PLANNING COMMISSION

~ AGENDA ~

REGULAR MEETING

www.ransonwv.gov

December 1, 2025 | 7:00 P.M. | Council Chamber

MEETING REGISTRATION:

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

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Planning Commission Minutes- November 4, 2025
   Nov 4 2025 Minutes.docx

PLANNING COMMISSION OLD BUSINESS

III. PLANNING COMMISSION NEW BUSINESS

1. Public Hearing to accept public comments on the final plat proposal for President's Pointe Phase 6 and Phase 7 located off President's Pointe Blvd including 243 lots (Lots 632-875) Phase 6 and Phase 7 of President's Pointe.
   Legal_Notice_PP_Phase 6 and 7.docx
2. Consideration- 25-38-FP- final plat proposal for President's Pointe Phase 6 and Phase 7 located off President's Pointe Blvd including 243 lots (Lots 632-875).
   25-38-presidents pointe phase 6and7 final plat application executed.pdf
   25-38-presidents pointe phase 6 and 7 final plat application executed.pdf
   25-38-FP-2025-10-29Presidents Pointe Sec 6 and 7 FP 1st Sub Memo.pdf
3. Public Hearing- to accept public comments on a bond for Phase 6 and 7 of the President's Pointe neighborhood. The bond is for the amount of $8,058,916.51.
   Legal_Notice_PP_Phase_6 and 7 (1).docx
4. Consideration- 25-38-FP for the bond for Phase 6 and 7 of the President's Pointe neighborhood for lots 632-875 in the amount of 8,058,916.51.
   25-38-FP-Presidents Pointe Phase 6 and 7 Bond Worksheet.pdf
   PC25-23_PP_Phase_6 and 7_Bond.docx
5. Public Hearing- accept public comments on the development agreement for President's

Pointe Phase 6 and 7, lots 632-875.
Legal_Notice_PP_Phase_6 and 7 (1).docx

6. Consideration- 25-38-FP A development agreement for President's Pointe Phase 6 and 7, lots 632 Thru 875.
Presidents_Point_Phase6 and 7_Development_Agreement.docx
PC25-24_PP_Phase_6 and 7_Development_Agreement (1).docx

7. Public Hearing- to accept public comment on a bond reduction for Phase 1 of Parkland Commons (known as the Foundry) for $473,062.68 of $1,178,267.09 total bond amount.
Legal Notice Bond Reduction-Parkland Commons Phase 1.docx

8. Consideration- 25-35-BRR for a bond reduction for Phase 1 of the neighborhood known as Parkland Commons (the Foundry) for $473,062.68 of $1,178,267.09 total bond amount.
25-35-BRR-24-21-CD-Foundry Section 1 Bond Release Rev 2.pdf
2025-11-04 Foundry Center Bond Review 3rd Sub - Memorandum.pdf
PC25-25 Parkland Commons Bond Reduction.docx

9. Public Hearing- to accept public comments on a final plat for Parkland Commons (Foundry) Phase 2, lots T18-T37.
Legal Notice Parkland Commons Phase 2 plat, bond, DV agreement.pdf

10. Consideration- 25-37-FP final plat for Phase 2 of the Parkland Commons Neighborhood located off North Mildred Street and Beltline Avenue for lots T18-T37.
25-37-FP-Foundry Centre Section 2 Final Plat Application.pdf
25-37-FP-20251103 Parkland Commons Final Plat Section 2 Rev 2.pdf
2025-11-04 Foundry Plat Review 3rd Sub - Memorandum.pdf

11. Public Hearing- to hear public comment about a bond to be posted for the Parkland Commons neighborhood Phase 2, lots T18-T37 in the amount of $806,756.54.
Legal Notice Parkland Commons Phase 2 plat, bond, DV agreement.pdf

12. Consideration-25-37-FP posting a bond for the Parkland Commons neighborhood Phase 2, lots T18-T37 in the amount of $806,756.54.
25-37-FP-20250618 Foundry Bonding Estimate Section 2.pdf
PC25-26 Parkland Commons Phase 2 Bond.docx

13. Public Hearing- to accept public comment on a development agreement for Parkland Commons Phase 2.
Legal Notice Parkland Commons Phase 2 plat, bond, DV agreement.pdf

14. Consideration-25-37-FP- to enter a development agreement for Phase 2 of the Parkland Commons neighborhood.
Parkland Development Agreement Phase 2.docx
PC25-27 Parkland Commons Ph 2 Development Agreement.docx

15. Public Hearing- to accept public comments for ordinance changes of the following ordinances: Chapter 19a, 3.5.5, Article 5 Table 13, 3.7.3.c and 5.9.3.a.i.
19a Ordinance Changes Public Notice.docx

16. Consideration- for ordinances changes for the following ordinances: , Chapter 19a, § 3.5.5, Article 5 Table 13, 3.7.3.c and 5.9.3.a.i.
2025 Ordinance Changes For PC.docx
ORDINANCE FOR ZONING CHANGES 2025.docx

PC25-28 Alley Ordinance Change.docx

17. Discussion for septic tanks in new developments within the city.

IV. ADJOURNMENT

AGENDA ITEM II.1

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: APPROVAL OF MINUTES

AGENDA SECTION: **APPROVAL OF MINUTES**

SUBJECT: Planning Commission Minutes- November 4, 2025

ATTACHMENTS:

Nov 4 2025 Minutes.docx

PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

312 S. Mildred Street,
Ranson WV 25438

www.ransonwv.gov

November 3, 2025 | 7:00 P.M. | Council Chamber

I. CALL TO ORDER

Andy Colandrea	**Present**
Jaden Bound	**Present**
Jason Gore	**Present**
Doug Davis	**Present**
Mike Fagan	**Present**

II. APPROVAL OF MINUTES

Minutes – October 6, 2025

Andy Colandrea-President	**Abstain**
Jaden Bound	**Motion**
Jason Gore	**Yes**
Doug Davis	**Second**
Mike Fagan	**Yes**

IV. PLANNING COMMISSION OLD BUSINESS

1. Public Hearing to accept public comments on a rezoning for a submitted by Integrity Federal Services on behalf of Sleepy Hollow Partnership to rezoning 125 acres of the 160.65 acres from Rural Reserve to R-6. This is parcel 089000200000000 located off Cranes Lane, Ranson, WV 25438+.

   President Colandrea opened the Public Hearing.

   Colin Stein stated that he is worried about water usage with a project this size.

   Paula Salvo spoke about connection and traffic concerns.

   Dr. Christine Weimer from the Jefferson County Foundation raised concerns about water availability, traffic impacts, and environmental effects. The Commission reviewed arguments against the proposed development, including inconsistencies with the comprehensive plan and future land use map, while Ranson presented detailed analyses highlighting transportation and infrastructure limitations.

President Colandrea closed the Public Hearing.

2. Consideration- 25-36-REZ an application submitted by Integrity Federal Services on behalf of Sleepy Hollow Partnership to rezone 125 acres of the total 160.65 from Rural Reserve to R-6 for parcel 089000200000000 located off Cranes Lane, Ranson, WV 25438.

There was no motion for recommending this item to the City Council.

There was a motion that was not recommended by Commissioner Bound and a 2nd by Commissioner Fagan:

Andy Colandrea-President	**Abstain**
Jaden Bound	**First**
Jason Gore	**Yes**
Doug Davis	**Yes**
Mike Fagan	**Second**

IV. PLANNING COMMISSION NEW BUSINESS

1. Public Hearing- to accept public comments on a surety reduction submitted by Morris and Ritchie Associates on behalf of Forestar USA Real Estate Group Inc. for the subdivision Riverpointe (Ranson Heights) Phase 4 located off Route 340 and Jefferson Terrace Rd. The reduction is for the amount of $4,881,370.14 of a $7,171,917.39 total bonded amount.

   President Colandrea opened the public hearing.

2. Consideration-Application- 25-32-BRR- surety reduction submitted by Morris and Ritchie Associates on behalf of Forestar USA Real Estate Group Inc. for the subdivision Riverpointe MEETING REGISTRATION: https://ransonwv.gov/yourgovernment/agendas-and-minutes/ October 6 2025 Minutes.docx Legal Notice for Rezoning Sleepy Hollow R6.docx Rezoning App .pdf 25-36-REZ-5122-0101-ZMA_SLEEPYHOLLOW_AcroPlot-compressed.pdf CRC_Report_25-36-REZ.pdf Legal Notice Bond Reduction-Ranson heights Phase 4.docx 1 (Ranson Heights) Phase 4 located off Route 340 and Jefferson Terrace Rd. The reduction is for the amount of $4,881,370.14 of a $7,171,917.39 total bonded amount for the following items:

   - Waterline
   - Sanitary sewer
   - Storm sewer
   - Earthwork has been completed
   - Curb and gutter
   - Base pavement
   - Small portion of sidewalk
   - Curb cuts for driveways
   - Street signs
   - Playground

Andy Colandrea-President	**Abstain**
Jaden Bound	**Second**
Jason Gore	**First**
Doug Davis	**Yes**
Mike Fagan	**Yes**

3. Public Hearing- a site plan application has been submitted by L.R. Costanzo Co., Inc. on behalf of Rockwool for a 38'x50' addition of a utility building for maintenance and repairs of equipment.

   President Colandrea opened the public hearing.

4. Consideration- 25-34-SP- a site plan application has been submitted by L.R. Costanzo Co., Inc. on behalf of Rockwool for a 38'x50' addition of a utility building for maintenance and repairs of equipment.

Andy Colandrea-President	**Abstain**
Jaden Bound	**First**
Jason Gore	**Second**
Doug Davis	**Yes**
Mike Fagan	**Yes**

V. ADJOURMENT

The meeting was adjourned at 8:43 PM. Motion made by Jaden Bound and Second by Doug Davis. The Community Development Director stated that the next Planning Commission meeting will be held on December 1, 2025, at 7:00 PM

_____

Andy Colandrea, President

_____

Planning Commission Member

AGENDA ITEM III.1

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Public Hearing to accept public comments on the final plat proposal for President's Pointe Phase 6 and Phase 7 located off President's Pointe Blvd including 243 lots (Lots 632-875) Phase 6 and Phase 7 of President's Pointe.

ATTACHMENTS:

Legal_Notice_PP_Phase 6 and 7.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Monday, December 1, 2025, at 7:00 PM 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 President's Pointe Phase 6 and Phase 7 located off President's Pointe Blvd including 243 lots (Lots 632-875), accepting the bond, and entering a development agreement for Phase 6 and Phase 7 of President's Pointe. All persons are invited to attend and make comments about the proposed final plat.

Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to November 26, 2025, will be provided to the Planning Commission, and inserted into the official record.

Dept. of Community Development

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

APPLICATION FOR REVIEW

PROJECT NAME: Presidents Pointe Phase 6 & 7

PROJECT DESCRIPTION: Final Plat for Presidents Pointe Phase 6 & 7 Subdivision

MAP#: 8 **PARCEL#:** 1 **CURRENT ZONING:** SC-NC **PROPOSED ZONING:** SC-NC

SITE AREA (ACRES): 25.8229 AC **# OF LOTS:** 241 **AREA IN LOTS:** 16.4098 AC

AREA IN SWM: 2.1709 AC **AREA IN RIGHT OF WAY:** 7.8020 AC

WATER SERVICE: PUBLIC ☑ **PRIVATE** ☐ **PROVIDER** WVAM

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

SEWER FLOW (GALLONS PER DAY AT BUILD-OUT): N/A

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) Stanley Martin Companies, LLC Percent of Ownership 100
Address 11710 Plaza America Drive, Ste 1100
Phone: 703-636-9232 Fax/Email: webersj@stanleymartin.com

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

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

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

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

Engineer/Surveyor (Print) Morris & Ritchie Associates, Inc.
Address: 205 E Hirst Road, Ste 106
Phone: 703-994-4047 Fax/Email: jerickson@mragta.com

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): _____ Date: 10/20/2025

Signature: (applicant) _____ Date: _____

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

Date Received: _____ **By:** _____

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

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
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RANSON
AT THE CENTER OF OPPORTUNITY

APPLICATION FOR REVIEW

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SEWER FLOW (GALLONS PER DAY AT BUILD-OUT): N/A

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OWNER/APPLICANT INFORMATION

Owner I (Print) Stanley Martin Companies, LLC Percent of Ownership 100
Address 11710 Plaza America Drive, Ste 1100
Phone: 703-636-9232 Fax/Email: webersj@stanleymartin.com

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

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

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

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

Engineer/Surveyor (Print) Morris & Ritchie Associates, Inc.
Address: 205 E Hirst Road, Ste 106
Phone: 703-994-4047 Fax/Email: jerickson@mragta.com

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): _____ Date: 10/20/2025

Signature: (applicant) _____ Date: _____

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

Date Received: _____ **By:** _____

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

Kimley»Horn

Memorandum

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

From: Mark Phillips, P.E.
Diego Carreira

Through: Reiley Stanley
City of Ranson
Community Development Director
312 South Mildred Street,
Ranson, WV 25438

Date: October 29, 2025

Subject: Presidents Pointe Section 6 & 7 Final Plat Review – 1st Submission

This memorandum summarizes our review of the final plat (dated October 21, 2025, prepared by Morris & Ritchie Associates, Inc) for a proposed residential development which includes 22 single family homes and 157 townhomes for Section 6 and 47 single family homes and 87 townhomes for Section 7 on approximately 30.11 acres. The site is currently zoned Smart Code New Community (T3, T4) per the City of Ranson Zoning Ordinance dated April 17, 2012.

Kimley-Horn's review of this application is limited to the Construction Drawings and Application provided. After reviewing the application provided, Kimley-Horn has no comments. Thank you for the opportunity to review these construction drawings. In the meantime, please feel free to contact us at 703-870-3631 should you have any questions.

KIMLEY-HORN & ASSOCIATES, INC.

Mark Phillips, P.E.
Project Manager

AGENDA ITEM III.3

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Public Hearing- to accept public comments on a bond for Phase 6 and 7 of the President's Pointe neighborhood. The bond is for the amount of $8,058,916.51.

ATTACHMENTS:

Legal_Notice_PP_Phase_6 and 7 (1).docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

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Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to November 26, 2025, will be provided to the Planning Commission, and inserted into the official record.

Dept. of Community Development

AGENDA ITEM III.4

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Consideration- 25-38-FP for the bond for Phase 6 and 7 of the President's Pointe neighborhood for lots 632-875 in the amount of 8,058,916.51.

ATTACHMENTS:

25-38-FP-Presidents Pointe Phase 6 and 7 Bond Worksheet.pdf
PC25-23_PP_Phase_6 and 7_Bond.docx

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

Project Presidents Pointe Date: 11/14/2025

Section Phase 6&7 C.O.R. File No.

Bond Amount Approved: $

By: **Date:**

Official Use Do Not Write In This Box

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
2	Silt Fence - Standard	LF	$ 4.40		$ -
3	Silt Fence - Super	LF	$ 18.15	4,587	$ 83,262.76
4	Earth Dike Construction (1)	LF	$ 3.96		$ -
5	Inlet Protection Device	EA	$ 388.14	67	$ 26,005.05
6	Outlet Protection Device	EA	$ 385.00	9	$ 3,465.00
7	Stone Check Dams	EA	$ 192.50	8	$ 1,540.00
8	Sediment Trap Excavation	CY	$ 15.35		$ -
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,456.24	3	$ 19,368.72
10	Impermeable Liner for Sediment Basin/Pond	SY	$ 22.83		$ -
11	Rip-Rap Apron/Plunge Pool	CY	$ 122.72		$ -
12	Grass Waterway/Drainage Swale	LF	$ 11.99		$ -
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.10	1,311,592	$ 129,847.57
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.12	692,041	$ 83,736.96
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 550.13		$ -
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 545.34		$ -
17	Mulch, Shredded Bark or Wood Chip (35 cy/ac)	CY	$ 89.10		$ -
18	Sod	SY	$ 5.90		$ -
19	Soil Stabilizing Matt - Biodegradable	SY	$ 4.95		$ -
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 11.00		$ -
21	Geotextile Fabric	SF	$ 3.30		$ -
22	4 ft Safety Fence	LF	$ 8.84		$ -
23	6 ft Chain Link Safety Fence	LF	$ 11.00		$ -
24	Tree Protection	LF	$ 3.30		$ -
25	Temporary Utility Line Stream Crossing/Diversion	EA	$ 1,375.00		$ -
1.2	**Site Preparation & Demolition**				
1	Clearing & Grubbing - Light Cover	ACRE	$ 7,342.50		$ -
2	Clearing & Grubbing - Moderate Cover	ACRE	$ 10,725.00		$ -
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 13,475.00		$ -
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 15,950.00		$ -
5	Sawcut Existing Asphalt Pavement	LF	$ 2.20		$ -
6	Sawcut Existing Concrete Pavement	LF	$ 3.52		$ -
7	Removal of Asphalt Pavement	SY	$ 8.25		$ -
8	Removal of Fencing	LF	$ 5.67		$ -
9	Removal of Power Pole	EA	$ 8,415.00		$ -
10	Removal of Structures/Buildings	EA	Detailed estimate required.		

