



Special Meeting Agenda
Jefferson County Planning Commission

Thursday, November 13, 2025 at 7:00 PM

**By order of the President of the Jefferson County Planning Commission,
Public Participation is available in-person only.
The meeting will be broadcast live via ZOOM for viewing purposes only.**

In-Person Meeting Location: County Commission Meeting Room located in the main level of the Jefferson County Government Complex (entrance on East side of the building) 393 North Lawrence Street, Charles Town, WV 25414

ZOOM Broadcast Information*: Meeting ID: 815 2397 9566
Meeting Link: <https://us02web.zoom.us/j/81523979566>

**If watching live broadcast, please ensure your microphone is muted and be mindful that your video is streaming to others.*

1. Request for postponement

The following items are open for public comment

- 2. Public Hearing for the Media Farm Preliminary Plat.** The proposal consists of a Major Residential Subdivision with 99 lots and associated infrastructure. Property Owner: Harvest Homes, LLC. Property Location: 261 Media Farm Lane, 278 Media Farm Lane, 391 Media Farm Lane, Ranson, WV. Parcel IDs: 02000400110000, 02000400130000, 02000400110001; Size: ~126 acres; Zoning District: Residential Growth (File #25-5-SD).

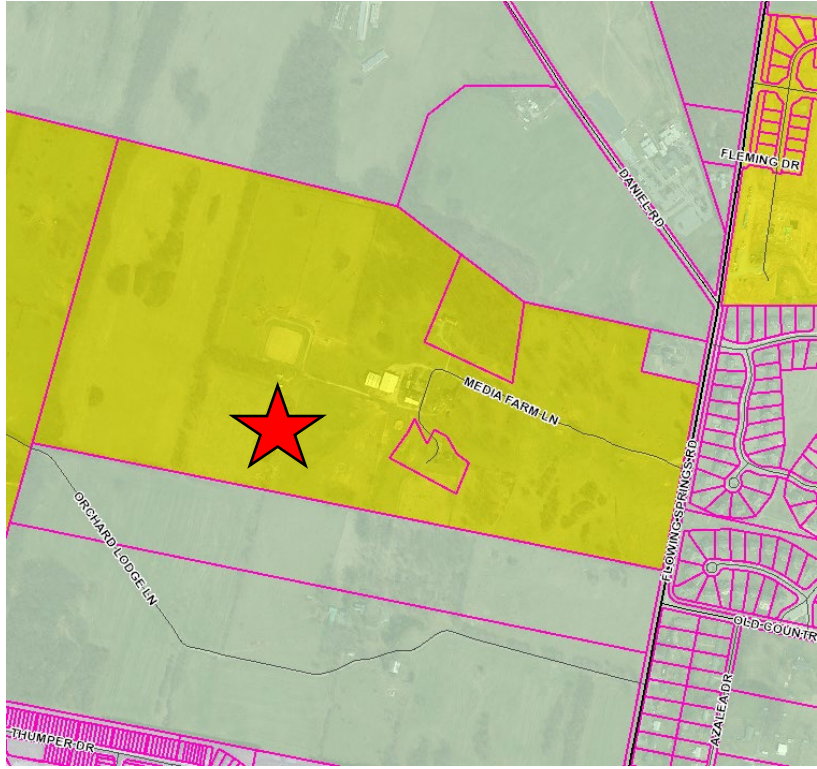
There is no public comment for the following items.

- 3. Reports from Legal Counsel**
4. Planner's Memo
5. President's Report
6. Actionable Correspondence
7. Non-Actionable Correspondence

Staff Report
 Jefferson County Planning Commission Meeting
 November 13, 2025

Media Farm Major Subdivision Preliminary Plat (25-5-SD)

Item # 2: Public Hearing: The proposal consists of a Major Residential Subdivision with 99 lots and associated infrastructure.

Owner/ Applicant	Harvest Homes, LLC
Consultant	Integrity Federal Services, Inc.
Parcel Location and Information	<p style="text-align: center;">261, 278, and 391 Media Farm Lane, Ranson; Size: ~126 acres; Parcel ID: 02000400110000, 02000400130000, 02000400110001; Zoning District: Residential Growth</p> 
Adjacent Zoning	<i>North, East and South: Rural; West: Residential Growth.</i>
Proposed Activity	Major Residential Subdivision with 99 lots and associated infrastructure.
Previous Approvals:	<p>04/10/1945: Lot created via DB 162 / PG 429 02/22/2018: Lots sold to Media Farms Stable, LLC via DB 1201 / PG 626 12/5/2024: Lots rezoned from Rural to Residential Growth 03/25/2025: Planning Commission approved Concept Plan for proposed subdivision (25-5-SD) 03/25/2025: Planning Commission approved Waiver from Section 2.3.A.3 of Appendix B of the Subdivision Regulations to allow for the use of a single entrance for the proposed subdivision (25-6-PCW) 03/25/2025: Planning Commission approved Waiver from Section 2.2G of Appendix B and Section 22.206.B.2 of the Subdivision Regulations to allow a 99</p>

Staff Report
Jefferson County Planning Commission Meeting
November 13, 2025

Media Farm Major Subdivision Preliminary Plat (25-5-SD)

	<p>lot installation to utilize two primary, disconnected, cul-de-sacs that allows for more than 24 lots to be served (25-7-PCW)</p> <p>09/23/2025: Request by the applicant via the Amended Completeness Determination Policy Signed 2/27/25 and waiver from Section 24.113, Section 24.113G, and Section 24.113H of the Subdivision Regulations to allow for the Planning Commission to deem the Preliminary Plat of the proposed Media Farm Subdivision as essentially complete (File #: 25-25-PCW).</p> <p>09/23/2025: Waiver from Section 20.102B of the Subdivision Regulations to allow site grading to commence prior to site plan approval for the proposed Media Farm Subdivision (File #25-26-PCW).</p> <p>09/23/2025: Waiver from Section 24.115C of the Subdivision Regulations to allow for the Final Plat of the proposed Media Farm Subdivision to process concurrently with the Preliminary Plat (File #25-27-PCW).</p>
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Subdivision Category

In accordance with Section 20.202 of the Subdivision Regulations, any subdivision of land that requires the development of streets (public or private) or easements of access to the lots, or common area and/or includes the creation of more than five residential lots or more than two non-residential lots, and/or requires the development of new off-tract infrastructure or the extension of existing off-tract infrastructure, is classified as a Major Subdivision. Media Farms is processing as a Major Residential Subdivision.

Concept Plan Approval

The applicant submitted the Concept Plan for the Media Farm Subdivision for review on January 24, 2025. Following staff review and public notice, Planning Commission held the Public Workshop for the Concept Plan on March 25, 2025. Planning Commission provided direction to the applicant for the preliminary plat and approved the waivers to allow the use of a single entrance and to use two primary, disconnected, cul-de-sacs that allows for more than 24 lots to be served.

Staff Review

The applicant submitted the Preliminary Plat for Media Farms Subdivision for review on June 24, 2025. Following staff review and comments, the applicant requested that Planning Commission deem the Preliminary Plat essentially complete at the September 9, 2025 meeting. The meeting and all agenda items was postponed until September 23, 2025. On September 23, 2025, the Planning Commission found the Preliminary Plat essentially complete and send the project to the Public Hearing stage. At the September 23, 2025 meeting, the Planning Commission also granted the waiver to commence early grading and the waiver to allow the applicant to process a Final Plat concurrently with the Preliminary Plat.

In accordance with Section 24.114 of the Subdivision Regulations, the Public Hearing should have been scheduled by staff for the November 4, 2025 meeting. Proper public notice did not go out as required by Section 24.114 of the Subdivision Regulations to hold the public hearing at the November 4, 2025

Staff Report
Jefferson County Planning Commission Meeting
November 13, 2025

Media Farm Major Subdivision Preliminary Plat (25-5-SD)

meeting. President Shepp called a Special Meeting for November 14, 2025 to hold the required public hearing. The November 14, 2025 hearing has been advertised as required in the Subdivision Regulations.

Preliminary Plat Approval Process

The Subdivision Regulations require the review of the submitted application and plat and plans by the Department of Engineering, Planning and Zoning as well as the WVDOH and the relevant Public Utility Agency. The Department is required to determine whether the density, use, and plan meet the requirements of the Zoning Ordinance and any other zoning issues and/or variances that can be identified at the Preliminary Plat submission. The Department is also required to provide a written opinion as to whether the Preliminary Plat meets the site planning criteria specified in Articles 21 and 22 of the Subdivision Regulations and whether the Concept Plan was fulfilled. All required permits including WVDOH entrance permits, Health Department well and septic permits, and DEP NPDES permits must be submitted to staff before a Preliminary Plat is deemed complete. The applicant has provided the necessary permit information.

Engineering, Planning and Zoning Staff have completed their review of the Preliminary Plat in accordance with these Articles and the requirements of Appendix A, Section 1.3. There are no outstanding comments at this time. This staff report serves as the staff's written determination the Plat meets the requirements of the Zoning Ordinance and Articles 21 and 22 of the Subdivision Regulations, as required by the Subdivision Regulations. The purpose of today's Public Hearing is to receive public comment on the proposed Preliminary Plat in accordance with the Subdivision Regulations and WV Code 8A, and to allow the applicant to prepare a final plat, final engineering, and final landscape plan.

The Planning Commission has approved a waiver for the applicant to process the Final Plat concurrently with the Preliminary Plat. At the time of writing, the review process is ongoing, pending the applicant's next submission.

Approved Waivers

The Planning Commission has approved the following waivers pertaining to this development:

- 25-6-PCW: Waiver of Section 2.3.A.3 of Appendix B of the Subdivision Regulations to allow for the use of a single entrance for the proposed subdivision. (PC Approved 03-25-2025)
- 25-7-PCW: Waiver from Section 2.2G of Appendix B and Section 22.206.B.2 of the Subdivision Regulations to allow a 99 lot installation to utilize two primary, disconnected, cul-de-sacs that allows for more than 24 lots to be served (PC Approved 03/25/2025)
- 25-25-PCW: Request by the applicant via the Amended Completeness Determination Policy Signed 2/27/25 and waiver from Section 24.113, Section 24.113G, and Section 24.113H of the Subdivision Regulations to allow for the Planning Commission to deem the Preliminary Plat of the proposed Media Farm Subdivision as essentially complete (PC Approved 09/23/2025)
- 25-26-PCW: Waiver from Section 20.102B of the Subdivision Regulations to allow site grading to commence prior to site plan approval for the proposed Media Farm Subdivision (PC Approved 09/23/2025)

Staff Report
Jefferson County Planning Commission Meeting
November 13, 2025

Media Farm Major Subdivision Preliminary Plat (25-5-SD)

- 25-27-PCW: Waiver from Section 24.115C of the Subdivision Regulations to allow for the Final Plat of the proposed Media Farm Subdivision to process concurrently with the Preliminary Plat (PC Approved 09/23/2025).

Subdivision Requirements Related to Preliminary Plat Approval

The following list summarizes the requirements of Section 24.115 of the Subdivision Regulations, which requires the Planning Commission to review the recommendations and opinions of the reviewing agencies, the staff's decision regarding compliance with the Zoning Ordinance, and the testimony of the public and render its decision. It also states that, in making its decision, the Planning Commission shall apply the following excerpted rules:

1. Zoning. The Planning Commission cannot deny an application on the basis of zoning if the staff's decision is that the application complies with the Zoning Ordinance.
2. Impact Fees. The Preliminary Plat application cannot be denied on the grounds of adverse impact on services which benefit from the County's adopted impact fees (parks and recreation, schools, law enforcement, fire protection, and emergency services).
3. Roads. The Planning Commission shall defer to the WVDOH on final requirements and approvals for improvements to the public roads.
4. Sewer and Water Systems. All sewer and water systems, whether privately owned or publicly owned shall be permitted only on the recommendation of the relevant Public Service District or private utility. The Media Farms Subdivision will be on water provided by West Virginia American Water. The subdivision will be served by a mix of sewer and septic dependent on where the lots are located. Charles Town Utility Board will be providing sewer service to the relevant lots. The applicant has provided the required permits from the Jefferson County Health Department.
5. Engineering and Landscaping. The plan being reviewed consists of the required sediment and erosion control, stormwater management, sewer or water system engineering, landscaping, and site development plan. The Preliminary Plat application cannot be denied based on engineering considerations that have not been addressed at this stage of the proceedings. The Planning Commission and County Engineer may attach conditions to ensure that specific issues are addressed.
6. Open Space. Open space to be provided to satisfy the requirements of the Zoning Ordinance shall be identified on the Preliminary Plat. Covenants and deed restrictions applicable to such open space to assure its retention shall be submitted and approved.

Approval of the Preliminary Plat may include conditions based on input from the Department of Engineering, Planning and Zoning and relevant agencies that must be met in the preparation of the final plat, final engineering, and final landscaping. Such conditions may include any proffers made by the developer and accepted by the Planning Commission or agency benefiting from the proffer. In no event shall a condition require the developer to reduce the density below the requirements of the Zoning Ordinance or what is shown on the proposal unless the reduction is proffered by the applicant.

Planning Commission Action Required

Section 24.115 of the Subdivision Regulations states that, after the close of the public hearing, or at any meeting within 14 days thereafter, the Planning Commission shall do one of the following:

Staff Report
Jefferson County Planning Commission Meeting
November 13, 2025

Media Farm Major Subdivision Preliminary Plat (25-5-SD)

- (1) Approve the application;
- (2) Approve the application with conditions;
- (3) Deny the application; or
- (4) Hold the application for up for 45 days for additional information. If the application is to be held for the additional time, a date certain for re-opening the public hearing must be set by the Planning Commission simultaneously with the vote to hold the Public Hearing. Additional legal advertisement is not required.

It further states that the Planning Commission may approve the plan if it meets the standards of the land use ordinances, deny the plan if it does not meet the standards of the land use ordinances, or approve the plan with conditions to complete any remaining items. In the event that the Preliminary Plat is approved with conditions to complete any remaining items, unless otherwise directed by the Planning Commission, Staff shall have the authority to grant final approval of the Preliminary Plat once the conditions are met. Also, if the Planning Commission conditionally approves the Preliminary Plat, then the applicant shall be required to submit a notarized document expressly and explicitly waiving the 45-day time requirement for the Planning Commission and/or Staff to act. If the applicant is unwilling to provide such document, then the Planning Commission shall proceed in the final consideration of the Preliminary Plat.

Sec. 24.115 of the Subdivision Regulations further states that the approval of the Preliminary Plat, with or without conditions, allows the applicant to proceed to prepare a Final Plat, final engineering, and final landscape plan. The approval shall be good for a period of five years, with the provision that any zoning changes that have been advertised for a public hearing prior to the date of approval may be made a condition of approval if adopted prior to submission of Final Plat including all engineering and landscaping. The Final Plat will not require any further public input unless a wavier or variance is required.

PRELIMINARY PLAT MEDIA FARM SUBDIVISION

JEFFERSON COUNTY FILE NUMBER: 25-5-SD
CHARLES TOWN TAX DISTRICT (8)
JEFFERSON COUNTY, WEST VIRGINIA
TAX MAP 4, PARCELS 11, 11.1 & 13 ;
D.B. 1330 PG. 743 & D.B. 1331 PG. 1

OWNER/APPLICANT:
HARVEST HOMES LLC
67 LUTMANS LN. SUITE 100
SHENANDOAH JUNCTION, WV 25442
(304)702-2500



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SHEET LIST TABLE

Sheet Number	Sheet Title	Sheet Number	Sheet Title
1	COVER SHEET	27	SITE & UTILITY PLAN
2	GENERAL NOTES	28	SITE & UTILITY PLAN
3	GENERAL DETAILS	29	SITE & UTILITY PLAN
4	CERTIFIED EXISTING CONDITIONS	30	SITE & UTILITY PLAN
5	EXISTING CONDITIONS	31	SITE & UTILITY PLAN
6	PHASING PLAN	32	GRADING PLAN
7	EROSION & SEDIMENT CONTROL NARRATIVE	33	GRADING PLAN
8	EROSION & SEDIMENT CONTROL NOTES	34	GRADING PLAN
9	OVERALL EROSION & SEDIMENT CONTROL PLAN - PHASE 1	35	GRADING PLAN
10	EROSION & SEDIMENT CONTROL PLAN - PHASE 1	36	GRADING PLAN
11	EROSION & SEDIMENT CONTROL PLAN - PHASE 1	37	GRADING PLAN
12	EROSION & SEDIMENT CONTROL PLAN - PHASE 1	38	GRADING PLAN
13	EROSION & SEDIMENT CONTROL PLAN - PHASE 1	39	ROAD PLAN & PROFILE - NEWSPAPER STREET
14	EROSION & SEDIMENT CONTROL PLAN - PHASE 1	40	ROAD PLAN & PROFILE - NEWSPAPER STREET
15	EROSION & SEDIMENT CONTROL PLAN - PHASE 1	41	ROAD PLAN & PROFILE - NEWSPAPER STREET
16	EROSION & SEDIMENT CONTROL PLAN - PHASE 2	42	ROAD PLAN & PROFILE - JOURNALIST STREET
17	EROSION & SEDIMENT CONTROL DETAILS	43	ROAD PLAN & PROFILE - JOURNALIST STREET
18	EROSION & SEDIMENT CONTROL CALCULATIONS	44	ROAD PLAN & PROFILE - REPORTER LANE
19	DEMOLITION PLAN	45	ROAD PLAN & PROFILE - REPORTER LANE
20	OVERALL KEY MAP	46	ROAD PLAN & PROFILE - TOWN CRIER LANE
21	PRELIMINARY PLAT	47	SIGHT DISTANCE PLAN & PROFILE
22	PRELIMINARY PLAT	48	SITE ENTRANCE PLAN & PROFILE
23	PRELIMINARY PLAT	49	WVDOH CROSS SECTIONS
24	PRELIMINARY PLAT	50	WVDOH CROSS SECTIONS
25	PRELIMINARY PLAT	51	WVDOH CROSS SECTIONS
26	PRELIMINARY PLAT	52	WVDOH PAVEMENT MARKING & SIGNAGE PLAN
		53	WVDOH PAVEMENT DETAILS
		54	SANITARY SEWER PLAN & PROFILE
		55	SANITARY SEWER PLAN & PROFILE
		56	SANITARY SEWER PLAN & PROFILE
		57	SANITARY SEWER PLAN & PROFILE
		58	SANITARY SEWER DETAILS
		59	SANITARY SEWER COMPUTATIONS
		60	WATERLINE PLAN & PROFILE - FLOWING SPRINGS RD
		61	WATERLINE PLAN & PROFILE - NEWSPAPER STREET
		62	WATERLINE PLAN & PROFILE - NEWSPAPER STREET
		63	WATERLINE PLAN & PROFILE - JOURNALIST STREET
		64	WATERLINE PLAN & PROFILE - JOURNALIST STREET
		65	WATERLINE PLAN & PROFILE - REPORTER LANE
		66	WATERLINE PLAN & PROFILE - REPORTER LANE
		67	WATERLINE PLAN & PROFILE - TOWN CRIER LANE
		68	WATERLINE DETAILS
		69	WATERLINE DETAILS
		70	WATERLINE DETAILS
		71	ROADWAY CULVERTS
		72	ROADWAY CULVERTS
		73	STORM SEWER DETAILS
		74	SWM FACILITY A DESIGN
		75	SWM FACILITY B DESIGN
		76	SWM FACILITY C DESIGN
		77	SWM FACILITY D DESIGN
		78	SWM NARRATIVE & DETAILS
		79	BIORETENTION DETAILS
		80	INFILTRATION & GRASS SWALE DETAILS
		81	MISC SWM DETAILS

JEFFERSON COUNTY SITE WORK MILESTONE INSPECTIONS

THE DEVELOPER SHALL REQUEST COUNTY ENGINEER INSPECTIONS A MINIMUM OF 48 HOURS IN ADVANCE (CALL: 304-264-1996). INSPECTIONS SHALL BE REQUESTED ACCORDING TO THE TABLE OF MILESTONES SHOWN BELOW:

1.	INSTALLATION OF SEDIMENT & EROSION CONTROL DEVICES PRIOR TO BEGINNING SITE GRADING.
2.	ROADWAY AND/OR PARKING LOT SUBGRADE PROOF ROLL PRIOR TO PLACING STONE BASE.
3.	ROADWAY AND/OR PARKING LOT STONE BASE DEPTH CHECK PRIOR TO PLACING ASPHALT OR CONCRETE PAVEMENT.
4.	WATER SYSTEM AND SANITARY SEWER SYSTEM INSPECTION AND APPROVAL BY THE PUBLIC SERVICE DISTRICT/UTILITY PRIOR TO BACKFILLING OF TRENCHES.
5.	FINAL INSPECTION INCLUDING BUT NOT LIMITED TO: SEEDING & MULCHING, ROADWAY & PARKING LOT PAVING, SIDEWALKS, STORM DRAINAGE AND STORMWATER MANAGEMENT SYSTEMS, TRAFFIC CONTROL SIGNS & PAVEMENT MARKINGS, LANDSCAPING, ETC.

NOTE:
THE COUNTY ENGINEER MAY ACCEPT "THIRD-PARTY" INSPECTION AND CERTIFICATION REPORTS IN PLACE OF INSPECTIONS PERFORMED BY THE OFFICE OF ENGINEERING, UPON PRIOR APPROVAL. THIRD-PARTY INSPECTION REPORTS SHALL BE SUBMITTED IN THE FORMAT SPECIFIED BY THE COUNTY ENGINEER.

JEFFERSON COUNTY CONSTRUCTION NOTES (TABLE 1.2-1)

1.	EROSION & SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND INSPECTED PRIOR TO PERFORMING ANY SIGNIFICANT EARTH DISTURBING ACTIVITIES AND SITE GRADING.
2.	EARTH WORK SHALL BE COMPACTED TO THE PERCENTAGES OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASHOTO T99C, AS SHOWN BELOW: A. ROADWAYS.....98% B. PARKING LOTS FOR HEAVY TRUCKS.....98% C. PARKING LOTS FOR PASSENGER VEHICLES.....95% D. UTILITY LINE TRENCHES.....99% E. BUILDING PADS.....100% THE ABOVE COMPACTION REQUIREMENTS SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER OR A SOILS TECHNICIAN UNDER THE DIRECTION OF A PROFESSIONAL ENGINEER, AND ACCEPTABLE TO THE COUNTY ENGINEER.
3.	CHANGES AND REVISIONS TO THE CONSTRUCTION PLANS AND SPECIFICATIONS SHALL NOT BE MADE UNLESS FIRST SUBMITTED IN WRITING AND APPROVED BY THE COUNTY ENGINEER AND ANY OTHER AGENCIES, AS DEEMED APPROPRIATE.
4.	WORK ZONE TEMPORARY TRAFFIC CONTROL ALONG A PUBLIC ROAD SHALL BE IN ACCORDANCE WITH WEST VIRGINIA DIVISION OF HIGHWAY REQUIREMENTS AND APPROVAL.
5.	SEVENTY-TWO (72) HOURS PRIOR TO EXCAVATION IN PUBLIC RIGHT-OF-WAYS OR IN AREAS SERVED BY UNDERGROUND UTILITIES, CALL MISS UTILITY 1-800-245-4848.

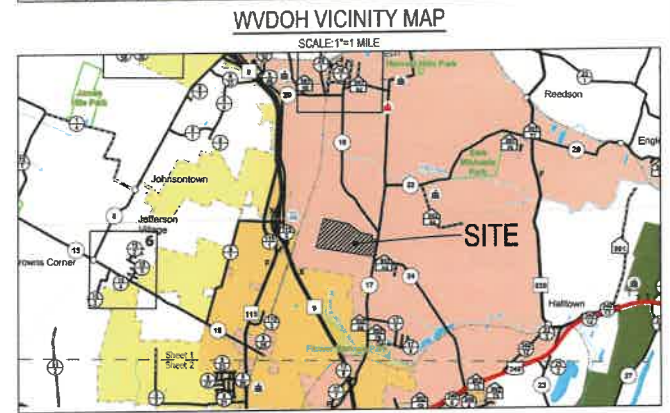
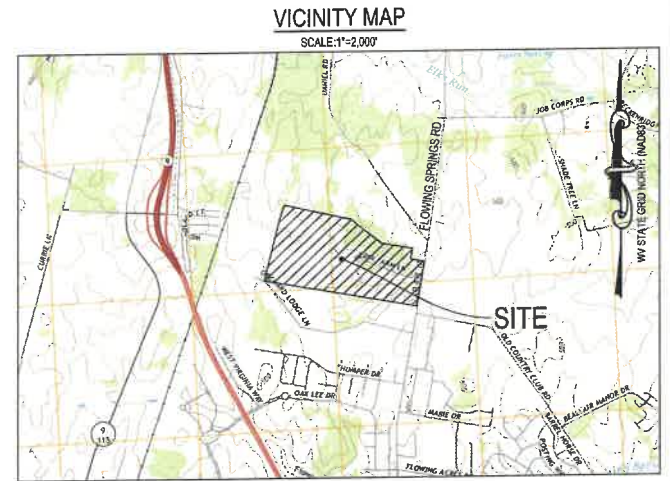
CIVIL LEGEND:	
EXISTING	PROPOSED
BOUNDARY/RIGHT-OF-WAY LINE	BOUNDARY/RIGHT-OF-WAY LINE
ADJACENT BOUNDARY LINE	ADJACENT BOUNDARY LINE
CONCRETE MONUMENT/IRON REBAR	CONCRETE MONUMENT/IRON REBAR
EASEMENT LINE	EASEMENT LINE
ROAD CENTERLINE	ROAD CENTERLINE
HEADER CURB	HEADER CURB
CURB & GUTTER	CURB TRANS. REVERSE CURB
EDGE OF PAVEMENT	EDGE OF PAVEMENT
EDGE OF CONCRETE	EDGE OF CONCRETE
EDGE OF GRAVEL	EDGE OF GRAVEL
SIDEWALK	SIDEWALK
GUARDRAIL	GUARDRAIL
BOARD FENCE	BOARD FENCE
CHAIN LINK FENCE	CHAIN LINK FENCE
WIRE FENCE	WIRE FENCE
BUILDINGS	BUILDINGS
RETAINING WALL	RETAINING WALL
MISCELLANEOUS SIGNS	MISCELLANEOUS SIGNS
MAIL BOX	MAIL BOX
SITE LIGHT WITH POLE	SITE LIGHT WITH POLE
BUILDING MOUNTED LIGHT	BUILDING MOUNTED LIGHT
UTILITY POLE	UTILITY POLE
UTILITY POLE GUY WIRE	UTILITY POLE GUY WIRE
OVERHEAD UTILITY LINE	OVERHEAD UTILITY LINE
UNDERGROUND UTILITY LINE	UNDERGROUND UTILITY LINE
OVERHEAD COMMUNICATIONS LINE	OVERHEAD COMMUNICATIONS LINE
UNDERGROUND COMMUNICATIONS LINE	UNDERGROUND COMMUNICATIONS LINE
UNDERGROUND GAS LINE	UNDERGROUND GAS LINE
8" PVC SAN. SEW.	8" PVC SAN. SEW.
SANITARY SEWER MAIN	SANITARY SEWER MAIN
SANITARY SEWER FORCE MAIN	SANITARY SEWER FORCE MAIN
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
SANITARY SEWER CLEAN-OUT	SANITARY SEWER CLEAN-OUT
15" HDPE	15" HDPE
STORM SEWER LINE	STORM SEWER LINE
STORM SEWER MANHOLE	STORM SEWER MANHOLE
STORM SEWER DROP INLET	STORM SEWER DROP INLET
STORM SEWER CURB INLET	STORM SEWER CURB INLET
STORM SEWER RIP-RAP	STORM SEWER RIP-RAP
STORM SEWER END SECTION	STORM SEWER END SECTION
8" WM	8" WM
WATER MAIN	WATER MAIN
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER VALVE
WATER METER	WATER METER
INDEX CONTOUR LINE	INDEX CONTOUR LINE
INTERMEDIATE CONTOUR LINE	INTERMEDIATE CONTOUR LINE
SPOT ELEVATIONS	SPOT ELEVATIONS
TREES/SHRUBS	TREES/SHRUBS
DRIP LINE OF TREES	DRIP LINE OF TREES
LIMITS OF CONSTRUCTION	LIMITS OF CONSTRUCTION
SOIL BOUNDARY	SOIL BOUNDARY



Know what's below.
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JEFFERSON COUNTY - COMPLETE LIST OF WAIVERS/VARIANCES (TABLE 1.2-2)

ORDINANCE	SECTION OF ORDINANCE	DESCRIPTION OF WAIVER OR VARIANCE	DATE GRANTED
SUBDIVISION	22.206.B.2	LENGTH OF CUL. DE-SAC	03/25/2025
SUBDIVISION	21.102.C. & 2.31.A.3	SINGLE ENTRANCE	03/25/2025



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 OR SITE PLAN.

HARVEST HOMES LLC
67 LUTMANS LN. SUITE 100
SHENANDOAH JUNCTION, WV 25442

DATE: _____

JEFFERSON COUNTY, WEST VIRGINIA

PRELIMINARY PLAT APPROVAL
 SITE PLAN APPROVAL

BY: _____ COUNTY ENGINEER DATE: _____

BY: _____ COUNTY PLANNER DATE: _____

LIST OF APPROVALS:

WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PERMIT # 05-2025-7808
DATED: 09/03/2025

JEFFERSON COUNTY GIS/ADDRESSING:
APPROVED: 2025/09/03

WEST VIRGINIA DEPARTMENT OF ENVIRONMENTAL PROTECTION:
WVNPDES PERMIT # : Y09115824

WEST VIRGINIA DEPARTMENT OF HEALTH AND HUMAN RESOURCES:
STATE HEALTH PERMITS BUREAU FOR PUBLIC HEALTH:
PERMIT # : 21.534 (WATER)
DATE: 09-10-2025
PERMIT # : 21.535 (SEWER)
DATE: 09-10-2025

CHARLES TOWN UTILITY BOARD:
PLAN APPROVED: 07/18/2025
AVAILABILITY APPROVED: 09/19/2025

REVISIONS:		
NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE

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NO.	REVISIONS

COVER SHEET

**MEDIA FARM SUBDIVISION
PRELIMINARY PLAT**

TAX MAP 04, PARCEL 11 & 11.1 (D.B. 1330, P.G. 743), PARCEL 13 (D.B. 1331, P.G. 1)
CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ: _____ VERT: _____
DATE: MAY 2025
JOB: 5100-0101
DRAWN: JCH CHECK: JPG
CADD: C-GI-001.DWG
NCS:
SHEET: 1 OF 81

GENERAL C.T.U.B. UTILITY NOTES:

- REFER TO THE CHARLES TOWN UTILITY BOARD (CTUB) WATER SYSTEM SPECIFICATIONS DATED APRIL 2015, SANITARY SEWER SYSTEM SPECIFICATIONS DATED MAY 2016, AND THE LATEST MODIFICATIONS OR REVISIONS THERETO, FOR WATER MAIN AND SANITARY SEWER CONSTRUCTION METHODS, MATERIALS, FIELD QUALITY CONTROL, AND FOR ALL DETAILS AND SPECIFICATIONS FOR ALL WATER LINES AND SANITARY SEWER LINES TO BE SERVED BY THE CHARLES TOWN UTILITY BOARD.
- SEPARATION OF WATER MAINS / SANITARY SEWERS: ALL NEW WATER MAINS SHALL CONFORM TO THE WEST VIRGINIA BUREAU FOR PUBLIC HEALTH, OFFICE OF ENVIRONMENTAL HEALTH SERVICES, ENVIRONMENTAL ENGINEERING DIVISION, PUBLIC WATER SYSTEM DESIGN STANDARDS 94CSR#4 4.2.5. PROTECTION OF DRINKING WATER SUPPLIES:
 - PARALLEL INSTALLATION - WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.
 - CROSSINGS - WATER MAINS SHALL CROSS ABOVE SEWERS AND SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE BOTTOM OF THE WATER MAIN AND TOP OF THE SEWER. AT CROSSINGS, ONE FULL LENGTH (20 FEET) OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED.
 - HORIZONTAL SEPARATION - A MINIMUM OF 10 FEET SEPARATION BETWEEN SEWER LINES AND WATER LINES MUST BE MAINTAINED. IN CASES WHERE THE 10 FEET MINIMUM CANNOT BE MAINTAINED, THE SEWER PIPE SHALL BE 10' COVER THAN THE WATER LINE AND CONSTRUCTED OF A PRESSURE TYPE PIPE. WHEN LINES ARE PLACED WITHIN 5 FEET OF EACH OTHER, PERMANENT IDENTIFICATION TAPE MUST BE BURIED DIRECTLY ABOVE THE LINES DENOTING "SEWER LINE" OR PORTABLE WATER LINE.
 - VERTICAL SEPARATION - A MINIMUM OF 18" OF SEPARATION BETWEEN THE TOP OF THE SEWER LINES AND THE BOTTOM OF WATER LINES MUST BE MAINTAINED. IN CASES WHERE THE 18" CANNOT BE MAINTAINED, THE SEWER PIPE SHALL BE 10' COVER THAN THE WATER LINE AND BE CONSTRUCTED OF PRESSURE TYPE PIPE. A SEWER LINE SHALL NOT BE CONSTRUCTED OVER TOP OF A WATER LINE. IF THE STANDARD VERTICAL INSTALLATION REQUIREMENTS CANNOT BE MAINTAINED, THE SEWER LINE SHALL BE ENCASED SO THAT THE CASING EXTENDS AT LEAST 10 FEET EACH SIDE OF THE CROSSING WITH A MINIMUM OF 13" VERTICAL SEPARATION.
- THERE SHALL BE NO PHYSICAL CONNECTION BETWEEN THE WATER DISTRIBUTION SYSTEM AND A SANITARY SEWER SYSTEM, ANY PIPES, PUMPS, HYDRANTS OR TANKS WHEREBY UNSAFE WATER OR OTHER CONTAMINATING MATERIALS MAY BE DISCHARGED OR DRAWN INTO THE SYSTEM.
- PIPE BEDDING - NO. 8 OR NO. 10 LIMESTONE SHALL BE USED FOR ALL PIPE BEDDING UNLESS OTHERWISE APPROVED BY CTUB. ALL WATER MAIN, SANITARY SEWER MAIN AND SANITARY LATERALS SHALL BE INSTALLED WITH MINIMUM 6" BEDDING BELOW PIPE AND 12" OVER PIPE.
- REFER TO THE CTUB WATER SYSTEM & SEWER SYSTEM SPECIFICATIONS, AND THE LATEST MODIFICATIONS OR REVISIONS THERETO, FOR:
 - A LIST OF MATERIALS REPRESENTING THE MINIMUM REQUIREMENTS ACCEPTABLE FOR USE BY CTUB.
 - ALL PIPE, FITTINGS, AND OTHER RELATED MATERIALS USED IN THE CONSTRUCTION OF LINES
 - FIRE HYDRANT STANDARDS AND SPECIFICATIONS
 - DISINFECTING NEW AND REPAIRED WATER MAINS. ALL NEW WATER MAINS SHALL BE DISINFECTED BEFORE THEY ARE PLACED IN SERVICE. ALL WATER MAINS TAKEN OUT OF SERVICE FOR INSPECTING, REPAIRING, OR OTHER ACTIVITY THAT MIGHT LEAD TO CONTAMINATION OF WATER SHALL BE DISINFECTED BEFORE THEY ARE RETURNED TO SERVICE)
 - GRAVITY SEWER CONSTRUCTION METHODS & PIPELINE TESTING.
 - MANHOLES SUBMITTALS, DELIVERY, STORAGE & HANDLING, INSPECTION, PREPARATION, CONSTRUCTION METHODS, AND VACUUM TESTING.
 - CAST IN-PLACE CONCRETE SPECIFICATIONS AND REQUIREMENTS.

SANITARY SEWER:

- ALL SANITARY SEWER LINES SHALL BE COVERED WITH A MINIMUM OF 48" OF EARTH COVERING OVER THE TOP OF PIPE.
- SEWER LINES SHALL BE LAID IN STRAIGHT LINE WITH UNIFORM SLOPE BETWEEN MANHOLES. SEWERS ON 20% SLOPE OR GREATER SHALL BE ANCHORED SECURELY WITH CONCRETE ANCHORS, OR APPROVED EQUAL (SEE CTUB SEWER SYSTEM SPECIFICATIONS FOR SPACING REQUIREMENTS).
- MANHOLES - SHALL BE PRE-CAST CONCRETE MEETING REQUIREMENTS OF AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM). THE MINIMUM BASE DIAMETER SHALL BE 48" (MINIMUM OPENING 24"). THE INSIDE BASE OF THE MANHOLE SHALL BE FILLED WITH CONCRETE TO FORM A BENCH SLOPING TOWARD THE FLOW CHANNEL. WATERTIGHT MANHOLE COVERS ARE TO BE USED WHEREVER THE MANHOLE COVERS MAY BE FLOODED BY STREET RUNOFF OR HIGH WATER. PIPE CONNECTIONS TO MANHOLES AND JOINTS ON MANHOLES SHALL BE WATERTIGHT. CONCRETE MANHOLES SHALL BE WATERPROOFED ON THE EXTERIOR WHERE GROUNDWATER CONDITIONS ARE UNFAVORABLE.
- GRAVITY SEWER LINES SHALL BE PVC PIPE, SCHEDULE SDR-35. ALL PIPES AND FITTINGS SHALL MEET OR EXCEED ALL REQUIREMENTS OF ASTM SPECIFICATIONS D-3034 AND/OR OTHER REQUIREMENTS OF UN-BELL UN-B4. JOINTS SHALL BE EITHER O-RING TYPE "OR" MECHANICAL SEAL JOINT MEETING MATERIAL REQUIREMENTS OF ASTM 1794 AND JOINT REQUIREMENTS OF ASTM 3212. NO SOLVENT CEMENT JOINTS WILL BE PERMITTED IN FIELD CONSTRUCTION, EXCEPT AS SPECIFICALLY AUTHORIZED BY CTUB.
- LATERAL PIPING AND FITTINGS, IN SIZES 4" THROUGH 6", SHALL BE PVC PIPE, SCHEDULE 40.
- THE DEVELOPER SHALL FURNISH AND INSTALL THE HYD BRANCHES, RISER PIPE, SERVICE LATERALS, TRANSITION FITTINGS, AND INCIDENTALS WHERE SHOWN ON THE PLANS OR WHERE DIRECTED BY THE CTUB. ALL CLEAROUTS FOR TOWNHOMES AND VILLAS SHALL BE TRAFFIC RATED.
- HOME OWNER INSTALLED SERVICE LATERALS - PIPE SHALL BE 4" MINIMUM SDR-35 OR SCHEDULE 40 INSTALLED AT 2% MINIMUM SLOPE. LATERAL SHOULD BE PLACED WITH 3 FEET MINIMUM COVER UNLESS OTHERWISE APPROVED BY CTUB. CONNECTION OF HOME OWNER LATERAL TO EXISTING LATERAL SHALL BE BY FITTING OF SAME TYPE OF PIPE. BEDDING SHALL BE NO. 8 OR NO. 10 LIMESTONE OR OTHER MATERIAL AS APPROVED BY CTUB. THE LATERAL AND CONNECTIONS SHALL BE INSPECTED AND APPROVED BY A REPRESENTATIVE OF CTUB PRIOR TO COVERING WITH BEDDING.

WEST VIRGINIA AMERICAN WATER NOTES:

- INSTALLATION OF MAINS:
 - 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.
 - BEDDING: CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED IN THE TRENCH FOR ALL BURIED PIPE. BACKFILL MATERIAL SHALL BE TAMPIED IN LAYERS AROUND THE PIPE AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE. STONES FOUND IN THE TRENCH SHALL BE REMOVED FOR A DEPTH OF AT LEAST 6" BELOW THE BOTTOM OF THE PIPE. SEE TYPICAL WATER LINE TRENCH DETAIL.
 - COVER: ALL WATER MAINS SHALL BE COVERED WITH A MINIMUM OF 48" OF EARTH COVERING TO PREVENT FREEZING. ALL MAINS LESS THAN 8" IN DIAMETER AND WITHIN 5 FEET OF A HEAVILY TRAVELED HIGHWAY SHALL HAVE A MINIMUM OF 42" OF COVERING.
 - D. BLOCK ALL TEES, BENDS, PLUGS AND HYDRANTS SHALL BE PROVIDED WITH THE RODS OR JOINTS DESIGNED TO PREVENT MOVEMENT.
 - E. PRESSURE AND LEAKAGE TESTING: ALL TYPES OF INSTALLED PIPE SHALL BE PRESSURE TESTED AND LEAK TESTED IN ACCORDANCE WITH AWWA STANDARD C600. DEVELOPER SHALL SUBMIT PLAN OF PROPOSED TESTING.
 - F. DISINFECTION: ALL NEW, CLEANED OR REPAIRED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C661. THE SPECIFICATIONS SHALL INCLUDE MICROBIOLOGICAL TESTING OF ALL WATER MAINS.
 - G. ALL NON-METALLIC MAINS SHALL BE PROVIDED WITH TRACER WIRE AND DETECTABLE WARNING TAPE.
- WATER SERVICE LINES SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON BUILDING ARCHITECTURAL DRAWINGS AND UTILITY CONNECTION LOCATIONS.
- WATER LINES SHALL HAVE A MINIMUM 10' HORIZONTAL SEPARATION AND 1.5' MINIMUM VERTICAL SEPARATION FROM SEWER LINES.
- WATER METERS LOCATED IN LOADING AREAS SHALL HAVE A TRAFFIC GRADE LID AND SHALL NOT BE SEALED INTO THE PAVEMENT FOR REMOVAL BY WEST VIRGINIA AMERICAN WATER. TEAM MEMBERS WHEN NEEDED.
- CONTRACTOR SHALL CONTACT WEST VIRGINIA AMERICAN WATER AT LEAST 48 HOURS BEFORE CONNECTING TO THE LATERAL SYSTEM TO ALLOW FOR WEST VIRGINIA AMERICAN WATER REPRESENTATIVES TO PERFORM THE ONSITE INSPECTION OF THE CONNECTION.
- CONTRACTOR SHALL NOTIFY WEST VIRGINIA AMERICAN WATER PRIOR TO INSTALLATION OF ANY IMPROVEMENTS WITHIN THE WATER AND SEWER EASEMENTS TO ENSURE THAT NO FENCE POSTS OR OTHER IMPROVEMENTS ARE PLACED ON TOP OF THE UTILITIES.
- A PRECONSTRUCTION MEETING WITH WEST VIRGINIA AMERICAN WATER, WVAA'S 3RD PARTY INSPECTOR, DEVELOPER, AND WATERLINE CONTRACTOR MUST TAKE PLACE PRIOR TO THE START OF CONSTRUCTION.
- WVAA MUST BE NOTIFIED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. INSPECTION FEES APPLY.
- IN THE EVENT BLASTING IS TO OCCUR ONSITE, A BLASTING PLAN MUST BE PROVIDED TO WVAA FOR REVIEW PRIOR TO START OF WORK.

GENERAL NOTES:

- THE PROPOSED SITE IMPROVEMENTS FOR MEDIA FARM INCLUDE, BUT ARE NOT LIMITED TO, THE CONSTRUCTION OF 99 SINGLE FAMILY DETACHED LOTS ON 127.71 ACRES. THE LAND RESIDES IN THE RESIDENTIAL GROWTH ZONING DISTRICT. ALL LOTS WILL BE SERVED BY PUBLIC WATER, AND WILL BE SERVED BY EITHER SEPTIC OR PUBLIC SEWER.
- THE SUBJECT PROPERTY IS LOCATED IN THE CHARLES TOWN TAX DISTRICT, IDENTIFIED AS TAX MAP 4, PARCELS 11, 11.1, & 11.3. THE PROPERTY OWNER IS HARVEST HOMES LLC AS RECORDED IN D.B. 1330 P.G. 743 & D.B. 1331 P.G. 1 AMONG THE LAND RECORDS OF JEFFERSON COUNTY, WEST VIRGINIA.
- THE TOTAL EXISTING SITE ACREAGE FOR THE SUBJECT PARCEL IS 127.71 ACRES PER THE RECORDED DEED, AND 127.71 ACRES PER THE 2025 FIELD SURVEY. DISTURBED AREA ±68.38 ACRES.
- THE TOPOGRAPHIC CONTOUR INTERVAL IS TWO (2) FEET. TOPOGRAPHIC INFORMATION WAS COMPILED FROM AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY GORDON, DATED JANUARY 6TH, 2025. HORIZONTAL DATUM IS REFERENCED TO THE WEST VIRGINIA COORDINATE SYSTEM OF 1983, NORTH ZONE. VERTICAL DATUM IS REFERENCED TO NAVD 83.
- PERIMETER BOUNDARY INFORMATION SHOWN HEREON IS PER A FIELD RUN SURVEY PERFORMED JANUARY 6TH, 2025 BY GORDON. IT HAS BEEN ESTABLISHED BY A NETWORK OF TRAVERSE CONTROL HAVING A RELATIVE ERROR OF CLOSURE OF 1:7500 OR BETTER.
- THE SUBJECT PROPERTY IS LOCATED ON F.E.M.A. MAP 54037C0130E DATED DECEMBER 16, 2009. NO PORTION OF THE PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AREA. THE PROPERTY IS IN ZONE X.
- THE NATIONAL WETLANDS INVENTORY MAP AS OF 05/23/2025 DOES NOT SHOW WETLANDS/SENSITIVE AREAS WITHIN THE SUBJECT PROPERTY.
- CHANGES OR REVISIONS IN CONSTRUCTION PLANS AND SPECIFICATIONS SHALL NOT BE MADE UNLESS FIRST APPROVED BY JEFFERSON COUNTY AND/OR OTHER APPROPRIATE AGENCIES.
- SEE COVER SHEET, SHEET 01, FOR LEGEND OF SYMBOLS USED HEREIN.

CONSTRUCTION NOTES:

- CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 811 OR 1-800-245-4848 A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR OTHER EARTH DISTURBING ACTIVITIES WITHIN PUBLIC RIGHT-OF-WAYS OR WITHIN AREAS SERVED BY UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE PRESENCE OF ANY UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL WITHIN MEDIA FARM. THERE ARE NO KNOWN CEMETERIES, ARCHEOLOGICAL SITES, NATURAL FEATURES, NOR HISTORIC SITES LISTED, OR DETERMINED TO BE ELIGIBLE, OR WHICH THE OWNER HAS REASON TO BELIEVE MAY BE ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES WITHIN THE CONSTRUCTION LIMITS, OUTSIDE OF WHAT HAS BEEN DELINEATED BY THE PHASE 1 ARCHAEOLOGY STUDY.
- INTEGRITY FEDERAL SERVICES DOES NOT CERTIFY TO THE LOCATION OF OR THE EXISTENCE OF ANY EXISTING UNDERGROUND UTILITIES. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THIS DOES NOT CONSTITUTE A GUARANTEE OF THEIR ACTUAL LOCATIONS OR THAT THEY HAVE ALL BEEN SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY THEIR FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLAN, THEY SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND INSURE THE CONTINUANCE OF SERVICE. IF NECESSARY, THE SITE PLAN WILL BE MODIFIED TO ELIMINATE THE CONFLICT AT THE DEVELOPER'S EXPENSE.
- INTEGRITY FEDERAL SERVICES DOES NOT CERTIFY TO THE SUB-SURFACE CONDITIONS OF THE SITE, THE LOCATION OF UNDERLYING ROCK, OR THE LOCATION OF POTENTIAL SNOWHOLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES TO VERIFY SUB-SURFACE CONDITIONS PRIOR TO BEGINNING ANY CONSTRUCTION. IF SNOWHOLES ARE FOUND IN THE FIELD, REMEDIATION WILL BE REQUIRED AS SPECIFIED BY THE WVOEP AND/OR A QUALIFIED GEOTECHNICAL ENGINEERING FIRM.
- EROSION AND SEDIMENT CONTROL DEVICES ARE TO BE IN PLACE PRIOR TO ANY CONSTRUCTION. REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR PHASING AND DETAILS.
- ALL LAND, ON OR OFF SITE, WHICH IS DISTURBED BY THIS DEVELOPMENT, AND WHICH IS NOT BUILT UPON OR SURFACED, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION.
- DEVELOPMENT OF THE SITE INCLUDING CONSTRUCTION AND MATERIALS SHALL BE IN CONFORMANCE TO CURRENT JEFFERSON COUNTY, AND THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS STANDARDS AND SPECIFICATIONS.
- ALL TESTS, STUDIES, ETC., REQUIRED DURING CONSTRUCTION WILL BE CARRIED OUT BY A THIRD PARTY ENGINEERING FIRM AND PAID FOR BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS REQUIRED FOR CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO ENTERING THE RIGHT-OF-WAY, AND IT IS THE CONTRACTORS RESPONSIBILITY TO CLEAN STREETS OF MUD AND/OR ALLAY DUST AND TO TAKE WHATEVER MEASURES NECESSARY TO ENSURE THAT THE STREETS ARE KEPT IN A CLEAN AND DUST FREE CONDITION AT ALL TIMES.
- THE CONTRACTOR SHALL NOTIFY OPERATORS WHO MAINTAIN EXISTING UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST TWO (2) WORKING DAYS, BUT NOT MORE THAN TEN (10) WORKING DAYS, PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.
- THE CLIENT, CONTRACTOR, AND/OR SURVEYOR SHALL BE RESPONSIBLE FOR NOTIFYING INTEGRITY FEDERAL SERVICES OF ANY CONDITIONS FOUND IN THE FIELD THAT VARY FROM WHAT IS SHOWN ON THE APPROVED PLANS. OBSERVATIONS REGARDING APPARENT INCONSISTENCIES IN THE PLANS SHALL BE BROUGHT TO INTEGRITY FEDERAL SERVICES'S ATTENTION FOR VERIFICATION PRIOR TO STAKEOUT.
- THE CLIENT AND CONTRACTOR ARE RESPONSIBLE FOR REVIEWING THE PLANS PRIOR TO CONSTRUCTION AND NOTIFYING INTEGRITY FEDERAL SERVICES OF ANY CIRCUMSTANCES FOUND WITHIN THESE PLANS IN NEED OF VERIFICATION SO THAT APPROPRIATE REVISIONS CAN BE MADE, IF WARRANTED.
- WHEN APPLICABLE, ALL HANDICAPPED PARKING SPACES SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA - CURRENT VERSION). ALL TRAILS & SIDEWALKS SHALL COMPLY WITH ADA REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH PERFORMANCE OF ITS WORK AND THE WORK OF ITS SUBCONTRACTORS. INTEGRITY FEDERAL SERVICES SHALL NOT HAVE CONTROL OVER, CHARGE OF, OR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE CONTRACTOR SHALL VISIT THE SITE AND FIELD VERIFY EXISTING CONDITIONS AND GRADES PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL CLEAR THE SITE OF ALL APPLICABLE VEGETATION, BUILDINGS, FOUNDATIONS, ETC. WITHIN THE LIMITS OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR COORDINATING ANY DISCONNECTION AND/OR ABANDONMENT OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND ABANDONING ALL EXISTING WELLS AND/OR SEPTIC DRAIN FIELDS AND COORDINATING THEIR ABANDONMENT WITH THE HEALTH DEPARTMENT
- ALL PROPOSED GRADES AS SHOWN HEREIN ARE FINISHED GRADE UNLESS OTHERWISE NOTED ON THE PLAN.
- MAINTAIN A MINIMUM VERTICAL CLEARANCE OF ONE (1) FOOT SIX (6) INCHES BETWEEN CROSSINGS OF ALL UTILITY LINES UNLESS OTHERWISE NOTED.
- THE APPROVAL OF THESE PLANS SHALL IN NO WAY GRANT PERMISSION BY THE APPROVING JURISDICTION FOR THE CONTRACTOR TO TRESPASS ON OFF-SITE PROPERTIES. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
- WHERE THE ORDINANCES DIFFER BETWEEN LOCAL, STATE, AND FEDERAL REQUIREMENTS, THE MOST RESTRICTIVE SHALL APPLY.
- THE PLANS HAVE NOT BEEN PREPARED IN ACCORDANCE WITH A GEOTECHNICAL REPORT.
- CONTRACTOR TO REFERENCE GEOTECHNICAL REPORT OR A PROFESSIONAL ENGINEER OR CERTIFIED TECHNICIAN FOR SUITABLE BACKFILL MATERIAL REQUIREMENTS AND COMPACTION REQUIREMENTS. CBR TESTS SHALL BE PERFORMED PRIOR TO DETERMINATION OF FINAL SUBGRADE ELEVATION FOR PAVEMENT AREAS. SOILS TESTS OF SUBGRADE MUST BE SUBMITTED FOR ACTUAL DETERMINATION OF REQUIRED PAVEMENT SECTION THICKNESS PRIOR TO CONSTRUCTION. ALL SUBGRADE SHALL BE COMPACTED TO THE PERCENTAGES OF MAXIMUM DRY DENSITY (AASHTO T99C) UNLESS OTHERWISE DIRECTED BY AN APPROVED GEOTECHNICAL REPORT. (SEE JEFFERSON COUNTY CONSTRUCTION NOTE 2, SHEET 01.)
- BUILDING FOOTPRINTS AS SHOWN ARE APPROXIMATE IN BUILDING SIZE AND DO NOT REPRESENT FINAL ARCHITECTURALS.
- CHANGES IN THE TOP & BOTTOM OF SLOPES SHALL BE A MINIMUM OF FIVE FEET (5) FROM PROPERTY OR RIGHT-OF-WAY LINE.
- ALL GRADING SHALL PROVIDE PROPER DRAINAGE & DISPOSAL OF STORM WATER WITHOUT PONDING.
- ALL FILL SHALL BE COMPACTED TO PREVENT EROSION.
- GRADING SHALL NOT BE DONE IN SUCH A WAY TO DIVERT WATER ONTO THE PROPERTY OF ANOTHER LAND OWNER.
- LOTS SHALL BE GRADED TO SECURE PROPER DRAINAGE AWAY FROM BUILDINGS AND TO PREVENT POOLING OR COLLECTION OF STORM WATER.
- EXCAVATION OR FILL SHALL NOT ENDANGER AN ADJOINING PROPERTY.
- ALL CLEARING, GRADING, DRAINAGE, CONSTRUCTION, AND DEVELOPMENT SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH THE APPROVED PLAN.
- FIELD VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION.
- ALL APPLICABLE STATE & FEDERAL PERMITS SHALL BE OBTAINED PRIOR TO DISTURBANCES WITHIN JURISDICTIONAL WATERS AND WETLANDS.

SUBDIVISION ORDINANCE SUMMARY:

- PROPERTY CORNERS ARE TO BE SET WITH 50" x 30" REBARS WITH I.D. CAPS UNLESS OTHERWISE NOTED.
- SITE GRADING: FILL SLOPES SHALL NOT EXCEED (3:1) 2' HORIZONTAL TO 1' VERTICAL. FILL SECTIONS NEED NOT HAVE DITCHES UNLESS THE FILL SLOPE EXCEEDS SIX FEET IN HEIGHT. CUT SLOPES SHALL NOT EXCEED (2:1) 2' VERTICAL TO 1' HORIZONTAL.
- ALL UTILITY TRANSMISSION LINES (E.G. ELECTRIC, PHONE, CABLE, WATER, SEWER, ETC.) AND SERVICE LINES WITHIN THE SUBDIVISION OR SITE DEVELOPMENT AREA SHALL BE UNDERGROUND.
- MINIMUM COVER OVER CULVERTS IS 1' UNLESS OTHERWISE SHOWN.
- AT THIS TIME NO OFF-SITE BORROW PITS ARE ANTICIPATED FOR THIS PROJECT.
- CONTACT JEFFERSON COUNTY E911 COORDINATOR FOR INSTALLATION OF STREET SIGNS. ALL SIGNS SHALL COMPLY WITH COUNTY ADDRESSING REQUIREMENTS.
- A BUILDING PERMIT SHALL BE OBTAINED FOR SIGNAGE AND SHALL BE IN CONFORMANCE WITH ALL EXISTING ORDINANCES IN JEFFERSON COUNTY AND/OR STATE AND FEDERAL LAW.
- THERE ARE NO EXISTING EASEMENTS, AND NO RIGHTS-OF-WAY WITHIN THIS SITE PLAN AREA (WITH THE EXCEPTION OF FLOWING SPRINGS ROAD), SEE EXISTING CONDITIONS SHEETS.
- THERE ARE PROPOSED EASEMENTS AND RIGHTS-OF-WAY PROPOSED WITH THIS SITE PLAN, SEE PRELIMINARY PLAT SHEETS.
- THERE ARE NO FUTURE EASEMENTS AND/OR RIGHTS-OF-WAY PROPOSED AT THIS TIME.
- PROPOSED DEVELOPMENT IS NOT WITHIN 500' OF A 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 BY THE WATER RESOURCES BOARD LEGISLATIVE RULES ARE VIOLATED. SAID STANDARDS STATE THAT TURBIDITY SHALL NOT EXCEED 10 NTU OVER BACKGROUND TURBIDITY WHEN THE BACKGROUND IS 30 NTU'S OR LESS; OR HAVE MORE THAN A 10 PERCENT INCREASE IN TURBIDITY (PLUS 10 NTU MINIMUM) WHEN THE BACKGROUND TURBIDITY IS MORE THAN 90 NTU'S
- THERE ARE NO KNOWN CABLE, SEWER OR WATER UTILITIES EXISTING ON SITE OTHER THAN THOSE IDENTIFIED ON EXISTING CONDITIONS AND SITE PLAN.
- EXISTING TREES ARE TO REMAIN IN THEIR NATURAL CONDITION THROUGHOUT THE PROJECT WHEREVER PRACTICAL.
- ANY FENCING WITHIN THE BRL OR OTHER BUFFERS CANNOT EXCEED 6' IN HEIGHT.
- A HOMEOWNERS ASSOCIATION MUST BE ESTABLISHED WITHOUT DELAY AS SOON AS 50% OF PROPERTIES ARE SOLD. MEMBERSHIP IN THE ASSOCIATION IS MANDATORY FOR ALL PROPERTY OWNERS WITHIN THE SUBDIVISION. THE DEVELOPERS SHALL DEDICATE ALL COMMON LANDS (SWIM BASIN, ROADS, RIGHT-OF-WAYS, ETC.) TO THE ASSOCIATION
- A COMMON INTEREST OWNERSHIP AGREEMENT MUST BE ESTABLISHED TO PROVIDE FOR THE MAINTENANCE OF COMMONLY OWNED LAND, INCLUDING BUT NOT LIMITED TO THE PRIVATE ROAD SYSTEM WITHIN THE SUBDIVISION. THIS COMMON INTEREST OWNERSHIP AGREEMENT MUST BE DEVELOPED IN ACCORDANCE WITH THE UNIFORM COMMON INTEREST OWNERSHIP ACT OF WEST VIRGINIA.
- THERE ARE NO KNOWN OFF-SITE MAN-MADE STRUCTURES LOCATED WITHIN 200' DOWNSTREAM OF ANY DRAINAGE PIPE OR STORMWATER MANAGEMENT FACILITY OUTFALL. THEREFORE, NO OFF-SITE STRUCTURES AND ASSOCIATED TOPOGRAPHY HAS BEEN SHOWN.
- ALL RESIDENTIAL AND NON-RESIDENTIAL BUILDING LOTS SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE INSTALLED PRIOR TO BEGINNING CONSTRUCTION ON THE LOT.
- RETAINING WALLS FOUR (4) FEET OR GREATER IN HEIGHT REQUIRE A BUILDING PERMIT UNDER THE JEFFERSON COUNTY BUILDING CODE ENFORCEMENT ORDINANCE THAT MUST BE OBTAINED BY THE OWNER/DEVELOPER. THESE WALLS MUST BE DESIGNED AND CERTIFIED BY A LICENSED WEST VIRGINIA ENGINEER.
- NO PERMANENT STRUCTURES SHALL BE PERMITTED WITHIN EXISTING EASEMENTS WITHOUT PRIOR APPROVAL FROM THE JEFFERSON COUNTY PLANNING COMMISSION.
- LIST OF TENTATIVE RESTRICTIVE COVENANTS HAS BEEN ATTACHED TO PRELIMINARY PLAT.

STANDARD W.V.D.O.H. NOTES:

- ALL UTILITIES, INCLUDING ALL POLES, ARE TO BE RELOCATED AS NECESSARY AT EITHER THE DEVELOPER OR UTILITY OWNERS EXPENSE PRIOR TO CONSTRUCTION.
- THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO EXISTING RIGHT-OF-WAY.
- OPEN CUTTING OF PAVED OR SURFACE TREATED STATE ROADS IS NOT PERMITTED UNLESS APPROVED BY THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION.
- THE DEVELOPER IS RESPONSIBLE FOR ALL TRAFFIC CONTROL.
- IF APPLICABLE, A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED EDGE OF PAVEMENT TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER IN THE ROADWAY.
- OVERLAY OF EXISTING PAVEMENT SHALL BE A MINIMUM OF 1.5". ANY COSTS ASSOCIATED WITH PAVEMENT OVERLAY, OR THE MILLING OF EXISTING PAVEMENT TO OBTAIN REQUIRED DEPTH, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- STORMWATER DEVICES SHALL BE SEEDED AND MULCHED TO ACHIEVE STABILIZATION. ADDITIONAL DITCH LININGS SHALL BE PROVIDED IF WARRANTED TO ACHIEVE STABILIZATION.
- ALL TRAFFIC CONTROL SIGNS AND THE MAINTENANCE OF TRAFFIC SHALL COMPLY WITH THE STANDARDS OF THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION.
- IF APPLICABLE, ALL GUARDRAILS SHALL BE IN ACCORDANCE WITH WVDOT STANDARD DETAILS BOOK VOLUME 1. THE GUARDRAIL POST SHALL BE PRESSURE-TREATED.
- CONTRACTOR SHALL CONTACT WVDOT AT LEAST 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN WVDOT RIGHT-OF-WAY.

GOVT. AGENCIES/UTILITIES:

- JEFFERSON COUNTY ENGINEERING
116 E. WASHINGTON STREET
CHARLES TOWN, WV 25414
(304) 728-3257
 - JEFFERSON COUNTY PLANNING
116 E. WASHINGTON STREET
CHARLES TOWN, WV 25414
(304) 728-3228
 - WATER
WEST VIRGINIA AMERICAN WATER
130 EAST BURR BOULEVARD
KEARNEYSVILLE, WV 25439
(811) 240-4152
 - SEWER
CHARLES TOWN UTILITY BOARD
661 S. GEORGE STREET, SUITE 101
CHARLES TOWN, WV 25414
(304) 725-2316
 - ELECTRIC
THE POTOMAC EDISON COMPANY
16444 NORTHWESTERN TURNPIKE
AUGUSTA, WV 26704
(800) 688-0011
 - TELECOMMUNICATIONS
FRONTIER COMMUNICATIONS
1108 N. MIDRED STREET
RANSON, WV 25438
(304) 728-8500
 - GAS
MOUNTAINEER GAS
67 AERO STREET
MARTINSBURG, WV 25401
(800) 834-2070
 - TRANSPORTATION
WEST VIRGINIA DIVISION OF HIGHWAYS,
DISTRICT FIVE
2120 NORTHWESTERN TURNPIKE
BURLINGTON, WV 26710
(304) 289-3521
 - OTHER
MISS UTILITY
5606 MACCORKLE AVE, SW
SOUTH CHARLESTON, WV 25309
(800) 245-4848 OR 811
- NOTES:
THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

ZONING ORDINANCE SUMMARY:

ZONING REQUIREMENTS:
CURRENT ZONE: RESIDENTIAL GROWTH
PROPOSED USE: SINGLE-FAMILY DETACHED DWELLINGS (99 LOTS) (INCLUDES 3 EXISTING)
DENSITY: 99 LOTS / 127.71 ACRES = +/- 0.78 LOTS/ACRES

Land Use / SFD	Proposed Setbacks		
	Front	Side	Rear
SFD	25-ft	12-ft	20-ft

USE REQUIREMENTS	REQUIRED	PROVIDED
AREA PER DWELLING UNIT:		
LOT AREA:	N/A	N/A
SFD (PUBLIC WATER / ON SITE SEPTIC)	20,000 S.F. (MIN)	20,000 S.F. (MIN)
SFD (PUBLIC WATER/SEWER)	6,000 S.F. (MIN)	6,000 S.F. (MIN)
LOT WIDTH:		
SFD (NO PUBLIC WATER/SEWER)	N/A	N/A

LAND AREA	AREA (AC)
RESIDENTIAL LOT AREA	84.96
LOT 99 LOT AREA	20.61
COMMON SPACE	12.13
PROPOSED INTERNAL ROAD RIGHT-OF-WAY	9.16
EX. WV DOH RIGHT-OF-WAY	0.49
PROP. WV DOH RIGHT-OF-WAY EXPANSION	0.16
TOTAL SITE	127.71

MODEL HOME: A STAFFED MODEL HOME/SALES OFFICE MAY BE LOCATED ON LOTS 1 AND 98.

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SEAL:

REVISIONS

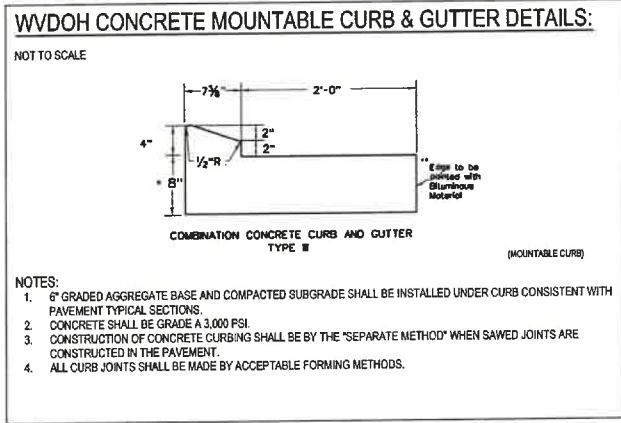
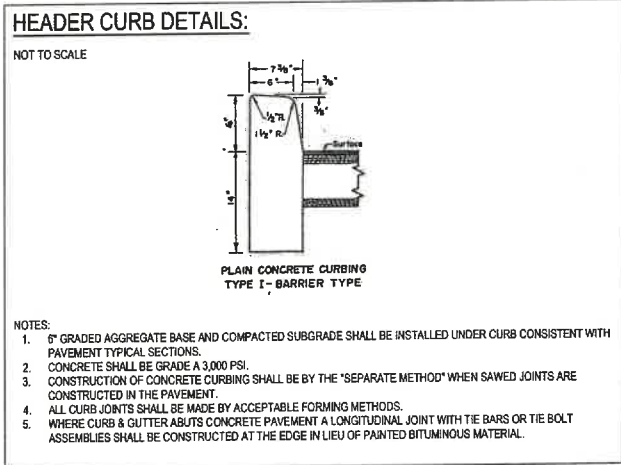
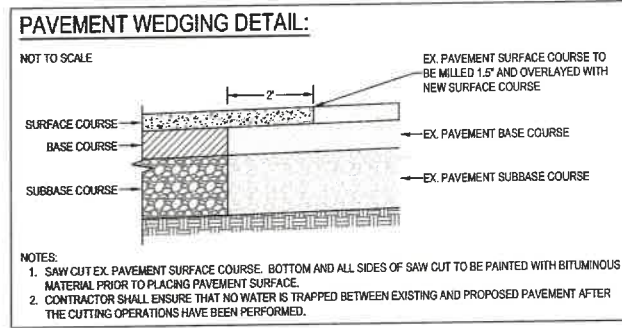
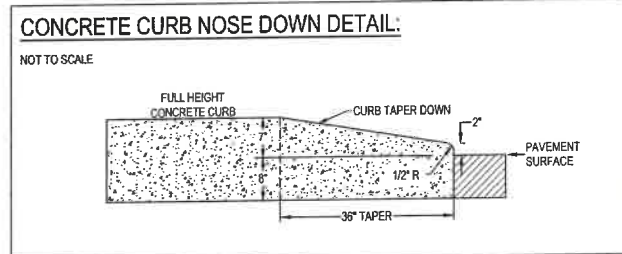
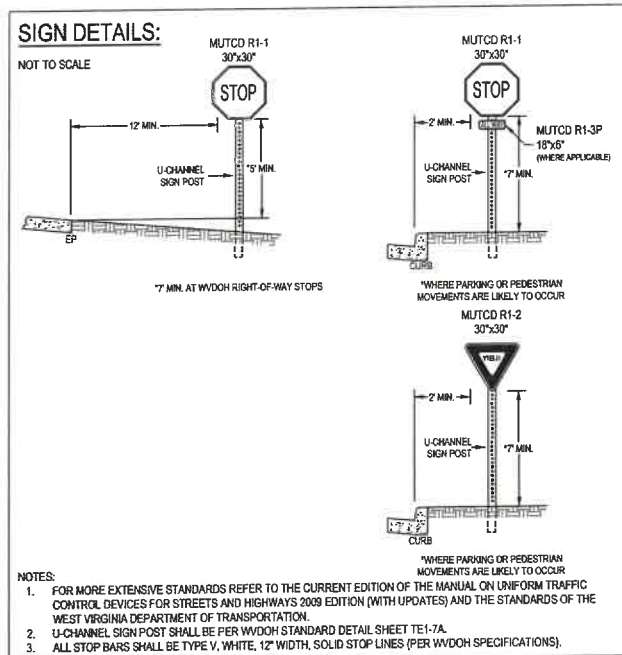
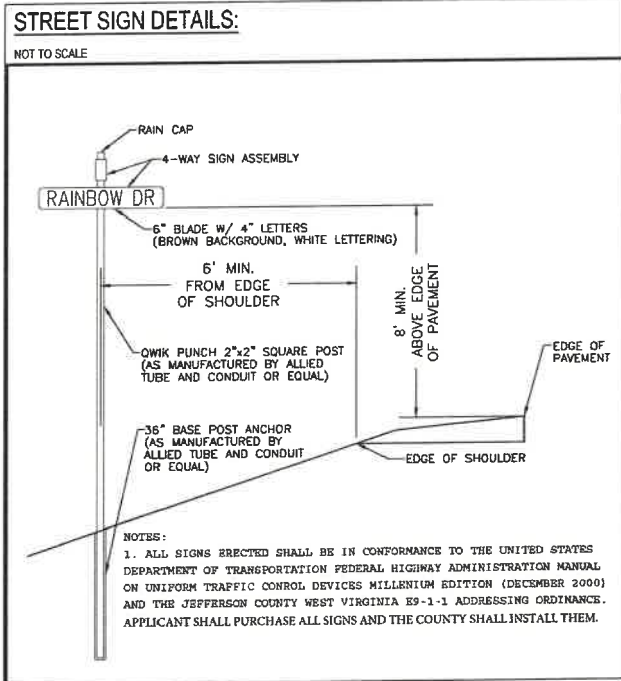
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GENERAL NOTES

**MEDIA FARM SUBDIVISION
PRELIMINARY PLAT**

TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743), PARCEL 13 (D.B. 1331, P.G. 1)
CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ.:
VERT.:
DATE: MAY 2025
JOB: 5100-0101
DRAWN: JCH CHECK: JPG
CADD: C-GI-002.DWG
NCS:
SHEET:

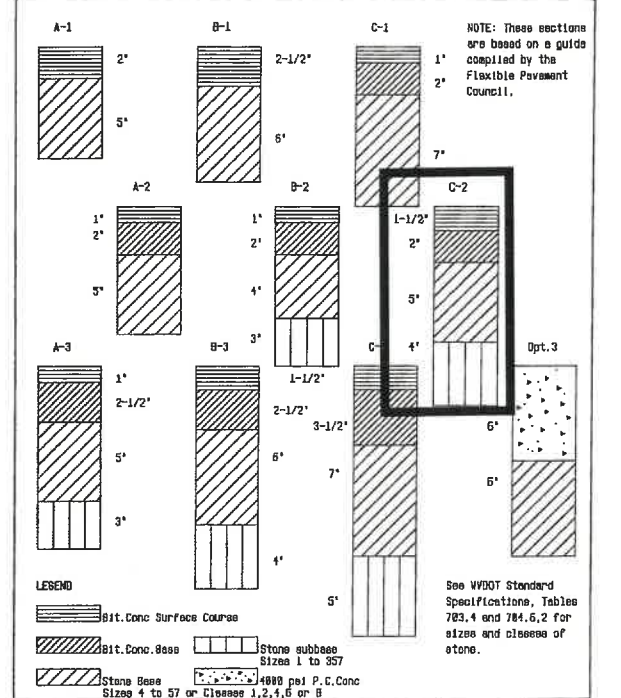


SELECT ROAD PAVEMENT SECTIONS FROM DETAIL 8-05B AS FOLLOWS:

1. Check Soil Survey to determine soil series of soil to be used in the subgrade.
2. Determine the Subgrade Support Class of the soil series from the table below.
3. Select the appropriate road section based on the proposed use of the pavement and the Subgrade Support Class.

SUBGRADE SUPPORT CLASS	SOILS SERIES
A (good - excellent)	Berke and rock land and Volkerk when Volkerk when shale content is high (40% or greater retained on the No. 4 screen).
B (medium)	Ashton, Berke, Blairton, Broddock, Bekalb, Edgewood, Huntington, Leidig, Landee, Lindsie, Melvin, Monogahela, and Volkerk, and Frankstown when shale content is medium to high.
C (poor)	Benevola, Chilhowie, Clifton, Duffield, Frankstown, Fedwick, Hagerstown, Opaquon

USE	ROAD SECTION
Residential driveways and small parking lots with 50 stalls or less and no trucks	A-1, B-1, C-1
Subdivision roads and large parking lots	A-2, B-2, C-2
State road widening, industrial parking lots, and truck driveways	A-3, B-3, C-3



JEFFERSON COUNTY, WEST VIRGINIA
 APPROVED: Jan 25 1995
 COUNTY ENGINEER

SURFACE SECTION SELECTION
 REVISIONS: DETAIL NO. R-05A

JEFFERSON COUNTY, WEST VIRGINIA
 APPROVED: Jan 25 1995
 COUNTY ENGINEER

ROAD SURFACE SECTIONS
 REVISIONS: DETAIL NO. R-05B

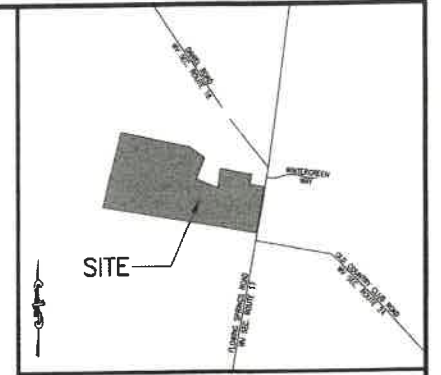
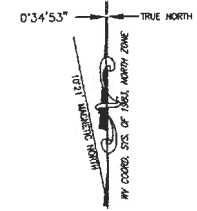
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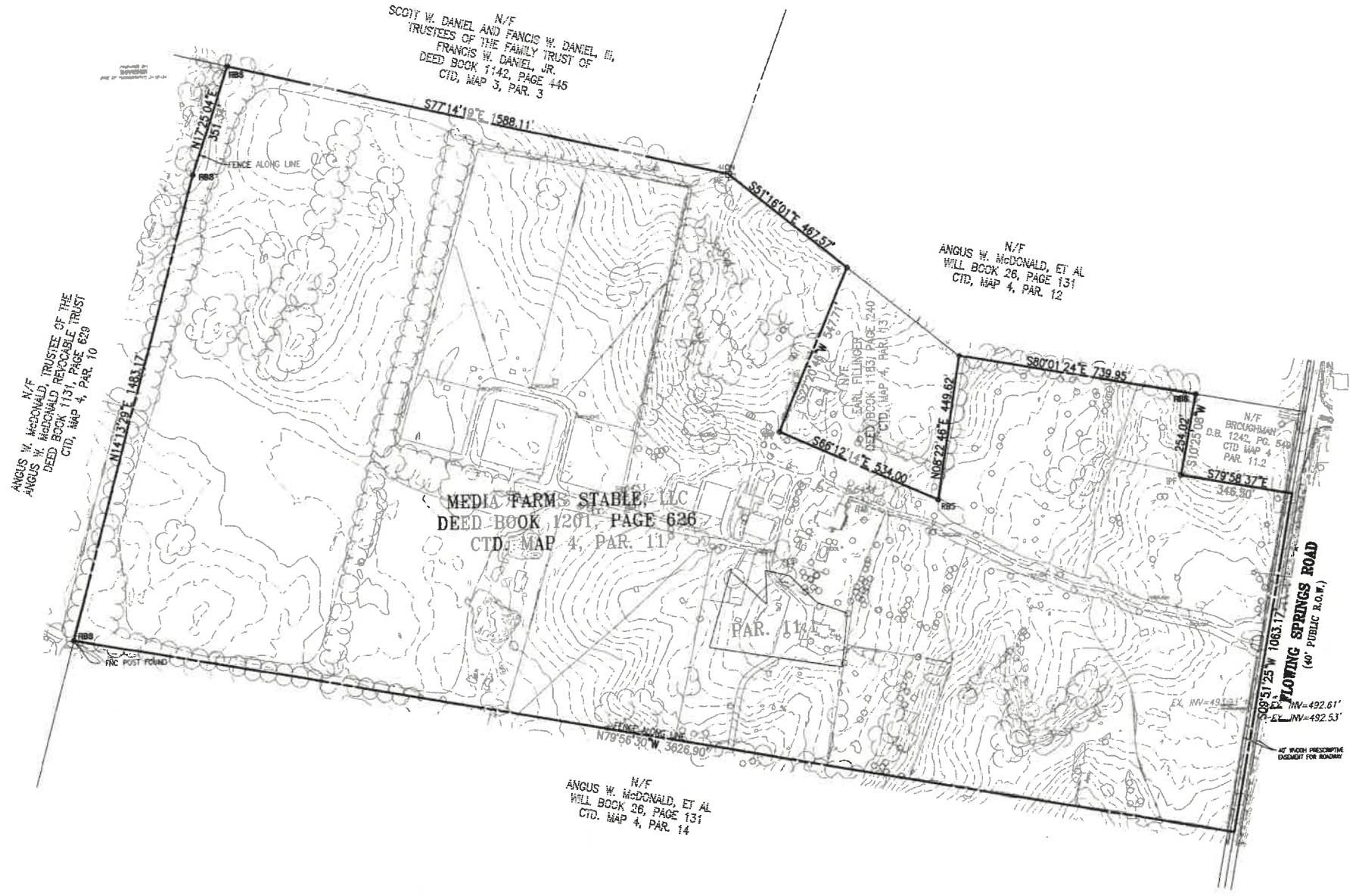
NO.	REVISIONS

GENERAL DETAILS
MEDIA FARM SUBDIVISION PRELIMINARY PLAN
 TAX MAP 04; PARCEL 11 & 11.1 (D.B. 5330; P.G. 743); PARCEL 13 (D.B. 1331; PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ.:
 VERT.:
 DATE: MAY 2025
 JOB: 5100-0101
 DRAWN: JCH CHECK: JPG
 CADD: C-GI-501.DWG
 NCS:
 SHEET:
 3 OF 81



VICINITY MAP
SCALE: 1" = 200'



NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS IDENTIFIED ON CHARLES TOWN DISTRICT TAX MAP NUMBER 4 AS PARCELS 11 and 11.1.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF MEDIA FARMS STABLE, LLC AND WAS ACQUIRED FROM JULIA ANN URDUHART, JOHN DAVIS O'BRIEN AND CARLA MARSHALL KENNEDY, ET AL, BY DEED DATED JANUARY 29, 2018 AND RECORDED IN DEED BOOK 1201 AT PAGE 626 AMONG THE LAND RECORDS OF JEFFERSON COUNTY, WEST VIRGINIA.
3. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD RUN SURVEY PERFORMED IN FEBRUARY OF 2025 BY GORDON US, LLC.
4. NO TITLE REPORT WAS FURNISHED IN PREPARING THIS SURVEY.
5. ONLY PERTINENT PHYSICAL IMPROVEMENTS INDICATING BOUNDARY EVIDENCE OR ENCROACHMENTS ARE SHOWN HEREON. THEREFORE, NOT ALL SITE IMPROVEMENTS ARE DELINEATED ON THIS PLAT.

LEGEND:

- RBS = 1" RE-BAR AND CAP SET
- RBF = RE-BAR FOUND
- MF = MONUMENT FOUND
- = FENCE POST FOUND
- U = UTILITY POLE
- X = BARBED WIRE FENCE
- = OVERHEAD UTILITY LINES



No.	Revision	Date

SURVEYOR'S CERTIFICATE
I, DENNIS R. MALONEY, JR., A PROFESSIONAL SURVEYOR IN THE STATE OF WEST VIRGINIA, HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS ACCURATE AND CORRECT.

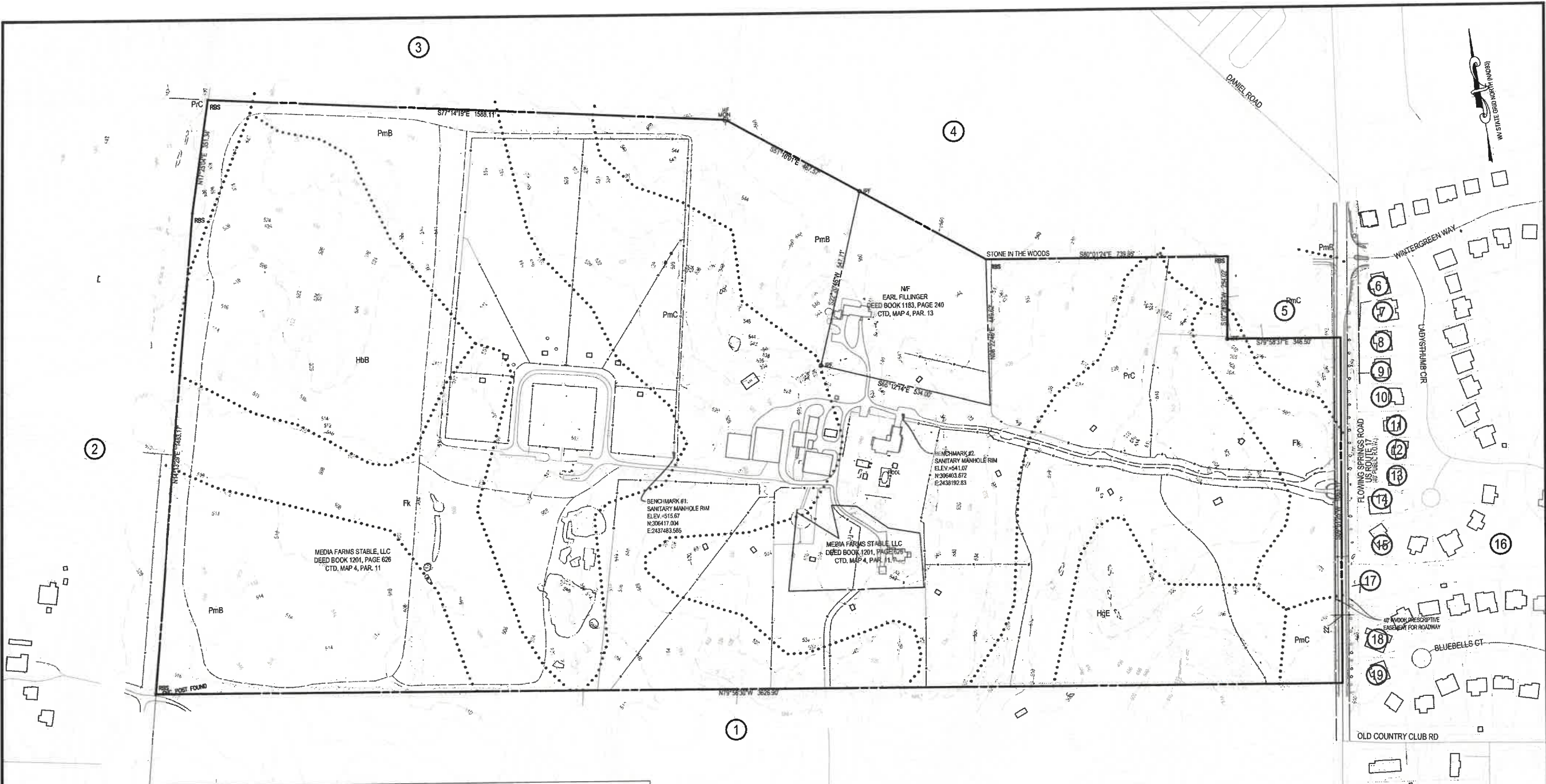


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SECURITY CONSULTING

PLAT SHOWING
BOUNDARY SURVEY
OF THE PROPERTY OF
MEDIA FARMS STABLE, LLC
DEED BOOK 1201 PAGE 626
CHARLES TOWN DISTRICT, TAX MAP 4, PARCELS 11 & 11.1
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1" = 200'
DATE: JULY, 2025
PROJECT No: 3717-0101
PHASE No: 305A
DRAFTER: DRM
3717-0101_BS01.DWG
SHEET 1 OF 1



ADJACENT PROPERTY OWNERS									
ID	NAME	ADDRESS	CITY	STATE	ZIP	PARCEL ID	DEED BOOK/PAGE	USE	ZONING
1	MCDONALD ANGUS W ET AL	228 ORCHARD LODGE LN	CHARLES TOWN	WV	25414	02 4001400000000	1321/736	ACTIVE FARM	RURAL
2	MCDONALD ANGUS W - TR	228 ORCHARD LODGE LN	CHARLES TOWN	WV	25414	02 4001000000000	1131/629	ACTIVE FARM	RESIDENTIAL GROWTH
3	DANIEL JILL & SCOTT W & FRANCIS W III-TRS	261 MEDIA FARM LN	RANSON	WV	25438	02 4001100000000	1201/626	ACTIVE FARM	RURAL
4	MCDONALD ANGUS W ET AL	228 ORCHARD LODGE LN	CHARLES TOWN	WV	25414	02 4001200000000	1321/736	ACTIVE FARM	RURAL
5	BROUGHMAN JONATHAN A & ARIANA	587 FLOWING SPRINGS RD	RANSON	WV	25438	02 4001100020000	1242/549	RESIDENTIAL	RURAL
6	MARCOS ROLANDO J & BRENDA L BONANO	20 LADYSTHUMB CIR	CHARLES TOWN	WV	25414	02 4G0023000000000	1251/222	RESIDENTIAL	RURAL
7	MISSIMER JASON L & CRYSTAL	26 LADYSTHUMB CIR	CHARLES TOWN	WV	25414	02 4G0024000000000	1273/127	RESIDENTIAL	RURAL
8	KESSEL ADRIAN B & NICOLE A	60 LADYSTHUMB CIR	CHARLES TOWN	WV	25414	02 4G0025000000000	1234/57	RESIDENTIAL	RURAL
9	NEMETHY ADAM J & YUKIE U	84 LADYSTHUMB CIR	CHARLES TOWN	WV	25414	02 4G0026000000000	1250/127	RESIDENTIAL	RURAL
10	YATES CHERYL D	88 LADYSTHUMB CIR	CHARLES TOWN	WV	25414	02 4G0027000000000	1235/267	RESIDENTIAL	RURAL
11	KRICHTEN GARRICK C & KELLY A KUZAS	100 LADYSTHUMB CIR	CHARLES TOWN	WV	25414	02 4G0028000000000	1249/366	RESIDENTIAL	RURAL
12	THOMPSON CHAD W & JENNIFER R	112 LADYS THUMB CIR	CHARLES TOWN	WV	25414	02 4G0029000000000	1292/293	RESIDENTIAL	RURAL
13	FOLEY COREY & WAYNE CAMPBELL JR	10 CHALICE FLOWER CT	CHARLES TOWN	WV	25414	02 4G0030000000000	1243/490	RESIDENTIAL	RURAL
14	FRANKLIN TRAVIS M & MARIA R	32 CHALICE FLOWER CT	CHARLES TOWN	WV	25414	02 4G0031000000000	1245/48	RESIDENTIAL	RURAL
15	GERSTEIN JUAN C V	36 CHALICE FLOWER CT	CHARLES TOWN	WV	25414	02 4G0032000000000	1253/195	RESIDENTIAL	RURAL
16	RODERICK PLANES LLC	0 PO BOX 777	FREDERICK	MD	21705	02 4GSWM2000000000	952/965	OPEN SPACE	RURAL
17	ASPEN GREENS PROPERTY OWNERS ASSOCIATION INC	256 HIGH ST	MORGANTOWN	WV	26505	02 4G0SWM000000000	127/68	OPEN SPACE	RURAL
18	EICHELMAN ROBERT J JR & SHARON S	122 BLUEBELLS CT	CHARLES TOWN	WV	25414	02 4G0009000000000	1217/600	RESIDENTIAL	RURAL
19	CANADAY JEREMIE M & STARSHA M	126 BLUEBELLS CT	CHARLES TOWN	WV	25414	02 4G0008000000000	1245/470	RESIDENTIAL	RURAL

LEGEND

- SUBJECT SITE PROPERTY LINE
- MAJOR CONTOUR (10-FT)
- MINOR CONTOUR (2-FT)
- - - - - CONTOUR LINE (2-FT GIS)
- SOIL TYPE

GRAPHICAL SCALE: 1"=150'

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JEFFERSON COUNTY, WEST VIRGINIA

Professional Engineer Seal for Integrity Federal Services, State of West Virginia.

