MIXED USE COMMERCIAL			
SINGLE PARCEL:	162.54' x 126.00'	20,480 SQ.FT.		
BUILDING 1:	FRONT YARD	4'	0'	...
	SIDE YARD	15'	0'	...
BUILDING 2:	FRONT YARD	7'	0'	...
	SIDE YARD	0'	0'	...
LOT COVERAGE	BUILDING 1 + 2	...	...	29.5% OF LOT
IMPERVIOUS SURFACE	WALKS,PARKING & DRIVE LANES	...	...	61.1% OF LOT
LANDSCAPE:	TURF	1,929 SQ.FT.	...	9.4% OF LOT
FENCE/SCREEN	...	...	...	...
DUMPSTER	...	...	...	...
MAIL CLUSTER	...	...	...	...
...	...	...	...	...

PARKING

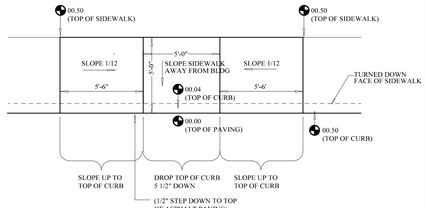
ITEM	DESCRIPTION	VALUE	PARKING FACTOR	PARKING STALLS
ZONE:	OT-MIXED USE COMMERCIAL			
SINGLE PARCEL:	162.54' x 126.00'	20,480 SQ.FT.		
BUILDING 1:	1st FLOOR - PHARMACY	937 SQ. FT.	4.9/1,000 SQ.FT.	5
	2nd FLOOR - (1) APARTMENT	1,200 SQ. FT.	1.2/DWELLING	2
BUILDING 2:	1st FLOOR x (3)-GENERAL OFFICE	4,680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



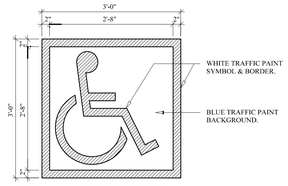
C.01 PARKING STALL
SCALE: NTS



C.01 MAIL PEDISTAL UNIT ELEVATION
N.T.S.

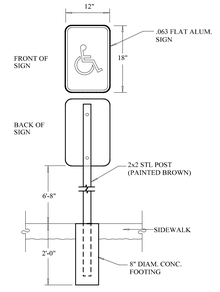


C.01 CURB RAMP PLAN
SCALE: NTS

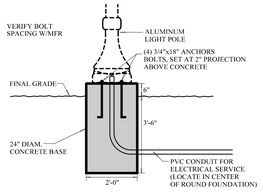


NOTE:
1) ALL STROKES TO BE 2" WIDE.
2) PROVIDE TWO (2) COATS OF TRAFFIC PAINT.
3) LOCATE SYMBOL AT CENTER OF STALL WHERE SHOWN ON SITE PLAN.

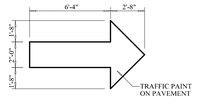
C.01 PAVEMENT SIGN
N.T.S.



C.01 ACCESSIBILITY PARKING SIGN
N.T.S.



C.01 LIGHT STANDARD FOUNDATION
SCALE: NTS



C.01 TRAFFIC FLOW ARROW
SCALE: NTS



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

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

YOUSSEF PROPERTIES
213 NORTH SAMUEL STREET
CHARLES TOWN, WV 25414

rev	date	description

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

job:	24070586
drawn:	DCS
checked:	BVN
date:	2/15/2025
scale:	AS SHOWN

SHEET
C.01
1 OF 1