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
1.3	**Earthwork**				
1	Strip Topsoil	CY	$ 4.13		$ -
2	Common Excavation	CY	$ 25.01		$ -
3	Borrow Material - On Site	CY	$ 22.34		$ -
4	Borrow Material - Imported from Off Site	CY	$ 40.26		$ -
5	Rock Excavation	CY	$ 99.00		$ -
6	Furnish Topsoil	CY	$ 52.76		$ -
2.1	**Paved Surface Construction**				
1	Subgrade	CY	$ 73.37	3622	$ 265,746.14
2	Fabric for Subgrade Stabilization	SY	$ 3.19		$ -
3	Aggregate Base Course	CY	$ 97.30	3622	$ 352,402.49
4	Open Graded Free Draining Base Course	CY	$ 120.89		$ -
5	Free Draining Base Trench	LF	$ 12.08		$ -
6	Outlet Pipe	LF	$ 39.75		$ -
7	Bituminous Asphalt Tack Coat	SY	$ 0.51		$ -
8	Superpave Asphalt Base Course - Type 25	TN	$ 93.50	3545	$ 331,457.50
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70		$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70	1772	$ 208,564.40
11	Reinforced Concrete Pavement	CY	$ 450.55		$ -
12	Standard Milling	SY	$ 7.07		$ -
13	Controlled Low Strength Material	CY	$ 368.98		$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 104.07	736	$ 76,596.26
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50		$ -
16	Concrete Curb & Gutter	LF	$ 66.00	9682	$ 639,031.14
17	Concrete Curb Only	LF	$ 55.00	4805	$ 264,298.65
18	Bituminous Asphalt Walkway	SF	$ 14.85		$ -
19	Concrete Sidewalk	SY	$ 97.13	5950	$ 577,923.50
20	Bed Course Material (for sidewalk)	CY	$ 88.57		$ -
21	Concrete Curb Ramp	EA	$ 2,750.00		$ -
22	Detectable Warning Surface	EA	$ 486.72	49	$ 23,849.13
23	Concrete Precast Wheel Stops	EA	$ 275.00		$ -
24	One Direction Lane Arrow	EA	$ 275.00		$ -
25	Multi Directional Land Arrow	EA	$ 460.90		$ -
26	Bicycle Shared Lane Marking	EA	$ 302.50		$ -
27	Bicycle Lane Marking	EA	$ 302.50		$ -
28	Pavement Letters	EA	$ 82.27		$ -
29	4" Edge/Lane Line - Painted	LF	$ 0.51		$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.66		$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.83		$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76		$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17		$ -
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97		$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 4.95		$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 7.37		$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 9.24		$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.07		$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.70		$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 9.90		$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58		$ -
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 14.85	621	$ 9,221.85
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	223	$ 5,519.25
44	Handicapped Parking Symbol	EA	$ 341.17		$ -
45	0.08 in Flat Sheet Sign	SF	$ 49.50		$ -
46	City standard sign post	LF	$ 27.50	18	$ 495.00
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 467.50	72	$ 33,660.00
48	Guard Rail - Steel Beam & Posts	LF	$ 20.16		$ -
49	Fence - Chain Link 6' High	LF	$ 45.24		$ -
50	Fence - Wood 3-Rail	LF	$ 33.00		$ -
51	Fence - Decorative Iron, 42" High	LF	$ 82.50		$ -
52	Pedestrian/Bicycle Barrier Railing - Wood - 42" high	LF	$ 57.20		$ -
53	Lights - Street and Parking Lot (light fixture, pole, foundation, & wiring)	EA	$ 13,200.00	18	$ 237,600.00
54	Bollards (wood or steel)	EA	$ 495.00		$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	DOH estimate required.		

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
3.1	**Landscaping**				
1	Transplanting Trees (6' or less)	EA	$ 148.50		$ -
2	Transplanting Shrubs	EA	$ 126.50		$ -
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 165.00		$ -
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 412.50		$ -
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 550.00		$ -
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 330.00	271	$ 89,430.00
7	Plant Ground Cover	EA	$ 7.70		$ -
8	Plant Wetlands or Bioretention Vegetation	EA	$ 27.50		$ -
9	Plant Screen Trees	EA	$ 165.00		$ -
10	Plant Street/Shade Trees	EA	$ 550.00		$ -
11	Mulching (wood landscape mulch in place)	CY	$ 89.10		$ -
4.1	**Sanitary Sewer System**				
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 121.00		$ -
2	6" PVC Schedule 80 Pipe	LF	$ 168.76	2581	$ 435,574.72
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	5173	$ 566,184.85
4	10" PVC Schedule 80 Pipe	LF	$ 121.55		$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	38	$ 253,637.80
6	Grease Trap	EA	$ 6,875.00		$ -
7	4" Service Lateral (20' to Edge of R.O.W./Property Line)	LF	$ 68.31	632	$ 43,171.92
8	Sanitary Sewer Pump Station (sewage pump)	EA	Detailed estimate required.		
9	Road Bore/Crossing (with Pipe & Steel Casing)	LF	$ 440.00		$ -
4.2	**Potable Water System**				
1	3/4" Copper Service Line	LF	$ 117.76		$ -
2	1" Copper Service Line	LF	$ 193.60		$ -
3	2" Copper Service Line	LF	$ 39.60		$ -
4	4" Ductile Iron Pipe	LF	$ 57.20		$ -
5	6" Ductile Iron Pipe	LF	$ 74.80		$ -
6	8" Ductile Iron Pipe	LF	$ 92.40	5014	$ 463,293.60
7	10" Ductile Iron Pipe	LF	$ 104.50	1205	$ 125,922.50
8	12" Ductile Iron Pipe	LF	$ 115.50	1205	$ 139,177.50
9	Fire Hydrant with 6" line	EA	$ 5,513.77	6	$ 33,082.63
10	4" Gate Valve & Box	EA	$ 1,225.13		$ -
11	6" Gate Valve & Box	EA	$ 1,954.65		$ -
12	8" Gate Valve & Box	EA	$ 1,617.98		$ -
13	10" Gate Valve & Box	EA	$ 2,420.00		$ -
14	12" Gate Valve & Box	EA	$ 4,271.09		$ -
15	Pressure Reducing Valve & Vault	EA	Detailed estimate required.		
16	Tapping Sleeve & Valve for Water Service Connection	EA	$ 726.00		$ -
17	Water Meter Setter, Box & Service Line Tap	EA	$ 3,335.29		$ -
5.1	**Storm Water Management & Storm Drainage**				
	SWM Basin/Ponds				
1	Excavation - Basin/Pond	CY	$ 25.01		$ -
2	Excavation - Core Trench	CY	$ 25.01		$ -
3	Embankment Construction - On-Site Material	CY	$ 22.34	608	$ 13,583.33
4	Embankment Construction - Imported Material	CY	$ 40.26		$ -
5	Impervious Core	SF	$ 1.98	715	$ 1,415.70
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,300.59	1	$ 1,300.59
7	Corrugated Metal Pipe Control Structure	EA	$ 6,456.24		$ -
8	Dewatering Pipes or Structures	EA	$ 558.02		$ -
9	Filter Stone for Dewatering Pipe (1" to 2" dia. clean)	CY	$ 53.12		$ -
10	Antiseep Collar	Each per foot of width	$ 165.00		$ -
11	Trash Rack	Each per inch dia.	$ 55.00	18	$ 990.00
12	Water Tight Pipe Bands	Each per inch dia.	$ 8.25		$ -
	Low Impact Development BMP				
13	Urban Bioretention Basin (in sidewalk areas)	SF	$ 55.00		$ -
14	Bioretention Basin	SF	$ 38.50	1890	$ 72,765.00
15	Grass Channel	SF	$ 30.00	2976	$ 89,280.00
16	Permeable Pavers	SY	$ 50.00		$ -
	PVC Slotted Pipe				
17	4" PVC Slotted or Perforated Drain Pipe	LF	$ 16.50		$ -
18	6" PVC Slotted or Perforated Drain Pipe	LF	$ 17.60		$ -
19	8" PVC Slotted or Perforated Drain Pipe	LF	$ 21.85		$ -
20	12" PVC Slotted or Perforated Drain Pipe	LF	$ 36.30		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
	Corrugate Metal Pipe (Circular)				
21	15" Storm Drain Pipe	LF	$ 171.48		$ -
22	18" Storm Drain Pipe	LF	$ 112.79		$ -
23	24" Storm Drain Pipe	LF	$ 173.24		$ -
24	30" Storm Drain Pipe	LF	$ 198.00		$ -
25	36" Storm Drain Pipe	LF	$ 209.06		$ -
26	42" Storm Drain Pipe	LF	$ 244.20		$ -
27	48" Storm Drain Pipe	LF	$ 278.30		$ -
28	54" Storm Drain Pipe	LF	$ 313.50		$ -
29	60" Storm Drain Pipe	LF	$ 352.00		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
	Reinforced Concrete Pipe (circular)				
30	15" Storm Drain Pipe	LF	$ 118.94	2529	$ 300,819.48
31	18" Storm Drain Pipe	LF	$ 118.94	1072	$ 127,535.44
32	21" & 24" Storm Drain Pipe	LF	$ 136.22	1439	$ 196,004.54
33	27" & 30" Storm Drain Pipe	LF	$ 180.69	774	$ 139,845.54
34	36" Storm Drain Pipe	LF	$ 259.58	37	$ 9,604.39
35	42" Storm Drain Pipe	LF	$ 246.40	188	$ 46,323.20
36	48" Storm Drain Pipe	LF	$ 665.17		$ -
37	54" Storm Drain Pipe	LF	$ 316.80		$ -
38	60" Storm Drain Pipe	LF	$ 352.00		$ -
	High Density Polyethlyene (HDPE) Pipe (Circular)				
39	15" Storm Drain Pipe	LF	$ 126.32		$ -
40	18" Storm Drain Pipe	LF	$ 169.63		$ -
41	24" Storm Drain Pipe	LF	$ 180.58		$ -
42	30" Storm Drain Pipe	LF	$ 312.33		$ -
43	36" Storm Drain Pipe	LF	$ 209.91		$ -
44	42" Storm Drain Pipe	LF	$ 250.80		$ -
45	48" Storm Drain Pipe	LF	$ 297.00		$ -
46	54" Storm Drain Pipe	LF	$ 308.00		$ -
47	60" Storm Drain Pipe	LF	$ 319.00		$ -
	End Sections (Circular) - Metal (for CMP and HDPE Pipe)				
48	15" Metal End Section	EA	$ 797.50		$ -
49	18" Metal End Section	EA	$ 697.76		$ -
50	24" Metal End Section	EA	$ 960.88		$ -
51	30" Metal End Section	EA	$ 1,240.92		$ -
52	36" Metal End Section	EA	$ 1,210.00		$ -
53	42" Metal End Section	EA	$ 1,430.00		$ -
54	48" Metal End Section	EA	$ 1,760.00		$ -
55	54" Metal End Section		$ 2,200.00		$ -
56	60" Metal End Section		$ 2,200.00		$ -
	End Sections (Circular) - Concrete				
57	15" RCP End Section	EA	$ 533.50	1	$ 533.50
58	18" RCP End Section	EA	$ 621.50	2	$ 1,243.00
59	24" RCP End Section	EA	$ 830.50		$ -
60	30" RCP End Section	EA	$ 1,314.50	2	$ 2,629.00
61	36" RCP End Section	EA	$ 1,941.50		$ -
62	42" RCP End Section	EA	$ 1,974.50	1	$ 1,974.50
63	48" RCP End Section	EA	$ 2,348.50		$ -
64	54" RCP End Section	EA	$ 3,074.50		$ -
65	60" RCP End Section	EA	$ 3,800.50		$ -
	Corrugated Metal Pipe Arch				
66	17" x 13" Storm Drain Pipe	LF	$ 171.48		$ -
67	21" x 15" Storm Drain Pipe	LF	$ 112.79		$ -
68	24" x 18" Storm Drain Pipe	LF	$ 173.24		$ -
69	35" x 24" Storm Drain Pipe	LF	$ 198.00		$ -
70	42" x 29" Storm Drain Pipe	LF	$ 209.06		$ -
71	57" x 38"Storm Drain Pipe	LF	$ 244.20		$ -
72	64" x 43" Storm Drain Pipe	LF	$ 278.30		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
	Reinforced Concrete Elliptical Pipe				
73	23" x 14" Storm Drain Pipe	LF	$ 118.94		$ -
74	30" x 19" Storm Drain Pipe	LF	$ 136.22		$ -
75	38" x 24" Storm Drain Pipe	LF	$ 180.69		$ -
76	45" x 29" Storm Drain Pipe	LF	$ 259.58		$ -
77	53" x 34" Storm Drain Pipe	LF	$ 665.17		$ -
78	60" x 38" Storm Drain Pipe	LF	$ 665.17		$ -
79	68" x 43" Storm Drain Pipe	LF	$ 352.00		$ -
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)				
80	17" x 13" Metal End Section	EA	$ 797.50		$ -
81	21" x 15" Metal End Section	EA	$ 697.76		$ -
82	24" x 18" Metal End Section	EA	$ 709.50		$ -
83	35" x 24" Metal End Section	EA	$ 1,240.92		$ -
84	42" x 29" Metal End Section	EA	$ 1,210.00		$ -
85	57" x 38" Metal End Section	EA	$ 1,760.00		$ -
86	64" x 43" Metal End Section	EA	$ 2,200.00		$ -
	End Sections - Reinforced Concrete Elliptical Pipe				
86	23" x 14" RCP End Section	EA	$ 621.50		$ -
88	30" x 19" RCP End Section	EA	$ 830.50		$ -
89	38" x 24" RCP End Section	EA	$ 1,314.50		$ -
90	45" x 29" RCP End Section	EA	$ 1,941.50		$ -
91	53" x 34" RCP End Section	EA	$ 1,974.50		$ -
92	60" x 38" RCP End Section	EA	$ 2,348.50		$ -
93	68" x 43" RCP End Section	EA	$ 3,074.50		$ -
	Storm Drain Structures				
94	Drop Inlet	EA	$ 3,879.85		$ -
95	Curb Inlet - 6' Opening	EA	$ 4,620.00	15	$ 69,300.00
96	Curb Inlet - 10' Opening	EA	$ 5,280.00	15	$ 79,200.00
97	Curb Inlet - 12' Opening	EA	$ 6,050.00	7	$ 42,350.00
98	Curb Inlet - 16' Opening	EA	$ 6,820.00		$ -
99	Curb Inlet - 20' Opening	EA	$ 7,370.00		$ -
100	Manhole (4' dia., 6' height or less)	EA	$ 6,674.79	20	$ 133,495.78
	Outfall & Channel Protection				
101	Concrete Endwall/Wingwall	SF	$ 110.00		$ -
102	Gabion Basket Structure	CY	$ 275.50		$ -
103	Rip-Rap Stone - Class 1	CY	$ 122.72		$ -
5.1	**Civc Standards**				
1	Small Playground Tot Lot (< 10 Childred)	EA	$ 19,800.00	1	$ 19,800.00
2	Medium Playground Tot Lot (10-50 Childred)	EA	$ 55,000.00		$ -
3	Large Playground Tot Lot (50+ Childred)	EA	$110,000		$ -
6.1	**Miscellaneous Site Construction & Structures**				
1	Bus Stop Enclosure	EA	$ 3,850.00		$ -
2	Mail Box Cluster	EA	$ 1,100.00	2	$ 2,200.00
3	Construction Stake-out	AC	$ 11,000.00		$ -
4	Traffic Control During Construction	LS	Detailed estimate required.		
5	Set Property Corners		$ 132.00	641	$ 84,612.00

Grand Total All Costs	$ 6,962,346.88
Mobilization (5%)	$ 348,117.34
15% Contingency	$ 1,096,569.63
TOTAL BOND AMOUNT	$ 8,058,916.51

Resolution: PC-25-23

A Resolution of the Planning Commission of the City of Ranson to Accept the Guarantee Surety (Bond) for the Required Physical Improvements for the President's Pointe Subdivision Phase 6+7.

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

Section 1. The Planning Commission accepts the Corporate Surety in lieu of completion of required on-site improvements as described in 16-82, and as outlined in the development agreement presented December 1, 2025, to the Planning Commission, for Phase 6+7 of the subdivision.

Section 2. The approved bonded amount will be held in the amount of $8,058,916.51.

Section 3. This Resolution and a copy of the surety policy is hereby directed to be forwarded to the City Clerk for communication to the Ranson City Council and for recording within the land records of the Jefferson County Clerk.

Signed and approved this 1st day of December 2025.

_____
Andy Colandrea, President

ATTEST:

_____
Planning Commission Member

AFFIX CITY SEAL

AGENDA ITEM III.5

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Public Hearing- accept public comments on the development agreement for President's Pointe Phase 6 and 7, lots 632-875.

ATTACHMENTS:

Legal_Notice_PP_Phase_6 and 7 (1).docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Monday, December 1, 2025, at 7:00 PM 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 President's Pointe Phase 6 and Phase 7 located off President's Pointe Blvd including 243 lots (Lots 632-875), accepting the bond, and entering a development agreement for Phase 6 and Phase 7 of President's Pointe. All persons are invited to attend and make comments about the proposed final plat.

Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to November 26, 2025, will be provided to the Planning Commission, and inserted into the official record.

Dept. of Community Development

AGENDA ITEM III.6

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Consideration- 25-38-FP A development agreement for President's Pointe Phase 6 and 7, lots 632 Thru 875.

ATTACHMENTS:

Presidents_Point_Phase6 and 7_Development_Agreement.docx
PC25-24_PP_Phase_6 and 7_Development_Agreement (1).docx

RECORDING REQUESTED By
City of Ranson Planning Commission

WHEN RECORDED RETURN To

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

DEVELOPMENT AGREEMENT FOR PRESIDENTS POINTE PHASE 6 and 7

THE CITY OF RANSON AND STANLEY MARTIN COMPANIES

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 Stanley Martin Companies, hereinafter referred to as "Developer," for a subdivision known as President's Pointe, both of whom understand and agree as follows:

WITNESSETH:

WHEREAS, the City approved the Zoning and Land Development Plan and Plat for President's Pointe recorded at Book 1222, Page 368, in accordance to Chapter 19A of the Ranson Municipal Code;

WHEREAS, the Developer will need to record a Final Plat consistent with the approved Land Development Plan and Plat for each Phase of the Development.

