PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

312 S. Mildred Street,
Ranson WV 25438
www.ransonwv.gov

June 1, 2026 | 7:00 P.M. | Council Chamber

MEETING REGISTRATION:

https://ransonwv.gov/yourgovernment/agendas-and-minutes/

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Minutes - May 11, 2026
   PC minutes May 11 2026.docx

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. 26-15-BRR Public Hearing- to accept public comments on a reduction of guaranteed surety bond for the Phase 4 of subdivision Presidents Pointe, located off Presidents Pointe Avenue. The reduction is for $1,495,271.42.
   Legal Notice BRR Presidents Point phase 4.docx 6126.docx

2. 26-15-BRR - Consideration - Applicant Morris Ritchie submittted an application on behalf of Stanley Martin to accept a reduction of guaranteed surety bond for the Phase 4 of subdivision Presidents Pointe.
   2026-07 BRR Pres Pointe 4.pdf
   26-15-2026-05-01 presidents pointe 4 bond reduction letter.pdf
   26-15-BRR-Presidents_Pointe_4_Bond_Worksheet_reduction.pdf
   CRC 26-15-BRR 5.27.26.docx

3. 26-12-FP- Public Hearing - final plat proposal of Phase 2A for Madison Greens, located off N Fairfax Blvd and entering a development agreement of Phase 2A. This plan includes 19 lots (20-24, 39-41, 105-109, & 130-135).
   Legal Notice final plat Madison Green phase 2a.docx

4. 26-12-FP- Consideration - Applicant Robert Rotz, submitted an application for Madison Greens LLC for a final plat proposal of Phase 2A for Madison Greens.
   26-12-2023-0285 final plat phase 2.pdf
   26-12-FP-CRC Report 4.21.26.pdf
   madison greens 2a_Redacted.pdf

5. 26-12-FP - Public hearing to enter a development agreement for Phase 2A for Madison Greens, located off N Fairfax This plan includes 19 lots (20-24, 39-41, 105-109, & 130-135).
   Legal Notice final plat Madison Green phase 2a.docx

6. 26 -12-FP- Consideration -Applicant Robert Rotz, submitted an application for Madison Greens LLC, to enter into a development agreement for Phase 2A for Madison Greens.
   2026-08 Madison Greens 2a.pdf
   Madison_Greens 2a dev agreement.pdf
   26-12-FP-Copy of Bond-Estimates as of 2025.pdf

7. 26-9 - Consideration - Applicant Civil and Environmental Consultants, INC. submitted an application on behalf of Providence Shendandoah. Requesting per Ranson City Code: Chapter 16, Division 5 Section 16-72. Applicant seeks to construct and utilize a private road system in the design plans for a future 55+ residential community.
   353-371 BANE FARM plan.pdf
   Bane Farm Petition Private Streets_5.26.26 Revised.pdf
   Spine Road_Cross-Section_Example.pdf
   Spine Road_Plan_Example.pdf

8. 26-9 Consideration - Applicant Civil and Environmental Consultants, INC. submitted and application on behalf of Providence Shendandoah.Requesting per Ranson City Code: Chapter 16 Division 7, Section 16-94, to construct and utilize cul-de-sacs in the design plans for a potention 55+ residential community.
   353-371 BANE FARM plan.pdf

V. ADJOURNMENT

AGENDA ITEM II.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: APPROVAL OF MINUTES

SUBJECT: Minutes - May 11, 2026

ATTACHMENTS:

PC minutes May 11 2026.docx

PLANNING COMMISSION

~ MINUTES~

REGULAR MEETING

312 S. Mildred Street
Ranson WV 25438
www.ransonwv.gov

May 11, 2026 | 7:00 P.M. | Council Chamber

I. CALL TO ORDER

Andy Colandrea-President	Present
Jaden Bound	Present
Lizz Klein	Present
Antoinette Ringgold	Present
Mike Fagan	Present

II. APPROVAL OF MINUTES

Andy Colandrea-President	Abstain
Jaden Bound	Yes
Lizz Klein	Yes
Antoinette Ringgold	Yes
Mike Fagan	Yes

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. Public Hearing - accepting public comments for the final plat proposal for a part of Phase 1B for Madison Greens.

   President Colandrea opened the public hearing. There were no comments, President Colandrea closed the public hearing.

2. Consideration - 26-3-FP- final plat proposal for a part of Phase 1B for Madison Greens, located off North Fairfax Blvd. This plan includes 53 lots (71-92, 216-231, 278-292)

   Commissioner Lizz Klein inquired about the road system and if there were more than one entrance/exit. It was clarified that the new phase would connect off future Destrier St. and existing Fairfax Blvd.

Andy Colandrea-President	Abstain
Jaden Bound	Motion
Lizz Klein	Second
Antoinette Ringgold	Yes
Mike Fagan	Yes

3. Public Hearing - accepting public comments for the Development Agreement Madison Greens, located off N Fairfax Blvd. Phase 1B 53 lots (71-92, 216-231, 278-292)

   President Colandrea opened the public hearing. There were no comments, President Colandrea closed the public hearing.

4. Consideration - 26-3-FP- a Development Agreement for Madison Greens, located off N Fairfax Blvd. Phase 1B 53 lots (71-92, 216-231, 278-292)

Andy Colandrea-President	Abstain
Jaden Bound	Motion
Lizz Klein	Yes
Antoinette Ringgold	Second
Mike Fagan	Yes

5. Public Hearing - accepting public comments regarding the release of guaranteed surety bond for Phase 6 and 7early grading of the Presidents Pointe subdivision, located off Presidents Pointe Avenue. The request is for the full bond amount of $2,022,107.58.

   President Colandrea opened the public hearing. There were no comments, President Colandrea closed the public hearing.

6. Consideration - 26-6-BRR- accepting the release of guaranteed surety bond for Phase 6 and 7 early grading of the Presidents Pointe subdivision, located off Presidents Pointe Avenue. The requested release is for the full bond amount of $2,022,107.58.

Andy Colandrea-President	Abstain
Jaden Bound	Second
Lizz Klein	Yes
Antoinette Ringgold	Yes
Mike Fagan	Motion

7. Public Hearing - accepting public comments for the Land Development Plan and Plat for the proposed Lakeland Place at Fairfax Crossing revision. 36.44-acre accessible from Fairfax Boulevard, North and South, along with potential future access from 16th Avenue. Parcel ID 19-08-0008-0001-0002.

   President Colandrea opened the public hearing.

   Mike Wiley of Piedmont Design Group, representing Lakeland Place at Fairfax Crossing, provided an overview of the project to date. He explained that the existing neighborhood had been approved and partially constructed in previous years, and that the current segment sought revisions to the street layout. Mr. Wiley also noted that a waiver request had been submitted regarding sector percentage requirements because the original Land Development Plan and plat had included the land now known as Red Clover Meadows, which is currently a separate community and no longer part of the plat under consideration.

   President Colandrea asked Mr. Wiley to clarify the separation of Red Clover Meadows from Lakeland Place at Fairfax Crossing. Mr. Bound inquired about the prior approval of the plan. Mr. Wiley clarified the matter and stated that the relevant details were included in the agenda packet.

   Chris Cox of Bowles Rice, representing Ranson Holdings LLC, an adjacent property owner to the plat in question, objected to approval of the plat as presented. Mr. Cox stated that Stormwater Management Easement #1, as shown on the plat, does not exist on the adjacent property owned by Ranson Holdings LLC, and that Easement #2 had been proposed but was never approved. President Colandrea requested clarification regarding Stormwater Management Easement #1 and whether water was currently being directed there. Mr. Cox confirmed that it was; however, he stated that future development would increase the volume of water flow and stated that Easement #2 does not exist.
   There were no further comments, President Colandrea closed the public hearing.

8. Consideration - 24-37-LDPP- Land Development Plan and Plat for Lakeland Place at Fairfax Crossing revision. 36.44-acre accessible from Fairfax Boulevard, North and South, along with potential future access from 16th Avenue. Parcel ID 19-08-0008-0001-0002.

   Mr. Wilt stated that the staff consensus was that the plat in question had expired, as state code deems a plat inactive after a five-year period. He encouraged the property owners to resolve the matter prior to returning to the Planning Commission to seek approval. Tim Stranko, City Counsel, echoed Mr. Wilt's comments, stating that the plat had expired and that the property dispute would need to be resolved before further consideration by the Planning Commission.

   Commissioners voted to deem the plat in question expired, thus denying its approval.

Andy Colandrea-President	Abstain
Jaden Bound	Motion
Lizz Klein	Yes
Antoinette Ringgold	Yes
Mike Fagan	Second

9. Public Hearing - accepting public comments on a petition to rezone the following parcels 08000800290000 and 08000800280000 (consisting of 7.434 acres) located off Jefferson Terrace Rd from Urban Commercial (Retired Zoning) to Highway Commercial.

   President Colandrea opened the public hearing. There were no comments, President Colandrea closed the public hearing.

10. Consideration - 26-11-REZ- a petition to rezone the following parcels 08000800290000 and 08000800280000 (consisting of 7.434 acres) located off Jefferson Terrace Rd from Urban Commercial (Retired Zoning) to Highway Commercial.

    Integrity Federal Services, representing the applicant, provided an overview of the parcels in question. Commissioner Fagan expressed concerns about the parcels rezoning compatible with the current comprehensive plan.

Andy Colandrea-President	Abstain
Jaden Bound	Motion
Lizz Klein	Second
Antoinette Ringgold	Abstain
Mike Fagan	No

11. Request for Improvements or Adjustments to the Stop Sign at Fairfax Blvd. and 17th-19th Avenue

    Commissioner Fagan referenced safety and visibility concerns in certain areas along Fairfax Boulevard, specifically mentioning the intersections near 17th Street and 19th Street.

V. ADJOURNMENT

Andy Colandrea-President	Abstain
Jaden Bound	Motion
Lizz Klein	Yes
Antoinette Ringgold	Second
Mike Fagan	Yes

_____

Andy Colandrea, President

_____

Darla Armstrong, City Clerk

AGENDA ITEM IV.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 26-15-BRR Public Hearing- to accept public comments on a reduction of guaranteed surety bond for the Phase 4 of subdivision Presidents Pointe, located off Presidents Pointe Avenue. The reduction is for $1,495,271.42.

Phase 4 of subdivision Presidents Pointe, located off Presidents Pointe Avenue. The reduction is for $1,495,271.42 out of the total bonded amount of $2,495,975.64.

ATTACHMENTS:

Legal Notice BRR Presidents Point phase 4.docx 6126.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on June 1, 2026, at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on a reduction of guaranteed surety bond for the Phase 4 of subdivision Presidents Pointe, located off Presidents Pointe Avenue. The reduction is for $1,495,271.42 out of the total bonded amount of $2,495,975.64.

All persons are invited to attend and make comments about the bond reduction. If you cannot attend but wish to comment, you may write to the following address prior to May 29, 2026: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written comments received prior to May 29, 2026, will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM IV.2

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 26-15-BRR - Consideration - Applicant Morris Ritchie submittted an application on behalf of Stanley Martin to accept a reduction of guaranteed surety bond for the Phase 4 of subdivision Presidents Pointe.

Reduction of guaranteed surety bond for the Phase 4 of subdivision Presidents Pointe, located off Presidents Pointe Avenue. The reduction is for $1,495,271.42 of the total bonded amount $2,495,975.64.

ATTACHMENTS:

2026-07 BRR Pres Pointe 4.pdf
26-15-2026-05-01 presidents pointe 4 bond reduction letter.pdf
26-15-BRR-Presidents_Pointe_4_Bond_Worksheet_reduction.pdf
CRC 26-15-BRR 5.27.26.docx

Resolution #: PC-26-07

A Resolution of the Planning Commission of the City of Ranson to Reduce the Guarantee Surety Bond for the Required Physical Improvements for a Subdivision Presidents Pointe Phase 4.

Section 1. The Planning Commission approves the reduction of guaranteed surety (bond) for the completion of Presidents Pointe Phase 4 improvements and infrastructure. The reduction is for $1,495,271.42 out of the total bonded amount of $2,495,975.64.

Section 2. The City Manager or his designee is authorized and hereby directed to send notice to the current surety guarantee releasing these funds once the bond reduction has been recorded with the County Clerk.

Section 3. The Planning Commission reduces the corporate surety in lieu of completion of required on-site improvements as described in 16-82, and as outlined in the development agreement accepted by the Planning Commission on March 10, 2025, of a total bonded amount of $2,495,975.64. The remaining bond amount is $1,000,704.22.

Signed and approved this 1st day of June 2026

_____

Andy Colandrea, President

ATTEST:

_____

Darla Armstrong, City Clerk

AFFIX CITY SEAL:

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

May 1, 2026

City of Ranson
Department of Community Development
312 South Mildred Street
Ranson, West Virginia 25438

RE: Presidents Pointe Phase 4 Bond Reduction

Dear Mr. Holland,

MRA has conducted number site visits and has found the following infrastructure has been installed in accordance with the site plans.

Per our site visit the following has been installed:

- Waterline
- Sanitary sewer
- Storm sewer
- Earthwork has been completed
- Curb and gutter
- Base pavement
- A portion of the sidewalk along National Street
- Curb cuts for driveways

If you have any questions please contact me at 703-994-4047.

Sincerely,

Devon Taylor

Devon Taylor
Associate

City of Ranson, West Virginia
Community Development
Construction Bond - Estimate

Project Presidents Pointe ____ Date: 5/1/2026

Section 4 ____ C.O.R. File No. _____

Bond Amount Approved: $ _____

By: _____ **Date:** _____

Official Use Do Not Write In This Box

				Bond Estimate		Bond Reduction Release		
						% Complete To Date	$ Amount Complete To Date	$ Amount To Be Completed
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
1.1	**Erosion & Sediment Control**							
1	Stabilized Construction Entrance	EA	$ 2,475.00	1	$ 2,475.00	100%	$ 2,475.00	$ -
2	Silt Fence - Standard	LF	$ 4.40	0	$ -		$ -	$ -
3	Silt Fence - Super	LF	$ 18.15	2912	$ 52,852.80	100%	$ 52,852.80	$ -
4	Earth Dike Construction (1)	LF	$ 3.96	0	$ -		$ -	$ -
5	Inlet Protection Device	EA	$ 388.14	25	$ 9,703.38	100%	$ 9,703.38	$ -
6	Outlet Protection Device	EA	$ 385.00	3	$ 1,155.00		$ -	$ 1,155.00
7	Stone Check Dams	EA	$ 192.50	0	$ -		$ -	$ -
8	Sediment Trap Excavation	CY	$ 15.35	0	$ -		$ -	$ -
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,456.24	0	$ -		$ -	$ -
10	Impermeable Liner for Sediment Basin/Pond	SY	$ 22.83	0	$ -		$ -	$ -
11	Rip-Rap Apron/Plunge Pool	CY	$ 122.72	0	$ -		$ -	$ -
12	Grass Waterway/Drainage Swale	LF	$ 11.99	0	$ -		$ -	$ -
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.10	582833	$ 57,700.47	100%	$ 57,700.47	$ -
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.12	426016	$ 51,547.94		$ -	$ 51,547.94
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 550.13	0	$ -		$ -	$ -
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 545.34	0	$ -		$ -	$ -
17	Mulch, Shredded Bark or Wood Chip (35 cy/ac)	CY	$ 89.10	0	$ -		$ -	$ -
18	Sod	SY	$ 5.90	0	$ -		$ -	$ -
19	Soil Stabilizing Matt - Biodegradable	SY	$ 4.95	0	$ -		$ -	$ -
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 11.00	0	$ -		$ -	$ -
21	Geotextile Fabric	SF	$ 3.30	0	$ -		$ -	$ -
22	4 ft Safety Fence	LF	$ 8.84	0	$ -		$ -	$ -
23	6 ft Chain Link Safety Fence	LF	$ 11.00	0	$ -		$ -	$ -
24	Tree Protection	LF	$ 3.30	0	$ -		$ -	$ -
25	Temporary Utility Line Stream Crossing/Diversion	EA	$ 1,375.00	0	$ -		$ -	$ -
1.2	**Site Preparation & Demolition**							
1	Clearing & Grubbing - Light Cover	ACRE	$ 7,342.50	0	$ -		$ -	$ -
2	Clearing & Grubbing - Moderate Cover	ACRE	$ 10,725.00	0	$ -		$ -	$ -
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 13,475.00	0	$ -		$ -	$ -
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 15,950.00	0	$ -		$ -	$ -
5	Sawcut Existing Asphalt Pavement	LF	$ 2.20	0	$ -		$ -	$ -
6	Sawcut Existing Concrete Pavement	LF	$ 3.52	0	$ -		$ -	$ -
7	Removal of Asphalt Pavement	SY	$ 8.25	0	$ -		$ -	$ -
8	Removal of Fencing	LF	$ 5.67	0	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
9	Removal of Power Pole	EA	$ 8,415.00	0	$ -		$ -	$ -
10	Removal of Structures/Buildings	EA	Detailed estimate required.	0			$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
1.3	**Earthwork**							
1	Strip Topsoil	CY	$ 4.13	0	$ -		$ -	$ -
2	Common Excavation	CY	$ 25.01	7271	$ 181,876.79	100%	$ 181,876.79	$ -
3	Borrow Material - On Site	CY	$ 22.34	0	$ -		$ -	$ -
4	Borrow Material - Imported from Off Site	CY	$ 40.26	0	$ -		$ -	$ -
5	Rock Excavation	CY	$ 99.00	0	$ -		$ -	$ -
6	Furnish Topsoil	CY	$ 52.76	0	$ -		$ -	$ -
2.1	**Paved Surface Construction**							
1	Subgrade	CY	$ 73.37	680	$ 49,891.60	100%	$ 49,891.60	$ -
2	Fabric for Subgrade Stabilization	SY	$ 3.19	0	$ -		$ -	$ -
3	Aggregate Base Course	CY	$ 97.30	680	$ 66,160.60	100%	$ 66,160.60	$ -
4	Open Graded Free Draining Base Course	CY	$ 120.89	0	$ -		$ -	$ -
5	Free Draining Base Trench	LF	$ 12.08	0	$ -		$ -	$ -
6	Outlet Pipe	LF	$ 39.75	0	$ -		$ -	$ -
7	Bituminous Asphalt Tack Coat	SY	$ 0.51	0	$ -		$ -	$ -
8	Superpave Asphalt Base Course - Type 25	TN	$ 93.50	665	$ 62,177.50	100%	$ 62,177.50	$ -
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70	0	$ -		$ -	$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70	332	$ 39,076.40		$ -	$ 39,076.40
11	Reinforced Concrete Pavement	CY	$ 450.55	0	$ -		$ -	$ -
12	Standard Milling	SY	$ 7.07	0	$ -		$ -	$ -
13	Controlled Low Strength Material	CY	$ 368.98	0	$ -		$ -	$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 104.07	665	$ 69,207.22	100%	$ 69,207.22	$ -
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50	0	$ -		$ -	$ -
16	Concrete Curb & Gutter	LF	$ 66.00	1080	$ 71,280.00	100%	$ 71,280.00	$ -
17	Concrete Curb Only	LF	$ 55.00	6928	$ 381,040.00	100%	$ 381,040.00	$ -
18	Bituminous Asphalt Walkway	SF	$ 14.85	0	$ -		$ -	$ -
19	Concrete Sidewalk	SY	$ 97.13	2810	$ 272,935.30	26%	$ 70,963.18	$ 201,972.12
20	Bed Course Material (for sidewalk)	CY	$ 88.57	0	$ -		$ -	$ -
21	Concrete Curb Ramp	EA	$ 2,750.00	0	$ -		$ -	$ -
22	Detectable Warning Surface	EA	$ 486.72	24	$ 11,681.21		$ -	$ 11,681.21
23	Concrete Precast Wheel Stops	EA	$ 275.00	0	$ -		$ -	$ -
24	One Direction Lane Arrow	EA	$ 275.00	0	$ -		$ -	$ -
25	Multi Directional Land Arrow	EA	$ 460.90	0	$ -		$ -	$ -
26	Bicycle Shared Lane Marking	EA	$ 302.50	0	$ -		$ -	$ -
27	Bicycle Lane Marking	EA	$ 302.50	0	$ -		$ -	$ -
28	Pavement Letters	EA	$ 82.27	0	$ -		$ -	$ -
29	4" Edge/Lane Line - Painted	LF	$ 0.51	0	$ -		$ -	$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.66	0	$ -		$ -	$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.83	0	$ -		$ -	$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76	0	$ -		$ -	$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17	0	$ -		$ -	$ -
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97	0	$ -		$ -	$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 4.95	0	$ -		$ -	$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 7.37	0	$ -		$ -	$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 9.24	0	$ -		$ -	$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.07	0	$ -		$ -	$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.70	0	$ -		$ -	$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 9.90	0	$ -		$ -	$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58	0	$ -		$ -	$ -
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 14.85	203.63	$ 3,023.91		$ -	$ 3,023.91
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	128.77	$ 3,187.06		$ -	$ 3,187.06
44	Handicapped Parking Symbol	EA	$ 341.17	0	$ -		$ -	$ -
45	0.08 in Flat Sheet Sign	SF	$ 49.50	0	$ -		$ -	$ -
46	City standard sign post	LF	$ 27.50	11	$ 302.50		$ -	$ 302.50

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 467.50	12	$ 5,610.00		$ -	$ 5,610.00
48	Guard Rail - Steel Beam & Posts	LF	$ 20.16	0	$ -		$ -	$ -
49	Fence - Chain Link 6' High	LF	$ 45.24	0	$ -		$ -	$ -
50	Fence - Wood 3-Rail	LF	$ 33.00	0	$ -		$ -	$ -
51	Fence - Decorative Iron, 42" High	LF	$ 82.50	0	$ -		$ -	$ -
52	Pedestrian/Bicycle Barrier Railing - Wood - 42" high	LF	$ 57.20	0	$ -		$ -	$ -
53	Lights - Street and Parking Lot (light fixture, pole, foundation, & wiring)	EA	$ 13,200.00	14	$ 184,800.00		$ -	$ 184,800.00
54	Bollards (wood or steel)	EA	$ 495.00	0	$ -		$ -	$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	DOH estimate required.	0			$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
3.1	**Landscaping**							
1	Transplanting Trees (6' or less)	EA	$ 148.50	0	$ -		$ -	$ -
2	Transplanting Shrubs	EA	$ 126.50	0	$ -		$ -	$ -
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 165.00	0	$ -		$ -	$ -
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 412.50	0	$ -		$ -	$ -
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 550.00	0	$ -		$ -	$ -
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 330.00	51	$ 16,830.00		$ -	$ 16,830.00
7	Plant Ground Cover	EA	$ 7.70	0	$ -		$ -	$ -
8	Plant Wetlands or Bioretention Vegetation	EA	$ 27.50	0	$ -		$ -	$ -
9	Plant Screen Trees	EA	$ 165.00	0	$ -		$ -	$ -
10	Plant Street/Shade Trees	EA	$ 550.00	0	$ -		$ -	$ -
11	Mulching (wood landscape mulch in place)	CY	$ 89.10	0	$ -		$ -	$ -
4.1	**Sanitary Sewer System**							
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 121.00	0	$ -		$ -	$ -
2	6" PVC Schedule 80 Pipe	LF	$ 168.76	0	$ -		$ -	$ -
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	0	$ -		$ -	$ -
4	10" PVC Schedule 80 Pipe	LF	$ 121.55	0	$ -		$ -	$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	0	$ -		$ -	$ -
6	Grease Trap	EA	$ 6,875.00	0	$ -		$ -	$ -
7	4" Service Lateral (20' to Edge of R.O.W./Property Line)	LF	$ 68.31	0	$ -		$ -	$ -
8	Sanitary Sewer Pump Station (sewage pump)	EA	Detailed estimate required.	0			$ -	$ -
9	Road Bore/Crossing (with Pipe & Steel Casing)	LF	$ 440.00	0	$ -		$ -	$ -
4.2	**Potable Water System**							
1	3/4" Copper Service Line	LF	$ 117.76	0	$ -		$ -	$ -
2	1" Copper Service Line	LF	$ 193.60	0	$ -		$ -	$ -
3	2" Copper Service Line	LF	$ 39.60	0	$ -		$ -	$ -
4	4" Ductile Iron Pipe	LF	$ 57.20	0	$ -		$ -	$ -
5	6" Ductile Iron Pipe	LF	$ 74.80	0	$ -		$ -	$ -
6	8" Ductile Iron Pipe	LF	$ 92.40	0	$ -		$ -	$ -
7	10" Ductile Iron Pipe	LF	$ 104.50	0	$ -		$ -	$ -
8	12" Ductile Iron Pipe	LF	$ 115.50	0	$ -		$ -	$ -
9	Fire Hydrant with 6" line	EA	$ 5,513.77	0	$ -		$ -	$ -
10	4" Gate Valve & Box	EA	$ 1,225.13	0	$ -		$ -	$ -
11	6" Gate Valve & Box	EA	$ 1,954.65	0	$ -		$ -	$ -
12	8" Gate Valve & Box	EA	$ 1,617.98	0	$ -		$ -	$ -
13	10" Gate Valve & Box	EA	$ 2,420.00	0	$ -		$ -	$ -
14	12" Gate Valve & Box	EA	$ 4,271.09	0	$ -		$ -	$ -
15	Pressure Reducing Valve & Vault	EA	Detailed estimate required.	0			$ -	$ -
16	Tapping Sleeve & Valve for Water Service Connection	EA	$ 726.00	0	$ -		$ -	$ -
17	Water Meter Setter, Box & Service Line Tap	EA	$ 3,335.29	0	$ -		$ -	$ -
5.1	**Storm Water Management & Storm Drainage**							
	SWM Basin/Ponds							
1	Excavation - Basin/Pond	CY	$ 25.01	0	$ -		$ -	$ -
2	Excavation - Core Trench	CY	$ 25.01	0	$ -		$ -	$ -
3	Embankment Construction - On-Site Material	CY	$ 22.34	0	$ -		$ -	$ -
4	Embankment Construction - Imported Material	CY	$ 40.26	0	$ -		$ -	$ -
5	Impervious Core	SF	$ 1.98	0	$ -		$ -	$ -
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,300.59	0	$ -		$ -	$ -
7	Corrugated Metal Pipe Control Structure	EA	$ 6,456.24	0	$ -		$ -	$ -
8	Dewatering Pipes or Structures	EA	$ 558.02	0	$ -		$ -	$ -
9	Filter Stone for Dewatering Pipe (1" to 2" dia. clean)	CY	$ 53.12	0	$ -		$ -	$ -
10	Antiseep Collar	f width	$ 165.00	0	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
11	Trash Rack	ch dia.	$ 55.00	0	$ -		$ -	$ -
12	Water Tight Pipe Bands	ch dia.	$ 8.25	0	$ -		$ -	$ -
	Low Impact Development BMP							
13	Urban Bioretention Basin (in sidewalk areas)	SF	$ 55.00	0	$ -		$ -	$ -
14	Bioretention Basin	SF	$ 38.50	0	$ -		$ -	$ -
15	Grass Channel	SF	$ 30.00	0	$ -		$ -	$ -
16	Permeable Pavers	SY	$ 50.00	0	$ -		$ -	$ -
	PVC Slotted Pipe							
17	4" PVC Slotted or Perforated Drain Pipe	LF	$ 16.50	0	$ -		$ -	$ -
18	6" PVC Slotted or Perforated Drain Pipe	LF	$ 17.60	0	$ -		$ -	$ -
19	8" PVC Slotted or Perforated Drain Pipe	LF	$ 21.85	0	$ -		$ -	$ -
20	12" PVC Slotted or Perforated Drain Pipe	LF	$ 36.30	0	$ -		$ -	$ -
	Corrugate Metal Pipe (Circular)							
21	15" Storm Drain Pipe	LF	$ 171.48	0	$ -		$ -	$ -
22	18" Storm Drain Pipe	LF	$ 112.79	0	$ -		$ -	$ -
23	24" Storm Drain Pipe	LF	$ 173.24	0	$ -		$ -	$ -
24	30" Storm Drain Pipe	LF	$ 198.00	0	$ -		$ -	$ -
25	36" Storm Drain Pipe	LF	$ 209.06	0	$ -		$ -	$ -
26	42" Storm Drain Pipe	LF	$ 244.20	0	$ -		$ -	$ -
27	48" Storm Drain Pipe	LF	$ 278.30	0	$ -		$ -	$ -
28	54" Storm Drain Pipe	LF	$ 313.50	0	$ -		$ -	$ -
29	60" Storm Drain Pipe	LF	$ 352.00	0	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
	Reinforced Concrete Pipe (circular)							
30	15" Storm Drain Pipe	LF	$ 118.94	2108.9	$ 250,832.57	100%	$ 250,832.57	$ -
31	18" Storm Drain Pipe	LF	$ 118.94	84.33	$ 10,030.46	100%	$ 10,030.46	$ -
32	24" Storm Drain Pipe	LF	$ 136.22	178	$ 24,247.87	100%	$ 24,247.87	$ -
33	30" Storm Drain Pipe	LF	$ 180.69	338	$ 61,071.87	100%	$ 61,071.87	$ -
34	36" Storm Drain Pipe	LF	$ 259.58	0	$ -		$ -	$ -
35	42" Storm Drain Pipe	LF	$ 246.40	0	$ -		$ -	$ -
36	48" Storm Drain Pipe	LF	$ 665.17	0	$ -		$ -	$ -
37	54" Storm Drain Pipe	LF	$ 316.80	0	$ -		$ -	$ -
38	60" Storm Drain Pipe	LF	$ 352.00	0	$ -		$ -	$ -
	High Density Polyethlyene (HDPE) Pipe (Circular)							
39	15" Storm Drain Pipe	LF	$ 126.32	0	$ -		$ -	$ -
40	18" Storm Drain Pipe	LF	$ 169.63	0	$ -		$ -	$ -
41	24" Storm Drain Pipe	LF	$ 180.58	0	$ -		$ -	$ -
42	30" Storm Drain Pipe	LF	$ 312.33	0	$ -		$ -	$ -
43	36" Storm Drain Pipe	LF	$ 209.91	0	$ -		$ -	$ -
44	42" Storm Drain Pipe	LF	$ 250.80	0	$ -		$ -	$ -
45	48" Storm Drain Pipe	LF	$ 297.00	0	$ -		$ -	$ -
46	54" Storm Drain Pipe	LF	$ 308.00	0	$ -		$ -	$ -
47	60" Storm Drain Pipe	LF	$ 319.00	0	$ -		$ -	$ -
	End Sections (Circular) - Metal (for CMP and HDPE Pipe)							
48	15" Metal End Section	EA	$ 797.50	0	$ -		$ -	$ -
49	18" Metal End Section	EA	$ 697.76	0	$ -		$ -	$ -
50	24" Metal End Section	EA	$ 960.88	0	$ -		$ -	$ -
51	30" Metal End Section	EA	$ 1,240.92	0	$ -		$ -	$ -
52	36" Metal End Section	EA	$ 1,210.00	0	$ -		$ -	$ -
53	42" Metal End Section	EA	$ 1,430.00	0	$ -		$ -	$ -
54	48" Metal End Section	EA	$ 1,760.00	0	$ -		$ -	$ -
55	54" Metal End Section		$ 2,200.00	0	$ -		$ -	$ -
56	60" Metal End Section		$ 2,200.00	0	$ -		$ -	$ -
	End Sections (Circular) - Concrete							
57	15" RCP End Section	EA	$ 533.50	1	$ 533.50	100%	$ 533.50	$ -
58	18" RCP End Section	EA	$ 621.50	1	$ 621.50	100%	$ 621.50	$ -
59	24" RCP End Section	EA	$ 830.50	1	$ 830.50	100%	$ 830.50	$ -
60	30" RCP End Section	EA	$ 1,314.50	0	$ -		$ -	$ -
61	36" RCP End Section	EA	$ 1,941.50	1	$ 1,941.50	100%	$ 1,941.50	$ -
62	42" RCP End Section	EA	$ 1,974.50	0	$ -		$ -	$ -
63	48" RCP End Section	EA	$ 2,348.50	0	$ -		$ -	$ -
64	54" RCP End Section	EA	$ 3,074.50	0	$ -		$ -	$ -
65	60" RCP End Section	EA	$ 3,800.50	0	$ -		$ -	$ -
	Corrugated Metal Pipe Arch							
66	17" x 13" Storm Drain Pipe	LF	$ 171.48	0	$ -		$ -	$ -
67	21" x 15" Storm Drain Pipe	LF	$ 112.79	0	$ -		$ -	$ -
68	24" x 18" Storm Drain Pipe	LF	$ 173.24	0	$ -		$ -	$ -
69	35" x 24" Storm Drain Pipe	LF	$ 198.00	0	$ -		$ -	$ -
70	42" x 29" Storm Drain Pipe	LF	$ 209.06	0	$ -		$ -	$ -
71	57" x 38"Storm Drain Pipe	LF	$ 244.20	0	$ -		$ -	$ -
72	64" x 43" Storm Drain Pipe	LF	$ 278.30	0	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
	Reinforced Concrete Elliptical Pipe							
73	23" x 14" Storm Drain Pipe	LF	$ 118.94	0	$ -		$ -	$ -
74	30" x 19" Storm Drain Pipe	LF	$ 136.22	0	$ -		$ -	$ -
75	38" x 24" Storm Drain Pipe	LF	$ 180.69	0	$ -		$ -	$ -
76	45" x 29" Storm Drain Pipe	LF	$ 259.58	0	$ -		$ -	$ -
77	53" x 34" Storm Drain Pipe	LF	$ 665.17	0	$ -		$ -	$ -
78	60" x 38" Storm Drain Pipe	LF	$ 665.17	0	$ -		$ -	$ -
79	68" x 43" Storm Drain Pipe	LF	$ 352.00	0	$ -		$ -	$ -
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)							
80	17" x 13" Metal End Section	EA	$ 797.50	0	$ -		$ -	$ -
81	21" x 15" Metal End Section	EA	$ 697.76	0	$ -		$ -	$ -
82	24" x 18" Metal End Section	EA	$ 709.50	0	$ -		$ -	$ -
83	35" x 24" Metal End Section	EA	$ 1,240.92	0	$ -		$ -	$ -
84	42" x 29" Metal End Section	EA	$ 1,210.00	0	$ -		$ -	$ -
85	57" x 38" Metal End Section	EA	$ 1,760.00	0	$ -		$ -	$ -
86	64" x 43" Metal End Section	EA	$ 2,200.00	0	$ -		$ -	$ -
	End Sections - Reinforced Concrete Elliptical Pipe							
86	23" x 14" RCP End Section	EA	$ 621.50	0	$ -		$ -	$ -
88	30" x 19" RCP End Section	EA	$ 830.50	0	$ -		$ -	$ -
89	38" x 24" RCP End Section	EA	$ 1,314.50	0	$ -		$ -	$ -
90	45" x 29" RCP End Section	EA	$ 1,941.50	0	$ -		$ -	$ -
91	53" x 34" RCP End Section	EA	$ 1,974.50	0	$ -		$ -	$ -
92	60" x 38" RCP End Section	EA	$ 2,348.50	0	$ -		$ -	$ -
93	68" x 43" RCP End Section	EA	$ 3,074.50	0	$ -		$ -	$ -
	Storm Drain Structures							
94	Drop Inlet	EA	$ 3,879.85	2	$ 7,759.71	100%	$ 7,759.71	$ -
95	Curb Inlet - 6' Opening	EA	$ 4,620.00	7	$ 32,340.00	100%	$ 32,340.00	$ -
96	Curb Inlet - 10' Opening	EA	$ 5,280.00	6	$ 31,680.00	100%	$ 31,680.00	$ -
97	Curb Inlet - 12' Opening	EA	$ 6,050.00	6	$ 36,300.00	100%	$ 36,300.00	$ -
98	Curb Inlet - 16' Opening	EA	$ 6,820.00	0	$ -		$ -	$ -
99	Curb Inlet - 20' Opening	EA	$ 7,370.00	0	$ -		$ -	$ -
100	Manhole (4' dia., 6' height or less)	EA	$ 6,674.79	8	$ 53,398.31	100%	$ 53,398.31	$ -
	Outfall & Channel Protection							
101	Concrete Endwall/Wingwall	SF	$ 110.00	0	$ -		$ -	$ -
102	Gabion Basket Structure	CY	$ 275.50	0	$ -		$ -	$ -
103	Rip-Rap Stone - Class 1	CY	$ 122.72	0	$ -		$ -	$ -
5.1	**Civc Standards**							
1	Small Playground Tot Lot (< 10 Childred)	EA	$ 19,800.00	0	$ -		$ -	$ -
2	Medium Playground Tot Lot (10-50 Childred)	EA	$ 55,000.00	0	$ -		$ -	$ -
3	Large Playground Tot Lot (50+ Childred)	EA	$ 110,000.00	0	$ -		$ -	$ -
6.1	**Miscellaneous Site Construction & Structures**							
1	Bus Stop Enclosure	EA	$ 3,850.00	0	$ -		$ -	$ -
2	Mail Box Cluster	EA	$ 1,100.00	5	$ 5,500.00		$ -	$ 5,500.00
3	Construction Stake-out	AC	$ 11,000.00	0	$ -		$ -	$ -
4	Traffic Control During Construction	LS	Detailed estimate required.	0			$ -	$ -
5	Set Property Corners	EA	$ 132.00	339	$ 44,748.00		$ -	$ 44,748.00

Grand Total All Costs	$ 2,156,350.45	Completed	$ 1,586,916.32	$ 569,434.13	Remaining Work
Mobilization (5%)	$ 107,817.52	20% Guaranty	$ 317,383.26	$ 28,471.71	Mobilization (5%)
15% Contingency	$ 339,625.20			$ 85,415.12	Contingency (15%)
TOTAL BOND AMOUNT	$ 2,495,975.64			$ 683,320.95	Subtotal

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
							Remaining Bond Total	$ 1,000,704.22 Subtotal + Guaranty
							Approved Release Total	**$ 1,495,271.42**

Bond Release Review
CRC REPORT

Presidents Pointe Section 4 Early BRR

PROJECT: 26-15-BRR

This report has been prepared by the Consolidate Review Committee (CRC) which includes a technical analysis of this application for compliance with the City's Comprehensive Plan and adopted Ordinances. This report concludes with the recommendation of the CRC and the next steps required to be undertaken by the applicant.

Application Information

Jon Erickson, P.E.
Morris & Ritchie Associates, Inc
205 E Hirst Road, Suite 106
Purcellville, VA 20132

Project Description

A guaranteed surety (bond) reduction for Phase 4 of a residential community.

Location and Site Information

Location: Presidents Pointe Ave
Current Zoning: SmartCode New Community
Gross Site Area: 10.69

Engineering & Zoning Review

No comments.

Next Steps

Please contact Zach Holland, 304-724-3882 with any questions.

Thank you,
City of Ranson
Community Development Department

AGENDA ITEM IV.3

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 26-12-FP- Public Hearing - final plat proposal of Phase 2A for Madison Greens, located off N Fairfax Blvd and entering a development agreement of Phase 2A. This plan includes 19 lots (20-24, 39-41, 105-109, & 130-135).

ATTACHMENTS:

Legal Notice final plat Madison Green phase 2a.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on June 1, 2026, at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for part of Phase 2A for Madison Greens, located off N Fairfax Blvd and entering a development agreement for part of Phase 2A. This plan includes 19 lots (20-24, 39-41, 105-109, & 130-135). All persons are invited to attend and make comments about the proposed final plat.

All persons are invited to attend and make comments about proposed final plat. If you cannot attend but wish to comment, you may write to the following address prior to May 29, 2026: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written comments received prior to May 29, 2026, will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM IV.4

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 26-12-FP- Consideration - Applicant Robert Rotz, submitted an application for Madison Greens LLC for a final plat proposal of Phase 2A for Madison Greens.

Final Plat proposal for Madison Greens, Phase 2A located off N Fairfax Blvd and entering a development agreement of Phase 2A. This plan includes 19 lots (20-24, 39-41, 105-109, & 130-135).

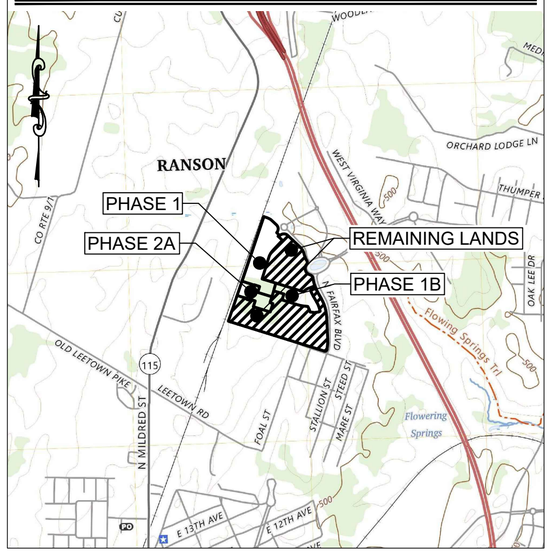
ATTACHMENTS:

26-12-2023-0285 final plat phase 2.pdf
26-12-FP-CRC Report 4.21.26.pdf
madison greens 2a_Redacted.pdf

VICINITY MAP

SCALE: 1" = 2000'

ADC MAP 21, B8
USGS MAPS (CHARLES TOWN, WV)



SHEET INDEX

TYPE	NUMBER	TITLE
C-101	SHEET 01	FINAL PLAT, PART OF PHASE 2
C-102	SHEET 02	FINAL PLAT, PART OF PHASE 2

Fk - Funkstown silt loam
Soil Properties & Characteristics:
Slope: 3 to 8 Percent
Drainage Class: moderately well drained
Depth to Seasonal High Water Table: about 20 to 28 inches
Flooding: Frequent
Erosion Hazard: Moderate
Depth to Bedrock: more than 80 inches

HbB - Hagerstown silty clay loam, 3 to 8 percent slopes
Soil Properties & Characteristics:
Slope: 3 to 8 Percent
Drainage Class: medium
Depth to Seasonal High Water Table: more than 80 inches
Flooding: None
Erosion Hazard: Moderate
Depth to Bedrock: 43-98 inches

HeC - Hagerstown silt loam, 8 to 15 percent slopes, very rocky
Soil Properties & Characteristics:
Slope: 8 to 15 Percent
Drainage Class: well drained
Depth to Seasonal High Water Table: more than 80 inches
Flooding: None
Erosion Hazard: Moderate
Depth to Bedrock: more than 80 inches

PmB - Poplimento silt loam, 3 to 8 percent slopes
Soil Properties & Characteristics:
Slope: 3 to 8 Percent
Drainage Class: well drained
Depth to Seasonal High Water Table: more than 80 inches
Flooding: None
Erosion Hazard: Moderate
Depth to Bedrock: more than 80 inches

PmC - Poplimento silt loam, 8 to 15 percent slopes
Soil Properties & Characteristics:
Slope: 8 to 15 Percent
Drainage Class: well drained
Depth to Seasonal High Water Table: more than 80 inches
Flooding: None
Erosion Hazard: Moderate
Depth to Bedrock: more than 80 inches

AREA TABULATION

TAX MAP 08; PARCEL: 17, 1.1, 1.3, 1.5, 9.2
DEED BOOK 1322 PAGE 264;
TOTAL LANDS 61.41 AC.
PHASE I 11.75 AC.
PHASE IB 5.03 AC.
PHASE 2 BREAKDOWN:

0.84 Ac.	RIGHT OF WAY
2.87 Ac.	LOTS
0.51 Ac.	OPEN SPACE
4.22 Ac.	OVERALL PHASE 2
40.41 Ac.	REMAINING LANDS RESIDUAL

LIMIT OF DISTURBANCE FOR PHASE 2 = 4.22 AC.

PARKING REQUIREMENTS				
	SINGLE FAMILY HOMES		TOWNHOMES	
PHASE	OFF-STREET PARKING REQUIRED	OFF-STREET PARKING PROVIDED	OFF-SITE PARKING REQUIRED	OFF-SITE PARKING PROVIDED
I	72	72	48	48
IB	0	0	106	106
2A	38	38	0	0
FUTURE	176	186	63	90
TOTAL	286	296	217	244

Owner:
Madison Greens, LLC
9729 Garis Shop Road
Hagerstown, MD 21740
(301)-491-6999

PROP. STORMWATER MANAGEMENT AND DRAINAGE EASEMENT

IMPERVIOUS AREA TABULATION

SINGLE FAMILY = 0.14 AC. X 0.40 = 0.06 AC. / 2,614 S.F. PER LOT
TOTAL IMPERVIOUS AREA: 0.06 AC. X 17 LOTS = 1.02 AC. / 44,431 S.F.

SINGLE FAMILY = 0.22 AC. X 0.40 = 0.09 / 3,920 S.F. PER LOT
TOTAL IMPERVIOUS AREA: 0.09 AC. X 2 LOTS = 0.18 AC. / 7,841 S.F.

ROADWAY = 0.67 AC. / 29,185.2 S.F.

TOTAL IMPERVIOUS AREA: 1.87 AC. / 81,457.20 S.F.

LOT DENSITY

LOTS 19 SINGLE FAMILY
DENSITY 19 UNITS / 4.22 AC. = 4.50 UNITS/ACRE

Note: The developer acknowledges that open space and density will diminish as the remaining land is developed, however open space and density will not be less than the minimum required.

OPEN SPACE TABULATION

OPEN SPACE BREAKDOWN PER EACH PHASE:

PHASE I:	3.57 AC.
PHASE IB:	0.32 AC.
PHASE 2A:(CURRENT)	0.51 AC.
OPEN SPACE PROVIDED:	4.40 AC.
FUTURE OPEN SPACE:	3.56 AC.

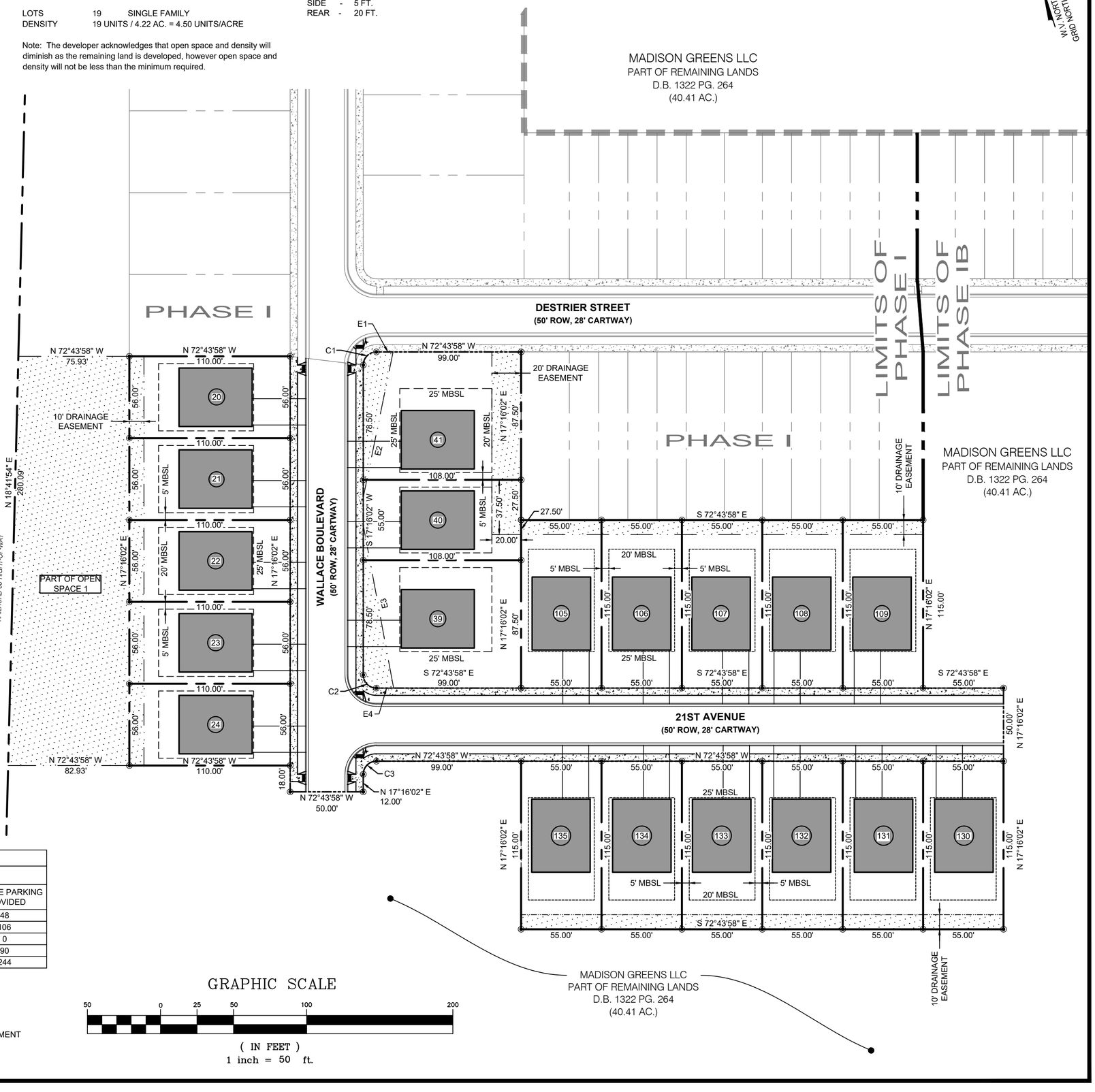
MIN. BUILDING SETBACKS:

R6 - RESIDENTIAL DISTRICT
FRONT - 25 FT.
SIDE - 5 FT.
REAR - 20 FT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	9.00'	14.14'	12.73'	S 62°16'02" W	90°00'00"
C2	9.00'	14.14'	12.73'	S 27°43'58" E	90°00'00"
C3	9.00'	14.14'	12.73'	S 62°16'02" W	90°00'00"

STORMWATER MANAGEMENT EASEMENT LINE & CURVE TABLES

LINE	BEARING	DISTANCE
E1	S 72°43'58" E	11.40'
E2	S 28°50'53" W	101.64'
E3	S 06°42'57" W	113.52'
E4	N 72°43'58" W	11.79'



GRAPHIC SCALE

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

MATTHEW B. CESSNA
LICENSED
No. 2115
STATE OF
WEST VIRGINIA
PROFESSIONAL SURVEYOR

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: WEST VIRGINIA, License # 2115, Expiration Date 06-30-2026.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
16 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
1114 2 MILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650

© 2026

FINAL PLAT OF SUBDIVISION
LOTS 20-24, 39-41, 105-109 & 130-135
FOR
MADISON GREENS, PART OF PHASE 2A
PARCEL 8-1.1, 8-1.3, 8-1.5, 8-9.2, 8E-17, DEED BOOK 1322, PAGE 264
SITUATE WEST OF FAIRFAX BOULEVARD, EAST OF NORFOLK & WESTERN RAILROAD
RANSON CORP DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

PROJECT NO. 2023-0285
DWN BY ABRAM MYERS | DATE 04-12-2026
PROJECT MANAGER: Trevor Frederick
EMAIL: tfrederick@fsa-inc.com
TAX MAP: 8, 8E PARCEL: 1.1, 1.3, 1.5, 9-2, 17
DEED BOOK: 1322 PAGE 264
SCALE 1" = 50'
SHEET TITLE

FINAL PLAT
PART OF PHASE 2A

C-101
SHEET 01 OF 02

P:\SHARED FOLDERS\PROJECTS\2023\8\2023-0285\DWG\FINAL PLAT\2023-0285 FINAL PLAT PHASE 2.DWG 2026-04-16

OWNER'S CERTIFICATE

I/We, Madison Greens, LLC do hereby certify that I/We are the legal and true owner(s) of the property shown and described hereon, being a portion of the same land conveyed to us by deed dated April 24, 2024 and recorded in Deed Book 1322, Page 264 in the office of the county clerk of Jefferson County, West Virginia, and the subdivision of the lot as shown hereon, situate in Ranson Corp District, Jefferson County, West Virginia is made with the free consent and in accordance with our desire.

