



U.S. Army Corps
of Engineers
Pittsburgh District

Public Notice

In Reply Refer to	US Army Corps of Engineers, Pittsburgh District
Notice No. below	1000 Liberty Avenue
	Pittsburgh, PA 15222-4186

Application No. 200502264

Date: February 1, 2007

Notice No. 07-03

Closing Date: March 3, 2007

1. TO ALL WHOM IT MAY CONCERN: The following application has been submitted for a Department of the Army Permit under the provisions of Section 404 of the Clean Water Act (33 U.S.C. 1344).
2. APPLICANT: Genesis Partners, Limited Partnership
1509 Johnson Avenue
Bridgeport, WV 26330
3. LOCATION: The project is located between I-79, SR-131/73 and SR-279 on approximately 1,358.5 acres within the Upper West Fork River Basin near the city of Bridgeport, Harrison County, West Virginia.
4. PURPOSE AND DESCRIPTION OF WORK: The applicant proposes to construct a multi-use Planned Unit Development (Charles Pointe) that includes various commercial, light industrial, residential (high and low density multifamily units and single family), educational and civic facilities. The project site would also include an 18-hole championship golf course with clubhouse and a 9-hole executive golf course with clubhouse. The proposed development would be built out in multiple phases over approximately 15 years. The first phase will build on three tracts totaling approximately 468 acres and include; Business District 1 and 2 (BD.1 and BD.2), Golf Course (GC), and South Village Residential (SVR.2). See attached mapping. Initially, BD.1 and BD.2 will provide building sites and supporting infrastructure for large footprint national retail outlets as well as a shopping center and smaller scale retail centers. The plan also provides sites for professional office spaces, an entertainment center, and a residential center consisting of condominiums and apartment units. A new four-lane divided entrance road would be constructed from SR 279 and supporting utilities would be extended from off-site

including water and sewer service. The 18-hole, 7,000 yard championship golf course planned for the first phase will be constructed near the bottom of the drainage area constituting Stouts Run. Phase one would impact ten wetlands totaling approximately 1.49 acres, two open water impoundments totaling 1.83 acres, and twenty-three ephemeral streams and thirteen intermittent streams totaling 10,044 linear feet (6,587 and 3,456 respectfully). The applicant's preferred alternative (total build-off) would impact an additional 13,195 LF of stream channel (7,935 LF ephemeral and 5,261 LF intermittent), 2.73 acres of wetlands, and four open water impoundments totaling 0.60 acre. In summary, the total build-off would impact approximately 4.22 acres of wetlands, 2.43 acres of open water impoundments, and approximately 23,240 LF of stream channel due to road construction, pond construction, and land development grading.

As a result of the impacts, the applicant plans to provide an on-site watershed based compensatory mitigation strategy including stream and wetland restoration, enhancement, and preservation. The watershed approach for mitigation is intended to provide an overall net-improvement in stream channel and wetland stability, vegetation communities, and aquatic habitat through the restoration, enhancement and preservation elements. It is planned for 9.94 acres of compensation wetlands, 4.54 acres enhanced wetlands, 5.84 acres open water ponds, and 1.77 acres enhanced open water ponds. Proposed stream preservation, restoration, and enhancement design will provide 22,025 lf of stream mitigation. Drawings attached.

5. WEST VIRGINIA CERTIFICATION: This permit decision will not be made until the State of West Virginia, Department of Environmental Protection (WVDEP), issues, denies, or waives State Certification. This public notice does not serve as application to the WVDEP for certification required by Section 401 of the Clean Water Act. The applicant must apply directly to the WVDEP for individual water quality certification. The WVDEP will also consider whether or not the proposed activity will comply with sections 301, 302, 303, 306, 307 of the Clean Water Act or any other appropriate State laws. Any person wishing to comment, provide information, and/or request a public hearing concerning certification for this project should write to the:

West Virginia Department of Environmental Protection
Division of Water & Waste Management
401 Certification Program
601 57th Street SE
Charleston, West Virginia 25304
Telephone: 304-926-0499 ext. 1613

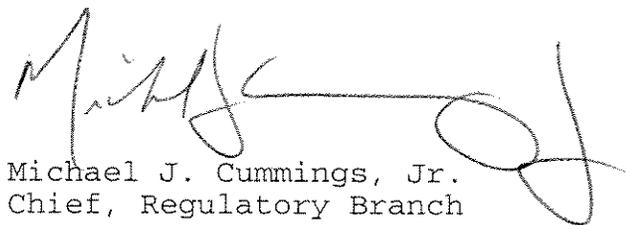
Attn: Lyle Bennett
Re: Public Notice CELRP-OP-F No. 07-03

6. IMPACT ON NATURAL RESOURCES: The District Engineer has consulted the most recently available information and has determined that the project is not likely to affect the continued existence of any endangered species or threatened species, or result in the destruction or adverse modification of habitat of such species which has been determined to be critical. This Public Notice serves as a request to the U. S. Fish and Wildlife Service (USFWS) for any additional information they may have on whether any listed or proposed to be listed endangered or threatened species may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1972 (as amended).
7. IMPACT ON CULTURAL RESOURCES: The National Register of Historic Places has been consulted, and it has been determined that there are no properties currently listed on the register which would be directly affected by the proposed work. If we are made aware, as a result of comments received in response to this notice, or by other means, of specific archeological, scientific, prehistorical, or historical sites or structures which might be affected by the proposed work, the District Engineer will immediately take the appropriate action necessary pursuant to the National Historic Preservation Act of 1966 - Public Law 89-665 as amended (including Public Law 96-515).
8. PUBLIC INVOLVEMENT: Any person may request, in writing, within the comment period specified in the paragraph below entitled "RESPONSES," that a public hearing be held to consider this application. The requests for public hearing shall state, with particularity, the reasons for holding a public hearing.
9. EVALUATION: Interested parties are invited to state any objections they may have to the proposed work. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposals must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of

the people. The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the overall public interest of the proposed activity. The evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under the authority of Section 404(b) of the Clean Water Act (40 CFR Part 230).

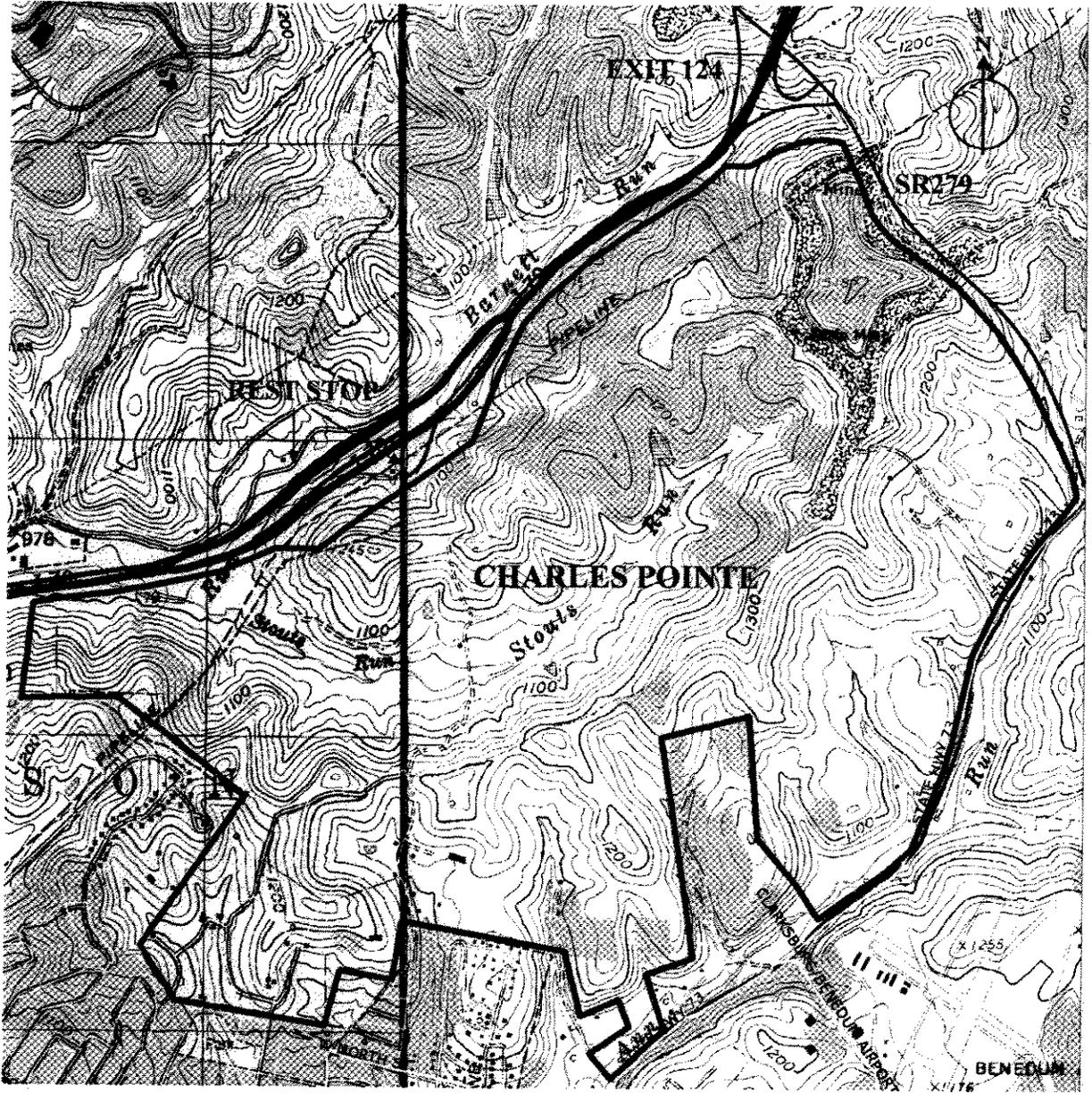
10. RESPONSES: A permit will be granted unless its issuance is found to be contrary to the public interest. Written statements concerning the proposed activity should be received in this office on or before the closing date of this Public Notice in order to become a part of the record and to be considered in the final determination. Any objections which are received during this period may be forwarded to the applicant for possible resolution before the determination is made whether to issue or deny the requested DA Permit. All responses to this notice should be directed to the Regulatory Branch, attn Allen Edris, at the above address, by telephoning (412) 395-7158, or by e-mail at allen.r.edris@lrp02.usace.army.mil. Please refer to CELRP-OP-F 200502264 (Public Notice No. 07-03) in all responses.