WHEREAS, this agreement is executed pursuant to the provisions of land use planning as set forth in West Virginia Code §8A-1-1 and the Ranson Municipal Code;

NOW THEREFORE, in the best interest of the City of Ranson and in consideration of Developer posting security; and, in order to insure satisfactory performance by Developer of its obligations under Ranson's Land Development ordinances; and to clarify that a recorded final plat for Phase 6 and 7 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
   Developer will do and perform, or cause to be done and performed, at 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 approved 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 respective special districts having to do with the said types of work.

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 satisfaction of said City. The actual work of surveying shall be performed by the Developer's engineer.
3. Specifications

The work embraced herein shall be done in accordance with the provisions of all applicable ordinances, regulations and policies adopted by the City of Ranson in effect at the time of building permit issuance, including but not limited to: West Virginia Code §8A, the Ranson Municipal Code, the Ranson Design Guidelines, and/or the Ranson Standard Engineering Detail Manual. 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 all public infrastructure improvements in Phase 6 and 7 to be within three (3) years after the date of approval of this Agreement unless a written extension is granted by the Planning Commission. However, in no case shall the time of completion for required infrastructure extend beyond four (4) years beyond the date of approval of this Agreement. Absent a written extension by the Planning Commission, the Planning Commission reserve the right to call the bond to complete the infrastructure in accordance with the approved plan. Nothing in this agreement, however, shall be construed to limit the Planning Commission's right to call the bond at any time if exigent circumstances require such action. Such circumstances shall be determined at the sole discretion of the Ranson Planning Commission.

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 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 Developer to an extension.

6. Repairs or Replacements
   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 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 a public or private corporation, or by any 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
   Developer shall, at 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 Developer or its Designated Representative
   Developer shall give personal superintendence to the work on said improvement, or have a competent foreman or superintendent, satisfactory to the City, on the work at all times during progress, with authority to act for the Developer.
9. Inspection by City of Ranson

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

10. Subdivision Surety
Developer shall post subdivision surety consistent with Ranson Municipal Code 16-80 et seq. *See Exhibit A for surety documents. for Phase 6 and 7.*

11. Hold-Harmless Agreement
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 Developer's or Developer's contractors', subcontractors', agents', or employees' operations under this agreement, whether such operations be by Developer or by any of Developer's contractors, subcontractors, or by any one or more persons directly or indirectly employed by, or acting as agent for Developer or any of Developer's contractors, or subcontractors. 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 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. Developer's Insurance
Developer shall not commence work under this agreement until Developer shall have obtained all insurance required under this paragraph, nor shall 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.

    a. Compensation Insurance
    Developer shall maintain, during the life of this agreement, Workmen's Compensation Insurance for all Developer's employees employed at the site of the improvement, and in case any work is sublet, 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 Developer. In case any class of employees engaged in work under this agreement at the site of the project is not protected under any Workmen's Compensation Law, Developer shall provide, and shall cause each contractor and subcontractor to provide, adequate insurance for the protection of employees not otherwise protected. Developer hereby indemnifies City for any damage resulting to it from failure of either Developer or any contractor or subcontractor to take out or maintain such insurance.

    b. Public Liability and Property Damage Insurance
    Developer shall take out and maintain during the life of this agreement such public liability and property damage insurance as shall insure City, its elective and appointive boards, commissions, officers, agents, and employees, 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 Developer's or any contractor's or subcontractor's operations hereunder, whether such operations be by Developer or any contractor or subcontractor, or by anyone directly or indirectly employed by either Developer or any contractor or subcontractor.

c. Contractual Liability Insurance

Developer shall take out and maintain during the life of the agreement an insurance policy insuring City, its elective and appointive boards, commissions, officers, agents and employees, 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 Developer and/or any of 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, Developer and any contractor or subcontractor performing work covered by this agreement.

13. Title to Improvements

Title to, and ownership of, all street and infrastructure improvements constructed hereunder by Developer shall vest absolutely in City, upon completion of such streets in accordance with the approved plan and acceptance of such improvements by City. All infrastructure shall meet City of Ranson maintenance standards and approved by the City prior to dedication. Developer and City shall work together to turn over improvements in sections as they are completed.

14. Specific Conditions of Development

a. Developer and/or established Homeowners' Association shall be responsible for maintaining and mowing all common areas. Common areas shall include, but not be limited to, all open space, storm water management facilities, and landscaped areas. Homeowners' Association and/or Developer shall be responsible for the perpetual maintenance, trimming, and protection of buffers and landscaped plantings, including trees. Diseased, infested, dying, dead or damaged landscaping shall be replaced by Developer and/or Homeowners' Association as soon as possible but no later than the next planting season.

b. Developer shall make Builders aware that in order to receive a Use & Occupancy Certificate, the City will require
   (1) finished individual driveways to include top coat,
   (2) sod is to be installed on front, rear and side yards along with 4 inches of top soil on residential lots,
   (3) Installation of required street trees as shown on the approved engineering plans,
   (4) Seasonal bonding shall be available to achieve the same result,

c. Developer shall ensure that street lights and community landscaping is installed sequentially as development occurs and structures are built.

d. Vacant lots, and lots adjacent to public infrastructure shall be mowed and maintained

e. Developer shall have a dedicated construction entrance for the use of site and building contractors.

f. The Developer shall be responsible in screening the onsite storage of all site development materials, such as but not limited to utility service pipes, stormwater pipes, gravel and construction material, from the public streets and surrounding residents.

15. Repair or Reconstruction of Defective Work
If, within a period of one year after final acceptance of the work performed under this agreement, and notification by City to Developer, any structure or part of any structure furnished and/or installed or constructed, or caused to be installed or constructed by 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, 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 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 Developer can be notified, City may, at its option, make the necessary repairs or replacements or perform the necessary work and Developer shall pay to the City the actual cost of such repairs plus fifteen percent (15%).

16. Developer not Agent of City
Neither Developer nor any of Developer's agents or contractors are or shall be considered to be agents of City in connection with the performance of Developer's obligations under this agreement.

17. Notice of Breach and Default
If after notification, 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 Developer should be adjudged a bankrupt, or Developer should make a general assignment for the benefit of Developer's insolvency or is Developer, or any of Developer's contractors, subcontractors, agents, or employees, should violate any of the provisions of this agreement, City Engineer, City Manager or his designee or Planning Commission shall serve written notice upon Developer and Developer's surety of breach of this agreement, or of any portion thereof, and default of Developer.

18. Breach of Agreement: Performance by Surety or City of Ranson
In the event of any such notice of breach Developer's surety shall have the duty to takeover and complete the work and the improvement herein specified; provided, however, that if the surety, within sixty (60) 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 ninety (90) 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 Developer, and 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 Developer as maybe on the

site of the work and necessary therefor.

19. Reduction and Completion

The surety posted by the Developer may be reduced three (3) times prior to acceptance of all required improvements, upon the satisfactory completion of the subdivision improvements shown on the approved construction drawings, as per Ranson City Code 16-83.

Upon completion of all the work described in the said Agreement and upon the City authorizing a written Notice of Completion and Acceptance of said work, the Planning Commission will release all surety to 80% of the surety. 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 this Agreement and shall thereafter be released. The amount specified above for labor and materials shall be held by City for a period of one (1) year after the date official acceptance of the improvements specified in the said Agreement.

20. Enforcement and Guarantees

Pursuant to W. Va. Code § 8A-6-3, failure to meet all conditions in this Agreement shall constitute cause to deny Developer, the issuance of any of the required use, occupancy or improvement local permits, as may be appropriate. Nothing in this Agreement waives any of the remedies the Planning Commission or Ranson possesses to administer and enforce conditions under the authority granted in W. Va. Code § 8A-6-3.

City must notify Developer if requirements are not met or violations exist and Developer shall give the City written notice of its intent to cure within (5) days after the City's notice is provided. If Developer provides its written confirmation to cure to the City, the Developer shall have a 30 day right to cure period. Failure to cure within the 30 day cure period shall constitute cause for the City to withhold issuing building permits, use and occupancy permits and/or approving plats for future phases and calling surety

21. 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 Developer shall be addressed as follows:

_____

_____

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.

22. Binding Effect of Agreement

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

association or any owner of any unit shall not be deemed a third party beneficiary and not entitled to enforce any provision hereunder.

23. 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 _____, 2025.

RANSON PLANNING COMMISSION

By:

_____
Andy Colandrea
Its: President

DEVELOPER

By: _____

Its: _____

STATE OF WEST VIRGINIA;
COUNTY OF JEFFERSON; to-wit:

The foregoing instrument was acknowledged before me by Andy Colandrea, Ranson Planning Commission President, this _____ day of _____, 2025.

My commission expires: _____

NOTARY PUBLIC

STATE OF _____;
COUNTY OF _____; to-wit:

The foregoing instrument was acknowledged before me by _____.
for_____, its _____, this _____ day of_____, 20__.

My commission expires: _____

NOTARY PUBLIC

RESOLUTION#: PC-25-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANSON APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE RANSON PLANNING COMMISSION AND STANLEY MARTIN HOMES FOR A SUBDIVISION COMMONLY REFERRED TO AND KNOWN AS "PRESIDENT'S POINTE PHASE 6+7"

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 within Ranson Municipal Code 16-60 approves the attached Development Agreement by and between the Ranson Planning Commission and Stanley Martin Homes, for a subdivision commonly referred to and known as "President's Pointe Phase 6+7".

Section 2. The Planning Commission President is authorized and hereby directed to execute the Development Agreement on behalf of the City of Ranson Planning Commission.

Section 3. 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, and any documents necessary for the transfer of property to Stanley Martin Homes, including any documents requested by financial institutions, lenders, attorneys, lienholders, contractors, sureties, and/or third parties.

Section 4. This Resolution and executed Development Agreement shall become effective immediately upon its adoption.

Signed and approved this 1st day of December 2025.

_____
Planning Commission
President

ATTEST:

_____
Planning Commission Member

AFFIX CITY SEAL

AGENDA ITEM III.7

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Public Hearing- to accept public comment on a bond reduction for Phase 1 of Parkland Commons (known as the Foundry) for $473,062.68 of $1,178,267.09 total bond amount.

ATTACHMENTS:

Legal Notice Bond Reduction-Parkland Commons Phase 1.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on December 1, 2025, 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 for the subdivision Parkland Commons Phase 1. The reduction is for the amount of $473,062.68 of $1,178,267.09 total bond amount.

All persons are invited to attend and make comments about the bond release. If you cannot attend but wish to comment, you may write to the following address prior to November 26, 2025: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written comments received prior to November 26, 2025, will be provided to the Planning Commission and inserted into the official record.

Reiley Stanley
Dept. of Community Development

AGENDA ITEM III.8

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Consideration- 25-35-BRR for a bond reduction for Phase 1 of the neighborhood known as Parkland Commons (the Foundry) for $473,062.68 of $1,178,267.09 total bond amount.

ATTACHMENTS:

25-35-BRR-24-21-CD-Foundry Section 1 Bond Release Rev 2.pdf
2025-11-04 Foundry Center Bond Review 3rd Sub - Memorandum.pdf
PC25-25 Parkland Commons Bond Reduction.docx

City of Ranson, West Virginia Community Development **Construction Bond - Release**

Project Name: Foundry Centre Date: 10/1/2025

Section: Section 1 - Oasis (Lots T1 - T9 & T60 - T73) C.O.R. File No.

Bond Amount Approved:					$		
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
1.1							
1	Stabilized Construction Entrance	EA	$ 2,475.00		$ 0.00		$0.00
2	Silt Fence - Standard	LF	$ 4.40		$ 0.00		$0.00
3	Silt Fence - Super	LF	$ 18.15		$ 0.00		$0.00
4	Earth Dike Construction (1)	LF	$ 3.96		$ 0.00		$0.00
5	Inlet Protection Device	EA	$ 388.14		$ 0.00		$0.00
6	Outlet Protection Device	EA	$ 385.00		$ 0.00		$0.00
7	Stone Check Dams	EA	$ 192.50		$ 0.00		$0.00
8	Sediment Trap Excavation	CY	$ 15.35		$ 0.00		$0.00
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,456.24		$ 0.00		$0.00
10	Impermeable Liner for Sediment	SY	$ 22.83		$ 0.00		$0.00
11	Rip-Rap Apron/Plunge Pool	CY	$ 122.72		$ 0.00		$0.00
12	Grass Waterway/Drainage Swale	LF	$ 11.99		$ 0.00		$0.00
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.10		$ 0.00		$0.00
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.12		$ 0.00		$0.00
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 550.13		$ 0.00		$0.00
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 545.34		$ 0.00		$0.00
17	Mulch, Shredded Bark or Wood Chip (35	CY	$ 89.10		$ 0.00		$0.00
18	Sod	SY	$ 5.90		$ 0.00		$0.00
19	Soil Stabilizing Matt - Biodegradable	SY	$ 4.95		$ 0.00		$0.00
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 11.00		$ 0.00		$0.00
21	Geotextile Fabric	SF	$ 3.30		$ 0.00		$0.00
22	4 ft Safety Fence	LF	$ 8.84		$ 0.00		$0.00
23	6 ft Chain Link Safety Fence	LF	$ 11.00		$ 0.00		$0.00
24	Tree Protection	LF	$ 3.30		$ 0.00		$0.00
25	Temporary Utility Line Stream	EA	$ 1,375.00		$ 0.00		$0.00
1.2		**Site Preparation & Demolition**					
1	Clearing & Grubbing - Light Cover	ACRE	$ 7,342.50		$ 0.00		$0.00

2	Clearing & Grubbing - Moderate Cover	ACRE	$ 10,725.00		$ 0.00		$0.00
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 13,475.00		$ 0.00		$0.00
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 15,950.00		$ 0.00		$0.00
5	Sawcut Existing Asphalt Pavement	LF	$ 2.20		$ 0.00		$0.00
6	Sawcut Existing Concrete Pavement	LF	$ 3.52		$ 0.00		$0.00
7	Removal of Asphalt Pavement	SY	$ 8.25		$ 0.00		$0.00
8	Removal of Fencing	LF	$ 5.67		$ 0.00		$0.00
9	Removal of Power Pole	EA	$ 8,415.00		$ 0.00		$0.00
10	Removal of Structures/Buildings	EA	$ -				$0.00
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
1.3			**Earthwork**				
1	Strip Topsoil	CY	$ 4.13		$ 0.00		$0.00
2	Common Excavation	CY	$ 25.01		$ 0.00		$0.00
3	Borrow Material - On Site	CY	$ 22.34		$ 0.00		$0.00
4	Borrow Material - Imported from Off Site	CY	$ 40.26		$ 0.00		$0.00
5	Rock Excavation	CY	$ 99.00		$ 0.00		$0.00
6	Furnish Topsoil	CY	$ 52.76		$ 0.00		$0.00
2.1			**Paved Surface Construction**				
1	Subgrade	CY	$ 73.37	406	$29,788.22	100%	$29,788.22
2	Fabric for Subgrade Stabilization	SY	$ 3.19	2,436	$7,770.84	100%	$7,770.84
3	Aggregate Base Course	CY	$ 97.30	406	$39,503.80	100%	$39,503.80
4	Open Graded Free Draining Base	CY	$ 120.89		$0.00		$0.00
5	Free Draining Base Trench	LF	$ 12.08		$0.00		$0.00
6	Outlet Pipe	LF	$ 39.75		$0.00		$0.00
7	Bituminous Asphalt Tack Coat	SY	$ 0.51	2,436	$1,242.36	100%	$1,242.36
8	Superpave Asphalt Base Course - Type	TN	$ 93.50		$0.00		$0.00
9	Superpave Asphalt Base Course - Type	TN	$ 106.70		$0.00		$0.00
10	Superpave Asphalt Surface Course -	TN	$ 117.70		$0.00		$0.00
11	Reinforced Concrete Pavement	CY	$ 450.55		$0.00		$0.00
12	Standard Milling	SY	$ 7.07		$0.00		$0.00
13	Controlled Low Strength Material	CY	$ 368.98		$0.00		$0.00
14	6" Concrete Entrance Apron -	SY	$ 104.07		$0.00		$0.00

15	8" Concrete Entrance Apron -	SY	$ 137.50		$0.00		$0.00
16	Concrete Curb & Gutter	LF	$ 66.00	1,370	$90,420.00	0%	$0.00
17	Concrete Curb Only	LF	$ 55.00		$0.00		$0.00
18	Bituminous Asphalt Walkway	SF	$ 14.85		$0.00		$0.00
19	Concrete Sidewalk	SY	$ 97.13	761	$73,915.93	0%	$0.00
20	Bed Course Material (for sidewalk)	CY	$ 88.57	85	$7,528.45	0%	$0.00
21	Concrete Curb Ramp	EA	$ 2,750.00	26	$71,500.00	0%	$0.00
22	Detectable Warning Surface	EA	$ 486.72	26	$12,654.72	0%	$0.00
23	Concrete Precast Wheel Stops	EA	$ 275.00		$0.00		$0.00
24	One Direction Lane Arrow	EA	$ 275.00		$0.00		$0.00
25	Multi Directional Land Arrow	EA	$ 460.90		$0.00		$0.00
26	Bicycle Shared Lane Marking	EA	$ 302.50		$0.00		$0.00
27	Bicycle Lane Marking	EA	$ 302.50		$0.00		$0.00
28	Pavement Letters	EA	$ 82.27		$0.00		$0.00
29	4" Edge/Lane Line - Painted	LF	$ 0.51	360	$183.60	0%	$0.00
30	6" Edge/Lane Line - Painted	LF	$ 0.66		$0.00		$0.00
31	8" Edge/Lane Line - Painted	LF	$ 0.83		$0.00		$0.00
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76		$0.00		$0.00
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17		$0.00		$0.00
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97		$0.00		$0.00
35	4" Edge/Lane Line - Preformed	LF	$ 4.95		$0.00		$0.00
36	6" Edge/Lane Line - Preformed	LF	$ 7.37		$0.00		$0.00
37	8" Edge/Lane Line - Preformed	LF	$ 9.24		$0.00		$0.00
38	4" Edge/Lane Line w/ Contrast -	LF	$ 7.07		$0.00		$0.00
39	6" Edge/Lane Line w/ Contrast -	LF	$ 7.70		$0.00		$0.00
40	8" Edge/Lane Line w/ Contrast -	LF	$ 9.90		$0.00		$0.00
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58	1,560	$5,584.80	0%	$0.00
42	12" Crosswalk/Stop/Transverse Line -	LF	$ 14.85		$0.00		$0.00
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	167	$4,133.25	0%	$0.00
44	Handicapped Parking Symbol	EA	$ 341.17		$0.00		$0.00
45	0.08 in Flat Sheet Sign	SF	$ 49.50		$0.00		$0.00
46	City standard sign post	LF	$ 27.50	192	$5,280.00	0%	$0.00
47	Sign - Street Name per E911 Addressing	EA	$ 467.50	18	$8,415.00	0%	$0.00