REVISIONS	

EXISTING CONDITIONS

MEDIA FARM SUBDIVISION PRELIMINARY PLAN

TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, PG. 743); PARCEL 13 (D.B. 1331, PG. 1)

CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ.: 1"=150'
VERT.:

DATE: MAY 2025

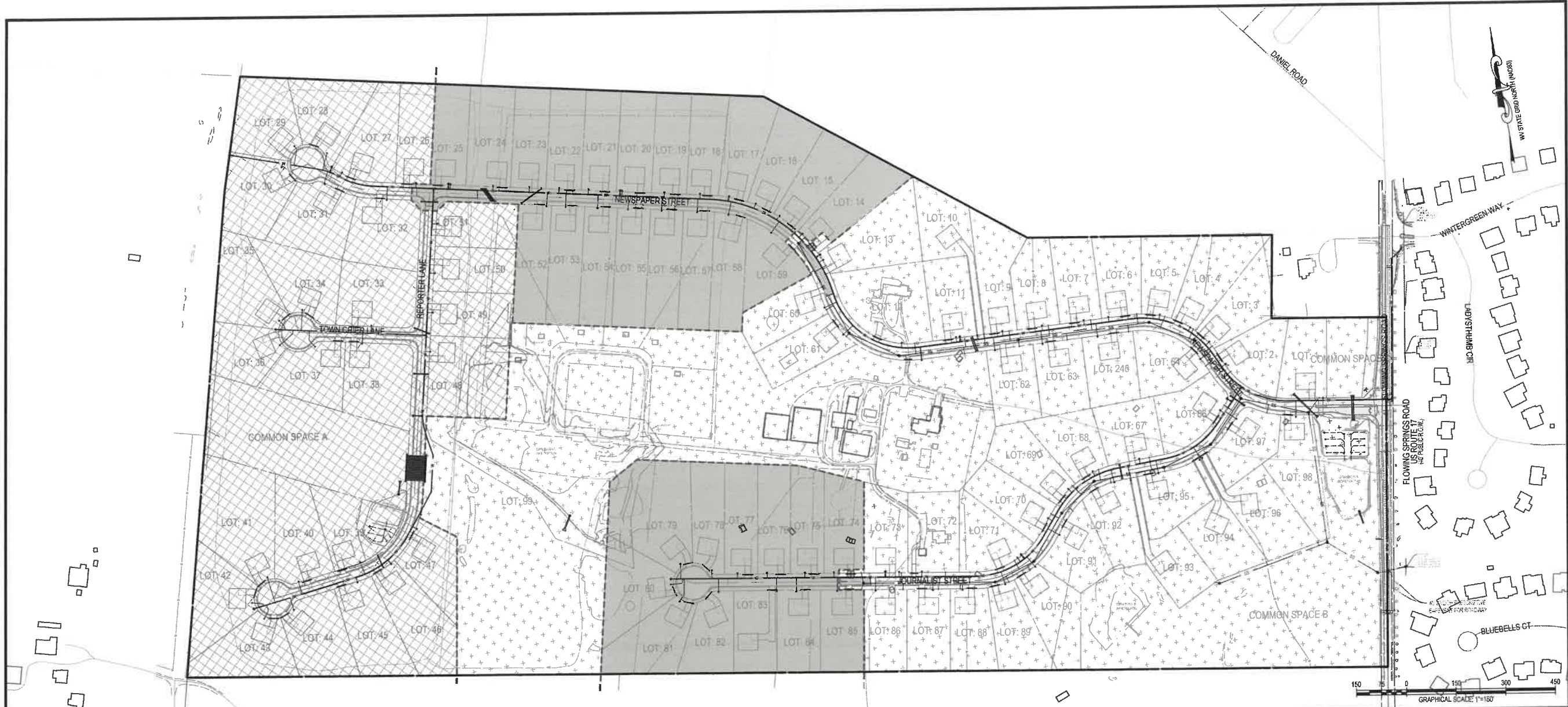
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CADD: C-XP-101.DWG

NCS:

SHEET: 5 OF 81



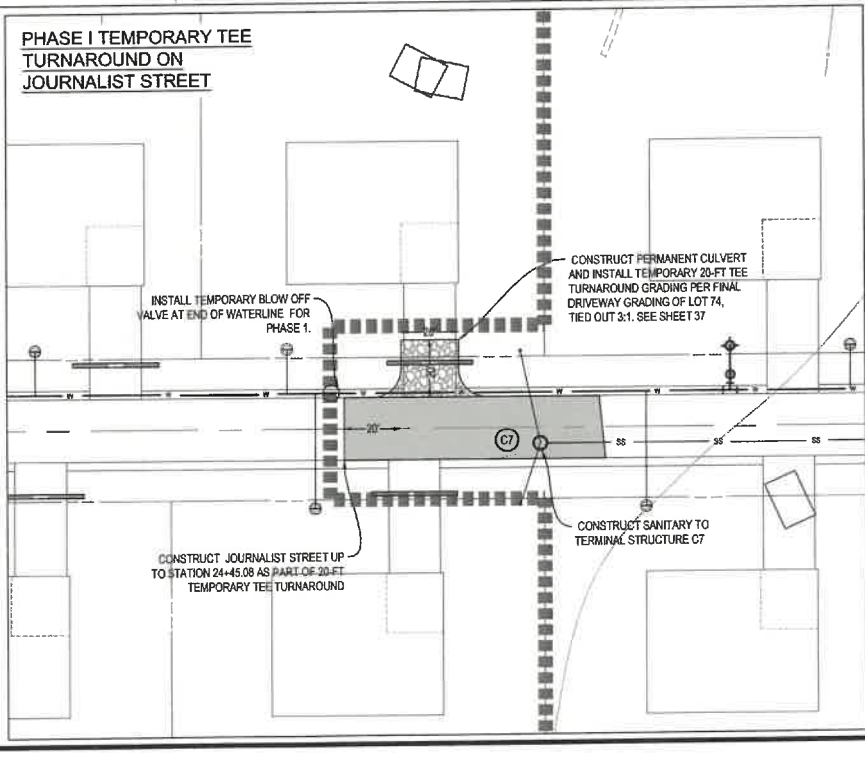
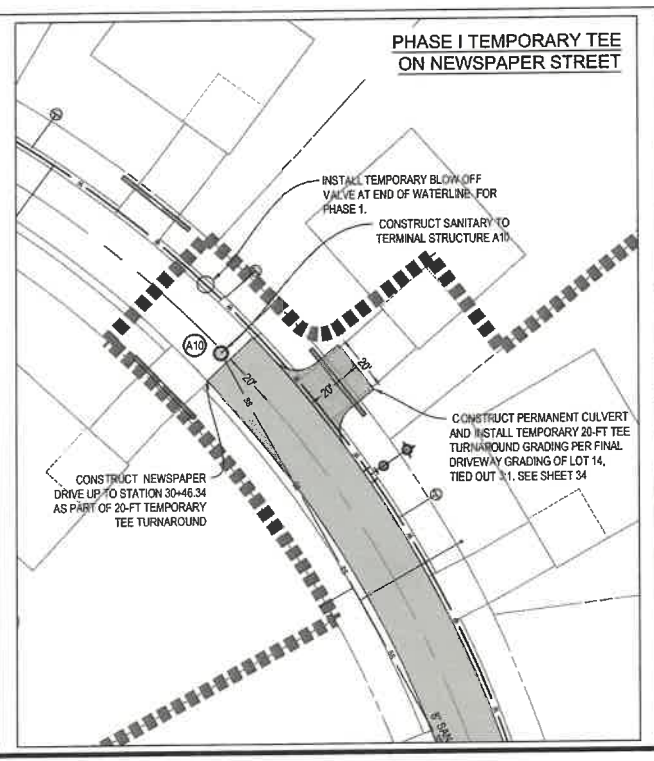
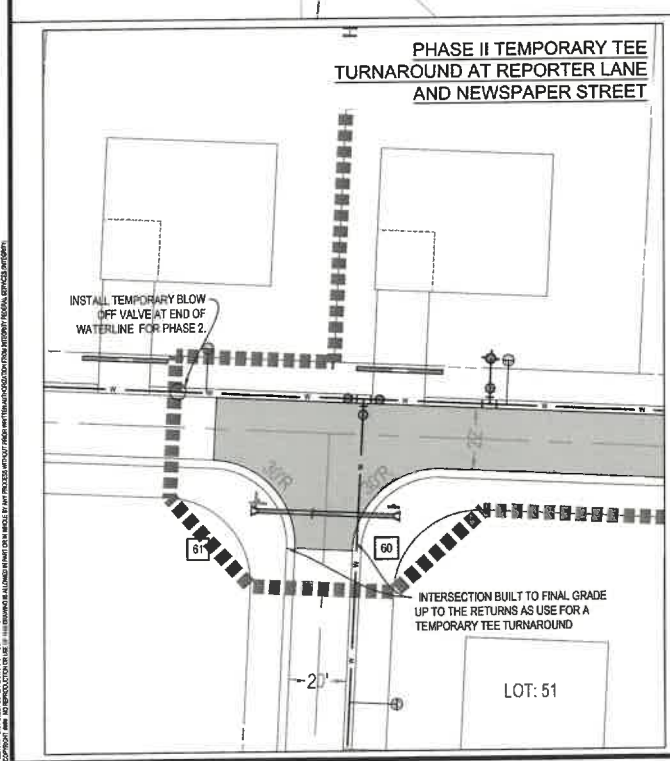
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SEAL:

NO.	REVISIONS



PHASING LEGEND:

- PHASE I (40 LOTS 0-2 AC; LOT 99; SWM FACILITY A & B; COMMON SPACE LOTS B & C)
- PHASE II (32 LOTS, SWM FACILITY C)
- PHASE III (28 LOTS, SWM FACILITY D, COMMON SPACE LOT A)

- NOTES:**
- TEMPORARY TEE TURNAROUNDS WILL BE CONSTRUCTED IN ORDER TO MAINTAIN THE CENTERLINE OF THE PROPOSED ROADWAYS IN THE PERMANENT CONDITION. TEMPORARY CONDITION TURNAROUNDS WILL BE CONSTRUCTED WITH COMPACTED GRAVEL ONLY.
 - SANITARY SEWER LINE WILL BE COMPLETED IN PHASE I
 - WATER MAIN WILL BE CONSTRUCTED UP TO THE PROPOSED TEES DENOTED IN THE THREE INSETS.

PHASING PLAN

MEDIA FARM SUBDIVISION PRELIMINARY PLAN

TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743); PARCEL 13 (D.B. 1331, PG. 1)

CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ: 1"=30'
VERT: 1"=10'

DATE: MAY 2025

JOB: 5100-0101

DRAWN: JCH CHECK: JPG

CADD: C-CS-002.DWG

NCS:

SHEET: 6 OF 81

EROSION AND SEDIMENT CONTROL NARRATIVE:

I. PROJECT DESCRIPTION:

THIS PROJECT IS FOR THE CONSTRUCTION OF 96 SINGLE-FAMILY HOMES (3 EXISTING). IN ADDITION, THERE WILL BE THE CONSTRUCTION OF UNDERGROUND UTILITIES SERVING THE PROPERTY AND STORMWATER MANAGEMENT FACILITIES. THE TOTAL AREA OF DISTURBANCE IS APPROXIMATELY 466.38 ACRES. THE TOTAL IMPERVIOUS AREA CREATED BY THE DEVELOPMENT OF THE SITE IS APPROXIMATELY 45.81 ACRES. ASSOCIATED GRADING VOLUMES FOR THE PROPOSED SITE IMPROVEMENTS ARE APPROXIMATELY 1350 C.Y. OF CUT AND 350 C.Y. OF FILL (NOT TO BE USED FOR BIDDING PURPOSES).

II. EXISTING SITE CONDITIONS:

THE SITE IS LOCATED WEST OF FLOWING SPRINGS ROAD. THE SUBJECT PROPERTY CONSISTS OF UNDEVELOPED OPEN SPACE COVERED WITH FIELD GRASS AND VEGETATED AREAS AND 3 EXISTING RESIDENTIAL HOMES. THE SITE CONSISTS OF MODERATELY STEEP AND FLAT SLOPES RANGING FROM APPROXIMATELY 1%-25%. THE SURFACE RUNOFF DRAINS VIA SWALES TOWARDS FLOWING SPRINGS ROAD.

III. ADJACENT AREAS:

THE SITE IS BOUNDED BY FLOWING SPRINGS ROAD TO THE EAST, RURAL LAND TO THE NORTH-SOUTHEAST, AND RESIDENTIAL SUBDIVISION TO THE EAST. THERE IS LITTLE POTENTIAL FOR OFFSITE EROSION AND SEDIMENT DAMAGE BY THIS PROJECT AS TEMPORARY EROSION AND SEDIMENT CONTROLS WILL BE USED DURING CONSTRUCTION AND PERMANENT STORMWATER MANAGEMENT CONTROLS WILL BE INSTALLED PRIOR TO THE SITE BEING FULLY DEVELOPED.

IV. CRITICAL AREAS:

THERE ARE NO CRITICAL AREAS ON THIS SITE. DISTURBED AREAS WILL BE PROTECTED WITH SILT FENCE, DIVERSION DIKES AND/OR OTHER CONTROL MEASURES.

V. SOILS:

Table with columns: SOIL NAME, MAPPING UNIT, HSG. Rows include Hagerstown silt loam, Funkstown silt loam, Hagerstown-Oposcum-Rock outcrop complex, Poplarville-Rock outcrop complex, Poplarville silt loam, and Poplarville silt loam.

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

VI. POTENTIAL EROSION PROBLEM AREAS:

PER THE SOILS DATA SHOWN ABOVE, THE EXISTING SOILS LOCATED ONSITE HAVE A MODERATE-TO-SLIGHT ERODIBILITY POTENTIAL.

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 EASTERN SIDE OF THE PROPERTY OFF OF ENGLE MILLER ROAD. 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.

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. BMPs INTENDED TO TRAP SEDIMENT ON SITE SHALL BE CONSTRUCTED AS ONE OF THE FIRST STEPS IN GRADING. THESE BMPs 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.

SEEDING BASIN:

SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO INITIATING ROUGH GRADING TO CAPTURE SEDIMENT-LADEN RUNOFF FROM THE CONSTRUCTION SITE. SEDIMENT BASINS REDUCE THE ENERGY OF THE WATER THROUGH EXTENDED DETENTION (40 TO 72 HOURS) TO SETTLE OUT THE MAJORITY OF THE SUSPENDED SOLIDS AND SEDIMENT. SEDIMENT BASINS ARE OFTEN MODIFIED TO FUNCTION AS A PERMANENT SWM POND/BMP AFTER CONSTRUCTION IS COMPLETED.

SEDIMENT TRAP:

SEDIMENT TRAPS SHALL BE INSTALLED PRIOR TO INITIATING ROUGH GRADING (DURING THE FIRST PHASE OF CONSTRUCTION) TO DETAIN SEDIMENT-LADEN RUNOFF FROM SMALL DISTURBED AREAS OF FIVE ACRES OR LESS. SEDIMENT TRAPS SHALL BE INSTALLED AT THE OUTLET OF DITCHES AND OTHER PERIMETER CONTROLS INSTALLED DURING THE FIRST STAGE OF CONSTRUCTION. SEDIMENT TRAPS MAY ALSO BE INSTALLED AT THE OUTLET OF ANY STRUCTURE WHICH CONCENTRATES SEDIMENT-LADEN RUNOFF (I.E. DISCHARGE POINT OF DIVERSIONS, CHANNELS, SLOPE DRAINS OR OTHER RUNOFF CONVEYANCES).

SUPER SILT FENCE:

SUPER SILT FENCE SHALL BE INSTALLED TO REDUCE RUNOFF VELOCITY AND ALLOW SEDIMENT TO BECOME TRAPPED BEHIND OR UP-SLOPE OF THE SUPER SILT FENCE. SUPER SILT FENCE PROVIDES A BARRIER THAT CAN COLLECT AND HOLD DEBRIS AND SOIL, PREVENTING THE MATERIAL FROM ENTERING CRITICAL AREAS, STREAMS, STREETS, ETC. SUPER SILT FENCE ALSO HELPS TO DECREASE THE VELOCITY OF SHEET FLOWS AND LOW-TO-MODERATE LEVEL CHANNEL FLOWS.

TEMPORARY DIVERSIONS:

TEMPORARY DIVERSIONS SHALL BE INSTALLED TO DIVERT UP-SLOPE CLEAN WATER AROUND A PROJECT SITE TO REDUCE THE QUANTITY OF WATER WITHIN THE SEDIMENT CONTROL SYSTEM, TO DIVERT UP-SLOPE WATER FROM DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAPPING FACILITY SUCH AS A SEDIMENT TRAP OR SEDIMENT BASIN, TO DIVERT INTERNAL SEDIMENT-LADEN WATER TO A SEDIMENT TRAPPING STRUCTURE TO PREVENT EROSION AND MAINTAIN ACCEPTABLE WORKING CONDITIONS ABOVE CRITICAL DISTURBED AREAS PRIOR TO STABILIZATION. TEMPORARY DIVERSIONS ALSO HELP TO INTERCEPT AND DIVERT WATER AWAY FROM FOOTERS, WALLS & OTHER STRUCTURES.

DIVERSIONS THAT ARE TO SERVE LONGER THAN 14 WORKING DAYS SHALL BE STABILIZED IMMEDIATELY WITH SEED AND MULCH WITH OR WITHOUT A ROLLED EROSION CONTROL PRODUCT MEETING THE REQUIREMENTS FOUND IN THE WEST VIRGINIA EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MANUAL TO PRESERVE DIKE HEIGHT, PREVENT EROSION AND REDUCE MAINTENANCE.

INLET PROTECTION:

INLET PROTECTION SHALL BE PLACED ON ALL STORM DRAIN DROP INLETS OR CURB INLETS TO TRAP SEDIMENT BEFORE CONTAMINATED RUNOFF ENTERS A STORM DRAINAGE SYSTEM. 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:

- 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 (4) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED.
APPLICABLE PRACTICES INCLUDE, BUT ARE NOT LIMITED TO, TEMPORARY AND PERMANENT SEEDING, SOILING, MULCHING, EROSION CONTROL FABRICS AND MATTING, SURFACE ROUGHENING, SURFACE WATER CONTROL, AND DUST CONTROL.
SELECTED 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. CONTROLS SHALL INSTALL THE BEDDING MATERIALS, ROADBEDS, STRUCTURES, PIPELINES, OR UTILITIES AND RE-STABILIZE THE DISTURBED SOILS SO THAT THE FOUR (4) DAY REQUIREMENTS ARE MET.

TEMPORARY SEEDING:

TEMPORARY STABILIZATION SHALL BE INITIATED WITHIN FOUR (4) DAYS TO AREAS THAT WILL NOT BE RE-DISTURBED FOR MORE THAN FOURTEEN (14) DAYS. AREAS INCLUDE DENUDED AREAS, SOIL STOCKPILES, DIKES, DAMS, SIDES OF SEDIMENT BASINS, TEMPORARY ROAD BANKS, ETC.

PERMANENT SEEDING:

PERMANENT STABILIZATION SHALL BE INITIATED WITHIN FOUR (4) DAYS OF REACHING FINAL GRADE AND WITHIN FOUR (4) DAYS AFTER CONSTRUCTION HAS BEEN COMPLETED. AREAS INCLUDE 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.

MULCHING:

THE APPLICATION OF STRAW, HAY OR OTHER SUITABLE MATERIALS TO THE SOIL SURFACE TO PREVENT EROSION BY PROTECTING THE SOIL SURFACE FROM RAINDRIP 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 SOIL 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 NOT 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.

ROLLED EROSION CONTROL PRODUCTS (RECP):

TEMPORARY OR PERMANENT EROSION CONTROL NETS, BLANKETS AND THREE-DIMENSIONAL MATRXES MADE FROM A WIDE VARIETY OF NATURAL (SUCH AS JUTE, COIR AND STRAW) AND MAN-MADE MATERIALS ALONE OR IN COMBINATION THAT HELP PREVENT EROSION IN SEVERAL WAYS. PREFABRICATED BLANKETS OR NETTING SHALL BE USED AS A TEMPORARY SURFACE STABILIZING MEASURE AND TO AID IN THE ESTABLISHMENT OF VEGETATION. THEY ARE TYPICALLY USED ON STEEP SLOPES AND TO HELP ESTABLISH GRASS IN LOW VELOCITY VEGETATED CHANNELS.

5. PROTECT SLOPES:

THE GENERAL PERMIT PROHIBITS UP-SLOPE RUNOFF FROM FLOWING DOWN HILL 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 STORM 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. INLET PROTECTION SHALL BE PLACED ON ALL STORM INLETS TO PROTECT AGAINST SEDIMENT-LADEN RUNOFF ENTERING THE SYSTEM AT THE INLETS.

INLET PROTECTION:

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

CULVERT INLET PROTECTION:

CULVERT INLET PROTECTION SHALL BE PLACED ON ALL STORM CULVERT INLETS TO PREVENT SEDIMENT FROM ENTERING, ACCUMULATING IN, AND BEING TRANSPORTED 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 POUNDS, 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.

ROCK CHECK DAMS:

SMALL TEMPORARY STONE DAMS CAN BE CONSTRUCTED ACROSS A WATERWAY TO REDUCE THE VELOCITY OF STORMWATER FLOWS, THEREBY REDUCING EROSION OF THE CHANNEL AND TRAPPING SEDIMENT. CHECK DAMS SHALL BE INSTALLED AT TEMPORARY DITCHES OR SWALES OR TEMPORARY OR PERMANENT DITCHES OR SWALES WHICH NEED PROTECTION DURING THE ESTABLISHMENT OF GRASS LININGS.

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 WINDLIFT SHALL BE PROVIDED FOR ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCTS, AND NON-HAZARDOUS 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 STANDARD 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 RUNOFF. 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 RECEIVING 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 BMPs:

TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMPs 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 BMPs. AT A MINIMUM, ALL SEDIMENT CONTROL BMPs SHALL BE INSPECTED 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 BMPs SHOULD BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMPs ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STOCKPILED ON SITE. DISTURBED SOIL RESULTING FROM THE REMOVAL OF BMPs 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. BMPs AND CONSTRUCTION OF VARIOUS ELEMENTS OF THE PROJECT, IN GENERAL, THE PROJECT IS TO BEGUN CONSTRUCTION IN MAY 2025 AND END APPROXIMATELY IN MAY 2026. 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 BMPs SHALL BE INSPECTED, MAINTAINED, AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. WHENEVER INSPECTION AND/OR MONITORING REVEALS THAT THE BMPs 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 WDEP MUST BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION SWPP.

12. STABILIZATION:

THE CONSTRUCTION SITE SHOULD BE STABILIZED AS SOON AS POSSIBLE AFTER COMPLETION. ESTABLISHMENT OF FINAL COVER MUST BE INITIATED WITHIN FOUR (4) DAYS AFTER REACHING FINAL GRADE. A NOTICE OF TERMINATION MUST BE FILED WITH THE WDEP WHEN THE SITE REACHES FINAL STABILIZATION. FINAL STABILIZATION MEANS THAT ALL SOIL-DISTURBING ACTIVITIES ARE COMPLETED, AND THAT EITHER A PERMANENT VEGETATIVE COVER 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).

VIII. EROSION AND SEDIMENT CONTROL NOTES:

1. 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.

2. 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. RE-VEGETATION OF EXPOSED AREAS AND THE MAINTENANCE OF THAT VEGETATION SHALL BE AN INTEGRAL PART OF THE CLEARING ACTIVITIES FOR ANY PHASE.

3. 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 JEFFERSON COUNTY AND/OR THE EASTERN PANHANDLE CONSERVATION DISTRICT.

4. ALL SOIL STOCKPILES SHALL BE STABILIZED BY TEMPORARY SEEDING AND MULCHING AND PROTECTED WITH PERIMETER SEDIMENT CONTROL 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.

5. 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.

6. 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 BEHIND IT) TO DIRECT WATER AWAY FROM THE SLOPE AND TO A STABLE CONVEYANCE SYSTEM. SEED & MULCH EVERY FOUR (4) DAYS OR 15' OF FILL.

7. 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 WDEP.

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

IX. SOIL STABILIZATION:

EXCEPT AS NOTED BELOW, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOUR (4) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED OR FOUR (4) DAYS FOR SITES REQUIRED TO USE ENHANCED BMPs.

- WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 4TH DAY, AS APPLICABLE AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECIBED BY NATURAL CAUSES, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS CONDITIONS ALLOW.

- WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY HALTED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 4TH DAY AFTER CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED.

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

TEMPORARY STABILIZATION:

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 RATERS.

PERMANENT STABILIZATION:

SEED MIXTURES INCLUDE THE FOLLOWING:

Table with columns: COMMON NAME, APPLICATION RATE, PREFERRED PLANTING DATES. Rows include Kentucky 31 Fescue, Red Fescue, Kentucky Bluegrass, White Dutch Clover, Fertilizer, Lime, Mulch, and Straw or Hay Mulch.

ALTERNATIVE SEED MIXTURES MAY BE SUBSTITUTED AS APPROVED BY INTEGRITY FEDERAL SERVICES. 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 RATERS.

X. UNDERGROUND UTILITY LINE INSTALLATION:

- NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES, CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS.
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.
MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
ALL TRENCHES SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILLING.
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 800-245-4844 AT LEAST THREE WORKING DAYS PRIOR TO BEGINNING WORK. LOCATE ALL UTILITIES.
2. CONTACT JEFFERSON COUNTY ENGINEERING AT 304-728-3257 AT LEAST FIVE WORKING DAYS PRIOR TO BEGINNING WORK.
3. WITHIN 72 HOURS OF FILING AN APPLICATION WITH THE WDEP DIVISION OF WATER AND WASTE MANAGEMENT (DWWM), INSTALL PUBLIC NOTICE SIGN NEAR THE ENTRANCE OF THE PROJECT OR, NEAR AN ACTIVE PART OF THE CONSTRUCTION PROJECT, THAT IS ACCESSIBLE BY THE PUBLIC. THE PUBLIC NOTICE SIGN MUST REMAIN DISPLAYED FOR THE DURATION OF THE PROJECT. (SEE PUBLIC NOTICE SIGN DETAIL, SHEET 12).
4. STAKEFLAG LIMITS OF CONSTRUCTION, SENSITIVE AREAS, AND TREES THAT ARE TO BE PRESERVED. LIMITS OF CONSTRUCTION MUST REMAIN MARKED THROUGHOUT THE ENTIRE SITE DEVELOPMENT.
5. INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE AND ESTABLISH A PROTECTED STAGING AND EQUIPMENT PARKING AREA.
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 (SUPER SILT FENCE) FOR INITIAL GRADING OF THE SWM FACILITIES & SEDIMENT TRAPS.
8. STABILIZE ALL EROSION AND SEDIMENT CONTROL MEASURES IMMEDIATELY AFTER INSTALLATION. STABILIZE AREAS BETWEEN PERIMETER SEDIMENT CONTROL MEASURES AND THE LIMITS OF CONSTRUCTION.
9. CONSTRUCT THE SEDIMENT TRAPS AND PERMANENT SWM FACILITIES. THE EARTHEN EMBANKMENTS SHALL BE SEEDED AND MULCHED TO PROVIDE TEMPORARY OR PERMANENT STABILIZATION IMMEDIATELY AFTER INSTALLATION.
10. INSTALL AND STABILIZE TEMPORARY DIVERSIONS TO DIRECT RUNOFF TOWARD THE SEDIMENT TRAPS.
11. GRADE THE PROPOSED DRAINAGE SWALES THROUGHOUT THE SITE (NOT THE ROAD DITCHES) AND REMOVE THE GRAVEL ROAD. STABILIZE IMMEDIATELY.
12. 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. PHASE CLEARING AND GRUBBING TO THE EXTENT POSSIBLE TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY POINT IN TIME.
13. 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 II 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 COUNTY 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.

- ROUGH GRADE THE SITE INCLUDING STREETS, PARKING AREAS, AND SWALES.
BEGIN CONSTRUCTION OF BUILDING PADS AND STRUCTURES.
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. COMPLETION MUST BE WITHIN 7 DAYS.
INSTALL UNDERGROUND UTILITIES, INCLUDING STORM SEWER, SANITARY SEWER AND WATER LINES.
INSTALL INLET PROTECTION AT ALL STORM DRAIN INLETS AS EACH IS STRUCTURE INSTALLED.
INSTALL OUTLET PROTECTION AT EACH OUTLET STRUCTURE AS EACH STRUCTURE IS INSTALLED.
CONSTRUCT THE BASE PAVEMENT FOR STREETS, AND PARKING AREAS, AND INSTALL CURB AND GUTTER SECTIONS.
INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED THROUGHOUT CONSTRUCTION.
FINAL GRADE ALL AREAS OF THE SITE LEAVING SEDIMENT CONTROLS IN PLACE AS NEEDED. SPREAD TOPSOIL OVER AREAS TO BE SEEDED.
PERMANENTLY STABILIZE ALL AREAS NOT COVERED BY HARD COVER SUCH AS PAVEMENT OR BUILDINGS.
FOLLOWING SITE STABILIZATION, THE SEDIMENT BASINS AND SEDIMENT TRAPS SHALL BE REMOVED.
INSTALL BIORETENTION BASINS ONCE A MAJORITY OF THE SITE HAS BEEN STABILIZED. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE NEEDED DURING CONSTRUCTION OF BIORETENTION BASINS TO DIVERT STORMWATER AWAY FROM THE BIORETENTION AREAS UNTIL THEY ARE COMPLETED.
OBTAIN JEFFERSON COUNTY ENGINEERING APPROVAL PRIOR TO THE REMOVAL OF ANY EROSION AND SEDIMENT CONTROLS. NO EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED UNTIL ALL UP-SLOPE AREAS THAT DRAIN TO THEM HAVE BEEN STABILIZED.
REMOVE REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL BMPs. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY BMPs.

XII. MAINTENANCE PROGRAM:

- AT A MINIMUM, INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROLS ARE TO BE CONDUCTED 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. BY THE SITE SUPERVISOR AND/OR HIS REPRESENTATIVE. REPAIRS OR MAINTENANCE TO BMPs SHALL BE PERFORMED WITHIN 24 HOURS, HOWEVER, PERMITS MUST IMPLEMENT ALTERNATE BMPs DURING STORM EVENTS WHILE AWAITING REPAIR OF THE PRIMARY BMP.
TO DETERMINE IF A PRECIPITATION EVENT OF 0.25 INCHES OR GREATER HAS OCCURRED, THE APPLICANT MUST EITHER KEEP A PROPERLY MAINTAINED RAIN GAUGE ON THE SITE OR OBTAIN THE PRECIPITATION EVENT INFORMATION FROM A NATIONAL OCEANIC ATMOSPHERIC ADMINISTRATION (NOAA) WEATHER STATION THAT IS REPRESENTATIVE OF THE PROJECT LOCATION.
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.
INLET PROTECTION DEVICES SHOULD BE INSPECTED WEEKLY AT A MINIMUM AND DAILY AFTER EACH STORM EVENT OF 0.5 INCHES OR MORE. INLET PROTECTION DEVICES SHOULD BE CLEANED OR REMOVED AND REPLACED BEFORE SIX INCHES OF SEDIMENT CAN ACCUMULATE.
ROCK CHECK DAMS SHOULD BE INSPECTED AT A MINIMUM ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES OF RAIN PER 24 HOUR PERIOD. REPLACE THE STONE AND REPAIR THE DAMS AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT AND CONFIGURATION. SEDIMENT SHOULD BE REMOVED FROM BEHIND THE CHECK DAMS WHEN IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE DAM.
TEMPORARY DIVERSIONS SHOULD BE INSPECTED AFTER EACH STORM EVENT OF 0.25 INCHES OR MORE AND REPAIRS MADE AS NECESSARY. AT LEAST ONCE PER 4 DAYS, THE MEASURES SHALL BE INSPECTED AND REPAIRS MADE IMMEDIATELY. TEMPORARY DIVERSIONS SHOULD BE RE-SEEDED OR OTHERWISE STABILIZED AS NEEDED TO MAINTAIN STABILITY. DAMAGES CAUSED BY CONSTRUCTION ACTIVITIES OR TRAFFIC MUST BE REPAIRED IMMEDIATELY.
SEDIMENT TRAP SEDIMENT SHOULD BE REMOVED FROM THE TRAP (AND THE TRAP RESTORED TO ITS

JEFFERSON COUNTY EROSION & SEDIMENT CONTROL NOTES:

- ANY AREA OF EXPOSED SOIL WHERE NO CONSTRUCTION IS ANTICIPATED FOR A PERIOD OF LONGER THAN TWO WEEKS OR WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR TWO WEEKS SHALL BE TEMPORARILY STABILIZED.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT STABILIZATION SHALL BE COMPLETED WITHIN FOUR (4) CALENDAR DAYS AFTER COMPLETION OF ALL PERMETER DIKES, SWALES, DITCHES, PERMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1), AND FOUR (4) 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.
- STABILIZATION WILL BE CONSIDERED ADEQUATE WHEN THE FOLLOWING CONDITIONS ARE MET:
 - WATER COURSES, STREAM BANKS, AND DRAINAGE EASEMENTS SHALL BE 100% STABILIZED AND FREE FROM EROSION AND DEPOSITION.
 - SLOPES STEEPER THAN 10% SHALL HAVE AT LEAST 90% STABLE GROUND COVER, AS DETERMINED BY THE JEFFERSON COUNTY ENGINEER.
 - ALL OTHER AREAS SHALL HAVE AT LEAST 85% STABLE GROUND COVER, AS DETERMINED BY THE JEFFERSON COUNTY ENGINEER.
 - 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.
- 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 LOADINGS OF SUSPENDED MATTER SUCH THAT TURBIDITY STANDARDS SPILLED OUT IN THE WATER RESOURCES BOARD LEGISLATIVE RULES ARE VIOLATED. SAID STANDARDS STATE THAT TURBIDITY SHALL NOT EXCEED 10 NTUS OVER BACKGROUND TURBIDITY WHEN THE BACKGROUND IS 50 NTUS OR LESS, OR HAVE MORE THAN A 10% INCREASE IN TURBIDITY (PLUS 10 NTUS MINIMUM) WHEN THE BACKGROUND TURBIDITY IS MORE THAN 50 NTUS.
- 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 WVEP.
- MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT ALL EROSION AND SEDIMENT CONTROL MEASURES ARE PERFORMING AS DESIGNED. THE JEFFERSON COUNTY ENGINEER MAY REQUIRE MODIFICATIONS TO AN APPROVED PLAN, REQUIRE ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES, OR CAUSE NEW PLANS TO BE SUBMITTED AS A RESULT OF FIELD INSPECTION REVEALING THE APPROVED PLANS DO NOT PROVIDE ADEQUATE PROTECTION. MODIFICATIONS MAY ALSO BE REQUESTED BY THE OWNER OR DEVELOPER DUE TO UNFORESEEN FIELD CONDITIONS.
- ALL RESIDENTIAL AND COMMERCIAL/INDUSTRIAL BUILDING LOTS SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE INSTALLED PRIOR TO BEGINNING CONSTRUCTION ON THE LOT.

PUBLIC NOTICE SIGN:

NOT TO SCALE

NOTES:

- SECTION G 4.1.5 OF THE GENERAL PERMIT STATES THAT "WITHIN 72 HOURS OF FILING AN NOI (ONE TO LESS THAN THREE ACRES) OR A SITE REGISTRATION APPLICATION (THREE ACRES OR MORE) WITH THE DIVISION OF WATER AND WASTE MANAGEMENT (DWM), ALL PROJECTS SHALL DISPLAY A SIGN FOR THE DURATION OF THE CONSTRUCTION PROJECT NEAR THE ENTRANCE OF THE PROJECT OR, FOR LINEAR PROJECTS, AT A LOCATION NEAR AN ACTIVE PART OF THE PROJECT THAT IS ACCESSIBLE BY THE PUBLIC CONTAINING THE FOLLOWING INFORMATION:
 - THE APPLICANT'S NAME OR THE NAME OF THE CONTACT PERSON, A TELEPHONE NUMBER AND ADDRESS WHERE THE APPLICANT CAN BE REACHED;
 - A BRIEF DESCRIPTION OF THE PROJECT;
 - A STATEMENT INDICATING THAT THE APPLICATION HAS BEEN SUBMITTED TO THE DIRECTOR;
 - A STATEMENT THAT ANY PERSON MAY REVIEW THE APPLICATION BY USING PUBLIC QUERY FUNCTION OF THE ELECTRONIC SUBMISSION SYSTEM (ESS) LOCATED AT: http://jeppa.dep.wv.gov/ViewApp_Search/Permitting/PermittingApplicationSearchPage.cfm
 - ADDITIONALLY, THE SIGN SHALL NOTIFY THE PUBLIC THAT COMMENTS ABOUT THE PROPOSED PROJECT MAY BE SUBMITTED AT DEP.Comments@wv.gov.
 - THE SIGN SHALL BE A MINIMUM OF TWO FEET BY TWO FEET AND BE AT LEAST THREE FEET ABOVE GROUND LEVEL. CLEARLY VISIBLE AND LEGIBLE FROM A PUBLIC ROADWAY OR RIGHT-OF-WAY.
 - IF IT IS NOT FEASIBLE TO DISPLAY A SIGN AT OR NEAR THE PROJECT, THE APPLICANT MAY POST, WITHIN 72 HOURS OF FILING THE APPLICATION NOTICE CONTAINING THE FOREGOING INFORMATION AT A LOCAL PUBLIC BUILDING, INCLUDING, BUT NOT LIMITED TO, A TOWN HALL OR PUBLIC LIBRARY.
 - THE APPLICANT SHALL PROVIDE THE LOCATION WHERE THE SIGN OR NOTICE IS TO BE POSTED.
 - WITHIN 7 DAYS OF ASSIGNMENT OF THE PERMIT REGISTRATION NUMBER, THE APPLICANT SHALL AFFIX SUCH NUMBER TO THE SIGN OR TO THE POSTED NOTICE.
- A TEMPLATE FOR THE SIGN IS AS FOLLOWS:
- THE TOP PART OF THE SIGN, DOWN TO THE WORDS "APPLICATION DATE", SHALL BE WORDED AND FORMATTED AS SHOWN. REMAINING TEXT SHALL BE FILLED IN BY THE APPLICANT (DATE, NAME OF REGISTRANT OR CONTACT, PROJECT DESCRIPTION, AND PHONE) IN THE SIZE AND FORMAT SHOWN. HIGH CONTRAST COLORS MUST BE USED.
 - THE SIGN SHALL BE A MINIMUM 24" x 24" WITH 1.8" AND 0.8" LETTERS
 - THE SIGN SHALL BE A MINIMUM 36" ABOVE GROUND LEVEL.



 For Info on NPDES

 Stormwater Permit

 To comment on Sediment Control Plan

 Call: 800-654-5227

 or

 DEP.Comments@wv.gov

 DEP 601 57th Street SE, Charleston WV 25304

 Application Date: **07/30/2025**

Media Farm Subdivision,

WVR113059

 (304) 702-2500

Table 3.10.1 Temporary seed chart

	PLANT NAMES		PLANTING DATES	APPLICATION RATE LBS/ACRE
	COMMON	SCIENTIFIC		
Annual Ryegrass	<i>Lolium multiflorum</i>		2/16 – 5/15 8/1 – 11/1	40
Field Bromegrass	<i>Bromus ciliatus</i>		3/1 – 6/15 8/1 – 9/15	40
Spring Oats	<i>Avena sativa</i>		3/1 – 6/15	100
Winter Rye	<i>Secale cereale</i>		8/15 – 2/28	170
Winter Wheat	<i>Triticum aestivum</i>		8/15 – 2/28	180
Japanese Millet	<i>Echinochloa crusgalli</i>		5/15 – 8/15	30
Redtop	<i>Agrastris alba</i>		3/1 – 6/15	10
Annual Ryegrass and Spring Oats	<i>Lolium multiflorum</i> <i>Avena sativa</i>		3/1 – 6/15	30 70
German/Foxtail Millet	<i>Setaria italica</i>		5/1 – 8/1	40
Hairy Vetch	<i>Vicia villosa</i>		8/15 – 4/1	60

*Inoculation is required. If a hydroseeder is utilized, the application rate is 5 times the recommended rate.

Table 3.11.1 Permanent seedling

SEED MIX	PLANT NAMES		APPLICATION RATE LBS/ACRE
	COMMON	SCIENTIFIC	
A	Kentucky 31 Fescue Red Fescue Birdfoot Trefoil	<i>Festuca arvense</i> <i>Festuca rubra</i> <i>Lobelia corniculata</i>	65 20 5
B	Switchgrass Panicum Ryegrass Redtop Birdfoot Trefoil	<i>Panicum virgatum</i> <i>Lolium perenne</i> <i>Agrastris alba</i> <i>Lobelia corniculata</i>	15 20 5 15
C	Red Fescue Kentucky Bluegrass Minnon Bluegrass	<i>Festuca rubra</i> <i>Poa pratensis</i> <i>Poa pratensis</i>	20 40 30
D	Kentucky 31 Fescue Red Fescue Kentucky Bluegrass White Dutch Clover	<i>Festuca arvense</i> <i>Festuca rubra</i> <i>Poa pratensis</i> <i>Trifolium repens</i>	45 20 25 5
E	Perennial Ryegrass Switchgrass Crownvetch or Perennial Pea	<i>Lolium perenne</i> <i>Panicum virgatum</i> <i>Coronilla varia</i> <i>Lathyrus latifolius</i>	30 15 20 30
F	Orchardgrass Ladino Clover Redtop	<i>Dactylis glomerata</i> <i>Trifolium repens</i> <i>Agrastris alba</i>	20 5 5
G	Birdfoot Trefoil Weeping Lovegrass Perennial Ryegrass	<i>Lobelia corniculata</i> <i>Eragrostis curvula</i> <i>Lolium perenne</i>	15 45 10
H	Crownvetch Orchardgrass	<i>Coronilla varia</i> <i>Dactylis glomerata</i>	25 40
I	Crownvetch Perennial Ryegrass	<i>Coronilla varia</i> <i>Lolium perenne</i>	25 30
J	Perennial Pea Orchardgrass	<i>Lathyrus latifolius</i> <i>Dactylis glomerata</i>	30 30
K	Doerflinger Birdfoot Trefoil Weeping Lovegrass	<i>Panicum clanderinum</i> <i>Lobelia corniculata</i> <i>Eragrostis curvula</i>	30 15 5
L	Orchardgrass Secaria Lepodera Ladino Clover	<i>Dactylis glomerata</i> <i>Lespedeza cuneata</i> <i>Trifolium repens</i>	30 40 5
M	Perennial Ryegrass Ladino Clover Redtop	<i>Lolium perenne</i> <i>Trifolium repens</i> <i>Agrastris alba</i>	50 5 5
N	Crownvetch Orchardgrass Redtop	<i>Coronilla varia</i> <i>Dactylis glomerata</i> <i>Agrastris alba</i>	15 30 5

	PLANT NAMES		
	COMMON	SCIENTIFIC	
O	Perennial Ryegrass Birdfoot Trefoil Redtop	<i>Lolium perenne</i> <i>Lobelia corniculata</i> <i>Agrastris alba</i>	40 15 5
P	Secaria Lepodera Orchardgrass Redtop	<i>Lespedeza cuneata</i> <i>Dactylis glomerata</i> <i>Agrastris alba</i>	40 30 5
Q	Orchardgrass Red Canarygrass ¹ Redtop Ladino Clover	<i>Dactylis glomerata</i> <i>Phalaris arundinacea</i> <i>Agrastris alba</i> <i>Trifolium repens</i>	25 30 5 5
R	Kentucky Bluegrass Redtop White Clover or Birdfoot Trefoil	<i>Poa pratensis</i> <i>Agrastris alba</i> <i>Trifolium repens</i> <i>Lobelia corniculata</i>	30 5 5 15
S	Red Canarygrass ¹ Weeping Lovegrass	<i>Phalaris arundinacea</i> <i>Eragrostis curvula</i>	40 5
T	Perennial Ryegrass Red Canarygrass ¹ Birdfoot Trefoil	<i>Lolium perenne</i> <i>Phalaris arundinacea</i> <i>Lobelia corniculata</i>	30 15 5
U	Timothy Ailthia	<i>Phleum pratense</i> <i>Melilotus sativa</i>	10 18
V	Timothy Birdfoot Trefoil	<i>Phleum pratense</i> <i>Lobelia corniculata</i>	10 15
W	Redtop Perennial Ryegrass Orchardgrass	<i>Agrastris alba</i> <i>Lolium perenne</i> <i>Dactylis glomerata</i>	5 25 25
X	Red Canarygrass ¹ Birdfoot Trefoil Redtop	<i>Phalaris arundinacea</i> <i>Lobelia corniculata</i> <i>Agrastris alba</i>	30 20 5
Y	Switchgrass Red Clover	<i>Panicum virgatum</i> <i>Lobelia corniculata</i>	30 20
Z	Switchgrass Secaria Lepodera	<i>Panicum virgatum</i> <i>Lespedeza cuneata</i>	30 30
A-1	Orchardgrass Red Clover	<i>Dactylis glomerata</i> <i>Trifolium repens</i>	30 10
A-2	Switchgrass Big Bluestem Indiangrass Little Bluestem Sideoats Grass ²	<i>Panicum virgatum</i> <i>Andropogon gerardii</i> <i>Sorghastrum nutans</i> <i>Andropogon scoparius</i> <i>Bouteloua curtipendula</i>	15 5 5 5 5
A-3	Switchgrass Eastern Gamagrass ³	<i>Panicum virgatum</i> <i>Tripsacum dasyphyloides</i>	20 15

NOTE: When utilizing a properly prepared seedbed, the rate of application can be reduced by 50 percent except for seed mixes A-2 & A-3.

¹ Red Canarygrass shall not be used east of I-79 and/or south of Charleston.
² Use north and east of I-64 and I-79.
³ Use south and west of I-64 and I-79.

Table 3.11.2 Nurse crops

PLANT NAMES		PLANTING DATES	APPLICATION RATE LBS/ACRE
COMMON	SCIENTIFIC		
Annual Ryegrass	<i>Lolium multiflorum</i>	2/16 – 5/15 8/1 – 11/1	25
Field Bromegrass	<i>Bromus ciliatus</i>	3/1 – 6/15 8/1 – 9/15	20
Spring Oats	<i>Avena sativa</i>	3/1 – 6/15	50
Winter Rye	<i>Secale cereale</i>	8/15 – 2/28	85
Winter Wheat	<i>Triticum aestivum</i>	8/15 – 2/28	90
Japanese Millet	<i>Echinochloa crusgalli</i>	5/15 – 8/15	15
Redtop	<i>Agrastris alba</i>	3/1 – 6/15	10
Annual Ryegrass and Spring Oats	<i>Lolium multiflorum</i> <i>Avena sativa</i>	3/1 – 6/15	15 35
German/Foxtail Millet	<i>Setaria italica</i>	5/1 – 8/1	25
Hairy Vetch*	<i>Vicia villosa</i>	8/15 – 4/1	30

* Inoculation is required. If a hydroseeder is utilized, the application rate is five times the recommended rate.

Table 3.12.1 Organic mulch materials and application rates

Mulch:	Rates:		Notes:
	Per acre	Per 1,000 ft ²	
Straw or hay	1½ - 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 1,500 lbs.	35 lbs.	Do not use as mulch for winter cover or during hot, dry periods. * Apply as slurry.
Corncobs	4 - 6 tons	185 - 275 lbs.	Cut or shredded in 4-6" lengths. Air-dried. Do not use in fine turf areas. Apply with mulch blower or by hand.
Wood chips	4 - 6 tons	185 - 275 lbs.	Free of coarse matter. Air-dried. Treat with 12 lbs. nitrogen per ton. Do not use in fine turf areas. Apply with 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 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 2,000 lbs./ac. or 45 lbs./1,000 sq. ft.

Table 3.11.3 Permanent seedling requirements

SEED MIX	TEND LAWN	COARSE LAWN	LOW MAINT.	MO MAINT.	PASTURE	SENSITIVE NATURAL AREAS	PH RANGE	DRAINAGE	SHADE TOLERANCE	PREFERRED PLANTING DATES			
										3/1 - 6/15	6/15 - 8/15	8/15 - 9/15	9/15 - 3/28
A			✓				6.0 - 7.5	MOD - WELL	FULL SUN	✓	✓	✓	✓
B				✓			6.0 - 7.5	MOD - WELL	FULL SUN	✓	✓	✓	✓
C	✓						6.0 - 7.5	MOD - WELL	FULL SUN	✓	✓	✓	✓
D		✓					6.0 - 7.5	MOD - WELL	FULL SUN	✓	✓	✓	✓
E				✓			6.0 - 7.5	MOD - WELL	FULL SUN	✓	✓	✓	✓
F			✓	✓	✓		5.5 - 7.5	MOD - WELL	TOLERANT	✓	✓	✓	✓
G				✓	✓		5.0 - 7.5	MOD - WELL	FULL SUN	✓	✓	✓	✓
H				✓	✓		5.0 - 7.5	MOD - WELL	TOLERANT	✓	✓	✓	✓
I				✓	✓		5.0 - 7.5	MOD - WELL	FULL SUN	✓	✓	✓	✓
J				✓	✓		4.0 - 8.0	MOD - WELL	TOLERANT	✓	✓	✓	✓
K				✓	✓		4.0 - 7.0	MOD - WELL	FULL SUN	✓	✓	✓	✓
L				✓	✓		4.5 - 7.5	MOD - WELL	TOLERANT	✓	✓	✓	✓
M			✓	✓	✓		5.0 - 7.5	MOD - WELL	TOLERANT	✓	✓	✓	✓
N			✓	✓	✓		5.0 - 7.5	MOD - WELL	TOLERANT	✓	✓	✓	✓
O			✓	✓	✓		4.5 - 7.5	MOD - WELL	FULL SUN	✓	✓	✓	✓
P			✓	✓	✓		4.5 - 7.5	POOR - WELL	TOLERANT	✓	✓	✓	✓
Q			✓	✓	✓		4.5 - 7.5	MOD - WELL	FULL SUN	✓	✓	✓	✓
R			✓	✓	✓		5.5 - 7.5	MOD - WELL	FULL SUN	✓	✓	✓	✓
S			✓	✓	✓		4.5 - 7.5	POOR - WELL	FULL SUN	✓	✓	✓	✓
T			✓	✓	✓		5.5 - 7.5	MOD - WELL	FULL SUN	✓	✓	✓	✓
U				✓	✓		6.5 - 8.0	MOD - WELL	FULL SUN	✓	✓	✓	✓
V				✓	✓		5.5 - 7.5	POOR - WELL	FULL SUN	✓	✓	✓	✓
W			✓	✓	✓		5.0 - 7.5	MOD - WELL	TOLERANT	✓	✓	✓	✓
X				✓	✓		5.5 - 7.5	POOR - WELL	FULL SUN	✓	✓	✓	✓
Y				✓	✓		5.0 - 7.5	MOD - WELL	FULL SUN	✓	✓	✓	✓
Z				✓	✓		5.0 - 7.5	MOD - WELL	FULL SUN	✓	✓	✓	✓
A-1				✓	✓		4.5 - 7.5	MOD - WELL	TOLERANT	✓	✓	✓	✓
A-2				✓	✓		5.0 - 7.5	MOD - WELL	FULL SUN	✓	✓	✓	✓
A-3				✓	✓		5.0 - 7.5	POOR - WELL	FULL SUN	✓	✓	✓	✓

• Nurse crop required - See Table B
 1 Urban areas only



146 S. Queen Street, Suite 201
Martinsburg, WV 25401
Phone: 904-725-8466
www.ifsc.com



SEAL:

REVISIONS

EROSION & SEDIMENT CONTROL NOTES

MEDIA FARM SUBDIVISION
PRELIMINARY PLAN

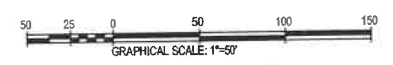
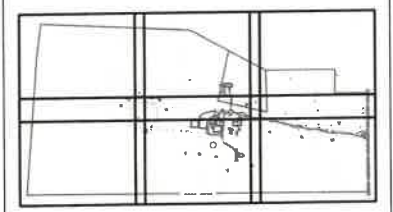
TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743); PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ. ---
 VERT. ---
 DATE: MAY 2025
 JOB: 5100-0101
 DRAWN: JCH CHECK: JPC
 CADD: C-GC-001.DWG
 NCS
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8 OF 81

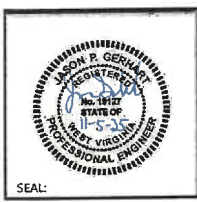


KEY	SYMBOL	DESCRIPTION
CE	[Cross-hatched rectangle]	TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
SF	[Dashed line with cross-ticks]	SUPER SILT FENCE
DD	[Two parallel lines with arrows]	TEMPORARY DIVERSION DIKE
ST	[U-shaped structure]	TEMPORARY SEDIMENT TRAP
SB	[D-shaped structure]	TEMPORARY SEDIMENT BASIN
PS	[Circle with 'PS' inside]	PERMANENT SEEDING
	[Green dashed line with arrows]	DRAINAGE DIVIDE
	[Red dashed line]	LIMITS OF CONSTRUCTION TOTAL = 66.38 ACRES
	[Pink solid line]	CLEAN WATER DIVERSION CHANNEL, GRADED TO PERMANENT CONDITION AND STABILIZED
	[Yellow shaded area]	DEP DISTURBED AREA
	[Hatched area]	FUTURE INFILTRATION ZONE

KEY MAP
(NOT TO SCALE)



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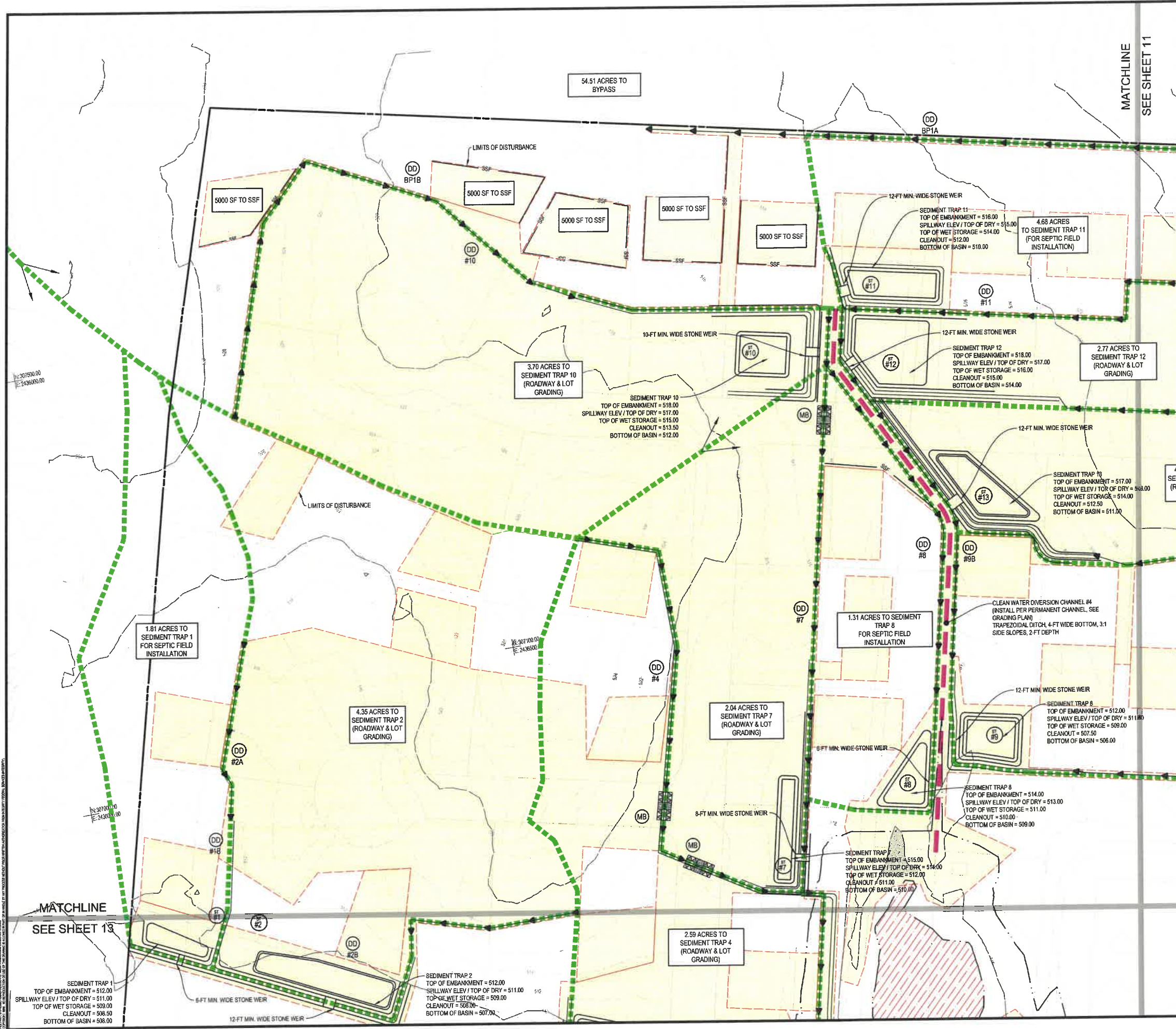


NO.	REVISIONS

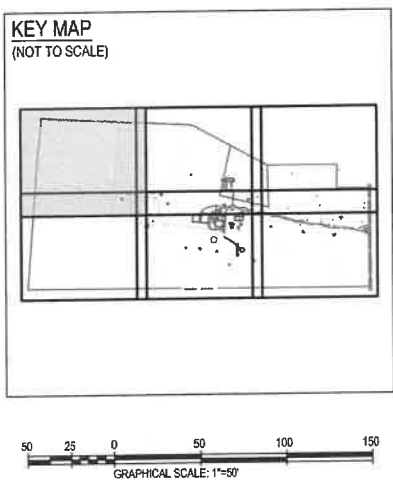
OVERALL EROSION & SEDIMENT CONTROL PLAN - PHASE 1
MEDIA FARM SUBDIVISION
PRELIMINARY PLAT
 TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743); PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ:	
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DATE:	MAY 2025	
JOB:	5100-0101	
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EROSION & SEDIMENT CONTROL LEGEND		
KEY	SYMBOL	DESCRIPTION
CE	[Symbol]	TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
SF	[Symbol]	SUPER SILT FENCE
DD	[Symbol]	TEMPORARY DIVERSION DIKE
ST	[Symbol]	TEMPORARY SEDIMENT TRAP
SB	[Symbol]	TEMPORARY SEDIMENT BASIN
PS	[Symbol]	PERMANENT SEEDING
	[Symbol]	DRAINAGE DIVIDE
	[Symbol]	LIMITS OF CONSTRUCTION TOTAL = 66.38 ACRES
	[Symbol]	CLEAN WATER DIVERSION CHANNEL, GRADED TO PERMANENT CONDITION AND STABILIZED
	[Symbol]	DEP DISTURBED AREA
	[Symbol]	FUTURE INFILTRATION ZONE



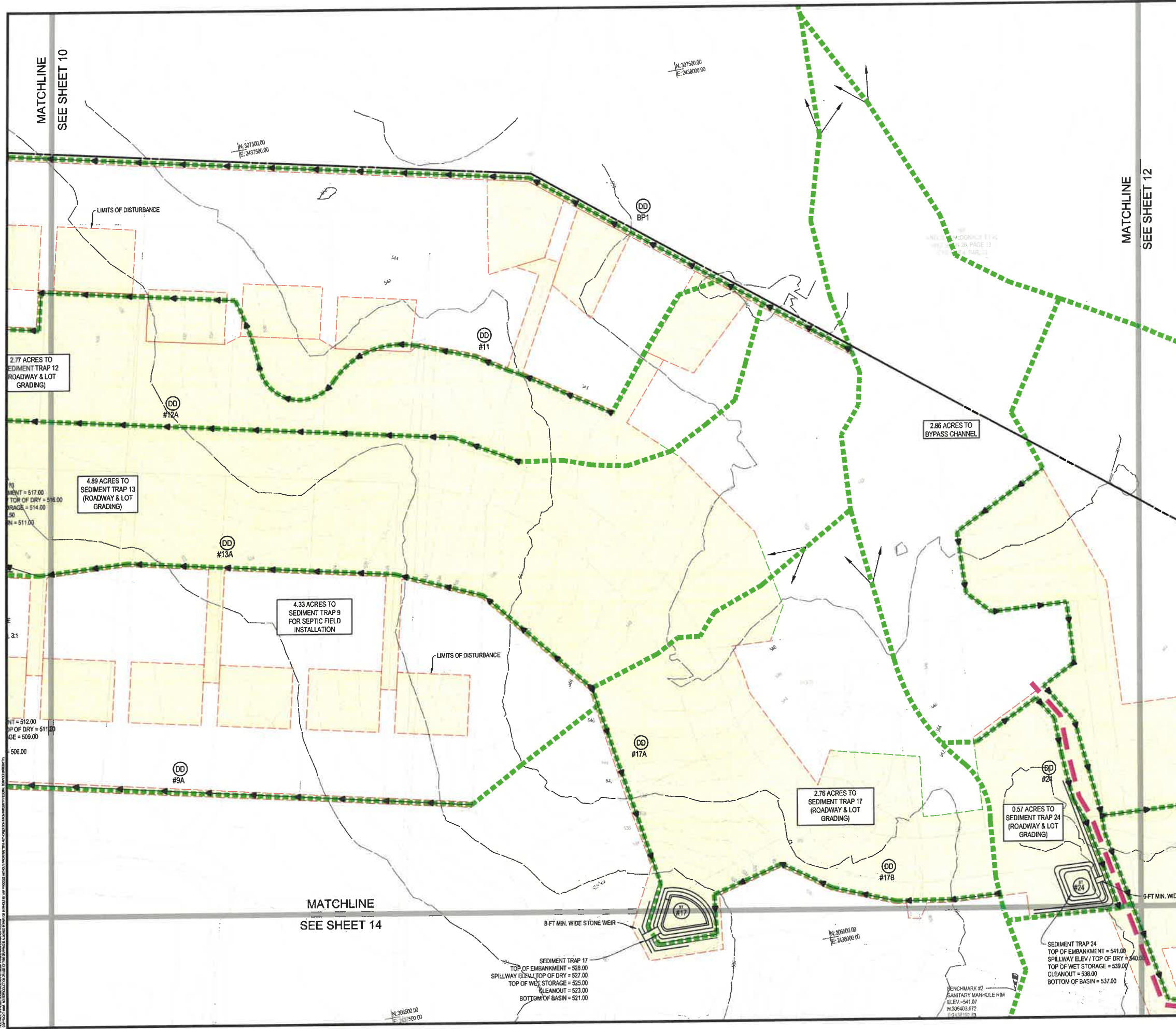
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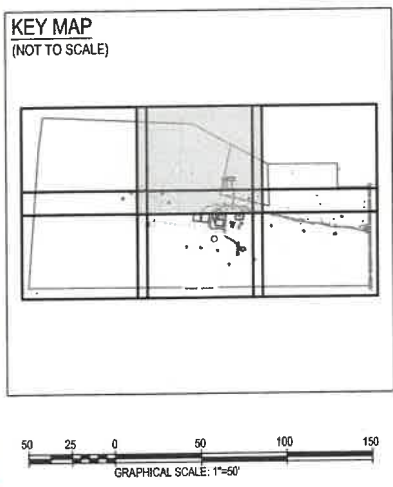
NO.	REVISIONS

EROSION & SEDIMENT CONTROL PLAN - PHASE 1
MEDIA FARM SUBDIVISION
PRELIMINARY PLAN
 TAX MAP #4; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743); PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ: 1"=50'
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-GC-101.DWG
NCS:	
SHEET:	10 OF 81



KEY	SYMBOL	DESCRIPTION
CE		TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
SF		SUPER SILT FENCE
DD		TEMPORARY DIVERSION DIKE
#1		TEMPORARY SEDIMENT TRAP
#1		TEMPORARY SEDIMENT BASIN
PS		PERMANENT SEEDING
		DRAINAGE DIVIDE
		LIMITS OF CONSTRUCTION TOTAL = 66.38 ACRES
		CLEAN WATER DIVERSION CHANNEL, GRADED TO PERMANENT CONDITION AND STABILIZED
		DEP DISTURBED AREA
		FUTURE INFILTRATION ZONE



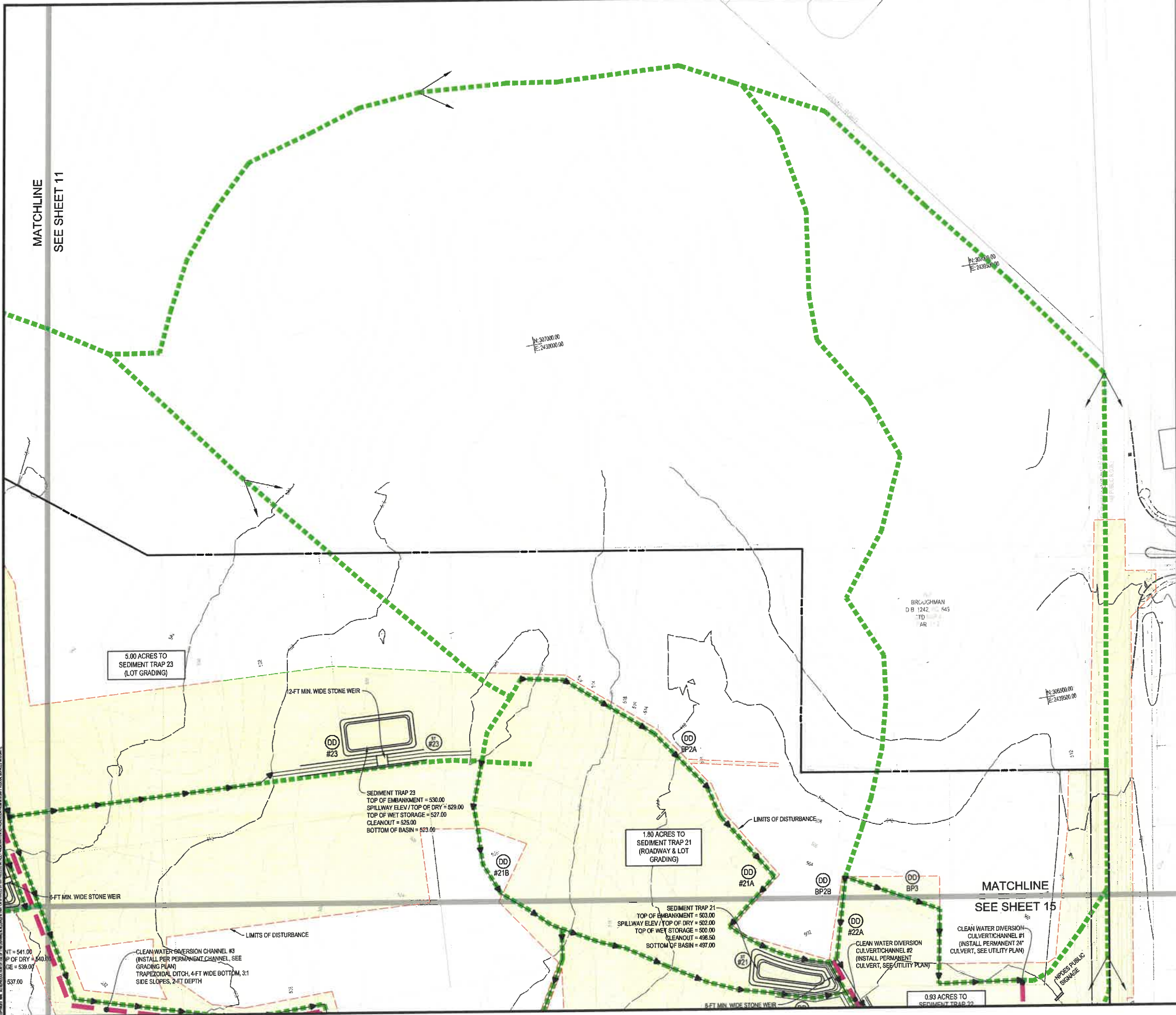
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NO.	REVISIONS

EROSION & SEDIMENT CONTROL PLAN - PHASE 1
MEDIA FARM SUBDIVISION PRELIMINARY PLAT
 TAX MAP 04; PARCEL 11 & 11 (D.B. 1330, P.G. 703), PARCEL 13 (D.B. 1331, P.G. 1)
 CHARLES TOWN TAX DISTRICT, JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ: 1"=50'
VERT: 1"=20'
DATE: MAY 2025
JOB: 5100-0101
DRAWN: JCH CHECK: JPG
CADD: C-GC-101.DWG
NCS:
SHEET: 11 OF 81



EROSION & SEDIMENT CONTROL LEGEND		
KEY	SYMBOL	DESCRIPTION
(CE)		TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
(SF)		SUPER SILT FENCE
(DD)		TEMPORARY DIVERSION DIKE
(ST #1)		TEMPORARY SEDIMENT TRAP
(SB #1)		TEMPORARY SEDIMENT BASIN
(PS)		PERMANENT SEEDING
		DRAINAGE DIVIDE
		LIMITS OF CONSTRUCTION TOTAL = 66.38 ACRES
		CLEAN WATER DIVERSION CHANNEL, GRADED TO PERMANENT CONDITION AND STABILIZED
		DEP DISTURBED AREA
		FUTURE INFILTRATION ZONE

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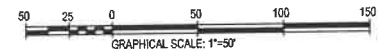
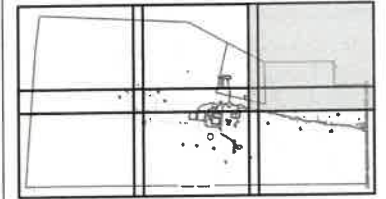
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REVISIONS

KEY MAP
 (NOT TO SCALE)



EROSION & SEDIMENT CONTROL PLAN - PHASE 1

MEDIA FARM SUBDIVISION
PRELIMINARY PLAN

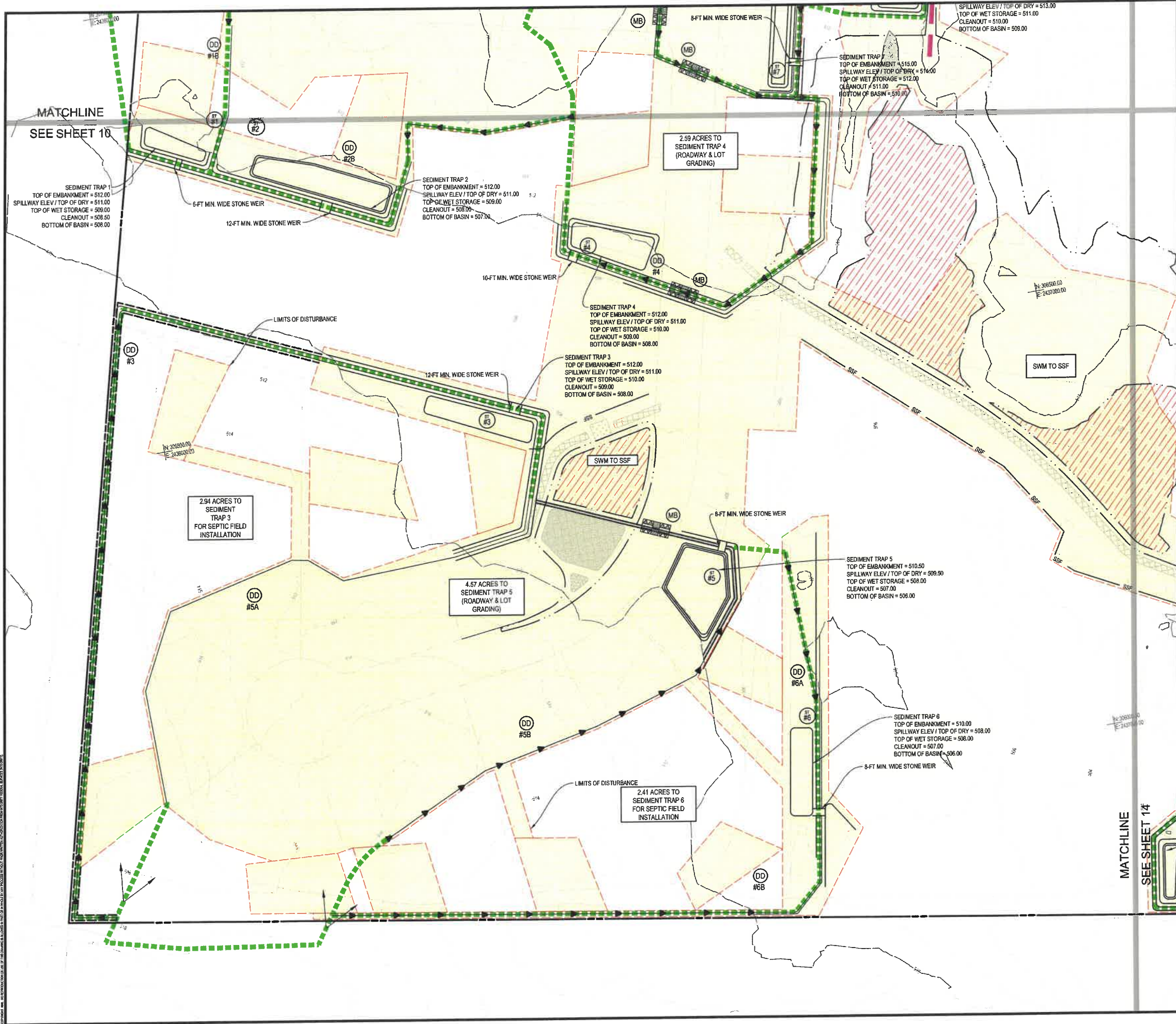
TAX MAP 04: PARCEL 11 & 11.1 (D.B. 1330, P.G. 743), PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ: 1"=50'
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-GC-101.DWG
NCS:	
SHEET:	12 OF 81

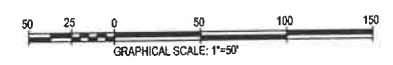
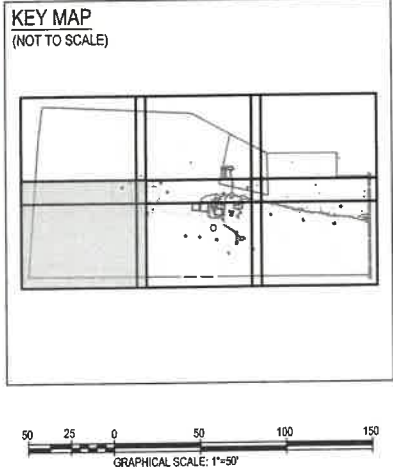
MATCHLINE
 SEE SHEET 11

MATCHLINE
 SEE SHEET 15

541.00
 540.00
 538.00
 537.00



EROSION & SEDIMENT CONTROL LEGEND		
KEY	SYMBOL	DESCRIPTION
(CE)		TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
(SF)		SUPER SILT FENCE
(DD)		TEMPORARY DIVERSION DIKE
(ST#1)		TEMPORARY SEDIMENT TRAP
(ST#2)		TEMPORARY SEDIMENT BASIN
(PS)		PERMANENT SEEDING
		DRAINAGE DIVIDE
		LIMITS OF CONSTRUCTION TOTAL = 68.38 ACRES
		CLEAN WATER DIVERSION CHANNEL, GRADED TO PERMANENT CONDITION AND STABILIZED
		DEP DISTURBED AREA
		FUTURE INFILTRATION ZONE



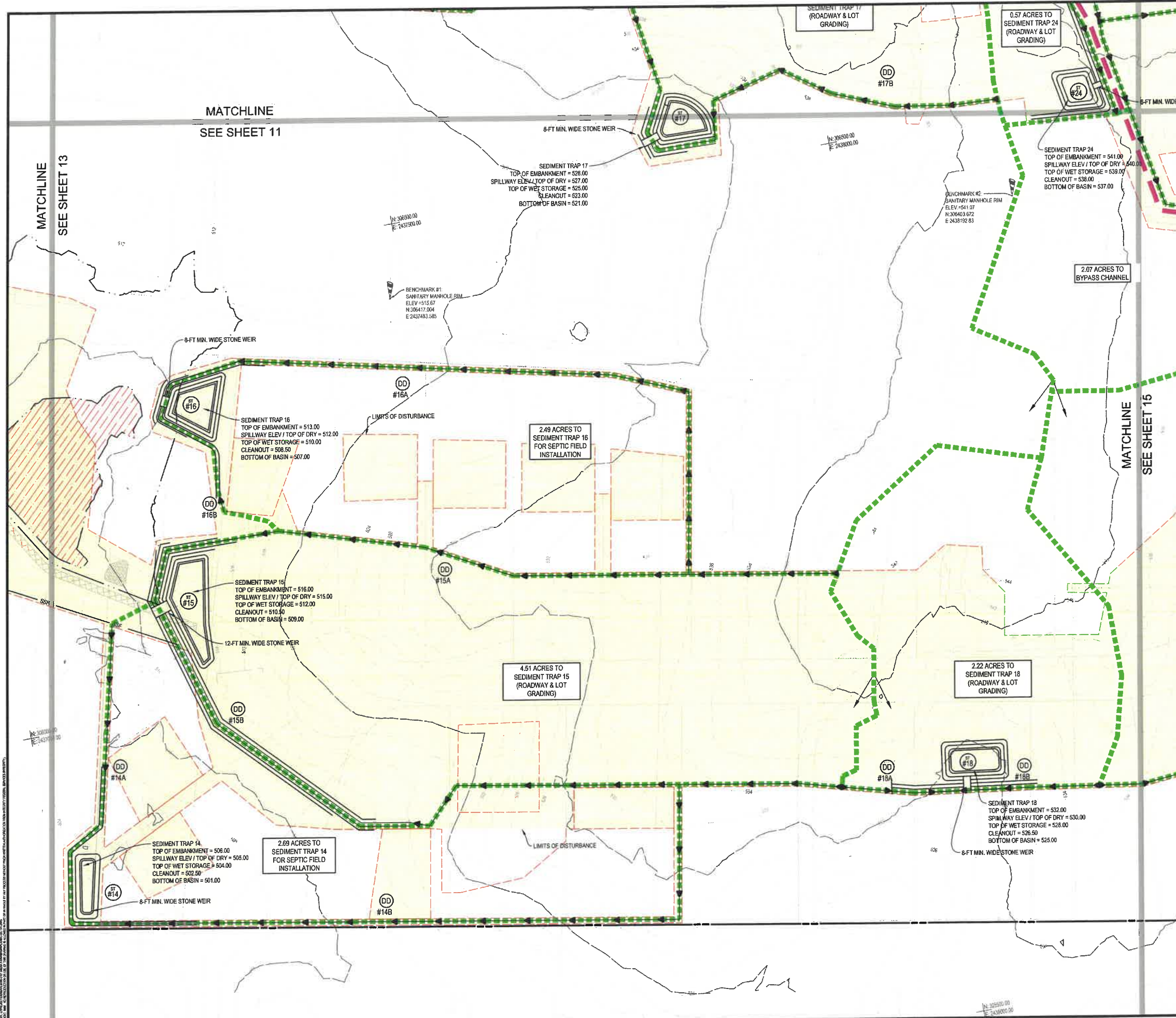
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NO.	REVISIONS

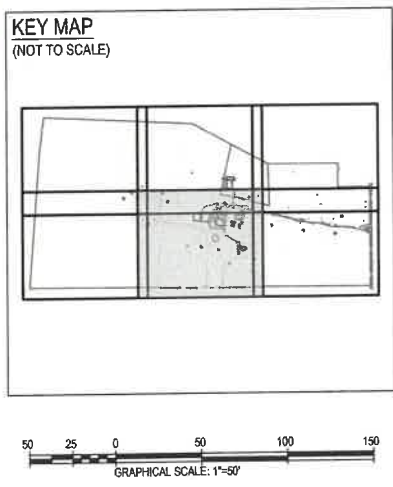
EROSION & SEDIMENT CONTROL PLAN - PHASE 1
**MEDIA FARM SUBDIVISION
 PRELIMINARY PLAN**
 TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743); PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.:
	VERT.:
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-GC-101.DWG
NCS:	
SHEET:	13 OF 81



EROSION & SEDIMENT CONTROL LEGEND

KEY	SYMBOL	DESCRIPTION
CE	[Symbol]	TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
SSF	[Symbol]	SUPER SILT FENCE
DD	[Symbol]	TEMPORARY DIVERSION DIKE
ST	[Symbol]	TEMPORARY SEDIMENT TRAP
SB	[Symbol]	TEMPORARY SEDIMENT BASIN
PS	[Symbol]	PERMANENT SEEDING
	[Symbol]	DRAINAGE DIVIDE
	[Symbol]	LIMITS OF CONSTRUCTION TOTAL = 66.38 ACRES
	[Symbol]	CLEAN WATER DIVERSION CHANNEL, GRADED TO PERMANENT CONDITION AND STABILIZED
	[Symbol]	DEP DISTURBED AREA
	[Symbol]	FUTURE INFILTRATION ZONE