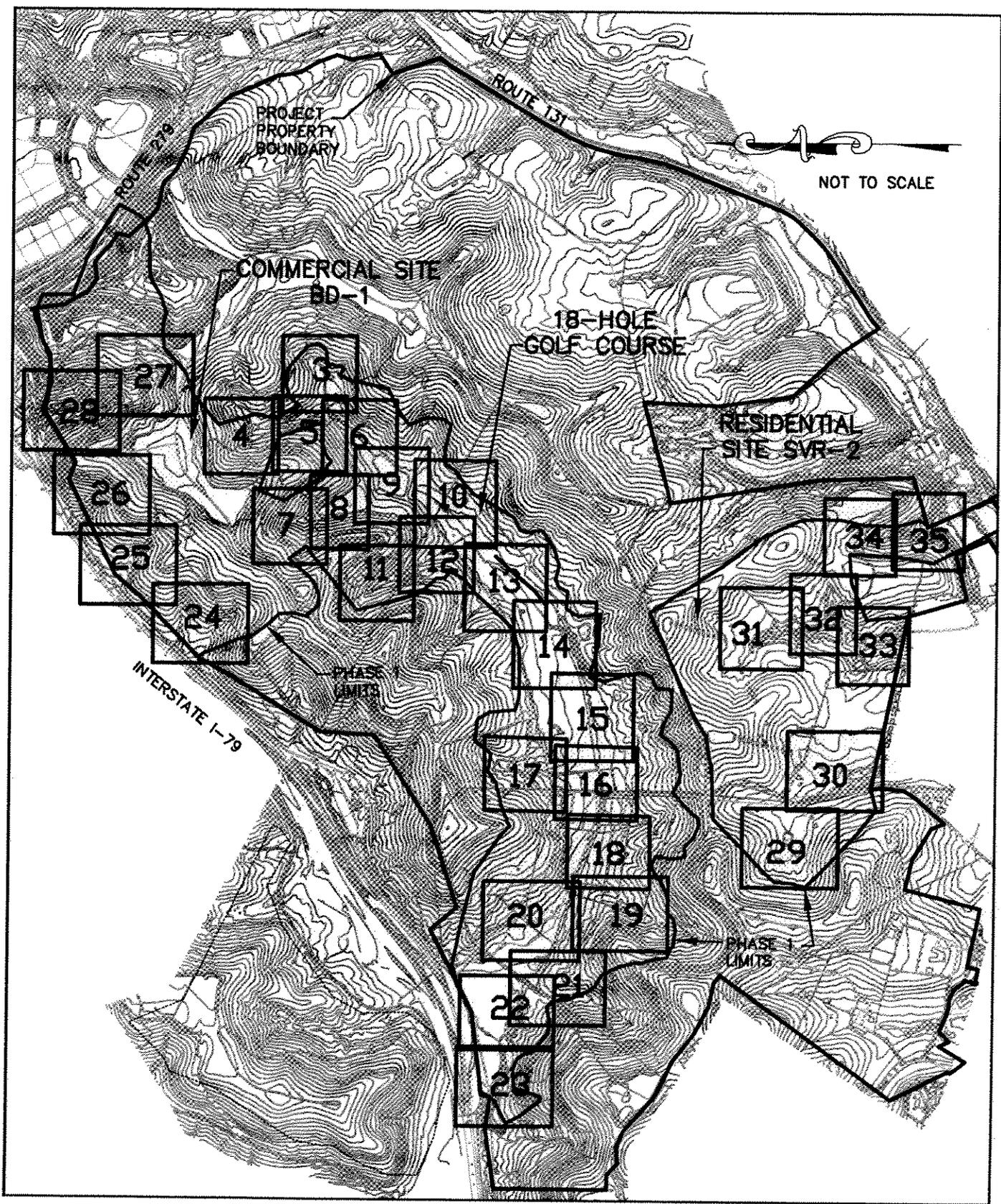
FOR THE DISTRICT ENGINEER:



Michael J. Cummings, Jr.
Chief, Regulatory Branch

Charles Pointe – Site Location Map






 13221 Woodland Park Rd.
 Suite 400
 Herndon, Virginia
 20171
 Phone: 703-674-1300
 Fax: 703-674-1350
**Kinley-Horn
 and Associates, Inc.**
Engineering Planning and Environmental Consultants