48	Guard Rail - Steel Beam & Posts	LF	$ 20.16		$0.00		$0.00
49	Fence - Chain Link 6' High	LF	$ 45.24		$0.00		$0.00
50	Fence - Wood 3-Rail	LF	$ 33.00		$0.00		$0.00
51	Fence - Decorative Iron, 42" High	LF	$ 82.50		$0.00		$0.00
52	Pedestrian/Bicycle Barrier Railing -	LF	$ 57.20		$0.00		$0.00
53	Lights - Street and Parking Lot (light	EA	$ 13,200.00	16	$211,200.00	0%	$0.00
54	Bollards (wood or steel)	EA	$ 495.00		$0.00		$0.00
55	Traffic Control/Stop Light (WVDOH cost	EA	$ -				$0.00
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
3.1			**Landscaping**				
1	Transplanting Trees (6' or less)	EA	$ 148.50		$0.00		$0.00
2	Transplanting Shrubs	EA	$ 126.50		$0.00		$0.00
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 165.00		$0.00		$0.00
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 412.50		$0.00		$0.00
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 550.00		$0.00		$0.00
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 330.00		$0.00		$0.00
7	Plant Ground Cover	EA	$ 7.70		$0.00		$0.00
8	Plant Wetlands or Bioretention	EA	$ 27.50		$0.00		$0.00
9	Plant Screen Trees	EA	$ 165.00		$0.00		$0.00
10	Plant Street/Shade Trees	EA	$ 550.00	27	$14,850.00	0%	$0.00
11	Mulching (wood landscape mulch in	CY	$ 89.10		$0.00		$0.00
4.1			**Sanitary Sewer System**				
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 121.00		$0.00		$0.00
2	6" PVC Schedule 80 Pipe	LF	$ 168.76		$0.00		$0.00
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	692	$75,739.40	100%	$75,739.40
4	10" PVC Schedule 80 Pipe	LF	$ 121.55		$0.00		$0.00
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	6	$40,048.08	100%	$40,048.08
6	Grease Trap	EA	$ 6,875.00		$0.00		$0.00
7	4" Service Lateral (20' to Edge of	LF	$ 68.31	14	$956.34	100%	$956.34
8	Sanitary Sewer Pump Station (sewage	EA	$ -				$0.00
9	Road Bore/Crossing (with Pipe & Steel	LF	$ 440.00		$0.00		$0.00
4.2			**Potable Water System**				
1	3/4" Copper Service Line	LF	$ 117.76		$0.00		$0.00

2	1" Copper Service Line	LF	$ 193.60		$0.00		$0.00
3	2" Copper Service Line	LF	$ 39.60		$0.00		$0.00
4	4" Ductile Iron Pipe	LF	$ 57.20		$0.00		$0.00
5	6" Ductile Iron Pipe	LF	$ 74.80		$0.00		$0.00
6	8" Ductile Iron Pipe	LF	$ 92.40	666	$61,538.40	100%	$61,538.40
7	10" Ductile Iron Pipe	LF	$ 104.50		$0.00		$0.00
8	12" Ductile Iron Pipe	LF	$ 115.50		$0.00		$0.00
9	Fire Hydrant with 6" line	LF	$ 5,513.77	4	$22,055.08	100%	$22,055.08
10	4" Gate Valve & Box	EA	$ 1,225.13		$0.00		$0.00
11	6" Gate Valve & Box	EA	$ 1,954.65	4	$7,818.60	100%	$7,818.60
12	8" Gate Valve & Box	EA	$ 1,617.98	11	$17,797.78	100%	$17,797.78
13	10" Gate Valve & Box	EA	$ 2,420.00		$0.00		$0.00
14	12" Gate Valve & Box	EA	$ 4,271.09		$0.00		$0.00
15	Pressure Reducing Valve & Vault	EA	$ -				$0.00
16	Tapping Sleeve & Valve for Water	EA	$ 726.00		$0.00		$0.00
17	Water Meter Setter, Box & Service Line	EA	$ 3,335.29	10	$33,352.90	100%	$33,352.90
5.1		**Storm Water Management & Storm Drainage**					
	SWM Basin/Ponds						$0.00
1	Excavation - Basin/Pond	CY	$ 25.01		$0.00		$0.00
2	Excavation - Core Trench	CY	$ 25.01		$0.00		$0.00
3	Embankment Construction - On-Site	CY	$ 22.34		$0.00		$0.00
4	Embankment Construction - Imported	CY	$ 40.26		$0.00		$0.00
5	Impervious Core	SF	$ 1.98		$0.00		$0.00
6	Concrete Control Structure and Pipe	CY	$ 1,300.59		$0.00		$0.00
7	Corrugated Metal Pipe Control Structure	EA	$ 6,456.24		$0.00		$0.00
8	Dewatering Pipes or Structures	EA	$ 558.02		$0.00		$0.00
9	Filter Stone for Dewatering Pipe (1" to 2"	CY	$ 53.12		$0.00		$0.00
10	Antiseep Collar	f width	$ 165.00		$0.00		$0.00
11	Trash Rack	ch dia.	$ 55.00		$0.00		$0.00
12	Water Tight Pipe Bands	ch dia.	$ 8.25		$0.00		$0.00
	Low Impact Development BMP						$0.00
13	Urban Bioretention Basin (in sidewalk	SF	$ 55.00		$0.00		$0.00
14	Bioretention Basin	SF	$ 38.50		$0.00		$0.00
15	Grass Channel	SF	$ 30.00		$0.00		$0.00

16	Permeable Pavers	SY	$ 50.00		$0.00		$0.00
	PVC						$0.00
17	4" PVC Slotted or Perforated Drain Pipe	LF	$ 16.50		$0.00		$0.00
18	6" PVC Slotted or Perforated Drain Pipe	LF	$ 17.60		$0.00		$0.00
19	8" PVC Slotted or Perforated Drain Pipe	LF	$ 21.85		$0.00		$0.00
20	12" PVC Slotted or Perforated Drain Pipe	LF	$ 36.30		$0.00		$0.00
	Corrugate Metal Pipe (Circular)						$0.00
21	15" Storm Drain Pipe	LF	$ 171.48		$0.00		$0.00
22	18" Storm Drain Pipe	LF	$ 112.79		$0.00		$0.00
23	24" Storm Drain Pipe	LF	$ 173.24		$0.00		$0.00
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
24	30" Storm Drain Pipe	LF	$ 198.00		$0.00		$0.00
25	36" Storm Drain Pipe	LF	$ 209.06		$0.00		$0.00
26	42" Storm Drain Pipe	LF	$ 244.20		$0.00		$0.00
27	48" Storm Drain Pipe	LF	$ 278.30		$0.00		$0.00
28	54" Storm Drain Pipe	LF	$ 313.50		$0.00		$0.00
29	60" Storm Drain Pipe	LF	$ 352.00		$0.00		$0.00
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
	Reinforced Concrete Pipe (circular)						$0.00
30	15" Storm Drain Pipe	LF	$ 312.02		$0.00		$0.00
31	18" Storm Drain Pipe	LF	$ 118.94		$0.00		$0.00
32	24" Storm Drain Pipe	LF	$ 136.22		$0.00		$0.00
33	30" Storm Drain Pipe	LF	$ 180.69		$0.00		$0.00
34	36" Storm Drain Pipe	LF	$ 259.58		$0.00		$0.00
35	42" Storm Drain Pipe	LF	$ 246.40		$0.00		$0.00
36	48" Storm Drain Pipe	LF	$ 665.17		$0.00		$0.00
37	54" Storm Drain Pipe	LF	$ 316.80		$0.00		$0.00
38	60" Storm Drain Pipe	LF	$ 352.00		$0.00		$0.00
	High Density Polyethlyene (HDPE)						$0.00
39	15" Storm Drain Pipe	LF	$ 126.32	425	$53,686.00	100%	$53,686.00
40	18" Storm Drain Pipe	LF	$ 169.63		$0.00		$0.00
41	24" Storm Drain Pipe	LF	$ 180.58	126	$22,753.08	100%	$22,753.08
42	30" Storm Drain Pipe	LF	$ 312.33		$0.00		$0.00
43	36" Storm Drain Pipe	LF	$ 209.91	202	$42,401.82	100%	$42,401.82

44	42" Storm Drain Pipe	LF	$ 250.80	13	$3,260.40	100%	$3,260.40
45	48" Storm Drain Pipe	LF	$ 297.00		$0.00		$0.00
46	54" Storm Drain Pipe	LF	$ 308.00		$0.00		$0.00
47	60" Storm Drain Pipe	LF	$ 319.00		$0.00		$0.00
	End Sections (Circular) - Metal (for						$0.00
48	15" Metal End Section	EA	$ 797.50		$0.00		$0.00
49	18" Metal End Section	EA	$ 697.76		$0.00		$0.00
50	24" Metal End Section	EA	$ 960.88		$0.00		$0.00
51	30" Metal End Section	EA	$ 1,240.92		$0.00		$0.00
52	36" Metal End Section	EA	$ 1,210.00		$0.00		$0.00
53	42" Metal End Section	EA	$ 1,430.00		$0.00		$0.00
54	48" Metal End Section	EA	$ 1,760.00		$0.00		$0.00
55	54" Metal End Section		$ 2,200.00		$0.00		$0.00
56	60" Metal End Section		$ 2,200.00		$0.00		$0.00
	End Sections (Circular) - Concrete						$0.00
57	15" RCP End Section	EA	$ 533.50		$0.00		$0.00
58	18" RCP End Section	EA	$ 621.50		$0.00		$0.00
59	24" RCP End Section	EA	$ 830.50		$0.00		$0.00
60	30" RCP End Section	EA	$ 1,314.50		$0.00		$0.00
61	36" RCP End Section	EA	$ 1,941.50		$0.00		$0.00
62	42" RCP End Section	EA	$ 1,974.50		$0.00		$0.00
63	48" RCP End Section	EA	$ 2,348.50		$0.00		$0.00
64	54" RCP End Section	EA	$ 3,074.50		$0.00		$0.00
65	60" RCP End Section	EA	$ 3,800.50		$0.00		$0.00
	Corrugated Metal Pipe Arch						$0.00
66	17" x 13" Storm Drain Pipe	LF	$ 171.48		$0.00		$0.00
67	21" x 15" Storm Drain Pipe	LF	$ 112.79		$0.00		$0.00
68	24" x 18" Storm Drain Pipe	LF	$ 173.24		$0.00		$0.00
69	35" x 24" Storm Drain Pipe	LF	$ 198.00		$0.00		$0.00
70	42" x 29" Storm Drain Pipe	LF	$ 209.06		$0.00		$0.00
71	57" x 38"Storm Drain Pipe	LF	$ 244.20		$0.00		$0.00
72	64" x 43" Storm Drain Pipe	LF	$ 278.30		$0.00		$0.00
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
	Reinforced Concrete Elliptical Pipe						$0.00

73	23" x 14" Storm Drain Pipe	LF	$ 118.94		$0.00		$0.00
74	30" x 19" Storm Drain Pipe	LF	$ 136.22		$0.00		$0.00
75	38" x 24" Storm Drain Pipe	LF	$ 180.69		$0.00		$0.00
76	45" x 29" Storm Drain Pipe	LF	$ 259.58		$0.00		$0.00
77	53" x 34" Storm Drain Pipe	LF	$ 665.17		$0.00		$0.00
78	60" x 38" Storm Drain Pipe	LF	$ 665.17		$0.00		$0.00
79	68" x 43" Storm Drain Pipe	LF	$ 352.00		$0.00		$0.00
	End Sections - Corrugated Metal Pipe Arch (for CMP						$0.00
80	17" x 13" Metal End Section	EA	$ 797.50		$0.00		$0.00
81	21" x 15" Metal End Section	EA	$ 697.76		$0.00		$0.00
82	24" x 18" Metal End Section	EA	$ 709.50		$0.00		$0.00
83	35" x 24" Metal End Section	EA	$ 1,240.92		$0.00		$0.00
84	42" x 29" Metal End Section	EA	$ 1,210.00		$0.00		$0.00
85	57" x 38" Metal End Section	EA	$ 1,760.00		$0.00		$0.00
86	64" x 43" Metal End Section	EA	$ 2,200.00		$0.00		$0.00
	End Sections - Reinforced Concrete						$0.00
86	23" x 14" RCP End Section	EA	$ 621.50		$0.00		$0.00
88	30" x 19" RCP End Section	EA	$ 830.50		$0.00		$0.00
89	38" x 24" RCP End Section	EA	$ 1,314.50		$0.00		$0.00
90	45" x 29" RCP End Section	EA	$ 1,941.50		$0.00		$0.00
91	53" x 34" RCP End Section	EA	$ 1,974.50		$0.00		$0.00
92	60" x 38" RCP End Section	EA	$ 2,348.50		$0.00		$0.00
93	68" x 43" RCP End Section	EA	$ 3,074.50		$0.00		$0.00
	Storm Drain Structures						$0.00
94	Drop Inlet	EA	$ 3,879.85		$0.00		$0.00
95	Curb Inlet - 6' Opening	EA	$ 4,620.00	1	$4,620.00	0%	$0.00
96	Curb Inlet - 10' Opening	EA	$ 5,280.00	2	$10,560.00	0%	$0.00
97	Curb Inlet - 12' Opening	EA	$ 6,050.00	4	$24,200.00	0%	$0.00
98	Curb Inlet - 16' Opening	EA	$ 6,820.00		$0.00		$0.00
99	Curb Inlet - 20' Opening	EA	$ 7,370.00		$0.00		$0.00
100	Manhole (4' dia., 6' height or less)	EA	$ 6,674.79	2	$13,349.58	100%	$13,349.58
	Outfall & Channel Protection						$0.00
101	Concrete Endwall/Wingwall	SF	$ 110.00		$0.00		$0.00
102	Gabion Basket Structure	CY	$ 275.50		$0.00		$0.00

103	Rip-Rap Stone - Class 1	CY	$ 122.72		$0.00		$0.00
5.1			**Civc Standards**				
1	Small Playground Tot Lot (< 10 Childred)	EA	$ 19,800.00		$0.00		$0.00
2	Medium Playground Tot Lot (10-50	EA	$ 55,000.00		$0.00		$0.00
3	Large Playground Tot Lot (50+ Childred)	EA	$ 110,000.00		$0.00		$0.00
							$0.00
6.1			**Miscellaneous**				
1	Bus Stop Enclosure	EA	$ 3,850.00		$0.00		$0.00
2	Mail Box Cluster	EA	$ 1,100.00		$0.00		$0.00
3	Construction Stake-out	AC	$ 11,000.00		$0.00		$0.00
4	Traffic Control During Construction	LS	$ -				$0.00
5	Set Property Corners	EA	$ 132.00		$0.00		$0.00
					$ 1,018,108.43	**Release Total:**	$473,062.68
						Total Release Amount:	**$473,062.68**

Kimley»Horn

Memorandum

To: Michael Meyers, PE
Project Manager
Site Planning Design & Survey
232 Double L Drive,
Falling Waters, WV 25419

From: Mark Phillips, P.E.

Through: Reiley Stanley, Community Development Director
City of Ranson
312 South Mildred Street,
Ranson, WV 25438

Date: November 4, 2025

Subject: Foundry Centre – Phase 1 Bond Reduction Review – 3rd Submission

This memorandum summarizes our review of the Foundry Centre – Phase 1 Bond Reduction request (dated November 4, 2025, prepared by Site Planning Design & Survey) for construction completed in accordance with the Residential site plans with a total site area of 6.6 acres. The Bond Release Request is for $473,062.68 of $1,178,267.09 total bond amount. The site is currently zoned SmartCode New Community (SC-NC) per the City of Ranson Zoning Ordinance dated April 17, 2012.

Kimley-Horn's review of this application is limited to the letter, as-builts, cost estimate, and bond reduction provided. Based upon our review Kimley-Horn has no further comments on the Bond Reduction Request.

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

KIMLEY-HORN & ASSOCIATES, INC.

Mark Phillips, P.E.
Project Manager

Resolution #: PC-25-25

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 Parkland Commons (Foundry Centre) Phase 1.

WHEREAS, The Planning Commission accepts the reduction of guaranteed surety (bond) for the completion of the Parkland Commons neighborhood Phase 1 complete improvements and infrastructure. The reduction is for $473,062.68 of $1,178,267.09 total bond amount.

WHEREAS, 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.

NOW THEREFORE 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 December 1, 2025.

Signed and approved this 1st day of December.

_____
Andy Colandrea, President

ATTEST:

_____
Planning Commission Member

AFFIX CITY SEAL

AGENDA ITEM III.9

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Public Hearing- to accept public comments on a final plat for Parkland Commons (Foundry) Phase 2, lots T18-T37.