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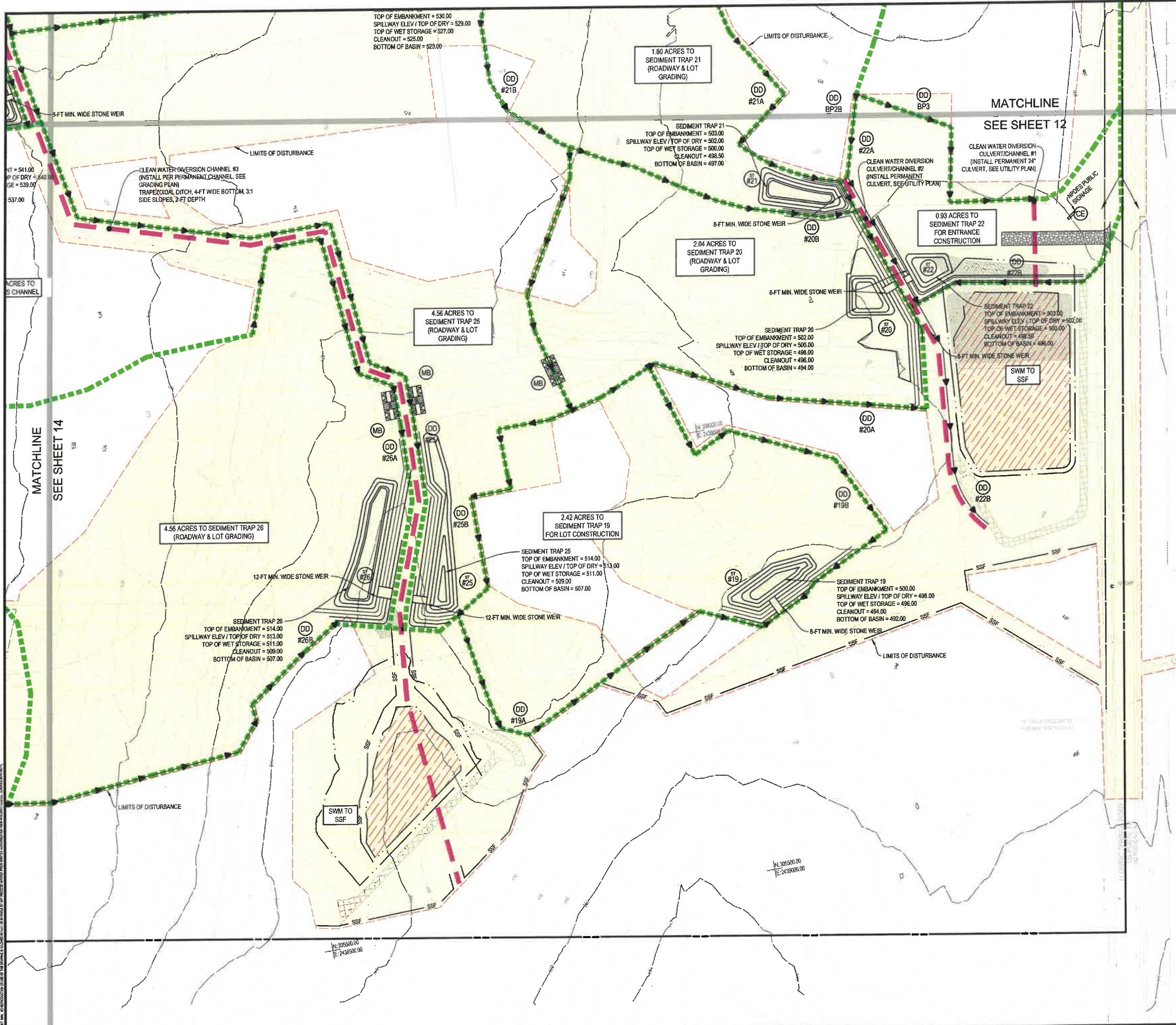


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NO.	DATE	REVISIONS

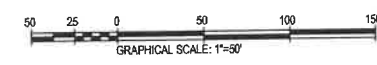
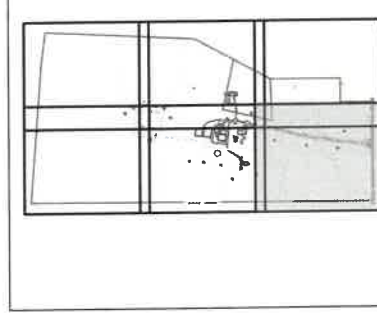
EROSION & SEDIMENT CONTROL PLAN - PHASE 1
MEDIA FARM SUBDIVISION
PRELIMINARY PLAT
 TAX MAP 04: PARCEL 11 & 11.1 (D.B. 1330, P.G. 743), PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ:
	VERT:
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-GC-101.DWG
NCS:	
SHEET:	14 OF 81



EROSION & SEDIMENT CONTROL LEGEND		
KEY	SYMBOL	DESCRIPTION
CE	[Pattern]	TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
SSF	[Line]	SUPER SILT FENCE
DD	[Line]	TEMPORARY DIVERSION DIKE
ST	[Symbol]	TEMPORARY SEDIMENT TRAP
SB	[Symbol]	TEMPORARY SEDIMENT BASIN
PS	[Symbol]	PERMANENT SEEDING
	[Line]	DRAINAGE DIVIDE
	[Line]	LIMITS OF CONSTRUCTION TOTAL = 66.38 ACRES
	[Line]	CLEAN WATER DIVERSION CHANNEL, GRADED TO PERMANENT CONDITION AND STABILIZED
	[Area]	DEP DISTURBED AREA
	[Area]	FUTURE INFILTRATION ZONE

KEY MAP (NOT TO SCALE)



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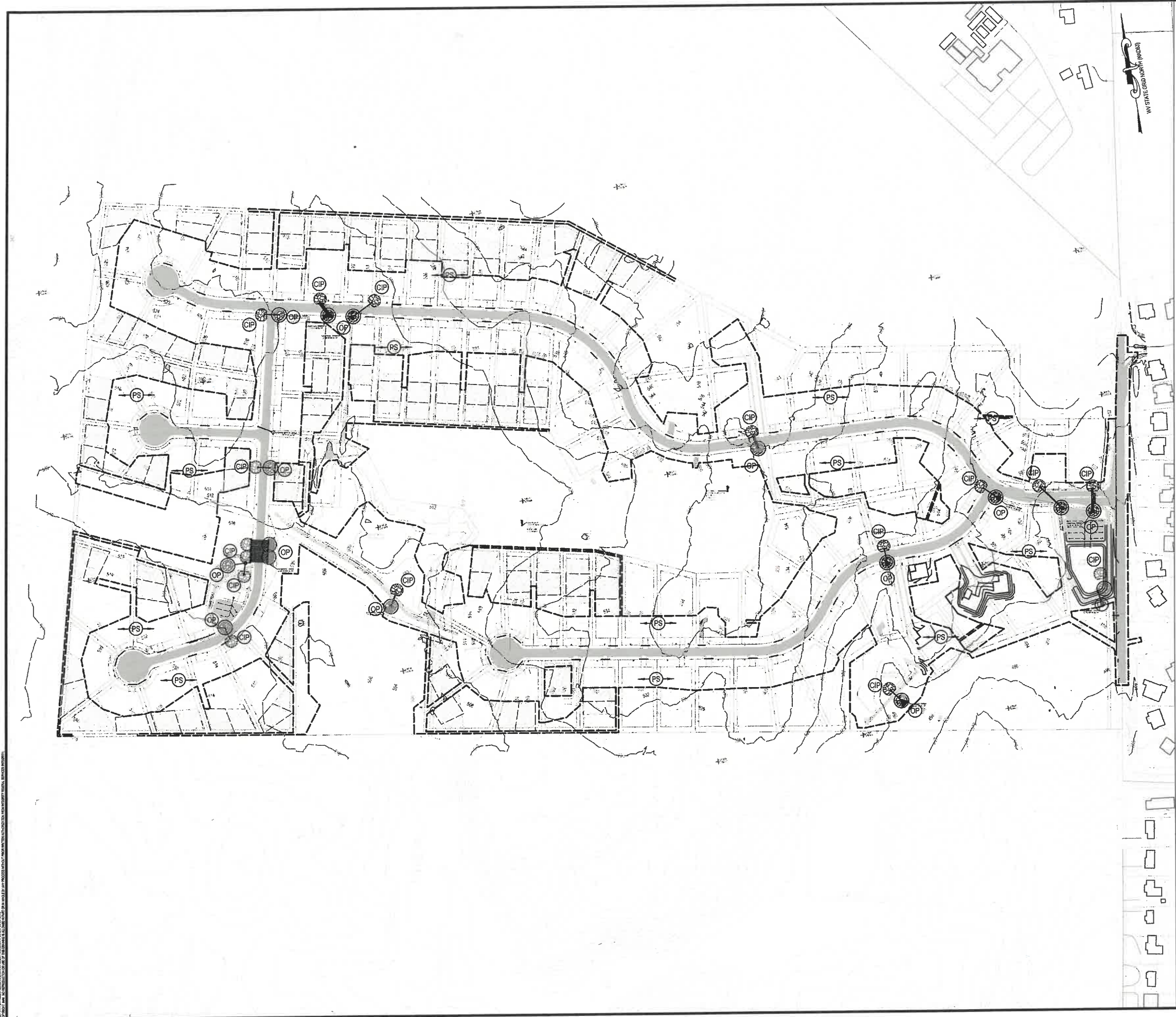
REVISIONS

EROSION & SEDIMENT CONTROL PLAN - PHASE 1

MEDIA FARM SUBDIVISION PRELIMINARY PLAT

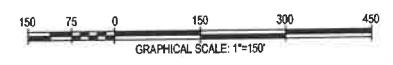
TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.C. 743); PARCEL 13 (D.B. 1331, PG. 1)
CHARLES TOWN TOWN PLAN DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ: 1"=50'
	VERT: 1"=10'
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-GC-101.DWG
NCS:	
SHEET:	15 OF 81



EROSION & SEDIMENT CONTROL LEGEND

KEY	SYMBOL	DESCRIPTION
CE		TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
SSP		SUPER SILT FENCE
CIP		CULVERT INLET PROTECTION
OP		OUTLET PROTECTION
DD		TEMPORARY DIVERSION DIKE
PS		PERMANENT SEEDING
		LIMITS OF CONSTRUCTION



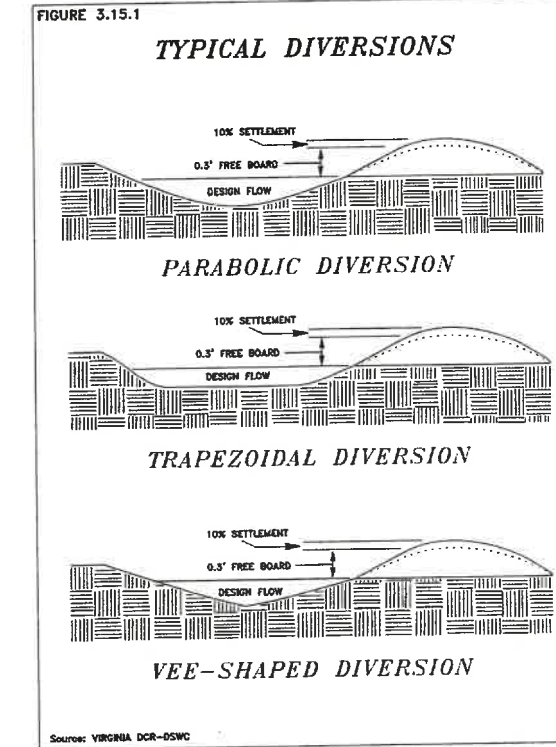
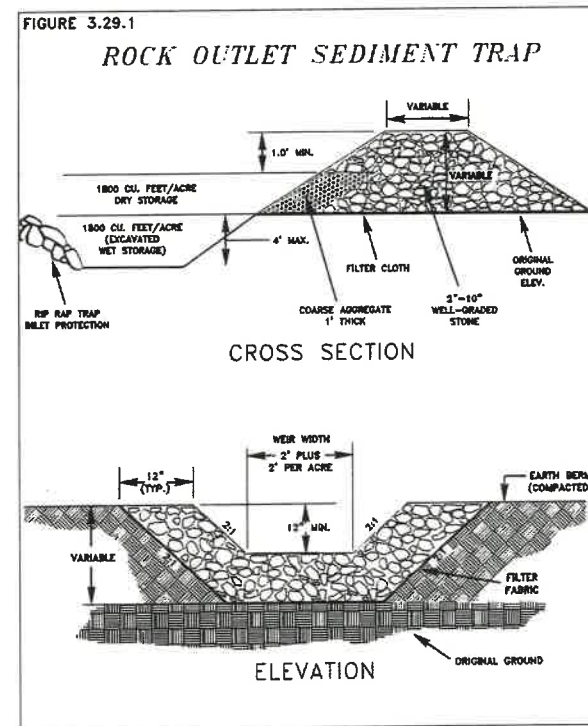
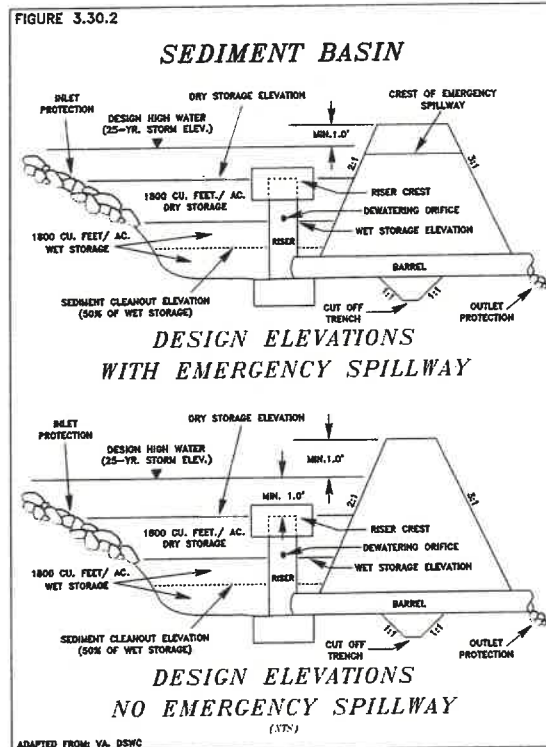
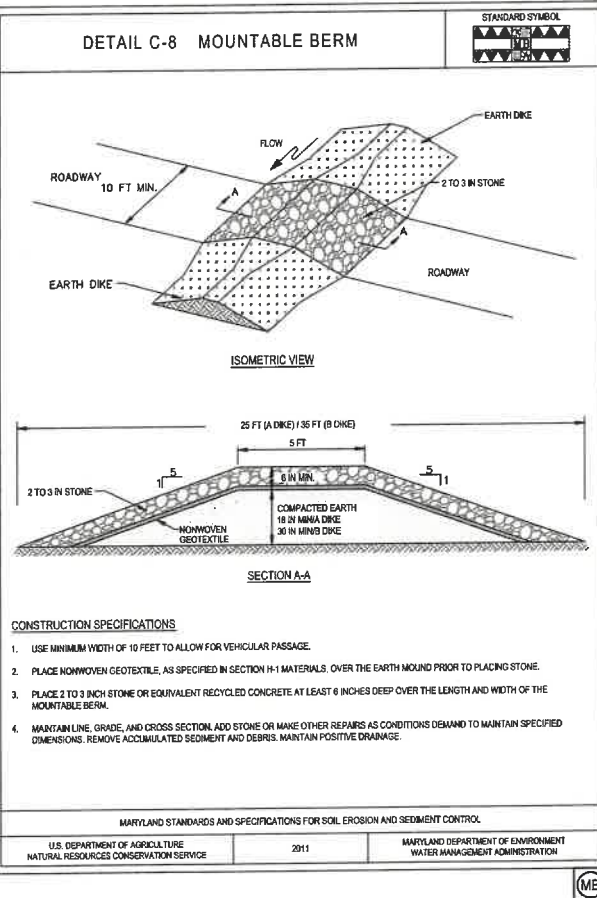
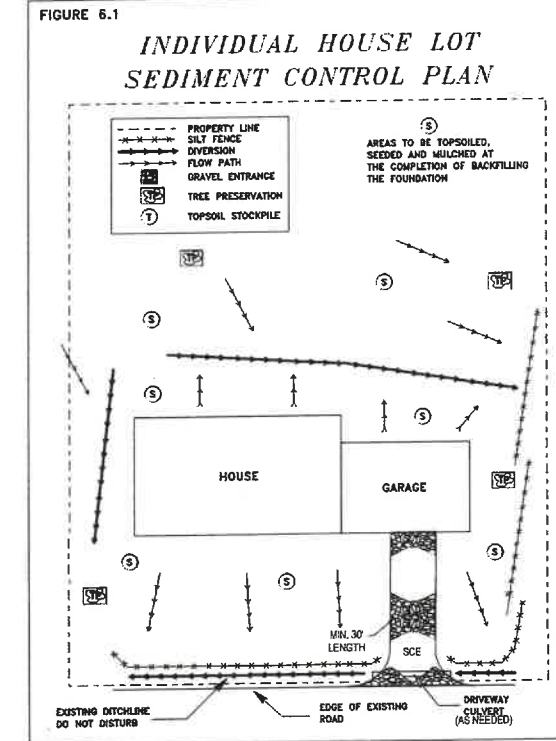
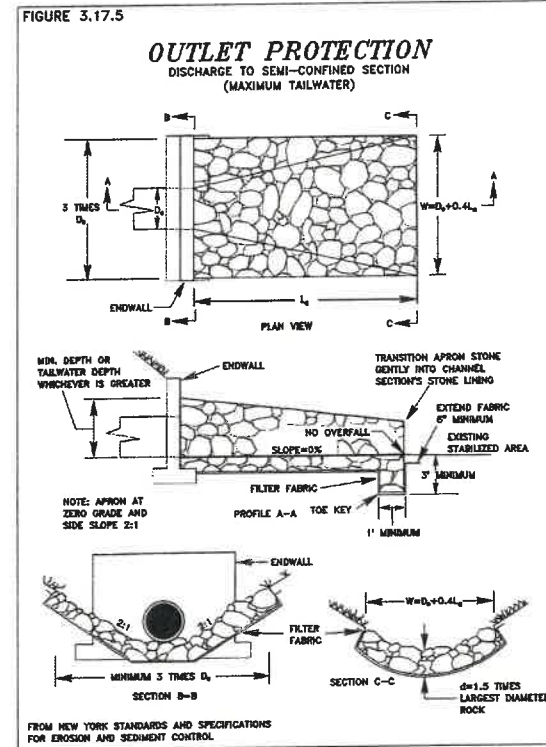
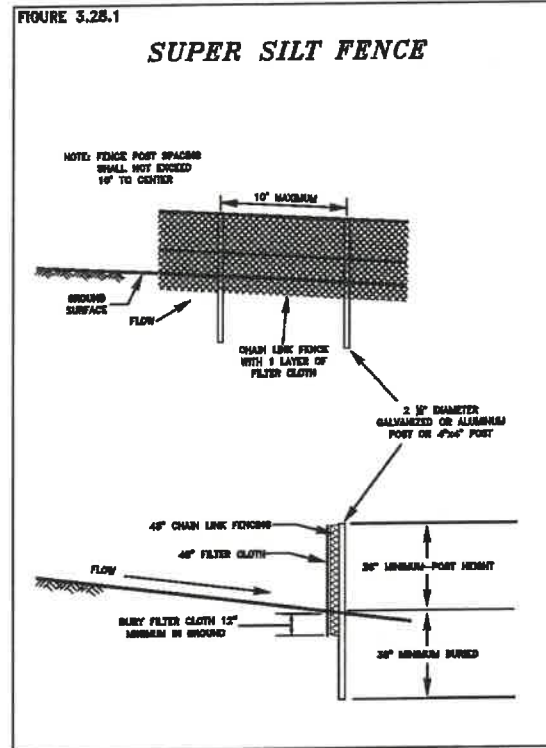
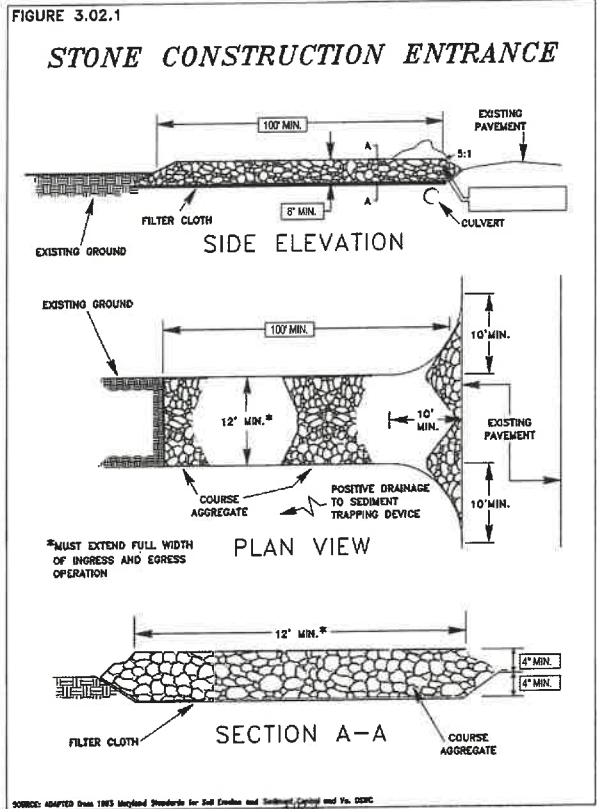
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EROSION & SEDIMENT CONTROL PLAN - PHASE 2
**MEDIA FARM SUBDIVISION
 PRELIMINARY PLAT**
 TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743), PARCEL 13 (D.B. 1331, P.G. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ:	VERT:
DATE:	MAY 2025	
JOB:	5100-0101	
DRAWN:	JCH	CHECK: JPG
CADD:	C-GC-201.DWG	
NCS:		
SHEET:	16 OF 81	



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EROSION & SEDIMENT CONTROL DETAILS

MEDIA FARM SUBDIVISION PRELIMINARY PLAN

TAX MAP 04: PARCEL 11 & 11 (D.B. 1330, PG. 743), PARCEL 13 (D.B. 1331, PG. 1)
CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ.:
VERT.:
DATE: MAY 2025
JOB: 5100-0101
DRAWN: JCH **CHECK:** JPG
CADD: C-GC-501.DWG
NCS:
SHEET: 17 OF 81

TRAP ID NO.	TOTAL DRAINAGE AREA (AC.)	TOTAL DRAINAGE AREA (SQ. FT.)	STORAGE REQUIRED (CU. FT.)	STORAGE PROVIDED (CU. FT.)	WET STORAGE			DRY STORAGE			TRAP DESIGN ELEVATIONS				EMBANKMENT			STONE WEIR						
					DEPTH (D1) (FT.)	AREA (A1) (SQ. FT.)	VOLUME REQ'D (V1) (CU. FT.)	APPROX. BOTTOM DIMENSION (FT. x FT.)	DEPTH (D2) (FT.)	AREA (A2) (SQ. FT.)	MINIMUM AREA REQ'D (SQ. FT.)	VOLUME REQ'D (V2) (CU. FT.)	VOLUME PROV'D (V2) (CU. FT.)	APPROX. SURFACE DIMENSION (FT. x FT.)	BOTTOM OF TRAP (FT.)	CLEANOUT LEVEL (FT.)	TOP OF WET STORAGE (FT.)	TOP OF DRY STORAGE (FT.)	ELEVATION (FT.)	HEIGHT (FT.)	TOP WIDTH (FT.)	WEIR WIDTH (FT.)	10-YR DISCHARGE (CFS)	10-YR WSEL (FT.)
1	1.81	76,711.33	6,805	8,088	1.0	5,889	3,253	4,838	X	2.0	1,628	-2,438	3,253	3,252	X	± 508.00	± 508.00	± 508.00	± 511.00	± 512.00	3.00	2.50	5.81	
2	4.35	189,572.76	15,867	17,509	2.0	5,009	7,834	8,515	X	2.0	4,647	2,825	7,834	9,284	X	± 507.00	± 508.00	± 509.00	± 511.00	± 512.00	3.00	2.50	10.70	
3	2.94	128,263.26	10,800	11,162	2.0	3,448	5,300	5,882	X	1.0	5,300	7,162	5,300	5,300	X	± 508.00	± 509.00	± 510.00	± 511.00	± 512.00	2.00	2.00	7.89	
4	2.69	112,730.79	9,317	12,870	2.0	3,856	4,658	5,554	X	1.0	6,316	5,462	4,658	6,316	X	± 508.00	± 509.00	± 510.00	± 511.00	± 512.00	2.00	2.00	7.18	
6	4.57	199,140.48	16,458	17,940	2.0	5,042	8,229	8,571	X	1.5	6,246	5,930	8,229	9,369	X	± 508.00	± 509.00	± 510.00	± 511.00	± 512.00	3.00	2.50	11.14	
6	2.41	104,811.50	8,662	9,462	2.0	3,018	4,331	5,131	X	1.0	4,331	5,844	4,331	4,331	X	± 508.00	± 507.00	± 508.00	± 509.00	± 510.00	2.00	2.00	6.81	
7	2.04	88,721.59	7,332	10,213	2.0	2,157	3,866	3,867	X	2.0	3,273	1,509	3,866	6,546	X	± 508.00	± 507.00	± 508.00	± 512.00	± 514.00	3.00	2.50	6.07	
8	1.31	57,260.83	4,732	10,008	2.0	2,375	2,368	4,038	X	2.0	2,985	-	2,368	5,970	X	± 509.00	± 510.00	± 511.00	± 513.00	± 514.00	3.00	2.50	4.63	
9	4.33	188,487.38	15,577	17,499	3.0	3,846	7,789	9,807	X	2.0	3,846	3,943	7,789	7,892	X	± 508.00	± 507.00	± 508.00	± 511.00	± 512.00	3.00	2.50	10.85	
10	3.70	181,070.73	13,312	20,048	3.0	2,978	6,556	7,594	X	2.0	6,227	3,878	6,556	12,454	X	± 512.00	± 513.00	± 515.00	± 517.00	± 518.00	3.00	2.50	9.40	
10	3.70	181,070.73	13,312	20,048	3.0	2,978	6,556	7,594	X	2.0	6,227	3,878	6,556	12,454	X	± 510.00	± 512.00	± 514.00	± 516.00	± 518.00	2.00	2.00	11.35	
11	4.68	203,702.04	16,835	17,766	4.0	3,734	8,417	12,696	X	1.0	5,070	5,070	4,602	5,070	X	± 514.00	± 515.00	± 516.00	± 517.00	± 518.00	2.00	2.00	7.83	
12	2.77	120,503.88	9,959	21,527	2.0	5,076	4,979	10,328	X	2.0	4,810	5,295	8,802	9,620	X	± 512.00	± 514.00	± 516.00	± 517.00	± 518.00	3.00	2.50	11.78	
13	4.89	213,013.50	17,604	18,568	3.0	3,517	8,802	8,968	X	1.0	12,478	7,772	4,836	12,478	X	± 601.00	± 502.50	± 504.00	± 505.00	± 506.00	2.00	2.00	7.37	
14	2.68	117,038.29	9,673	17,326	3.0	1,901	4,836	4,648	X	3.0	4,416	1,599	8,124	13,248	X	± 509.00	± 510.50	± 512.00	± 515.00	± 516.00	4.00	3.00	11.03	
15	4.51	196,607.42	16,249	22,981	3.0	3,517	8,124	9,733	X	2.0	2,310	2,874	4,488	4,620	X	± 507.00	± 508.50	± 510.00	± 512.00	± 513.00	3.00	2.50	6.89	
16	2.49	108,618.86	8,977	9,246	3.0	1,914	4,468	4,628	X	2.0	2,985	3,114	4,969	5,970	X	± 521.00	± 523.00	± 525.00	± 527.00	± 528.00	3.00	2.50	7.51	
17	2.76	120,008.81	9,918	12,243	4.0	1,845	4,369	6,273	X	2.0	1,962	2,368	3,968	3,924	X	± 525.00	± 526.50	± 528.00	± 530.00	± 531.00	3.00	2.50	6.43	
18	2.22	96,527.58	7,977	9,012	3.0	1,603	3,959	4,088	X	2.0	2,468	3,070	4,363	4,836	X	± 492.00	± 494.00	± 496.00	± 498.00	± 499.00	3.00	2.50	8.85	
19	2.42	108,596.29	8,727	9,332	4.0	1,293	4,333	4,398	X	2.0	1,825	2,387	3,876	3,650	X	± 494.00	± 496.00	± 498.00	± 500.00	± 501.00	3.00	2.50	6.08	
20	2.04	88,957.70	7,352	8,033	4.0	1,289	3,876	4,363	X	2.0	2,329	1,956	3,232	4,658	X	± 497.00	± 498.50	± 499.00	± 502.00	± 503.00	3.00	2.50	5.59	
21	1.60	78,202.56	6,463	7,912	3.0	1,276	3,232	3,284	X	2.0	870	670	1,670	1,740	X	± 495.00	± 495.50	± 496.00	± 500.00	± 502.00	3.00	2.50	3.88	
22	0.93	40,416.07	3,340	3,440	2.0	1,000	1,870	1,700	X	2.0	904	604	9,000	18,808	X	± 498.00	± 499.00	± 500.00	± 527.00	± 528.00	3.00	2.50	12.00	
23	5.00	228,325.52	18,000	28,865	4.0	2,958	9,000	10,067	X	2.0	4,247	5,732	8,200	8,494	X	± 523.00	± 525.00	± 527.00	± 529.00	± 530.00	2.00	2.00	3.14	
24	0.57	24,868.17	2,055	4,346	2.0	1,364	1,028	2,319	X	1.0	2,027	691	1,028	2,027	X	± 507.00	± 508.00	± 511.00	± 513.00	± 514.00	3.00	2.50	11.11	
25	4.56	196,439.16	16,403	16,885	4.0	2,468	8,200	8,391	X	2.0	4,247	5,732	8,200	8,494	X	± 507.00	± 508.00	± 511.00	± 513.00	± 514.00	3.00	2.50	11.11	
26	4.66	196,479.47	16,403	19,617	4.0	2,838	8,202	8,969	X	2.0	5,324	5,664	8,202	10,648	X	± 507.00	± 508.00	± 511.00	± 513.00	± 514.00	3.00	2.50	11.11	

REQUIRED STORAGE = 3,600 CUBIC FEET PER ACRE
V1= 0.85 x D1 x A1; V2=[(A1 + A2)/2] x D2
OUTLET WIDTH=2' PLUS 2' PER ACRE. MINIMUM OUTLET CHANNEL WIDTH=4'.
NOTES:
1. SURFACE DIMENSIONS ARE APPROXIMATE AREAS USED TO SIZE THE SEDIMENT TRAP. EXACT DIMENSIONS AND/OR SHAPE MAY VARY WITH CURRENT FIELD CONDITIONS.
2. IF CHANGES ARE MADE TO THE SEDIMENT TRAP, THE REQUIRED WET AND DRY STORAGE VOLUMES MUST BE MET.
3. SEDIMENT MUST BE REMOVED FROM TRAP WHEN THE TRAP'S WET STORAGE VOLUME IS REDUCED BY ONE-HALF.
4. ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION OF THE SEDIMENT TRAP SHOULD BE SEEDED AND MULCHED IMMEDIATELY AFTER INSTALLATION.

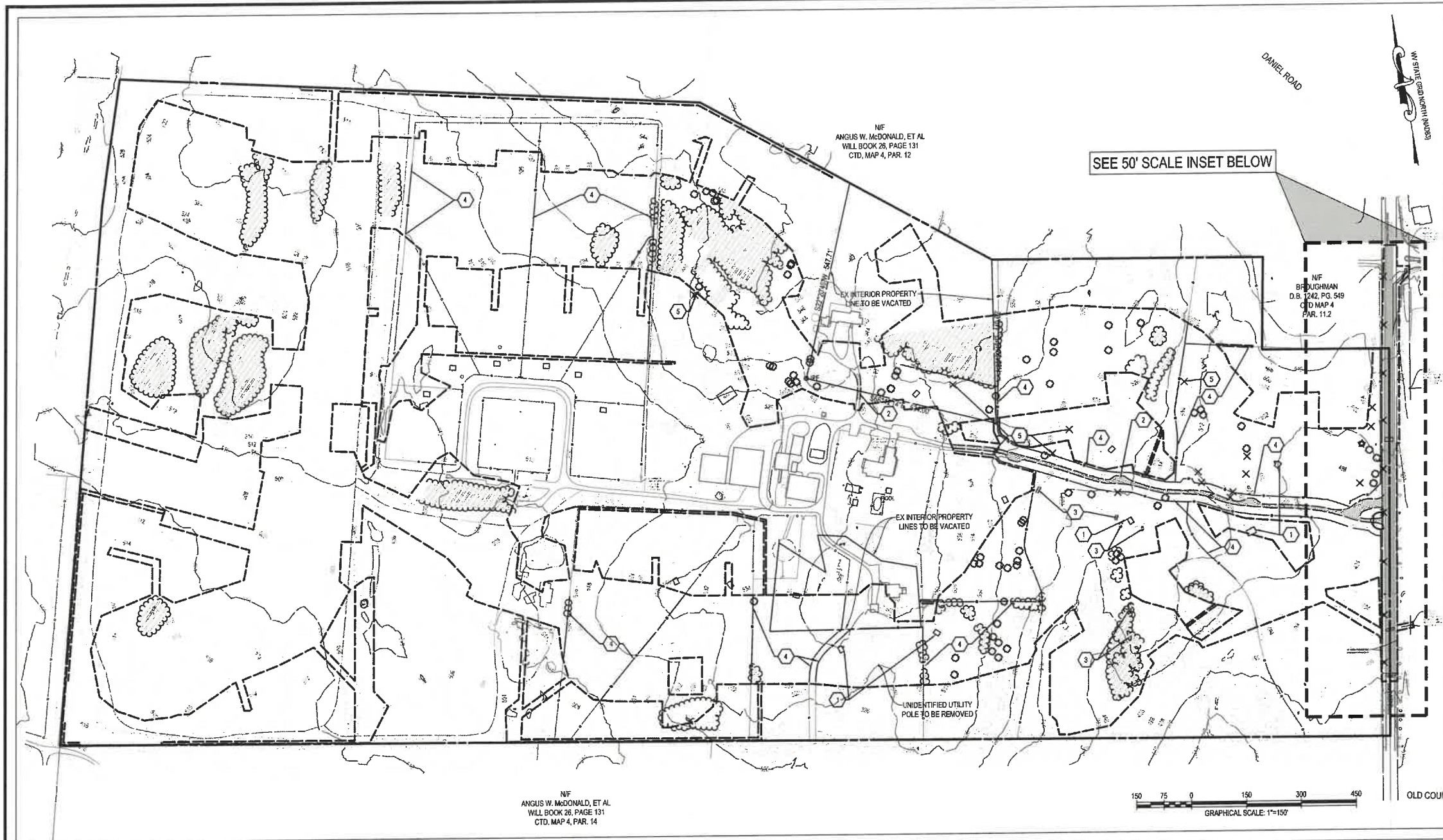
Division #	A (Ac.)	Q ₅₀ (CFS)	Slope	I ₁₀ = 4.16		Vel. (ft/s)	Channel Lining	Channel Depth (ft.)
				Bottom Width (ft.)	Normal Depth (ft.)			
1A	0.91	1.89	0.3%	4	0.34	1.11	Seed & Straw	1.0
1B	0.91	1.89	1.8%	4	0.20	2.05	Seed & Straw	1.0
2A	1.95	4.06	1.8%	4	0.31	2.66	Seed & Straw	1.0
2B	2.41	5.01	1.8%	4	0.35	2.83	Seed & Straw	1.0
3	2.94	6.12	0.8%	4	0.49	2.28	Seed & Straw	1.0
4	2.59	5.39	1.3%	4	0.40	2.59	Seed & Straw	1.0
5A	3.52	7.32	0.7%	4	0.56	2.30	Seed & Straw	1.0
5B	1.05	2.18	2.0%	4	0.21	2.24	Seed & Straw	1.0
6A	0.89	1.85	0.1%	4	0.45	0.77	Seed & Straw	1.0
6B	1.56	3.24	1.2%	4	0.31	2.12	Seed & Straw	1.0
7	2.04	4.24	0.5%	4	0.46	1.71	Seed & Straw	1.0
8	1.31	2.72	0.8%	4	0.31	1.78	Seed & Straw	1.0
9A	1.63	3.39	3.2%	4	0.24	2.99	Seed & Straw	1.0
9B	2.70	5.62	3.3%	4	0.32	3.54	Seed & Straw	1.0
10	3.70	7.70	1.3%	4	0.49	2.87	Seed & Straw	1.0
11	4.68	9.73	1.8%	4	0.51	3.45	Seed & Straw	1.0
12	2.77	5.76	2.8%	4	0.34	3.37	Seed & Straw	1.0
13	4.89	10.17	4.0%	4	0.42	4.60	Seed & Straw	1.0
14A	0.56	1.16	1.0%	4	0.16	1.62	Seed & Straw	1.0
14B	2.13	4.43	3.5%	4	0.27	3.41	Seed & Straw	1.0
15A	0.72	1.50	5.2%	4	0.13	2.63	Grass w/ RECP	1.0
15B	3.80	7.90	2.6%	4	0.41	3.88	Seed & Straw	1.0
16A	2.06	4.28	2.8%	4	0.29	3.03	Seed & Straw	1.0
16B	0.43	0.89	2.2%	4	0.13	1.56	Seed & Straw	1.0
17A	0.51	1.06	8.4%	4	0.10	2.47	Rip Rap	1.0
17B	2.25	4.68	3.7%	4	0.28	3.45	Seed & Straw	1.0
18A	1.36	2.83	5.4%	4	0.19	3.26	Seed & Straw	1.0
18B	0.86	1.79	3.7%	4	0.16	2.50	Seed & Straw	1.0
19A	1.81	3.76	3.0%	4	0.26	3.03	Seed & Straw	1.0
19B	0.62	1.29	3.3%	4	0.14	2.08	Seed & Straw	1.0
20A	0.55	1.14	4.2%	4	0.12	2.18	Seed & Straw	1.0
20B	2.04	4.24	4.1%	4	0.25	3.57	Seed & Straw	1.0
21A	0.79	1.64	3.6%	4	0.15	2.46	Seed & Straw	1.0
21B	1.01	2.10	5.4%	4	0.16	2.93	Grass w/ RECP	1.0
22A	0.47	0.97	2.1%	4	0.13	1.70	Seed & Straw	1.0
22B	0.47	0.97	0.2%	4	0.26	0.78	Seed & Straw	1.0
23	5.00	10.40	2.5%	4	0.48	3.98	Seed & Straw	1.0
24	0.57	1.19	0.5%	4	0.23	1.10	Seed & Straw	1.0
25A	3.44	7.16	3.5%	4	0.36	3.92	Seed & Straw	1.0
25B	1.12	2.33	2.1%	4	0.22	2.27	Seed & Straw	1.0
26A	2.29	4.76	3.5%	4	0.28	3.51	Seed & Straw	1.0
26B	2.26	4.70	5.1%	4	0.25	3.96	Grass w/ RECP	1.0
BP1A	30.44	63.32	2.8%	4	1.19	7.03	Rip Rap	2.0
BP1B	24.07	50.07	1.3%	4	1.29	4.93	Rip Rap	2.0
BP2A	10.57	21.99	5.2%	4	0.59	6.46	Rip Rap	1.0
BP2B	0.84	1.75	2.6%	4	0.18	2.14	Seed & Straw	1.0
BP3	3.19	6.62	1.4%	4	0.44	2.83	Seed & Straw	1.0



REVISIONS

EROSION & SEDIMENT CONTROL CALCULATIONS
MEDIA FARM SUBDIVISION PRELIMINARY PLAN
TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743), PARCEL 13 (D.B. 1331, P.G. 1)
CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ:
	VERT:
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-GC-501.DWG
NCS:	
SHEET:	18 OF 81



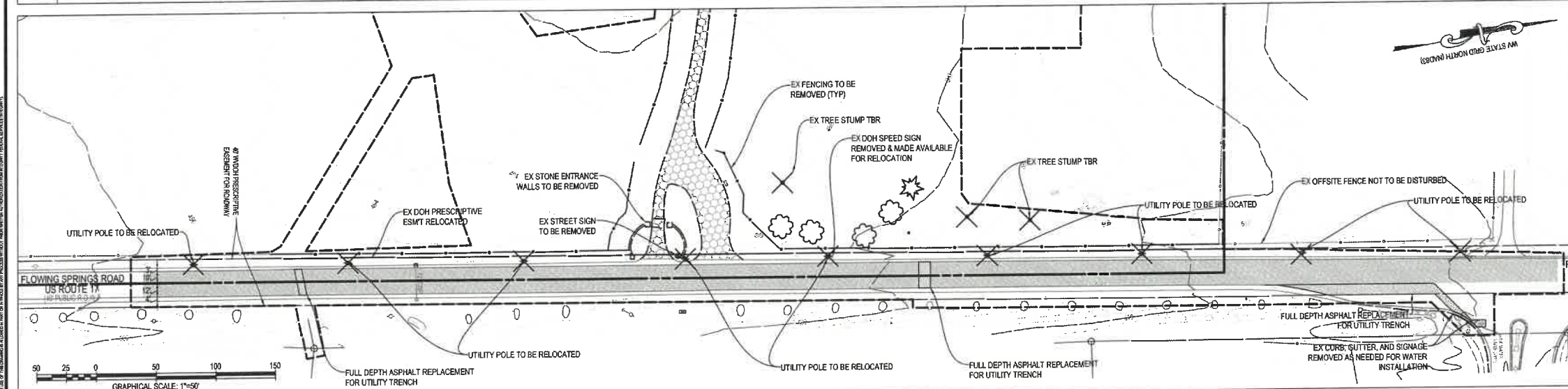
DEMOLITION KEYNOTE LEGEND:

KEY	DESCRIPTION
1	DEMOLISH AND REMOVE EXISTING BUILDINGS, STOOPS, STEPS, PORCHES, AND ASSOCIATED FOOTINGS
2	REMOVE OR RECYCLE ONSITE EX. PAVEMENT/CONCRETE, INCLUDES ALL PAVEMENT COURSES AND AGGREGATE BASES.
3	REMOVED EXISTING ROCK OUTCROP
4	REMOVE EXISTING BARRIERS, GUARDRAIL, FENCES, POST AND ASSOCIATED FOOTINGS AND ANY OTHER MISCELLANEOUS SITE FEATURES
5	REMOVE EXISTING MAIL BOXES, SIGNS, SIGN POST AND MISCELLANEOUS SITE ITEMS (i.e. CHAIN LINK FENCE, STORM RIP-RAP, GUARD RAIL, ETC.)

DEMOLITION LEGEND:

- LIMITS OF WORK
- REMOVE & DISPOSE OF (OR RECYCLE) EX. ASPHALT/TRAVEL PAVEMENT; INCLUDES ALL ASPHALT AND AGGREGATE BASE COURSES.
- MILL & OVERLAY EX. ASPHALT PAVEMENT
- REMOVE EX. VEGETATION
- REMOVE EX. FEATURE

NOTES:
 1. THE DEMOLITION PLAN IS A GENERAL GUIDE OF WHAT NEEDS TO BE DEMOLISHED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL ITEMS THAT REQUIRE DEMOLITION TO COMPLETE THE PROPOSED CONSTRUCTION. THE CONTRACTOR MAY CHOOSE TO REMOVE FENCING AND OTHER ITEMS ONSITE, BUT OUTSIDE THE LOD IF DEEMED NECESSARY, BUT THIS IS NOT NECESSARY FOR CONSTRUCTION.
 2. SITE FEATURES SHOWN IN BOLD TO BE REMOVED.



DEMOLITION PLAN INSET
 SCALE: 1"=50'

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Professional Engineer Seal for Jason P. Gentry, No. 11227, State of West Virginia.

REVISIONS

DEMOLITION PLAN
MEDIA FARM SUBDIVISION
PRELIMINARY PLAT
 TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743); PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

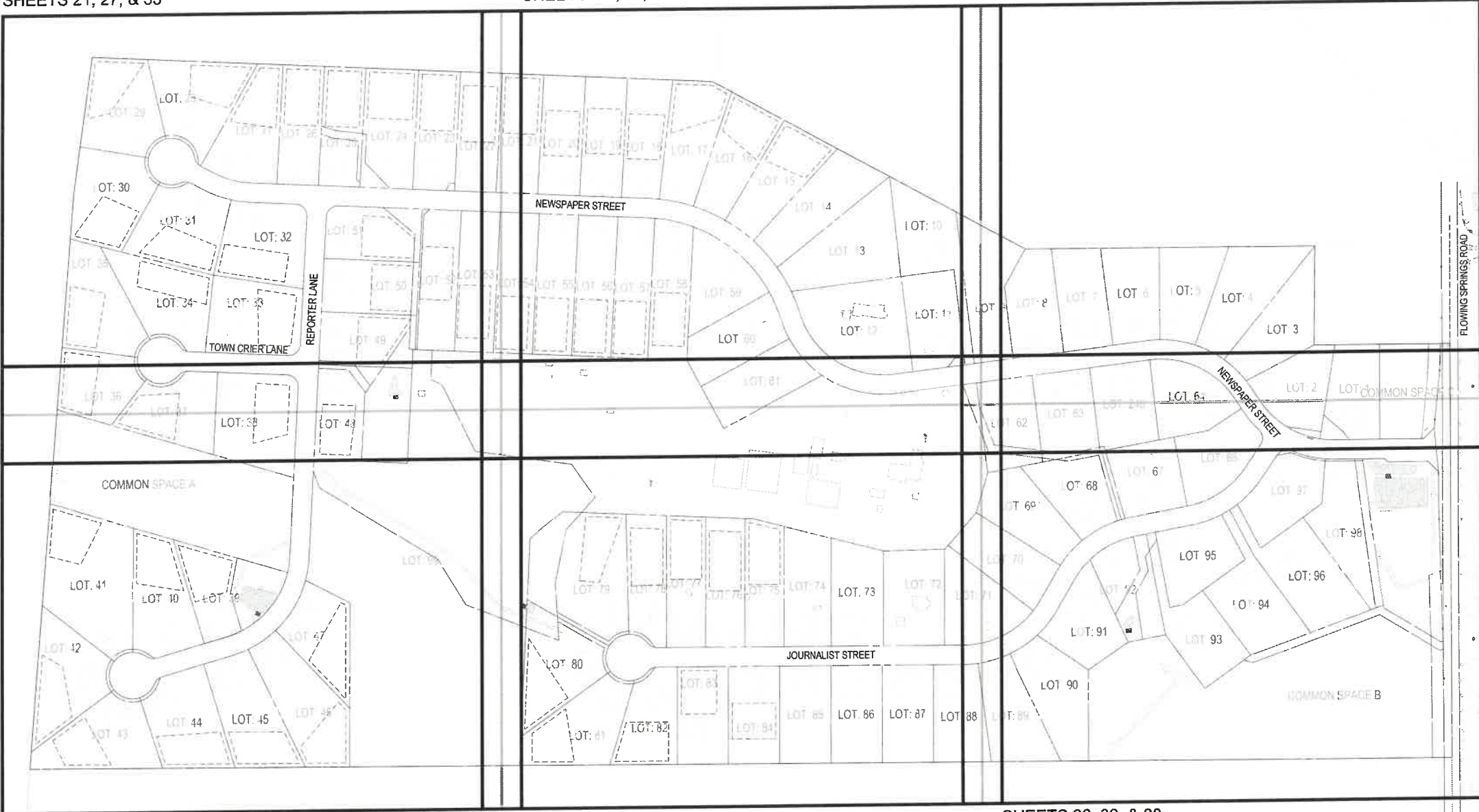
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	VERT.:
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-CD-101.DWG
NCS:	
SHEET:	19 OF 81



SHEETS 21, 27, & 33

SHEETS 22, 28, & 34

SHEETS 23, 29, & 35

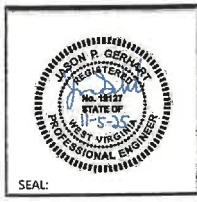


SHEETS 24, 30, & 36

SHEETS 25, 31, & 37

SHEETS 26, 32, & 38

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NO.	DATE	DESCRIPTION

OVERALL KEY MAP

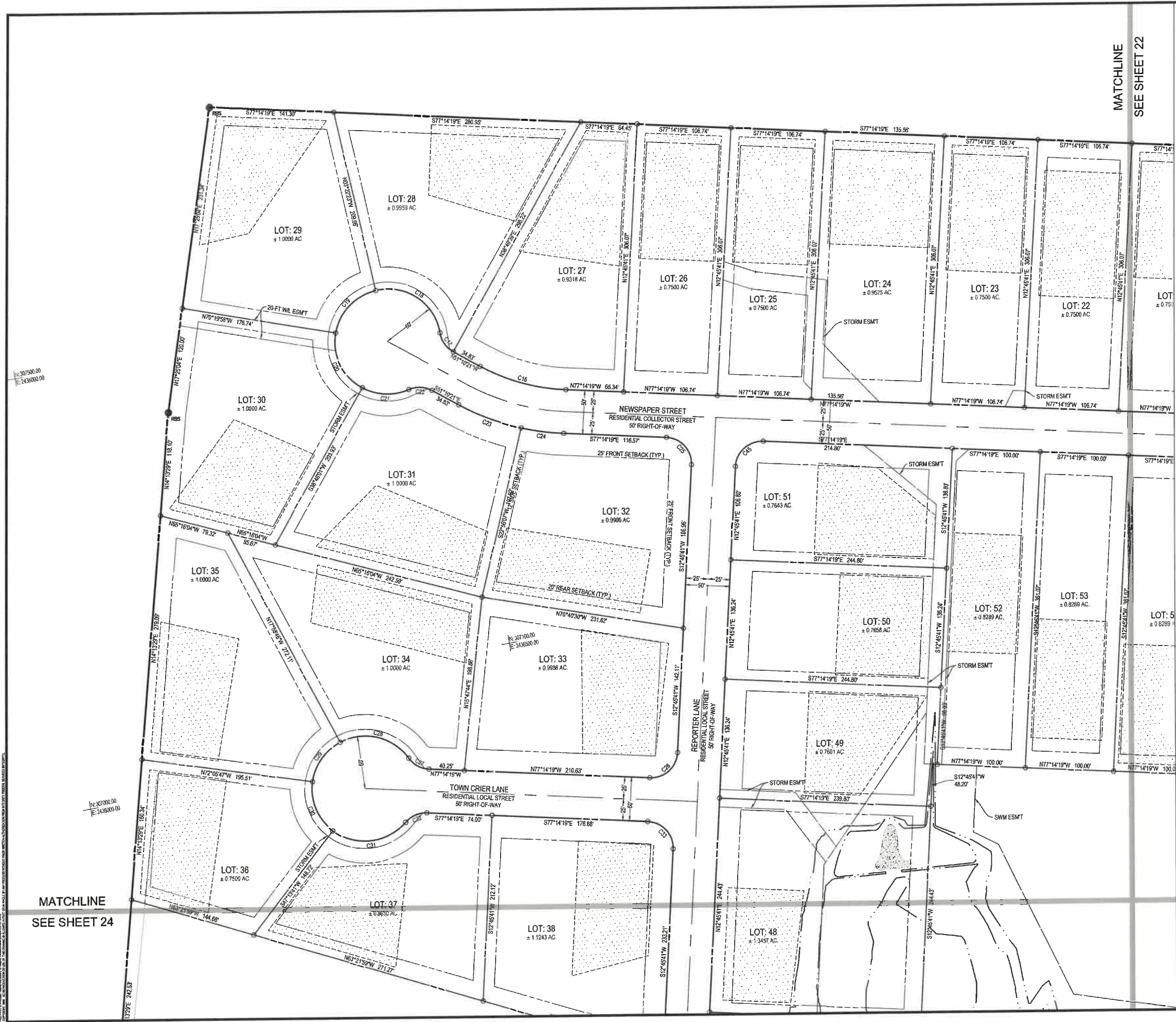
MEDIA FARM SUBDIVISION PRELIMINARY PLAT

TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743); PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ: 1"=150'
	VERT:
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-CS-001.DWG
NCS:	
SHEET:	20 OF 81



ALL PLATS IN EXCEPT WHERE SHOWN OTHERWISE ARE PREPARED BY AND UNDER THE CLOSE PERSONAL SUPERVISION AND CONTROL OF THE PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT SIGNING THEREON. ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE AND FEDERAL STATUTES, THE RULES OF THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS, OR THE ETHICS OF THE PROFESSION SHALL BE THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER OR ARCHITECT.

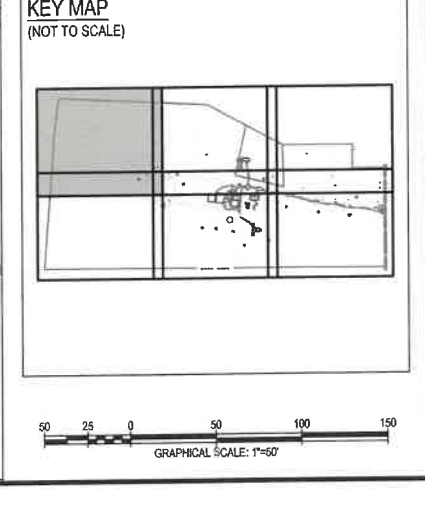
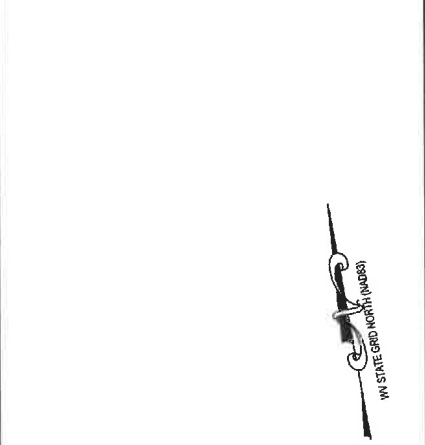


LEGEND

- SEPTIC RESERVE AREA (10,000 SF MIN.)
- EX 5/8" REBAR UNLESS OTHERWISE NOTED
- PROPERTY CORNER (IRON REBAR TO BE SET)
- CONCRETE MONUMENT (TO BE SET)
- PROPOSED BUILDING SETBACK

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C16	225.00	102.36	62.882	101.48	N84° 12' 20"W
C17	30.00	27.40	14.739	26.46	N26° 07' 27"W
C18	60.00	58.59	64.942	66.14	N46° 06' 28"W
C19	60.00	70.12	39.663	66.20	S53° 08' 49"W
C20	60.00	74.25	42.719	69.60	S15° 46' 59"E
C21	60.00	54.74	29.439	52.86	S77° 22' 04"E
C22	30.00	27.40	14.739	26.46	S77° 20' 15"E
C23	275.00	76.28	38.385	76.03	S59° 07' 07"E
C24	275.00	49.83	24.480	48.77	S72° 09' 06"E
C25	30.00	47.12	30.000	42.43	S32° 14' 19"E
C26	30.00	47.12	30.000	42.43	S57° 45' 41"W
C27	30.00	27.40	14.739	26.46	N51° 04' 25"W
C28	60.00	66.99	53.150	79.57	N66° 26' 33"W
C29	60.00	56.57	30.649	54.59	S44° 57' 44"W
C30	60.00	63.54	35.114	60.61	S12° 28' 03"E
C31	60.00	90.89	56.739	82.45	S86° 10' 13"E
C32	30.00	27.40	14.739	26.46	N76° 35' 47"E
C33	30.00	47.12	30.000	42.43	S32° 14' 19"E
C34	30.00	47.12	30.000	42.43	N57° 45' 41"E



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Professional Engineer Seal for Jason P. Gearty, No. 19137, State of West Virginia.

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY PLAT
MEDIA FARM SUBDIVISION
PRELIMINARY PLAT
 TAX MAP 04; PARCEL 11 & 11.1 (DB, 1330; P.G. 749); PARCEL 13 (DB, 1331; P.G. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ: 1"=50'
 VERT: N/A
 DATE: MAY 2025
 JOB: 5100-0101
 DRAWN: JCH CHECK: JPG
 CADD: C-CV-101.DWG
 NCS
 SHEET: 21 OF 81



- ### LEGEND
- SEPTIC RESERVE AREA (10,000 SF MIN.)
 - EX 6/8" REBAR UNLESS OTHERWISE NOTED
 - PROPERTY CORNER (IRON REBAR TO BE SET)
 - CONCRETE MONUMENT (TO BE SET)
 - PROPOSED BUILDING SETBACK

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C8	425.00	51.77	30.538	51.71	N11° 14' 44" W
C9	225.00	314.04	188.692	288.16	N41° 03' 58" W
C10	425.00	71.76	35.967	71.68	N20° 14' 47" W
C11	425.00	92.42	46.393	92.24	N31° 18' 49" W
C12	425.00	89.47	44.903	89.31	N43° 34' 28" W
C13	425.00	89.47	44.903	89.31	N55° 38' 12" W
C14	425.00	89.47	44.903	89.31	N67° 41' 56" W
C15	425.00	25.03	13.017	25.02	N75° 29' 04" W
C16	375.00	17.03	8.515	17.03	S75° 58' 18" E
C17	375.00	101.98	51.307	101.87	S66° 50' 48" E
C18	375.00	262.91	137.118	257.56	S38° 58' 14" E
C19	275.00	51.26	25.702	51.16	S12° 48' 20" E
C20	375.00	78.94	39.615	78.79	S12° 51' 19" E
C21	275.00	127.97	65.166	126.82	S31° 28' 35" E
C22	275.00	202.82	106.328	198.35	S59° 54' 48" E



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NO.	DATE	DESCRIPTION

PRELIMINARY PLAT

MEDIA FARM SUBDIVISION

PRELIMINARY PLAT

TAX MAP 04, PARCEL 11 & 11.1 (D.B. 1330, P.G. 743), PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ: 1"=50'
 VERT: N/A

DATE: MAY 2025

JOB: 5100-0101

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CADD: C-CV-101.DWG

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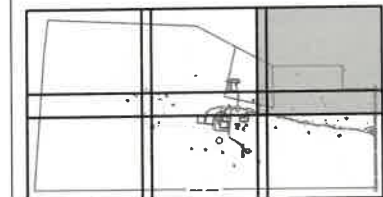
SHEET: 22 OF 81

LEGEND

- SEPTIC RESERVE AREA (10,000 SF MIN.)
- EX 5/8" REBAR UNLESS OTHERWISE NOTED
- PROPERTY CORNER (IRON REBAR TO BE SET)
- CONCRETE MONUMENT (TO BE SET)
- PROPOSED BUILDING SETBACK

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING
C3	275.00	18.64	9.475	N25° 27' 28"W
C4	275.00	79.14	39.845	N35° 42' 32"W
C5	275.00	82.64	41.636	N52° 31' 45"W
C6	275.00	51.97	46.419	N70° 43' 11"W
C7	275.00	32.40	16.217	N85° 40' 32"W
C8	225.00	248.82	136.413	S55° 18' 03"E

KEY MAP (NOT TO SCALE)



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NO.	DATE	DESCRIPTION

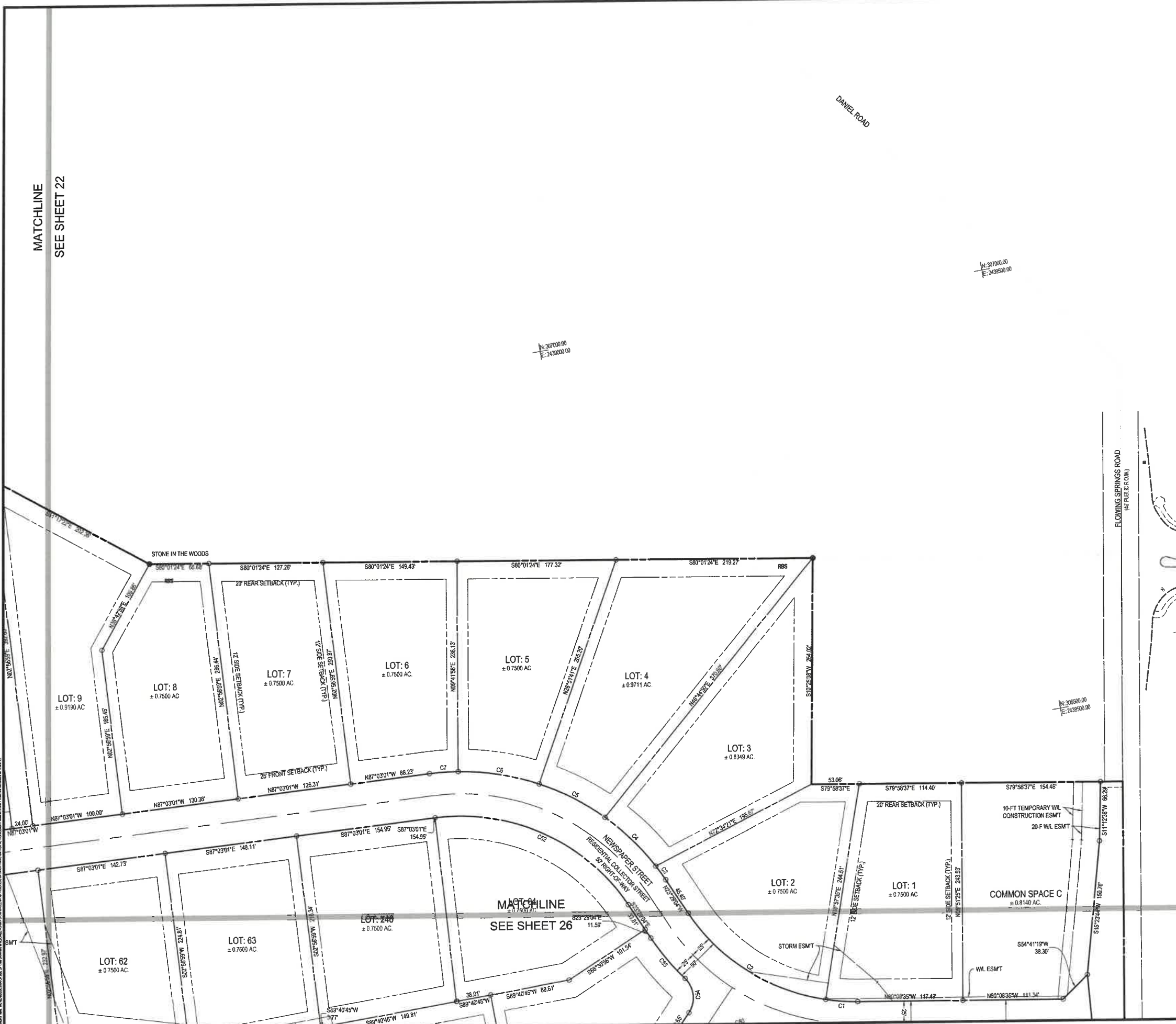
PRELIMINARY PLAT MEDIA FARM SUBDIVISION PRELIMINARY PLAT

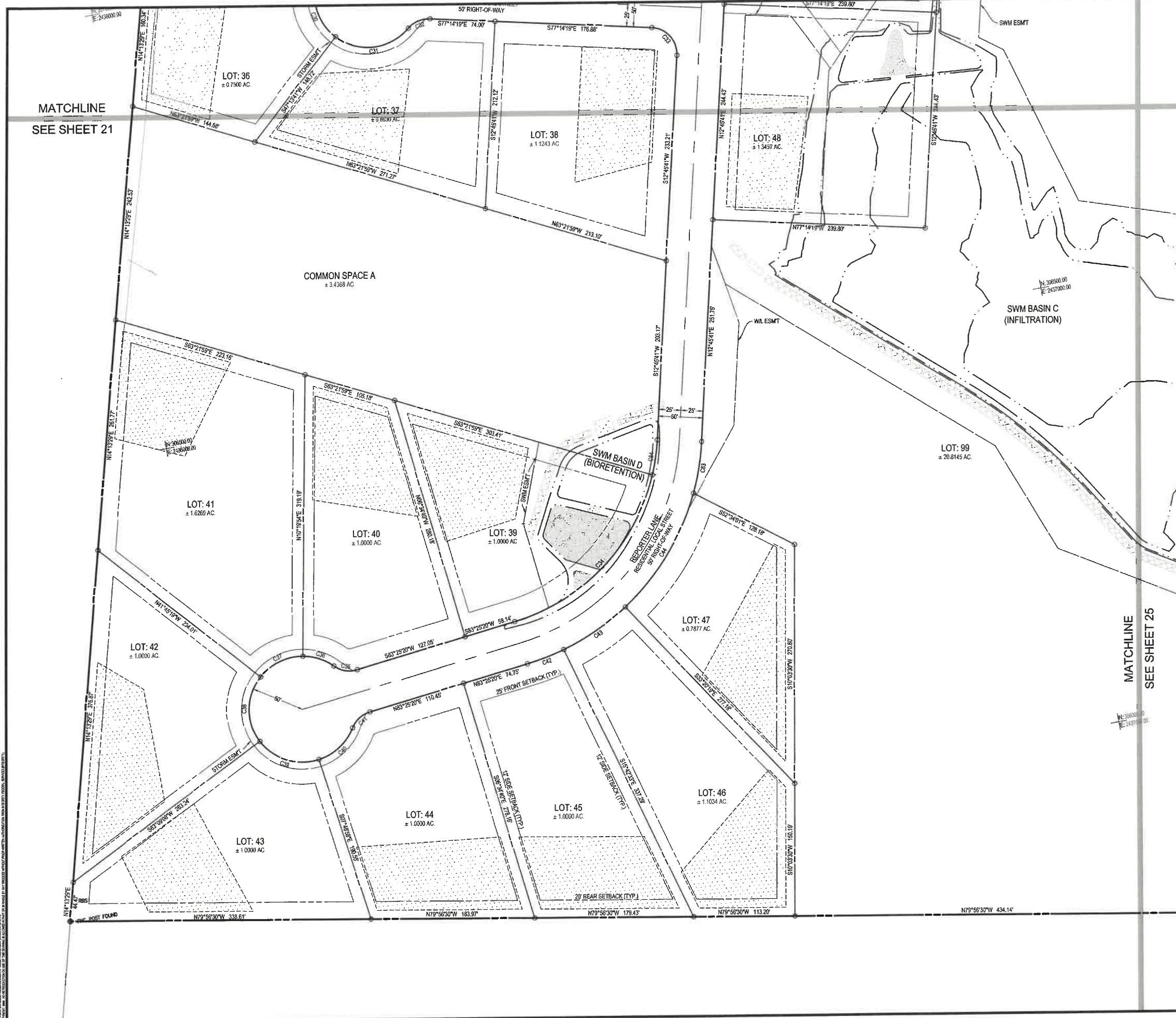
TAX MAP 04; PARCEL 11 & 11.1 (DB, 1330, P.G. 743); PARCEL 13 (DB, 1331, P.G. 1)

CHARLES TOWN TAX DISTRICT

JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ: 1"=50'	VERT: N/A
DATE: MAY 2025	
JOB: 5100-0101	
DRAWN: JCH	CHECK: JPG
CADD: C-CV-101.DWG	
NCS:	
SHEET:	23 OF 81



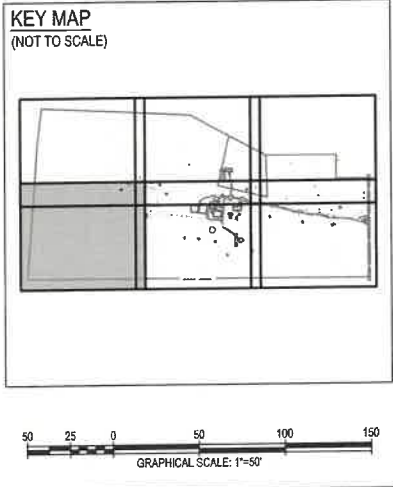


LEGEND

- SEPTIC RESERVE AREA (10,000 SF MIN.)
- EX 5/8" REBAR UNLESS OTHERWISE NOTED
- PROPERTY CORNER (IRON REBAR TO BE SET)
- CONCRETE MONUMENT (TO BE SET)
- PROPOSED BUILDING SETBACK

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C34	225.00	237.34	131.055	228.49	S53° 12' 10"W
C35	30.00	27.40	14.739	26.46	N70° 24' 48"W
C36	60.00	37.09	19.190	36.50	N61° 37' 29"W
C37	60.00	54.55	29.320	52.89	S74° 17' 17"W
C38	60.00	78.64	46.116	73.13	S10° 41' 54"W
C39	60.00	74.32	42.773	69.66	S62° 19' 55"E
C40	60.00	53.50	28.677	51.75	N58° 38' 17"E
C41	30.00	27.40	14.739	26.46	N57° 15' 28"E
C42	275.00	43.83	21.960	43.78	N78° 51' 24"E
C43	275.00	64.62	42.645	64.28	N65° 28' 34"E
C44	275.00	151.37	77.654	149.46	N40° 53' 34"E
C45	275.00	59.34	29.785	59.22	N18° 55' 34"E
C46	225.00	40.14	20.124	40.09	S17° 52' 21"W



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PRELIMINARY PLAT

MEDIA FARM SUBDIVISION PRELIMINARY PLAT

TAX MAP 04; PARCEL 11 & 11.1 (DB, 1330, P.G. 743); PARCEL 13 (DB, 1331, P.G. 1)

CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ: 1"=50'
VERT: N/A

DATE: MAY 2025

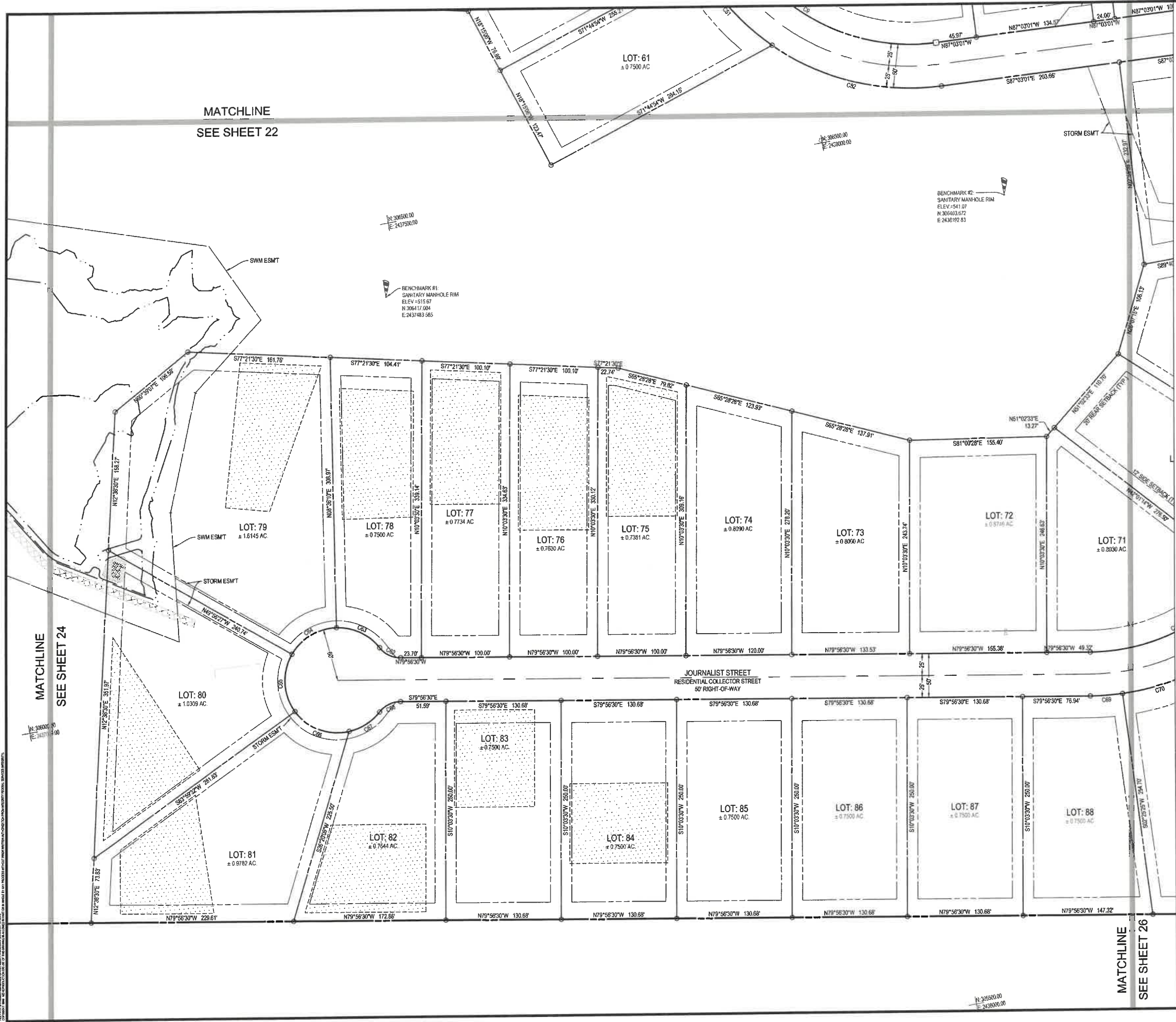
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SHEET: 24 OF 81

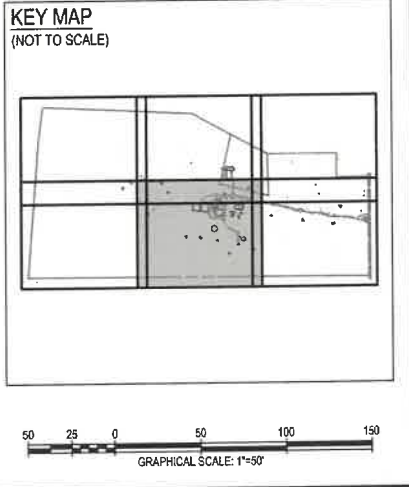


LEGEND

- SEPTIC RESERVE AREA (10,000 SF MIN.)
- EX 5/8" REBAR UNLESS OTHERWISE NOTED
- PROPERTY CORNER (IRON REBAR TO BE SET)
- CONCRETE MONUMENT (TO BE SET)
- PROPOSED BUILDING SETBACK

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C62	30.00	27.40	14.738	26.46	N53° 49' 38"W
C63	60.00	66.32	30.430	54.28	N54° 39' 16"W
C64	60.00	61.31	33.632	58.67	S65° 19' 52"W
C65	60.00	69.19	39.014	65.42	S7° 01' 32"W
C66	60.00	69.76	39.425	65.90	S59° 18' 51"E
C67	60.00	41.52	21.630	40.70	N67° 33' 08"E
C68	30.00	27.40	14.738	26.46	N73° 53' 38"E
C69	275.00	36.64	18.348	36.82	S63° 45' 32"E



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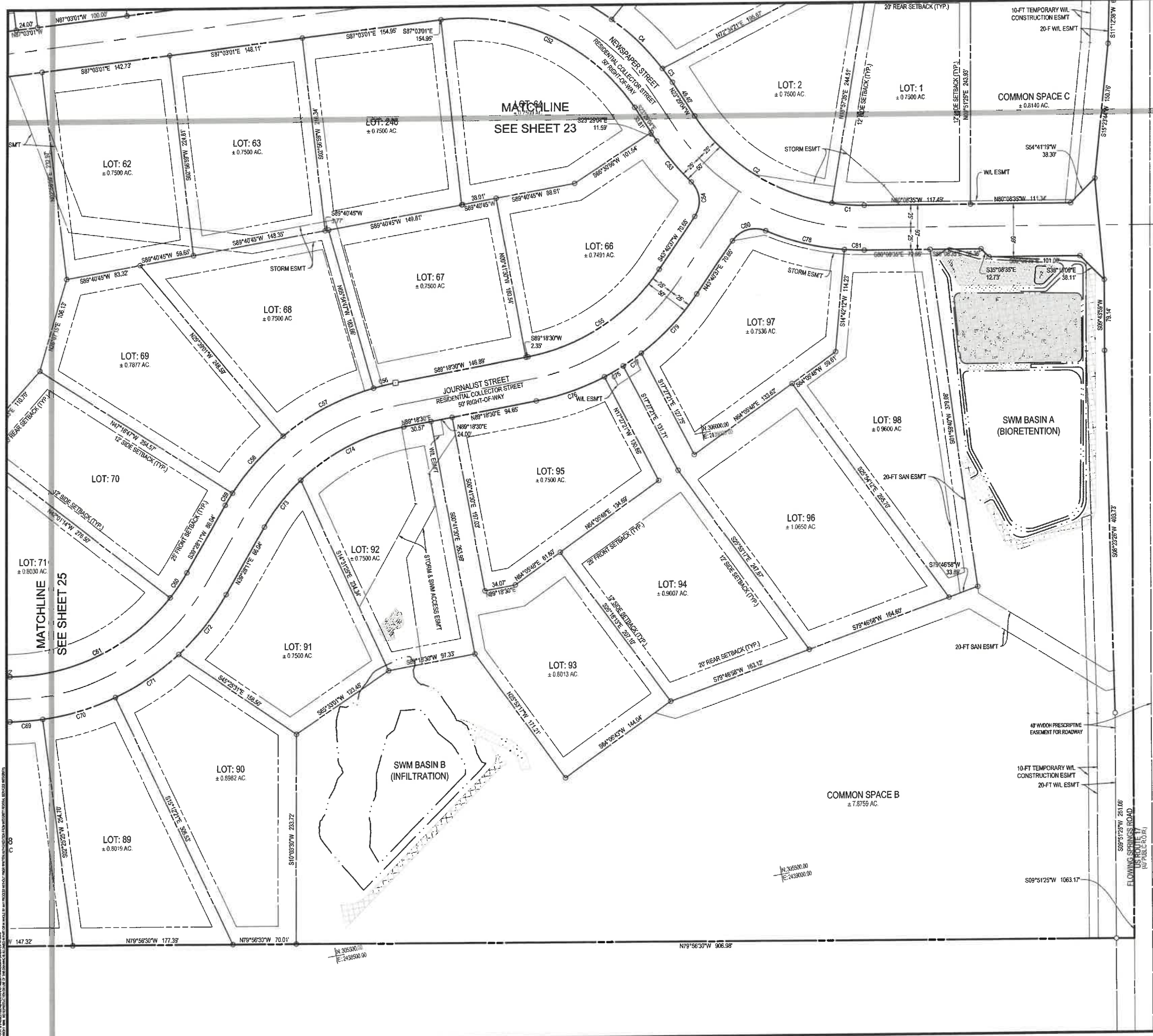
PRELIMINARY PLAT

MEDIA FARM SUBDIVISION

PRELIMINARY PLAT

TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743) PARCEL 13 (D.B. 1331, P.G. 1)
CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ: 1"=50'
	VERT.: N/A
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-CV-101.DWG
NCS:	
SHEET:	25 OF 81



LEGEND

- SEPTIC RESERVE AREA (10,000 SF MIN.)
- EX 5/8" REBAR UNLESS OTHERWISE NOTED
- PROPERTY CORNER (IRON REBAR TO BE SET)
- CONCRETE MONUMENT (TO BE SET)
- PROPOSED BUILDING SETBACK

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD BEARING
C1	225.00	35.75	17.911	35.71 N75° 35' 30"W
C2	225.00	196.75	99.133	181.44 N47° 15' 45"W
C3	275.00	59.75	29.985	59.64 S25° 42' 34"E
C4	30.00	41.88	25.000	38.41 S3° 52' 17"W
C5	225.00	175.18	94.643	174.48 S65° 29' 25"W
C6	275.00	25.08	12.539	25.05 S86° 41' 52"W
C7	275.00	113.93	57.794	113.12 S72° 13' 08"W
C8	275.00	84.62	42.845	84.28 S51° 32' 06"W
C9	275.00	15.60	7.803	15.60 S41° 05' 42"W
C10	225.00	33.42	16.740	33.39 S43° 43' 29"W
C11	225.00	204.51	108.932	197.55 S74° 01' 09"W
C12	275.00	84.62	42.845	84.28 N83° 36' 32"E
C13	275.00	84.62	42.845	84.26 N65° 58' 48"E
C14	275.00	84.62	42.845	84.59 N45° 19' 02"E
C15	225.00	55.85	33.160	55.61 N47° 51' 13"E
C16	225.00	129.87	66.800	128.07 N72° 45' 22"E
C17	275.00	24.03	12.023	24.02 N70° 02' 14"E
C18	275.00	60.48	40.530	60.19 N80° 55' 28"E
C19	275.00	24.22	12.115	24.21 N65° 07' 48"E
C20	275.00	90.41	45.615	90.00 S69° 07' 56"E
C21	275.00	90.29	45.554	88.88 N53° 04' 58"E
C22	30.00	41.89	25.006	38.42 N83° 29' 29"E
C23	275.00	22.05	11.029	22.04 S77° 59' 49"E

KEY MAP (NOT TO SCALE)

A small key map is provided to show the overall location of the subdivision within the region. It includes a graphical scale bar at the bottom.

GRAPHICAL SCALE: 1"=50'

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J. R. GSSERT
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAT

MEDIA FARM SUBDIVISION

PRELIMINARY PLAT

TAX MAP 04-PARCEL 11 & 11.1 (D.B. 1330, P.G. 743), PARCEL 13 (D.B. 1331, PG. 1)
CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ: 1"=50'
VERT: N/A

DATE: MAY 2025

JOB: 5100-0101

DRAWN: JCH **CHECK:** JPG

CADD: C-CV-101.DWG

NCS:

SHEET: 26 OF 81



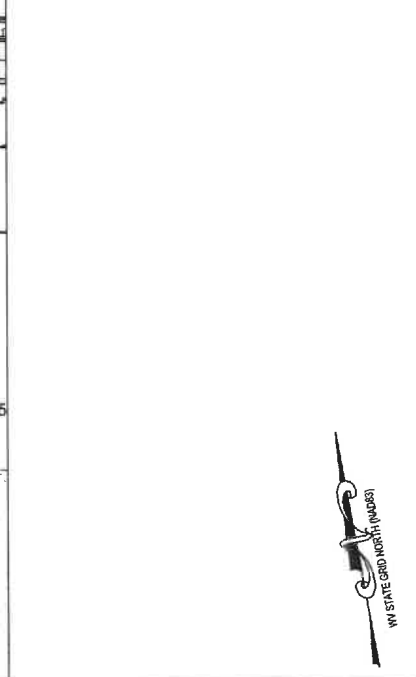
LEGEND

- LIMITS OF GRADING
- ASPHALT PAVEMENT, SEE PAVEMENT SECTIONS
- 3-FT GRAVEL SHOULDER
- SEPTIC RESERVE AREA (10,000 SF MIN.)
- 12" HDPE STORM SEWER
- PVC SANITARY SEWER WITH MANHOLE
- SANITARY SEWER LATERAL W/ CLEANOUT
- PVC WATERLINE
- WL FITTINGS: (TEE / VALVE / HYDRANT / REDUCER)
- WATER SERVICE W/ RESIDENTIAL METER.

- NOTES:
1. WATER VALVES OUTSIDE PAVED ROADWAYS MUST BE INSTALLED WITH CONCRETE VALVE BOX COLLAR
 2. REFER TO WATERLINE PLAN & PROFILE FOR FITTING LABELS & DESIGNATIONS.