There are no suits, actions at law, leases. liens, mortgages, trusts, easements or rights of way affecting the property included in this plan of subdivision except for the following:

MADISON GREENS LLC

OWNER — DATE

Robert A. Rotz — Robert A. Rotz — 4/16/2026

SIGNATURE — PRINTED NAME — DATE

BANK (IF APPLICABLE): _____

OWNER'S DEDICATION

I/We, Madison Greens, LLC do hereby adopt this plan of subdivision, establish the minimum building restriction lines, establish / grant the rights of way as indicated for construction, maintenance and operation of streets, and other utilities, all in accordance with the City of Ranson Subdivision Ordinance.

Robert A. Rotz — 4/16/2026

OWNER / DEVELOPER — DATE

NOTARY'S CERTIFICATE

I, Nikki Eichelberger, a notary public of the County of Washington, State of Maryland, do hereby certify that Robert A Rotz, whose name is signed to the writing above, bearing the date 16 day of April, 2026, has this day acknowledged that same before me in said county.

Given under my hand and Notary Seal this 16 day of April 2026.

My commission expires the 15 day of September 2028

NIKKI S. EICHELBERGER NOTARY PUBLIC WASHINGTON CO., MD

NOTARY PUBLIC

NIKKI S. EICHELBERGER
NOTARY PUBLIC
WASHINGTON COUNTY
STATE OF MARYLAND
My Commission Expires 9/15/2028

OWNER / DEVELOPER CERTIFICATION

I/We, Madison Greens, LLC owner of the property shown hereon and described on the Surveyor's Certificate, hereby adopt this plan of subdivision; establish the minimum building restriction lines; and dedicate the streets, alleys, walks, trails, parks and open space to the public use.

There are no suits, actions at law, leases. liens, mortgages, trusts, easements or rights of way affecting the property other than those shown hereon and all parties in interest thereto have hereunder affixed their signatures indicating their assent to this plan of subdivision.

Robert A. Rotz — 4/16/2026

OWNER / DEVELOPER — DATE

CONSTRUCTION CERTIFICATION

I/We, Madison Greens, LLC do hereby certify that:

1. All clearing, grading, drainage, construction and development shall by conducted in strict accordance with the approved plan.
2. Stormwater management facilities shall be constructed in strict accordance with the plans and specifications for these facilities.
3. The installation and maintenance of sediment control measures shall be in strict accordance with the approved plan and sequence of construction: That a copy of the approved plan shall be available, on site at all times and that the responsible personnel involved in the construction shall be made aware of these requirements.
4. The City of Ranson Engineering Department reserves the right to add to or modify the provisions shown on the plans should actual field conditions warrant such a change.
5. The plan of subdivision will be in accordance with the approved plans and open space / conservation areas will remain undisturbed as approved by the City of Ranson Planning Commission.

Robert A. Rotz — 4/16/2026

OWNER / DEVELOPER — DATE

SURVEYOR'S CERTIFICATE

I, Matthew B. Cessna, a duly licensed Professional Surveyor in the State of West Virginia, do hereby certify that I have carefully surveyed the property delineated by this plat and that it is correct. to the best of my knowledge and belief, that it is part of the land in the name Madison Greens, LLC.

I further certify that the lots are properly and accurately described and are within the bounds of said land; that the monuments and markers will be placed as shown hereon and are in accordance with the requirements of City of Ranson Subdivision Ordinance.

Given under my hand this 17 day of April, 2026.

Matthew B. Cessna — Matthew B. Cessna Digitally signed by Matthew B. Cessna Date: 2026.04.17 07:28:51 -04'00'

MATTHEW B. CESSNA, P.S. NO. 2115

GENERAL NOTES

1. All property corners are to be marked with 5/8" rebar and cap unless otherwise noted.
2. All lots are to be served by public water and public sewer.
3. Bearings and distances are in accordance with a survey prepared by Frederick Seibert & Associates, Inc.
4. This parcel does not lie within the limits of the mapped 100 year floodplain per FEMA Flood Insurance Rate Map No. 54037C0130E, dated December 18, 2009. Flood Zone X.
5. The subject property shown hereon is part of the lands conveyed by Inwood 165 LLC, a West Virginia limited liability company to Madison Greens LLC, a West Virginia limited liability company by deed dated April 24, 2024 and recorded in Deed Book 1322, Page 264 and among the Land Records of Jefferson County, West Virginia.
6. A ten foot wide drainage and utilities easement is hereby dedicated along the interior of all front lot lines, an 5' wide drainage and utilities easement is hereby dedicated along each side yards, and an eight foot wide drainage and utilities easement is hereby dedicated along the interior of all rear lot lines for each lot.
7. No public schools, county and state parks, local trails, landmarks, or other geographic identifiers existing within the vicinity of the proposed development.
8. The proposed driveway locations, water, sewer and WV DOT entrance approvals, registered engineer address and seal, storm water management computations, location of proposed buildings, first floor elevation and building envelope, impervious coverage, density and parking calculations, location of existing and proposed gas lines, fire hydrants, electric and telephone poles, street lights and corresponding easements will be provided as part of the File #25-6-CD Plan submission.
9. The Soil Survey of Jefferson County, West Virginia indicates a seasonal high water table on lots NONE to be less than five (5) feet below the surface and therefore basement construction is not recommended for those lots.

MATTHEW B. CESSNA LICENSED No. 2115 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: WEST VIRGINIA, License # 2115,
Expiration Date 06-30-2026.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
16 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
111-E2 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650

© 2026

FINAL PLAT OF SUBDIVISION
LOTS 20-24, 39-41, 105-109 & 130-135
FOR
MADISON GREENS, PART OF PHASE 2A
PARCEL 8-1.1, 8-1.3, 8-1.5, 8-9.2, 8E-17, DEED BOOK 1322, PAGE 264
SITUATE WEST OF FAIRFAX BOULEVARD, EAST OF NORFOLK & WESTERN RAILROAD
RANSON CORP DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

PROJECT NO. 2023-0285
DWN BY ABRAM MYERS | DATE 04-12-2026
PROJECT MANAGER: Trevor Frederick
EMAIL: tfrederick@fsa-inc.com
TAX MAP: 8, 8E PARCEL: 1.1, 1.3, 1.5, 9-2, 17
DEED BOOK: 1322 PAGE 264
SCALE N.T.S.
SHEET TITLE

FINAL PLAT
PART OF PHASE 2A

C-102
SHEET 02 OF 02

P:\SHARED FOLDERS\PROJECTS\2023\S-2023-0285\DWG\FINAL PLAT\S2023-0285 FINAL PLAT PHASE 2.DWG 2026-04-16

CRC REPORT
Madison Greens Phase 2a

Final Plat
PROJECT: 26-12-FP

This report has been prepared by the Consolidate Review Committee (CRC) which includes a technical analysis of this application for compliance with the City's Comprehensive Plan and adopted Ordinances. This report concludes with the recommendation of the CRC and the next steps required to be undertaken by the applicant.

Application Information

Trevor Frederick
Frederick, Seibert, & Associates, Inc
128 S. Potomac St
Hagerstown, MD 21740

Project Description

Madison Greens Phase 2a Final Plat. This application is for a proposed residential development site as shown on the plats provided (dated April 12, 2026 prepared by Frederick, Seibert & Associates). This is a final plat application to create 19 single family lots.

Location and Site Information

Location: Madison Greens Phase 2a
Current Zoning : R6
Gross Site Area: 4.22

Engineering & Planning Review

No comments

Next Steps

Please contact Zach Holland, zholland@ransonwv.us, 304-724-3882 with any questions.

Thank you,
City of Ranson
Community Development Department

City of Ranson

Community Development Department

312 South Mildred Street
Ranson, West Virginia 25438-1621
Phone (304) 725-1010 Fax (304) 728-8579
Email: permits@ransonwv.us

Council Members:
Jaden Bound
Andy Colandrea
Tommy Custer
Herbie McDaniel
Stephanie Fagan
Jaelyn Wratchford

RANSON
AT THE CENTER OF OPPORTUNITY.

APPLICATION FOR REVIEW

PROJECT NAME: Madison Greens, Part of Phase 2A

PROJECT DESCRIPTION: This final plat is for 19 single family lots within a residential development.

MAP#: 8 **PARCEL#:** 1.1, 1.3, 1.5, 9.2, 17 **CURRENT ZONING:** R6 **PROPOSED ZONING:** R6

SITE AREA (ACRES): 4.22 **# OF LOTS:** 19 **AREA IN LOTS:** 2.87

AREA IN SWM: 0 **AREA IN RIGHT OF WAY:** 0.84

WATER SERVICE: PUBLIC ☑ **PRIVATE** ☐ **PROVIDER** American Water

SEWER SERVICE: PUBLIC ☑ **PRIVATE** ☐ **PROVIDER** CTUB

SEWER FLOW (GALLONS PER DAY AT BUILD-OUT): 3800

SUBMITTAL/FEE INFORMATION

- ☐ Minor Subdivision Plat-$250
- ☐ Sketch Plat-$1,000 base fee plus $100.00 per acre for the first 10 lots/dwelling units and $25 for each additional lot/dwelling unit (whichever is greater)
- ☐ Preliminary Plat-$500 base fee
- ☐ Construction Plan: Storm Sewer-$2.00 per linear feet
- ☐ Construction Plan: Water Line-$1.00 per linear feet
- ☐ Construction Plan: Curb and Gutter-$2.00 per linear feet
- ☐ Construction Plan: Sidewalk-$2.00 per linear feet
- ☐ Construction Plan: Sanitary Sewer-$2.00 per linear feet
- ☐ Construction Plan: Street-$1.00 per linear feet
- ☐ Overlot Grading Plan-$125 per lot
- ☐ Construction Plan: Landscape, Buffering, and Open Space-$250
- ☐ Site Plan (residential)-$1,000 plus $100 per acre for the first 10 acres; $25 per thereafter
- ☐ Site Plan (non-residential)-$1,000
- ☐ Site Plan (non-residential) on parcels containing more than 1 acre-$1,000 plus $100 per acre for the first five (5) acres; $25 each per acre thereafter
- ☑ Final Plat-$1,000 base fee plus $50 per acre
- ☐ Correction Plat-$500 (Please note the type of plat you are providing corrections for) _____
- ☐ Boundary Line Adjustment Plat-$250
- ☐ Easement Plat-$250 flat fee
- ☐ Rough Grading Plan-$200 per acre
- ☐ Floodplain Study-$1,500
- ☐ Traffic Study-$1,000
- ☐ Variation Request-$750 per section varied
- ☐ Text or Map Adjustment-$500
- ☐ Request for Preliminary Authorization-$100
- ☐ Rezoning Filing Fee-$1,000 base fee plus $100 per acre for each of the first ten (10) acres, then $25.00 per acre thereafter
- ☐ Re-submittal fee-Half of the original submission fee (please note the type of plat/plan you are re-submitting) _____

OWNER/APPLICANT INFORMATION

Owner I (Print) Madison Greens LLC Percent of Ownership 100
Address 9729 Garis Shop Road, Hagerstown, MD 21740
Phone: [redacted] Fax/Email: [redacted]

Owner II (Print) _____ Percent of Ownership _____
Address _____
Phone: _____ Fax/Email: _____

Owner III (Print) _____ Percent of Ownership _____
Address _____
Phone: _____ Fax/Email: _____

Applicant (Print) Same as Owner
Address _____
Phone: _____ Fax/Email: _____

Developer (Print) _____
Address _____
Phone: _____ Fax/Email: _____

Engineer/Surveyor (Print) FSA, Inc. C/O: Trevor Frederick
Address: 128 S. Potomac St, Hagerstown, MD 21740
Phone: [redacted] Fax/Email: [redacted]

OWNER'S WRITTEN AUTHORIZATION

Please direct all correspondence to: ☑ Owner(s) ☐ Developer ☑ Engineer

As the owner of this property, I certify that this application is complete and accurate to the best of my knowledge. I understand that any information lacking in such application shall be deemed incomplete and shall not be considered for review. Furthermore, I authorize the City to direct all correspondence to the above noted party who is also authorized and designated as my agent during review of this application.

Signature (owner): [redacted] Date: 4/17/2026

Signature: (applicant) _____ Date: _____

**********For Office Use Only**********

Date Received: _____ **By:** _____

Fee paid: _____ **Check Number:** _____

AGENDA ITEM IV.5

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 26-12-FP - Public hearing to enter a development agreement for Phase 2A for Madison Greens, located off N Fairfax This plan includes 19 lots (20-24, 39-41, 105-109, & 130-135).

ATTACHMENTS:

Legal Notice final plat Madison Green phase 2a.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on June 1, 2026, at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for part of Phase 2A for Madison Greens, located off N Fairfax Blvd and entering a development agreement for part of Phase 2A. This plan includes 19 lots (20-24, 39-41, 105-109, & 130-135). All persons are invited to attend and make comments about the proposed final plat.

All persons are invited to attend and make comments about proposed final plat. If you cannot attend but wish to comment, you may write to the following address prior to May 29, 2026: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written comments received prior to May 29, 2026, will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM IV.6

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 26 -12-FP- Consideration -Applicant Robert Rotz, submitted an application for Madison Greens LLC, to enter into a development agreement for Phase 2A for Madison Greens.

Phase 2A for Madison Greens, located off N Fairfax. This plan includes 19 lots (20-24, 39-41, 105-109, & 130-135).

ATTACHMENTS:

2026-08 Madison Greens 2a.pdf
Madison_Greens 2a dev agreement.pdf
26-12-FP-Copy of Bond-Estimates as of 2025.pdf

Resolution PC - 2026-08

A Resolution Of The Planning Commission Of The City of Ranson Approving A Development Agreement And Accepting A Guarantee Surety (Bond) For Required Physical Improvements Between The Ranson Planning Commission And Madison Greens LLC For A Subdivision Known As "Madison Greens," Phase 2A, Lots 20-24, Lots 39-41, Lots 105-109, and Lots 130-135."

THE PLANNING COMMISSION OF THE CITY OF RANSON RESOLVES AS FOLLOWS:

Section 1. The Planning Commission of the City of Ranson, pursuant to its authority under Section 16-60 of the Ranson Municipal Code, hereby approves the attached Development Agreement by and between the Ranson Planning Commission and Madison Greens LLC for the subdivision commonly referred to and known as "Madison Greens, for Phase 2A Lots 20-24, Lots 39-41, Lots 105-109, and Lots 130-135."

Section 2. The Planning Commission hereby accepts the corporate surety in lieu of completion of the required on-site improvements, as described in Section 16-82 of the Ranson Municipal Code and as outlined in the Development Agreement presented to the Planning Commission on June 1, 2026, for Madison Greens, for Phase 2, Lots 20-24, Lots 39-41, Lots 105-109, and Lots 130-135.

Section 3. The approved bonded amount shall be held in the amount of Seven Hundred Forty-Six Thousand Three Hundred Twenty-Six and Twenty-Six Cents. ($746,326.26)

Section 4. The Planning Commission hereby authorizes the City Manager, or his designee, to execute any and all documents necessary to carry out the conditions of the attached Development Agreement, whether express or implied, including any documents necessary for the transfer of property to Madison Greens LLC, and any documents requested by financial institutions, lenders, attorneys, lienholders, contractors, sureties, and/ or other third parties.

Signed and approved this 1st day of June 2026.

_____
Andy Colandrea, President

ATTEST:

_____
Darla Armstrong, City Clerk

AFFIX CITY SEAL

RECORDING REQUESTED By
City of Ranson Planning Commission

WHEN RECORDED RETURN To

City of Ranson
312 S. Mildred Street
Ranson, WV 25438

DEVELOPMENT AGREEMENT MADISON GREENS PHASE 2A BETWEEN THE CITY OF RANSON AND MADISON GREENS LLC;

THIS AGREEMENT is made and entered into by and between the City of Ranson Planning Commission, hereinafter referred to as "City" and sometimes "Ranson" and Madison Greens LLC, hereinafter referred to as "Subdivider/Developer" or "Developer," for a subdivision known as Madison Greens Phase 2A, both of whom understand and agree as follows:

WITNESSETH:

WHEREAS, Subdivider/Developer has presented to City for approval a final subdivision or parcel map (hereinafter called "Map") entitled and Final Plat Showing Phase 2A, and

WHEREAS, Subdivider/Developer has requested approval of the map prior to the construction and completion of the improvements required by the Ranson Planning Commission and Ranson City Council, including all street lights, roadways or public ways and public utility facilities which are a part of, or appurtenant to, the subdivision (hereinafter called "Subdivision") designated in the map, all in accordance with the plans and specifications for all or any of said improvements in, appurtenant to, or outside the limits of subdivision, which plans and specifications are now on file in the Planning and Zoning Department of the City, and

WHEREAS, this agreement is executed pursuant to the provisions of land use planning as set forth in West Virginia Code §8A-1 et-seq and the Subdivision Regulations, Chapter 19, Appendix A of the Ranson Municipal Code.

WHEREAS, the Developer has submitted a revised Land Development Plan and Plat, approved by the Ranson Planning Commission, since the prior Development Agreement was recorded that is not entirely consistent with the final plat recorded within the land records.

NOW THEREFORE, in the best interest of the City of Ranson and in consideration of Developer posting renewed security; and, in order to ensure satisfactory performance by Developer of its obligations under Ranson's Land Development ordinances; and to clarify that the recorded final plat for Phase 2A will have to be recorded to ensure consistency with the approved Land Development Plan and Plat, the parties agree as follows:

1. Performance of Work

Subdivider/Developer will do and perform, or cause to be done and performed, at Subdivider/Developer's own expense, in a good and workmanlike manner and furnish all required materials, all under the direction and to the satisfaction of the City, all of the work and improvements required by the Ranson Planning Commission for this subdivision in accordance with the plans and specifications on file as herein specified, or with any changes required or ordered by the City, which in its opinion are necessary or required to complete the work. Any sewer work or water supply work shall be subject to the approval of the certified utility holding the franchise to provide services at the development site.

2. Work: Places and Grades to be Approved by Engineer

All of said work is to be done at the places, of the materials, in the manner, and at the grades, all as shown upon the plans and specifications therefore, heretofore approved by the Ranson Planning Commission and which are now on file in its office, and to the sole satisfaction of the City. The actual work of surveying shall be performed shall be performed by a qualified and duly licensed professional and agent of the Subdivider/Developer.

3. Specifications

The work embraced herein shall be done in accordance with the provisions of the West Virginia Code §8A, the Ranson Municipal Code, the Ranson Design Guidelines, or the Ranson Standard Engineering Detail Manual and the standards and methods required by the serving water and/or sewer utility.

Whenever in the said State Standard Specifications the following terms are used, they shall be understood to mean the following State, Department of Transportation, City or Owner: City of Ranson, West Virginia.

Director: The City Manager of the City of Ranson.

Engineer: Whenever not qualified, shall mean the City Engineer of the City of Ranson, West Virginia acting either directly or through his or her properly authorized agents, each agent acting only within the scope of the authority delegated by the City.

Laboratory: The laboratory to be approved by the City of Ranson to test materials and work involved in the construction provided for under this agreement.

In case of conflict between any of the aforementioned authorities, the Ranson standard shall prevail.

In case of conflict between any of the aforementioned authorities, the plans and this agreement, the approved plans and this agreement shall take precedence over and be used in lieu of such conflicting portions of the aforementioned authorities.

4. Work: Time for Completion

City hereby fixes the time for the completion of said work is within two years after the date of approval of the final or parcel map for recordation with the County Recorder of Jefferson County, West Virginia. At least two (2) calendar days prior to the commencement of work hereunder, Subdivider/Developer shall notify the City of the date fixed by Subdivider/Developer for commencement thereof, so that the City shall be able to provide services of inspection.

5. Time of Essence – Extension

Time is of the essence of this agreement; provided that in the event good cause is shown therefore, the Ranson Planning Commission may extend the time for completion of the improvements hereunder. Any such extension may be granted without notice to the Subdivider/Developer's surety, and extensions so granted shall not relieve the surety's liability on the bond to secure the faithful performance of this agreement. The Ranson Planning Commission shall be the sole and final judge as to whether or not good cause has been shown to entitle Subdivider/Developer to an extension.

6. Repairs or Replacements

Subdivider/Developer shall replace, or have replaced, or repair, or have repaired, as the case may be, all pipes and monuments shown on the map which have been destroyed or damaged, and Subdivider/Developer shall replace or have replaced, repair, or have repaired, as the case may be, or pay to the owner, the entire cost of replacement or repairs, or any and all property damaged or destroyed by reason of any work done hereunder, whether such property be owned by the United States or any agency thereof, or the State of West Virginia, or any agency or political subdivision thereof, or by the City or by an public or private corporation, or by an person whomsoever, or by any combination of such owners. Any such repair or replacement shall be to the satisfaction, and subject to the approval, of the City Engineer.

7. Permits: Compliance with Law

Subdivider/Developer shall, at Subdivider/Developer's expense, obtain all necessary permits and licenses for the construction of such improvements, give all necessary notices and pay all fees and taxes required by law.

8. Superintendence by Subdivider/Developer

Subdivider/Developer shall give personal superintendence to the work on said improvement, or have a duly qualified foreman or superintendent or superintendent, by the City and/or the serving utility, on the work at all times during progress, with authority to act for the Subdivider/Developer.

9. Inspection by City of Ranson

Subdivider/Developer shall at all times maintain proper facilities, and provide safe access for inspection by the City and/or the serving utility to all parts of the work, and to the shops wherein the work is in preparation.

10. Contract Security

Concurrently with the execution hereof, Subdivider/Developer shall furnish a bond in an amount equal to one hundred twenty-five percent (125%) of the approved Engineer's estimate as security for the faithful performance of this agreement.

Similarly, Subdivider/Developer shall furnish a bond in an amount equal to at least fifty percent (50%) of the said price as security for the payment of all persons performing labor and furnishing materials in the construction of this tract.

The said bonds shall be in cash, letter of credit, or bonds provided by a surety satisfactory to the City, or in such other form as may be provided for by law. The said bonds shall be worded and dated to

become effective immediately upon failure of the Subdivider/Developer to complete the work subject to the bonds within the two-year period allowed or any extensions thereof allowed by the City.

11. Hold-Harmless Agreement

Subdivider/Developer hereby agrees to, and shall, hold City, its elective and appointive boards, commissions, officers, agents and employees, harmless from any liability for damage or claims for damage for personal injury, including death, as well as from claims for property damage which may arise from Subdivider/Developer's or Subdivider/Developer's contractors', subcontractors', agents', or employees' operations under this agreement, whether such operations be by Subdivider/Developer or by any of Subdivider/Developer's contractors, subcontractors, or by any one or more, persons directly or indirectly employed by, or acting as agent for Subdivider/Developer or any of Subdivider/Developer's contractors, or subcontractors. Subdivider/Developer agrees to, and shall defend City and its elective and appointive boards, commission, officers, agents and employees from any suits or actions at law or in equity for damages caused, or alleged to have been caused, by reason of any of the aforesaid operations; provided as follows:

That the aforesaid hold-harmless agreement by Subdivider/Developer shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations referred to in this paragraph, regardless of whether or not City has prepared, supplied or approved of, plans and/or specifications for the subdivision, or regardless of whether or not any of the insurance policies described herein shall have been determined to be applicable to any of such damages or claims for damages.

12. Subdivider/Developer's Insurance

Subdivider/Developer shall not commence work under this agreement until Subdivider/Developer shall have obtained all insurance and/or bonding required under this paragraph, nor shall Subdivider/Developer allow any contractor or subcontractor to commence work on his contract or subcontract until all similar insurance required of the contractor or subcontractor shall have been so obtained and approved. All requirements herein provided shall appear either in the body of the insurance policies or as endorsements and shall specifically bind the insurance carrier.

Compensation insurance

Subdivider/Developer shall maintain, during the life of this agreement, Workmen's Compensation insurance as required by prevailing West Virginia law for all Subdivider/Developer's employees employed at the site of the improvement, and in case any work is sublet, Subdivider/Developer shall require any contractor or subcontractor similarly to provide Workmen's Compensation Insurance for all contractor's or subcontractor's employees, unless such employees are covered by the protection afforded by Subdivider/Developer. Subdivider/Developer hereby indemnifies City for any damage resulting to it from failure of either Subdivider/Developer or any contractor or subcontractor to take out or maintain such insurance.

Public Liability and Property Damage Insurance

Subdivider/Developer shall take out and maintain during the life of this agreement such public liability and property damage insurance with coverage limits adequate to fully insure the City, its elective and appointive boards, commissions, officers, agents, and employees, Subdivider/Developer and any contractor or subcontractor performing work covered by this agreement from claims for damages for personal injury, including death, as well as from claims for property damage which may arise from

Subdivider/Developer's or any contractor's or subcontractor's operations hereunder, whether such operations be by Subdivider/Developer or any contractor or subcontractor, or by anyone directly or indirectly employed by either Subdivider/Developer or any contractor or subcontractor.

Contractual Liability Insurance

Subdivider/Developer shall take out and maintain during the life of the agreement an insurance policy with limits adequate to fully insure the City, its elective and appointive boards, commissions, officers, agents and employees, Subdivider/Developer and any contractor or subcontractor performing work covered by this agreement against damages sustained by reason of any action or actions at law or in equity, and/or any claims or demands by reason of any breach or alleged breach of any contract, or provision thereof, or by reason of any contractual liability or alleged contractual liability on any contract, entered into by Subdivider/Developer and/or any of Subdivider/Developer's contractors, subcontractors, agents and/or employees.

In the event that any of the aforesaid insurance policies provided for herein insures any entity, person, board or commission other than those mentioned in this paragraph, such policy shall contain a standard form of cross-liability endorsement, insuring on such policy, City, its elective and appointive boards, commissions, officers, agents and employees, Subdivider/Developer and any contractor or subcontractor performing work covered by this agreement.

13. Title to Improvements

Title to, and ownership of, all street improvements and sewers constructed hereunder by Subdivider/Developer shall vest absolutely in City, upon completion and acceptance of such improvements by City. Title to water and sewer works shall vest in the serving public utility upon completion and acceptance of these improvements by the serving utility.

14. Repair or Reconstruction of Defective Work

If, within a period of one year after final acceptance of the work performed under this agreement, any structure or part of any structure furnished and/or installed or constructed, or caused to be installed or constructed by Subdivider/Developer, or any of the work done under this agreement, fails to fulfill any of the requirements of this agreement or the specifications referred to herein, Subdivider/Developer shall without delay and without any cost to the City, repair or replace or reconstruct any defective or otherwise unsatisfactory part or parts of the work or structure. Should Subdivider/Developer fail to act promptly, or in accordance with this requirement, or should the exigencies of the case require repairs or replacements to be made before Subdivider/Developer can be notified, City may, at its option, make the necessary repairs or replacements or perform the necessary work and Subdivider/Developer shall pay to the City the actual cost of such repairs plus fifteen percent (15%).

15. Subdivider/Developer not Agent of City

Neither Subdivider/Developer nor any of Subdivider/Developer's agents or contractors are or shall be considered to be agents of City in connection with the performance of Subdivider/Developer's obligations under this agreement.

16. Cost of Engineering and Inspection

Subdivider/Developer shall reimburse City for all engineering review, on-site inspection, and administrative fees furnished by City in connection with the subdivision as specified in the Fee Payment Agreement executed by the Subdivider/Developer simultaneously herewith.

17. Notice of Breach and Default

If Subdivider/Developer refuses or fails to obtain prosecution of the work, or any severable part thereof, with such diligence as will insure its completion within the time specified, or any extensions thereof, or fails to obtain completion of said work within such time, or if the Subdivider/Developer should be adjudged a bankrupt, or Subdivider/Developer should make a general assignment for the benefit of Subdivider/Developer's insolvency or is Subdivider/Developer, or any of Subdivider/Developer's contractors, subcontractors, agents, or employees , should violate any of the provisions of this agreement, City Engineer or City Council may serve written notice upon Subdivider/Developer and Subdivider/Developer's surety of breach of this agreement, or of any portion thereof, and default of Subdivider/Developer. An assignment of this Agreement to a qualified third party to complete the work complete the work contemplated herein, which is unrelated to any bankruptcy or insolvency proceedings, shall not be deemed a breach of this Agreement.

18. Breach of Agreement: Performance by Surety or City of Ranson

In the event of any such notice, Subdivider/Developer's surety shall have the duty to take over and complete the work and the improvement herein specified; provided, however, that if the surety, within five (5) days after the serving upon it of such notice of breach, does not give City written notice of its intention to take over the performance of the contract, and does not commence performance thereof within five (5) days after notice to City of such election, City may take over the work and prosecute the same to completion, by contract or by any other method City may deem advisable, for the account and at the expense of Subdivider/Developer, and Subdivider/Developer's surety shall be liable to City for any excess cost or damages occasioned City thereby; and, in such event, City, without liability for so doing, may take possession of, and utilize in completing the work, such materials, appliances, plant and other property belonging to Subdivider/Developer as may be on the site of the work and necessary therefor.

19. Substantial Completion and Completion

Upon Substantial Completion of the work described in the said Agreement and upon the City Council authorizing a written Notice of Substantial Completion and Acceptance of said work, the City will release all hold and any claims to 50% of the amount specified above, for faithful performance. "Substantial Completion" shall include compliant and accepted base paving of the roads in the Subdivision. Upon completion of all the work described in the said Agreement and upon the City Council authorizing a written Notice of Completion and Acceptance of said work, the City will release all hold and any claims to 80% of the reduced bond amount, for faithful performance. The remaining 20% shall be held by the City for a period of one (1) year after the date of the Notice of Completion as a guaranteed bond to secure the performance of Section 14 of this Agreement and shall thereafter be released. The amount specified above for labor and materials shall be held by us for a period of one (1) year after the date of final acceptance of the improvements specified in the said Agreement. 20. Notices

All notices herein required shall be in writing, and delivered in person or sent by registered mail, postage prepaid. Notices required to be given to City shall be addressed as follows: City of Ranson

Attn: City Manager

312 South Mildred Street

Ranson, WV 25438

Notices required to be given to Subdivider/Developer shall be addressed as follows:

Madison Greens, LLC

9729 Garis Shop Road

Hagerstown, MD 21740

Provided that any party or the surety may change such address by notice in writing to the other party and thereafter notices shall be addressed and transmitted to the new address.

21. Binding Effect of Agreement

This Agreement shall be binding on and inure to the benefit of the parties to this Agreement and their heirs, personal representatives, successors and assigns.

22. Authority

Any conflict arising from this Agreement shall be governed by and construed in accordance with the laws of the State of West Virginia.

DATED this _____ day of _____, 2026.

RANSON PLANNING COMMISSION

By: _____
Andy Colandrea

Its: President

SUBDIVIDER/DEVELOPER

_____
Madison Greens, LLC

By: _____

Its: _____

City of Ranson, West Virginia
Community Development
Construction Bond - Estimate

Project Name: Madison Greens Date: 4/27/2026

Section: 2A C.O.R. File No. 26-12-FP

Bond Amount Approved: $ _____

By: _____ **Date:** _____

Official Use Do Not Write In This Box

Item No.	Description	Unit	2025 Unit Cost	Quantity	Total Cost
1.1	**Erosion & Sediment Control**				
1	Stabilized Construction Entrance	EA	$ 3,389.56		$ -
2	Silt Fence - Standard	LF	$ 5.98		$ -
3	Silt Fence - Super	LF	$ 22.04		$ -
4	Earth Dike Construction (1)	LF	$ 15.42		$ -
5	Inlet Protection Device	EA	$ 546.50		$ -
6	Outlet Protection Device	EA	$ 435.44		$ -
7	Stone Check Dams	EA	$ 274.71		$ -
8	Sediment Trap Excavation	CY	$ 23.22		$ -
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,554.94		$ -
10	Impermeable Liner for Sediment Basin/Pond	SY	$ 25.51		$ -
11	Rip-Rap Apron/Plunge Pool	CY	$ 137.14		$ -
12	Grass Waterway/Drainage Swale	LF	$ 18.17		$ -
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.17		$ -
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.26		$ -
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 614.78		$ -
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 609.42		$ -
17	Mulch, Shredded Bark or Wood Chip (35 cy/ac)	CY	$ 99.57		$ -
18	Sod	SY	$ 11.51		$ -
19	Soil Stabilizing Matt - Biodegradable	SY	$ 23.42		$ -
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 26.80		$ -
21	Geotextile Fabric	SF	$ 5.86		$ -
22	4 ft Safety Fence	LF	$ 9.88		$ -
23	6 ft Chain Link Safety Fence	LF	$ 12.29		$ -
24	Tree Protection	LF	$ 9.07		$ -
25	Temporary Utility Line Stream Crossing/Diversion	EA	$ 1,686.30		$ -
1.2	**Site Preparation & Demolition**				
1	Clearing & Grubbing - Light Cover	ACRE	$ 10,936.79		$ -
2	Clearing & Grubbing - Moderate Cover	ACRE	$ 14,186.26		$ -
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 21,574.93		$ -
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 21,397.15		$ -
5	Sawcut Existing Asphalt Pavement	LF	$ 2.46		$ -
6	Sawcut Existing Concrete Pavement	LF	$ 3.93		$ -
7	Removal of Asphalt Pavement	SY	$ 9.77		$ -
8	Removal of Fencing	LF	$ 7.76		$ -
9	Removal of Power Pole	EA	$ 10,320.17		$ -
10	Removal of Structures/Buildings	EA	Detailed estimate required.		
1.3	**Earthwork**				
1	Strip Topsoil	CY	$ 6.15		$ -
2	Common Excavation	CY	$ 30.96		$ -
3	Borrow Material - On Site	CY	$ 28.05		$ -
4	Borrow Material - Imported from Off Site	CY	$ 39.31		$ -
5	Rock Excavation	CY	$ 114.70		$ -
6	Furnish Topsoil	CY	$ 58.96		$ -
2.1	**Paved Surface Construction**				
1	Subgrade	CY	$ 81.99		$ -
2	Fabric for Subgrade Stabilization	SY	$ 3.28		$ -

3	Aggregate Base Course	CY	$ 108.73	524	$ 56,974.52
4	Open Graded Free Draining Base Course	CY	$ 135.10		$ -
5	Free Draining Base Trench	LF	$ 13.50		$ -
6	Outlet Pipe	LF	$ 44.43		$ -
7	Bituminous Asphalt Tack Coat	SY	$ 2.19	2093	$ 4,583.67
8	Superpave Asphalt Base Course - Type 25	TN	$ 104.49		$ -
9	Superpave Asphalt Base Course - Type 19	TN	$ 119.24	236	$ 28,140.64
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 131.53	177	$ 23,280.81
11	Reinforced Concrete Pavement	CY	$ 503.49		$ -
12	Standard Milling	SY	$ 7.90		$ -
13	Controlled Low Strength Material	CY	$ 412.34		$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 116.30		$ -
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 153.66		$ -
16	Concrete Curb & Gutter	LF	$ 48.00	1444	$ 69,312.00
17	Concrete Curb Only	LF	$ 53.11		$ -
18	Bituminous Asphalt Walkway	SF	$ 16.59		$ -
19	Concrete Sidewalk	SY	$ 87.35	798	$ 69,705.30
20	Bed Course Material (for sidewalk)	CY	$ 98.98	88	$ 8,710.24
21	Concrete Curb Ramp	EA	$ 3,073.14		$ -
22	Detectable Warning Surface	EA	$ 812.22	6	$ 4,873.32
23	Concrete Precast Wheel Stops	EA	$ 201.85		$ -
24	One Direction Lane Arrow	EA	$ 307.31		$ -
25	Multi Directional Land Arrow	EA	$ 515.06		$ -
26	Bicycle Shared Lane Marking	EA	$ 338.05		$ -
27	Bicycle Lane Marking	EA	$ 338.05		$ -
28	Pavement Letters	EA	$ 119.41		$ -
29	4" Edge/Lane Line - Painted	LF	$ 1.58		$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.74		$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.92		$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.85		$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.30		$ -
34	8" Edge/Lane Line - Thermoplastic	LF	$ 2.20		$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 5.53		$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 8.24		$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 10.33		$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.90		$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 8.60		$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 11.06		$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 4.00		$ -
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 16.59	156	$ 2,588.04
43	24" Stop Line - Preformed Thermoplastic	LF	$ 27.66	12	$ 331.92
44	Handicapped Parking Symbol	EA	$ 337.51		$ -
45	0.08 in Flat Sheet Sign	SF	$ 55.32	6	$ 331.92
46	City standard sign post	LF	$ 162.25		$ -
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 491.07	2	$ 982.14
48	Guard Rail - Steel Beam & Posts	LF	$ 45.73		$ -
49	Fence - Chain Link 6' High	LF	$ 52.39		$ -
50	Fence - Wood 3-Rail	LF	$ 47.68		$ -
51	Fence - Decorative Iron, 42" High	LF	$ 92.19		$ -
52	Pedestrian/Bicycle Barrier Railing - Wood - 42" high	LF	$ 64.05		$ -
53	Lights - Parking Lot (light fixture, foundation, & wiring)	EA	$ 8,147.45	1	$ 8,147.45
54	Bollards (wood or steel)	EA	$ 758.19		$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	DOH estimate required.		
3.1	**Landscaping**				
1	Transplanting Trees (6' or less)	EA	$ 230.04		$ -
2	Transplanting Shrubs	EA	$ 141.36		$ -
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 184.39		$ -
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 455.31		$ -
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 695.65		$ -
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 486.83		$ -
7	Plant Ground Cover	EA	$ 8.60		$ -
8	Plant Wetlands or Bioretention Vegetation	EA	$ 30.73		$ -
9	Plant Screen Trees	EA	$ 239.08		$ -
10	Plant Street/Shade Trees	EA	$ 509.46	23	$ 11,717.58

11	Mulching (wood landscape mulch in place)	CY	$ 99.57		$ -
4.1	**Sanitary Sewer System**				
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 135.22		$ -
2	6" PVC Schedule 80 Pipe	LF	$ 131.02		$ -
3	8" PVC Schedule 80 Pipe	LF	$ 105.34	694	$ 73,105.96
4	10" PVC Schedule 80 Pipe	LF	$ 119.55		$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,356.23	2	$ 12,712.46
6	Grease Trap	EA	$ 6,779.08		$ -
7	4" Service Lateral (20' to Edge of R.O.W./Property Line)	EA	$ 919.47	11	$ 10,114.17
8	Sanitary Sewer Pump Station (sewage pump)	EA	Detailed estimate required.		
9	Road Bore/Crossing (with Pipe & Steel Casing)	LF	ailed estimate required.		
4.2	**Potable Water System**				
1	3/4" Copper Service Line	LF	$ 131.59		$ -
2	1" Copper Service Line	LF	$ 130.55		$ -
3	2" Copper Service Line	LF	$ 62.86		$ -
4	4" Ductile Iron Pipe	LF	$ 61.80		$ -
5	6" Ductile Iron Pipe	LF	$ 86.69		$ -
6	8" Ductile Iron Pipe	LF	$ 117.22	758	$ 88,852.76
7	10" Ductile Iron Pipe	LF	$ 126.31		$ -
8	12" Ductile Iron Pipe	LF	$ 135.38		$ -
9	Fire Hydrant with 6" line	EA	$ 5,955.99	1	$ 5,955.99
10	4" Gate Valve & Box	EA	$ 1,241.17		$ -
11	6" Gate Valve & Box	EA	$ 1,679.69		$ -
12	8" Gate Valve & Box	EA	$ 1,601.74	3	$ 4,805.22
13	10" Gate Valve & Box	EA	$ 2,233.48		$ -
14	12" Gate Valve & Box	EA	$ 3,708.43		$ -
15	Pressure Reducing Valve & Vault	EA	Detailed estimate required.		
16	Tapping Sleeve & Valve for Water Service Connection	EA	Detailed estimate required.		
17	Water Meter Setter, Box & Service Line Tap	EA	$ 2,965.22	11	$ 32,617.42
5.1	**Storm Water Management & Storm Drainage**				
	SWM Basin/Ponds				
1	Excavation - Basin/Pond	CY	$ 26.44		$ -
2	Excavation - Core Trench	CY	$ 23.16		$ -
3	Embankment Construction - On-Site Material	CY	$ 25.11		$ -
4	Embankment Construction - Imported Material	CY	$ 47.17		$ -
5	Impervious Core	SF	$ 2.21		$ -
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,093.91		$ -
7	Corrugated Metal Pipe Control Structure	EA	$ 7,214.88		$ -
8	Dewatering Pipes or Structures	EA	$ 1,046.21		$ -
9	Filter Stone for Dewatering Pipe (1" to 2" dia. clean)	CY	$ 66.40		$ -
10	Antiseep Collar	Each per foot of width	$ 59.36		$ -
11	Trash Rack	Each per inch dia.	$ 60.57		$ -
12	Water Tight Pipe Bands	Each per inch dia.	$ 12.07		$ -
13	Bio-Retention Basin	SF	$ 43.02		$ -
	PVC Slotted Pipe				
14	4" PVC Slotted or Perforated Drain Pipe	LF	$ 18.44		$ -
15	6" PVC Slotted or Perforated Drain Pipe	LF	$ 19.67		$ -
16	8" PVC Slotted or Perforated Drain Pipe	LF	$ 30.57		$ -
17	12" PVC Slotted or Perforated Drain Pipe	LF	$ 42.66		$ -
	Corrugate Metal Pipe (Circular)				
18	15" Storm Drain Pipe	LF	$ 132.13		$ -
19	18" Storm Drain Pipe	LF	$ 118.78		$ -
20	24" Storm Drain Pipe	LF	$ 173.32		$ -
21	30" Storm Drain Pipe	LF	$ 199.38		$ -
22	36" Storm Drain Pipe	LF	$ 263.73		$ -
23	42" Storm Drain Pipe	LF	$ 290.09		$ -
24	48" Storm Drain Pipe	LF	$ 308.81		$ -
25	54" Storm Drain Pipe	LF	$ 348.01		$ -
26	60" Storm Drain Pipe	LF	$ 354.83		$ -
	Reinforced Concrete Pipe (circular)				
27	15" Storm Drain Pipe	LF	$ 192.32		$ -
28	18" Storm Drain Pipe	LF	$ 125.37		$ -
29	24" Storm Drain Pipe	LF	$ 141.37		$ -
30	30" Storm Drain Pipe	LF	$ 172.85		$ -

31	36" Storm Drain Pipe	LF	$ 272.11		$ -
32	42" Storm Drain Pipe	LF	$ 277.14		$ -
33	48" Storm Drain Pipe	LF	$ 442.70		$ -
34	54" Storm Drain Pipe	LF	$ 438.49		$ -
35	60" Storm Drain Pipe	LF	$ 466.13		$ -
	High Density Polyethylene (HDPE) Pipe (Circular)				
36	15" Storm Drain Pipe	LF	$ 129.16	46	$ 5,941.36
37	18" Storm Drain Pipe	LF	$ 155.61	357	$ 55,552.77
38	24" Storm Drain Pipe	LF	$ 172.80		$ -
39	30" Storm Drain Pipe	LF	$ 230.77		$ -
40	36" Storm Drain Pipe	LF	$ 251.56		$ -
41	42" Storm Drain Pipe	LF	$ 279.78		$ -
42	48" Storm Drain Pipe	LF	$ 311.09		$ -
43	54" Storm Drain Pipe	LF	$ 348.81		$ -
44	60" Storm Drain Pipe	LF	$ 365.18		$ -
	End Sections (Circular) - Metal (for CMP and HDPE Pipe)				
45	15" Metal End Section	EA	$ 1,313.42		$ -
46	18" Metal End Section	EA	$ 1,395.78		$ -
47	24" Metal End Section	EA	$ 1,650.66		$ -
48	30" Metal End Section	EA	$ 1,950.74		$ -
49	36" Metal End Section	EA	$ 2,126.65		$ -
50	42" Metal End Section	EA	$ 4,068.55		$ -
51	48" Metal End Section	EA	$ 4,672.58		$ -
52	54" Metal End Section		$ 5,363.56		$ -
53	60" Metal End Section		$ 7,958.47		$ -
	End Sections (Circular) - Concrete				
54	15" RCP End Section	EA	$ 1,085.89		$ -
55	18" RCP End Section	EA	$ 1,179.15		$ -
56	24" RCP End Section	EA	$ 1,397.01		$ -
57	30" RCP End Section	EA	$ 1,783.56		$ -
58	36" RCP End Section	EA	$ 2,147.41		$ -
59	42" RCP End Section	EA	$ 3,027.42		$ -
60	48" RCP End Section	EA	$ 3,407.70		$ -
61	54" RCP End Section	EA	$ 3,904.36		$ -
62	60" RCP End Section	EA	$ 4,524.56		$ -
	Corrugated Metal Pipe Arch				
63	17" x 13" Storm Drain Pipe	LF	$ 132.54		$ -
64	21" x 15" Storm Drain Pipe	LF	$ 103.76		$ -
65	24" x 18" Storm Drain Pipe	LF	$ 193.60		$ -
66	35" x 24" Storm Drain Pipe	LF	$ 202.43		$ -
67	42" x 29" Storm Drain Pipe	LF	$ 233.62		$ -
68	57" x 38"Storm Drain Pipe	LF	$ 243.17		$ -
69	64" x 43" Storm Drain Pipe	LF	$ 311.00		$ -
	Reinforced Concrete Elliptical Pipe				
70	23" x 14" Storm Drain Pipe	LF	$ 213.10		$ -
71	30" x 19" Storm Drain Pipe	LF	$ 237.01		$ -
72	38" x 24" Storm Drain Pipe	LF	$ 286.19		$ -
73	45" x 29" Storm Drain Pipe	LF	$ 419.99		$ -
74	53" x 34" Storm Drain Pipe	LF	$ 571.59		$ -
75	60" x 38" Storm Drain Pipe	LF	$ 576.95		$ -
76	68" x 43" Storm Drain Pipe	LF	$ 393.36		$ -
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)				
77	17" x 13" Metal End Section	EA	$ 629.21		$ -
78	21" x 15" Metal End Section	EA	$ 702.00		$ -
79	24" x 18" Metal End Section	EA	$ 792.87		$ -
80	35" x 24" Metal End Section	EA	$ 1,060.57		$ -
81	42" x 29" Metal End Section	EA	$ 1,352.18		$ -
82	57" x 38" Metal End Section	EA	$ 1,424.05		$ -
83	64" x 43" Metal End Section	EA	$ 1,816.79		$ -
	End Sections - Reinforced Concrete Elliptical Pipe				
84	23" x 14" RCP End Section	EA	$ 1,254.37		$ -
85	30" x 19" RCP End Section	EA	$ 1,387.49		$ -
86	38" x 24" RCP End Section	EA	$ 1,876.32		$ -
87	45" x 29" RCP End Section	EA	$ 2,187.69		$ -
88	53" x 34" RCP End Section	EA	$ 2,842.27		$ -
89	60" x 38" RCP End Section	EA	$ 2,624.46		$ -

90	68" x 43" RCP End Section	EA	$ 3,435.77		$ -
	Storm Drain Structures				
91	Drop Inlet	EA	$ 5,128.73	6	$ 30,772.38
92	Curb Inlet - 6' Opening	EA	$ 6,966.44		$ -
93	Curb Inlet - 10' Opening	EA	$ 8,294.14		$ -
94	Curb Inlet - 12' Opening	EA	$ 8,914.33		$ -
95	Curb Inlet - 16' Opening	EA	$ 10,033.69		$ -
96	Curb Inlet - 20' Opening	EA	$ 10,914.45		$ -
97	Manhole (4' dia., 6' height or less)	EA	$ 7,401.63		$ -
	Outfall & Channel Protection				
98	Concrete Endwall/Wingwall	SF	$ 122.67		$ -
99	Gabion Basket Structure	CY	$ 282.48		$ -
100	Rip-Rap Stone - Class 1	CY	$ 103.45		$ -
5.1	**Civic Standards**				
1	Small Playground Tot Lot (< 10 Children)	EA	$ 22,126.60		$ -
2	Medium Playground Tot Lot (10-50 Children)	EA	$ 61,462.77		$ -
3	Large Playground Tot Lot (50+ Children)	EA	$ 122,925.53		$ -
6.1	**Miscellaneous Site Construction & Structures**				
1	Bus Stop Enclosure	EA	$ 4,354.44		$ -
2	Mail Box Cluster	EA	$ 2,817.87		$ -
3	Construction Stake-out	AC	$ 11,883.89		$ -
4	Traffic Control During Construction	LS	Detailed estimate required.		
5	Special Items not specially included in worksheet items	EA	Detailed estimate required.		
6	Set Property Corners	EA	$ 147.51	54	$ 7,965.54

Grand Total All Costs	$ 618,075.58
Mobilization (5%)	$ 30,903.78
15% Contingency	$ 97,346.90
Subtotal (Mobilization and Contingency)	$ 128,250.68
TOTAL BOND AMOUNT	$ 746,326.26

AGENDA ITEM IV.7

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 26-9 - Consideration - Applicant Civil and Environmental Consultants, INC. submitted an application on behalf of Providence Shendandoah. Requesting per Ranson City Code: Chapter 16, Division 5 Section 16-72. Applicant seeks to construct and utilize a private road system in the design plans for a future 55+ residential community.

Applicant Civil and Environmental Consultants, INC. on behalf of Providence Shendandoah. seeks to construct and utilize a private road system in the design plans for a future 55+ residential community, Bane Farm, zoned R-6, located off Level Green Lane.

ATTACHMENTS:

353-371 BANE FARM plan.pdf
Bane Farm Petition Private Streets_5.26.26 Revised.pdf
Spine Road_Cross-Section_Example.pdf
Spine Road_Plan_Example.pdf

NORTH

WILKSHIRE ROAD (RT 9)
APPROXIMATE EDGE OF ROAD

WM. ADMIRAL BOULEVARD
APPROXIMATE EDGE OF ROAD

LEGEND

- EXISTING STONE FOUND
- EXISTING REBAR
- EXISTING REBAR FOUND
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING ROCK OUTCROP
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING DEED BOOK RIGHT-OF-WAY
- EXISTING ASPHALT PAVEMENT

SCALE IN FEET
0 300 600

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

REFERENCE

1. BOUNDARY AND TOPOGRAPHY FROM FOX AND ASSOCIATES, INC. ALTA/LAND TITLE SURVEY FOR LANDS OF BANE FARM, LLC. DATED 03/03/2025 CERTIFIED BY GEORGE E. NAGEL P.S. #2083 ON 04/28/2025.

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PERFORMED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF WV WILL BE PROVIDED BY CONSOLE ARCHITECTS, LLC.