ATTACHMENTS:

Legal Notice Parkland Commons Phase 2 plat, bond, DV agreement.pdf

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Monday, December 1, 2025, at 7:00 PM 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 Parkland Commons Phase 2, located off W Beltline Avenue, S Mildred Street, and N George Street, Ranson WV (Lots T18-T37). There will also be a public hearing to accept the bond and development agreement for Parkland Commons Phase 2. All persons are invited to attend and make comments about the proposed final plat, bond and development agreement.

Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to November 26, 2025, will be provided to the Planning Commission, and inserted into the official record.

Dept. of Community Development

AGENDA ITEM III.10

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Consideration- 25-37-FP final plat for Phase 2 of the Parkland Commons Neighborhood located off North Mildred Street and Beltline Avenue for lots T18-T37.

ATTACHMENTS:

25-37-FP-Foundry Centre Section 2 Final Plat Application.pdf
25-37-FP-20251103 Parkland Commons Final Plat Section 2 Rev 2.pdf
2025-11-04 Foundry Plat Review 3rd Sub - Memorandum.pdf

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

Planning Commission:
Tony Grant, President
Mike Anderson
Kim Biddle
Walt Burke
Shannon Reed

APPLICATION FOR REVIEW

PROJECT NAME: Foundry Centre

PROJECT DESCRIPTION: Final Plat - Section 2 (Jovial & Mystic Drive, Lots T18 -T37)

MAP#: 4 **PARCEL#:** 124, 124.1 **CURRENT ZONING:** T5L **PROPOSED ZONING:** _____

SITE AREA (ACRES): 2.03 **# OF LOTS:** 20 **AREA IN LOTS:** 0.64

AREA IN SWM: 0.63 **AREA IN RIGHT OF WAY:** 0.70

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

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

SEWER FLOW (GALLONS PER DAY AT BUILD-OUT): 15,869

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) New Vision Development, LLC Percent of Ownership 100
Address 132 Autumn Ridge Lane, Kearneysville, WV 25430
Phone: 304-671-7399 Fax/Email: vsecatello07@comcast.net

Owner II (Print) _____ Percent of Ownership_____
Address_____
Phone: _____ Fax/Email: _____

Owner III (Print) _____ Percent of Ownership_____
Address_____
Phone: _____ Fax/Email: _____

Applicant (Print) _____
Address_____
Phone: _____ Fax/Email: _____

Developer (Print) New Vision Development, LLC
Address 132 Autumn Ridge Lane, Kearneysville, WV 24530
Phone: 304-671-7399 Fax/Email: vsecatello07@comcast.net

Engineer/Surveyor (Print) Site Planning, Design & Survey LLC
Address: 119 Kitchens Orchard Road, Hedgesville, WV 25427
Phone: 240-866-9031 Fax/Email: dan@kddev.net

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):_____Date:_____

Signature: (applicant) _____Date:_____

*****************************For Office Use Only*****************************
Date Received: _____ By: _____

Fee paid: _____ Check Number: _____

PLAT NOTES

1. THE PROPERTY BOUNDARIES SHOWN HEREON ARE REFERENCED TO THE WEST VIRGINIA STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

2. ALL DISTANCES SHOWN ARE GEODETIC WITH A SCALE FACTOR OF 0.99993816.

3. RIGHT-OF-WAY TO BE DEDICATED IS AS FOLLLOWS:

   JOVIAL DRIVE - OASIS AVENUE TO 7TH AVENUE - 13,049.4 SF (0.2996 AC.)

   ALLEY FROM OASIS AVENUE TO 7TH AVENUE - 4,290.0 SF (0.0985 AC.)

   MYSTIC DRIVE - OASIS AVENUE TO 7TH AVENUE - 12,962.2 SF (0.2975 AC.)

   TOTAL RIGHT-OF-WAY DEDICATION - 30,301.6 SF (0.6956 AC.)

4. LOT AREA IN SECTION 2 IS AS FOLLOWS:

   LOTS T18 - T27 - 13,835.2 SF (0.3176 AC.)

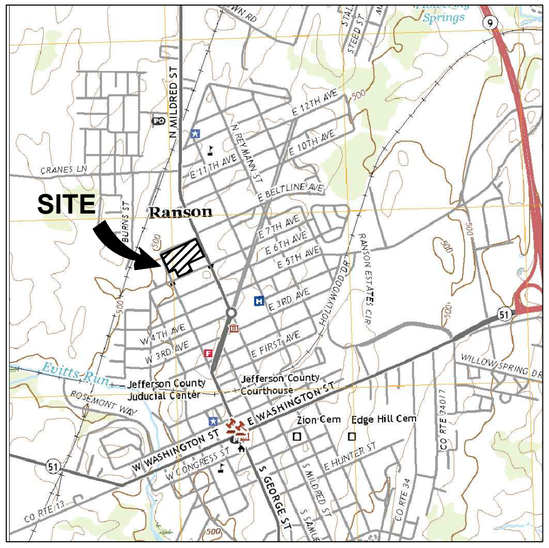
   LOTS T74 - T84 - 13,835.2 SF (0.3176 AC.)

   TOTAL LOT AREA - 27,670.4 SF (0.6352 AC.)

5. A 10' WIDE EASEMENT IS HEREBY RESERVED ALONG ALL REAR LOT LINES FOR UTILITIES AND DRAINAGE UNLESS OTHERWISE SHOWN.

FINAL PLAT
for
PARKLAND COMMONS
MIXED USE DEVELOPMENT
SECTION 2
OASIS AVENUE
(LOTS T18 - T37)

RANSON CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA
AUGUST 20, 2025



LOCATION MAP
SCALE: 1" - 2000'

PLANNING COMMISSION APPROVAL

With the approval of a general land development plan dated _____, associated construction drawings dated _____, and development agreement dated _____, this Plat meets the requirements of the Subdivision Ordinances of the City of Ranson and has been approved for recordation by the City of Ranson Planning Commission.

(Planning Commission Seal) Date: _____

_____(Planning Commission President)

SITE DATA

TAX MAP/PARCEL	TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
RECORDED DEED REFERENCE	DEED BOOK 1283, PAGE 439
PROPERTY ZONING DESIGNATION	T5L - TOWN CENTER LIMITED
BUILDING SETBACKS	FRONT (PRINCIPAL) - 12' MAX, FRONT (SECONDARY) - 12' MAX. SIDE - 6' MAX, REAR - 3' MIN.
PROPOSED USE	SINGLE-FAMILY ATTACHED RESIDENTIAL
# OF LOTS PROPOSED	84
PARKING SPACES REQUIRED	2/DWELLING UNIT
PARKING SPACES PROVIDED	172 (ON LOT) 106 (ON-STREET) 278 TOTAL
TOTAL TRACT AREA	6.60 AC.
ALLEY ANNULMENT AREA	0.07 AC.
TOTAL PROJECT AREA	6.67 AC.
TOTAL RIGHT-OF-WAY AREA	2.79 AC. (41.8%)
TOTAL CIVIC SPACE AREA	0.63 AC. (9.4%)
TOTAL TOWNHOUSE LOT AREA	2.66 AC. (39.9%)
TRACT RESIDUE AREA	0.59 AC. (8.8%)
GROSS LOT DENSITY	12.6 LOTS/AC
TOTAL AREA OF DISTURBANCE	6.67 AC.
TOTAL IMPERVIOUS AREA	7.84 AC,

OWNER / DEVELOPER
NEW VISION DEVELOPMENT, LLC
132 AUTUMN RIDGE LANE
KEARNEYSVILLE, WV 24530

OWNER'S CERTIFICATION AND DEDICATION

We, New Vision Development, LLC a Limited Liability Company by Todd Secatello, Member, Owner(s) of the property shown and described hereon consent to and adopt this Plan of Subdivision and inconsideration of the approval of this Final Plat by the Planning Commission, establish the minimum building restriction lines; and dedicate the streets, walkways, and other easements,to public use, unless otherwise noted on this Plat.
The subdivision shown hereon is subject to a development agreement dated _____ and recorded among the land records of Jefferson County in book _____, page _____ and all approved land development plans and construction drawings approved by the City of Ranson.
We certify that there are no suits, actions of laws, leases, liens, mortgages, trusts, easements,or rights-of-way(s) affecting the property included in this plan of Subdivision, except as herein indicated, and that the requirements of the Subdivision Ordinances of the City of Ranson as enacted or amended so far as it may concern the making of this Plat and the setting of monuments and markers have been complied with.

(Corporate Seal) Date: _____
New Vision Development, LLC

By: _____
Member

Attn: _____

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct; that it is a subdivision of part the lands conveyed, by The City of Ranson to New Vision Development, LLC by deed dated March 7, 2023, and recorded in the Land Records of Jefferson County, at Page 1298,of Book 286, and that the requirements of the Subdivision Ordinances of the City of Ranson as enacted or amended so far as it may concern the making of this Plat and the setting of monuments and markers have been complied with.

_____ _____
Daniel F. Llewellyn, PS (License No. 2120) Date

PROJECT NO.:	071-01
DATE:	6/18/2025
SCALE:	1" = 30'
DRAWN BY:	DFL

SHEET
T-1

	REVISIONS	
1	CITY OF RANSON	10/21/25
2	CITY OF RANSON	11/3/25

FINAL PLAT TITLE SHEET

DANIEL F. LLEWELLYN LICENSED No. 2120 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

Site planning, design& Survey
232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

PARKLAND COMMONS
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

PROPERTY CORNER LEGEND

- REBAR FOUND
- CALCULATED POINT
- PIPE FOUND
- BRASS MONUMENT FOUND
- 5/8" REBAR W/CAP SET

CSX TRANSPORTATION
(35' RIGHT-OF-WAY)

BELTLINE AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)

N:294,954.82
E:2,431,174.40

N 65°13'32" E 711.00'

N:295,252.76
E:2,431,819.96

N/F
City of Ranson
(DB 1298 /Pg 286)
TM 4 /Parcel 2.1
Zoned: T5L
Use: Municipal

CIVIC SPACE
(UNDERGROUND SWM)
27,277.4 SF
0.6262 AC.

JOVIAL DRIVE
(60' RIGHT-OF-WAY)

MIRAGE ALLEY
(20' RIGHT-OF-WAY)

MYSTIC DRIVE
(60' RIGHT-OF-WAY)

ALLEY
(20' RIGHT-OF-WAY)

GALA STREET
(60' RIGHT-OF-WAY)

RESIDUE
PARCEL
RESERVED
FOR FUTURE
DEVELOPMENT
25,600.5 SF
0.5877 AC.

N 24°52'51" W 355.00'

S 24°52'51" E 355.00'

N/F
Corporation of Ranson
(DB 1072 /Pg 735)
TM 4 /Parcel 2.3
Zoned: T5L
Use: Municipal

N 57°44'12" E
39.31'

S 24°44'52" E
24.29'

N 31°29'41" W
21.53'

S 61°44'58" W
36.51'

PROPOSED
DRAINAGE
EASEMENT
925.1 SF

GEORGE STREET
(60' RIGHT-OF-WAY)

OASIS AVENUE
(60' RIGHT-OF-WAY)

OASIS AVENUE
(60' RIGHT-OF-WAY)

OASIS AVENUE
(60' RIGHT-OF-WAY)

WEST VIRGINIA STATE ROUTE #5
MILDRED STREET
(66' RIGHT-OF-WAY)

SECTION 1

SECTION 2

SECTION 2

SECTION 1

EXISTING
DRAINAGE
EASEMENT
100.8 SF

N:294,633.16
E:2,431,323.57

S 65°13'32" W 181.32'

N 24°46'28" W
20.00'

S 24°46'28" E
20.00'

S 65°13'32" W 380.72'

N:294,931.11
E:2,431,969.14

EXISTING ALLEY
(20' RIGHT-OF-WAY)

EXISTING ALLEY
(20' RIGHT-OF-WAY)

N 65°13'32" E 60.24'

PROPOSED ALLEY
(26' RIGHT-OF-WAY)

N 24°52'51" W 130.00'

JOVIAL DRIVE
(60' RIGHT-OF-WAY)
HEREBY DEDICATED

MIRAGE ALLEY (20' RIGHT-OF-WAY)
HEREBY DEDICATED

MYSTIC DRIVE
(60' RIGHT-OF-WAY)
HEREBY DEDICATED

S 24°52'51" E 130.00'

S 65°13'32" W 269.86'

SEVENTH AVENUE
(60' RIGHT-OF-WAY)

N/F
Julian Breeden, et al
(DB 1066 /Pg 122)
TM 4 /Parcel 123
Zoned: T4
Use: Residential

N/F
Lou Ann Spaur
(DB 969 /Pg 3)
TM 4 /Parcel 122
Zoned: T4
Use: Residential

N/F
Lou Ann Spaur
(DB 1099 /Pg 366)
TM 4 /Parcel 125
Zoned: T4
Use: Residential

N/F
Gerald A.
Keyser
(DB 652 /Pg
308)
TM 4 /Parcel 130
Zoned: T4
Use: Residential

N/F
Clyde A. Robinson
(DB 278 /Pg 452)
TM 4 /Parcel 131
Zoned: T4
Use: Residential

N/F
Linda A.
Whitmore, et al
(DB 456 /Pg
408)
TM 4 /Parcel 132
Zoned: T4
Use: Residential

N/F
Ronald E. and
Kimberly F. Grall
(DB 1166 /Pg
21)
TM 4 /Parcel 133
Zoned: T4
Use: Residential

N/F
Windewald
Enperprises LLC
(DB 926 /Pg 372)
TM 4 /Parcel 135
Zoned: T5
Use: Commercial

N/F
Southern States Cooperative
Inc.
(DB 595 /Pg 277)
TM 4 /Parcel 139
Zoned: T5
Use: Residential

N/F
City of Ranson Building
Commissioner
(DB 1019 /Pg 266)
TM 4 /Parcel 138
Zoned: T5
Use: Residential

N/F
City of Ranson Building
Commissioner
(DB 1019 /Pg 266)
TM 4 /Parcel 137
Zoned: T5
Use: Residential

N/F
G A K Inc.
(DB 506 /Pg 684)
TM 4 /Parcel 136
Zoned: T5
Use: Commercial

N/F
City of Ranson
(DB 1210 /Pg 259)
TM 4 /Parcel 2
Zoned: T5L
Use: Municipal

WV SPC
NORTH ZONE

N/F
Brian E. Burke
(DB 619 /Pg 720)
TM 4 /Parcel 121
Zoned: T4
Use: Residential

N/F
Potowmack
Properties LLC
(DB 1129 /Pg 301)
TM 4 /Parcel 120
Zoned: T4
Use: Residential

N/F
G7 Properties LLC
(DB 1206 /Pg 563)
TM 4 /Parcel 115
Zoned: T4
Use: Commercial

N/F
Matthew D. Moncherry
(DB 1277 /Pg 538)
TM 4 /Parcel 114
Zoned: T4
Use: Residential

N/F
Behzad Touhidi-Beghini
(DB 1256 /Pg 257)
TM 4 /Parcel 109
Zoned: T4
Use: Residential

N/F
Jerry Kusar, III
(DB 1280 /Pg
458)
TM 4 /Parcel
108
Zoned: T4
Use:
Residential

N/F
Emerald M. Lynch
(DB 1067 /Pg 445)
TM 4 /Parcel 107
Zoned: T4 Use:
Residential

N/F
Potowmack
Properties LLC
(DB 1129 /Pg 301)
TM 4 /Parcel 107
Zoned: T4
Use: Residential

PROJECT NO.:	071-01
DATE:	6/18/2025
SCALE:	1" = 50'
DRAWN BY:	DFL

SHEET
T-2

REVISIONS		
1	CITY OF RANSON	10/21/25
2	CITY OF RANSON	11/3/25

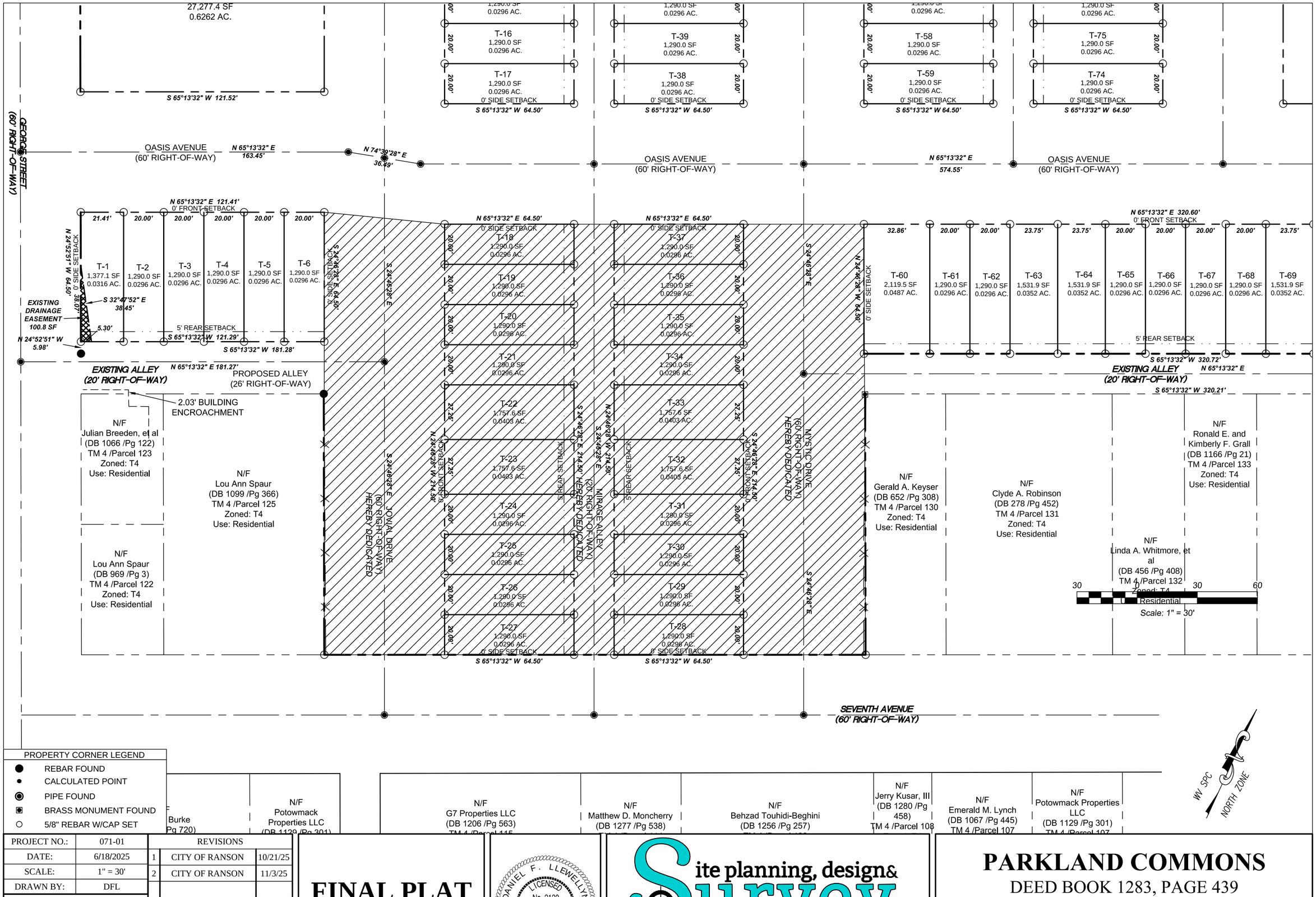
FINAL PLAT SHEET INDEX

DANIEL F. LLEWELLYN
LICENSED
No. 2120
STATE OF
WEST VIRGINIA
PROFESSIONAL SURVEYOR

Site planning, design& Survey
232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