REVISIONS



SCALE: HORIZ.:
VERT.:

DATE: MAY 2025

JOB: 5100-0101

DRAWN: JCH CHECK: JPG

CADD: C-CS-101.DWG

NCS:

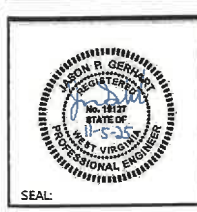
SHEET: 27 OF 81

GRAPHICAL SCALE: 1"=50'

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REVISIONS

REVISIONS

SITE & UTILITY PLAN

MEDIA FARM SUBDIVISION PRELIMINARY PLAT

TAX MAP 04: PARCEL 11 & 11 (D.B. 1330, P.G. 743), PARCEL 13 (D.B. 1331, PG. 1)
CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ.:
VERT.:

DATE: MAY 2025

JOB: 5100-0101

DRAWN: JCH CHECK: JPG

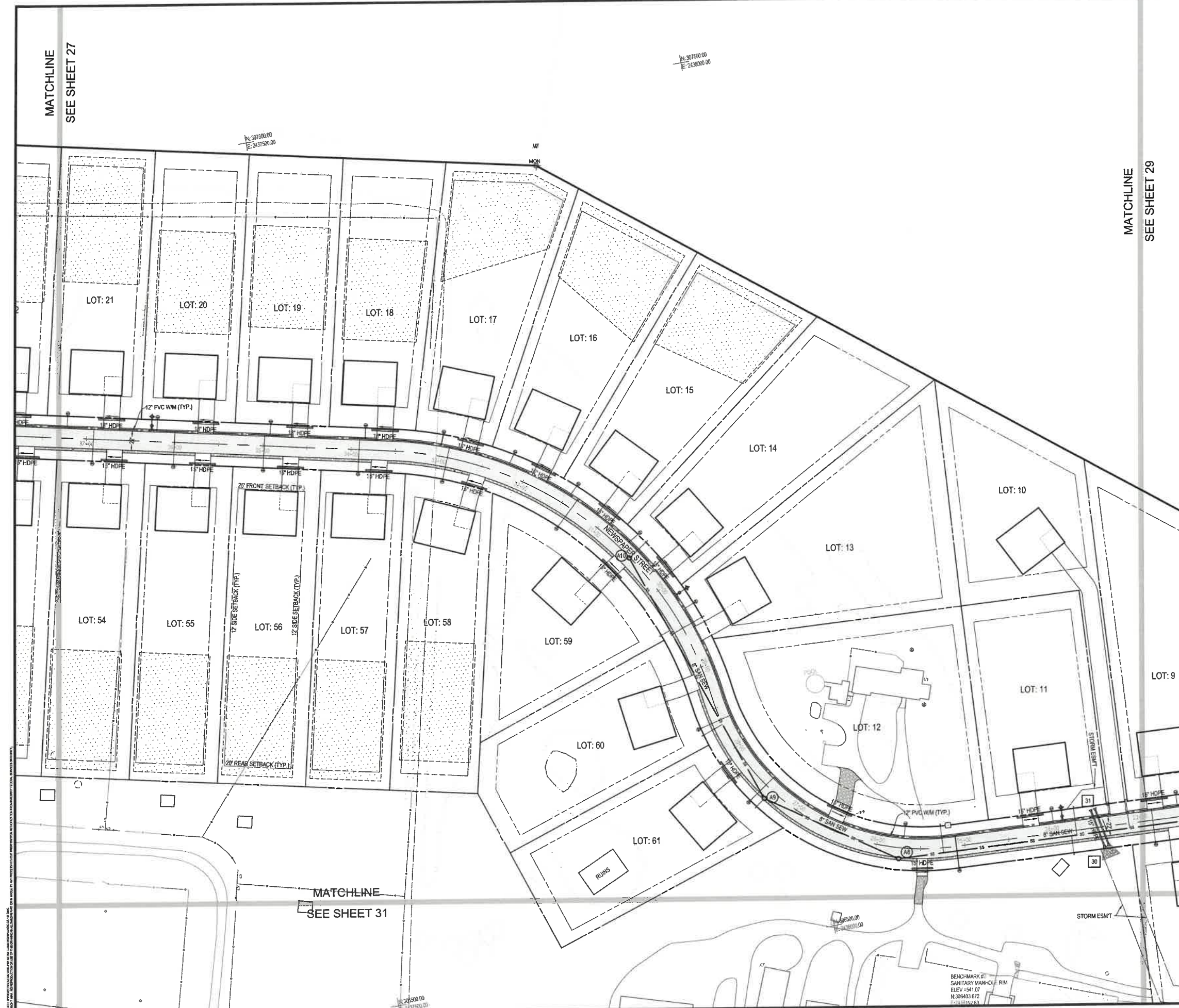
CADD: C-CS-101.DWG

NCS:

SHEET: 27 OF 81

MATCHLINE
SEE SHEET 27

MATCHLINE
SEE SHEET 29



LEGEND

- LIMITS OF GRADING
- ASPHALT PAVEMENT, SEE PAVEMENT SECTIONS
- 3-FT GRAVEL SHOULDER
- [Pattern] SEPTIC RESERVE AREA (10,000 SF MIN.)
- [Symbol] 18" HDPE STORM SEWER
- [Symbol] PVC SANITARY SEWER WITH MANHOLE
- [Symbol] SANITARY SEWER LATERAL W/ CLEANOUT
- [Symbol] PVC WATERLINE
- [Symbol] WL FITTINGS: (TEE / VALVE / HYDRANT / REDUCER)
- [Symbol] WATER SERVICE W/ RESIDENTIAL METER.

- NOTES:
1. WATER VALVES OUTSIDE PAVED ROADWAYS MUST BE INSTALLED WITH CONCRETE VALVE BOX COLLAR
 2. REFER TO WATERLINE PLAN & PROFILE FOR FITTING ALL FITTING LABELS & DESIGNATIONS.

INTEGRITY FEDERAL SERVICES

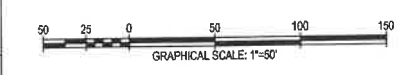
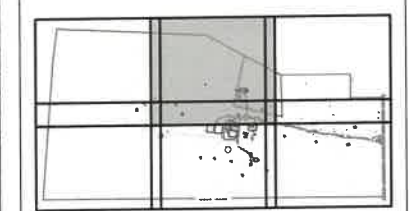
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SEAL:

REVISIONS

KEY MAP (NOT TO SCALE)



SITE & UTILITY PLAN

MEDIA FARM SUBDIVISION PRELIMINARY PLAN

TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743); PARCEL 13 (D.B. 1331, PG. 1)
CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ:
	VERT:
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-CS-101.DWG
NCS:	
SHEET:	28 OF 81

MATCHLINE
SEE SHEET 28

DANIEL ROAD

N: 30700.00
E: 243800.00

N: 30700.00
E: 243800.00

N: 58400.00
E: 742800.00

EX PAVEMENT TIE-IN MUST BE
FIELD VERIFIED BY CONTRACTOR.
TYPE III NOSE DOWN C&G (START STA: 10+00.00)
ONGOING CONSTRUCTION DURING DESIGN AMENDS EX PAVEMENT
MARKINGS. CONTRACTOR MUST VERIFY EX MARKINGS AND ENSURE
EXISTING TRAFFIC PATTERNS ARE MAINTAINED, INCLUDING LEFT
TURN LANES AND ACCESS TO WINTERGREEN WAY

CONNECT TO EX. 12"
TEST PIT REQUIRED

MOUNTABLE C&G

APPROX. LOCATION OF UTILITY POLE
(TYP.) FINAL LOCATION OF UTILITY POLE
TO BE DETERMINED BY UTILITY COMPANY

TYPE III NOSE DOWN C&G (END STA: 12+84.84)

APPROX. LOCATION OF UTILITY POLE
(TYP.) FINAL LOCATION OF UTILITY POLE
TO BE DETERMINED BY UTILITY COMPANY

COMMON SPACE C

ROW DEDICATION

COMMUNITY ENTRANCE SIGN
W/L ESMT

HEADER CURB

12" PVC W/L (TYP.)

W/ DOR TYPE A TRENCH
SEE SHEET 28

LEGEND

- LIMITS OF GRADING
- ASPHALT PAVEMENT, SEE PAVEMENT SECTIONS
- 3-FT GRAVEL SHOULDER
- SEPTIC RESERVE AREA (10,000 SF MIN.)
- 18" HDPE STORM SEWER
- 12" HDPE PVC SANITARY SEWER WITH MANHOLE
- SANITARY SEWER LATERAL W/ CLEANOUT
- PVC WATERLINE
- W/L FITTINGS: (TEE / VALVE / HYDRANT / REDUCER)
- WATER SERVICE W/ RESIDENTIAL METER.

- NOTES:
1. WATER VALVES OUTSIDE PAVED ROADWAYS MUST BE INSTALLED WITH CONCRETE VALVE BOX COLLAR
 2. REFER TO WATERLINE PLAN & PROFILE FOR FITTING LABELS & DESIGNATIONS.

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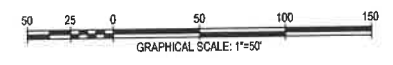
REVISIONS

SITE & UTILITY PLAN

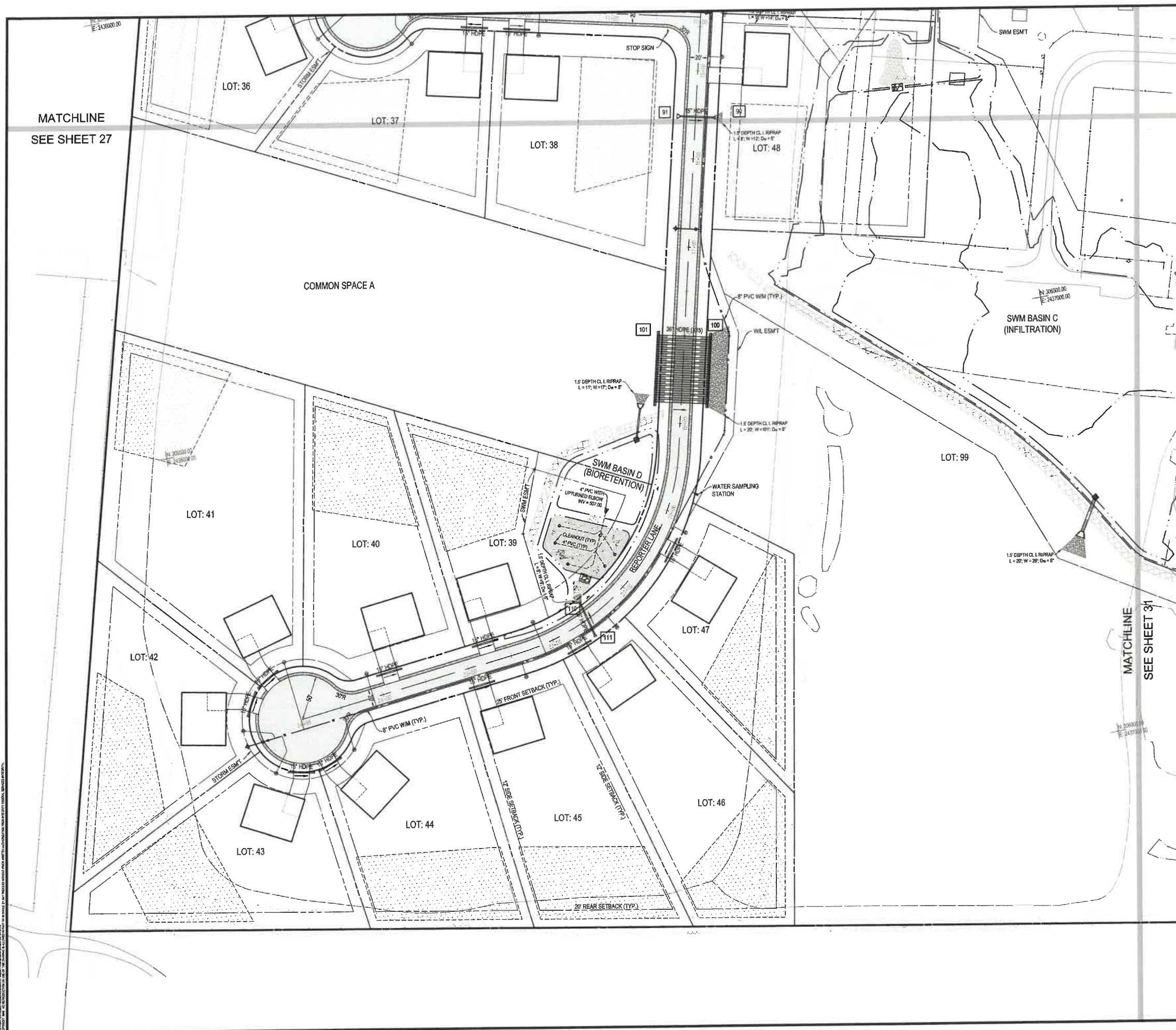
**MEDIA FARM SUBDIVISION
PRELIMINARY PLAN**

TAX MAP 04: PARCEL 11 & 111 (D.B. 1330, P.G. 743), PARCEL 13 (D.B. 1331, PG. 1)
CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

KEY MAP (NOT TO SCALE)



SCALE:	HORIZ:
	VERT:
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-CS-101.DWG
NCS:	
SHEET:	29 OF 81



MATCHLINE
SEE SHEET 27

MATCHLINE
SEE SHEET 31

LEGEND

- - - LIMITS OF GRADING
- ▬ ASPHALT PAVEMENT, SEE PAVEMENT SECTIONS
- ▬ 3-FT GRAVEL SHOULDER
- ▨ SEPTIC RESERVE AREA (10,000 SF MIN.)
- ▬ 15" HOPE
- ▬ STORM SEWER
- ▬ PVC SANITARY SEWER WITH MANHOLE
- ▬ SANITARY SEWER LATERAL W/ CLEANOUT
- ▬ PVC WATERLINE
- ⊕ WL FITTINGS: (TEE / VALVE / HYDRANT / REDUCER)
- ⊕ WATER SERVICE W/ RESIDENTIAL METER.

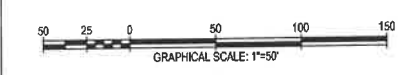
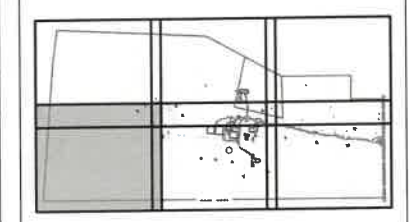
- NOTES:
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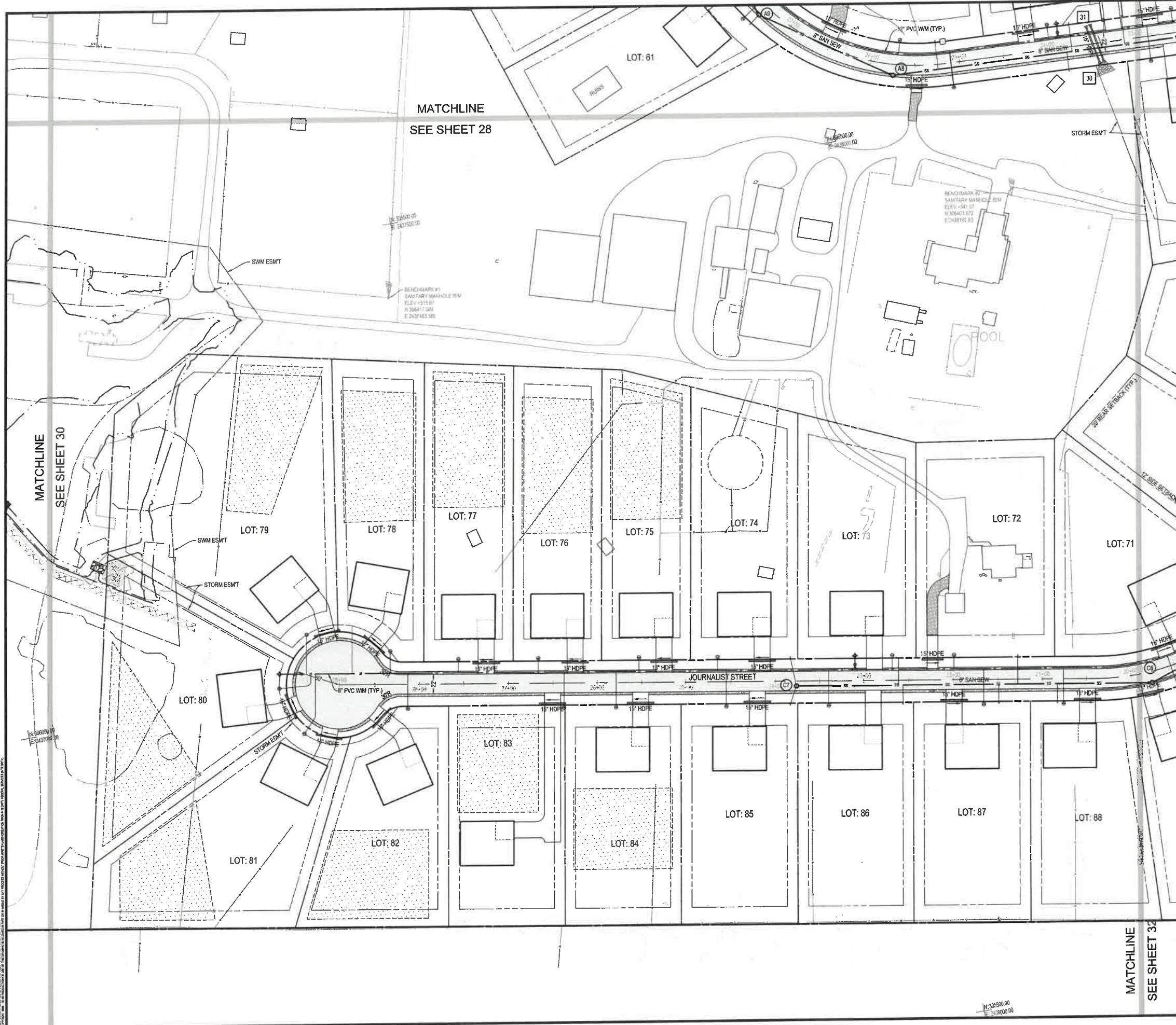
NO.	DATE	REVISIONS

KEY MAP
(NOT TO SCALE)



SITE & UTILITY PLAN
**MEDIA FARM SUBDIVISION
 PRELIMINARY PLAN**
 TAX MAP 04; PARCEL 11 & 111 (D.B. 1330, P.G. 743); PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ:
DATE:	VERT:
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-CS-101.DWG
NCS:	
SHEET:	30 OF 81



LEGEND

- - - LIMITS OF GRADING
- ASPHALT PAVEMENT, SEE PAVEMENT SECTIONS
- 3-FT GRAVEL SHOULDER
- SEPTIC RESERVE AREA (10,000 SF MIN.)
- 18" HDPE STORM SEWER
- PVC SANITARY SEWER WITH MANHOLE
- SANITARY SEWER LATERAL W/ CLEANOUT
- PVC WATERLINE
- WL FITTINGS: (TEE / VALVE / HYDRANT / REDUCER)
- WATER SERVICE W/ RESIDENTIAL METER.

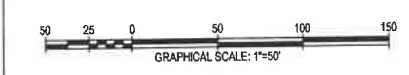
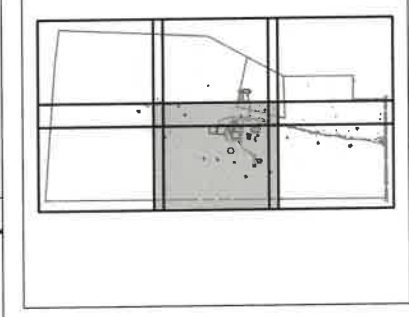
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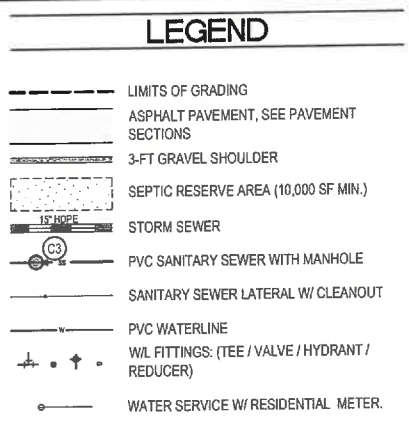
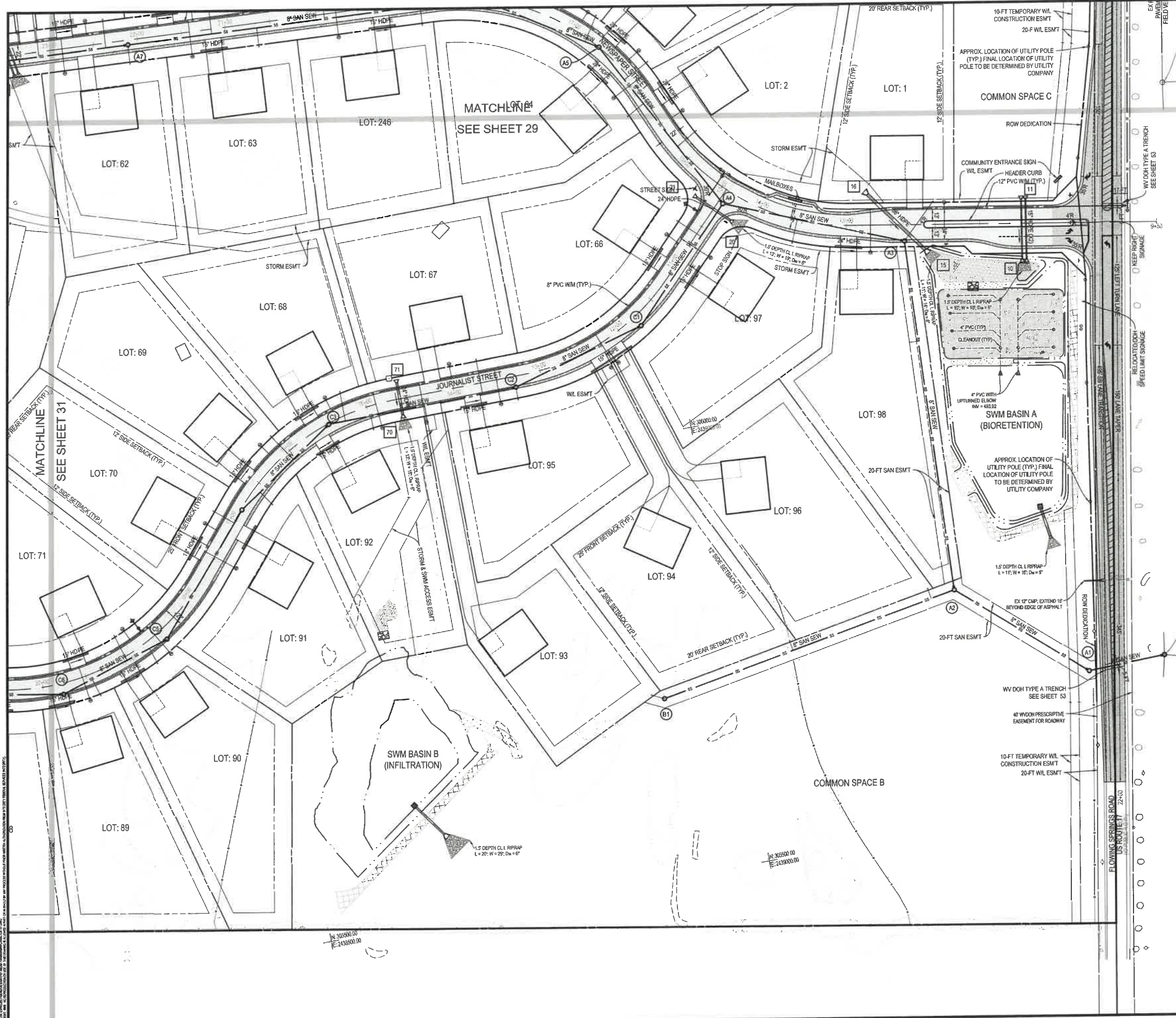
NO.	REVISIONS

KEY MAP
(NOT TO SCALE)



SITE & UTILITY PLAN
MEDIA FARM SUBDIVISION
PRELIMINARY PLAN
 TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743), PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

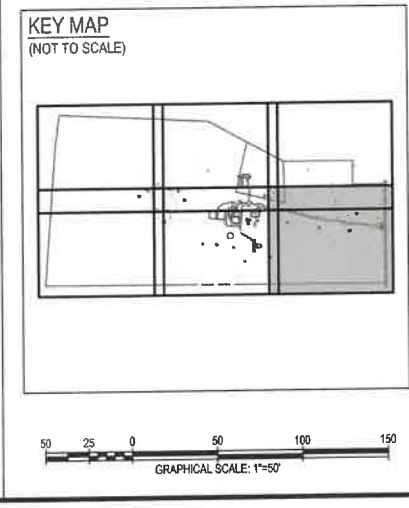
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DATE:	MAY 2025	
JOB:	5100-0101	
DRAWN:	JCH	CHECK: JPG
CADD:	C-CS-101.DWG	
NCS:		
SHEET:	31 OF 81	



- NOTES:
1. WATER VALVES OUTSIDE PAVED ROADWAYS MUST BE INSTALLED WITH CONCRETE VALVE BOX COLLAR
 2. REFER TO WATERLINE PLAN & PROFILE FOR FITTING LABELS & DESIGNATIONS.



NO.	REVISIONS



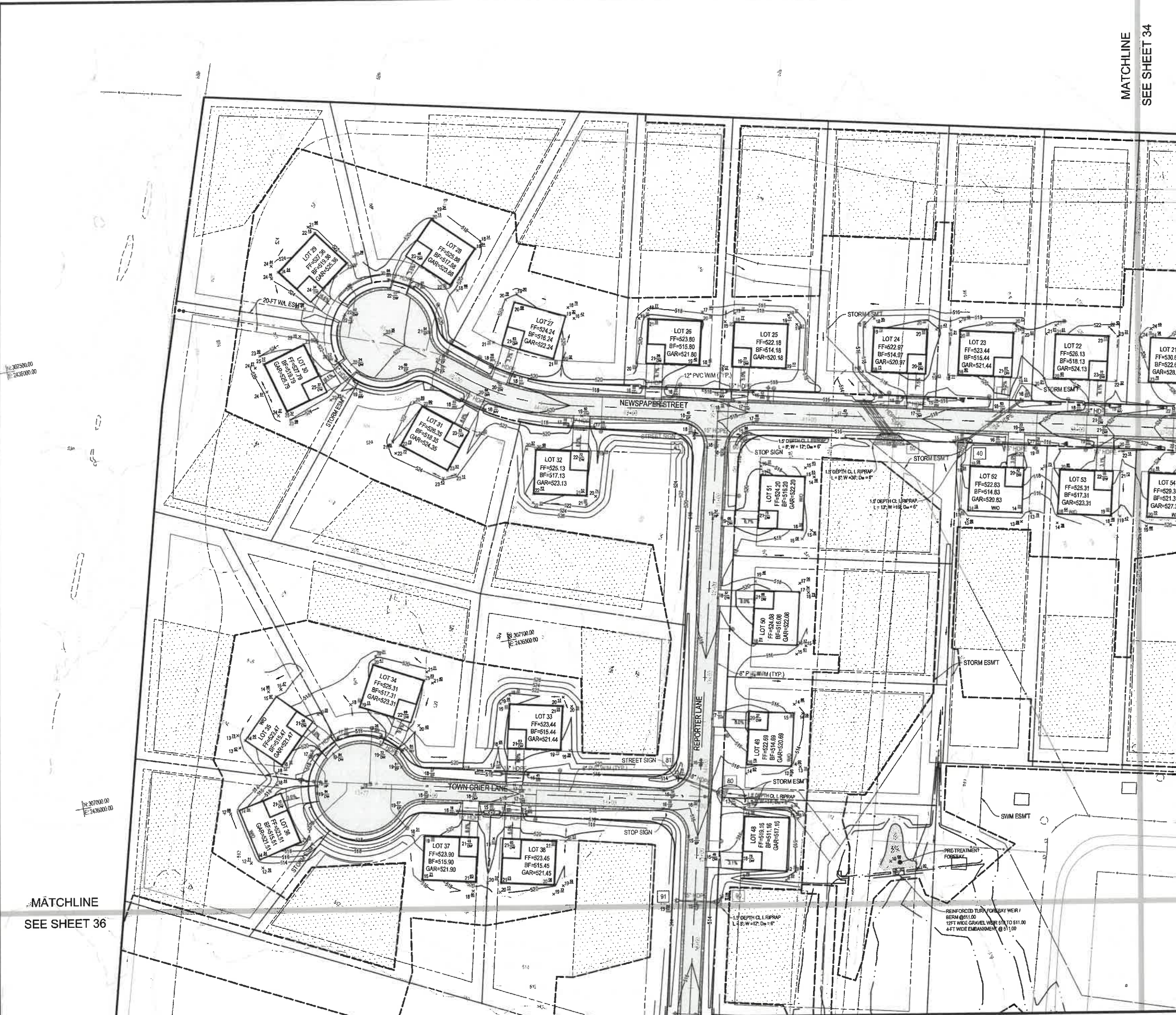
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SITE & UTILITY PLAN
MEDIA FARM SUBDIVISION
PRELIMINARY PLAN
 TAX MAP 04; PARCEL 11 & 11.1; (D.B. 1330, P.G. 743), PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ:	
	VERT:	
DATE:	MAY 2025	
JOB:	5100-0101	
DRAWN:	JCH	CHECK: JPG
CADD:	C-CS-101.DWG	
NCS:		
SHEET:	32 OF 81	



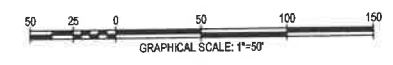
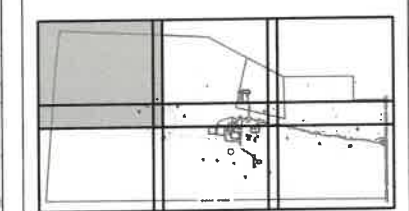
MATCHLINE
SEE SHEET 34

MATCHLINE
SEE SHEET 36

LEGEND

- - - LIMITS OF GRADING
- EX 10-FT CONTOUR
- EX 2-FT CONTOUR
- PROP 10-FT CONTOUR
- PROP 2-FT CONTOUR
- ▲ GRASS SWALE CHECK DAM

KEY MAP
(NOT TO SCALE)



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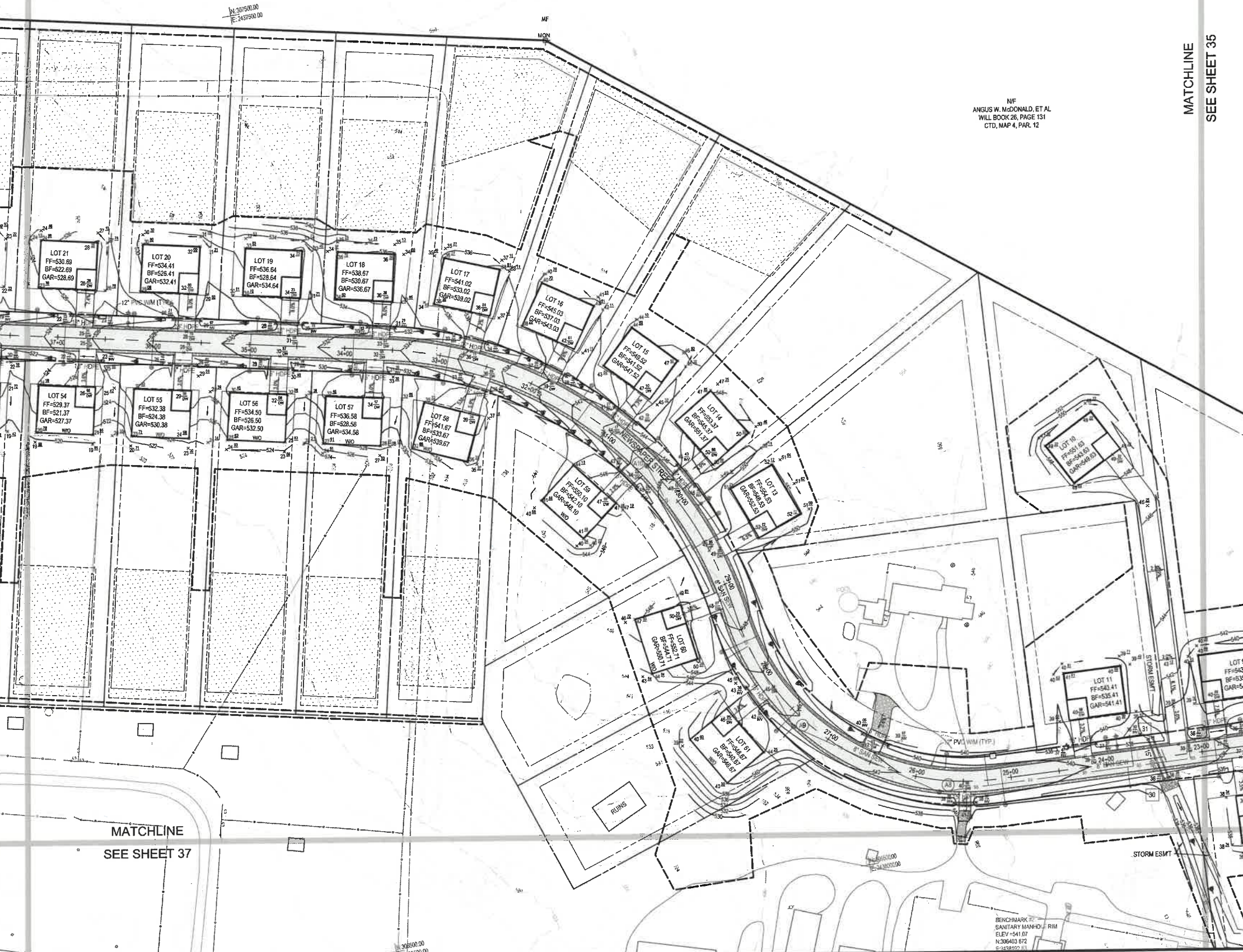
GRADING PLAN

**MEDIA FARM SUBDIVISION
PRELIMINARY PLAN**

TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743); PARCEL 13 (D.B. 1331, PG. 1)
CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ:
	VERT:
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CADD:	C-CG-101.DWG
NCS:	
SHEET:	33 OF 81

MATCHLINE
SEE SHEET 33



MATCHLINE
SEE SHEET 37

N: 307500.00
E: 243600.00

N: 307500.00
E: 243600.00

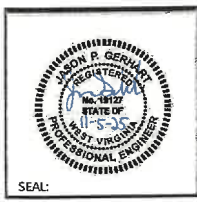
NF
ANGUS W. McDONALD, ET AL
WILL BOOK 26, PAGE 131
CTD, MAP 4, PAR. 12

MATCHLINE
SEE SHEET 35

LEGEND

- LIMITS OF GRADING
- - - EX 10-FT CONTOUR
- - - EX 2-FT CONTOUR
- ~ ~ ~ PROP 10-FT CONTOUR
- ~ ~ ~ PROP 2-FT CONTOUR
- ▲ GRASS SWALE CHECK DAM

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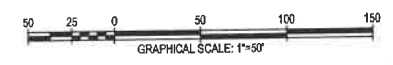


SEAL:

NO.	DATE	DESCRIPTION

GRADING PLAN
MEDIA FARM SUBDIVISION
PRELIMINARY PLAN
 TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743); PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

KEY MAP
(NOT TO SCALE)



SCALE:	HORIZ.:
	VERT.:
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-CG-101.DWG
NCS:	
SHEET:	34 OF 81

BENCHMARK
SANITARY MANHOLE RIM
ELEV=541.07
N.306403.872
E.243600.000

MATCHLINE
SEE SHEET 34

DANIEL ROAD

N=30700.00
E=7436500.00

N=30700.00
E=7436500.00

NF
BROUGHMAN
D.B. 1242, PG. 549
CTD MAP 4
PAR. 11.2

APPROX. LOCATION OF UTILITY POLE
(TYP.) FINAL LOCATION OF UTILITY POLE
TO BE DETERMINED BY UTILITY COMPANY

TYPE III NOSE DOWN C&G (END STA: 12+84.84)

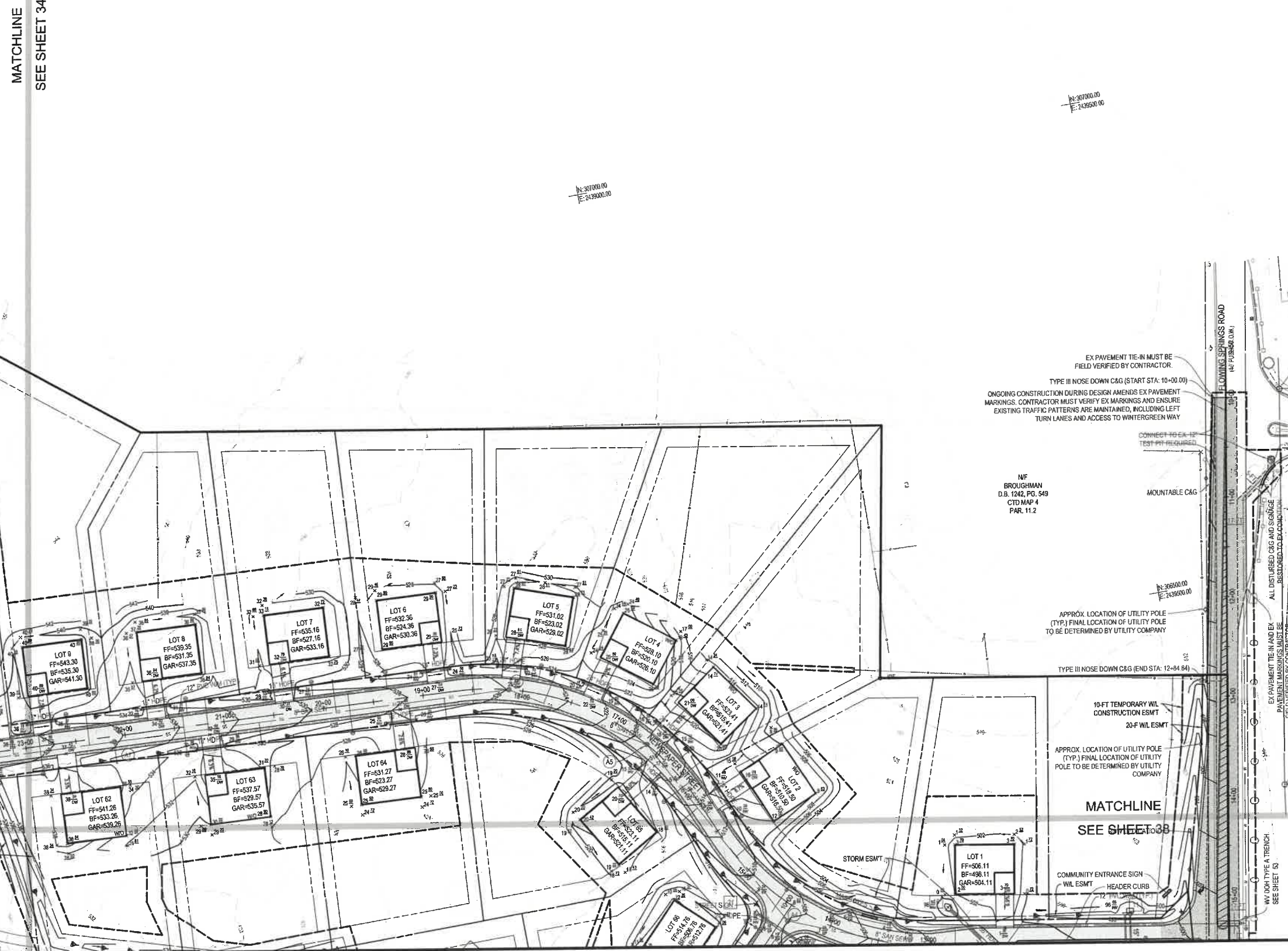
19-FT TEMPORARY WIL
CONSTRUCTION ESMT
20-F WIL ESMT

APPROX. LOCATION OF UTILITY POLE
(TYP.) FINAL LOCATION OF UTILITY POLE
TO BE DETERMINED BY UTILITY COMPANY

MATCHLINE
SEE SHEET 33B

COMMUNITY ENTRANCE SIGN
WIL ESMT HEADER CURB

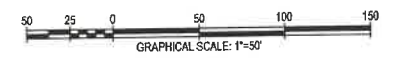
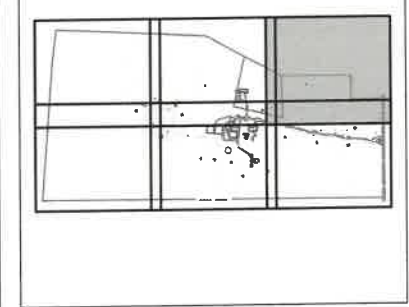
LOT 1
FF=506.11
BF=496.11
GAR=504.11



LEGEND

- LIMITS OF GRADING
- EX 10-FT CONTOUR
- EX 2-FT CONTOUR
- PROP 10-FT CONTOUR
- PROP 2-FT CONTOUR
- ▲ GRASS SWALE CHECK DAM

KEY MAP
(NOT TO SCALE)



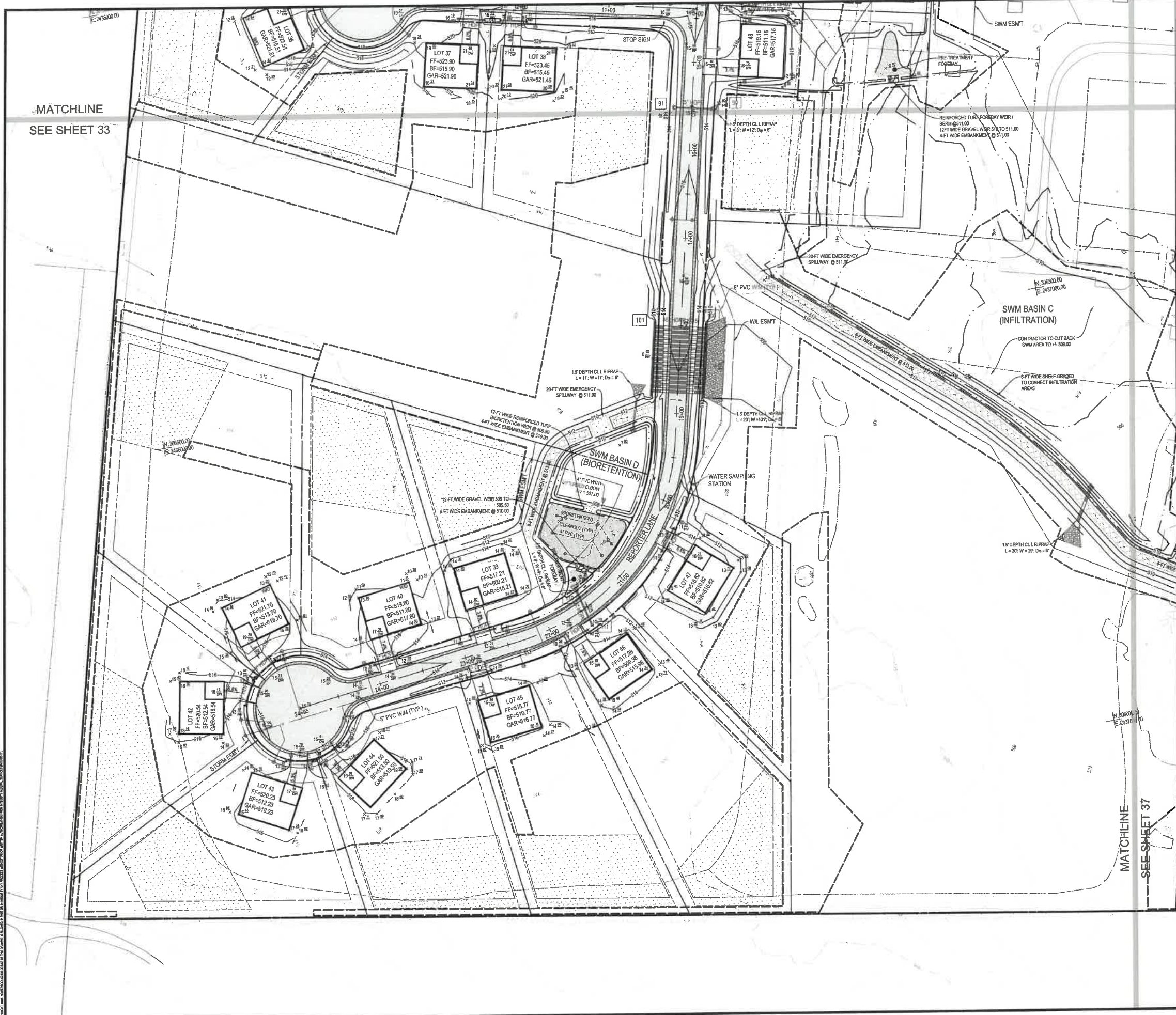
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SEAL: [Professional Engineer Seal]

NO.	REVISIONS

GRADING PLAN
**MEDIA FARM SUBDIVISION
 PRELIMINARY PLAN**
 TAX MAP 04 PARCEL 11 & 11.1 (D.B. 1330, P.G. 743), PARCEL 19 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ:
	VERT:
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-CG-101.DWG
NCS:	
SHEET:	35 OF 81



MATCHLINE
SEE SHEET 33

LEGEND

- LIMITS OF GRADING
- EX 10-FT CONTOUR
- EX 2-FT CONTOUR
- PROP 10-FT CONTOUR
- PROP 2-FT CONTOUR
- GRASS SWALE CHECK DAM

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REVISIONS	

GRADING PLAN
MEDIA FARM SUBDIVISION
PRELIMINARY PLAN
 TAX MAP 04: PARCEL 11 & 11.1 (D.B. 1330, P.G. 743); PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1"=50'
	VERT.: 1"=50'
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-CG-101.DWG
NCS:	
SHEET:	36 OF 81

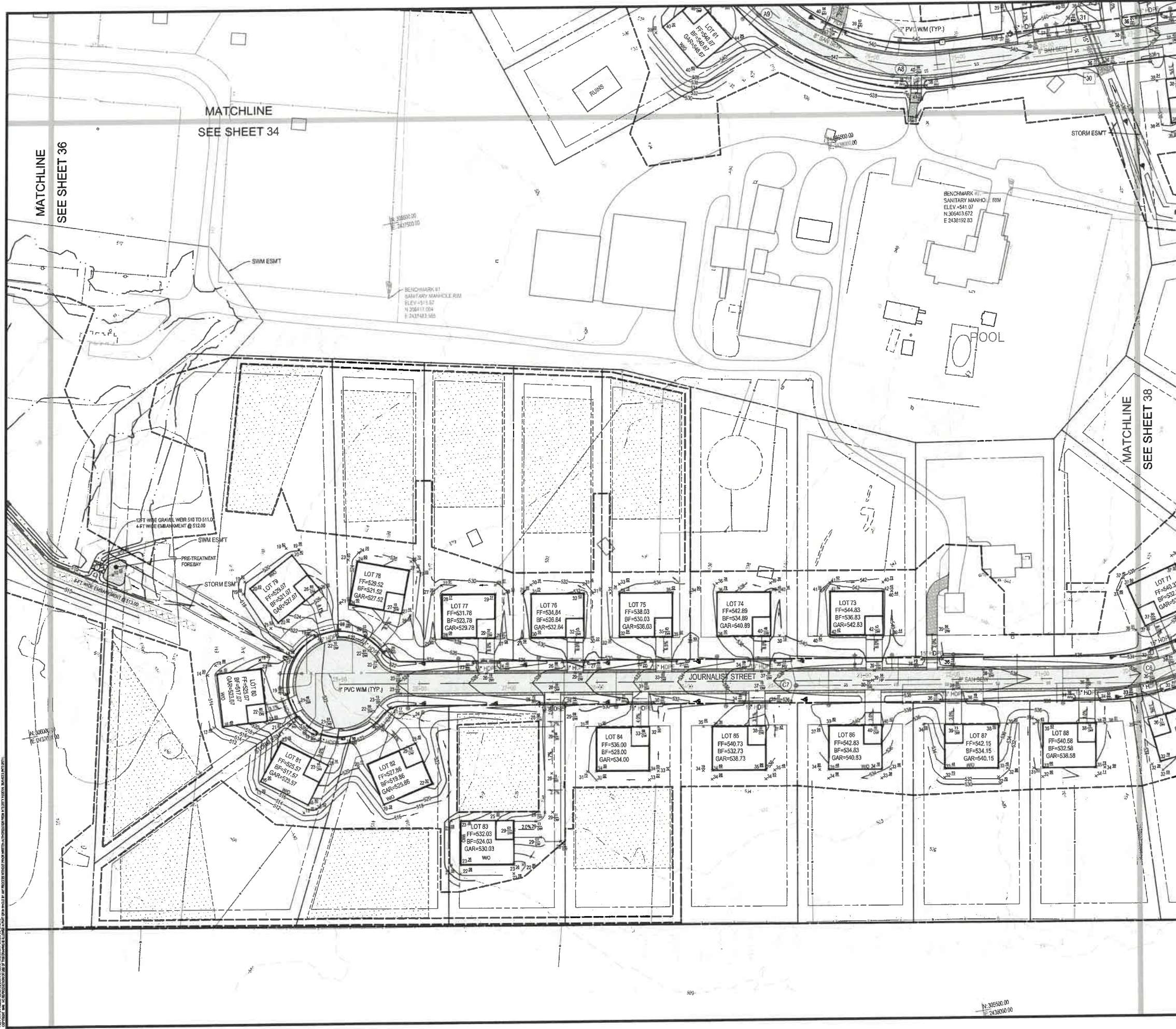
KEY MAP
(NOT TO SCALE)

GRAPHICAL SCALE: 1"=50'

MATCHLINE
SEE SHEET 37

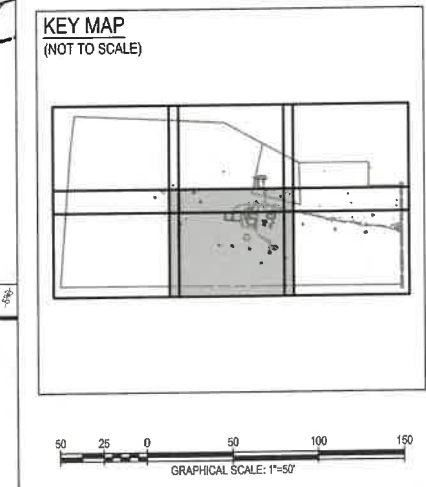


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LEGEND

- LIMITS OF GRADING
- EX 10-FT CONTOUR
- EX 2-FT CONTOUR
- PROP 10-FT CONTOUR
- PROP 2-FT CONTOUR
- GRASS SWALE CHECK DAM



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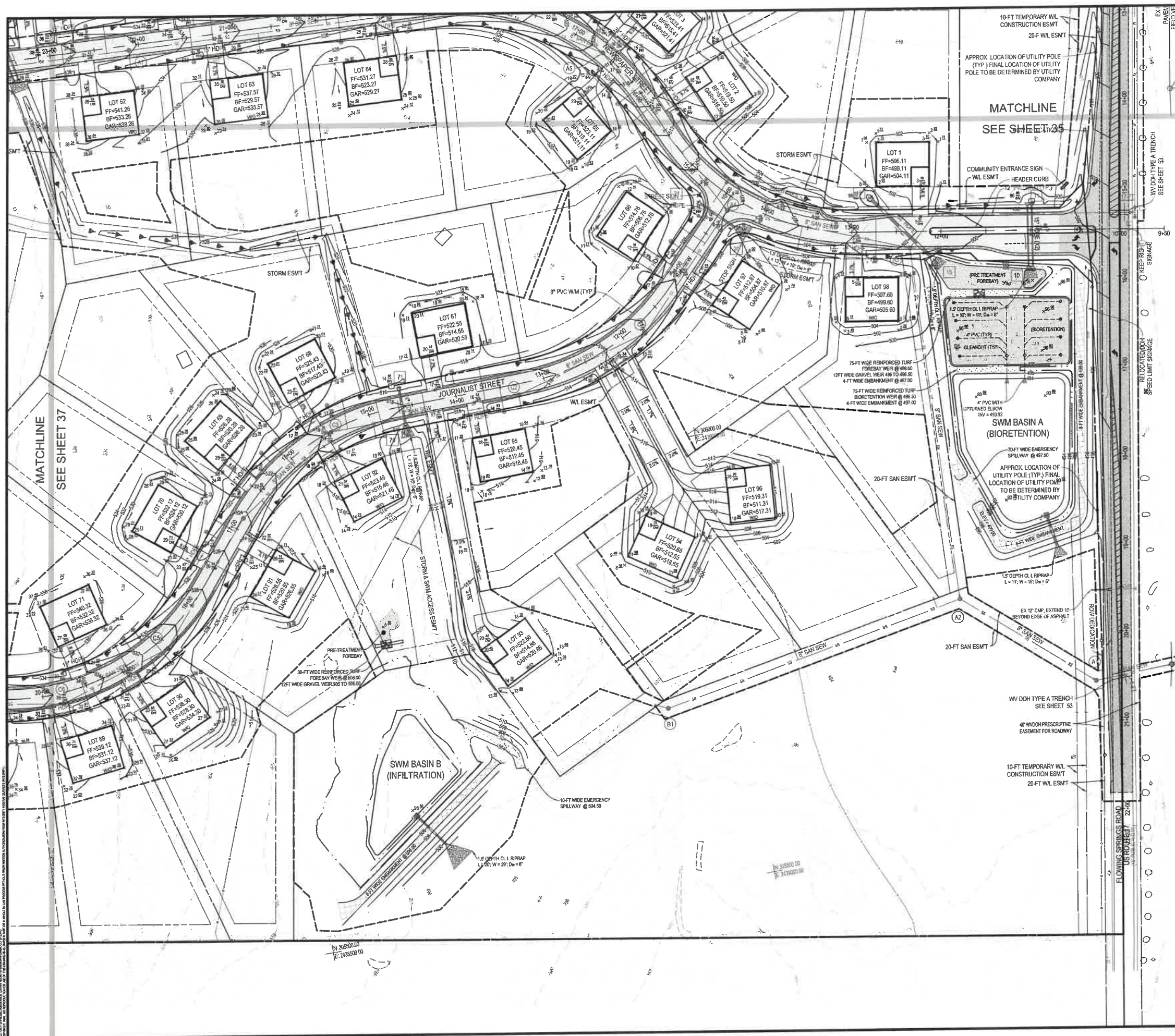
SEAL:

NO.	REVISIONS

GRADING PLAN

MEDIA FARM SUBDIVISION
PRELIMINARY PLAN
 TAX MAP 04; PARCEL 11 & 11.1 (D.B. 4330, P.G. 743); PARCEL 13 (D.B. 4331, P.G. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.:
	VERT.:
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-CG-101.DWG
NCS:	
SHEET:	37 OF 81



LEGEND

- LIMITS OF GRADING
- EX 10-FT CONTOUR
- EX 2-FT CONTOUR
- PROP 10-FT CONTOUR
- PROP 2-FT CONTOUR
- GRASS SWALE CHECK DAM

KEY MAP

(NOT TO SCALE)

GRAPHICAL SCALE: 1"=50'

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REVISIONS

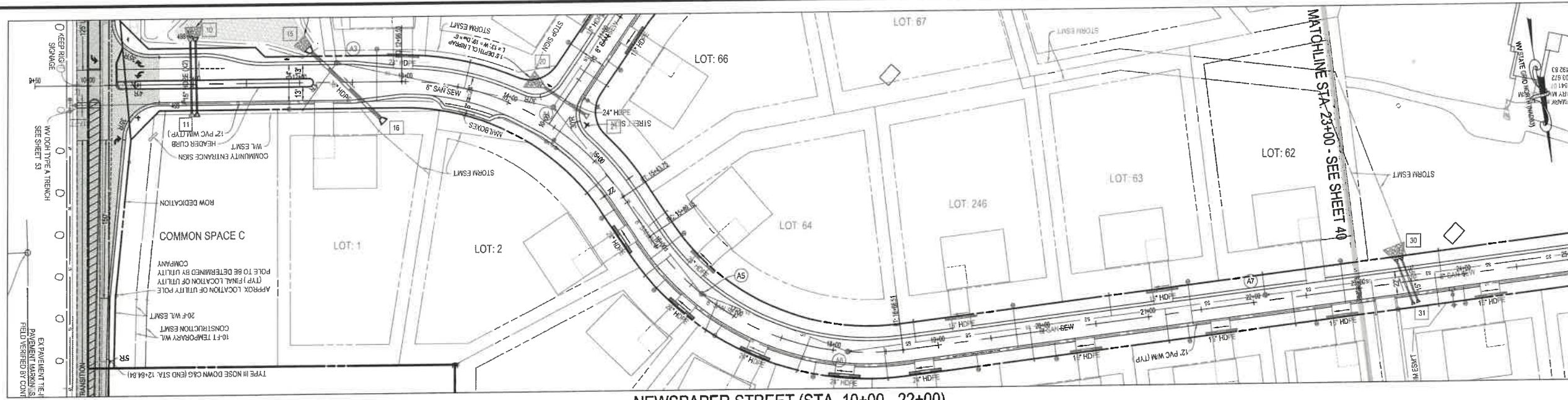
REVISIONS

GRADING PLAN

MEDIA FARM SUBDIVISION
PRELIMINARY PLAN

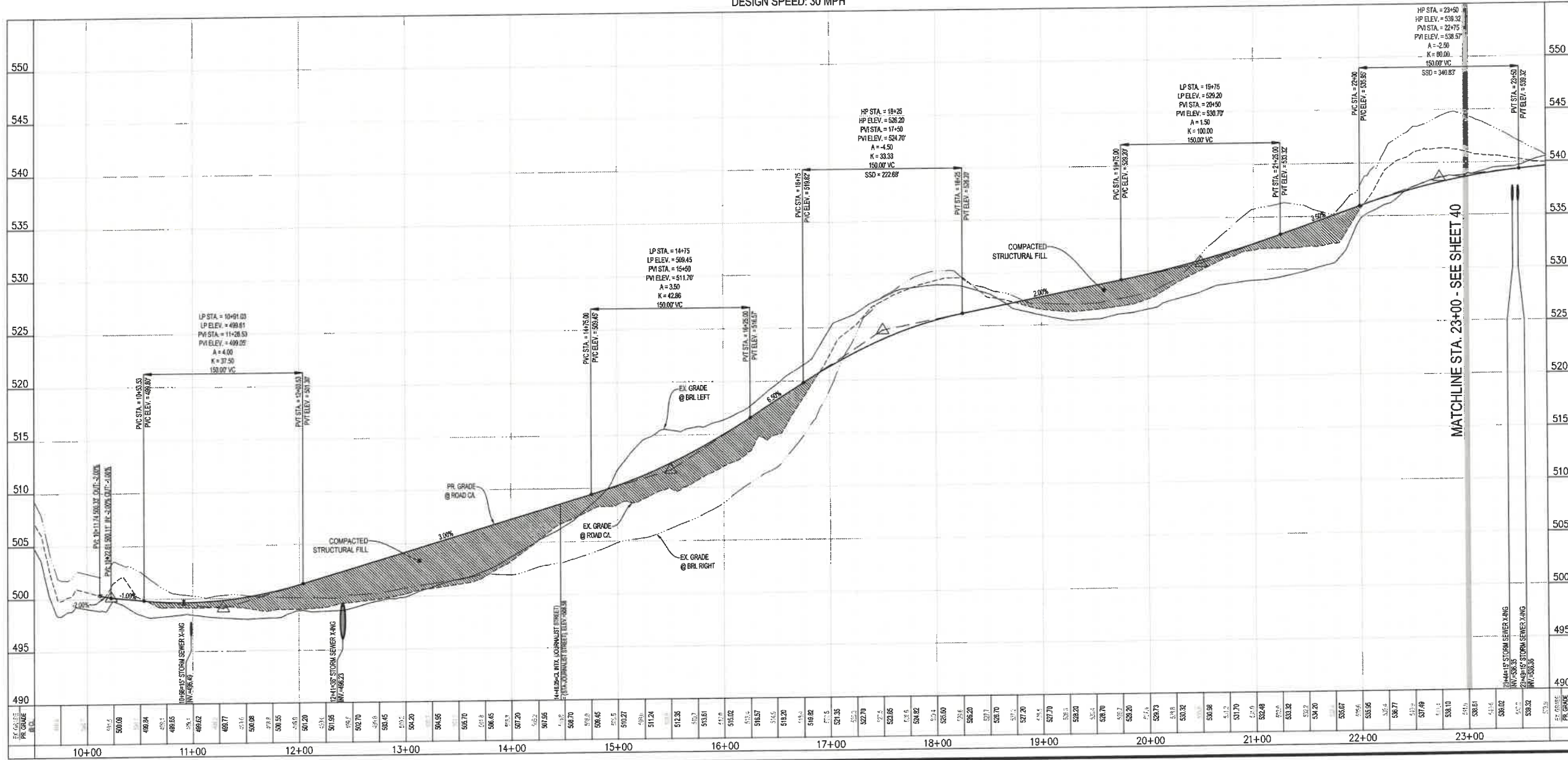
TAX MAP 04; PARCEL 11 & 11.1; D.B. 1330; P.G. 743; PARCEL 13 (D.B. 1331, PG. 1)
CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ:
	VERT:
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-CG-101.DWG
NCS:	
SHEET:	38 OF 81



NEWSPAPER STREET (STA. 10+00 - 22+00)

50' RIGHT-OF-WAY
RESIDENTIAL LOCAL STREET
DESIGN SPEED: 30 MPH

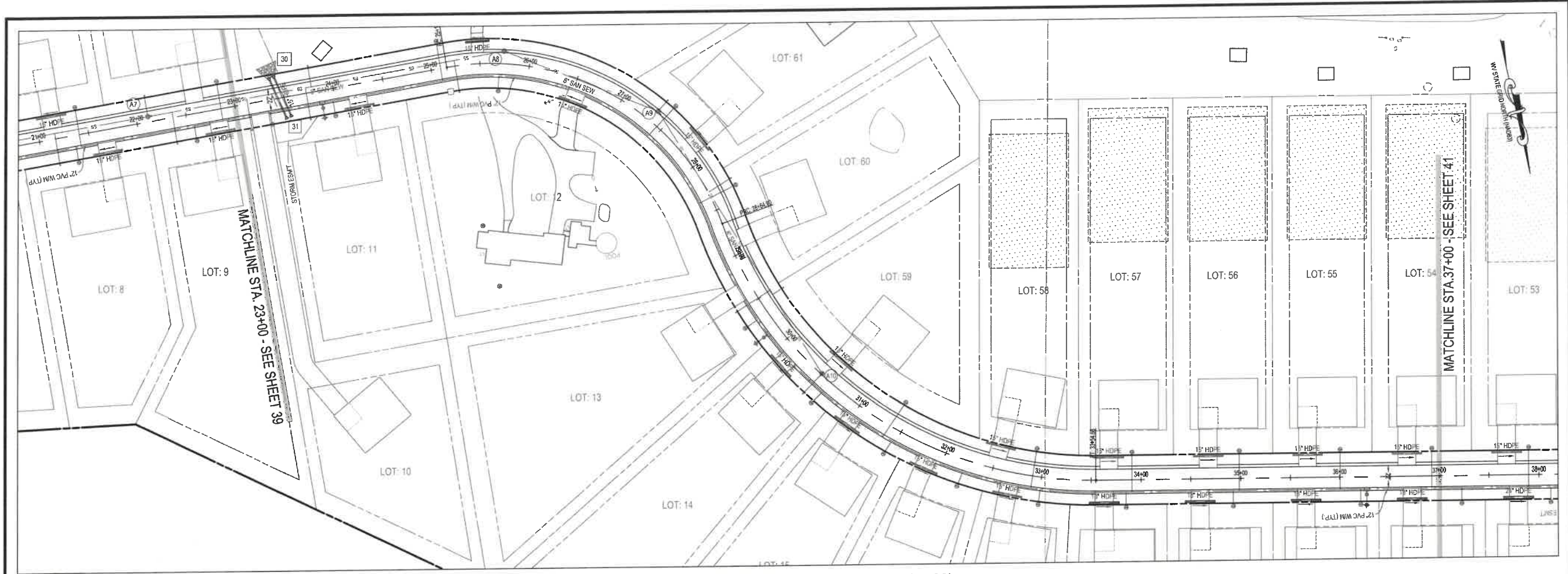


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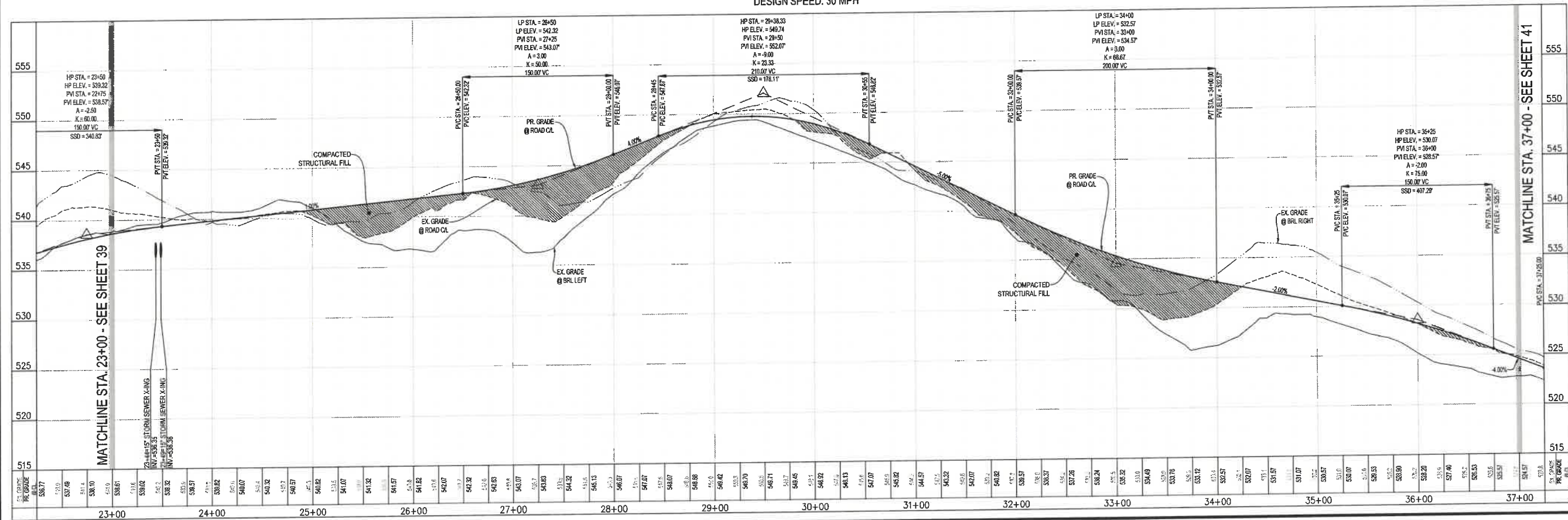
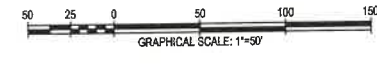
SEAL: [Professional Engineer Seal]
 REVISIONS:

ROAD PLAN & PROFILE - NEWSPAPER STREET
MEDIA FARM SUBDIVISION
PRELIMINARY PLAN
 TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743), PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN, TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ.:
 VERT.:
 DATE: MAY 2025
 JOB: 5100-0101
 DRAWN: JCH CHECK: JPG
 CADD: C-CT-201.DWG
 NCS:
 SHEET: 39 OF 81



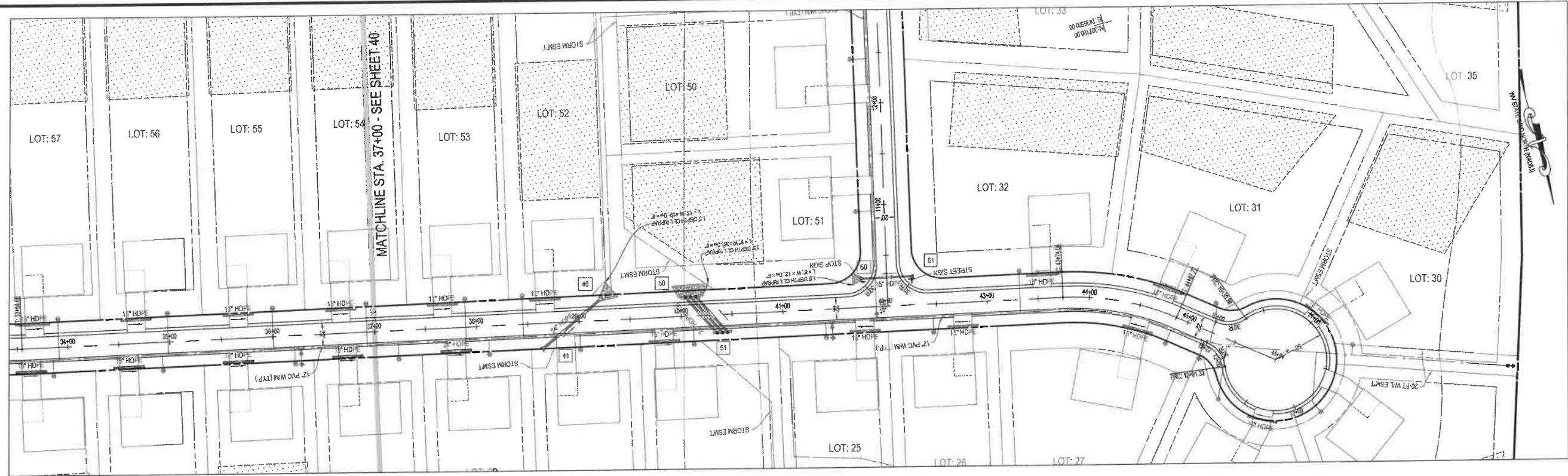
NEWSPAPER STREET (STA. 22+00 - 35+00)
 50' RIGHT-OF-WAY
 RESIDENTIAL LOCAL STREET
 DESIGN SPEED: 30 MPH



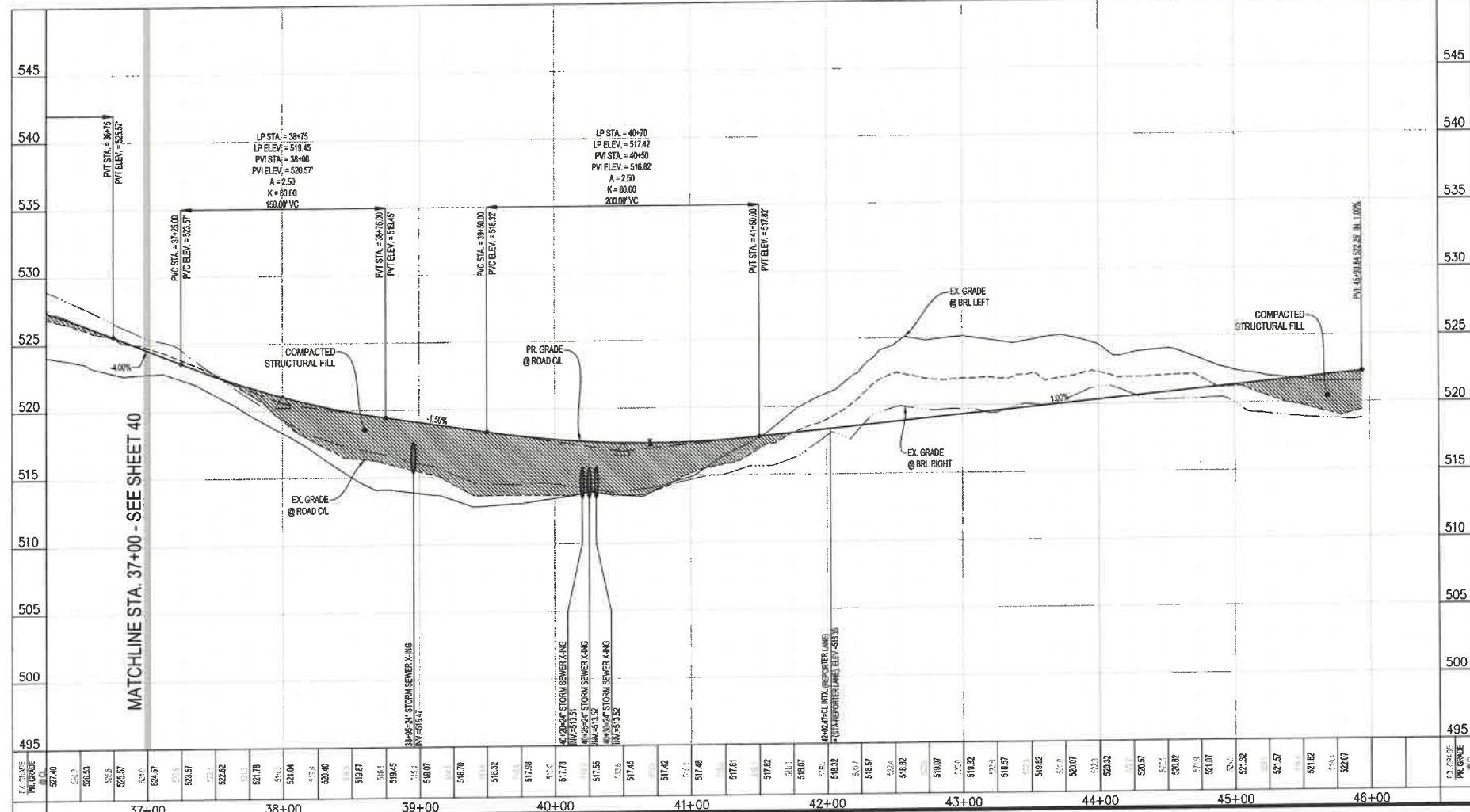
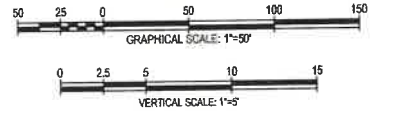
NO.	REVISIONS

ROAD PLAN & PROFILE - NEWSPAPER STREET
MEDIA FARM SUBDIVISION
PRELIMINARY PLAN
 TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743); PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

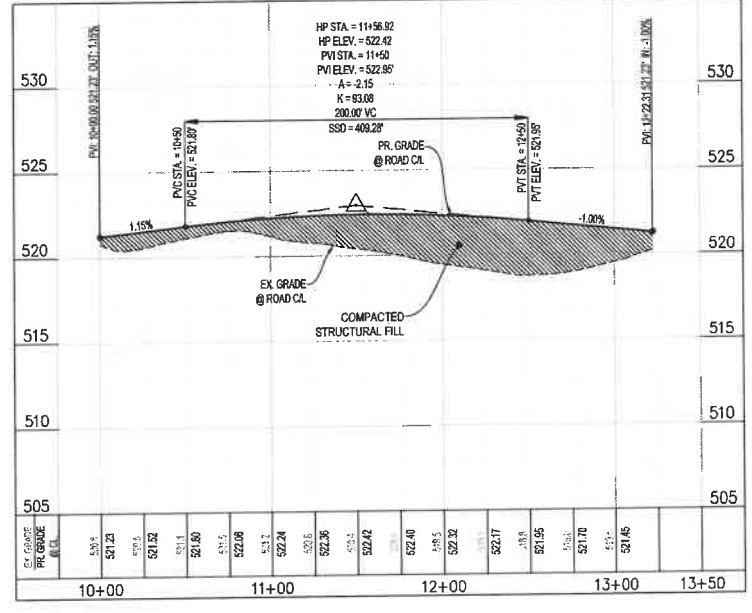
SCALE:	HORIZ.:
	VERT.:
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-CT-201.DWG
NCS:	
SHEET:	40 OF 81



NEWSPAPER STREET (STA. 35+00 - 45+94)
 50' RIGHT-OF-WAY
 RESIDENTIAL LOCAL STREET
 DESIGN SPEED: 30 MPH

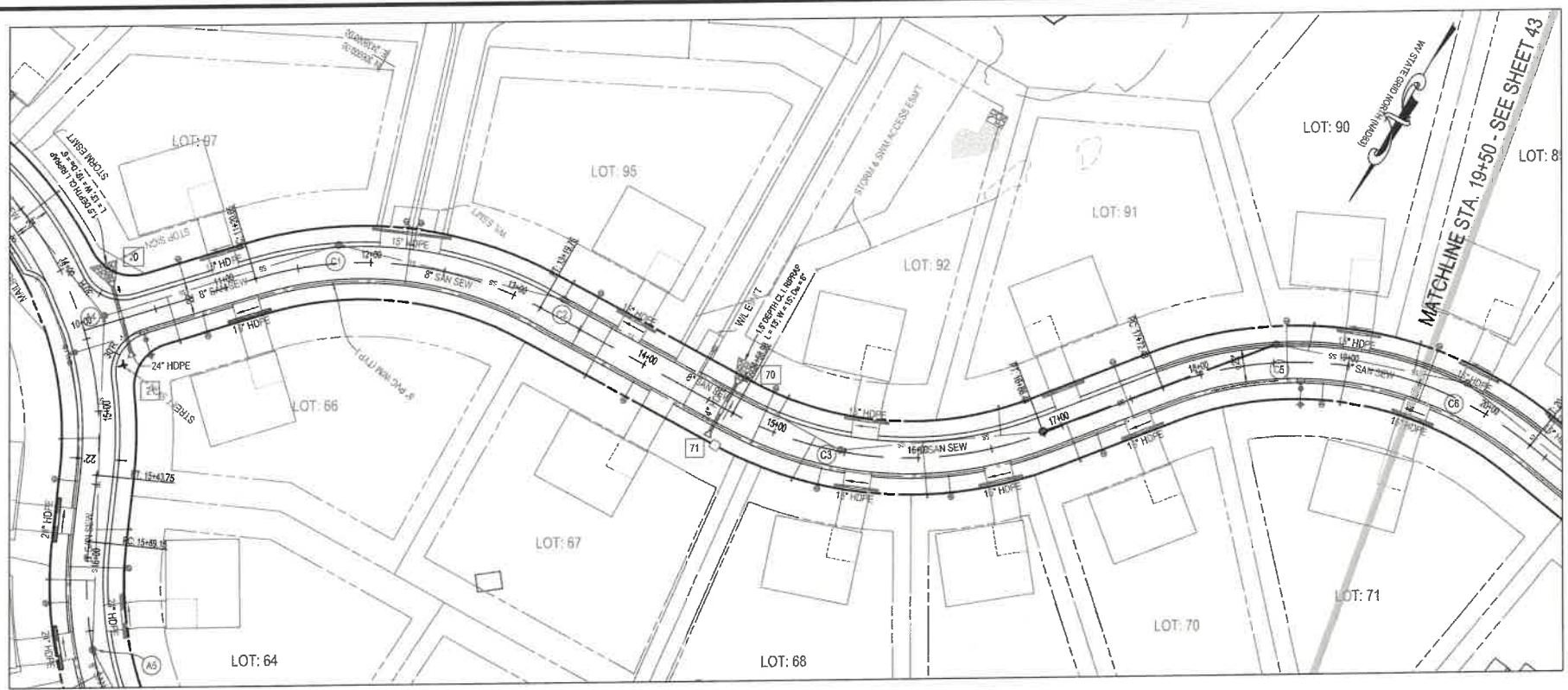


NEWSPAPER STREET CUL-DE-SAC (STA. 10+00 - END)
 50' RIGHT-OF-WAY
 RESIDENTIAL LOCAL STREET
 DESIGN SPEED: 30 MPH

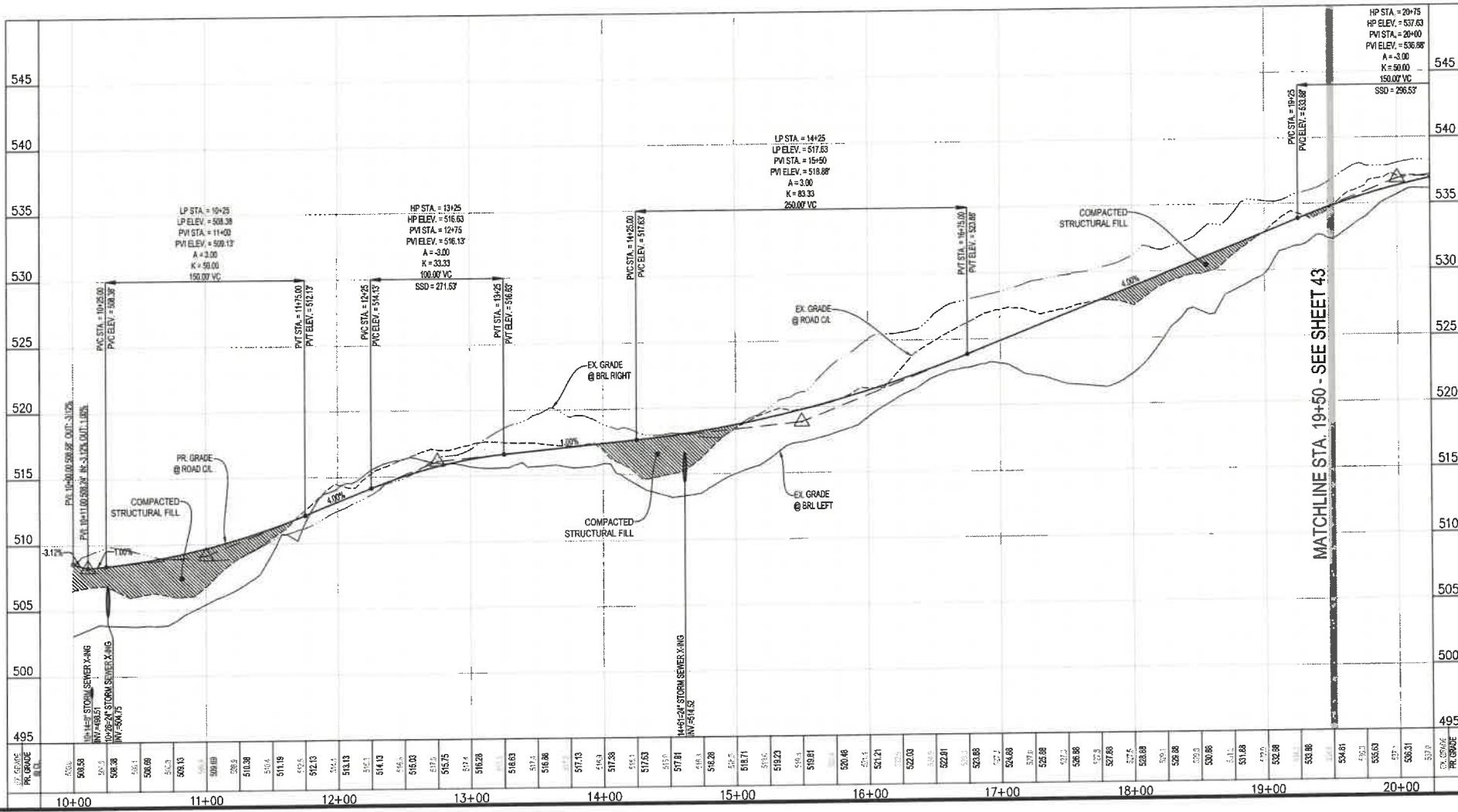
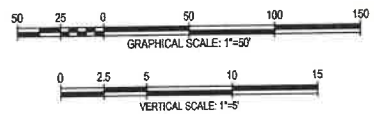


REVISIONS	

ROAD PLAN & PROFILE - NEWSPAPER STREET
MEDIA FARM SUBDIVISION
PRELIMINARY PLAN
 TAX MAP 04, PARCEL 11 & 11.1 (D.B. 1330, P.G. 743), PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA



JOURNALIST STREET (STA. 10+00 - 19+00)
 50' RIGHT-OF-WAY
 RESIDENTIAL LOCAL STREET
 DESIGN SPEED: 30 MPH



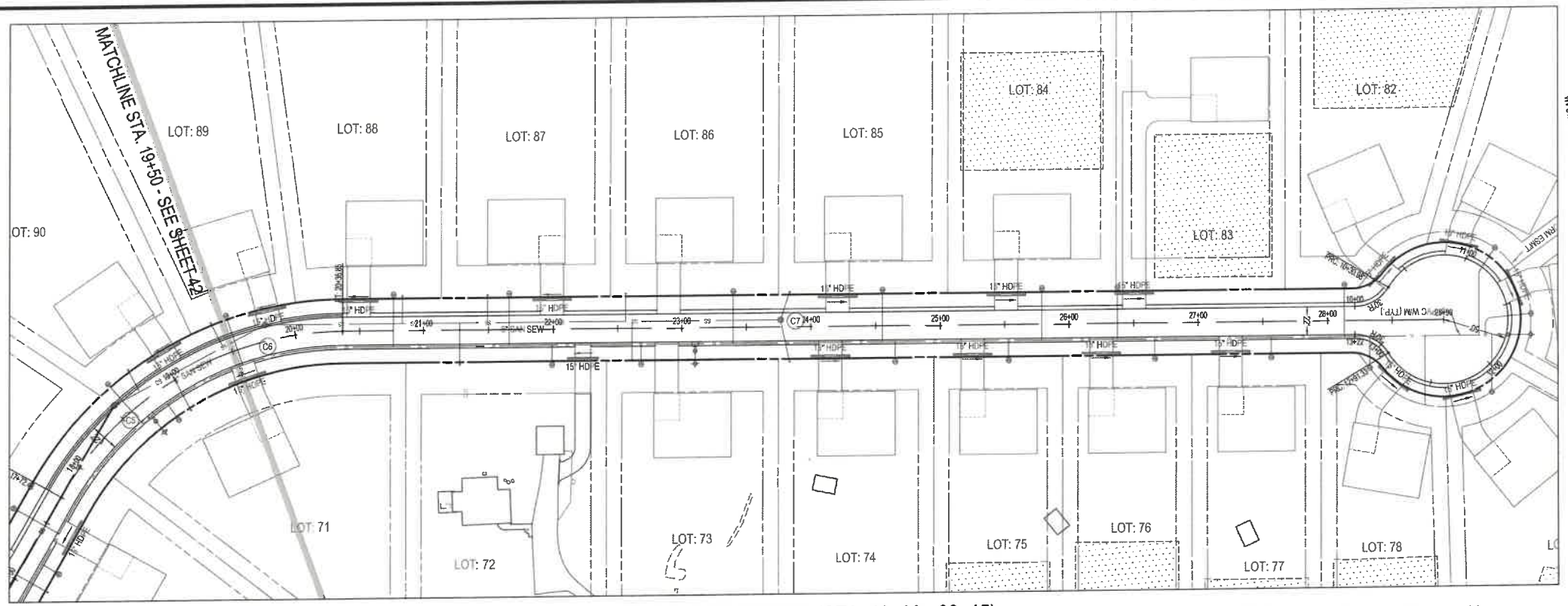
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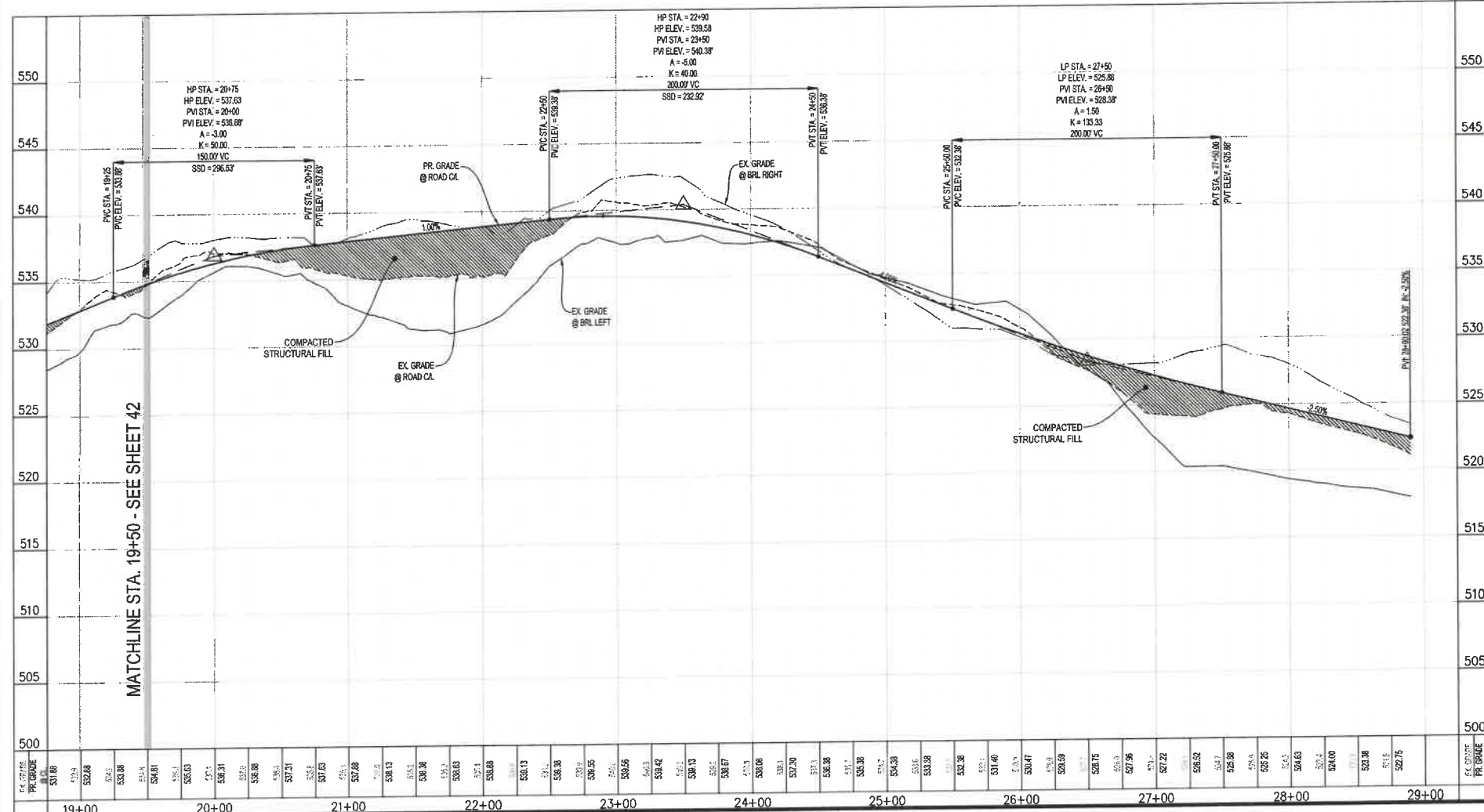
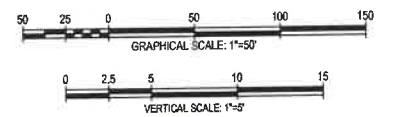
NO.	DESCRIPTION