CEC
Civil & Environmental Consultants, Inc.
786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.848.7526
www.cecinc.com

SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

EXISTING CONDITIONS OVERVIEW

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
APPROVED BY:	JDR

DRAWING NO.:
C100

P:\353-003\353-371-04801\Dwg\Civil\353371-C101-EXISTING CONDITIONS.dwg[2] 5/21/2026 - ltoski - LP: 5/22/2026 8:03 AM

NORTH

SHEA COMMUNITY

AN ACTIVE ADULT COMMUNITY

LOT BREAKDOWN:

NEIGHBORHOOD 1: 46 LOTS

NEIGHBORHOOD 2: 103 LOTS

NEIGHBORHOOD 3: 64 LOTS

NEIGHBORHOOD 4: 30 LOTS

MODELS "POD": 16 LOTS

NEIGHBORHOOD 5: 82 LOTS

NEIGHBORHOOD 6: 101 LOTS

NEIGHBORHOOD 7: 112 LOTS

NEIGHBORHOOD 8: 125 LOTS

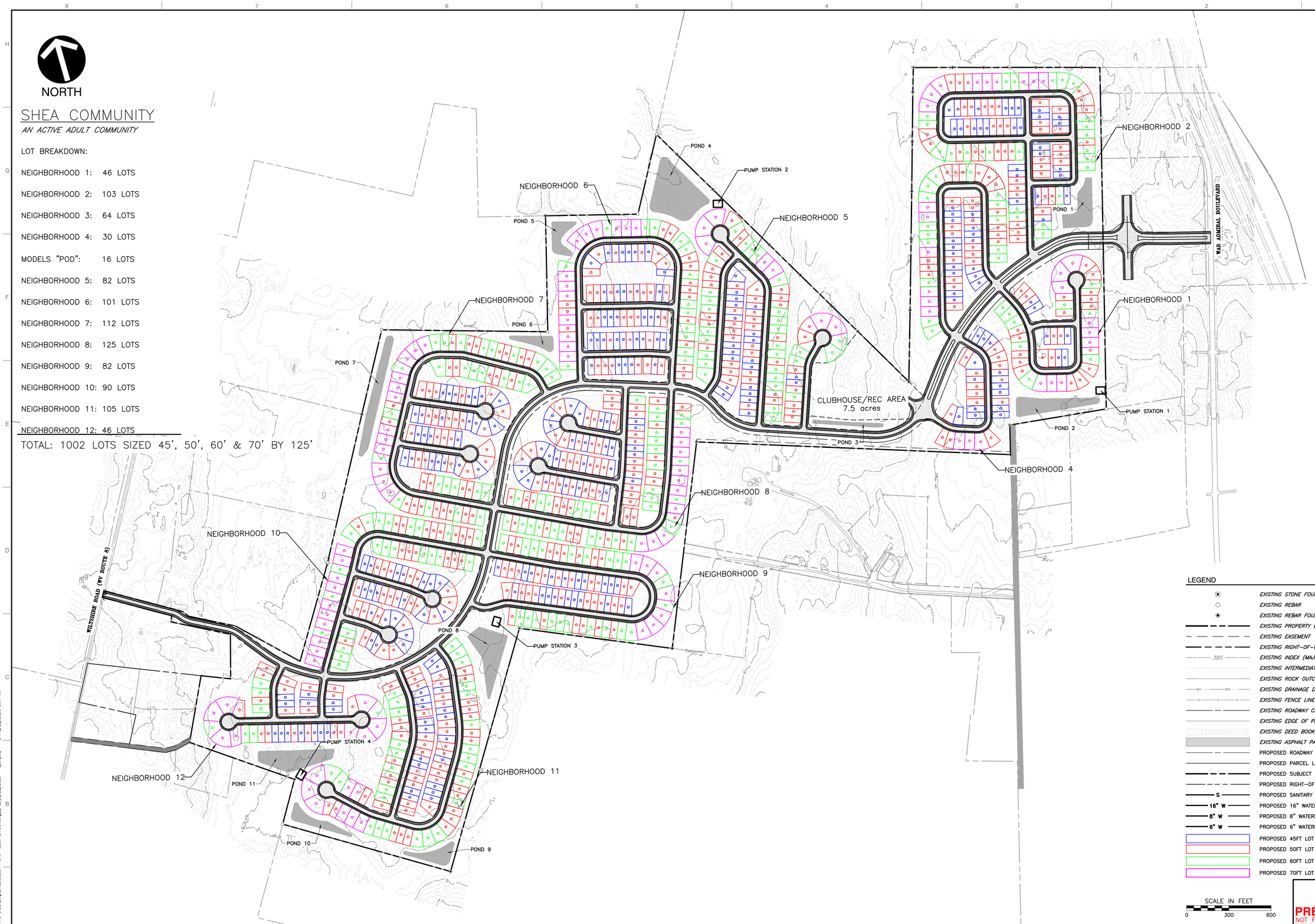
NEIGHBORHOOD 9: 82 LOTS

NEIGHBORHOOD 10: 90 LOTS

NEIGHBORHOOD 11: 105 LOTS

NEIGHBORHOOD 12: 46 LOTS

TOTAL: 1002 LOTS SIZED 45', 50', 60' & 70' BY 125'



LEGEND

- EXISTING STONE FOUND
- EXISTING REBAR
- EXISTING REBAR FOUND
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING ROCK OUTCROP
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING DEED BOOK RIGHT-OF-WAY
- EXISTING ASPHALT PAVEMENT
- PROPOSED ROADWAY CENTERLINE
- PROPOSED PARCEL LINE
- PROPOSED SUBJECT PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED SANITARY LINE
- PROPOSED 16" WATERLINE
- PROPOSED 8" WATERLINE
- PROPOSED 6" WATERLINE
- PROPOSED 45FT LOT
- PROPOSED 50FT LOT
- PROPOSED 60FT LOT
- PROPOSED 70FT LOT

SCALE IN FEET
0 300 600

NOTE

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PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

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SITE LAYOUT OVERVIEW

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO.:	353-371
APPROVED BY:	JDR
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW

DRAWING NO.:
C200

P:\353-000\353-371\--DWG\Dwg\C200\353371-C001-C200-LAYOUT.dwg[2] LS:[5/22/2026 - djmapes] - LP: 5/22/2026 8:04 AM

NORTH

SCALE IN FEET
0 500 1000

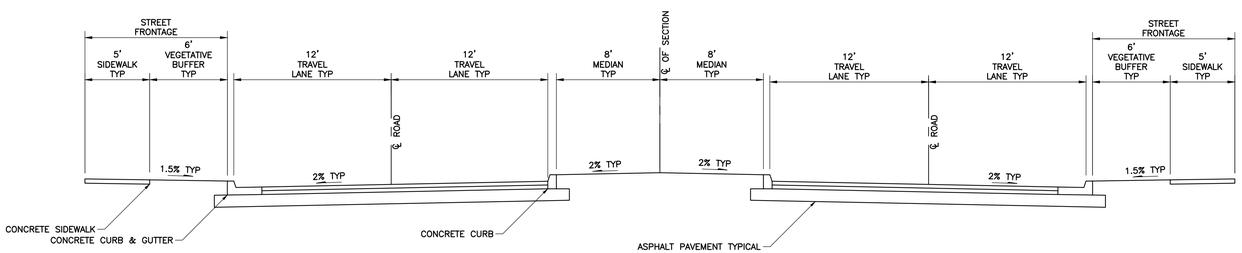


ESTIMATED EARTHWORK VOLUMES			
DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)
SITE EXCAVATION / EMBANKMENT	518,500	565,800	-47,300
FILL KEYS / OVEREXCAVATION	0	0	0
TOTAL BANK EARTHWORK	**518,500**	**565,800**	**-47,300**
TOPSOIL STRIPPING / STOCKPILING		**0**	

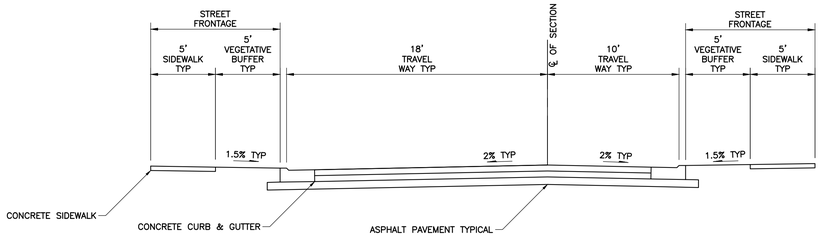
NOTE: GRADING VOLUMES SHOWN ARE BANK YARDAGE WITH NO SHRINK OR SWELL FACTOR, AND ARE APPROXIMATE AND MAY VARY BASED ON EXISTING SOIL CONDITIONS IN THE FIELD. CONTRACTOR TO MAKE ADJUSTMENTS TO VOLUMES AS NECESSARY TO ACHIEVE PROPOSED GRADES.

ROADWAY:
SPINE ROAD WITH MEDIAN = 2,420 LF
SPINE ROAD WITHOUT MEDIAN = 7,340 LF
NEIGHBORHOOD ROAD = 35,000 LF
ROUNDABOUT SPUR = 575 LF
TOTAL LF OR ROAD WAY = 45,335 LF

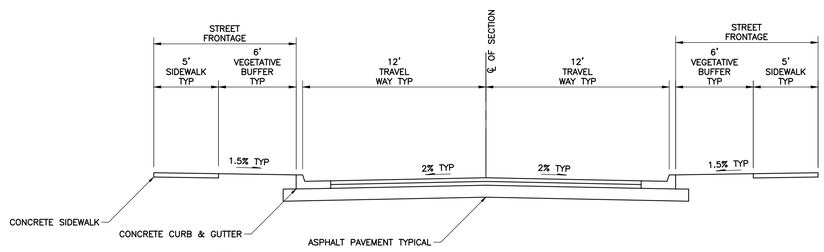
CUL-DE-SAC:
12 TOTAL
TYPICAL RADUIS 53' ≈ 10,000 SF
TOTAL SF FOR 12 CUL-DE-SAC'S = 120,000 SF



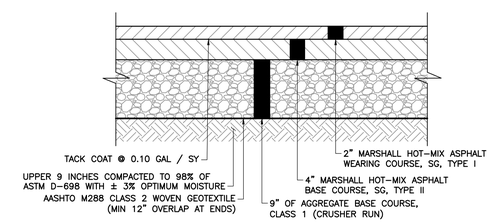
1 TYPICAL SECTION – SPINE ROAD WITH MEDIAN – 1,900 LF
N.T.S.



3 TYPICAL SECTION – NEIGHBORHOOD ROAD – 34,210 LF
N.T.S.



2 TYPICAL SECTION – SPINE ROAD WITHOUT MEDIAN – 7,340 LF
N.T.S.



STANDARD ASPHALT PAVEMENT

PAVEMENT GENERAL NOTES:

1. CONTRACTOR SHALL SUBMIT A MIX DESIGN FOR ENGINEERING REVIEW AND RECEIVE APPROVAL PRIOR TO PAVING OPERATIONS.
2. THE WEARING COURSE FOR ALL PAVEMENT SECTIONS SHALL BE COMPLETED AT THE SAME TIME. ALL PAVEMENT JOINTS SHALL BE SQUARE WITHOUT FEATHERING.
3. SEAL ALL JOINTS.

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PLAN AND PROFILE INDEX

DRAWN BY:	SAF, DJM, SB
CHECKED BY:	CLW
PROJECT NO:	353-371
APPROVED BY:	JDR
DATE:	MAY 2026
DWG SCALE:	AS SHOWN

DRAWING NO.:
C300

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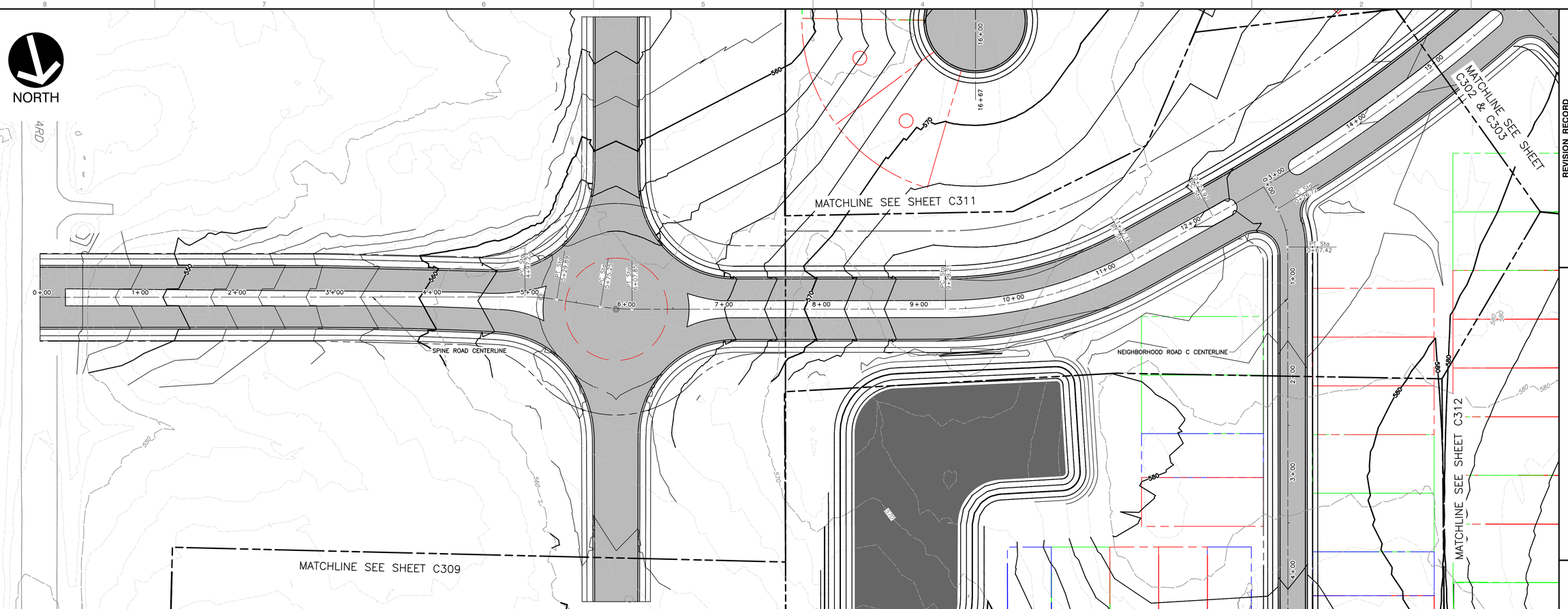
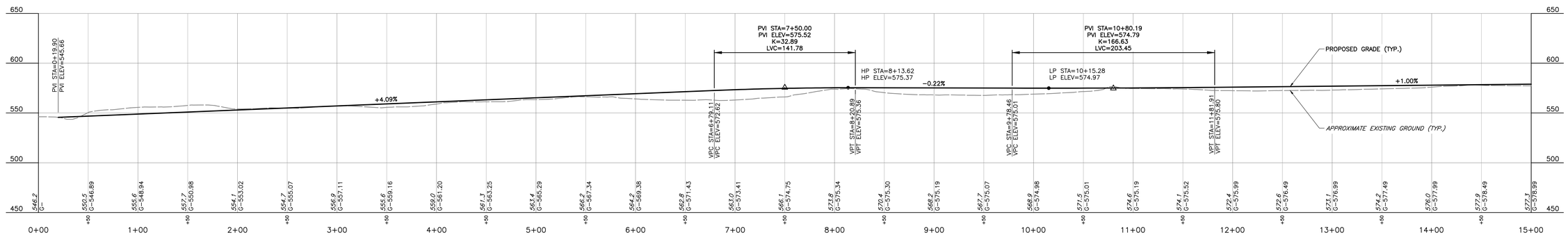
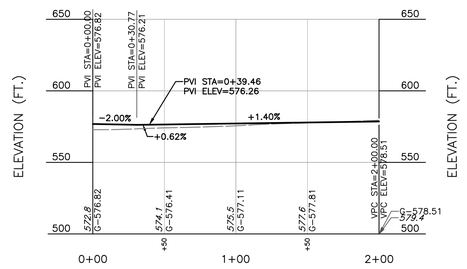




SPINE ROAD PROFILE

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



NEIGHBORHOOD ROAD C PROFILE

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

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SCALE IN FEET
0 50 100

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PLAN AND PROFILE

DATE:	MAY 2026	DRAWN BY:	SAF, DJM, SB
DWG SCALE:	AS SHOWN	CHECKED BY:	CLW
PROJECT NO:			353-371
APPROVED BY:			JDR

DRAWING NO.:
C301

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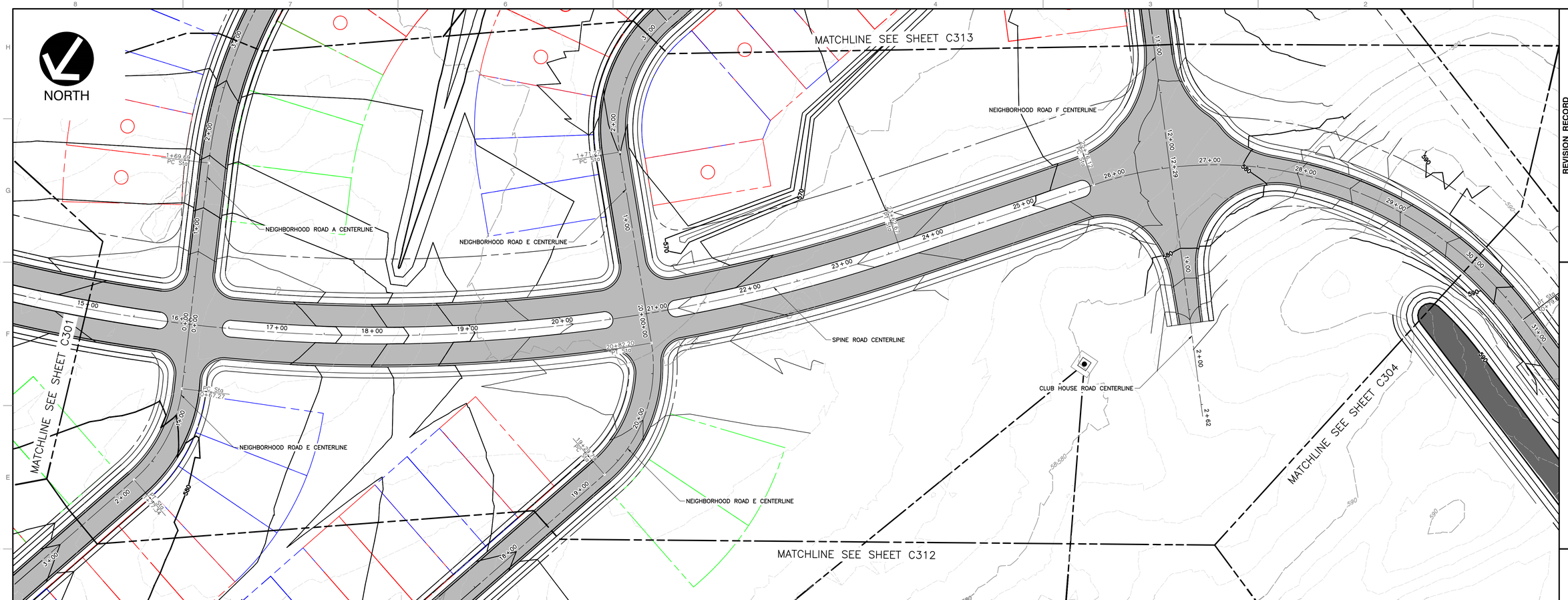
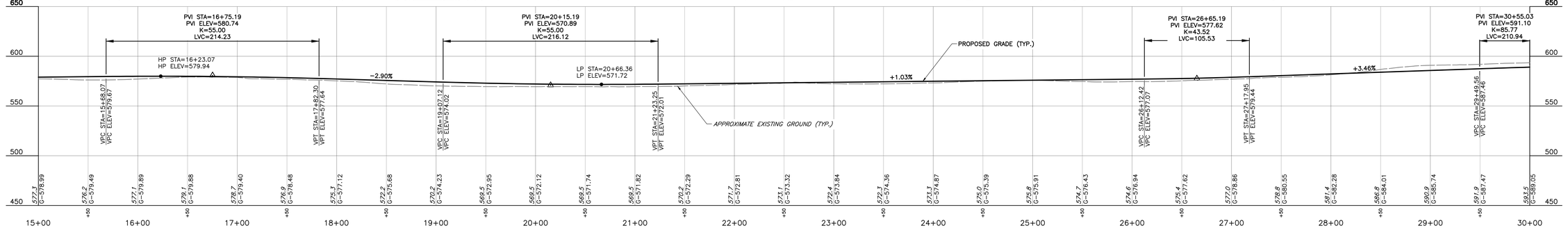
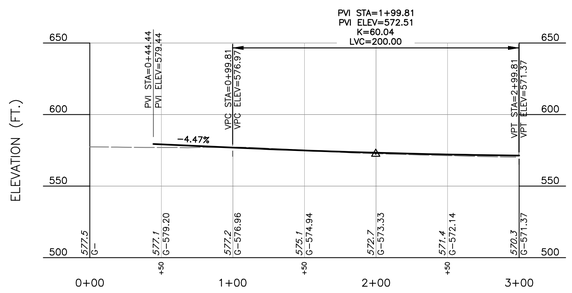




SPINE ROAD PROFILE

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



NEIGHBORHOOD ROAD A PROFILE

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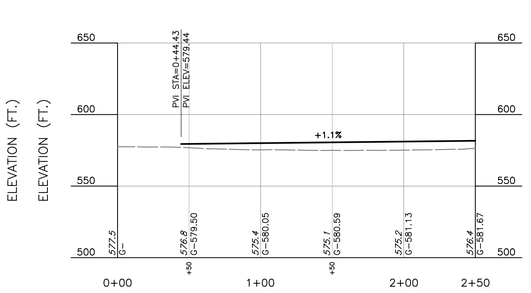

NEIGHBORHOOD ROAD E PROFILE

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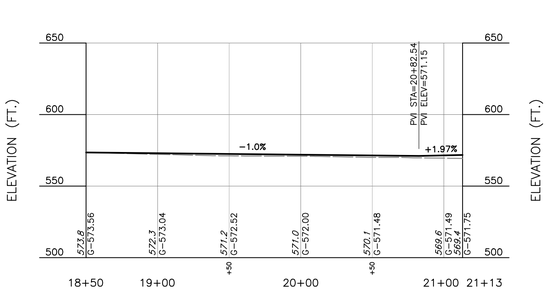

NEIGHBORHOOD ROAD E PROFILE

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

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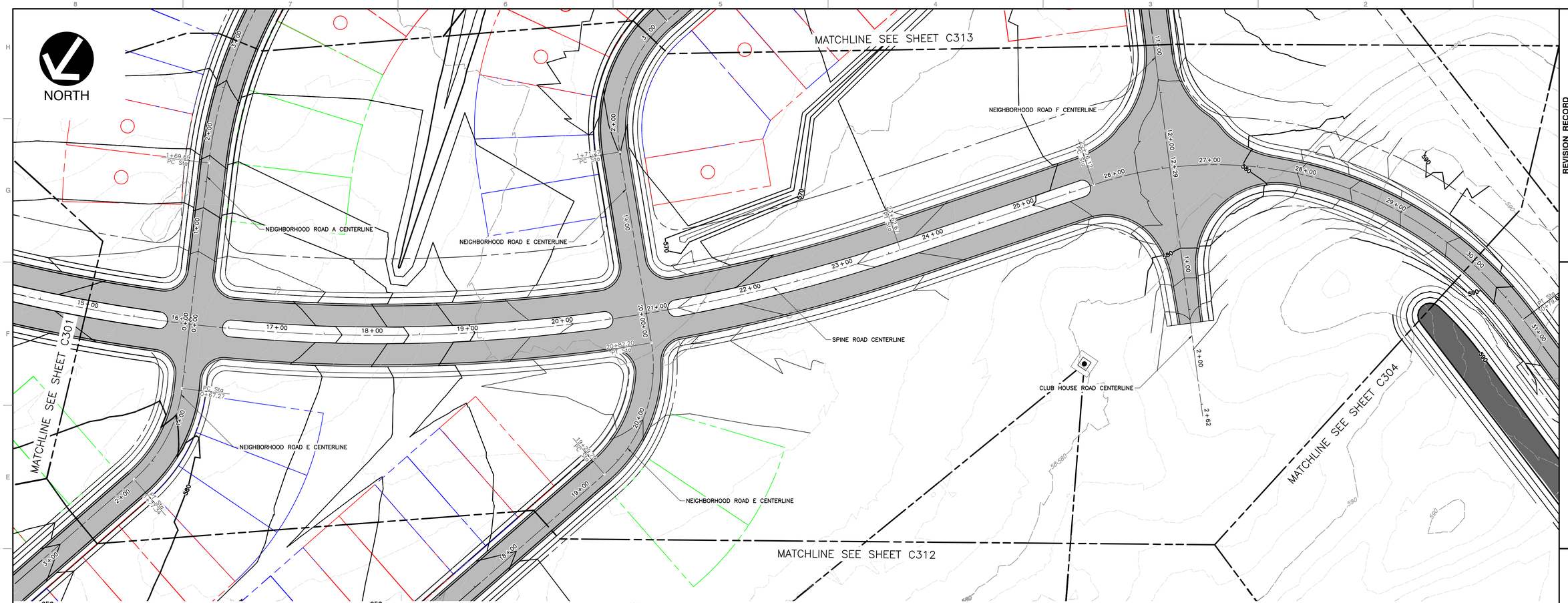
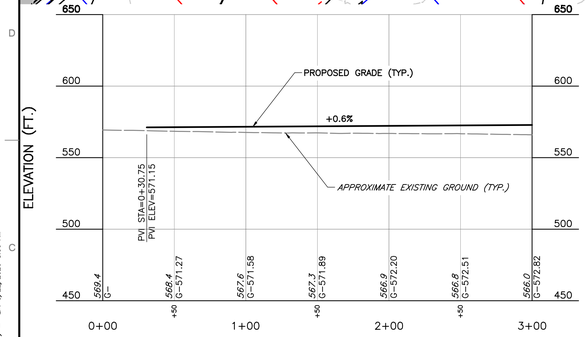
PROJECT NO:	
APPROVED BY:	
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
	353-371
	JDR

DRAWING NO.:
C302

P:\350-099\353-371\~DWG\Dwg\C302\353371-C302-PLAN AND PROFILE.dwg[2] 5/15/2026 - djmoore[] - LP: 5/22/2026 8:06 AM





NEIGHBORHOOD ROAD F PROFILE
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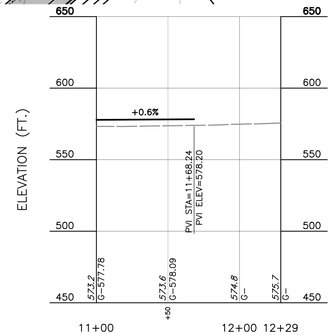

NEIGHBORHOOD ROAD F PROFILE
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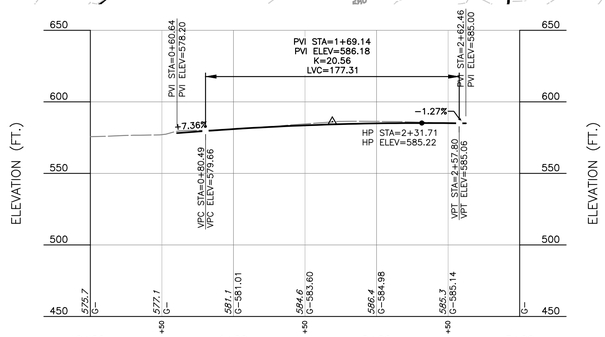

CLUB HOUSE ROAD PROFILE
SCALE H:1"=50'; V:1"=50'

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PLAN AND PROFILE

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PROJECT NO.	
APPROVED BY:	
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
	353-371
	JDR

DRAWING NO.:
C303

P:\353-0001\353-371\--CADD\Dwg\CIVD\353371-CIVD1-C300-PLAN AND PROFILE.dwg[3] 5/15/2026 - djmaney - LM: 5/22/2026 8:08 AM

NORTH

SPINE ROAD CENTERLINE

NEIGHBORHOOD ROAD G CENTERLINE

NEIGHBORHOOD ROAD H CENTERLINE

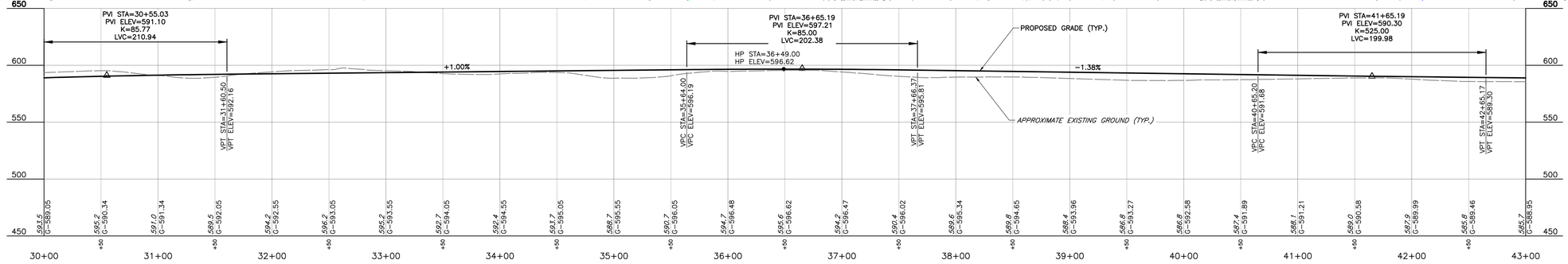
NEIGHBORHOOD ROAD I CENTERLINE

CLUB HOUSE ROAD CENTERLINE

MATCHLINE SEE SHEET C302 & C303

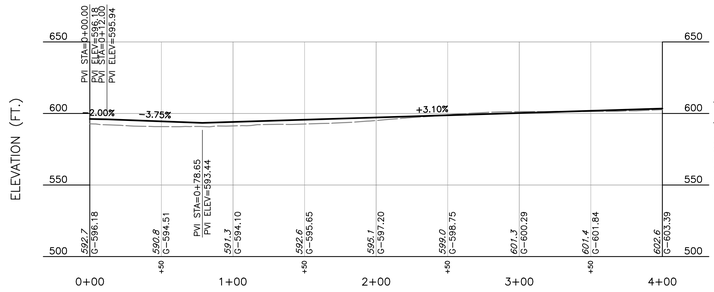
MATCHLINE SEE SHEET C314

MATCHLINE SEE SHEET C305



SPINE ROAD PROFILE

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



NEIGHBORHOOD ROAD G PROFILE

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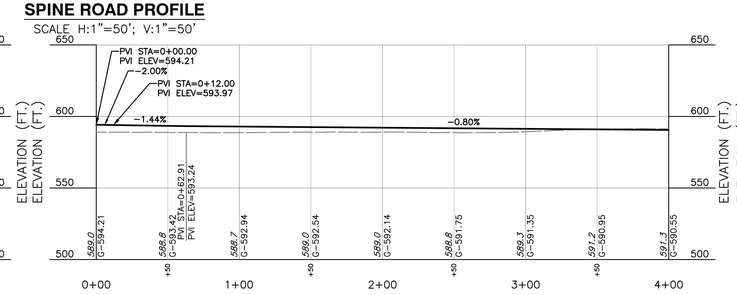

NEIGHBORHOOD ROAD H PROFILE

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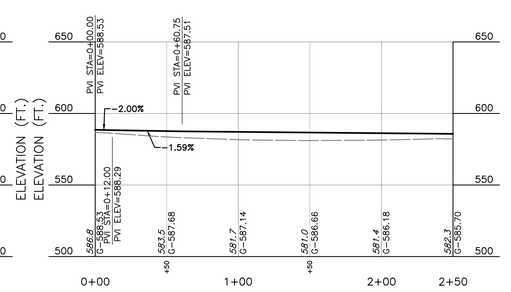

NEIGHBORHOOD ROAD I PROFILE

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C304

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NORTH

MATCHLINE SEE SHEET C304

MATCHLINE SEE SHEET C318

MATCHLINE SEE SHEET C306

MATCHLINE SEE SHEET C322

MATCHLINE SEE SHEET C316

MATCHLINE SEE SHEET C317

MATCHLINE SEE SHEET C314

NEIGHBORHOOD ROAD P CENTERLINE

CUL-DE-SAC RADIUS = 53'

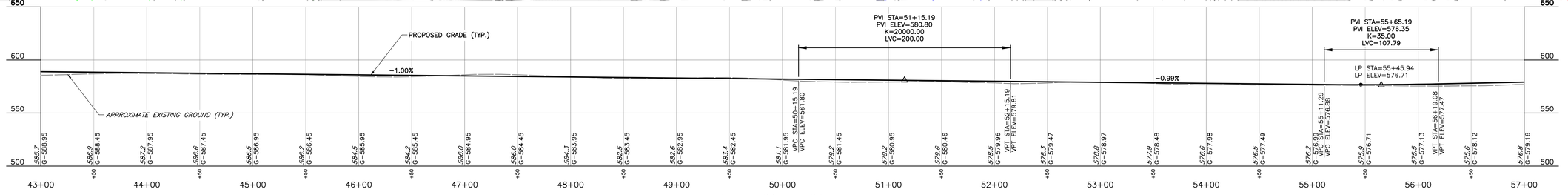
NEIGHBORHOOD ROAD J CENTERLINE

NEIGHBORHOOD ROAD G CENTERLINE

SPINE ROAD CENTERLINE

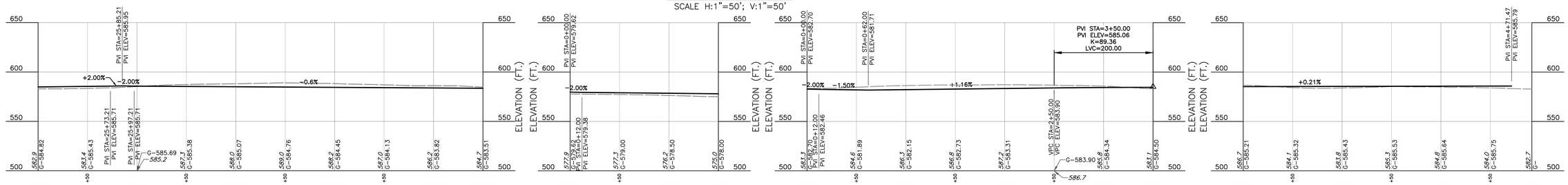
NEIGHBORHOOD ROAD J CENTERLINE

NEIGHBORHOOD ROAD J CENTERLINE



SPINE ROAD PROFILE

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



NEIGHBORHOOD ROAD J PROFILE

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

NEIGHBORHOOD ROAD J PROFILE

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

NEIGHBORHOOD ROAD O PROFILE

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

NEIGHBORHOOD ROAD P PROFILE

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

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PERFORMED BY PLS, PE, AND/OR LA LICENSED IN THE STATE OF NORTH CAROLINA. ENGINEERING SERVICES PROVIDED BY PEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CECINC LANDSCAPE ARCHITECTS, PLLC.

786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.848.7526
www.cecinc.com

Civil & Environmental Consultants, Inc.

SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026
DRAWN BY:	SAF,DJM,SB
DWG SCALE:	AS SHOWN
CHECKED BY:	CLW
PROJECT NO.	353-371
APPROVED BY:	JDR

DRAWING NO.:
C305

P:\350-600\353-371\1-CADD\Dwg\CIVIL\353371-CIV01-C305-PLAN AND PROFILE.dwg[5] LS:(5/22/2026 - djumper) - LP: 5/22/2026 8:06 AM

NORTH

MATCHLINE SEE SHEET C305

MATCHLINE SEE SHEET C318

MATCHLINE SEE SHEET C319

MATCHLINE SEE SHEET C323

SPINE ROAD CENTERLINE

NEIGHBORHOOD ROAD R CENTERLINE

NEIGHBORHOOD ROAD J CENTERLINE

MATCHLINE SEE SHEET C321

MATCHLINE SEE SHEET C320

MATCHLINE SEE SHEET C324

MATCHLINE SEE SHEET C307

PI Sta 47+53.82

PI Sta 27+03.79

PC Sta 60+28.61

PC Sta 27+87.59

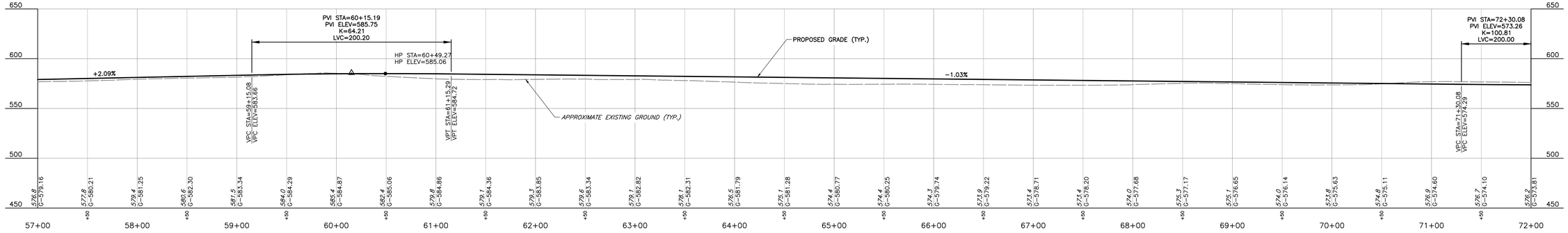
PT Sta 5+34.36

PT Sta 5+19.43

2+99.06 PT Sta

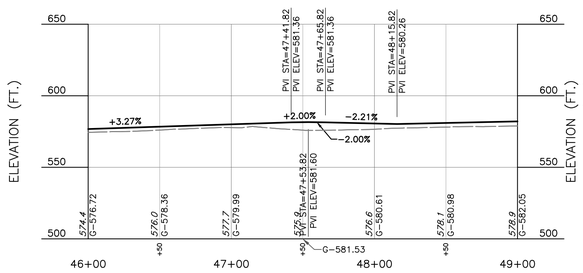
1+59.58 PC Sta

1+43.15 PT Sta



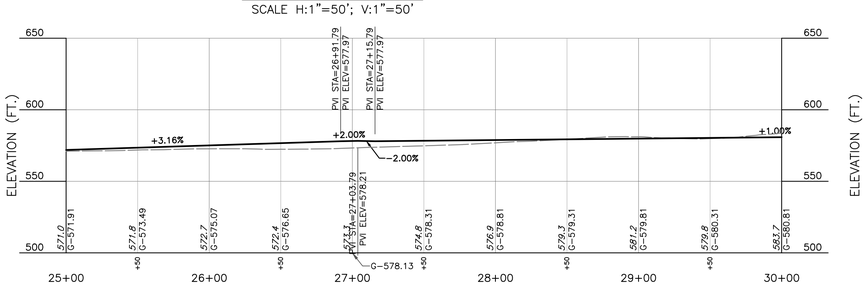
SPINE ROAD PROFILE

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



NEIGHBORHOOD ROAD J PROFILE

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



NEIGHBORHOOD ROAD R PROFILE

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

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC: ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF OHIO WILL BE PROVIDED BY CEC: ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF WV WILL BE PROVIDED BY CONNOR ARCHITECTS, LLC.

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TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
APPROVED BY:	JDR

DRAWING NO.:
C306

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NORTH

MATCHLINE SEE SHEET C325

MATCHLINE SEE SHEET C329

MATCHLINE SEE SHEET C306

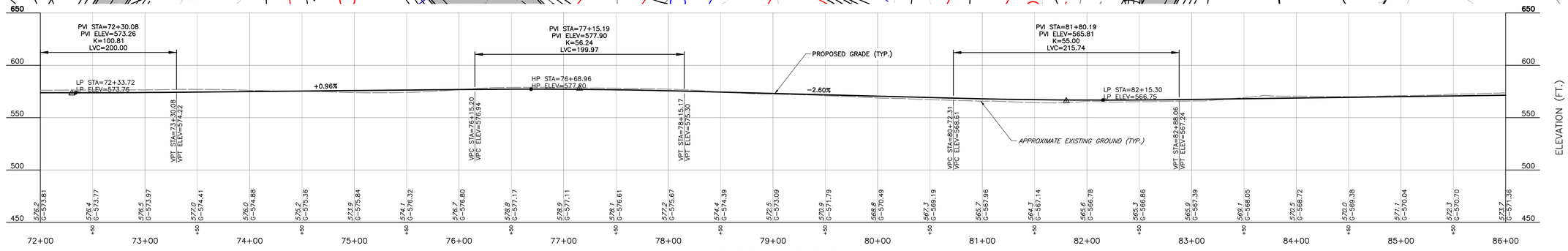
MATCHLINE SEE SHEET C308

NEIGHBORHOOD ROAD U CENTERLINE

NEIGHBORHOOD ROAD V CENTERLINE

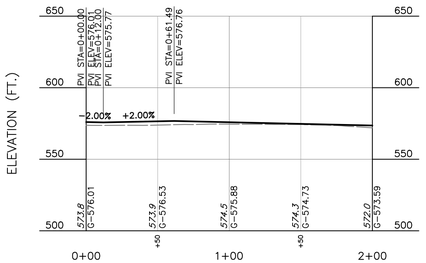
NEIGHBORHOOD ROAD R CENTERLINE

SPINE ROAD CENTERLINE



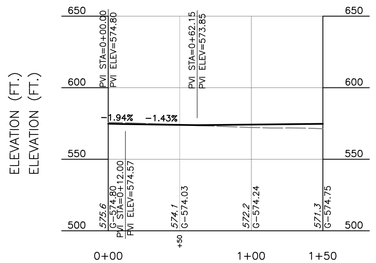
SPINE ROAD PROFILE

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



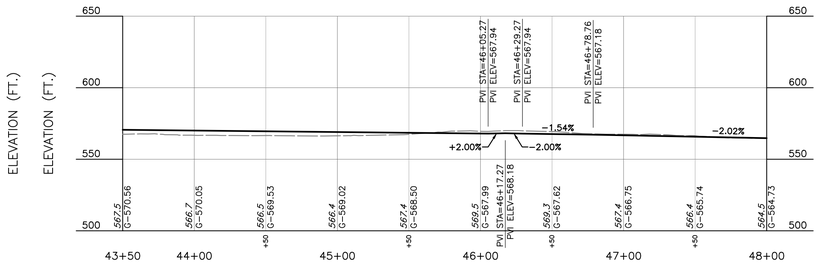
NEIGHBORHOOD ROAD U PROFILE

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



NEIGHBORHOOD ROAD V PROFILE

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



NEIGHBORHOOD ROAD R PROFILE

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

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF OHIO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF WV WILL BE PROVIDED BY CONCORD ARCHITECTS.

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SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

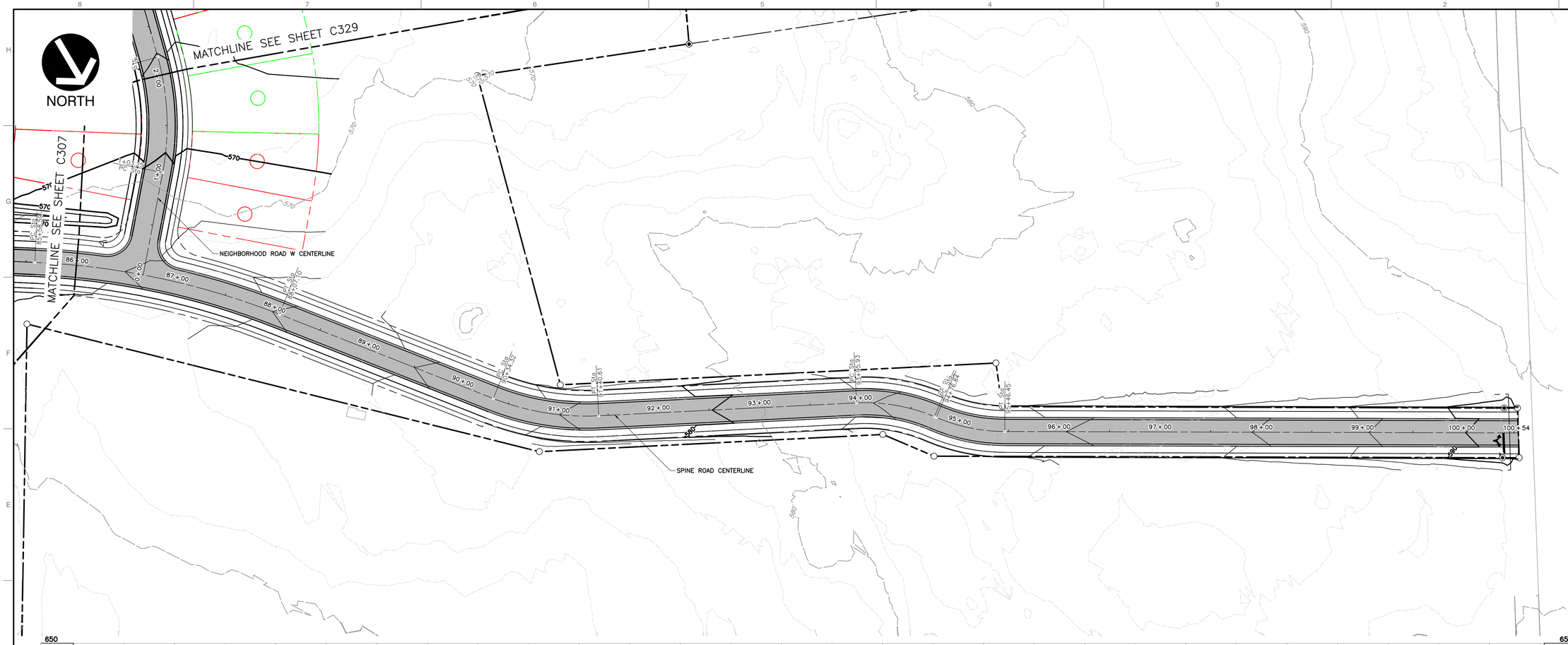
PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
DRAWN BY:	SAF, DJM, SB
CHECKED BY:	CLW
APPROVED BY:	JDR

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

DRAWING NO.:
C307

P:\353-001\353-371-0401\Dwg\CIVIL\353371-C001-C300-PLAN AND PROFILE.dwg[1 LS](5/22/2026 - djumawi) - LP: 5/22/2026 8:07 AM


NORTH
MATCHLINE SEE SHEET C329
MATCHLINE SEE SHEET C307
NEIGHBORHOOD ROAD W CENTERLINE
SPINE ROAD CENTERLINE
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PVI STA=0+61.31
PVI ELEV=571.24
PVI STA=86+07.10
PVI ELEV=572.24
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PC STA=89+46.93
PC ELEV=576.00
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PC STA=92+46.45
PC ELEV=581.83
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PT ELEV=584.43
PVI STA=1+00.00
PVI ELEV=572.00
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PC ELEV=583.72
PT STA=26+03.00
PT ELEV=583.75
PVI STA=26+03.00
PVI ELEV=583.75
PC STA=26+09.00
PC ELEV=583.78
PT STA=26+15.00
PT ELEV=583.81
PVI STA=26+15.00
PVI ELEV=583.81
PC STA=26+21.00
PC ELEV=583.84
PT STA=26+27.00
PT ELEV=583.87
PVI STA=26+27.00
PVI ELEV=583.87
PC STA=26+33.00
PC ELEV=583.90
PT STA=26+39.00
PT ELEV=583.93
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PVI ELEV=583.93
PC STA=26+45.00
PC ELEV=583.96
PT STA=26+51.00
PT ELEV=583.99
PVI STA=26+51.00
PVI ELEV=583.99
PC STA=26+57.00
PC ELEV=584.02
PT STA=26+63.00
PT ELEV=584.05
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PVI ELEV=584.05
PC STA=26+69.00
PC ELEV=584.08
PT STA=26+75.00
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PT ELEV=584.17
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PC STA=26+93.00
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PC ELEV=584.32
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PT ELEV=584.35
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PVI ELEV=584.35
PC STA=27+29.00
PC ELEV=584.38
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PC ELEV=584.50
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PC ELEV=584.56
PT STA=27+71.00
PT ELEV=584.59
PVI STA=27+71.00
PVI ELEV=584.59
PC STA=27+77.00
PC ELEV=584.62
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PT ELEV=584.65
PVI STA=27+83.00
PVI ELEV=584.65
PC STA=27+89.00
PC ELEV=584.68
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PVI ELEV=584.71
PC STA=28+01.00
PC ELEV=584.74
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PVI ELEV=585.31
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PT ELEV=585.37
PVI STA=29+27.00
PVI ELEV=585.37
PC STA=29+33.00
PC ELEV=585.40
PT STA=29+39.00
PT ELEV=585.43
PV

NORTH

MATCHLINE SEE SHEET C310

MATCHLINE SEE SHEET C312

NEIGHBORHOOD ROAD C CENTERLINE

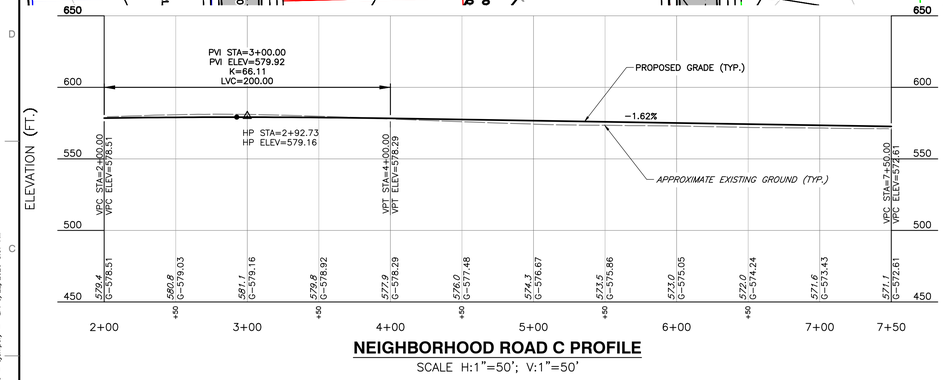
NEIGHBORHOOD ROAD D CENTERLINE

NEIGHBORHOOD ROAD E CENTERLINE

MATCHLINE SEE SHEET C301

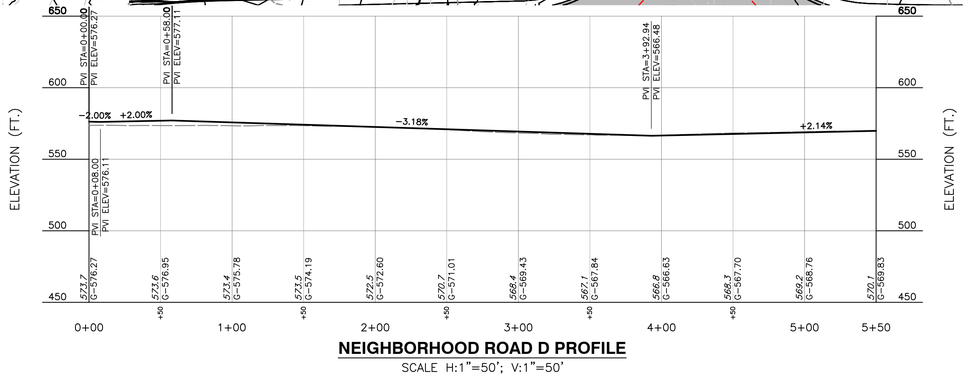
MATCHLINE SEE SHEET C301

SPINE ROAD CENTERLINE



NEIGHBORHOOD ROAD C PROFILE

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



NEIGHBORHOOD ROAD D PROFILE

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

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF OHIO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF WV WILL BE PROVIDED BY CONCORD ARCHITECTS, LLC.