PARKLAND COMMONS

DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV


27,277.4 SF
0.6262 AC.
S 65°13'32" W 121.52'
GEORGE STREET
(60' RIGHT-OF-WAY)
OASIS AVENUE
(60' RIGHT-OF-WAY)
N 65°13'32" E
163.45'
N 74°39'28" E
36.49'
N 65°13'32" E
574.55'
N 65°13'32" E 121.41'
0' FRONT SETBACK
N 65°13'32" E 64.50'
0' SIDE SETBACK
N 65°13'32" E 320.60'
0' FRONT SETBACK
T-1 1,377.1 SF 0.0316 AC.
T-2 1,290.0 SF 0.0296 AC.
T-3 1,290.0 SF 0.0296 AC.
T-4 1,290.0 SF 0.0296 AC.
T-5 1,290.0 SF 0.0296 AC.
T-6 1,290.0 SF 0.0296 AC.
T-16 1,290.0 SF 0.0296 AC.
T-17 1,290.0 SF 0.0296 AC. 0' SIDE SETBACK
T-18 1,290.0 SF 0.0296 AC.
T-19 1,290.0 SF 0.0296 AC.
T-20 1,290.0 SF 0.0296 AC.
T-21 1,290.0 SF 0.0296 AC.
T-22 1,757.6 SF 0.0403 AC.
T-23 1,757.6 SF 0.0403 AC.
T-24 1,290.0 SF 0.0296 AC.
T-25 1,290.0 SF 0.0296 AC.
T-26 1,290.0 SF 0.0296 AC.
T-27 1,290.0 SF 0.0296 AC. 0' SIDE SETBACK
T-28 1,290.0 SF 0.0296 AC. 0' SIDE SETBACK
T-29 1,290.0 SF 0.0296 AC.
T-30 1,290.0 SF 0.0296 AC.
T-31 1,290.0 SF 0.0296 AC.
T-32 1,757.6 SF 0.0403 AC.
T-33 1,757.6 SF 0.0403 AC.
T-34 1,290.0 SF 0.0296 AC.
T-35 1,290.0 SF 0.0296 AC.
T-36 1,290.0 SF 0.0296 AC.
T-37 1,290.0 SF 0.0296 AC.
T-38 1,290.0 SF 0.0296 AC. 0' SIDE SETBACK
T-39 1,290.0 SF 0.0296 AC.
T-58 1,290.0 SF 0.0296 AC.
T-59 1,290.0 SF 0.0296 AC. 0' SIDE SETBACK
T-74 1,290.0 SF 0.0296 AC.
T-75 1,290.0 SF 0.0296 AC.
T-60 2,119.5 SF 0.0487 AC.
T-61 1,290.0 SF 0.0296 AC.
T-62 1,290.0 SF 0.0296 AC.
T-63 1,531.9 SF 0.0352 AC.
T-64 1,531.9 SF 0.0352 AC.
T-65 1,290.0 SF 0.0296 AC.
T-66 1,290.0 SF 0.0296 AC.
T-67 1,290.0 SF 0.0296 AC.
T-68 1,290.0 SF 0.0296 AC.
T-69 1,531.9 SF 0.0352 AC.
S 65°13'32" W 64.50'
S 65°13'32" W 64.50'
S 65°13'32" W 64.50'

Kimley»Horn

Memorandum

To: Daniel F. Llewellyn, P.S.
Site Planning, Design & Survey
232 Double L Drive
Falling Waters, WV 25419

From: Mark Phillips, P.E.
Diego Carreira

Through: Reiley Stanley, City of Ranson
Community Development Director
312 South Mildred Street,
Ranson, WV 25438

Date: November 4, 2025

Subject: Final Plat Review – Foundry Centre Section 2 – 3rd Submission

This memorandum summarizes our review of the Foundry Centre Final Plat and Application. This application is for a proposed residential development site as shown on the plats provided (dated November 4, 2025 prepared by Site Planning, Design & Survey).

Kimley-Horn's review of this application is limited to the Plats and Application provided. Based upon our review we have no further comments on this application.

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

KIMLEY-HORN & ASSOCIATES, INC.



Mark Phillips, P.E.
Project Manager

AGENDA ITEM III.11

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Public Hearing- to hear public comment about a bond to be posted for the Parkland Commons neighborhood Phase 2, lots T18-T37 in the amount of $806,756.54.

ATTACHMENTS:

Legal Notice Parkland Commons Phase 2 plat, bond, DV agreement.pdf

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Monday, December 1, 2025, at 7:00 PM 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 Parkland Commons Phase 2, located off W Beltline Avenue, S Mildred Street, and N George Street, Ranson WV (Lots T18-T37). There will also be a public hearing to accept the bond and development agreement for Parkland Commons Phase 2. All persons are invited to attend and make comments about the proposed final plat, bond and development agreement.

Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to November 26, 2025, will be provided to the Planning Commission, and inserted into the official record.

Dept. of Community Development

AGENDA ITEM III.12

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Consideration-25-37-FP posting a bond for the Parkland Commons neighborhood Phase 2, lots T18-T37 in the amount of $806,756.54.

ATTACHMENTS:

25-37-FP-20250618 Foundry Bonding Estimate Section 2.pdf
PC25-26 Parkland Commons Phase 2 Bond.docx

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

Project Name: Foundry Centre Date: 8/20/2025

Section: Section 2 - Jovial/Mystic (Lots T18 - T37) C.O.R. File No. _____

Bond Amount Approved: $ _____

By: _____ **Date:** _____

Official Use Do Not Write In This Box

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
1.1	**Erosion & Sediment Control**				
1	Stabilized Construction Entrance	EA	$ 2,475.00		$ -
2	Silt Fence - Standard	LF	$ 4.40		$ -
3	Silt Fence - Super	LF	$ 18.15		$ -
4	Earth Dike Construction (1)	LF	$ 3.96		$ -
5	Inlet Protection Device	EA	$ 388.14		$ -
6	Outlet Protection Device	EA	$ 385.00		$ -
7	Stone Check Dams	EA	$ 192.50		$ -
8	Sediment Trap Excavation	CY	$ 15.35		$ -
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,456.24		$ -
10	Impermeable Liner for Sediment Basin/Pond	SY	$ 22.83		$ -
11	Rip-Rap Apron/Plunge Pool	CY	$ 122.72		$ -
12	Grass Waterway/Drainage Swale	LF	$ 11.99		$ -
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.10		$ -
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.12		$ -
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 550.13		$ -
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 545.34		$ -
17	Mulch, Shredded Bark or Wood Chip (35 cy/ac)	CY	$ 89.10		$ -
18	Sod	SY	$ 5.90		$ -
19	Soil Stabilizing Matt - Biodegradable	SY	$ 4.95		$ -
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 11.00		$ -
21	Geotextile Fabric	SF	$ 3.30		$ -
22	4 ft Safety Fence	LF	$ 8.84		$ -
23	6 ft Chain Link Safety Fence	LF	$ 11.00		$ -
24	Tree Protection	LF	$ 3.30		$ -
25	Temporary Utility Line Stream Crossing/Diversion	EA	$ 1,375.00		$ -
1.2	**Site Preparation & Demolition**				
1	Clearing & Grubbing - Light Cover	ACRE	$ 7,342.50		$ -
2	Clearing & Grubbing - Moderate Cover	ACRE	$ 10,725.00		$ -
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 13,475.00		$ -
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 15,950.00		$ -
5	Sawcut Existing Asphalt Pavement	LF	$ 2.20		$ -
6	Sawcut Existing Concrete Pavement	LF	$ 3.52		$ -
7	Removal of Asphalt Pavement	SY	$ 8.25		$ -
8	Removal of Fencing	LF	$ 5.67		$ -
9	Removal of Power Pole	EA	$ 8,415.00		$ -
10	Removal of Structures/Buildings	EA	$ -		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
1.3	**Earthwork**				
1	Strip Topsoil	CY	$ 4.13		$ -
2	Common Excavation	CY	$ 25.01		$ -
3	Borrow Material - On Site	CY	$ 22.34		$ -
4	Borrow Material - Imported from Off Site	CY	$ 40.26		$ -
5	Rock Excavation	CY	$ 99.00		$ -
6	Furnish Topsoil	CY	$ 52.76		$ -
2.1	**Paved Surface Construction**				
1	Subgrade	CY	$ 73.37	436	$ 31,989.32
2	Fabric for Subgrade Stabilization	SY	$ 3.19	2619	$ 8,354.61
3	Aggregate Base Course	CY	$ 97.30	436	$ 42,420.62
4	Open Graded Free Draining Base Course	CY	$ 120.89		$ -
5	Free Draining Base Trench	LF	$ 12.08		$ -
6	Outlet Pipe	LF	$ 39.75		$ -
7	Bituminous Asphalt Tack Coat	SY	$ 0.51	2270	$ 1,148.62
8	Superpave Asphalt Base Course - Type 25	TN	$ 93.50		$ -
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70		$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70		$ -
11	Reinforced Concrete Pavement	CY	$ 450.55		$ -
12	Standard Milling	SY	$ 7.07		$ -
13	Controlled Low Strength Material	CY	$ 368.98		$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 104.07		$ -
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50		$ -
16	Concrete Curb & Gutter	LF	$ 66.00	1064	$ 70,224.00
17	Concrete Curb Only	LF	$ 55.00	229	$ 12,595.00
18	Bituminous Asphalt Walkway	SF	$ 14.85		$ -
19	Concrete Sidewalk	SY	$ 97.13	105	$ 10,198.65
20	Bed Course Material (for sidewalk)	CY	$ 88.57	12	$ 1,062.86
21	Concrete Curb Ramp	EA	$ 2,750.00	10	$ 27,500.00
22	Detectable Warning Surface	EA	$ 486.72	10	$ 4,867.17
23	Concrete Precast Wheel Stops	EA	$ 275.00		$ -
24	One Direction Lane Arrow	EA	$ 275.00		$ -
25	Multi Directional Land Arrow	EA	$ 460.90		$ -
26	Bicycle Shared Lane Marking	EA	$ 302.50		$ -
27	Bicycle Lane Marking	EA	$ 302.50		$ -
28	Pavement Letters	EA	$ 82.27		$ -
29	4" Edge/Lane Line - Painted	LF	$ 0.51	495	$ 250.47
30	6" Edge/Lane Line - Painted	LF	$ 0.66		$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.83		$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76		$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17		$ -
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97		$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 4.95		$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 7.37		$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 9.24		$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.07		$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.70		$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 9.90		$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58	56	$ 200.20
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 14.85		$ -
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	72	$ 1,782.00
44	Handicapped Parking Symbol	EA	$ 341.17		$ -
45	0.08 in Flat Sheet Sign	SF	$ 49.50		$ -
46	City standard sign post	LF	$ 27.50	32	$ 880.00
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 467.50	4	$ 1,870.00
48	Guard Rail - Steel Beam & Posts	LF	$ 20.16		$ -
49	Fence - Chain Link 6' High	LF	$ 45.24		$ -
50	Fence - Wood 3-Rail	LF	$ 33.00		$ -
51	Fence - Decorative Iron, 42" High	LF	$ 82.50		$ -
52	Pedestrian/Bicycle Barrier Railing - Wood - 42" high	LF	$ 57.20		$ -
53	Lights - Street and Parking Lot (light fixture, pole, foundation, & wiring)	EA	$ 13,200.00	17	$ 224,400.00
54	Bollards (wood or steel)	EA	$ 495.00		$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	$ -		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
3.1	**Landscaping**				
1	Transplanting Trees (6' or less)	EA	$ 148.50		$ -
2	Transplanting Shrubs	EA	$ 126.50		$ -
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 165.00		$ -
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 412.50		$ -
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 550.00		$ -
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 330.00		$ -
7	Plant Ground Cover	EA	$ 7.70		$ -
8	Plant Wetlands or Bioretention Vegetation	EA	$ 27.50		$ -
9	Plant Screen Trees	EA	$ 165.00		$ -
10	Plant Street/Shade Trees	EA	$ 550.00	19	$ 10,450.00
11	Mulching (wood landscape mulch in place)	CY	$ 89.10		$ -
4.1	**Sanitary Sewer System**				
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 121.00		$ -
2	6" PVC Schedule 80 Pipe	LF	$ 168.76		$ -
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	395	$ 43,232.75
4	10" PVC Schedule 80 Pipe	LF	$ 121.55		$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	2	$ 13,349.36
6	Grease Trap	EA	$ 6,875.00		$ -
7	4" Service Lateral (20' to Edge of R.O.W./Property Line)	LF	$ 68.31	20	$ 1,366.20
8	Sanitary Sewer Pump Station (sewage pump)	EA	$ -		$ -
9	Road Bore/Crossing (with Pipe & Steel Casing)	LF	$ 440.00		$ -
4.2	**Potable Water System**				
1	3/4" Copper Service Line	LF	$ 117.76		$ -
2	1" Copper Service Line	LF	$ 193.60		$ -
3	2" Copper Service Line	LF	$ 39.60		$ -
4	4" Ductile Iron Pipe	LF	$ 57.20		$ -
5	6" Ductile Iron Pipe	LF	$ 74.80		$ -
6	8" Ductile Iron Pipe	LF	$ 92.40	400	$ 36,960.00
7	10" Ductile Iron Pipe	LF	$ 104.50		$ -
8	12" Ductile Iron Pipe	LF	$ 115.50		$ -
9	Fire Hydrant with 6" line	LF	$ 5,513.77	2	$ 11,027.54
10	4" Gate Valve & Box	EA	$ 1,225.13		$ -
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		$ -
14	12" Gate Valve & Box	EA	$ 4,271.09		$ -
15	Pressure Reducing Valve & Vault	EA	$ -		$ -
16	Tapping Sleeve & Valve for Water Service Connection	EA	$ 726.00	0	$ -
17	Water Meter Setter, Box & Service Line Tap	EA	$ 3,335.29	20	$ 66,705.76
5.1	**Storm Water Management & Storm Drainage**				
	SWM Basin/Ponds				
1	Excavation - Basin/Pond	CY	$ 25.01		$ -
2	Excavation - Core Trench	CY	$ 25.01		$ -
3	Embankment Construction - On-Site Material	CY	$ 22.34		$ -
4	Embankment Construction - Imported Material	CY	$ 40.26		$ -
5	Impervious Core	SF	$ 1.98		$ -
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,300.59		$ -
7	Corrugated Metal Pipe Control Structure	EA	$ 6,456.24		$ -
8	Dewatering Pipes or Structures	EA	$ 558.02		$ -
9	Filter Stone for Dewatering Pipe (1" to 2" dia. clean)	CY	$ 53.12		$ -
10	Antiseep Collar	f width	$ 165.00		$ -
11	Trash Rack	ch dia.	$ 55.00		$ -
12	Water Tight Pipe Bands	ch dia.	$ 8.25		$ -
	Low Impact Development BMP				
13	Urban Bioretention Basin (in sidewalk areas)	SF	$ 55.00		$ -
14	Bioretention Basin	SF	$ 38.50		$ -
15	Grass Channel	SF	$ 30.00		$ -
16	Permeable Pavers	SY	$ 50.00		$ -
	PVC Slotted Pipe				
17	4" PVC Slotted or Perforated Drain Pipe	LF	$ 16.50		$ -
18	6" PVC Slotted or Perforated Drain Pipe	LF	$ 17.60		$ -
19	8" PVC Slotted or Perforated Drain Pipe	LF	$ 21.85		$ -
20	12" PVC Slotted or Perforated Drain Pipe	LF	$ 36.30		$ -
	Corrugate Metal Pipe (Circular)				
21	15" Storm Drain Pipe	LF	$ 171.48		$ -
22	18" Storm Drain Pipe	LF	$ 112.79		$ -
23	24" Storm Drain Pipe	LF	$ 173.24		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
24	30" Storm Drain Pipe	LF	$ 198.00		$ -
25	36" Storm Drain Pipe	LF	$ 209.06		$ -
26	42" Storm Drain Pipe	LF	$ 244.20		$ -
27	48" Storm Drain Pipe	LF	$ 278.30		$ -
28	54" Storm Drain Pipe	LF	$ 313.50		$ -
29	60" Storm Drain Pipe	LF	$ 352.00		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
	Reinforced Concrete Pipe (circular)				
30	15" Storm Drain Pipe	LF	$ 312.02		$ -
31	18" Storm Drain Pipe	LF	$ 118.94		$ -
32	24" Storm Drain Pipe	LF	$ 136.22		$ -
33	30" Storm Drain Pipe	LF	$ 180.69		$ -
34	36" Storm Drain Pipe	LF	$ 259.58		$ -
35	42" Storm Drain Pipe	LF	$ 246.40		$ -
36	48" Storm Drain Pipe	LF	$ 665.17		$ -
37	54" Storm Drain Pipe	LF	$ 316.80		$ -
38	60" Storm Drain Pipe	LF	$ 352.00		$ -
	High Density Polyethlyene (HDPE) Pipe (Circular)				
39	15" Storm Drain Pipe	LF	$ 126.32	195	$ 24,633.18
40	18" Storm Drain Pipe	LF	$ 169.63		$ -
41	24" Storm Drain Pipe	LF	$ 180.58	129	$ 23,294.30
42	30" Storm Drain Pipe	LF	$ 312.33		$ -
43	36" Storm Drain Pipe	LF	$ 209.91		$ -
44	42" Storm Drain Pipe	LF	$ 250.80		$ -
45	48" Storm Drain Pipe	LF	$ 297.00		$ -
46	54" Storm Drain Pipe	LF	$ 308.00		$ -
47	60" Storm Drain Pipe	LF	$ 319.00		$ -
	End Sections (Circular) - Metal (for CMP and HDPE Pipe)				
48	15" Metal End Section	EA	$ 797.50		$ -
49	18" Metal End Section	EA	$ 697.76		$ -
50	24" Metal End Section	EA	$ 960.88		$ -
51	30" Metal End Section	EA	$ 1,240.92		$ -
52	36" Metal End Section	EA	$ 1,210.00		$ -
53	42" Metal End Section	EA	$ 1,430.00		$ -
54	48" Metal End Section	EA	$ 1,760.00		$ -
55	54" Metal End Section		$ 2,200.00		$ -
56	60" Metal End Section		$ 2,200.00		$ -
	End Sections (Circular) - Concrete				
57	15" RCP End Section	EA	$ 533.50		$ -
58	18" RCP End Section	EA	$ 621.50		$ -
59	24" RCP End Section	EA	$ 830.50		$ -
60	30" RCP End Section	EA	$ 1,314.50		$ -
61	36" RCP End Section	EA	$ 1,941.50		$ -
62	42" RCP End Section	EA	$ 1,974.50		$ -
63	48" RCP End Section	EA	$ 2,348.50		$ -
64	54" RCP End Section	EA	$ 3,074.50		$ -
65	60" RCP End Section	EA	$ 3,800.50		$ -
	Corrugated Metal Pipe Arch				
66	17" x 13" Storm Drain Pipe	LF	$ 171.48		$ -
67	21" x 15" Storm Drain Pipe	LF	$ 112.79		$ -
68	24" x 18" Storm Drain Pipe	LF	$ 173.24		$ -
69	35" x 24" Storm Drain Pipe	LF	$ 198.00		$ -
70	42" x 29" Storm Drain Pipe	LF	$ 209.06		$ -
71	57" x 38"Storm Drain Pipe	LF	$ 244.20		$ -
72	64" x 43" Storm Drain Pipe	LF	$ 278.30		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
	Reinforced Concrete Elliptical Pipe				
73	23" x 14" Storm Drain Pipe	LF	$ 118.94		$ -
74	30" x 19" Storm Drain Pipe	LF	$ 136.22		$ -
75	38" x 24" Storm Drain Pipe	LF	$ 180.69		$ -
76	45" x 29" Storm Drain Pipe	LF	$ 259.58		$ -
77	53" x 34" Storm Drain Pipe	LF	$ 665.17		$ -
78	60" x 38" Storm Drain Pipe	LF	$ 665.17		$ -
79	68" x 43" Storm Drain Pipe	LF	$ 352.00		$ -
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)				
80	17" x 13" Metal End Section	EA	$ 797.50		$ -
81	21" x 15" Metal End Section	EA	$ 697.76		$ -
82	24" x 18" Metal End Section	EA	$ 709.50		$ -
83	35" x 24" Metal End Section	EA	$ 1,240.92		$ -
84	42" x 29" Metal End Section	EA	$ 1,210.00		$ -
85	57" x 38" Metal End Section	EA	$ 1,760.00		$ -
86	64" x 43" Metal End Section	EA	$ 2,200.00		$ -
	End Sections - Reinforced Concrete Elliptical Pipe				
86	23" x 14" RCP End Section	EA	$ 621.50		$ -
88	30" x 19" RCP End Section	EA	$ 830.50		$ -
89	38" x 24" RCP End Section	EA	$ 1,314.50		$ -
90	45" x 29" RCP End Section	EA	$ 1,941.50		$ -
91	53" x 34" RCP End Section	EA	$ 1,974.50		$ -
92	60" x 38" RCP End Section	EA	$ 2,348.50		$ -
93	68" x 43" RCP End Section	EA	$ 3,074.50		$ -
	Storm Drain Structures				
94	Drop Inlet	EA	$ 3,879.85	5	$ 19,399.27
95	Curb Inlet - 6' Opening	EA	$ 4,620.00		$ -
96	Curb Inlet - 10' Opening	EA	$ 5,280.00		$ -
97	Curb Inlet - 12' Opening	EA	$ 6,050.00		$ -
98	Curb Inlet - 16' Opening	EA	$ 6,820.00	1	$ 6,820.00
99	Curb Inlet - 20' Opening	EA	$ 7,370.00		$ -
100	Manhole (4' dia., 6' height or less)	EA	$ 6,674.79		$ -
	Outfall & Channel Protection				
101	Concrete Endwall/Wingwall	SF	$ 110.00		$ -
102	Gabion Basket Structure	CY	$ 275.50		$ -
103	Rip-Rap Stone - Class 1	CY	$ 122.72		$ -
5.1	**Civc Standards**				
1	Small Playground Tot Lot (< 10 Childred)	EA	$ 19,800.00		$ -
2	Medium Playground Tot Lot (10-50 Childred)	EA	$ 55,000.00		$ -
3	Large Playground Tot Lot (50+ Childred)	EA	$ 110,000.00		$ -
6.1	**Miscellaneous Site Construction & Structures**				
1	Bus Stop Enclosure	EA	$ 3,850.00		$ -
2	Mail Box Cluster	EA	$ 1,100.00		$ -
3	Construction Stake-out	AC	$ 11,000.00		$ -
4	Traffic Control During Construction	LS	$ -		$ -
5	Set Property Corners	EA	$ 132.00		$ -