ROAD PLAN & PROFILE - JOURNALIST STREET
MEDIA FARM SUBDIVISION PRELIMINARY PLAT
 TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 749); PARCEL 13 (D.B. 1331, P.G. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

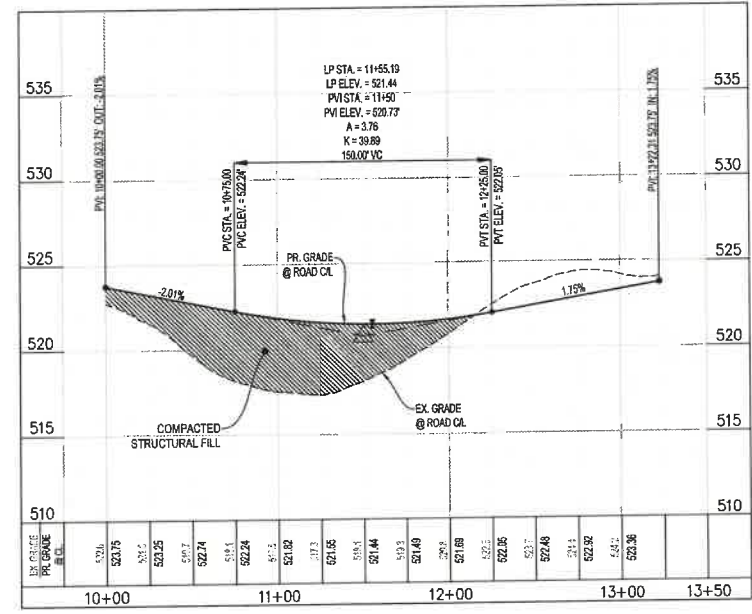
SCALE: HORIZ.:
 VERT.:
 DATE: MAY 2025
 JOB: 5100-0101
 DRAWN: JCH CHECK: JPG
 CADD: C-CT-201.DWG
 SHEET: 42 OF 81



JOURNALIST STREET (STA. 19+00 - 28+15)
 50' RIGHT-OF-WAY
 RESIDENTIAL LOCAL STREET
 DESIGN SPEED: 30 MPH



JOURNALIST STREET CUL-DE-SAC (STA. 10+00 - END)
 50' RIGHT-OF-WAY
 RESIDENTIAL LOCAL STREET
 DESIGN SPEED: 30 MPH



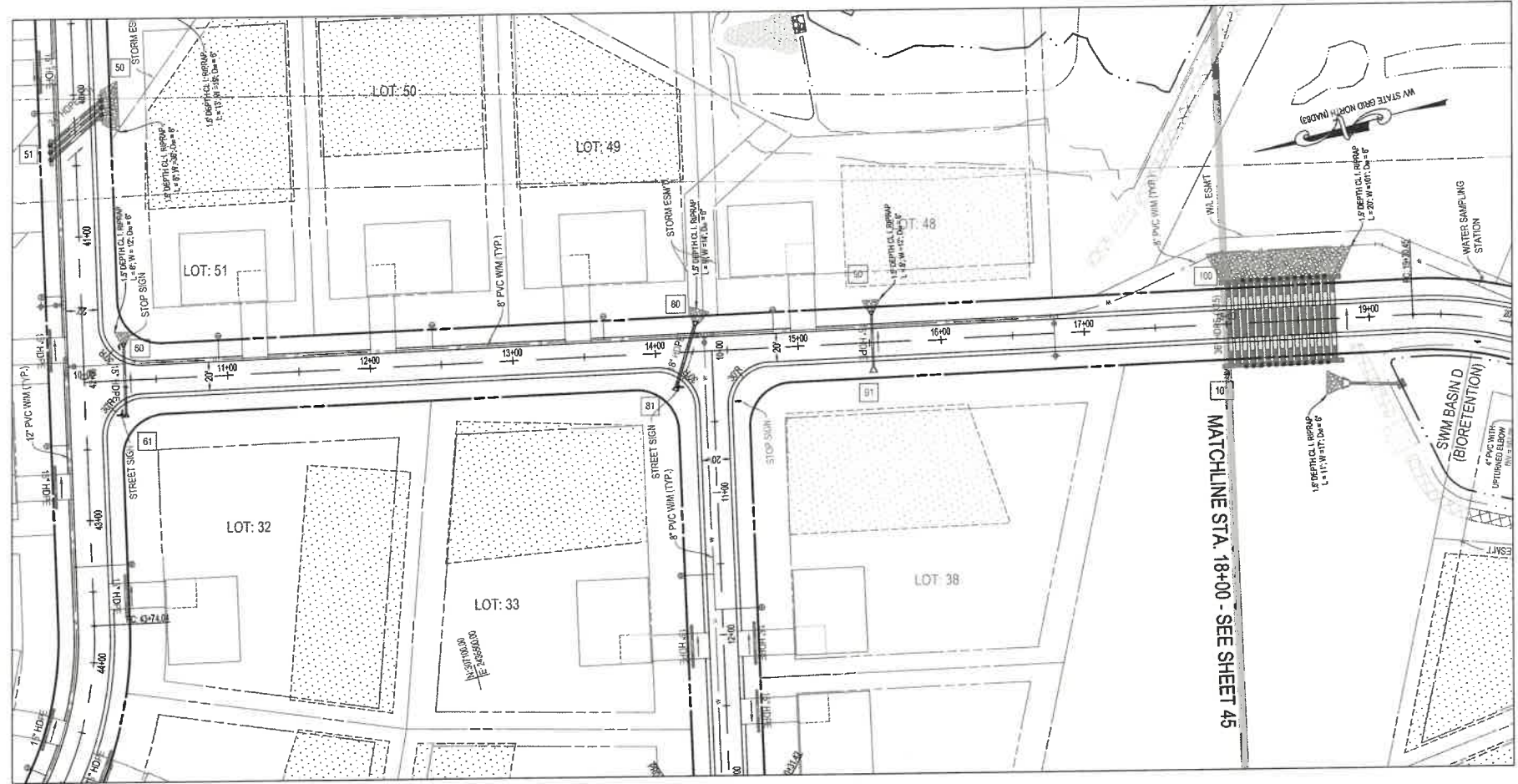
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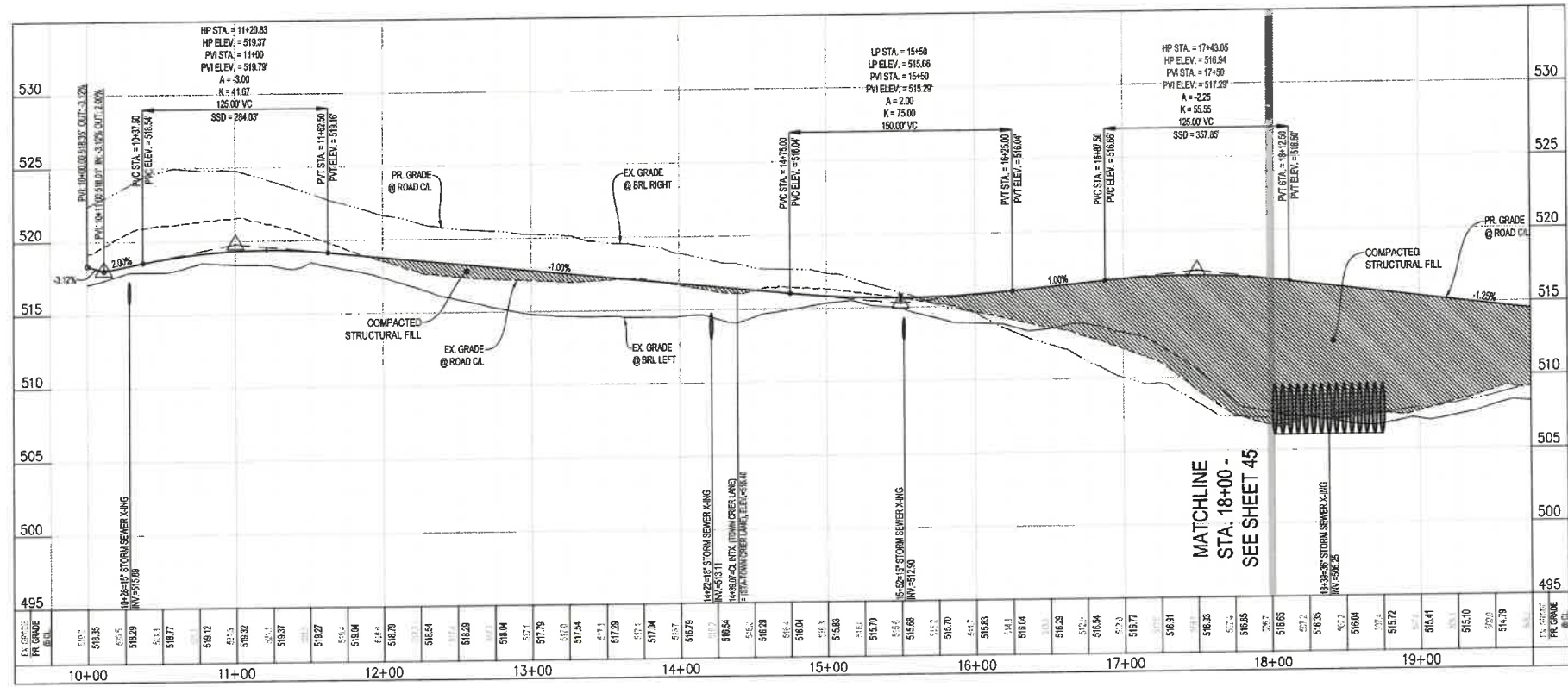
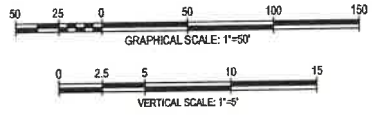
NO.	REVISIONS

ROAD PLAN & PROFILE - JOURNALIST STREET
MEDIA FARM SUBDIVISION PRELIMINARY PLAN
 TAX MAP 04, PARCEL 11 & 11 (DB, 1330, P.G. 743), PARCEL 13 (DB, 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ:
	VERT:
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-CT-201.DWG
NCS:	
SHEET:	43 OF 81



REPORTER LANE (STA. 10+00 - 18+00)
 50' RIGHT-OF-WAY
 RESIDENTIAL LOCAL STREET
 DESIGN SPEED: 30 MPH



MATCHLINE STA. 18+00 - SEE SHEET 45

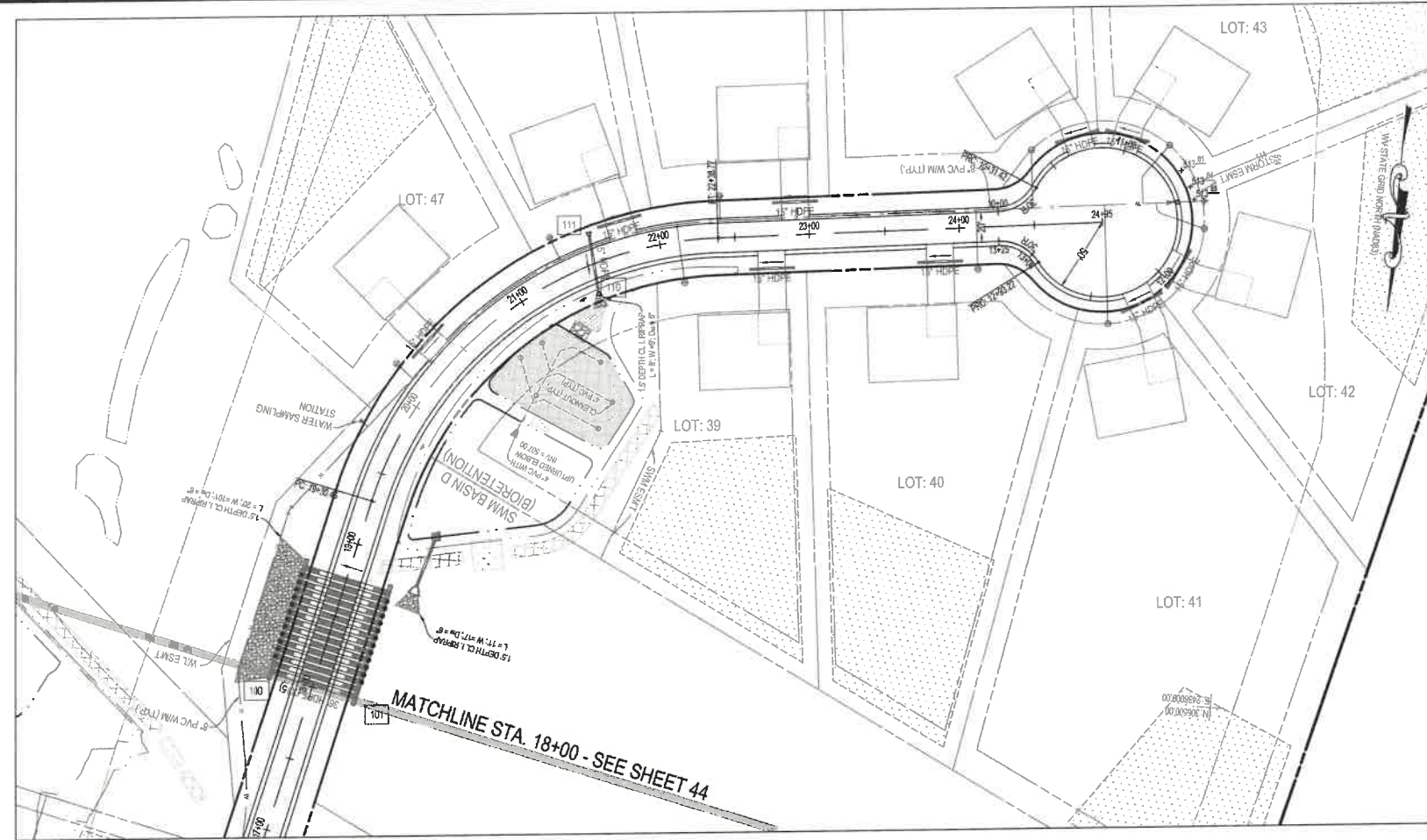
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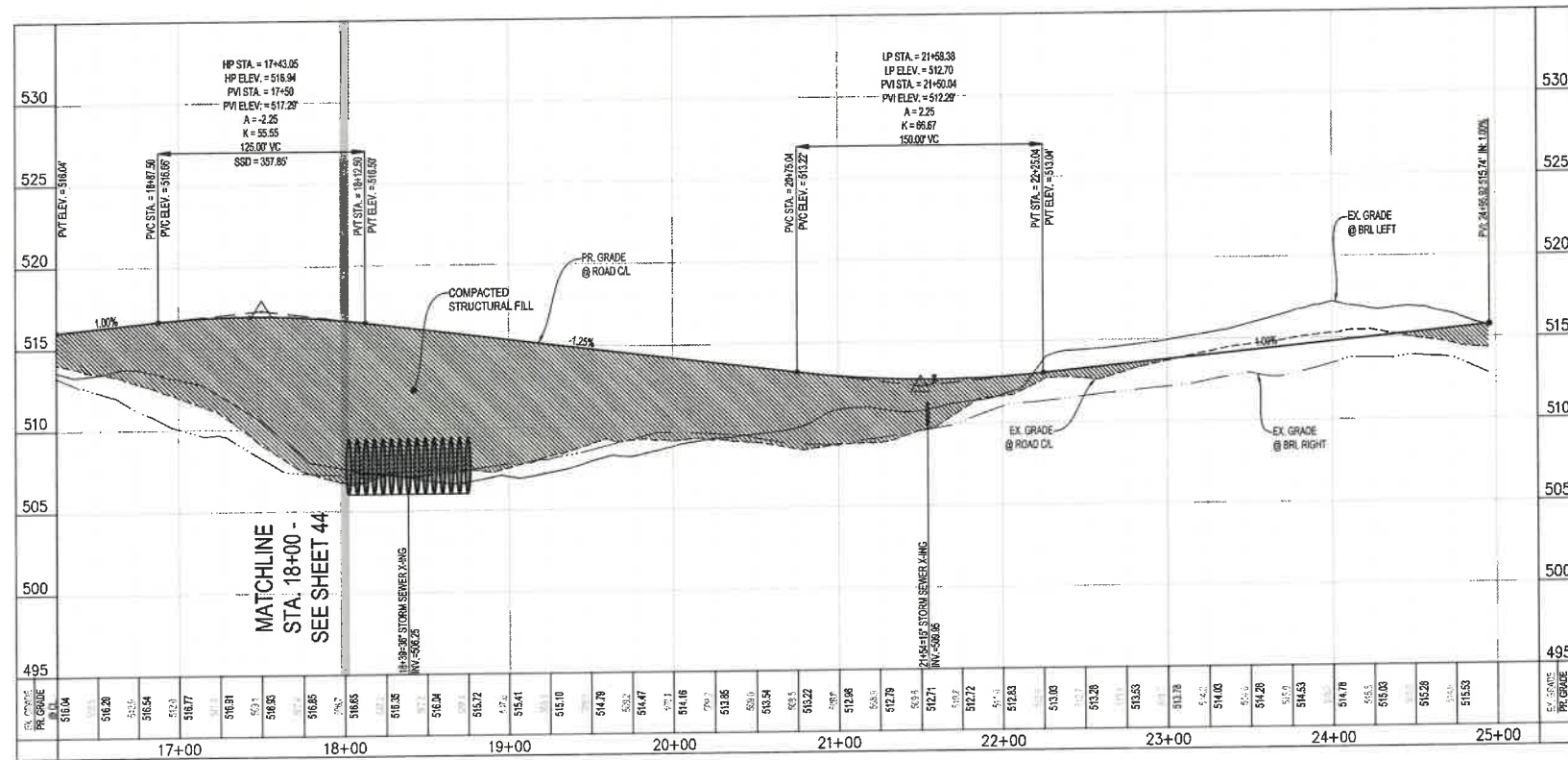
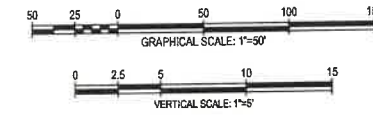
NO.	REVISIONS

ROAD PLAN & PROFILE - REPORTER LANE
MEDIA FARM SUBDIVISION PRELIMINARY PLAN
 TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743), PARCEL 13 (D.B. 1331, P.G. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

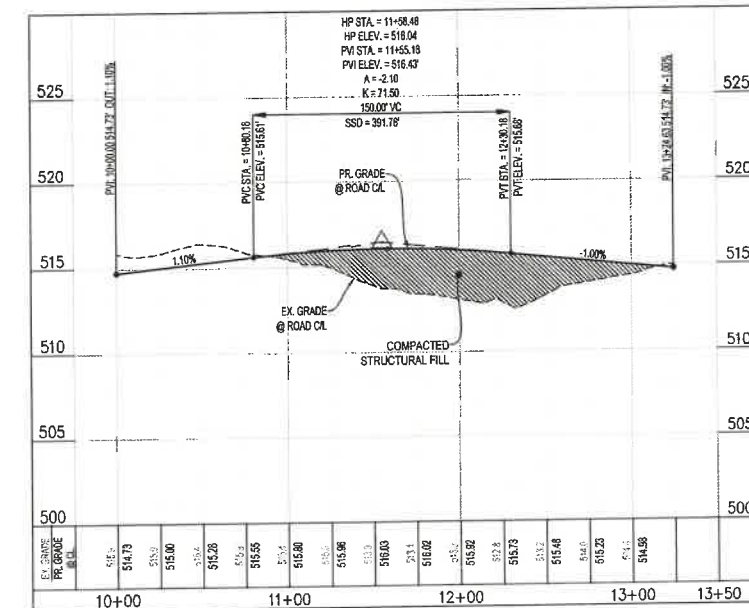
SCALE:	HORIZ: 1"=50'
	VERT: 1"=5'
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-CT-201.DWG
NCS:	
SHEET:	44 OF 81



REPORTER LANE (STA. 10+00 - 24+95)
 50' RIGHT-OF-WAY
 RESIDENTIAL LOCAL STREET
 DESIGN SPEED: 30 MPH

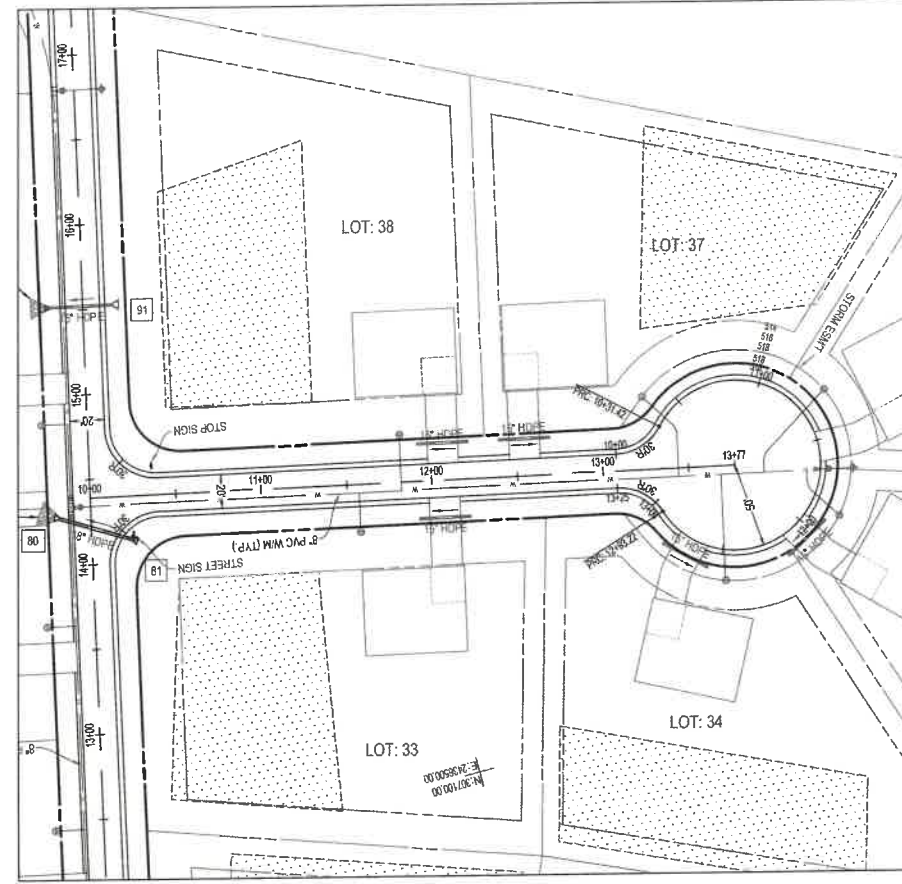


REPORTER LANE CUL-DE-SAC (STA. 10+00 - END)
 50' RIGHT-OF-WAY
 RESIDENTIAL LOCAL STREET
 DESIGN SPEED: 30 MPH

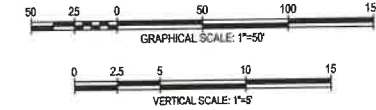


NO.	REVISIONS

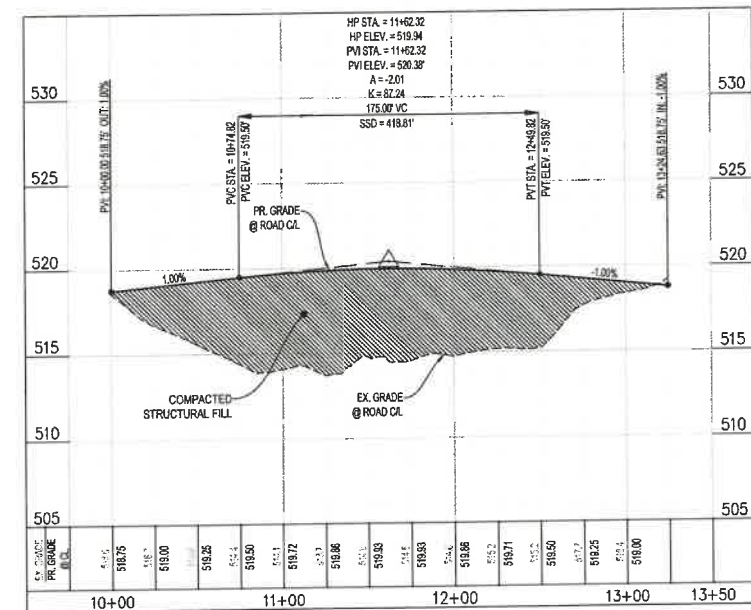
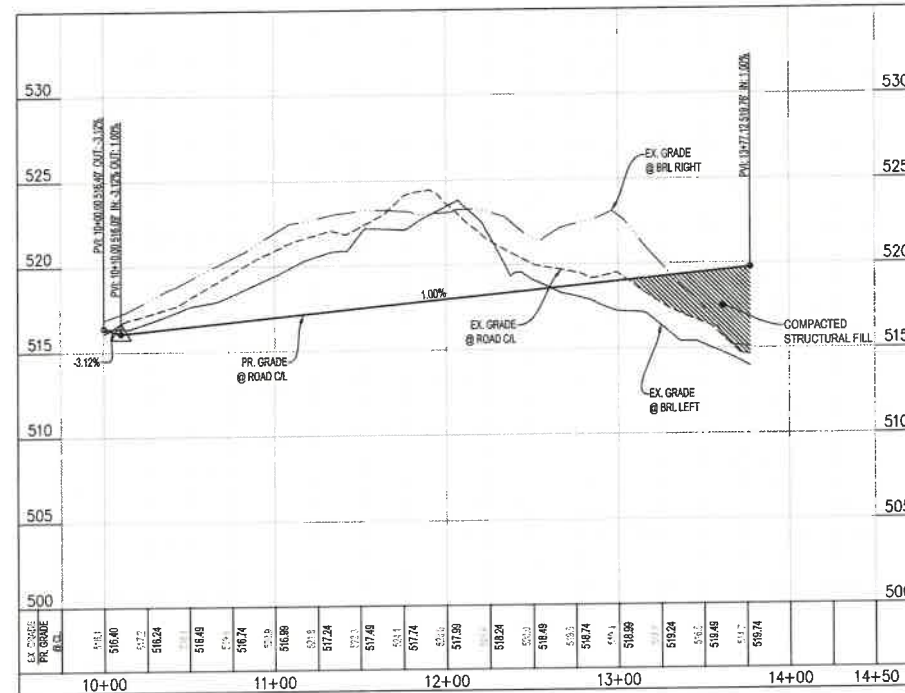
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TOWN CRIER LANE (STA. 10+00 - 13+77)
50' RIGHT-OF-WAY
RESIDENTIAL LOCAL STREET
DESIGN SPEED: 30 MPH



TOWN CRIER LANE CUL-DE-SAC (STA. 10+00 - END)
50' RIGHT-OF-WAY
RESIDENTIAL LOCAL STREET
DESIGN SPEED: 30 MPH

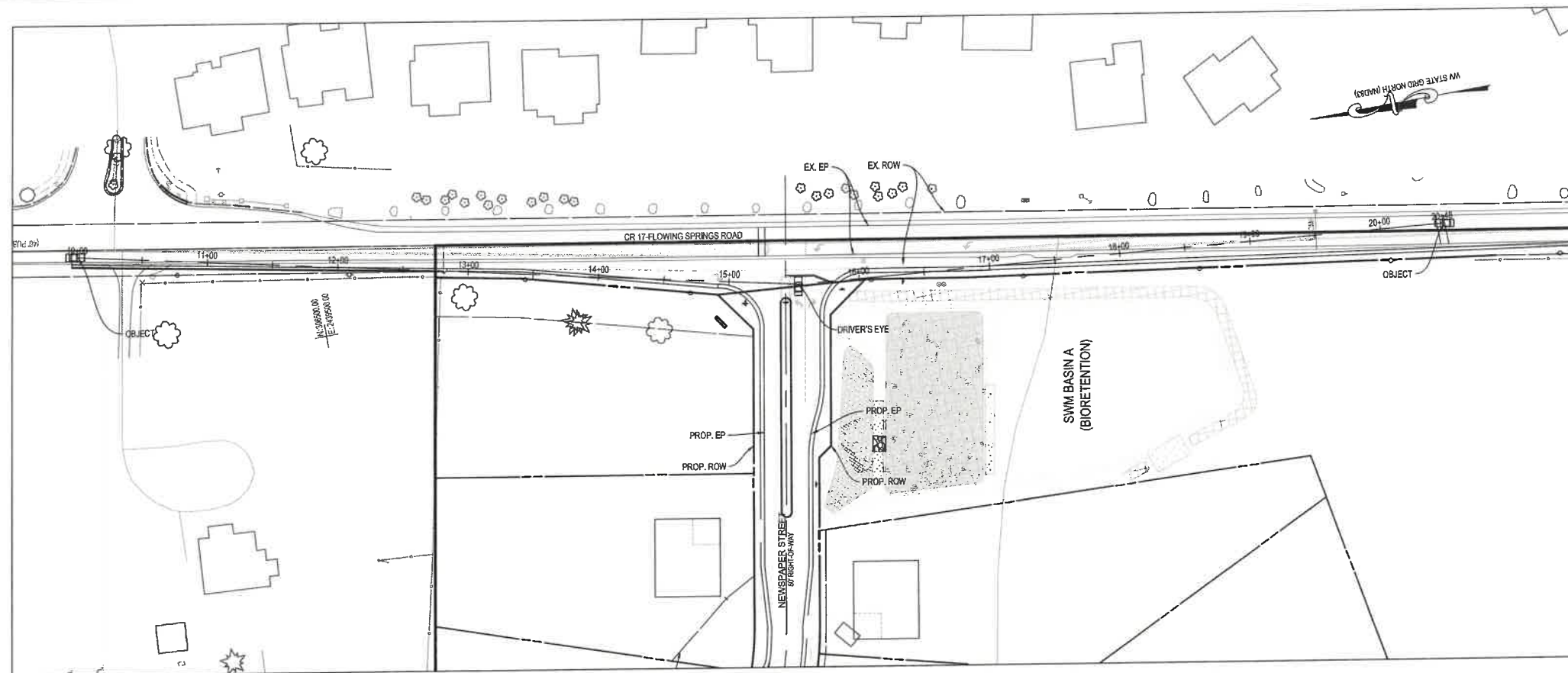


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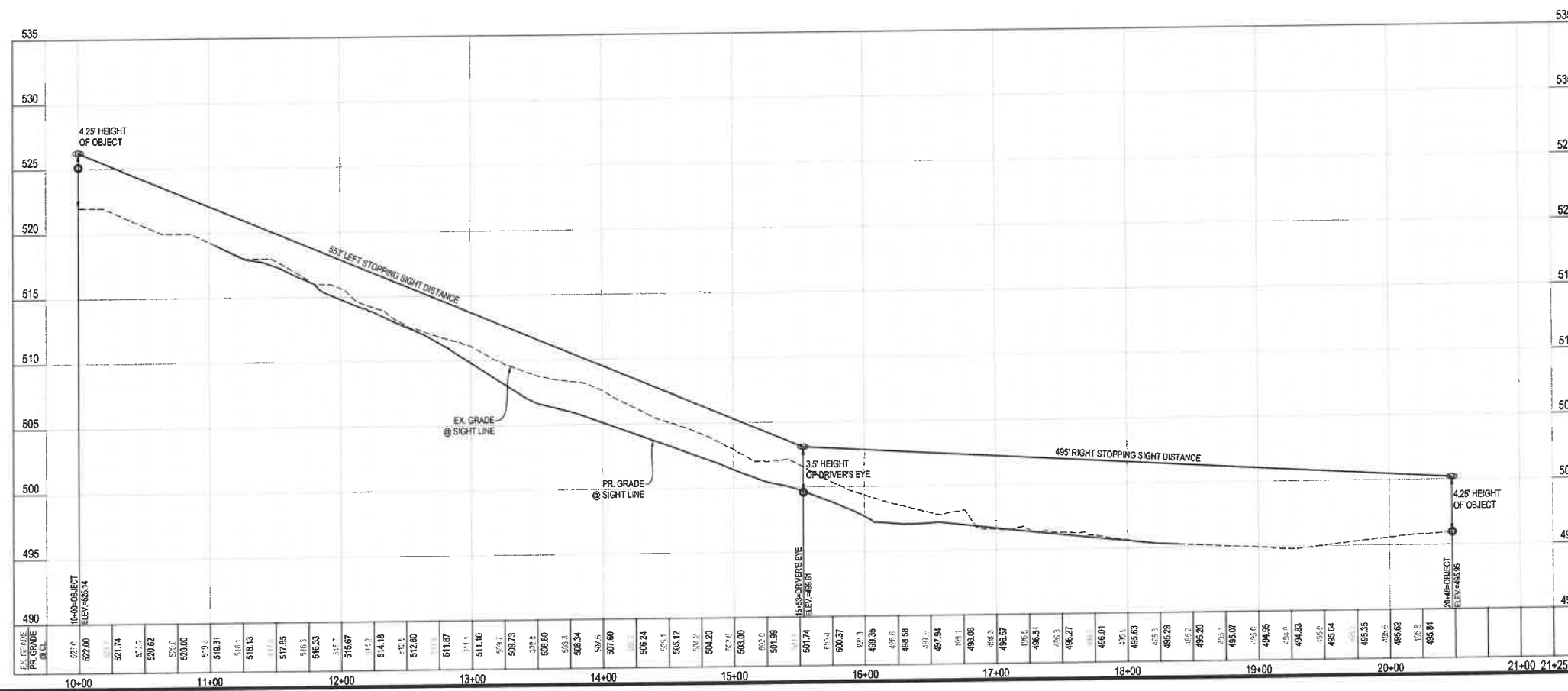
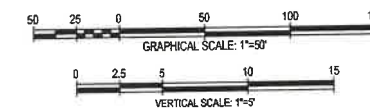
NO.	REVISIONS

ROAD PLAN & PROFILE - TOWN CRIER LANE
MEDIA FARM SUBDIVISION
PRELIMINARY PLAN
TAX MAP 04; PARCEL 11 & 11.1 (O.B. 1530 P.G. 74); PARCEL 13 (O.B. 1381, PG. 1)
CHARLES TOWN TRAFFIC DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.:
	VERT.:
DATE:	MAY 2025
JOB:	5109-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-CT-201.DWG
NCS:	
SHEET:	



NEWSPAPER STREET SIGHT DISTANCE PLAN & PROFILE
 POSTED SPEED = 50 MPH
 UP GRADE AT 0% = 495' REQUIRED (+/- 2% ACTUAL)
 DOWN GRADE AT 6% = 553' REQUIRED (+/- 4% ACTUAL)



SEAL: [Empty]

NO.	REVISIONS

SIGHT DISTANCE PLAN & PROFILE

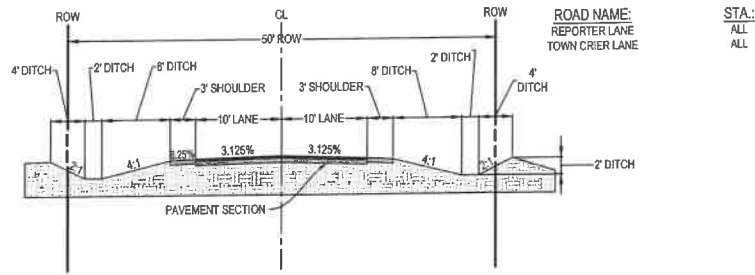
MEDIA FARM SUBDIVISION

PRELIMINARY PLAT

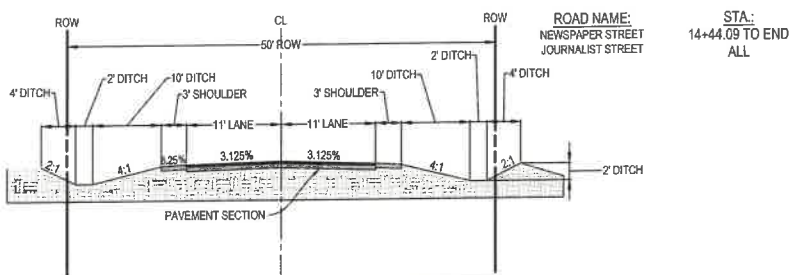
TAX MAP 04; PARCEL 11 & 11.1 (DB, P.G. 743); PARCEL 13 (DB, 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ:	VERT:
DATE:	MAY 2025	
JOB:	5100-0101	
DRAWN:	JCH	CHECK: JPG
CADD:	C-CT-202.DWG	
NCS:		
SHEET:	47 OF 81	

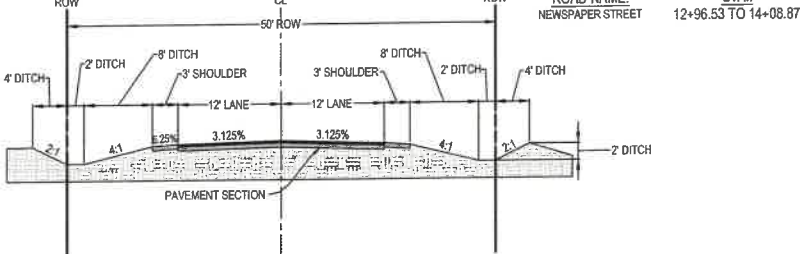
TYPICAL STREET SECTIONS: RESIDENTIAL LOCAL STREET (MAX 25 LOTS)
SCALE: 1"=10'



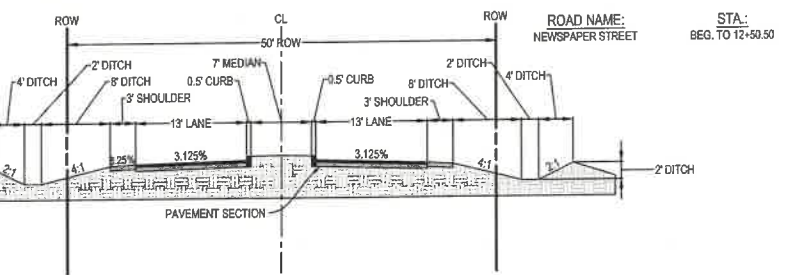
TYPICAL STREET SECTIONS: RESIDENTIAL COLLECTOR STREET (GREATER THAN 25 LOTS)
SCALE: 1"=10'



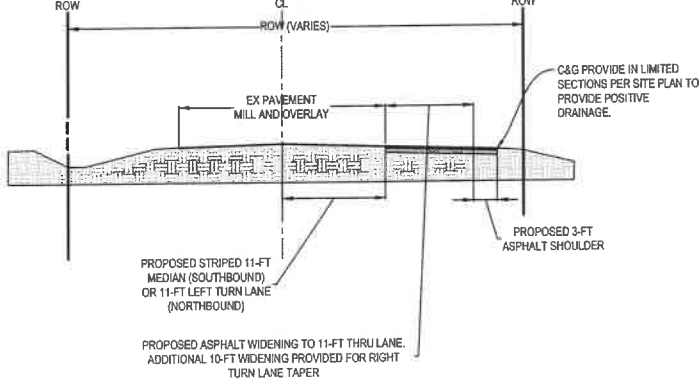
TYPICAL STREET SECTIONS: NEWSPAPER STREET: ENTRANCE LANE
SCALE: 1"=10'



TYPICAL STREET SECTIONS: NEWSPAPER STREET: "BOULEVARD" ENTRANCE
SCALE: 1"=10'



TYPICAL CR - 17 FLOWING SPRINGS ROAD WIDENING
SCALE: 1"=10'



GENERAL NOTES:

- ALL TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. TRAFFIC CONTROL SIGNS AND MAINTENANCE OF TRAFFIC SHALL COMPLY WITH THE STANDARDS OF THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION, STANDARD TEMPORARY TRAFFIC CONTROL CASE AS OR AS APPLICABLE FROM THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, 2006 MANUAL ON TEMPORARY TRAFFIC CONTROL FOR STREETS AND HIGHWAYS SHALL BE UTILIZED FOR THIS PROJECT.
- EXISTING PAVEMENT SHALL BE SAW CUT TO TIE IN NEW ENTRANCE APRON.
- NO LANE CLOSURES ARE PERMITTED BETWEEN THE HOURS OF 6:00-9:00 AM & 3:00-6:00 PM.
- SEE SHEET 63 FOR DETAILS SHOWING CASES FROM THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, 2006 EDITION.
- CONTRACTOR SHALL CONTACT KENNETH CLOHAN AT WVDOH (KENNETH.L.CLOHAN@WV.GOV OR 304-350-3670) PRIOR TO ANY PAVEMENT MARKINGS OR SIGNAGE BEING INSTALLED.
- CONTRACTOR SHALL CONTACT KEVIN McDONALD AT WVDOH (KEVIN.MCDONALD@WV.GOV) AT LEAST 48 HOURS PRIOR TO BEGINNING WORK WITHIN WVDOH RIGHT-OF-WAY (AFTER OBTAINING APPROVED PERMITS).
- CONTRACTOR SHALL CONTACT ROGER EVERETT AT WVDOH (ROGER.R.EVERETT@WV.GOV OR 304-549-5515) FOR UTILITY PERMITS.

MAINTENANCE OF TRAFFIC NOTES:

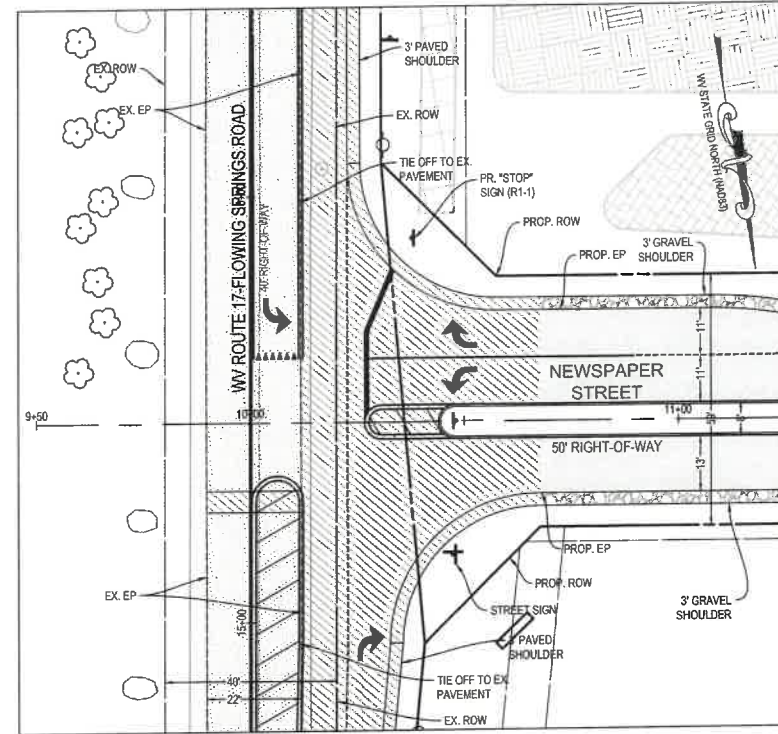
- TRAFFIC CONTROL, SAFETY MEASURES, AND MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING AND ANY REVISION THERE TO:
 - THE WEST VIRGINIA DIVISION OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES (2017) (WITH LATEST UPDATES REFERRED TO AS THE SUPPLEMENTAL SPECIFICATIONS (2020)).
 - THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, MANUAL ON TEMPORARY TRAFFIC CONTROL FOR STREETS AND HIGHWAYS, 2006 EDITION.
 - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, 2009 EDITION (WITH UPDATES).
 - THE AASHTO ROADSIDE DESIGN GUIDE, 4TH EDITION.
- REFLECTIVE SHEETING ON TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE OF NEW CONDITION AT THE BEGINNING OF THE PROJECT LIFE. NIGHT VISIBILITY AND LEGIBILITY SHALL BE MAINTAINED.
- ACCESS TO ALL HOUSES AND BUSINESSES SHALL BE MAINTAINED AT ALL TIMES.
- FLAGGER: WHEN WORK IS PERFORMED AT NIGHT WITH A FLAGGER, THE FLAGGER SHALL BE ADEQUATELY ILLUMINATED.
- TEMPORARY TAPE: ANY TEMPORARY TAPE SHALL BE MECHANICALLY APPLIED. SOLID LINES SHALL HAVE A 2" GAP EVERY FIFTY FEET.
- EXISTING SIGNS AND DELINEATORS, ANY SUCH EXISTING FACILITIES RELOCATED, REMOVED, OR DAMAGED BY THE CONTRACTOR SHALL BE REPLACED TO ITS ORIGINAL CONDITION BY THE CONTRACTOR AT THEIR EXPENSE, UNLESS REPLACED BY FINAL SIGNING.
- WHEN COVERING EXISTING SIGNS, THE CONTRACTOR HAS THE OPTIONS OF USING:
 - HEAVY DUTY BLOCK OVERLAY (PLASTIC OR BURLAP TYPE)
 - THIN WOOD OVERLAY (E.G. PLYWOOD)
 - TAKING SIGNS DOWN AND RE-INSTALLING WHEN APPROPRIATE
 - ANY DAMAGES CAUSED BY ABOVE NAMED SHALL BE REPAIRED/REPLACED TO ITS ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.
- ANY TEMPORARY CONCRETE BARRIER SHALL HAVE TYPE 8" X 12" B-1 DELINEATORS (WHITE OR YELLOW AS APPROPRIATE) FACING TRAFFIC AT 20 FOOT CENTERS.
- TYPE "B" LIGHTS SHALL BE INSTALLED ON ALL LEAD-IN SIGNING AND BARRICADES.
- FINAL LOCATIONS OF THE TRAFFIC CONTROL DEVICES SHALL BE ESTABLISHED IN THE FIELD.
- RESTORE ANY PAVED, LANDSCAPED, CURBED, & SIDEWALK AREAS DISTURBED DURING CONSTRUCTION ACTIVITIES TO ITS ORIGINAL CONDITION.

DROP OFF GUIDANCE NOTES:

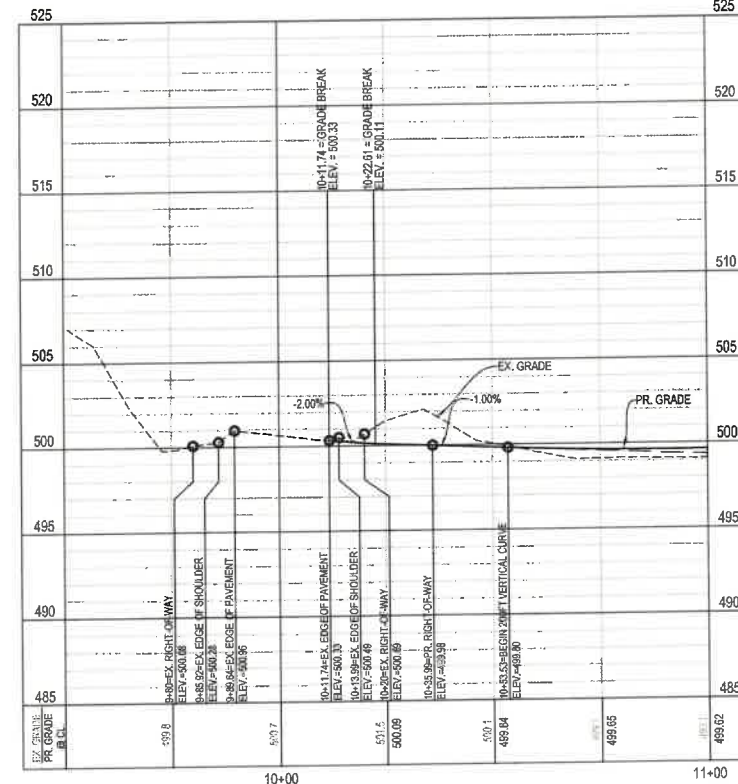
- ALL EXCAVATION MUST BE FILLED WITH A SAFE SLOPE ADJACENT TO TRAFFIC AT THE END OF EACH WORK DAY OR WHEN LANE CLOSURES ARE NOT IN PLACE.

SIGNING & PAVEMENT MARKING NOTES:

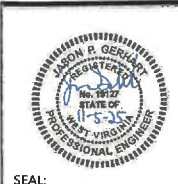
- ALL PROPOSED SIGNING, TEMPORARY AND PERMANENT, AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING AND ANY REVISION THERE TO:
 - THE WEST VIRGINIA DIVISION OF HIGHWAYS DESIGN GUIDE FOR SIGNING.
 - THE WEST VIRGINIA DIVISION OF HIGHWAYS SIGN FABRICATION DETAILS (REFERRED TO AS THE SIGN FABRICATION MANUAL).
 - THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES (2017) (WITH LATEST UPDATES REFERRED TO AS THE SUPPLEMENTAL SPECIFICATIONS (2020)).
 - THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, STANDARD SPECIFICATIONS FOR ROADWAY SIGNS, SIGNALS, LIGHTING, MARKINGS AND ITS.
 - THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, TRAFFIC ENGINEERING DIRECTIVES REGARDING SIGNING.
 - THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, MANUAL ON TEMPORARY TRAFFIC CONTROL FOR STREETS AND HIGHWAYS 2006 EDITION.
 - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS 2009 EDITION (WITH UPDATES)
 - AASHTO STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS (REFERRED TO AS THE AASHTO SUPPORT SPECIFICATIONS).
- ALL PAVEMENT MARKINGS SHALL BE WVDOH TYPE II OR V PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- PROPOSED SIGN LOCATIONS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS, AND TO COMPLY WITH STANDARDS REFERENCED IN GENERAL NOTE 1.
- EXISTING STRIPING SHOWN IS APPROXIMATE. ANY EXISTING PAVEMENT MARKINGS, WHICH WILL CONFLICT WITH PROPOSED PAVEMENT MARKINGS, SHALL BE COMPLETELY ERADICATED.
- LIMITS SHOWN OF PROPOSED MARKINGS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO INSURE THAT PROPOSED PAVEMENT MARKINGS CONTINUE UNTIL EXISTING PAVEMENT MARKINGS CAN BE MATCHED.
- NO MARKINGS SHALL BE PLACED ON EXPANSION JOINTS ON STRUCTURES OR ON LONGITUDINAL CONSTRUCTION JOINTS UNLESS SO DIRECTED BY THE ENGINEER.
- POST REMOVAL FOR GROUND MOUNTED SIGNS ON EXISTING BREAKAWAY SUPPORTS SHALL INCLUDE EITHER CONCRETE REMOVAL OF THE EXISTING STUD(S) OR THE CUTTING OFF OF THE EXISTING STUD(S) TO A MINIMUM OF SIX (6) INCHES BELOW GROUND AND THE RESTORATION OF THE GROUND TO ITS ORIGINAL CONDITION.
- REFER TO APPROVED TRAFFIC SIGNAL PLAN FOR PROPER LOCATIONS OF STOP LINES AND CROSSWALKS WHEN APPLICABLE.
- CONTRACTOR SHALL ENSURE THAT ANY SIGNS TO BE RELOCATED ARE IN GOOD CONDITION. IF EXISTING SIGN ARE DAMAGED NEW SIGNS SHALL BE RELOCATED PER THIS PLAN AND SPECIFICATIONS INCLUDED HEREIN.
- REFER TO WVDOH STANDARD DETAILS BOOK VOLUME II, DETAILS TEM-2, AND TEM-3 FOR PAVEMENT MARKING SPECIFICATIONS.
- IF APPLICABLE, ALL PAVEMENT MARKINGS SHALL BE REDONE WHEN FINAL PAVING IS COMPLETED.
- CONTRACTOR SHALL CONTACT WVDOH DISTRICT 5 TRAFFIC ENGINEER PRIOR TO PLACEMENT OF ANY STOP SIGNS AND/OR STOP BARS ON DEVELOPMENT APPROACHES TO WVDOH ROADWAYS, TO ENSURE THESE ARE PROPERLY PLACED IN THE FIELD.



**NEWSPAPER STREET
PLAN & PROFILE
50' RIGHT-OF-WAY
DESIGN SPEED: 30 MPH
POSTED SPEED: 25 MPH**



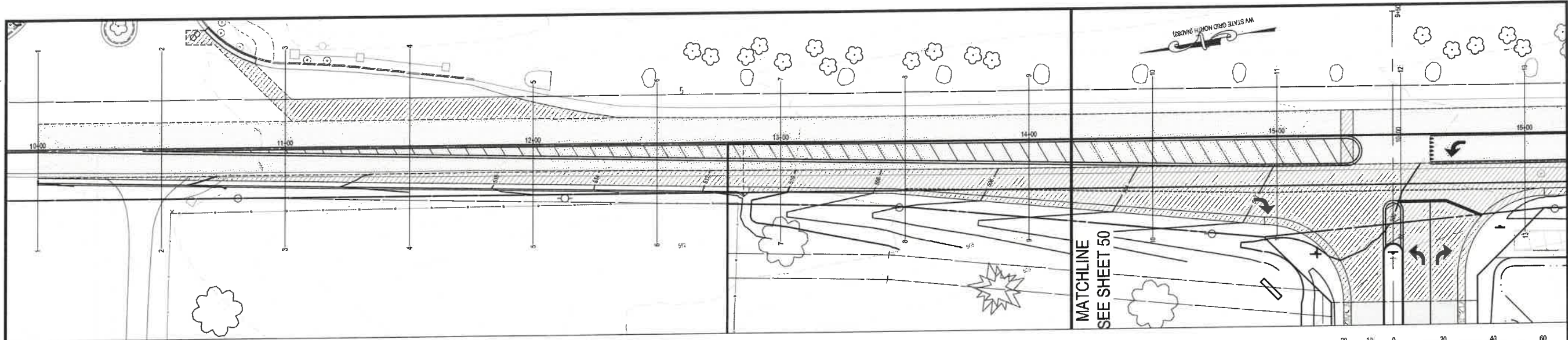
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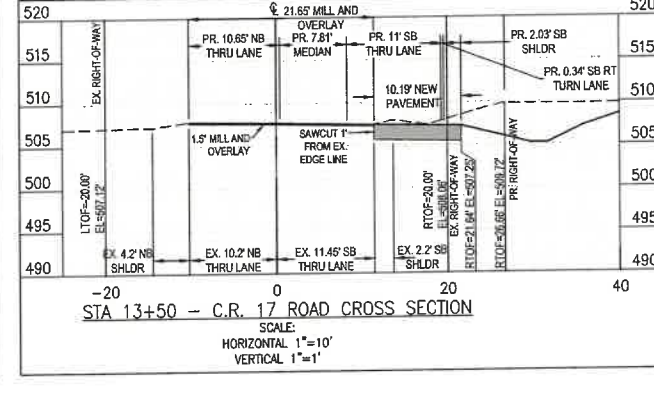
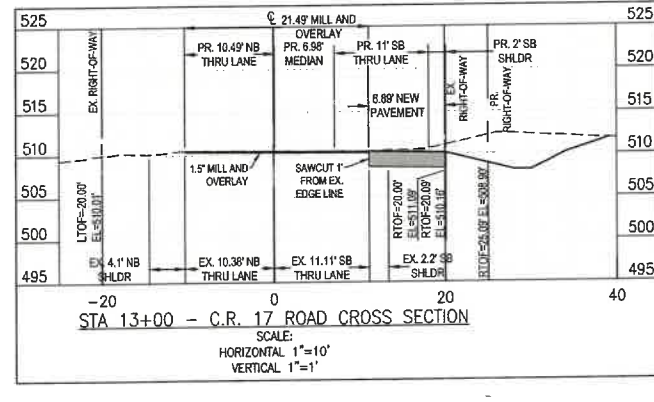
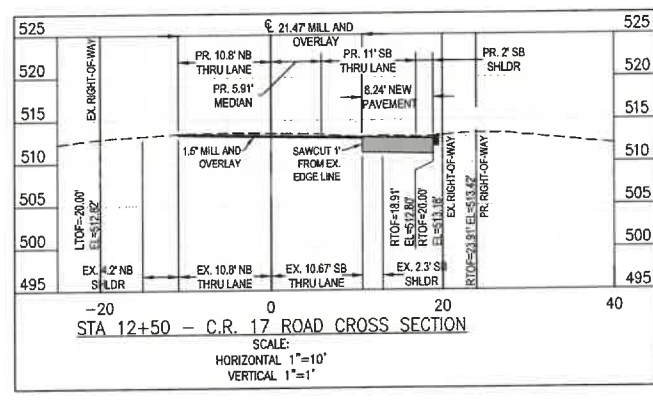
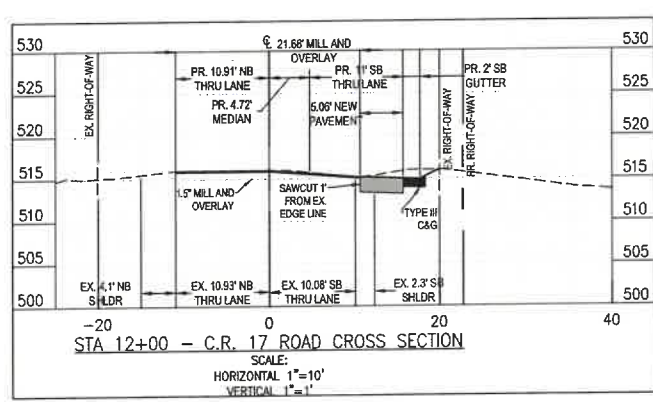
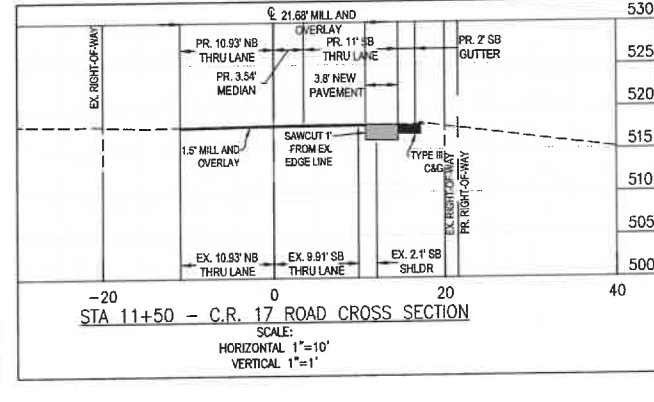
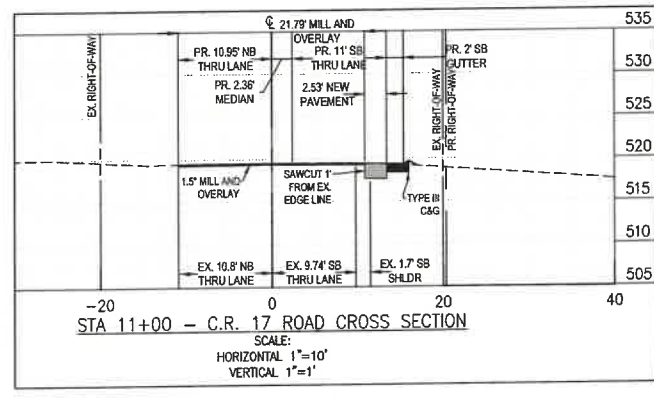
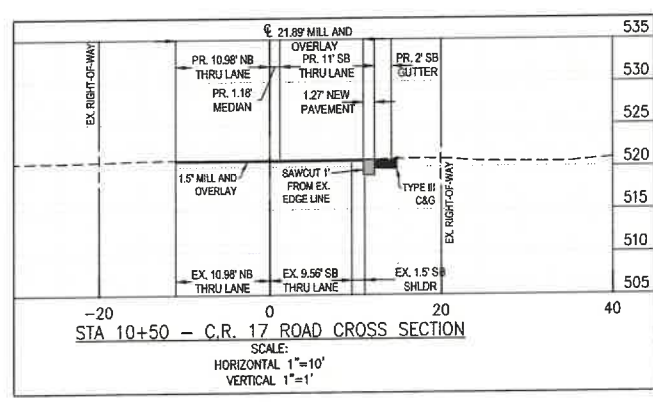
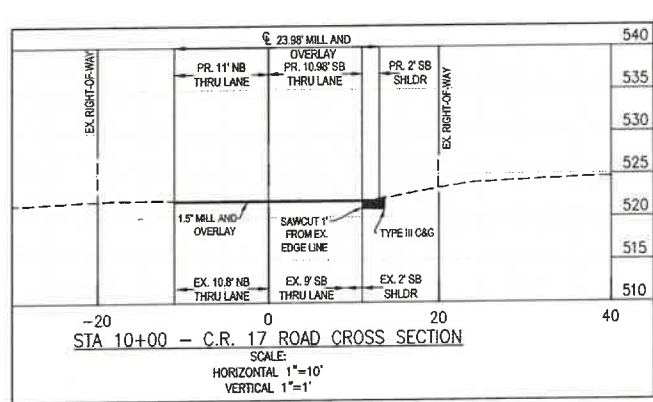
NO.	REVISIONS

SITE ENTRANCE PLAN & PROFILE
MEDIA FARM SUBDIVISION
PRELIMINARY PLAN
TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743); PARCEL 13 (D.B. 1331, PG. 1)
CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ: 1"=40'
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-CT-203.DWG
NCS:	
SHEET:	48 OF 81



FLOWING SPRINGS RD. CR17
 40' RIGHT-OF-WAY
 POSTED SPEED: 50 MPH



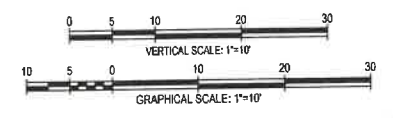
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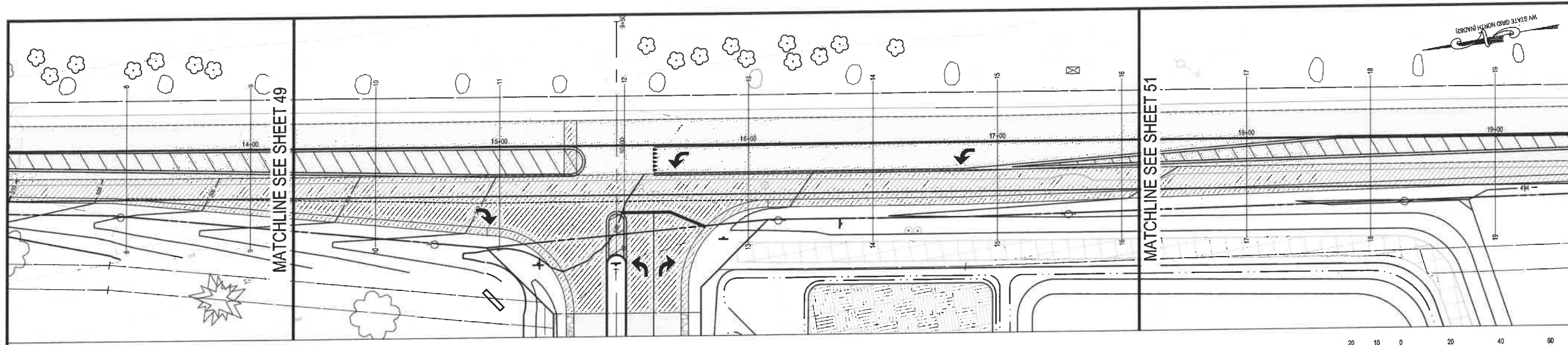


NO.	REVISIONS

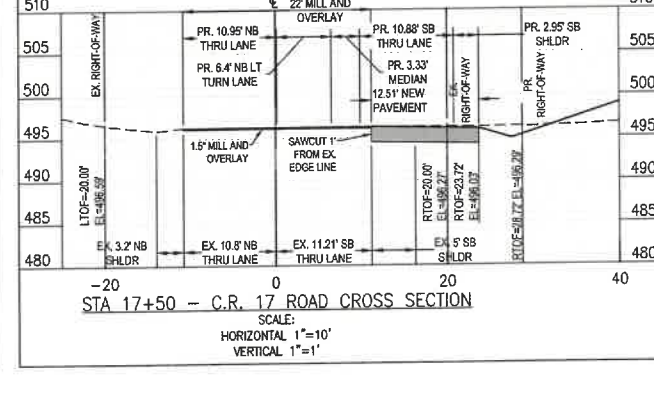
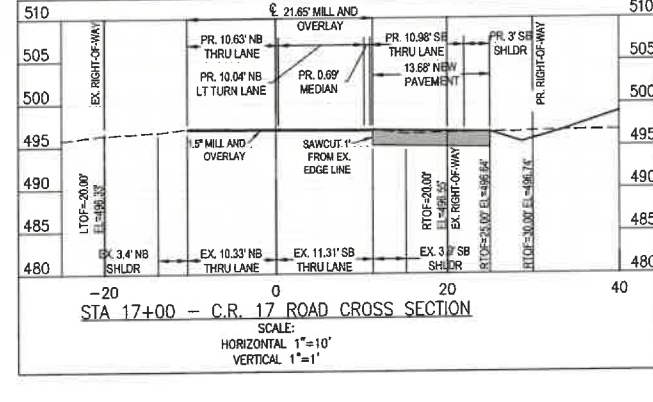
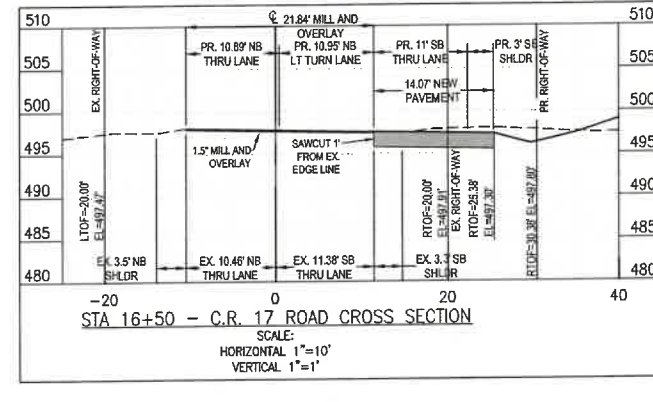
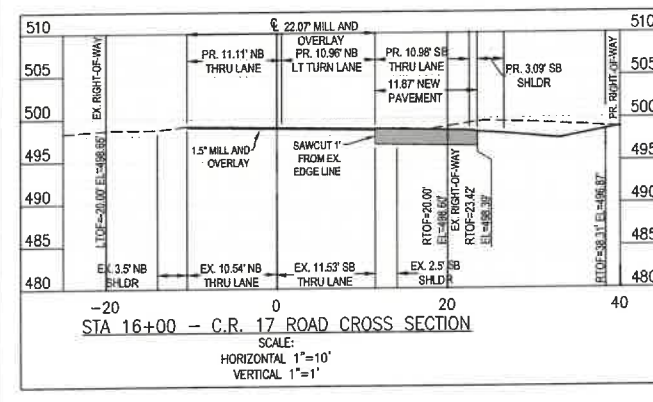
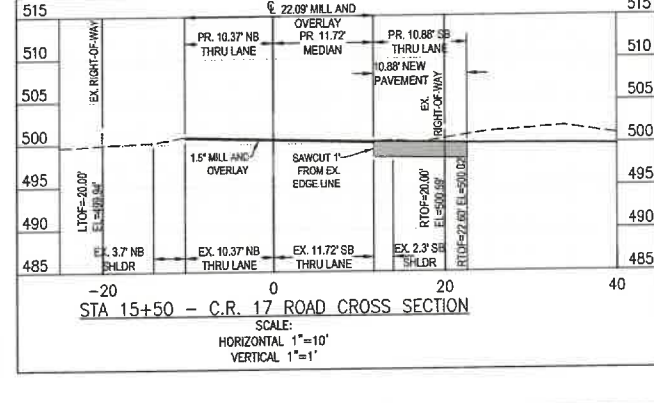
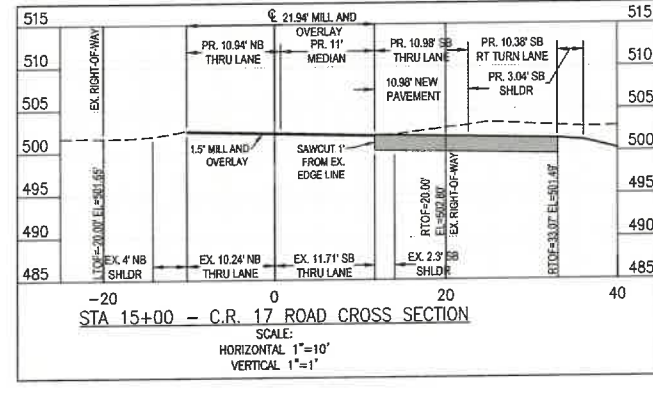
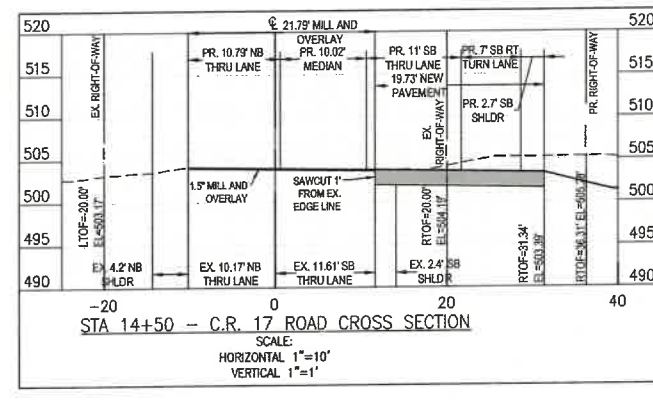
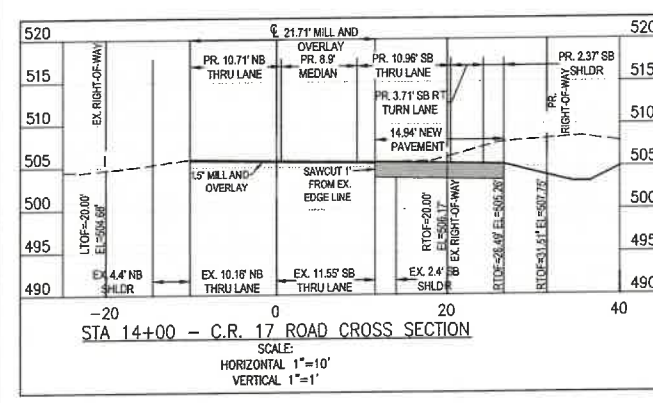
WDDOH CROSS SECTIONS
MEDIA FARM SUBDIVISION
PRELIMINARY PLAN
 TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743); PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ: 1"=10'
	VERT: 1"=1'
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-CT-401.DWG
NCS:	
SHEET:	





FLOWING SPRINGS RD. CR17
40' RIGHT-OF-WAY
POSTED SPEED: 50 MPH



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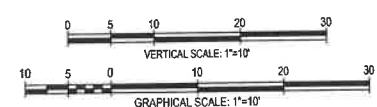


NO.	REVISIONS

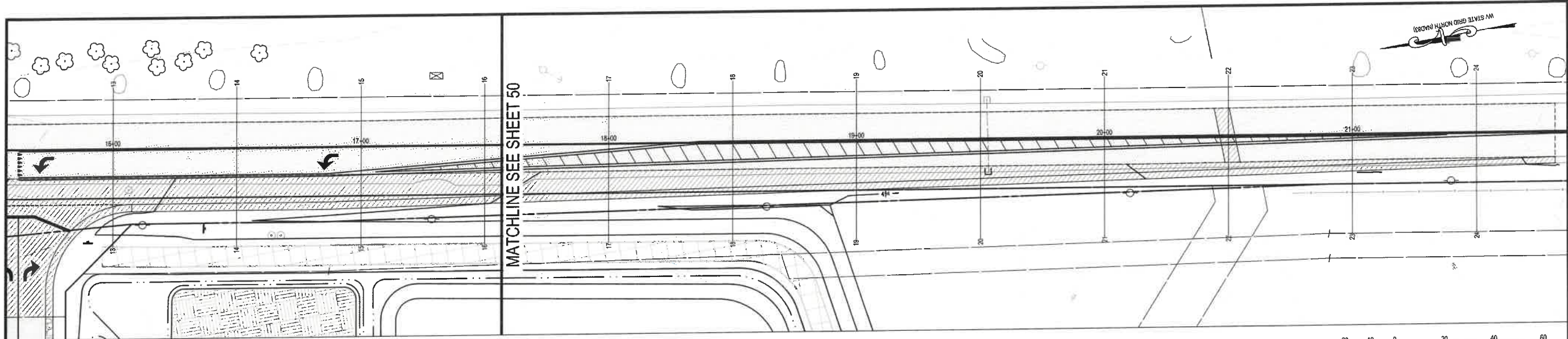
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MEDIA FARM SUBDIVISION
PRELIMINARY PLAN

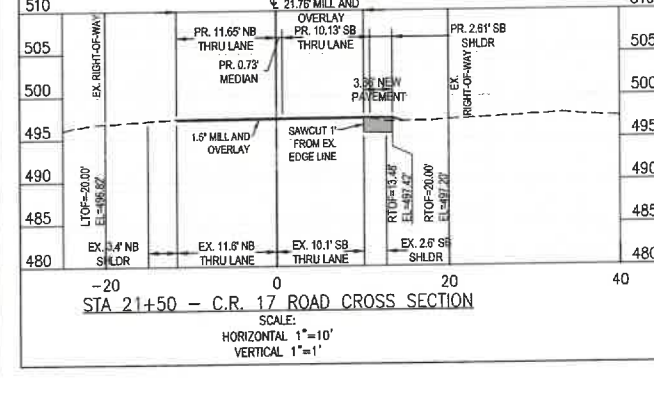
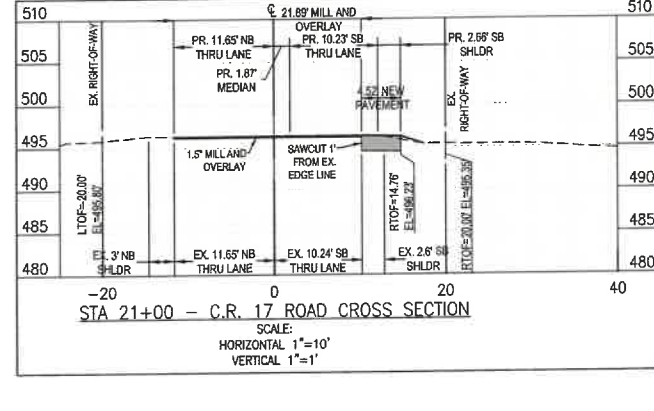
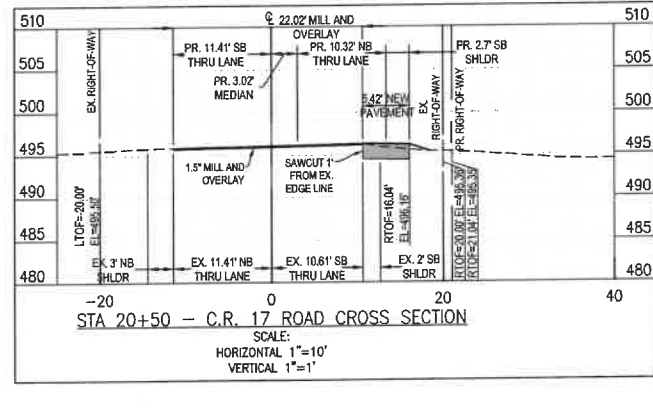
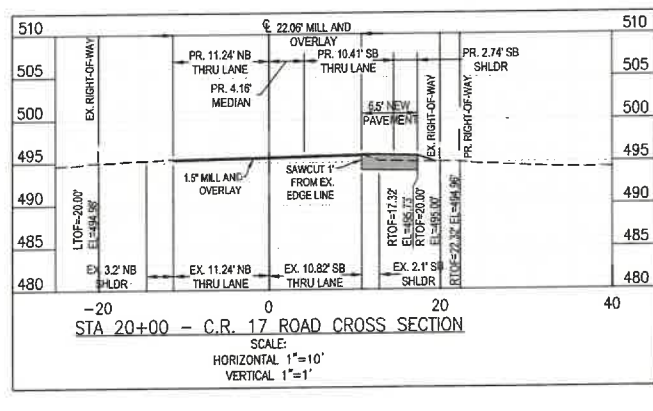
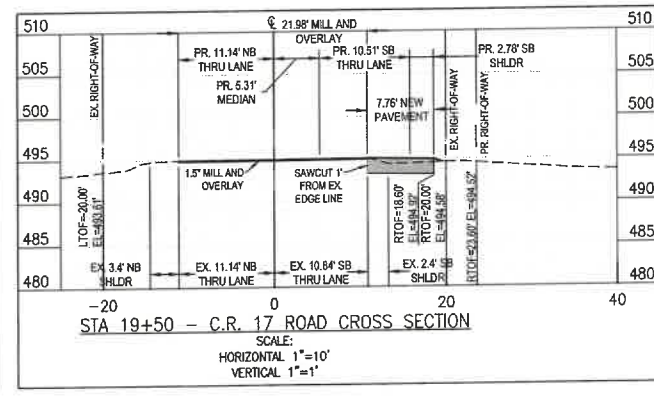
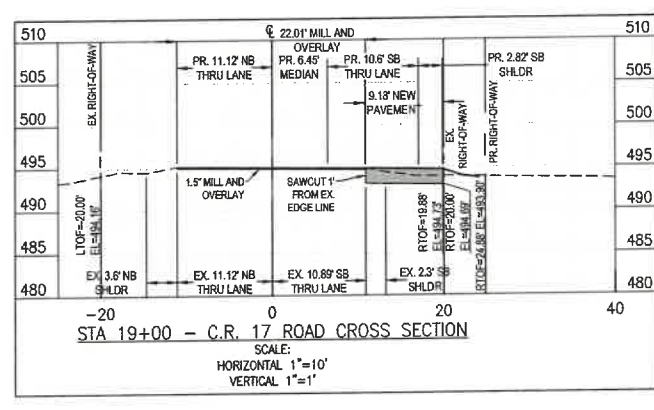
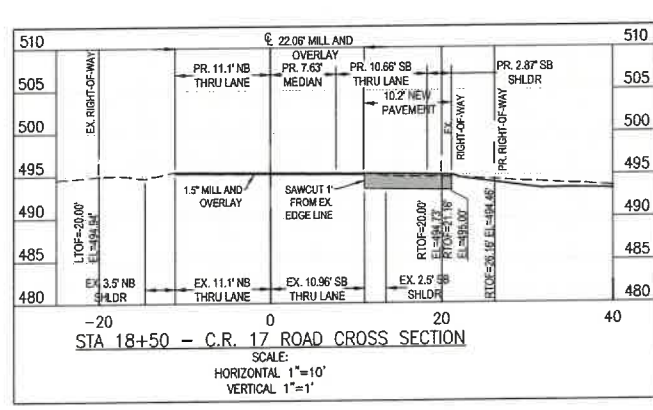
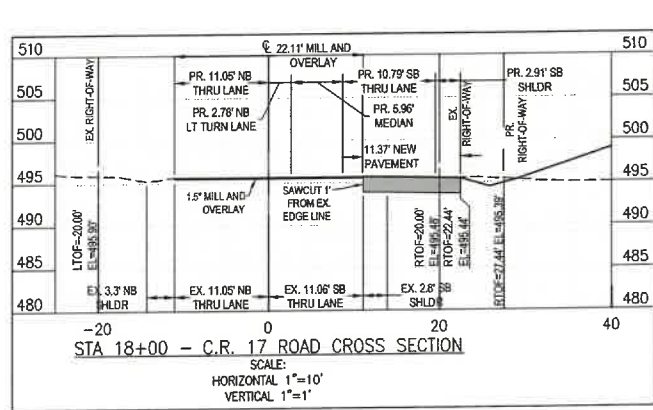
TAX MAP 04; PARCEL 11 & 11.1 (DB, 1330, P.G. 743); PARCEL 13 (DB, 1331, P.G. 1)
CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA



SCALE:	HORIZ:
	VERT:
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-CT-401.DWG
NCS:	
SHEET:	50 OF 81