PHASE 1 WETLANDS AND WOUS IMPACTS
KEY MAP
 BRIDGEPORT, WEST VIRGINIA


CHARLES POINTE

JOB NO. _____
 DRAWN BY
 K.L.L.
 CHECKED BY
 D.P.B.
 APPROVED BY
 D.P.B.
 DATE PLOTTED
 10/4/06
 DATE REVISION
 10/5/06

Client:
 GENESIS PARTNERS
SCALE:
 AS SHOWN
SHEET NO.:
 EXHIBIT 2

MATCH DRAWING
WITH SHEET 11

NVR.2
NORTH VILLAGE RESIDEN
-40 ACRE MINIMUM DETACHED SINGL
-69 UNITS

NVR.1
NORTH VILLAGE RESIDEN
-13.0 ACRES- 20 ACRE MINIMUM DETA
-65 UNITS
-24.7 ACRES- 25 ACRE MINIMUM DETA
-96 UNITS

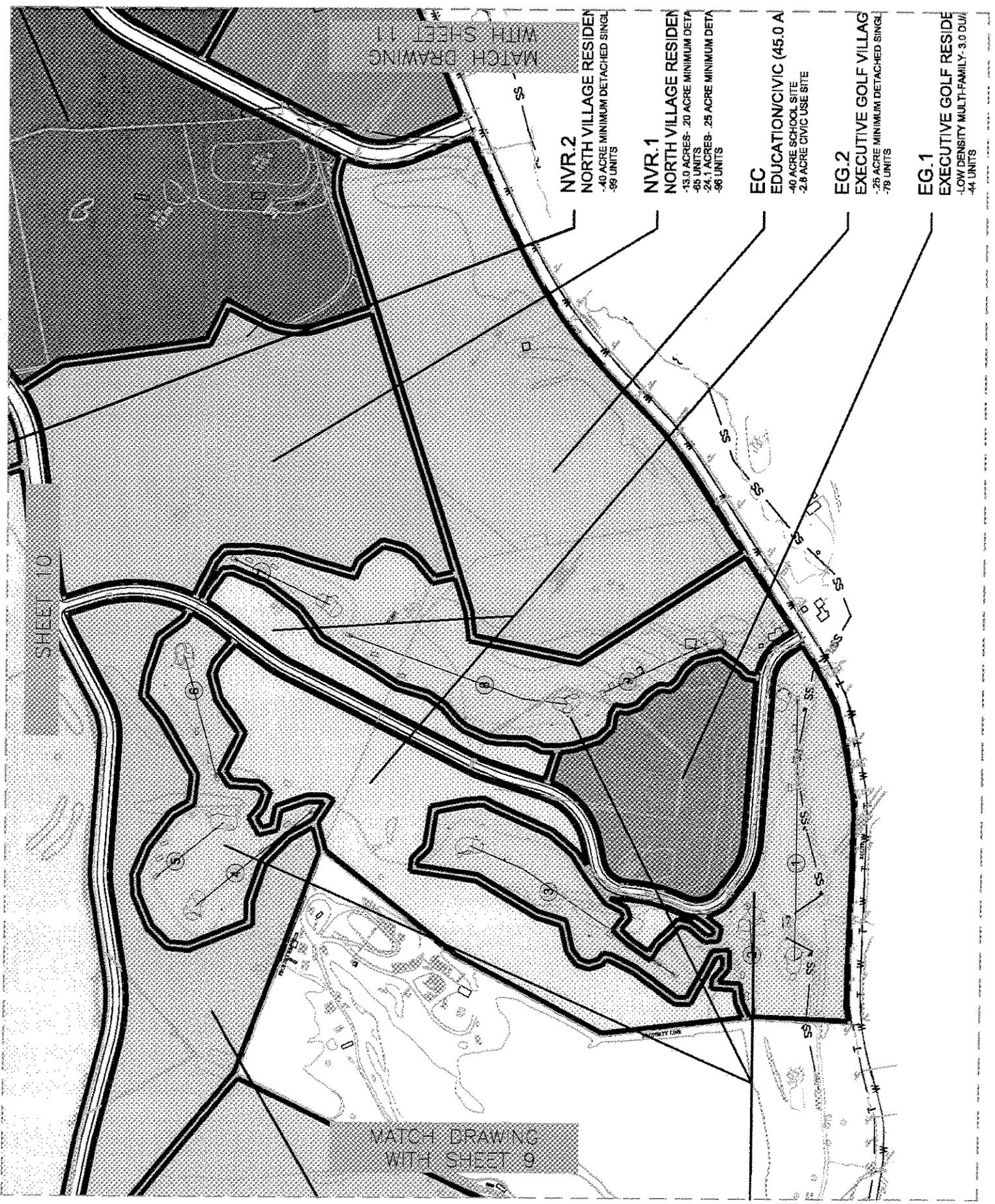
EC
EDUCATION/CIVIC (45.0 A
-40 ACRE SCHOOL SITE
-2.6 ACRE CIVIC USE SITE

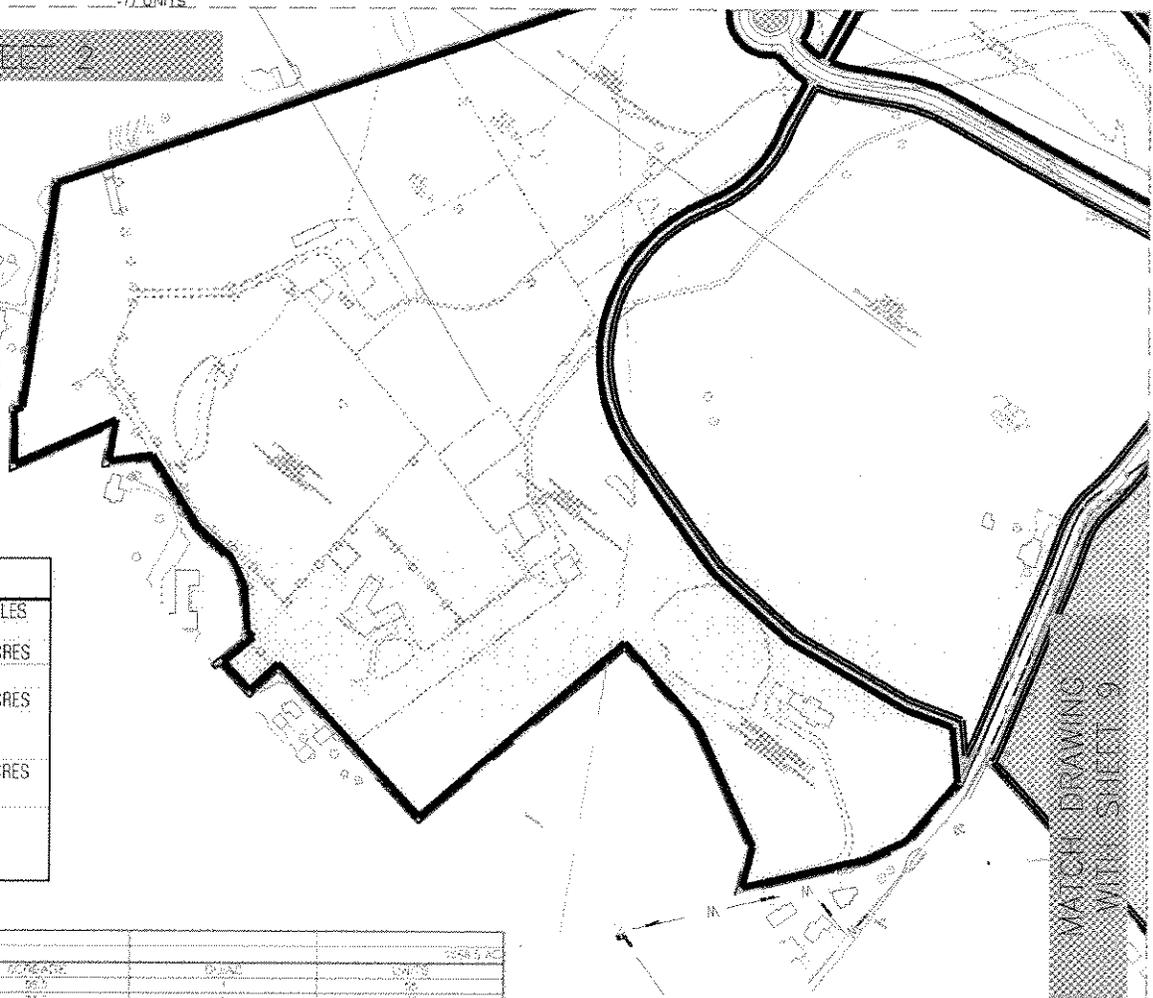
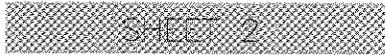
EG.2
EXECUTIVE GOLF VILLAG
-25 ACRE MINIMUM DETACHED SINGL
-78 UNITS

EG.1
EXECUTIVE GOLF RESIDE
-LOW DENSITY MULTI-FAMILY- 3.0 DU/1
-44 UNITS

SHEET 10

MATCH DRAWING
WITH SHEET 9





SITE DATA	
GREENWAY TRAILS	9.9 MILES
DEDICATED OPEN SPACE	107.6 ACRES
DEDICATED GOLF COURSE OPEN SPACE	306.7 ACRES
TOTAL DEDICATED OPEN SPACE	414.3 ACRES
TOTAL PERCENTAGE OF DEDICATED OPEN SPACE	30%

PROJECT DEVELOPMENT DATA			
Gross acreage to be included in PUD			
RESIDENTIAL PARCELS			
ER 1	16.7		77
ER 2	17.7		77
GV 1	27.3	1	126
GV 2	20.0	1	126
GV 3	4.5	1	126
GV 4	25.0	1	126
EG 1	26.5		47
EG 2	28.0	15	72
NVA 1	23.0	1	82
NVA 2	26.1	1	82
NVA 3	22.3	12	93
NVA 4	24.4	7	77
SVR 1	42.3	1	177
SVR 2	116.1	1	262
SVR 3	15.6	1	63
NVR 3	24.4	1	97
NVR 4	24.4	1	97
SUB-TOTAL	424.2	201	2072
NON-RESIDENTIAL PARCELS			
ACREAGE	MAX. ALLOWABLE SQ. FT.	UNITS	
NC	82.0	NA	
SO 1	76.4	147,000 sq. ft.	
SO 2	13.4	240,000 sq. ft.	
MC	126.2	743,000 sq. ft.	125
CO	15.5	NA	
CC	48.0	NA	
CA	201.7	30,000 sq. ft.	NA
CB	25.5	10,000 sq. ft.	NA
SUB-TOTAL	625.0	1,172,000 sq. ft.	125
ROADS/STREETS ON PLAN	42.5		
LAND OPEN SPACE	7.0		
GRAND TOTAL	1354.5 AC	1,172,000 sq. ft.	1603 units

SVR.2
SOUTH VILLAGE RESIDENTIAL (116.1 ACRES)
 -99.8 ACRES- .25 ACRE MINIMUM SINGLE FAMILY LOTS- 3.0 DU/AC
 -300 UNITS
 -16.3 ACRES- TOWN-HOME/MULTI-FAMILY- 6.0 DU/AC
 -90 UNITS

SVR.1
SOUTH VILLAGE RESIDENTIAL (42.3 ACRES)
 -25 ACRE MINIMUM DETACHED SINGLE FAMILY LOTS- 3.0 DU/AC
 -127 UNITS

NVR.3
NORTH VILLAGE RESIDENTIAL (24.4 ACRES)
 -25 ACRE MINIMUM DETACHED SINGLE FAMILY LOTS- 3.0 DU/AC
 -73 UNITS

EGC
EXECUTIVE GOLF COURSE (56.5 ACRES)
 -9-HOLE EXECUTIVE GOLF COURSE
 -CLUBHOUSE/RESTAURANT

PROPOSED RESIDENTIAL SETBACKS	FRONT	SIDE	REAR	CORNER
ER 1, ER 2	25'	10'	25'	25'
NVA 2, SVR 3, SVR 4, GV 1, GV 2, GV 3, GV 4, EG 2	20'	7.5'	25'	20'
NVR 3, SVR 1, SVR 2, EG 1	15'	7.5'	20'	15'
SVR 1	10'	5'	25'	10'

The facade of any front loaded garage may not be closer than 20' from the street R.O.W. or access drive.
 No building shall be located closer than 25' from any Charles Pointe perimeter property line.
 All multi-family and non-residential buildings shall conform to the West Virginia Building Code for building to building setbacks.

UTILITIES

1. All utilities shall be underground service.
2. Potable water service is to be provided by the City of Bridgeport.
3. Sanitary sewer service is to be provided by the City of Bridgeport.
4. Easements for all utility lines, lift stations, transformers, etc. shall be dedicated to the appropriate utility as specific parcel subdivision plats are recorded.

STORMWATER MANAGEMENT

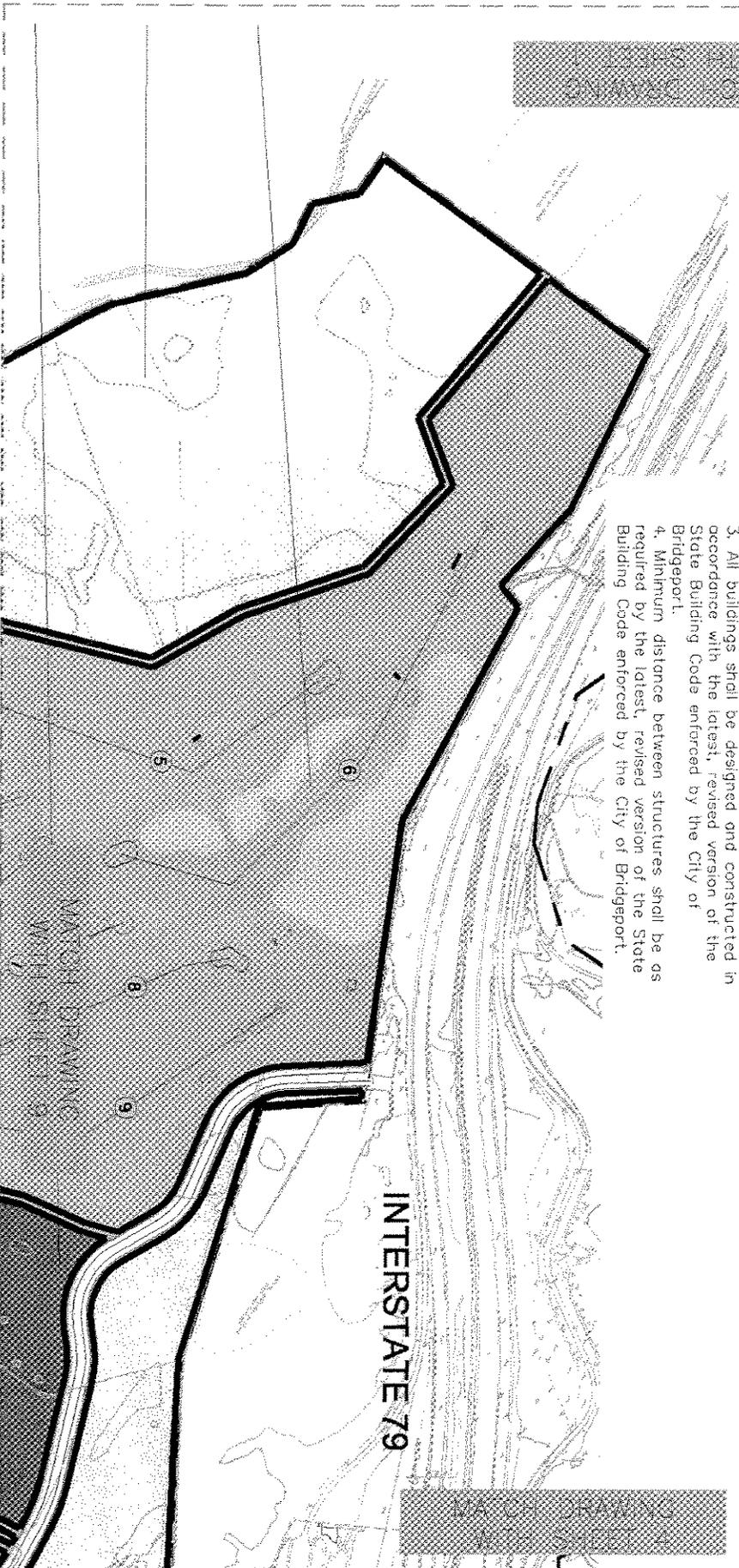
1. Stormwater management facilities will adhere to the City of Bridgeport Design and Construction Code and any other applicable
2. Best Management Practices (BMP's) shall be incorporated into the design, construction and maintenance of all stormwater management facilities.

SITE SPECIFIC DESIGN

1. Site specific plans of each parcel, sub parcel or phase of a parcel shall be submitted to the City of Bridgeport Planning Department for approval prior to construction.
2. All site specific plans will be designed in accordance with the approved PUD standards where applicable and otherwise shall be designed in accordance to the City of Bridgeport Design and Construction Code.
3. All buildings shall be designed and constructed in accordance with the latest, revised version of the State Building Code enforced by the City of Bridgeport.
4. Minimum distance between structures shall be as required by the latest, revised version of the State Building Code enforced by the City of Bridgeport.

ROADWAYS, STREETS AND VEHICULAR CIRCULATION

1. All roads shown on this PUD Master Plan will be dedicated public streets and will be designed and constructed to meet the City of Bridgeport Design and Construction Code or the WVDOT, Division of Highways Design Standards, whichever applies.
2. All roads/streets which will be part of the vehicular circulation system servicing individual parcels will be designed and constructed to meet the City of Bridgeport Design and Construction Code or the WVDOT, Division of Highway Design Directive, whichever applies. These roads/streets may be dedicated as public streets or declared private streets at the discretion of the developer. Private streets will be owned and maintained by a homeowner/property owners association established by the developer.
3. If any private street system serving a parcel is gated, the gate system will have an approved emergency activation system for unmanned gates.
4. Private access alley easements may be included in some residential or mixed use parcels.
5. In general, curb-de-sac lengths will meet City of Bridgeport Design and Construction Code criteria, but due to topographical constraints, natural features or land use configuration conflicts, may exceed the standard by up to 500 linear feet. In instances where excess length is required, turn around radii will be lengthened to afford easier movement.



PEDESTRIAN CIRCULATION

1. Charles Pointe is intended to be a pedestrian friendly community with an accessible, safe and interconnected system of sidewalks, trails and greenways linking all residential, recreational, commercial, office and business uses.
2. All sidewalks, trails and greenways will be designed and constructed in accordance with the City of Bridgeport Design and Construction Code.
3. In single family detached residential areas, sidewalks will be constructed on a minimum of one side of all streets, except as follows:
 - a. Cul-de-sacs serving fewer than fifteen (15) lots.
 - b. Single family detached subdivisions where the minimum lot size is greater than one (1) acre.
 - c. Parcels or subdivisions that are configured and situated such that the overall trail or greenway system provides more direct and practical pedestrian circulation.
4. In single family subdivisions where the lot sizes and subdivision layout reflect traditional neighborhood design techniques, sidewalks shall be constructed on both sides of residential streets.
5. In all multi-family parcels, sidewalks shall be designed and integrated with surface parking and interior driveways and private streets, so as to provide safe, accessible and interconnected pedestrian circulation.

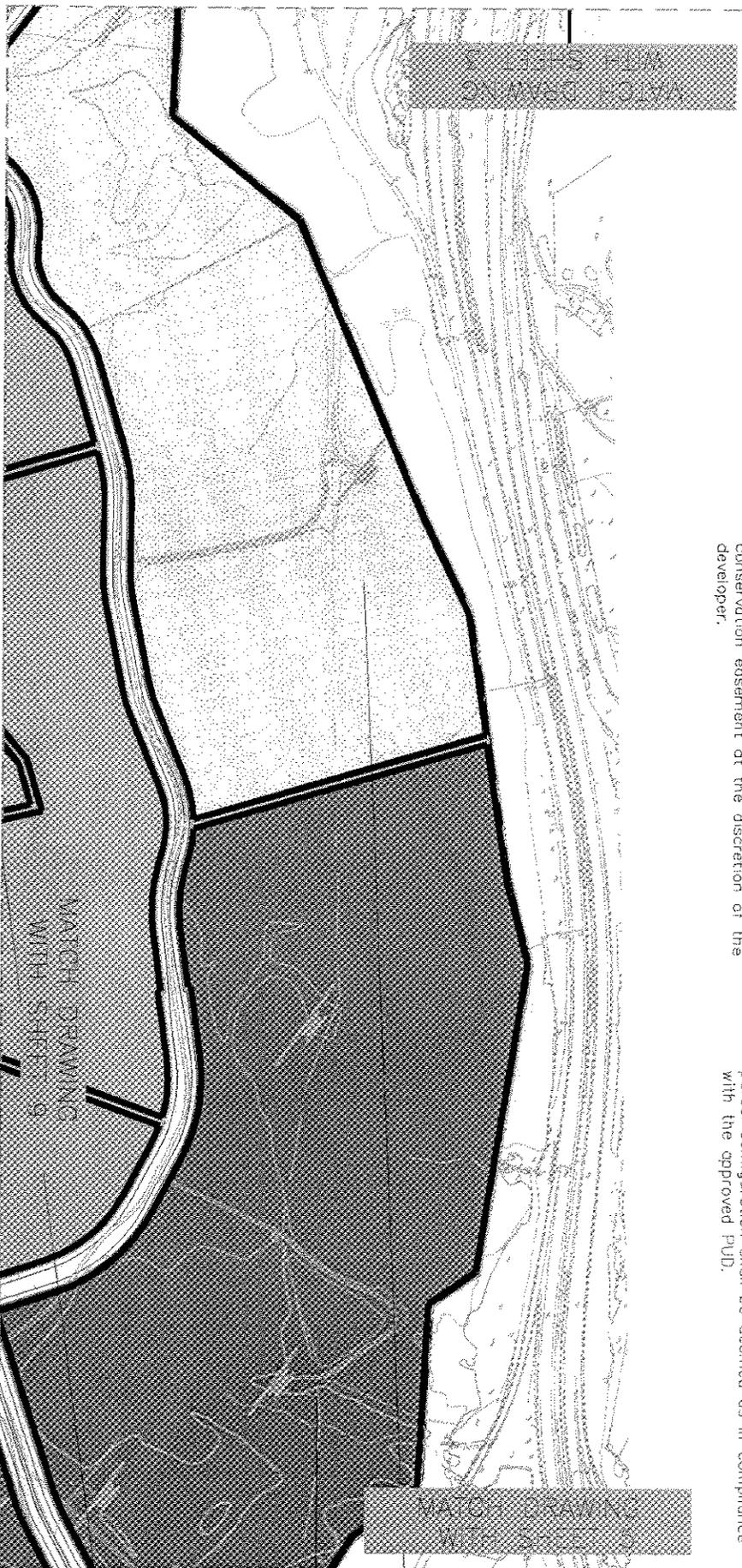


OPEN SPACE, PARK, RECREATION AREAS, NATURAL AREAS

1. Open space, parks and recreation areas may be dedicated to the City of Bridgeport Parks and Recreation Department; may be owned and maintained by a property/homeowners association or set aside in a conservation easement at the discretion of the developer.
2. Open space, parks and recreation areas may also serve as drainage facilities for the Charles Pointe PUD. Appropriate easements will be established as development actively necessitates the drainage facility activation.
3. Wetland areas shall be subject to verification and designation by US Army Corps of Engineers and the State of West Virginia.
4. Wetlands, when impacted by roadways or other development activities, shall be mitigated in accordance with the requirements of any applicable federal or state permits.
5. Wetland areas may be included in any open space, park, recreation area or natural area, and will be described in an easement and may be set aside in a conservation easement at the discretion of the developer.

GENERAL NOTES

1. The land use descriptions, densities, maximum unit counts, maximum building square footages shown on this plan shall be the basis by which site specific plans shall be judged by the planning commission in compliance with the Charles Pointe PUD.
2. Variations from the maximums indicated above shall be considered as below:
 - a. When the site specific plan indicates a use of lesser density or intensity, the plan shall be deemed in compliance, so long as the primary land use remains as illustrated on the plan.
 - b. When the site specific plan indicates a use of greater density or intensity, so long as the proposed increase is not greater than 10% of the original density or intensity, it shall be deemed as in compliance. This will also necessitate a compensating reduction in density or intensity within another parcel within the Charles Pointe PUD. The total maximum density and square footages shown in the project development data table shall not be exceeded without amending the PUD in accordance with City of Bridgeport requirements.
 3. This master plan is conceptual and subject to change due to the detailed design process, field conditions and inaccuracies in available base information. So long as the above conditions (1, 2) are met, such changes as roadway alignment and parcel configuration shall be deemed as in compliance with the approved PUD.



4. Changes to the master plan which increase density, increase square footage, increase maximum number of dwelling units or modifications of land use and land use patterns will be considered as a material change and deemed not in compliance. Such changes will require an amendment to the PUD as per the City of Bridgeport Planning Department.
5. This PUD applies to the following parcels under ownership as noted

CHARLES POINT PLANNED UNIT DEVELOPMENT OWNERS

TAX MAP	PARCEL	OWNER
28	1	H.C. F.
28	2	H.C. F.
28	3	H.C. F.
28	4	H.C. F.
28	5	H.C. F.
28	6	H.C. F.
28	7	H.C. F.
28	8	H.C. F.
28	9	H.C. F.
28	10	H.C. F.
28	11	H.C. F.
28	12	H.C. F.
28	13	H.C. F.
28	14	H.C. F.
28	15	H.C. F.
28	16	H.C. F.
28	17	H.C. F.
28	18	H.C. F.
28	19	H.C. F.
28	20	H.C. F.
28	21	H.C. F.
28	22	H.C. F.
28	23	H.C. F.
28	24	H.C. F.
28	25	H.C. F.
28	26	H.C. F.
28	27	H.C. F.
28	28	H.C. F.
28	29	H.C. F.
28	30	H.C. F.
28	31	H.C. F.
28	32	H.C. F.
28	33	H.C. F.
28	34	H.C. F.
28	35	H.C. F.
28	36	H.C. F.
28	37	H.C. F.
28	38	H.C. F.
28	39	H.C. F.
28	40	H.C. F.
28	41	H.C. F.
28	42	H.C. F.
28	43	H.C. F.
28	44	H.C. F.
28	45	H.C. F.
28	46	H.C. F.
28	47	H.C. F.
28	48	H.C. F.
28	49	H.C. F.
28	50	H.C. F.
28	51	H.C. F.
28	52	H.C. F.
28	53	H.C. F.
28	54	H.C. F.
28	55	H.C. F.
28	56	H.C. F.
28	57	H.C. F.
28	58	H.C. F.
28	59	H.C. F.
28	60	H.C. F.
28	61	H.C. F.
28	62	H.C. F.
28	63	H.C. F.
28	64	H.C. F.
28	65	H.C. F.
28	66	H.C. F.
28	67	H.C. F.
28	68	H.C. F.
28	69	H.C. F.
28	70	H.C. F.
28	71	H.C. F.
28	72	H.C. F.
28	73	H.C. F.
28	74	H.C. F.
28	75	H.C. F.
28	76	H.C. F.
28	77	H.C. F.
28	78	H.C. F.
28	79	H.C. F.
28	80	H.C. F.
28	81	H.C. F.
28	82	H.C. F.
28	83	H.C. F.
28	84	H.C. F.
28	85	H.C. F.
28	86	H.C. F.
28	87	H.C. F.
28	88	H.C. F.
28	89	H.C. F.
28	90	H.C. F.
28	91	H.C. F.
28	92	H.C. F.
28	93	H.C. F.
28	94	H.C. F.
28	95	H.C. F.
28	96	H.C. F.
28	97	H.C. F.
28	98	H.C. F.
28	99	H.C. F.
28	100	H.C. F.

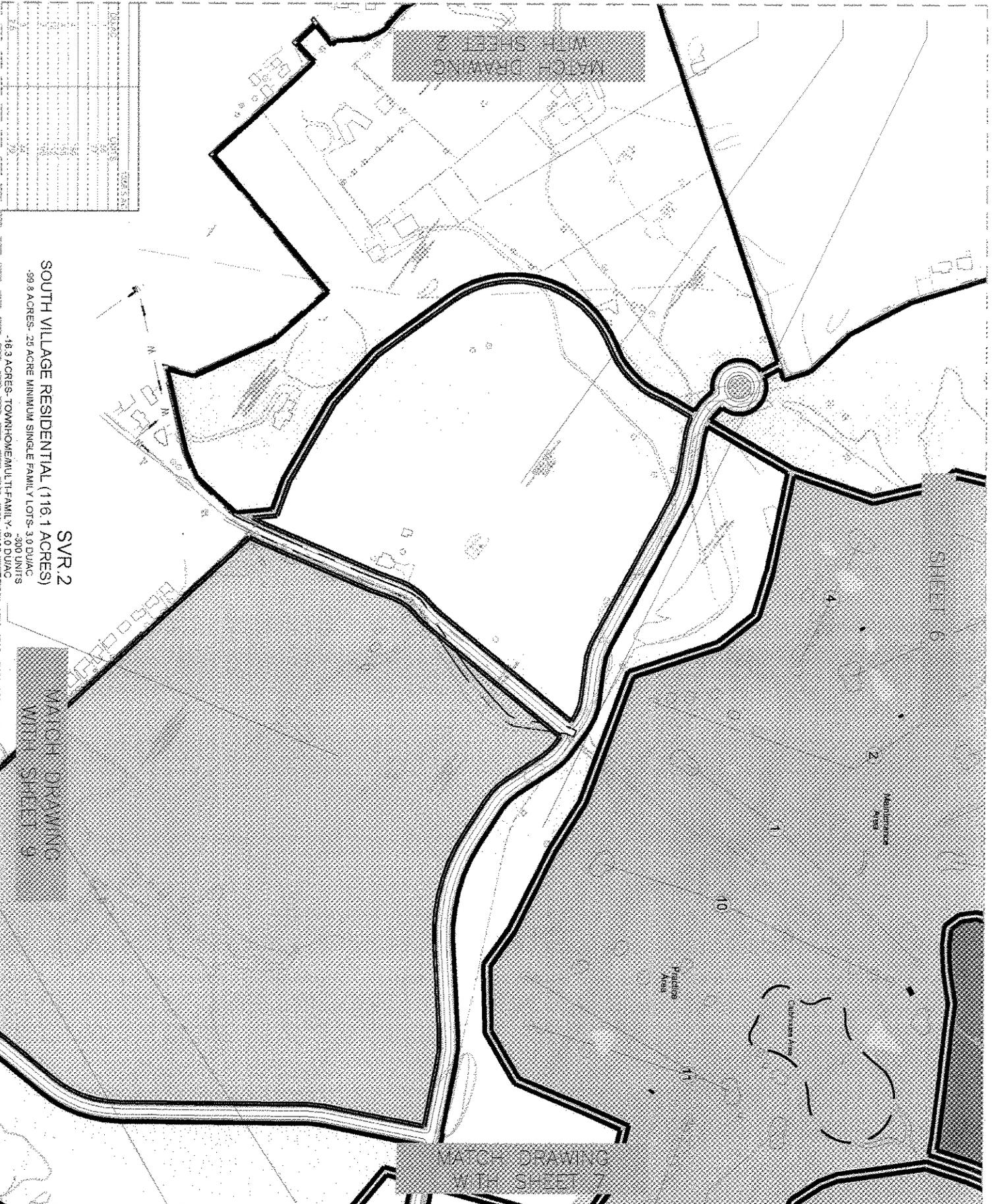


STREET 5

PARCEL DESCRIPTIONS

- ROADWAY EASEMENTS**
- Public Roadway Easements shall be dedicated to public use and shall be utilized solely for the purpose of construction, use and maintenance of streets and roads, curbs and gutters, sidewalks, street lighting, street signage and signs, landscaping and public sanitary sewer systems, public water distribution systems and public storm water collection systems.
 - Public sanitary sewer systems shall include the construction, alteration, maintenance, repair, removal and replacement of pipes, manholes and other devices or structures necessary solely for the transportation of sewage and maintenance of a public sewer system. Sanitary sewer system easements located outside of public roadway easements shall be used solely for public sanitary sewer systems.
 - Public water distribution systems shall include the construction, alteration, maintenance, repair, removal and replacement of pipes, fire hydrants and other devices or structures necessary solely for the distribution of water and maintenance of a public water distribution system and fire suppression system. Public water distribution system easements located outside of roadway easements shall be used solely for public water distribution systems.
 - Public storm water collection systems shall include the construction, alteration, maintenance, repair and replacement of pipes, manholes and other devices or structures necessary for the collection, management and disposal of storm water.
 - Combined public sanitary sewer easements and public water line easements shall be utilized solely for the purposes specified in Note 2 and Note 3 above.
- Private easements shall be privately owned and controlled and shall be utilized for the purpose of construction, alteration, maintenance, repair, replacement and removal of utilities and for other private uses, all as permitted by the owner of the private easements, other than public sanitary sewer systems, public water distribution and fire suppression systems, and public storm water collection systems, except where crossings of said public systems may be required.
- GV.4 GOLF VILLAGE RESIDENTIAL (63.3 ACRES)**
-33 ACRE MINIMUM DETACHED SF LOTS- 3.0 DU/AC
-190 TOTAL UNITS
- BD.1 BUSINESS DISTRICT (76.4 ACRES)**
-447,000 SF OFFICE/FLIGHT INDUSTRIAL
- GV.2 GOLF VILLAGE RESIDENTIAL (39.0 ACRES)**
-LOW DENSITY MULTI-FAMILY- 4 DU/AC
-156 UNITS TOTAL
- GV.1 GOLF VILLAGE RESIDENTIAL (37.4 ACRES)**
-LOW DENSITY MULTI-FAMILY- 4 DU/AC
-161 UNITS TOTAL
- ER.1 Estate Residential (55.5 AC)**
75 AC minimum detached single family lots - 1 DU/AC
55 units
- ER.2 Estate Residential (77.7 AC)**
75 AC minimum detached single family lots - 10U/AC
77 units
- GV.1 Golf Village Residential (37.4 AC)**
Low density multi-family - 4 DU/AC
150 units
- GV.2 Golf Village Residential (39.0 AC)**
Low density multi-family - 4 DU/AC
156 units
- GV.3 Golf Village Residential (9.3 AC)**
High density multi-family - 12 DU/AC
112 units
- GV.4 Golf Village Residential (63.3 AC)**
33 AC minimum detached single family lots - 3 DU/AC
190 units
- EG.1 Executive Golf Village Residential (14.2 AC)**
Low density multi-family - 3 DU/AC
44 units
- EG.2 Executive Golf Village Residential (32.0 AC)**
25 AC minimum detached single family lots - 2.5 DU/AC
79 units
- NR.1 North Village Residential (37.1 AC)**
13.0 acres - 20 AC minimum detached single family lots - 5 DU/AC
65 units
24.1 acres - 25 AC minimum detached single family lots - 4 DU/AC
96 units
- NR.2 North Village Residential (45.2 AC)**
40 AC minimum detached single family lots - 2.2 DU/AC
99 units
- NR.3 North Village Residential (24.4 AC)**
25 AC minimum detached single family lots - 3 DU/AC
73 units
- SVR.1 South Village Residential (42.3 AC)**
25 AC minimum detached single family lots - 3 DU/AC
127 units
- SVR.2 South Village Residential (314.8 AC)**
99.8 AC - 25 AC minimum detached single family lots - 3 DU/AC
300 units
- SVR.3 South Village Residential (227.2 AC)**
16.3 AC - Townhome/multi-family - 6 DU/AC
90 units
- SVR.4 South Village Residential (45.8 AC)**
40 AC minimum detached single family lots - 2.2 DU/AC
100 units
- NON-RESIDENTIAL PARCELS**
- UCC Hotel/Conference Center (46.0 AC)**
250,000 sf resort hotel, meeting rooms, spa, restaurants, lobby





MATCH DRAWING WITH SHEET 2

SHEET 6

MATCH DRAWING WITH SHEET 7

SVR.2
SOUTH VILLAGE RESIDENTIAL (116.1 ACRES)
-99.8 ACRES- 25 ACRE MINIMUM SINGLE FAMILY LOTS- 3.0 DU/AC
-300 UNITS
-18.3 ACRES- TOWNHOMES/MULTIFAMILY- 6.0 DU/AC
-30 UNITS

MATCH DRAWING WITH SHEET 9

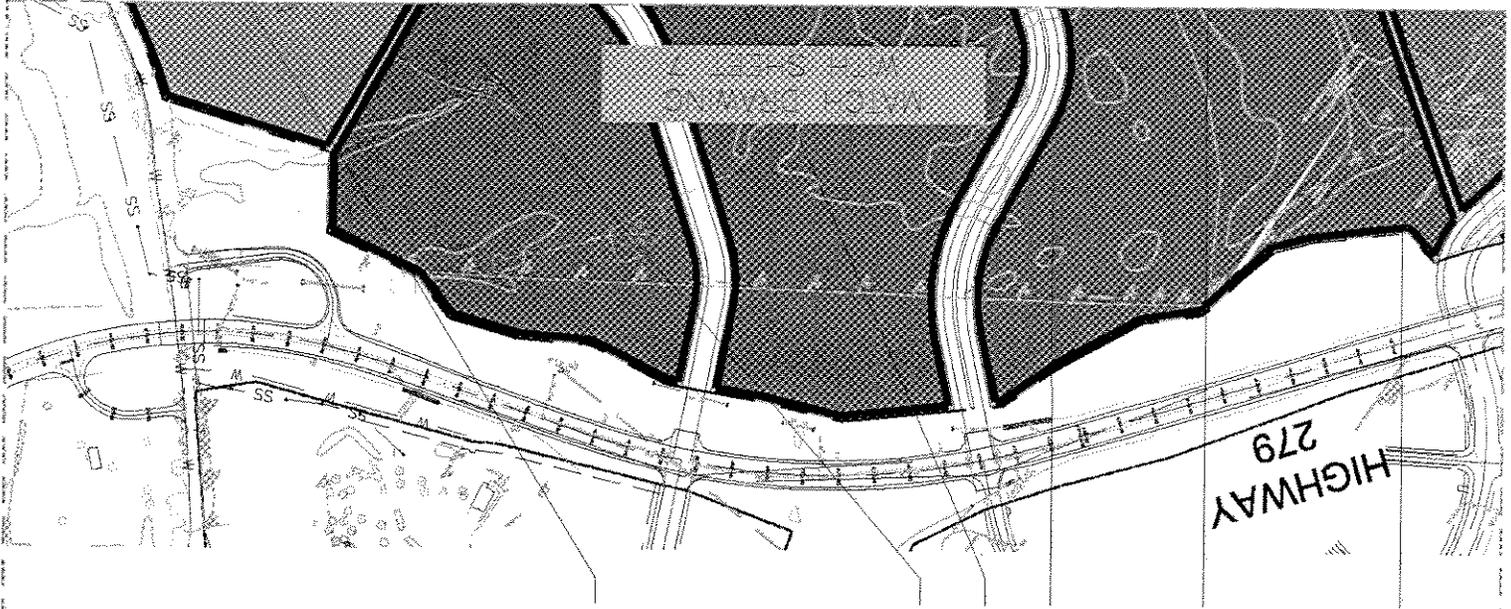
NO.	DESCRIPTION	AMOUNT	DATE
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
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21
22
23
24
25



PLANNING
DRAWING

PLANNING
DRAWING
SHEET NO.

PLANNING
DRAWING



BD.2
 BUSINESS DISTRICT (13.4 ACRES)
 -79,000 SF OFFICE/FLIGHT INDUSTRIAL

HCC
 HOTEL/CONFERENCE CENTER (46.0 ACRES)
 -250,000 SF RESORT HOTEL, MEETING ROOMS, SPA, RESTAURANTS, LOBBY
 -187,000 SF RESORT RETAIL

MC.1
 MARKET CENTER (32.8 ACRES)

MC.2
 MARKET CENTER (78.0 ACRES)

MC.3
 MARKET CENTER (19.5 ACRES)

MC.1, 2 & 3
 MARKET CENTER
 -218,000 SF RETAIL, PROFESSIONAL, OFFICE SERVICES
 -528,000 SF MIXED USE, RETAIL, ENTERTAINMENT,
 FOOD AND BEVERAGE, SERVICE COMMERCIAL,
 PROFESSIONAL OFFICE
 -120 CONDOMINIUM/APARTMENT UNITS

CC
 COMMUNITY RECREATION (15.6 ACRES)
 RECREATION CENTER
 POOL
 COURT/GAMES
 ATHLETIC FIELDS

780,000 SF RESORT HOTEL
 BD.1 Business District (76.4 AC)
 447,000 sf office/flex/light industrial
 BD.2 Business District (13.4 AC)
 79,000 sf office/flex/light industrial
 MC Market Center (128.3 AC)
 216,000 sf retail, professional office, services
 528,000 sf mixed-use, retail, entertainment, service,
 commercial, professional office
 120 condominium/apartment units
 CC Community Recreation (15.6 AC)
 - Recreation center
 - Ball fields
 - Pool
 - Court games
 EC Education/ Civic (45.0 AC)
 School, civic use
 GC Golf Course (261.7 AC)
 18 hole championship golf course
 Clubhouse
 Golf maintenance
 EGC Executive Golf Course (56.5 AC)
 9 hole executive golf course
 Clubhouse/Restaurant

WATER DRAWING
 WITH SPECTRUM

REAR	CORNER
25'	25'
25'	20'
20'	18'

P.O.W. of access drive.
 heavy line.
 dining Canteen for building to building setbacks

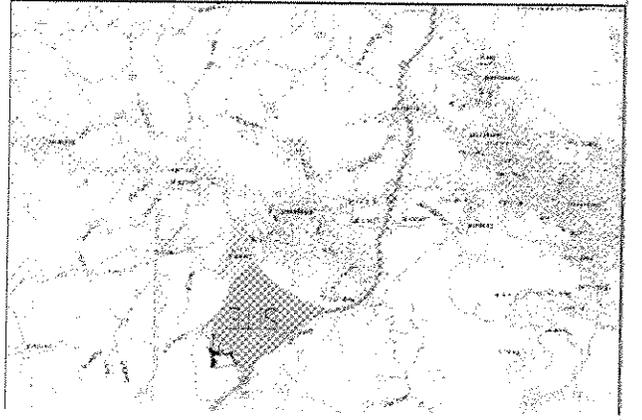
NO.	DESCRIPTION	AREA	UNIT
1	LOT 1	1.2	1
2	LOT 2	1.5	2
3	LOT 3	1.8	3
4	LOT 4	2.1	4
5	LOT 5	2.4	5
6	LOT 6	2.7	6
7	LOT 7	3.0	7
8	LOT 8	3.3	8
9	LOT 9	3.6	9
10	LOT 10	3.9	10
11	LOT 11	4.2	11
12	LOT 12	4.5	12
13	LOT 13	4.8	13
14	LOT 14	5.1	14
15	LOT 15	5.4	15
16	LOT 16	5.7	16
17	LOT 17	6.0	17
18	LOT 18	6.3	18
19	LOT 19	6.6	19
20	LOT 20	6.9	20
21	LOT 21	7.2	21
22	LOT 22	7.5	22
23	LOT 23	7.8	23
24	LOT 24	8.1	24
25	LOT 25	8.4	25
26	LOT 26	8.7	26
27	LOT 27	9.0	27
28	LOT 28	9.3	28
29	LOT 29	9.6	29
30	LOT 30	9.9	30
31	LOT 31	10.2	31
32	LOT 32	10.5	32
33	LOT 33	10.8	33
34	LOT 34	11.1	34
35	LOT 35	11.4	35
36	LOT 36	11.7	36
37	LOT 37	12.0	37
38	LOT 38	12.3	38
39	LOT 39	12.6	39
40	LOT 40	12.9	40
41	LOT 41	13.2	41
42	LOT 42	13.5	42
43	LOT 43	13.8	43
44	LOT 44	14.1	44
45	LOT 45	14.4	45
46	LOT 46	14.7	46
47	LOT 47	15.0	47
48	LOT 48	15.3	48
49	LOT 49	15.6	49
50	LOT 50	15.9	50
51	LOT 51	16.2	51
52	LOT 52	16.5	52
53	LOT 53	16.8	53
54	LOT 54	17.1	54
55	LOT 55	17.4	55
56	LOT 56	17.7	56
57	LOT 57	18.0	57
58	LOT 58	18.3	58
59	LOT 59	18.6	59
60	LOT 60	18.9	60
61	LOT 61	19.2	61
62	LOT 62	19.5	62
63	LOT 63	19.8	63
64	LOT 64	20.1	64
65	LOT 65	20.4	65
66	LOT 66	20.7	66
67	LOT 67	21.0	67
68	LOT 68	21.3	68
69	LOT 69	21.6	69
70	LOT 70	21.9	70
71	LOT 71	22.2	71
72	LOT 72	22.5	72
73	LOT 73	22.8	73
74	LOT 74	23.1	74
75	LOT 75	23.4	75
76	LOT 76	23.7	76
77	LOT 77	24.0	77
78	LOT 78	24.3	78
79	LOT 79	24.6	79
80	LOT 80	24.9	80
81	LOT 81	25.2	81
82	LOT 82	25.5	82
83	LOT 83	25.8	83
84	LOT 84	26.1	84
85	LOT 85	26.4	85
86	LOT 86	26.7	86
87	LOT 87	27.0	87
88	LOT 88	27.3	88
89	LOT 89	27.6	89
90	LOT 90	27.9	90
91	LOT 91	28.2	91
92	LOT 92	28.5	92
93	LOT 93	28.8	93
94	LOT 94	29.1	94
95	LOT 95	29.4	95
96	LOT 96	29.7	96
97	LOT 97	30.0	97
98	LOT 98	30.3	98
99	LOT 99	30.6	99
100	LOT 100	30.9	100



- SVR.2**
 SOUTH VILLAGE RESIDENTIAL (116.1 ACRES)
 -99.8 ACRES- 25 ACRE MINIMUM SINGLE FAMILY LOTS- 3.0 DU/AC
 -300 UNITS
- SVR.1**
 SOUTH VILLAGE RESIDENTIAL (42.3 ACRES)
 -25 ACRE MINIMUM DETACHED SINGLE FAMILY LOTS- 3.0 DU/AC
 -127 UNITS
- NVR.3**
 NORTH VILLAGE RESIDENTIAL (24.4 ACRES)
 -25 ACRE MINIMUM DETACHED SINGLE FAMILY LOTS- 3.0 DU/AC
 -73 UNITS
- EGC**
 EXECUTIVE GOLF COURSE (56.5 ACRES)
 -9-HOLE EXECUTIVE GOLF COURSE
 -CLUBHOUSE/RESTAURANT

HIGHWAY 131

VICINITY MAP



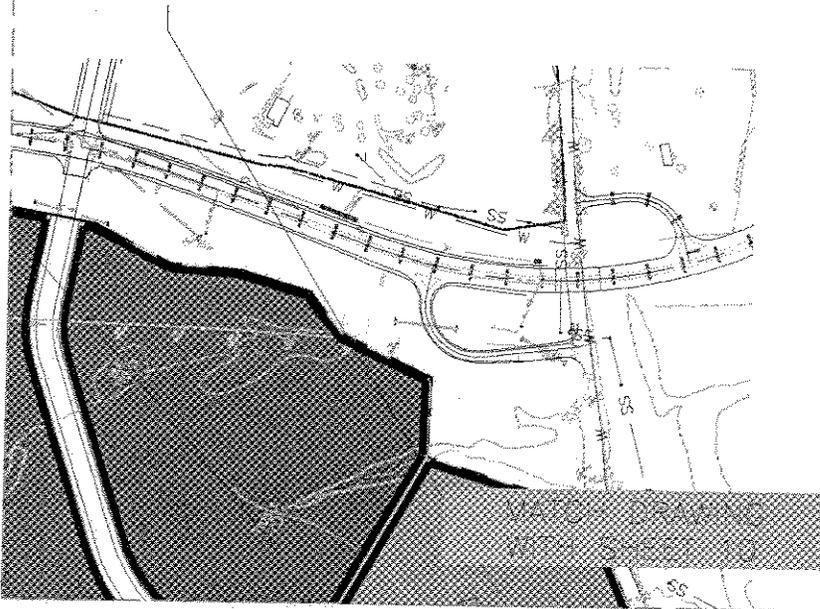
- GC GOLF COURSE (261.7 ACRES)
-18-HOLE CHAMPIONSHIP GOLF COURSE
-CLUBHOUSE
-GOLF MAINTENANCE
- ER.1 ESTATE RESIDENTIAL (65.5 ACRES)
-75 ACRE MINIMUM DETACHED SINGLE FAMILY LOTS - 1 DUAC
-55 UNITS
- GV.3 GOLF VILLAGE RESIDENTIAL (9.3 ACRES)
-HIGH DENSITY MULTIFAMILY - 12 DUAC
-112 UNITS
- SVR.3 SOUTH VILLAGE RESIDENTIAL (27.2 ACRES)
-40 ACRE MINIMUM DETACHED SINGLE FAMILY LOTS - 2.2 DUAC
-60 UNITS
- SVR.4 SOUTH VILLAGE RESIDENTIAL (44.5 ACRES)
-40 ACRE MINIMUM DETACHED SINGLE FAMILY LOTS - 2.2 DUAC
-100 UNITS
- ER.2 ESTATE RESIDENTIAL (77.7 ACRES)
-75 ACRE MINIMUM DETACHED SINGLE FAMILY LOTS - 1 DUAC



SHEET 1

UTILITIES

1. All utilities shall be underground of Bridgeport.
 2. Potable water service is to be provided by the City of Bridgeport.
 3. Sanitary sewer service is to be provided by the City of Bridgeport.
 4. Easements for all utility lines, transformers, etc. shall be dedicated to the appropriate utility as specific parcels are recorded.
- ## STORMWATER MANAGEMENT
1. Stormwater management facilities shall be designed in accordance with the City of Bridgeport Design and Construction Code (BMDCC).
 2. Best Management Practices (BMPs) shall be incorporated into the design, consistent with the City of Bridgeport Design and Construction Code (BMDCC).
- ## SITE SPECIFIC DESIGN
1. Site specific plans of each parcel shall be submitted to the Bridgeport Planning Department for review and approval.
 2. All site specific plans will be designed in accordance with the approved PUD, applicable and otherwise shall be designed in accordance to the City of Bridgeport Design and Construction Code.
 3. All buildings shall be designed in accordance with the latest, revised State Building Code enforced by the City of Bridgeport.
 4. Minimum distance between structures shall be as required by the latest, revised version of the City Building Code enforced by the City of Bridgeport.



CC
COMMUNITY RECREATION (15.6 ACRES)
 RECREATION CENTER
 POOL
 COURT GAMES
 ATHLETIC FIELDS

NTIAL (45.2 ACRES)
 LE FAMILY LOTS- 2.2 DU/AC

NTIAL (37.1 ACRES)
 ACH SINGLE FAMILY LOTS- 5.0 DU/AC
 ACHED SINGLE FAMILY LOTS- 4.0 DU/AC

CRES)

GE RESIDENTIAL (32.0 ACRES)
 LE FAMILY LOTS- 2.5 DU/AC

ENTIAL (14.2 ACRES)
 AC

EXHIBIT #3

MAY 20, 2005

**PLANNED UNIT
 DEVELOPMENT**

A:\CAO DATA\Projects\DU\JUL_Charles Pointe\MADES\charles pointe logo.tif

BRIDGEPORT, WEST VIRGINIA



Haden Stanziale
 planning
 landscape architecture
 Charlotte, North Carolina

NOTE:
 ALL LAND INCLUDED IN THE CHARLES POINTE
 PLANNED UNIT DEVELOPMENT WILL RETAIN
 PRE-EXISTING AND CURRENT LAND-USE PATTERNS
 UNTIL SUCH TIME AS THE OWNER RELINQUISHES THE
 RIGHT TO USE THE LAND IN THIS MANNER OR BEGINS
 DEVELOPMENT AS PER THE SUBMITTED PLANNED
 UNIT DEVELOPMENT. THESE LAND USES INCLUDE
 BUT ARE NOT LIMITED TO, THOSE CURRENTLY LISTED
 UNDER 1315.005, A-1, AGRICULTURAL DISTRICT.