Grand Total All Costs	$ 696,981.89
Mobilization (5%)	$ 34,849.09
15% Contingency	$ 109,774.65
TOTAL BOND AMOUNT	$ 806,756.54

Resolution# PC-25-26

A Resolution of the Planning Commission of the City of Ranson to Accept the Guarantee Surety (Bond) for the Required Physical Improvements for a Subdivision Parkland Commons Phase 2:

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

Section 1. The Planning Commission accepts the Corporate Surety in lieu of completion of required on-site improvements as described in 16-82, and as outlined in the revised development agreement presented December 1, 2025, to the Planning Commission, for Phase 2 of the subdivision known as Parkland Commons.

Section 2. The approved bonded amount will be held in the amount of $806,756.54.

Section 3. This Resolution and bond shall become effective immediately upon its adoption.

Signed and approved this 1st day of December 2025.

_____
Andy Colandrea, President

ATTEST:

_____
Planning Commission Member

AFFIX CITY SEAL

AGENDA ITEM III.13

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Public Hearing- to accept public comment on a development agreement for Parkland Commons Phase 2.

ATTACHMENTS:

Legal Notice Parkland Commons Phase 2 plat, bond, DV agreement.pdf

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Monday, December 1, 2025, at 7:00 PM 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 Parkland Commons Phase 2, located off W Beltline Avenue, S Mildred Street, and N George Street, Ranson WV (Lots T18-T37). There will also be a public hearing to accept the bond and development agreement for Parkland Commons Phase 2. All persons are invited to attend and make comments about the proposed final plat, bond and development agreement.

Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to November 26, 2025, will be provided to the Planning Commission, and inserted into the official record.

Dept. of Community Development

AGENDA ITEM III.14

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Consideration-25-37-FP- to enter a development agreement for Phase 2 of the Parkland Commons neighborhood.

ATTACHMENTS:

Parkland Development Agreement Phase 2.docx
PC25-27 Parkland Commons Ph 2 Development Agreement.docx

RECORDING REQUESTED By
City of Ranson Planning Commission

WHEN RECORDED RETURN To

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

DEVELOPMENT AGREEMENT FOR PARKLAND COMMONS PHASE 2

THE CITY OF RANSON AND NEW VISION DEVELOPMENT 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 New Vision Development LLC, hereinafter referred to as "Developer," for a subdivision known as Parkland Commons Subdivisions, both of whom understand and agree as follows:

WITNESSETH:

WHEREAS, the City approved the Zoning and Land Development Plan and Plat for Parkland Commons recorded at Book 1278, Page 715, in accordance to Chapter 19A of the Ranson Municipal Code;

WHEREAS, the Developer will need to record a Final Plat consistent with the approved Land Development Plan and Plat for each Phase of the Development.

WHEREAS, this agreement is executed pursuant to the provisions of land use planning as set forth in West Virginia Code §8A-1-1 and the Ranson Municipal Code;

NOW THEREFORE, in the best interest of the City of Ranson and in consideration of Developer posting security; and, in order to insure satisfactory performance by Developer of its obligations under Ranson's Land Development ordinances; and to clarify that a recorded final plat for Phase 2 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
   Developer will do and perform, or cause to be done and performed, at 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 approved 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 respective special districts having to do with the said types of work.

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 satisfaction of said City. The actual work of surveying shall be performed by the Developer's engineer.

3. Specifications
   The work embraced herein shall be done in accordance with the provisions of all applicable ordinances, regulations and policies adopted by the City of Ranson in effect at the time of building permit issuance, including but not limited to: West Virginia Code §8A, the Ranson Municipal Code, the Ranson Design Guidelines, and/or the Ranson Standard Engineering Detail Manual. 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 all public infrastructure improvements in Phase 2 to be within three (3) years after the date of approval of this Agreement unless a written extension is granted by the Planning Commission. However, in no case shall the time of completion for required infrastructure extend beyond four (4) years beyond the date of approval of this Agreement. Absent a written extension by the Planning Commission, the Planning Commission reserve the right to call the bond to complete the infrastructure in accordance with the approved plan. Nothing in this agreement, however, shall be construed to limit the Planning Commission's right to call the bond at any time if exigent circumstances require such action. Such circumstances shall be determined at the sole discretion of the Ranson Planning Commission.

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 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 Developer to an extension.

6. Repairs or Replacements
   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 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 a public or private corporation, or by any 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 and Covenants: Compliance Requirements
   Developer shall, at 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. Developer acknowledges that it is the holder and grantee of a land use covenant executed pursuant to the Voluntary Remediation and Redevelopment Act, W. Va. Code § 22-22, and the Uniform Environmental Covenants Act, W. Va. Code § 22-22B, to restrict the activities on, and uses of, the subject property, and that it shall accordingly maintain and ensure strict compliance with the pledges and duties included in said covenant.

8. Superintendence by Developer or its Designated Representative
   Developer shall give personal superintendence to the work on said improvement, or have a competent foreman or superintendent, satisfactory to the City, on the work at all times during progress, with authority to act for the Developer.

9. Inspection by City of Ranson
   Developer shall at all times maintain proper facilities, and provide safe access for inspection by City, to all parts of the work, and to the shops wherein the work is in preparation.

10. Subdivision Surety
    Developer shall post subdivision surety consistent with Ranson Municipal Code 16-80 et seq. *See Exhibit A for surety documents. for Phase 2.*

11. Hold-Harmless Agreement
    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 Developer's or Developer's contractors', subcontractors', agents', or employees' operations under this agreement, whether such operations be by Developer or by any of Developer's contractors, subcontractors, or by any one or more persons directly or indirectly employed by, or acting as agent for Developer or any of Developer's contractors, or subcontractors. 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 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. Developer's Insurance
    Developer shall not commence work under this agreement until Developer shall have obtained all insurance required under this paragraph, nor shall 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.

    a. Compensation Insurance
       Developer shall maintain, during the life of this agreement, Workmen's Compensation Insurance for all Developer's employees employed at the site of the improvement, and in case any work is sublet, 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 Developer. In case any class of employees engaged in work under this agreement at the site of the project is not protected under any Workmen's Compensation Law, Developer shall provide, and shall cause each contractor and subcontractor to provide, adequate insurance for the protection of employees not otherwise protected. Developer hereby indemnifies City for any damage resulting to it from failure of either

Developer or any contractor or subcontractor to take out or maintain such insurance.

b. Public Liability and Property Damage Insurance
Developer shall take out and maintain during the life of this agreement such public liability and property damage insurance as shall insure City, its elective and appointive boards, commissions, officers, agents, and employees, 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 Developer's or any contractor's or subcontractor's operations hereunder, whether such operations be by Developer or any contractor or subcontractor, or by anyone directly or indirectly employed by either Developer or any contractor or subcontractor.

c. Contractual Liability Insurance
Developer shall take out and maintain during the life of the agreement an insurance policy insuring City, its elective and appointive boards, commissions, officers, agents and employees, 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 Developer and/or any of 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, Developer and any contractor or subcontractor performing work covered by this agreement.

13. Title of Improvements

Title to all streets, sidewalk and stormwater infrastructure improvements constructed here under by Developer shall be dedicated for public use and shall vest absolutely in the City upon completion of such improvements in accordance with the approved plan and upon acceptance of such improvements by ordinance of the Ranson City Council IAW W.Va. Code §8-11-3 and Ranson City Code §2-26. All infrastructure improvements shall meet City of Ranson construction standards as a prior condition of acceptance by the City Council. Developers and City shall work together to convey to the City improvements in sections as they are completed.

14. Specific Conditions of Development

a. Developer and/or established Homeowners' Association shall be responsible for maintaining and mowing all common areas. Common areas shall include, but not be limited to, all open space, storm water management facilities, and landscaped areas. Homeowners' Association and/or Developer shall be responsible for the perpetual maintenance, trimming, and protection of buffers and landscaped plantings, including trees. Diseased, infested, dying, dead or damaged landscaping shall be replaced by Developer and/or Homeowners' Association as soon as possible but no later than the next planting season.

b. Developer shall make Builders aware that in order to receive a Use & Occupancy Certificate, the City will require
    (1) finished individual driveways to include top coat,
    (2) sod is to be installed on front, rear and side yards along with 4 inches of top soil on residential lots,
    (3) Installation of required street trees as shown on the approved engineering plans,
    (4) Seasonal bonding shall be available to achieve the same result,

c. Developer shall ensure that street lights and community landscaping is installed sequentially as development occurs and structures are built.

d. Vacant lots, and lots adjacent to public infrastructure shall be mowed and maintained

e. Developer shall have a dedicated construction entrance for the use of site and building contractors.

f. The Developer shall be responsible in screening the onsite storage of all site development materials, such as but not limited to utility service pipes, stormwater pipes, gravel and construction material, from the public streets and surrounding residents.

15. Repair or Reconstruction of Defective Work
If, within a period of one year after final acceptance of the work performed under this agreement, and notification by City to Developer, any structure or part of any structure furnished and/or installed or constructed, or caused to be installed or constructed by 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, 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 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 Developer can be notified, City may, at its option, make the necessary repairs or replacements or perform the necessary work and Developer shall pay to the City the actual cost of such repairs plus fifteen percent (15%).

16. Developer not Agent of City
Neither Developer nor any of Developer's agents or contractors are or shall be considered to be agents of City in connection with the performance of Developer's obligations under this agreement.

17. Notice of Breach and Default
If after notification, 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 Developer should be adjudged a bankrupt, or Developer should make a general assignment for the benefit of Developer's insolvency or is Developer, or any of Developer's contractors, subcontractors, agents, or employees, should violate any of the provisions of this agreement, City Engineer, City Manager or his designee or Planning Commission shall serve written notice upon Developer and Developer's surety of breach of this agreement, or of any portion thereof, and default of Developer.

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

In the event of any such notice of breach Developer's surety shall have the duty to takeover and complete the work and the improvement herein specified; provided, however, that if the surety, within sixty (60) 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 ninety (90) 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 Developer, and 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 Developer as maybe on the site of the work and necessary therefor.

19. Reduction and Completion

The surety posted by the Developer may be reduced three (3) times prior to acceptance of all required improvements, upon the satisfactory completion of the subdivision improvements shown on the approved construction drawings, as per Ranson City Code 16-83.

Upon completion of all the work described in the said Agreement and upon the City authorizing a written Notice of Completion and Acceptance of said work, the Planning Commission will release all surety to 80% of the surety. 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 this Agreement and shall thereafter be released. The amount specified above for labor and materials shall be held by City for a period of one (1) year after the date official acceptance of the improvements specified in the said Agreement.

20. Enforcement and Guarantees

Pursuant to W. Va. Code § 8A-6-3, failure to meet all conditions in this Agreement shall constitute cause to deny Developer, the issuance of any of the required use, occupancy or improvement local permits, as may be appropriate. Nothing in this Agreement waives any of the remedies the Planning Commission or Ranson possesses to administer and enforce conditions under the authority granted in W. Va. Code § 8A-6-3.

City must notify Developer if requirements are not met or violations exist and Developer shall give the City written notice of its intent to cure within (5) days after the City's notice is provided. If Developer provides its written confirmation to cure to the City, the Developer shall have a 30 day right to cure period. Failure to cure within the 30 day cure period shall constitute cause for the City to withhold issuing building permits, use and occupancy permits and/or approving plats for future phases and calling surety

21. 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 Developer shall be addressed as follows:

_____

_____

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.