FLOWING SPRINGS RD. CR17
 40' RIGHT-OF-WAY
 POSTED SPEED: 50 MPH



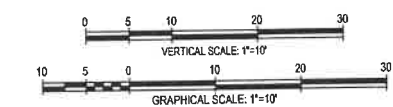
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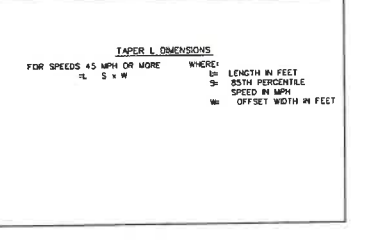
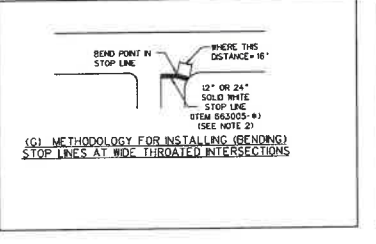
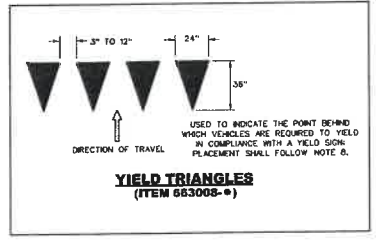
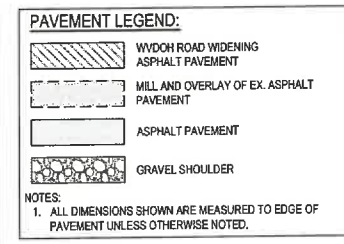
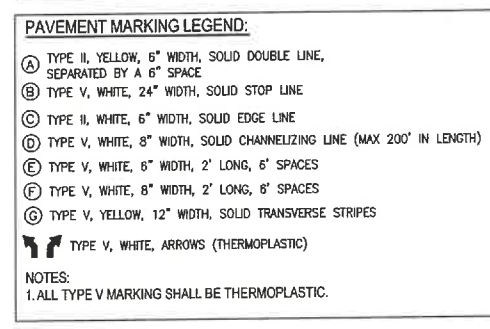
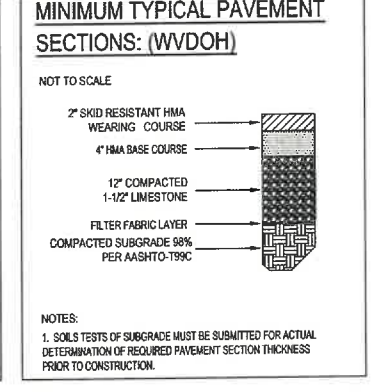
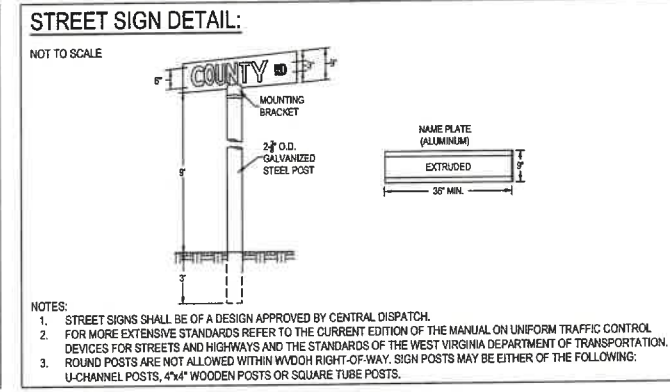
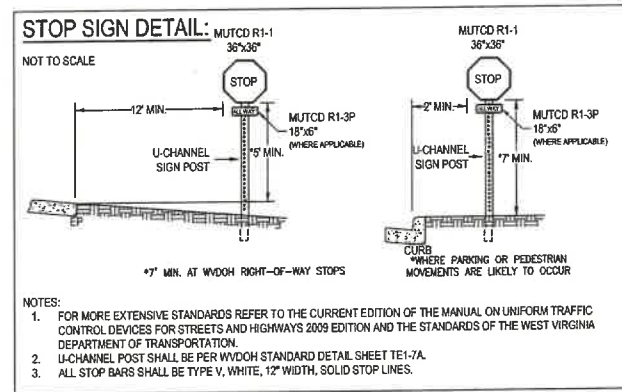
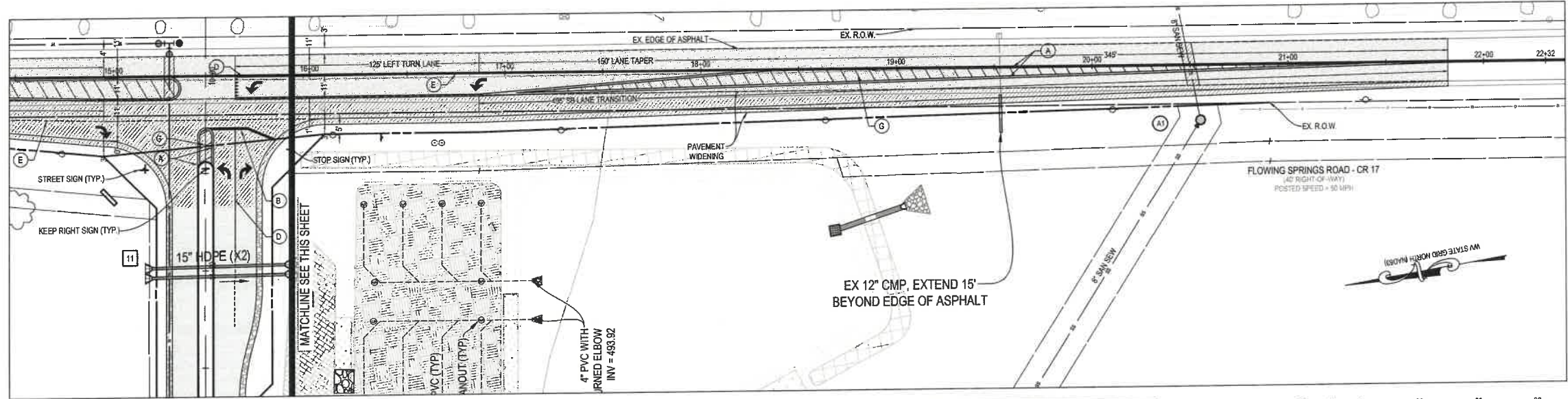
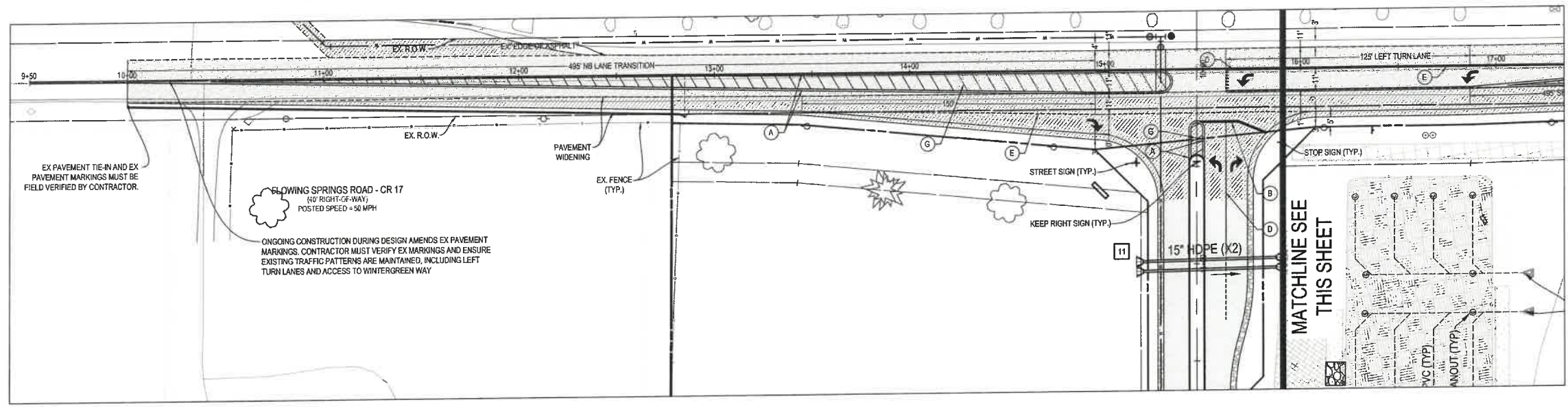
SEAL:

NO.	REVISIONS

WDOH CROSS SECTIONS
MEDIA FARM SUBDIVISION
PRELIMINARY PLAN
 TAX MAP 04, PARCEL 11 & 11.1 (D.B. 1330, P.G. 743) PARCEL 13 (D.B. 1331, P.G. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ.:
 VERT.:
 DATE: MAY 2025
 JOB: 5100-0101
 DRAWN: JCH CHECK: JPG
 CADD: C-CT-401.DWG
 NCS:
 SHEET:
51 OF 81





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SEAL:

DARON P. GERARD
REGISTERED PROFESSIONAL ENGINEER
No. 19127
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

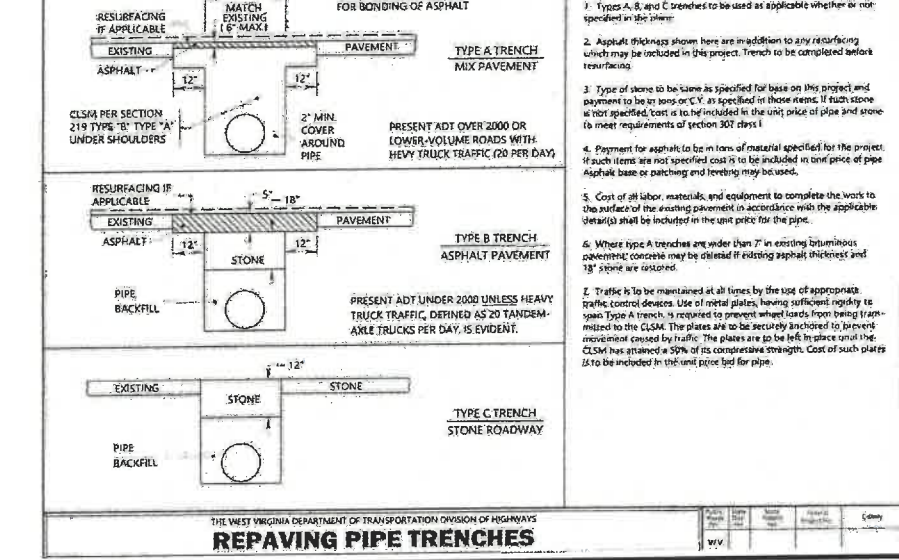
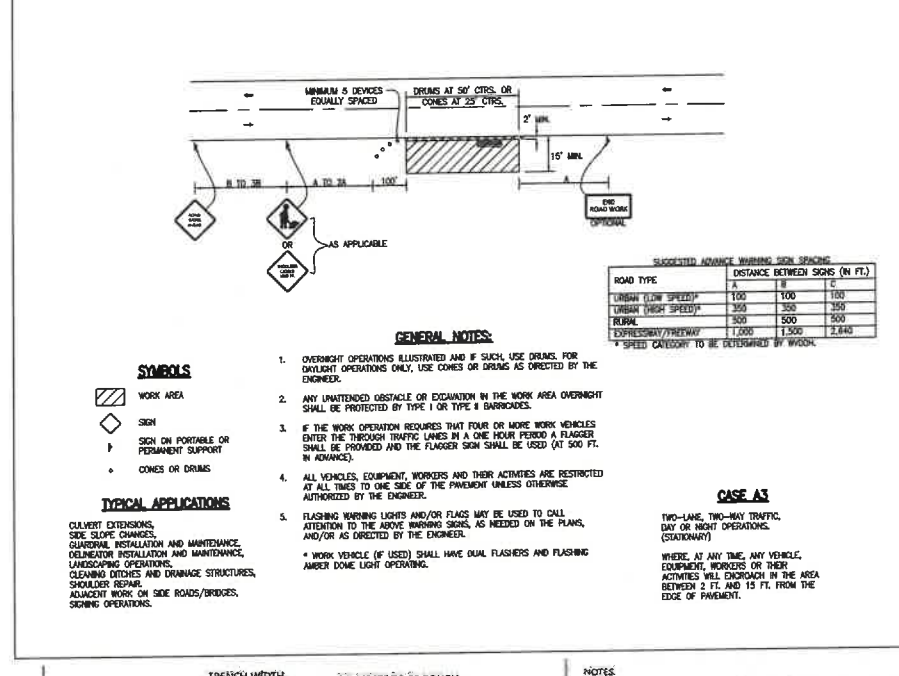
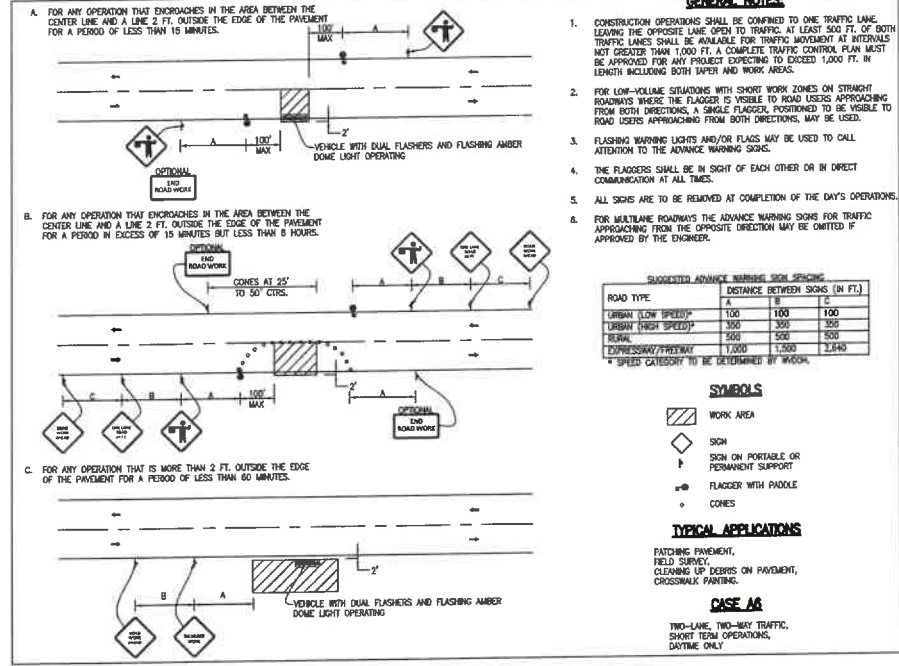
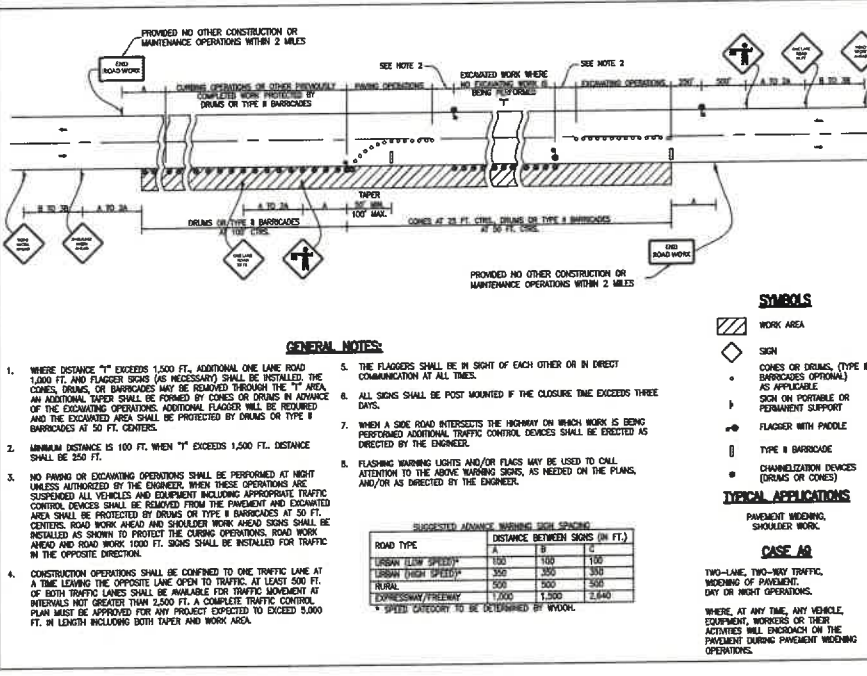
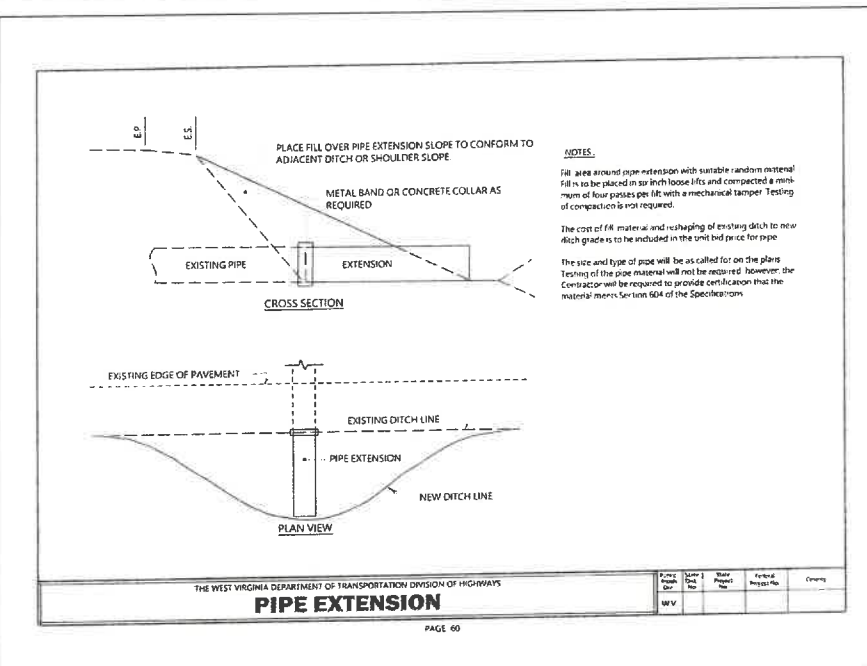
NO.	REVISIONS

WVDOT PAVEMENT MARKING & SIGNAGE PLAN

MEDIA FARM SUBDIVISION PRELIMINARY PLAN

TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743); PARCEL 13 (D.B. 1331, P.G. 1)
CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ: 1\"/>
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-CT-204.DWG
NCS:	
SHEET:	52 OF 81



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NO.	DATE	DESCRIPTION

MEDIA FARM SUBDIVISION PRELIMINARY PLAT

TAX MAP 04, PARCEL 11 & 11.1 (D.B. 1330, P.G. 743), PARCEL 13 (D.B. 1331, P.G. 1)

CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ:
VERT:

DATE: MAY 2025

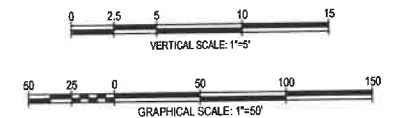
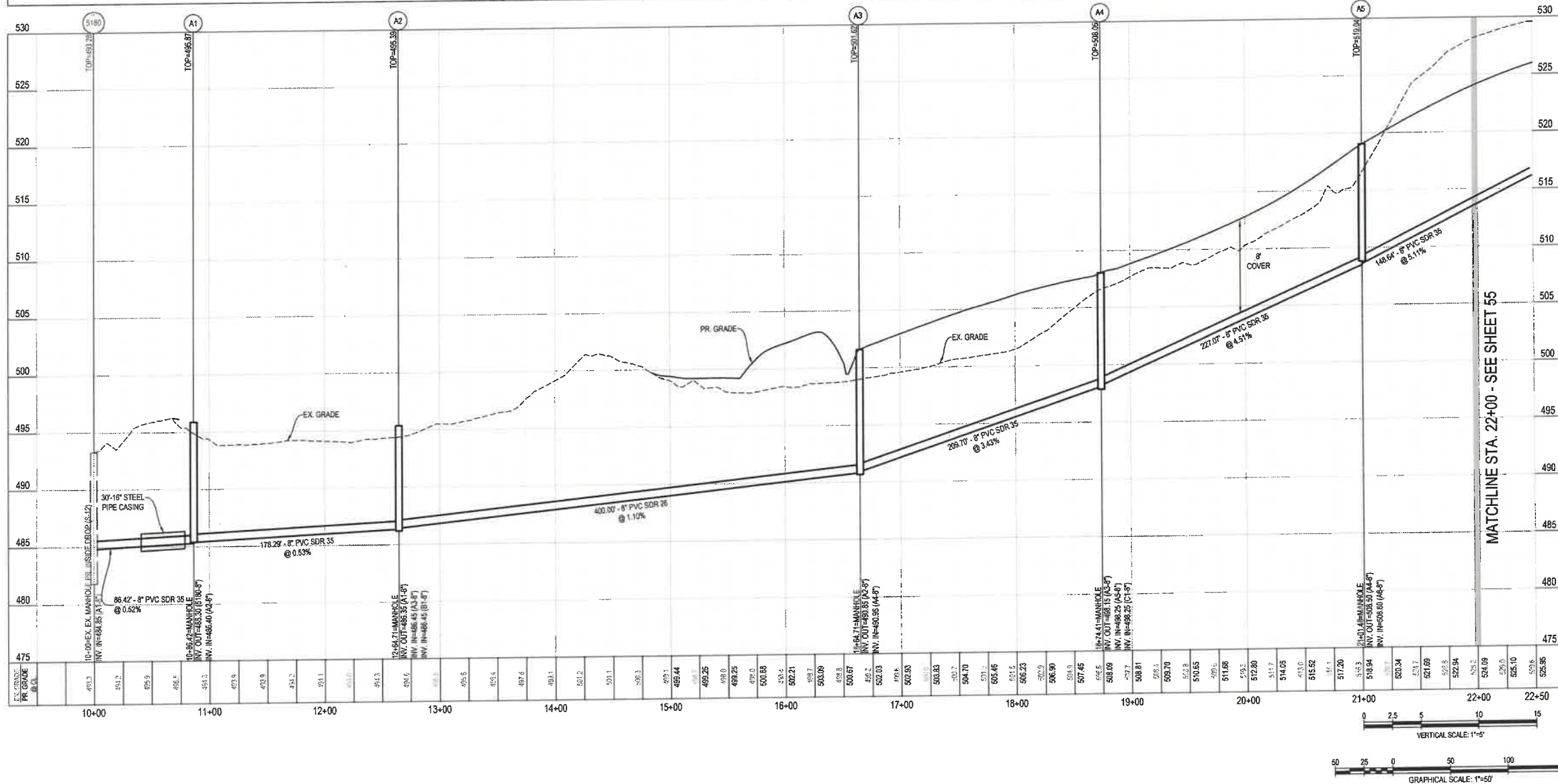
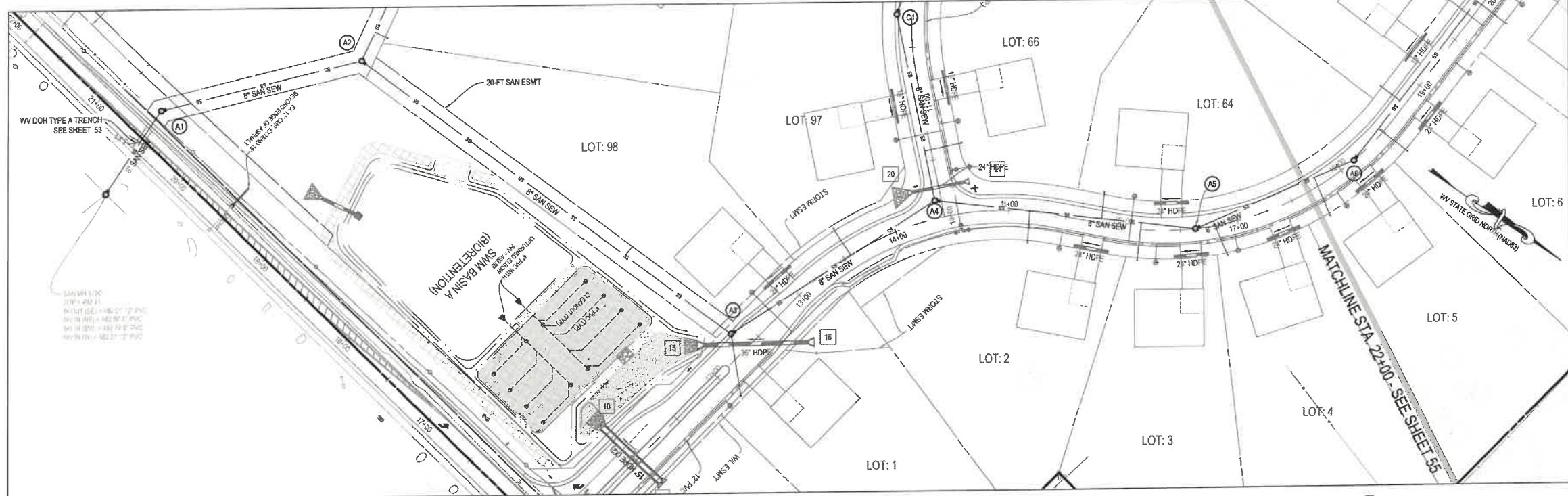
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DRAWN: JCH CHECK: JPG

CADD: C-CT-203.DWG

NCS:

SHEET: 53 OF 81



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JASON P. GERLANT
REGISTERED PROFESSIONAL ENGINEER
STATE OF WEST VIRGINIA
No. 13055

NO.	REVISIONS

SANITARY SEWER PLAN & PROFILE

MEDIA FARM SUBDIVISION

PRELIMINARY PLAT

TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 749); PARCEL 13 (D.B. 1331, PG. 1)
CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ.:
VERT.:

DATE: MAY 2025

JOB: 5100-0101

DRAWN: JCH CHECK: JPC

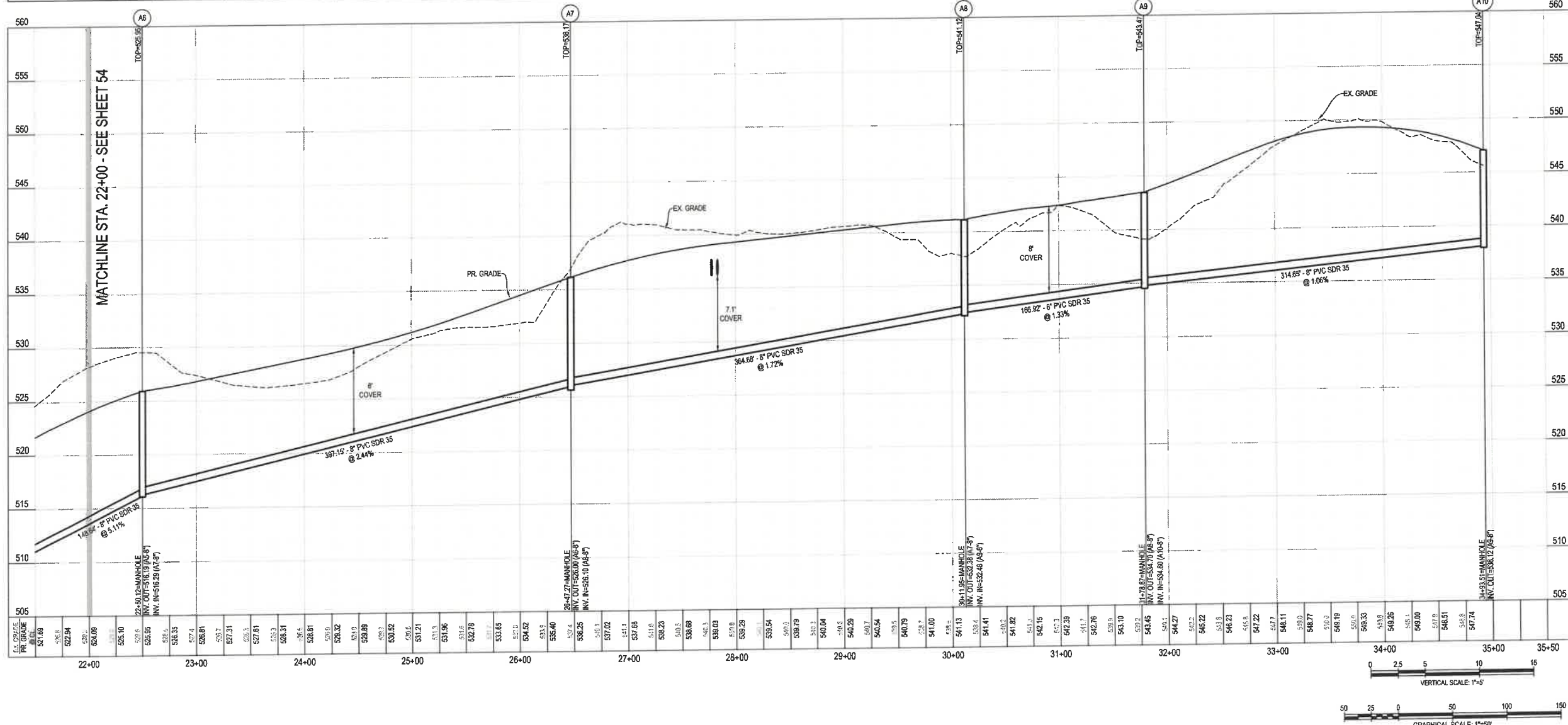
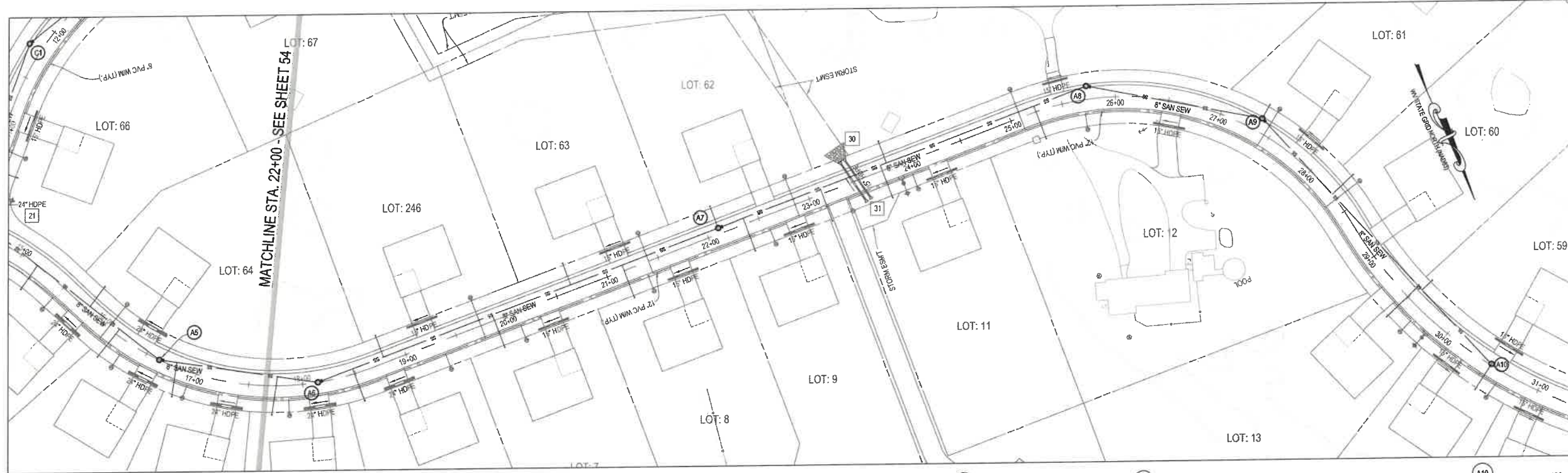
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NCS:

SHEET:

54 OF 81

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PLOTTER: HP DesignJet T1100ps
PLOT SCALE: 1"=50'
PLOT SHEET: 54 OF 81
PLOT JOB: 5100-0101
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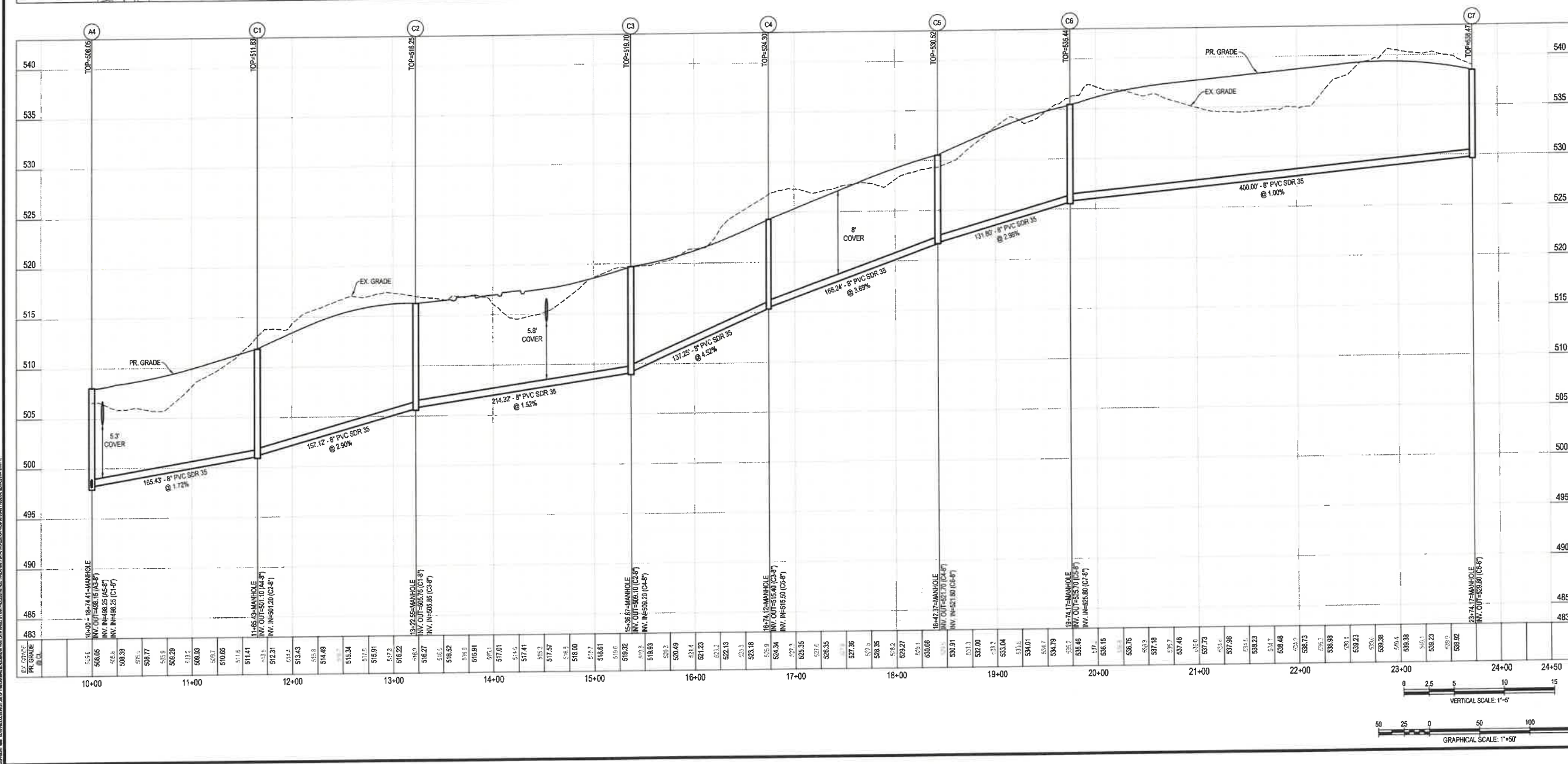
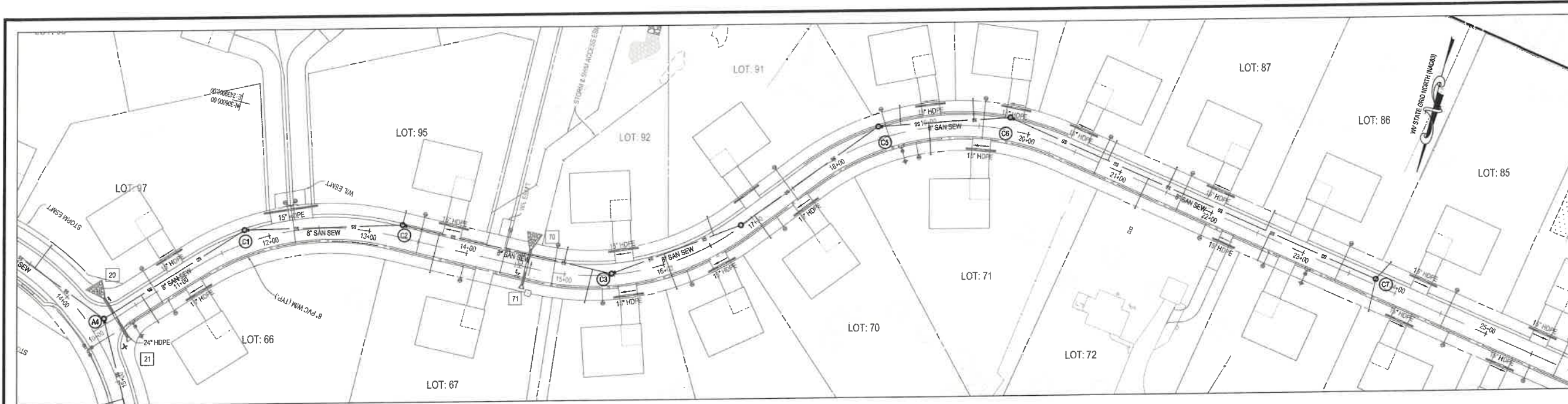


SEAL:

REVISIONS

SANITARY SEWER PLAN & PROFILE
MEDIA FARM SUBDIVISION
PRELIMINARY PLAN
 TAX MAP 04; PARCEL 11 & 11 (D.B. 1330, P.G. 743), PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ.:
 VERT.:
 DATE: MAY 2025
 JOB: 5100-0101
 DRAWN: JCH CHECK: JFG
 CADD: C-CU-210.DWG
 NCS:
 SHEET:
55 OF 81



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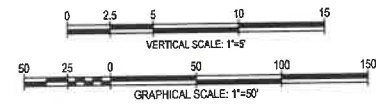
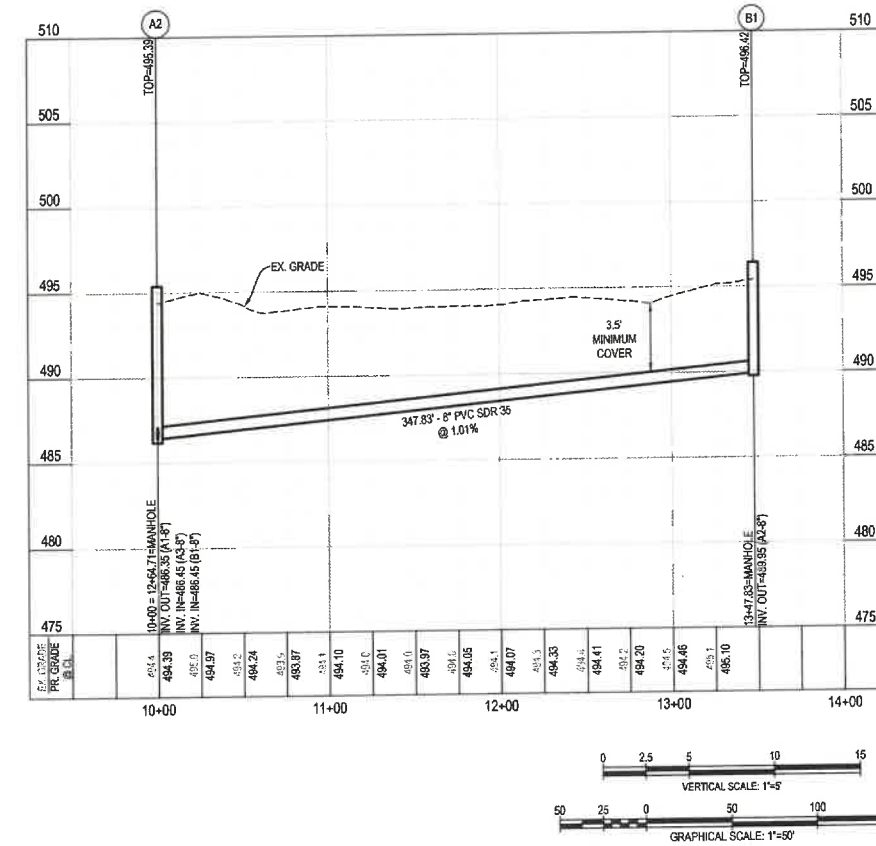
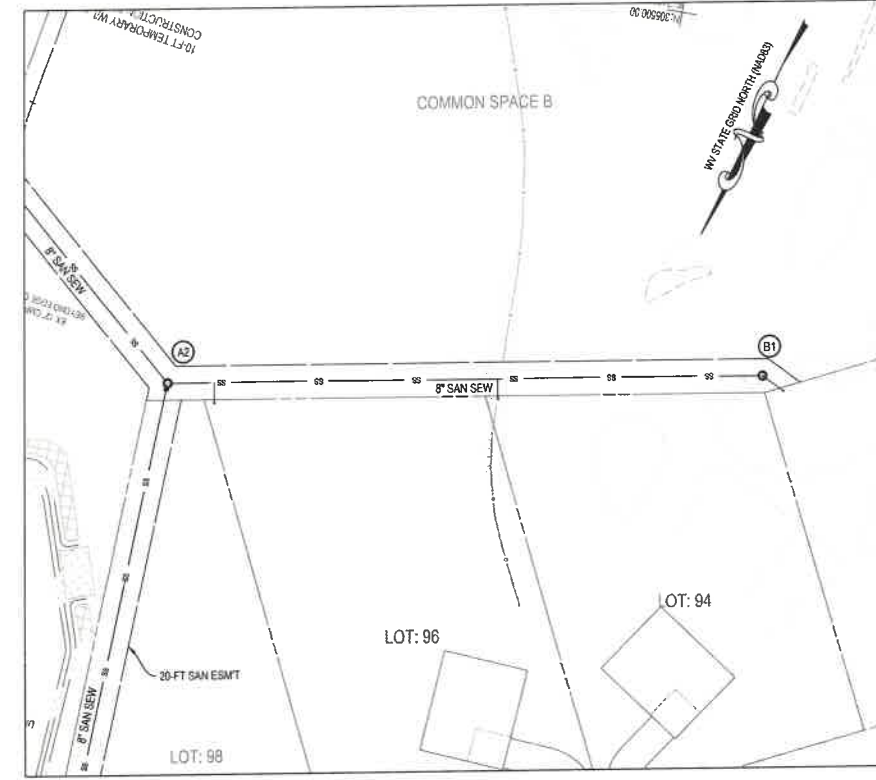
Professional Engineer Seal for Jason R. Gerhart, State of West Virginia, License No. 18727, dated 11-5-25.

NO.	REVISIONS

SANITARY SEWER PLAN & PROFILE
MEDIA FARM SUBDIVISION
PRELIMINARY PLAN
 TAX MAP 04; PARCEL 11 & 11.1 (0.B, 1300, P.G. 743); PARCEL 13 (0.B, 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ: 1"=50'
 VERT: 1"=5'
 DATE: MAY 2025
 JOB: 5100-0101
 DRAWN: JCH CHECK: JPG
 CADD: C-CU-210.DWG
 NCS: _____
 SHEET: 56 OF 81

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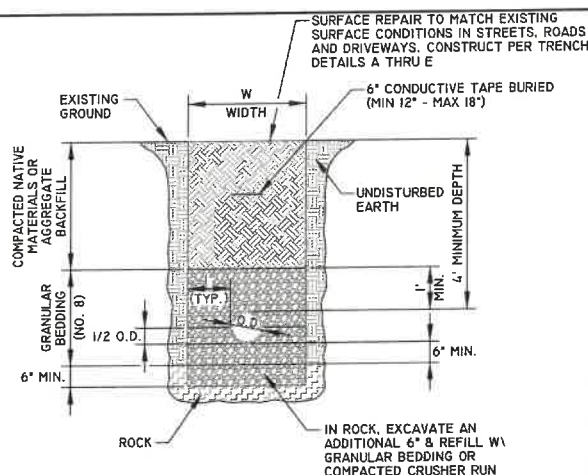
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NO.	REVISIONS

SANITARY SEWER PLAN & PROFILE
MEDIA FARM SUBDIVISION
PRELIMINARY PLAN
 TAX MAP 04, PARCEL 11 & 11 (D.B. 1300, P.G. 743), PARCEL 13 (D.B. 1331, P.G. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ.:	VERT.:
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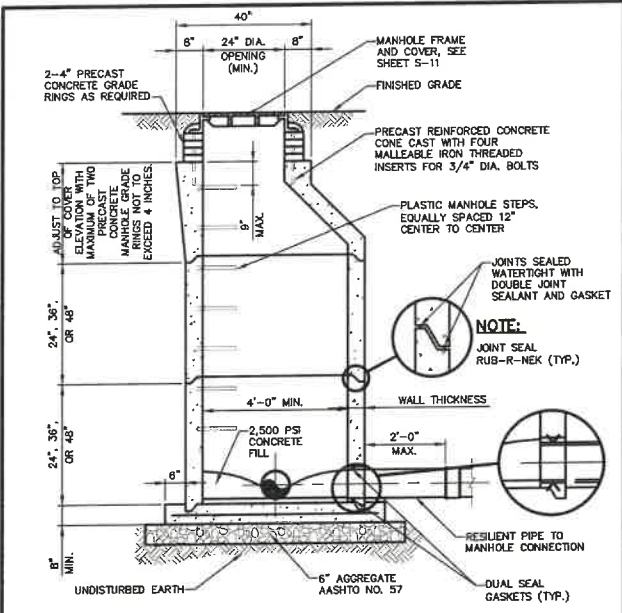


- NOTES:**
1. W = MAXIMUM PERMISSIBLE TRENCH WIDTH, BASED UPON, W = O.D. + 24", UNLESS APPROVED BY THE ENGINEER.
 2. TRENCHES TO BE SHEETED AND BRACED AS REQUIRED.
 3. PROVIDE BEARING FOR FULL LENGTH OF BARREL. DIG HOLES FOR THE BELL.
 4. BACKFILL ON SIDES TO 1/2 O.D. OF PIPE TO HOLD PIPE IN PLACE PRIOR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

Charles Town Utility Board
832 S. GEORGE STREET, P.O. BOX 359, CHARLES TOWN, WV 25414
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SEWER LINE TRENCH DETAIL

STANDARD DETAIL NO. **S-1**
NOT TO SCALE
SEPTEMBER 2015

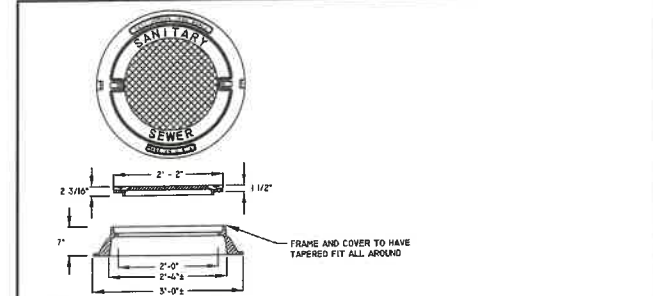


NOTE:
SEE SHEET S-10A FOR MANHOLE NOTES

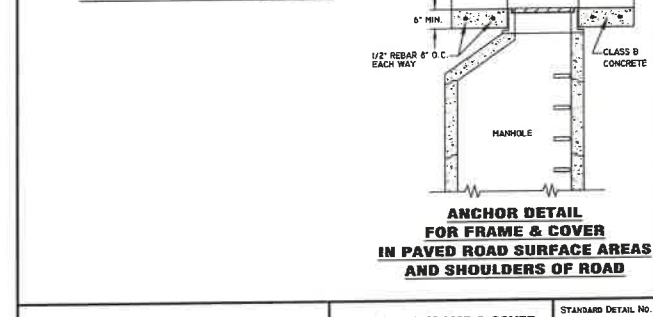
Charles Town Utility Board
861 S. GEORGE STREET, SUITE 101, CHARLES TOWN, WV 25414
PHONE: (304) 725-2316 FAX: (304) 725-4313

PRECAST MANHOLE WITH ECCENTRIC TOP DETAIL

STANDARD DETAIL NO. **S-10**
NOT TO SCALE
JULY 2025



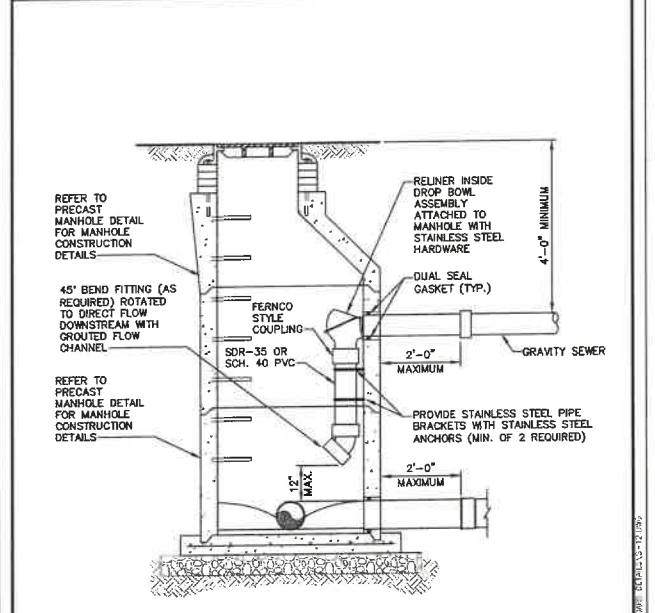
- NOTES:**
1. MANHOLE COVERS SHALL NOT HAVE VENT HOLES
 2. AVERAGE WEIGHT IS 400 LBS
 3. DIMENSIONS ABOVE ARE FOR EAST JORDAN IRONWORKS PRODUCTS
 4. APPROVED SUPPLIERS:
EAST JORDAN IRONWORKS
HIGHWAY: FRAME - PRO. NO. 1042 UNDRIPPED SELF SEALING COVER - PRO. NO. 1040A UNDRIPPED SELF SEALING FRAME & COVER - PRO. NO. 1040 UNDRIPPED SELF SEALING WATER TIGHT FRAME & COVER PRO. NO. 1042/1040APT. UNDRIPPED



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MANHOLE FRAME & COVER ANCHOR FOR FRAME & COVER DETAIL

STANDARD DETAIL NO. **S-7**
NOT TO SCALE
SEPTEMBER 2015



NOTE:
1. OUTSIDE DROP MANHOLES ARE PROHIBITED.

Charles Town Utility Board
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INSIDE DROP MANHOLE DETAIL

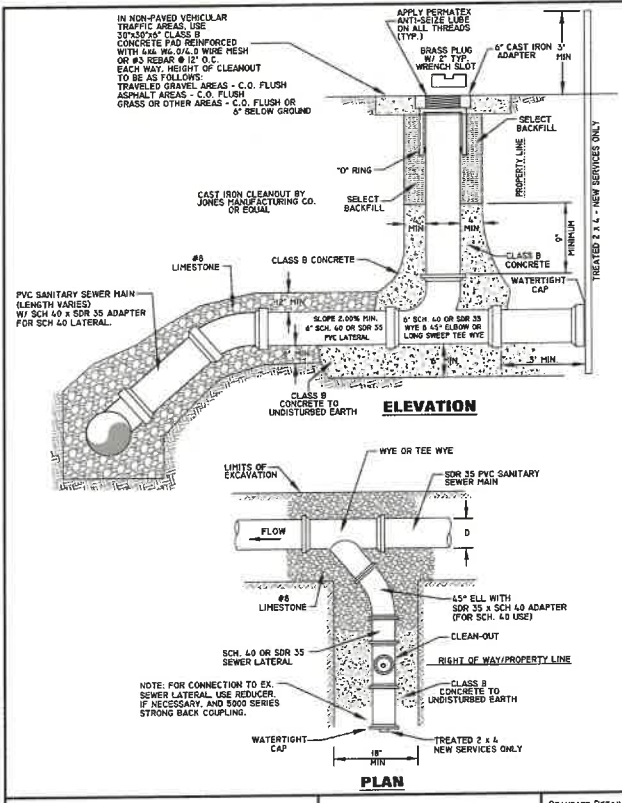
STANDARD DETAIL NO. **S-12**
NOT TO SCALE
JULY 2025



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

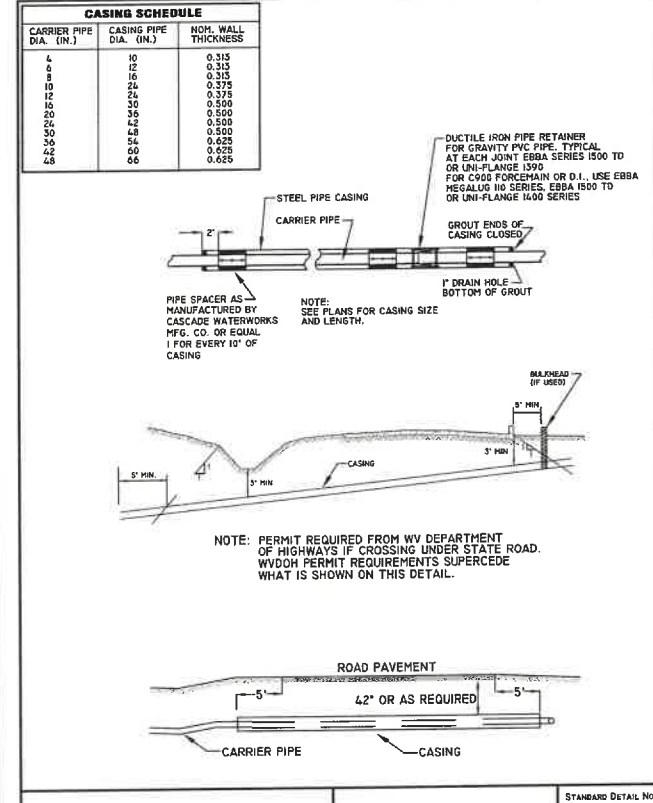
STANDARD DETAIL NO. **S-13**
NOT TO SCALE
SEPTEMBER 2015



Charles Town Utility Board
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PHONE: (304) 725-2316 *FAX: (304) 725-4313

PIPE CASING DETAIL

STANDARD DETAIL NO. **S-24**
NOT TO SCALE
SEPTEMBER 2015



Charles Town Utility Board
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PHONE: (304) 725-2316 *FAX: (304) 725-4313

TYPE A & B TRENCH REPAIR DETAIL

STANDARD DETAIL NO. **S-26**
NOT TO SCALE
SEPTEMBER 2015



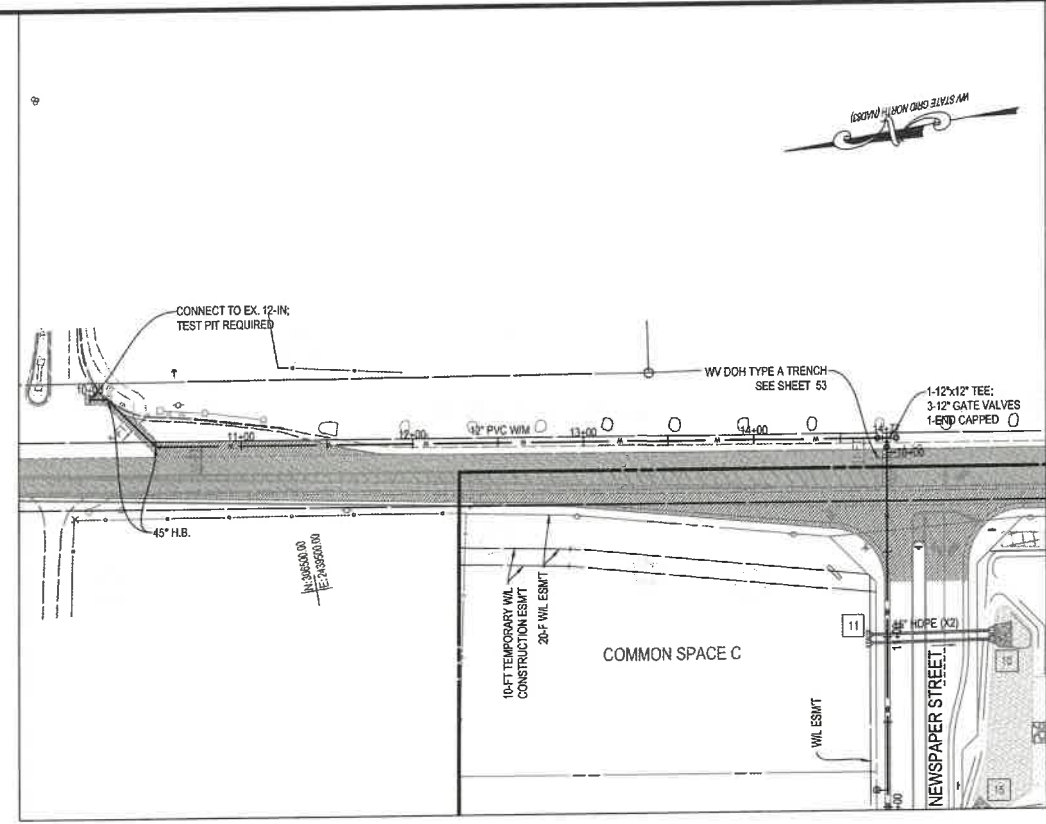
NO.	REVISIONS

SCALE:	HORIZ:
	VERT:
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-CU-510.DWG
NCS:	
SHEET:	58 OF 81

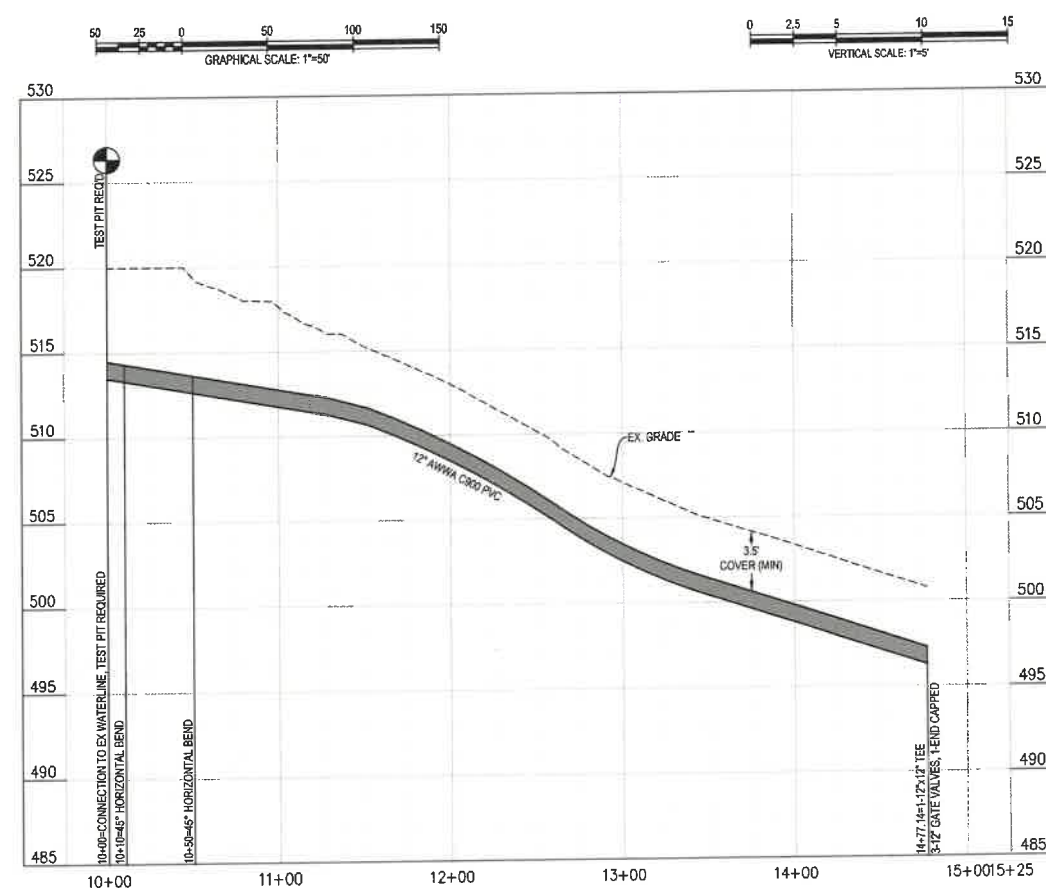
LOT #	MANHOLE NUMBER		FLOW DETERMINATION					FLOW (MGD)				PIPE RUN N = 0.013		CAPACITY OF PIPE (FULL)			PROPORTIONAL			ELEVATIONS						CHECK CAPACITY %		
			FROM FOREMAIN		BY BUILDING			INCRM. FLOW	TOTAL AVG FLOW	PEAK FLOW FACTOR	PEAK FLOW	LENGTH (FEET)	DIA. (IN)	SLOPE (%)	Q M.G.D.	Q C.F.S.	VEL (FPS)	FLOW %	DEPTH	VEL (FPS)	UPPER (FT) INVERT	FALL (PIPE RUN)	LOWER (IN) INVERT	DROP IN STRUCT. (FEET)	TOP OF STRUCT.		MH DEPTH	
			NO OF UNITS	FLOW PER UNIT	NO. OF UNITS	FLOW PER UNIT (GPD)																						
			FROM	TO																								
	A10	A9			4	280	0.0011	0.0011	4.00	0.0045	314.65	8	1.0532	0.80	1.24	3.56	0.56	0.03	0.93	538.12	3.32	534.80	#REF!	547.04	8.92	0.56%		
	A9	A8			4	280	0.0003	0.0003	4.00	0.0056	166.92	8	1.3300	0.90	1.39	3.99	0.62	0.04	1.10	534.70	2.22	532.48	0.10	543.47	8.77	0.62%		
	A8	A7			4	280	0.0011	0.0011	4.00	0.0101	364.68	8	1.7221	1.02	1.59	4.54	0.98	0.04	1.41	532.38	6.28	526.10	0.10	541.12	8.74	0.98%		
	A7	A6			6	280	0.0017	0.0017	4.00	0.0168	397.15	8	2.4449	1.22	1.89	5.41	1.38	0.05	1.74	528.00	9.71	518.29	0.10	536.17	10.17	1.38%		
	A6	A5			2	280	0.0006	0.0006	4.00	0.0190	148.84	8	5.1984	1.78	2.73	7.82	1.08	0.05	2.51	518.19	7.59	508.60	0.10	527.11	10.92	1.08%		
	A5	A4			3	280	0.0006	0.0006	4.00	0.0224	227.07	8	4.5140	1.66	2.57	7.38	1.35	0.06	2.36	508.50	10.25	498.25	0.10	519.04	10.54	1.35%		
	A4	A3			2	280	0.0006	0.0006	4.00	0.0448	208.70	8	3.4334	1.45	2.24	6.41	3.10	0.08	2.88	498.15	7.20	490.95	0.10	508.06	9.91	3.10%		
	A3	A2			1	280	0.0003	0.0003	4.00	0.0459	400.00	8	1.1000	0.82	1.27	3.63	5.61	0.10	1.89	490.85	4.40	486.45	0.10	501.62	10.77	5.61%		
	A2	A1			0	280	0.0000	0.0000	4.00	0.0493	178.29	8	0.5328	0.57	0.88	2.53	8.64	0.13	1.52	486.35	0.95	485.40	0.10	495.36	9.04	8.64%		
	A1	5180			0	280	0.0000	0.0000	4.00	0.0493	86.42	8	0.5207	0.58	0.87	2.50	8.74	0.13	1.50	485.30	0.45	484.85	0.10	495.87	10.57	8.74%		
	C7	C6			6	280	0.0017	0.0017	4.00	0.0067	400.00	8	1.0000	0.78	1.21	3.48	0.88	0.04	1.05	529.80	4.00	525.80	---	538.47	8.67	0.86%		
	C6	C5			4	280	0.0011	0.0011	4.00	0.0112	131.80	8	2.9590	1.34	2.08	5.95	0.83	0.04	1.80	525.70	3.90	521.80	#REF!	535.44	9.74	0.83%		
	C5	C4			1	280	0.0003	0.0003	4.00	0.0123	169.24	8	3.8851	1.50	2.32	6.65	0.82	0.04	2.01	521.70	6.20	515.50	0.10	530.52	8.82	0.82%		
	C4	C3			2	280	0.0006	0.0006	4.00	0.0148	137.25	8	4.5172	1.66	2.57	7.38	0.88	0.04	2.22	515.40	6.20	509.20	0.10	528.81	11.41	0.88%		
	C3	C2			3	280	0.0008	0.0008	4.00	0.0179	214.32	8	1.6164	0.96	1.49	4.26	1.66	0.05	1.37	509.10	3.25	505.85	0.10	519.71	10.81	1.66%		
	C2	C1			1	280	0.0003	0.0003	4.00	0.0190	157.12	8	2.8956	1.33	2.08	5.89	1.43	0.05	1.89	505.75	4.55	501.20	0.10	516.25	10.50	1.43%		
	C1	A4			1	280	0.0003	0.0003	4.00	0.0202	165.43	8	1.7228	1.03	1.59	4.54	1.97	0.05	1.46	501.10	2.85	498.25	0.10	511.83	10.73	1.97%		
	B1	A2			3	280	0.0008	0.0008	4.00	0.0034	347.83	8	1.0082	0.78	1.21	3.47	0.43	0.03	0.84	489.95	3.50	486.45	---	496.42	6.47	0.43%		
						44.00																						

LOT #	MANHOLE NUMBER		RISER @ Main								LATERAL				INVOF LATERAL L AT STUB (RISER)	ELEVATION PR. FFE	PR. SLAB ELEV	FIRST FLOOR SEWER?	
			SLOPE (%)	DIST FROM LWR MH	INV. OF MAIN	INV. OF LAT (AT MAIN)	HEIGHT (FT)	INV. OF LAT (AT RISER)	LENGTH @ 2.0% (FEET)	AN. LENGTH 4" DIA. (FEET)	4" DIA. (FEET)	ANGLE	SLOPE (%)						
														INVERT					INVERT
			FROM	TO															
98	B1	A2	1.52	27.41	488.87	488.12	---	---	---	---	11.96	---	11.96	90°	2.08	488.36	519.31	---	GRAMTY
94	B1	A2	1.01	183.28	489.59	489.84	---	---	---	---	11.79	---	11.79	90°	2.08	498.89	520.65	---	GRAMTY
93	B1	A2	1.01	347.84	489.56	491.20	---	---	---	---	15.17	---	15.17	90°	2.08	491.52	522.86	---	GRAMTY
98	A3	A2	1.10	285.25	489.89	490.84	---	---	---	---	10.50	---	10.50	90°	2.08	491.05	507.80	---	GRAMTY
1	A3	A2	1.16	400.00	490.85	492.10	---	---	---	---	54.90	---	54.90	90°	2.08	493.24	506.11	---	GRAMTY
97	A4	A3	3.43	123.53	489.18	490.44	---	---	---	---	27.89	---	27.89	90°	2.08	497.02	512.87	---	GRAMTY
96	C1	A4	1.72	44.21	490.01	500.28	---	---	---	---	32.50	---	32.50	90°	2.08	500.84	514.76	---	GRAMTY
95	C2	C1	2.66	157.12	503.75	507.00	---	---	---	---	14.48	---	14.48	90°	2.08	507.30	520.45	---	GRAMTY
97	C3	C2	1.52	37.98	509.43	507.88	---	---	---	---	39.58	---	39.58	90°	2.08	508.50	522.55	---	GRAMTY
92	C3	C2	1.52	185.80	508.30	509.81	---	---	---	---	15.86	---	15.86	90°	2.08	509.84	523.46	---	GRAMTY
98	C3	C2	1.52	185.07	508.81	510.00	---	---	---	---	33.98	---	33.98	90°	2.08	510.77	525.43	---	GRAMTY
99	C4	C3	4.52	55.91	511.73	512.88	---	---	---	---	37.35	---	37.35	90°	2.08	513.75	528.28	---	GRAMTY
91	C4	C3	4.52	108.85	514.12	515.37	---	---	---	---	20.01	---	20.01	90°	2.08	515.78	528.55	---	GRAMTY
70	C5	C4	3.89	16.99	516.13	517.38	---	---	---	---	27.83	---	27.83	90°	2.08	517.96	532.12	---	GRAMTY
90	C6	C5	2.89	22.20	522.48	523.71	---	---	---	---	19.44	---	19.44	90°	2.08	524.11	536.30	---	GRAMTY
71	C6	C5	2.99	50.47	523.29	524.54	---	---	---	---	31.82	---	31.82	90°	2.08	525.20	540.32	---	GRAMTY
89	C6	C5	2.96	95.40	524.62	525.87	---	---	---	---	21.33	---	21.33	90°	2.08	526.32	539.12	---	GRAMTY
88	C7	C6	1.00	106.89	526.87	528.12	---	---	---	---	21.50	---	21.50	90°	2.08	528.58	540.58	---	GRAMTY
72	C7	C6	1.00	151.24	527.31	528.56	---	---	---	---	32.50	---	32.50	90°	2.08	529.24	0.00	---	EXLOT
87	C7	C6	1.00	172.50	527.53	528.78	---	---	---	---	21.50	---	21.50	90°	2.08	529.22	542.15	---	GRAMTY
86	C7	C6	1.00	279.68	528.80	528.85	---	---	---	---	21.50	---	21.50	90°	2.08	530.29	542.83	---	GRAMTY
73	C7	C6	1.00	284.68	528.85	529.90	---	---	---	---	30.58	---	30.58	90°	2.08	530.53	544.83	---	GRAMTY
74	C7	C6	1.00	400.00	529.80	531.05	---	---	---	---	33.23	---	33.23	90°	2.08	531.74	542.89	---	GRAMTY
85	C6	C5	2.89	400.00	533.84	534.88	---	---	---	---	22.59	---	22.59	90°	2.08	535.38	540.73	---	GRAMTY
2	A5	A4	4.51	82.92	501.89	503.24	---	---	---	---	27.50	---	27.50	90°	2.08	503.82	518.50	---	GRAMTY
85	A5	A4	4.51	145.53	504.82	506.07	---	---	---	---	22.89	---	22.89	90°	2.08	508.55	523.11	---	GRAMTY
3	A5	A4	4.51	179.98	508.37	507.82	---	---	---	---	32.87	---	32.87	90°	2.08	508.30	523.41	---	GRAMTY
4	A6	A5	5.11	16.89	509.45	510.70	---	---	---	---	32.87	---	32.87	90°	2.08	511.38	528.10	---	GRAMTY
5	A6	A5	5.11	111.17	514.28	515.53	---	---	---	---	35.83	---	35.83	90°	2.08	516.27	531.02	---	GRAMTY
6	A7	A6	2.44	34.48	517.13	518.38	---	---	---	---	31.94	---	31.94	90°	2.08	519.05	532.37	---	GRAMTY
7	A7	A6	2.44	84.98	517.88	519.13	---	---	---	---	21.50	---	21.50	90°	2.08	518.58	531.27	---	GRAMTY
84	A7	A6	2.44	173.54	520.53	521.78	---	---	---	---	32.50	---	32.50	90°	2.08	522.46	535.18	---	GRAMTY
63	A7	A6	2.44	251.18	522.43	523.68	---	---	---	---	21.50	---	21.50	90°	2.08	524.13	537.57	---	GRAMTY
8	A7	A6	2.44	301.88	523.87	524.92	---	---	---	---	32.50	---	32.50	90°	2.08	525.80	539.35	---	GRAMTY
62	A7	A6	2.44	397.15	526.00	527.25	---	---	---	---	21.50	---	21.50	90°	2.08	527.70	541.28	---	GRAMTY

ALL RIGHTS RESERVED FOR THE DESIGN AND CONSTRUCTION OF THE WATERMAIN SYSTEM. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.



FLOWING SPRINGS RD WATERMAIN



FLOWING SPRINGS RD EXTENSION PROFILE

INTEGRITY FEDERAL SERVICES

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING

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NO.	REVISIONS

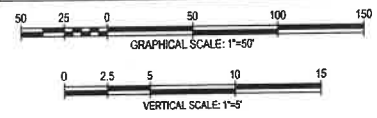
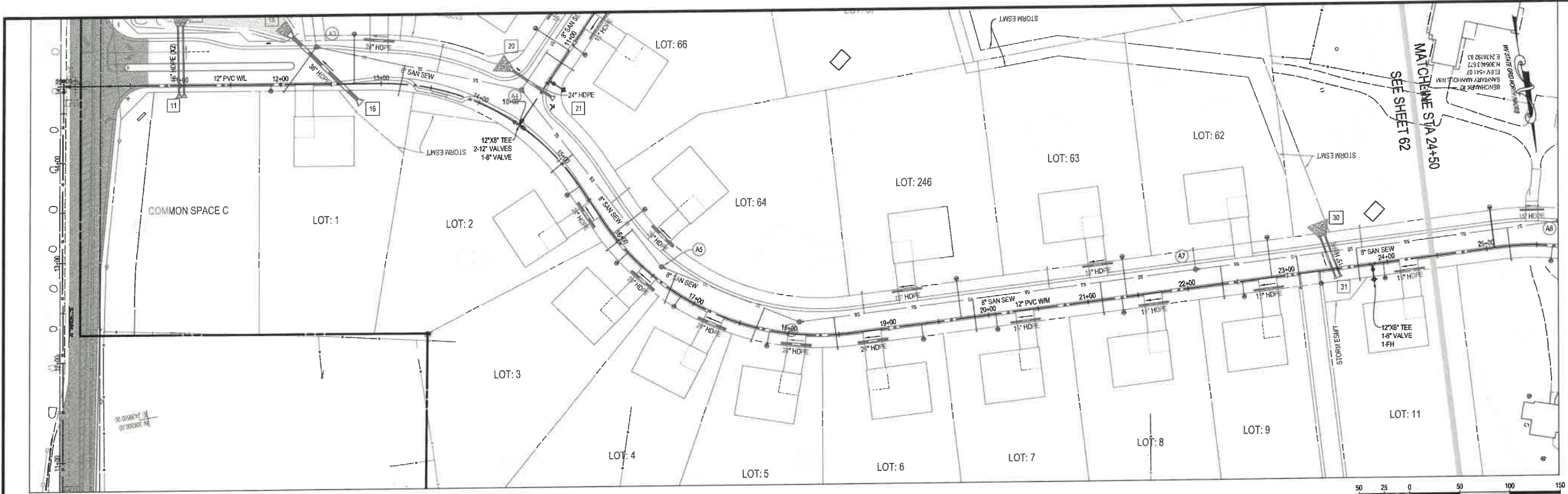
WATERLINE PLAN & PROFILE - FLOWING SPRINGS RD

MEDIA FARM SUBDIVISION

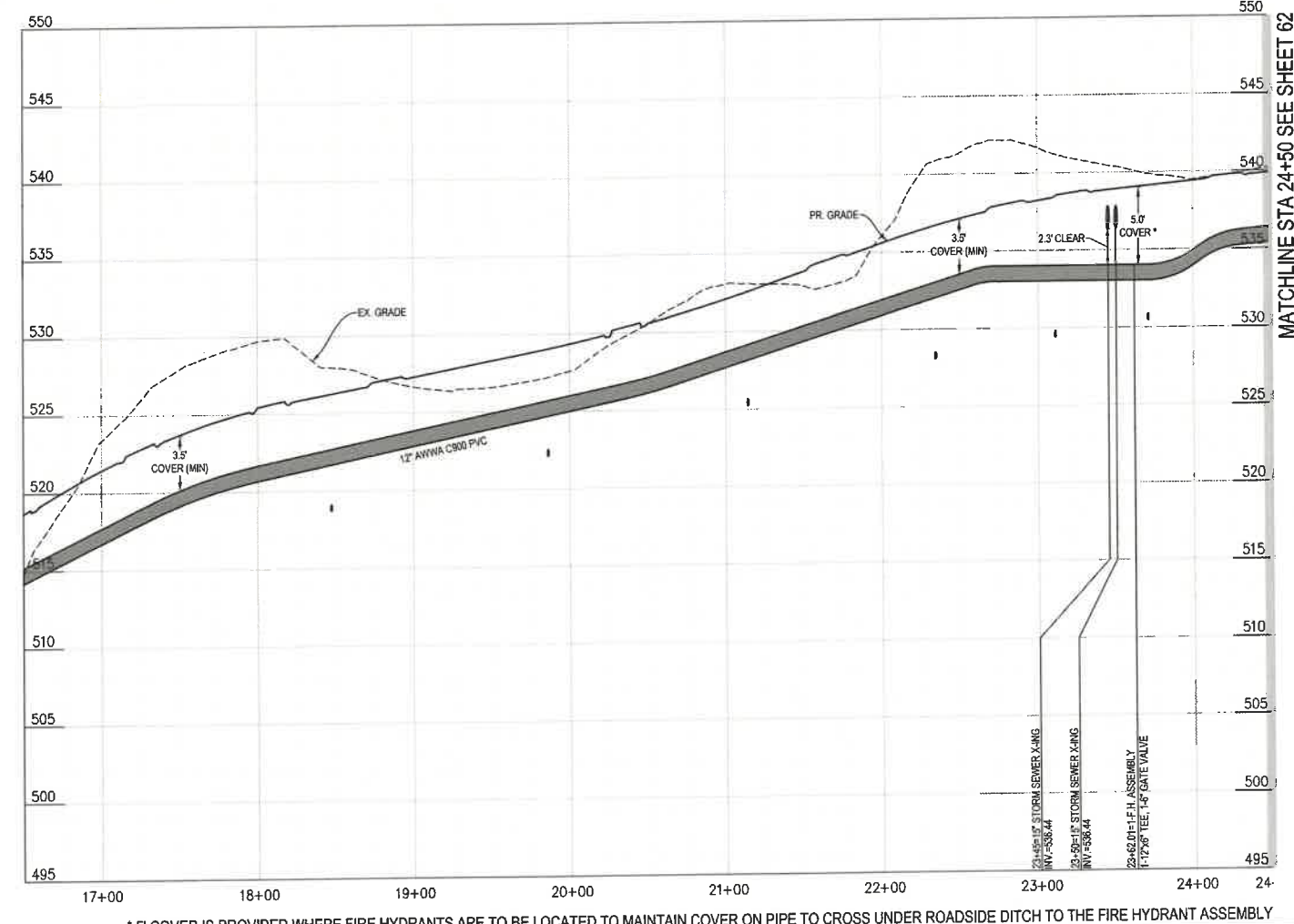
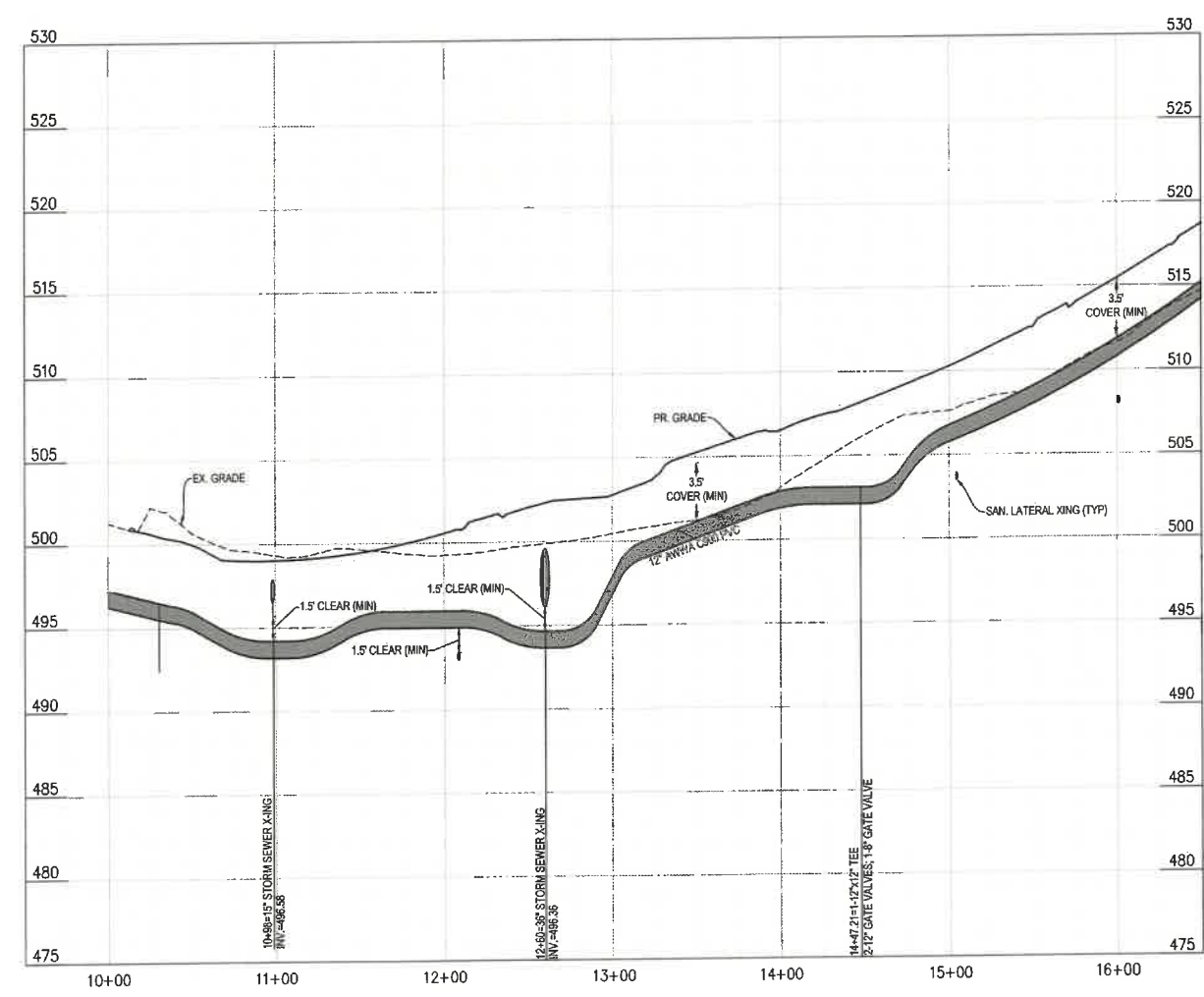
PRELIMINARY PLAN

TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743); PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ: 1"=50'	VERT: 1"=5'
DATE: MAY 2025	
JOB: 5100-0101	
DRAWN: JCH	CHECK: JPG
CADD: C-CU-230.DWG	
NCS:	
SHEET: 60 OF 81	



NEWSPAPER STREET WATERMAIN



* 5' COVER IS PROVIDED WHERE FIRE HYDRANTS ARE TO BE LOCATED TO MAINTAIN COVER ON PIPE TO CROSS UNDER ROADSIDE DITCH TO THE FIRE HYDRANT ASSEMBLY

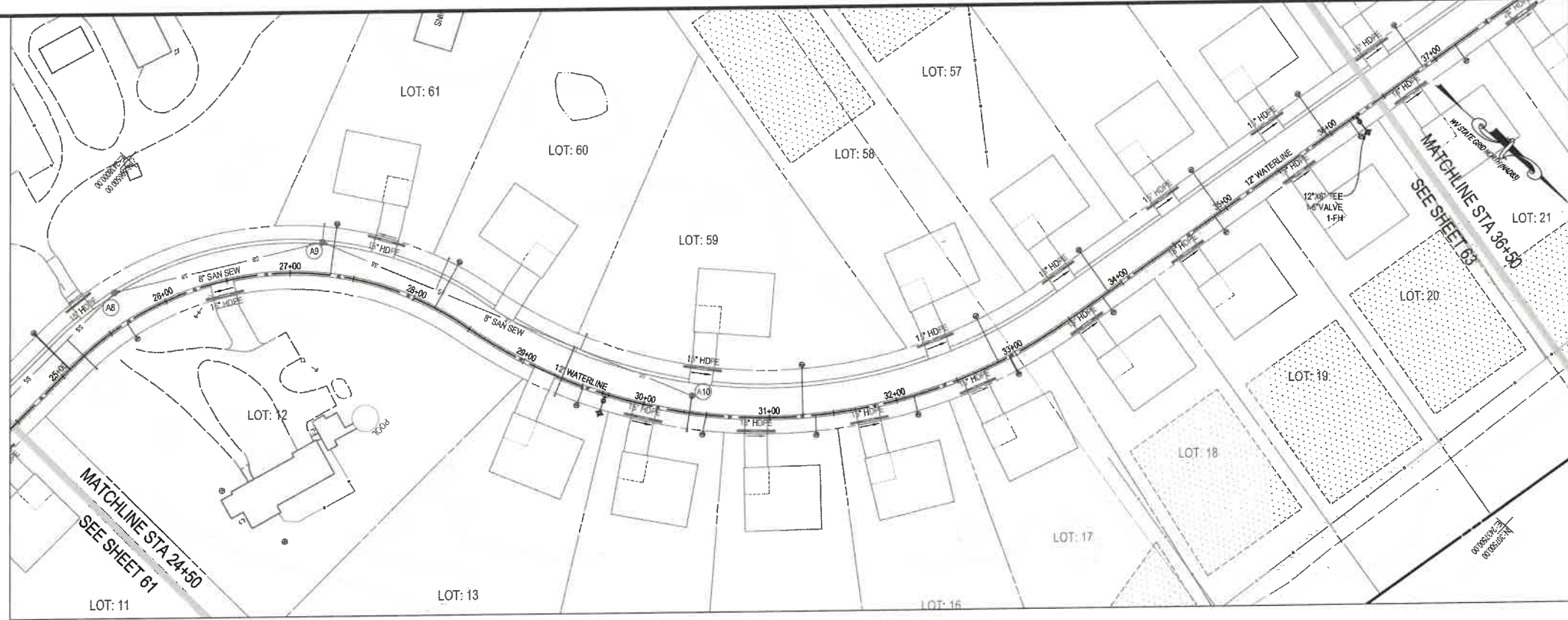
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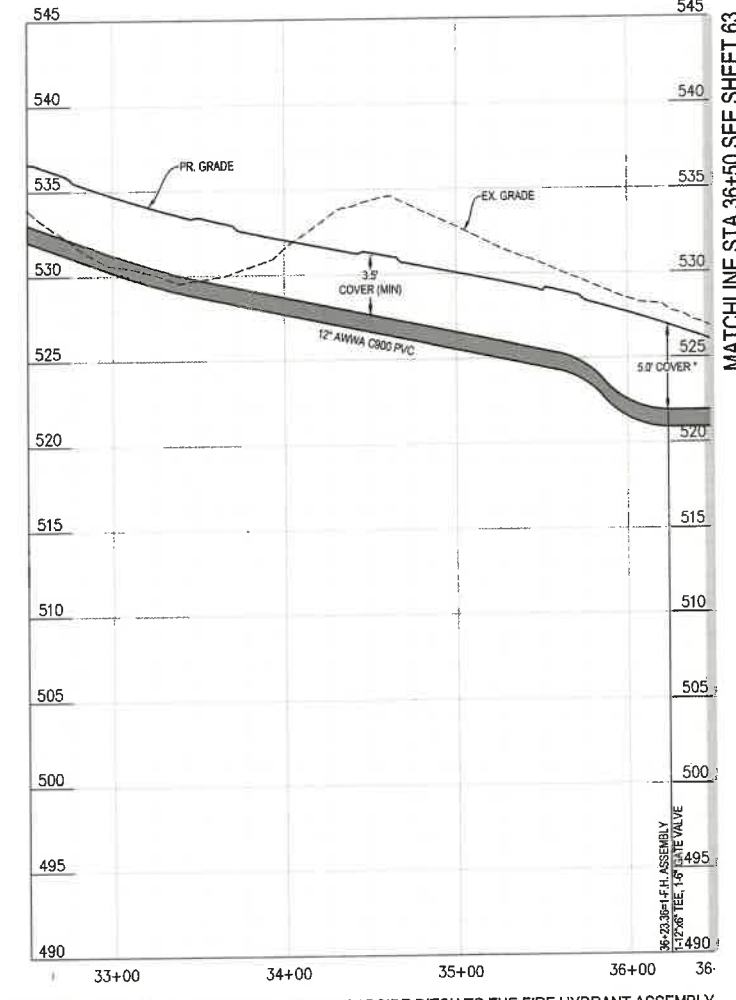
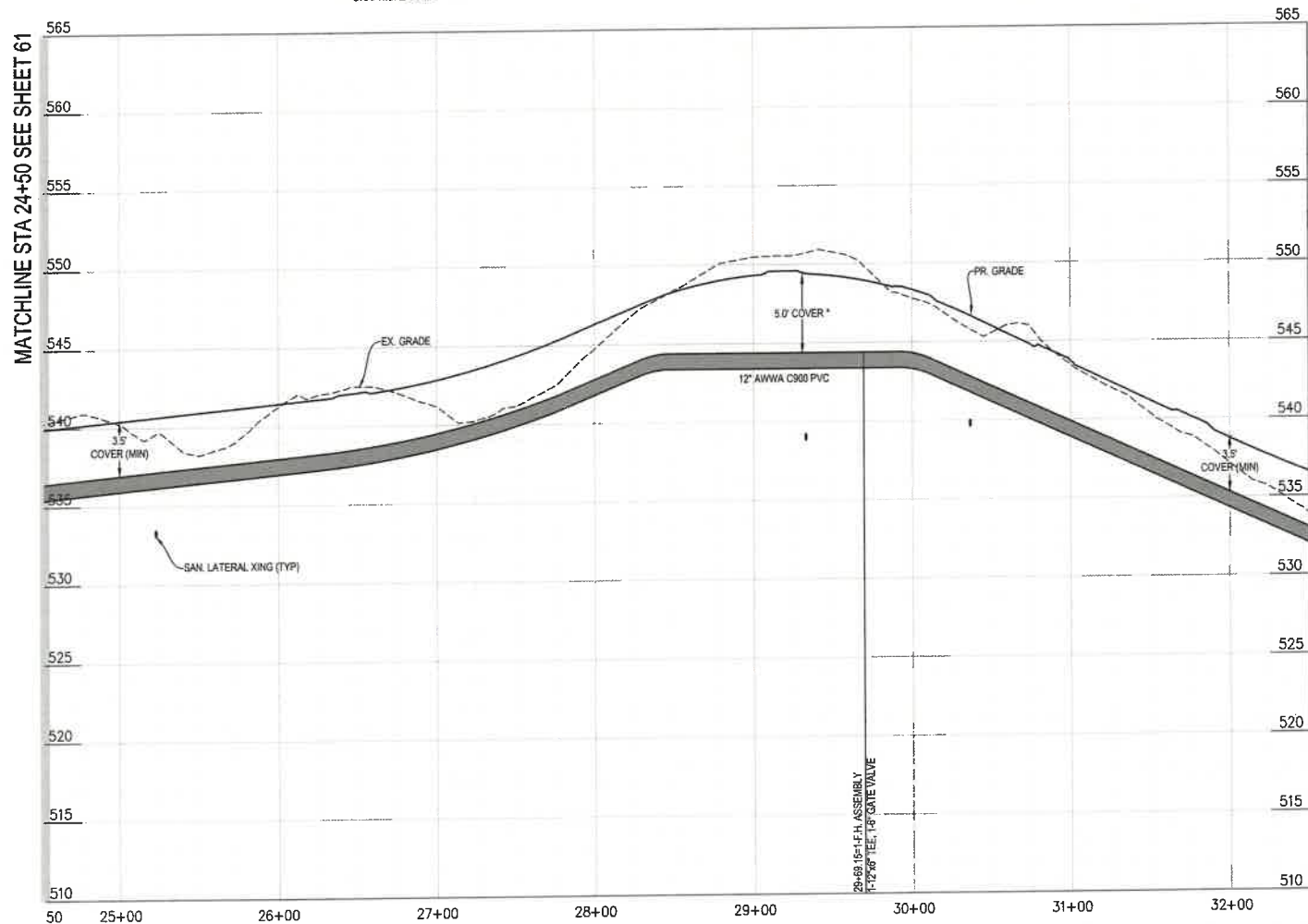
NO.	REVISIONS

WATERLINE PLAN & PROFILE - NEWSPAPER STREET
MEDIA FARM SUBDIVISION
PRELIMINARY PLAN
 TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743); PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ:	
	VERT:	
DATE:	MAY 2025	
JOB:	5100-0101	
DRAWN:	JCH	CHECK: JPG
CADD:	C-CU-230.DWG	
NCS:		
SHEET:	61 OF 81	



NEWSPAPER STREET WATERMAIN



* 5' COVER IS PROVIDED WHERE FIRE HYDRANTS ARE TO BE LOCATED TO MAINTAIN COVER ON PIPE TO CROSS UNDER ROADSIDE DITCH TO THE FIRE HYDRANT ASSEMBLY

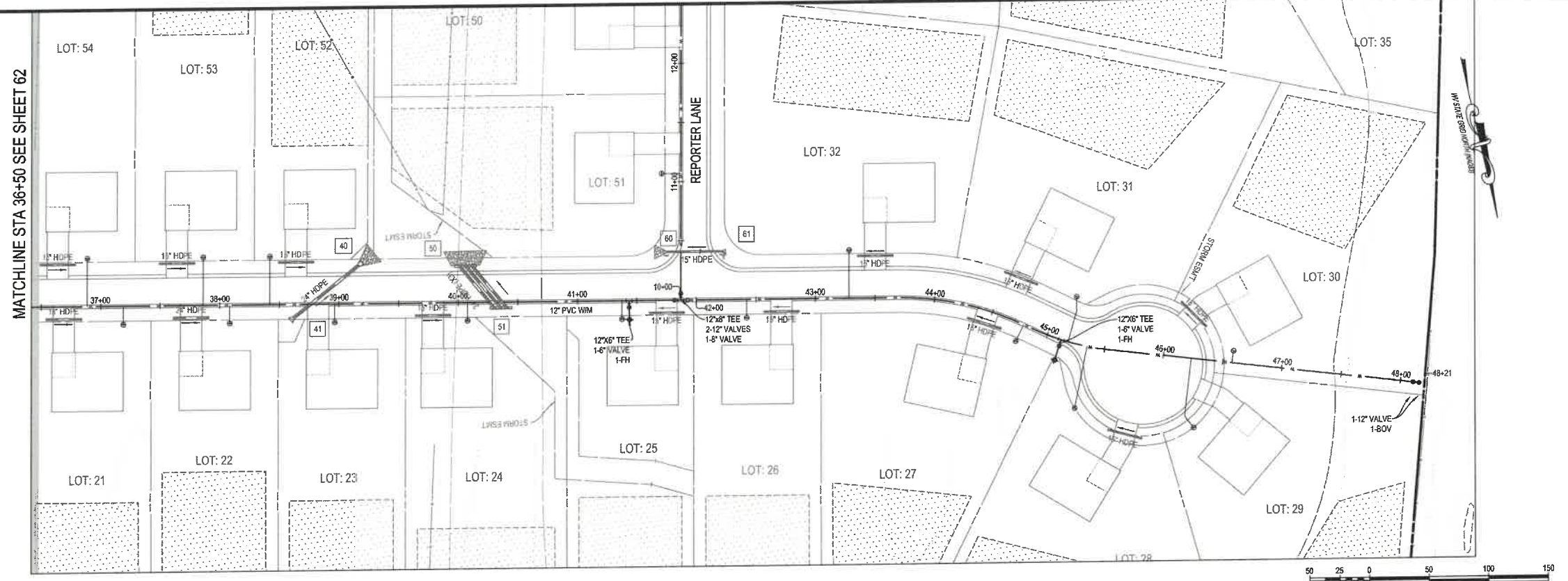
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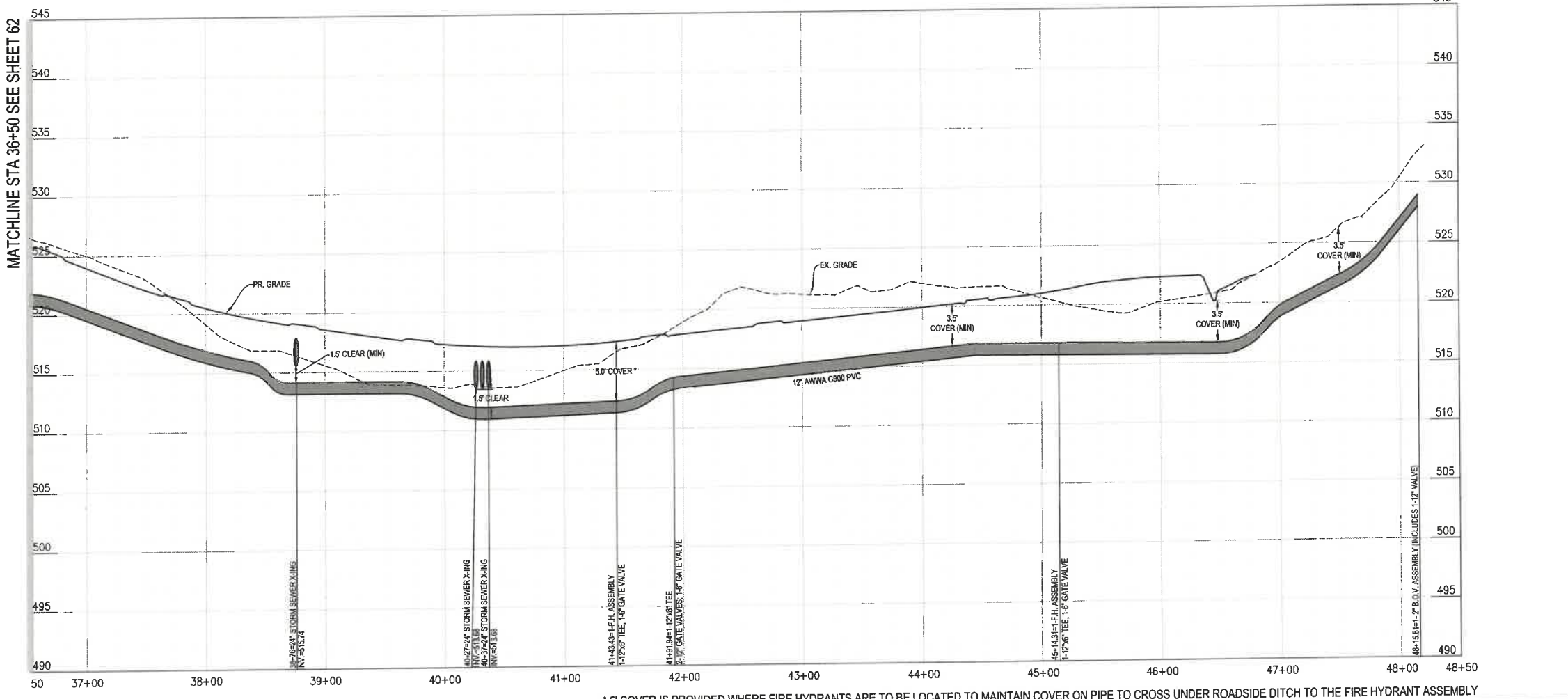
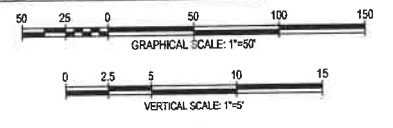
NO.	REVISIONS

WATERLINE PLAN & PROFILE - NEWSPAPER STREET
MEDIA FARM SUBDIVISION PRELIMINARY PLAN
 TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743, PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ:
DATE:	VERT:
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-CU-230.DWG
NCS:	
SHEET:	62 OF 81



NEWSPAPER STREET WATERMAIN



* 5' COVER IS PROVIDED WHERE FIRE HYDRANTS ARE TO BE LOCATED TO MAINTAIN COVER ON PIPE TO CROSS UNDER ROADSIDE DITCH TO THE FIRE HYDRANT ASSEMBLY

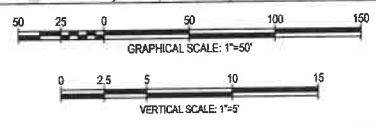
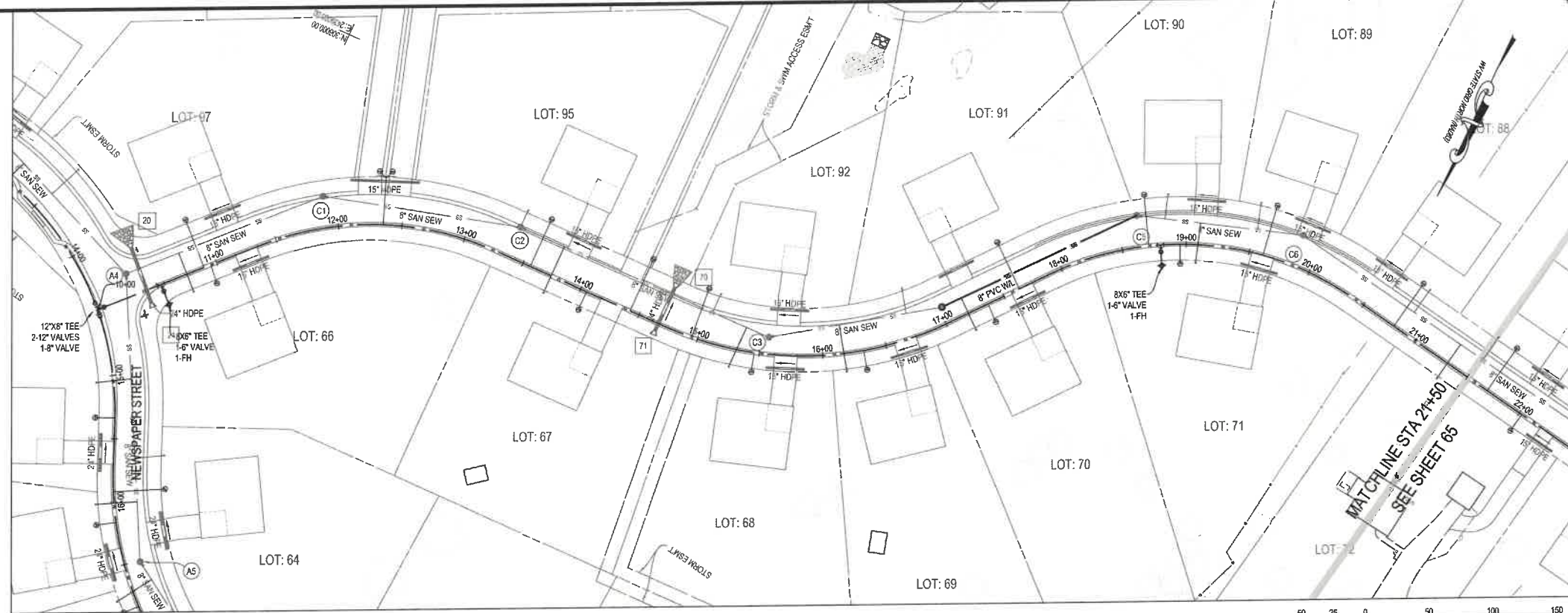
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Professional Engineer Seal for Jason P. Gerhart, No. 18127, State of West Virginia.

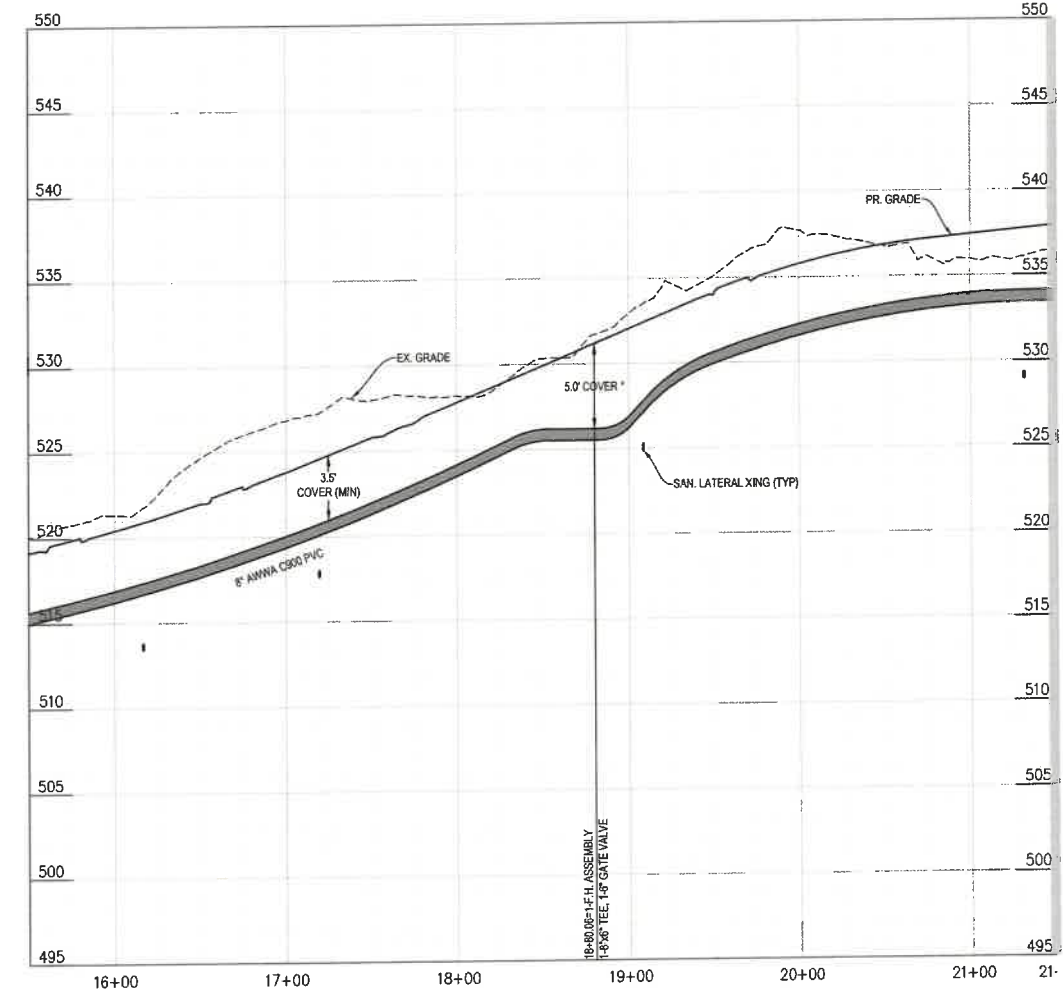
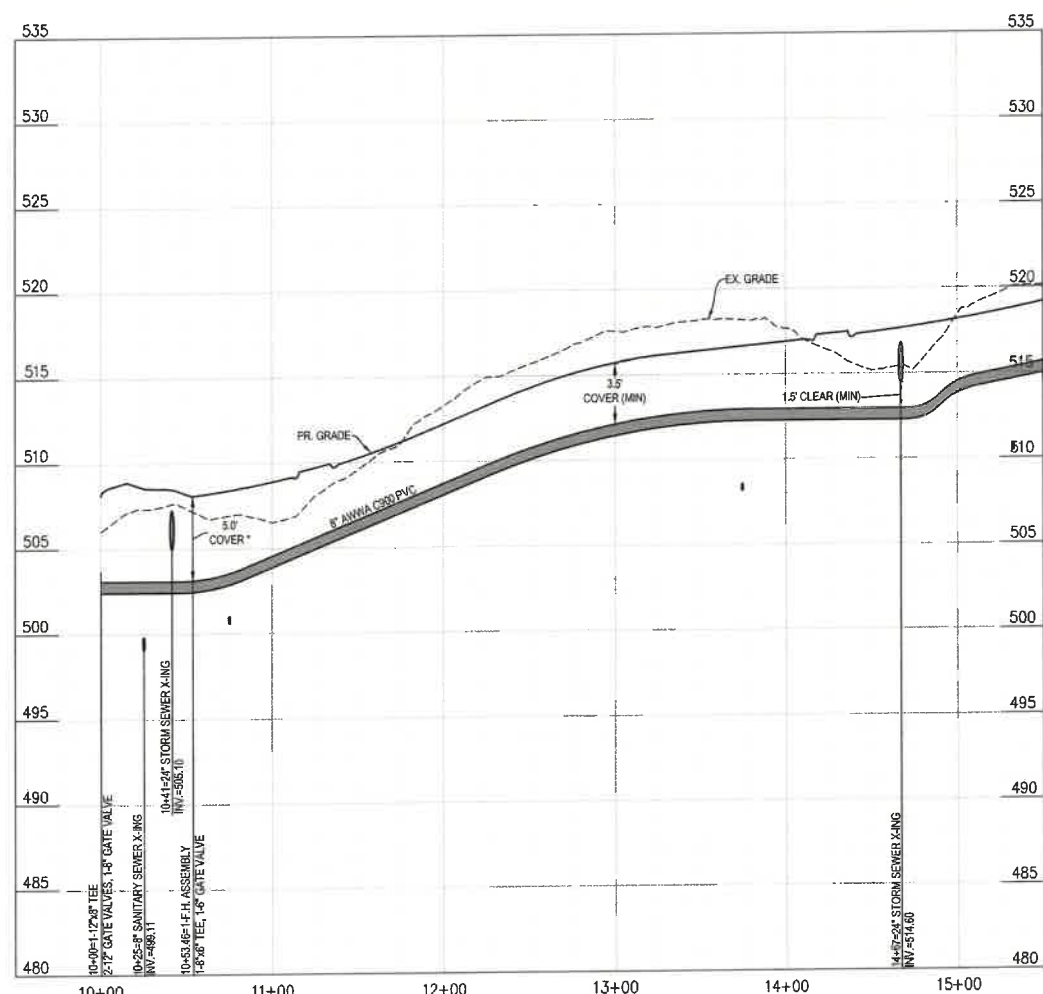
NO.	REVISIONS

WATERLINE PLAN & PROFILE - NEWSPAPER STREET
MEDIA FARM SUBDIVISION
PRELIMINARY PLAN
 TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743); PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ: _____	VERT: _____
DATE:	MAY 2025	
JOB:	5100-0101	
DRAWN:	JCH	CHECK: JPG
CADD:	C-CU-230.DWG	
NCS:		
SHEET:	63 OF 81	



JOURNALIST STREET WATERMAIN



MATCHLINE STA 21+50 SEE SHEET 65

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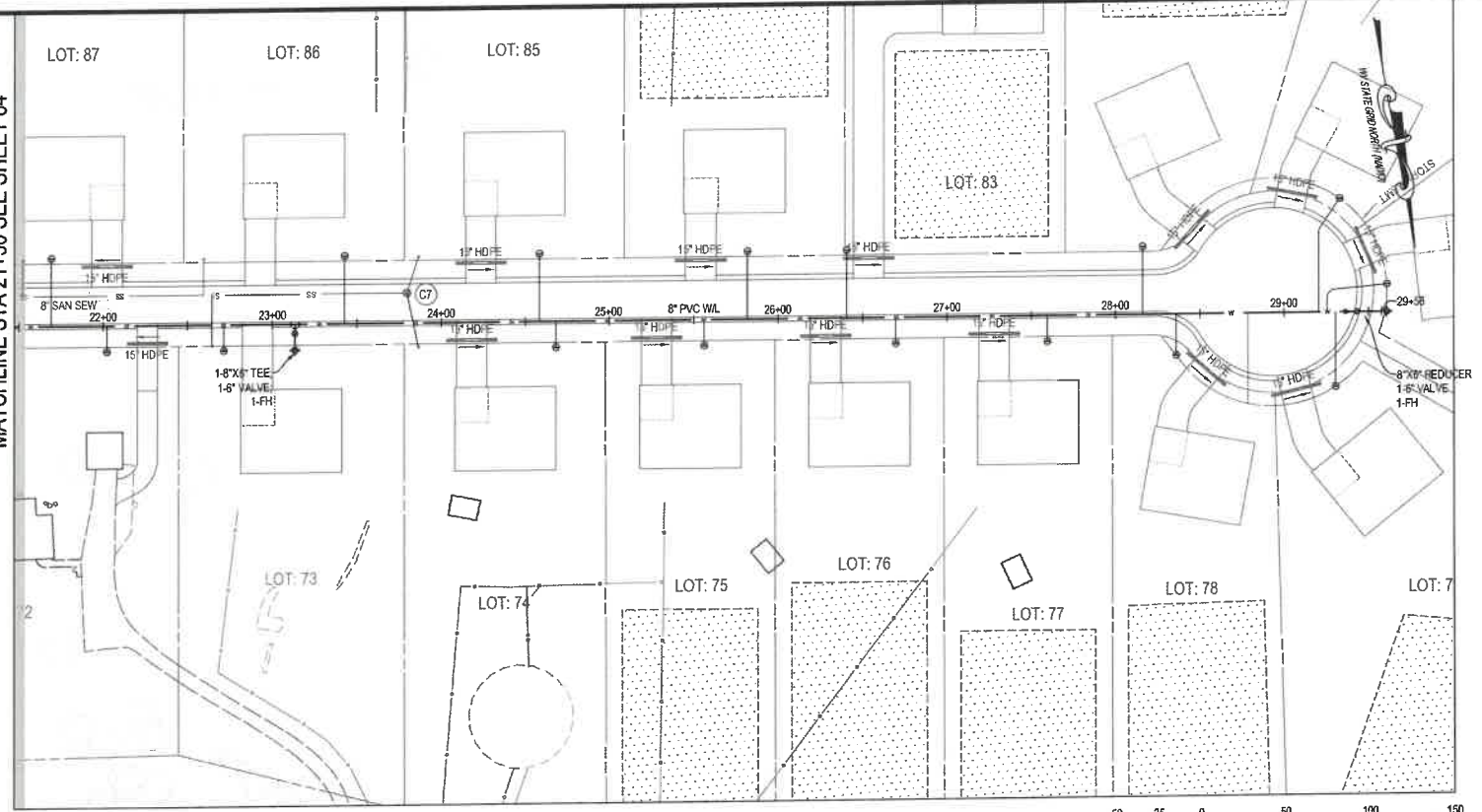
REVISIONS	

WATERLINE PLAN & PROFILE - JOURNALIST STREET
MEDIA FARM SUBDIVISION
PRELIMINARY PLAN
 TAX MAP 04, PARCEL 11 & 11.1 (D.B. 4330, P.G. 743), PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ: _____
 VERT: _____
 DATE: MAY 2025
 JOB: 5100-0101
 DRAWN: JCH CHECK: JPG
 CADD: C-CU-230.DWG
 NCS: _____
 SHEET: 64 OF 81

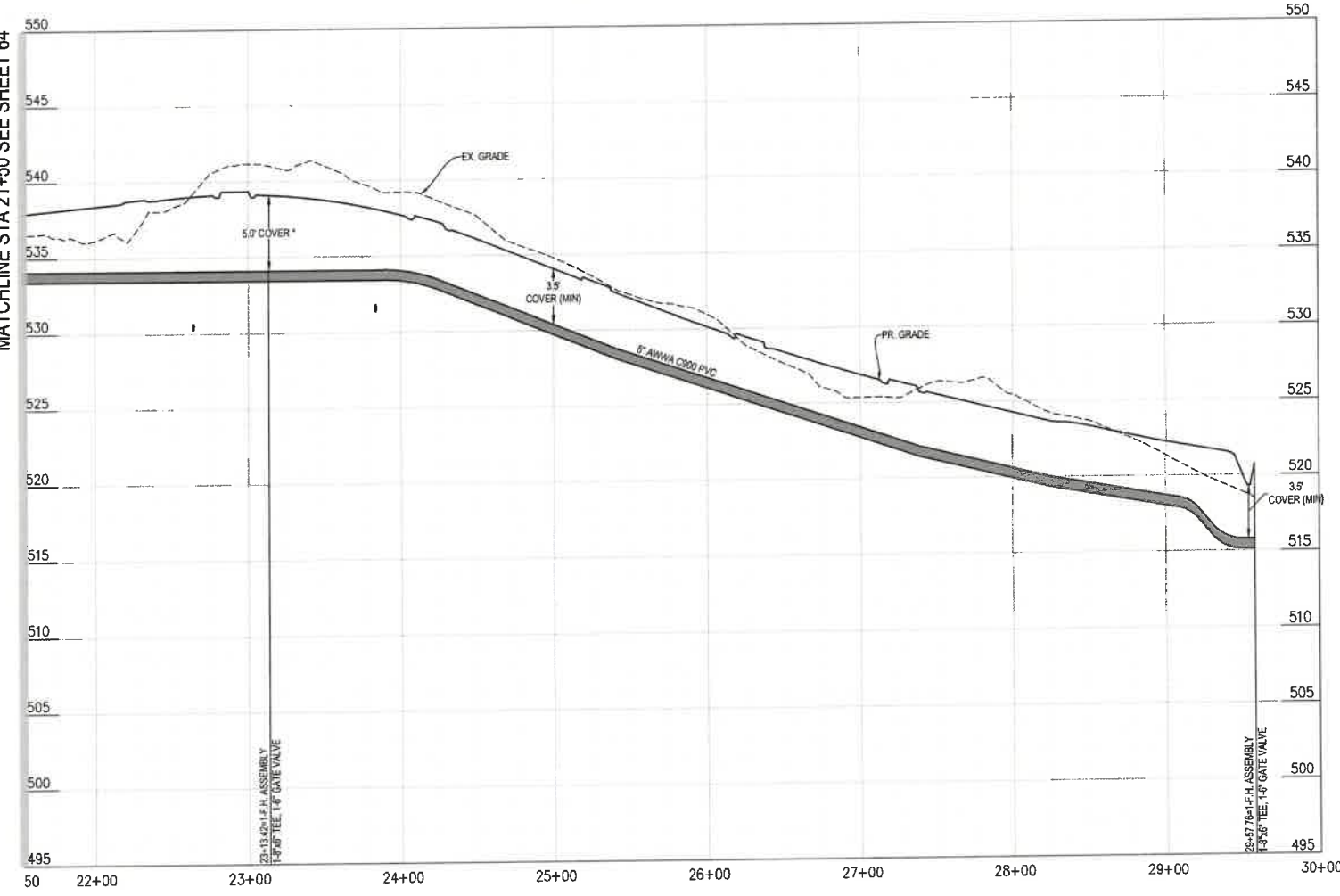
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MATCHLINE STA 21+50 SEE SHEET 64



JOURNALIST STREET WATERMAIN

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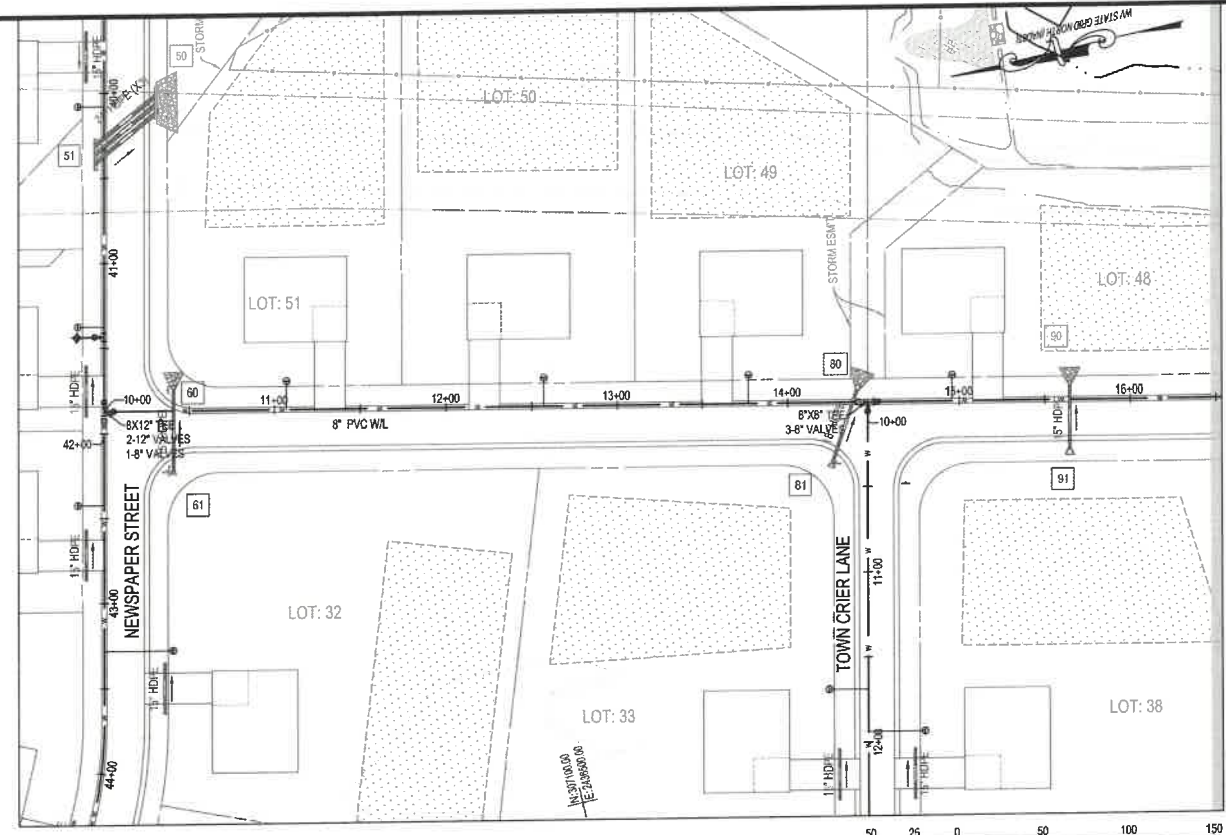
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SEAL:
 JASON P. GIBSON
 REGISTERED PROFESSIONAL ENGINEER
 No. 18127
 STATE OF WEST VIRGINIA

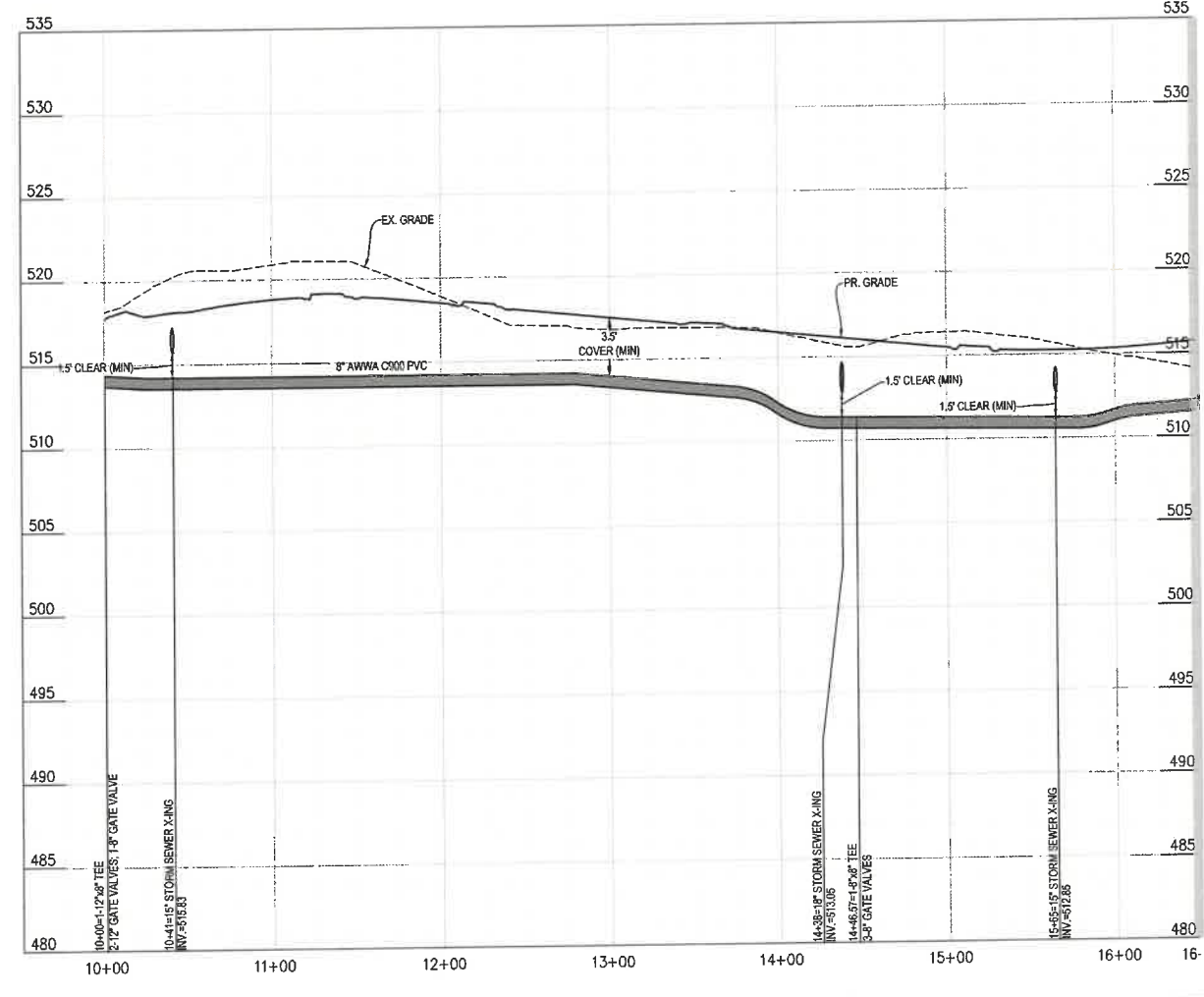
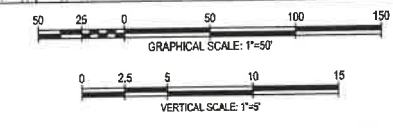
NO.	REVISIONS

WATERLINE PLAN & PROFILE - JOURNALIST STREET
MEDIA FARM SUBDIVISION PRELIMINARY PLAT
 TAX MAP 04: PARCEL 11 & 11.1 (D.B. 1330, P.G. 743), PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ:
	VERT:
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-CU-230.DWG
NCS:	
SHEET:	65 OF 81



REPORTER LANE WATERMAIN



MATCHLINE STA 16+50 SEE SHEET 67

MATCHLINE STA 16+50 SEE SHEET 67

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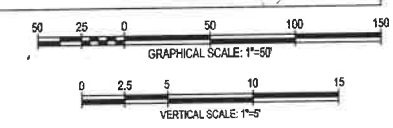
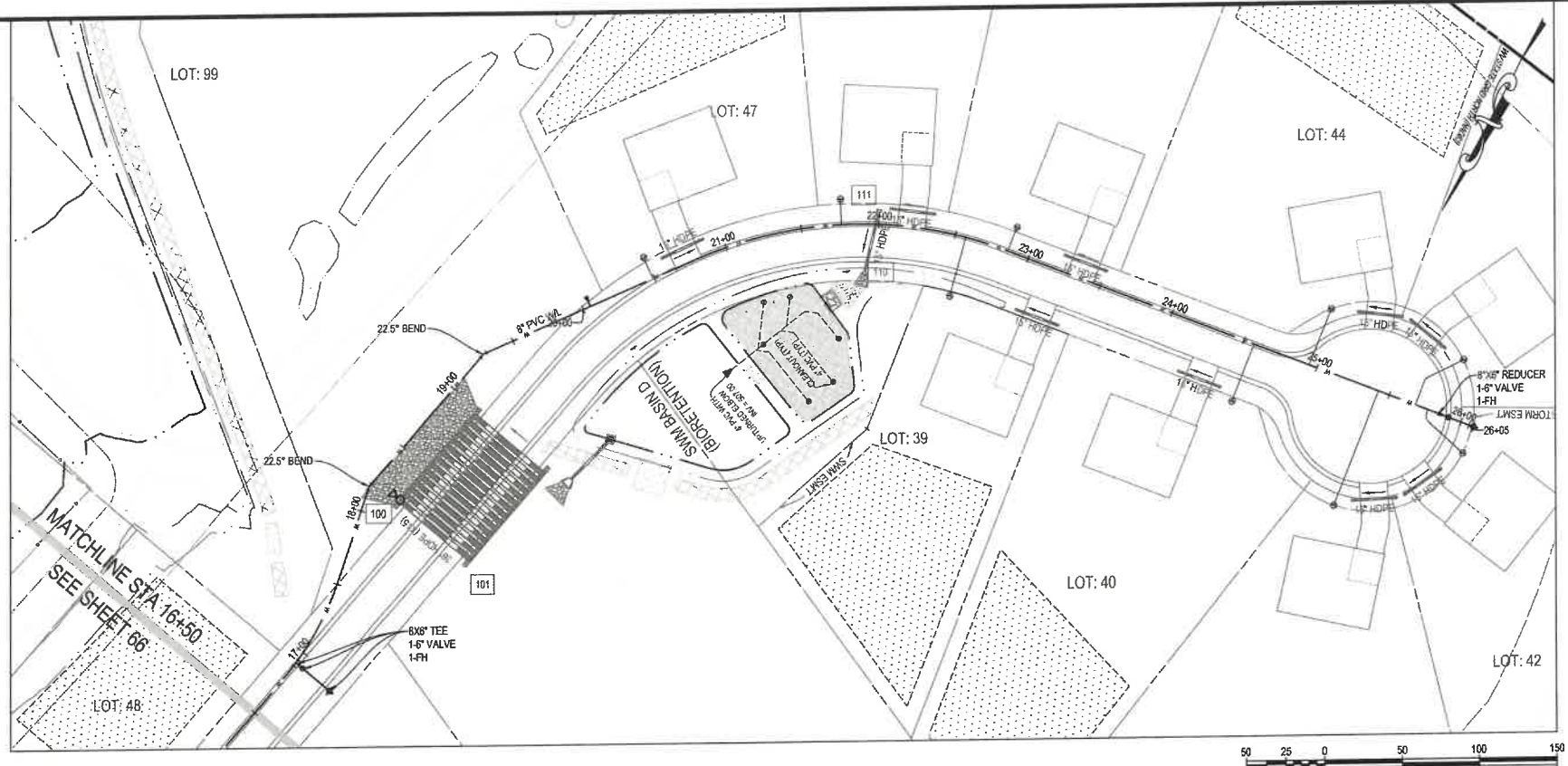
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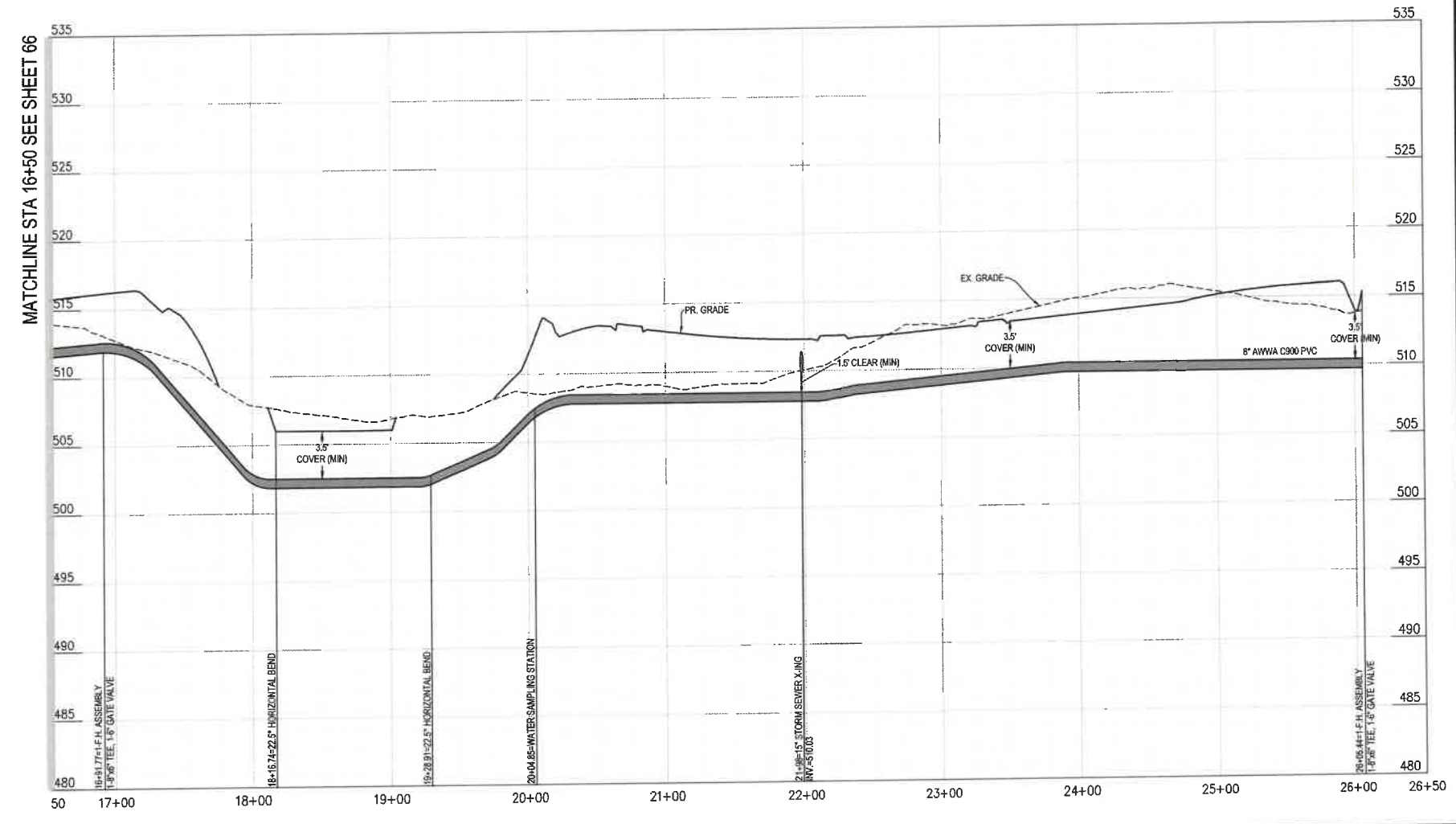
WATERLINE PLAN & PROFILE - REPORTER LANE
MEDIA FARM SUBDIVISION
PRELIMINARY PLAN
 TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743), PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ:
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REPORTER LANE WATERMAIN



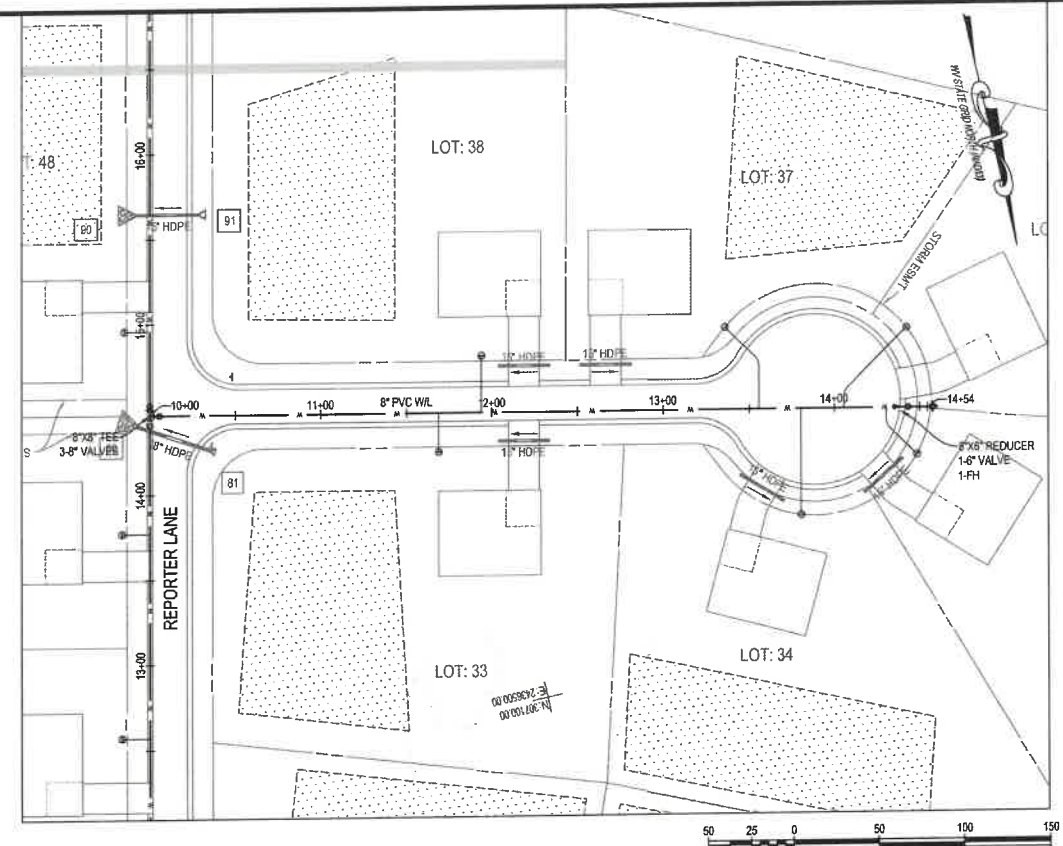
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WATERLINE PLAN & PROFILE - REPORTER LANE
**MEDIA FARM SUBDIVISION
 PRELIMINARY PLAN**
 TAX MAP 04, PARCEL 11 & 11.1 (D.B. 1300, P.G. 743), PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

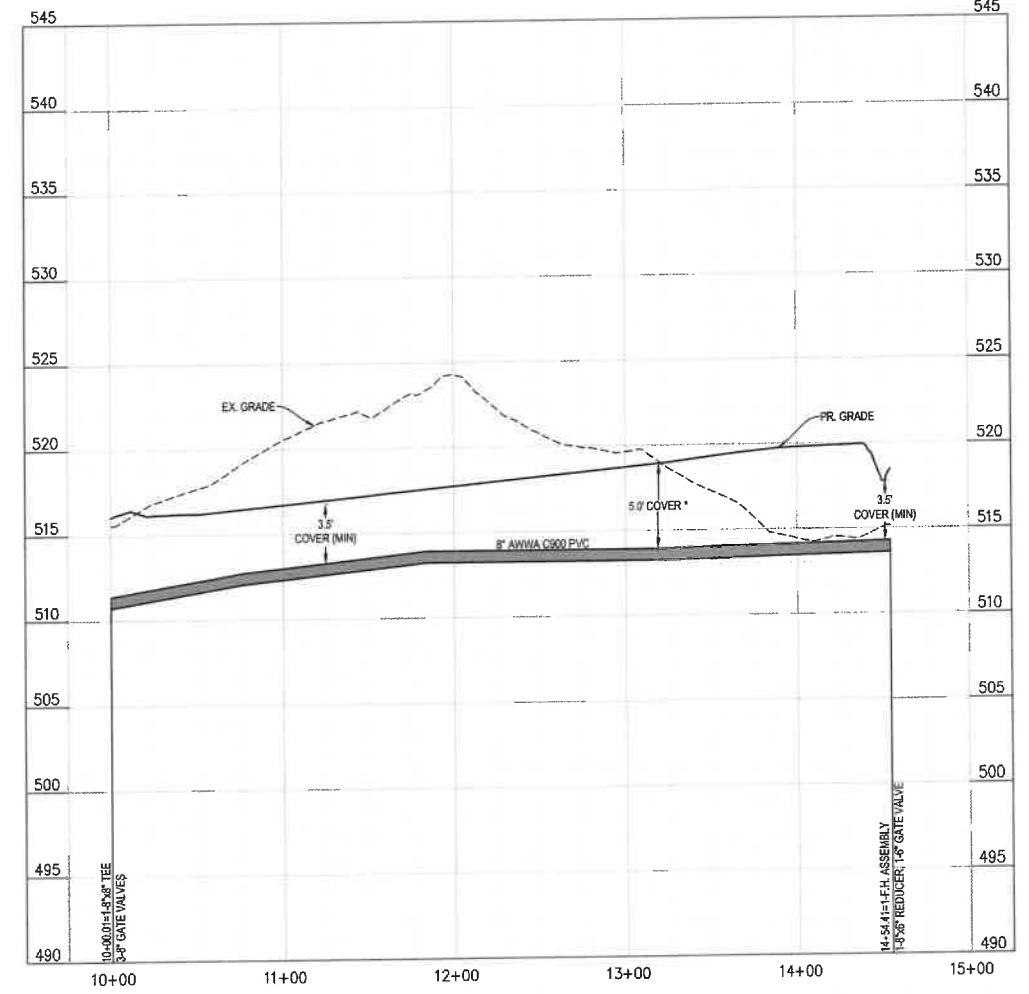
SCALE:	HORIZ:
	VERT:
DATE:	MAY 2025
JOB:	5100-0101
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TOWN CRIER LANE WATERMAIN



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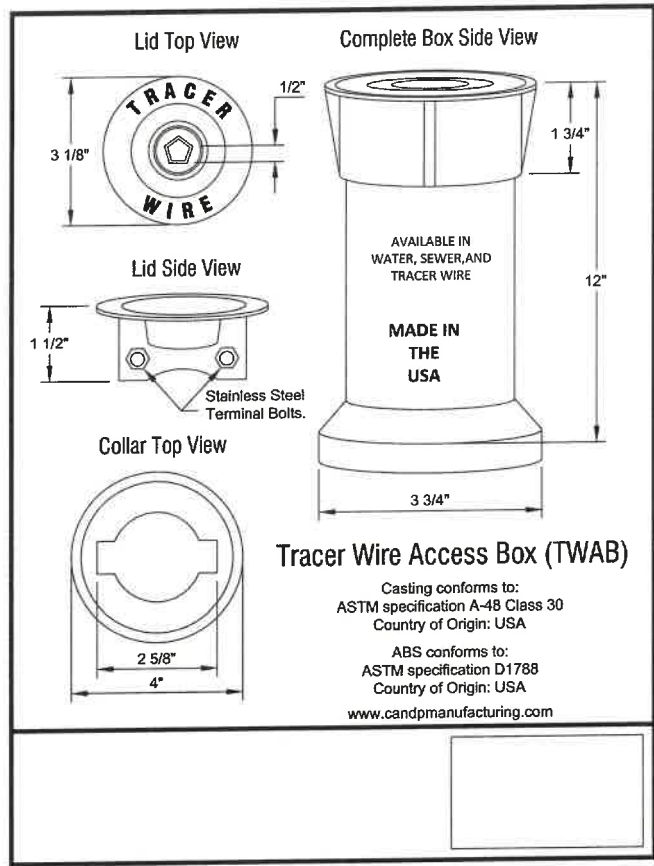
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WATERLINE PLAN & PROFILE - TOWN CRIER LANE
MEDIA FARM SUBDIVISION
PRELIMINARY PLAN
 TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330; P.G. 749); PARCEL 13 (D.B. 1331; PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ: _____
VERT: _____
DATE: MAY 2025
JOB: 5100-0101
DRAWN: JCH CHECK: JPG
CADD: C-CU-230.DWG
NCS: _____
SHEET: _____



K-T
Kris-Tech Wire Co. Copper Clad Steel Tracer Wire

Single conductor copper clad steel, HMWPE (high molecular weight polyethylene) insulated tracer/wire. Together with the high strength of steel, the electrical and corrosion resistant properties of copper and the rugged properties of HMWPE this product is suitable for direct burial use in wet and dry locations, designed to carry an electrical signal for use in locating underground non-metallic pipe. Versions available in 30 volt, 600 volt and 1000 volt.

Available Standard and Special
 ASTM B-227, B-693, S-910B-910M all for Copper Clad Steel, ASTM D-1248, ICEA S-70-547, ICEA S-61-402/NEMA WCS, ICEA S-65-65B/NEMA WC70, UL 83, UL 1581 All products are spark tested at 7500 VAC unless otherwise specified.

Construction:
 Conductors: The single conductors 21% conductivity copper clad steel, cold soft annealed (DSA), stress relieved (SR), high strength (HS) and extra high strength (EHS). Other conductivities and break strengths available by request.

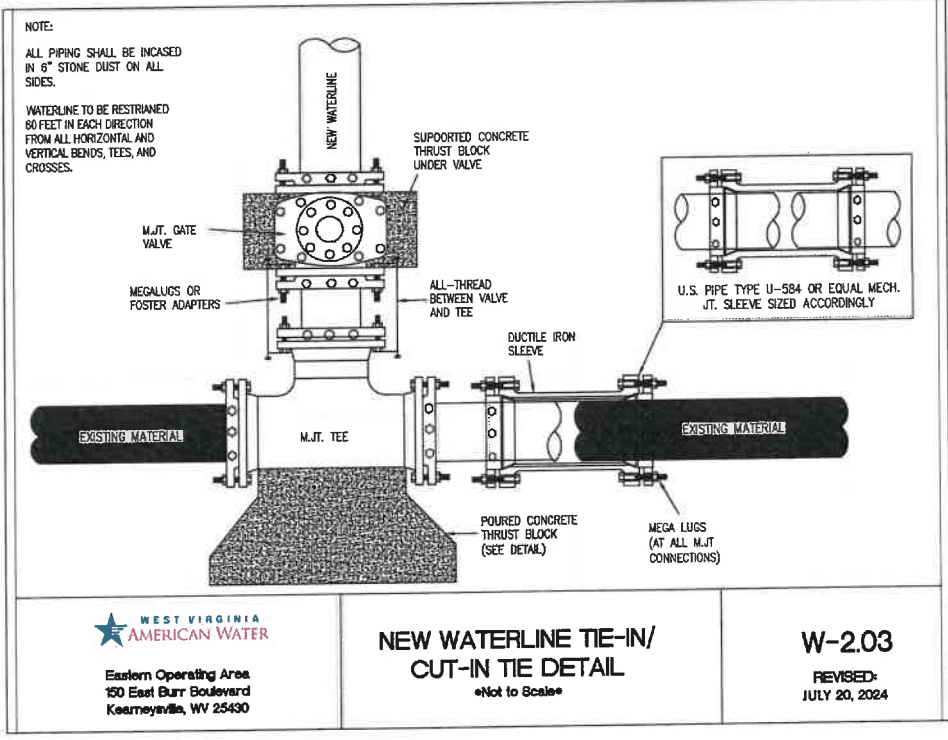
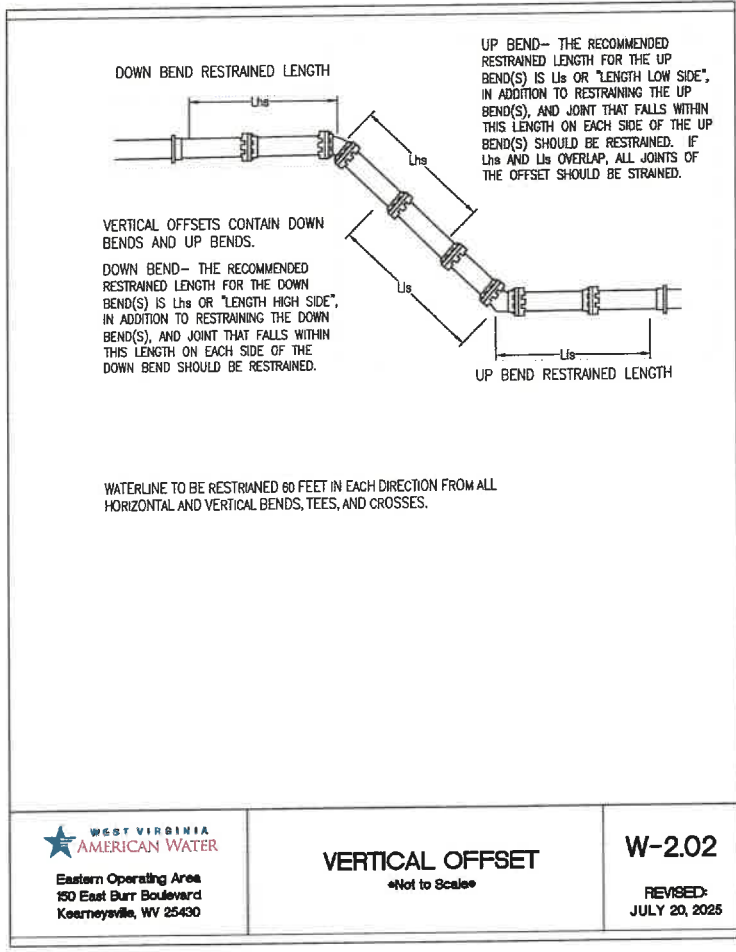
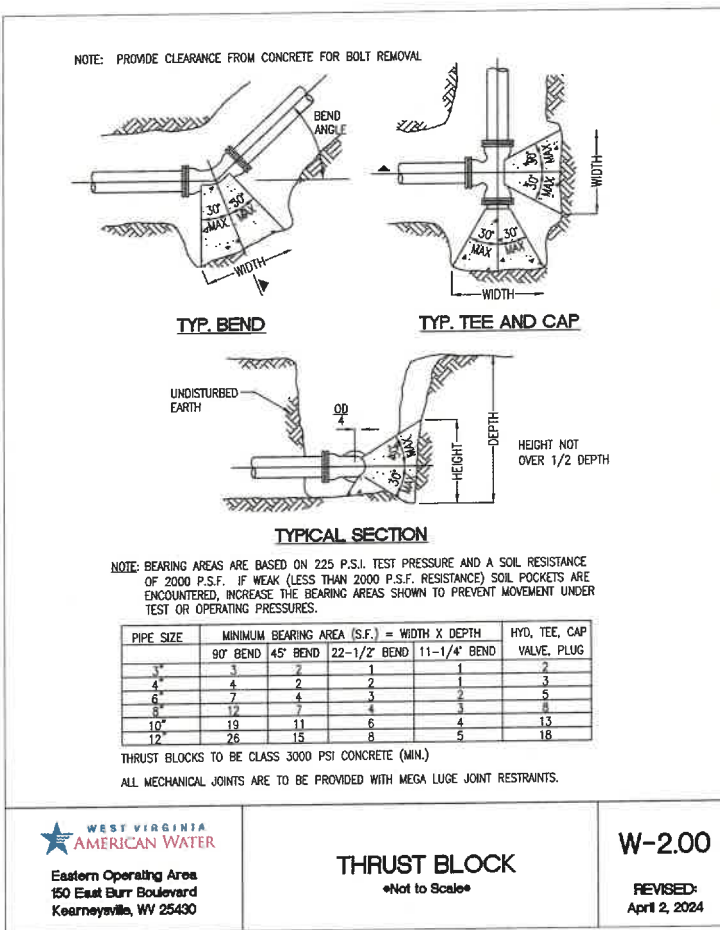
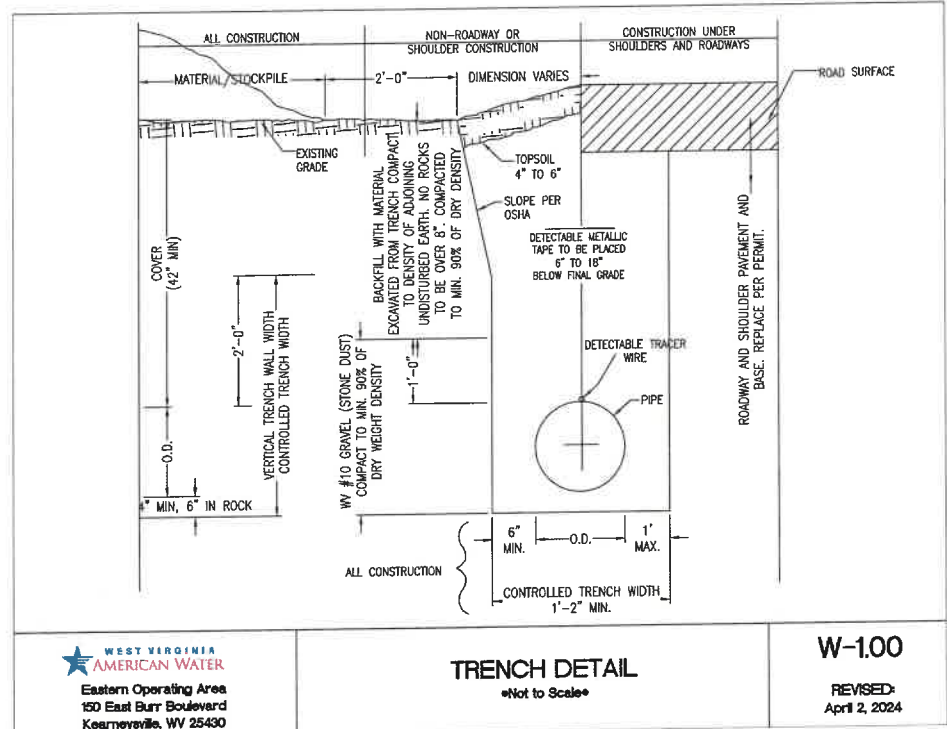
Insulation:
 Concentrically applied HMWPE insulation in accordance with ULSS. High Density HMWPE is available upon request.

Identification and Packaging:
 Custom and standard print legends are available. 500 Msp/boxed, or 2500 foot spools are standard and packaged and labeled with product name, description, AWG, and manufacturer. Custom lengths, non-standard colors, AWG and custom packaging are available by request.

AWG	Breaking Pounds DSA/GRHS/EHS	Bending Radius (Inches)	Insulation Thickness (Inches) 30:600:1MV	Nominal Overall Diameter (Inches)	Approx. Shipping Weight (Lbs/100)
18	83 / 79 / NA / NA	0.64	0.030 / 0.045 / 0.060	0.10 / 0.13 / 0.16	7 / 8 / 12
16	99 / 125 / NA / NA	0.68	0.030 / 0.045 / 0.060	0.11 / 0.14 / 0.17	10 / 13 / 16
14	161 / 187 / 251 / 79A	0.72	0.030 / 0.045 / 0.060	0.12 / 0.15 / 0.18	15 / 18 / 21
12	256 / 303 / 558 / 318S	0.80	0.030 / 0.045 / 0.060	0.14 / 0.17 / 0.20	22 / 25 / 29
10	408 / 472 / 887 / 390B	0.88	0.030 / 0.045 / 0.060	0.16 / 0.19 / 0.22	34 / 37 / 41
8	628 / 950 / 1005 / 278S	1.00	0.030 / 0.045 / 0.060	0.19 / 0.22 / 0.25	51 / 55 / 60

MADE IN U.S.A. RoHS

P: (515) 339 5268 • F: (315) 339-5277 • sales@kristechwire.com • www.kristechwire.com
 Spec: Tracer-CCS
 Issue: 09/03/19
 Supersedes: 11/21/16



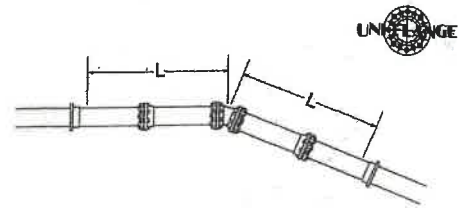
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STATE OF WEST VIRGINIA
 PROFESSIONAL ENGINEER
 No. 19177
 SEAL:

REVISIONS

WATERLINE DETAILS
**MEDIA FARM SUBDIVISION
 PRELIMINARY PLAT**
 TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743); PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ.:
 VERT.:
 DATE: MAY 2025
 JOB: 5100-0101
 DRAWN: JCH CHECK: JPG
 CADD: C-CU-530.DWG
 NCS:
 SHEET:
 69 OF 81



Horizontal bends are the most common examples of changes in direction that require restraint. In addition to restraining each side of the bend, any joints that fall within the recommended restrained length (L) on each side of the bend should be restrained.

WATERLINE TO BE RESTRAINED 60 FEET IN EACH DIRECTION FROM ALL HORIZONTAL AND VERTICAL BENDS, TEES, AND CROSSES.



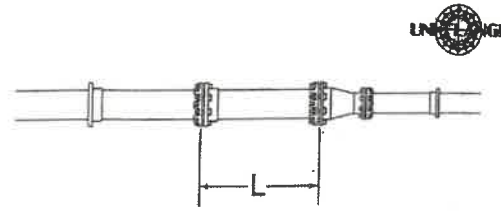
HORIZONTAL BENDS

Not to Scale

W 2.04
REVISED:

Eastern Operating Area
150 East Burr Boulevard
Kearneysville, WV 25430

JULY 20, 2025



Recommended restrained lengths for reducers are for the large side. In addition to restraining the fitting itself, all joints within the recommended restrained length (L) on the large side of the reducer should be restrained.

List	Type	Restrained Length of Pipe - L - in Feet for Type & Size of Pipe										
		Pressure	2"	3"	4"	6"	8"	10"	12"	14"	16"	18"
11000	1"	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
	2"	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
	3"	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
20000	1"	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
	2"	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
	3"	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
25000	1"	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
	2"	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
	3"	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
30000	1"	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
	2"	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
	3"	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
40000	1"	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
	2"	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
	3"	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01



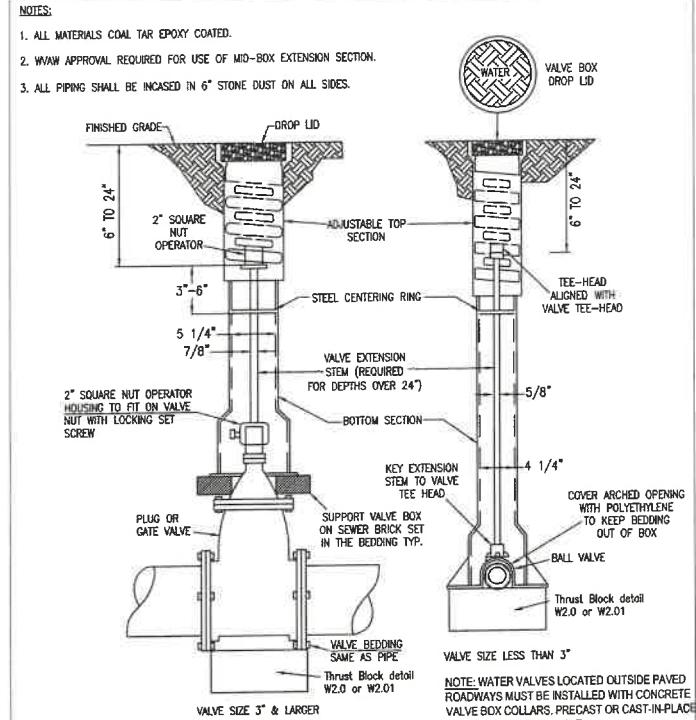
REDUCER

Not to Scale

W 2.05
REVISED:

Eastern Operating Area
150 East Burr Boulevard
Kearneysville, WV 25430

January 3, 2025



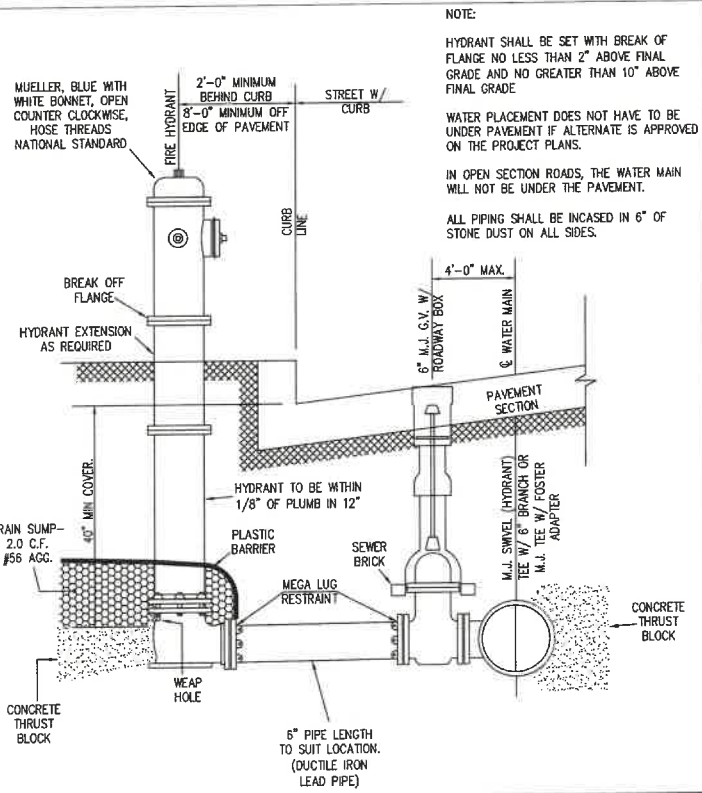
VALVE AND BOX INSTALLATION

Not to Scale

W-3.00
REVISED:

Eastern Operating Area
150 East Burr Boulevard
Kearneysville, WV 25430

April 2, 2024



NOTE:

HYDRANT SHALL BE SET WITH BREAK OF FLANGE NO LESS THAN 2" ABOVE FINAL GRADE AND NO GREATER THAN 10" ABOVE FINAL GRADE.

WATER PLACEMENT DOES NOT HAVE TO BE UNDER PAVEMENT IF ALTERNATE IS APPROVED ON THE PROJECT PLANS.

IN OPEN SECTION ROADS, THE WATER MAIN WILL NOT BE UNDER THE PAVEMENT.

ALL PIPING SHALL BE INCASED IN 6" OF STONE DUST ON ALL SIDES.



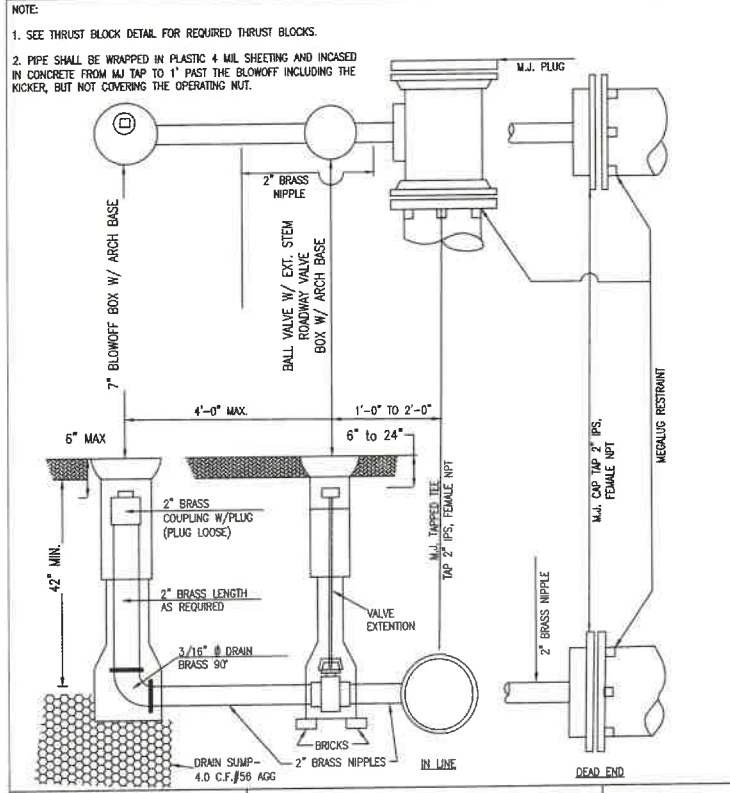
FIRE HYDRANT SETTINGS

Not to Scale

W-3.02
REVISED:

Eastern Operating Area
150 East Burr Boulevard
Kearneysville, WV 25430

April 2, 2024



NOTE:

1. SEE THRUST BLOCK DETAIL FOR REQUIRED THRUST BLOCKS.

2. PIPE SHALL BE WRAPPED IN PLASTIC & MIL SHEETING AND INCASED IN CONCRETE FROM 1/4" TAP TO 1' PAST THE BLOWOFF INCLUDING THE KICKER, BUT NOT COVERING THE OPERATING NUT.



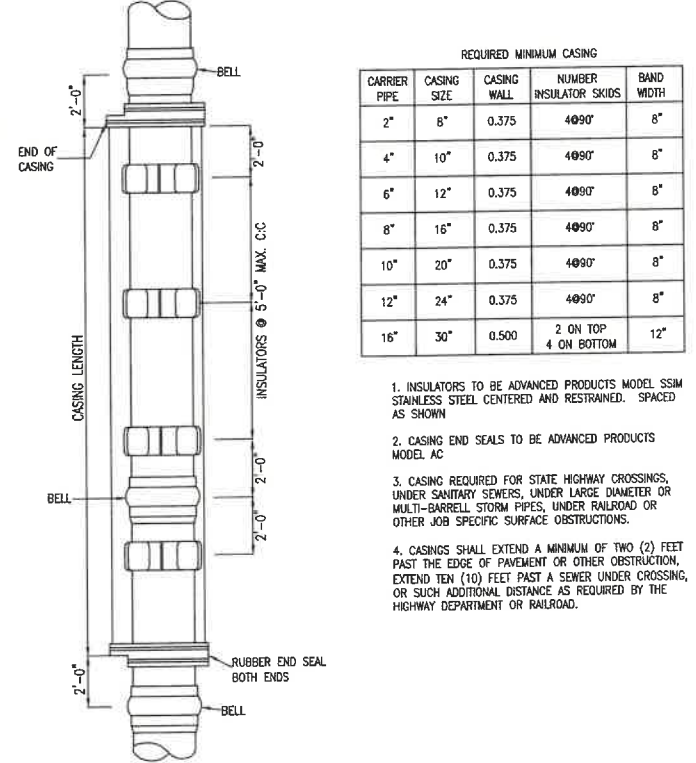
BLOW-OFF ASSEMBLY

Not to Scale

W-3.03
REVISED:

Eastern Operating Area
150 East Burr Boulevard
Kearneysville, WV 25430

April 2, 2024



REQUIRED MINIMUM CASING				
CARRIER PIPE	CASING SIZE	CASING WALL	NUMBER INSULATORS	BAND WIDTH
2"	8"	0.375	4@90°	8"
4"	10"	0.375	4@90°	8"
6"	12"	0.375	4@90°	8"
8"	16"	0.375	4@90°	8"
10"	20"	0.375	4@90°	8"
12"	24"	0.375	4@90°	8"
16"	30"	0.500	2 ON TOP 4 ON BOTTOM	12"

1. INSULATORS TO BE ADVANCED PRODUCTS MODEL SSM STAINLESS STEEL CENTERED AND RESTRAINED. SPACED AS SHOWN.

2. CASING END SEALS TO BE ADVANCED PRODUCTS MODEL AC.

3. CASING REQUIRED FOR STATE HIGHWAY CROSSINGS, UNDER SANITARY SEWERS, UNDER LARGE DIAMETER OR MULTI-BARRELL STORM PIPES, UNDER RAILROAD OR OTHER JOB SPECIFIC SURFACE OBSTRUCTIONS.

4. CASINGS SHALL EXTEND A MINIMUM OF TWO (2) FEET PAST THE EDGE OF PAVEMENT OR OTHER OBSTRUCTION, EXTEND TEN (10) FEET PAST A SEWER UNDER CROSSING, OR SUCH ADDITIONAL DISTANCE AS REQUIRED BY THE HIGHWAY DEPARTMENT OR RAILROAD.



CASING INSTALLATION, OPEN CUT OR BORE AND JACK

Not to Scale

W-4.00
REVISED:

Eastern Operating Area
150 East Burr Boulevard
Kearneysville, WV 25430

April 2, 2024

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REVISIONS

NO.	DATE	DESCRIPTION

MEDIA FARM SUBDIVISION PRELIMINARY PLAT
TAX MAP 04, PARCEL 11 & 11.1 (D.B. 1330, P.G. 743), PARCEL 13 (D.B. 1331, PG. 1)
CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ.:
VERT.:

DATE: MAY 2025

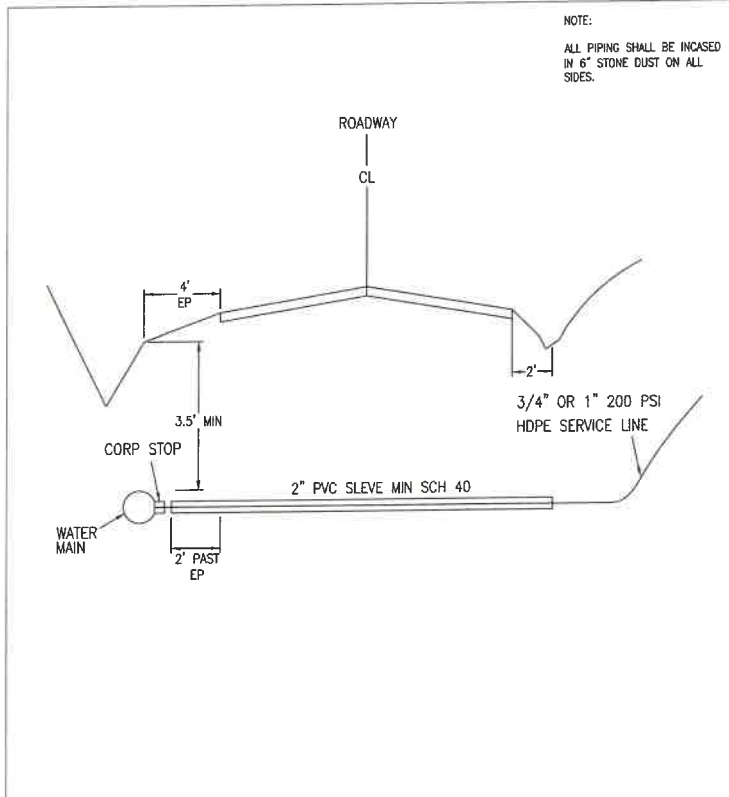
JOB: 5100-0101

DRAWN: JCH CHECK: JPG

CADD: C-CU-530.DWG

NCS:

SHEET: 70 OF 81



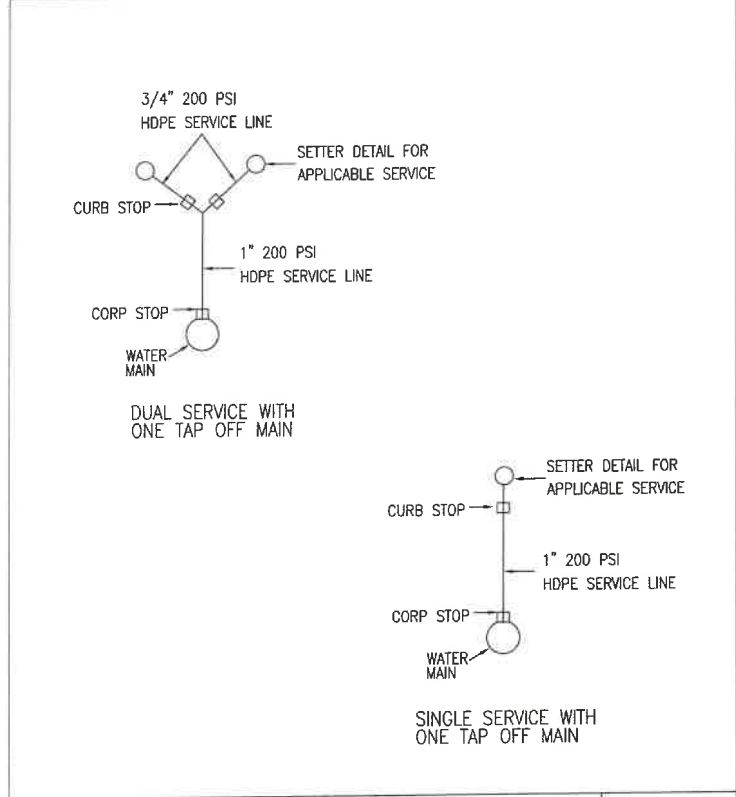
NOTE:
ALL PIPING SHALL BE INCASED IN 6" STONE DUST ON ALL SIDES.

WEST VIRGINIA AMERICAN WATER
Eastern Operating Area
150 East Burr Boulevard
Kearneysville, WV 25430

SERVICE LINE CROSSING OF STREETS

Not to Scale

W-4.01
REVISED:
April 2, 2024

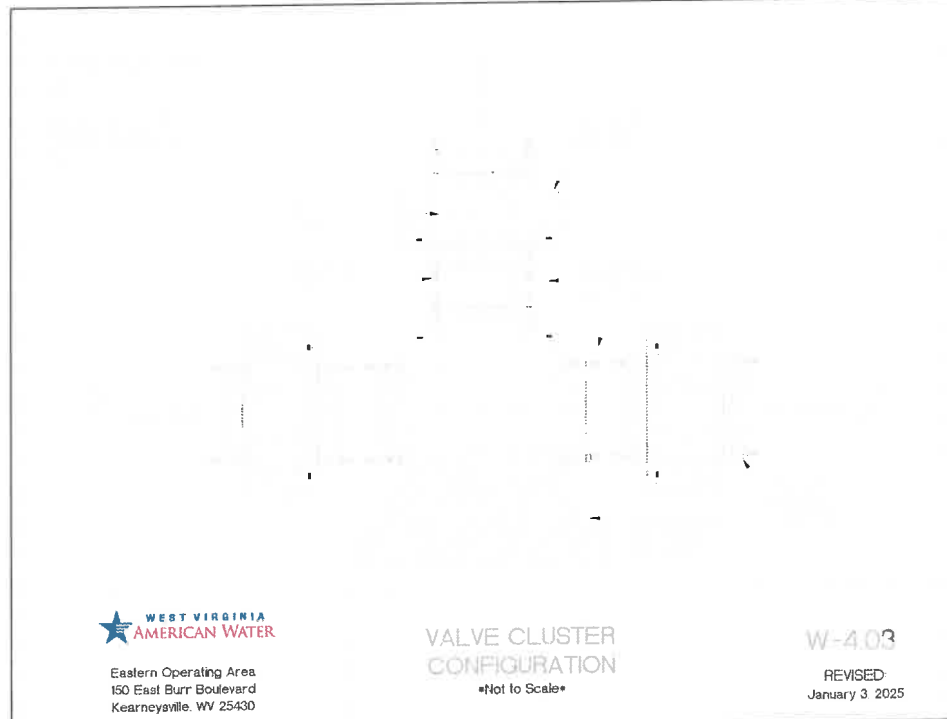


WEST VIRGINIA AMERICAN WATER
Eastern Operating Area
150 East Burr Boulevard
Kearneysville, WV 25430

RESIDENTIAL SERVICE LINE CONFIGURATIONS

Not to Scale

W-4.02
REVISED:
April 2, 2024

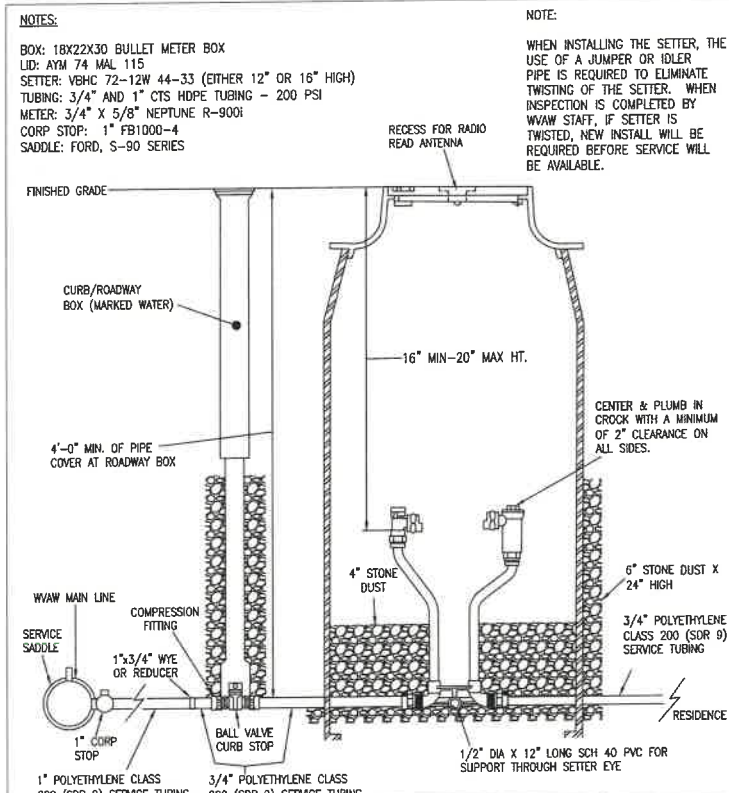


WEST VIRGINIA AMERICAN WATER
Eastern Operating Area
150 East Burr Boulevard
Kearneysville, WV 25430

VALVE CLUSTER CONFIGURATION

Not to Scale

W-4.03
REVISD:
January 3, 2025



NOTE:
WHEN INSTALLING THE SETTER, THE USE OF A JUMPER OR IDLER PIPE IS REQUIRED TO ELIMINATE TWISTING OF THE SETTER. WHEN INSPECTION IS COMPLETED BY WVAW STAFF, IF SETTER IS TWISTED, NEW INSTALL WILL BE REQUIRED BEFORE SERVICE WILL BE AVAILABLE.

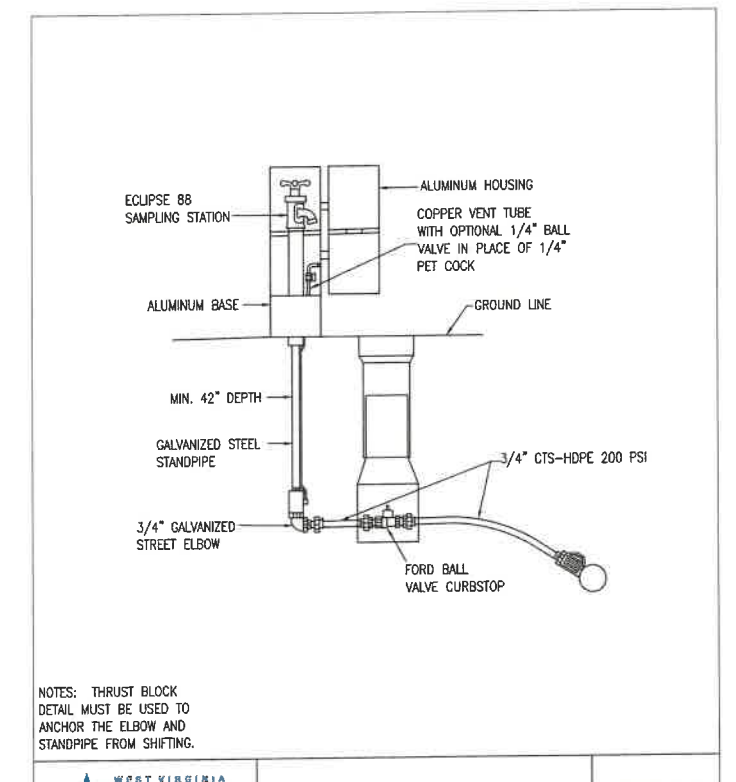
NOTE:
BOX: 18x22x30 BULLET METER BOX
LID: AYM 74 MAL 115
SETTER: VBHC 72-12W 44-33 (EITHER 12" OR 16" HIGH)
TUBING: 3/4" AND 1" CTS HDPE TUBING - 200 PSI
METER: 3/4" X 5/8" NEPTUNE R-9001
CORP STOP: 1" FB1000-4
SADDLE: FORD, S-90 SERIES

WEST VIRGINIA AMERICAN WATER
Eastern Operating Area
150 East Burr Boulevard
Kearneysville, WV 25430

5/8 x 3/4 COPPER SETTER

Not to Scale

W-5.00
REVISED:
April 2, 2024



NOTE: THRUST BLOCK DETAIL MUST BE USED TO ANCHOR THE ELBOW AND STANDPIPE FROM SHIFTING.

WEST VIRGINIA AMERICAN WATER
Eastern Operating Area
150 East Burr Boulevard
Kearneysville, WV 25430

SAMPLING STATION

Not to Scale

W-5.05
REVISED:
April 2, 2024

Non-Detectable Warning Tape

Material Specifications

- 100% virgin low density polyethylene
- Pigmented with lead-free resins
- Withstands temperature range of -94 F through 200 F
- All colors are consistent with A.P.W.A. color code guidelines
- Manufactured for durability and resistance to the elements

Applications

- Non-detectable warning tape is used for protection, early identification, and accurately locating underground utility installations
- A.P.W.A. color code denotes: Orange-Telecommunication and CATV Lines, Blue-Water Lines, Green-Sewer Lines, Purple-Reclaimed Water Lines, Red-Electrical Lines, Yellow-Gas Lines

ATTRIBUTE	PROCEDURE	VALUE*
Thickness	ASTM D 2103	4.0 MIL
Elongation	ASTM D 882/83A	250%
	MD	600%
Density	ASTM D 792-66	0.922 (g/cc)
Tensile Strength	ASTM D 882	3,500PSI
	MD	2,700PSI
	TD	Min. 45 Dynes
Porability	ASTM D 2578	Repeat Every 23"
Flexibility	ASTM D 671-76	Pliable Hand
Graphic Repeat	MFRG. SPECS	Repeat Every 23"
Material	MFRG. SPECS	Virgin LDPE

Endorsements

- Meets federal gas safety regulation S-192-321(E)
- Meets OSHA regulation 1926-956 (C) (I) covering the location of underground utility lines

* Values are a nominal + or - 10% to allow for manufacturing variance

Detectable Warning Tape

Material Specifications

- 5.0 mil overall thickness
- 100% virgin low density polyethylene
- Aluminum center core
- Withstands temperature range of -94 F through 200 F
- Manufactured for durability and resistance to the elements

Manufacturing Specifications

- Subsurface graphics
- Triple-layer lamination

Applications

- Detectable warning tape is used for protection, early identification, and accurately locating underground utility installations
- A.P.W.A. color code denotes: Orange-Telecommunication and CATV Lines, Blue-Water Lines, Green-Sewer Lines, Purple-Reclaimed Water Lines, Red-Electrical Lines, Yellow-Gas Lines

ATTRIBUTE	PROCEDURE	VALUE*
Thickness	ASTM D 2103	5.0 Overall Thickness
Elongation	ASTM D 882/83A	80%
	MD	139%
	TD	1,090 (g/cc)
Density	ASTM D 792-66	Static 0.247
Coefficient of Friction	ASTM D 3248-73	1,300 PSI
Tensile Strength	ASTM D 882	Min. 45 Dynes
Porability	ASTM D 2578	Pliable Hand
Flexibility	ASTM D 671-76	Repeat Every 23"
Graphic Repeat	MFRG. SPECS	Repeat Every 23"
Material	MFRG. SPECS	Repeat Every 23"

Endorsements

- Meets federal gas safety regulation S-192-321(E)
- Meets OSHA regulation 1926-956 (C) (I) covering the location of underground utility lines

* Values are a nominal + or - 10% to allow for manufacturing variance

Omega Marking Co.
P.O. Box 655 Beaver Dam, WI 53916

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REVISIONS

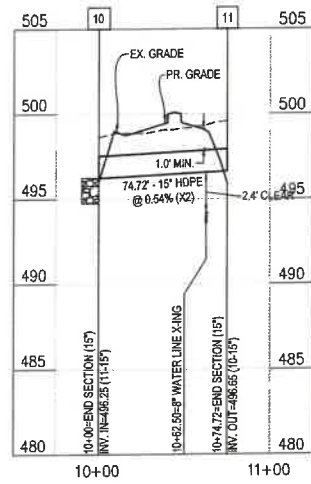
WATERLINE DETAILS

MEDIA FARM SUBDIVISION PRELIMINARY PLAT

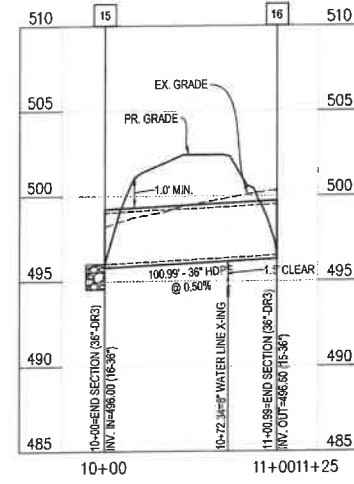
TAX MAP 04; PARCEL 11 & 11.1; U.B. 1330, P.G. 243; PARCEL 19 (D.B. 1331, PG. 1)

CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

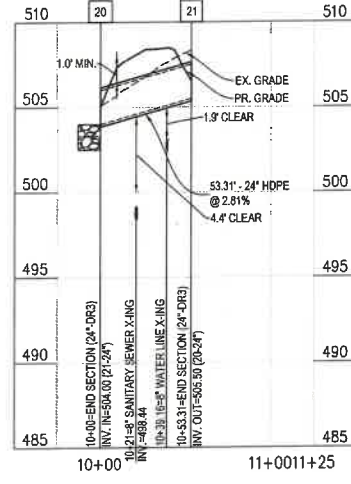
SCALE:	HORIZ.:
DATE:	VERT.:
JOB:	5100-0101
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CHECK:	JPG
CADD:	C-CU-630.DWG
NCS:	
SHEET:	71 OF 81



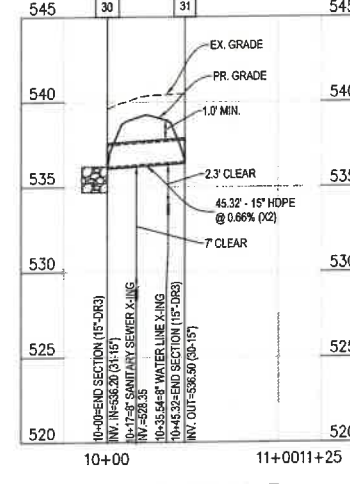
CULVERT 10-11 PROFILE



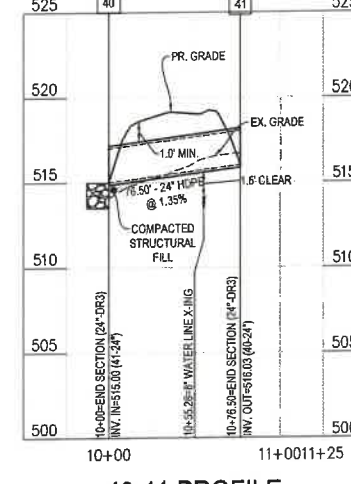
15-16 PROFILE



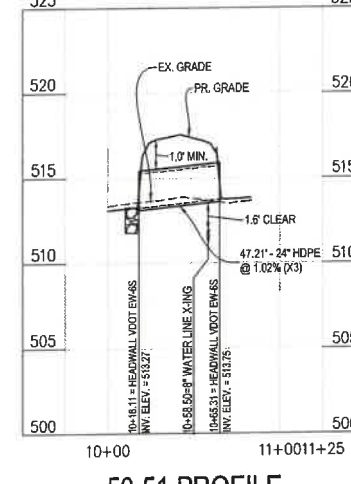
20-21 PROFILE



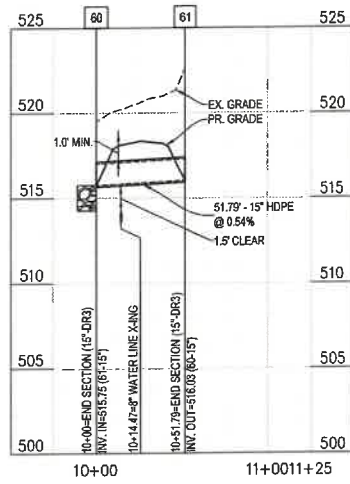
30-31 PROFILE



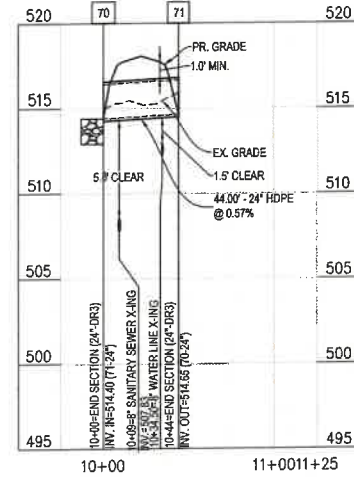
40-41 PROFILE



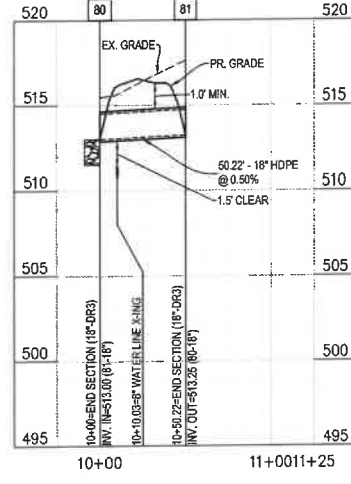
50-51 PROFILE



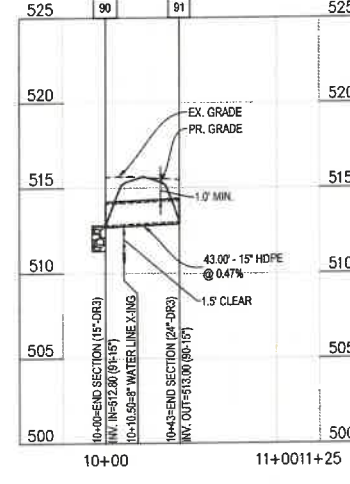
60-61 PROFILE



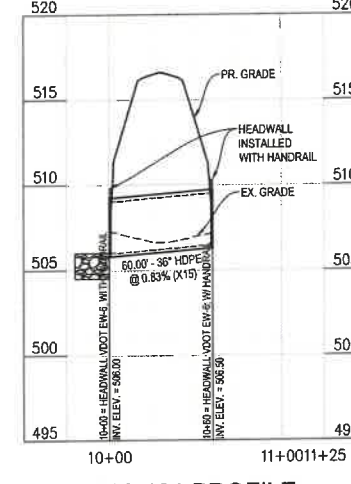
70-71 PROFILE



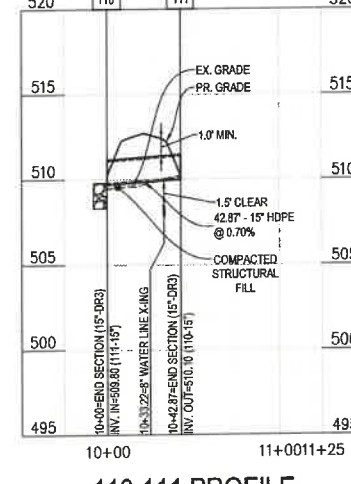
80-81 PROFILE



90-91 PROFILE



100-101 PROFILE



110-111 PROFILE

NOTE:
*SEE SITE & UTILITY PLAN FOR PLAN VIEW
AND RIPRAP OUTLET PROTECTION SIZING

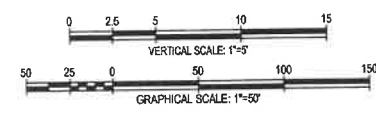
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SEAL: [Professional Engineer Seal]

NO.	REVISIONS

ROADWAY CULVERTS
**MEDIA FARM SUBDIVISION
PRELIMINARY PLAN**
TAX MAP 04- PARCEL 11 & 11.1 (D.B. 1330, P.G. 743), PARCEL 13 (D.B. 1331, PG. 1)
CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ.: 1" = 50'
VERT.: 1" = 5'
DATE: MAY 2025
JOB: 5100-0101
DRAWN: JCH CHECK: JPG
CADD: C-CU-260.DWG
NCS:
SHEET: 72 OF 81



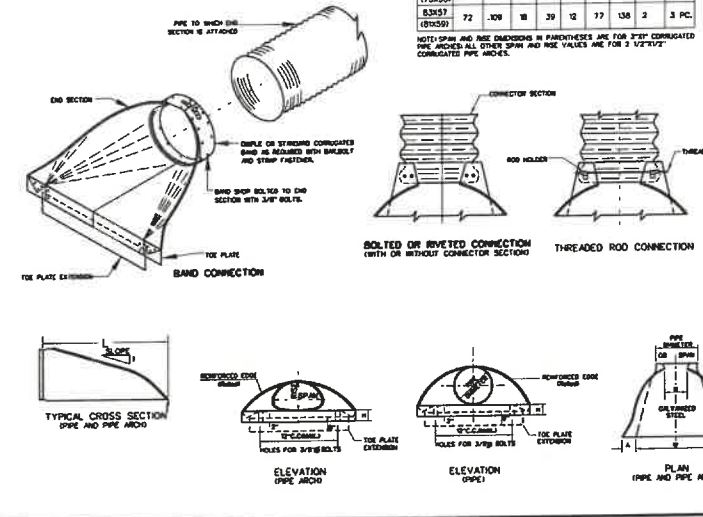
DRIVEWAY CULVERTS table with columns: CULVERT ID, PIPE SIZE (in.), PIPE MATERIAL, LENGTH (ft.), INVERT UP (ft.), INVERT DOWN (ft.), SLOPE. Lists various culvert specifications and their corresponding slopes.

Table with 10 columns: PIPE DIA., WALL THICK., A, B, H, S, SLOPE, APPROX. WEIGHT, APPROX. VOLUME. Dimensions of galvanized steel end section for round pipe.

Table with 10 columns: PIPE DIA., WALL THICK., A, B, H, S, SLOPE, APPROX. WEIGHT, APPROX. VOLUME. Dimensions of galvanized steel end section for pipe arch.

NOTES

TYPICAL END SECTIONS FOR PIPES AND PIPE ARCHES ARE DETAILED HEREIN. OTHER SIMILAR DESIGNS MAY BE USED IF ACCEPTABLE TO THE ENGINEER.
GALVANIZED STEEL END SECTIONS SHALL BE USED ON THE ENDS OF CORRUGATED STEEL PIPES AND/OR PIPE ARCHES AT THOSE LOCATIONS SPECIFIED ON THE PLANS. END SECTIONS SHALL BE MEASURED AS THE NUMBER OF UNITS INSTALLED OF EACH SIZE AND TYPE AND SHALL BE PAID FOR IN ACCORDANCE WITH BOM OF THE SPECIFICATIONS.



END SECTIONS FOR CORRUGATED STEEL PIPES AND PIPE ARCHES. STANDARD SHEET DR3

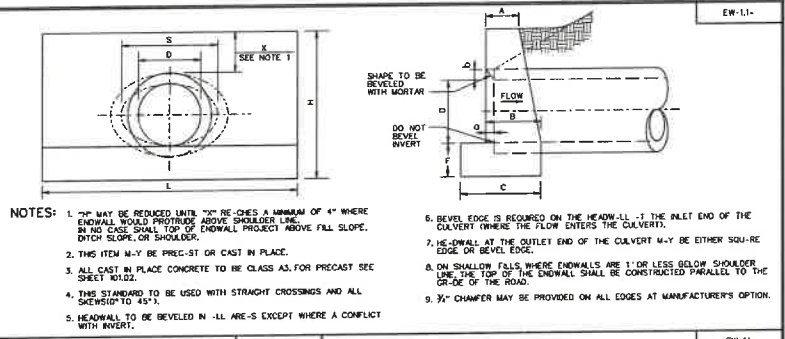
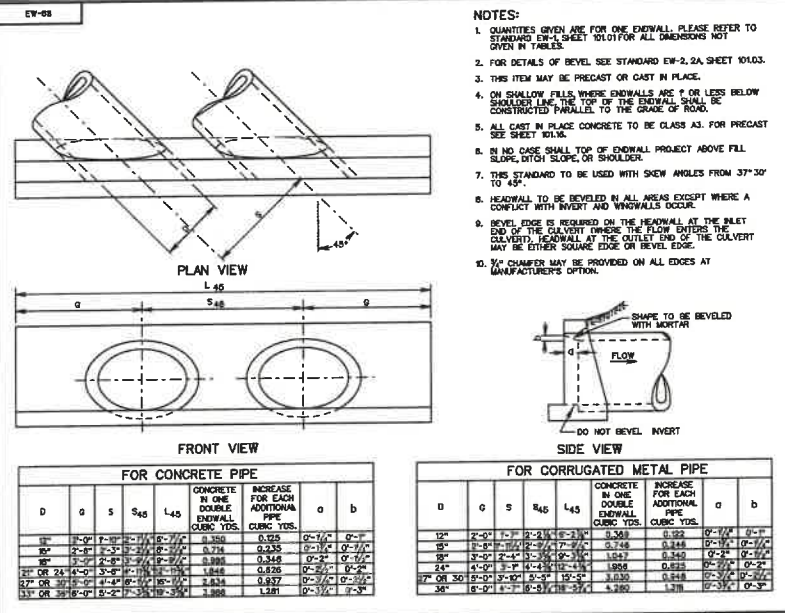
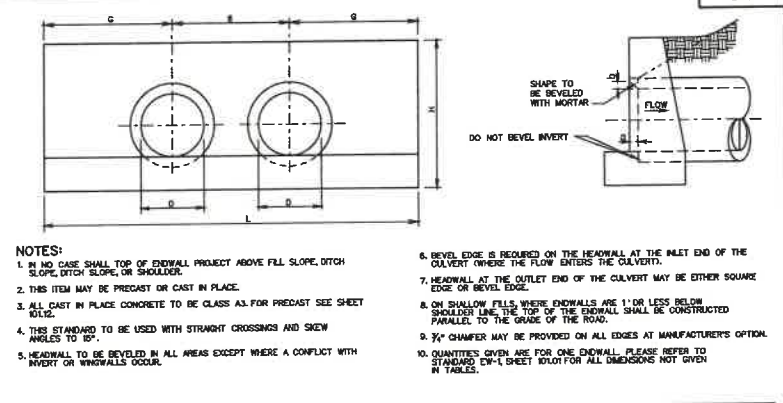


Table for ENDW-1L FOR CIRCULAR PIPE and ENDW-1L FOR ELLIPTIC-L PIPE. Includes dimensions for various pipe sizes and concrete quantities.



STANDARD ENDWALLS FOR MULTIPLE PIPE CULVERTS. 12" - 36" CIRCULAR PIPES WITH 45° SKEW. SHEET 2 OF 8.



Tables for concrete and corrugated metal pipe quantities. Columns include: D, S, G, L, G, B, CUBIC YARDS CONCRETE, INCREASE FOR EACH ADDITIONAL PIPE.

STANDARD ENDWALL FOR MULTIPLE PIPE CULVERTS. 12" - 36" CIRCULAR PIPES. SHEET 1 OF 1.

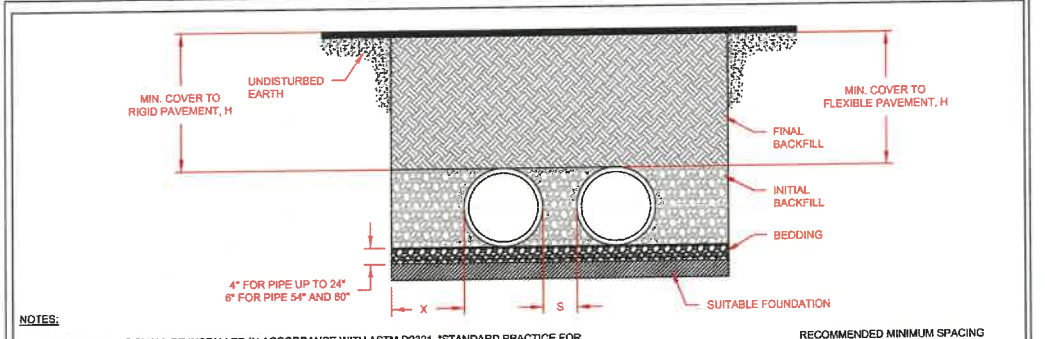


Table for RECOMMENDED MINIMUM SPACING. Columns: PIPE DIA., MIN. "S", MIN. "S" +. Includes notes on installation and surface live loading conditions.

DUAL 15" HDPE PIPES DETAIL. NOT TO SCALE. Includes drawings number STD-103, AADS logo, and project information.

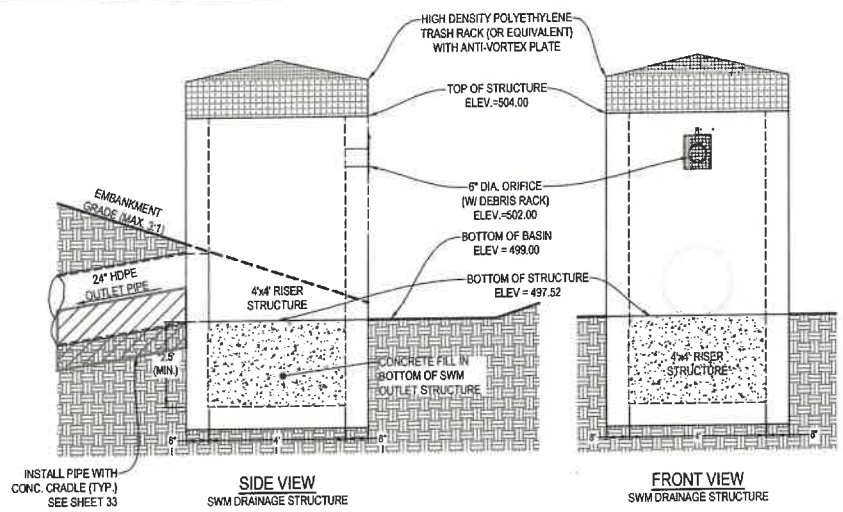
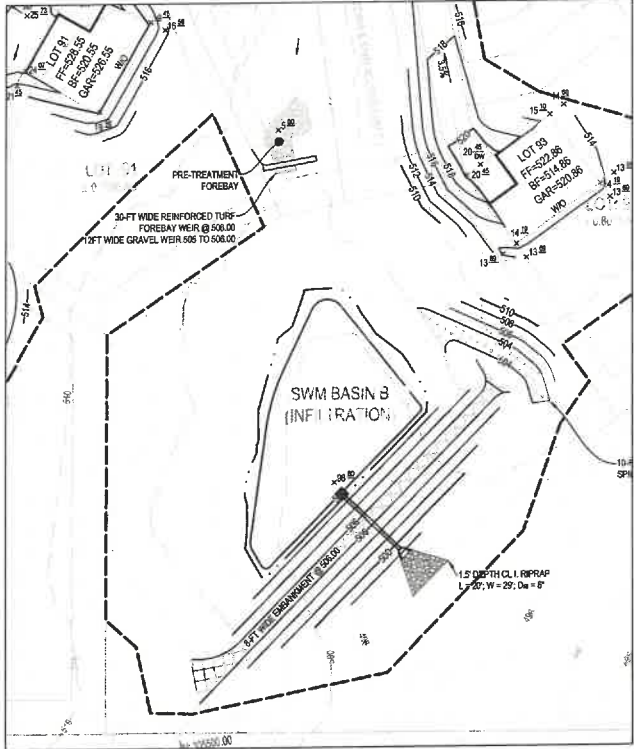
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Professional Engineer seal for R. GERMANN, No. 18627, State of West Virginia.

REVISIONS table with columns for revision number, description, and date.

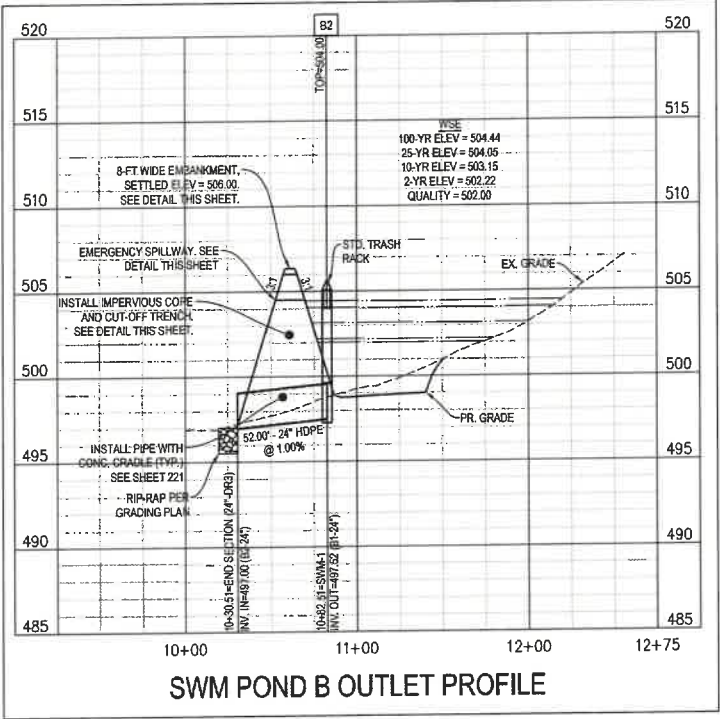
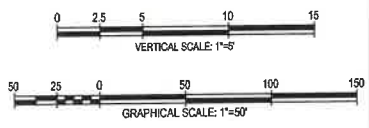
STORM SEWER DETAILS. MEDIA FARM SUBDIVISION PRELIMINARY PLAN. TAX MAP 04, PARCEL 11 & 111, D.B. 1330, P.G. 433, PARCEL 13 (D.B. 1331, PG. 1). CHARLES TOWN TAX DISTRICT, JEFFERSON COUNTY, WEST VIRGINIA.

SCALE: HORIZ.: VERT.: DATE: MAY 2025. JOB: 5100-0101. DRAWN: JCH CHECK: JPG. CADD: C-CU-560.DWG. SHEET: 73 OF 81.

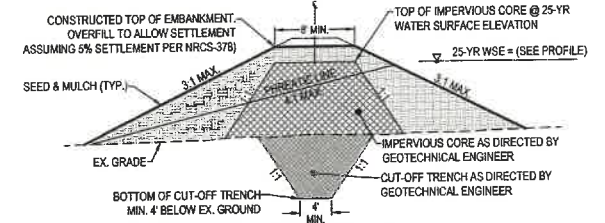


NOTES:
 1. STRUCTURAL DESIGN OF RISER STRUCTURE, IF NOT IN CONFORMANCE WITH DETAILS AS SHOWN, SHALL BE SUBMITTED BY CONTRACTOR TO JEFFERSON COUNTY PLANNING & ENGINEERING FOR APPROVAL.

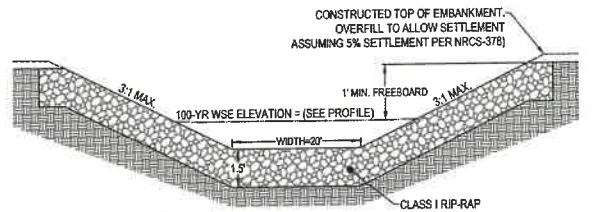
POND B: SIDE & FRONT VIEW OF SWM OUTLET STRUCTURE:
 NOT TO SCALE



SWM POND B OUTLET PROFILE



POND B: SECTION THRU DAM EMBANKMENT:
 NOT TO SCALE



POND B: EMERGENCY SPILLWAY:
 NOT TO SCALE

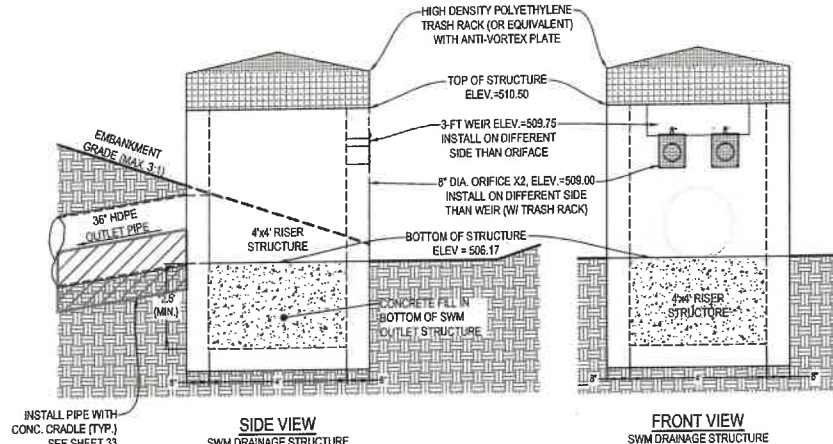
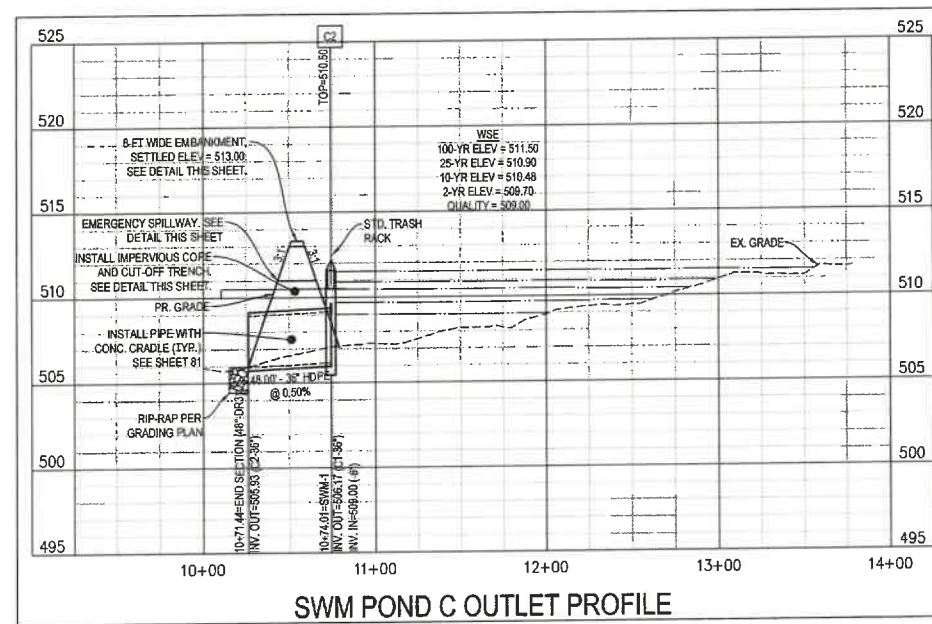
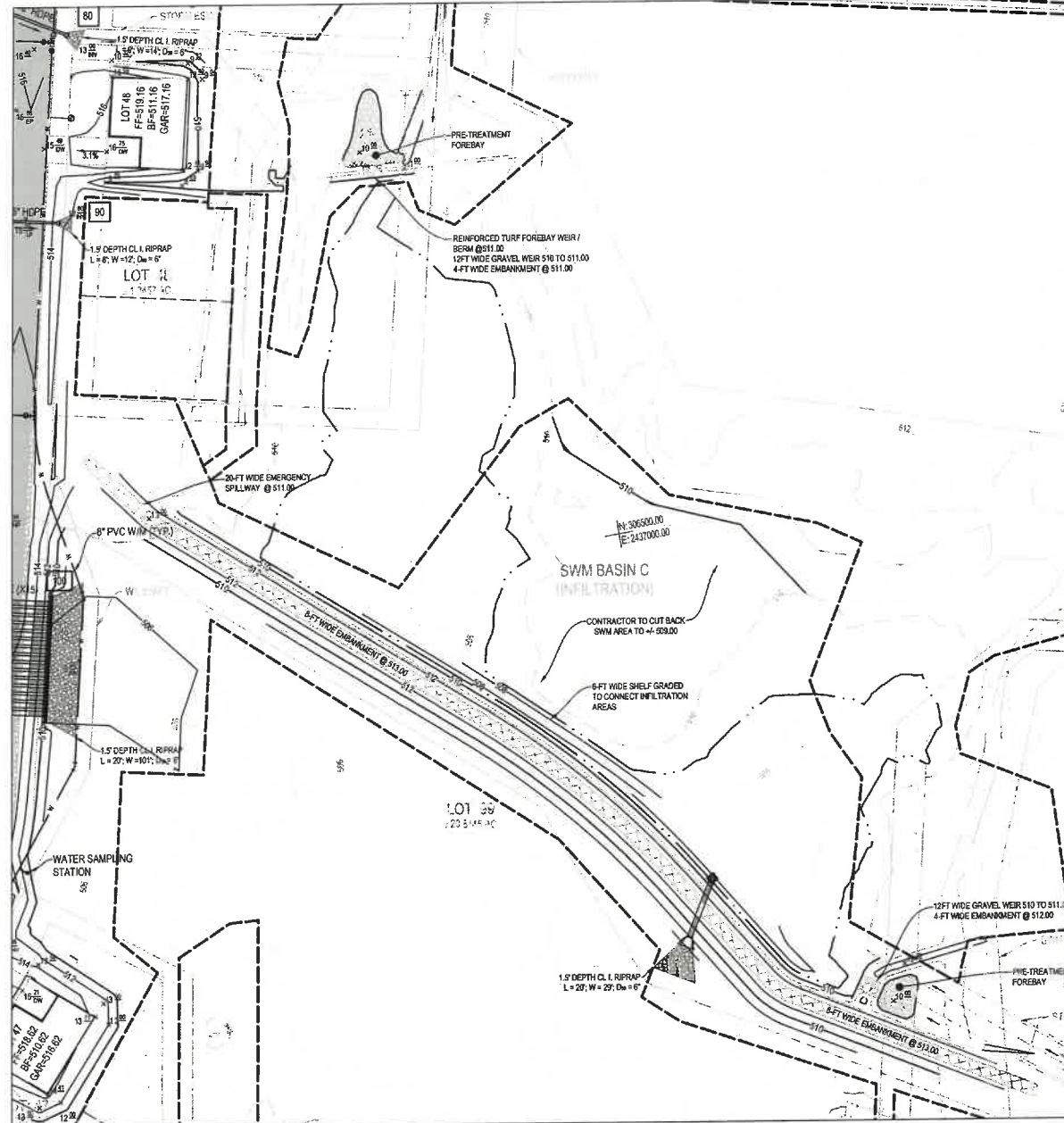
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SEAL:

NO.	REVISIONS

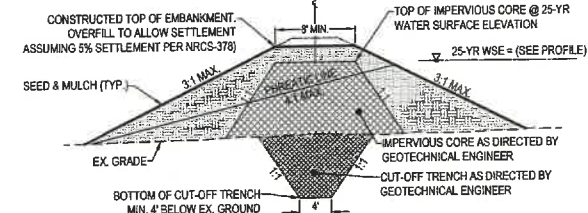
SWM FACILITY B DESIGN
**MEDIA FARM SUBDIVISION
 PRELIMINARY PLAN**
 TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743), PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.:
DATE:	VERT.:
JOB:	MAY 2025
DRAWN:	5100-0101
CADD:	JCH CHECK: JPG
NCS:	C-CJ-101.DWG
SHEET:	75 OF 81

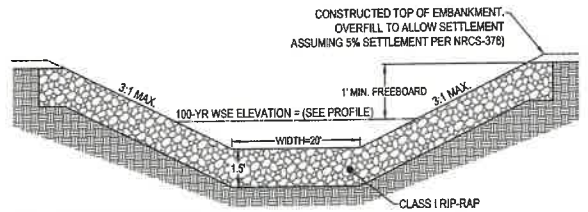


NOTES:
 1. STRUCTURAL DESIGN OF RISER STRUCTURE, IF NOT IN CONFORMANCE WITH DETAILS AS SHOWN, SHALL BE SUBMITTED BY CONTRACTOR TO JEFFERSON COUNTY PLANNING & ENGINEERING FOR APPROVAL.

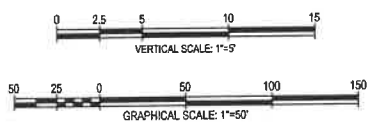
POND C: SIDE & FRONT VIEW OF SWM OUTLET STRUCTURE:
 NOT TO SCALE



POND C: SECTION THRU DAM EMBANKMENT:
 NOT TO SCALE



POND C: EMERGENCY SPILLWAY:
 NOT TO SCALE



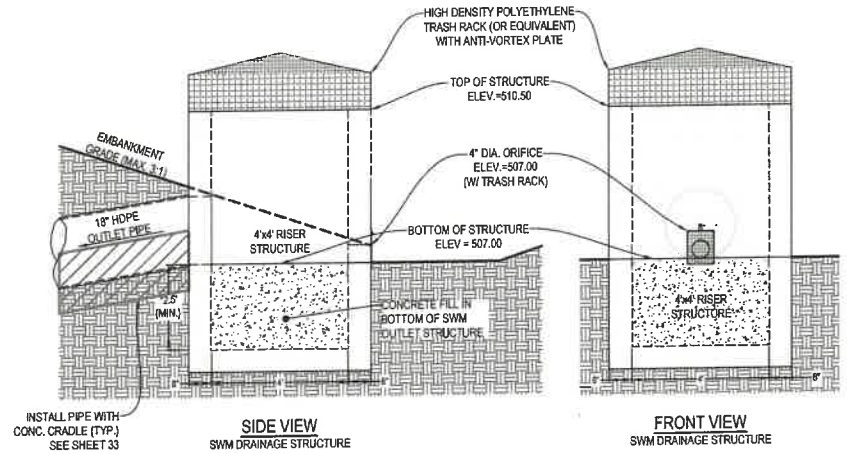
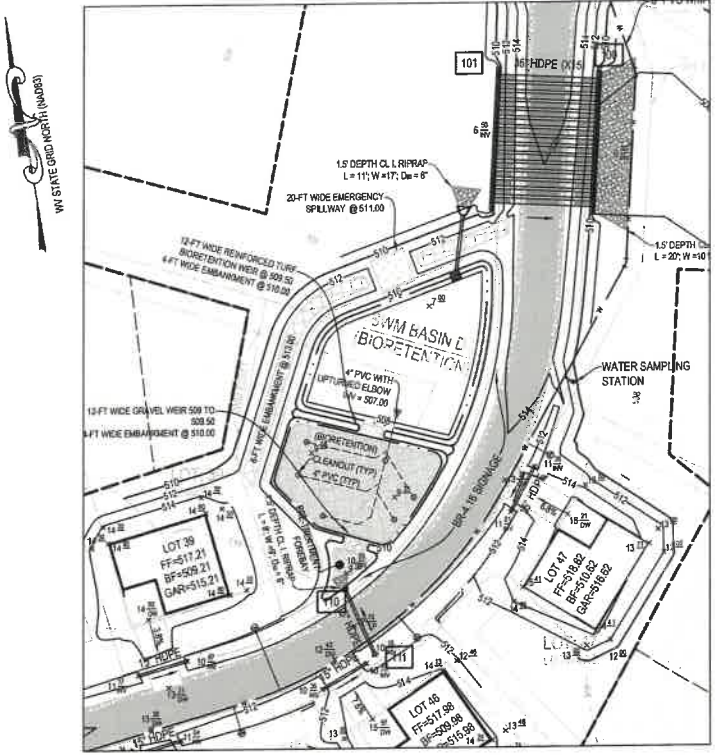
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REVISIONS	

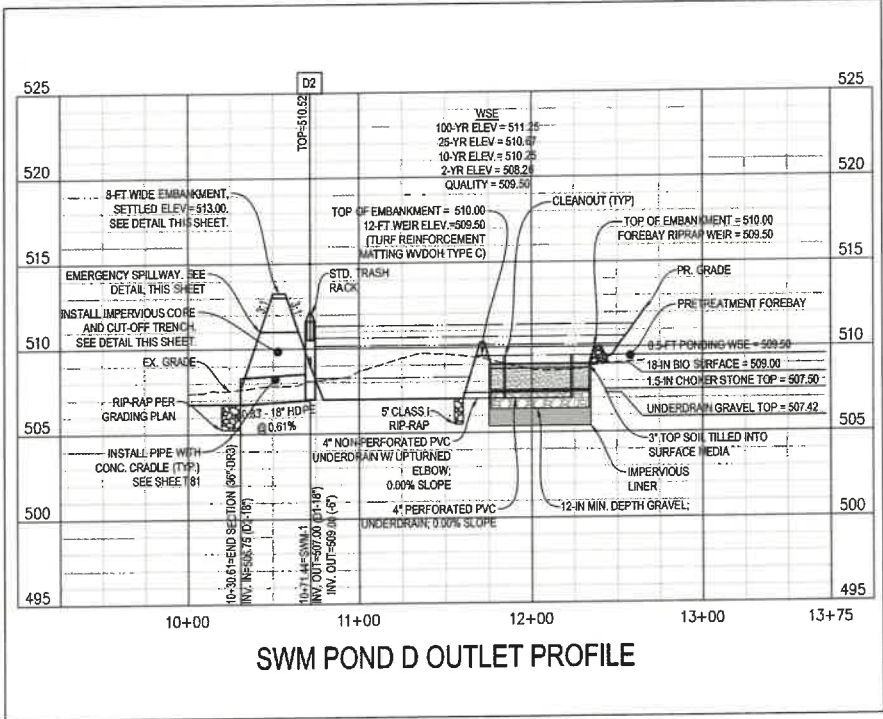
MEDIA FARM SUBDIVISION PRELIMINARY PLAT
 TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743), PARCEL 13 (D.B. 1331, PG. 1)
 CHARLES TOWN TAX DISTRICT
 JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ:
	VERT:
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-CJ-101.DWG
NCS:	
SHEET:	76 OF 81

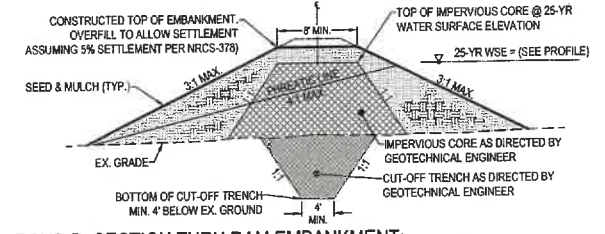
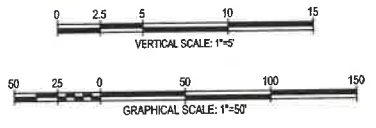


NOTES:
 1. STRUCTURAL DESIGN OF RISER STRUCTURE, IF NOT IN CONFORMANCE WITH DETAILS AS SHOWN, SHALL BE SUBMITTED BY CONTRACTOR TO JEFFERSON COUNTY PLANNING & ENGINEERING FOR APPROVAL.

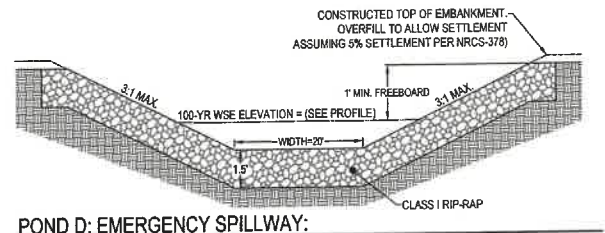
POND D: SIDE & FRONT VIEW OF SWM OUTLET STRUCTURE:
 NOT TO SCALE



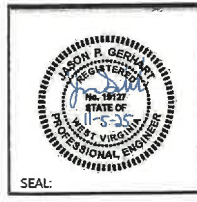
SWM POND D OUTLET PROFILE



POND D: SECTION THRU DAM EMBANKMENT:
 NOT TO SCALE



POND D: EMERGENCY SPILLWAY:
 NOT TO SCALE



NO.	REVISIONS

BR-4.9 SURFACE COVER

THE SURFACE COVER FOR BIoretention IS VARIABLE AND DEPENDS ON THE LANDSCAPE CONTEXT (E.G., HIGHLY-VISIBLE SITE VERSUS LESS-VISIBLE SITE). THE CHOICE OF SURFACE COVER ALSO WILL INFLUENCE THE INTENSITY OF LONG-TERM MAINTENANCE ACTIVITIES (SEE SECTION BR-8). IN GENERAL, THE SURFACE COVER OPTIONS ARE LISTED BELOW.

- MULCH A 2- TO 3-INCH LAYER OF MULCH ON THE SURFACE OF THE FILTER BED ENHANCES PLANT SURVIVAL, SUPPRESSES WEED GROWTH AND PRE-TREATS RUNOFF BEFORE IT REACHES THE FILTER MEDIA. SHREDED HARDWOOD BARK MULCH, AGED FOR AT LEAST 6 MONTHS, MAKES A VERY GOOD SURFACE COVER, AS IT RETAINS A SIGNIFICANT AMOUNT OF POLLUTANTS AND TYPICALLY WILL NOT FLOAT AWAY.
- ALTERNATIVE TO MULCH COVER. IN SOME SITUATIONS, DESIGNERS MAY CONSIDER ALTERNATIVE SURFACE COVERS SUCH AS TURF, NATIVE GROUNDCOVER, EROSION CONTROL MATTING (COIR OR JUTE MATTING), RIVER STONE, OR PEA GRAVEL. THE DECISION REGARDING THE TYPE OF SURFACE COVER TO USE SHOULD BE BASED ON FUNCTION, COST AND MAINTENANCE. STONE OR GRAVEL ARE NOT RECOMMENDED IN PARKING LOT APPLICATIONS, SINCE THEY INCREASE SOIL TEMPERATURE AND HAVE LOW WATER HOLDING CAPACITY.
- MEDIA FOR TURF COVER. ONE ADAPTATION SUGGESTED FOR USE WITH TURF COVER IS TO DESIGN THE FILTER MEDIA PRIMARILY AS A SAND FILTER WITH ORGANIC CONTENT ONLY AT THE TOP. LEAF COMPOST TILLED INTO THE TOP LAYERS WILL PROVIDE ORGANIC CONTENT FOR THE VEGETATIVE COVER. IF GRASS IS THE ONLY VEGETATION, THE RATIO OF ORGANIC MATTER IN THE FILTER MEDIA COMPOSITION MAY BE REDUCED.

BR-7.2. BIoretention INSTALLATION:

PER CHAPTER 4.2.3 OF THE WEST VIRGINIA STORMWATER MANAGEMENT & DESIGN GUIDANCE MANUAL.

THE FOLLOWING IS A TYPICAL CONSTRUCTION SEQUENCE TO PROPERLY INSTALL A BIoretention BASIN. THESE STEPS MAY BE MODIFIED TO REFLECT DIFFERENT BIoretention APPLICATIONS OR EXPECTED SITE CONDITIONS:

- STEP 1.** CONSTRUCTION OF THE BIoretention BASIN AREA MAY ONLY BEGIN AFTER THE ENTIRE CDA HAS BEEN STABILIZED WITH VEGETATION. IT MAY BE NECESSARY TO BLOCK CERTAIN CURB OR OTHER INLETS WHILE THE BIoretention AREA IS BEING CONSTRUCTED. THE PROPOSED SITE SHOULD BE CHECKED FOR EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
- STEP 2.** THE DESIGNER AND THE INSTALLER SHOULD HAVE A PRE-CONSTRUCTION MEETING, CHECKING THE BOUNDARIES OF THE CDA AND ACTUAL INLET ELEVATIONS TO ENSURE THEY CONFORM TO ORIGINAL DESIGN. SINCE OTHER CONTRACTORS MAY BE RESPONSIBLE FOR CONSTRUCTING PORTIONS OF THE SITE, IT IS QUITE COMMON TO FIND SUBTLE DIFFERENCES IN SITE GRADING, DRAINAGE AND PAVING ELEVATIONS THAT CAN PRODUCE HYDRAULICALLY IMPORTANT DIFFERENCES FOR THE PROPOSED BIoretention AREA. THE DESIGNER SHOULD CLEARLY COMMUNICATE, IN WRITING, ANY PROJECT CHANGES DETERMINED DURING THE PRE-CONSTRUCTION MEETING TO THE INSTALLER AND THE PLAN REVIEW/SPECTION AUTHORITY.
- STEP 3.** TEMPORARY APPROVED EROSION AND SEDIMENT CONTROLS ARE NEEDED DURING CONSTRUCTION OF THE BIoretention AREA TO DIVERT STORMWATER AWAY FROM THE BIoretention AREA UNTIL IT IS COMPLETED. SPECIAL PROTECTION MEASURES SUCH AS EROSION CONTROL FABRICS MAY BE NEEDED TO PROTECT VULNERABLE SIDE SLOPES FROM EROSION DURING THE CONSTRUCTION PROCESS. IN CASES WHERE THE BIoretention IS CO-LOCATED WITH EROSION AND SEDIMENT CONTROL PRACTICES (E.G., SEDIMENT TRAPS), THE CONDITIONS NOTED IN SECTION BR-7.1 OF THE WEST VIRGINIA STORMWATER MANAGEMENT & DESIGN GUIDANCE MANUAL MUST BE FOLLOWED.
- STEP 4.** ANY PRE-TREATMENT CELLS SHOULD BE EXCAVATED FIRST AND THEN SEALED TO TRAP SEDIMENTS.
- STEP 5.** EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIoretention AREA TO ITS APPROPRIATE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT HAVE TO SIT INSIDE THE FOOTPRINT OF THE BIoretention AREA. CONTRACTORS SHOULD USE A CELL CONSTRUCTION APPROACH IN LARGER BIoretention BASINS, WHEREBY THE BASIN IS SPLIT INTO 500 TO 1,000 SQ. FT. TEMPORARY CELLS WITH A 10-15 FOOT EARTH BRIDGE IN BETWEEN, SO THAT CELLS CAN BE EXCAVATED FROM THE SIDE.
- STEP 6.** IT MAY BE NECESSARY TO RIP THE BOTTOM SOILS TO A DEPTH OF 6 TO 12 INCHES TO PROMOTE GREATER INFILTRATION.
- STEP 7.** IF USING A FILTER FABRIC, PLACE THE FABRIC ON THE SIDES OF THE BIoretention AREA WITH A 6 INCH OVERLAP ON THE SIDES. IF AN UNDERDRAIN STONE STORAGE LAYER WILL BE USED, PLACE APPROPRIATE DEPTH OF NO. 57 STONE ON THE BOTTOM. INSTALL THE PERFORATED UNDERDRAIN PIPE, PACK NO. 57 STONE TO 3 INCHES ABOVE THE UNDERDRAIN PIPE. ON TOP OF THE NO. 57 STONE, ADD 2 INCHES OF CHOKER STONE (NO. 8 OR NO. 89 STONE) AND THEN 2 TO 4 INCHES OF CONSTRUCTION SAND AS A FILTER BETWEEN THE UNDERDRAIN AND THE SOIL MEDIA LAYER. IF NO STONE STORAGE LAYER IS USED, START WITH 6 INCHES OF NO. 57 STONE ON THE BOTTOM, AND PROCEED WITH THE LAYERING AS DESCRIBED ABOVE.
- STEP 8.** DELIVER THE SOIL MEDIA FROM AN APPROVED VENDOR, AND STORE IT ON AN ADJACENT IMPERVIOUS AREA OR PLASTIC SHEETING. APPLY THE MEDIA IN 12 INCH LIFTS UNTIL THE DESIRED TOP ELEVATION OF THE BIoretention AREA IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT, AND ADD ADDITIONAL MEDIA, AS NEEDED, TO ACHIEVE THE DESIGN ELEVATION.
- STEP 9.** PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION, AND WATER ACCORDINGLY. INSTALL ANY TEMPORARY IRRIGATION.
- STEP 10.** PLACE THE SURFACE COVER IN BOTH CELLS (MULCH, RIVER STONE OR TURF), DEPENDING ON THE DESIGN. IF COIR OR JUTE MATTING WILL BE USED IN LIEU OF MULCH, THE MATTING WILL NEED TO BE INSTALLED PRIOR TO PLANTING (STEP 9), AND HOLES OR SLITS WILL HAVE TO BE CUT IN THE MATTING TO INSTALL THE PLANTS.
- STEP 11.** INSTALL THE PLANT MATERIALS AS SHOWN IN THE LANDSCAPING PLAN, AND WATER THEM DURING WEEKS OF NO RAIN FOR THE FIRST TWO MONTHS.
- STEP 12.** IF CURB CUTS ARE BLOKED DURING BIoretention INSTALLATION, UNBLOCK THESE AFTER THE DRAINAGE AREA AND INLET SLOPES HAVE GOOD VEGETATIVE COVER. IT IS RECOMMENDED THAT UNBLOCKING CURB CUTS AND INLETS TAKE PLACE AFTER TWO TO THREE STORM EVENTS IF THE DRAINAGE AREA INCLUDES NEWLY INSTALLED ASPHALT, SINCE NEW ASPHALT TENDS TO PRODUCE A LOT OF FINES AND GRIT DURING THE FIRST SEVERAL MONTHS.
- STEP 13.** CONDUCT THE FINAL CONSTRUCTION INSPECTION (SEE APPENDIX A OF THE WEST VIRGINIA STORMWATER MANAGEMENT & DESIGN GUIDANCE MANUAL), THEN LOG THE GPS COORDINATES FOR EACH BIoretention FACILITY AND SUBMIT THEM FOR ENTRY INTO THE LOCAL MAINTENANCE TRACKING DATABASE.

TABLE BR-4. MAXIMUM PONDING SURFACE AREA TO SOIL MEDIA SURFACE AREA RATIOS*

PER CHAPTER 4.2.3 OF THE WEST VIRGINIA STORMWATER MANAGEMENT & DESIGN GUIDANCE MANUAL		
SURFACE PONDING VOLUME	SURFACE PONDING DEPTH (FT.)	MAXIMUM RATIO TO SURFACE AREAS
AT LEAST 50% OF DESIGN VOLUME	<1	1.5
AT LEAST 70% OF DESIGN VOLUME	≥1	1.25

*DEFINED AS THE RATIO OF THE PONDING SURFACE AREA MEASURED AT THE BOTTOM OF THE PONDING DEPTH TO THE SOIL MEDIA SURFACE AREA MEASURED AT THE TOP OF THE SOIL MEDIA.

TABLE BR-9 RECOMMENDED MAINTENANCE TASKS FOR BIoretention PRACTICES

PER CHAPTER 4.2.3 OF THE WEST VIRGINIA STORMWATER MANAGEMENT & DESIGN GUIDANCE MANUAL	
MAINTENANCE TASKS	FREQUENCY
- For the first 6 months following construction, the practice and CDA should be inspected at least twice after storm events that exceed 1/2 in. of rainfall. Conduct any needed repairs or stabilization - Inspectors should look for bare or eroding areas in the CDS or around the Bioretention area, and make sure they are immediately stabilized with grass cover - One-time, spot fertilization may be needed for initial plantings - Watering is needed once a week during the first 2 months, and then as needed during first growing season (April-October), depending on rainfall.	Upon establishment
- Remove and replace dead plants. Up to 10% of the plant stock may die off in the first year, so construction contracts should include a care and replacement warranty to ensure that vegetation is properly established and survives during the first growing season following construction. - Mowing of grass filter strips and Bioretention with turf cover - Check curb cuts and inlets for accumulated grit, leaves, and debris that may block inflow - Spot weeding, trash removal, and mulch raking - Add reinforcement planting to maintain desired the vegetation density - Remove invasive plants using recommended control methods - Remove any dead or diseased plants - Stabilize the CDA to prevent erosion - Conduct a maintenance inspection - Supplement mulch in devoid areas to maintain a 3 inch layer - Prune trees and shrubs - Remove sediment in pre-treatment cells and inflow points - Remove sediment in pre-treatment cells and inflow points - Remove and replace the mulch layer Once every 2 to 3 years	At least 4 times a year Twice during growing season As needed Annually Once every 2 to 3 years

BR-4.16. SIGNAGE

PER CHAPTER 4.2.3 OF THE WEST VIRGINIA STORMWATER MANAGEMENT & DESIGN GUIDANCE MANUAL BIoretention UNITS IN HIGHLY VISIBLE AREAS (E.G., SCHOOLS, PARKS, URBAN SETTINGS, GOVERNMENT BUILDINGS) SHOULD BE STENCILED (1) OTHERWISE PERMANENTLY MARKED TO DESIGNATE IT AS A STORMWATER MANAGEMENT FACILITY. THE STENCIL OR PLAQUE SHOULD INDICATE (1) ITS WATER QUALITY PURPOSE, (2) THAT IT MAY POND BRIEFLY AFTER A STORM, AND (3) THAT IT IS NOT TO BE DISTURBED EXCEPT FOR REQUIRED MAINTENANCE.

BR-4.17 BIoretention LANDSCAPING SPECIFICATION

LANDSCAPING FOR BIoretention SURFACE SHALL FOLLOW THE REQUIREMENTS OF BR-4.17 OF THE WDEP STORMWATER MANAGEMENT DESIGN GUIDANCE MANUAL.

PROPOSED TURF COVER AS FOLLOWS:

SEED MIX:	SEED	APPLICATION RATE
	KENTUCKY BLUEGRASS	20 LB/AC
	CREeping RED FESCUE	30 LB/AC
	CHEWING FESCUE	30 LB/AC

TOPSOIL: LOAMY SAND OR SANDY LOAM TEXTURE WITH LESS THAN 5% CLAY CONTENT. PH CORRECTED TO BETWEEN 6 & 7, AND AN ORGANIC MATTER CONTENT OF AT LEAST 3%. TOPSOIL SHALL BE TILLED INTO THE TOP 3" OF THE BIoretention MEDIA.

BIoretention LINER NOTES:

- THE SEDIMENT FOREBAYS & BIoretention MEDIA SHALL BE LINED IN ONE OF THE FOLLOWING TWO WAYS:
 - A 12' CLAY LINER WITH A MAXIMUM HYDRAULIC CONDUCTIVITY OF 1×10^{-7} CM/SEC
 - A 30 MIL PVC LINER.

FOR YOUR HEALTH & SAFETY

This is a man made stormwater management facility designed to treat stormwater and is not to be disturbed except for required maintenance. The facility may pond briefly after a storm. For your safety, please avoid the water.

TABLE BR-7. BIoretention MATERIAL SPECIFICATIONS

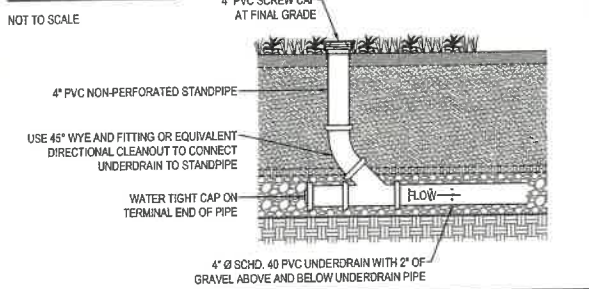
PER CHAPTER 4.2.3 OF THE WEST VIRGINIA STORMWATER MANAGEMENT & DESIGN GUIDANCE MANUAL		
MATERIAL	SPECIFICATION	NOTES
FILTER MEDIA	-70%-88% SAND -8%-26% TOP SOIL -3%-5% ORGANIC MATTER IN THE FORM OF LEAF COMPOST -SUPPLIED BY QUALIFIED VENDOR -REFER TO TABLE BR-9 FOR SPECIFIC MEDIA MATERIAL COMPOSITION	MINIMUM DEPTH OF 24 IN.; 36 IN. RECOMMENDED; (18 IN. IF AN INFILTRATION SUMP IS USED) THE VOLUME OF FILTER MEDIA USED SHOULD BE BASED ON 110% OF THE PLAN VOLUME, TO ACCOUNT FOR SETTling OR COMPACTION.
FILTER MEDIA TESTING	BETWEEN 7 AND 21 MG./KG. OF P IN THE SOIL MEDIA. CEC'S GREATER THAN 10.	QUALIFIED VENDORS SHOULD TEST MEDIA IN BATCHES.
ALTERNATIVE SURFACE COVER	USE TURF COVER.	
TOP SOIL FOR TURF COVER	LOAMY SAND OR SANDY LOAM TEXTURE, WITH LESS THAN 5% CLAY CONTENT, PH CORRECTED TO BETWEEN 6 AND 7, AND AN ORGANIC MATTER CONTENT OF AT LEAST 3%.	3 INCHES TILLED INTO SURFACE LAYER.
FILTER FABRIC (OPTIONAL)	WOVEN MONOFILAMENT FABRIC OR NON-WOVEN GEOTEXTILE AS PER AASHTO M-288 (DO NOT USE SILT FENCE).	APPLY ONLY TO THE SIDE SLOPES
CHOKING LAYER	LAYER OF CHOKER STONE (TYPICALLY NO. 8 OR NO. 89 WASHED GRAVEL), WHICH IS LAID OVER THE UNDERDRAIN STONE.	
UNDERDRAIN STONE	1 IN. DIAMETER STONE SHOULD BE DOUBLE-WASHED AND CLEAN AND FREE OF ALL FINES (E.G., ASTM D448 NO. 57 STONE).	SEE DETAILS FOR DEPTH
IMPERMEABLE LINER (OPTIONAL)		SEE LINER NOTE THIS SHEET
UNDERDRAINS, CLEANOUTS, AND OBSERVATION WELLS	USE 4 IN OR 6 IN. RIGID SCHEDULE 40 PVC PIPE WITH 3/8 IN. PERFORATIONS AT 6 IN. ON CENTER; EACH UNDERDRAIN SHOULD BE LOCATED NO MORE THAN 20 FEET FROM THE NEXT PIPE. (SEE DETAILS BELOW FOR PIPE SIZE.)	LAY THE PERFORATED PIPE UNDER THE LENGTH OF THE BIoretention CELL, AND INSTALL NON-PERFORATED PIPE AS NEEDED TO CONNECT WITH THE STORM DRAIN SYSTEM OR TO DAYLIGHT IN A STABILIZED CONVEYANCE. INSTALL T'S AND Y'S AS NEEDED, DEPENDING ON THE UNDERDRAIN CONFIGURATION. EXTEND CLEANOUT PIPES TO THE SURFACE WITH VENTED CAPS AT THE T'S AND Y'S.

TABLE BR-5. SOIL MEDIA CRITERIA AND TESTING FOR BIoretention

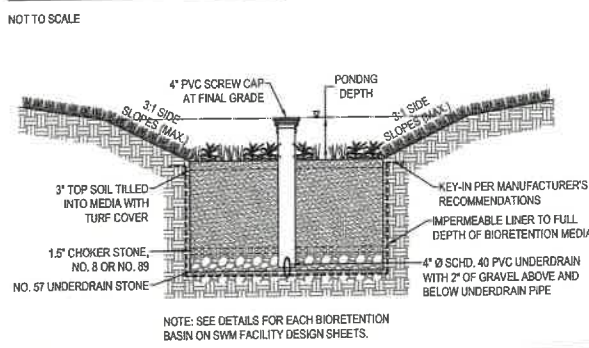
PER CHAPTER 4.2.3 OF THE WEST VIRGINIA STORMWATER MANAGEMENT & DESIGN GUIDANCE MANUAL		
SOIL MEDIA CRITERION	DESCRIPTION	STANDARD(S)
GENERAL COMPOSITION	SOIL MEDIA MUST HAVE THE PROPER PROPORTIONS SAND, FINES, AND ORGANIC MATTER TO PROMOTE PLANT GROWTH, DRAIN AT THE PROPER RATE, AND FILTER POLLUTANTS.	70% TO 88% SAND 8% TO 26% TOP SOIL; AND 3% TO 5% ORGANIC MATTER (AGED COMPOST)
SAND	LOCALLY-APPROVED PULVERIZED GLASS MAY BE SUBSTITUTED IF THE LOCAL AUTHORITY UNDERTAKES TESTING TO VERIFY COMPLIANCE WITH THE SPECIFICATION AND ALSO LACK OF HEAVY METALS	SIEVE SIZE % PASSING 3/8 IN. 9.50 MM 100 NO. 4 4.75 MM 95 TO 100 NO. 8 2.36 MM 80 TO 100 NO. 16 1.18 MM 45 TO 85 NO. 30 0.6 MM 15 TO 60 NO. 50 0.3 MM 3 TO 15 NO. 100 0.15 MM 0 TO 4
TOP SOIL	LOAMY SAND OR SANDY LOAM	USDA TEXTURAL TRIANGLE
ORGANIC MATTER	WELL AGED, CLEAN COMPOST	APPENDIX D
P-INDEX OR PHOSPHOROUS (P) CONTENT	SOIL MEDIA WITH HIGH P LEVELS WILL EXPORT P THROUGH THE MEDIA AND POTENTIALLY TO DOWNSTREAM CONVEYANCE OR RECEIVING WATERS	P CONTENT = 7 TO 23 MG/KG
CATION EXCHANGE CAPACITY (CEC)	THE CEC IS DETERMINED BY THE AMOUNT OF HUMUS OR ORGANIC MATTER. HIGHER CEC WILL PROMOTE POLLUTANT REMOVAL	CEC > 10 MILLIEQUIVALENTS PER 100 GRAMS
INFILTRATION RATE	THIS REFERS TO THE INFILTRATION RATE OF THE SOIL MEDIA, AND NOT THE UNDERLYING SOIL. A MINIMUM RATE IS REQUIRED TO ALLOW THE SOIL MEDIA TO PROPERLY DRAIN	MINIMUM INFILTRATION RATE = 1 - 2 INCHES/HOUR (MOST SOIL MEDIA WILL HAVE MUCH HIGHER RATES)
SOIL MEDIA DEPTH	THE DEPTH OF SOIL MEDIA FOR VARIOUS APPLICATIONS	SOIL MEDIA DEPTHS FOR LEVEL 1 AND LEVEL 2 DESIGN ARE SPECIFIED IN TABLE BR-1. IF TRENCHES ARE INCLUDED IN THE BIoretention PLANTING PLAN, TREE PLANTING HOLES IN THE FILTER BED MUST BE AT LEAST 4 FEET DEEP TO PROVIDE ENOUGH SOIL VOLUME FOR THE ROOT STRUCTURE OF MATURE TREES. IN ADDITION, HIGHER PROPORTIONS OF TOPSOIL (30%) AND AGED COMPOST (20%) SHOULD BE ADDED TO THESE PLANTING HOLES COMPARED TO THE REST OF THE SOIL. *TURF, PERENNIALS OR SHRUBS SHOULD BE USED INSTEAD OF TREES TO LANDSCAPE SHALLOWER FILTER BEDS.

*MANY SPECIFICATIONS FOR SAND REFER TO ASTM C-33. THE ASTM C-33 SPECIFICATION ALLOWS A PARTICLE SIZE DISTRIBUTION THAT CONTAINS A LARGE FRACTION OF FINES (SILT AND CLAY SIZED PARTICLES <0.05 MM). THE SMALLER FINES FILL THE VOIDS BETWEEN THE LARGER SAND SIZED PARTICLES RESULTING IN SMALLER AND MORE CONVULATED PORE SPACES. WHILE THIS CONDITION PROVIDES A HIGH DEGREE OF TREATMENT, IT ALSO ENCOURAGES CLOGGING OF THE REMAINING VOID SPACES WITH SUSPENDED SOLIDS AND BIOLOGICAL GROWTH, RESULTING IN A GREATER CHANCE OF A RESTRICTIVE BIOMAT FORMING. BY LIMITING THE FINE PARTICLES ALLOWED IN THE SAND COMPONENT, THE COMBINED MEDIA RECIPE OF SAND AND THE FINES ASSOCIATED WITH THE SOIL AND ORGANIC MATERIAL WILL BE LESS PRONE TO CLOGGING, WHILE ALSO PROVIDING AN ADEQUATE LEVEL OF FILTRATION AND RETENTION.

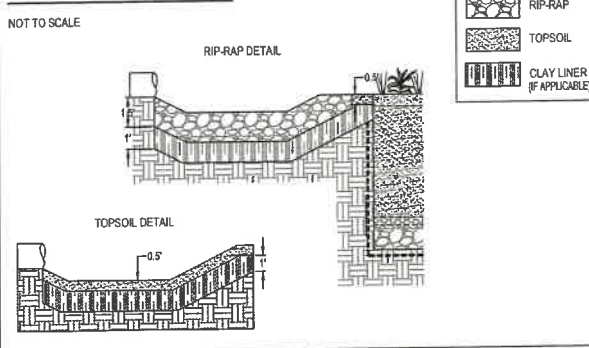
CLEANOUT DETAIL:



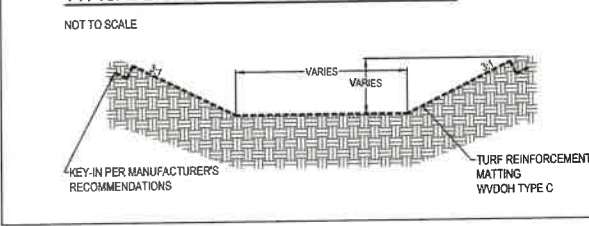
TYPICAL BIoretention BASIN:



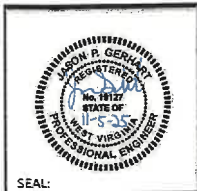
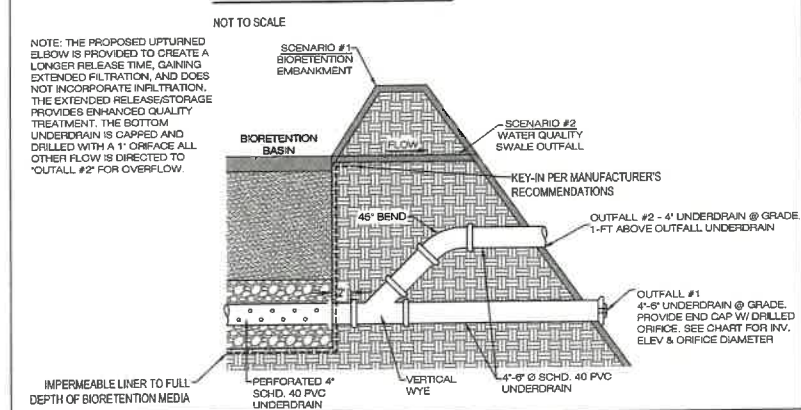
FOREBAY LINER DETAILS:



TYPICAL BIoretention FACILITY SPILLWAY:



UPTURNED ELBOW DETAIL:



NO.	REVISIONS

BIoretention DETAILS
MEDIA FARM SUBDIVISION
PRELIMINARY PLAN
TAX MAP 04: PARCEL 11 & 111 (D.B. 1330, P.G. 243), PARCEL 13 (D.B. 1331, PG. 1)
CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ:
	VERT:
DATE:	MAY 2025
JOB:	5100-0101
DRAWN:	JCH
CHECK:	JPG
CADD:	C-CJ-101.DWG
NCS:	
SHEET:	79 OF 81

SWM-DR

SWM DAM METAL PLATE DETAIL (NOT GALVANIZED)

DETAIL FOR METAL PLATE AND WATER QUALITY ORIFICE

SIDE VIEW OF SWM DAM WITH DEBRIS RACK

TYPICAL SWM DAM

DETAIL FOR METAL PLATE AND WATER QUALITY ORIFICE

TYPICAL SWM DRAINAGE STRUCTURE

DETAIL FOR METAL PLATE AND WATER QUALITY ORIFICE

TYPICAL SWM DRAINAGE STRUCTURE

PIPE SIZE (INCHES)	CRADLE BOTTOM WIDTH (INCHES)	CRADLE HEIGHT (INCHES)	CRADLE TOP WIDTH (INCHES)	INCREMENT IN CUBIC YARDS PER LINEAR FOOT OF PIPE
12	34	14	32	0.093
15	38	15.75	35.5	0.10
18	42	17.5	39	0.129
24	50	21	48	0.188
30	58	26	53	0.233
36	66	31	60	0.307
42	74	38	67	0.380

CONCRETE SHALL BE CLASS A-3 BUT NOT LESS THAN 6" X X IF THE PIPE IS LAIN IN AN EXCAVATED TRENCH THEN THE SIDE WALLS MAY CONFORM TO THE TRENCH SHAPE OF THE TRENCH MAY BECOME THE CRADLE FORM.

CONCRETE CRADLE IS TO BE INSTALLED UNDER THE ENTIRE LENGTH OF CULVERT AT EACH STORMWATER MANAGEMENT BASIN. CONCRETE CRADLE IS TO BE PAID FOR AS MISCELLANEOUS CONCRETE AND SUMMARIZED IN CUBIC YARDS FOR EACH PIPE LOCATION.

VOOT
ROAD AND BRIDGE STANDARDS
SHEET 3 OF 5
REVISION DATE 14.08

STORMWATER MANAGEMENT (SWM) DETAILS
DEBRIS RACK, METAL PLATE, WATER QUALITY ORIFICE, CONCRETE CRADLE (FOR SWM DRAINAGE STRUCTURES, SWM RISER PIPES AND SWM DAMS)
VIRGINIA DEPARTMENT OF TRANSPORTATION

SPECIFICATION REFERENCE 302

SWM-1

PLAN VIEW

PLAN VIEW (TRASH RACK NOT SHOWN)

SIDE VIEW

FRONT VIEW

CAST IN PLACE STORMWATER MANAGEMENT DRAINAGE STRUCTURE

NOTES:

- COST OF TRASH RACK AND DEBRIS RACK ARE TO BE INCLUDED IN THE BID PRICE FOR THE STORMWATER MANAGEMENT DRAINAGE STRUCTURE.
- STRUCTURE MAY BE PRECAST OR CAST IN PLACE. SEE SHEET 2 OF 3 FOR DETAILS ON PRECAST STRUCTURE.
- WEEP HOLES SHALL NOT BE PROVIDED.
- STEPS ARE TO BE PROVIDED WHEN HEIGHT OF STRUCTURE IS 4'-0" OR GREATER ABOVE INVERT OF OUTLET PIPE. FOR STEP DETAILS SEE STANDARD ST-1.
- FOR DETAILS ON METAL PLATE, DEBRIS RACK AND TRASH RACK SEE STANDARD SWM-DR.
- MARK HEIGHT OF STRUCTURE IN BLACK, WITH 4" HIGH NUMERALS AND 1" WIDE HORIZONTAL STRIPES AT INTERVALS FROM INVERT OF WATER QUALITY ORIFICE (SEE NOTE 6).
- THE PERMANENT STORMWATER MANAGEMENT DRAINAGE STRUCTURE, STANDARD SWM-1 MAY BE MODIFIED WHERE THE STORMWATER MANAGEMENT BASIN IS TO BE USED AS A TEMPORARY SEDIMENT BASKIN DURING PROJECT CONSTRUCTION. SEE STANDARD SWM-DR, SHEET 1 OF 5, FOR TEMPORARY MODIFICATION DETAILS.
- THE SIZE OF THE WATER QUALITY ORIFICE SHALL BE SPECIFIED ON THE PLANS. ADDITIONAL DRAINAGES IN THE STORMWATER MANAGEMENT DRAINAGE STRUCTURE TO BE PROVIDED WHEN SPECIFIED ON THE PLANS.

APPROXIMATE QUANTITIES TO BE USED:
CAST-IN-PLACE CLASS A-3 CONCRETE TO BE USED.
MAXIMUM DEPTH TO BE 12'-6".

PIPE SIZE	12"	15"	18"	24"	30"	36"	42"
LENGTH IN 5'-0" DEPTH	5'-3/4"	5'-8 1/4"	5'-8 1/4"	6'-1"	6'-7 1/2"	7'-2"	7'-8 1/2"
CU. YDS. CONCRETE	2.665	2.773	2.878	3.078	3.824	3.437	3.598

INCREMENT PER FOOT OF ADDITIONAL DEPTH "4" = 0.461 CU. YDS.

VOOT
ROAD AND BRIDGE STANDARDS
REVISION DATE 08/10
SHEET 1 OF 3
14.01

SPECIFICATION REFERENCE 302

SWM-DR

DETAIL FOR DEBRIS RACK HOLDER

TOP VIEW

SIDE VIEW

FRONT VIEW

DETAIL FOR DEBRIS RACK (FOR WATER QUALITY ORIFICE)

HIGH DENSITY POLYETHYLENE

STORMWATER MANAGEMENT (SWM) DETAILS
DEBRIS RACK, METAL PLATE, WATER QUALITY ORIFICE, CONCRETE CRADLE (FOR SWM DRAINAGE STRUCTURES, SWM RISER PIPES AND SWM DAMS)
VIRGINIA DEPARTMENT OF TRANSPORTATION

VOOT
ROAD AND BRIDGE STANDARDS
REVISION DATE 14.08
SHEET 2 OF 5

SPECIFICATION REFERENCE 302

SWM-DR

DETAIL FOR TRASH RACK

HIGH DENSITY POLYETHYLENE

METAL (STEEL)

STORMWATER MANAGEMENT DETAILS TRASH RACK FOR SWM DRAINAGE STRUCTURES

VOOT
ROAD AND BRIDGE STANDARDS
SHEET 5 OF 5
REVISION DATE 14.08

SPECIFICATION REFERENCE 302

TYPICAL FOREBAY RIPRAP SPILLWAY DETAILS:

NOT TO SCALE

PLAN

SECTION A - A

SECTION B - B

NOTES:

- RIPRAP SPILLWAY SHALL BE CONSTRUCTED ON TOP OF THE LINER IN SUCH A WAY AS TO ALLOW WATER TO FLOW BETWEEN THE ROCKS FROM THE FOREBAY INTO THE BIO-RETENTION FACILITY. D₅₀ = 6".
- GEO-TEXTILE FABRIC FOR SEPARATION SHALL BE PLACED ON TOP OF THE CLAY LINER, AND UP THE SIDE SLOPES. IT SHALL BE KEYPED IN PER MANUFACTURERS INSTRUCTION.

OUTLET PROTECTION

NOT TO SCALE

MAXIMUM TAILWATER CONDITION

MINIMUM TAILWATER CONDITION

NOTES:

- STONE QUALITY FOR RIP-RAP SHALL CONSIST OF FIELDSTONE OR ROUGH UNHEWN QUARRY STONE. THE STONE SHALL BE HARD, OF AN ANGULAR END AND OF A QUALITY THAT WILL NOT DISINTEGRATE ON EXPOSURE TO WATER OR WEATHERING. RECYCLED CONCRETE MAY BE USED PROVIDED IT HAS A DENSITY OF AT LEAST 150 POUNDS PER CUBIC FOOT AND DOES NOT HAVE ANY EXPOSED STEEL OR REINFORCING BARS.
- IN ALL CASES, FILTER FABRIC SHALL BE PLACED BETWEEN THE RIP-RAP AND THE UNDERLYING SOIL TO PROTECT SOIL MOVEMENT INTO, THROUGH, AND UNDERNEATH THE RIP-RAP. THE MATERIAL MUST MEET OR EXCEED THESE REQUIREMENTS: THE PLASTIC FILTER CLOTH CAN BE WOVEN OR NON-WOVEN MONOFILAMENT YARNS AND SHALL MEET THESE BASE REQUIREMENTS: THICKNESS=20-60 MILS., GRAB STRENGTH=90-120 LBS. AND SHALL CONFORM TO ASTM D-1777 AND ASTM D-1682

INTEGRITY FEDERAL SERVICES

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING

146 S. Queen Street, Suite 201 • Phone: 304-725-8466
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PROFESSIONAL ENGINEER

STATE OF VIRGINIA

NO. 13127

RESISTANCE

SEAL:

REVISIONS

NO.	DATE	DESCRIPTION

MEDIA FARM SUBDIVISION PRELIMINARY PLAN

TAX MAP 04; PARCEL 11 & 11.1 (D.B. 1330, P.G. 743); PARCEL 13 (D.B. 1331, PG. 1)

CHARLES TOWN TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

MISC SWM DETAILS

SCALE: HORIZ: VERT:

DATE: MAY 2025

JOB: 5100-0101

DRAWN: JCH CHECK: JPG

CADD: C-CJ-101.DWG

NCS:

SHEET: 81 OF 81