786 Foxcroft Ave.
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Ph: 304.848.7526
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Civil & Environmental Consultants, Inc.

SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSON COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
APPROVED BY:	JDR

DRAWING NO.:

C309

P:\353-001\353-371\-CAD\Dwg\CIVIL\353371-C001-PLAN AND PROFILE.dwg(L) LS:(5/22/2026 - djmayo) - LP: 5/22/2026 8:07 AM

NORTH

NEIGHBORHOOD ROAD D CENTERLINE

NEIGHBORHOOD ROAD C CENTERLINE

PT Sta 18+99.44

PC Sta 20+45.33

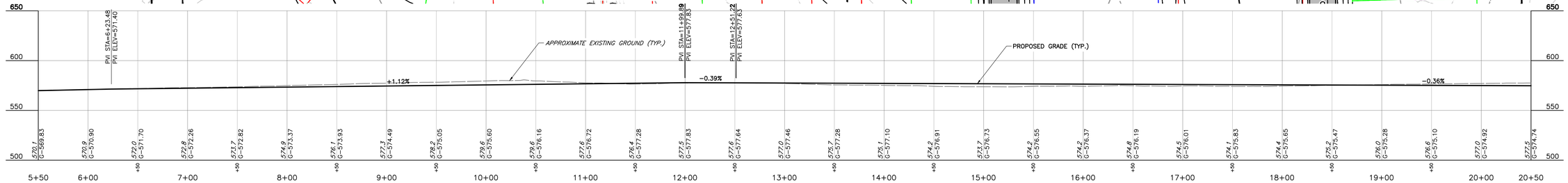
PC Sta 17+45.58

PC Sta 8+43.48

PT Sta 10+03.58

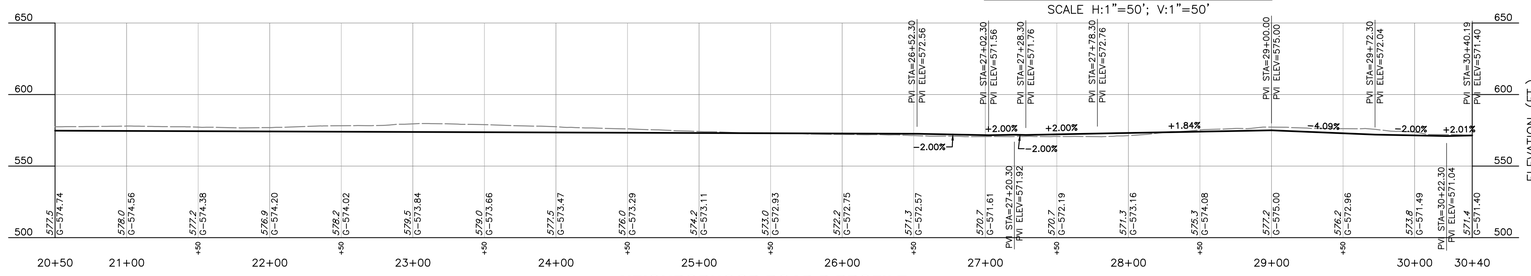
MATCHLINE SEE SHEET C312

MATCHLINE SEE SHEET C309



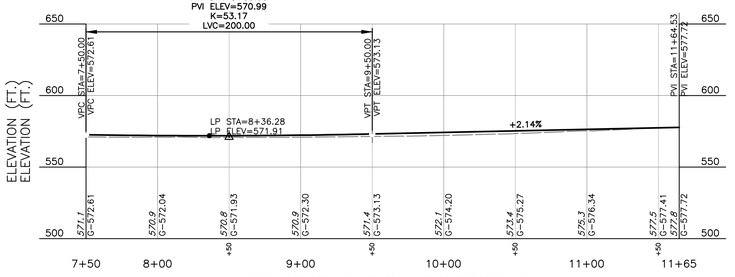
NEIGHBORHOOD ROAD D PROFILE

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



NEIGHBORHOOD ROAD D PROFILE

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



NEIGHBORHOOD ROAD C PROFILE

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

NOTE

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SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE:5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF OHIO WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CONRAD ARCHITECTS, LLC.

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SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
APPROVED BY:	JDR
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW

DRAWING NO.:
C310

P:\350-0001\353-371\-CADD\Dwg\Civil\353371-CIVIL-C300-PLAN AND PROFILE.dwg[10] LS(5/22/2026 - dlumpe) - LP: 5/22/2026 8:07 AM

NORTH

CUL-DE-SAC RADIUS = 53'

NEIGHBORHOOD ROAD A CENTERLINE

NEIGHBORHOOD ROAD B CENTERLINE

NEIGHBORHOOD ROAD C CENTERLINE

MATCHLINE SEE SHEET C301

MATCHLINE SEE SHEET C302 & C303

MATCHLINE SEE SHEET C313

PC Sta 9+79.27

9+03.58 PC Sta

10+21.39 PT Sta

1+08.58 PT Sta

0+64.42 PC Sta

0+15.77 PC Sta

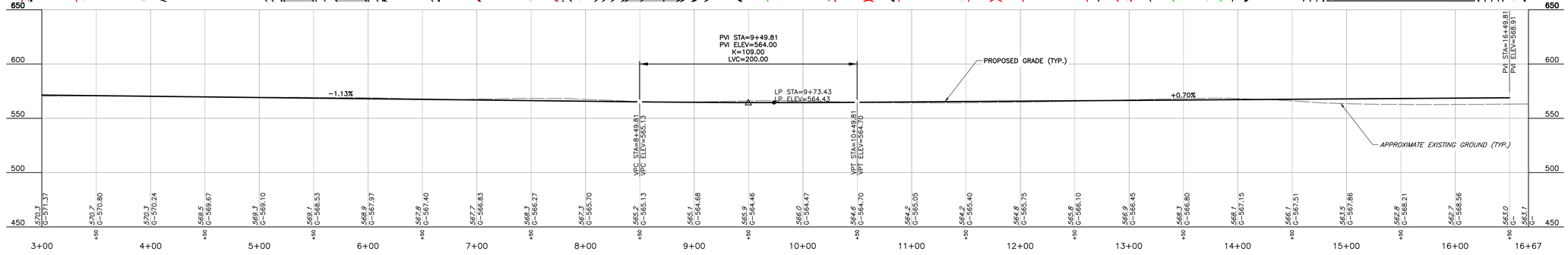
3+18.26 PT Sta

7+33.58 PT Sta

0+15.42 PT Sta

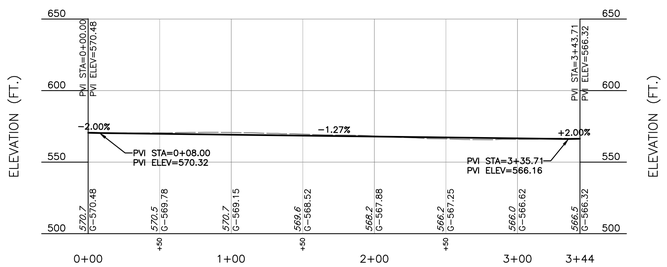
0+55.36 PC Sta

1+25.36 PT Sta



NEIGHBORHOOD ROAD A PROFILE

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



NEIGHBORHOOD ROAD B PROFILE

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

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, INC. ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF WEST VIRGINIA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CONRAD ARCHITECTS, LLC.

CEC
Civil & Environmental Consultants, Inc.
786 Foxcroft Ave.
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Ph: 304.848.7526
www.cecinc.com

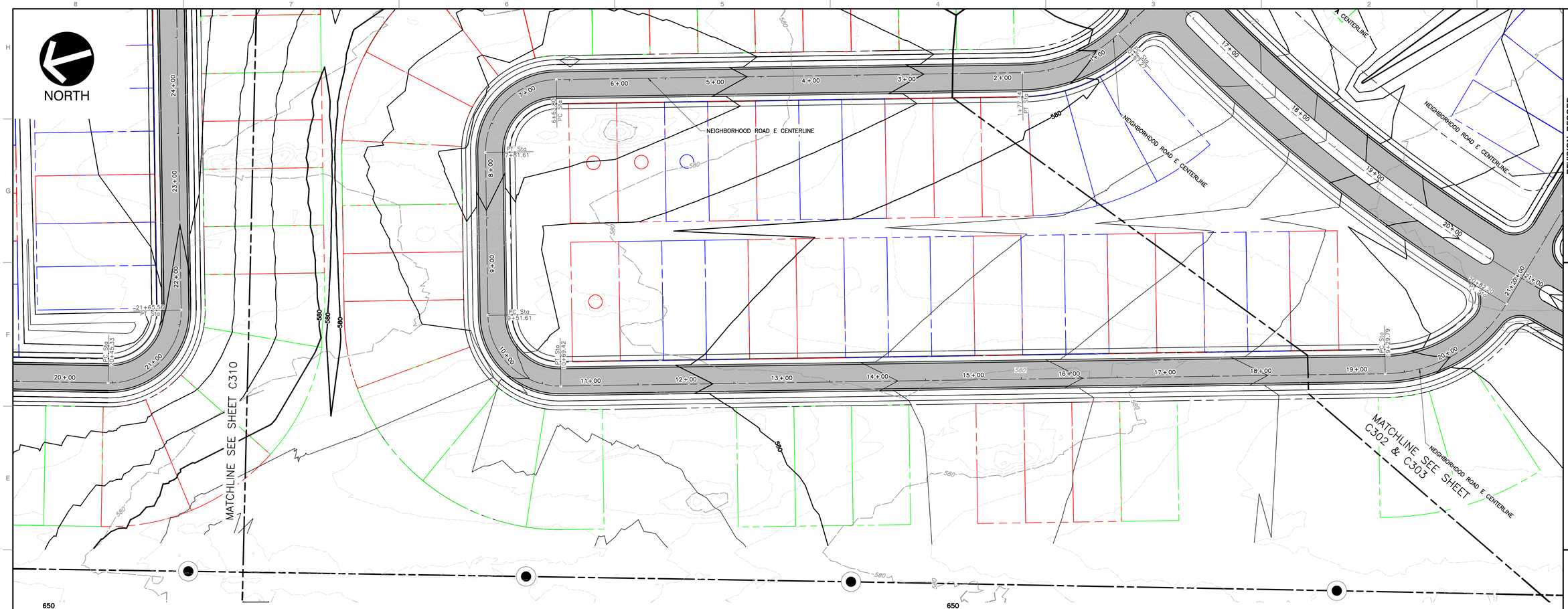
SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

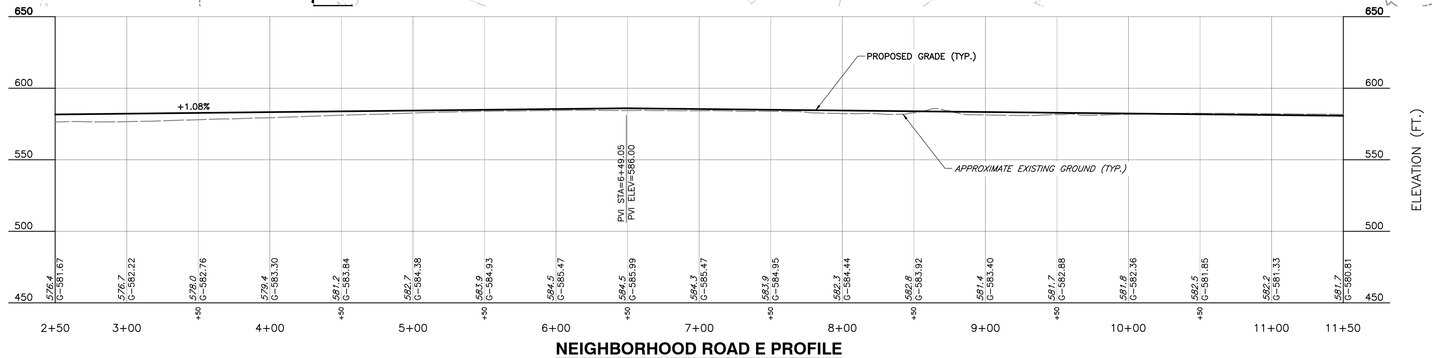
PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
	353-371
APPROVED BY:	JDR

DRAWING NO.:
C311

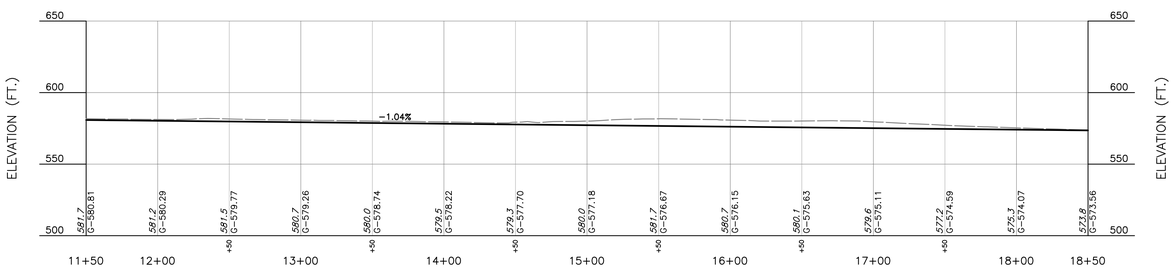
P:\350-000\353-371\-0401\Dwg\[C101\353371-C101-PLAN AND PROFILE.dwg]111 LS(5/22/2026 - djumper) - LP, 5/22/2026 8:07 AM





NEIGHBORHOOD ROAD E PROFILE

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



NEIGHBORHOOD ROAD E PROFILE

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

NOTE

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SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF WV WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF WV WILL BE PROVIDED BY CONCEPT ARCHITECTURE.

786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.848.7526
www.cecinc.com

Civil & Environmental Consultants, Inc.

SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
APPROVED BY:	JDR
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW

DRAWING NO.:

C312

P:\350-001\353-371\-0401\dwg\C401\353371-C001-C500-PLAN AND PROFILE.dwg(12) LS(5/22/2026 - djumper) - LP: 5/22/2026 8:07 AM

NORTH

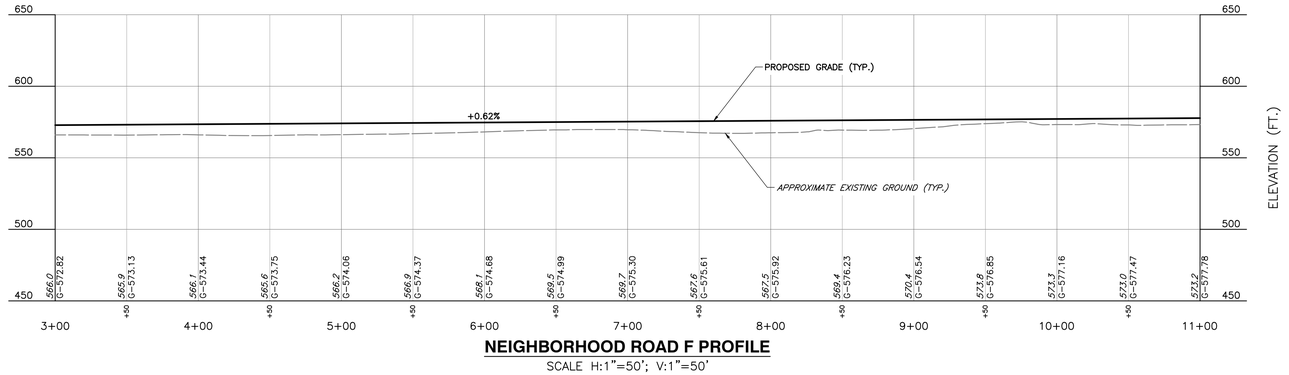
MATCHLINE SEE SHEET C311

NEIGHBORHOOD ROAD A CENTERLINE

NEIGHBORHOOD ROAD B CENTERLINE

NEIGHBORHOOD ROAD F CENTERLINE

MATCHLINE SEE SHEET C302 & C303



NEIGHBORHOOD ROAD F PROFILE

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

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF PA WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF PA

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TAX MAP: 10 PARCELS 11,12,13 &28
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PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
PROJECT NO:	353-371
APPROVED BY:	JDR

DRAWING NO.:

C313

P:\350-099\353-371\-CADD\Dwg\CIVIL\353371-CIV1-C300-PLAN AND PROFILE.dwg[1:1] 5/20/2026 - dumaw - LP: 5/20/2026 8:07 AM

NORTH

MATCHLINE SEE SHEET C304

MATCHLINE SEE SHEET C305

MATCHLINE SEE SHEET C315

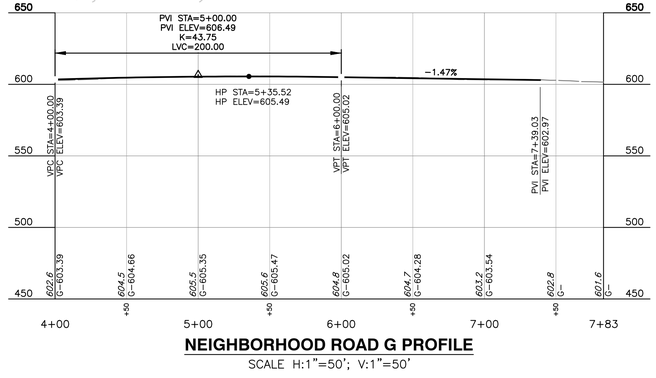
CUL-DE-SAC RADIUS = 53'

NEIGHBORHOOD ROAD G CENTERLINE

NEIGHBORHOOD ROAD H CENTERLINE

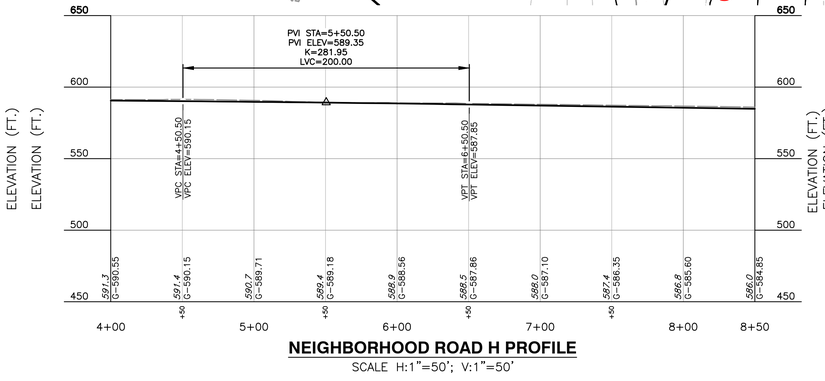
NEIGHBORHOOD ROAD I CENTERLINE

PC Sta 9+61.43



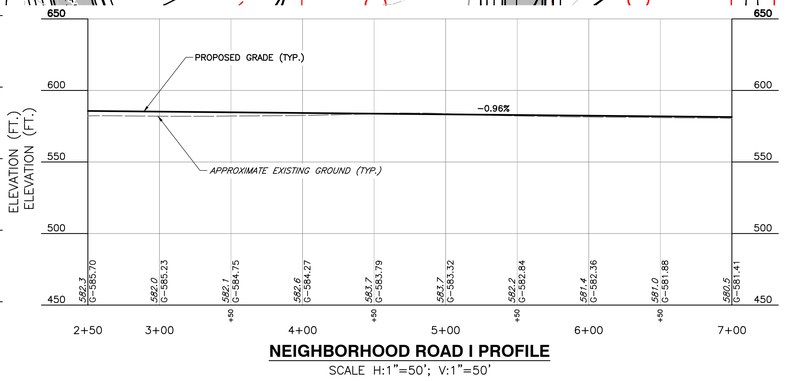
NEIGHBORHOOD ROAD G PROFILE

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



NEIGHBORHOOD ROAD H PROFILE

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



NEIGHBORHOOD ROAD I PROFILE

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

NOTE

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SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF WEST VIRGINIA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. ENGINEERING AND ARCHITECTURE SERVICES IN THE STATE OF PA WILL BE PROVIDED BY CONDON ASSOCIATES, LLC.

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www.cecinc.com

Civil & Environmental Consultants, Inc.

SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026	DRAWN BY:	SAF,DJM,SB
DWG SCALE:	AS SHOWN	CHECKED BY:	CLW
PROJECT NO:			353-371
APPROVED BY:			JDR

DRAWING NO.:

C314

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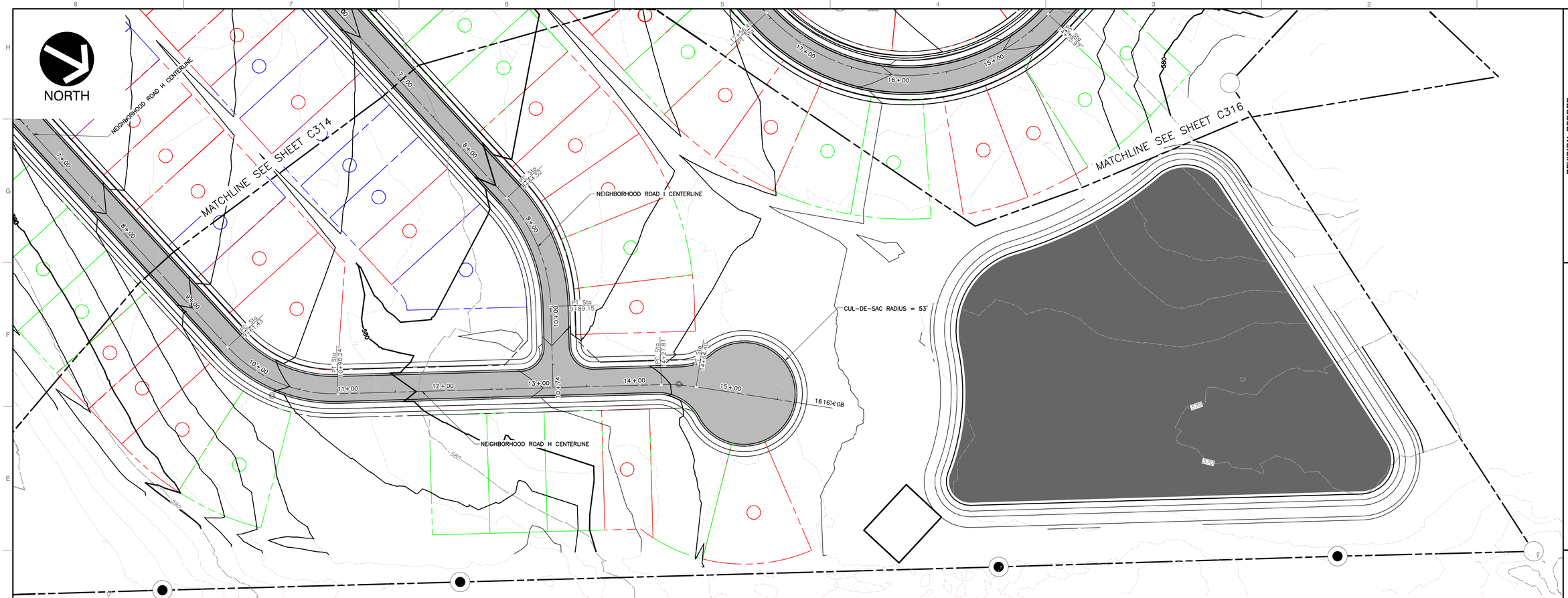
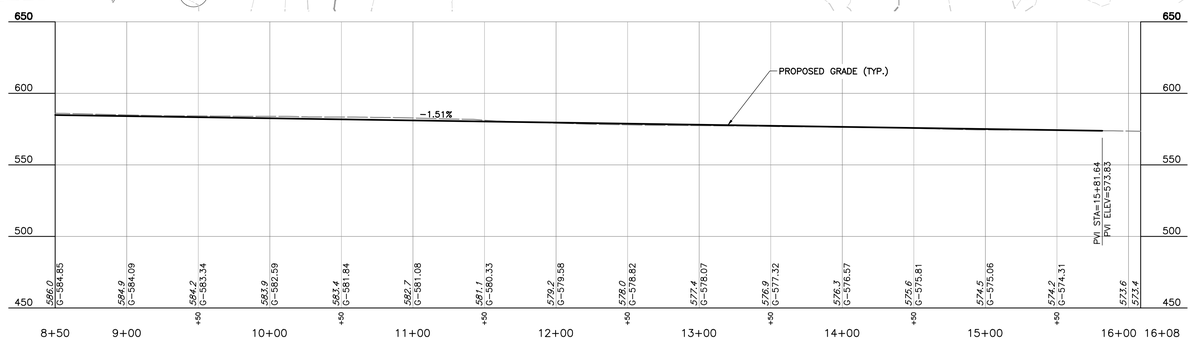
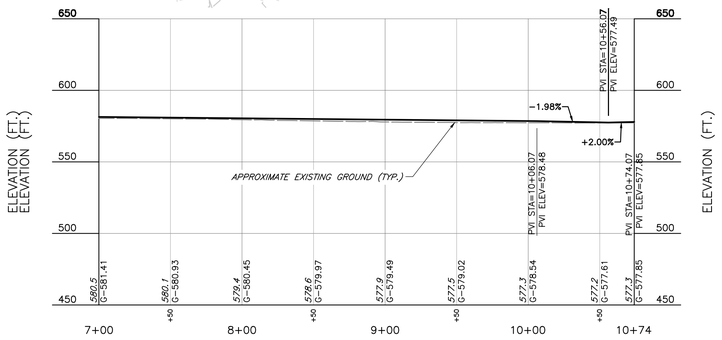




NEIGHBORHOOD ROAD H PROFILE

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



NEIGHBORHOOD ROAD I PROFILE

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

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE:5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF PA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF PA WILL BE PROVIDED BY CONOCAR ARCHITECTS, LLC.

CEC
Civil & Environmental Consultants, Inc.
786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.848.7526
www.cecinc.com

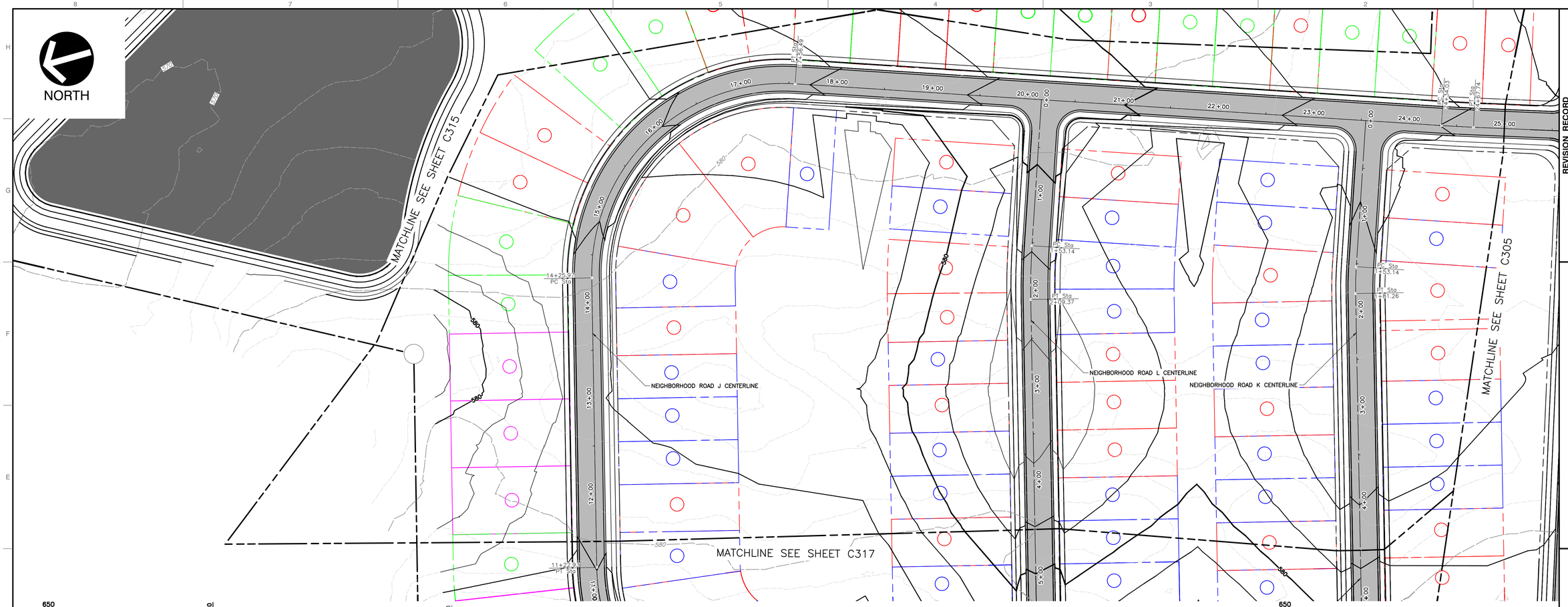
SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

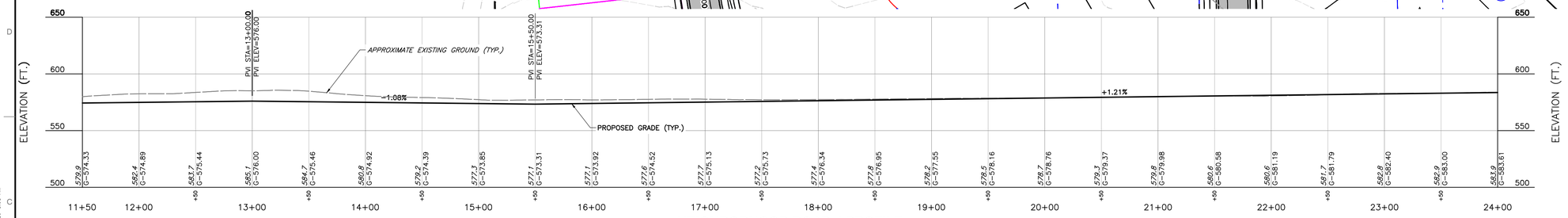
PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
APPROVED BY:	JDR

DRAWING NO.:
C315

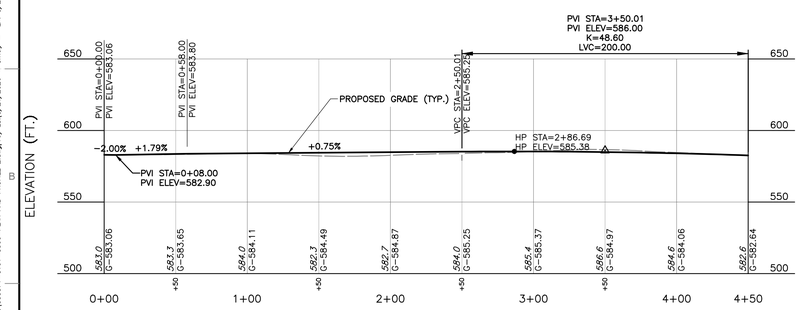
P:\350-399\353-371\-CADD\Dwg\Civil\353371-Civil-C300-PLAN AND PROFILE.dwg[15] LS(5/22/2026 - dumaw) - LP: 5/22/2026 8:07 AM





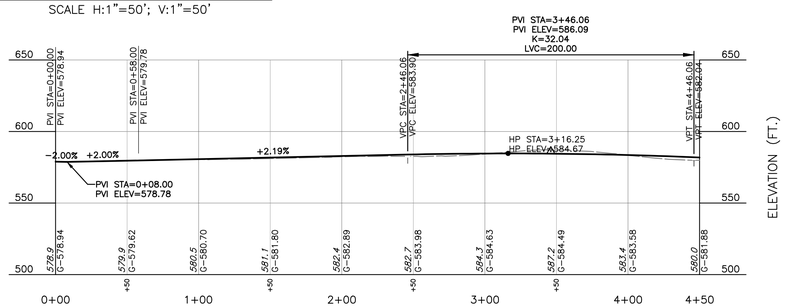
NEIGHBORHOOD ROAD J PROFILE

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



NEIGHBORHOOD ROAD K PROFILE

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



NEIGHBORHOOD ROAD L PROFILE

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

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF WEST VIRGINIA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF PA WILL BE PROVIDED BY CONRAD ARCHITECTS, LLC.

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Civil & Environmental Consultants, Inc.

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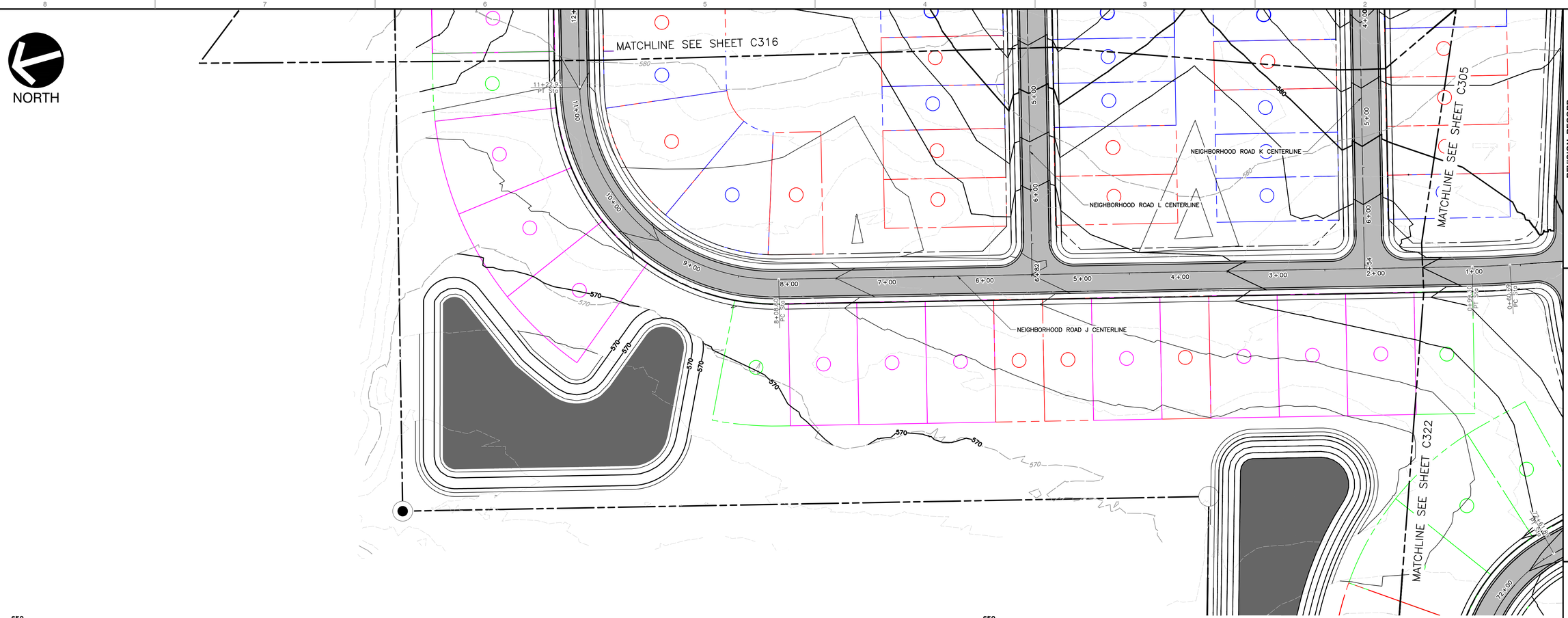
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

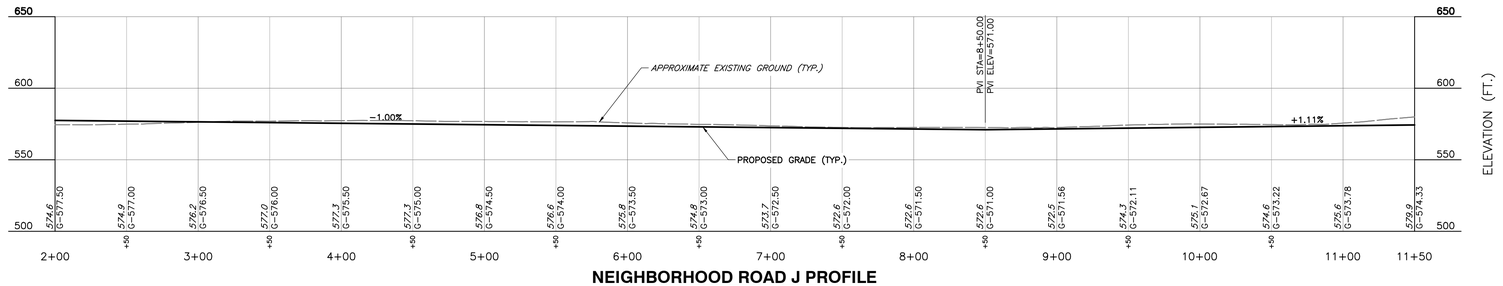
PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
APPROVED BY:	JDR

DRAWING NO.:
C316

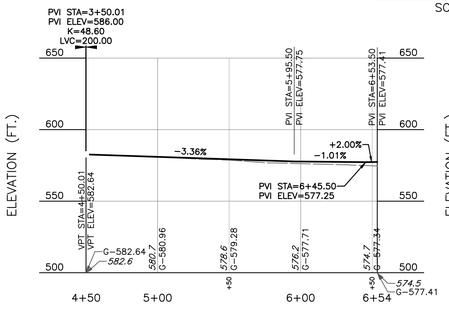
P:\350-001\353-371-0401\dwg\CIVIL\353371-C001-C500-PLAN AND PROFILE 2.dwg[16] LS(8/21/2026 - #:##) - LP: 5/22/2026 8:08 AM





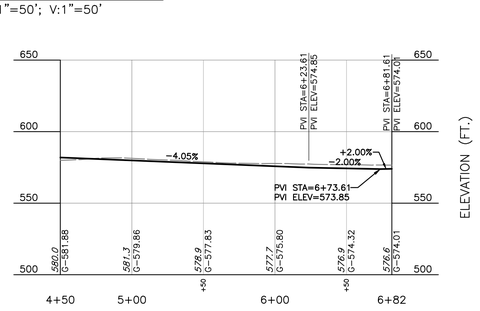
NEIGHBORHOOD ROAD J PROFILE

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



NEIGHBORHOOD ROAD K PROFILE

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



NEIGHBORHOOD ROAD L PROFILE

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

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF PA WILL BE PROVIDED BY CEC, LANDSCAPE ARCHITECTS, LLC.

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TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
DRAWN BY:	SAF, DJM, SB
CHECKED BY:	CLW
APPROVED BY:	JDR

DRAWING NO.:
C317

P:\350-001\353-371\-CAD\Dwg\C420\353371-C001-C500-PLAN AND PROFILE 2.dwg(17) LS(5/21/2026 - 8:08) - LP, 5/22/2026 8:08 AM

NORTH

MATCHLINE SEE SHEET C319

MATCHLINE SEE SHEET C305

MATCHLINE SEE SHEET C306

NEIGHBORHOOD ROAD J CENTERLINE

NEIGHBORHOOD ROAD Q CENTERLINE

NEIGHBORHOOD ROAD O CENTERLINE

NEIGHBORHOOD ROAD P CENTERLINE

CUL-DE-SAC RADIUS = 53'

34+78.60 PC Sta

32+59.62 PT Sta

31+44.71 PC Sta

5+59.50 PC Sta

6+44.24 PT Sta

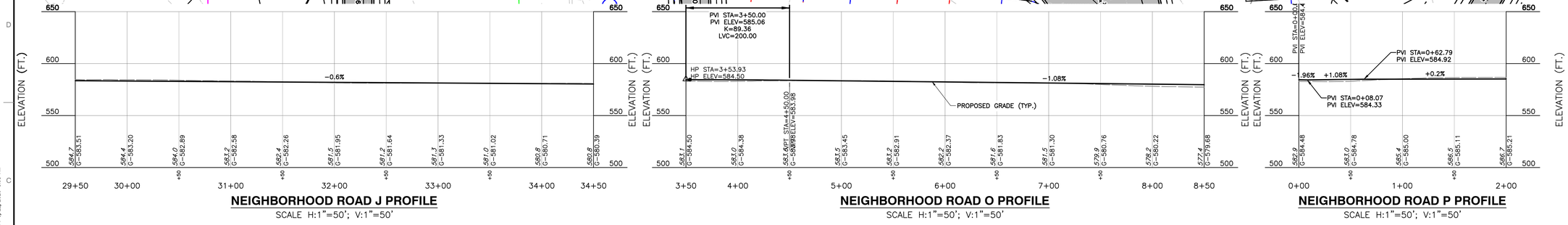
0+00 PC Sta

1+36.96 PT Sta

0+34.35 PC Sta

6+87 PT Sta

60+28.61 PT Sta



NEIGHBORHOOD ROAD J PROFILE

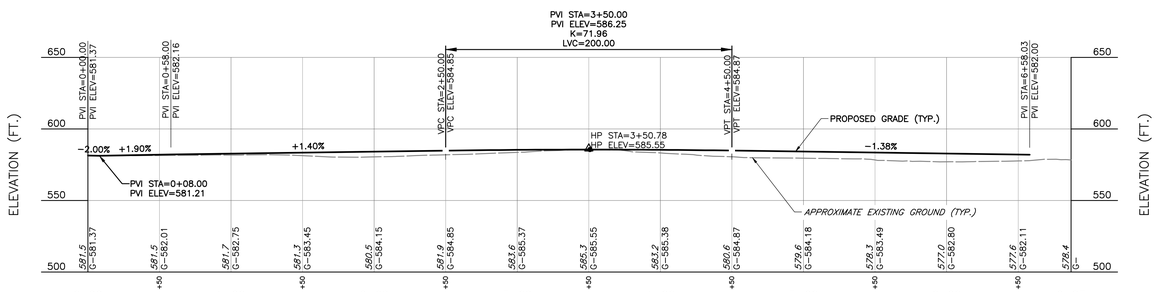
SCALE H:1"=50'; V:1"=50'

NEIGHBORHOOD ROAD O PROFILE

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

NEIGHBORHOOD ROAD P PROFILE

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



NEIGHBORHOOD ROAD Q PROFILE

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

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

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www.cecinc.com

Civil & Environmental
Consultants, Inc.

SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026
DRAWN BY:	SAF,DJM,SB
DWG SCALE:	AS SHOWN
CHECKED BY:	CLW
PROJECT NO:	353-371
APPROVED BY:	JDR

DRAWING NO.:
C318

P:\350-001\353-371-0401\dwg\CIVIL\353371-CIVIL-CDD-PLAN AND PROFILE 2.dwg[18] LS(5/21/2026 - 8:08a) - LP: 5/22/2026 8:08 AM

NORTH

MATCHLINE SEE SHEET C323

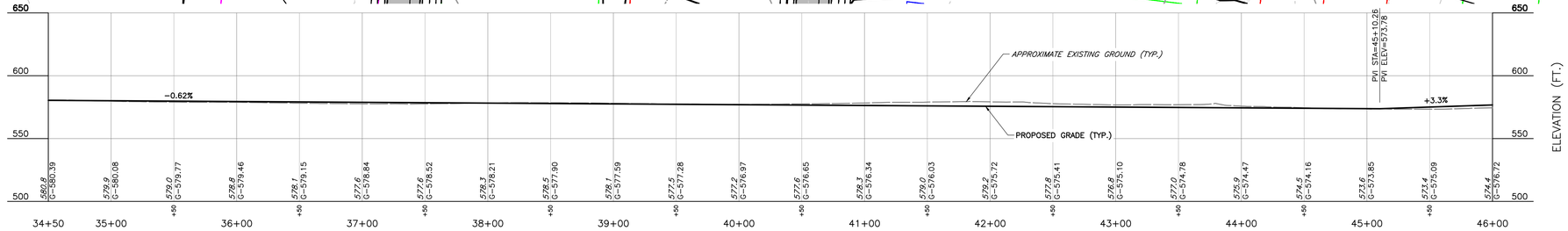
MATCHLINE SEE SHEET C306

MATCHLINE SEE SHEET C318

NEIGHBORHOOD ROAD R CENTERLINE

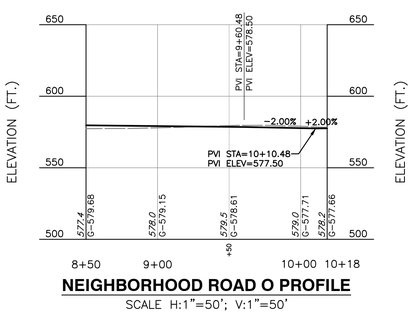
NEIGHBORHOOD ROAD J CENTERLINE

NEIGHBORHOOD ROAD O CENTERLINE



NEIGHBORHOOD ROAD J PROFILE

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



NEIGHBORHOOD ROAD O PROFILE

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

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF WEST VIRGINIA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CONNOR ARCHITECTS, LLC.

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Civil & Environmental Consultants, Inc.

SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

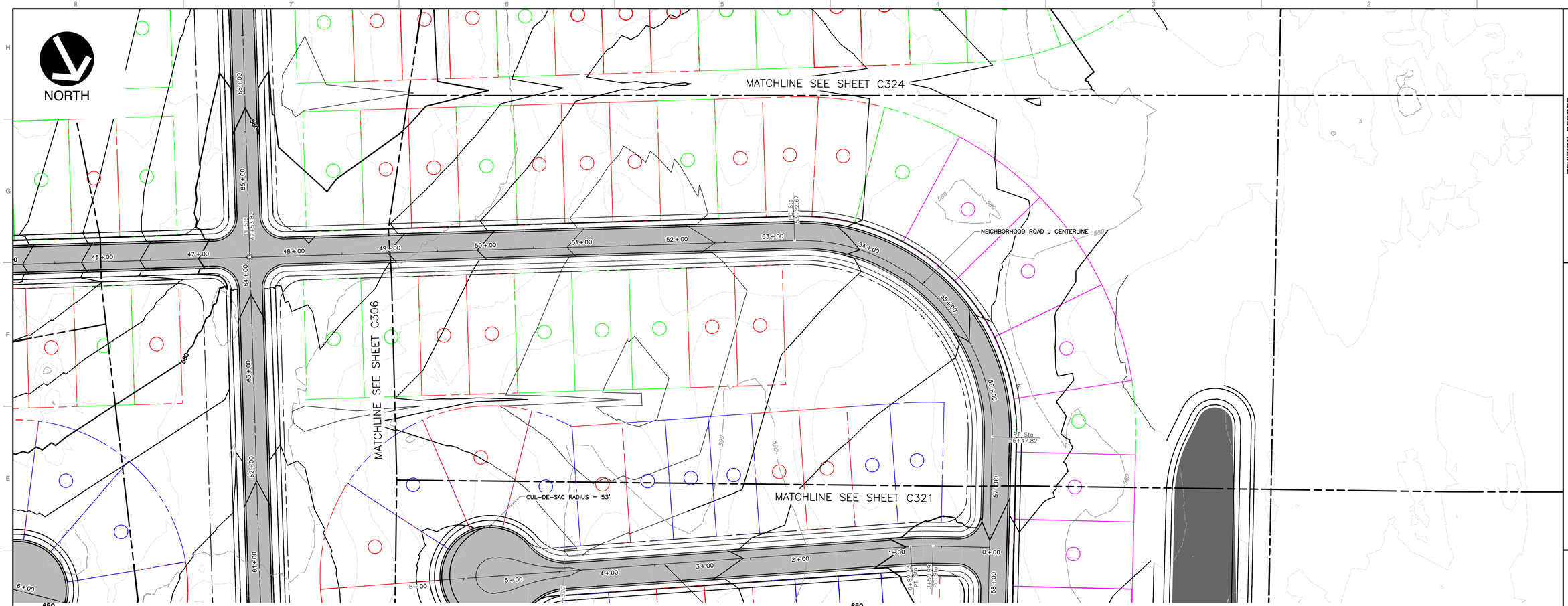
PLAN AND PROFILE

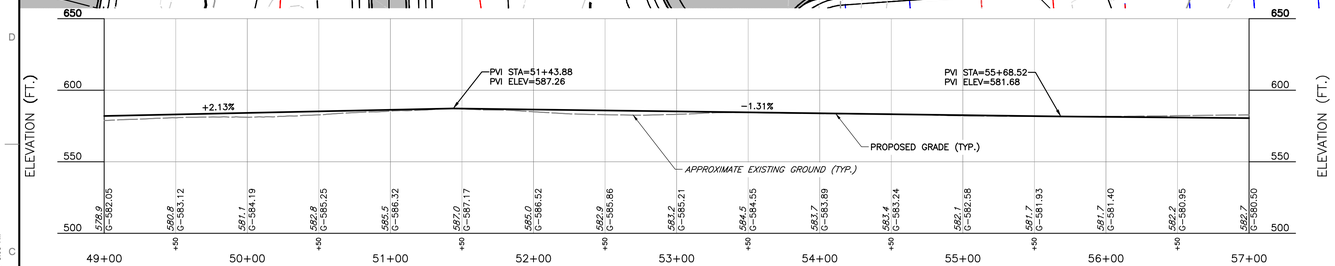
DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO.	
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
	353-371
APPROVED BY:	JDR

DRAWING NO.:

C319

P:\353-000\353-371\-CAD\Dwg\CIVIL\353371-CIVIL-C300-PLAN AND PROFILE 2.dwg[19] LS(5/21/2026 - 8:56a) - LP: 5/22/2026 8:58 AM





NEIGHBORHOOD ROAD J PROFILE

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

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF WEST VIRGINIA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CONSOLE ARCHITECTS, LLC.

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TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
APPROVED BY:	JDR

DRAWING NO.:
C320

P:\350-001\353-371-CAD\Dwg\CIVIL\353371-CIVIL-C300-PLAN AND PROFILE 2.dwg[C320 (353371 - sheet) - LM, 5/22/2026 8:08 AM

NORTH

MATCHLINE SEE SHEET C320

MATCHLINE SEE SHEET C306

MATCHLINE SEE SHEET C305

MATCHLINE SEE SHEET C322

CUL-DE-SAC RADIUS = 53'

CUL-DE-SAC RADIUS = 53'

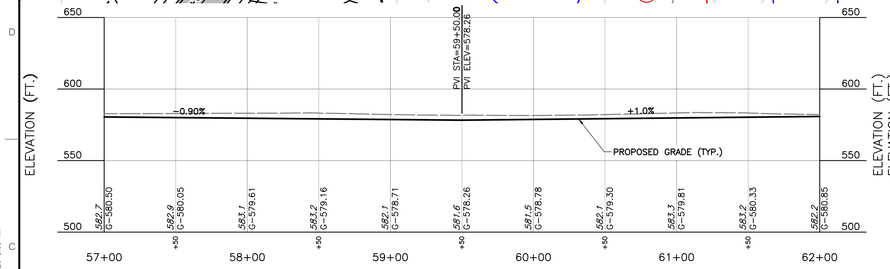
NEIGHBORHOOD ROAD N CENTERLINE

NEIGHBORHOOD ROAD J CENTERLINE

NEIGHBORHOOD ROAD M CENTERLINE

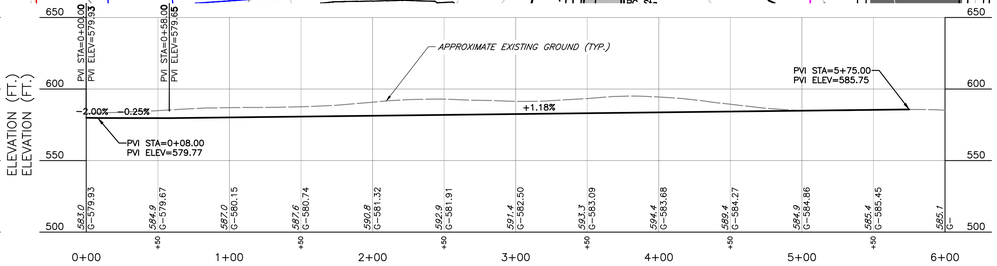
PI Sta 60+28.61

PI Sta 56+47.82



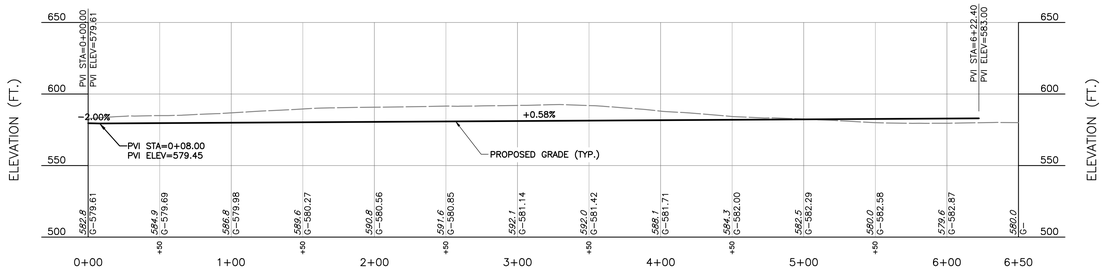
NEIGHBORHOOD ROAD J PROFILE

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



NEIGHBORHOOD ROAD N PROFILE

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



NEIGHBORHOOD ROAD M PROFILE

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

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF PA WILL BE PROVIDED BY CORRIDOR ARCHITECTS, LLC.

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SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

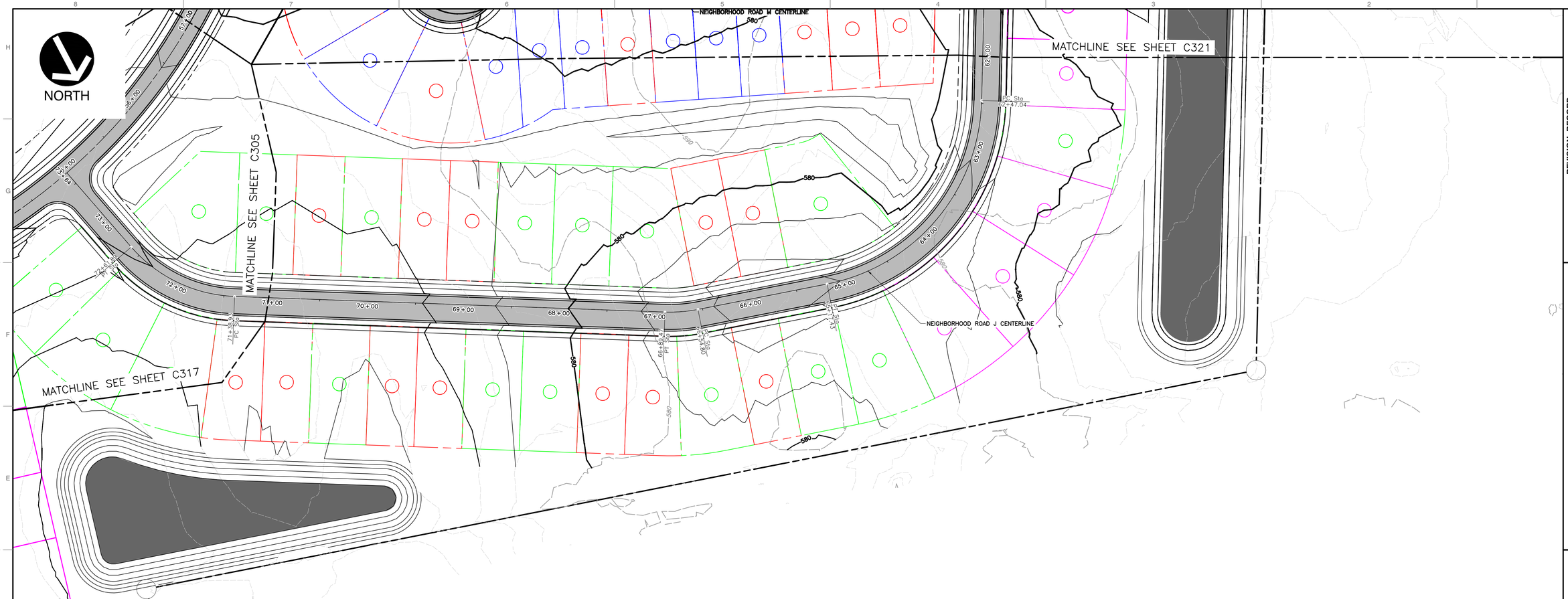
PLAN AND PROFILE

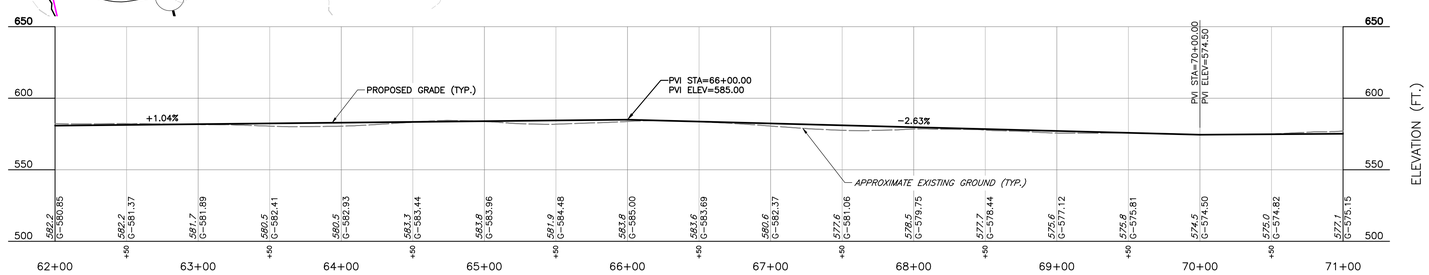
DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
APPROVED BY:	JDR
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW

DRAWING NO.:

C321

P:\353-000\353-371\-DWG\Dwg\CIVIL\353371-CIV01-C300-PLAN AND PROFILE 2.dwg[P11 LS(5/21/2026 - 8:59) - LP: 5/22/2026 8:59 AM





NEIGHBORHOOD ROAD J PROFILE

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

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF PA WILL BE PROVIDED BY CONRAD ARCHITECTS, LLC.

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PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSON COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO.	353-371
APPROVED BY:	JDR
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW

DRAWING NO.:

C322

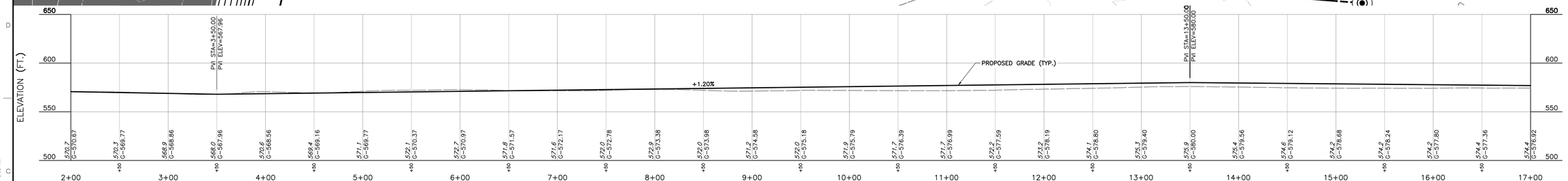
P:\350-399\353-371\-CADD\Dwg\CIVIL\353371-CIV01-C300-PLAN AND PROFILE 2.dwg[22] LS:(5/21/2026 - small) - LP: 5/22/2026 8:59 AM

NORTH

MATCHLINE SEE SHEET C319

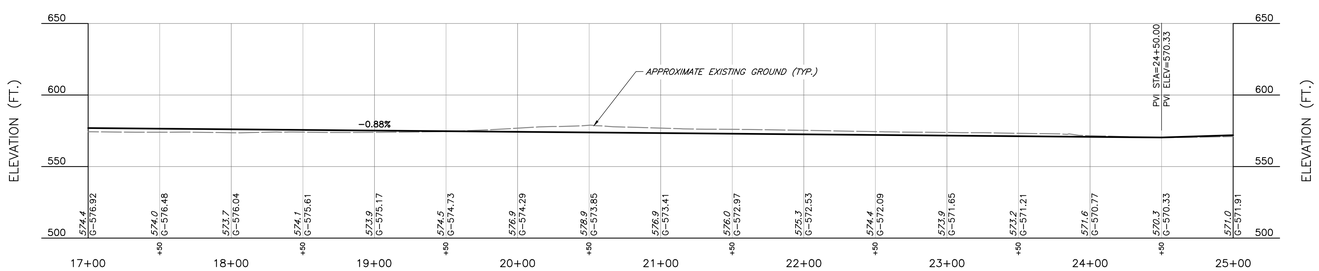
MATCHLINE SEE SHEET C306

NEIGHBORHOOD ROAD R CENTERLINE



NEIGHBORHOOD ROAD R PROFILE

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



NEIGHBORHOOD ROAD R PROFILE

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

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, INC. ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF WEST VIRGINIA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CORRADO ARCHITECTS, LLC.

CEC
Civil & Environmental Consultants, Inc.
786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.848.7526
www.cecinc.com

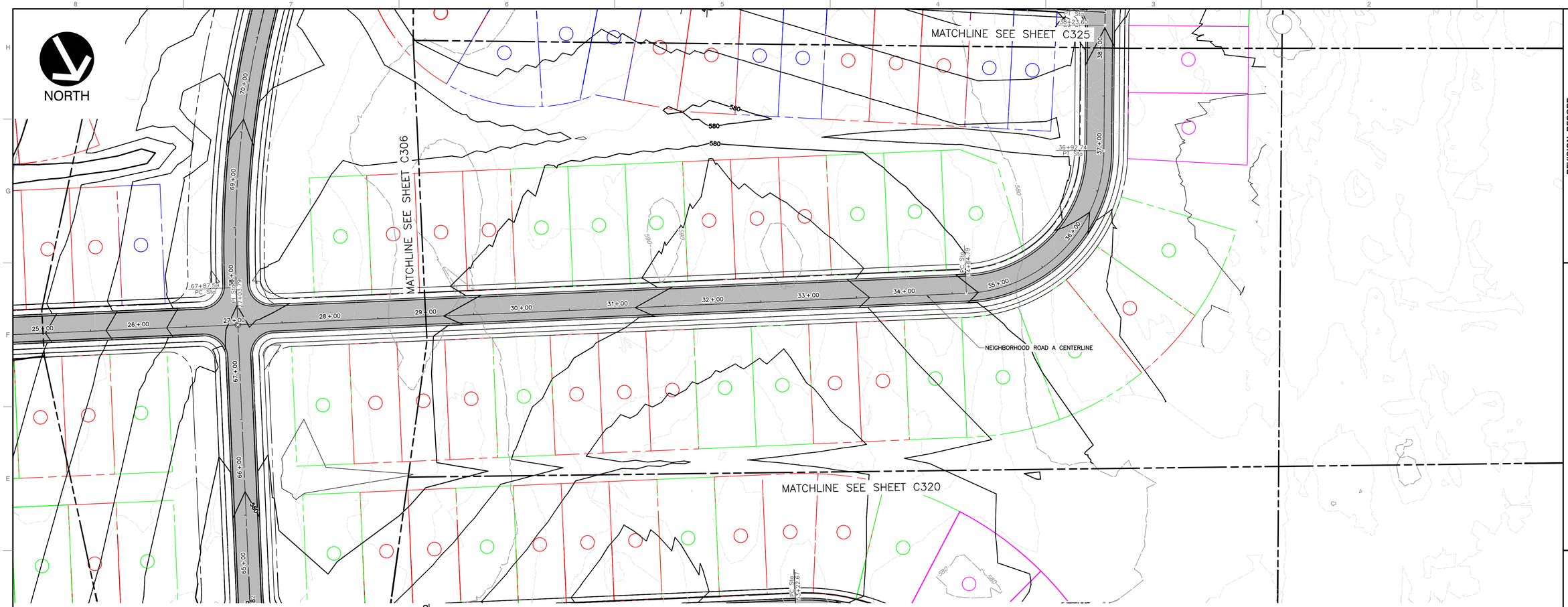
SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

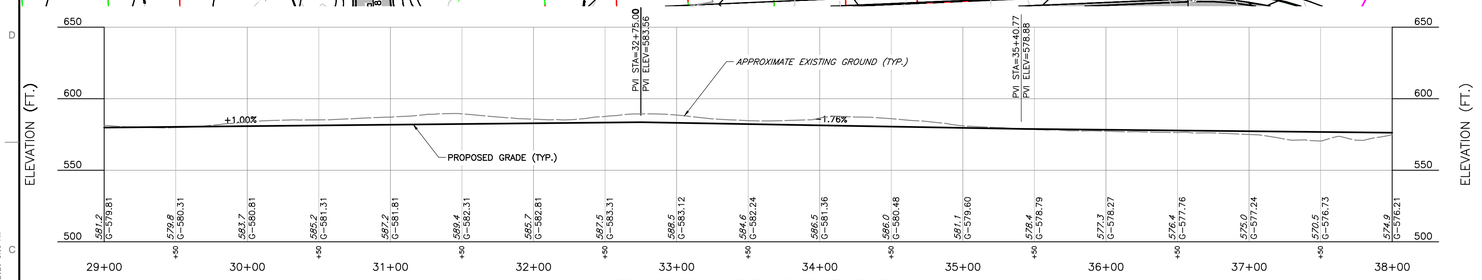
PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
APPROVED BY:	JDR

DRAWING NO.:
C323

P:\350-000\353-371\-CAD\Dwg\CIVIL\353371-CIVIL-C300-PLAN AND PROFILE 2.dwg[23] LS(5/21/2026 - 8AM) - LM 5/22/2026 8:09 AM





NEIGHBORHOOD ROAD R PROFILE

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

NOTE

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SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

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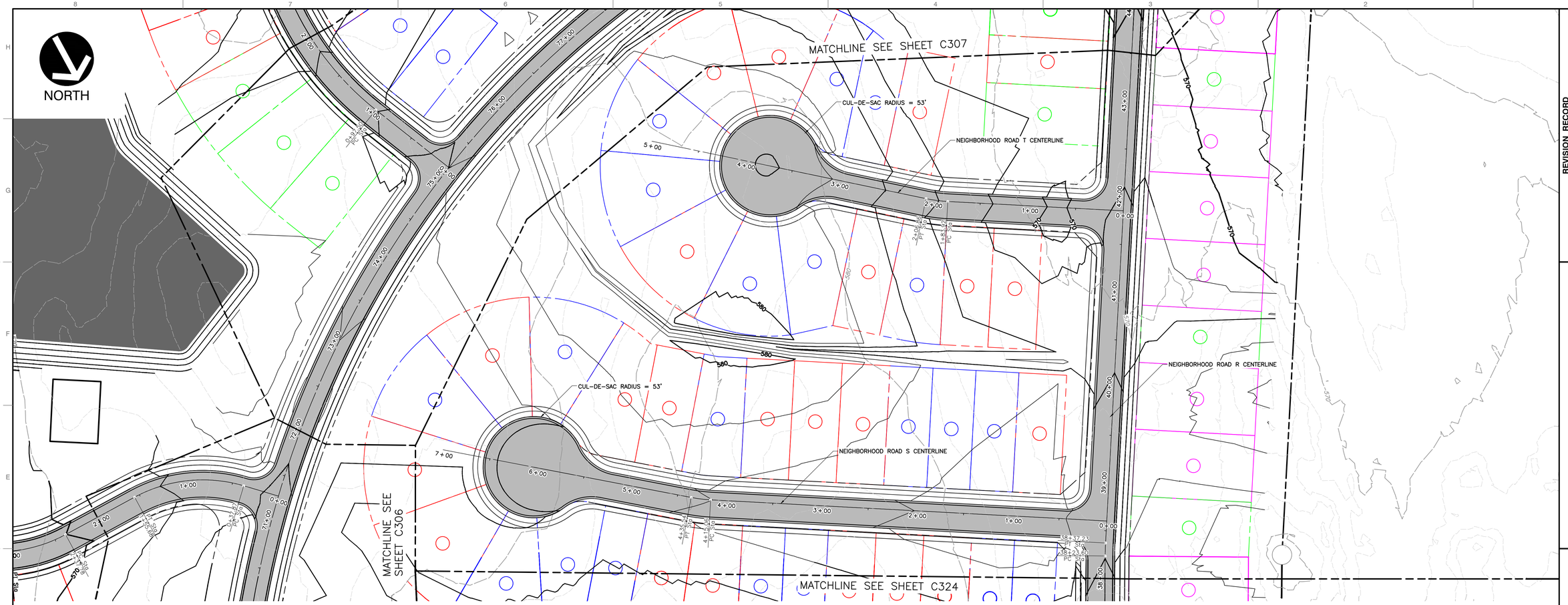
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

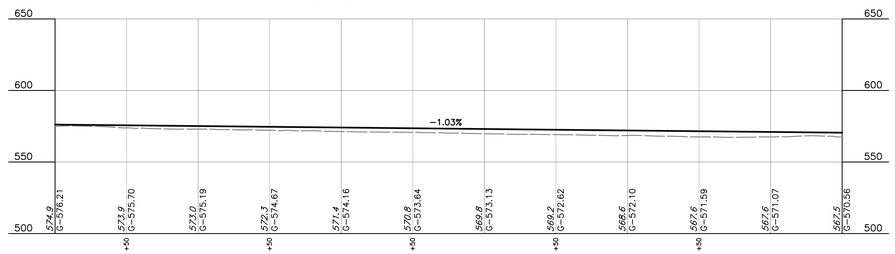
PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
DRAWN BY:	SAF, DJM, SB
CHECKED BY:	CLW
APPROVED BY:	JDR

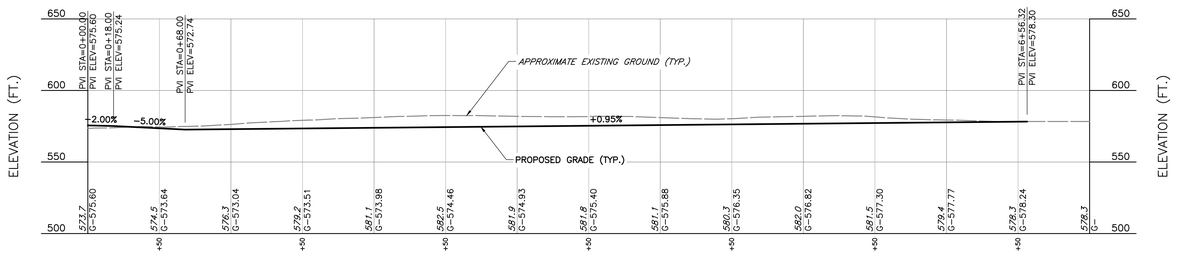
DRAWING NO.:
C324

P:\350-001\353-371-0401\Dwg\C\C324\353371-C401-C500-PLAN AND PROFILE 2.dwg[24] LS(5/21/2026 - 8:09 AM) - LP: 5/22/2026 8:09 AM

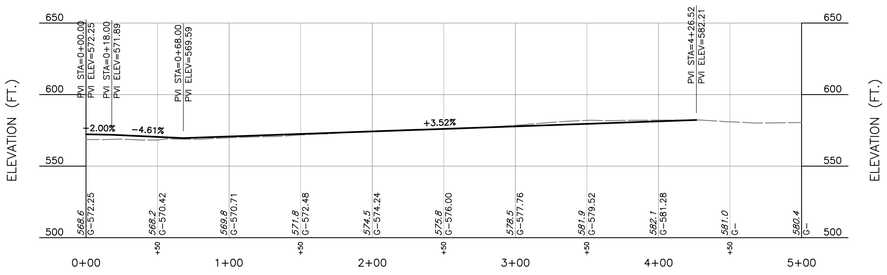




NEIGHBORHOOD ROAD R PROFILE
SCALE H:1"=50'; V:1"=50'



NEIGHBORHOOD ROAD S PROFILE
SCALE H:1"=50'; V:1"=50'



NEIGHBORHOOD ROAD T PROFILE
SCALE H:1"=50'; V:1"=50'

NOTE

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SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

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SHEA HOMES
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TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026	DRAWN BY:	SAF,DJM,SB
DWG SCALE:	AS SHOWN	CHECKED BY:	CLW
PROJECT NO.			353-371
APPROVED BY:			JDR

DRAWING NO.:
C325

P:\353-000\353-371\-CAD\Dwg\CIVIL\353371-CIVIL-C300-PLAN AND PROFILE 2.dwg[25] 5/21/2026 - 8:49 AM - LP

NORTH

MATCHLINE SEE SHEET C327

MATCHLINE SEE SHEET C329

MATCHLINE SEE SHEET C307

NEIGHBORHOOD ROAD V CENTERLINE

NEIGHBORHOOD ROAD U CENTERLINE

NEIGHBORHOOD ROAD R CENTERLINE

ROAD X CENTERLINE

W CENTERLINE

CUL-DE-SAC RADIUS = 52'

PC STA=5+57.88

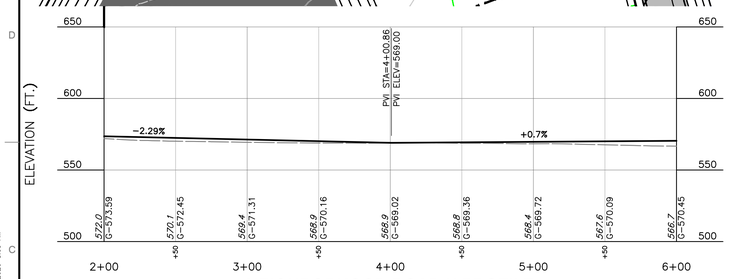
PT STA=2+62.88

PC STA=4+18.28

PT STA=2+70.25

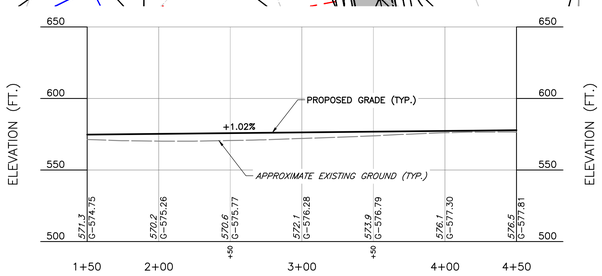
PC STA=1+94.25

PT STA=48+15.94



NEIGHBORHOOD ROAD U PROFILE

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



NEIGHBORHOOD ROAD V PROFILE

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

NOTE

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SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

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SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSON COUNTY, WV

PLAN AND PROFILE

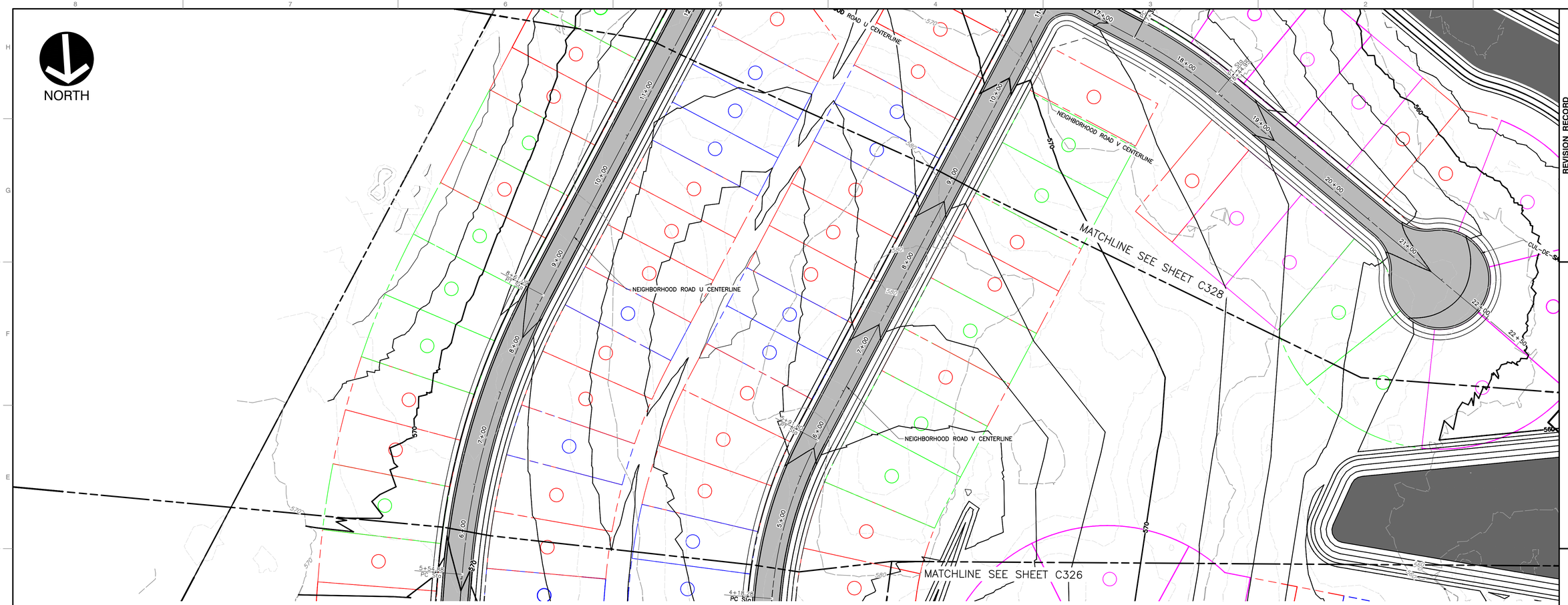
DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
APPROVED BY:	JDR

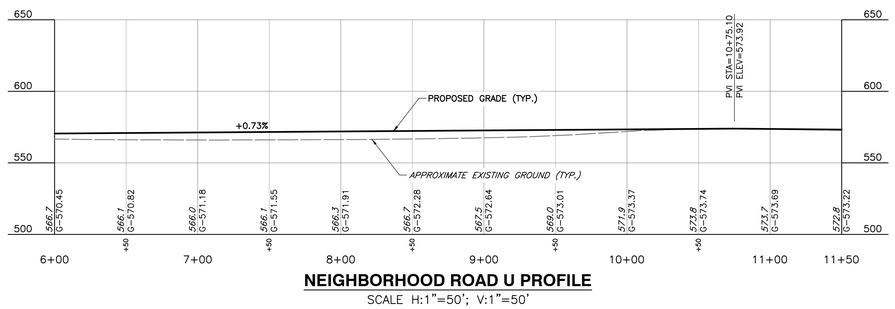
DRAWING NO.:

C326

P:\353-000\353-371\-CAD\Dwg\CIVIL\353371-C101-C300-PLAN AND PROFILE 2.dwg[26] LS(5/21/2026 - 8AM) - LA 5/22/2026 8:09 AM

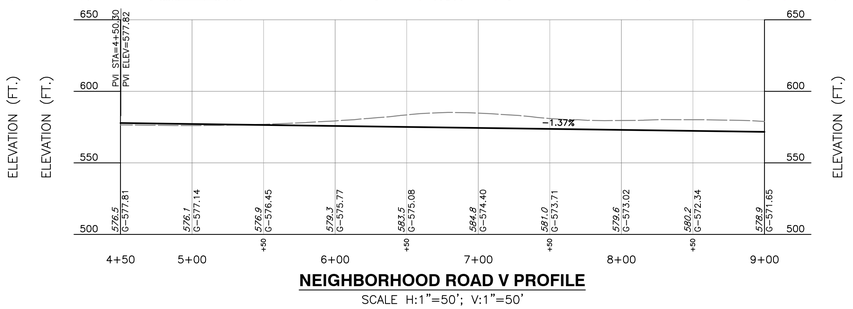
NORTH





NEIGHBORHOOD ROAD U PROFILE

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



NEIGHBORHOOD ROAD V PROFILE

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

NOTE

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SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

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SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

PLAN AND PROFILE

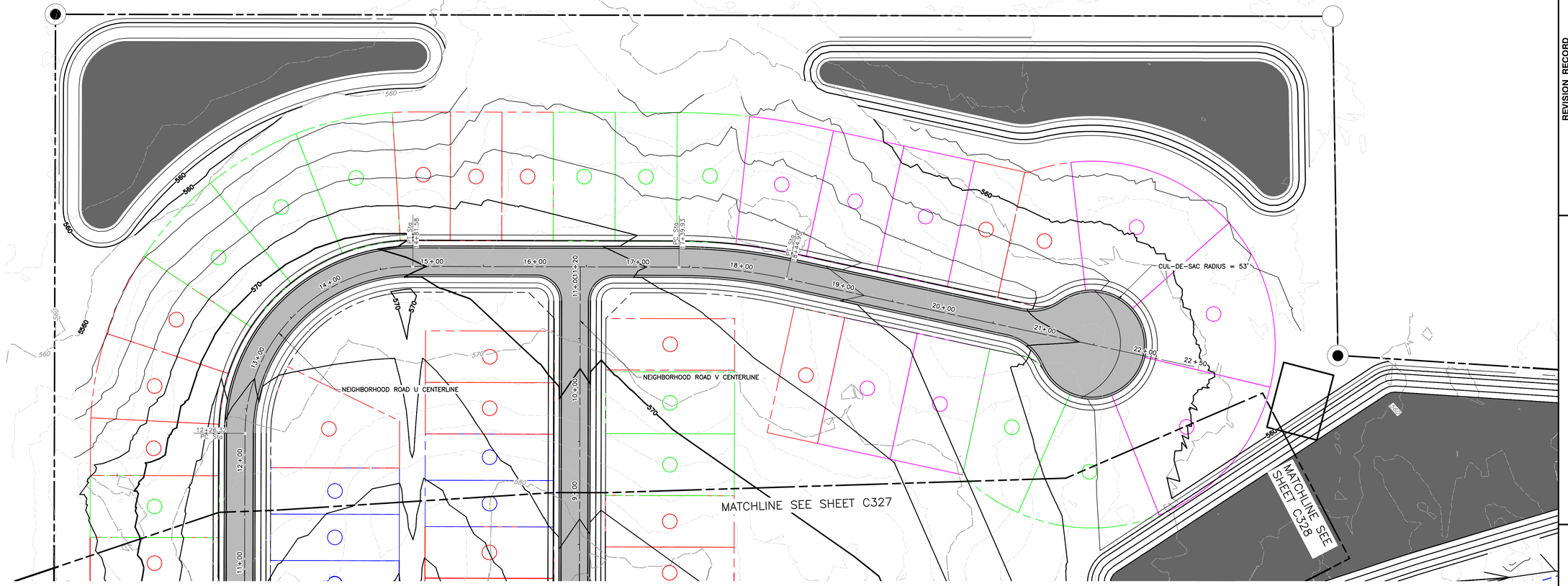
DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO.	353-371
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
APPROVED BY:	JDR

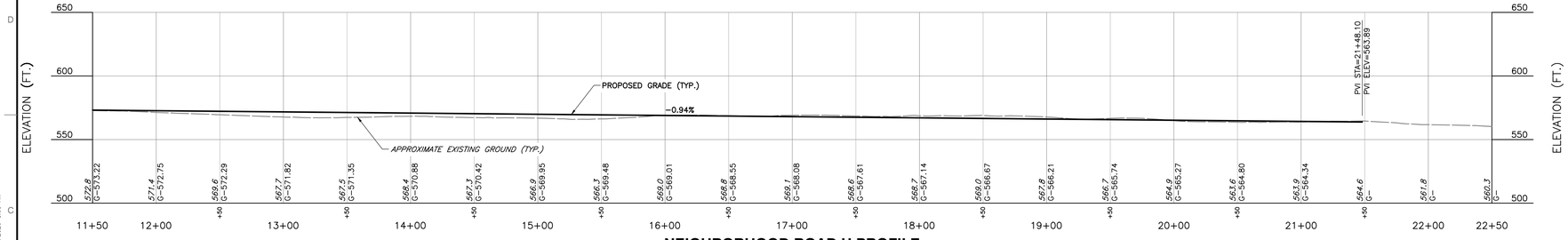
DRAWING NO.:

C327

P:\353-001\353-371\-CAD\Dwg\CIVIL\353371-CIVIL-C300-PLAN AND PROFILE 2.dwg[27] LS(5/21/2026 - 8AM) - LP: 5/22/2026 8:59 AM

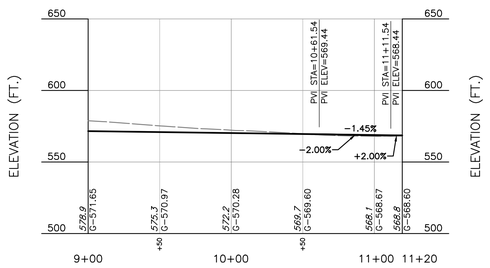
NORTH





NEIGHBORHOOD ROAD U PROFILE

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



NEIGHBORHOOD ROAD V PROFILE

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

NOTE

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SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF OHIO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CORRIDOR ARCHITECTS, LLC.

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SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSON COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO.	
APPROVED BY:	
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
	353-371
	JDR

DRAWING NO.:

C328

P:\353-000\353-371\-CAD\Dwg\CIVIL\353371-CIVIL-C300-PLAN AND PROFILE 2.dwg[28] LS(5/21/2026 - 8:59 AM) - LP: 5/22/2026 8:59 AM

NORTH

MATCHLINE SEE SHEET C308

MATCHLINE SEE SHEET C307

MATCHLINE SEE SHEET C326

MATCHLINE SEE SHEET C328

NEIGHBORHOOD ROAD W CENTERLINE

NEIGHBORHOOD ROAD X CENTERLINE

NEIGHBORHOOD ROAD R CENTERLINE

NEIGHBORHOOD ROAD V CENTERLINE

CUL-DE-SAC RADIUS = 53'

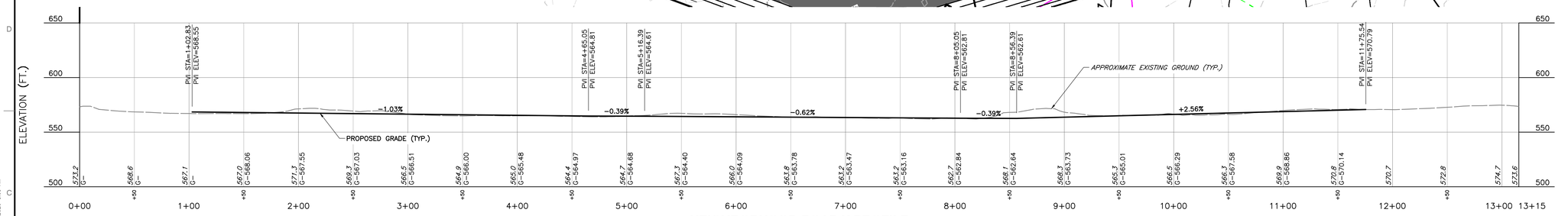
CUL-DE-SAC RADIUS = 53'

PI1 Sta 2+18.48

PI2 Sta 47+38.17

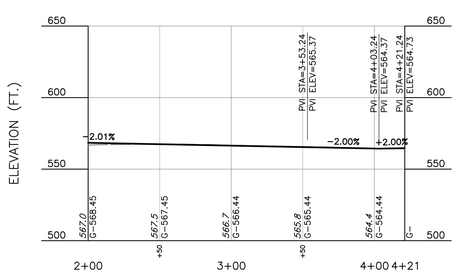
PI3 Sta 48+15.90

0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00 11+00 12+00 13+00 13+15



NEIGHBORHOOD ROAD X PROFILE

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



NEIGHBORHOOD ROAD W PROFILE

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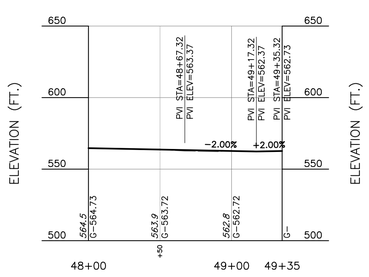

NEIGHBORHOOD ROAD R PROFILE

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

NOTE

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SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

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PLAN AND PROFILE

DATE:	MAY 2026
DRAWN BY:	SAF,DJM,SB
DWG SCALE:	AS SHOWN
CHECKED BY:	CLW
PROJECT NO.	353-371
APPROVED BY:	JDR

DRAWING NO.:

C329

P:\350-699\353-371\-CAD\Dwg\CIVIL\353371-CIV01-C300-PLAN AND PROFILE 2.dwg[29] LS:(5/21/2026 - shaw) - LD: 5/22/2026 8:09 AM

NORTH

NEIGHBORHOOD 6
PUMP STATION 2
NEIGHBORHOOD 5
NEIGHBORHOOD 7
NEIGHBORHOOD 2
NEIGHBORHOOD 1
WAR ADMIRAL BOULEVARD
CLUBHOUSE/REC AREA
7.5 acres
PUMP STATION 1
NEIGHBORHOOD 4
NEIGHBORHOOD 8
NEIGHBORHOOD 9
NEIGHBORHOOD 10
WILSHIRE ROAD (WV ROUTE 9)
PUMP STATION 3
PUMP STATION 4
NEIGHBORHOOD 12
NEIGHBORHOOD 11

LEGEND

- EXISTING STONE FOUND
- EXISTING REBAR
- EXISTING REBAR FOUND
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING ROCK OUTCROP
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING DEED BOOK RIGHT-OF-WAY
- EXISTING ASPHALT PAVEMENT
- PROPOSED ROADWAY CENTERLINE
- PROPOSED PARCEL LINE
- PROPOSED SUBJECT PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- S — PROPOSED SANITARY LINE
- 16" W — PROPOSED 16" WATERLINE
- 8" W — PROPOSED 8" WATERLINE
- 6" W — PROPOSED 6" WATERLINE
- PROPOSED 45FT LOT
- PROPOSED 50FT LOT
- PROPOSED 60FT LOT
- PROPOSED 70FT LOT

SCALE IN FEET
0 300 600

SCALE IN FEET
0 50 100

NOTE

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PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

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SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

UTILITY PLAN OVERVIEW

DATE:	MAY 2026	DRAWN BY:	SAF,DJM,SB
DWG SCALE:	AS SHOWN	CHECKED BY:	CLW
PROJECT NO.:			353-371
APPROVED BY:			JDR

DRAWING NO.:
C400

P:\350-699\353-371\-CAD\Dwg\C400\353371-CV01-C400-UTILITY PLAN.dwg[5] LS:5/22/2026 - 6:dumper - LP: 5/22/2026 8:10 AM

CRAWFORD LAW GROUP PLLC

May 26, 2026

City of Ranson Planning Commission
Attn: Zach Holland, Community Development Specialist
312 South Mildred Street
Ranson, West Virginia 25438

RE: Petition for Private Street Authorization, Cul-de-Sac Authorization, and Minor Right-of-Way Modification/ Bane Farm – Providence Shenandoah 55+ Community/ Tax Map 10, Parcels 11, 12, 13, and 28/ CEC Project #358-019.

Dear Members of the Planning Commission and Mr. Holland:

Please accept this correspondence on behalf of the applicant and developer in support of the request for authorization of privately maintained streets, authorization for certain cul-de-sac street configurations pursuant to Section 16-94(e)(2), and approval of a minor right-of-way modification pursuant to Sections 16-50(h)(4) and 16-50(h)(6) of the City of Ranson Code of Ordinances.

This request is being made thoughtfully and intentionally. The applicant fully recognizes that the City's ordinances generally contemplate public streets within residential developments. However, the ordinance itself expressly acknowledges that there are circumstances where private streets better serve the public interest. This project presents one of those circumstances.

As the Planning Commission is aware, the proposed development consists of an approximately 390-acre age-restricted residential community planned for approximately 1,000 residential units to be developed in multiple phases. The submitted 30% Preliminary Plan prepared by Civil & Environmental Consultants, Inc. ("CEC") demonstrates a comprehensive roadway, grading, drainage, and circulation system integrated throughout the development.

Importantly, this request is based upon practical engineering, environmental, and long-term maintenance considerations specifically recognized under Section 16-72.

James B. Crawford, III (WV & VA)
Katherine N. Ridgeway (WV)
E. Adelaide Crawford (WV)
Stephen G. Butler (VA)
Attorneys

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Section 16-72(1)(a)(2) expressly permits private streets where they "serve public purposes such as minimizing environmental degradation and excessive grading." In our view, that language directly applies to this site.

The Preliminary Plan sheets clearly demonstrate that the property contains substantial rolling topography and numerous shallow rock outcrop conditions throughout the site, as reflected in the Preliminary Plan sheets attached collectively as Exhibit A. Public street standards, while entirely appropriate in many settings, impose rigid dimensional and geometric requirements relating to right-of-way widths, pavement widths, roadway grades, intersection geometry, and sidewalk placement.

For a development of this scale, those requirements create roadway corridors that are significantly wider and more rigid than what is necessary to safely serve the internal needs of this community. Even though public streets may contain curves, the ordinance still requires roadway systems to comply with fixed geometric standards, including minimum curve radii, grading limitations, and near-right-angle intersection configurations. On flatter properties, those standards are often relatively easy to implement. On a site such as Bane Farm, however, the practical result is substantially more grading, excavation, and overall land disturbance.

In practical construction terms, a conventional public street layout would require larger roadway cuts into hillsides, wider grading and stabilization areas, and more continuous utility trenching through shallow rock conditions in order to force the roadway system into standardized public configurations. The issue is not that the property contains dangerous or unmanageable conditions. Rather, portions of the site contain varying terrain and shallow rock features where flexibility in roadway alignment materially reduces unnecessary disturbance and excavation.

The requested private street system allows the roads to better follow the natural topography of the property instead of forcing rigid roadway geometry through every portion of the site. That flexibility is intended to reduce excessive grading, unnecessary rock excavation, oversized earth disturbance areas, and avoidable impacts associated with forcing a conventional public street grid through rolling terrain. This is precisely the type of circumstance contemplated by Section 16-72(1)(a)(2).

Additionally, Section 16-94(e)(2) of the Ranson Code provides that "[a]ll streets shall interconnect with others; however, where due to environmental conditions such as stream crossing, slopes exceeding 20 percent, wetland crossings, [or] rock outcrops, the planning commission may permit a cul-de-sac."

As reflected on the attached Preliminary Plan, portions of the property contain substantial rolling terrain, slopes, shallow rock conditions, and related topographic constraints that make a rigid interconnected street grid impractical without significantly increasing disturbance to the site.

Importantly, the request for limited cul-de-sac configurations is not being made for convenience or to avoid connectivity requirements. Rather, the requested design allows the roadway system to better accommodate the existing environmental conditions present on the property while still maintaining safe and functional internal circulation throughout the development.

From a practical standpoint, requiring every roadway segment to fully interconnect would force additional roadway cuts, larger grading areas, and unnecessary extension of roadway infrastructure into portions of the site where the terrain naturally lends itself to shorter neighborhood street segments.

The requested cul-de-sac configurations also provide legitimate planning and traffic-management benefits within the overall roadway layout of the development. Specifically, the proposed design reduces unnecessary cut-through traffic, limits excessive vehicle speeds on internal neighborhood streets, and allows the roadway network to function primarily as local residential circulation rather than as a through-route for unrelated traffic movements.

Importantly, however, the Applicant recognizes that the legal basis for permitting cul-de-sac configurations under Section 16-94(e)(2) is the existence of the environmental and topographic conditions present on the property. The additional traffic-calming and circulation benefits discussed herein are supplemental planning considerations only and are not intended to replace or expand the ordinance's expressly stated environmental criteria for approval.

Additionally, the proposed private streets will continue to be engineered and constructed to high-quality roadway standards. The request for private ownership does not equate to reduced engineering requirements or reduced oversight. The submitted Preliminary Plan already includes substantial roadway engineering documentation, including roadway profiles, grading coordination, drainage systems, and circulation planning. The roadway network is organized around a primary internal "spine road" system intended to distribute anticipated traffic throughout the community, as further illustrated by the spine road layout and roadway cross-sections attached as Exhibit A.

Likewise, all roadway traffic-control devices, pavement markings, signage, drainage facilities, and related infrastructure will remain subject to City engineering standards and review.

The roadway construction process itself will also remain governed by applicable West Virginia Division of Highways construction standards, including the requirements governing Marshall Hot-Mix Asphalt Course materials, Aggregate Base Course Class 1, Crushed Aggregate Base Course ("CABC") roadway base systems, and roadway compaction standards. The submitted Preliminary Plan specifically identifies these roadway structural components as part of the proposed roadway design, as further illustrated in Exhibit A.

Additionally, the applicant fully intends to enter into the required subdivision improvement agreements and provide all applicable performance surety, bonding, or financial guarantees required under the City's subdivision regulations to ensure completion of the proposed infrastructure improvements. Accordingly, the requested private street authorization does not diminish the City's protections regarding roadway completion, infrastructure performance, or long-term construction accountability.

Importantly, WVDOH standards recognize that final roadway structural dimensions depend upon project-specific factors such as anticipated traffic loads, pavement cross-sections, and localized soil conditions. That is why the current submission is appropriately identified as a 30% Preliminary Plan and "Not for Construction." The present submission establishes the overall roadway network, grading concepts, material standards, and engineering intent while allowing final structural calculations and field-specific refinements to occur during later engineering phases.

Similarly, WVDOH standards recognize that field adjustments may become necessary during construction depending upon actual encountered conditions. That flexibility is particularly important on a large site with varying terrain because it allows roadway design and construction to respond to actual field conditions encountered during construction activities.

The Applicant additionally requests approval of a minor modification pursuant to Sections 16-50(h)(4) and 16-50(h)(6) of the Ranson Code to permit a reduced 48-foot right-of-way width at the western entrance connection to Wiltshire Road.

Under Sections 16-50(h)(4) and 16-50(h)(6), the Planning Commission and its designated representatives are expressly authorized to permit modifications where strict adherence to ordinance requirements would fail to further the intent of the regulations and would instead create an undue burden caused by the "particular physical surrounding, shape, or topography of the property."

At the western entrance connection to Wiltshire Road, the available frontage width is physically constrained to approximately 49.25 feet. Due to these fixed and unchangeable property boundaries, it is

not physically possible to accommodate a standard 50-foot or greater public right-of-way without encroaching onto adjoining properties.

Strict adherence to the standard right-of-way width at this location would therefore create an undue hardship directly attributable to the existing physical dimensions and shape of the parcel itself.

Approval of the requested 48-foot right-of-way modification will permit the development to maintain a critical secondary access point to the surrounding public roadway network while preserving sufficient space for grading transitions, landscaping, and screening buffers intended to protect adjacent residential properties. Importantly, the requested modification is minimal in nature, does not compromise roadway functionality or safety, and remains fully consistent with the overall purpose and intent of the City's subdivision and transportation regulations.

The proposed private street system also provides an important long-term public benefit because the streets will be privately maintained by the Homeowners Association rather than the taxpayers of the City of Ranson. Accordingly, roadway resurfacing, snow removal, pavement maintenance, future repairs, street lighting obligations, and long-term operational costs will remain private obligations of the development rather than future public expenditures. The City therefore receives the benefit of professionally engineered infrastructure serving the development without assuming long-term maintenance liability for the internal roadway system. Furthermore, the infrastructure will be subject to restrictions permitting the City Council to accept the streets for public dedication in the future upon property owner initiation, consistent with Section 16-72(1)(a)(1)(i).

Finally, the requested streets are internal neighborhood circulation roads. They are not identified as required public arterial corridors within the Comprehensive Plan, and the proposed roadway system is designed specifically to serve the residential community proposed within the development.

Accordingly, the applicant respectfully submits that the proposed private street system and associated roadway modifications satisfy the applicable considerations set forth under Sections 16-72, 16-94(e)(2), and 16-50(h) of the City of Ranson Code of Ordinances. For all of these reasons, we respectfully request approval of the requested private street authorization, cul-de-sac authorization, and minor right-of-way modification.

Sincerely,



Katherine N. Ridgeway
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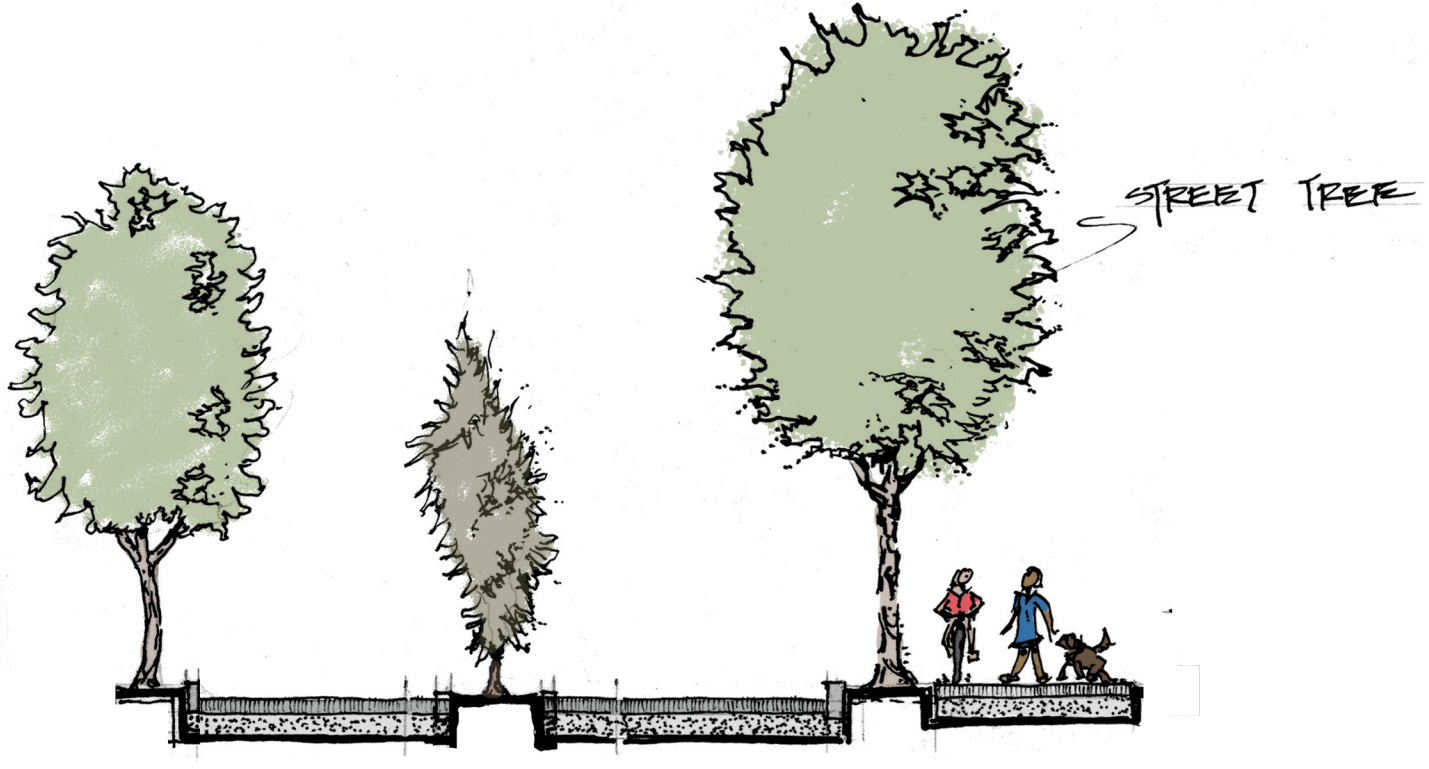
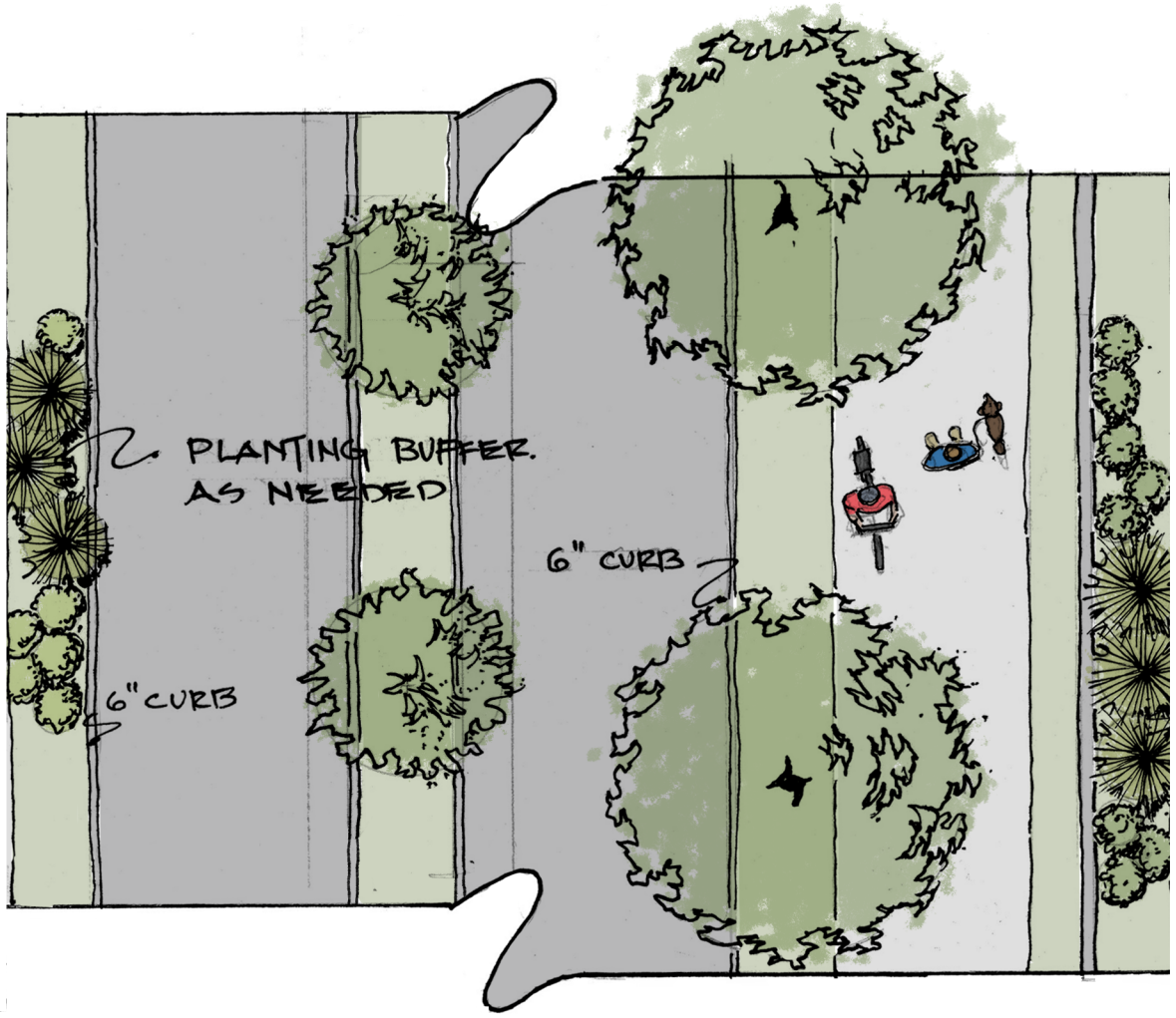
Crawford Law Group PLLC
214 Lutz Ave.
Martinsburg, WV 25404
Telephone: (304) 262-2237
Fax: (304) 262-2239
Email: kridgeway@clgpllc.com

Enclosure:

Exhibit A – Selected excerpts from the Providence Shenandoah 30% Preliminary Engineering Plan Set (May 2026), including representative roadway layouts, grading exhibits, cross-sections, and existing conditions sheets relevant to the requested private street authorization


STREET TREE


PLANTING BUFFER.
AS NEEDED
6" CURB
6" CURB

AGENDA ITEM IV.8

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 26-9 Consideration - Applicant Civil and Environmental Consultants, INC. submitted and application on behalf of Providence Shendandoah.Requesting per Ranson City Code: Chapter 16 Division 7, Section 16-94, to construct and utilize cul-de-sacs in the design plans for a potention 55+ residential community.

Applicant seeks to construct and utilize cul-de-sacs in the design plans for a potention 55+ residential community, Bane Farm.

ATTACHMENTS:

353-371 BANE FARM plan.pdf

NORTH

WILDSIDE ROAD (RT 9)
APPROXIMATE EDGE OF ROAD

WAR ADMIRAL BOULEVARD
APPROXIMATE EDGE OF ROAD

LEGEND

- EXISTING STONE FOUND
- EXISTING REBAR
- EXISTING REBAR FOUND
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING ROCK OUTCROP
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING DEED BOOK RIGHT-OF-WAY
- EXISTING ASPHALT PAVEMENT

SCALE IN FEET
0 300 600

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

REFERENCE

1. BOUNDARY AND TOPOGRAPHY FROM FOX AND ASSOCIATES, INC. ALTA/LAND TITLE SURVEY FOR LANDS OF BANE FARM, LLC. DATED 03/03/2025 CERTIFIED BY GEORGE E. NAGEL P.S. #2083 ON 04/28/2025.

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PERFORMED BY CEC ENGINEERS & CONSULTANTS, LLC. SURVEYING IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF WV WILL BE PROVIDED BY CONSOLE ARCHITECTS, LLC.

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SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

EXISTING CONDITIONS OVERVIEW

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
	353-371
APPROVED BY:	JDR

DRAWING NO.:
C100

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NORTH

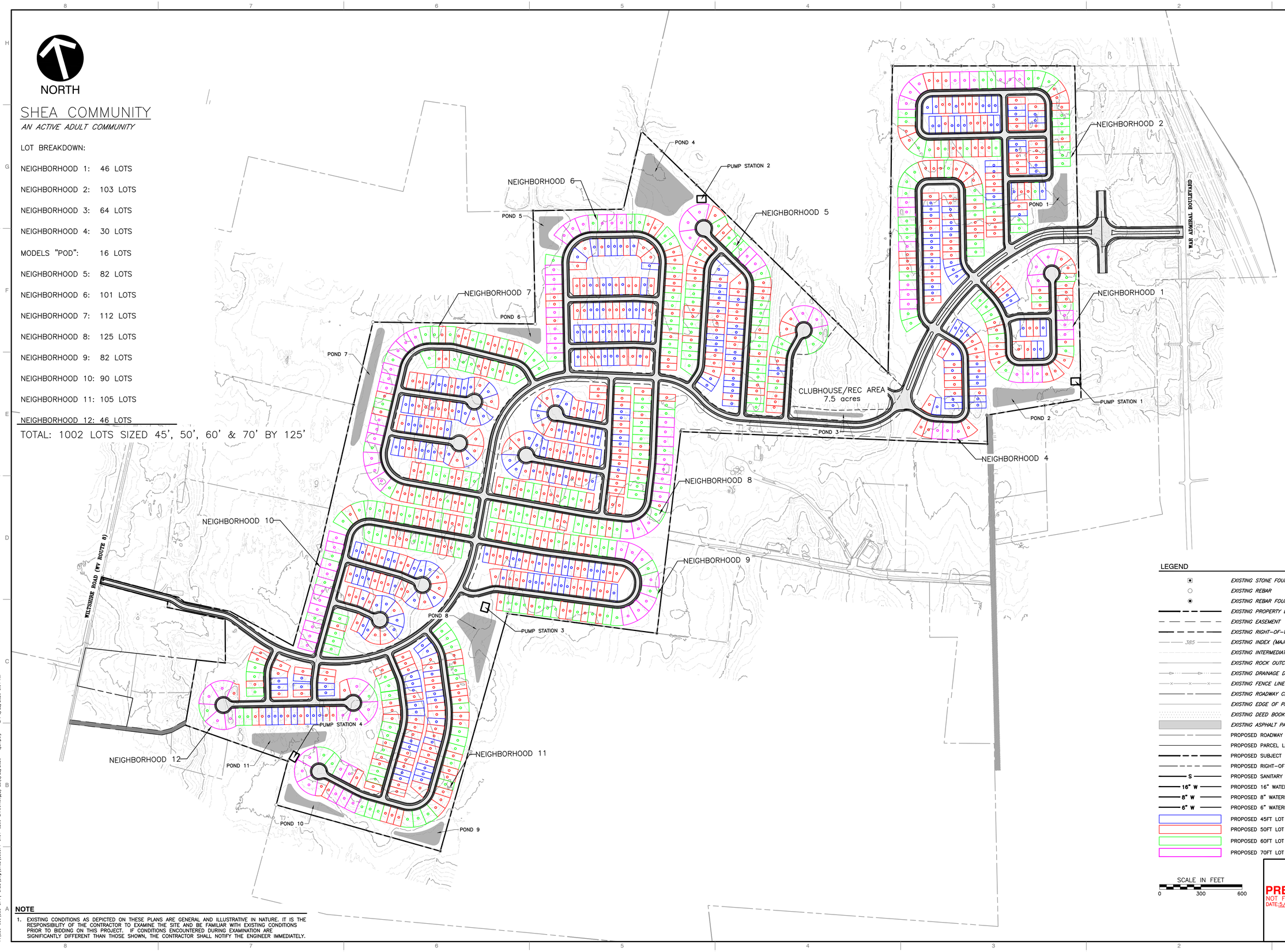
SHEA COMMUNITY

AN ACTIVE ADULT COMMUNITY

LOT BREAKDOWN:

NEIGHBORHOOD 1:	46 LOTS
NEIGHBORHOOD 2:	103 LOTS
NEIGHBORHOOD 3:	64 LOTS
NEIGHBORHOOD 4:	30 LOTS
MODELS "POD":	16 LOTS
NEIGHBORHOOD 5:	82 LOTS
NEIGHBORHOOD 6:	101 LOTS
NEIGHBORHOOD 7:	112 LOTS
NEIGHBORHOOD 8:	125 LOTS
NEIGHBORHOOD 9:	82 LOTS
NEIGHBORHOOD 10:	90 LOTS
NEIGHBORHOOD 11:	105 LOTS
NEIGHBORHOOD 12:	46 LOTS

TOTAL: 1002 LOTS SIZED 45', 50', 60' & 70' BY 125'



LEGEND

- EXISTING STONE FOUND
- EXISTING REBAR
- EXISTING REBAR FOUND
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
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- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING DEED BOOK RIGHT-OF-WAY
- EXISTING ASPHALT PAVEMENT
- PROPOSED ROADWAY CENTERLINE
- PROPOSED PARCEL LINE
- PROPOSED SUBJECT PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED SANITARY LINE
- PROPOSED 16" WATERLINE
- PROPOSED 8" WATERLINE
- PROPOSED 6" WATERLINE
- PROPOSED 45FT LOT
- PROPOSED 50FT LOT
- PROPOSED 60FT LOT
- PROPOSED 70FT LOT

SCALE IN FEET
0 300 600

NOTE

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SITE LAYOUT OVERVIEW

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO.:	353-371
APPROVED BY:	JDR
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW

DRAWING NO.:
C200

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NORTH

SCALE IN FEET
0 500 1000

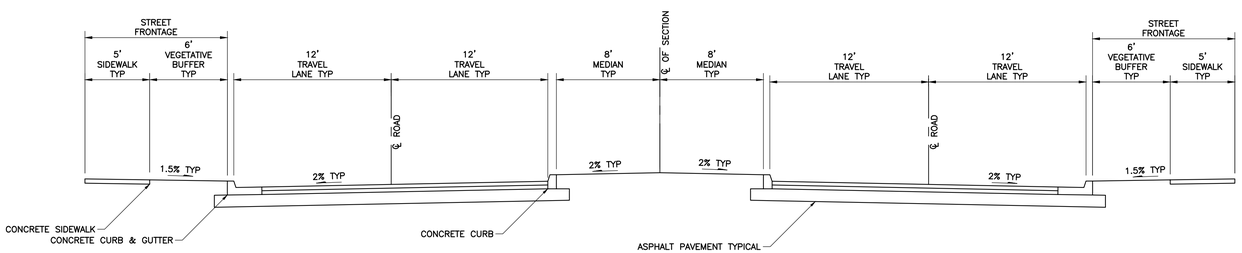


ESTIMATED EARTHWORK VOLUMES			
DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)
SITE EXCAVATION / EMBANKMENT	518,500	565,800	-47,300
FILL KEYS / OVEREXCAVATION	0	0	0
TOTAL BANK EARTHWORK	**518,500**	**565,800**	**-47,300**
TOPSOIL STRIPPING / STOCKPILING		**0**	

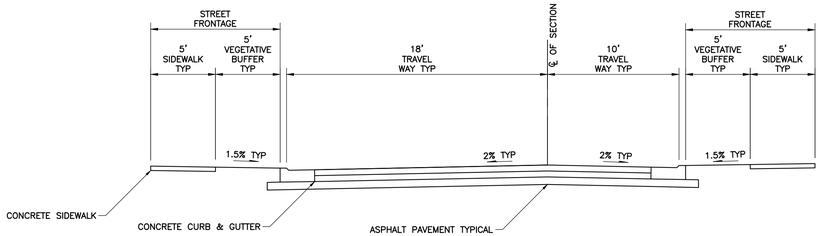
NOTE: GRADING VOLUMES SHOWN ARE BANK YARDAGE WITH NO SHRINK OR SWELL FACTOR, AND ARE APPROXIMATE AND MAY VARY BASED ON EXISTING SOIL CONDITIONS IN THE FIELD. CONTRACTOR TO MAKE ADJUSTMENTS TO VOLUMES AS NECESSARY TO ACHIEVE PROPOSED GRADES.

ROADWAY:
SPINE ROAD WITH MEDIAN = 2,420 LF
SPINE ROAD WITHOUT MEDIAN = 7,340 LF
NEIGHBORHOOD ROAD = 35,000 LF
ROUNDABOUT SPUR = 575 LF
TOTAL LF OR ROAD WAY = 45,335 LF

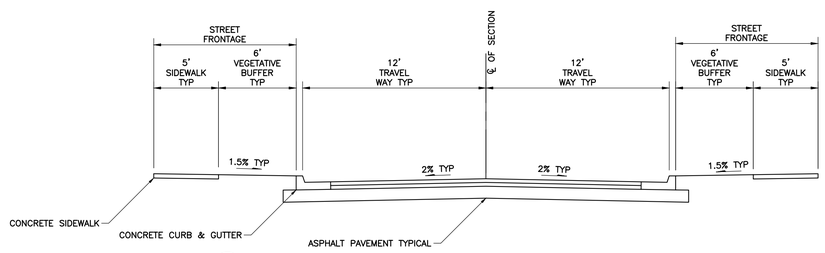
CUL-DE-SAC:
12 TOTAL
TYPICAL RADUIS 53' ≈ 10,000 SF
TOTAL SF FOR 12 CUL-DE-SAC'S = 120,000 SF



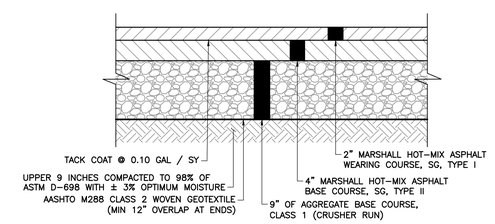
1 TYPICAL SECTION – SPINE ROAD WITH MEDIAN – 1,900 LF
N.T.S.



3 TYPICAL SECTION – NEIGHBORHOOD ROAD – 34,210 LF
N.T.S.



2 TYPICAL SECTION – SPINE ROAD WITHOUT MEDIAN – 7,340 LF
N.T.S.



STANDARD ASPHALT PAVEMENT

PAVEMENT GENERAL NOTES:

1. CONTRACTOR SHALL SUBMIT A MIX DESIGN FOR ENGINEERING REVIEW AND RECEIVE APPROVAL PRIOR TO PAVING OPERATIONS.
2. THE WEARING COURSE FOR ALL PAVEMENT SECTIONS SHALL BE COMPLETED AT THE SAME TIME. ALL PAVEMENT JOINTS SHALL BE SQUARE WITHOUT FEATHERING.
3. SEAL ALL JOINTS.

NOTE

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DATE: 5/21/2026 BY: JDR

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SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

PLAN AND PROFILE INDEX

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
DRAWN BY:	SAF, DJM, SB
CHECKED BY:	CLW
APPROVED BY:	JDR

DRAWING NO.:
C300

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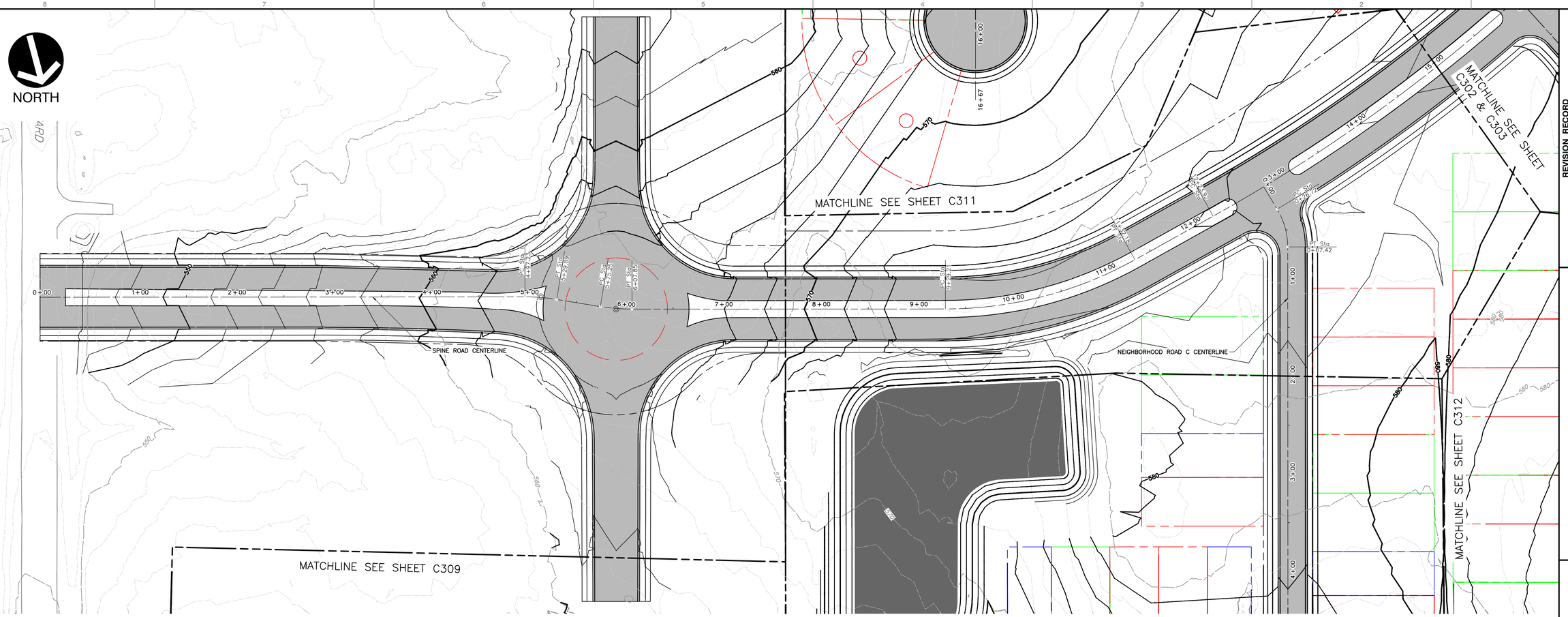
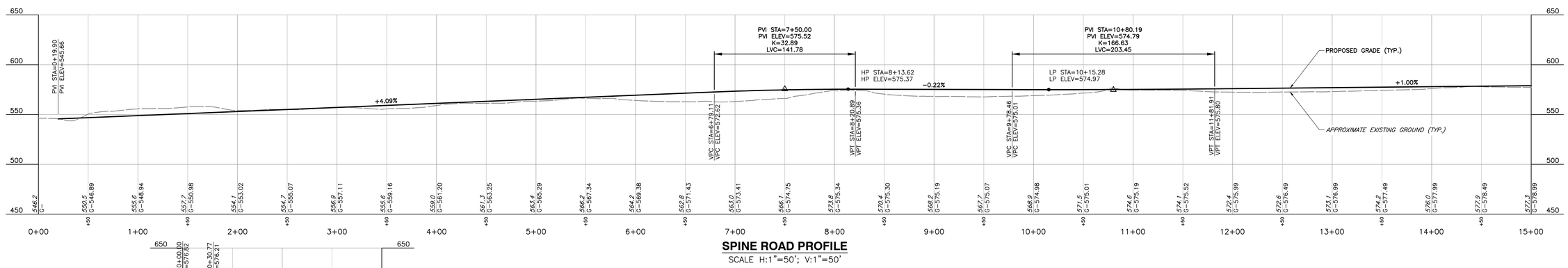
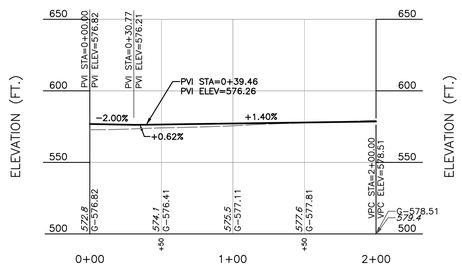




SPINE ROAD PROFILE

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



NEIGHBORHOOD ROAD C PROFILE

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

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SCALE IN FEET
0 50 100

PRELIMINARY
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TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026	DRAWN BY:	SAF,DJM,SB
DWG SCALE:	AS SHOWN	CHECKED BY:	CLW
PROJECT NO:			353-371
APPROVED BY:			JDR

DRAWING NO.:
C301

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NORTH

MATCHLINE SEE SHEET C313

MATCHLINE SEE SHEET C301

MATCHLINE SEE SHEET C304

MATCHLINE SEE SHEET C312

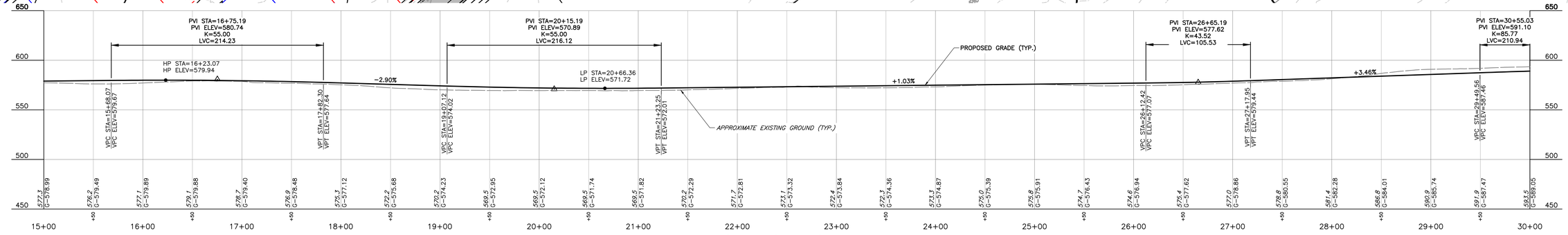
NEIGHBORHOOD ROAD A CENTERLINE

NEIGHBORHOOD ROAD E CENTERLINE

NEIGHBORHOOD ROAD F CENTERLINE

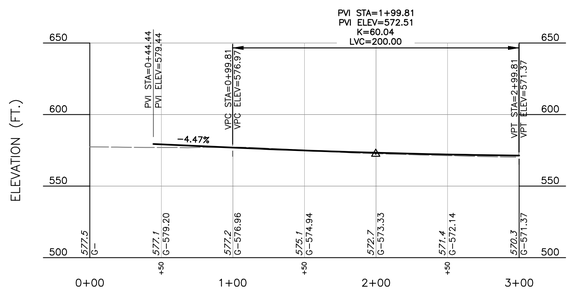
SPINE ROAD CENTERLINE

CLUB HOUSE ROAD CENTERLINE



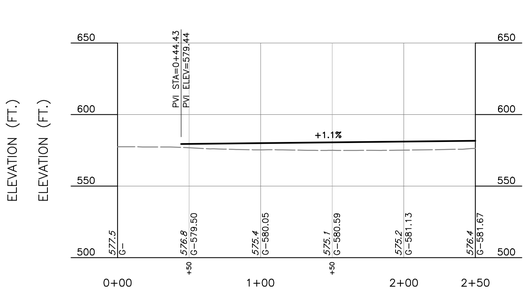
SPINE ROAD PROFILE

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



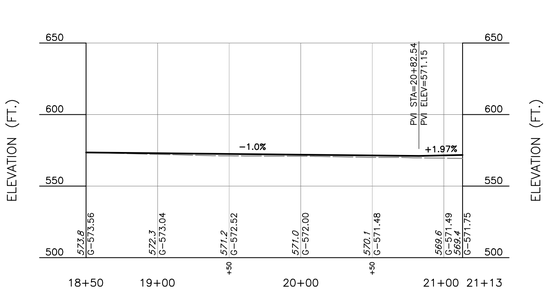
NEIGHBORHOOD ROAD A PROFILE

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



NEIGHBORHOOD ROAD E PROFILE

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



NEIGHBORHOOD ROAD E PROFILE

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

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC, LANDSCAPE ARCHITECTURE SERVICES, LLC.

786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.848.7526
www.cecinc.com

Civil & Environmental Consultants, Inc.

SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO.	
APPROVED BY:	
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
	353-371
	JDR

DRAWING NO.:

C302

P:\350-099\353-371\~DWG\[Dwg]\C302\353371-C101-C300-PLAN AND PROFILE.dwg[P1] 5/15/2026 - djmoore[] - LN: 5/22/2026 8:06 AM

NORTH

MATCHLINE SEE SHEET C313

MATCHLINE SEE SHEET C301

MATCHLINE SEE SHEET C304

MATCHLINE SEE SHEET C312

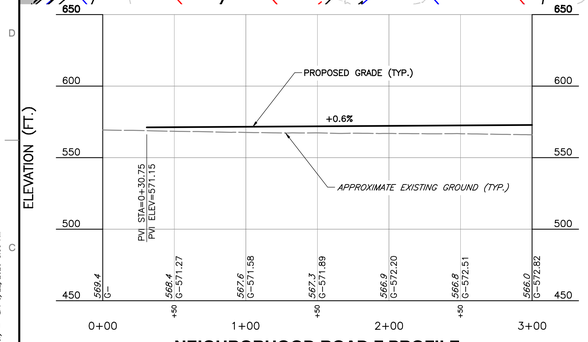
NEIGHBORHOOD ROAD A CENTERLINE

NEIGHBORHOOD ROAD E CENTERLINE

NEIGHBORHOOD ROAD F CENTERLINE

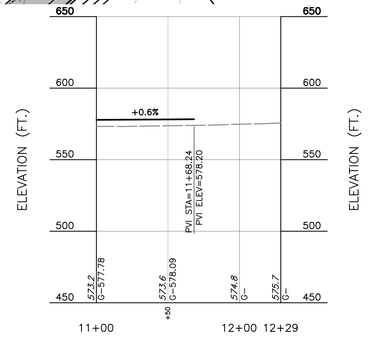
SPINE ROAD CENTERLINE

CLUB HOUSE ROAD CENTERLINE



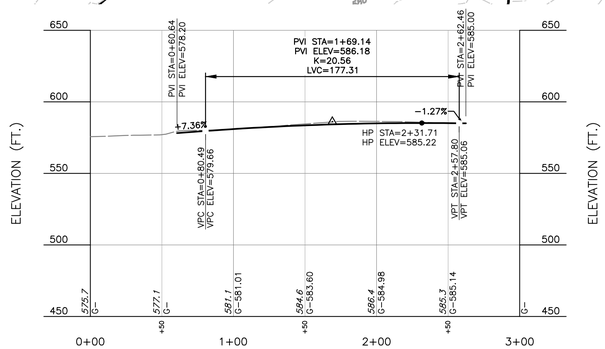
NEIGHBORHOOD ROAD F PROFILE

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



NEIGHBORHOOD ROAD F PROFILE

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



CLUB HOUSE ROAD PROFILE

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

NOTE

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SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF OHIO WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF WV WILL BE PROVIDED BY CONCORD ARCHITECTS, LLC.

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SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSON COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO.	
APPROVED BY:	
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
	353-371
	JDR

DRAWING NO.:

C303

P:\350-099\353-371\~DWG\Dwg\CIVIL\353371-CIV01-C300-PLAN AND PROFILE.dwg[1] 5/15/2026 - djmaxey - LM: 5/22/2026 8:08 AM

NORTH

SPINE ROAD CENTERLINE

NEIGHBORHOOD ROAD G CENTERLINE

NEIGHBORHOOD ROAD H CENTERLINE

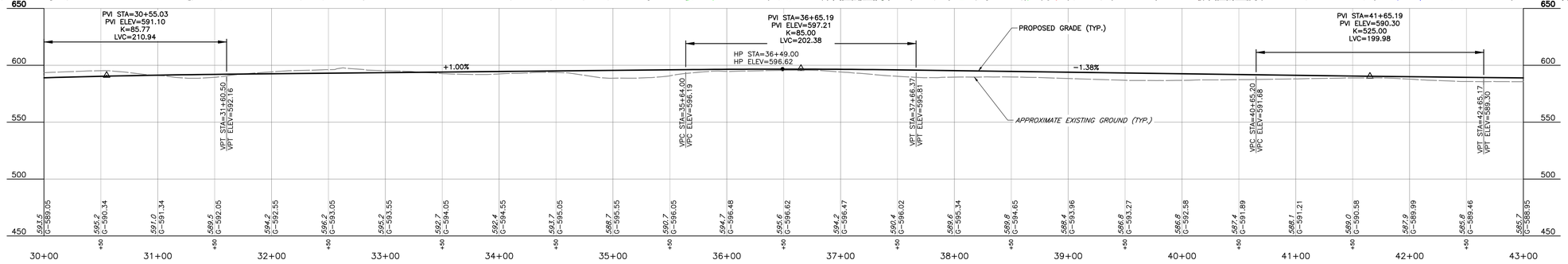
NEIGHBORHOOD ROAD I CENTERLINE

CLUB HOUSE ROAD CENTERLINE

MATCHLINE SEE SHEET C302 & C303

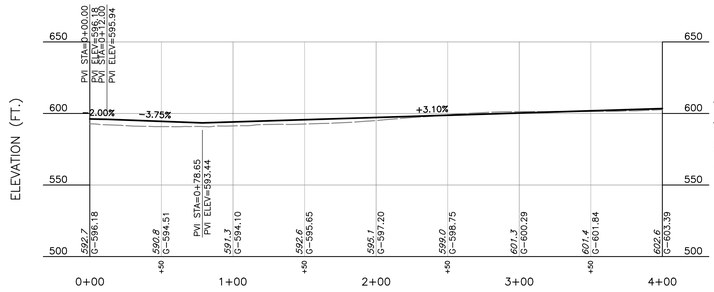
MATCHLINE SEE SHEET C305

MATCHLINE SEE SHEET C314



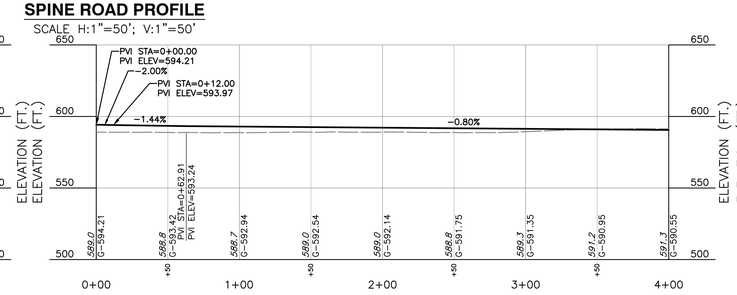
SPINE ROAD PROFILE

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



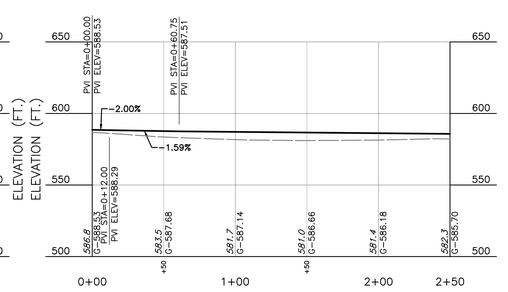
NEIGHBORHOOD ROAD G PROFILE

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



NEIGHBORHOOD ROAD H PROFILE

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



NEIGHBORHOOD ROAD I PROFILE

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

NOTE

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SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF WEST VIRGINIA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CONSOLIDATED ARCHITECTS, LLC.

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PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
APPROVED BY:	JDR

DRAWING NO.:
C304

P:\353-001\353-371\-DWG\Dwg\CIVIL\353371-CIV01-C300-PLAN AND PROFILE.dwg[H] LS:(5/22/2026 - 6:dumper) - LP: 5/22/2026 8:06 AM

NORTH

MATCHLINE SEE SHEET C304

MATCHLINE SEE SHEET C318

MATCHLINE SEE SHEET C306

MATCHLINE SEE SHEET C322

MATCHLINE SEE SHEET C316

MATCHLINE SEE SHEET C317

MATCHLINE SEE SHEET C314

NEIGHBORHOOD ROAD P CENTERLINE

CUL-DE-SAC RADIUS = 53'

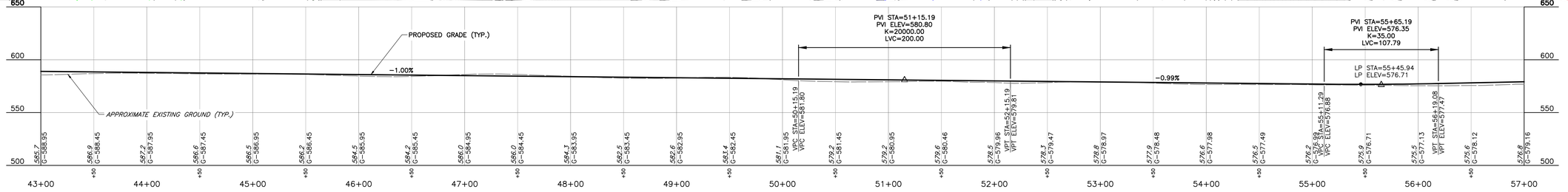
NEIGHBORHOOD ROAD J CENTERLINE

NEIGHBORHOOD ROAD G CENTERLINE

SPINE ROAD CENTERLINE

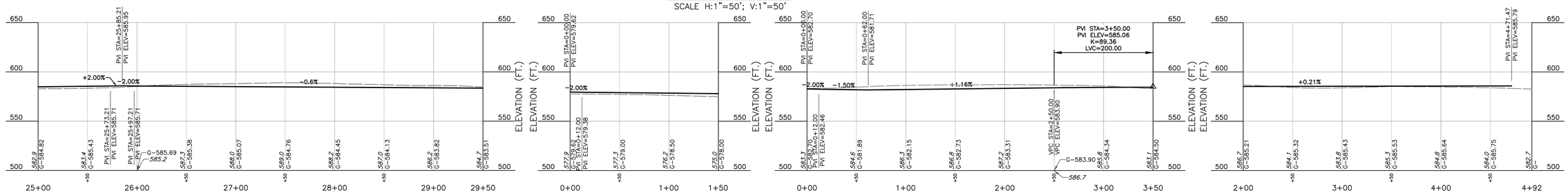
NEIGHBORHOOD ROAD J CENTERLINE

NEIGHBORHOOD ROAD J CENTERLINE



SPINE ROAD PROFILE

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



NEIGHBORHOOD ROAD J PROFILE

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

NEIGHBORHOOD ROAD J PROFILE

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

NEIGHBORHOOD ROAD O PROFILE

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

NEIGHBORHOOD ROAD P PROFILE

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

NOTE

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SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PERFORMED BY CEC, ENGINEERS & CONSULTANTS, LLC, LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, INC.

786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.848.7526
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Civil & Environmental Consultants, Inc.

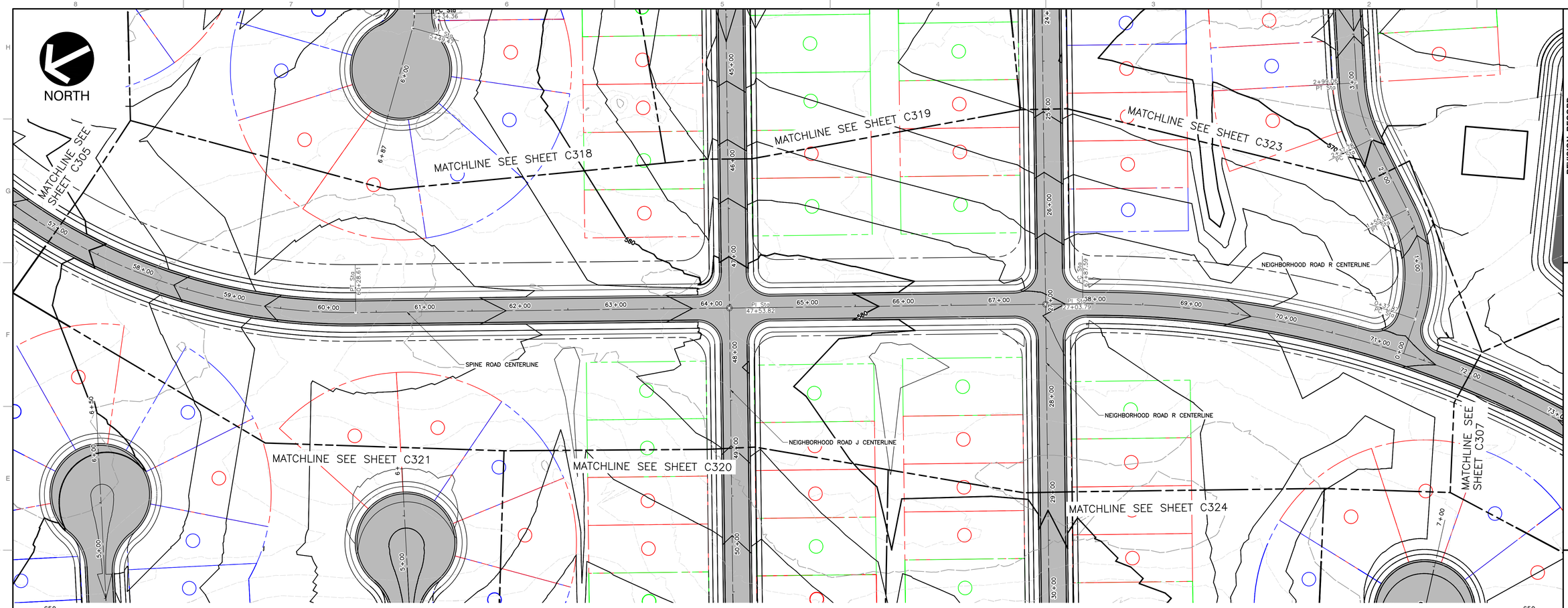
SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

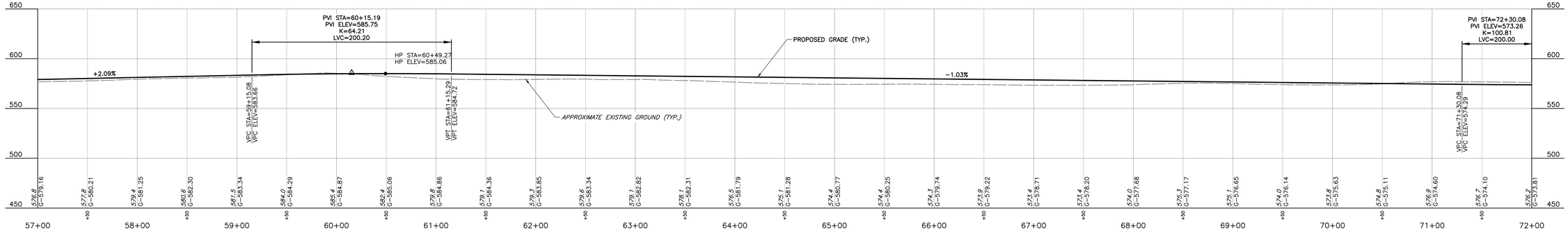
PLAN AND PROFILE

DATE:	MAY 2026
DRAWN BY:	SAF,DJM,SB
DWG SCALE:	AS SHOWN
CHECKED BY:	CLW
PROJECT NO.	353-371
APPROVED BY:	JDR

DRAWING NO.:
C305

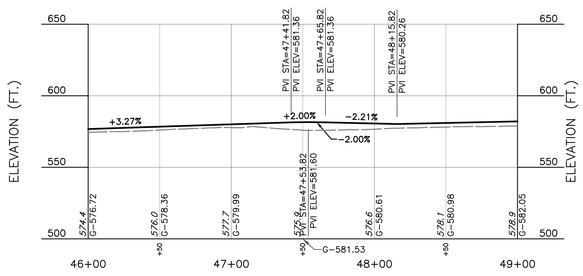
P:\353-001\353-371\--CAD\Dwg\CIVIL\353371-CIV01-C305-PLAN AND PROFILE.dwg[5] LS:(5/22/2026 - djumper) - LP: 5/22/2026 8:06 AM





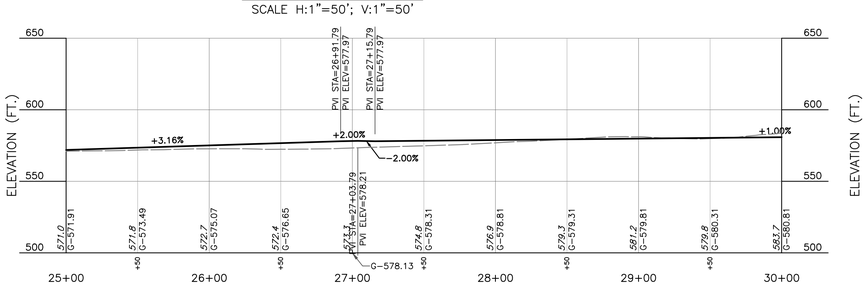
SPINE ROAD PROFILE

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



NEIGHBORHOOD ROAD J PROFILE

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



NEIGHBORHOOD ROAD R PROFILE

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

NOTE

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SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC: ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF OHIO WILL BE PROVIDED BY CEC: ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF WV WILL BE PROVIDED BY CONNOR ARCHITECTS, LLC.

786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.848.7526
www.cecinc.com

Civil & Environmental Consultants, Inc.

SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
APPROVED BY:	JDR

DRAWING NO.:
C306

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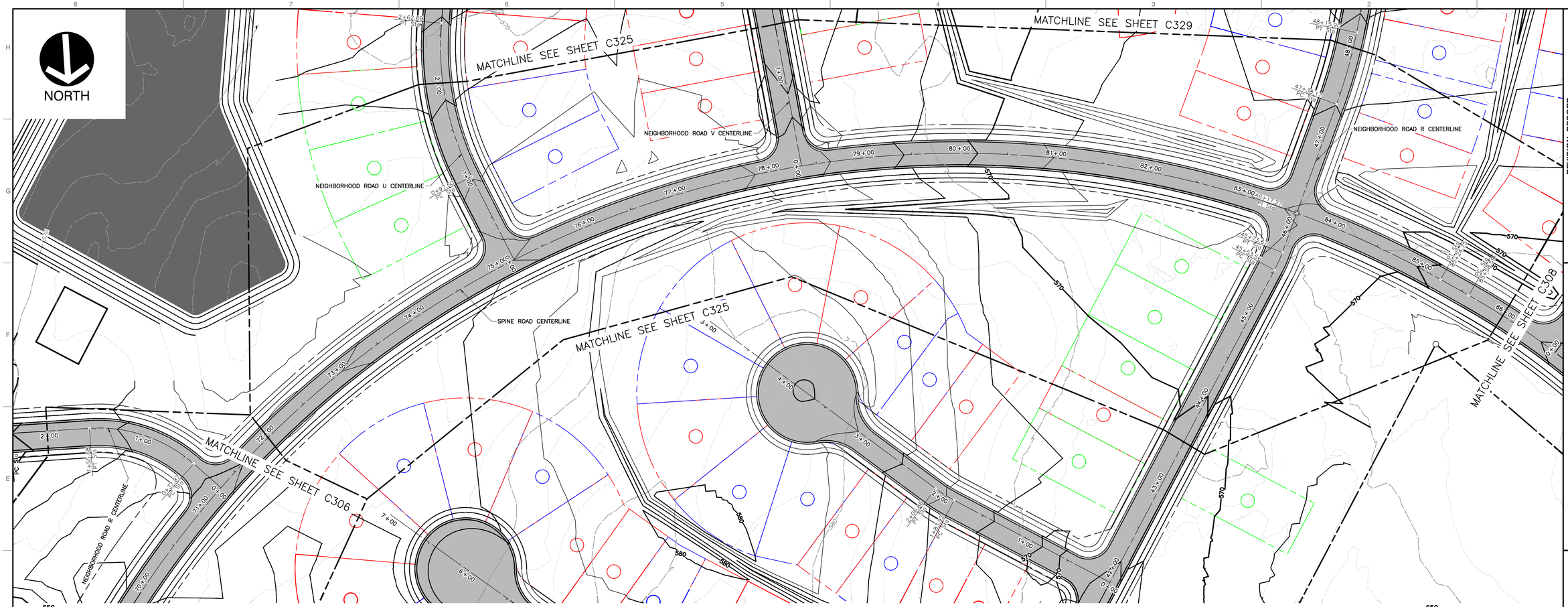
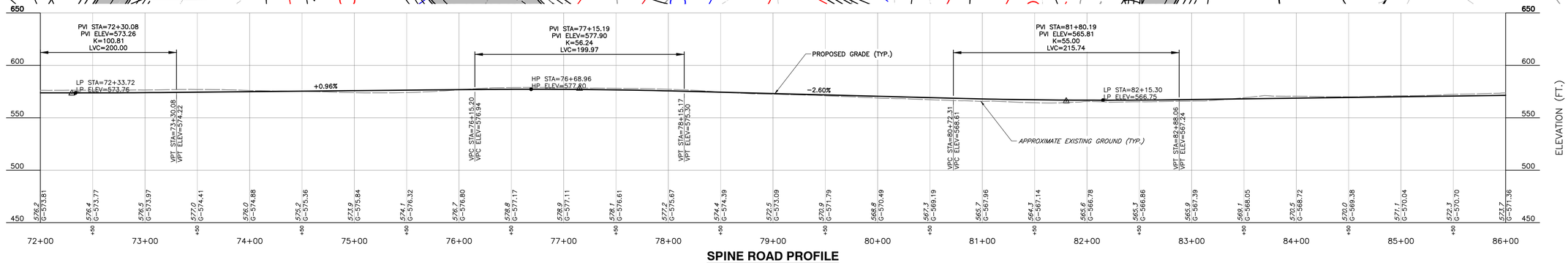
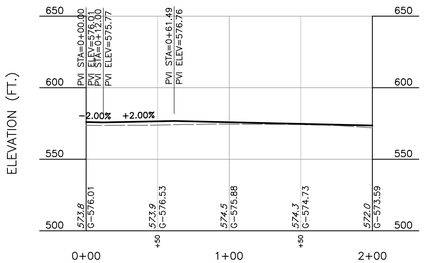




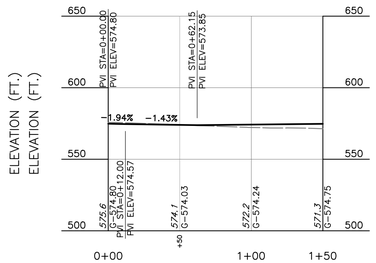
SPINE ROAD PROFILE

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



NEIGHBORHOOD ROAD U PROFILE

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



NEIGHBORHOOD ROAD V PROFILE

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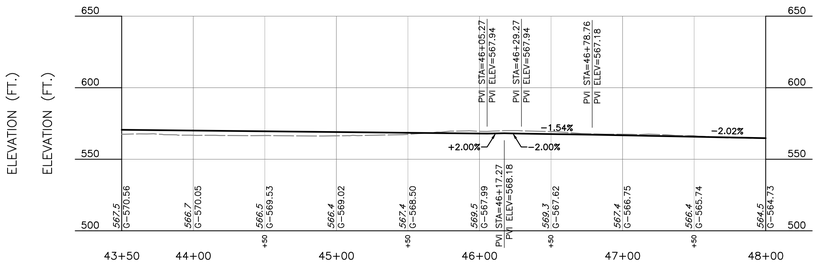

NEIGHBORHOOD ROAD R PROFILE

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

NOTE

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SCALE IN FEET
0 50 100

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF OHIO WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF WV WILL BE PROVIDED BY CONSOLIDATED ARCHITECTS.

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Civil & Environmental
Consultants, Inc.

SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

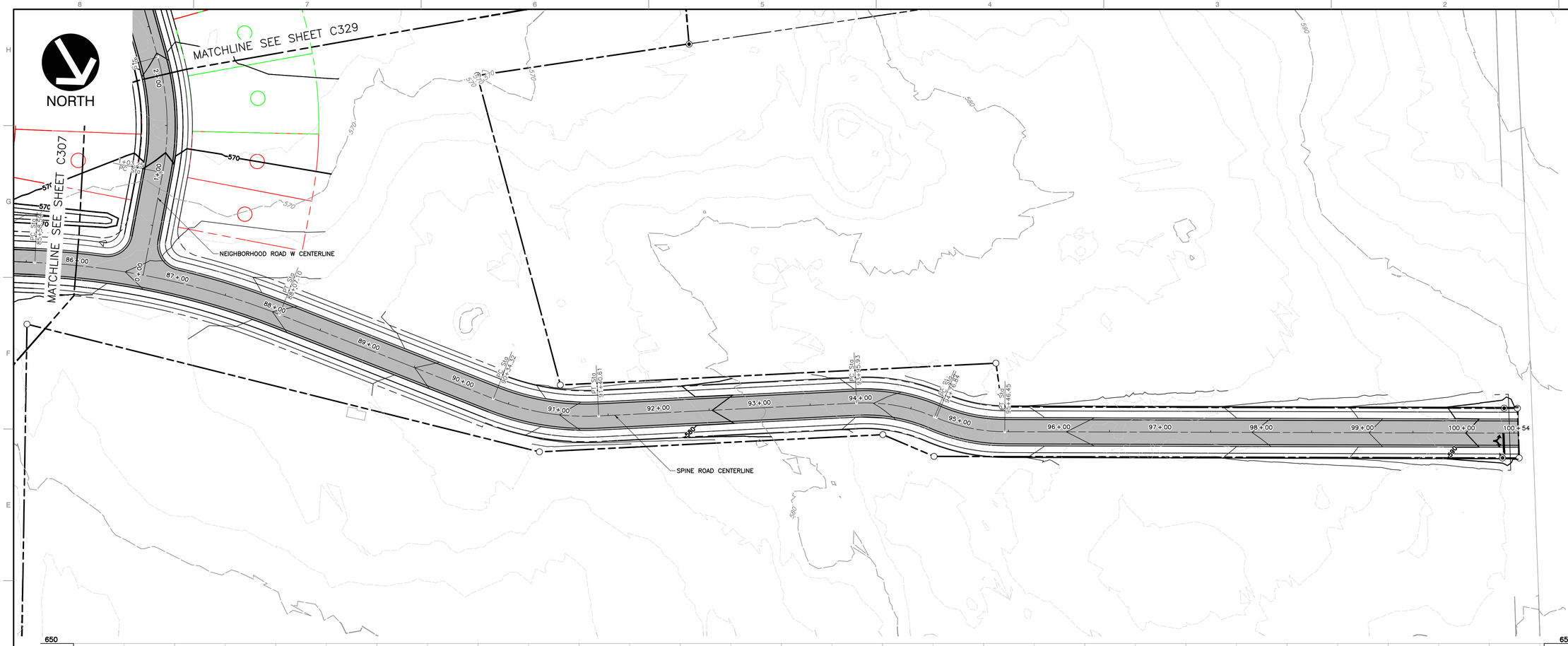
PLAN AND PROFILE

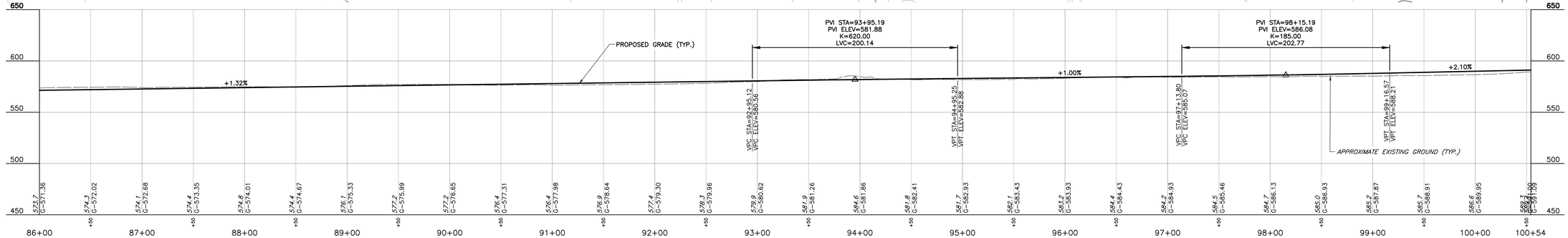
DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
DRAWN BY:	SAF, DJM, SB
CHECKED BY:	CLW
APPROVED BY:	JDR

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

DRAWING NO.:
C307

P:\353-001\353-371-0401\dwg\CIVIL\353371-C001-C300-PLAN AND PROFILE.dwg[7] LS:[5/22/2026 - 6:41AM] - LP: 5/22/2026 8:07 AM





SPINE ROAD PROFILE
SCALE H:1"=50'; V:1"=50'

NEIGHBORHOOD ROAD W PROFILE
SCALE H:1"=50'; V:1"=50'

NOTE

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SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF WEST VIRGINIA WILL BE PROVIDED BY FCC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CORRIDOR ARCHITECTS, LLC.

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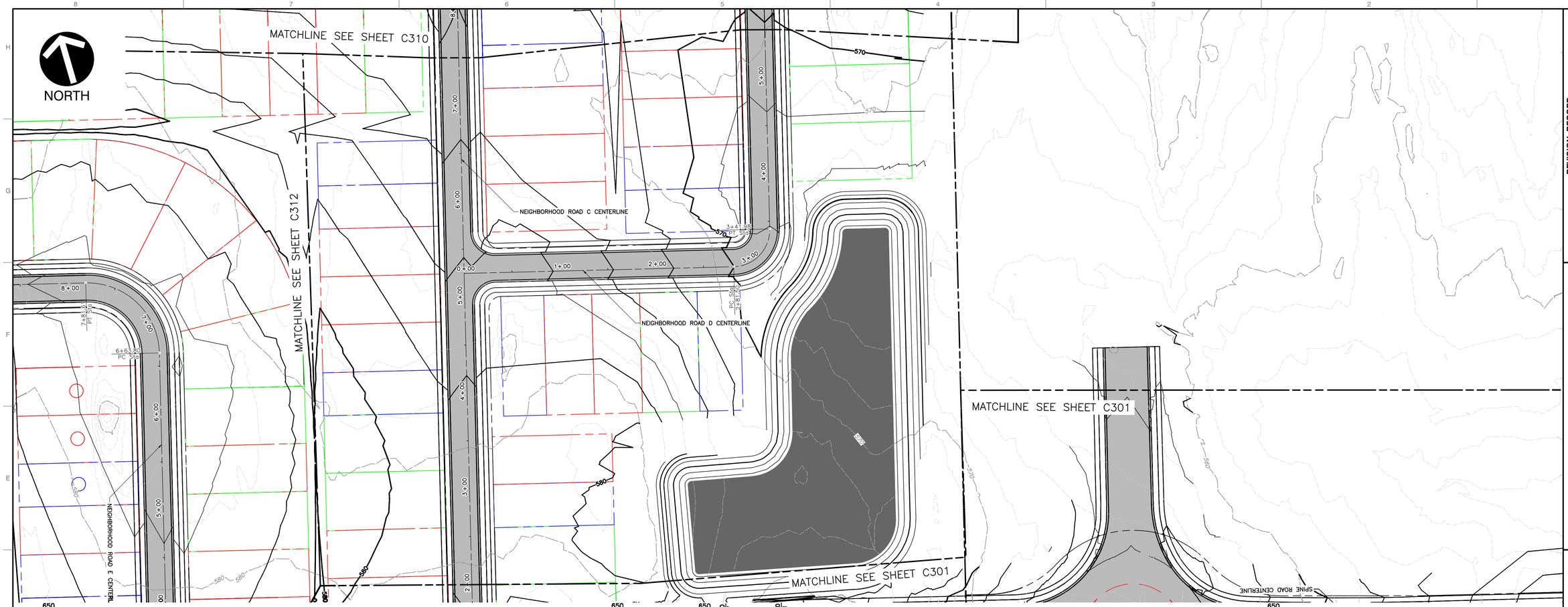
SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

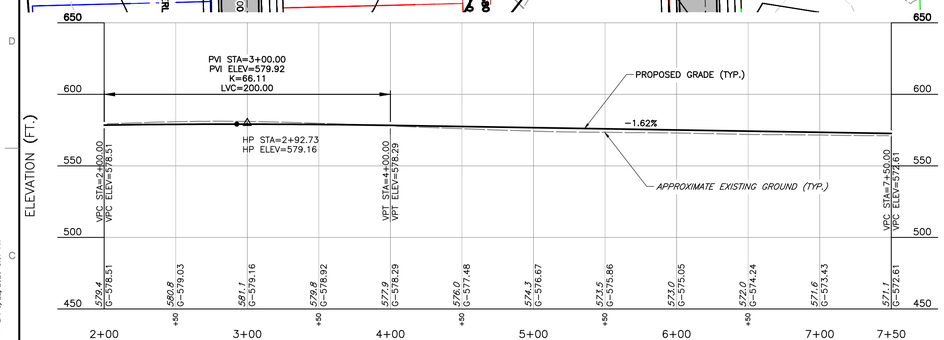
PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
APPROVED BY:	JDR
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW

DRAWING NO.:
C308

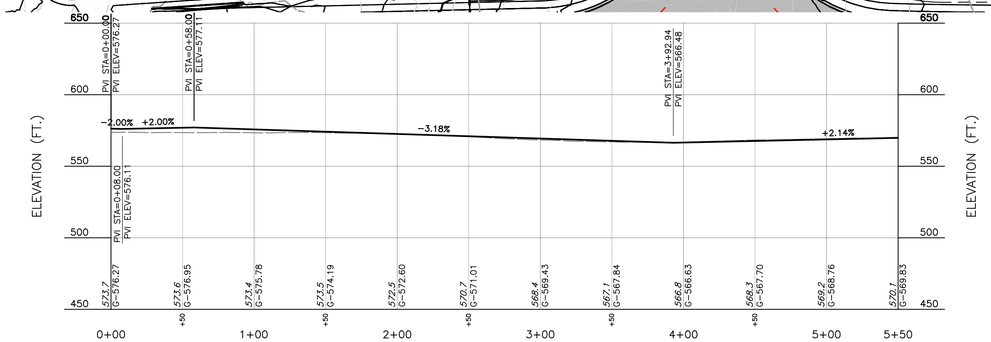
P:\353-001\353-371\-DGN\Dwg\C103\353371-C101-C300-PLAN AND PROFILE.dwg[B] 5/19/2026 - 6:dumper - LP: 5/20/2026 8:07 AM





NEIGHBORHOOD ROAD C PROFILE

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



NEIGHBORHOOD ROAD D PROFILE

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

NOTE

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SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF OHIO WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF PA WILL BE PROVIDED BY CONRAD ARCHITECTS, LLC.

786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.848.7526
www.cecinc.com

Civil & Environmental Consultants, Inc.

SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSON COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO.	353-371
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
APPROVED BY:	JDR

DRAWING NO.:

C309

P:\353-001\353-371\-CAD\Dwg\CIVIL\353371-C001-PLAN AND PROFILE.dwg(L) LS:(5/22/2026 - djumper) - LP: 5/22/2026 8:07 AM

NORTH

NEIGHBORHOOD ROAD D CENTERLINE

NEIGHBORHOOD ROAD C CENTERLINE

PT Sta 18+99.44

PC Sta 20+45.33

PT Sta 22+76.58

17+45.58 PC

10+03.58 PT

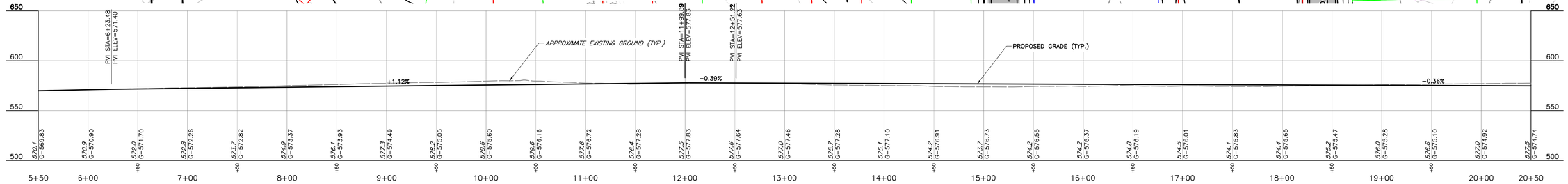
8+43.28 PC Sta

MATCHLINE SEE SHEET C312

MATCHLINE SEE SHEET C309

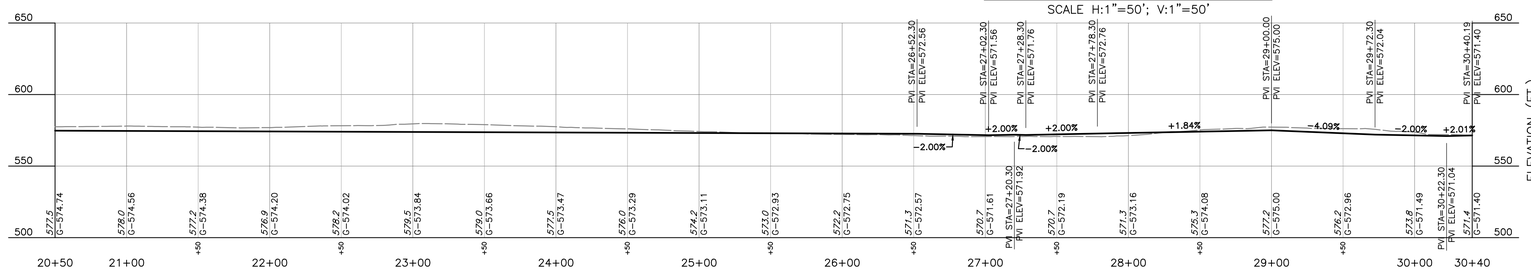
NEIGHBORHOOD ROAD D PROFILE

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



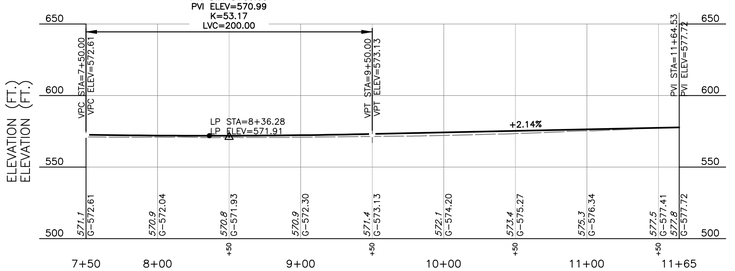
NEIGHBORHOOD ROAD D PROFILE

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



NEIGHBORHOOD ROAD C PROFILE

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



NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

DRAWING NO.:
C310

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF OHIO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CONSOLE ARCHITECTS, LLC.

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RANSON, JEFFERSION COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
APPROVED BY:	JDR
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW

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NORTH

CUL-DE-SAC RADIUS = 53'

NEIGHBORHOOD ROAD A CENTERLINE

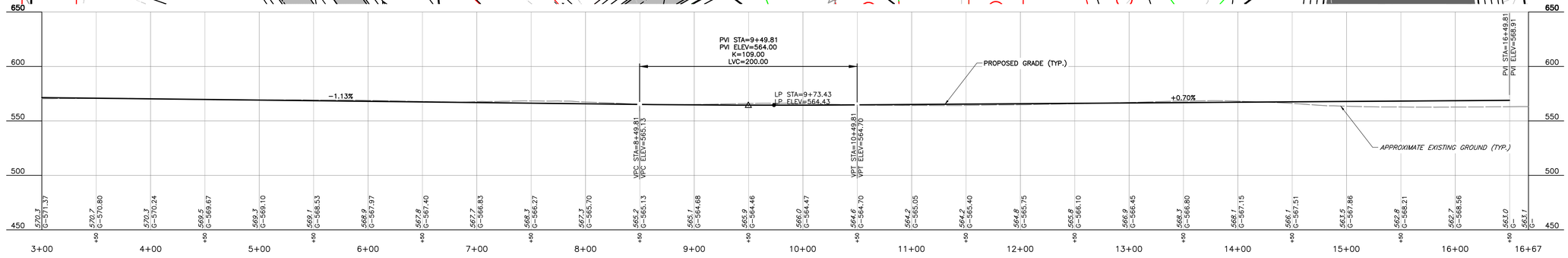
NEIGHBORHOOD ROAD B CENTERLINE

NEIGHBORHOOD ROAD C CENTERLINE

MATCHLINE SEE SHEET C301

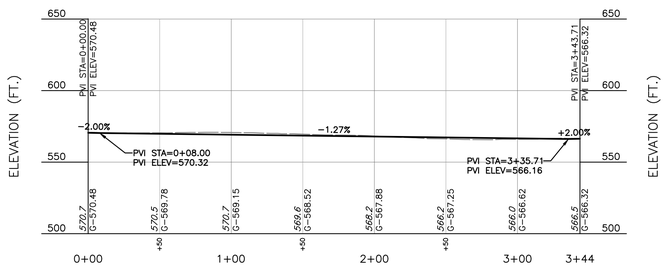
MATCHLINE SEE SHEET C302 & C303

MATCHLINE SEE SHEET C313



NEIGHBORHOOD ROAD A PROFILE

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



NEIGHBORHOOD ROAD B PROFILE

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

NOTE

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SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, INC. ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF WEST VIRGINIA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF PA WILL BE PROVIDED BY CONRAD ARCHITECTS, LLC.

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RANSON, JEFFERSION COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
	353-371
APPROVED BY:	JDR

DRAWING NO.:
C311

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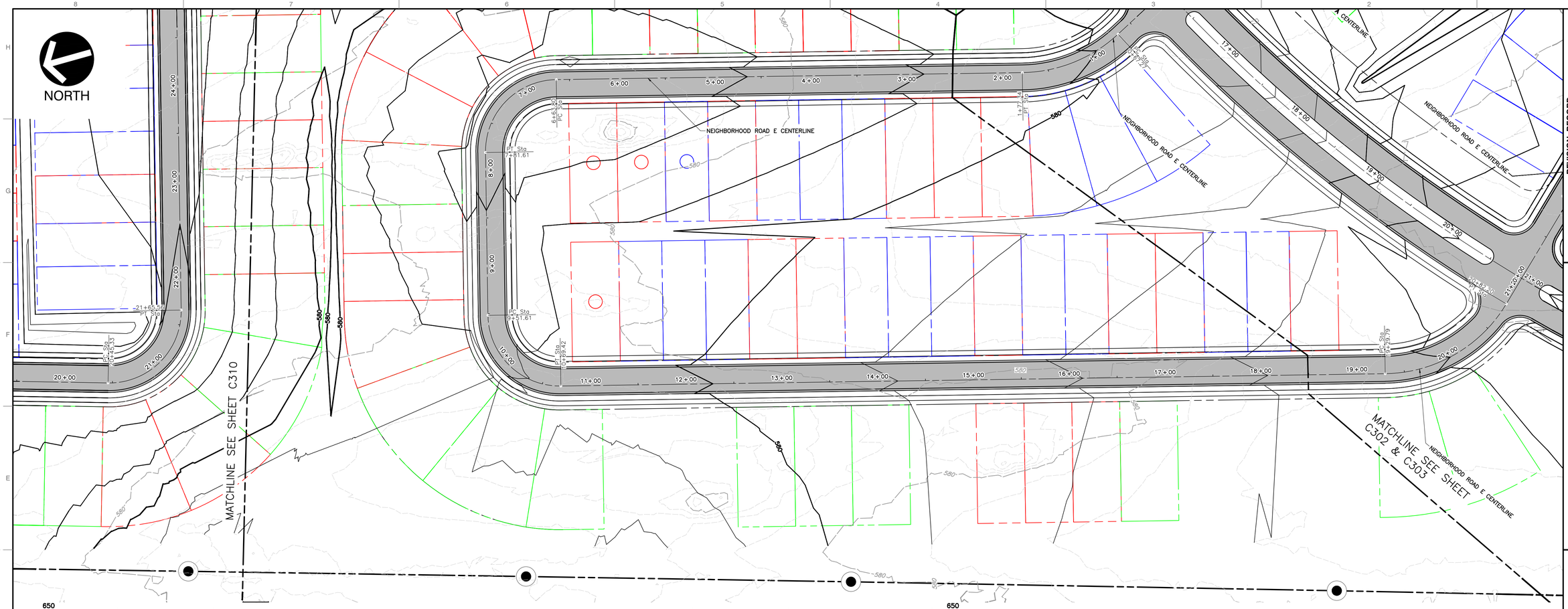
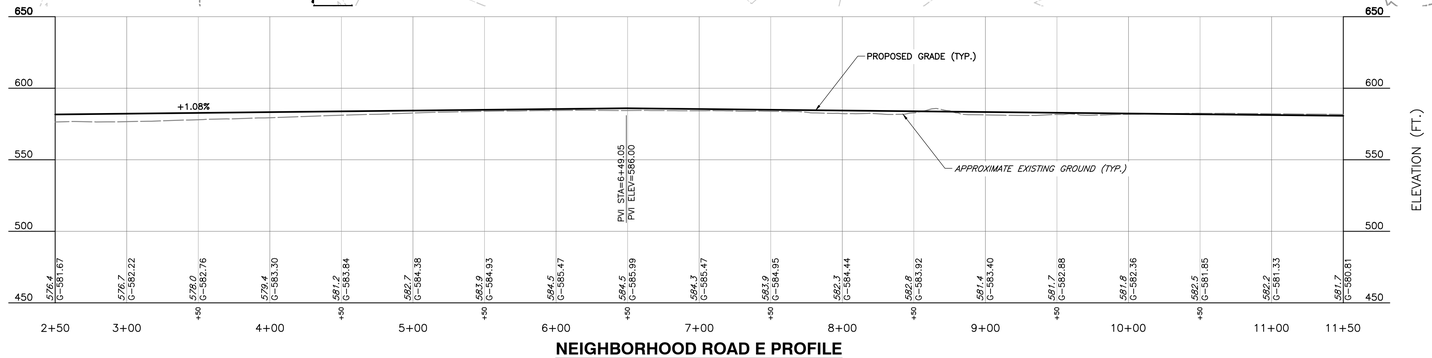
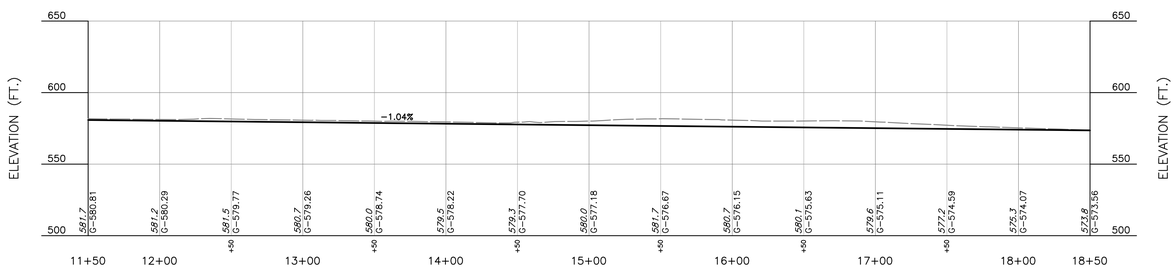




NEIGHBORHOOD ROAD E PROFILE
SCALE H:1"=50'; V:1"=50'



NEIGHBORHOOD ROAD E PROFILE
SCALE H:1"=50'; V:1"=50'

NOTE

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SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

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SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
DRAWN BY:	SAF, DJM, SB
CHECKED BY:	CLW
APPROVED BY:	JDR

DRAWING NO.:
C312

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NORTH

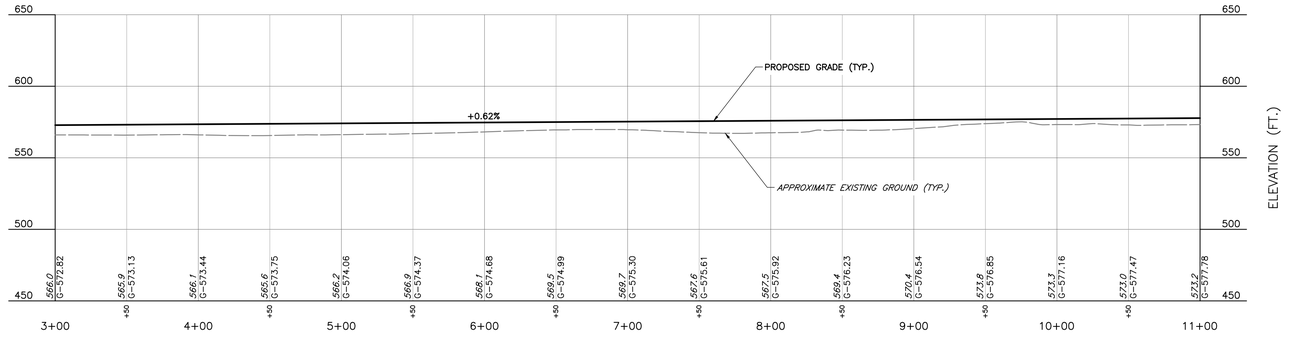
MATCHLINE SEE SHEET C311

MATCHLINE SEE SHEET C302 & C303

NEIGHBORHOOD ROAD A CENTERLINE

NEIGHBORHOOD ROAD B CENTERLINE

NEIGHBORHOOD ROAD F CENTERLINE



NEIGHBORHOOD ROAD F PROFILE

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

NOTE

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SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE:5/21/2026 BY: JDR

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PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
PROJECT NO:	353-371
APPROVED BY:	JDR

DRAWING NO.:

C313

P:\350-0099\353-371\-CADD\Dwg\CIVIL\353371-CIVIL-C300-PLAN AND PROFILE.dwg[1:1] LS(5/22/2026 - dumaw) - LP: 5/22/2026 8:07 AM

NORTH

MATCHLINE SEE SHEET C304

MATCHLINE SEE SHEET C305

MATCHLINE SEE SHEET C315

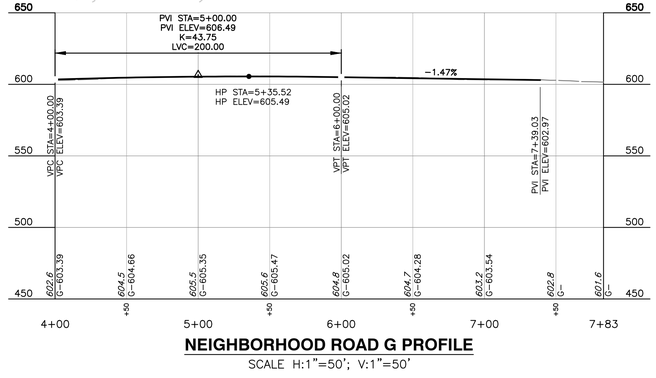
CUL-DE-SAC RADIUS = 53'

NEIGHBORHOOD ROAD G CENTERLINE

NEIGHBORHOOD ROAD H CENTERLINE

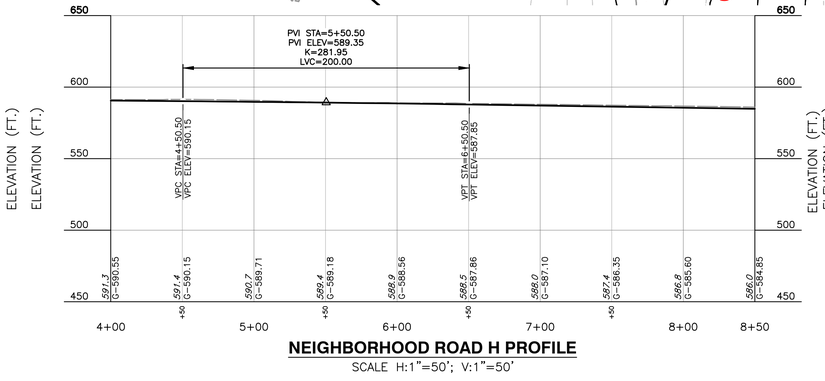
NEIGHBORHOOD ROAD I CENTERLINE

PC Sta 9+61.43



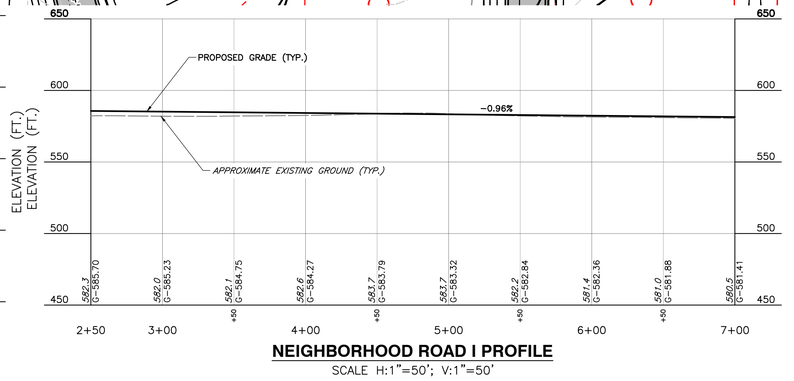
NEIGHBORHOOD ROAD G PROFILE

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



NEIGHBORHOOD ROAD H PROFILE

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



NEIGHBORHOOD ROAD I PROFILE

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

NOTE

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SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

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TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026	DRAWN BY:	SAF,DJM,SB
DWG SCALE:	AS SHOWN	CHECKED BY:	CLW
PROJECT NO:			353-371
APPROVED BY:			JDR

DRAWING NO.:

C314

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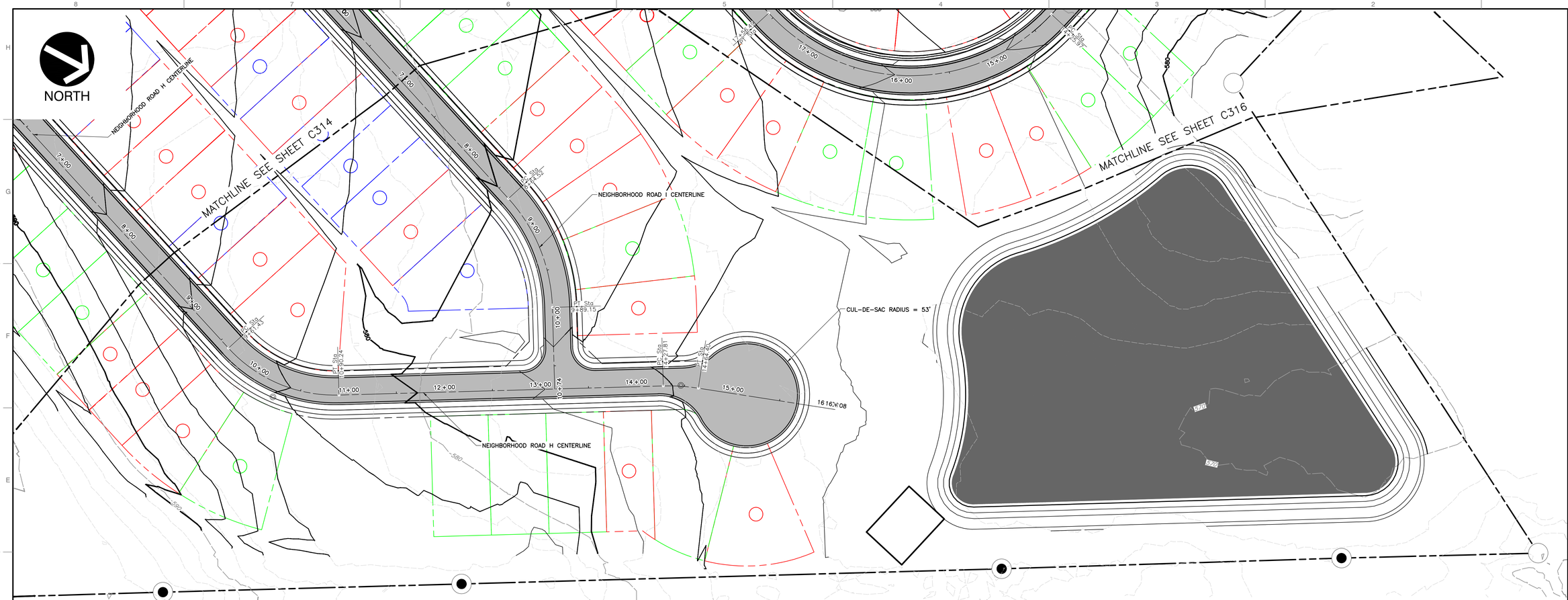
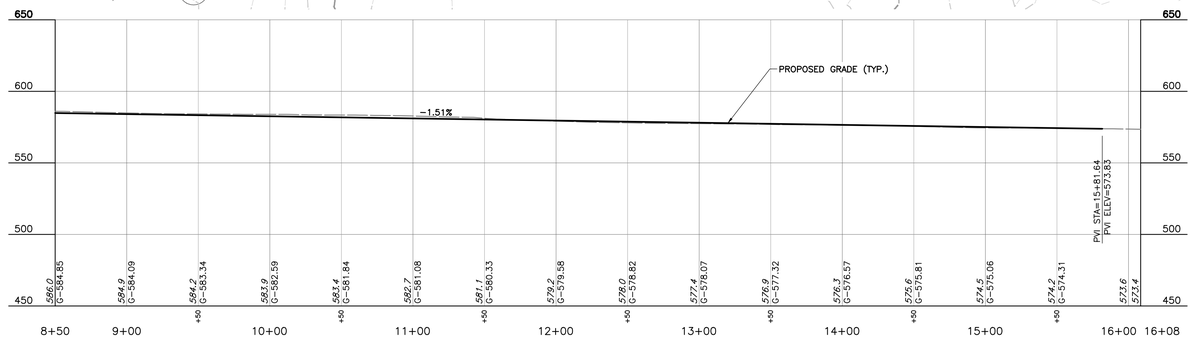
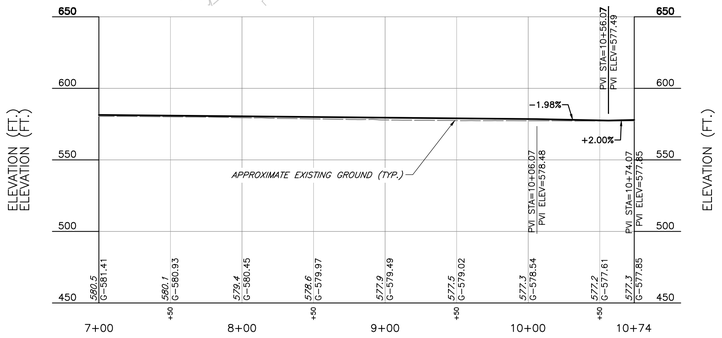




NEIGHBORHOOD ROAD H PROFILE

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



NEIGHBORHOOD ROAD I PROFILE

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

NOTE

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SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE:5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

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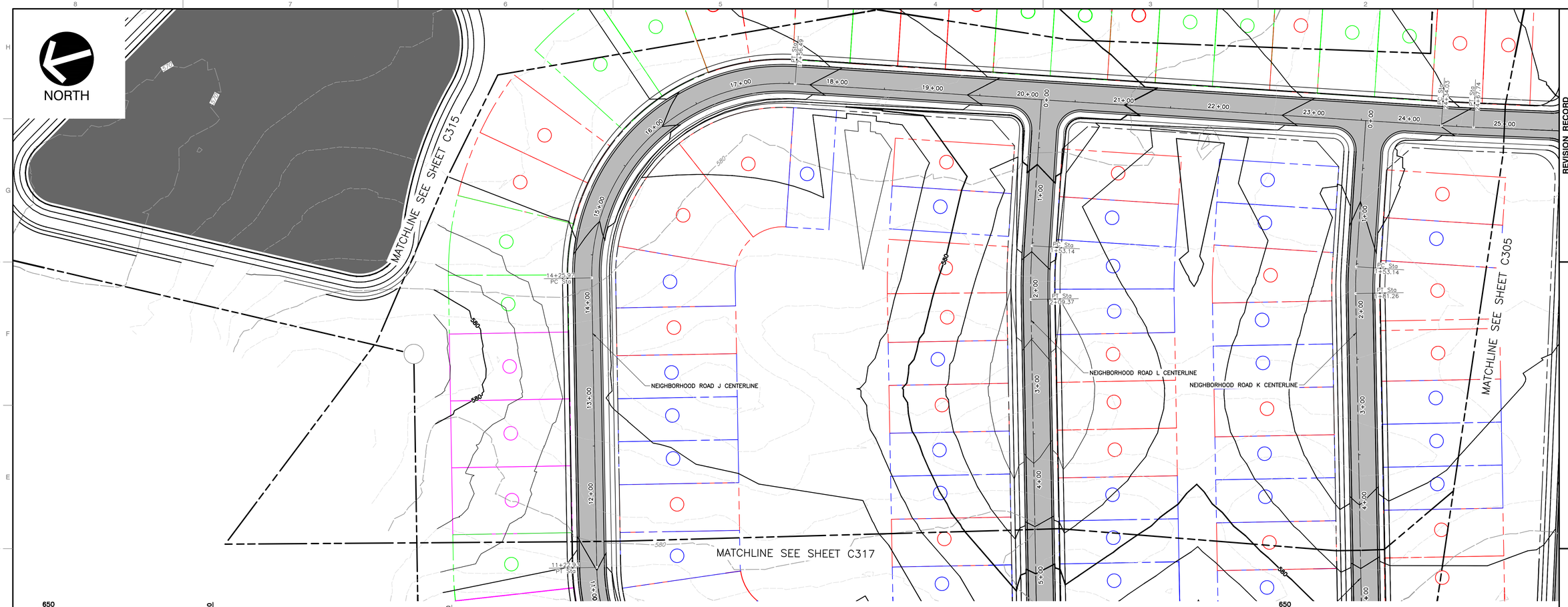
PLAN AND PROFILE

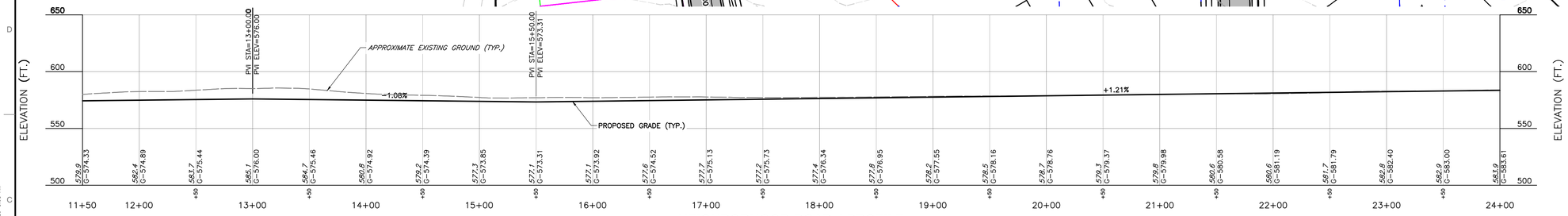
DATE:	MAY 2026	DRAWN BY:	SAF,DJM,SB
DWG SCALE:	AS SHOWN	CHECKED BY:	CLW
PROJECT NO:			353-371
APPROVED BY:			JDR

DRAWING NO.:

C315

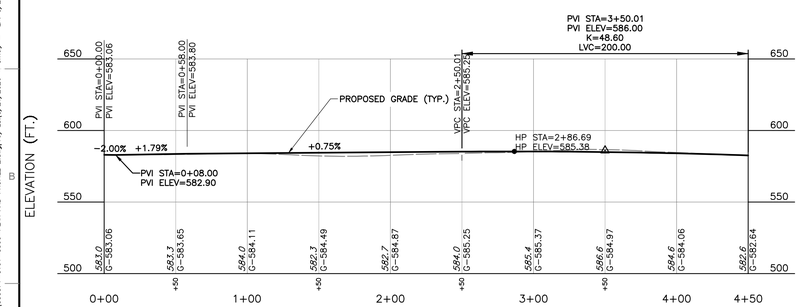
A:\353-000\353-371\~CADD\Dwg\Civil\353371-Civil-C300-PLAN AND PROFILE.dwg[15] LS:5/22/2026 - dumaw - LP: 5/22/2026 8:07 AM





NEIGHBORHOOD ROAD J PROFILE

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



NEIGHBORHOOD ROAD K PROFILE

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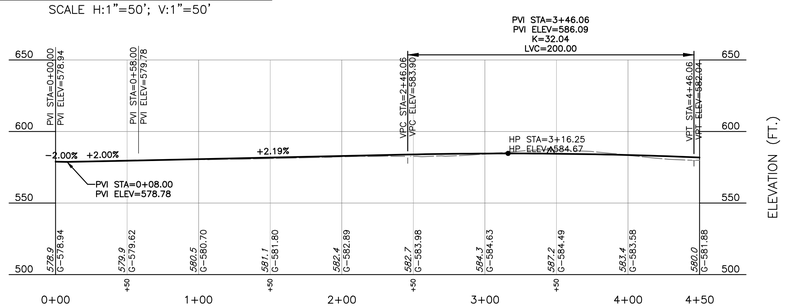

NEIGHBORHOOD ROAD L PROFILE

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

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

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PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
APPROVED BY:	JDR

DRAWING NO.:
C316

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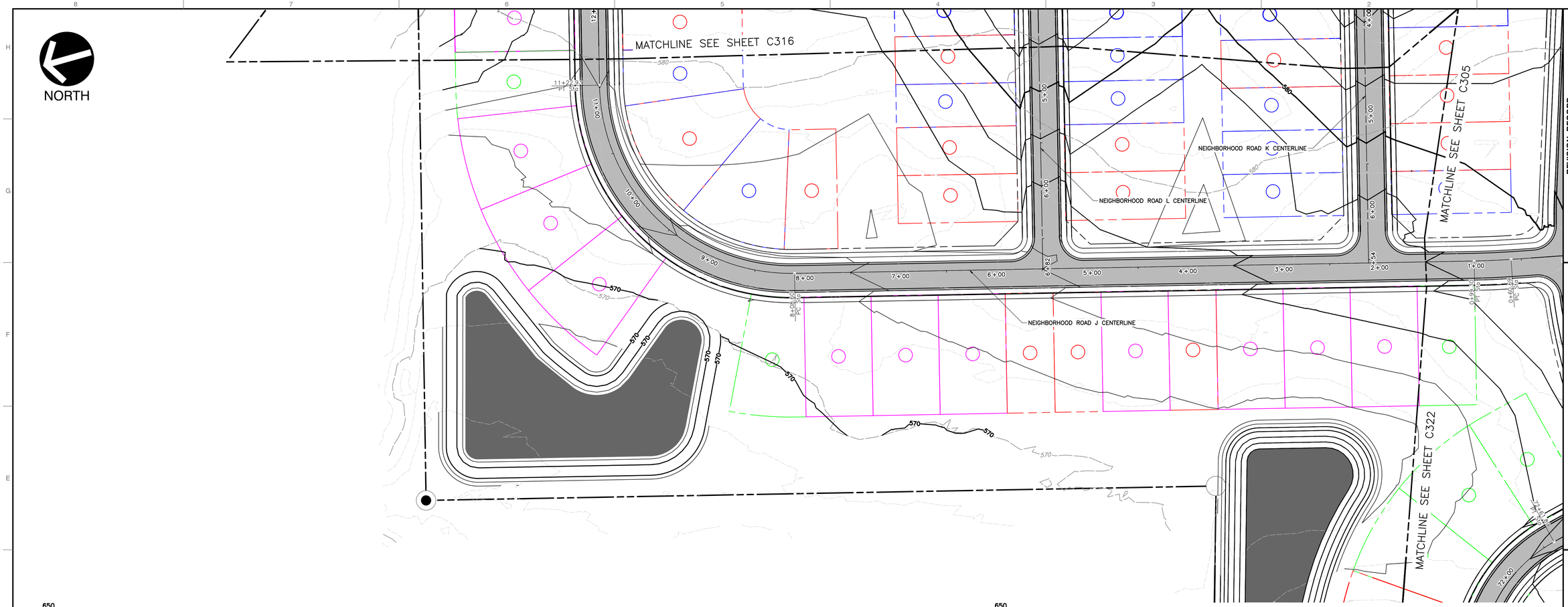
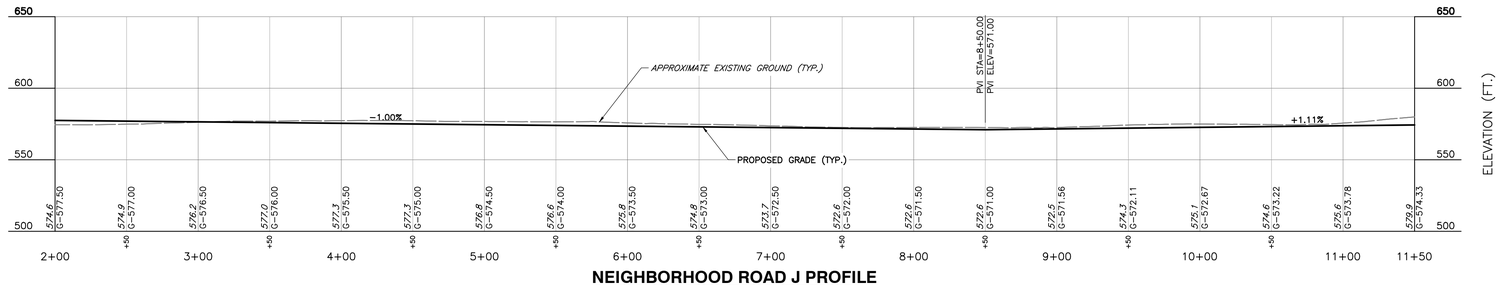
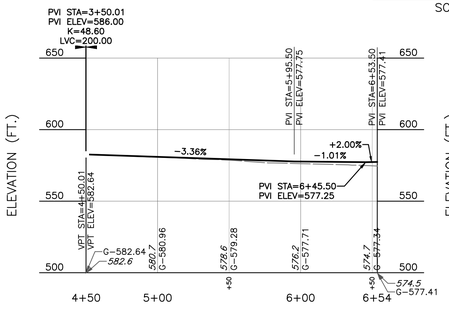




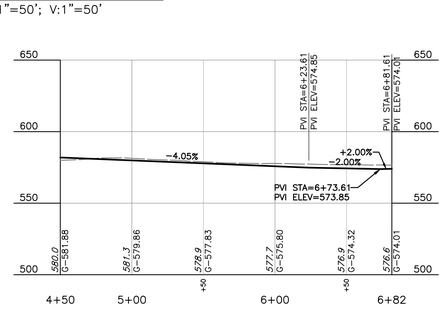
NEIGHBORHOOD ROAD J PROFILE

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



NEIGHBORHOOD ROAD K PROFILE

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



NEIGHBORHOOD ROAD L PROFILE

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

NOTE

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SCALE IN FEET
0 50 100

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DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF OHIO WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF PA WILL BE PROVIDED BY CEC, LANDSCAPE ARCHITECTS, LLC.

786 Foxcroft Ave.
Martinsburg, WV 25401
Ph: 304.848.7526
www.cecinc.com

Civil & Environmental Consultants, Inc.

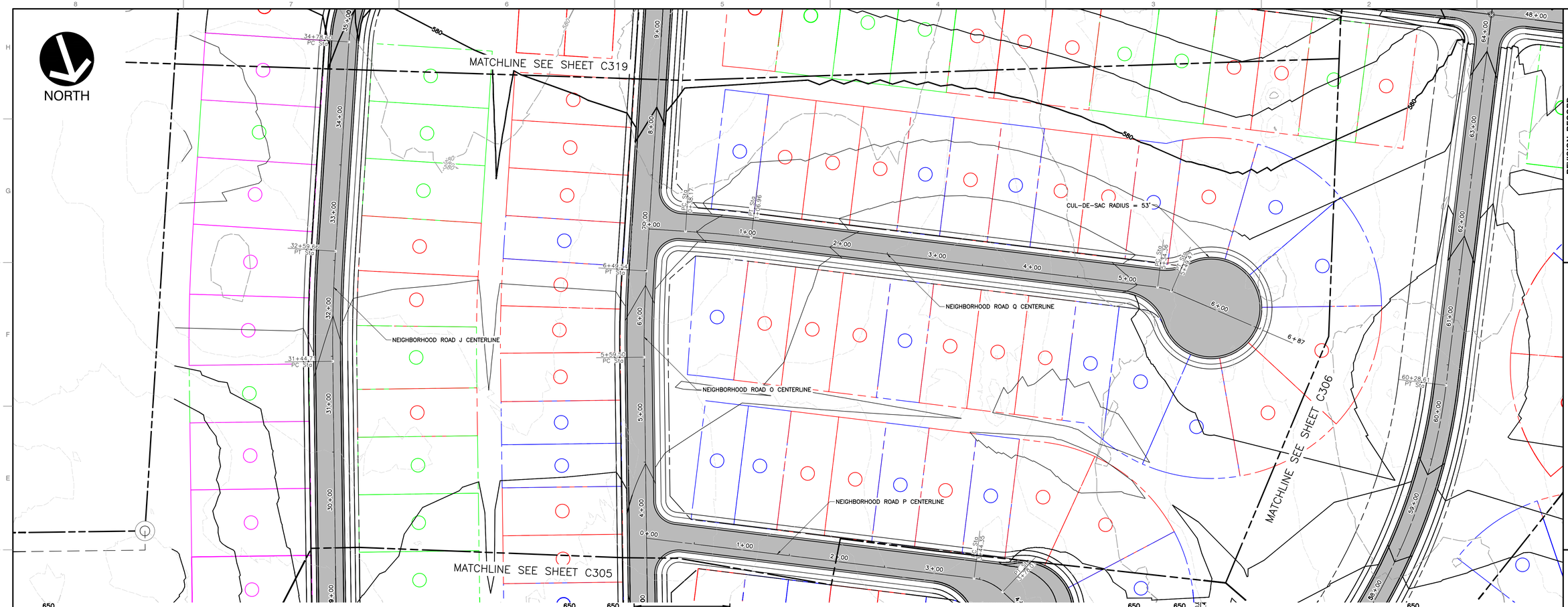
SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

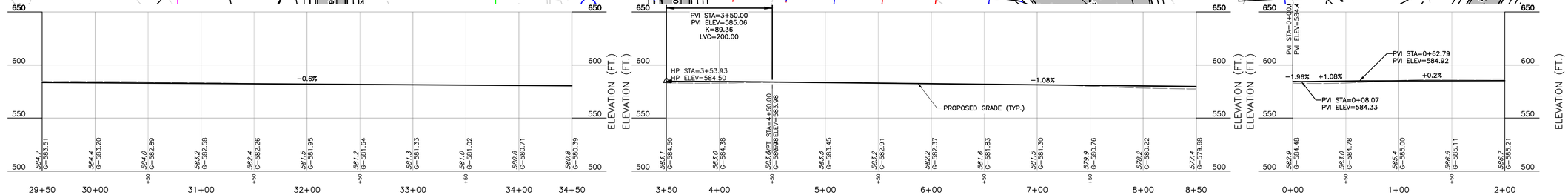
PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
DRAWN BY:	SAF, DJM, SB
CHECKED BY:	CLW
APPROVED BY:	JDR

DRAWING NO.:
C317

P:\350-001\353-371\-CAD\Dwg\C#03\353371-C001-C300-PLAN AND PROFILE 2.dwg(17) LS(5/21/2026 - 8:08) - LP, 5/22/2026 8:08 AM

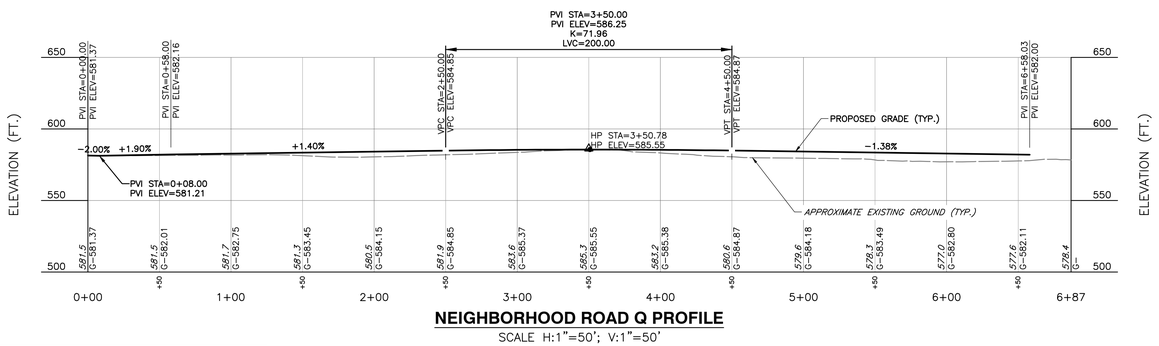




NEIGHBORHOOD ROAD J PROFILE
SCALE H:1"=50'; V:1"=50'

NEIGHBORHOOD ROAD O PROFILE
SCALE H:1"=50'; V:1"=50'

NEIGHBORHOOD ROAD P PROFILE
SCALE H:1"=50'; V:1"=50'



NEIGHBORHOOD ROAD Q PROFILE
SCALE H:1"=50'; V:1"=50'

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF WEST VIRGINIA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. ENGINEERING AND LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC.

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Civil & Environmental
Consultants, Inc.

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PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
APPROVED BY:	JDR

DRAWING NO.:
C318

P:\350-001\353-371-0401\dwg\civil\353371-C101-C300-PLAN AND PROFILE 2.dwg[18] LS(5/21/2026 - 8:08) - LP: 5/22/2026 8:08 AM

NORTH

MATCHLINE SEE SHEET C323

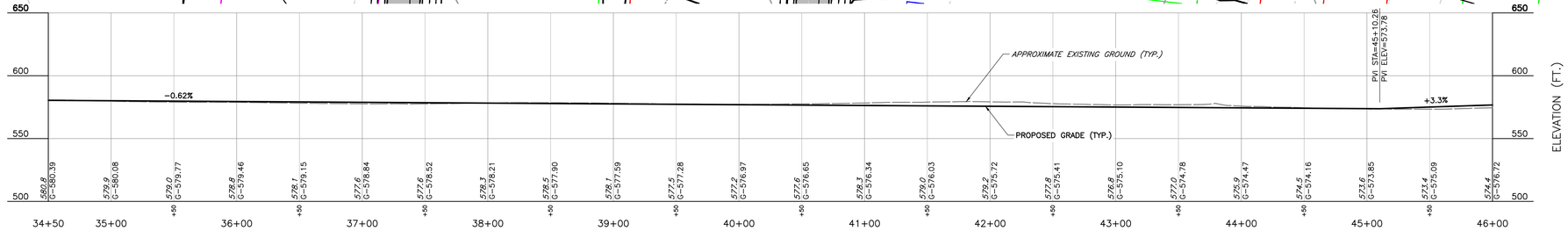
MATCHLINE SEE SHEET C306

MATCHLINE SEE SHEET C318

NEIGHBORHOOD ROAD R CENTERLINE

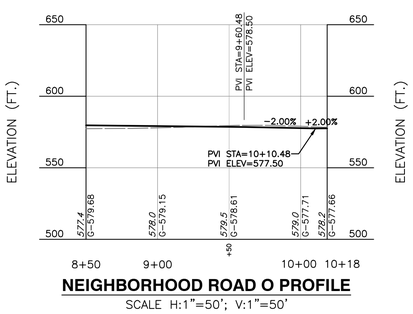
NEIGHBORHOOD ROAD J CENTERLINE

NEIGHBORHOOD ROAD O CENTERLINE



NEIGHBORHOOD ROAD J PROFILE

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



NEIGHBORHOOD ROAD O PROFILE

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

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF WEST VIRGINIA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CONRAD ARCHITECTS, LLC.

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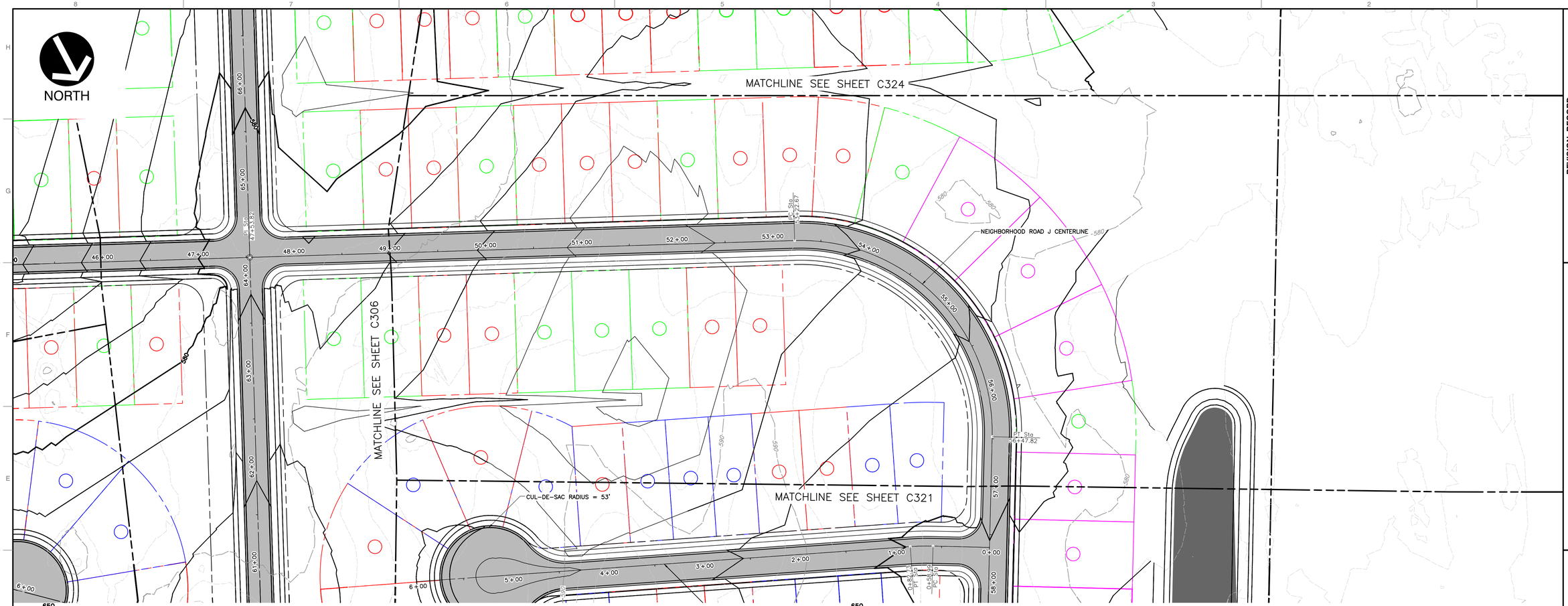
SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

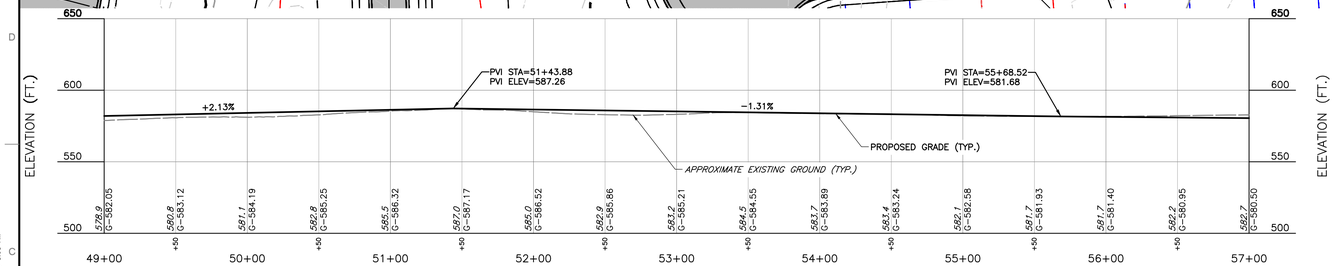
PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO.	
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
	353-371
APPROVED BY:	JDR

DRAWING NO.:
C319

P:\353-000\353-371\-CAD\Dwg\CIVIL\353371-CIVIL-C300-PLAN AND PROFILE 2.dwg[19] LS(5/21/2026 - 8:08a) - LP: 5/22/2026 8:08 AM





NEIGHBORHOOD ROAD J PROFILE

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

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC, LANDSCAPE ARCHITECTURE IN THE STATE OF WEST VIRGINIA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC, LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CONDON ASSOCIATES, LLC

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www.cecinc.com

Civil & Environmental
Consultants, Inc.

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TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
APPROVED BY:	JDR

DRAWING NO.:
C320

P:\350-001\353-371-CAD\Dwg\CIVIL\353371-CIVIL-C300-PLAN AND PROFILE 2.dwg[C] LS(5/21/2026 - ahall) - LP: 5/22/2026 8:08 AM

NORTH

MATCHLINE SEE SHEET C320

MATCHLINE SEE SHEET C306

MATCHLINE SEE SHEET C305

MATCHLINE SEE SHEET C322

CUL-DE-SAC RADIUS = 53'

CUL-DE-SAC RADIUS = 53'

NEIGHBORHOOD ROAD N CENTERLINE

NEIGHBORHOOD ROAD J CENTERLINE

NEIGHBORHOOD ROAD M CENTERLINE

PI Sta 6+47.82

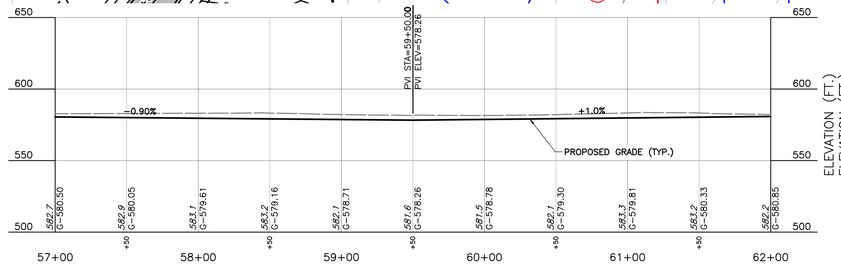
60+28.61 PT Sta

0+82.25 PT Sta

0+59.26 PC Sta

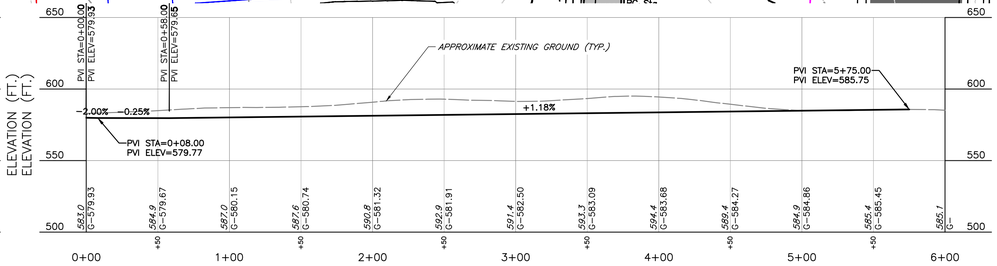
0+70.17 PT Sta

0+46.18 PC Sta



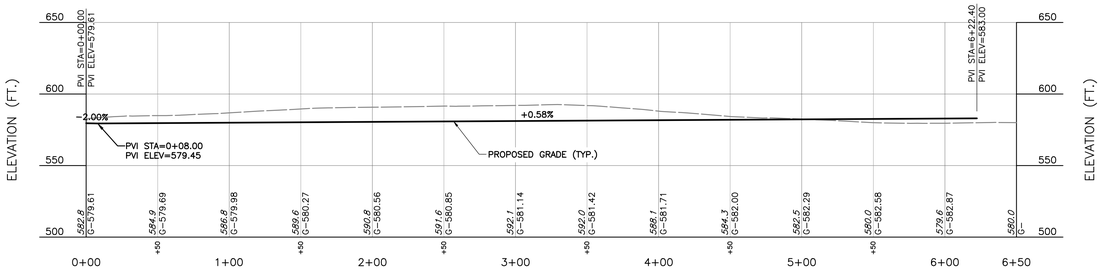
NEIGHBORHOOD ROAD J PROFILE

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



NEIGHBORHOOD ROAD N PROFILE

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



NEIGHBORHOOD ROAD M PROFILE

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

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF OHIO WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF PA WILL BE PROVIDED BY EDWARDS ARCHITECTS, LLC.

786 Foxcroft Ave.
Martinsburg, WV 25401
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Civil & Environmental Consultants, Inc.

SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

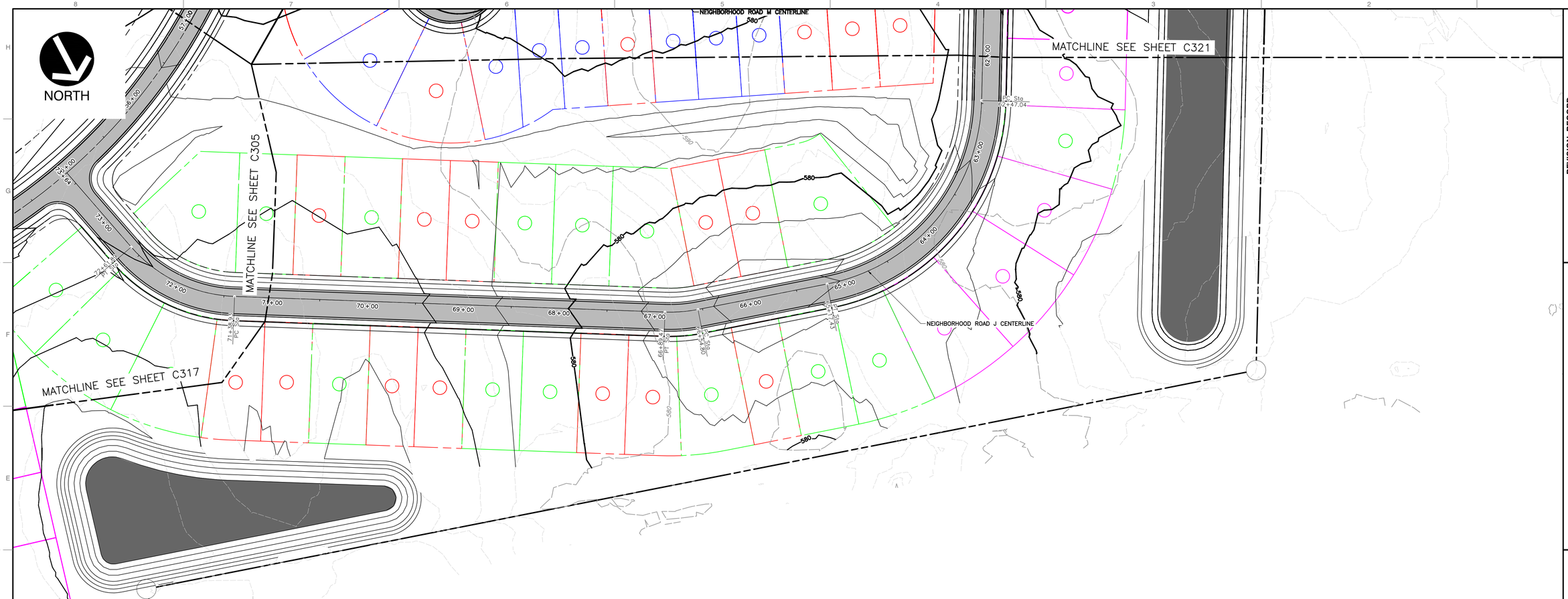
PLAN AND PROFILE

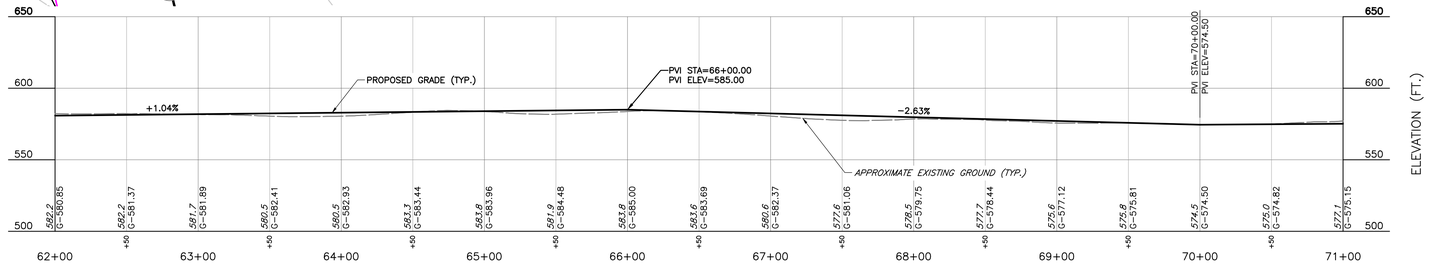
DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
APPROVED BY:	JDR
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW

DRAWING NO.:

C321

P:\353-000\353-371\-DWG\Dwg\CIVIL\353371-CIVIL-C300-PLAN AND PROFILE 2.dwg[P11 LS(5/21/2026 - 8:49) - LP: 5/22/2026 8:59 AM





NEIGHBORHOOD ROAD J PROFILE

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

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF PA WILL BE PROVIDED BY CONRAD ARCHITECTS, LLC.

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Martinsburg, WV 25401
Ph: 304.848.7526
www.cecinc.com

Civil & Environmental Consultants, Inc.

SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSON COUNTY, WV

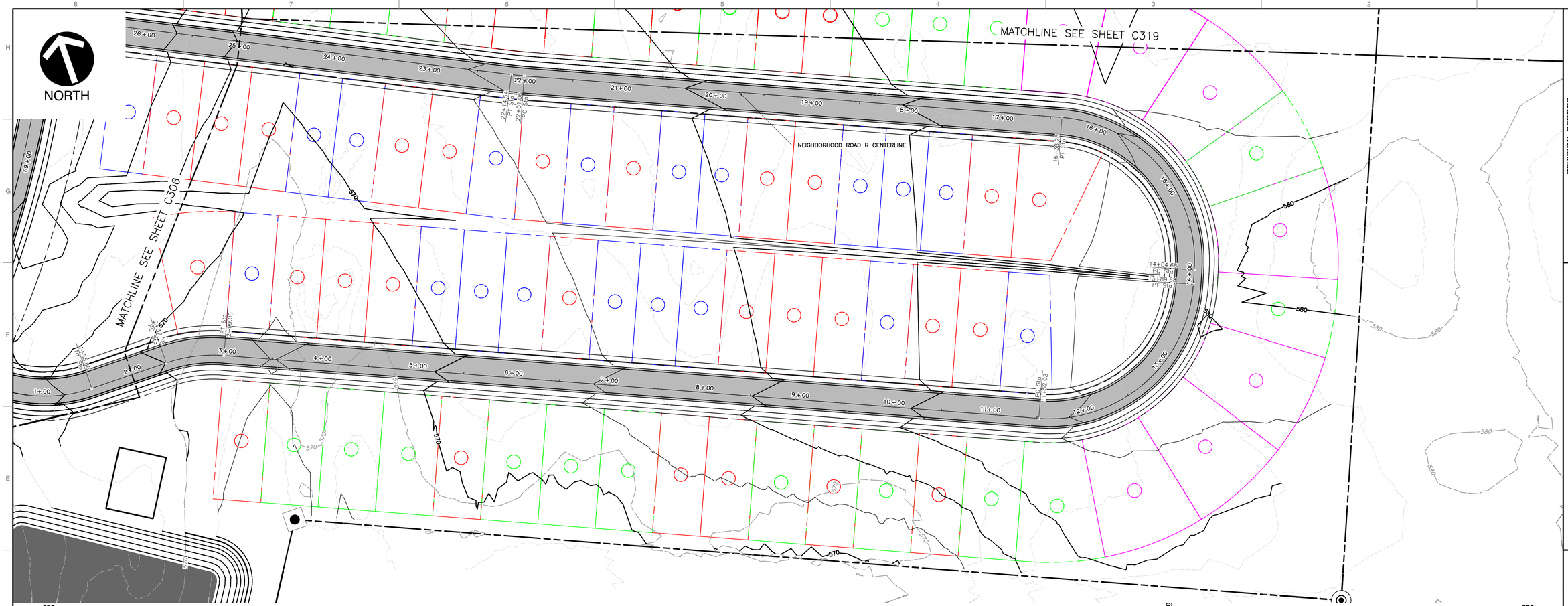
PLAN AND PROFILE

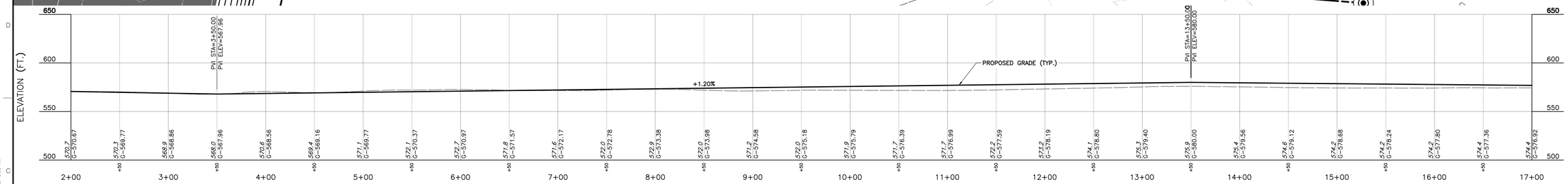
DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO.	353-371
APPROVED BY:	JDR
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW

DRAWING NO.:

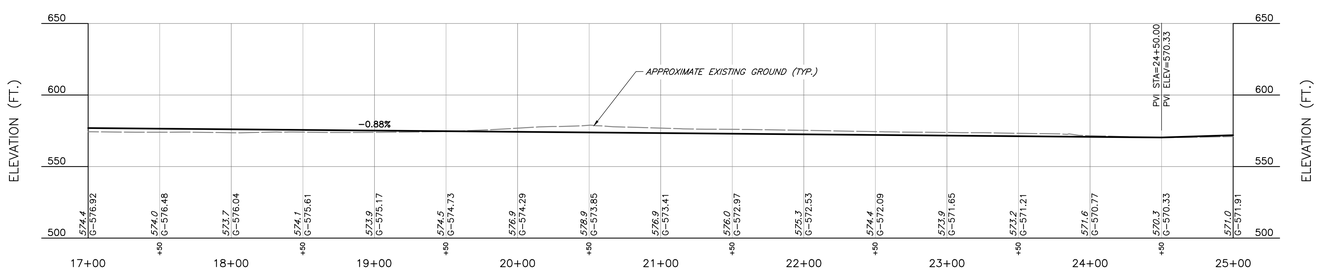
C322

P:\350-399\353-371\-CADD\Dwg\CIVIL\353371-CIV01-C300-PLAN AND PROFILE 2.dwg[22] LS(5/21/2026 - xrefs) - LP: 5/22/2026 8:59 AM





NEIGHBORHOOD ROAD R PROFILE
SCALE H:1"=50'; V:1"=50'



NEIGHBORHOOD ROAD R PROFILE
SCALE H:1"=50'; V:1"=50'

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, INC. ENGINEERING IN THE STATE OF WEST VIRGINIA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CORRADO ARCHITECTS, LLC.

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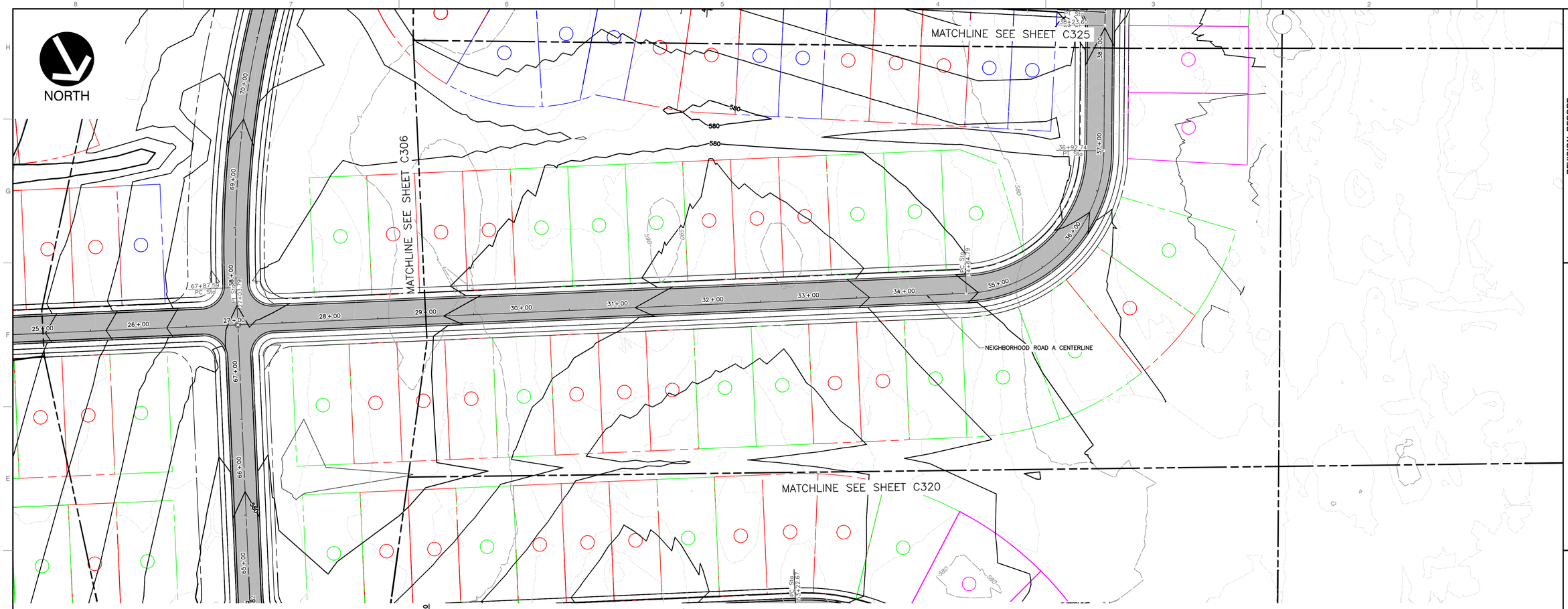
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

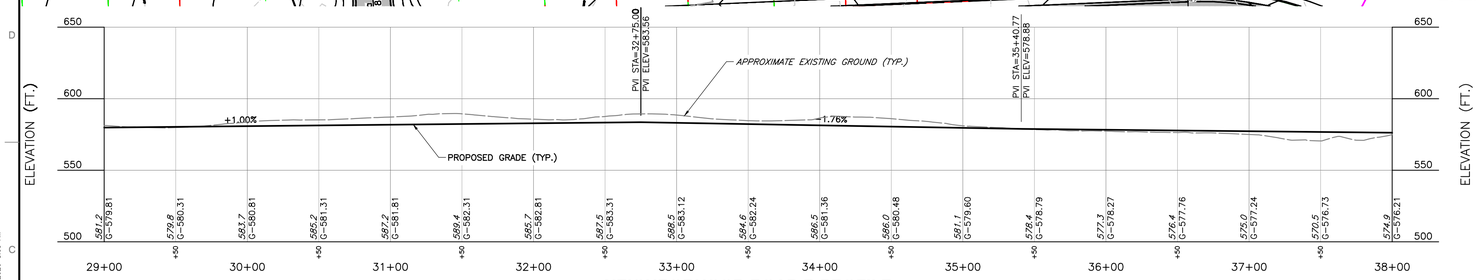
PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
APPROVED BY:	JDR

DRAWING NO.:
C323

P:\350-000\353-371\-CAD\Dwg\CIVIL\353371-CIVIL-C300-PLAN AND PROFILE 2.dwg[23] LS(5/21/2026 - 8AM) - LM 5/22/2026 8:09 AM





NEIGHBORHOOD ROAD R PROFILE

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

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF WV WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF WV WILL BE PROVIDED BY CONSOLE ARCHITECTS, LLC.

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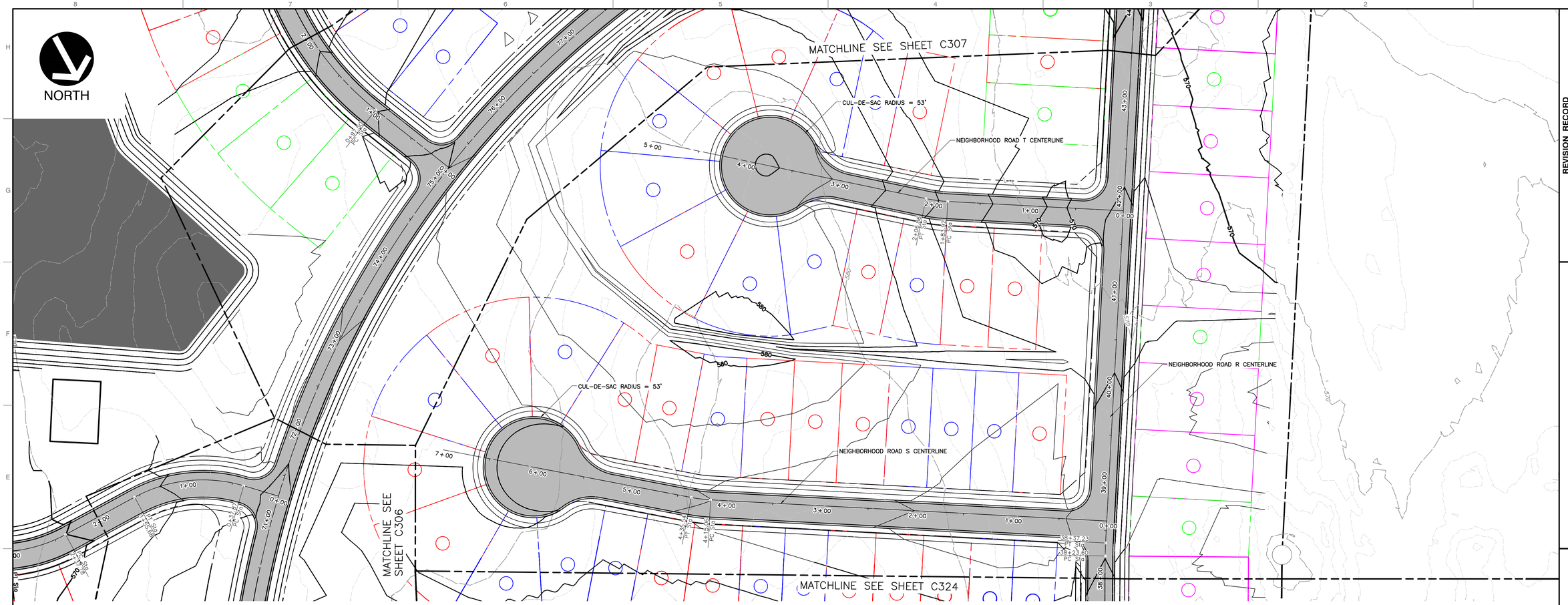
RANSON, JEFFERSION COUNTY, WV

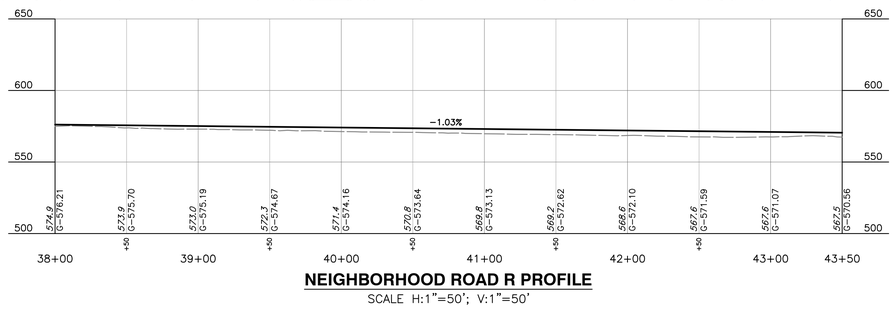
PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
DRAWN BY:	SAF, DJM, SB
CHECKED BY:	CLW
APPROVED BY:	JDR

DRAWING NO.:
C324

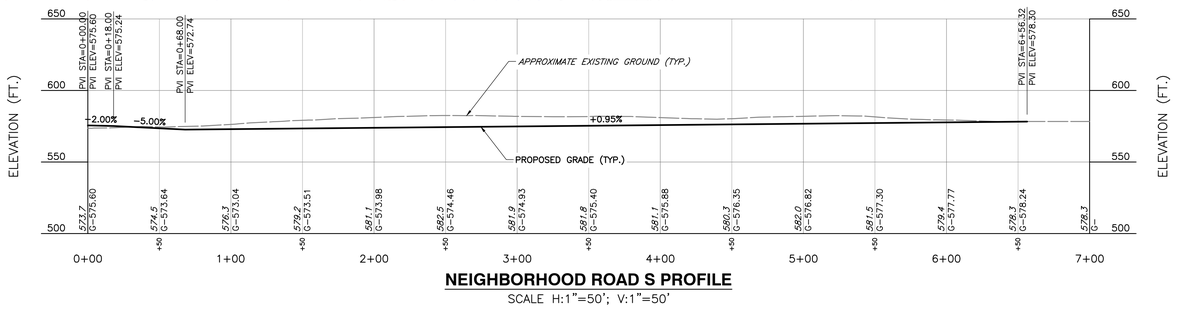
P:\350-001\353-371-0401\Dwg\CIVIL\353371-CIV01-C300-PLAN AND PROFILE 2.dwg[24] LS(5/21/2026 - 8:59 AM) - LP: 5/22/2026 8:59 AM





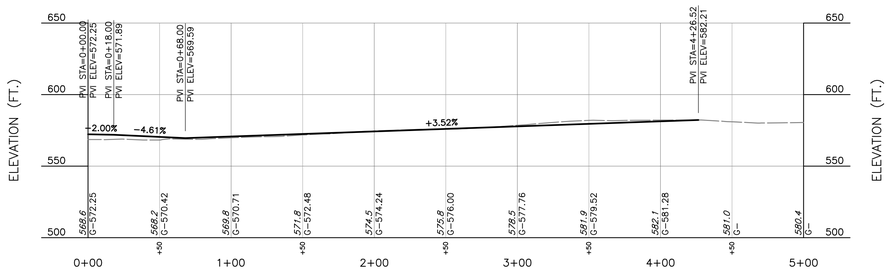
NEIGHBORHOOD ROAD R PROFILE

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



NEIGHBORHOOD ROAD S PROFILE

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



NEIGHBORHOOD ROAD T PROFILE

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

NOTE

1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PERFORMED BY CEC, ENGINEERS & CONSULTANTS, LLC, LANDSCAPE ARCHITECTURE IN THE STATE OF OHIO WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC, LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF PA WILL BE PROVIDED BY CEC, LANDSCAPE ARCHITECTURE, LLC

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SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

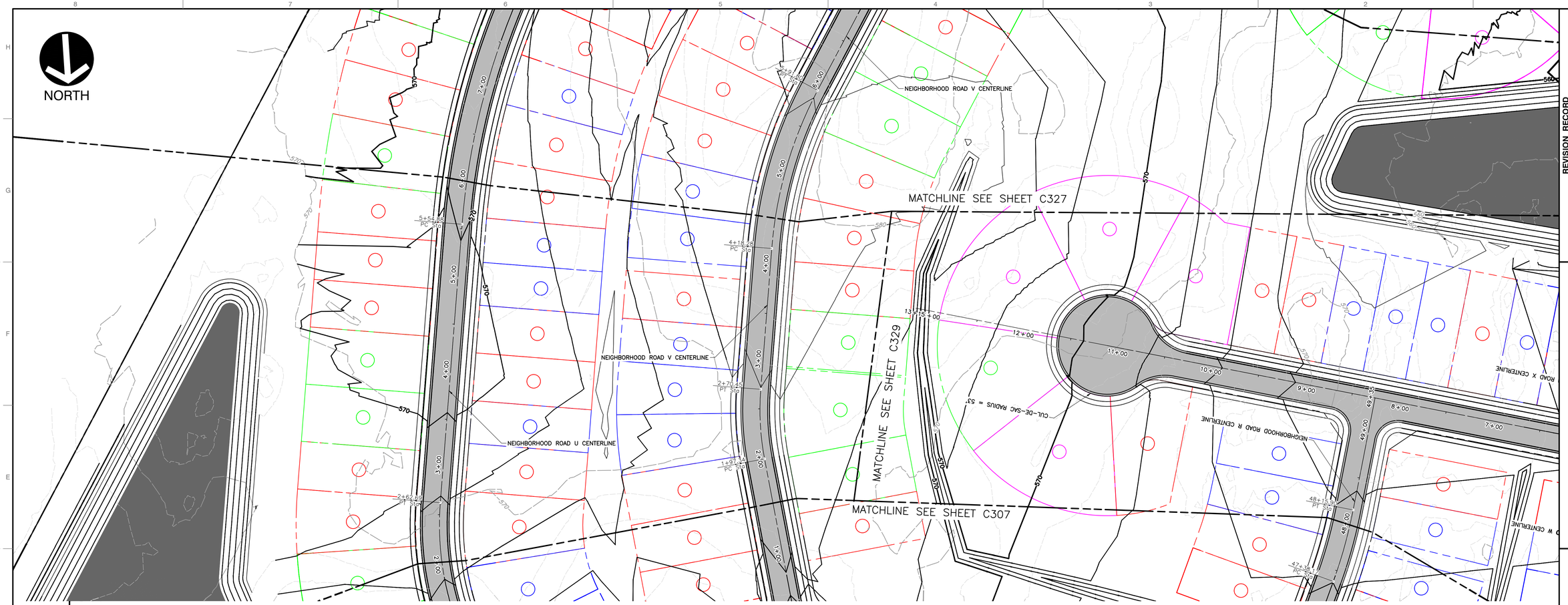
PLAN AND PROFILE

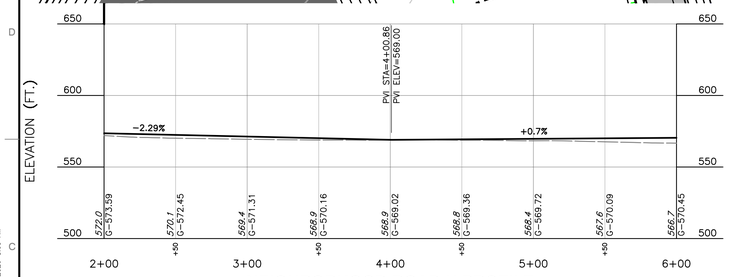
DATE:	MAY 2026	DRAWN BY:	SAF,DJM,SB
DWG SCALE:	AS SHOWN	CHECKED BY:	CLW
PROJECT NO.			353-371
APPROVED BY:			JDR

DRAWING NO.:
C325

P:\353-000\353-371\-CAD\Dwg\CIVIL\353371-CIVIL-C300-PLAN AND PROFILE 2.dwg[25] LS(5/21/2026 - 8:49) - LP: 5/22/2026 8:59 AM

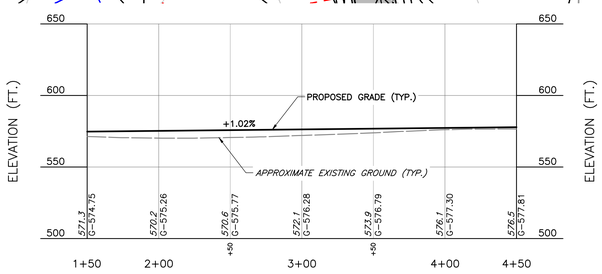
NORTH





NEIGHBORHOOD ROAD U PROFILE

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



NEIGHBORHOOD ROAD V PROFILE

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

NOTE

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SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE IN THE STATE OF OHIO WILL BE PROVIDED BY CEC, ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF WV WILL BE PROVIDED BY CONRAD ARCHITECTS, LLC.

786 Foxcroft Ave.
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Civil & Environmental Consultants, Inc.

SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSON COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO:	353-371
APPROVED BY:	JDR
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW

DRAWING NO.:

C326

P:\350-000\353-371\-CAD\Dwg\CIVIL\353371-C101-C300-PLAN AND PROFILE 2.dwg[26] LS(5/21/2026 - 8AM) - LA 5/22/2026 8:09 AM

NORTH

NEIGHBORHOOD ROAD U CENTERLINE

NEIGHBORHOOD ROAD V CENTERLINE

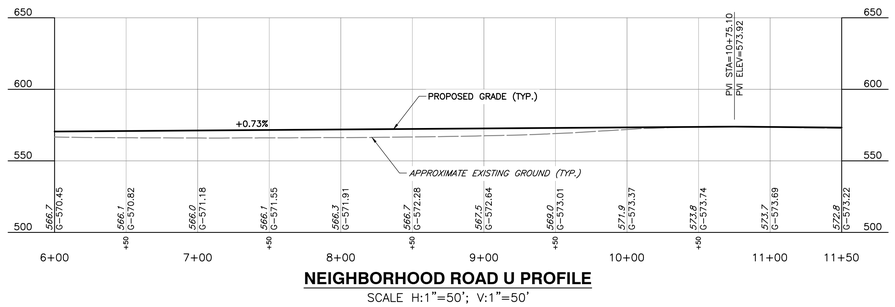
MATCHLINE SEE SHEET C328

MATCHLINE SEE SHEET C326

5+54.88
PC STA

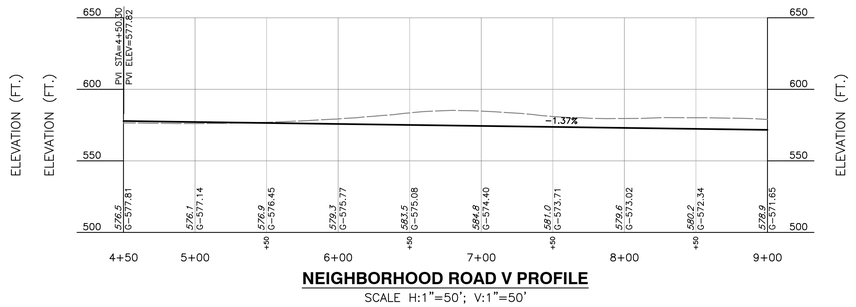
4+18.28
PC STA

CUL-DE-SAC



NEIGHBORHOOD ROAD U PROFILE

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



NEIGHBORHOOD ROAD V PROFILE

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

NOTE

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SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

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Civil & Environmental Consultants, Inc.

SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

PLAN AND PROFILE

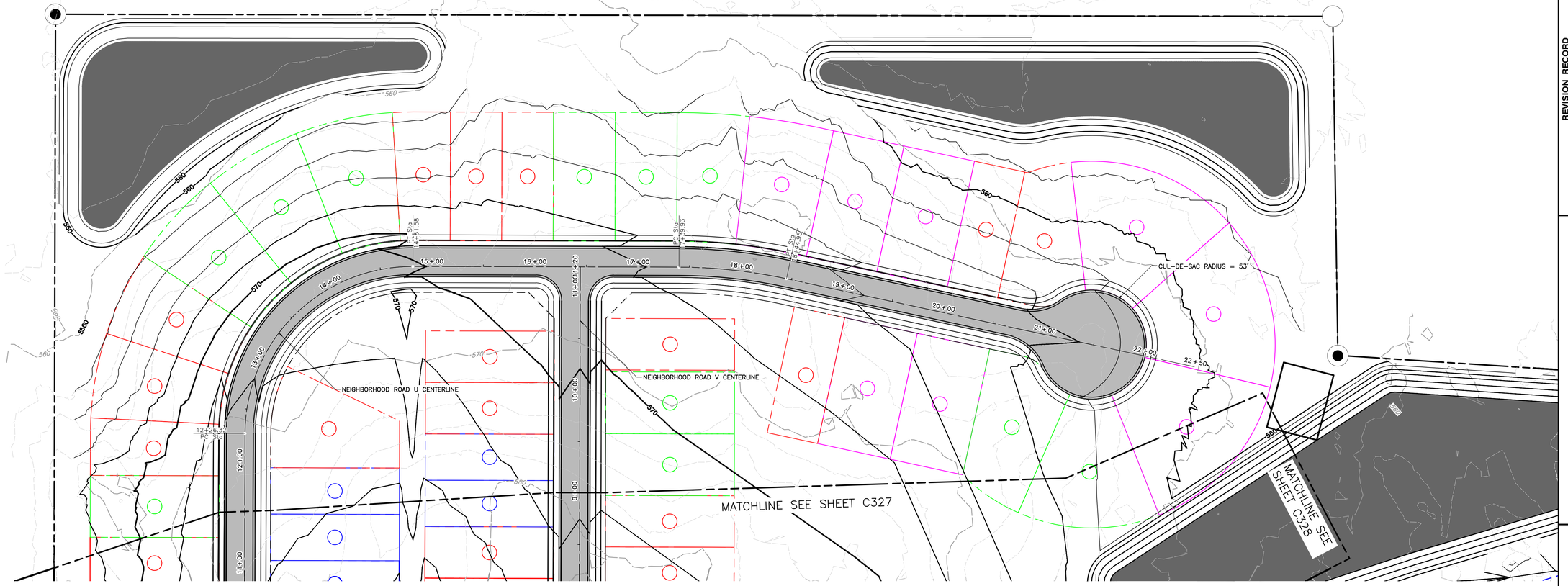
DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO.	353-371
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
APPROVED BY:	JDR

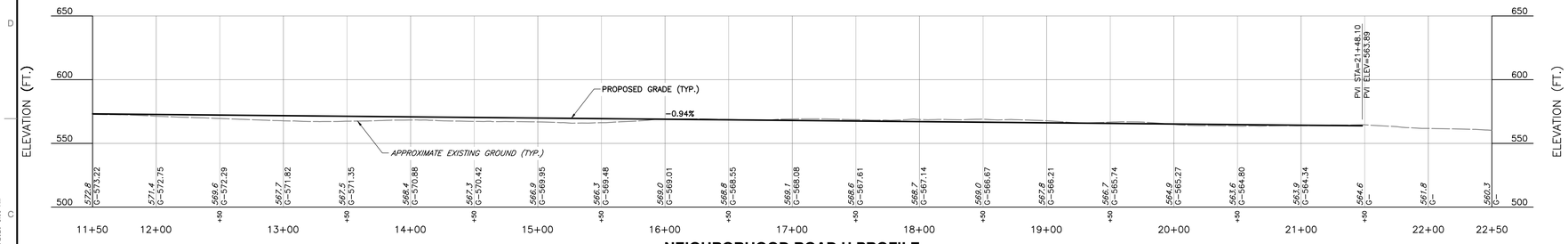
DRAWING NO.:

C327

P:\353-001\353-371\-CAD\Dwg\CIVIL\353371-CV01-C300-PLAN AND PROFILE 2.dwg[27] LS(5/21/2026 - 8:49a) - LP: 5/22/2026 8:59 AM

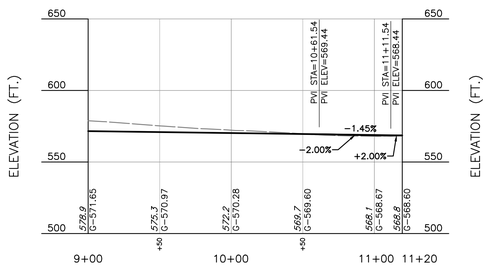
NORTH





NEIGHBORHOOD ROAD U PROFILE

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



NEIGHBORHOOD ROAD V PROFILE

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

NOTE

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SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

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Civil & Environmental Consultants, Inc.

SHEA HOMES
PROVIDENCE SHENANDOAH SUBDIVISION
TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSON COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO.	
APPROVED BY:	

DRAWN BY: SAF,DJM,SB
CHECKED BY: CLW
353-371
JDR

DRAWING NO.:
C328

P:\353-000\353-371\~DWG\Dwg\DWG\353371-C001-C00-PLAN AND PROFILE 2.dwg[28] LS(5/21/2026 - 8:59 AM) - LP: 5/22/2026 8:59 AM

NORTH

MATCHLINE SEE SHEET C308

MATCHLINE SEE SHEET C307

MATCHLINE SEE SHEET C326

MATCHLINE SEE SHEET C328

NEIGHBORHOOD ROAD W CENTERLINE

NEIGHBORHOOD ROAD X CENTERLINE

NEIGHBORHOOD ROAD R CENTERLINE

NEIGHBORHOOD ROAD V CENTERLINE

CUL-DE-SAC RADIUS = 53'

CUL-DE-SAC RADIUS = 53'

PI1 Sta 2+18.48

PC1 Sta 47+38.17

PT1 Sta 48+15.90

0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00 11+00 12+00 13+00 13+15

2+00 3+00 4+00 4+21 48+00 49+00 49+35

570 580 590

650 600 550 500

ELEVATION (FT.)

PVI STA=1+02.83
PVI ELEV=568.55

PVI STA=4+56.05
PVI ELEV=564.81

PVI STA=5+16.39
PVI ELEV=564.61

PVI STA=8+05.05
PVI ELEV=562.81

PVI STA=8+56.39
PVI ELEV=562.61

PVI STA=11+75.54
PVI ELEV=570.79

APPROXIMATE EXISTING GROUND (TYP.)

PROPOSED GRADE (TYP.)

−1.03% −0.39% −0.62% −0.39% +2.56%

571.2 568.6 567.1 567.0 571.5 569.7 566.5 564.9 565.0 564.4 564.7 567.3 566.0 561.8 561.2 562.7 568.1 568.3 565.3 566.5 566.1 569.9 570.8 570.7 572.8 574.7 573.6

NEIGHBORHOOD ROAD X PROFILE

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

PVI STA=3+53.24
PVI ELEV=565.37

PVI STA=4+03.24
PVI ELEV=564.37

PVI STA=4+21.24
PVI ELEV=564.73

−2.01% −2.00% +2.00%

567.0 567.5 566.7 565.8 564.4

NEIGHBORHOOD ROAD W PROFILE

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

PVI STA=48+67.32
PVI ELEV=563.37

PVI STA=49+17.32
PVI ELEV=562.37

PVI STA=49+35.32
PVI ELEV=562.73

−2.00% +2.00%

564.5 563.9 562.8

NEIGHBORHOOD ROAD R PROFILE

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

NOTE

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SCALE IN FEET
0 50 100

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 5/21/2026 BY: JDR

REVISION RECORD

NO	DATE	DESCRIPTION

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SHEA HOMES
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TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

PLAN AND PROFILE

DATE:	MAY 2026
DWG SCALE:	AS SHOWN
PROJECT NO.	353-371
DRAWN BY:	SAF,DJM,SB
CHECKED BY:	CLW
APPROVED BY:	JDR

DRAWING NO.:

C329

P:\350-699\353-371\-CAD\Dwg\CIVIL\353371-CIV01-C300-PLAN AND PROFILE 2.dwg[29] LS:(5/21/2026 - shaw) - LD: 5/22/2026 8:09 AM

NORTH

NEIGHBORHOOD 6
PUMP STATION 2
NEIGHBORHOOD 5
NEIGHBORHOOD 7
NEIGHBORHOOD 2
NEIGHBORHOOD 1
WAR ADMIRAL BOULEVARD
CLUBHOUSE/REC AREA
7.5 acres
PUMP STATION 1
NEIGHBORHOOD 4
NEIGHBORHOOD 8
NEIGHBORHOOD 9
NEIGHBORHOOD 10
WILSHIRE ROAD (WV ROUTE 9)
PUMP STATION 3
PUMP STATION 4
NEIGHBORHOOD 12
NEIGHBORHOOD 11

LEGEND

- EXISTING STONE FOUND
- EXISTING REBAR
- EXISTING REBAR FOUND
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING ROCK OUTCROP
- EXISTING DRAINAGE DITCH
- EXISTING FENCE LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING DEED BOOK RIGHT-OF-WAY
- EXISTING ASPHALT PAVEMENT
- PROPOSED ROADWAY CENTERLINE
- PROPOSED PARCEL LINE
- PROPOSED SUBJECT PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- S — PROPOSED SANITARY LINE
- 16" W — PROPOSED 16" WATERLINE
- 8" W — PROPOSED 8" WATERLINE
- 6" W — PROPOSED 6" WATERLINE
- PROPOSED 45FT LOT
- PROPOSED 50FT LOT
- PROPOSED 60FT LOT
- PROPOSED 70FT LOT

SCALE IN FEET
0 300 600

SCALE IN FEET
0 50 100

NOTE

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SHEA HOMES
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TAX MAP: 10 PARCELS 11,12,13 &28
RANSON, JEFFERSION COUNTY, WV

UTILITY PLAN OVERVIEW

DATE:	MAY 2026	DRAWN BY:	SAF,DJM,SB
DWG SCALE:	AS SHOWN	CHECKED BY:	CLW
PROJECT NO.:			353-371
APPROVED BY:			JDR

DRAWING NO.:
C400

P:\350-699\353-371\-CAD\Dwg\C400\353371-CV01-C400-UTILITY PLAN.dwg[5] LS:5/22/2026 - 6:dumper - LP: 5/22/2026 8:10 AM