22. Binding Effect of Agreement
This Agreement shall be binding on and inure to the benefit of the parties to this Agreement and their estates, heirs, personal representatives, successors and assigns. However, the homeowner association or any owner of any unit shall not be deemed a third party beneficiary and not entitled to enforce any provision hereunder.

23. 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 _____, 2025.

RANSON PLANNING COMMISSION

By:

_____
Andy Colandrea
Its: President

DEVELOPER

By: _____

Its: _____

STATE OF WEST VIRGINIA;
COUNTY OF JEFFERSON; to-wit:

The foregoing instrument was acknowledged before me by Andy Colandrea, Ranson Planning Commission President, this _____ day of _____, 2025.

My commission expires: _____

NOTARY PUBLIC

STATE OF _____;
COUNTY OF _____; to-wit:

The foregoing instrument was acknowledged before me by _____.
for_____, its _____, this _____ day of_____, 2025.

My commission expires: _____

NOTARY PUBLIC

RESOLUTION: PC-25-27

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANSON APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE RANSON PLANNING COMMISSION AND NEW VISION DEVELOPMENT LLC FOR A SUBDIVISION COMMONLY REFERRED TO AND KNOWN AS "PARKLAND COMMONS PHASE 2"

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 within Ranson Municipal Code 16-60 approves the attached Development Agreement by and between the Ranson Planning Commission and New Vision Development LLC, for a subdivision commonly referred to and known as "Parkland Commons Phase 2"

Section 2. The Planning Commission President is authorized and hereby directed to execute the Development Agreement on behalf of the City of Ranson Planning Commission.

Section 3. 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, and any documents necessary for the transfer of property to New Vision Development LLC, including any documents requested by financial institutions, lenders, attorneys, lienholders, contractors, sureties, and/or third parties.

Section 4. This Resolution and executed Development Agreement shall become effective immediately upon its adoption.

Signed and approved this 1st day of December 2025.

_____
Andy Colandrea
President

ATTEST:

_____
Planning Commission Member

AFFIX CITY SEAL

AGENDA ITEM III.15

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Public Hearing- to accept public comments for ordinance changes of the following ordinances: Chapter 19a, 3.5.5, Article 5 Table 13, 3.7.3.c and 5.9.3.a.i.

ATTACHMENTS:

19a Ordinance Changes Public Notice.docx

The Ranson City Council will hold a public hearing on December 1, 2025, at Ranson City Hall, 312 S. Mildred Street, Ranson, WV, 25438. The purpose of the public hearing is to accept public comments on amendments to the Ranson Municipal Codes, Chapter 19a, § 3.5.5, Article 5 Table 13, 3.7.3.c and 5.9.3.a.i. All persons are invited to attend and make comments about the changes to the amendment. Upon recommendation and approval of the amendment by the Ranson City Council.

The proposed amendment is intended to revise the Ranson Code of Ordinance, Chapter 19a, to be consistent with the W. Va. Code, Chapter 8A.

Copies of the proposed amendment to the Ranson Municipal Code, Chapter 19a, are available for inspection during regular office hours 8:00. a.m. – 4:00 p.m. weekdays, excluding holidays at City Hall. All persons are invited to attend and make comments about the proposed amendment. If you cannot attend but wish to comment, you may write to the following address prior to November 28, 2025, City of Ranson, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written comments received prior to November 28, 2025, will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM III.16

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Consideration- for ordinances changes for the following ordinances: , Chapter 19a, § 3.5.5, Article 5 Table 13, 3.7.3.c and 5.9.3.a.i.

ATTACHMENTS:

2025 Ordinance Changes For PC.docx
ORDINANCE FOR ZONING CHANGES 2025.docx
PC25-28 Alley Ordinance Change.docx

ORDINANCE #2025-XX

AN ORDINANCE AMENDING THE RANSON MUNICIPAL CODE CHAPTER 19A § 3.5.5, 3.7.3.c, 5.9.3a.i., and Article 5 Table 13.

AN ORDINANCE to amend certain portions of Chapter 19A of the Ranson Municipal Code as more specifically set forth below.

WHEREAS, West Virginia Code § 8A-7-9 permits the governing body to amend the zoning ordinance; and

WHEREAS, the majority of the members of the City Council after receiving a recommendation from the Planning Commission did vote to amend the Ranson Municipal Code as more specifically set forth below; and

NOW THEREFORE, be it enacted and ordained by the Council of the City of Ranson, West Virginia, Chapter 19A of the Ranson Municipal Code is amended as follows:

- § 3.5.5 are hereby deleted and removed in their entirety from Chapter 19A, Article 3, New Community Plans, of the Ranson Municipal Code.

- 3.7.3.c shall be deleted in its entirety and replaced with the following language:

  3.7.3.c. New thoroughfares ~~must~~ **should** connect wherever possible to thoroughfares outside of the community unit.

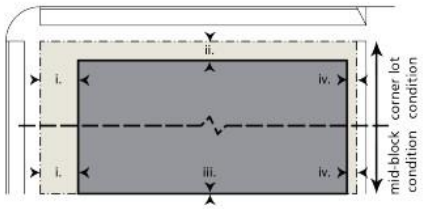
- 5.9.3.a.i is hereby deleted and removed in its entirety from Chapter 19A, Article 5, Subdivision & Zoning, of the Ranson Municipal Code.

- Article 5. Table 13. Front Setback (Principal), PARKING 1st layer (see table 15) and 2nd layer (see table 15) shall be deleted and replaced with the following:

TABLE 13. T4/T4O STANDARDS

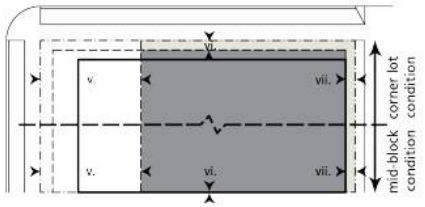
A. BUILDING PLACEMENT

PRINCIPAL BUILDING



i. Front Setback (Principal)	~~18 ft. max.~~ 20 ft. min., 30 ft. max.
ii. Front Setback (Secondary)	10 ft. max.
iii. Side Setback	0 ft. or 6 ft. min. total
iv. Rear Setback	3 ft. min.

OUTBUILDING



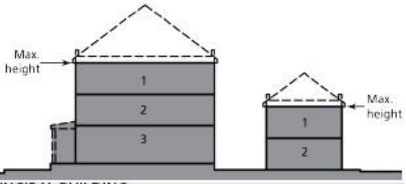
v. Front Setback (Principal)	40 ft. max. from rear property line
vi. Side Setback	0 ft. or 3 ft. at corner
vii. Rear Setback	3 ft. min.

ENCROACHMENTS

i. Setback encroachments	
Open Porch	80% max.
Balcony and / or Bay Window	80% max.
Stoop, l ightwell or terrace	80% max.
ii. Sidewalk encroachments	
Awning or Gallery	80% max.
iii. encroachment Depths	
Open Porch	10 ft. max.
Balcony and / or Bay Window	6 ft. max.
Stoop, l ightwell or terrace	6 ft. max
Gallery	within 2 ft. of curb
Awning	within 2 ft. of curb

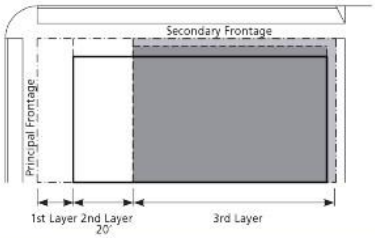
B. BUILDING FORM

HEIGHT



PRINCIPAL BUILDING	
Stories	3
To Eave / Parapet	48 ft. max., 60 ft. max. t 4O
OUTBUILDING BUILDING	
Stories	2
To Eave / Parapet	35 ft. max.
MASS	
l ot Width	20* ft. min., 96 ft. max.
l ot c overage	70% max.
Facade Buildout at Setback	60% min.

PARKING AND STROAGE LOCATION



PARKING	
1st layer (see table 15)	~~not permitted~~ permitted
2nd layer (see table 15)	~~not permitted~~ permitted
3rd layer (see table 15)	permitted
TRASH & STORAGE ** LOCATION	
1st layer (see table 15)	not permitted
2nd layer (see table 15)	not permitted
3rd layer (see table 15)	permitted

* 16 ft. minimum width is permitted if on site parking is provided.

** Storage includes boats and recreational vehicles.

Adopted by the City Council of the City of Ranson after a 1st reading on _____ and after a 2nd reading on _____, by a vote of ____ in the affirmative, ___ in the negative with ___ abstentions.

_____
Ken Suits
Mayor

ATTEST:

_____
Darla Armstrong
City Clerk

AFFIX CITY SEAL

ORDINANCE #2025-XX

AN ORDINANCE AMENDING THE RANSON MUNICIPAL CODE CHAPTER 19A § 3.5.5, 3.7.3.c, 5.9.3a.i., and Article 5 Table 13.

AN ORDINANCE to amend certain portions of Chapter 19A of the Ranson Municipal Code as more specifically set forth below.

WHEREAS, West Virginia Code § 8A-7-9 permits the governing body to amend the zoning ordinance; and

WHEREAS, the majority of the members of the City Council after receiving a recommendation from the Planning Commission did vote to amend the Ranson Municipal Code as more specifically set forth below; and

NOW THEREFORE, be it enacted and ordained by the Council of the City of Ranson, West Virginia, Chapter 19A of the Ranson Municipal Code is amended as follows:

Section 1.

Chapter 19-A
Article 3. NEW COMMUNITY PLANS

- § 3.5.5 are hereby deleted and removed in their entirety from Chapter 19A, Article 3, New Community Plans, of the Ranson Municipal Code.

  ~~3.5.5 rear access for all lots within t4 shall be provided by a rear lane or rear alley.~~

- 3.7.3.c shall be deleted in its entirety and replaced with the following language:

  3.7 Thoroughfare Network Standards

  3.7.1 Community plans must map a thoroughfare network plan including the following:

  a. The major thoroughfare network

  b. Modifications to existing thoroughfares, if any

  3.7.2 Community plans must include a major thoroughfare network in accordance with Section 7.2.

  3.7.3 The thoroughfare network plan must map thoroughfares and intersections according to Section 3.5.1.

  a. thoroughfare assemblies must be included for each mapped thoroughfare in accordance with Article 7.

  b. All thoroughfares must connect to other thoroughfares, forming a network.

  ~~c. New thoroughfares must connect wherever possible to thoroughfares outside of the community unit.~~

c. New thoroughfares should connect whenever possible to thoroughfares outside of the community unit.
d. the thoroughfares must be configured as a network creating blocks sized according to Section 3.5.1.
e. the thoroughfares may deviate from the network outside of the pedestrian shed, to accommodate natural conditions, and to intersect major thoroughfares.

Chapter 19-A
Article 5. Subdivision & Zoning

- 5.9.3.a.i is hereby deleted and removed in its entirety from Chapter 19A, Article 5, Subdivision & Zoning, of the Ranson Municipal Code.

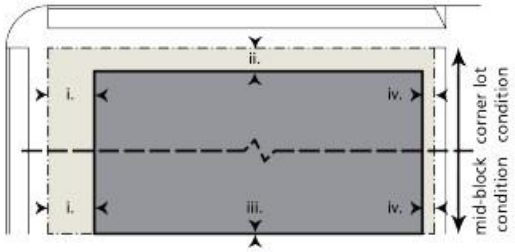
5.9.3 Location of Vehicle Parking
a. All off-street parking shall be located on the lot in accordance with the zoning allocation in accordance with Tables 11 – 14.
~~i. Attached garages shall not extend past the face of the primary structure.~~
ii. If a garage is recessed less than 2 feet from the front of the structure a covered porch no less than 6 feet in depth shall be required.
b. Open parking areas shall be masked from public frontage (principal and secondary) by a building or streetscreen pursuant to section 5.6.6.c.

- Table 13. Front Setback (Principal), PARKING 1st layer (see table 15) and 2nd layer (see table 15) shall be deleted and replaced with the following:

TABLE 13. T4/T4O STANDARDS

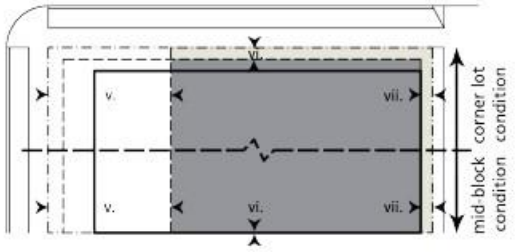
A. BUILDING PLACEMENT

PRINCIPAL BUILDING



i. Front Setback (Principal)	~~18 ft. max.~~ 20 ft. min., 30 ft. max.
ii. Front Setback (Secondary)	10 ft. max.
iii. Side Setback	0 ft. or 6 ft. min. total
iv. Rear Setback	3 ft. min.

OUTBUILDING



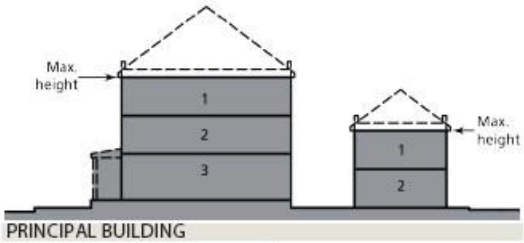
v. Front Setback (Principal)	40 ft. max. from rear property line
vi. Side Setback	0 ft. or 3 ft. at corner
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ENCROACHMENTS

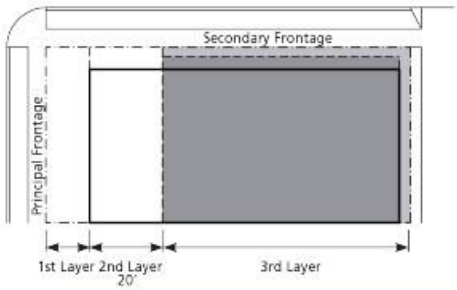
i. Setback encroachments	
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Balcony and / or Bay Window	80% max.
Stoop, l ightwell or terrace	80% max.
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Awning or Gallery	80% max.
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Balcony and / or Bay Window	6 ft. max.
Stoop, l ightwell or terrace	6 ft. max
Gallery	within 2 ft. of curb
Awning	within 2 ft. of curb

B. BUILDING FORM

HEIGHT



PRINCIPAL BUILDING	
Stories	3
To Eave / Parapet	48 ft. max., 60 ft. max. t 4O
OUTBUILDING BUILDING	
Stories	2
To Eave / Parapet	35 ft. max.
MASS	
l ot Width	20* ft. min., 96 ft. max.
l ot coverage	70% max.
Facade Buildout at Setback	60% min.
PARKING AND STROAGE LOCATION	



PARKING	
1st layer (see table 15)	~~not permitted~~ permitted
2nd layer (see table 15)	~~not permitted~~ permitted
3rd layer (see table 15)	permitted
TRASH & STORAGE ** LOCATION	
1st layer (see table 15)	not permitted
2nd layer (see table 15)	not permitted
3rd layer (see table 15)	permitted

* 16 ft. minimum width is permitted if on site parking is provided.

** Storage includes boats and recreational vehicles.

Section 2. (Uncodified in published ordinances).

(a) Savings Clause. The provisions of this Ordinance ere hereby declared to be severable. and if any clause, sentence, word, section or provision is declared void or unenforceable for any reasons by any court of competent jurisdiction, such declaration shall not affect any portion of the Ordinance other than said part *or* portion thereof.

(b) Repeal. All ordinances in conflict with this Ordinance arc hereby repealed.
(c) Effective Date. This Ordinance shall become effective immediately upon adoption.

Strike-throughs indicate language that would be stricken from the present law, and underscoring indicates new language that would be added.

Adopted by the City Council of the City of Ranson after a 1st reading on _____ and after a 2nd reading on _____, by a vote of ____ in the affirmative, ___ in the negative with ___ abstentions.

_____
Ken Suits
Mayor

ATTEST:

_____
Darla Armstrong
City Clerk

AFFIX CITY SEAL

RESOLUTION: 2025-28

A RESOLUTION OF THE CITY OF RANSON PLANNING COMMISION AMENDING THE CITY OF RANSON MUNICIPAL CODE, CHAPTER 19A § 3.5.5, 3.7.3.c, 5.9.3a.i., and Article 5 Table 13.

A RESOLUTION recommending the amendment of certain portions of the City of Ranson Municipal Code, for the purpose of revising the parking requirements in Chapter 19a.

WHEREAS, West Virginia Code § 8A-7-9 permits the governing body to amend the zoning ordinance by petition of the Planning Commission: and

WHEREAS, W. Va. Code § 8A-5-8(d) states, "[a]t a meeting at the conclusion of the public hearing or a meeting held within fourteen days after the public hearing, the planning commission shall vote to approve, deny or hold the application:" and

WHEREAS, the Planning Commission has deemed the ordinance change complete and set a public hearing for December 1, 2025, at 7:00 PM, said hearing being notice as a Class II Legal Advertisement in the Spirit of Jefferson, as well as on the notice boards at City Hall.

NOW, THEREFORE, BE IT RESOLVED BY THE RANSON PLANNING COMMSSION THAT:

1. The Ranson Planning Commission finds that the City of Ranson Municipal Code is consistent with the adopted comprehensive plan as revised and has been properly noticed.
2. The Ranson Planning Commission hereby finds that the amendment is consistent with the purposes of zoning and consistent with the City of Ranson's Comprehensive Plan/
3. A copy of this Resolution shall be forwarded to the Ranson City Council for two readings a public hearing on the recommended ordinance changes.

Adopted this 1st day of December 2025.

By: _____

Planning Commission President

ATTEST:

_____

Planning Commission Member

AFFIX CITY SEAL

AGENDA ITEM III.17

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Discussion for septic tanks in new developments within the city.

ATTACHMENTS: