PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

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

August 12, 2024 | 7:00 P.M. | Council Chamber

LIVE STREAMINGhttps://ransonwv.gov/your-government/agendas-and-minutes/

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Planning Minutes - June 3, 2024
   Planning__632024.docx

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. Public Hearing - Site Plan for a Valley Health Facility to be located on Joshua M Freeman Blvd, Ranson, WV 25438 (088E000500000000 2.05 Acres).
   Legal Notice for Valley Helath.docx
2. 23-76-SP Consideration -Site Plan for a Valley Health Facility, Submitted Applicant Monteverde Engineering and Design
   Valley Health.pdf
3. Public Hearing - Potomac Towne Center Land Development Plan and Plat. Potomac Towne Center.
   Legal Notice for LDPP-Potomac Towne Center.docx
4. 24-29-LDPP-LDPP- Consideration- Potomac Towne Center Land Development Plan and Plat. Submitted by Integrity Federal Service.
   24-29-LDPP-LDPP Application-Signed- Potomac Towne center.pdf
   24-29-LDPP-ldpp - rev 7.15.2024- Potomac Towne Center.pdf
5. Public Hearing - Bond reduction for the subdivision Huntwell West Phase 1A.
   Legal Notice Bond Reduction-Huntwell West 1A.docx
6. 24-26-BRR Consideration - Bond reduction for the subdivision Huntwell West Phase 1A. Submitted by Applicant Morris & Ritchie.
   PC24-16 Resolution -Huntwell West Ph 1A Reduction.docx
   24-26-BRR-huntwell village 1 ph1a bond reduction #2-rev-2024-07-18.pdf
7. Public Hearing - Bond reduction for the subdivision Huntwell West Phase 1B

Legal Notice Bond Reduction-Huntwell West 1B.docx

8. 24-27- 2024 Consideration - Bond reduction for the subdivision known as Huntwell West Phase 1B. Submitted by Applicant Morris & Ritchie Associates, Inc.
   PC24-17 Resolution - Huntwell West Ph 1B Reduction.docx
   24-27-2024-06-04 - huntwell wes phase 1b_ranson bond reduction #1.pdf

9. Presentation: Potential Annexation of property for Canter Hollow
   Annexation-Plan Exhibit- Canter Hollow 8122024.pdf

10. Public Hearing- Final Plat Red Clover Phase 2
    Legal Notice Red Clover Phase 2.docx

11. 24-3-FP-Consideration Final Plat Red Clover Phase 2 Applicant Morris & Ritchie Associates, Inc.
    24-3-FP-CRC Report 24-3-FP Rpt Approval Phase 2- Red Clover.pdf
    Red Clover Plat Phase 2.pdf

12. Public Hearing- Bond Agreement Red Clover Phase 2 located off 19th Avenue and Foal Street, Ranson WV 25438
    Legal Notice Red Clover Phase 2.docx

13. 24-3-FP- Consideration - Bond Agreement Red Clover Phase 2 submitted by Applicant Morris & Ritchie Associates, Inc.
    PC24-12 Red Clover Phase 2 Bond 8122024.docx
    phase 2 bond estimate- Redclover.pdf

14. Public Hearing- Development Agreement Red Clover Phase 2 Ranson WV 25438.
    Legal Notice Red Clover Phase 2.docx

15. 24-3-FP Consideration -Development Agreement Red Clover Phase 2 Lots 86-198 Submitted by Applicant Morris & Ritchie Associates, Inc.
    PC24-13 Resolution - Red Clover Phase 2 Development Agreement.docx
    Red Clover Development Agreement Phase 2.docx

16. Public Hearing - Final plat proposal for Red Clover Phase 3
    Legal Notice Red Clover Phase 3.docx

17. 24-2-FP Consideration - Final plat proposal for Red Clover Phase 3 lots 199-258. Submitted by Applicant Morris & Ritchie Associates, Inc.
    Red Clover Phase 3 Plat.pdf
    Red Clover Phase 3 Plat 852024.pdf

18. Public Hearing - Bond Agreement for Red Clover Phase 3
    Legal Notice Red Clover Phase 3.docx

19. 24-2-FP Consideration - Bond Agreement for Red Clover Phase 3 Lots 199-258 Submitted by Applicant Morris & Ritchie Associates, Inc.
    PC24-14 Resolution- Red Clover Phase 3 Bond.docx
    Red Clover phase 3 bond estimate.pdf

20. Public Hearing - Development Agreement for Red Clover Phase 3
    Legal Notice Red Clover Phase 3.docx

21. 24-2-FP- Consideration - Development Agreement for Red Clover Phase 3, lots 199-258. Submitted by Applicant Morris & Ritchie.

PC24-15 Resolution Red Clover Phase 3 Development Agreement.docx
Red Clover Development Agreement Phase 3.docx

V. ADJOURNMENT

AGENDA ITEM II.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: APPROVAL OF MINUTES

SUBJECT:

ATTACHMENTS:

Planning__632024.docx

PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

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

June 3, 2024 | 7:00 P.M. | Council Chamber

I. CALL TO ORDER

President of Planning Commission call meeting to Order at 7:00 PM

Mike Anderson	Present
Andy Colandrea	Present
Doug Davis	Present
Jadyn Bound	Present
Jason Gore	Present
Reiley Stanley	Present
Timothy Stranko	Remote
Darla Armstrong	Present

II. APPROVAL OF MINUTES

1. Minutes - May 6, 2024

Mike Anderson	Abstain
Andy Colandrea	Motion
Doug Davis	YES
Jadyn Bound	Second
Jason Gore	YES

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. Public Hearing- Jefferson Orchard Inc. petition to rezone the following parcel 08 12000100000000, located on Granny Smith Lane, Ranson, WV 25438 (Consisting of 194.98 acres more or less) from SmartCode New Community to Industrial Zoning.

During the public hearing before the Planning Commission, Colin Stine, Chrissy Wimer, Dana Anders, Ned Marshall, Sharon Helman, Mark Dyck representing Integrity Federal Services, and an individual identified as Brook, along with the Applicants' engineer, collectively presented their concerns regarding the proposed rezoning of parcel 08 12000100000000 on Granny Smith Lane in Ranson, WV. This parcel, currently designated under SmartCode New Community zoning, spans approximately 194.98 acres. Their presentations likely addressed various potential impacts of rezoning the area to Industrial Zoning, including environmental considerations, traffic implications, effects on property values, and broader community welfare concerns. The public hearing served as a forum for stakeholders to express their viewpoints and engage in dialogue with the Planning Commission before any decision was made regarding the rezoning petition.

2. Consideration-Jefferson Orchard Inc. petition to rezone the following parcel 08 12000100000000, located on Granny Smith Lane, Ranson, WV 25438 (Consisting of 194.98 acres more or less) from SmartCode New Community to Industrial Zoning.

President, Mike Anderson	**Abstain**
Jason Gore	**Second**
Andy Colandrea	**Motion**
Jaden Bound	**YES**
Douglas Davis	**YES**

V. ADJOURNMENT:

The meeting concluded at 8:23 P.M., with the adjournment motion initiated by Jason Gore and seconded by Andy Colandrea. The next Planning meeting is scheduled for July 1, 2024, at 7:00 P.M. in the Ranson City Council Chambers located at 312 South Mildred Street, Ranson, WV 25438.

_____

President, Mike Anderson

_____

Planning Member

AGENDA ITEM IV.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

Legal Notice for Valley Helath.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code § 8A-7-9 et seq., and W. Va. Code § 8A-5-8 et seq., and Ranson Code § 19A-1.3 et seq. The Ranson Planning Commission will hold a public hearing on August 12, 2024, 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 proposed Site Plan for a Valley Health Facility to be located on Joshua M Freeman Blvd, Ranson, WV 25438 (088E000500000000 2.05 Acres). Copies of the proposed Site Plan are available for inspection during regular office hours of 8:00 am – 4:00 pm weekdays, excluding holidays at City Hall. All persons are invited to attend and make comments about the proposed Site Plan.

If you cannot attend but wish to comment, you may write, and it must be received at the following address prior to August 2, 2024: City of Ranson, Attn: Community Development Director, 312 S. Mildred Street, Ranson, WV 25438 or permits@ransonwv.us Written Comments received prior to August 2, 2024, will be provided to the Planning Commission and inserted into the official record.

Department of Community Development

AGENDA ITEM IV.2

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

Valley Health Facility Parcel 088E000500000000, 2.05 Acres to be located on Joshua M Freeman Blvd, Ranson, WV 25438.

1. Review supporting documents
2. Commission discussion/questions for staff
3. Vote

ATTACHMENTS:

Valley Health.pdf

VALLEY HEALTH RANSON MOB

SITE PLAN

JOSHUA M. FREEMAN BLVD
RANSON, WV 25438
CITY OF RANSON

SITE DATA

SITE INFORMATION:	
TAX MAP #	08-8E-05 & 08-8E-06
DEEDBOOK/PAGE	1215 / 308
ACREAGE	3.707 AC (TOTAL)
ZONING	UCX
ZONING ACREAGE	3.707 AC (TOTAL)
ADDRESS	TBD JOSHUA M. FREEMAN BLVD
ENGINEER:	
FIRM	MONTEVERDE ENGINEERING & DESIGN STUDIO
ADDRESS	250 E. ELIZABETH ST, SUITE 114 HARRISONBURG, VA 22802
CONTACT NAME	SETH RODERICK
EMAIL	sroderick@MonteverdeDesigns.com
PHONE	(540) 228-0202
OWNER:	
LANDOWNER	EAST MOUNTAIN HEALTH ADVANTAGE INC.
CONTACT NAME	DEAN KLINE
ADDRESS	220 CAMPUS BLVD STE 420 WINCHESTER, VA 22601
EMAIL	DKLINE4@VALLEYHEALTHLINK.COM
PHONE	(540)-536-4536

WEST VIRGINIA CERTIFIED RESPONSIBLE LAND DISTURBER

NAME-PRINTED _____ SIGNATURE _____ DATE _____

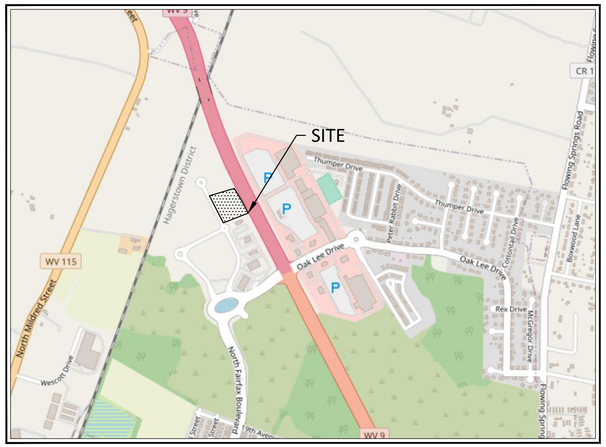
PHONE # _____ COMPANY _____

ADDRESS _____

THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF UTILITIES WITHIN THE WORK LIMITS.CALL WV 811 AT 1 (800) 245-4848 BEFORE DIGGING. EACH "PERSON" AS DEFINED IN THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT MUST PROVIDE THEIR OWN NOTICE OF EXCAVATION. SUBCONTRACTORS MAY NOT WORK UNDER ANOTHER COMPANY'S TICKET UNLESS THEY ARE UNDER THE DIRECT SUPERVISION OF THE COMPANY THAT PROVIDED THE NOTICE OF EXCAVATION.

ALLOW REQUIRED TIME FOR MARKING – BEGIN EXCAVATION ONLY AFTER CHECKING THE POSITIVE RESPONSE SYSTEM. EXCAVATION MAY BEGIN WHEN: ALL NOTIFIED UTILITIES HAVE EITHER MARKED THEIR LINES OR REPORTED THAT THEY HAVE NO FACILITIES IN THE AREA OF EXCAVATION OR THE MARKING PERIOD HAS EXPIRED (AFTER 7:00 AM ON THE THIRD WORKING DAY AFTER NOTICE TO THE CENTER.) OR MISS UTILITY INFORMS YOU THAT NO MEMBER OPERATORS NEED TO BE NOTIFIED OF THE EXCAVATION. YOU WILL STILL GET A TICKET NUMBER!
RESPECT THE MARKS – PROTECT AND PRESERVE THE MARKINGS FROM THE TIME EXCAVATION BEGINS UNTIL THE WORK IS COMPLETED. CALL MISS UTILITY TO UPDATE THE TICKET IF WORK WILL CONTINUE PAST 15 DAYS OR IF THE MARKS BECOME ILLEGIBLE DUE TO TIME, WEATHER, CONSTRUCTION OR ANY OTHER CAUSE.
EXCAVATE CAREFULLY – IF THE EXCAVATION IS WITHIN 2 FEET OF A MARKED UTILITY LINE, EXPOSE THE UTILITY LINE BY HAND DIGGING AND KEEP ALL MECHANIZED EQUIPMENT AT LEAST 2 FEET AWAY FROM THE EXTREMITIES OF THE UTILITY.

VICINITY MAP



VICINITY MAP
SCALE: 1" = 2,000'

CITY OF RANSON DIRECTORY:

COMMUNITY DEVELOPMENT DIRECTOR
REILEY STANLEY
312 S. MILDRED ST.
RANSON, WV 25438
(304) 724-3861

STORMWATER POLLUTION PREVENTION
DEPARTMENT OF ENVIRONMENTAL PROTECTION
601 57TH ST. SE
CHARLESTON, WV 25304

PUBLIC WORKS DIRECTOR
BILL SILVEOUS
312 S. MILDRED ST.
RANSON, WV 25438
(304) 724-3875

FIRE CHIEF
*Privatized fire services. Fire not reviewed during site plans.

BUILDING CODE OFFICIAL
BRIAN RISTON
312 S. MILDRED ST.
RANSON, WV 25438
(304) 724-3882

PROJECT MANAGER
BOB ANDERSON
312 S. MILDRED ST.
RANSON, WV 25438
(304) 724-3866

FINANCE DIRECTOR
BREANNA ANDREWS
312 S. MILDRED ST.
RANSON, WV 25438
(304) 724-3861

SEWER AUTHORITY
CITY OF CHARLES TOWN UTILITY BOARD
108 W. CONGRESS STREET
CHARLES TOWN, WV 25414
(304) 725-2316

Sheet List Table

Sheet Number	Sheet Title
C0.01	COVER SHEET
C1.01	GENERAL NOTES
C2.01	EX. CONDITIONS
C2.02	DEMOLITION PLAN
C3.01	E&S PHASE I
C3.02	E&S PHASE II
C3.03	E&S NARRITIVE
C4.01(A)	SITE PLAN PHASE I
C4.01 (B)	SITE PLAN FULL BUILDOUT
C4.02	LIFE SAFETY, ACCESSIBILITY & SIGNAGE PHASE I
C5.01	UTILITIY PLAN
C5.02	UTILITY PROFILES
C6.01(A)	PHASE I GRADING PLAN
C6.01 (B)	GRADING PLAN FUTURE BLDG
C6.01 (C)	ACCESSIBILITY RAMPS
C6.01(D)	ACCESSIBILITY RAMPS
C6.02	INLET DRAINAGE AREAS
C6.03	STORM LAYOUT
C6.04	STORM PROFILES
C6.05	STORM PROFILES
C6.06	PIPE & STRUCTURE TABLES
C7.01	LANDSCAPE PLAN
C7.02	LANDSCAPE DETAILS & NOTES
C8.01	LIGHTING PLAN
C8.02	LIGHTING DETAILS
C9.01	E&S DETAILS
C9.02	SITE DETAILS
C9.03	SITE DETAILS
C9.04	UTILITY DETAILS
C9.05	SWM DETAILS

THE RANSON PLANNING COMMISSION APPROVES THIS SITE PLAN ON JOSHUA M. FREEMAN BLVD. WITH THE FOLLOWING CONDITIONS:

1. _____

2. _____

3. _____

PLANNING COMMISION PRESIDENT SIGNATURE: _____ DATE: _____

THE OWNER OF THIS PROPERTY HEREBY AFFIRMS THAT THESE PLANS MEET THE REQUIREMENTS OF THE RANSON ZONING AND SUBDIVISION ORDINANCES AND THE ABOVE CONDITIONS OF APPROVAL SET FORTH BY THE RANSON PLANNING COMMISSION.

OWNER SIGNATURE: _____ DATE: _____

Monteverde
Engineering & Design Studio
250 E. Elizabeth St, Suite 114 • Harrisonburg, VA 22802
540.228.0202 | www.monteverdedesigns.com

SETH O. RODERICK
REGISTERED
018181
May 31, 2024
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

SITE PLAN
VALLEY HEALTH RANSON MOB
TBD Joshua M. Freeman Blvd
Ranson, WV 25438

Revisions:

No.	Description	Date
1	City Comments	2/8/2024
2	City Comments	4/5/2024
3	DEP Comments	4/11/2024
4	City Comments	6/3/2024

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

COVER SHEET

Project number:	23031C
Date:	October 18, 2023
Drawn by:	BDL
Checked by:	SOR

C0.01

STANDARD PROJECT LINETYPES

EXISTING LEGEND		PROPOSED LEGEND	
1439	EXISTING CONTOUR (MINOR)	1439	PROPOSED CONTOUR (MINOR)
1440	EXISTING CONTOUR (MAJOR)	1440	PROPOSED CONTOUR (MAJOR)
	STORM INLET		CURB INLET
S	STORM STRUCTURE		DROP INLET
	STORM DRAIN		STORM DRAIN
ET	ELECTRICAL TRANSFORMER	ET	ELECTRICAL TRANSFORMER
TV	CABLE PEDESTAL	TV	CABLE PEDESTAL
T	TELEPHONE/COMMUNICATION PEDESTAL	T	TELEPHONE/COMMUNICATION PEDESTAL
OHE	OVERHEAD ELECTRIC	OHE	OVERHEAD ELECTRIC
E	ELECTRICAL	E	ELECTRICAL
	SANITARY SEWER LINE	SS	SANITARY SEWER LINE
CO	SANITARY SEWER CLEANOUT		SANITARY SEWER CLEANOUT
SS	SANITARY SEWER MANHOLE	SS	SANITARY SEWER MANHOLE
GV	GAS VALVE	GV	GAS VALVE
GT	GAS TAP	GT	GAS TAP
GAS	GAS LINE	GAS	GAS LINE
x	GATE/FENCE		GATE/FENCE POST
	PROPERTY LINE		PROPERTY LINE
	ADJACENT LOT LINE		INTERIOR LOT LINE
	FOUND IRON PIN		SETBACK
	P.K. NAIL		GATE VALVE
	FIRE HYDRANT		FIRE HYDRANT
W	WATER LINE	W	WATER LINE
	WATER METER		WATER METER
V	WATER VALVE	V	WATER VALVE
	UTILITY POLE		UTILITY POLE
	LIGHT POLE		LIGHT POLE
E1	EXISTING INLET LABEL	E1	INLET LABEL
	CATCHMENT AREA		CATCHMENT AREA
	CATCHMENT OUTLET		CATCHMENT OUTLET
	CURB AND GUTTER		30" CURB AND GUTTER (STD CG-6)
	EDGE OF PAVEMENT		REVERSE CURB AND GUTTER (STD CG-6R)
MB	MAILBOX		6" CURB (STD CG-2)
W	WELL		DUMPSTER
RPA	RPA		ASPHALT
	WETLAND		CONCRETE
			CALCULATED BUFFER YARD
			CALCULATED OPEN SPACE
			WALL
			DRAINAGE
			ACCESSIBLE PARKING
		LOD	LIMITS OF DISTURBANCE

NOTE:

PROJECT STANDARDS SHOWN ABOVE ARE GENERAL LINETYPES AND SYMBOLS USED AMONG A VARIETY OF PROJECTS. NOT ALL INFORMATION SHOWN ABOVE MAY BE APPLICABLE TO THIS PLAN SET. CONTACT DESIGN FIRM TO CONFIRM ANY DIFFERENTIATION OR CONFLICTING INFORMATION.

THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF UTILITIES WITHIN THE WORK LIMITS. CALL WV 811 AT 1 (800) 245-4848 BEFORE DIGGING. EACH "PERSON" AS DEFINED IN THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT MUST PROVIDE THEIR OWN NOTICE OF EXCAVATION. SUBCONTRACTORS MAY NOT WORK UNDER ANOTHER COMPANY'S TICKET UNLESS THEY ARE UNDER THE DIRECT SUPERVISION OF THE COMPANY THAT PROVIDED THE NOTICE OF EXCAVATION.

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GENERAL NOTES (ALL MAY NOT APPLY):

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN STRICT COMPLIANCE WITH THE WEST VIRGINIA DEPARTMENT OF HIGHWAY "STANDARD SPECIFICATIONS, ROADS & BRIDGES". THE JEFFERSON UTILITIES/WV AMERICAN WATER AND THE CHARLES TOWN UTILITY BOARD SERVICE WATER AND SANITARY SEWER DISTRICTS STANDARDS AND SPECIFICATIONS.
2. WORK IN THIS PROJECT SHALL CONFORM TO THE LATEST EDITIONS OF THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION (WVDOT) STANDARD SPECIFICATIONS ROAD & BRIDGES, THE WEST VIRGINIA EROSION AND SEDIMENT CONTROL BMP MANUAL, THE WEST VIRGINIA STORMWATER MANAGEMENT AND DESIGN GUIDANCE MANUAL, AND THE CITY OF RANSON CODE OF ORDINANCES. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS OR PLANS, THE MOST STRINGENT SHALL GOVERN. ALL UTILITIES TO BE DEDICATED TO THE CITY OF RANSON WATER AND/OR SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED AND TESTED TO CONFORM TO WEST VIRGINIA/STATE BOARD OF HEALTH WATERWORKS AND/OR SEWAGE REGULATIONS AND THE CHARLES TOWN UTILITY BOARD CONSTRUCTION STANDARDS.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED CONTINUOUSLY, RELOCATED WHEN AND AS NECESSARY, AND SHALL BE CHECKED AFTER EVERY RAINFALL. SEEDED AREAS SHALL BE CHECKED REGULARLY AND SHALL BE WATERED, FERTILIZED, RESEEDED AND MULCHED AS NECESSARY TO OBTAIN A DENSE STAND OF GRASS.
4. ALL DRAIN INLETS SHALL BE PROTECTED FROM SILTATION. INEFFECTIVE PROTECTION DEVICES SHALL BE IMMEDIATELY REPLACED AND THE INLET CLEANED. FLUSHING IS NOT AN ACCEPTABLE METHOD OF CLEANING.
5. WHEN THE CRUSHED STONE CONSTRUCTION ENTRANCE HAS BEEN COVERED WITH SOIL OR HAS BEEN PUSHED INTO THE SOIL BY CONSTRUCTION TRAFFIC, IT SHALL BE REPLACED WITH A DEPTH OF STONE EQUAL TO THAT OF ORIGINAL APPLICATION.
6. THE LOCATION OF EXISTING UTILITIES AS SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PUBLIC OR PRIVATE UTILITIES THAT LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS EXPENSE, ALL EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
7. FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION CALL WV 811 AT 1 (800) 245-4848.
8. ALL UNDERGROUND FACILITIES LOCATED WITHIN RIGHTS-OF-WAY SHALL BE INSTALLED PRIOR TO THE PLACEMENT OF ANY PART OF THE PAVEMENT STRUCTURE.
9. INSTALLATION OF CONCRETE STORM PIPE SHALL COMPLY WITH WVDOH STANDARD DRAWING PB-1.
10. ALL MATERIALS USED FOR FILL OR BACK-FILL SHALL BE FREE OF WOOD, ROOTS, ROCKS, BOULDERS OR ANY OTHER NON-COMPACTABLE SOIL TYPE MATERIAL. UNSATISFACTORY MATERIALS ALSO INCLUDE MAN-MADE FILLS AND REFUSE DEBRIS DERIVED FROM ANY SOURCE.
11. SATISFACTORY MATERIAL FOR USE AS FILL FOR PUBLIC STREETS INCLUDE MATERIAL CLASSIFIED IN ASTM D-2487 AS GW, GP, GM, GC, SW, SP, SM, SC, ML, AND CL GROUPS. THE MOISTURE CONTENT SHALL BE CONTROLLED WITHIN PLUS OR MINUS 2 PERCENTAGE POINTS OF OPTIMUM TO FACILITATE COMPACTION. GENERALLY, UNSATISFACTORY MATERIALS INCLUDE MATERIALS CLASSIFIED IN ASTM D-2487 AS PT, CH, MH, OL, OH, AND ANY SOIL TOO WET TO FACILITATE COMPACTION. CH AND MH SOILS MAY BE USED SUBJECT TO APPROVAL OF THE CITY ENGINEER. SOILS SHALL HAVE A MINIMUM DRY DENSITY OF 92LB/CUBIC FOOT PER ASTM D-698 AND SHALL HAVE A PLASTICITY INDEX LESS THAN 12.
12. COMPACTION OF FILL MATERIAL UNDER BUILDING SLABS SHALL BE BASED UPON RECOMMENDATIONS OF SOILS ENGINEER AFTER COMPLETION OF STANDARD PROCTOR TEST AND SHALL MEET BEARING REQUIREMENTS OF ARCHITECT FOR BUILDINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING.
13. MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACK-FILL AROUND DRAINAGE STRUCTURES OR IN UTILITY TRENCHES OR ANY OTHER DEPRESSION REQUIRING FILL OR BACK-FILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AS SET OUT IN ASTM STANDARD D-698. THE CONTRACTOR SHALL, PRIOR TO ANY OPERATIONS INVOLVING FILLING OR BACKFILLING, SUBMIT THE RESULT OF THE PROCTOR TEST TO THE CITY'S ON-SITE INSPECTOR TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED IN REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT. TESTS SHALL BE CONDUCTED BY A CERTIFIED MATERIALS TESTING LABORATORY AND THE CERTIFICATIONS MADE BY A LICENSED PROFESSIONAL ENGINEER REPRESENTING THE LABORATORY.
14. CERTIFICATIONS FOR MATERIALS INCLUDING, BUT NOT LIMITED TO STONE, CONCRETE, PIPES, PRECAST UNITS, HANDRAILS, STABILIZATION MATS, TRAFFIC SIGNAL ITEMS, MUST BE PROVIDED TO THE CITY'S ON-SITE INSPECTOR AND APPROVED BY THE INSPECTOR PRIOR TO INSTALLATION. SEE INSPECTOR FOR MATERIALS CERTIFICATION CHECKLIST.
15. EMBANKMENT FILL AND TRENCH BACK-FILL SHALL BE PLACED IN LIFTS AT A MAXIMUM UNCOMPACTED DEPTH OF 8-INCHES AND 6-INCHES, RESPECTIVELY. DENSITY TESTS SHALL BE CONDUCTED AT THE FOLLOWING MINIMUM FREQUENCIES:
    (a) EMBANKMENT FOR ROADS, STREETS, DAMS, ETC.: ONE TEST PER LIFT PER 10,000 SQUARE FEET OF LIFT.
    (b) BACK-FILL AROUND STRUCTURES AND IN TRENCHES: ONE TEST PER LIFT PER 500 LINEAL FEET OF TRENCH.
16. COMPACTION TESTS FOR STREET PAVEMENT STRUCTURE SHALL BE MADE IN CUT AND FILL AREAS AT THE FOLLOWING MINIMUM FREQUENCIES:
    (a) SUB-GRADE: ONE TEST PER LANE PER 500 LINEAL FEET.
    (b) STONE BASE: ONE TEST PER LANE PER 6' COMPACTED LIFT PER 500 LINEAL FEET.
    (c) HOT ASPHALTIC CONCRETE: ONE TEST PER LANE PER LIFT PER 500 LINEAL FEET.
17. ALL EXCAVATIONS, INCLUDING TRENCHES, SHALL BE KEPT DRY TO PROTECT THEIR INTEGRITY.
18. TEST RESULTS SHALL BE SUBMITTED TO THE CITY ENGINEER AND ENGINEER OF RECORD. FAILURE TO CONDUCT DENSITY TESTS AND SUBMIT TEST RESULTS SHALL BE CAUSE FOR NONACCEPTANCE OF THE FACILITY. TESTS SHALL BE CONDUCTED AT THE SOLE COST OF THE DEVELOPER OR HIS AGENT.
19. COMBINATION UNDER-DRAINS TYPE CD-1 SHALL BE INSTALLED AT THE LOWER END OF THE CUT SECTIONS. UNDER-DRAINS TYPE CD-2 SHALL BE INSTALLED AT THE LOW POINT OF ALL VERTICAL CURVES.
20. STANDARD UD-1 AND UD-3 UNDER-DRAINS SHALL BE INSTALLED WHERE INDICATED ON PLANS ON FURTHER WHERE DETERMINED NECESSARY IN THE FIELD BY THE CITY'S INSPECTORS.
21. CITY INSPECTORS HAVE FULL AUTHORITY TO REJECT FILL OR BACKFILL MATERIALS, REQUIRE UNDERCUTTING OR SUB GRADE STABILIZATION, REQUIRE PROVISIONS FOR SUB DRAINAGE, OR REQUIRE OTHER MEASURES WHICH AFFECT THE INTEGRITY OF ROAD AND UTILITY CONSTRUCTION. FAILURE TO COMPLY WITH INSPECTORS' DIRECTIVES SHALL BE CAUSE FOR NON-ACCEPTANCE OF THE FACILITY.
22. TRAFFIC CONTROL ON PUBLIC STREETS SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS FURTHER DIRECTED BY CITY INSPECTORS. CITY INSPECTORS MUST BE NOTIFIED 48-HOURS IN ADVANCE OF ANY PLANNED WORK OR ACTIVITY IN CITY RIGHT-OF-WAY THAT REQUIRES FLAGGING, LANE CLOSURE OR STREET CLOSURE. ALL SIGNAGE AND OTHER CONTROL DEVICES SHALL BE IN PLACE BEFORE SUCH ACTIVITIES CAN COMMENCE.
23. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER OF RECORD, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
24. A PRECONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE THE MEETING WITH THE CITY ENGINEER. AT THIS TIME, THE CONTRACTOR SHALL PROVIDE A SCHEDULE AND TRAFFIC CONTROL PLAN FOR WORK WITHIN THE CITY RIGHT-OF-WAY.
25. INSTALL CITY STANDARD STREET CENTERLINE MONUMENTS WHERE REQUIRED FOR NEW STREETS.
26. IF TRAFFIC SIGNAL PLANS HAVE BEEN REVISED OR CHANGED SINCE APPROVAL, THE DEVELOPER MUST PROVIDE TO THE DIRECTOR OF PUBLIC WORKS AS-BUILT DRAWINGS REFLECTING CHANGES. PROVISION OF AS-BUILT DRAWINGS IS A CONDITION OF BOND RELEASE.

SITE INFORMATION NOTES:

1. PURPOSE OF DEVELOPMENT AND PROPOSED USED: THE PURPOSE OF THIS PROPOSED DEVELOPMENT IS TO ADD A MEDICAL FACILITY.
2. SOIL INFORMATION: THE SITE SOIL TYPE IS PMB AND PMC. THE HYDROLOGIC SOIL GROUP RATING IS CLASSIFIED AS B. SEE THE SWM CALCULATION PACKET FOR MORE INFORMATION. SOIL INFORMATION WAS OBTAINED FROM USDA WEB SOIL SURVEY.
3. GEOLOGICIAL INFORMATION:THE SITE GEOLOGICAL MATERIAL IS COMPOSED OF LIMESTONE, SANDSTONE AND MUDSTONE (INCLUDING SHALE AND SILTSTONE). KARST TOPOGRAPHY HAS BEEN IDENTIFIED IN JEFFERSON COUNTY. GEOLOGIC INFORMATION WAS OBTAINED FROM TRIAD ENGINEERING INC. NO SINKHOLES OR CLOSED DEPRESSIONS WERE OBSERVED ON THIS SITE.
4. PARKING CALCULATIONS: MINIMUM REQUIREMENT FOR SPACES IS DETERMINED BY 4 SPACES PER DOCTOR PLUS 1 SPACE FOR EACH EMPLOYEE. PARKING PROVIDED: 155 PARKING STALLS FOR EMPLOYEE/CUSTOMER INCLUDING 10 PARKING STALLS PROVIDED FOR ADA PLUS 1 AMBULANCE SPACE. NO LOADING SPACE IS PROVIDED ON THIS SITE.
5. ROAD TYPE:
   JOSHUA M. FREEMAN BLVD: MINOR COLLECTOR
   ASPHALT DRIVE: PRIVATE.
6. TOTAL SITE ACREAGE:
   SITE ACREAGE: 3.707 AC
   IMPERVIOUS COVER: 2.73 AC, 73.6% OF TOTAL SITE.
7. GEOGRAPHICAL IDENTIFIERS: THE PARCEL TO THE NORTH IS UNDEVELOPED LAND, THE PARCEL TO THE EAST IS WV ROUTE-9, THE PARCEL TO THE WEST IS UNDEVELOPED LAND, AND THE PARCEL TO THE SOUTH IS A CHAIN RESTAURANT WITH DRIVE THRU. .

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

1. ALL UTILITIES, INCLUDING ALL POLES ARE TO BE RELOCATED AS NECESSARY AT EITHER THE DEVELOPER OR UTILITY OWNER'S EXPENSE PRIOR TO CONSTRUCTION
2. THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO EXISTING RIGHT-OF-WAY.
3. OPEN CUTTING OF PAVED OR SURFACE TREATED STATE ROADS IS NOT PERMITTED UNLESS APPROVED BY THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION.
4. THE DEVELOPER IS RESPONSIBLE FOR ALL TRAFFIC CONTROL . THE DEVELOPER IS RESPONSIBLE FOR OBTAINING RIGHT-OF-WAY USE PERMIT(S) FOR TRAFFIC CONTROL INSTALLATIONS ON CITY STREETS OR WVDOH ENCROACHMENT PERMITS FOR TRAFFIC INSTALLATIONS ON WVOH ROADWAYS AS APPLICABLE.
5. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED EDGE OF PAVEMENT TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER IN THE ROADWAY.
6. OVERLAY OF EXISTING PAVEMENT SHALL BE A MINIMUM OF 1.5". ANY COST ASSOCIATED WITH THE PAVEMENT OVERLAY, OR THE MILLING OF EXISTING PAVEMENT TO OBTAIN REQUIRED DEPTH, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
7. DITCHES SHALL BE SEEDED AND MULCHED TO ACHIEVE STABILIZATION. ADDITIONAL DITCH LININGS SHALL BE PROVIDED IF WARRANTED TO ACHIEVE STABILIZATION.
8. TRAFFIC CONTROL SIGNS AND THE MAINTENANCE OF TRAFFIC SHALL COMPLY WITH THE STANDARDS OF THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION.

JEFFERSON UTILITIES WATER NOTES

1. WATER SERVICE LINES SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGED BASED ON BUILDING ARCHITECTURAL DRAWINGS AND UTILITY CONNECTION LOCATIONS.
2. CONTRACTOR SHALL CONTACT JEFFERSON UTILITIES AT LEAST 48 HOURS BEFORE CONNECTING TO THE LATERAL SYSTEM TO ALLOW FOR JEFFERSON UTILITIES REPRESENTATIVES TO PERFORM ONSITE INSPECTION OF THE CONNECTION.
3. CONTRACTOR SHALL NOTIFY JEFFERSON UTILITIES PRIOR TO INSTALLATION OF ANY IMPROVEMENTS WITHIN THE WATER AND SEWER EASEMENTS ENSURE THAT NO FENCE POST OR OTHER IMPROVEMENTS ARE PLANT ON TOP OF UTILITIES.

GENERAL C.T.U.B. UTILITY NOTES

1. REFER TO THE CHARLES TOWN UTILITY BOARD (CTUB) SANITARY SEWER SYSTEM SPECIFICATIONS DATED MAY 2016 AND THE LATEST MODIFICATIONS OR REVISIONS THEREAFTER, FOR SANITARY SEWER CONSTRUCTION METHODS, MATERIALS, FIELD QUALITY CONTROL, AND FOR ALL DETAILS AND SPECIFICATIONS FOR ALL SANITARY SEWER LINES TO BE SERVED BY THE CHARLES TOWN UTILITY BOARD.
2. THERE SHALL BE NO PHYSICAL CONNECTION BETWEEN THE WATER DISTRIBUTIONS SYSTEM AND A SANITARY SEWER SYSTEM; ANY PIPES, PUMPS, HYDRANTS OR TANKS WHEREBY UNSAFE WATER OR OTHER CONTAMINATING MATERIALS MAY BE DISCHARGED OR DRAWN INTO THE SYSTEM.
3. PIPE BEDDING- MO. 8 OR NO. 10 LIMESTONE SHALL BE USED FOR ALL PIPE BEDDING UNLESS OTHERWISE APPROVED BY CTUB. SANITARY SEWER MAIN AND SANITARY LATERALS SHALL BE INSTALLED WITH A MINIMUM 6" BEDDING BELOW PIPE AND 12" OVER PIPE.
4. REFER TO THE CTUB SEWER SYSTEM SPECIFICATIONS , AND THE LATEST MODIFICATIONS OR REVISIONS THEREAFTER, FOR:
   - A LIST OF MATERIALS REPRESENTING THE MINIMUM REQUIREMENTS ACCEPTABLE FOR USE BY CTUB.
   - ALL PIPE, FITTINGS, AND OTHER RELATED MATERIALS USED IN THE CONSTRUCTION OF LINES.
   - FIRE HYDRANT STANDARDS AND SPECIFICATIONS.
   - GRAVITY SEWER CONSTRICTIONS METHODS AND PIPELINE TESTING.
   - MANHOLES SUBMITTALS, DELIVERY, STORAGE, HANDLING, INSPECTIONS, PREPARATIONS, CONSTRUCTION METHODS, AND VACUUM TESTING.
5. CAST IN-PLACE CONCRETE SPECIFICATIONS AND REQUIREMENTS.

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SETH O. RODGERS REGISTERED PROFESSIONAL ENGINEER 018181 May 31, 2024 STATE OF WEST VIRGINIA

SITE PLAN
VALLEY HEALTH RANSON MOB

TBD Joshua M. Freeman Blvd
Ranson, WV 25438

Revisions:

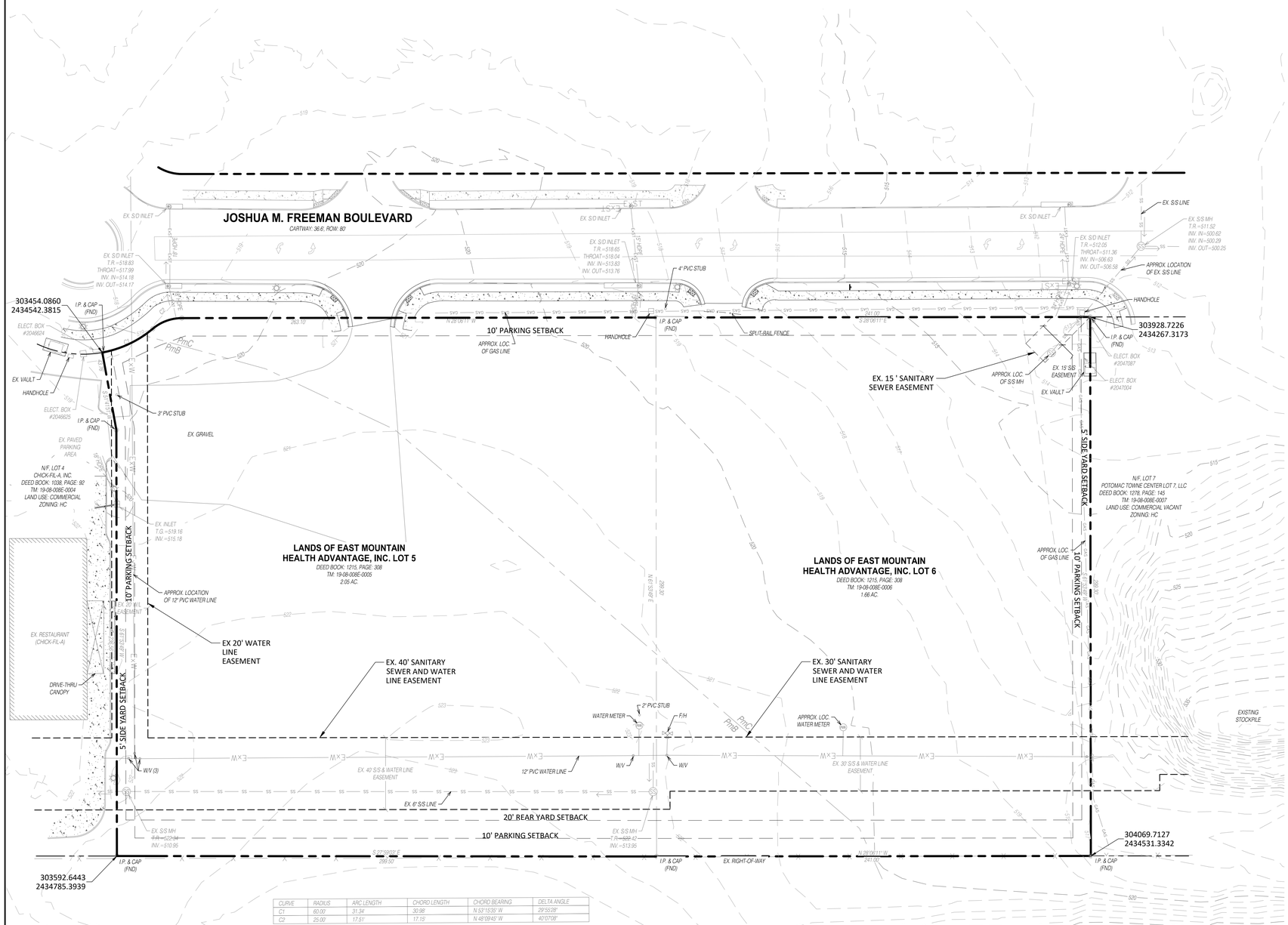
No.	Description	Date
1	City Comments	2/8/2024
2	City Comments	4/5/2024
3	DEP Comments	4/11/2024
4	City Comments	6/3/2024

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

GENERAL NOTES

Project number:	23031C
Date:	October 18, 2023
Drawn by:	BDL
Checked by:	SOR

C1.01



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	31.34'	30.98'	N 53°15'55" W	29°55'28"
C2	25.00'	17.51'	17.15'	N 48°09'45" W	40°07'08"

SCALE: 1" = 30'-0"

30 15 0 30 60

SURVEY NOTES

1) THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE TREVOR FREDERICK, L.S., WITH FREDERICK, SEIBERT & ASSOCIATES INC. , FROM AN ACTUAL GROUND SURVEY DATED 08/29/2023, WITH THE FOLLOWING CONDITIONS/NOTATIONS:
   - DATUM SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY. NOTE THAT ELEVATIONS WILL DIFFER FROM STANDARD SEA-LEVEL-BASED DATUM, AND CROSS-REFERENCES TO OTHER PLANS, INCLUDING THOSE RELATING TO PUBLIC INFRASTRUCTURE, WILL DIFFER AS A RESULT.
   - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT REFLECT ALL ENCUMBRANCES.
   - ALL BEARINGS SHOWN ARE IN THE STATE PLAN COORDINATE SYSTEM, WEST VIRGINIA, NORTH, NORTH AMERICAN DATUM OF 1983 (NAD83).
2) THE PARCEL SHOWN HEREON IS THE SAME PARCEL DESCRIBED IN THE ABOVE REFERENCED COMMITMENT.
3) UNDERGROUND UTILITIES ARE SHOWN AS MARKED BY MISS UTILITY, AS WELL AS BASED ON VISIBLE SURFACE EVIDENCE AND AVAILABLE COUNTY RECORDS; AND ARE CORRECT TO THE BEST OF KNOWLEDGE. UTILITIES SHOULD BE REMARKED AND/OR VERIFIED PRIOR TO ANY GRADING OR DIGGING OPERATIONS.
4) LOT IS VACANT, AND LARGELY COVERED IN GRASS AND SOME DENSE BRUSH AND VEGETATION.
5) ANY DISCREPANCIES DISCOVERED BETWEEN THIS SURVEY AND IN-FIELD OBSERVATIONS SHALL BE NOTED, IN WRITING, TO ENGINEER OF RECORD PRIOR TO COMMENCEMENT OF WORK.
6) SURVEY PROVIDED MEETS ERROR OF CLOSURE BOUNDARY REQUIREMENT OF 1:15,000 OR BETTER.

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SETH O. RODERICK REGISTERED PROFESSIONAL ENGINEER
018181
May 31, 2024
STATE OF WEST VIRGINIA

SITE PLAN

VALLEY HEALTH RANSON MOB

TBD Joshua M. Freeman Blvd
Ranson, WV 25438

Revisions:

No.	Description	Date
1	City Comments	2/8/2024
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PRELIMINARY ISSUE
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EX. CONDITIONS

Project number:	23031C
Date:	October 18, 2023
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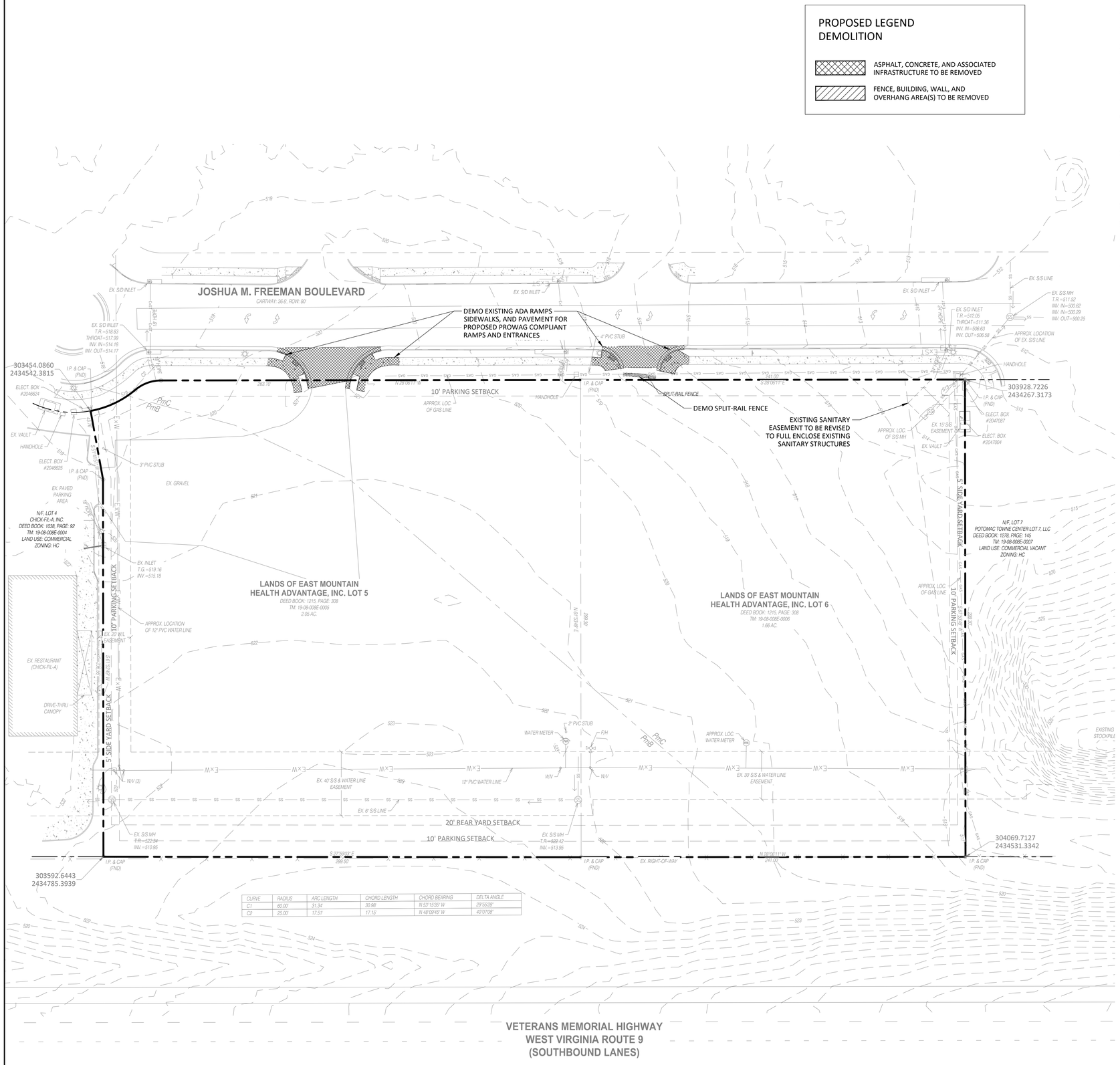
Checked by:	SOR

C2.01



SCALE: 1" = 30'-0"

30 15 0 30 60

CITY OF RANSON DEMOLITION NOTES:

1. NO LAND DISTURBING ACTIVITY SHALL OCCUR PRIOR TO OBTAINING A LAND DISTURBANCE PERMIT.
2. ALL WASTES AND UNSUITABLE MATERIALS ARE TO BE LEGALLY DISPOSED OF BY CONTRACTOR, NO BURNING, BURIAL, DISCHARGE, OR DUMPING IS ALLOWED ON SITE.
3. CONTRACTOR RESPONSIBLE FOR COORDINATING WITH ALL APPLICABLE UTILITY COMPANIES AND OWNER AS NECESSARY DURING CONSTRUCTION AND DURING RELOCATION OF EXISTING UTILITIES.
4. CONTRACTOR TO NOTIFY ENGINEER AND APPLICABLE UTILITY SERVICE PROVIDER OF ANY CONFLICTS WITH UNDERGROUND UTILITIES.
5. CONTRACTOR TO SUPPLY THE APPROPRIATE JURISDICTION WITH THE NAME AND CERTIFICATION NUMBER OF THE RESPONSIBLE LAND DISTURBER AND POST THE LAND DISTURBANCE BOND AT THE AMOUNT SET WHEN OBTAINING THE LAND DISTURBANCE PERMIT.
6. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMIT, BONDS, AND FEES AT CONTRACTORS EXPENSE FOR THIS PROJECT THAT HAVE NOT BEEN OBTAINED BY OWNER. CONTRACTOR SHALL COORDINATE WITH OWNER.
7. DEMOLITION CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES FOUND SHALL BE REPORTED TO OWNER AND CIVIL ENGINEER PRIOR TO ANY SUBMISSION OF BIDS.
8. ALL PORTIONS OF WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES (ORDINANCES AND STANDARDS).
9. CONTRACTOR TO ESTABLISH AND PROPERLY FLAG EXTERIOR PROPERTY LINES PRIOR TO DEMOLITION.
10. DEMOLITION CONTRACTOR TO ACQUIRE ALL NECESSARY PERMITS TO COMPLETE DEMOLITION. VERIFY WITH THE BUILDING DEPARTMENT, ZONING, RIGHT OF WAY, AND ALL OTHER GOVERNING AUTHORITIES.
11. DEMOLITION CONTRACTOR TO NOTIFY UTILITY NOTIFICATION CENTER NO LESS THAN 48 HOURS OR MORE THAN FIVE WORKING DAYS PRIOR TO DEMOLITION OF EXISTING UTILITIES AS REQUIRED BY LOCAL UTILITIES.
12. DEMOLITION CONTRACTOR TO PROVIDE ALL BARRICADES, SCAFFOLDING, AND OTHER MEAN OF PROTECTION REQUIRED TO COMPLY WITH ALL STATE LAWS, AND LOCAL MUNICIPAL ORDINANCES TO SAFEGUARD AGAINST INJURY TO PERSONS AND/OR DAMAGE TO ADJOINING PROPERTIES.
13. ANY FILL MATERIAL REQUIRED SHALL BE CLEAN, NO CONCRETE RUBBLE, ORGANIC MATTER, DEMOLITION DEBRIS, STONES LARGER THAN 2 INCHES IN ANY DIRECTION, ETC.
14. CONTRACTOR RESPONSIBLE FOR REPAIRING ANY DAMAGED SITE ELEMENTS NOT SPECIFICALLY PLANNED FOR DEMOLITION.
15. SAWCUT SHALL BE STAGGERED BETWEEN PAVEMENT AND STONE LAYERS TO ALLOW FOR JOINTED UNION WITH NEW PAVEMENT STRUCTURE.
16. EXISTING BASE STONE MAY REMAIN FOR PROPOSED PAVEMENT IF OF SUFFICIENT DEPTH AND QUALITY, AND IF REMAINING FREE OF FINES.
17. ALL TREES DECORATIVE LANDSCAPING OUTSIDE OF DEMO LIMITS SHALL BE PRESERVED OR REPLACED, AS NEEDED.

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SETH O. RODGERS
REGISTERED
018181
May 31, 2024
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

VALLEY HEALTH RANSON MOB

TBD Joshua M. Freeman Blvd
Ranson, WV 25438

SITE PLAN

Revisions:

No.	Description	Date
1	City Comments	2/8/2024
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3	DEP Comments	4/11/2024
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PRELIMINARY ISSUE
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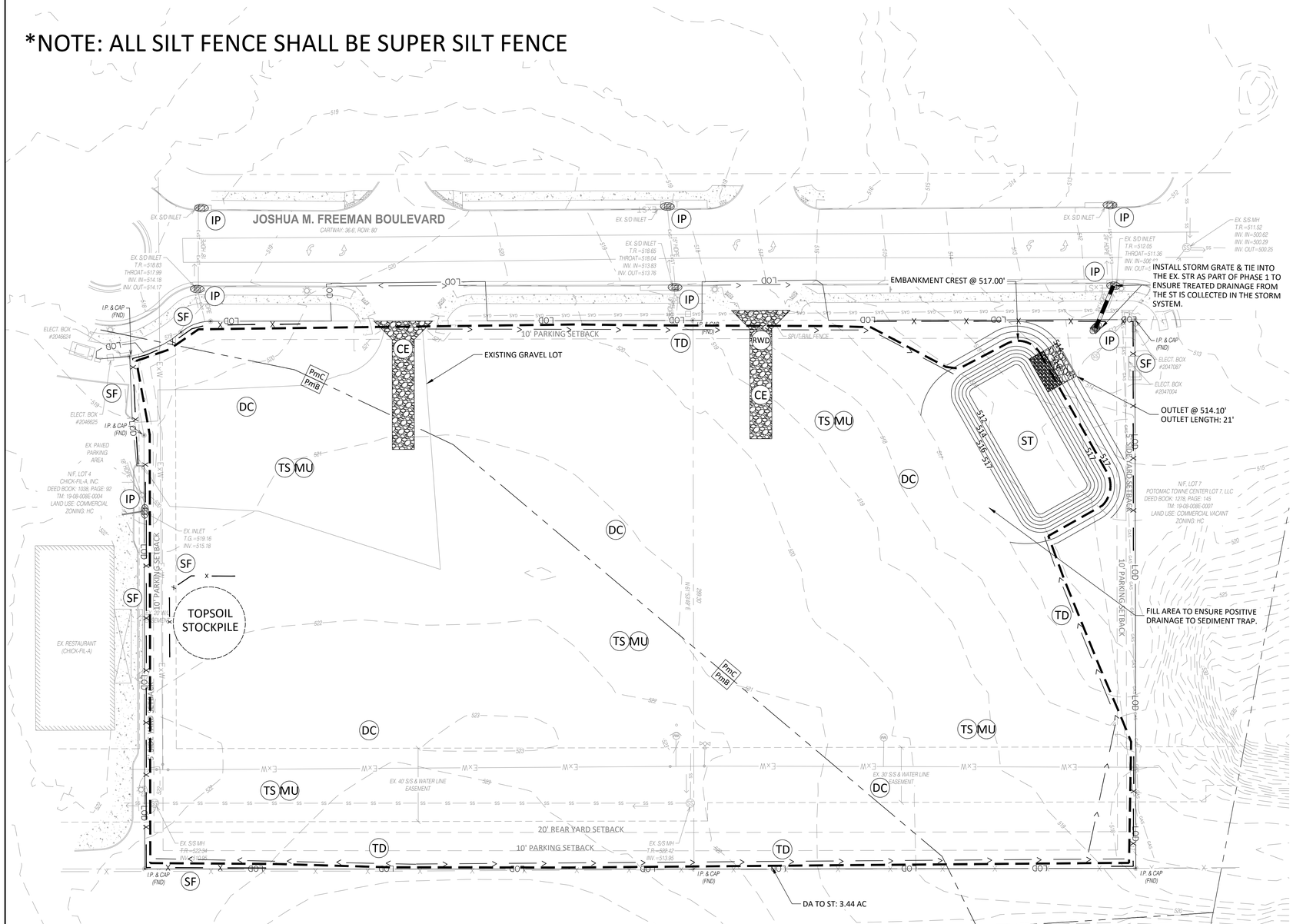
DEMOLITION PLAN

Project number:	23031C
Date:	October 18, 2023
Drawn by:	BDL
Checked by:	SOR

C2.02

SOIL UNIT SYMBOL	SOIL UNIT NAME	HSG RATING	ACRES IN SITE	PERCENT OF SITE
PmB	Poplimento silt loam, 3 to 8 percent slopes	B	1.76	47.44%
PmC	Poplimento silt loam, 8 to 15 percent slopes	B	1.95	52.56%
Totals for Area of Interest			3.71	100.00%

*NOTE: ALL SILT FENCE SHALL BE SUPER SILT FENCE



PROPOSED EROSION AND SEDIMENT CONTROL LEGEND

CE	CONSTRUCTION ENTRANCE (3.02)	CE
CRS	CONSTRUCTION ROAD STABILIZATION (3.03)	CRS
TO	TOP SOILING (3.09)	TO
TS	TEMPORARY SEEDING (3.10)	TS
PS	PERMANENT SEEDING (3.11)	PS
MU	MULCHING (3.12)	MU
TD	TEMPORARY DIVERSION (3.15)	TD
RWD	RIGHT OF WAY DIVERSION (3.18)	RWD
SF	SILT FENCE (3.27)	X
ST	SEDIMENT TRAP (3.29)	ST
IP	INLET PROTECTION (3.33)	IP
DC	DUST CONTROL	DC
CW	CONCRETE WASHOUT	CW
	LIMITS OF DISTURBANCE	LOD

EROSION AND SEDIMENT CONTROL SEQUENCING

- SOILS ON SITE ARE LIKELY TO BE URBAN SOILS COMPACTED AND MIXED FROM PREVIOUS DEVELOPMENT.
- A COPY OF EROSION & SEDIMENT CONTROL PLANS AND PERMIT MUST BE KEPT ON SITE AT ALL TIMES.
- ALL PUMPING OF SEDIMENT LADEN WATER FROM EXCAVATIONS SHALL BE THROUGH A SEDIMENT FILTER BAG OVER A STABILIZED SURFACE.
- CONCRETE WASH WATER SHALL BE HANDLED IN ACCORDANCE WITH LOCAL ORDINANCES. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE OR GROUND WATER SYSTEMS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
- WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY WITH DRY METHODS (NO WASHING) AT THE END OF EACH DAY.

PHASE I:

1. CONTRACTOR IS TO SCHEDULE PRE-CONSTRUCTION MEETING WITH WV DEP AND ENGINEER OF RECORD.
2. NOTIFY AUTHORITY AT LEAST 1 WEEK PRIOR TO LAND DISTURBING ACTIVITIES.
3. INSTALL INLET PROTECTION ON THE EXISTING INLET LOCATIONS ADJACENT TO SITE.
4. INSTALL CONSTRUCTION ENTRANCE, PERIMETER CONTROLS (E.G. SILT FENCING, DIVERSIONS, CONSTRUCTION ROAD STABILIZATION, AND SEDIMENT TRAP). INSTALL PROPOSED STORM GRATE WITH INLET PROTECTION AND TIE INTO THE EX. STORM STRUCTURE AS SHOWN ON PHASE I E&S PLAN. SEE PIPE AND STRUCTURE TABLES FOR INSTALLATION.
5. CLEAR AND GRUB SITE.
6. REMOVE AND STOCKPILE TOPSOIL FOR REUSE AT CLOSE OF PROJECT.
7. COMMENCE ROUGH GRADING, CUT AND FILL. PLACE FILL IN LIFTS NO GREATER THAN 8", COMPACT TO 95% MAX PROCTOR DENSITY. DO NOT PLACE FILL IF IN SITU SOIL OR FILL MATERIAL IS SATURATED OR FROZEN. GRADE SITE SO THAT ALL AREAS WITHIN SEDIMENT TRAP DRAINAGE AREA, AS DEPICTED ON PHASE I E&S PLAN, DRAIN TO SEDIMENT TRAP PRIOR TO FINAL GRADING.

PHASE II:

8. INSTALL INLET PROTECTION AS EACH INLET IS INSTALLED.
9. INSTALL SITE UTILITIES.
10. INSTALL BUILDING FOUNDATION. FILL AREAS SHALL SLOPE TOWARDS SEDIMENT TRAP DRAINAGE AREA UNTIL FINAL GRADING IS ESTABLISHED.
11. BRING BUILDING PAD TO GRADE AND STABILIZE.
12. BRING PARKING AREA TO GRADE AND STABILIZE.
13. BRING SITE TO FINAL GRADE AND PLACE CRS AND TS AS DEPICTED IN PHASE II E&S PLAN. DECOMMISSION SEDIMENT TRAP ONLY AFTER CRS AND TS ARE IN PLACE.
14. UPON TEMPORARY CESSATION OF AN EARTH DISTURBING ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE WILL EXCEED 14 DAYS THE SITE SHALL BE SEEDED WITHIN 4 DAYS FROM CESSATION OF ACTIVITY IN THAT AREA, MULCHED OR OTHERWISE PROTECTED FROM EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBING ACTIVITIES.
15. IMMEDIATELY AFTER EARTH DISTURBING ACTIVITIES CEASE, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREAS. IF WEATHER DOES NOT PERMIT VEGETATION, MULCH MUST BE APPLIED.
16. INSTALL CURBS AND ASPHALT PAVING, AND SIDEWALKS.
17. IN AREAS TO BE TOPSOILED AND PLANTED SCARIFY SUBSOIL 6 TO 12 INCHES PRIOR TO PLACEMENT OF TOPSOIL. ALL AREAS TO BE VEGETATED SHALL HAVE 4 INCHES MINIMUM TOPSOIL. TOPSOIL SHALL NOT BE PLACED WHEN FROZEN OR EXCESSIVELY WET.

SCALE: 1" = 30'-0"

30 15 0 30 60

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SETH O. RODGERS REGISTERED 018181 May 31, 2024 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

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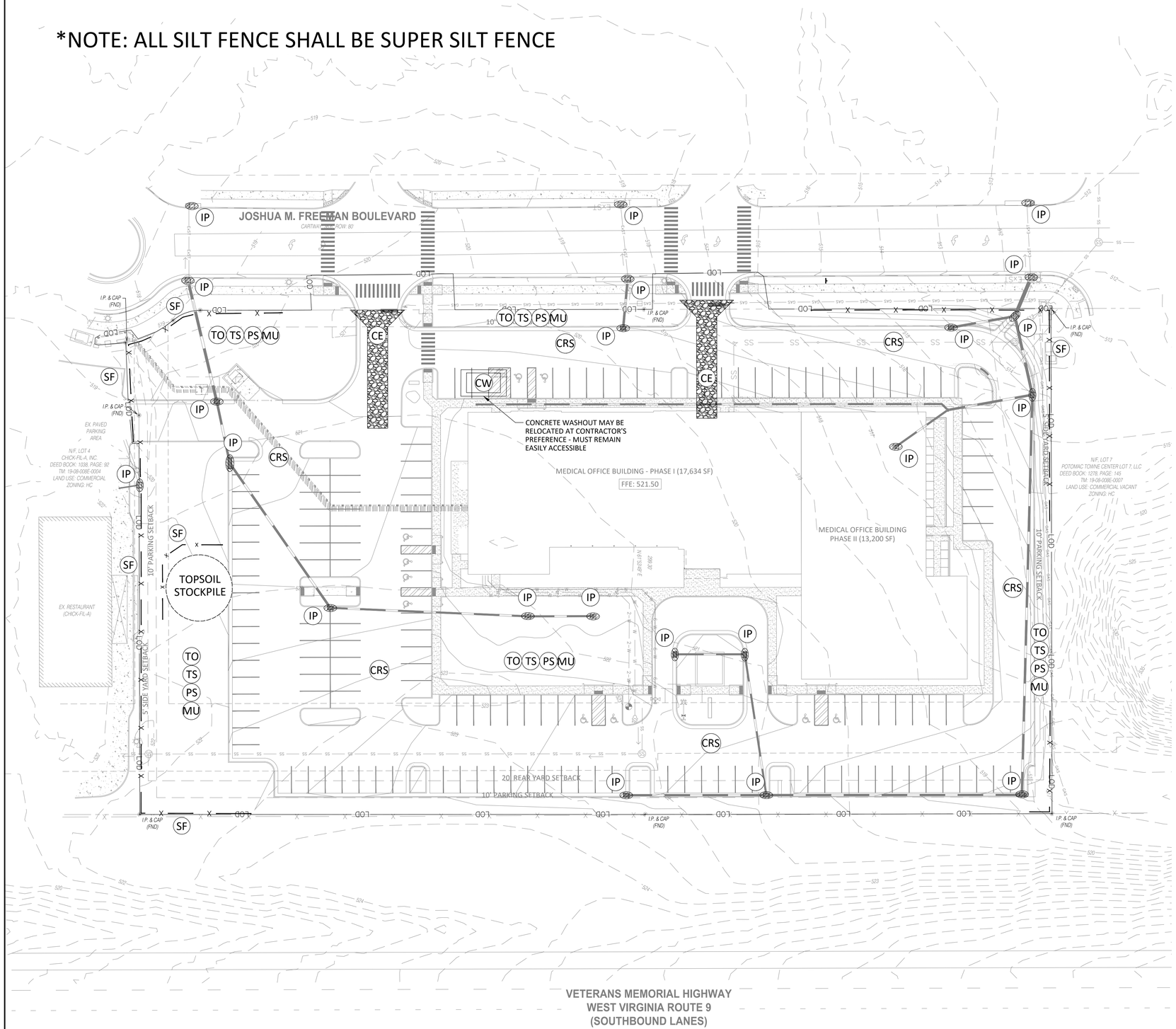
NOT FOR CONSTRUCTION

E&S PHASE I

Project number:	23031C
Date:	October 18, 2023
Drawn by:	JN
Checked by:	SOR

C3.01

*NOTE: ALL SILT FENCE SHALL BE SUPER SILT FENCE



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CE	CONSTRUCTION ENTRANCE (3.02)	
CRS	CONSTRUCTION ROAD STABILIZATION (3.03)	CRS
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6. REMOVE AND STOCKPILE TOPSOIL FOR REUSE AT CLOSE OF PROJECT.
7. COMMENCE ROUGH GRADING, CUT AND FILL. PLACE FILL IN LIFTS NO GREATER THAN 8", COMPACT TO 95% MAX PROCTOR DENSITY. DO NOT PLACE FILL IF IN SITU SOIL OR FILL MATERIAL IS SATURATED OR FROZEN. GRADE SITE SO THAT ALL AREAS WITHIN SEDIMENT TRAP DRAINAGE AREA, AS DEPICTED ON PHASE I E&S PLAN, DRAIN TO SEDIMENT TRAP PRIOR TO FINAL GRADING.

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9. INSTALL SITE UTILITIES.
10. INSTALL BUILDING FOUNDATION. FILL AREAS SHALL SLOPE TOWARDS SEDIMENT TRAP DRAINAGE AREA UNTIL FINAL GRADING IS ESTABLISHED.
11. BRING BUILDING PAD TO GRADE AND STABILIZE.
12. BRING PARKING AREA TO GRADE AND STABILIZE.
13. BRING SITE TO FINAL GRADE AND PLACE CRS AND TS AS DEPICTED IN PHASE II E&S PLAN. DECOMMISSION SEDIMENT TRAP ONLY AFTER CRS AND TS ARE IN PLACE.
14. UPON TEMPORARY CESSATION OF AN EARTH DISTURBING ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE WILL EXCEED 14 DAYS THE SITE SHALL BE SEEDED WITHIN 4 DAYS FROM CESSATION OF ACTIVITY IN THAT AREA, MULCHED OR OTHERWISE PROTECTED FROM EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBING ACTIVITIES.
15. IMMEDIATELY AFTER EARTH DISTURBING ACTIVITIES CEASE, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREAS. IF WEATHER DOES NOT PERMIT VEGETATION, MULCH MUST BE APPLIED.
16. INSTALL CURBS AND ASPHALT PAVING, AND SIDEWALKS.
17. IN AREAS TO BE TOPSOILED AND PLANTED SCARIFY SUBSOIL 6 TO 12 INCHES PRIOR TO PLACEMENT OF TOPSOIL. ALL AREAS TO BE VEGETATED SHALL HAVE 4 INCHES MINIMUM TOPSOIL. TOPSOIL SHALL NOT BE PLACED WHEN FROZEN OR EXCESSIVELY WET.

SCALE: 1" = 30'-0"

30 15 0 30 60

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SETH O. RODGERS REGISTERED 018181 May 31, 2024 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

SITE PLAN
VALLEY HEALTH RANSON MOB

TBD Joshua M. Freeman Blvd
Ranson, WV 25438

Revisions:

No.	Description	Date
1	City Comments	2/8/2024
2	City Comments	4/5/2024
3	DEP Comments	4/11/2024
4	City Comments	6/3/2024

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

E&S PHASE II

Project number:	23031C
Date:	October 18, 2023
Drawn by:	JN
Checked by:	SOR

C3.02

EROSION AND SEDIMENT CONTROL NARRATIVE

1. PROJECT DESCRIPTION: THIS PROJECT WILL CONSIST OF A MEDICAL OFFICE WITH A PARKING AREA. THE DISTURBED AREA FOR THIS PROJECT WILL BE 3.79 AC.

2. EXISTING SITE CONDITIONS: THIS SITE IS LOCATED AT TBD JOSHUA M FREEMAN BLVD. RANSON, WV 25438. EXISTING GROUND COVER IS PRIMARILY GRASS. SLOPES RANGE FROM 2-6%.

3. ADJACENT AREAS: THIS PARCEL IS LOCATED WITHIN A COMMERCIAL DEVELOPMENT AREA. VETERANS MEMORIAL HIGHWAY IS LOCATED EAST OF THE SITE, JOSHUA M. FREEMAN BLVD IS TO THE WEST. THE ADJACENT DEVELOPED PARCEL TO THE SOUTH IS A CHICK-FIL-A RESTAURANT.

4. OFF-SITE AREAS: THIS SITE WILL NOT REQUIRE SOIL FROM OFF SITE. ANY OFF-SITE LAND-DISTURBING ACTIVITY ASSOCIATED WITH THE PROJECT MUST BE PERMITTED THROUGH THE APPROPRIATE JURISDICTION.

5. SOILS: THE SITE LIES IN THE FOLLOWING SOIL TYPES:
   - POPLIMENTO SILT LOAM, 3-8% SLOPES (PmB)
   - POPLIMENTO SILT LOAM, 8-15% SLOPES (PmC)

SEE SHEET C3.01 AND CALCULATION PACKET FOR ADDITIONAL SOIL DESCRIPTION AND INFORMATION.

6. CRITICAL AREAS: THERE ARE NO WETLANDS, SPRINGS, OR WATER BODIES ON SITE. STEEP SLOPES ON SITE WILL BE LINED WITH RIP-RAP OR EROSION CONTROL MATTING TO STABILIZE THE SLOPE AND PREVENT EROSION.

7. EROSION AND SEDIMENT CONTROL MEASURES: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE WEST VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION, 1992, AS WELL AS ANY ADDITIONAL MEASURES REQUIRED BY APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

   EROSION CONTROL PRACTICES

   3.02 - STABILIZED CONSTRUCTION ENTRANCE - CONSTRUCTION ENTRANCES ARE STABILIZED TO REDUCE THE AMOUNT OF SEDIMENT TRANSPORTED ONTO PAVED ROADS BY VEHICLES OR EQUIPMENT BY CONSTRUCTING A STABILIZED PAD OF STONE AT ENTRANCES TO CONSTRUCTION SITES. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED WHEREVER CONSTRUCTION TRAFFIC ENTERS AND LEAVES A SITE.

   MAINTENANCE - PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. INSPECTION AND NEEDED MAINTENANCE SHOULD BE PROVIDED DAILY BUT AT A MINIMUM EVERY FOUR CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL /RUN-OFF EVENT GREATER THAN 0.25" IN A 24-HOUR PERIOD.

   3.03 - TEMPORARY CONSTRUCTION ROAD, WORK AND PARKING AREA STABILIZATION - THE TEMPORARY STABILIZATION OF ACCESS ROADS, HAUL ROADS, PARKING AREAS, LAYDOWN, MATERIAL STORAGE AND OTHER ONSITE VEHICLE TRANSPORTATION ROUTES WITH STONE IMMEDIATELY AFTER GRADING. ALL TEMPORARY WORK AREAS ON A CONSTRUCTION SITE WHERE VEHICULAR TRAFFIC WILL OCCUR.

   MAINTENANCE - INSPECT AND PERFORM NEEDED MAINTENANCE ONCE EVERY FOUR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.25 INCHES OF RAIN PER 24 HOUR PERIOD.

   3.09 - TOPSOILING - TOPSOILING IS THE SPREADING OF TOPSOIL OF A SUITABLE QUALITY OVER AN AREA TO BE STABILIZED BY ESTABLISHING VEGETATION. WHERE THE PRESERVATION OR IMPORTATION OF TOPSOIL IS DETERMINED TO BE THE MOST EFFECTIVE METHOD OF PROVIDING A SUITABLE GROWTH MEDIUM.

   MAINTENANCE - PERIODICALLY INSPECT THE SITE UNTIL PERMANENT STABILIZATION IS ACHIEVED.

   3.10 - TEMPORARY SEEDING - TEMPORARY EROSION CONTROL MEASURES CONSIST OF SEEDING AND MULCHING, OR MATTING USED TO PRODUCE A QUICK GROUND COVER TO REDUCE EROSION ON EXPOSED SOILS THAT MAY BE REDISTURBED OR PERMANENTLY STABILIZED AT A LATER DATE. EXPOSED SOIL SURFACES SHALL BE TEMPORARILY SEEDED AND MULCHED WITHIN FOUR DAYS WHEN AREAS WILL NOT BE RE-DISTURBED FOR MORE THAN 14 DAYS.

   MAINTENANCE - AREAS THAT FAIL TO ESTABLISH A VEGETATIVE COVER ADEQUATE TO PREVENT RILL EROSION SHOULD BE RE-SEEDED AS SOON AS SUCH AREAS ARE IDENTIFIED.

   3.11 - PERMANENT SEEDING - PERMANENT SEEDING IS THE ESTABLISHMENT OF PERENNIAL VEGETATIVE COVER ON DISTURBED AREAS BY PLANTING SEED. TO REDUCE EROSION AND DECREASE SEDIMENT YIELD FROM DISTURBED AREAS.

   MAINTENANCE - WHEN IT IS CLEAR THAT PLANTS HAVE NOT GERMINATED ON AN AREA OR HAVE DIED, THESE AREAS MUST BE PREPARED AND RESEEDED IMMEDIATELY TO PREVENT EROSION DAMAGE.

   3.12 - MULCHING - THE APPLICATION OF STRAW, HAY OR OTHER SUITABLE MATERIALS TO THE SOIL SURFACE USED TO PREVENT EROSION BY PROTECTING THE SOIL SURFACE FROM RAINDROP IMPACT AND REDUCING THE VELOCITY OF OVERLAND FLOW AND FOSTER THE GROWTH OF VEGETATION.

   MAINTENANCE - ALL MULCHES AND SOIL COVERINGS SHOULD BE INSPECTED PERIODICALLY (PARTICULARLY AFTER RAINSTORMS AND HIGH WINDS) TO CHECK FOR EROSION AND DISPLACEMENT.

   3.15 - TEMPORARY DIVERSION - AN EXCAVATED CHANNEL OR TEMPORARY BERM CONSTRUCTED ACROSS SLOPING LAND ON A PREDETERMINED GRADE. USED TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND REDUCE THE SIZE OF THE DRAINAGE GOING TO SEDIMENT-TRAPPING STRUCTURES AND DIVERTING SEDIMENT-LADEN WATER TO THOSE STRUCTURES, AND TRANSPORTING RUNOFF ACROSS SITE TO MINIMIZE EROSION. ALL DIVERSIONS OF CLEAN WATER ARE REQUIRED TO BE STABILIZED IN ACCORDANCE WITH II.H.3.B.9 OF THE GENERAL PERMIT.

   MAINTENANCE - A TEMPORARY DIVERSION SHOULD BE INSPECTED EVERY 4 CALENDAR DAYS OR AFTER EVERY STORM MORE THAN 0.25 INCHES AND MAKE REPAIRS AS NECESSARY. INSPECT FOR SIGNS OF EROSION AND RESEED TO MAINTAIN STABILITY. INSPECT FOR SEDIMENT DEPOSITS, CONSTRUCTIONS AND BLOCKAGES. REMOVE ANY BLOCKAGE IMMEDIATELY.

   3.18 - RIGHT OF WAY DIVERSION - A RIDGE OF DIRT OR A RIDGE AND A CHANNEL COMBINATION CONSTRUCTED ON AN ANGLE ACROSS A UTILTY RIGHT-OF-WAY USED TO SHORTED FLOW PATHS AND FLATTEN SLOPES TO REDUCE THE EROSIVE FORCE OF WATER OR DIRECT WATER AWAY FROM CRITICAL RESOURCES. CAN BE TEMPORARY OR PERMANENT.

   MAINTENANCE - A RWD SHOULD BE INSPECTED EVERY FOUR DAYS AND WITHIN 24 HOURS FOLLWING A RAINFALL/RUN-OFF EVENT GREATER THAN 0.25" AND MAKE REPAIRS AS NECESSARY. INSPECT FOR SIGNS OF EROSION AND RESEED TO MAINTAIN STABILITY. INSPECT FOR SEDIMENT DEPOSITS, CONSTRUCTIONS AND BLOCKAGES. REMOVE ANY BLOCKAGE IMMEDIATELY.

   3.22 - DEWATERING - DEWATERING REFERS TO THE ACT OF REMOVING AND DISCHARGING WATER FROM EXCAVATED AREAS ON CONSTRUCTION SITES, UTILITY LINE CONSTRUCTION OR FROM SEDIMENT TRAPS OR BASINS ON CONSTRUCTION SITES.

   MAINTENANCE - THE FILTERING DEVICES MUST BE INSPECTED FREQUENTLY DURING PUMPING OPERATIONS AND REPAIRED OR REPLACED ONCE THE SEDIMENT BUILD-UP PREVENTS THE STRUCTURE FROM FUNCTIONING AS DESIGNED.

   SEDIMENT CONTROL PRACTICES

   3.28 - SUPER SILT FENCE - A TEMPORARY SEDIMENT BARRIER CONSISTING OF A SYNTHETIC FILTER FABRIC STRETCHED ACROSS AND ATTACHED TO SUPPORTING POSTS AND ENTRENCHED. USED TO INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT FROM DISTURBED AREAS DURING CONSTRUCTION OPERATIONS IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE.

   MAINTENANCE - INSPECT AND PERFORM NEEDED MAINTENANCE ONCE EVERY FOUR CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL/RUN-OFF EVENT GREATER THAN 0.25" IN A 24-HOUR PERIOD

   3.29 - SEDIMENT TRAP - A TEMPORARY PONDING ARE FORMED BY CONSTRUCTING AN EARTHEN EMBANKMENT WITH A STONE OUTLET.

   MAINTENANCE - SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN VOLUME OF THE WET STORAGE. SEDIMENT REMOVED FROM THE BASIN SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE AND CAUSE SEDIMENTATION PROBLEMS. FILTER STONE SHALL BE REGULARLY CHECKED TO INSURE THAT FILTRATION PERFORMANCE IS MAINTAINED. STONE CHOCKED WITH SEDIMENT SHALL BE REMOVED AND CLEANED OR REPLACED. THE STRUCTURE SHOULD BE CHECKED EVERY FOUR DAYS AND/OR AFTER 0.25 INCH OF RAIN TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. THE HEIGHT OF THE STONE OUTLET SHOULD BE CHECKED TO ENSURE THAT ITS CENTER IS AT LEAST ONE FOOT BELOW THE TOP OF EMBANKMENT.

   3.33 - INLET PROTECTION - A SEDIMENT BARRIER AND/OR AN EXCAVATED IMPOUNDING AREA AROUND A STORM DRAIN DROP INLET OR CURB INLET USED TO TRAP SEDIMENT BEFORE CONTAMINATED RUNOFF ENTERS A STORM DRAINAGE SYSTEM.

   MAINTENANCE - INSPECT AND PERFORM NEEDED MAINTENANCE ONCE EVERY FOUR CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL/RUN-OFF EVENT GREATER THAN 0.25" IN A 24-HOUR PERIOD.

8. PERMANENT STABILIZATION: ALL DISTURBED AREAS SHALL BE STABILIZED WITH PERMANENT SEEDING WITHIN FOUR WORKING DAYS OF FINAL GRADING, WEATHER AND SOIL CONDITIONS PERMITTING, AS SPECIFIED IN THE WVDEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MANUAL STANDARDS AND SPECIFICATIONS.

9. STORMWATER RUNOFF CONSIDERATIONS: THE PROPOSED SITE IMPROVEMENTS WILL CREATE 2.61 AC OF IMPERVIOUS AREA (70% OF TOTAL SITE AREA). THIS SITE DRAINS TO STORMWATER MANAGEMENT BASINS THAT WERE DESIGNED UNDER THE MASTER PLAN FOR THIS DEVELOPMENT. DEVELOPMENT OF THIS PARCEL WAS ACCOUNTED FOR IN THE DESIGN AND SIZING OF THE EXISTING STORMWATER MANAGEMENT BASINS.

10. MAINTENANCE: THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF EROSION AND SEDIMENT CONTROLS. TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMPS SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. MAINTENANCE AND REPAIR SHALL BE CONDUCTED IN ACCORDANCE WITH THE APPROVED PROJECT SPECIFIC STANDARDS AND SPECIFICATIONS. REPAIR OF ALL INEFFECTIVE TEMPORARY ESC MEASURES SHALL OCCUR WITHIN 24 HOURS OF IDENTIFICATION, OR AS SOON AS CONDITIONS ALLOW IF COMPLIANCE WITH THIS TIME FRAME WOULD RESULT IN GREATER ENVIRONMENTAL IMPACTS. TEMPORARY BMPS WILL BE REMOVED UPON ACHIEVING VEGETATIVE STABILIZATION. DISTURBED AREAS NOT ATTAINING AN ACCEPTABLE VEGETATIVE COVER SHALL BE RE-SEEDED AS NEEDED UNTIL STABILIZATION IS ACHIEVED. TEMPORARY ESC BMPS SHOULD BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMPS ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL RESULTING FROM REMOVAL OF BMPS OR VEGETATION SHALL BE PERMANENTLY STABILIZED ON SITE.

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SETH O. RODGERS
REGISTERED
018181
May 31, 2024
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

SITE PLAN

VALLEY HEALTH RANSON MOB

TBD Joshua M. Freeman Blvd
Ranson, WV 25438

Revisions:

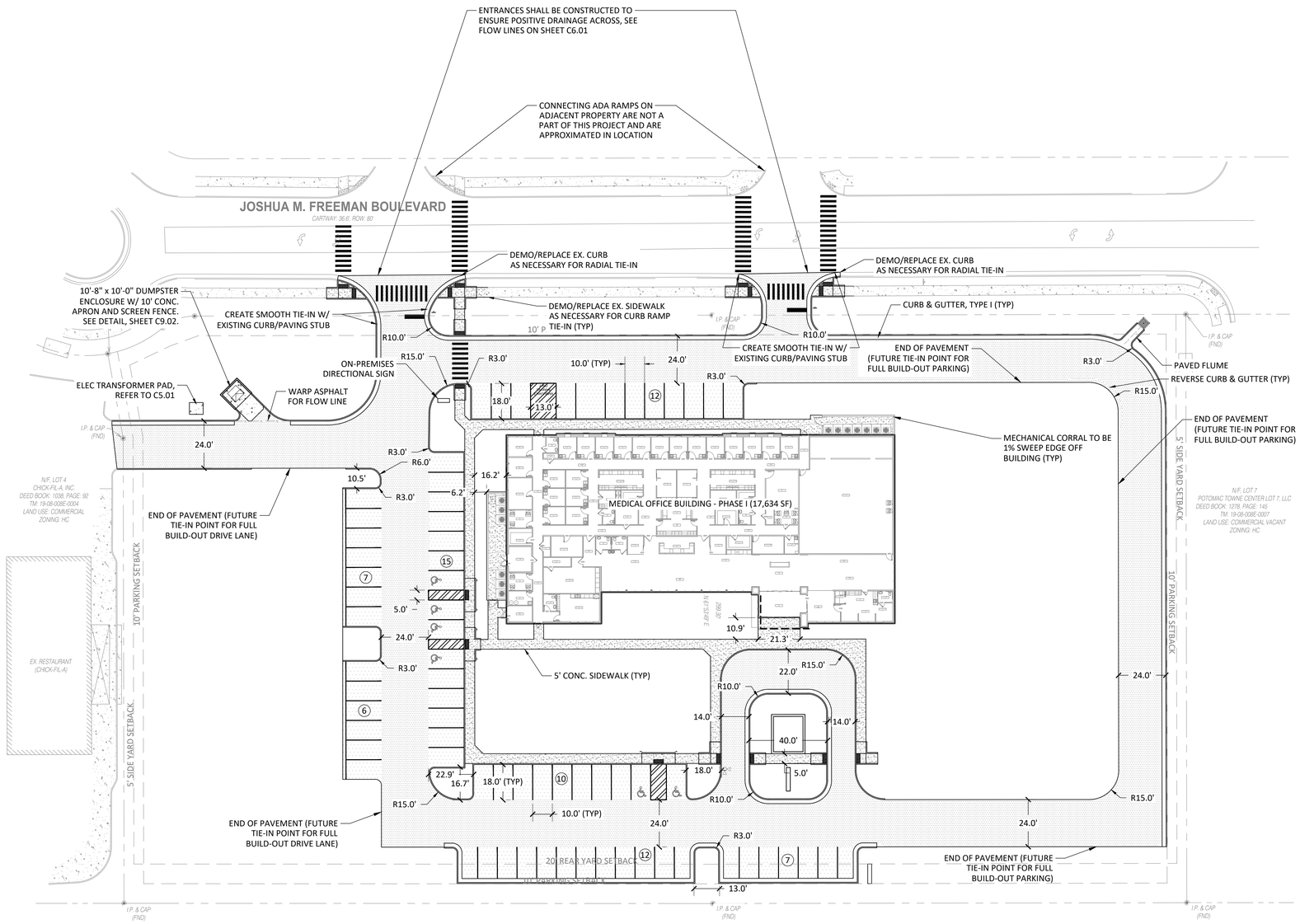
No.	Description	Date
1	City Comments	2/8/2024
2	City Comments	4/5/2024
3	DEP Comments	4/11/2024
4	City Comments	6/3/2024

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

E&S NARRATIVE

Project number:	23031C
Date:	October 18, 2023
Drawn by:	JN
Checked by:	SOR

C3.03



BUILDING INFORMATION:

PHASE I BUILDING SIZE: 17,634 SF
PHASE II BUILDING SIZE: 13,200
PHASE I BUILDING HEIGHT: 26'-4"
CONSTRUCTION TYPE: V
USE GROUP: BUSINESS, B
SPRINKLER SYSTEM: YES
ARCHITECT: TOUCHSTONE DESIGN
DEVELOPER: EAST MOUNTAIN HEALTH ADVANTAGE INC.

ZONING INFORMATION:

ZONING:	URBAN HIGHWAY COMMERCIAL (UCX) HIGHWAY COMMERCIAL (HC)
FRONT SETBACK:	N/A
SIDE YARD:	NOT REQUIRED, BUT IF PROVIDED, EACH SIDE YARD SHALL BE A MINIMUM OF 5'
REAR YARD:	20'
PARKING BUFFER:	5' (SIDE) 10' (STREET)
MAX BLDG HT:	80'

PARKING SUMMARY PHASE I:

PARKING REQUIRED: MEDICAL OFFICE
- FOUR (4) SPACES PER DOCTOR PLUS, ONE (1) SPACE PER EMPLOYEE
- NO LOADING SPACE PROVIDED

TOTAL REQUIRED: 8 DOCTORS + 24 EMPLOYEES = 8(4) + 24 = 56 SPACES

PARKING PROVIDED: 69 SPACES (INCLUDING 6 ADA, + 1 AMBULANCE SPACE)

SITE PLAN NOTES:

1. NEW PAVEMENT SHALL BE MADE FLUSH WITH ADJACENT FOR SMOOTH TIE-INS.
2. A SEPARATE SIGN PERMIT IS REQUIRED FOR ALL SIGNS. SHOWN FOR LOCATION PURPOSES ONLY AND SUBJECT TO CHANGE.
3. ALL GROUND MOUNTED EQUIPMENT TO BE SCREENED ACCORDING TO ARCHITECTURAL PLANS/SPECIFICATIONS.
4. ALL GUTTER SHALL BE SLOPED AT 1" PER LF. PAVED FLUME SHALL BE DESIGNED AS V-GUTTER WITH SAME 1:12 SLOPE ON EACH "WING", FLARED TO MEET DROP INLET APRON (HAND-FORMED).
5. GUTTER SHALL BE A MAXIMUM SLOPE OF 5% AT ACCESSIBLE ROUTE RAMP OPENINGS.

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SETH O. RODGERS REGISTERED 018181 May 31, 2024 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

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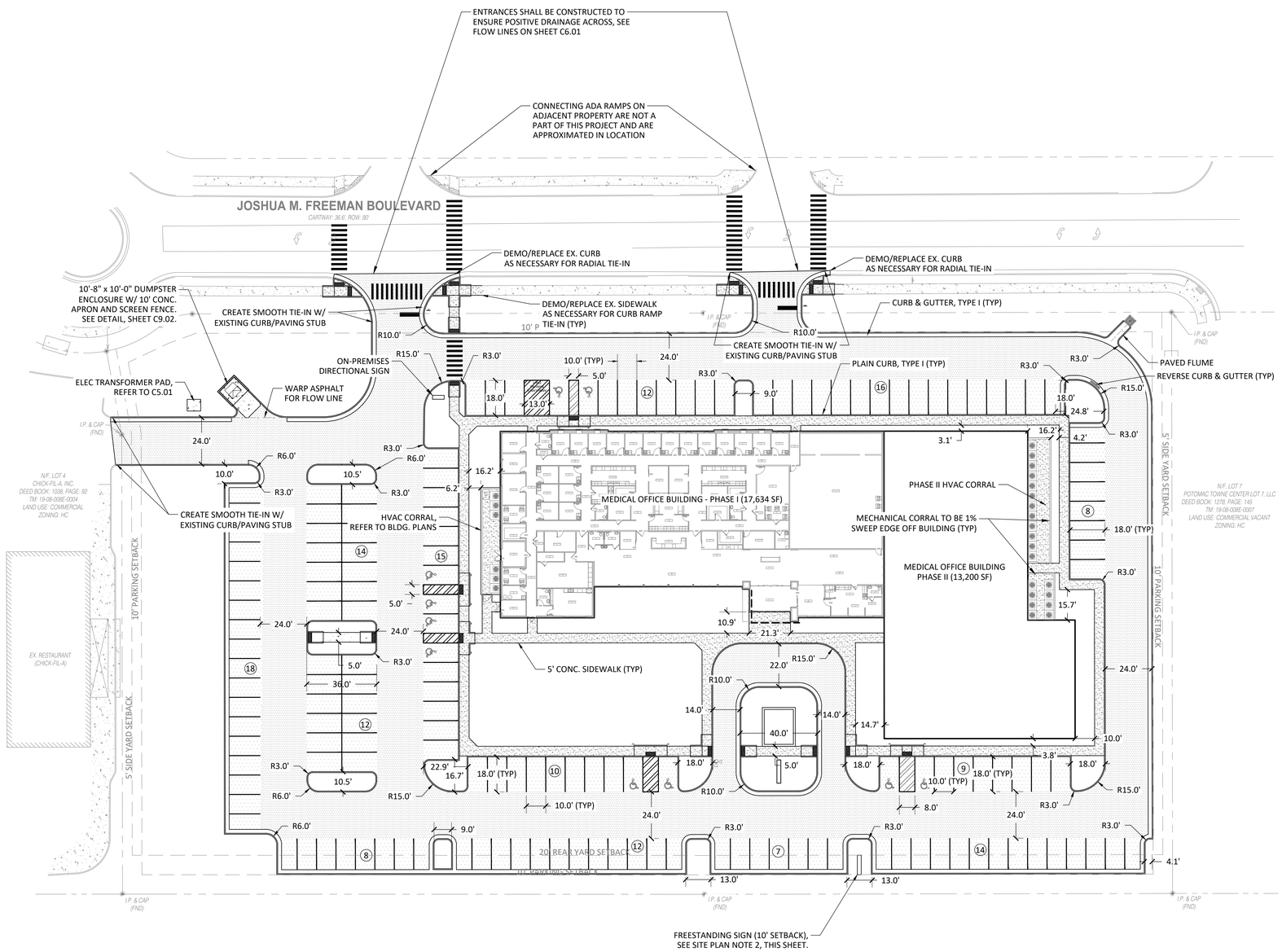
NOT FOR CONSTRUCTION

SITE PLAN PHASE I

Project number:	23031C
Date:	October 18, 2023
Drawn by:	BDL
Checked by:	SOR

C4.01(A)



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PHASE II BUILDING SIZE: 13,200
PHASE I BUILDING HEIGHT: 26'-4"
CONSTRUCTION TYPE: V
USE GROUP: BUSINESS, B
SPRINKLER SYSTEM: YES
ARCHITECT: TOUCHSTONE DESIGN
DEVELOPER: EAST MOUNTAIN HEALTH ADVANTAGE INC.

ZONING INFORMATION:

ZONING:	URBAN HIGHWAY COMMERCIAL (UCX) HIGHWAY COMMERCIAL (HC)
FRONT SETBACK:	N/A
SIDE YARD:	NOT REQUIRED, BUT IF PROVIDED, EACH SIDE YARD SHALL BE A MINIMUM OF 5'
REAR YARD:	20'
PARKING BUFFER:	5' (SIDE) 10' (STREET)
MAX BLDG HT:	80'

TOTAL PROPOSED LOT COVERAGE: 131,024 SF
TOTAL LOT SIZE: 161, 573 SF

LOT COVERAGE PERCENTAGE: 81.09 %

PARKING SUMMARY FULL BUILDOUT:

PARKING REQUIRED: MEDICAL OFFICE
- FOUR (4) SPACES PER DOCTOR PLUS, ONE (1) SPACE PER EMPLOYEE
- NO LOADING SPACE PROVIDED

TOTAL REQUIRED: 10 DOCTORS + 29 EMPLOYEES = 10(4) + 29 = 69 SPACES

PARKING PROVIDED: 155 SPACES (INCLUDING 10 ADA, + 1 AMBULANCE SPACE)

SITE PLAN NOTES:

1. NEW PAVEMENT SHALL BE MADE FLUSH WITH ADJACENT FOR SMOOTH TIE-INS.
2. A SEPARATE SIGN PERMIT IS REQUIRED FOR ALL SIGNS. SHOWN FOR LOCATION PURPOSES ONLY AND SUBJECT TO CHANGE.
3. ALL GROUND MOUNTED EQUIPMENT TO BE SCREENED ACCORDING TO ARCHITECTURAL PLANS/SPECIFICATIONS.
4. ALL GUTTER SHALL BE SLOPED AT 1" PER LF. PAVED FLUME SHALL BE DESIGNED AS V-GUTTER WITH SAME 1:12 SLOPE ON EACH "WING", FLARED TO MEET DROP INLET APRON (HAND-FORMED).
5. GUTTER SHALL BE A MAXIMUM SLOPE OF 5% AT ACCESSIBLE ROUTE RAMP OPENINGS.

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SITE PLAN
VALLEY HEALTH RANSON MOB

TBD Joshua M. Freeman Blvd
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Revisions:

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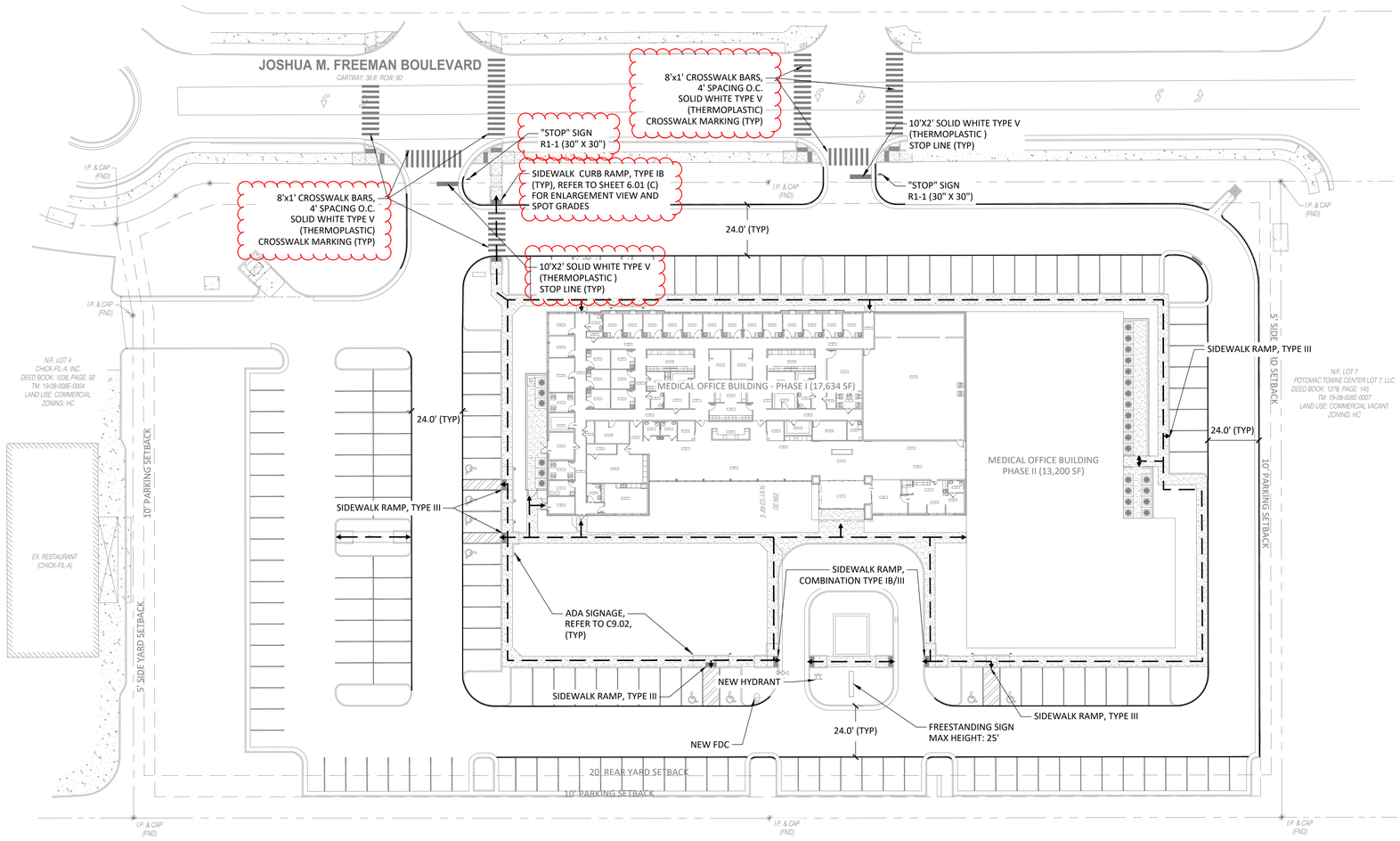
3	DEP Comments	4/11/2024
4	City Comments	6/3/2024

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

SITE PLAN FULL BUILDOUT

Project number:	23031C
Date:	October 18, 2023
Drawn by:	BDL
Checked by:	SOR

C4.01 (B)



SCALE: 1" = 30'-0"

30 15 0 30 60

SIGNAGE & STRIPING NOTES:

1. STOP SIGNAGE SHALL MATCH MUTCD STANDARDS FOR R1-1 , AND SHALL MEASURE 30"x30".
2. ADA SIGNAGE SHALL MATCH CODE OF WEST VIRGINIA SECTION 17C-13-6, AND SHALL MEASURE 12"x18" WITH VAN ACC. PLAQUE MEASURING 12"x6".
3. SIGNAGE SHALL BE MOUNTED SUCH THAT 7' OF CLEARANCE EXISTS BETWEEN BOTTOM OF SIGN AND THE GROUND.
4. SIGNS SHALL BE OF METAL CONSTRUCTION.
5. SIGNS SHALL BE SECURELY MOUNTED TO THE POST, PERPENDICULAR TO THE FLOW OF TRAFFIC.
6. POSTS SHALL BE 2-IN, 14-GA SQUARE TUBE WITH BREAKAWAY BASE, IN CONFORMANCE WITH VDOT STD. STP-1.
7. POSTS SHALL BE PLACED SO THAT 24"-60" EXISTS BETWEEN EDGE OF SIGN AND FACE OF CURB (NOT APPLICABLE TO ADA SIGNAGE, WHICH SHALL BE PLACED IN ACCORDANCE WITH ASSOCIATED REGULATIONS).
8. UNLESS OTHERWISE NOTED, ALL LINES SHALL BE 4"-WIDE.
9. STOP BAR TO MEASURE 24"-WIDE, EXTEND FROM GUTTER PAN TO DRIVEWAY CENTERLINE, AND BE PLACED SUCH THAT 4' (MIN) EXISTS BETWEEN CLOSEST EDGE OF STOP BAR AND EXTERIOR EDGE OF CROSSWALK.
10. STOP BAR AND CROSSWALK MARKINGS SHALL BE PREFORMED THERMOPLASTIC (TYPE B, CLASS I ALKYD.).
11. ALL OTHER LINES AND TEXT SHALL BE TYPE A PAINT.
12. UNLESS OTHERWISE NOTED, ALL STRIPING AND TEXT SHALL BE WHITE IN COLOR.
13. ALL INTERSECTION MARKINGS (CROSSWALKS AND STOP BARS) SHALL BE WVDOH TYPE V THERMOPLASTIC.
14. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL FOR STRIPING ON JOSHUA FREEMAN BLVD IN ACCORDANCE WITH MUTCD AND CITY REQUIREMENTS. CONTRACTOR SHALL PROVIDE A MAINTENANCE OF TRAFFIC PLAN FOR CITY REVIEW AND APPROVAL PRIOR TO EFFORTS IMPACTING TRAFFIC MOVEMENTS WITHIN PUBLIC R/W.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH THE ACT (ADA).
2. RUNNING SLOPES OF ACCESSIBLE PATHS SHALL NOT EXCEED 20:1 (H:V, 5%) EXCEPT WHEN RUNNING ADJACENT TO ROADS / DRIVES THAT EXCEED THIS GRADE CONSTRAINT UNAVOIDABLY.
3. CROSS-SLOPES OF ACCESSIBLE PATHS SHALL NOT EXCEED 50:1 (H:V, 2%) EXCEPT WHEN CROSSING STOP-CONTROLLED ENTRANCES AND INTERSECTIONS.
4. ALL ACCESSIBLE PARKING AND LOADING ZONES SHALL NOT EXCEED 2% IN ANY DIRECTION FOR FULL LENGTH AND WIDTH.
5. CONTRACTOR SHALL REVIEW ANY/ALL NOTED CONFLICTS WITH ENGINEER IN ADVANCE OF PAVING ASPHALT/CONCRETE IN VICINITY OF ACCESSIBLE ROUTES.

MARKING OF FIRE LANES:

1. FIRE LANES SHALL BE DESIGNATED AND MARKED IN ACCORDANCE WITH JEFFERSON COUNTY'S STANDARD FOR DESIGNATION AND MARKING OF FIRE AN ON SITE VISIT SHALL BE SCHEDULED WITH THE FIRE MARSHAL'S OFFICE PRIOR TO THE PLACEMENT OF ANY SIGNS OR MARKINGS DESIGNATING A FIRE LANE. AN APPOINTMENT FOR THIS PURPOSE CAN BE SCHEDULED WITH FIRE MARSHAL AT LEAST 48 HOURS PRIOR.
2. FINAL APPROVAL SHALL BE OBTAINED FROM THE FIRE MARSHAL'S OFFICE PRIOR TO THE PLACEMENT OF ANY SIGNS OR PAVEMENT MARKINGS DESIGNATING A FIRE LANE.
3. ALL MARKINGS SHALL BE MADE WITH RED, TRAFFIC GRADE PAINT, APPROPRIATE FOR THE SURFACE TO WHICH IT WILL BE APPLIED.
4. ALL CURBS SHALL BE PAINTED RED IN THE DESIGNATED FIRE LANES.
5. THE WORDS "NO PARKING FIRE LANE" SHALL BE MARKED EVERY 70 FEET ON CURBS WITH A MINIMUM OF FOUR-INCH HIGH WHITE LETTERS. WHERE THERE IS A CURB ON BOTH SIDES; THE CURB MARKINGS SHALL ALTERNATE EVERY 35 FEET.
6. IN AREAS WHERE THERE IS NO CURB ON THE OUTSIDE EDGE OF THE FIRE LANE; THE OUTSIDE EDGE OF THE FIRE LANE SHALL BE INDICATED BY A SIX-INCH WIDE RED LINE, MARKED ON THE GROUND.
7. IN AREAS WHERE A CURB IS NOT PRESENT AT ALL; A SIX-INCH WIDE RED LINE ON THE GROUND SHALL INDICATE BOTH EDGES OF THE FIRE LANE.
8. IN AREAS WHERE A CURB IS NOT PRESENT, THE PAVEMENT MARKINGS SHALL READ: 'FIRE LANE NO PARKING' IN 18 INCH RED LETTERS. THE MARKINGS SHALL BE PAINTED NO MORE THAN 70 FEET APART IN THE DIRECTION OF TRAFFIC FLOW. IF THE TRAFFIC FLOWS IN BOTH DIRECTIONS THE WORDS SHALL BE ALTERNATED EVERY 70 FEET

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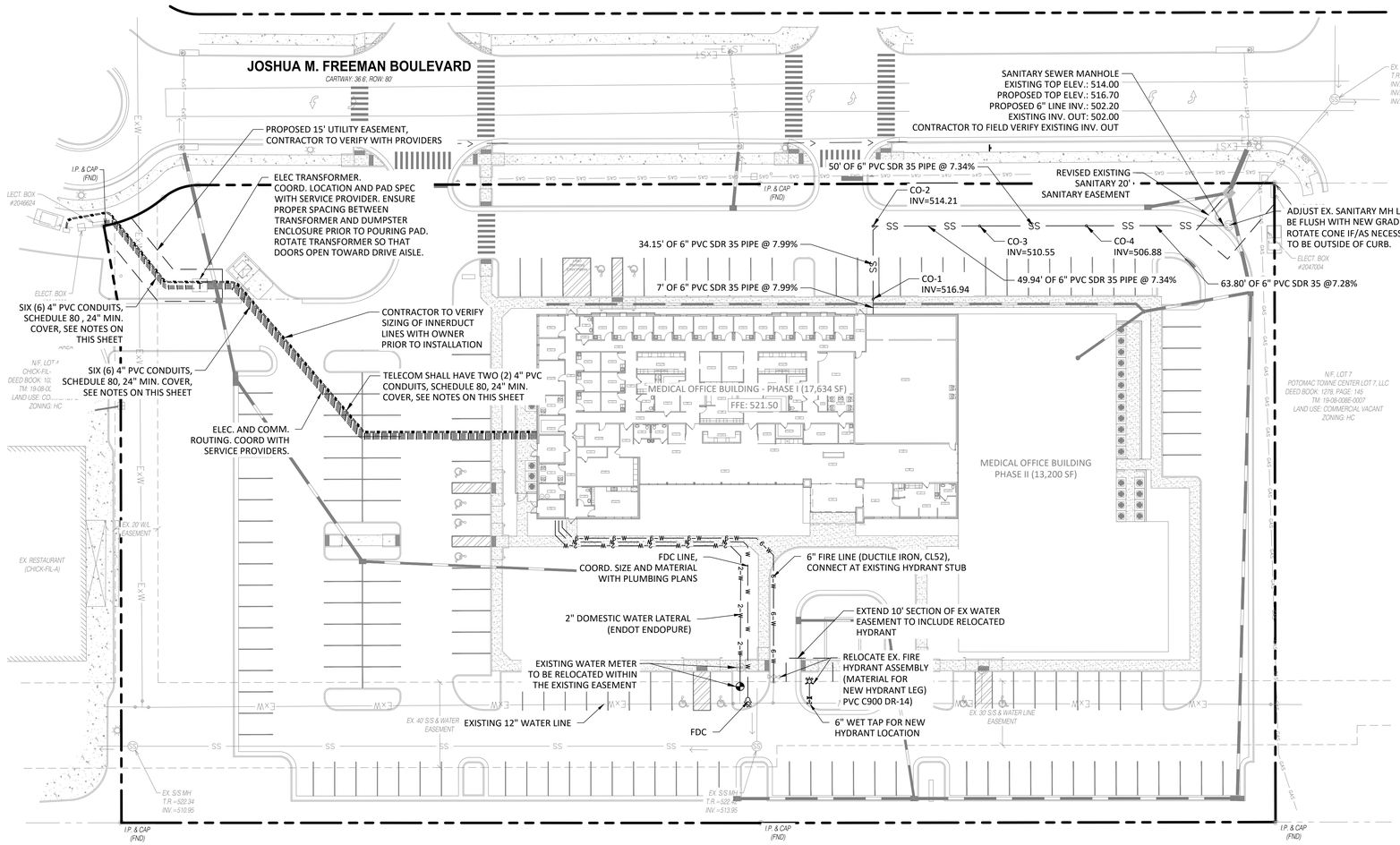
NOT FOR CONSTRUCTION

LIFE SAFETY, ACCESSIBILITY & SIGNAGE PHASE I

Project number:	23031C
Date:	October 18, 2023
Drawn by:	BDL
Checked by:	SOR

C4.02



UTILITY NOTES:

1. CONTRACTOR SHALL PROVIDE AND INSTALL 12"x6" TAPPING SLEEVE AND 6" TAPPING VALVE IN AN OSHA SAFE TRENCH INCLUDING ALL TRAFFIC CONTROL. CITY FORCES WILL PRESSURE TEST THE SLEEVE IN PLACE AND TAP THE EXISTING WATER MAIN UPON EXECUTION OF A WORK AUTHORIZATION AGREEMENT. WATER MAIN CONNECTION SHALL BE COORDINATED THOUGH THE DEPARTMENT OF PUBLIC UTILITIES, SCHEDULE IS DEPENDENT UPON CREW AVAILABILITY AND SHOULD BE ASSUMED TO REQUIRE 7 DAYS PRIOR NOTICE.
2. CONTRACTOR RESPONSIBLE FOR SECONDARY SERVICE AND MOUNTING POTOMAC EDISON PROVIDED METER BASE AND/OR CT CABINET.
3. SANITARY SEWER LATERALS SHALL BE 6" SDR 35 PLACED WITH A MINIMUM SLOPE OF 1% AND A MINIMUM COVER OF 36"
4. WATER LATERAL TO BE PLACED WITH A MINIMUM COVER OF 42".
5. FIRE SYSTEM BACKFLOW PREVENTER SHALL BE EQUIPPED WITH A 5/8" BYPASS METER PROVIDED BY THE WATER SERVICE PROVIDER. SITE UTILITY INSPECTOR WILL DELIVER METER UPON PAYMENT OF APPLICABLE CITY CODE FEE. CONTRACTOR IS RESPONSIBLE TO INSTALL METER ON BACKFLOW PREVENTER LOCATED INSIDE THE RISER ROOM. THE METER WILL INCLUDE A RADIO TRANSMITTER AND WILL NOT REQUIRE A TOUCH PAD EXTERIOR OF THE BUILDING.
6. CONTRACTOR IS RESPONSIBLE FOR PRIMARY ELECTRIC DITCH, PRIMARY ELECTRICAL CONDUIT, CONCRETE PAD TO POTOMAC EDISON ELECTRIC COMMISSION SPECIFICATIONS FOR TRANSFORMER, AND ALL SECONDARY WORK INCLUDING MOUNTING OF CT CABINET AND/OR METER BASE.
7. UNLESS DIRECTED OTHERWISE BY THE OWNER, CONTRACTOR BASE PRICING SHALL INCLUDE TELECOM CONDUIT RUNNING WITH ELECTRIC CONDUIT ASSUMED AS TWO 4" PVC; SCHEDULE 80.

AVERAGE DAILY WATER AND SEWER USAGE

CALCULATION FOR DOCTORS OFFICE IN MEDICAL CENTER: 500 GPD PER 1000 SF

PHASE I = 8,845 GPD

PHASE I AND PHASE II = 15,445 GPD

SCALE: 1" = 30'-0"

30 15 0 30 60

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SITE PLAN
VALLEY HEALTH RANSON MOB

TBD Joshua M. Freeman Blvd
Ranson, WV 25438

Revisions:

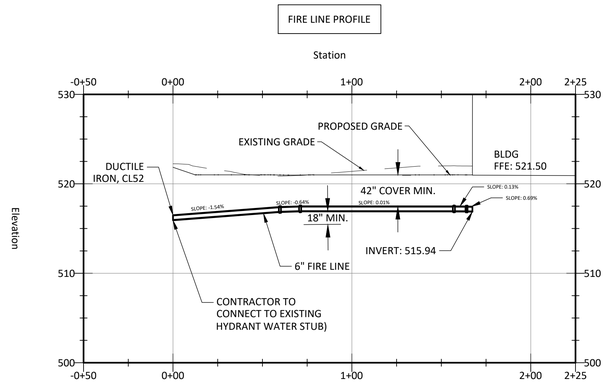
No.	Description	Date
1	City Comments	2/8/2024
2	City Comments	4/5/2024
3	DEP Comments	4/11/2024
4	City Comments	5/31/2024

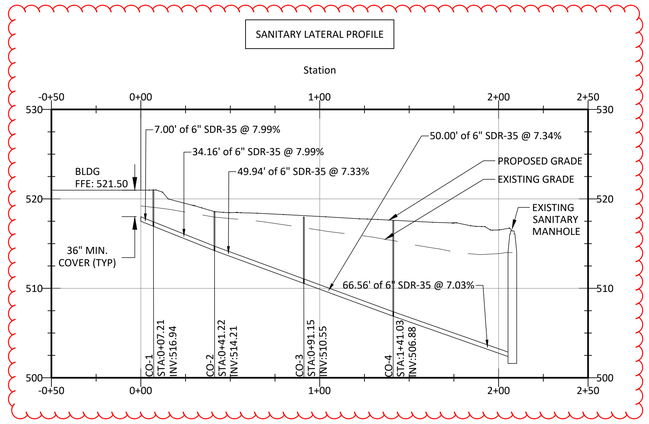
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

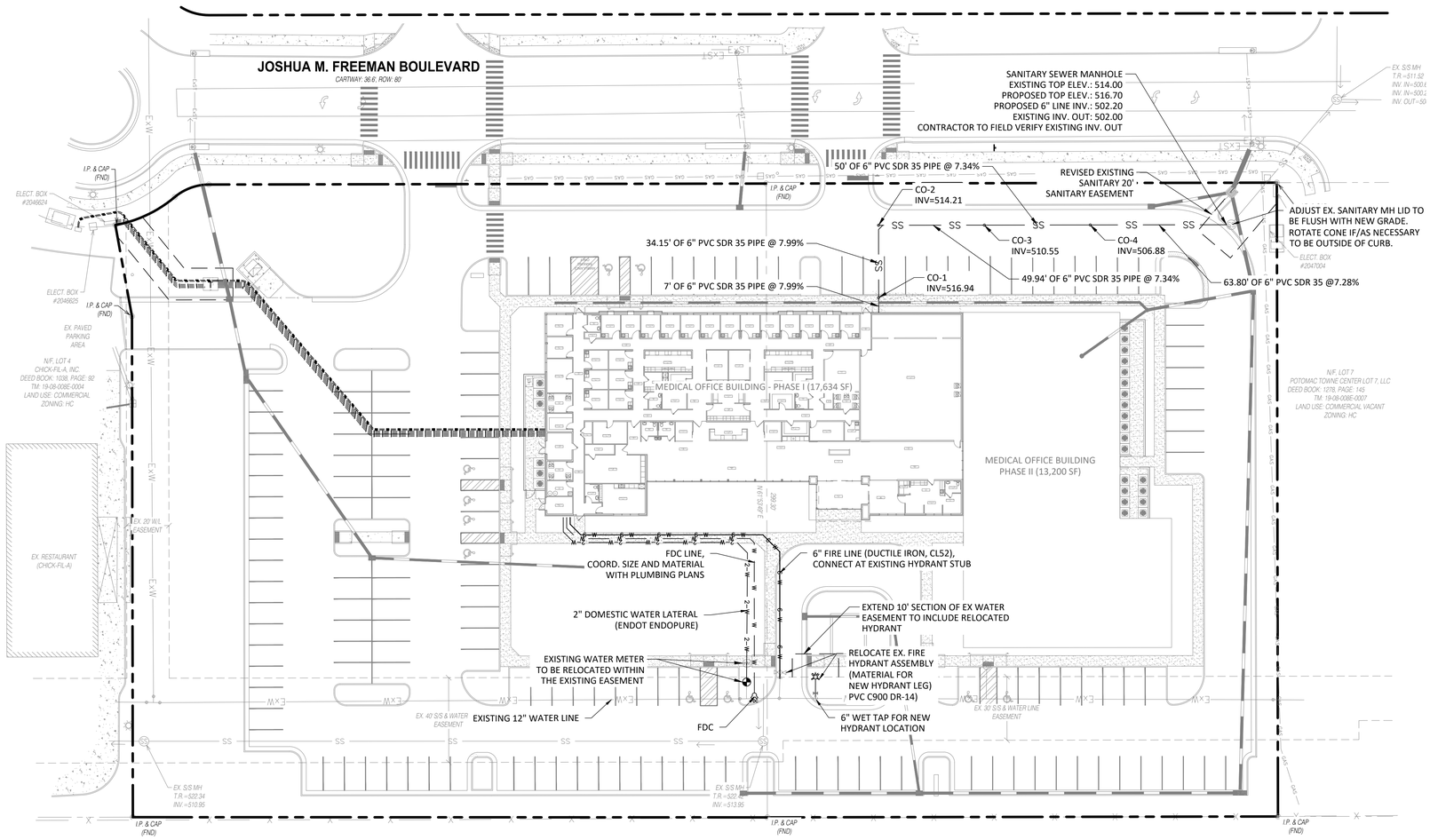
UTILITIY PLAN

Project number:	23031C
Date:	October 18, 2023
Drawn by:	JN
Checked by:	SOR

C5.01







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SITE PLAN

VALLEY HEALTH RANSON MOB

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PRELIMINARY ISSUE
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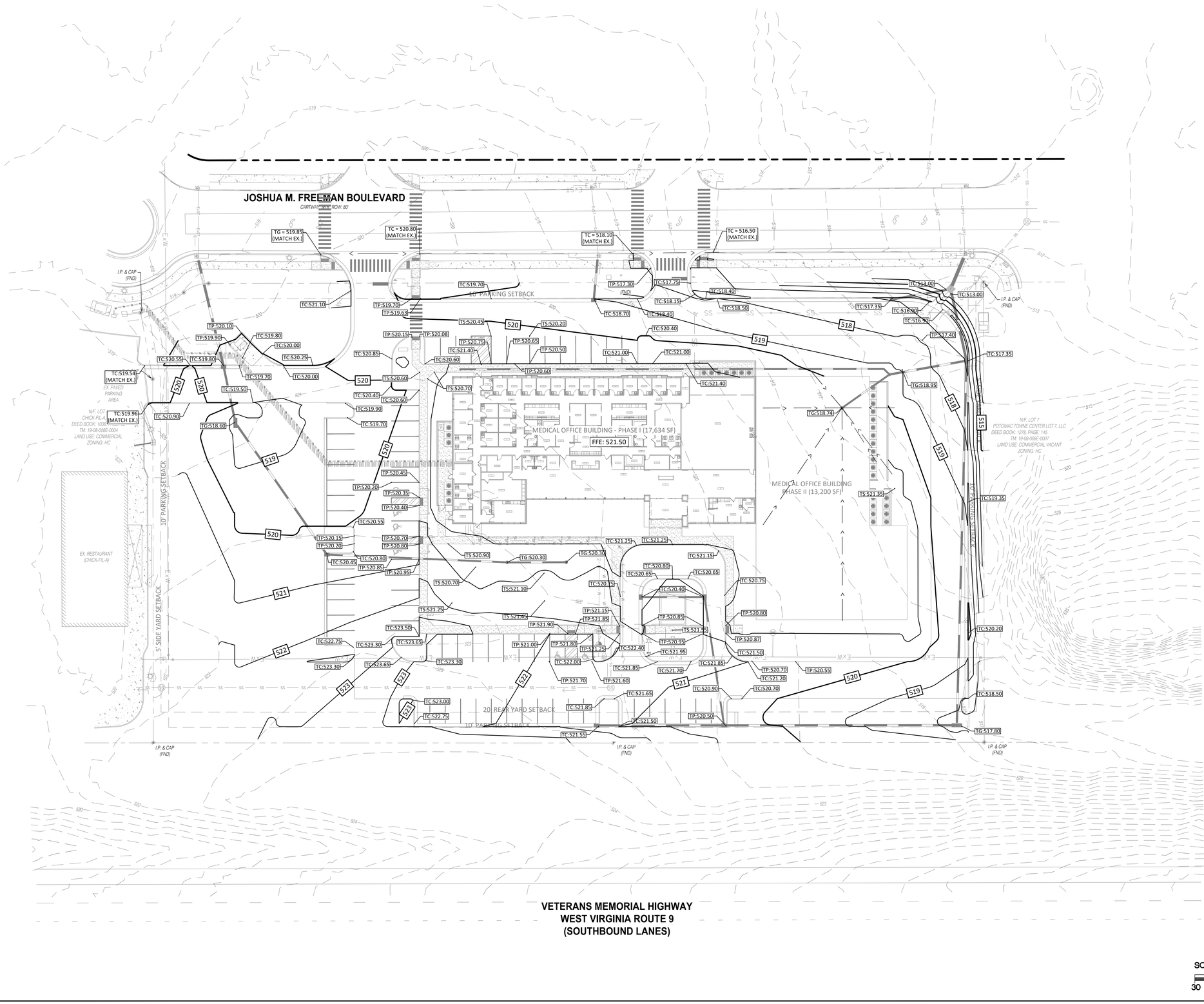
UTILITY PROFILES

Project number:	23031C
Date:	October 18, 2023
Drawn by:	JN
Checked by:	SOR

C5.02



SCALE: 1" = 30'-0"

30 15 0 30 60

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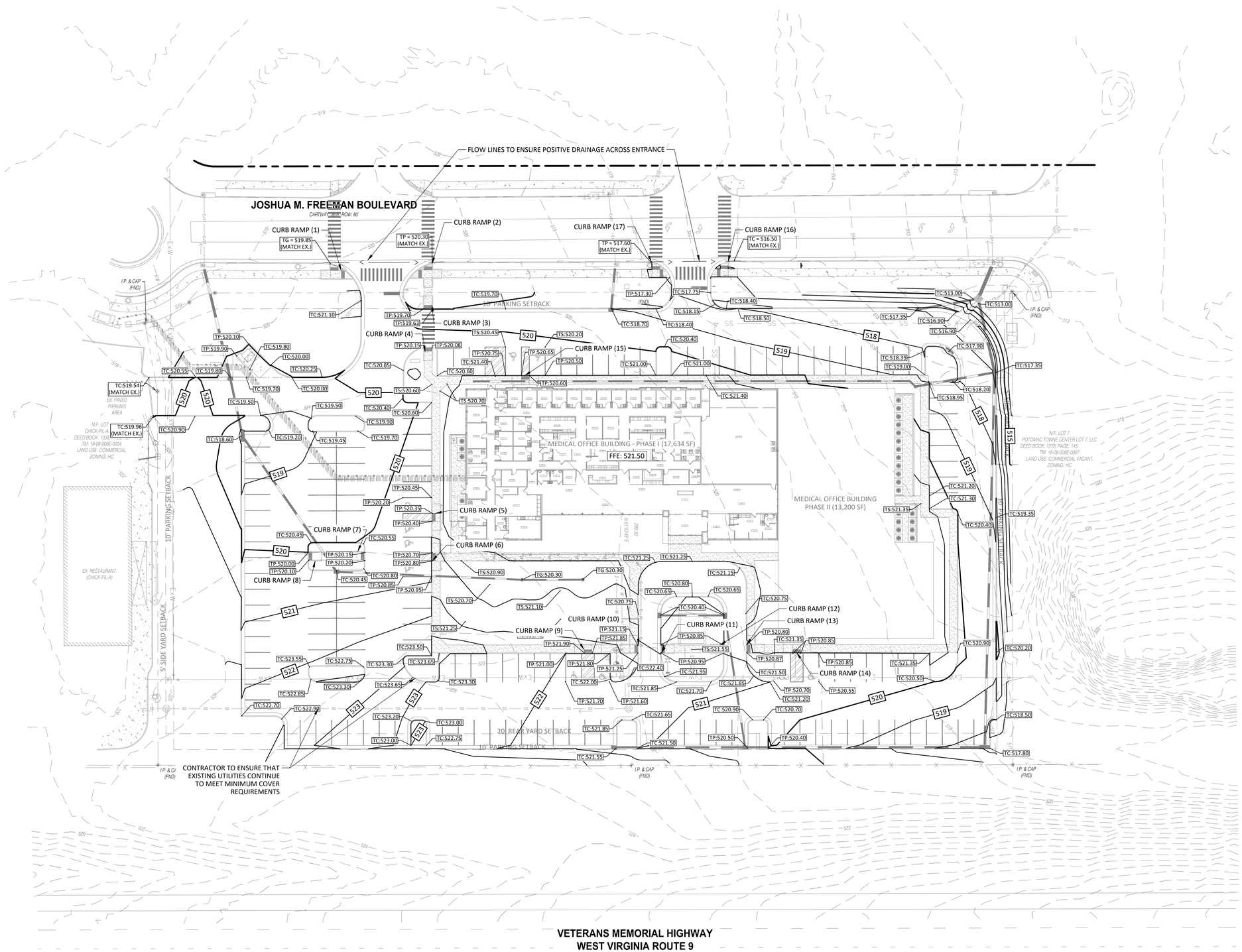
4	City Comments	6/3/2024

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

PHASE I GRADING PLAN

Project number:	23031C
Date:	October 18, 2023
Drawn by:	BDL
Checked by:	SOR

C6.01(A)



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3	DEP Comments	4/11/2024
4	City Comments	6/3/2024

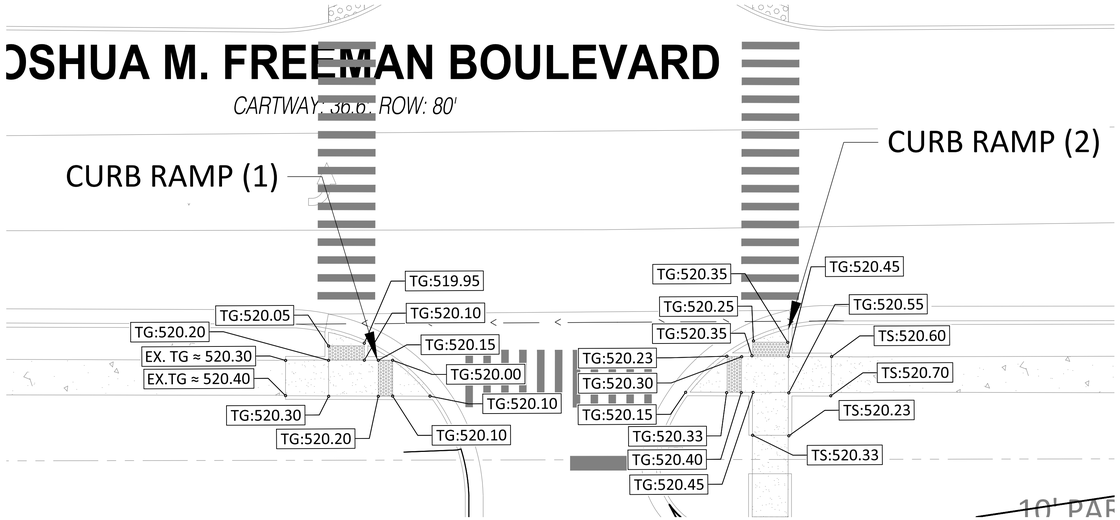
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

GRADING PLAN
FUTURE BLDG

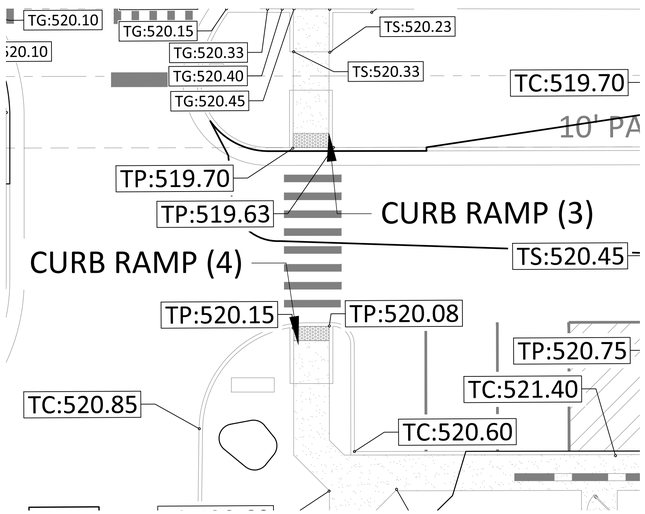
Project number:	23031C
Date:	October 18, 2023
Drawn by:	BDL
Checked by:	SOR

C6.01 (B)

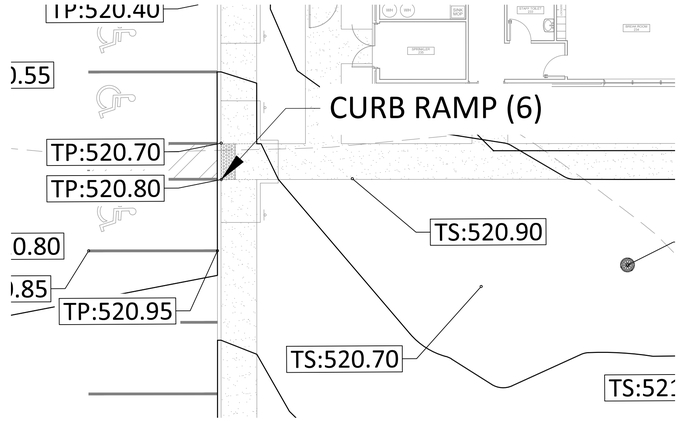
CURB RAMPS 1 & 2



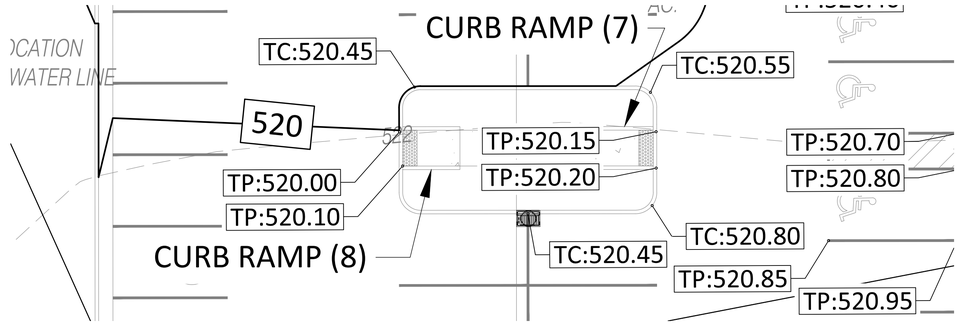
CURB RAMPS 3 & 4



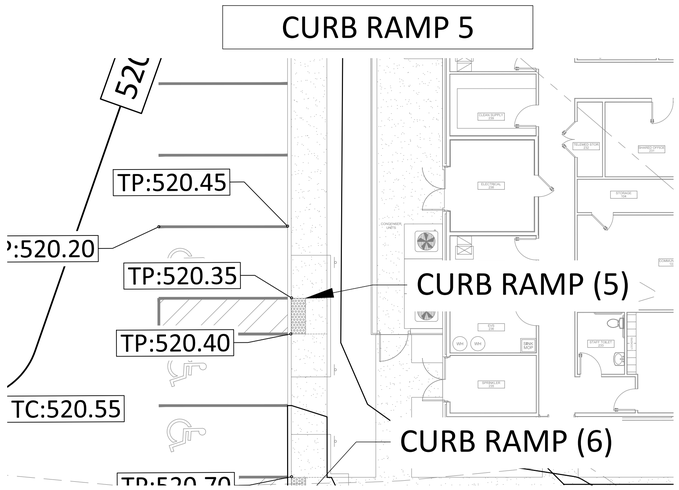
CURB RAMP 6



CURB RAMPS 7 & 8



CURB RAMP 5



SCALE: 1" = 30'-0"

30 15 0 30 60

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SITE PLAN

VALLEY HEALTH RANSON MOB

TBD Joshua M. Freeman Blvd
Ranson, WV 25438

Revisions:

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4	City Comments	6/3/2024

PRELIMINARY ISSUE
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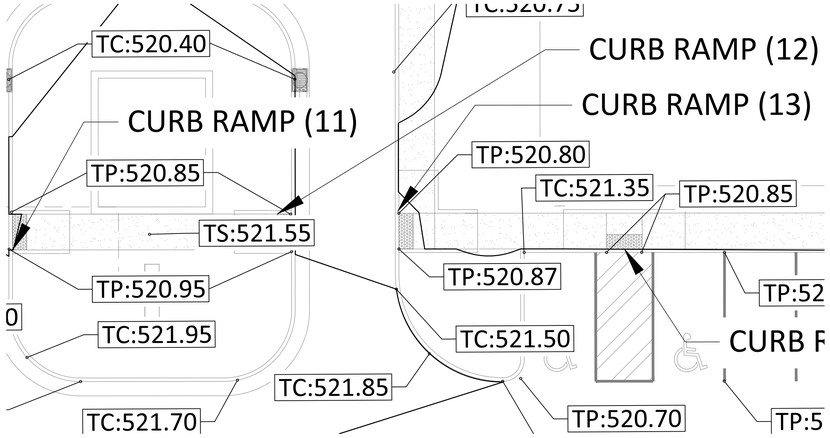
ACCESSIBILITY RAMPS

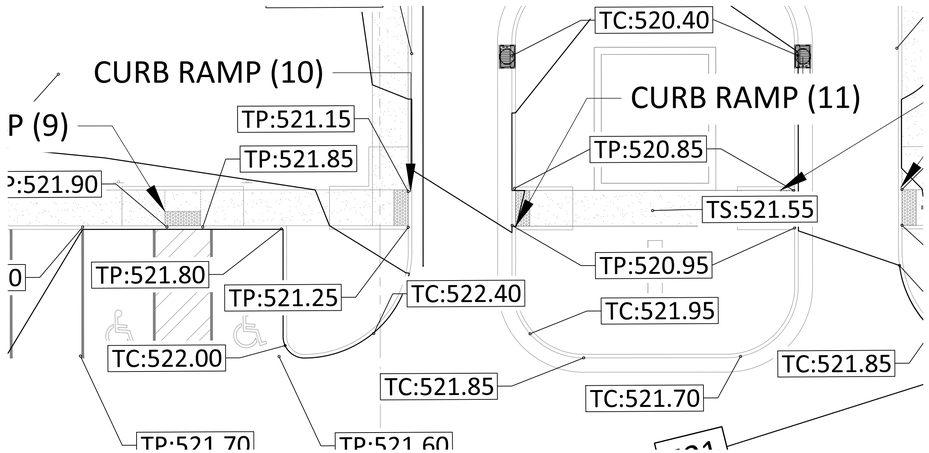
Project number:	23031C
Date:	October 18, 2023
Drawn by:	BDL
Checked by:	SOR

C6.01 (C)

CURB RAMPS 12 & 13



CURB RAMPS 10 & 11



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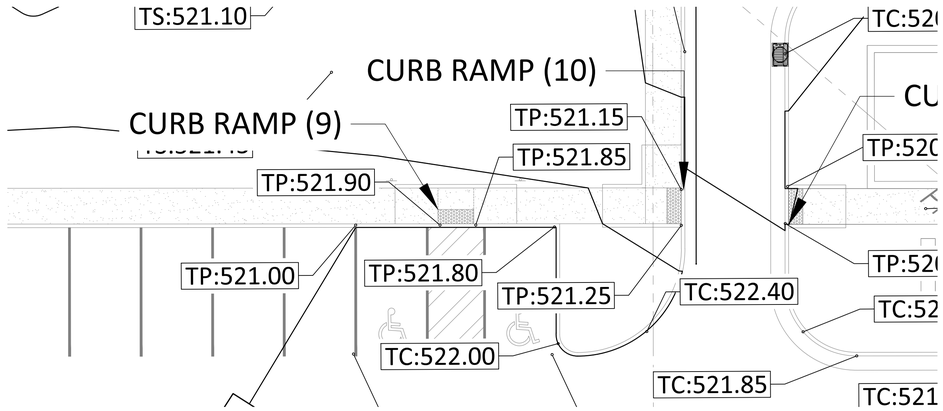
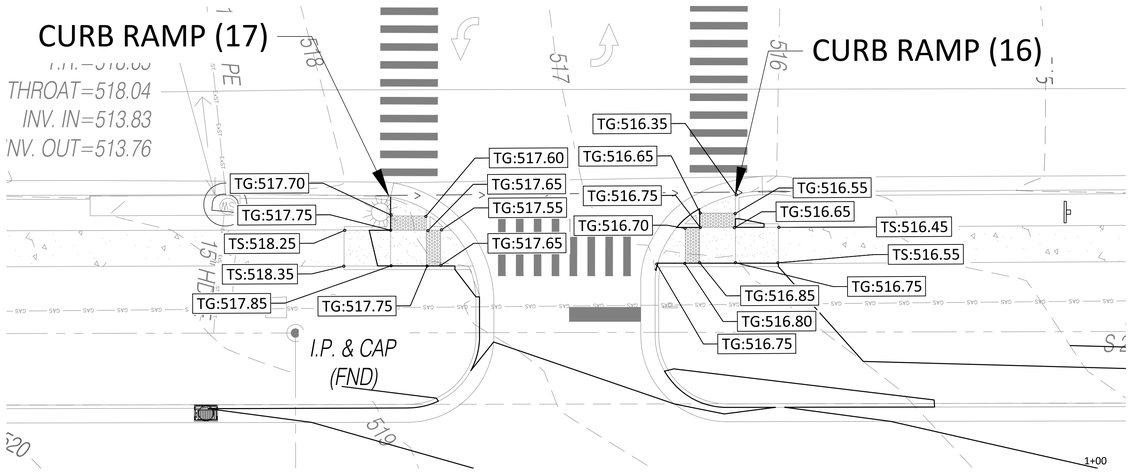


CURB RAMP 16 AND 17



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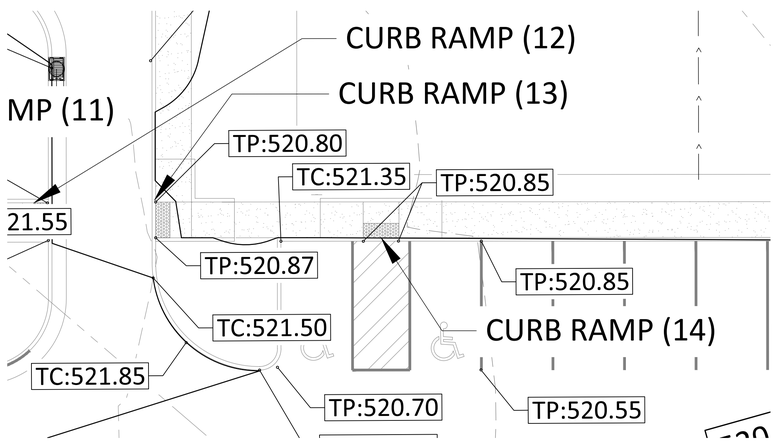
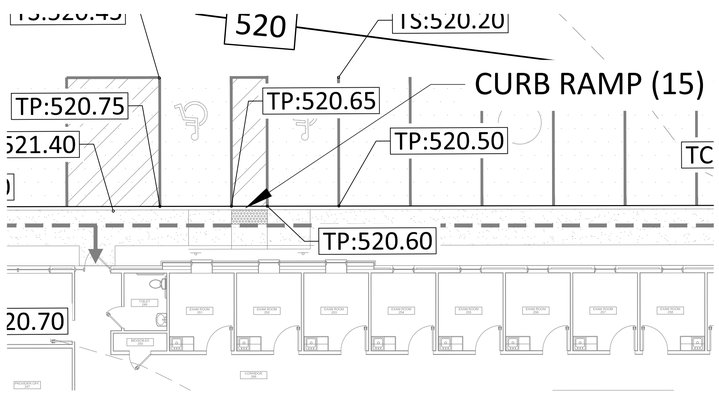


CURB RAMP 15



SCALE: 1" = 30'-0"

30 15 0 30 60

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ACCESSIBILITY RAMPS

Project number:	23031C
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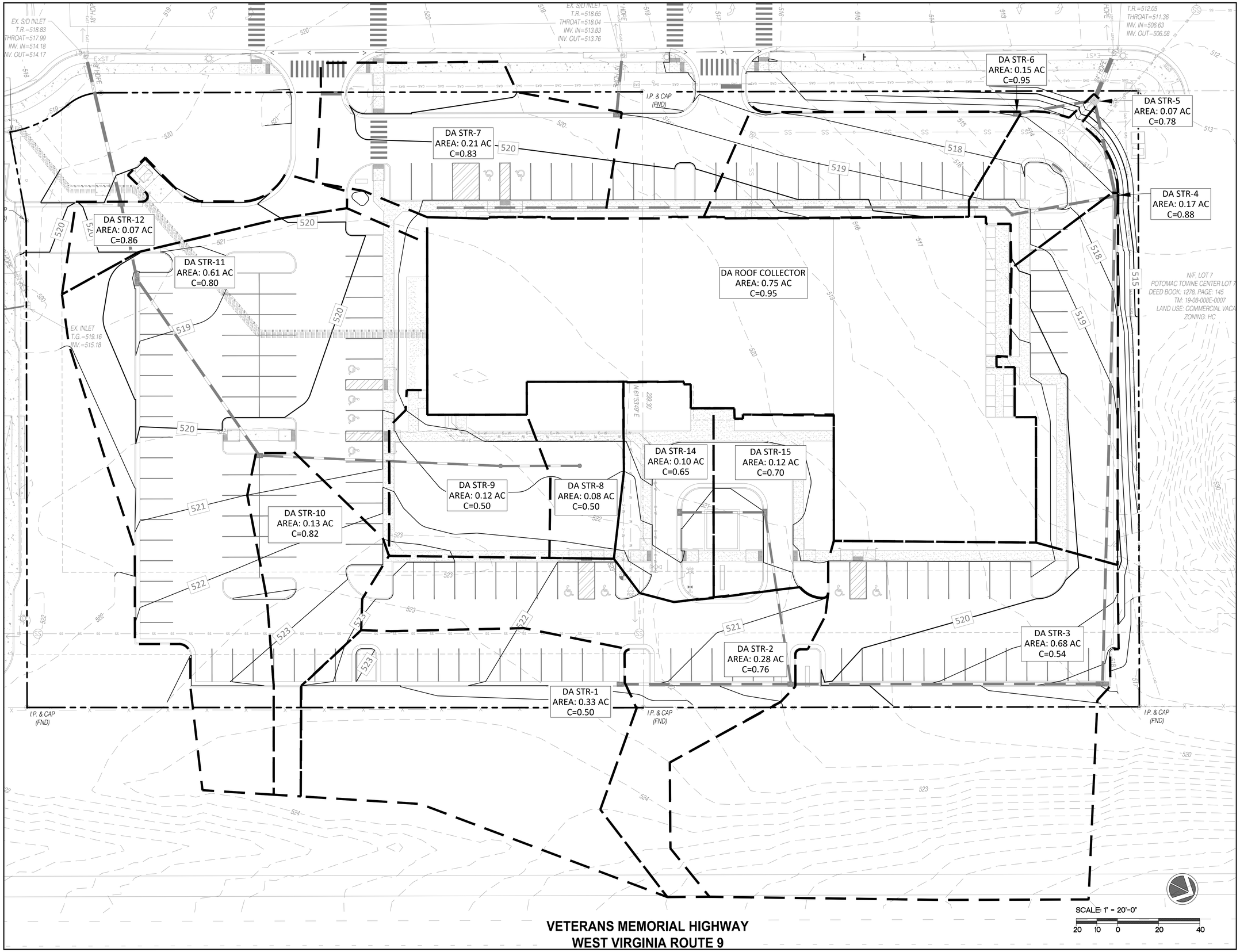
Drawn by:	BDL
Checked by:	SOR

C6.01(D)



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PRELIMINARY ISSUE
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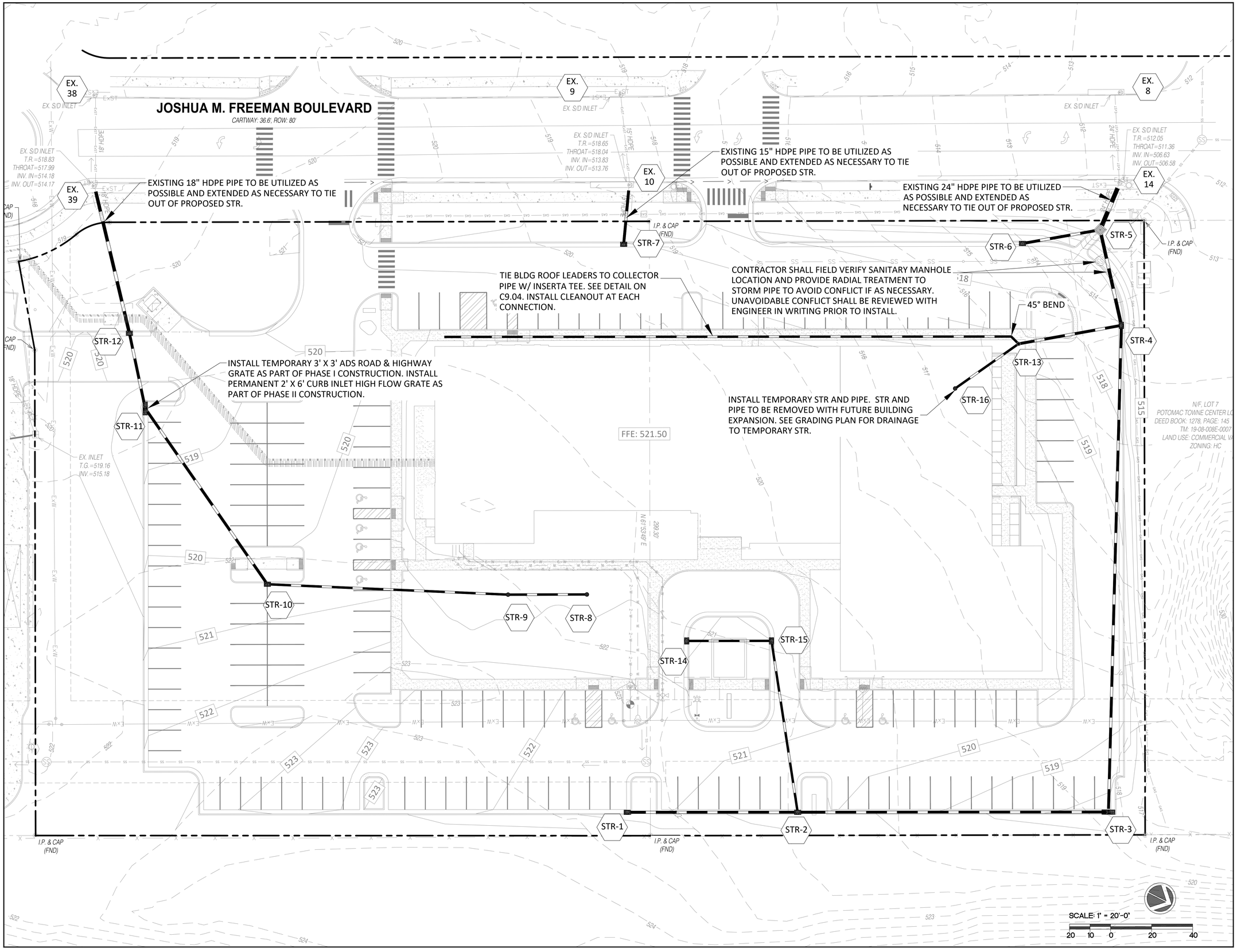
INLET DRAINAGE AREAS

Project number:	23031C
Date:	October 18, 2023
Drawn by:	JL
Checked by:	SOR

C6.02



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PRELIMINARY ISSUE
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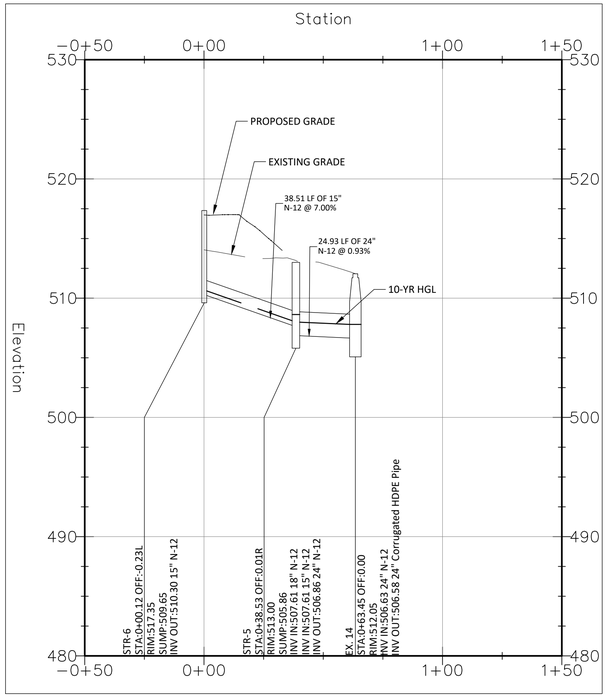
STORM LAYOUT

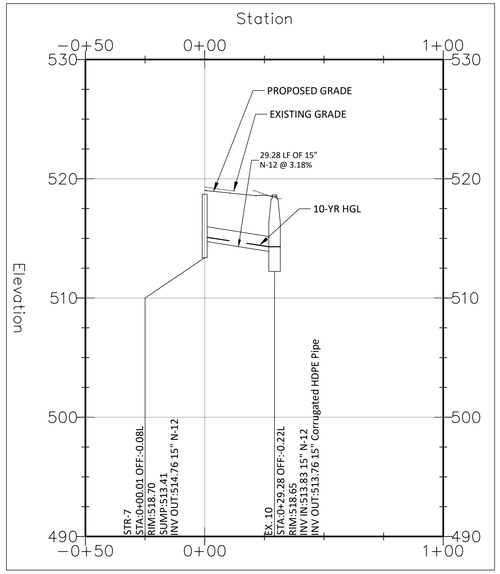
Project number:	23031C
Date:	October 18, 2023
Drawn by:	JL
Checked by:	SOR

C6.03

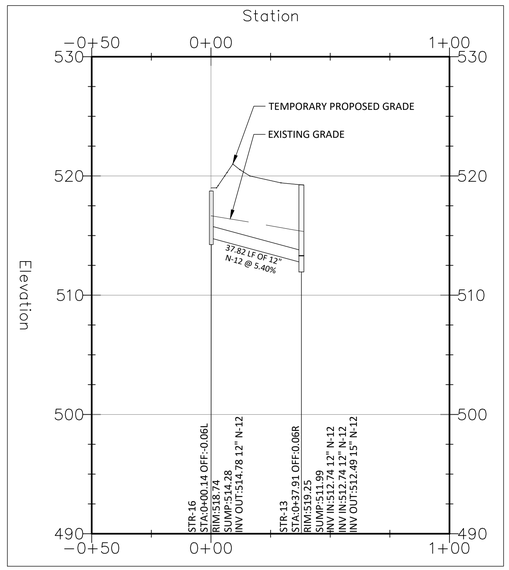
STORM PROFILE: STR-6 - EX. 14



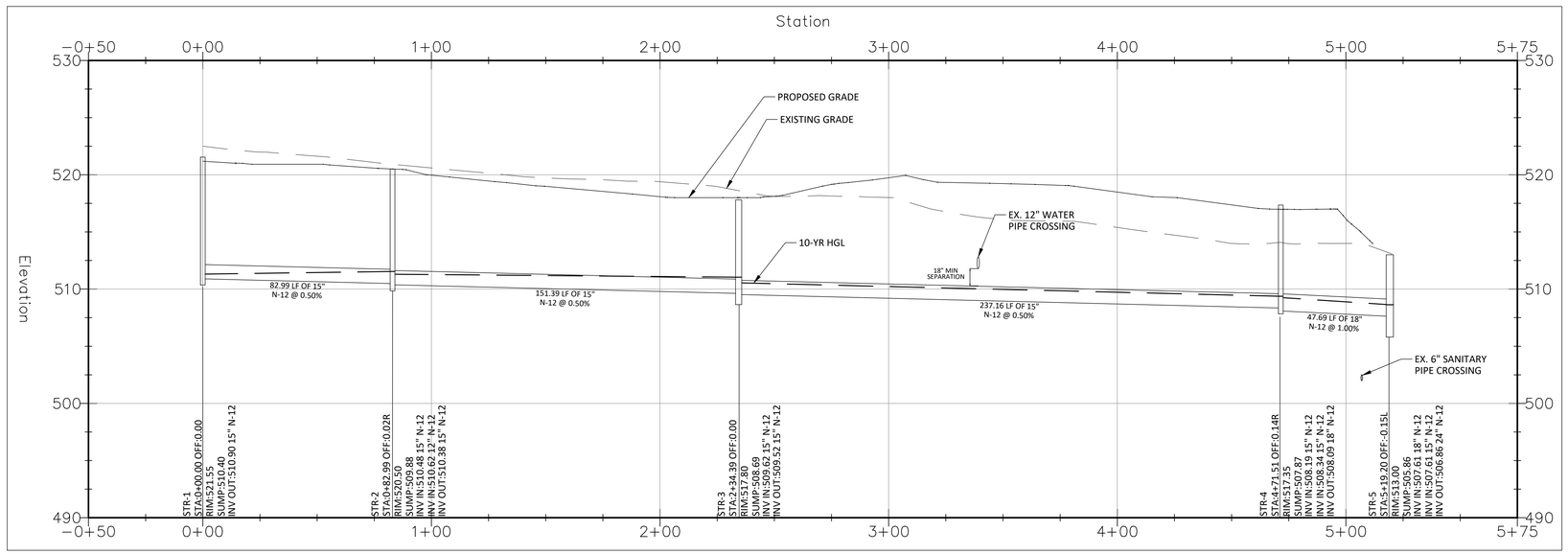
STORM PROFILE: STR-7 - EX. 10



STORM PROFILE: STR-16 - STR-13



STORM PROFILE: STR-1 - STR-5



5:1 VERTICAL EXAGGERATION

SCALE: 1" = 30'-0"

30 15 0 30 60

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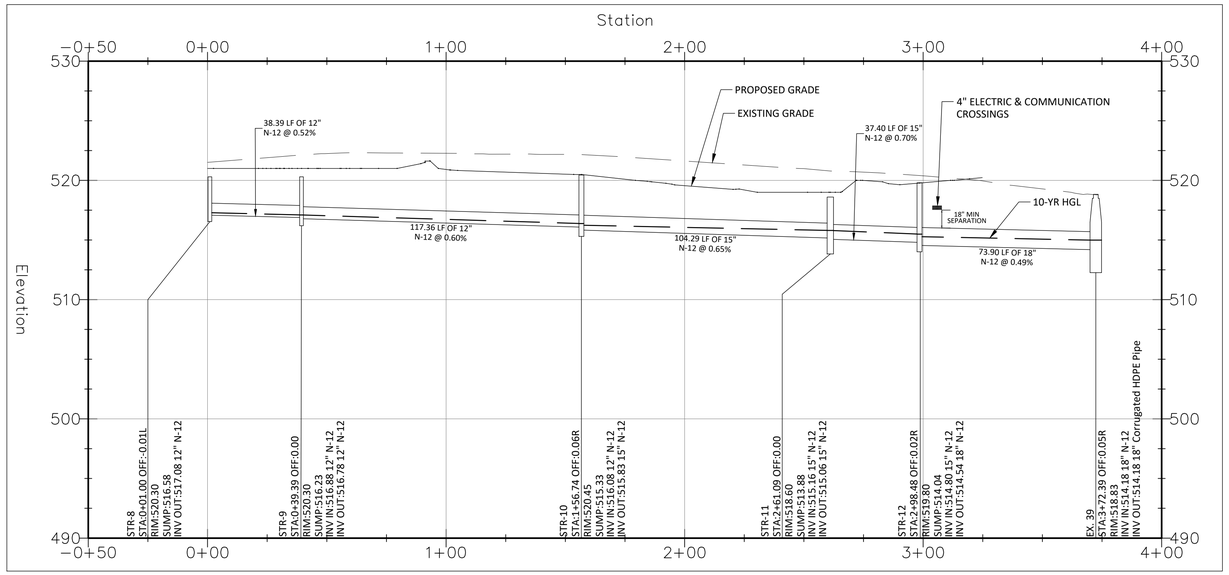
STORM PROFILES

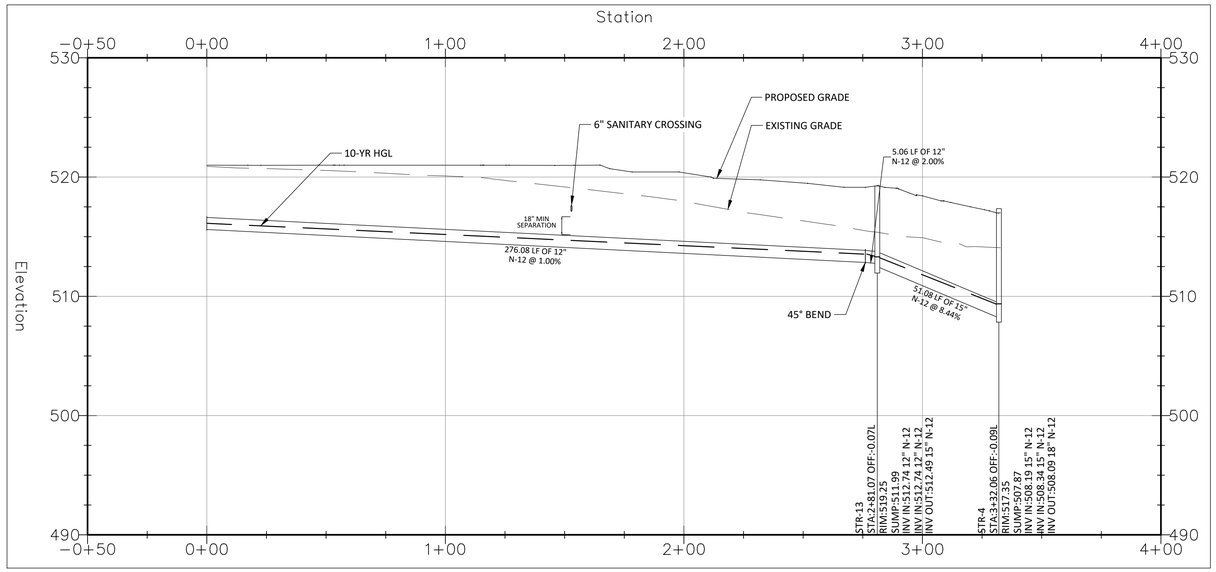
Project number:	23031C
Date:	October 18, 2023
Drawn by:	JL
Checked by:	SOR

C6.04

STORM PROFILE: STR-8 - EX. 39



STORM PROFILE: ROOF COLLECTOR - STR-4



5
1
5:1 VERTICAL EXAGGERATION

SCALE: 1" = 30'-0"
30 15 0 30 60

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C6.05

STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT	DESCRIPTION
BEND	INV IN = 512.84 INV OUT = 512.84	P-15, 12" N-12 INV IN =512.84	P-14, 12" N-12 INV OUT =512.84	45° BEND
EX. 8	RIM = 512.12 INV IN = 506.14 INV IN = 506.14	EX PIPE 4, 24" CORRUGATED HDPE PIPE INV IN =506.14 EX PIPE 1, 24" CORRUGATED HDPE PIPE INV IN =506.14		EX CURB INLET
EX. 9	RIM = 519.01 INV IN = 513.32 INV OUT = 508.57	EX PIPE 2, 15" CORRUGATED HDPE PIPE INV IN =513.32	EX PIPE 4, 24" CORRUGATED HDPE PIPE INV OUT =508.57	EX CURB INLET
EX. 10	RIM = 518.65 INV IN = 513.83 INV OUT = 513.76	P-7, 15" N-12 INV IN =513.83	EX PIPE 2, 15" CORRUGATED HDPE PIPE INV OUT =513.76	EX CURB INLET
EX. 14	INV IN = 506.63 INV OUT = 506.58	P-5, 24" N-12 INV IN =506.63	EX PIPE 1, 24" CORRUGATED HDPE PIPE INV OUT =506.58	EX CURB INLET
EX. 38	INV IN = 513.74	EX PIPE 3, 18" CORRUGATED HDPE PIPE INV IN =513.74		EX CURB INLET
EX. 39	RIM = 518.83 INV OUT = 514.18	P-12, 18" N-12 INV IN =514.18	EX PIPE 3, 18" CORRUGATED HDPE PIPE INV OUT =514.18	EX CURB INLET
STR-1	RIM = 521.55 SUMP = 510.4 INV OUT = 510.90		P-1, 15" N-12 INV OUT =510.90	24" ADS DRAIN BASIN W/ 2'X3' CURB INLET HIGH FLOW GRATE
STR-2	RIM = 520.50 SUMP = 509.9 INV IN = 510.48 INV IN = 510.62 INV OUT = 510.38	P-1, 15" N-12 INV IN =510.48 P-19, 12" N-12 INV IN =510.62	P-2, 15" N-12 INV OUT =510.38	24" ADS DRAIN BASIN W/ 2'X3' CURB INLET HIGH FLOW GRATE
STR-3	RIM = 517.80 SUMP = 508.7 INV IN = 509.62 INV OUT = 509.52	P-2, 15" N-12 INV IN =509.62	P-3, 15" N-12 INV OUT =509.52	30" ADS DRAIN BASIN W/ 2'X6' CURB INLET HIGH FLOW GRATE
STR-4	RIM = 517.35 SUMP = 507.9 INV IN = 508.19 INV IN = 508.34 INV OUT = 508.09	P-13, 15" N-12 INV IN =508.19 P-3, 15" N-12 INV IN =508.34	P-4, 18" N-12 INV OUT =508.09	24" ADS DRAIN BASIN W/ 2'X3' CURB INLET HIGH FLOW GRATE
STR-5	RIM = 513.00 SUMP = 505.9 INV IN = 507.61 INV IN = 507.61 INV OUT = 506.86	P-4, 18" N-12 INV IN =507.61 P-6, 15" N-12 INV IN =507.61	P-5, 24" N-12 INV OUT =506.86	36" ADS DRAIN BASIN W/ 3'X3' ROAD & HIGHWAY GRATE
STR-6	RIM = 517.35 SUMP = 509.6 INV OUT = 510.30		P-6, 15" N-12 INV OUT =510.30	24" ADS DRAIN BASIN W/ 2'X3' CURB INLET HIGH FLOW GRATE
STR-7	RIM = 518.70 SUMP = 513.4 INV OUT = 514.76		P-7, 15" N-12 INV OUT =514.76	24" ADS DRAIN BASIN W/ 2'X3' CURB INLET HIGH FLOW GRATE
STR-8	RIM = 520.30 SUMP = 516.6 INV OUT = 517.08		P-8, 12" N-12 INV OUT =517.08	18" ADS DRAIN BASIN W/ DOME GRATE
STR-9	RIM = 520.30 SUMP = 516.2 INV IN = 516.88 INV OUT = 516.78	P-8, 12" N-12 INV IN =516.88	P-9, 12" N-12 INV OUT =516.78	18" ADS DRAIN BASIN W/ DOME GRATE
STR-10	RIM = 520.45 SUMP = 515.3 INV IN = 516.08 INV OUT = 515.83	P-9, 12" N-12 INV IN =516.08	P-10, 15" N-12 INV OUT =515.83	24" ADS DRAIN BASIN W/ 2'X3' CURB INLET HIGH FLOW GRATE
STR-11	RIM = 518.60 SUMP = 513.9 INV IN = 515.16 INV OUT = 515.06	P-10, 15" N-12 INV IN =515.16	P-11, 15" N-12 INV OUT =515.06	30" ADS DRAIN BASIN W/ 2'X6' CURB INLET HIGH FLOW GRATE
STR-12	RIM = 519.80 SUMP = 514.0 INV IN = 514.80 INV OUT = 514.54	P-11, 15" N-12 INV IN =514.80	P-12, 18" N-12 INV OUT =514.54	24" ADS DRAIN BASIN W/ 2'X3' CURB INLET HIGH FLOW GRATE
STR-13	RIM = 519.25 SUMP = 512.0 INV IN = 512.74 INV IN = 512.74 INV OUT = 512.49	P-14, 12" N-12 INV IN =512.74 P-17, 12" N-12 INV IN =512.74	P-13, 15" N-12 INV OUT =512.49	24" ADS DRAIN BASIN W/ SOLID COVER

STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT	DESCRIPTION
STR-14	RIM = 520.40 SUMP = 512.8 INV OUT = 513.50		P-18, 12" N-12 INV OUT =513.50	24" ADS DRAIN BASIN W/ 2'X3' CURB INLET HIGH FLOW GRATE
STR-15	RIM = 520.40 SUMP = 511.5 INV IN = 512.41 INV OUT = 512.31	P-18, 12" N-12 INV IN =512.41	P-19, 12" N-12 INV OUT =512.31	24" ADS DRAIN BASIN W/ 2'X3' CURB INLET HIGH FLOW GRATE
STR-16	RIM = 518.74 SUMP = 514.3 INV OUT = 514.78		P-17, 12" N-12 INV OUT =514.78	18" ADS DRAIN BASIN W/ 18" DOME GRATE

Pipe Table

NAME	SIZE	LENGTH	SLOPE	MATERIAL
EX PIPE 1	24"	43.97'		Corrugated HDPE Pipe
EX PIPE 2	15"	43.93'		Corrugated HDPE Pipe
EX PIPE 3	18"	44.01'		Corrugated HDPE Pipe
EX PIPE 4	24"	240.61'		Corrugated HDPE Pipe
P-1	15"	82.99'	0.50%	N-12
P-2	15"	151.39'	0.50%	N-12
P-3	15"	237.16'	0.50%	N-12
P-4	18"	47.69'	1.00%	N-12
P-5	24"	24.93'	0.93%	N-12
P-6	15"	38.41'	7.00%	N-12
P-7	15"	29.27'	3.18%	N-12
P-8	12"	38.39'	0.52%	N-12
P-9	12"	117.35'	0.60%	N-12
P-10	15"	104.28'	0.65%	N-12
P-11	15"	37.40'	0.70%	N-12
P-12	18"	73.90'	0.49%	N-12
P-13	15"	50.90'	8.44%	N-12
P-14	12"	5.06'	2.00%	N-12
P-15	12"	276.07'	1.00%	N-12
P-17	12"	37.77'	5.40%	N-12

Pipe Table

NAME	SIZE	LENGTH	SLOPE	MATERIAL
P-18	12"	41.33'	2.65%	N-12
P-19	12"	84.45'	2.01%	N-12

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SITE PLAN

VALLEY HEALTH RANSON MOB

TBD Joshua M. Freeman Blvd
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Revisions:

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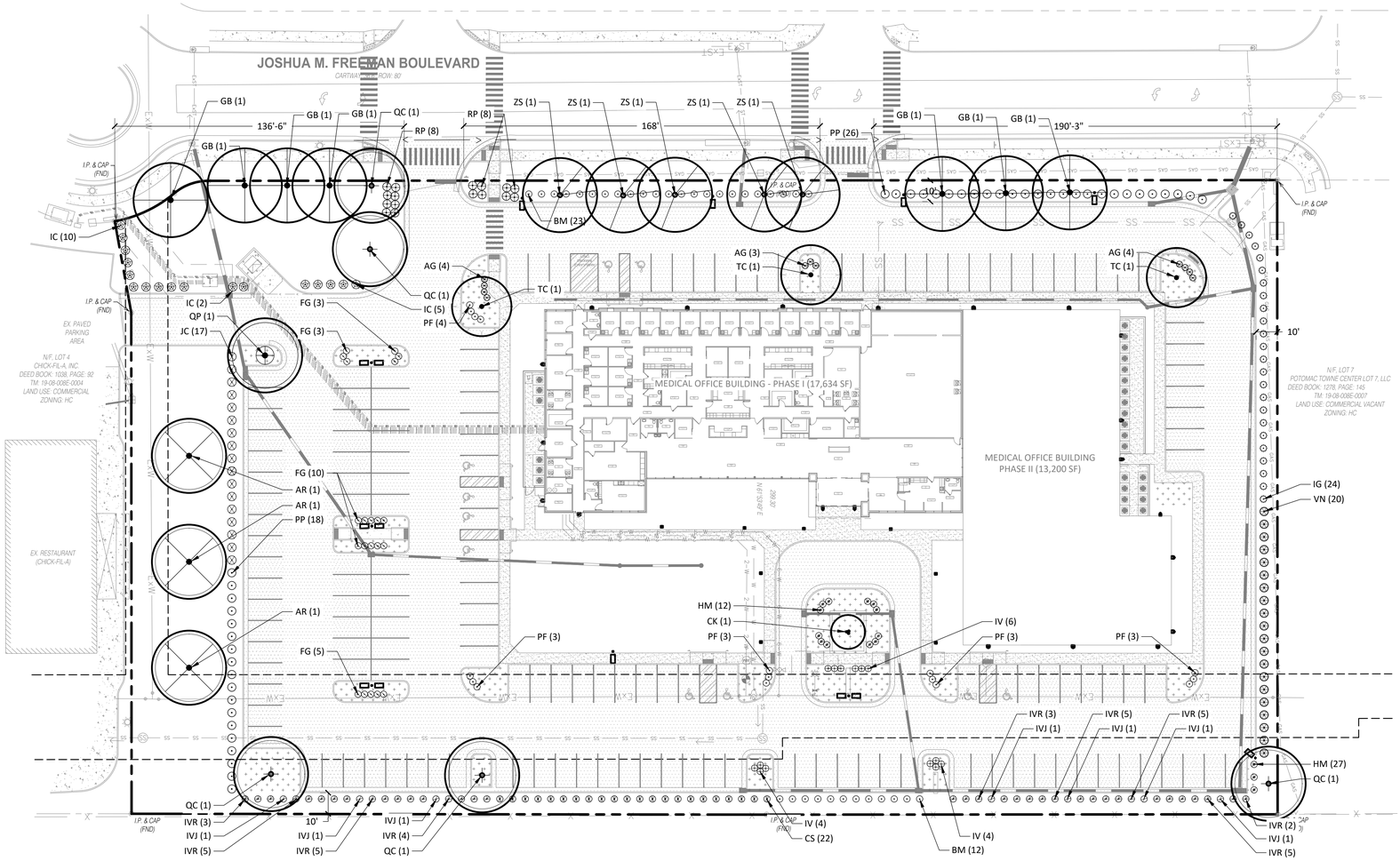
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

PIPE & STRUCTURE TABLES

Project number:	23031C
Date:	October 18, 2023
Drawn by:	JL
Checked by:	SOR

C6.06



RANSON LANDSCAPE PLANTING REQUIREMENTS:

- A 10' WIDE LANDSCAPED BUFFER SHALL BE PROVIDED TO SCREEN ALL SURFACE PARKING IF THERE IS NO SIDEWALK PRESENT, OR A 5' WIDE BUFFER IF THERE IS A SIDEWALK PRESENT.
- PERIMETER BUFFERS SHALL CONTAIN A CONTINUOUS ROW OF SHRUBS A MINIMUM OF 3' HEIGHT AT TIME OF PLANTING AND SPACED A MAXIMUM OF 6' ON CENTER.
- PARKING INTERIOR LANDSCAPED AREA SHALL CONTAIN NOT LESS THAN 5% OF THE TOTAL PARKING LOT AREA, EXCLUSIVE OF PARKING PERIMETER BUFFERS, TRANSITIONAL BUFFERS, AND ANY LANDSCAPING WITHIN 6' OF A BUILDING.
- INTERIOR PARKING LANDSCAPING MUST BE REASONABLY DISPERSED THROUGHOUT THE PARKING LOT AND PROVIDE A VARIETY AND MIXTURE OF PLANTING.
- LARGE STREET TREES SHALL BE PLANTED A MAXIMUM OF 40' O.C.
- MINIMUM TREE SIZE AT TIME OF PLANTING SHALL BE MINIMUM 2.5" CALIPER AT 4' DBH AND 8' - 10' HT. MINIMUM SHRUB SIZE IS 2' HT OR TRANSPLANTED FROM A 5 GALLON CONTAINER, EXCEPT BUFFER SHRUBS SHALL BE 3' MIN. HT.

LANDSCAPE ANALYSIS:

PLANTINGS REQUIRED FOR 495 LF OF PARKING LOT STREET FRONTAGE:
- 13 LARGE TREES

PLANTINGS PROVIDED FOR 495 LF OF PARKING LOT STREET FRONTAGE:
- 13 LARGE TREES

TOTAL PARKING LOT AREA: 72,015 SF
LANDSCAPE AREA REQUIRED: 72,015 x 0.05 = 3,600 SF
LANDSCAPE AREA PROPOSED: 6,400 SF (8.9% OF PARKING AREA)

PARKING LOT AREA

PARKING LOT LANDSCAPE AREA (THAT COUNTS TOWARD REQUIRED 5%)

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME (COMMON NAME)	QUANTITY	SIZE	SPACING	REMARKS
	SHRUBS				
AG	ABELIA GRANDIFLORA "SUNSHINE DAYDREAM" (SUNSHINE DAYDREAM ABELIA)	11	3 - 5 GAL. 2' MIN.	3'	CAN BE PLANTED B&B
BM	BUXUS MICROPHYLLA JAPONICA "GREEN BEAUTY" (GREEN BEAUTY BOXWOOD)	35	5 GAL. 3' MIN.	6'	CAN BE PLANTED B&B
CS	CORNUS STOLONIFERA "FARROW" (ARCTIC FIRE RED TWIG DOGWOOD)	22	5 GAL. 3' MIN.	6'	CAN BE PLANTED B&B
FG	FOTHERGILLA GARDENII (DWARF FOTHERGILLA)	21	3 - 5 GAL. 2' MIN.	3'	CAN BE PLANTED B&B
HM	HYDRANGEA MACROPHYLLA "PIIHM-1" (ENDLESS SUMMER TWIST-N-SHOUT HYDRANGEA)	12	5 GAL. 3' MIN.	6'	CAN BE PLANTED B&B
IC	ILEX CRENATA "HOOGENDORN" (HOOGENDORN JAPANESE HOLLY)	17	5 GAL. 3' MIN.	6'	CAN BE PLANTED B&B
IG	ILEX GLABRA "NIGRA" (NIGRA INKBERRY)	24	5 GAL. 3' MIN.	6'	CAN BE PLANTED B&B
IV	ITEA VIRGINICA "SPRICH" (LITTLE HENRY DWARF SWEETSPIRE)	14	3 - 5 GAL. 2' MIN.	3'	CAN BE PLANTED B&B
IVJ	ILEX VERTICILLATA "JIM DANDY" (JIM DANDY WINTERBERRY HOLLY)	7	5 GAL. 3' MIN.	AS SHOWN	CAN BE PLANTED B&B
IVR	ILEX VERTICILLATA "RED SPRITE" (RED SPRITE DWARF WINTERBERRY HOLLY)	34	5 GAL. 3' MIN.	6'	CAN BE PLANTED B&B
JC	JUNIPERUS CHINENSIS "GOLD LACE" (GOLD LACE JUNIPER)	17	5 GAL. 3' MIN.	6'	CAN BE PLANTED B&B
PF	POTENTILLA FRUTICOSA "GOLD DROP" (GOLD DROP CINQUEFOIL)	16	3 - 5 GAL. 2' MIN.	3'	CAN BE PLANTED B&B
PP	PICEA PUNGENS "GLAUCA GLOBOSA" (DWARF GLOBE BLUE SPRUCE)	44	5 GAL. 3' MIN.	6'	CAN BE PLANTED B&B
RP	RHODODENDRON "PJM ELITE" (PJM ELITE RHODODENDRON)	16	5 GAL. 3' MIN.	5'	CAN BE PLANTED B&B
VN	VIBURNUM NUDUM "BRANDYWINE" (BRANDYWINE VIBURNUM)	20	5 GAL. 3' MIN.	6'	CAN BE PLANTED B&B

PLANT SCHEDULE - CONTINUED

SYMBOL	BOTANICAL NAME (COMMON NAME)	QUANTITY	SIZE	SPACING	REMARKS
	TREES				
AR	ACER RUBRUM "RED SUNSET" (RED SUNSET MAPLE)	3	2.5" CAL. 8' MIN.	AS SHOWN	PLANT B&B
CK	CORNUS KOUSA (CHINESE DOGWOOD)	1	2.5" CAL. 8' MIN.	AS SHOWN	PLANT B&B, UPRIGHT BRANCHING
GB	GINKGO BILOBA "PRINCETON SENTRY" (MALE ONLY) (PRINCETON SENTRY GINKGO)	7	2.5" CAL. 8' MIN.	AS SHOWN	PLANT B&B
QC	QUERCUS COCCINEA (SCARLET OAK)	5	2.5" CAL. 8' MIN.	AS SHOWN	PLANT B&B
QP	QUERCUS PHELLOS (WILLOW OAK)	1	2.5" CAL. 8' MIN.	AS SHOWN	PLANT B&B
TC	TILIA CORDATA "GREENSPIRE" (GREENSPIRE LITTLELEAF LINDEN)	3	2.5" CAL. 8' MIN.	AS SHOWN	PLANT B&B
ZS	ZELKOVA SERRATA "VILLAGE GREEN" (VILLAGE GREEN ZELKOVA)	5	2.5" CAL. 8' MIN.	AS SHOWN	PLANT B&B

SPECIES LISTED HEREIN MAY BE SUBSTITUTED SO LONG AS FORM AND CHARACTERISTIC REMAIN THE SAME, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE CHANGES WITH OWNER, ENGINEER OR LANDSCAPE ARCHITECT BEFORE INSTALLATION.

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SETH O. RODGERS REGISTERED 018181 May 31, 2024 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

SITE PLAN

VALLEY HEALTH RANSON MOB

TBD Joshua M. Freeman Blvd
Ranson, WV 25438

Revisions:

No.	Description	Date
1	City Comments	2/8/2024
2	City Comments	4/5/2024
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PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

LANDSCAPE PLAN

Project number:	23031C
Date:	October 18, 2023
Drawn by:	JMO
Checked by:	SOR

C7.01

PLANTING NOTES:

1. EXACT LOCATION OF UNDERGROUND UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE INSTALLER. PLANTINGS SHALL BE ADJUSTED AS NECESSARY TO AVOID CONFLICT WITH UTILITIES, 10 FT OF CLEARANCE MUST BE PROVIDED FROM UTILITIES.
2. SUBSOIL CONDITIONS AND ADDITIONAL SUBSURFACE DRAINAGE REQUIREMENTS SHALL BE DETERMINED IN THE FIELD BY THE INSTALLER. ANY CONDITIONS DETRIMENTAL TO THE GROWTH AND HEALTH OF PROPOSED PLANT MATERIALS SHALL BE ADJUSTED TO MEET SITE CONDITIONS AND BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER PRIOR TO PLANTING.
3. IF EXISTING SOIL IS TO BE USED FOR PLANTING, SOIL SAMPLES ARE TO BE COLLECTED FOR ALL PLANTING AREAS AND SENT TO AN APPROVED SOIL TESTING FACILITY TO DETERMINE SOIL NUTRIENT CONTENT, PH, ORGANIC MATTER, AND COMPACTION. SOIL IS TO THEN BE DECOMPACTED AND AMENDMENTS ADDED BASED UPON SOIL TEST RESULTS AND RECOMMENDATIONS TO PROVIDE ACCEPTABLE SOIL CONDITIONS FOR PLANT GROWTH. SOIL WITHIN PLANTING AREAS IS NOT TO CONTAIN SIGNIFICANT AMOUNTS OF GRAVEL, ASPHALT OR CONCRETE PIECES, OR CONSTRUCTION RUBBLE.
4. IF TOPSOIL IS IMPORTED TO THE SITE FOR PLANTING, TOPSOIL IS TO BE HIGH QUALITY PLANTING SOIL THAT IS CLEAN, WEED-FREE, AND CONTAINS NECESSARY NUTRIENTS FOR PLANT GROWTH. TOPSOIL MAY BE AMENDED ON OR OFF SITE TO PROVIDE NECESSARY NUTRIENTS AND ORGANIC CONTENT.
5. ALL PLANT BEDS CONTAINING TREES, SHRUBS AND/OR PERENNIALS MUST CONTAIN A MINIMUM 12 INCHES DEEP TOPSOIL. TURF AREAS MUST HAVE MINIMUM 4 INCHES DEEP TOPSOIL. PLANTING SOIL TO BE COMPACTED TO TO 75% - 85% OF MAXIMUM DRY DENSITY STANDARD PROCTOR USING PROPER COMPACTING EQUIPMENT.
6. PREPARED PLANTING AREAS, INCLUDING TURF AREAS ARE TO BE PROTECTED FROM COMPACTION BY MACHINERY OR HEAVY PEDESTRIAN USE. IF PLANTING SOIL BECOMES COMPACTED, IT IS TO BE DECOMPACTED TO THE PROPER DENSITY BEFORE PLANTS ARE INSTALLED.
7. PLANT MATERIAL SHALL BE PLANTED SO AS TO BEAR THE SAME RELATIONSHIP TO GRADE AS IN THE FIELD OR CONTAINER IT WAS GROWN IN.
8. THE INSTALLER SHALL STAKE OUT ALL TREE, SHRUB AND BED EDGE LOCATIONS FOR THE PROJECT MANAGERS APPROVAL PRIOR TO BEGINNING PLANTING OPERATIONS. NOTIFY PROJECT MANAGER IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
9. MULCH ALL DISTURBED AREAS WITH A MINIMUM OF 3" DEEP LAYER OF (DOUBLE) SHREDDED HARDWOOD BARK MULCH, OR PINE STRAW AS SHOWN ON PLANS. ALL DISTURBED SOIL SURFACES SHALL BE COVERED EITHER WITH LAWNS, PLANTS, OR MULCH.
10. BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS. BED LINES SHALL MEET CURBS, WALKS, BUILDINGS, ETC. AT RIGHT ANGLES UNLESS SHOWN OTHERWISE.
11. IN CASE OF A DISCREPANCY BETWEEN THE PLANT COUNT ON THE PLANT LIST AND THE NUMBER OF PLANTS SHOWN ON THE PLAN, THE NUMBER OF PLANTS ACTUALLY DRAWN SHALL BE THE NUMBER REQUIRED.
12. ALL PLANT MATERIAL TO MEET STANDARDS FOR SIZE AND QUALITY. TREE CALIPER SIZE IS TO BE MEASURED AT 4-FT DBH.
13. LANDSCAPING SHALL NOT IMPEDE SIGHT DISTANCES OR BE PLANTED WITHIN UTILITY EASEMENTS.
14. TREE AND SHRUB PLANTINGS SHALL BE AT LEAST 5 FEET AWAY FROM UNDERGROUND ELECTRIC LINES.

Table 3.11.2 Nurse crops

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

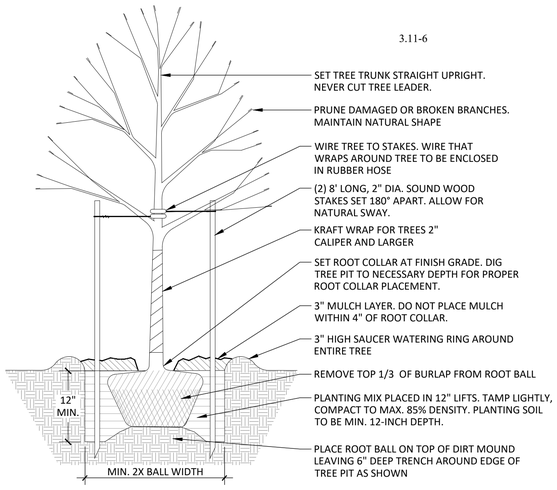
* Inoculation is required. If a hydroseeder is utilized, the application rate is five times the recommended rate.

Table 3.11.1 Permanent seeding

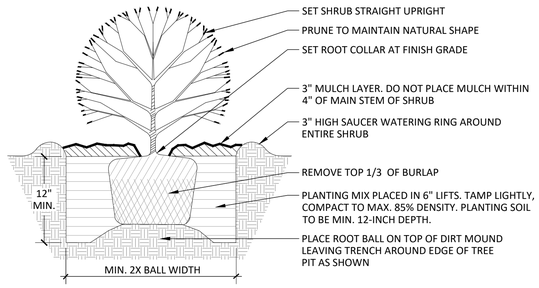
SEED MIX	PLANT NAMES		APPLICATION RATE LBS/ACRE
	COMMON	SCIENTIFIC	
C	Red Fescue Kentucky Bluegrass Merion Bluegrass	*Festuca rubra* *Poa pratensis* *Poa pratensis*	20 40 30
D	Kentucky 31 Fescue Red Fescue Kentucky Bluegrass White Dutch Clover	*Festuca arundinacea* *Festuca rubra* *Poa pratensis* *Trifolium repens*	45 20 25 5

Table 3.11.3 Permanent seeding requirements

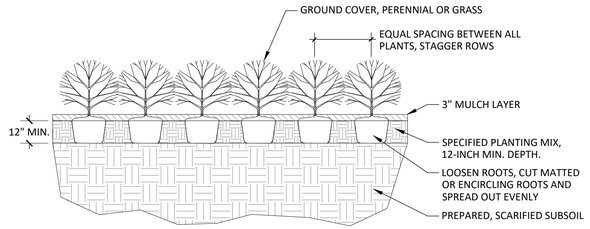
SEED MIX	FINE LAWN	COARSE LAWN	LOW MAINT.	NO MAINT.	PASTURE	SENSITIVE NATURAL AREAS	pH RANGE	DRAINAGE	SHADE TOLERANCE	PREFERRED PLANTING DATES			
										3/1 -6/15	6/16 -8/14	8/15 - 9/15	9/16 - 2/28
C	✓ 1						6.0 – 7.5	MOD. – WELL	FULL SUN	✓		✓	
D		✓ 1					6.0 – 7.5	MOD. – WELL	FULL SUN	✓		✓	



1 TREE DETAIL
NTS



2 SHRUB DETAIL
NTS



3 GRASS/PERENNIAL DETAIL
NTS

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018181
May 31, 2024
STATE OF
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PROFESSIONAL ENGINEER

SITE PLAN

VALLEY HEALTH RANSON MOB

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LANDSCAPE DETAILS & NOTES

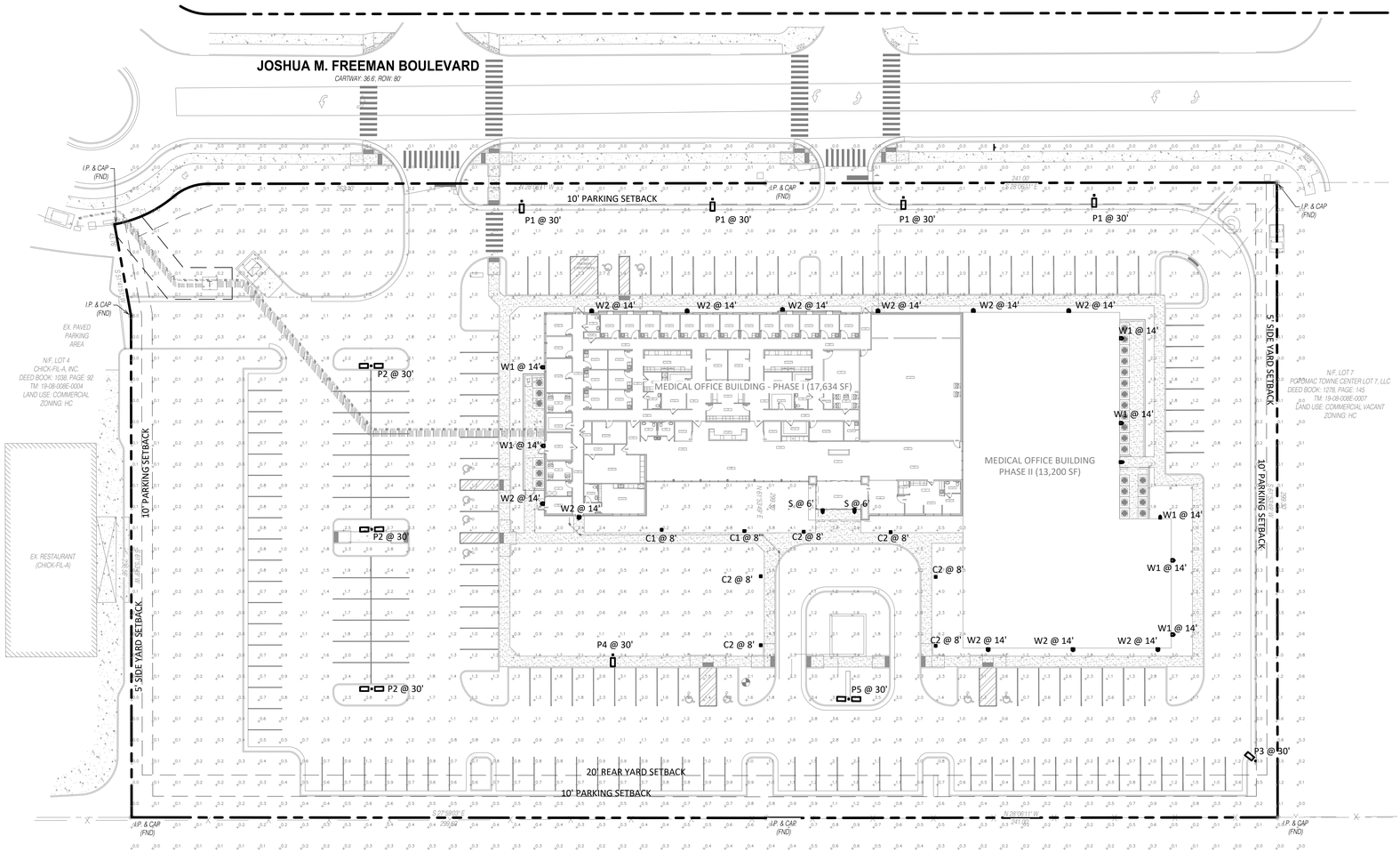
Project number:	23031C
Date:	October 18, 2023
Drawn by:	JMO
Checked by:	SOR

C7.02

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Ped Walk 2	✕	0.7 fc	1.9 fc	0.1 fc	19.0:1	7.0:1
Ped Walk 3	+	1.8 fc	2.8 fc	0.9 fc	3.1:1	2.0:1
Ped Walk 4	✕	9.7 fc	15.9 fc	3.7 fc	4.3:1	2.6:1
Site	+	2.2 fc	44.7 fc	0.0 fc	N/A	N/A
Ped Walk 1	✕	1.8 fc	3.1 fc	0.8 fc	3.9:1	2.3:1

LIGHTING NOTES:

1. UNDER-CANOPY AND ACCENT LIGHTING NOT DEPICTED; NO MEASURABLE IMPACT TO LIGHTING ORDINANCE ADHERENCE.
2. POLE BASE DESIGN IS DELEGATED TO THE LIGHTING CONTRACTOR.
3. POLE BASES LOCATED WITHIN 30" OF CURB FACE SHALL EXTEND 30" MIN ABOVE SURFACE GRADE TO PROTECT POLES FROM CAR BUMBERS, ETC.
4. LIGHTING CONTRACTOR SHALL HAVE MISS UTILITY MARK ALL EXISTING UTILITIES, AND HAVE SITE CONTRACTOR MARK ANY NEW UTILITIES/CONDUITS PRIOR TO DIGGING FOR INSTALLATION OF POLE BASES.
5. POLE P5 SHALL BE HAND AUGERED TO ENSURE NO DAMAGE TO SURROUNDING CONDUITS.
6. LIGHTING CONTRACTOR SHALL NOTIFY ENGINEER IN ADVANCE OF DIGGING IF ANY CONFLICT IS DISCOVERED IN THE FIELD.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	31.34'	30.98'	N 53°15'35" W	29°55'28"
C2	25.00'	17.51'	17.15'	N 48°09'45" W	40°07'08"

SCALE: 1" = 30'-0"

30 15 0 30 60

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SETH O. RODGERS REGISTERED PROFESSIONAL ENGINEER 018181 May 31, 2024 STATE OF WEST VIRGINIA

SITE PLAN
VALLEY HEALTH RANSON MOB

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LIGHTING PLAN

Project number:	23031C
Date:	October 18, 2023
Drawn by:	BDL
Checked by:	SOR

C8.01

NECW-LED

Construction:
- Housing and chassis is steel
- Diffuser is vandel resistant acrylic

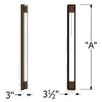
Light Source:
- LED
- Dimming to 10% **Included**

Notes:
- Integral mounting plate; Hardware include
- Mounts on a 2x4 jbox or 4" square post
- Optional battery backup available on fixtures 426 & larger
- UL and CUL listed **WET** location
- LED Components
  - Replaceable Module
  - CRI > 90
  - Universal 120/277 volt standard
  - 5-Year Warranty on LED Components

Type:

Job Name:





	DIM 'A'	Mount-Center
NECW-413	13"	6.5"
NECW-426	26"	13"
NECW-438	38"	19"
NECW-450	50"	25"
NECW-460	60"	30"

ORDERING INFORMATION

Example: NECW-426-LED-O2C-3-Z3-Z3-DIM

NECW [ ] [ ] [ ] [ ] [ ] [ ] [ ]

Size	LED	Watts	Source Lumens	Dimming	Energy Star
413-LED	O1C	9	1210	0-10v	NO
426-LED	O2C	18	2420	0-10v	NO
438-LED	O3C	27	3630	0-10v	NO
450-LED	O4C	36	4840	0-10v	NO
460-LED	O5C	45	6050	0-10v	NO

Kelvin: 3 3000K, 3 3500K, 4 4000K

Cage:

Finish	Front Deco Finish
B1 Satin Black	B1 Satin Black
B2 Text Black	B2 Text Black
Z1 Satin Bronze	Z1 Satin Bronze
Z3 Text Bronze	Z3 Text Bronze
W1 Yolk White	W1 Yolk White
W2 Gloss White	W2 Gloss White
T4 Shimmer Gray	T4 Shimmer Gray
M13 Anod Silver	M13 Anod Silver
T6 Pewter	T6 Pewter
W13 Pearl Beige	W13 Pearl Beige
Optional (See Price List)	**Optional** (See Price List)
M16 Antique Brass	M16 Antique Brass
P2 Brushed Alum	P2 Brushed Alum
P9 Brushed Nickel	P9 Brushed Nickel

Options:
- **DIM** LED dimming driver (0 - 10v) Dimming to 10% (**Included**)
- **42** All Aluminum Construction
- **Battery Backup Options** Available (**426 & Larger**)
- **BB10** Battery backup unit providing 10 Watts (1170lm) for 90-Minute

20435 Industry Drive., Valencia, California 91355
West Coast Sales: 800-325-4448 (661-257-4200)● Fax 800-329-2346 (661-257-4220)
East Coast Sales: 866-350-0991 • Fax 866-490-5754
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Lightway

Revision: 09/07/2022

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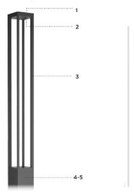
LQ641 SERIES
Lumiquad
6" COLUMN

TYPE: _____ QUANTITY: _____ PROJECT: _____

CATALOG NUMBER: | FIXTURE | SUFFIX | VOLTAGE | FINISH | OPTION | OPTION | OPTION | OPTION |



1- Cast aluminum top cover.
2- Optical system assembly.
3- 4x extruded aluminum struts.
4- Cast aluminum driver housing.
5- 6" (152mm) x 6" (152mm) extruded aluminum square body.

LQ641



MATERIALS
Lumiquad column is made of 6061-T6 extruded aluminum alloy. All other parts are made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%.

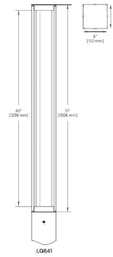
ELECTRICAL
DRIVER Standard driver is 0-10V dimming-ready (dims to 10%) with 120-277 multi-volt compatibility (50-60Hz), operating temperatures of -40ºC/-40ºF to 50ºC/122ºF, output over voltage protection, output over current protection, output short circuit protection with auto-recovery.
LED 3000K/3500K/4000K CCT with 80 CRI.
Optional true amber LED for turtle sensitive areas.
Wavelengths: 585nm to 597nm.

LIFE
60,000hrs L_{70}/B_{50} (based on IESNA TM-21 Test Method and LM-80 data).
Up to 310,000hrs L_{70}/B_{50} (calculated projection from LM-80 data).

FINISH
Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION
Certified and approved as per CSA C22.2 No.: 250.0 standard and ANSI/UL 1598 standard, for wet location. Rated IP65.
Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25ºC. Lumen depreciation in accordance with IESNA LM80 standards.

MOUNTING
Lumiquad column is designed for ease of access and installation.
For overall heights of 96" (8FT.) to 168" (14FT.): The cast aluminum base plate is secured with a set of (4) 1/2"-13 x 18" sq. galvanized anchor bolts.
For overall heights above 168" (14FT.): The cast aluminum base plate is secured with a set of (4) 3/4"-10 x 18" sq. galvanized anchor bolts.
Accessibility is done through a flush mount 2" x 4" (100mm x 178mm) hand hole cover plate.



July 2022 Rev. 6

LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8872 Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

LUMINIS.COM

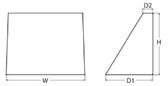


WDGE2 LED
Architectural Wall Sconce
Visual Comfort Optic

Buy American

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs



Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.
WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI) P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		—	750	1,200	2,000	—	—	—
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	—	7,500	8,500	10,000	12,000	—
WDGE4 LED	Precision Refractive			Standalone / nLight	—	12,000	16,000	18,000	20,000	22,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	Shipped separately
WDGE2 LED	P1 Shorter P3 Standard P4 Longer P5 Longer (See nLight AIR section on page 5 for more details.)	27K 2700K, 30K 3000K, 35K 3500K, 40K 4000K, 50K 5000K	80CRI, 90CRI	VF Visual comfort forward throw, VW Visual comfort wide	MVOLT 347 480	SRM Surface mounting bracket, ICW Indirect Ceiling Washer bracket (Only 4 lamp luminaires only)	AWS 3/8inch Architectural wall spacer, PBBW Surface-mounted back box (top, left, right conduit entry). Use where there is no junction box available.

Options

E4WH	Emergency battery backup. Certified in CA Title 20 MAIDEFS (4W, 0°C min)
E10WH	Emergency battery backup. Certified in CA Title 20 MAIDEFS (10W, 0°C min)
E20WC	Emergency battery backup. Certified in CA Title 20 MAIDEFS (18W, -20°C min)
PE	Photocell, Button Type
DS	Dual-switched luminaire with 2 drivers and 2 light engines; see page 5 for details)
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
BAA	Buy American Act Compliant

Standalone Sensors/Controls (only available with P3 5K FEM & P5 5K FEM)
- PIR Bi-level (100/25%) motion sensor for 8-15' mounting height. Intended for use on switched circuits with external dusk to dawn switching.
- PIRH Bi-level (100/25%) motion sensor for 15-30' mounting height., Intended for use on switched circuits with external dusk to dawn switching
- PIRTFC2V Swivel (100/35%) motion sensor for 8-15' mounting height with photocell pre-programmed for dusk to dawn operation.
- PIRHTFC2V Bi-level (100/35%) motion sensor for 15-30' mounting height with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls (only available with P3 5K FEM & P5 5K FEM)
- NLTAIR2 PIR nLight AIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting height.
- NLTAIR2 PIRH nLight AIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting height.
  See page 4 for nLight AIR Pro functionality

Finish

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

LITHONIA LIGHTING COMMERCIAL OUTDOOR

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WDGE2 LED
Rev. 01/18/22



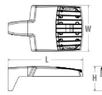
RSX1 LED
Area Luminaire

Catalog Number
Notes
Type

Hit the # key to view specifications. Go to www.acuitybrands.com/shapes/rsx1 to build your configuration.

Specifications

EPA (ft²/m²):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



Introduction
The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.
The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K, 40K 4000K, 50K 5000K	R2 Type 2 Wide, R3 Type 3 Wide, R3S Type 3* Short, R4 Type 4 Wide, R4S Type 4* Short, R5 Type 5 Wide, R5S Type 5* Short, AFR Automotive Front Row, AFR90 Automotive Front Row Right Rotated, AFR190 Automotive Front Row Left Rotated	MVOLT (120V-277V)*, HVOLT (347V-480V)*, XVOLT (277V-480V)*. (use specific voltage for options as noted) 120* 277* 208* 347* 240* 480*	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°), RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.65" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°), NA Mast arm adapter (fits 2-7/8" OD horizontal tenon), SF Adjustable slipfitter (fits 2-3/8" OD tenons.)*, WBA Wall bracket.*, WBASC Wall bracket with surface conduit box, AASP Adjustable tilt arm square pole mounting.*, AARP Adjustable tilt arm round pole mounting.*, AAWS Adjustable tilt arm with wall bracket.*, AAWSC Adjustable tilt arm wall bracket and surface conduit box.*

Options		Finish	
Shipped Installed			
SF	Visor side shield	DDBXD	Dark Bronze
PE	Photocontrol, button style	DBLXD	Black
PER7	Seven-wire twist-lock receptacle only (no controls)	DNAXD	Natural Aluminum
SF	Single fuse (120, 277, 347)	DWHXD	White
DF	Double fuse (208, 240, 480)	DDBTXD	Textured Dark Bronze
SPD20KV	20KV Surge pack (10kV standard)	DBLBXD	Textured Black
FAO	Field adjustable output	DNATXD	Textured Natural Aluminum
DMG	0-10V dimming extend out back of housing for external control (control ordered separately)	DWHGXD	Textured White
Shipped Installed			
Standalone and Networked Sensors/Controls (Factory default settings, see table page 9)			
NLTAIR2 PIRHN	nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor		
BAA	Buy American Act Compliant		
CCE	Coastal Construction		
Shipped Separately (requires same finish as housing)			
ECG	External glare shield		
EGFV	External glare fish visor (360° around light aperture)		
BS	Bird spikes		

*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.

LITHONIA LIGHTING COMMERCIAL OUTDOOR

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Lithonia RSX1 Area LED
Rev. 06/27/23
Page 1 of 9

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
□	C1		2	Luminis Canada Inc.	LQ421-L1L30-R2	LumiQUAD 4in	3110	0.9	37.4
□	C2		6	Luminis Canada Inc.	LQ421-L1L20-R5	LumiQUAD 4in	2085	0.9	32.63
□ ▫	P1		4	Lithonia Lighting	RSX1 LED P1 30K R3 HS	RSX LED Area Luminaire Size 1 P1 Lumen Package 3000K CCT Type R3 Distribution with HS shield	4533	0.9	51.34
□ □	P2		3	Lithonia Lighting	RSX1 LED P1 30K R4 HS TWIN ASSY-180DEG	RSX LED Area Luminaire Size 1 P1 Lumen Package 3000K CCT Type R4 Distribution with HS shield	4300	0.9	102.68
□ □				Lithonia Lighting	RSX1 LED P1 30K R4 HS TWIN ASSY-180DEG	RSX LED Area Luminaire Size 1 P1 Lumen Package 3000K CCT Type R4 Distribution with HS shield	4300	0.9	51.34
□ □				Lithonia Lighting	RSX1 LED P1 30K R4 HS TWIN ASSY-180DEG	RSX LED Area Luminaire Size 1 P1 Lumen Package 3000K CCT Type R4 Distribution with HS shield	4300	0.9	51.34
□ □			1	Lithonia Lighting	RSX1 LED P4 30K R4 HS	RSX LED Area Luminaire Size 1 P4 Lumen Package 3000K CCT Type R4 Distribution with HS shield	9914	0.9	133.14
□ □	P3		1	Lithonia Lighting	RSX1 LED P4 30K R4 HS	RSX LED Area Luminaire Size 1 P4 Lumen Package 3000K CCT Type R4 Distribution with HS shield	9914	0.9	133.14
□ □	P4		1	Lithonia Lighting	RSX1 LED P4 30K R4	RSX Area Fixture Size 1 P4 Lumen Package 3000K CCT Type R4 Distribution	15084	0.9	133.14
□ □	P5		1	Lithonia Lighting	RSX1 LED P4 30K R4 TWIN ASSY-180DEG	RSX Area Fixture Size 1 P4 Lumen Package 3000K CCT Type R4 Distribution	15084	9	266.28
□ □				Lithonia Lighting	RSX1 LED P4 30K R4 TWIN ASSY-180DEG	RSX Area Fixture Size 1 P4 Lumen Package 3000K CCT Type R4 Distribution	15084	9	133.14
□ □				Lithonia Lighting	RSX1 LED P4 30K R4 TWIN ASSY-180DEG	RSX Area Fixture Size 1 P4 Lumen Package 3000K CCT Type R4 Distribution	15084	9	133.14
◠	S		2	LIGHTWAY INDUSTRIES, INC	NECW-438-LED-U-O3C	4"L. X 6-1/2"W. X 38"H. LED WALL SCONCE DIFFUSED LENS	2255	0.9	26.8
◠	W1		5	Lithonia Lighting	WDGE2 LED P4 30K 80CRI T4M	WDGE2 LED WITH P4 - - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE 4 MEDIUM OPTIC	3978	0.9	46.6589
◠	W2		13	Lithonia Lighting	WDGE2 LED P2 30K 80CRI VW	WDGE2 LED WITH P2 - - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC	1997	0.9	14.53

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Engineering & Design Studio
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540.228.0202 | www.monteverdedesigns.com

SETH O. RODGERS
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018181
May 31, 2024
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

SITE PLAN
VALLEY HEALTH RANSON MOB

TBD Joshua M. Freeman Blvd
Ranson, WV 25438

Revisions:

No.	Description	Date
1	City Comments	2/8/2024
2	City Comments	4/5/2024
3	DEP Comments	4/11/2024
4	City Comments	6/3/2024

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

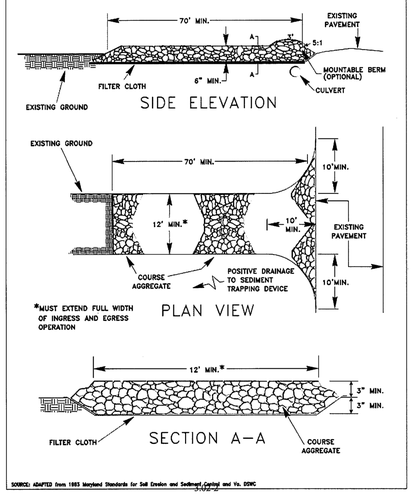
LIGHTING DETAILS

Project number:	23031C
Date:	October 18, 2023
Drawn by:	BDL
Checked by:	SOR

C8.02

FIGURE 3.02.1

STONE CONSTRUCTION ENTRANCE



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

FIGURE 3.28.1

SUPER SILT FENCE

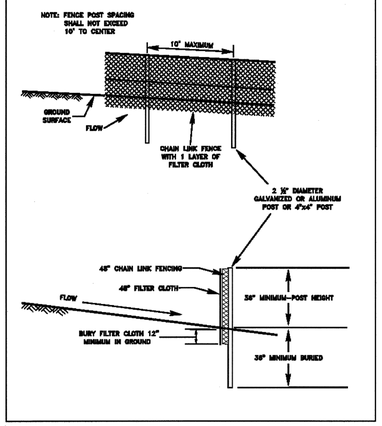
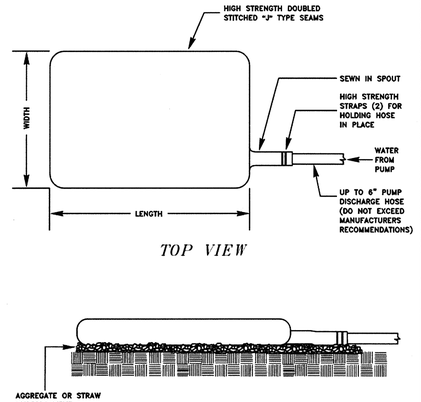


FIGURE 3.22-3

DEWATERING BAG



3.22-7

Table 3.10.1 Temporary seed chart

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

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

Table 3.12.1 Organic mulch materials and application rates

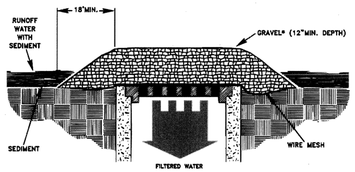
Mulches:	Rates: Per acre	Rates: Per 1,000 ft².	Notes:
Straw or hay	1½ - 2 tons (minimum 2 tons for winter cover)	70 - 90 lbs.	Free from weeds and coarse matter. Must be anchored. Spread with mulch blower or by hand.
Fiber mulch	Minimum 1,500 lbs.	35 lbs.	Do not use as mulch for winter cover or during hot, dry periods.* Apply as slurry.
Cornstalks	4 - 6 tons	185 - 275 lbs.	Cut or shredded in 4-6" lengths. Air-dried. Do not use in fine turf areas. Apply with mulch blower or by hand.
Wood chips	4 - 6 tons	185 - 275 lbs.	Free of coarse matter. Air-dried. Treat with 12 lbs. nitrogen per ton. Do not use in fine turf areas. Apply with mulch blower, chip handler, or by hand.
Bark chips or Shredded bark	50 - 70 cu. yds.	1-2 cu. yds.	Free of coarse matter. Air-dried. Do not use in fine turf areas. Apply with mulch blower, chip handler, or by hand.

* When fiber mulch is the only available mulch during periods when straw should be used, apply at a minimum rate of 2,000 lbs./ac. or 45 lbs./1,000 sq. ft.

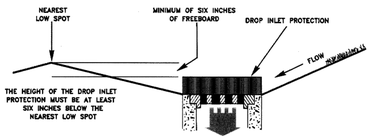
From VA DSWC

FIGURE 3.33.2

GRAVEL AND WIRE DROP INLET PROTECTION



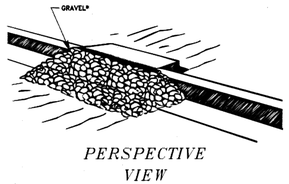
FREEBOARD REQUIREMENTS FOR ALL DROP INLET PROTECTION



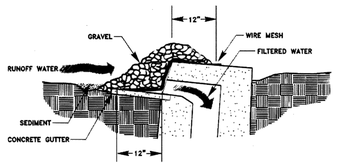
* GRAVEL SHALL BE CLEAN 3/4" TO 2" COARSE AGGREGATE

FIGURE 3.33.6

GRAVEL AND WIRE CURB INLET PROTECTION



PERSPECTIVE VIEW



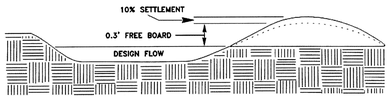
SIDE ELEVATION

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

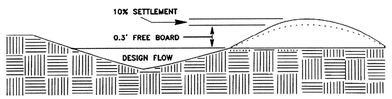
FIGURE 3.15.1

TYPICAL DIVERSIONS

PARABOLIC DIVERSION



TRAPEZOIDAL DIVERSION



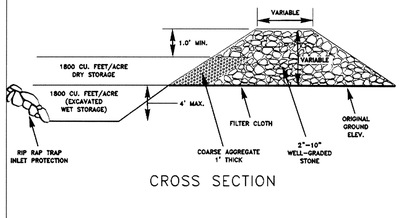
VEE-SHAPED DIVERSION

Source: VIRGINIA DCR-DSWC

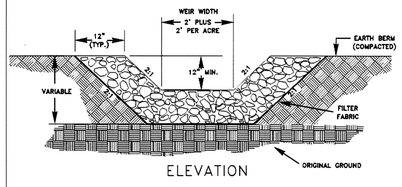
3.15-8

FIGURE 3.29.1

ROCK OUTLET SEDIMENT TRAP



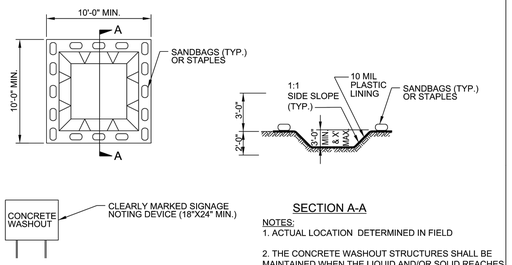
CROSS SECTION



ELEVATION

3.29-6

ONSITE CONCRETE WASHOUT STRUCTURE WITH LINER



BELOW GRADE WASHOUT STRUCTURE
NOT TO SCALE

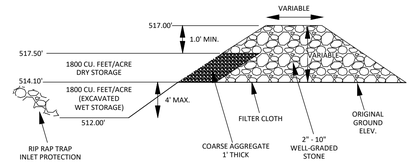
Project	Valley Health Ranson MOB	
Location	TBD Joshua M Freeman Blvd Ranson, WV 25438	
Temporary Sediment Trap Sizing		
Drainage Area	150,926	sf
	3.46	ac
Required Volume	464	cu yd
	12535.6	cu ft
Wet Storage	232.1	cu yd
	6267.8	cu ft
Dry Storage	232.1	cu yd
	6267.8	cu ft

Wet Storage		
Wet Storage Depth	2.1	ft
Side Slope	2	H:1V
Basin Bottom Elevation	512	ft
Wet Storage Surface	514.1	ft
Sediment Cleanout Elev.	513.1	ft

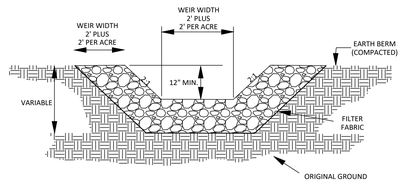
Dry Storage		
Dry Storage Depth	1.6	ft
Side Slope	2	H:1V
Dry Storage Bottom Elev.	514.1	ft
Dry Storage Top Elev.	515.7	ft
Embankment Crest	516.7	ft
Top of embankment width	5	ft
Outlet length	20.8	ft

Stage	Elevation	Contour area	Contour Volume	Total Volume
0	512	2480	0	0
1	513	2922	2701	2701
2	514	3389	3156	5857
3	515	3882	3636	9492
4	516	4399	4141	13633
5	517	4942	4671	18303
6		0	0	0
7		0	0	0
8		0	0	0

SEDIMENT TRAP DESIGN DETAIL



CROSS SECTION



ELEVATION

Monteverde
Engineering & Design Studio
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SETH O. RODGERS
REGISTERED
018181
May 31, 2024
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

VALLEY HEALTH RANSON MOB

TBD Joshua M. Freeman Blvd
Ranson, WV 25438

SITE PLAN

Revisions:

No.	Description	Date
1	City Comments	2/8/2024
2	City Comments	4/5/2024
3	DEP Comments	4/11/2024
4	City Comments	6/3/2024

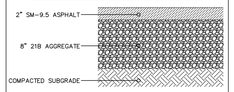
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

E&S DETAILS

Project number:	23031C
Date:	October 18, 2023
Drawn by:	JN
Checked by:	SOR

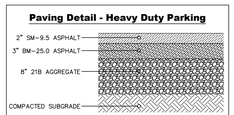
C9.01

Paving Detail - Light Duty Parking



NOTES:
1. SUBGRADE SHALL BE FREE OF ORGANICS, TOPSOIL, POOR SOILS, LARGE STONES, AND THE LIKE.
2. SUBGRADE MATERIAL, DENSITY, AND PLACEMENT SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY SECTION 308 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS.
3. AGGREGATE MATERIAL, DENSITY, AND PLACEMENT SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY SECTION 309 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS.
4. ASPHALT MATERIAL, DENSITY, AND PLACEMENT SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY SECTION 315 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS.
5. IF SUBGRADE IS PROVEN TO HAVE A MIN CBR OF 10, AGGREGATE LAYER MAY BE REDUCED TO 6". PENDING ENGINEER APPROVAL.

Paving Detail - Heavy Duty Parking



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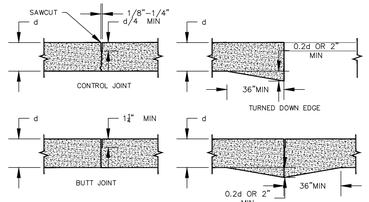
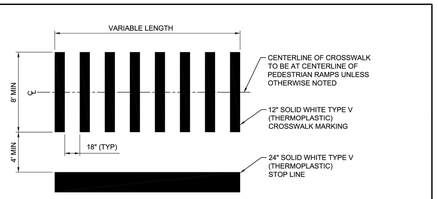
CONCRETE PAVING



CONCRETE PAVING NOTES:

1. CEMENT SHALL CONFORM TO THE LATEST REVISED STANDARD SPECIFICATION FOR PORTLAND CEMENT, AMERICAN SOCIETY FOR TESTING AND MATERIALS, ASTM C150, OR STANDARD SPECIFICATION FOR BLENDED HYDRAULIC CEMENTS, ASTM C595. CEMENT SHALL CORRESPOND TO THAT CEMENT ON WHICH THE SELECTION OF CONCRETE PROPORTIONS WAS BASED.
2. CONCRETE AGGREGATES SHALL CONFORM TO THE LATEST REVISED STANDARD SPECIFICATIONS FOR CONCRETE AGGREGATES, ASTM C33. MAXIMUM COARSE AGGREGATE SIZE SHALL BE NOT MORE THAN ONE-FOURTH THE SLAB THICKNESS.
3. ALL MIXING WATER SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNTS OF ACIDS, ALKALIES, OR ORGANIC MATERIALS.
4. EXPANSION-JOINT MATERIAL WHERE REQUIRED SHALL BE ½ IN.-THICK ASPHALT-IMPREGNATED PREMOLDED FIBER CONFORMING TO THE LATEST REVISED STANDARD SPECIFICATION FOR PREFORMED EXPANSION JOINT FILLER FOR CONCRETE, ASTM D1752.
5. CURING COMPOUND SHALL CONFORM TO THE LATEST REVISED STANDARD SPECIFICATIONS FOR LIQUID MEMBRANE-FORMING COMPOUNDS FOR CURING CONCRETE, ASTM C309.
6. AIR-ENTRAINING ADMIXTURES FOR CONCRETE SHALL CONFORM TO THE LATEST REVISED STANDARD SPECIFICATIONS FOR AIR-ENTRAINING ADMIXTURES FOR CONCRETE, ASTM C260.
7. MINERAL ADMIXTURES SHALL CONFORM TO ASTM C618 EXCEPT THAT LOSS ON IGNITION SHALL BE 3.5% OR LESS.
8. ALL OTHER MATERIALS USED IN THE CONCRETE SHALL CONFORM TO CURRENT APPLICABLE ASTM SPECIFICATIONS.
9. CONCRETE SHALL BE MANUFACTURED AND DELIVERED IN ACCORDANCE WITH THE LATEST REVISED STANDARD SPECIFICATION FOR READY MIXED CONCRETE, ASTM C94. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4500 PSI AND CONTAIN A TOTAL AIR CONTENT OF 6% PLUS OR MINUS 1 1/2% BY VOLUME. CONCRETE SLUMP SHALL BE:1 – 4 INCHES IF PLACEMENT AND CONSOLIDATION IS BY MECHANICAL METHODS SUCH AS VIBRATORY SCREED; OR 1 –5 INCHES IF PLACEMENT AND CONSOLIDATION IS BY OTHER MEANS, UNLESS A SUPER PLASTICIZER IS USED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
10. FOR LIGHT VEHICULAR PARKING AREAS AND DRIVEWAYS, A 5" MINIMUM PAVEMENT THICKNESS IS REQUIRED.
11. FOR LIGHT TRUCK TRAFFIC LANES, A 6" MINIMUM PAVEMENT THICKNESS IS REQUIRED.
12. THE BOTTOM OF THE EXCAVATION OR THE TOP OF THE FILL SHALL BE KNOWN AS THE PAVEMENT SUBGRADE AND SHALL CONFORM TO THE LINES, GRADE, AND CROSS SECTIONS SHOWN IN THE PLANS. IN MOST SITUATIONS WITH MOST SOILS, SIMPLE REMOVAL OF TOPSOIL AND EXCAVATION DOWN TO THE DESIRED PAVEMENT SUBGRADE IS SUFFICIENT PREPARATION FOR THE DIRECT APPLICATION OF CONCRETE PAVEMENT.
13. IN SITUATIONS WHERE THE SUBGRADE CONTAINS SECTIONS OF SOFT AND YIELDING SOIL, SUCH SOIL MUST BE REMOVED. IT MUST BE REPLACED WITH A MATERIAL (OR SOIL) THAT WILL, AFTER COMPACTION, BRING THE SUBGRADE TO A FIRM, UNYIELDING, AND UNIFORMLY DENSE CONDITION. (IF SOIL IS USED AS A REPLACEMENT MATERIAL, IT SHOULD BE COMPACTED AT OR SLIGHTLY ABOVE OPTIMUM MOISTURE.)
14. BEFORE PLACING CONCRETE, FREESTANDING WATER, SNOW, ICE, OR OTHER FOREIGN MATERIALS SHALL BE REMOVED FROM SUBGRADE. ALL FORMS SHALL BE THOROUGHLY CLEANED, SECURED IN POSITION, AND COATED WITH A FORM RELEASE AGENT.
15. CONCRETE SHALL NOT BE PLACED ON A SOFT, SPONGY, FROZEN, OR OTHERWISE UNSUITABLE SUBGRADE. THE SUBGRADE SHALL BE DAMP WHEN CONCRETE IS PLACED.
16. CONCRETE SHALL BE PLACED, STRUCK OFF, AND CONSOLIDATED TO PLAN GRADE WITH A MECHANICAL PLACEMENT MACHINE, VIBRATING SCREED, OR BY HAND FINISHING METHODS WHEN APPROVED, IN LIEU OF FIXED FORMS, THE CONTRACTOR MAY PLACE CONCRETE WITH A SLIPFORM PAVER DESIGNED TO SPREAD, CONSOLIDATE, SCREED, AND FLOAT FINISH THE FRESHLY PLACED CONCRETE IN ONE COMPLETE PASS OF THE MACHINE. PAVEMENT SHALL BE PITCHED TO AREA DRAINS OR PERIMETER AREAS TO REMOVE WATER.
17. NO REINFORCEMENT IS REQUIRED.
18. AFTER CONCRETE HAS BEEN STRUCK OFF AND CONSOLIDATED, A BULLFLOAT MAY BE USED TO REMOVE ANY HIGH OR LOW SPOTS. BULLFLOAT USE SHALL BE CONFINED TO A MINIMUM. MECHANICAL FINISHING MACHINE FLOATING IS ACCEPTABLE; HOWEVER, UNDER NO CIRCUMSTANCES SHALL THE CONCRETE SURFACE BE STEEL TROWELED. A FINAL SKID RESISTANT FINISH SHALL BE MADE WITH A BURLAP DRAG OR BROOM.
19. CONCRETE MUST BE CURED BY PROTECTING IT FROM LOSS OF MOISTURE, RAPID TEMPERATURE CHANGE AND MECHANICAL INJURY ACCORDING TO THE LATEST EDITION OF ACI 301. USE MEMBRANE-FORMING CURING COMPOUND APPLIED TO ALL SURFACES AT MAXIMUM RATE OF 200 FT2/GAL TO CURE.
20. WHEN CONCRETE IS BEING PLACED IN COLD WEATHER AND THE TEMPERATURE MAY DROP BELOW 35F., STRAW, HAY, INSULATED CURING BLANKETS, OR OTHER SUITABLE MATERIAL SHALL BE PROVIDED ALONG THE LINE OF WORK TO PREVENT FREEZING OF CONCRETE. CONCRETE INJURED BY FROST ACTION SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
21. UNLESS SHOWN ON THE PROJECT DRAWINGS, A JOINING PLAN SHALL BE PREPARED BY THE CONTRACTOR AND APPROVED BEFORE PAVING BEGINS.
22. TYPICAL DRYING SHRINKAGE CRACKING MUST BE MINIMIZED AND CONTROLLED BY PROPER JOINTING. TO MINIMIZE AND CONTROL CRACKING, JOINTS SHALL BE:
    A) CONTINUOUS ACROSS THE SLAB;
    B) SYMMETRICAL (IN SQUARES OR RECTANGLES WHERE POSSIBLE);
    C) SPACED AT NO MORE THAN 2 1/2 TIMES IN FEET THE SLAB THICKNESS IN INCHES (15 FT MAX SPACING).
23. ISOLATION JOINTS (EXPANSION JOINTS) SHALL BE USED TO ISOLATE FIXED OBJECTS ABUTTING OR WITHIN THE PAVED AREA. THEY SHALL CONTAIN PREMOLDED JOINT FILLER FOR THE FULL DEPTH OF THE SLAB.
24. CONTROL JOINTS (CONTRACTION JOINTS) SHOULD BE PRODUCED BY SAWING. JOINT DEPTH SHALL BE A MINIMUM OF ONE-FOURTH THE SLAB THICKNESS. HAND-TOOLED JOINTS SHALL HAVE A MAXIMUM EDGE RADIUS OF 1/4 INCH. SAWING OF JOINTS SHALL BEGIN AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING. ALL JOINTS SHALL BE COMPLETED BEFORE UNCONTROLLED SHRINKAGE CRACKING OCCURS.
25. CONSTRUCTION JOINTS (JOINTS ENDING A DAY'S POUR) MUST ALLOW WHEEL LOAD TRANSFER ACROSS THE JOINTS WHERE NECESSARY. IN SUCH CASES, THESE JOINTS SHALL BE THICKENED EDGE BUTT JOINTS.
26. JOINTS SHALL EXTEND COMPLETELY THROUGH THE CURB WHEN THE CURB IS INTEGRALLY FORMED WITH THE SLAB.
27. CONSTRUCTION AND CONTROL JOINT OPENINGS WIDER THAN 1/4 INCH SHALL BE CLEANED AND SEALED BEFORE OPENING PARKING AREA TO TRAFFIC.
28. WHEN APPROVED, THE CONTRACTOR SHALL BE PERMITTED TO MAKE MINOR ADJUSTMENTS IN JOINT LOCATION TO MAKE THEM COINCIDE WITH DRAINAGE OR OTHER STRUCTURES.
29. PROVIDE A TURNED DOWN EDGE AT ALL FREE EDGES OF THE CONCRETE PAVING.

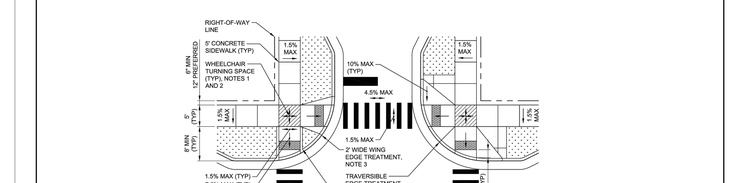


NOTES:

1. PEDESTRIAN CROSSWALK - EIGHT FEET WIDE, UNLESS OTHERWISE NOTED.
2. MAKE STRIPES PARALLEL TO CURB LINE OF STREET.
3. ALL CURB RAMPS (EXCLUDING ANY FLARED SIDES) MUST BE CONTAINED FULLY WITHIN THE CROSSWALK SERVED. ONE SIDE FLARE MUST ALIGN WITH BACK EDGE OF CROSSWALK IF CROSSWALK WIDTH IS GREATER THAN FIFTEEN FEET.
4. CROSSWALK MARKINGS SHALL BE INSTALLED WITH PREFORMED HEAT APPLIED THERMOPLASTIC OR LIQUID THERMOPLASTIC.

NOT TO SCALE

HIGH VISIBILITY CROSSWALK CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
	PM-01	1 OF 1	3/2022

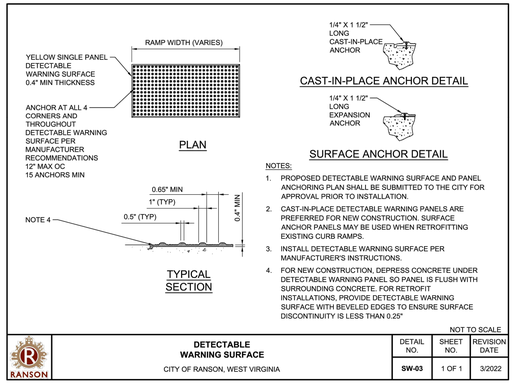


NOTES:

1. MINIMUM DIMENSIONS FOR WHEELCHAIR TURNING AREAS ARE 5'-0" X 4'-0". WHERE BACK OF TURNING AREA IS CONSTRAINED BY A VERTICAL OBSTRUCTION, INCREASE DIMENSIONS TO 5'-0" X 5'-0". WHEN CURB RAMP IS NOT DIRECTLY ALIGNED WITH PATHOF TRAVEL ALONG CROSSWALK, A MINIMUM 4'-0" X 4'-0" TURNING SPACE MUST ALSO BE PROVIDED AT THE BOTTOM OF THE CURB RAMP. TURNING SPACE MUST BE FULLY WITHIN THE CROSSWALK.
2. WHEELCHAIR TURNING AREAS MAY NOT EXCEED 2.0% SLOPE IN ANY DIRECTION. PROVIDE DETAILS DEMONSTRATING EDGE SLOPES OF TURNING SPACE DO NOT EXCEED 1.5% AND DIAGONAL SLOPE FROM HIGHEST TO LOWEST CORNER DOES NOT EXCEED 2%.
3. 2' WIDE WING EDGE TREATMENT MAY BE USED WHEN RAMP IS ADJACENT TO NON-TRAVERSIBLE VEGETATED SURFACE.
4. CURBED EDGE TREATMENTS MAY BE USED WHEN RAMP IS ADJACENT TO NON-TRAVERSIBLE VEGETATED SURFACE OR OBSTRUCTION. DO NOT USE CURBED EDGE TREATMENT UNLESS RAMP IS DIRECTLY ALIGNED WITH THE PATH OF TRAVEL ALONG THE CROSSWALK.
5. TRAVERSIBLE EDGE TREATMENT REQUIRED WHEN SIDEWALK IS A MINIMUM OF 10 FEET WIDE AND IMMEDIATELY ADJACENT TO CURB.
6. CURB HEIGHT SHALL INCREASE TO A MINIMUM OF 3 INCHES BETWEEN RAMPS.

NOT TO SCALE

PERPENDICULAR CURB RAMP WITH CURB EXTENSION CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
	SW-05	1 OF 1	12/1/2023

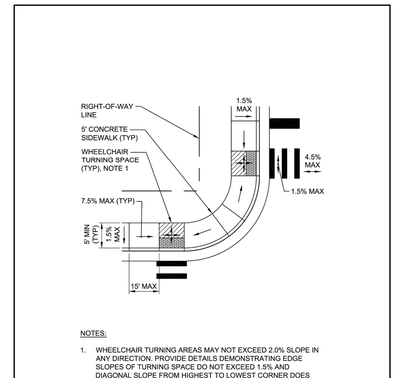


NOTES:

1. PROPOSED DETECTABLE WARNING SURFACE AND PANEL ANCHORING PLAN SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO INSTALLATION.
2. CAST-IN-PLACE DETECTABLE WARNING PANELS ARE PREFERRED FOR NEW CONSTRUCTION. SURFACE ANCHOR PANELS MAY BE USED WHEN RETROFITTING EXISTING CURB RAMPS.
3. INSTALL DETECTABLE WARNING SURFACE PER MANUFACTURER'S INSTRUCTIONS.
4. FOR NEW CONSTRUCTION, DEPRESS CONCRETE UNDER DETECTABLE WARNING PANEL SO PANEL IS FLUSH WITH SURROUNDING CONCRETE. FOR RETROFIT INSTALLATIONS, PROVIDE DETECTABLE WARNING SURFACE WITH BEVELED EDGES TO ENSURE SURFACE DISCONTINUITY IS LESS THAN 0.25"

NOT TO SCALE

DETECTABLE WARNING SURFACE CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
	SW-03	1 OF 1	3/2022

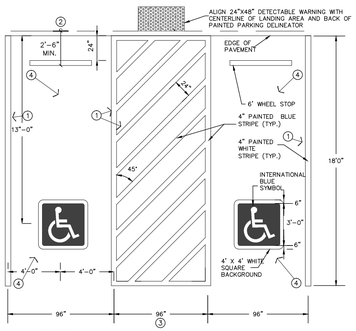


NOTES:

1. WHEELCHAIR TURNING AREAS MAY NOT EXCEED 2.0% SLOPE IN ANY DIRECTION. PROVIDE DETAILS DEMONSTRATING EDGE SLOPES OF TURNING SPACE DO NOT EXCEED 1.5% AND DIAGONAL SLOPE FROM HIGHIEST TO LOWEST CORNER DOES NOT EXCEED 2%.

NOT TO SCALE

PARALLEL CURB RAMP CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
	SW-06	1 OF 1	12/1/2023

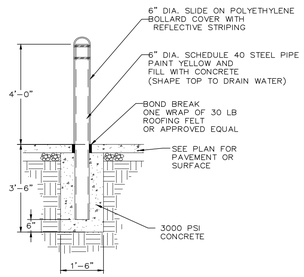


KEYNOTES:
1. 4" WIDE PAINT STRIPES – TYPICAL.
2. SIGNAGE DENOTING RESTRICTED PARKING PER R7-8, R7-8D, AND VAN ACCESSIBLE SIGN (AS REQUIRED).
3. FIRST REQUIRED SPACE TO BE VAN ACCESSIBLE, 5' OTHERWISE.
4. PAVING SLOPE NOT TO EXCEED 1:50 IN ANY DIRECTION AT ACCESSIBLE PARKING SPACES & ACCESS AISLES.

STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND SPECIFICATIONS.

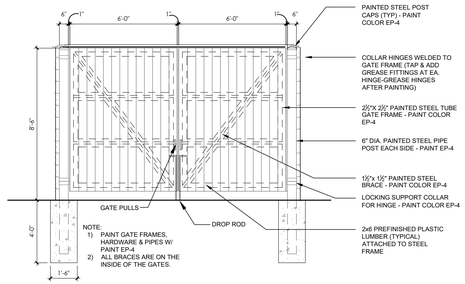
ADA HANDICAP PARKING SPACE STRIPING DETAIL

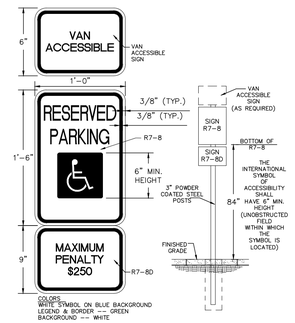
SCALE: N.T.S.



BOLLARD DETAIL

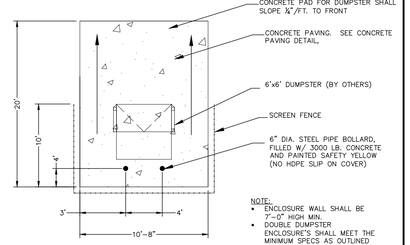
SCALE: N.T.S.





ACCESSIBLE PARKING SIGNAGE

SCALE: N.T.S.



NOTE:
- ENCLOSURE WALL SHALL BE 7'-0" HIGH MIN.
- DOUBLE DUMPSTER ENCLOSURE'S SHALL MEET THE MINIMUM SPECS AS OUTLINED ABOVE FOR EACH DUMPSTER.

SINGLE DUMPSTER ENCLOSURE

SCALE: N.T.S.

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SETH O. RODGERS
REGISTERED
018181
May 31, 2024
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

SITE PLAN

VALLEY HEALTH RANSON MOB

TBD Joshua M. Freeman Blvd
Ranson, WV 25438

Revisions:

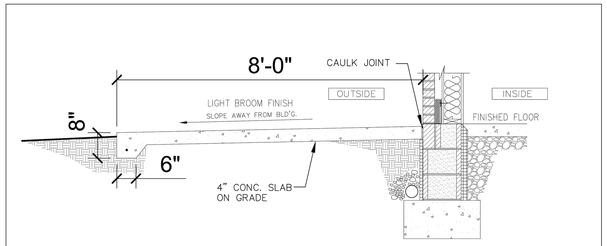
No.	Description	Date
1	City Comments	2/8/2024
2	City Comments	4/5/2024
3	DEP Comments	4/11/2024
4	City Comments	6/3/2024

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

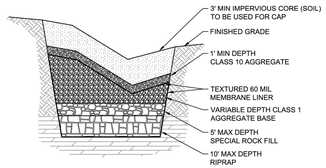
SITE DETAILS

Project number:	23031C
Date:	October 18, 2023
Drawn by:	BDL
Checked by:	SOR

C9.02



MECHANICAL CORRAL DETAIL

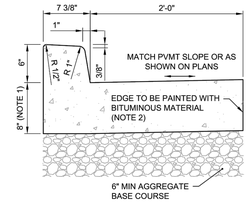


NOTES:

1. PRIOR TO ANY SINKHOLE EXCAVATION OR WORK TO OR AROUND THE SINKHOLE THE CONTRACTOR SHALL CONTACT CITY OF RANSON PUBLIC WORKS A MINIMUM OF 72 HOURS PRIOR TO THE SCHEDULED WORK.
2. THE SINKHOLE SHALL BE TREATED BASED ON THE EXISTING FIELD CONDITIONS OF THE SITE AT THE TIME OF CONSTRUCTION.
3. CONSECUTIVE LAYERS OF AGGREGATE AS SHOWN IN THE DETAIL DRAWINGS SHALL BE PLACED IN SUCH A MANNER AS TO PREVENT MIGRATION OF SMALLER AGGREGATES INTO THE VOIDS IN THE LARGER AGGREGATES.
4. ALL EXCAVATION REQUIRED TO CONSTRUCT THE FILTER IN THE SINKHOLE, AS PER THE DETAIL DRAWINGS, SHALL BE INCIDENTAL TO THE IMPERVIOUS CORE PAID PER SQ FOOT.
5. THE BOTTOM LAYER OF RIPRAP, AS SPECIFIED IN THE DETAIL DRAWINGS, SHALL BE TO THE SIZE AND DIMENSIONS AS DETERMINED BY THE ENGINEER UPON REVIEW OF THE EXISTING FIELD CONDITIONS OF THE SINKHOLE TO BE REPAIRED.
6. ALL EROSION AND SEDIMENT CONTROL AROUND THE AREA OF THE SINKHOLE SHALL CONFORM TO THE WEST VIRGINIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL LATEST EDITION. SEED AND MULCH THE AREA UPON COMPLETION AND ACCEPTANCE OF THE WORK.
7. THE IMPERVIOUS CORE SHALL OVERLAP A MINIMUM OF 3' BETWEEN THE CLASS I AGGREGATE AND THE CLASS 10 AGGREGATE BASE COURSE LAYER.
8. ALL WORK CONCERNING SINKHOLES SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE CITY ENGINEER OR RANSON PUBLIC WORKS DEPARTMENT PERSONNEL.

NOT TO SCALE

SINKHOLE REPAIR - WVDOH RIGHT-OF-WAY CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
	MSC-01	1 OF 1	3/2022

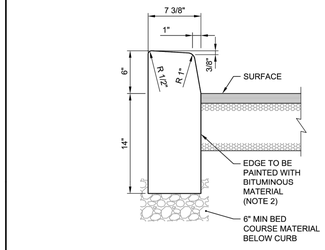


NOTES:

1. MATCH THICKNESS OF PAVEMENT WHEN ABUTTING CONCRETE PAVEMENT.
2. DOES NOT APPLY WHEN ABUTTING CONCRETE PAVEMENT. INSTEAD A LONGITUDINAL JOINT WITH TIE BARS OR TIE BOLT ASSEMBLIES SHALL BE CONSTRUCTED AT THIS LOCATION.
3. ALL CURB JOINTS SHALL BE MADE BY ACCEPTABLE FORMING METHODS.

NOT TO SCALE

COMBINATION CURB AND GUTTER POSTED SPEED ≤ 25 MPH CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
	CG-01	1 OF 1	3/2022

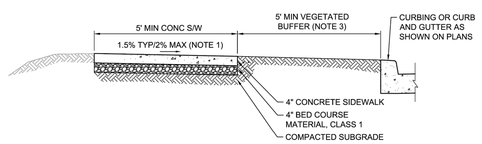


NOTES:

1. ALL CURB JOINTS SHALL BE MADE BY ACCEPTABLE FORMING METHODS.
2. DOES NOT APPLY WHEN ABUTTING CONCRETE PAVEMENT. INSTEAD A LONGITUDINAL JOINT WITH TIE BARS OR TIE BOLT ASSEMBLIES SHALL BE CONSTRUCTED AT THIS LOCATION. BARS OR BOLTS SHALL EXTEND THROUGH 1/2 THE WIDTH OF THE CONCRETE CURB.

NOT TO SCALE

CONCRETE CURB POSTED SPEED ≤ 25 MPH CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
	CG-03	1 OF 1	3/2022

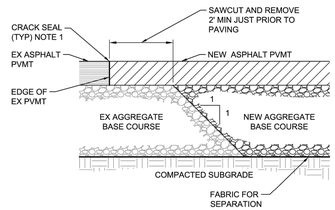


NOTES:

1. SIDEWALK CROSS SLOPE OF 2% IS ABSOLUTE MAX. THERE IS NO CONSTRUCTION TOLERANCE FOR INCREASED CROSS-SLOPE IN EXCESS OF 2%.
2. MAXIMUM ALLOWABLE LONGITUDINAL SLOPE IS 5% OR SLOPE OF ADJACENT ROADWAY, WHICHEVER IS GREATER.
3. SUBJECT TO APPROVAL BY THE CITY, VEGETATED BUFFER MAY BE OMITTED WHERE SIDEWALK IS ADJACENT TO A PARKING LANE OR A BIKE LANE.

NOT TO SCALE

CONCRETE SIDEWALK WITH BUFFER CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
	SW-01	1 OF 1	3/2022

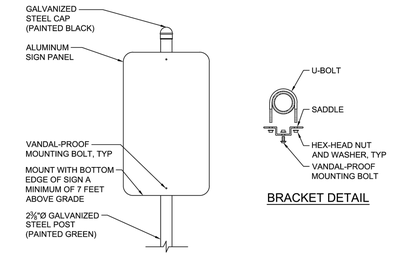


NOTES:

1. PAINT EDGE OF EX ASPHALT WITH TACK COAT PRIOR TO PAVING. CRACK SEAL JOINT AFTER PAVING OPERATION HAS BEEN COMPLETED.

NOT TO SCALE

ASPHALT PAVEMENT CONNECTION CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
	PVT-03	1 OF 1	3/2022



BRACKET DETAIL

SIGN MOUNTING DETAIL

NOTES:

1. TAPCO SINGLE CLAMP-ON U-BRACKETS (OR APPROVED EQUAL) SHALL BE USED FOR SIGN PANEL ATTACHMENT TO POLE.
2. PAINT MOUNTING BRACKET AND U-BOLT BLACK TO MATCH SIGN POST.
3. SIGN PANELS SHALL COMPLY WITH WVDOH SPECIFICATIONS.
4. ALL BOLT HOLES SHALL BE ⅜" DIAMETER AND SHALL BE DRILLED OR FACTORY PUNCHED TO FINISHED SIZE.
5. SIGN BACKING SHALL BE NON-REFLECTIVE OPAQUE BLACK.
6. SIGN TYPE AS SHOWN ON PLANS. REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR DIMENSIONS AND DETAILS OF SIGN LEGEND.

NOT TO SCALE

SIGN MOUNTING CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
	SN-02	1 OF 1	12/1/2023

Monteverde
Engineering & Design Studio
250 E. Elizabeth St, Suite 114 • Harrisonburg, VA 22802
540.228.0202 | www.monteverdedesigns.com

SETH O. RODGERS
REGISTERED
018181
May 31, 2024
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

SITE PLAN

VALLEY HEALTH RANSON MOB

TBD Joshua M. Freeman Blvd
Ranson, WV 25438

Revisions:

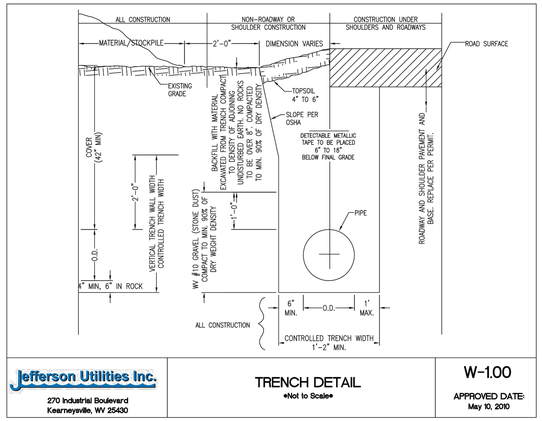
No.	Description	Date
1	City Comments	2/8/2024
2	City Comments	4/5/2024
3	DEP Comments	4/11/2024
4	City Comments	6/3/2024

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

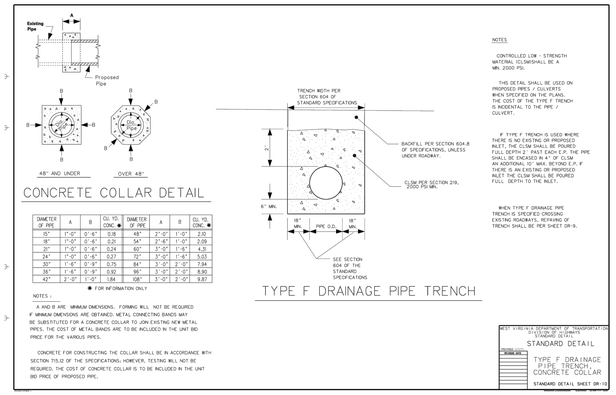
SITE DETAILS

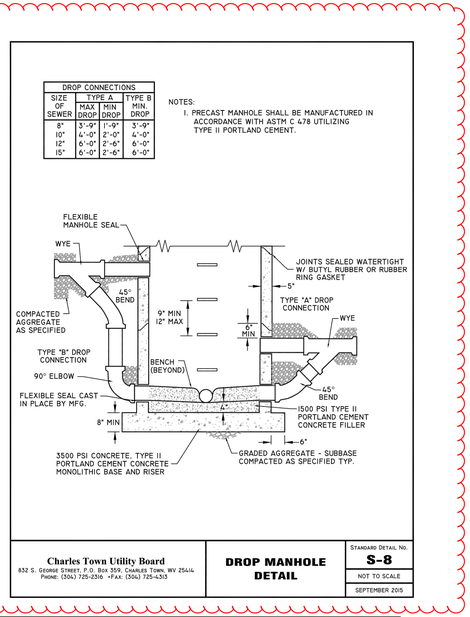
Project number:	23031C
Date:	October 18, 2023
Drawn by:	BDL
Checked by:	SOR

C9.03

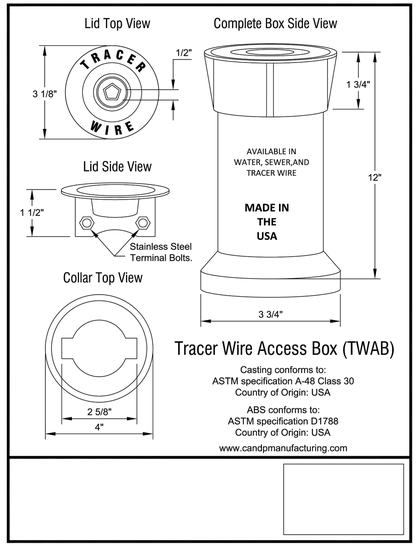


Jefferson Utilities Inc. 270 Industrial Boulevard Kearneysville, WV 25430	**TRENCH DETAIL** •Not to Scale•	W-1.00 APPROVED DATE: May 10, 2010





Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2356 •Fax: (304) 725-4353	**DROP MANHOLE DETAIL**	Standard Detail No. S-8 NOT TO SCALE SEPTEMBER 2015



Tracer Wire Access Box (TWAB)

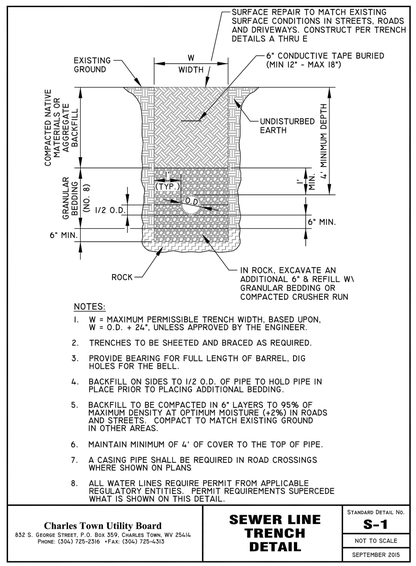
Casting conforms to:
ASTM specification A-48 Class 30
Country of Origin: USA

ABS conforms to:
ASTM specification D1788
Country of Origin: USA

www.candpmanufacturing.com

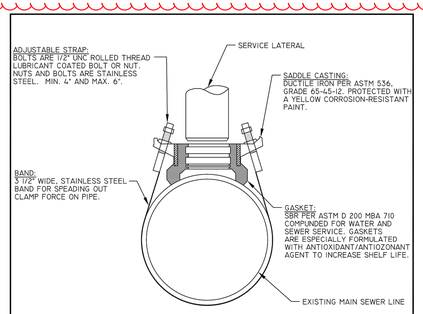


AWG	Breaking Pounds DSA/SR/HS/EHS	Bending Radius (inches)	Insulation Thickness (Inches) 30/600/1KV	Nominal Overall Diameter – Inches	Approx. Shipping Weight (Lbs/Mft)
18	63 / 79 / NA / NA	0.64	0.030 / 0.045 / 0.060	0.10 / 0.13 / 0.16	7 / 9 / 12
16	99 / 125 / NA / NA	0.68	0.030 / 0.045 / 0.060	0.11 / 0.14 / 0.17	10 / 13 / 16
14	161 / 187 / 351 / NA	0.72	0.030 / 0.045 / 0.060	0.12 / 0.15 / 0.18	15 / 18 / 21
12	256 / 303 / 558 / 1185	0.80	0.030 / 0.045 / 0.060	0.14 / 0.17 / 0.20	22 / 25 / 29
10	408 / 473 / 887 / 1940	0.88	0.030 / 0.045 / 0.060	0.16 / 0.19 / 0.22	34 / 37 / 41
8	628 / 950 / 1005 / 2785	1.00	0.030 / 0.045 / 0.060	0.19 / 0.22 / 0.25	51 / 55 / 60



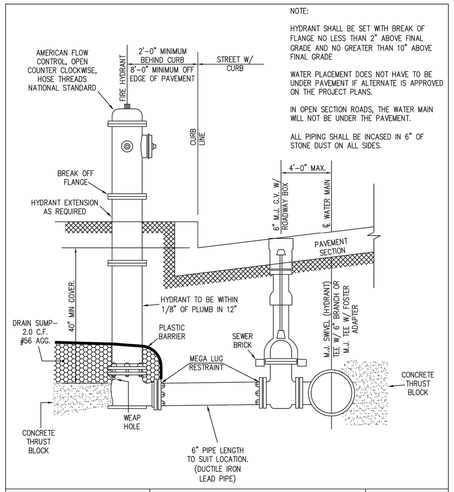
NOTES:
1. W = MAXIMUM PERMISSIBLE TRENCH WIDTH, BASED UPON, W = O.D. + 24", UNLESS APPROVED BY THE ENGINEER.
2. TRENCHES TO BE SHEETED AND BRACED AS REQUIRED.
3. PROVIDE BEARING FOR FULL LENGTH OF BARREL. DIG HOLES FOR THE BELL.
4. BACKFILL ON SIDES TO 1/2 O.D. OF PIPE TO HOLD PIPE IN PLACE PRIOR TO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

Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2356 •Fax: (304) 725-4353	**SEWER LINE TRENCH DETAIL**	Standard Detail No. S-1 NOT TO SCALE SEPTEMBER 2015

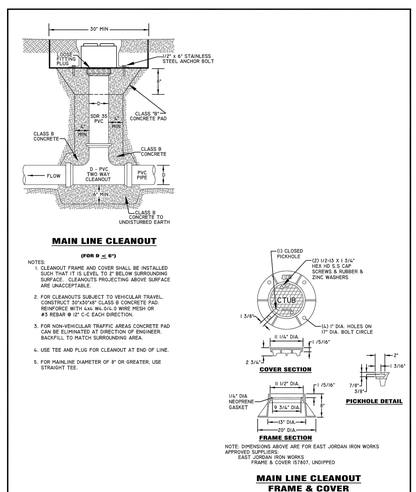


NOTES:
1. SADDLE SHALL BE CAPABLE OF ATTACHING TO VARIOUS SIZES AND MATERIALS OF GRAVITY SEWER MAIN LINES. SADDLE SHALL BE INSTALLED SO SEWER LATERAL IS AT 45° FROM VERTICAL AT MAINLINE.
2. ROMAC ORIGINAL, STYLE "CB" SEWER SADDLE.
3. PIPE STOP CAPABLE OF WITHSTANDING 1000 POUNDS OF OF THRUST IS MOLDED INTO THE CB SADDLE GASKET. CARE MUST BE TAKEN DURING SYSTEM DESIGN & INSTALLATION TO ASSURE THAT THIS THRUST LIMIT IS NOT EXCEEDED.
4. NEW LATERAL CONNECTIONS USE 4" SADDLE OR SIZE OF LATERAL IF LARGER.
5. FOR SEWER LATERAL REPLACEMENTS USE 6" SADDLE AND USE PIPE REDUCER TO CONNECT TO LATERAL.
6. A PVC REDUCER IS REQUIRED FOR LOW PRESSURE SEWER MAINS.

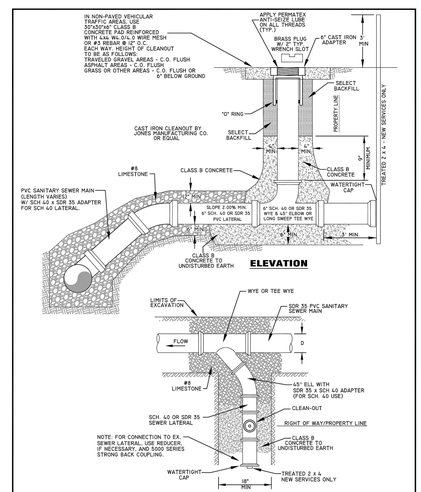
Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2356 •Fax: (304) 725-4353	**SEWER SADDLE DETAIL**	Standard Detail No. S-15 NOT TO SCALE SEPTEMBER 2015



Jefferson Utilities Inc. 270 Industrial Boulevard Kearneysville, WV 25430	**FIRE HYDRANT SETTINGS** •Not to Scale•	W-3.02 REVISED: AUGUST 6, 2013



Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2356 •Fax: (304) 725-4353	**MAINLINE CLEANOUT & FRAME & COVER DETAIL**	Standard Detail No. S-12 NOT TO SCALE SEPTEMBER 2015



Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2356 •Fax: (304) 725-4353	**NEW LATERAL CONNECTION DETAIL**	Standard Detail No. S-13 NOT TO SCALE SEPTEMBER 2015

Monteverde
Engineering & Design Studio
250 E. Elizabeth St, Suite 114 • Harrisonburg, VA 22802
540.228.0202 | www.monteverdedesigns.com

SETH O. RODGERS
REGISTERED
018181
May 31, 2024
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

VALLEY HEALTH RANSON MOB

SITE PLAN

TBD Joshua M. Freeman Blvd
Ranson, WV 25438

Revisions:

No.	Description	Date
1	City Comments	2/8/2024
2	City Comments	4/5/2024
3	DEP Comments	4/11/2024
4	City Comments	6/3/2024

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

UTILITY DETAILS

Project number:	23031C
Date:	October 18, 2023
Drawn by:	JN
Checked by:	SOR

C9.04

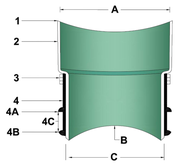
INSERTA TEE® FITTINGS
CORRUGATED BELL FOR GRAVITY APPLICATIONS

A. BELL END ACCEPTS CORRUGATED HDPE/PP DUAL WALL PIPE--ADS INC. SPECIFICATIONS IN 4", 6", 8", 10", 12", 15", 18" AND 24" SIZES.

B. CURVATURE VARIES WITH MAINLINE DIAMETERS.

C. SPIGOT END PVC SDR 35, ASTM D3034 DIAMETERS: 4", 6", 8", 10", 12", 15", 18" AND 24"

(CONSULT PIPE MANUFACTURER BEFORE USING THIS FOR SANITARY SEWER APPLICATIONS)



PART #	PART NAME
1	HUB ADAPTER
2	ADS VALLEY GASKET
3	SECURING CLAMP*
4	RUBBER SLEEVE (AVAILABLE IN NITRILE AND EPDM BY SPECIAL ORDER)
4A	UPPER SEGMENT**
4B	LOWER SEGMENT***
4C	REFER TO STD - 1103: WALL THICKNESS CHART

* OPTIONAL #316 STAINLESS STEEL BAND, SCREW, AND HOUSING
** DISTANCE BETWEEN 3A AND 3B WILL VARY BY PRODUCT TYPE
*** WILL NOT APPEAR ON RUBBER SLEEVES FOR CONCRETE OR CLAY PIPE

INSERTA TEE SIZE	HOLE DIAMETER
4" (100mm)	4 ½" (114mm)
6" (150mm)	6 ½" (165mm)
8" (200mm)	8 ¾" (222mm)
10" (250mm)	10 7/8" (276mm)
12" (300mm)	12 7/8" (327mm)
15" (375mm)	15 13/16" (402mm)
18" (450mm)	19 3/16" (503mm)
24" (600mm)	25 5/16" (643mm)

*ONLY AVAILABLE IN PVC

MATERIALS
PVC SDR 35 ASTM
(4" AND 6" MADE FROM
PVC SDR 26 ASTM)
BAND SS #301
SCREW SS #305
ASTM F477

NOTE: FOR INSTALLATION INSTRUCTIONS, REFER TO DETAIL STD--1100. FOR PROTRUSION INFORMATION, REFER TO DETAIL ST--1101. FOR HOLE SAW INFORMATION, REFER TO DETAIL ST--1102.

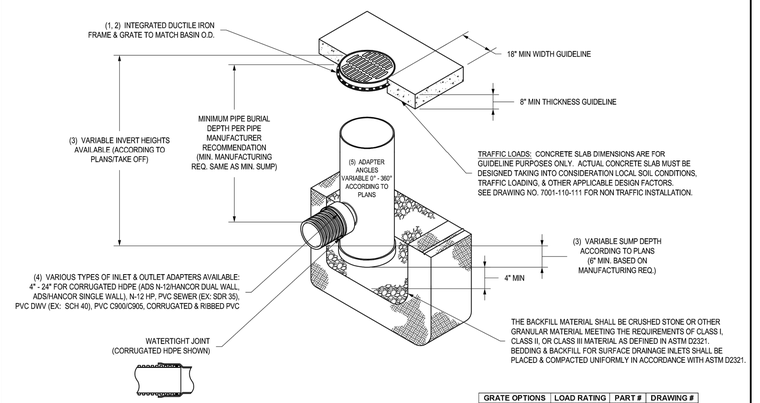
ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO ASSIST ENGINEERS, OWNERS, CONTRACTORS AND OTHERS IN THE DESIGN AND INSTALLATION OF ADS PRODUCTS. ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO DETERMINE THE SUITABILITY AND APPLICABILITY OF THESE DETAILS FOR THE PROJECT. IN ADDITION, ALL APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

INSERTA TEE FITTINGS CORRUGATED BELL FOR GRAVITY APPLICATIONS	
DRAWING NUMBER: STD--1105	

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026

SHEET	1 OF 1
SCALE	NTS
DATE	10/21/2015
BY	ENG
CHK	

NYLOPLAST 24" DRAIN BASIN: 2824AG _ _X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	2499CGP	7001-110-216
STANDARD	MEETS H-20	2499CGS	7001-110-217
SOLID COVER	MEETS H-20	2499CGC	7001-110-218
DOME	N/A	2499CGD	7001-110-219
DROP IN GRATE	LIGHT DUTY	2401DI	7001-110-075

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-085.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2013 NYLOPLAST

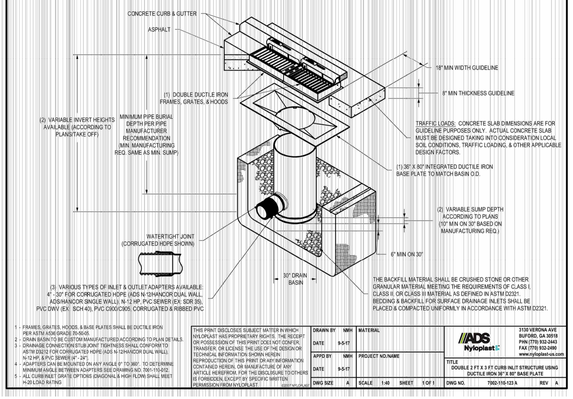
DRAWN BY	EBC	MATERIAL
DATE	04-03-06	
REVISED BY	NMH	PROJECT NO./NAME
DATE	03-14-16	
DWG SIZE	A	SCALE 1:40 SHEET 1 OF 1

Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-192 REV E

NYLOPLAST DOUBLE 2 FT X 3FT CURB INLET STRUCTURE USING 36" X 80" DUCTILE IRON BASE PLATE



1 - FRAMES, GRATES, HOODS, & SIDE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
3 - DRAINAGE CONNECTIONS STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4"- 24").
4 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
5 - ALL CURB INLET / DIVA OPTIONS (SINGLE/ALL HIGH FLOW) SHALL MEET H-20 LOAD RATING

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DRAWN BY	MNH	MATERIAL
DATE	9-5-17	
APPD BY	MNH	PROJECT NO./NAME
DATE	9-5-17	
DWG SIZE	A	SCALE 1:40 SHEET 1 OF 1

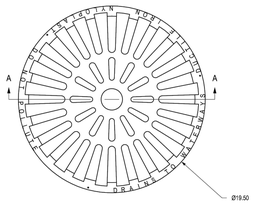
ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

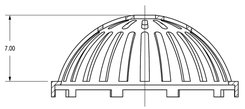
TITLE
DOUBLE 2 FT X 3 FT CURB INLET STRUCTURE USING DUCTILE IRON 36" X 80" BASE PLATE

DWG NO. 7002-110-123 A REV A

1899CGD

APPROX. DRAIN AREA = 175.59 SQ IN
APPROX. WEIGHT = 32.00 LBS





SECTION A-A

DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST

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DRAWN BY	EBC	MATERIAL
DATE	03-08-06	DUCTILE IRON
REVISED BY	CCA	PROJECT NO./NAME
DATE	08-30-13	
DWG SIZE	A	SCALE 1:6 SHEET 1 OF 1

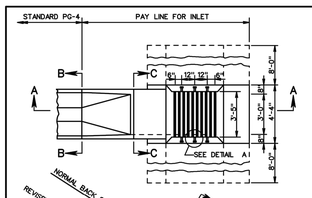
Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

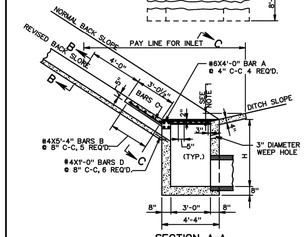
TITLE
18 IN DOME GRATE

DWG NO. 7001-110-215 REV E

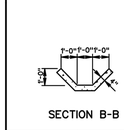
STANDARD DI-7, 7A OR 7B WITH FLUME CONNECTION
12" TO 36" PIPE
VIRGINIA DEPARTMENT OF TRANSPORTATION

STANDARD PG-4 — PAY LINE FOR INLET — DI-7, 7A, 7B

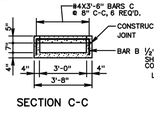




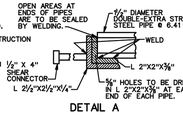
SECTION A-A



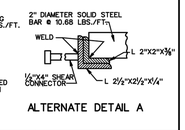
SECTION B-B



SECTION C-C



DETAIL A



ALTERNATE DETAIL A

NOTES

1. APRON IS TO BE CONSTRUCTED TO A DEPTH OF 1'-0" ON BACK SLOPE SIDE OF INLET (DI-7). ON ROADWAY SIDE THE DEPTH IS TO BE 1'-0" OR TO THE SHOULDER ELEVATION, WHICHEVER IS LESSER.
2. ALTERNATE METHODS OF ANCHORING ANGLE IRON WILL BE ACCEPTABLE IF APPROVED BY THE ENGINEER.
3. COLLAR AND GRATE ARE TO BE GALVANIZED IN ACCORDANCE WITH THE SPECIFICATIONS.
4. OUTSIDE DIMENSIONS OF GRATE ARE TO BE 3'-4" X 2'-11 3/4".
5. ALL CONCRETE IS TO BE CLASS A3.
6. NORMAL DITCH IS TO BE TRANSITIONED TO TIE SMOOTHLY INTO GUTTER. DITCH GRADE IS TO BE ADJUSTED AS NECESSARY TO MEET GRADE ELEVATION.
7. QUANTITIES SHOWN ARE BASED ON DEPTH H =5'-0".
8. THE AMOUNT OF CONCRETE DISPLACED BY PIPES MUST BE DEDUCTED TO OBTAIN TRUE QUANTITIES. FOR EACH FOOT OF DIFFERENCE IN DEPTH H ADD OR SUBTRACT INCREMENT AS SHOWN.
9. SEE STANDARD DI-7, DI-7A AND DI-7B FOR DETAILS AND DIMENSIONS NOT SHOWN HEREON.
10. GRATE BARS ARE TO BE INSTALLED SO THEY WILL BE ALIGNED PARALLEL TO THE DITCH FLOW.

APPROXIMATE QUANTITIES	
CLASS A3 CONCRETE	REINFORCING STEEL
CU. YDS.	LBS.
4.091	60

INCREMENT PER FOOT OF DEPTH (H) = 0.362 CU. YDS.
CONCRETE TO BE ADDED WHEN DOUBLE GUTTER IS REQ'D. = 1.112 CU. YDS.

SPECIFICATION REFERENCE	
502	

VDOT
ROAD AND BRIDGE STANDARDS

REVISION DATE	SHEET 3 OF 3
	104.24

2016 ROAD & BRIDGE STANDARDS

Monteverde
Engineering & Design Studio
250 E. Elizabeth St, Suite 114 • Harrisonburg, VA 22802
540.228.0202 | www.monteverdedesigns.com

SETH O. RODGERS
REGISTERED
018181
May 31, 2024
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

SITE PLAN
VALLEY HEALTH RANSON MOB

TBD Joshua M. Freeman Blvd
Ranson, WV 25438

Revisions:

No.	Description	Date
1	City Comments	2/8/2024
2	City Comments	4/5/2024
3	DEP Comments	4/11/2024
4	City Comments	6/3/2024

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

SWM DETIALS

Project number:	23031C
Date:	October 18, 2023
Drawn by:	JL
Checked by:	SOR

C9.04

AGENDA ITEM IV.3

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

Parcels 088000100010000, 088000100030000, 088000100040000, 088000100050000, 08800010006000, 088000100090000, 088000900020000, 088E001400000000, 088E001700000000, 08EPARK00000000, and 088E0SWM00000000 (consisting of 191+/- acres) located off Rte. 9 and North Fairfax Blvd, Ranson, WV, 25438.

ATTACHMENTS:

Legal Notice for LDPP-Potomac Towne Center.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code § 8A-7-9 et seq., and W. Va. Code § 8A-5-8 et seq., and Ranson Code § 19A-1.3 et seq. The Ranson Planning Commission will hold a public hearing on August 12, 2024 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 Land Development Plan and Plat for the property known as Potomac Towne Center, parcels 088000100010000, 088000100030000, 088000100040000, 088000100050000, 08800010006000, 088000100090000, 088000900020000, 088E001400000000, 088E001700000000, 08EPARK00000000, and 088E0SWM00000000 (consisting of 191+/- acres) located off Rte. 9 and North Fairfax Blvd, Ranson, WV, 25438. Copies of the proposed Land Development Plan and Plat are available for inspection during regular office hours of 8:00 am – 4:00 pm weekdays. All persons are invited to attend and make comments about the proposed Land Development Plan and Plat.

If you cannot attend but wish to comment, you may write, and it must be received to the following address prior to Augus9, 2024, City of Ranson, Attn: Community Development Director, 312 S. Mildred Street, Ranson, WV 25438 or emailed to cityclerk@ransonwv.us. Written Comments received prior to August 9, 2024, will be provided to the Planning Commission and inserted into the official record.

Reiley Stanley
Department of Community Development

AGENDA ITEM IV.4

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

parcels 088000100010000, 088000100030000, 088000100040000, 088000100050000, 08800010006000, 088000100090000, 088000900020000, 088E001400000000, 088E001700000000, 08EPARK00000000, and 088E0SWM00000000 (consisting of 191+/- acres) located off Rte. 9 and North Fairfax Blvd, Ranson, WV, 25438.

1. Review supporting documents
2. Commission discussion/questions for staff
3. Vote

ATTACHMENTS:

24-29-LDPP-LDPP Application-Signed- Potomac Towne center.pdf
24-29-LDPP-ldpp - rev 7.15.2024- Potomac Towne Center.pdf

SMARTCODE LAND DEVELOPMENT PLAN AND PLAT APPLICATION

City of Ranson, West Virginia • Department of Community Development
312 S. Mildred Street, Ranson West Virginia 25438 • Phone: 304-725-1010 • www.cityofransonwv.net

OFFICE USE ONLY
Application # _____
Date Received: _____ Fee: _____
Application Accepted By: _____ Payment Type: _____
Comments:

APPLICANT
NAME: INWOOD 165, LLC
ADDRESS: 6290 MONTROSE ROAD CITY/STATE ROCKVILLE, MD ZIP: 20852
PHONE # 301-692-1900 FAX # _____ EMAIL RON@CSINVESTORS.COM

PROPERTY OWNERS:
NAME: INWOOD 165, LLC
ADDRESS: 6290 MONTROSE ROAD CITY/STATE ROCKVILLE, MD ZIP: 20852
PHONE # 301-692-1900 FAX # _____ EMAIL RON@CSINVESTORS.COM
☐ **CHECK HERE IF LISTING ADDITIONAL OWNERS ON SEPARATE PAGE.**

ATTORNEY/AGENT (CHECK ONE IF APPLICABLE): ☐ **ATTORNEY** ☐ **AGENT**
NAME: INTEGRITY FEDERAL SERVICES (BROOKE PERRY)
ADDRESS: 148 S. QUEEN STREET, SUITE 201 CITY/STATE MARTINSBURG, WV ZIP: 25401
PHONE # 304-725-8456 FAX # _____ EMAIL BPERRY@IFS-AE.COM

SIGNATURES:
APPLICANT SIGNATURE: By Ronald J. Cohen, Manager
PROPERTY OWNER SIGNATURE: By Ronald J. Cohen, Manager
ATTORNEY / AGENT SIGNATURE: _____

PLEASE DIRECT CORRESPONDENCE TO: ☐ OWNER ☒ AGENT ☐ ATTORNEY

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City staff review of this application is dependent upon the accuracy of the information provided that any inaccurate or inadequate information provided by me/my firm/my agent, etc. may delay review of this application.

PLEASE NOTE: INCOMPLETE INFORMATION WILL RESULT IN REJECTION OF THIS SUBMITTAL.
FOR ALL QUESTIONS REGARDING THIS FORM AND FEES, PLEASE CALL: 304-725-1010.
ALL FEES MUST BE PAID WITH APPLICATION SUBMITTAL. PLEASE MAKE ALL CHECKS PAYABLE TO THE **CITY OF RANSON**.

SMARTCODE LAND DEVELOPMENT PLAN AND PLAT APPLICATION

City of Ranson, West Virginia • Department of Community Development
312 S. Mildred Street, Ranson West Virginia 25438 • Phone: 304-725-1010 • www.cityofransonwv.net

LOCATION AND PROPERTY INFORMATION

PROPERTY ADDRESS (FOR ZONING PURPOSES): FAIRFAX CIRCLE

MAP AND PARCEL NUMBER(S) FOR CERTIFIED ADDRESS: MAP - 8, PAR. - 9.2, 1.9, 1.6, 1.5, 1.4, 1.3, & 1.1 ; MAP - 8E, PAR. - SWM, PARK, 17, & 14

☐ **CHECK HERE IF LISTING ADDITIONAL PARCEL NUMBERS ON SEPARATE PAGE.**

SMARTCODE DESIGNATION:

☒ NEW COMMUNITY (SC-NC) ☐ INFILL COMMUNITY (T1-T5) ☐ TRANSECT ZONES NOT IN A COMMUNITY PLAN (T1-T5)

ZONING DISTRICT(S) SC-NC (T3, T4 & T5) TOTAL ACREAGE 191.37

DESCRIBE HOW LAND DEVELOPMENT PLAN AND PLAT IS CONSISTENT WITH COMPREHENSIVE PLAN:

SEE ADDENDUM

NARRATIVE DESCRIPTION OF STORMWATER CONTROL MEASURES:

SEE ADDENDUM

TOTAL IMPERVIOUS SURFACE SQUARE FOOTAGE:

DESCRIBE HOW THOROUGHFARES, SIDEWALKS, PATHS, AND PASSAGES COORDINATE WITH BORDERING LAND DEVELOPMENT:

SEE ADDENDUM

STATEMENT DEMONSTRATING AVAILABILITY OF UTILITIES:

SEE ADDENDUM

STATEMENT REGARDING PROTECTION OF RARE, THREATENED, OR ENDANGERED SPECIES THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES ON THE SUBJECT PROPERTY. WVDNR HAS BEEN CONTACTED THROUGH MAIL SEEKING ADDITIONAL INPUT. A RESPONSE FROM THE WVDNR WAS NOT RECIEVED AT THE TIME OF THIS SUBMISSION.

I CONFIRM THAT I HAVE CONTACTED THE WEST VIRGINIA DEPARTMENT OF NATURAL RESOURCES REGARDING THE PRESENCE OF RARE, THREATENED, OR ENDANGERED SPECIES ON THIS PROPERTY: ☒ YES ☐ NO

☒ **CHECK HERE IF ANSWERS TO ANY QUESTION ABOVE APPEAR ON SEPARATE PAGE.**

APPLICATION CONTINUED ON NEXT PAGE

SMARTCODE LAND DEVELOPMENT PLAN AND PLAT APPLICATION

City of Ranson, West Virginia • Department of Community Development
312 S. Mildred Street, Ranson West Virginia 25438 • Phone: 304-725-1010 • www.cityofransonwv.net

INSTRUCTIONS

The application package must consist of seven (7) full-sized complete sets of all items listed below, one of which must contain the original signed forms, plus one (1) 11" x 17" reduced copy.

LAND DEVELOPMENT PLAN AND PLAT APPLICATION CHECKLIST – ATTACH MAP(S) AND OTHER DOCUMENTS INCLUDING THE FOLLOWING INFORMATION:

- ❑ Title, scale, date, and approximate north arrow on all maps

I. Existing Conditions Plan:

- ❑ Existing land conditions and topography at a maximum of 20-foot contour intervals, using USGS topography or other available topographic survey and established or approximated 100-year flood plain limits as shown on the official FEMA flood insurance maps
- ❑ Soil types from USDA
- ❑ Boundary lines of the property (certified boundary not required at this stage)
- ❑ Location map at a scale of 1" = 2,000 feet with north arrow
- ❑ Natural features to be preserved and or removed (i.e. floodplains, wetlands, items on the National Register of Historic Places or within designated historic districts, known sinkholes, etc.).
- ❑ The location and width of each existing easement within the new community land development plan and plat boundaries.
- ❑ The location, width, and name of each existing improved or unimproved street, easement, or alley within 200 feet of the proposed subdivision.
- ❑ Existing zoning of all abutting properties

II. Proposed Community Plan:

- ❑ Designation of community unit type
- ❑ Boundaries of community units based on adjusted pedestrian sheds
- ❑ Total site acreage
- ❑ Transect district locations with acreages and percentages
- ❑ Block sizes
- ❑ Thoroughfares: location and designation of thoroughfare types
- ❑ Civic space types, acreages, percentage and location
- ❑ Special requirements, if applicable (See Section 3.12.)
- ❑ Special district locations with acreages and percentage of community unit, if applicable (See Article 6. Special Districts.)
- ❑ Overlay district locations with acreages and percentage of community unit, if applicable (See Section 3.10 Overlay District Standards.)
- ❑ Any requested administrative waivers or variances (separate application form is required)

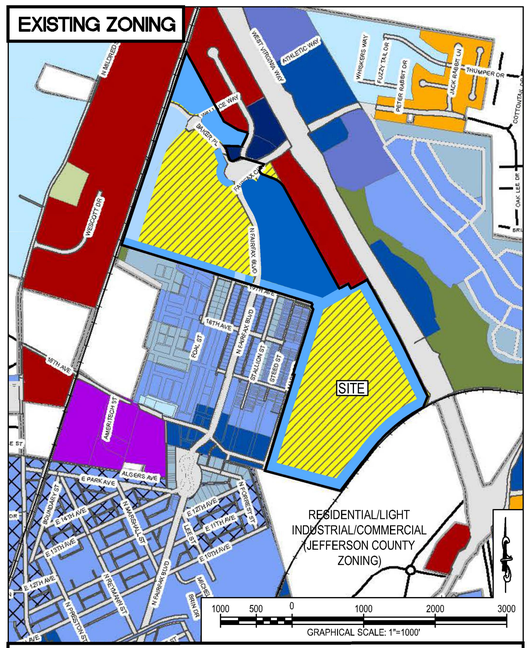
LAND DEVELOPMENT PLAN & PLAT APPLICATION

POTOMAC TOWNE CENTER

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

ORIGINAL APPLICATION BY GORDON – APPROVED: SEPTEMBER 13, 2021

EXISTING ZONING



TAX INFORMATION			DEED		PARCEL CONTROL NUMBER
DISTRICT	MAP	PARCEL	BOOK	PAGE	
8	8	1.1	1235	663	08 8000100010000
8	8	1.3	1235	663	08 8000100030000
8	8	1.4	1235	663	08 8000100040000
8	8	1.5	1191	654	08 8000100050000
8	8	1.6	1235	663	08 8000100060000
8	8	1.9	1235	663	08 8000100090000
8	8	9.2	1191	654	08 8000900020000
8	8E	14	1191	654	08 8E001400000000
8	8E	17	1191	654	08 8E001700000000
8	8E	PARK	1235	663	08 8EPARK00000000
8	8E	SWM	1191	654	08 8E0SWM00000000

OWNER/APPLICANT
INWOOD 165 LLC
6290 MONTROSE ROAD,
ROCKVILLE, MD 20852

LIST OF DRAWINGS

1. COVER SHEET
2. EXISTING CONDITIONS
3. EXISTING CONDITIONS - SOILS
4. ZONING
5. PROPOSED COMMUNITY
6. THOROUGHFARE & BLOCK STANDARDS
7. THOROUGHFARE ASSEMBLIES I
8. THOROUGHFARE ASSEMBLIES II
9. CIVIL STANDARDS
10. STORMWATER AND UTILITIES

LOCATION MAP



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SEAL:

REVISIONS

COVER SHEET

POTOMAC TOWNE CENTER
LAND DEVELOPMENT PLAN & PLAT APPLICATION
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 1000' VERT.:
DATE:	6/25/2024
JOB:	3079-0110
DRAWN: ABP	CHECK: JAE
CADD: COVER SHEET.DWG	
NCS:	
SHEET:	1 OF 10

F:\LE FATE 3 (RVA)\ACTIVE\3079\01 CIVIL\3079C_TOWNE CENTER PRELIMINARY ENGINEERING PLAN\CONCEPT PLANS\USES\3079C-COVER SHEET.DWG
3079C-COVER SHEET.DWG, 6/25/2024 8:15:43 AM, ABP
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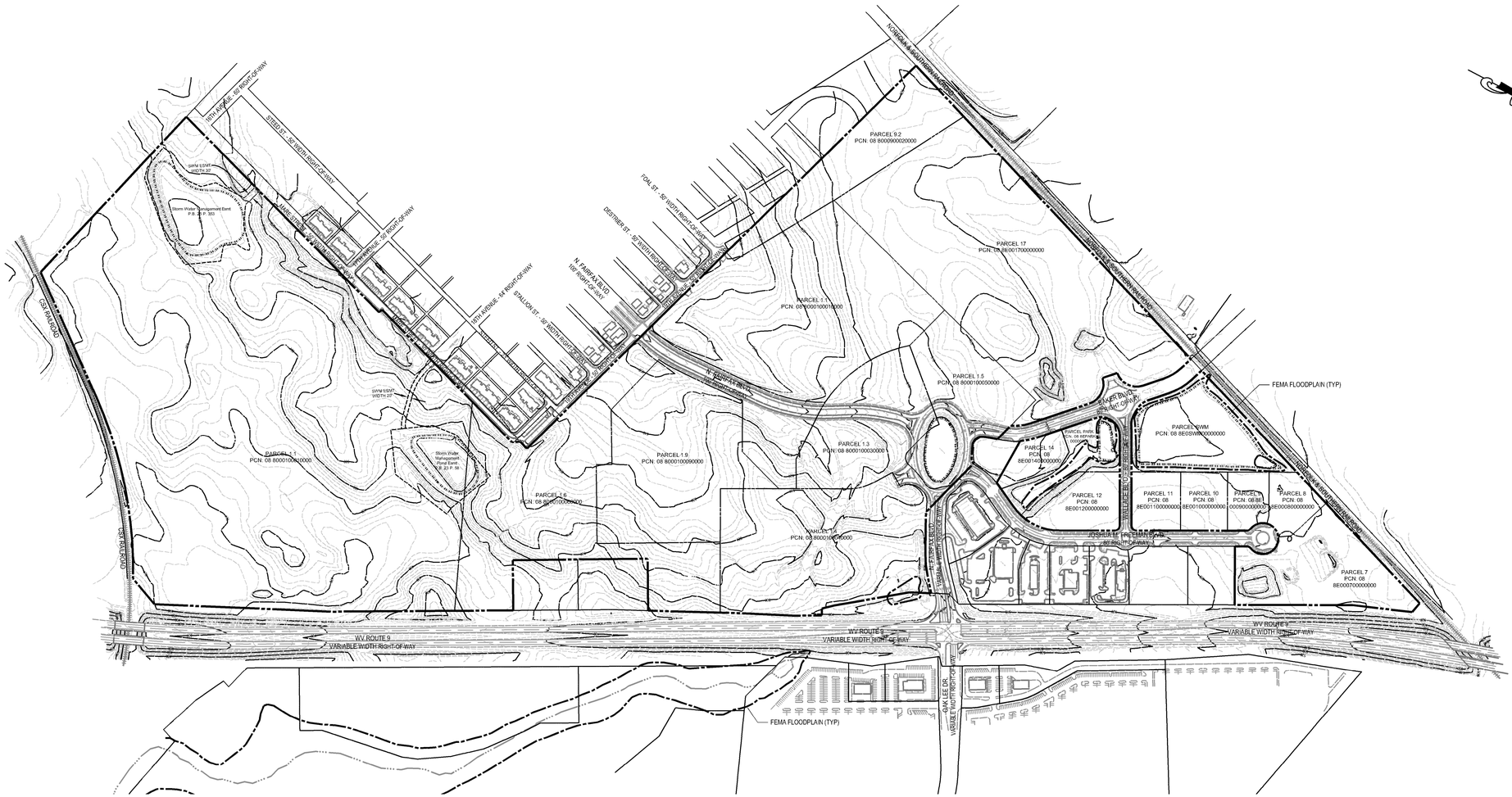


300 150 0 300 600 900

GRAPHICAL SCALE: 1"=300'

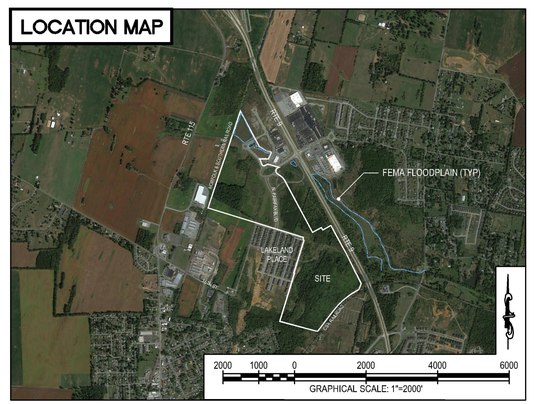
LEGEND:

- PERIMETER BOUNDARY (LIMITS OF REZONING)
- INTERIOR BOUNDARY/RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- HEADER CURB
- CURB & GUTTER
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- SIDEWALK
- BUILDINGS
- 550 INDEX CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- FEMA FLOODPLAIN
- STORMWATER POND
- STORMWATER EASEMENT

NOTES:

1. THE TOPOGRAPHIC CONTOUR INTERVAL IS TWO (2) FEET. TOPOGRAPHIC INFORMATION WAS COMPILED FROM AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY QUANTUM SPATIAL DATED MARCH 14, 2020. HORIZONTAL DATUM IS REFERENCED TO THE WEST VIRGINIA COORDINATE SYSTEM OF 1983, NORTH ZONE. VERTICAL DATUM IS REFERENCED TO NAVD 88.
2. BOUNDARY INFORMATION PROVIDED PURSUANT TO AN ALTA SURVEY OBTAINED BY THE OWNER/APPLICANT IN 2020 AND REZONING APPLICATION APPROVED IN 2021.
3. NO DEVELOPMENT IS PLANNED WITHIN THE 100 YEAR FLOOD PLAIN.
4. THE RIGHTS OF WAY FOR NORTH FAIRFAX BOULEVARD, JOSHUA M. FREEMAN BOULEVARD, AND BAKER PLACE WILL BE DEDICATED TO THE PUBLIC PRIOR TO SUBMITTING A PLAN TO DEVELOP ANY OF THE AFFECTED PARCELS.
5. NOTE 5. OWNER WILL PROVIDE AN ACCESS EASEMENT TO LOTS 22 AND 23 OF FAIRFAX CROSSING II, LLC.

LOCATION MAP



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SEAL:

REVISIONS

1. 07/15/2024 -CITY OF RANSON ORC COMMENTS

EXISTING CONDITIONS

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: AS NOTED VERT.:
DATE:	6/25/2024
JOB:	3079-0110
DRAWN: ABP	CHECK: JAE
CADD: EX COND.DWG	
NCS:	
SHEET:	2 OF 10

FILEPATH: S:\PROJECTS\3000s\3079\CIVIL\TOWNE CENTER PRELIM\MAP ENGINEERING\ARCHDRAFT\EX. MERGED\EXCOND.DWG
LOGIN NAME: ###, DATE/TIME: 06/18/2024 8:14:45 AM, DWG SCALE: 1:1 (SCALE OF PLOT DEPENDS ON PAPER SIZE SELECTED), PLOTTED BY: ###
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MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes

Map Unit Symbol	Map Unit Name	Acres	% of Area
Fk	Funkstown silt loam	36.3	18.9%
HbB	Hagerstown silt loam, 3 to 8 percent slopes	17.1	8.9%
HbC	Hagerstown silt loam, 8 to 15 percent slopes	14.8	7.7%
HeB	Hagerstown silt loam, 3 to 8 percent slopes, very rocky	27.2	14.2%
HeC	Hagerstown silt loam 8 to 15 percent slopes, very rocky	7.4	3.9%
He	Hagerstown-Opequon-Rock outcrop complex, 15 to 35 percent slopes	0.2	0.1%
HrC	Hagerstown-Rock outcrop complex, 8 to 15 percent slopes	11.0	5.7%
PmB	Poplimento silt loam, 3 to 8 percent slopes	24.3	12.7%
PmC	Poplimento silt loam, 8 to 15 percent slopes	27.4	14.3%
PpC	Poplimento silt loam, 8 to 15 percent slopes, very rocky	22.1	11.5%
Tm	Toms silt loam	3.5	1.8%
Uu	Urban land-Udorthents	0.1	0.1%
Totals		**191.4**	**100.0%**

*INFORMATION OBTAINED FROM THE USDA'S NCRS WEB SOIL SURVEY ON 3/29/2021.

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SEAL:

REVISIONS

EXISTING CONDITIONS - SOILS

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 200' VERT.:
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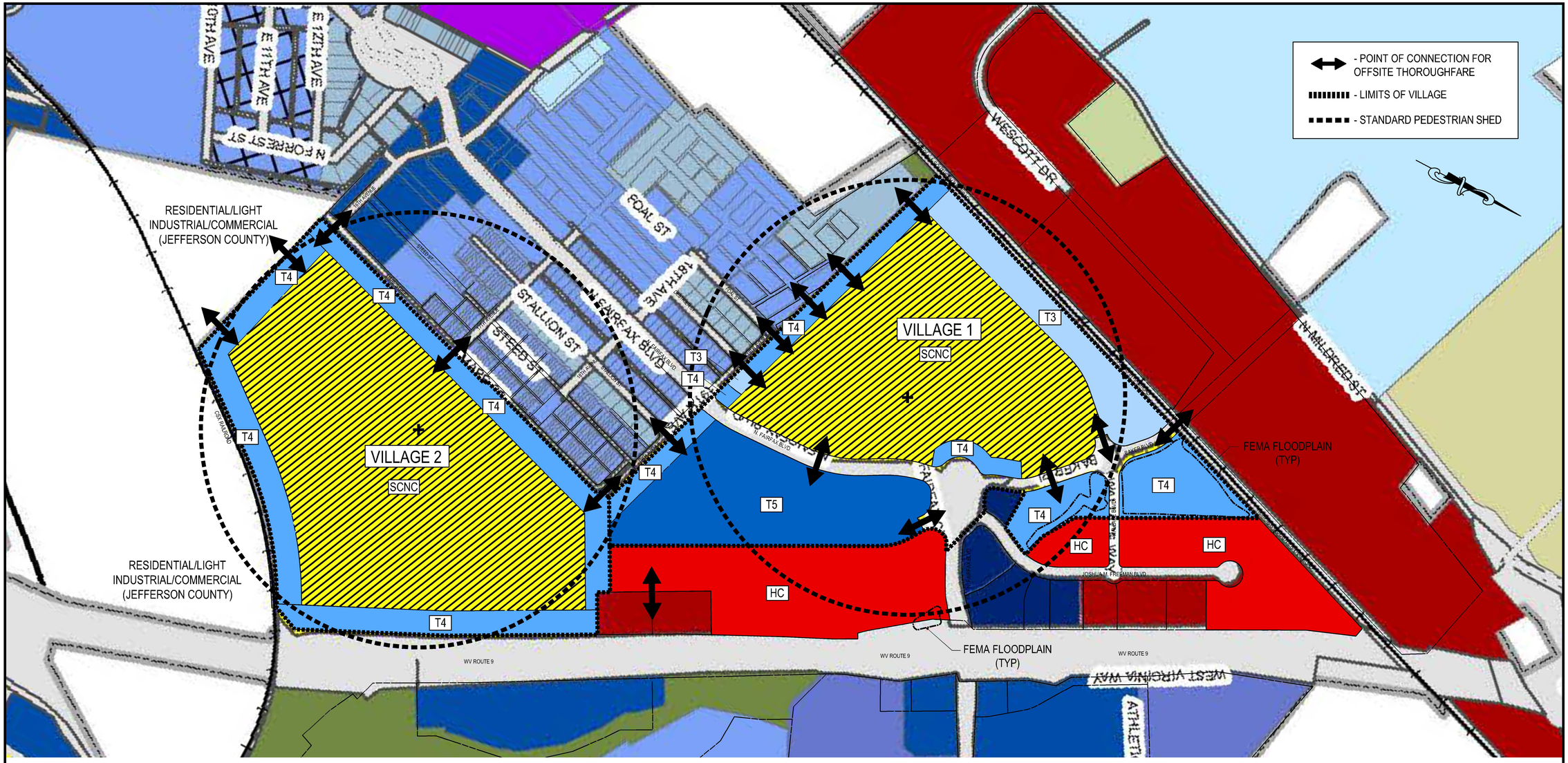
NCS:	
SHEET:	3 OF 10



300 150 0 300 600 900

GRAPHICAL SCALE: 1"=300'

- RR - RURAL RESERVE
- R6 - R-6 RESIDENTIAL
- R7 - R-7 RESIDENTIAL
- HC - HIGHWAY COMMERCIAL
- I - INDUSTRIAL
- SC - SMARTCODE NEW COMMUNITY
- T1 - NATURAL
- T2 - RURAL
- T3 - SUBURBAN
- T4 - GENERAL NEIGHBORHOOD
- T4O - GENERAL NEIGHBORHOOD OPEN
- T5L - TOWN CENTER LIMITED
- T5 - TOWN CENTER
- SD - SPECIAL DISTRICT
- MUX - MIXED USE - RETIRED
- NCX - NEIGHBORHOOD CENTER MIX - RETIRED
- UCX - URBAN COMMERCIAL - RETIRED
- RANSON CITY BOUNDARY

PROPOSED ZONING DISTRICT	AREA (AC)
HIGHWAY COMMERCIAL	37.41
SMARTCODE NEW COMMUNITY	191.37
TOTAL	228.78

COMMUNITY TYPES:

TWO (2) MEDIUM INTENSITY VILLAGES

ACREAGE:

1.3.5.b. VILLAGE: NO FEWER THAN 40 ACRES AND NO MORE THAN 200 ACRES PER VILLAGE

- VILLAGE 1 = 102.3 ACRES
- VILLAGE 2 = 89.1 ACRES

EDGE TRANSECT DISTRICTS:

- T3 AND T4 AREAS ARE ADJACENT TO LAKELAND PLACE, WHICH CONTAINS A MIX OF T3 & T4 DEVELOPMENT. THE DEVELOPMENT AT LAKELAND PLACE CONSISTS OF SINGLE FAMILY DEVELOPMENT.
- LAND ADJACENT TO THE CSX RAILROAD IS T4.
- LAND ADJACENT TO THE NORFOLK & SOUTHERN RAILROAD IS T3.
- LAND ADJACENT TO ROUTE 9 IS T4.
- LAND ADJACENT TO THE HIGHWAY COMMERCIAL ZONE IS T4 AND T5. THIS PROVIDES A TRANSITION FROM THE SUBURBAN RESIDENTIAL DEVELOPMENT TO THE COMMERCIAL DEVELOPMENT.

MAXIMUM DENSITY (SCNC):

- VILLAGE 1 (MEDIUM INTENSITY) = 2,541 DU
- VILLAGE 2 (MEDIUM INTENSITY) = 2,213 DU
- TOTAL = 4,754 DU

PERIMETER CONNECTIVITY:

CONNECTIONS ARE PROVIDED TO LAKELAND PLACE, BAKER BOULEVARD AND FAIRFAX BOULEVARD. FAIRFAX BOULEVARD WILL BE DEDICATED TO THE CITY.

ZONING APPROVAL:

A REZONING WAS PASSED FOR THE SUBJECT PROPERTY BY THE CITY OF RANSON COUNCIL AND IS RECORDED BY THE JEFFERSON COUNTY CLERKS OFFICE IN DEED BOOK 1259, PAGE 442.

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SEAL:

REVISIONS

ZONING

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 300' VERT.:
DATE:	6/25/2024
JOB:	3079-0110
DRAWN:	ABP
CHECK:	JAE
CADD:	ZONING.DWG
NCS:	
SHEET:	4 OF 10

FILE PATH: Z:\PROJECTS\3079-0110 POTOMAC TOWNE CENTER\PRELIM\PLAN\PDF\ZONING\ZONING.DWG
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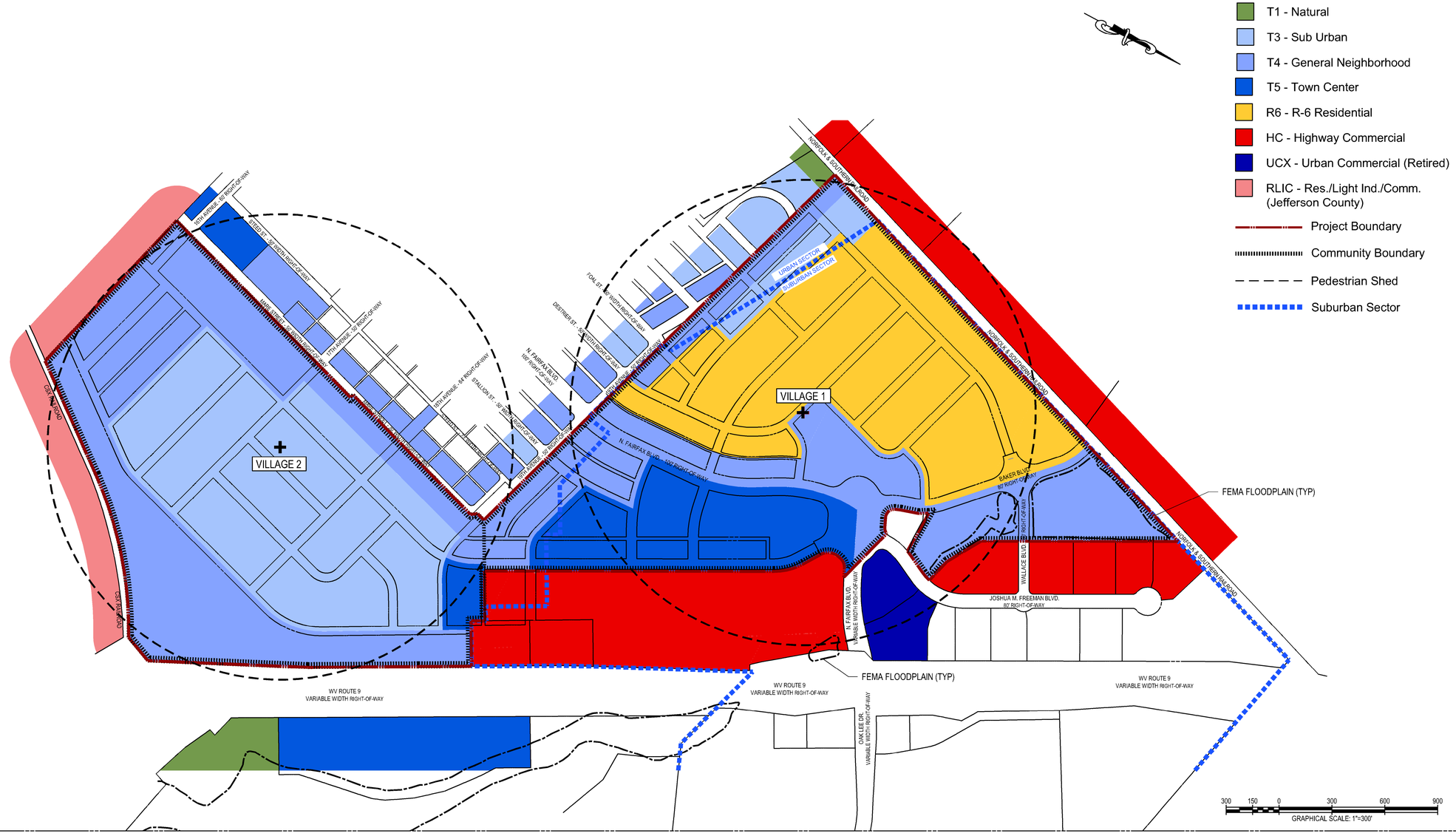
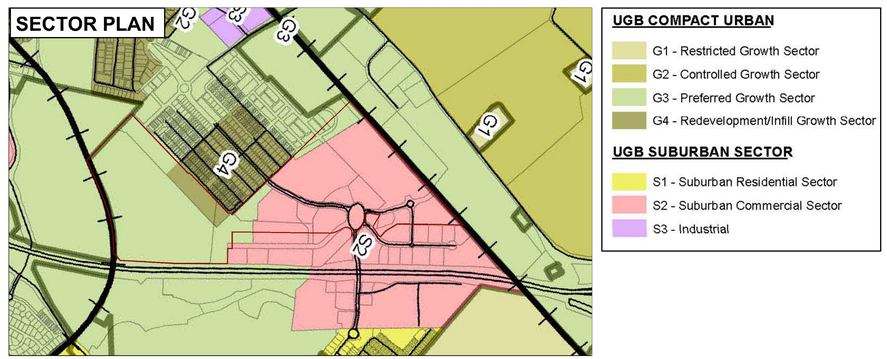


TRANSECT ZONE COMPLIANCE			
VILLAGE 1 - MEDIUM INTENSITY			
T ZONE	ACREAGE	PERCENTAGE	REQUIREMENT
T3	3.93	47.72%	10%-50%
R6	44.87		
T4	34.47	33.70%	20-50%
T5	19.00	18.58%	20% Max
TOTALS	102.27	100.00%	

TRANSECT ZONE COMPLIANCE			
VILLAGE 2 - MEDIUM INTENSITY			
T ZONE	ACREAGE	PERCENTAGE	REQUIREMENT
T3	43.85	49.21%	10%-50%
T4	43.23	48.52%	20-50%
T5	2.02	2.27%	20% Max
TOTALS	89.1	100.00%	

NOTES:

1. Ordinance No. 2020-321 allows the T3 Sub-Urban allocation of this application to be substituted within the suburban sectors of this application. (Chapter 19A. Article 3.4.4). This application is utilizing this provision within the S2 - Suburban Sector allocations.



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SEAL:

REVISIONS

PROPOSED COMMUNITY

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 300' VERT.:
DATE:	6/25/2024
JOB:	3079-0110
DRAWN: ABP	CHECK: JAE
CADD: TRANSECT DISTRICTS-R.DWG	
NCS:	
SHEET:	5 OF 10

FILE PATH: Q:\PROJECTS\3000's\3079-0110 POTOMAC TOWNE CENTER PRELIMINARY ENGINEERING\APPROVALS\PLAT & MAPS\DEVELOPMENT DISTRICTS.DWG
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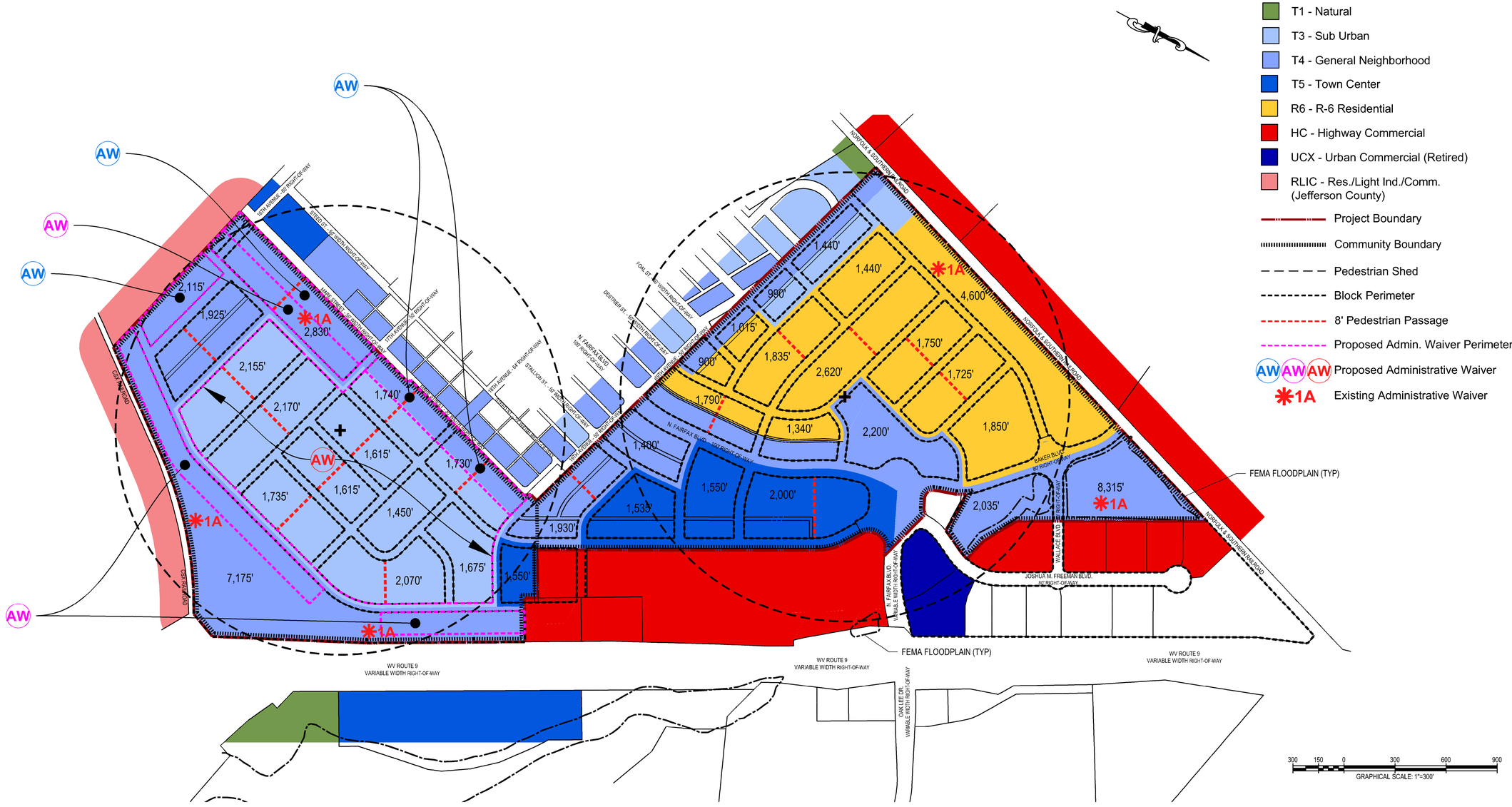

*ADMINISTRATIVE WAIVERS - PREVIOUSLY GRANTED

In Accordance with the Administrative Waiver procedure (16-179.5.) the blocks as shown adjacent to areas unsuitable for development and pre-existing incomplete blocks have been determined to be exempt from block face length and block perimeter requirements through administrative waiver.

- 7,175' - Block Adjacent to Route 9 and CSX Railroad
- 2,830 - Block fronting Mare Street
- 4,600 - Block adjacent to Norfolk and Southern Railroad
- 8,315 - Block within the Ranson Gateway Plat

ADMINISTRATIVE WAIVERS - PROPOSED

- (AW) Waiver to alley requirement in T4 district.
- (AW) Waiver to allow garages to protrude up to 12' 4" past the facade of the principal building.
- (AW) Waiver to alley requirement in T4 district & to allow garages to protrude up to 12' 4" past the facade of the principal building.

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THOROUGHFARE & BLOCK STANDARDS

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 300' VERT.:
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NCS:	
SHEET:	6 OF 10

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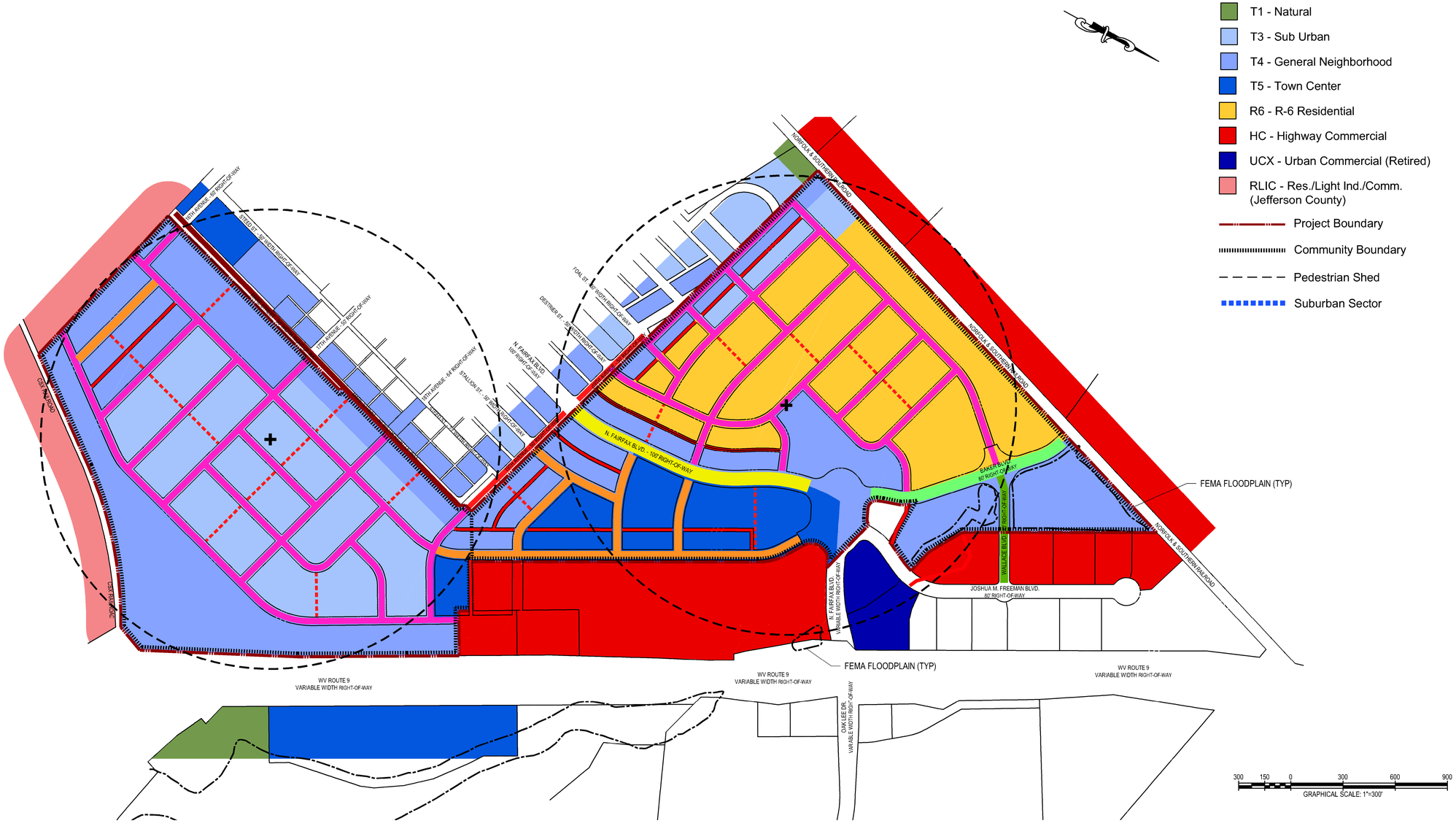

PROPOSED ASSEMBLIES		
Key	Thoroughfare	Approved T-Zones
	RL-20-18	T3, T4, T5
	DR-50-28*	T3, T4
	ST-58-36*	T4, T5
	AV-100-38**	T3, T4, T5

*Pre-Approved Assembly (Ordinance), See Article 7.
**Previously Approved Assembly (Lakeland Place LDPP)
***The right-of-way for Fairfax Circle will be located 1' behind the existing sidewalk (matches current access easement line).

EXISTING ASSEMBLIES		
Key	Thoroughfare	Approved T-Zones
	ST-80-48 (Baker Blvd.)	T3, T4, T5
	ST-60-24 (Wallace Blvd.)	T3, T4, Other
	Varies (Mare St.)	T3, T4, T5
	ST-50-27 (19th St.)	T3, T4

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THOROUGHFARE ASSEMBLIES I

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 300' VERT.:
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NCS:	
SHEET:	7 OF 10

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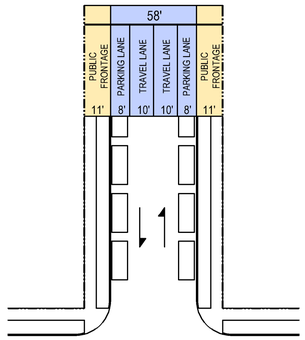

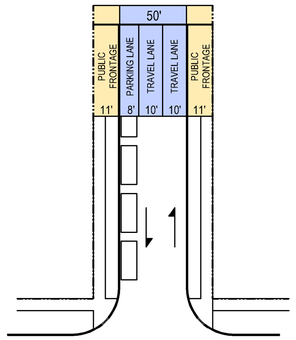

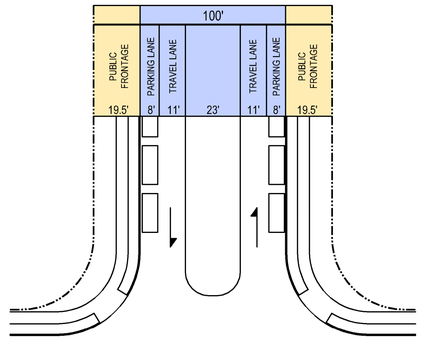

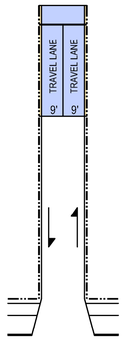

NOTES:

1. **Preappoved assemblies found in the Zoning Ordinance not shown graphically.**
2. **Existing assemblies with no proposed changes or development are not shown graphically.**

		ST-58-36	DR-50-28	AV-100-38	RL-20-18
Assembly Designation					
Thoroughfare Type		Street	Street	Avenue	Street
Transect District		T4, T5	T3, T4	T3, T4, T5	T3, T4, T5
Right-of-Way Width		58'	50'	100'	20'
Pavement Width		36'	28'	38'	18'
Transportation Way					
Vehicle Lane(s)		2 Lanes: 2 Way, 1 Lane Each Way @ 10 ft.	2 Lanes: 2 Way, 1 Lane Each Way @ 10 ft.	2 Lanes: 2 Way, 1 Lane Each Way @ 11 ft.	2 Lanes: 2 Way, 1 Lane Each Way @ 9 ft.
Parking Lane(s)		One Lane Parallel @ 8'	One Lane Parallel @ 8'	2 Lane Parallel @ 8ft.	N/A
Striping		Required	Optional	Required	N/A
Median Width		N/A	N/A	23 ft.	N/A
Median Planting		N/A	N/A	20 ft. o.c. avg.	N/A
Median Surface		N/A	N/A	Grass, ground cover and mulch	N/A
Target Speed		25 mph	25 mph	25 mph	N/A
Bicycle Provision		Sharrow	Sharrow	Sharrow	N/A
Transit Provision		N/A	N/A	Bus Route	N/A
Public Frontage					
Assembly Width		11 ft.	11 ft.	19.5 ft.	18 ft.
Public Frontage Type		D	D	C/D	N/A
Transect District		T4, T5	T3, T4, T5	T3, T4, T5	T3, T4, T5
Curbing	Type	Type III - Mountable	Type III - Mountable	Match Existing	Type III - Mountable / Open Swale
	Curb Cut	Radius	Radius	Radius	Taper
	Radius	10 ft.	20 ft.	35 ft.	N/A
Walkway	Width	5 ft.	5 ft.	5 ft.	N/A
	Surface	Concrete	Concrete	Concrete	N/A
Planter	Type / Size	Continuous / 6 ft.	Continuous / 6 ft.	Continuous / 5'	N/A
	Arrangement	Regular	Regular	Regular	N/A
	Species	Alternating	Alternating	Alternating	N/A
	Spacing	40 ft. o.c. avg.	40 ft. o.c. avg.	30 ft. o.c. avg.	N/A
	Surface	Ground Cover or Grass	Ground Cover or Grass	Ground Cover or Grass	N/A
	Street Tree Size	Medium Shade	Medium Shade	Medium Shade, Ornamental	N/A
Verge	Width	4 ft.	4 ft.	4 ft.	N/A
	Lighting Type	Pipe, Column	Pipe, Column	Column - Match Existing	N/A
	Lighting Spacing	T4=100 ft. o.c. min.; T5=50 ft. o.c. min.	T3=At Intersections; T4=100 ft. o.c. min.; T5=50 ft. o.c. min.	At Intersections - Match Existing	N/A

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SEAL:

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THOROUGHFARE ASSEMBLIES II

POTOMAC TOWNE CENTER
LAND DEVELOPMENT PLAN & PLAT APPLICATION
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: NTS VERT.:
DATE:	6/25/2024
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DRAWN: ABP	CHECK: JAE
CADD: TRANSECT DISTRICTS-R.DWG	
NCS:	
SHEET:	8 OF 10

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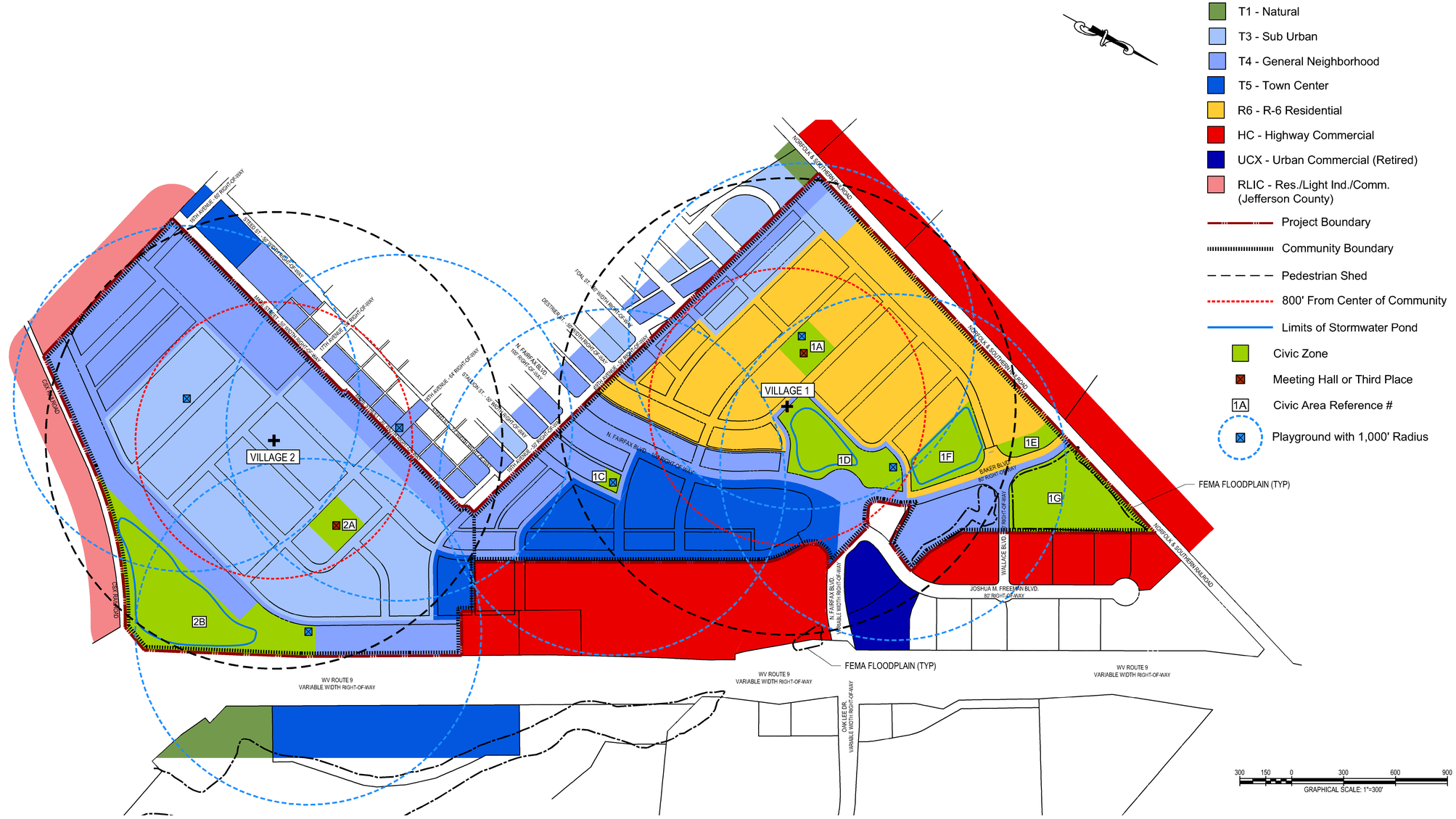

VILLAGE 1						
REFERENCE #	TYPE	PERMITTED T-ZONE	T-ZONE	MIN. PERIMETER	PERMITTED AREA (AC)	AREA (AC)
1A	SQUARE w/ CIVIC BUILDING & PLAYGROUND	T2O - T5	T3	50%	0.25 - 5	1.20
1B	REMOVED					
1C	PLAYGROUND	T1 - T5	T4	NA	NA	0.29
1D	GREEN	T2O - T5	T4	NA	0.5 - 8	4.40
1E	GREEN	T2O - T5	T3	NA	0.5 - 8	0.80
1F	GREEN	T2O - T5	T3	NA	0.5 - 8	2.90
1G	GREEN w/ PLAYGROUND	T2O - T5	T4	NA	0.5 - 8	6.20
TOTAL						15.79

VILLAGE 2						
REFERENCE #	TYPE	PERMITTED T-ZONE	T-ZONE	MIN. PERIMETER	PERMITTED AREA (AC)	AREA (AC)
2A	SQUARE w/ CIVIC BUILDING	T2O - T5	T3	50%	0.25 - 5	1.21
2B	PARK w/ PLAYGROUND	T1 - T4	T4	NA	8+	10.40
TOTAL						11.61

CIVIC SPACE AREA REQUIREMENTS				
VILLAGE	VILLAGE AREA (AC)	5% OF VILLAGE (AC)	AREA PROVIDED (AC)	% PROVIDED
VILLAGE 1	102.27	5.12	15.79	15.44%
VILLAGE 2	89.1	4.46	11.61	13.03%
TOTALS	191.37	9.58	27.40	14.32%

Civic Buildings - Meeting Hall or Third Place

A gazebo with a minimum floor area of 600 sf shall be provided in both Village 1 (Space 1A) and Village 2 (Space 2A). A minimum of 4 benches shall be provided in the vicinity of the structures.

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CIVIC STANDARDS

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 300' VERT.:
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NCS:	
SHEET:	9 OF 10

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DATE/TIME: 6/25/2024 11:14:08 AM BY: ANTHONY PHILLIPS



STORMWATER MANAGEMENT

TWO (2) EXISTING STORMWATER PONDS WHICH SERVE THE ADJACENT LAKELAND PLACE DEVELOPMENT ARE LOCATED ON THE SUBJECT PROPERTY. IT IS PROPOSED THAT THESE PONDS BE RELOCATED AND CONSOLIDATED INTO A NEW POND ADJACENT TO ROUTE 9.

THREE (3) PONDS ARE PROPOSED TO PROVIDE QUANTITY CONTROL FOR THE DEVELOPMENT. MULTIPLE QUALITY CONTROL MEASURES WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT. LOW IMPACT DESIGN TECHNIQUES WILL BE UTILIZED WHERE POSSIBLE.

UTILITIES

WATER SERVICE WILL BE PROVIDED BY WEST VIRGINIA AMERICAN WATER.

SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CHARLES TOWN UTILITY BOARD.

ELECTRIC SERVICE WILL BE PROVIDED BY POTOMAC EDISON.

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STORMWATER & UTILITIES

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

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AGENDA ITEM IV.5

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: NEW BUSINESS

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

Legal Notice Bond Reduction-Huntwell West 1A.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on August 12, 2024, at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on a bond reduction for the subdivision known as Huntwell West Phase 1A. This reduction includes curb and gutter, street trees, the subdivision entrance, clearing, S&E pond, mailboxes, potable water system, SWM, and storm drain structures. The total reduction requested is $5,579,154.25.

All persons are invited to attend and make comments about the bond reduction. If you cannot attend but wish to comment, you may write to the following address prior to August 8, 2024: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written comments received prior to August 8, 2024, will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM IV.6

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: NEW BUSINESS

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

Huntwell West Phase 1A. - Reduction includes curb and gutter, street trees, the subdivision entrance, clearing, S&E pond, mailboxes, potable water system, SWM, and storm drain structures. The total reduction requested is $5,579,154.25.

1. Review supporting documents
2. Commission discussion/questions for staff
3. Vote

ATTACHMENTS:

PC24-16 Resolution -Huntwell West Ph 1A Reduction.docx
24-26-BRR-huntwell village 1 ph1a bond reduction #2-rev-2024-07-18.pdf

Resolution #: PC-24-16

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 Huntwell West Phase 1A

WHEREAS, The Planning Commission accepts the reduction of guaranteed surety (bond) for the completion of the Huntwell West Phase 1A complete improvements and infrastructure. The reduction from $6,995,039.73 to $ 1,098,197.12 is for the completion of the following:

- A stabilized construction entrance
- Sediment and erosion control basin and ponds
- Clearing and grubbing
- 97% of the sanitary sewer system is in place
- 100% of potable water system is in place
- Pipes for Stormwater Management systems are in place

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 April 4, 2022.

Signed and approved this 12th day of August 2024.

_____
Mike Anderson, President

ATTEST:

_____
Planning Commission Member

AFFIX CITY SEAL

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

Project Huntwell West ____ Date: 5/24/2024 REV: 07/18/2024

Section Phase 1A ____ C.O.R. File No. _____

Bond Amount Approved: $ _____

By: _____ **Date:** _____

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				Bond Estimate		Release 1			Bond Reduction Release 2		
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete To Date	$ Amount Complete To Date	$ Amount To Be Completed	% Complete To Date	$ Amount Complete To Date	$ Amount To Be Completed
1.1	**Erosion & Sediment Control**										
1	Stabilized Construction Entrance	EA	$ 2,475.00	1	$ 2,475.00	100%	$ 2,475.00	$ -	100%	$ -	$ -
2	Silt Fence - Standard	LF	$ 4.40	4356	$ 19,166.40	20%	$ 3,740.00	$ 15,426.40	100%	$ 15,426.40	$ -
3	Silt Fence - Super	LF	$ 18.15	1507	$ 27,352.05	0%	$ -	$ 27,352.05	100%	$ 27,352.05	$ -
4	Earth Dike Construction (1)	LF	$ 3.96	4856	$ 19,229.76	0%	$ -	$ 19,229.76	100%	$ 19,229.76	$ -
5	Inlet Protection Device	EA	$ 388.14	53	$ 20,571.16	40%	$ 8,150.84	$ 12,420.32	100%	$ 12,420.32	$ -
6	Outlet Protection Device	EA	$ 385.00	7	$ 2,695.00	43%	$ 1,155.00	$ 1,540.00	100%	$ 1,540.00	$ -
7	Stone Check Dams	EA	$ 192.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
8	Sediment Trap Excavation	CY	$ 15.35	5833	$ 89,507.39	100%	$ 89,507.39	$ -	100%	$ -	$ -
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,456.24	0	$ -	0%	$ -	$ -	0%	$ -	$ -
10	Impermeable Liner for Sediment Basin/Pond	SY	$ 22.83	22968	$ 524,244.60	100%	$ 524,244.60	$ -	100%	$ -	$ -
11	Rip-Rap Apron/Plunge Pool	CY	$ 122.72	29.37	$ 3,604.17	51%	$ 1,840.74	$ 1,763.43	100%	$ 1,763.43	$ -
12	Grass Waterway/Drainage Swale	LF	$ 11.99	3560	$ 42,684.40	0%	$ -	$ 42,684.40	100%	$ 42,684.40	$ -
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.10	1666757	$ 165,008.94	2%	$ 2,636.30	$ 162,372.64	100%	$ 162,372.64	$ -
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.12	585298	$ 70,821.06	0%	$ -	$ 70,821.06	30%	$ 21,246.32	$ 49,574.74
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 550.13	0	$ -	0%	$ -	$ -		$ -	$ -
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 545.34	0	$ -	0%	$ -	$ -	0%	$ -	$ -
17	Mulch, Shredded Bark or Wood Chip (35 cy/ac)	CY	$ 89.10	0	$ -	0%	$ -	$ -	0%	$ -	$ -
18	Sod	SY	$ 5.90	0	$ -	0%	$ -	$ -	0%	$ -	$ -
19	Soil Stabilizing Matt - Biodegradable	SY	$ 4.95	0	$ -	0%	$ -	$ -	0%	$ -	$ -
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 11.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
21	Geotextile Fabric	SF	$ 3.30	0	$ -	0%	$ -	$ -	0%	$ -	$ -
22	4 ft Safety Fence	LF	$ 8.84	0	$ -	0%	$ -	$ -	0%	$ -	$ -
23	6 ft Chain Link Safety Fence	LF	$ 11.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
24	Tree Protection	LF	$ 3.30	0	$ -	0%	$ -	$ -	0%	$ -	$ -
25	Temporary Utility Line Stream Crossing/Diversion	EA	$ 1,375.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
1.2	**Site Preparation & Demolition**										
1	Clearing & Grubbing - Light Cover	ACRE	$ 7,342.50	29.67	$ 217,851.98	100%	$ 217,851.98	$ -	100%	$ -	$ -
2	Clearing & Grubbing - Moderate Cover	ACRE	$ 10,725.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 13,475.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 15,950.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
5	Sawcut Existing Asphalt Pavement	LF	$ 2.20	0	$ -	0%	$ -	$ -	0%	$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost						
6	Sawcut Existing Concrete Pavement	LF	$ 3.52	0	$ -	0%	$ -	$ -	0%	$ -	$ -
7	Removal of Asphalt Pavement	SY	$ 8.25	0	$ -	0%	$ -	$ -	0%	$ -	$ -
8	Removal of Fencing	LF	$ 5.67	0	$ -	0%	$ -	$ -	0%	$ -	$ -
9	Removal of Power Pole	EA	$ 8,415.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
10	Removal of Structures/Buildings	EA	$ 10,000.00	1	$ 10,000.00	100%	$ 10,000.00	$ -	100%	$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost						
1.3	**Earthwork**										
1	Strip Topsoil	CY	$ 4.13	0	$ -	0%	$ -	$ -	0%	$ -	$ -
2	Common Excavation	CY	$ 25.01	88519	$ 2,214,214.27	76%	$ 1,674,971.21	$ 539,243.06	100%	$ 539,243.06	$ -
3	Borrow Material - On Site	CY	$ 22.34	50721	$ 1,133,157.86	69%	$ 785,264.48	$ 347,893.38	100%	$ 347,893.38	$ -
4	Borrow Material - Imported from Off Site	CY	$ 40.26	0	$ -	0%	$ -	$ -	0%	$ -	$ -
5	Rock Excavation	CY	$ 99.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
6	Furnish Topsoil	CY	$ 52.76	0	$ -	0%	$ -	$ -	0%	$ -	$ -
2.1	**Paved Surface Construction**										
1	Subgrade	CY	$ 73.37	0	$ -	0%	$ -	$ -	0%	$ -	$ -
2	Fabric for Subgrade Stabilization	SY	$ 3.19	0	$ -	0%	$ -	$ -	0%	$ -	$ -
3	Aggregate Base Course	CY	$ 97.30	4906	$ 477,329.27	38%	$ 179,221.56	$ 298,107.71	100%	$ 298,107.71	$ -
4	Open Graded Free Draining Base Course	CY	$ 120.89	0	$ -	0%	$ -	$ -	0%	$ -	$ -
5	Free Draining Base Trench	LF	$ 12.08	0	$ -	0%	$ -	$ -	0%	$ -	$ -
6	Outlet Pipe	LF	$ 39.75	0	$ -	0%	$ -	$ -	0%	$ -	$ -
7	Bituminous Asphalt Tack Coat	SY	$ 0.51	25926	$ 13,118.56	38%	$ 4,925.59	$ 8,192.97	100%	$ 8,192.97	$ -
8	Superpave Asphalt Base Course - Type 25	TN	$ 93.50	4492	$ 420,002.00	38%	$ 157,697.04	$ 262,304.96	100%	$ 262,304.96	$ -
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70	0	$ -	0%	$ -	$ -	0%	$ -	$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70	2246	$ 264,354.20	0%	$ -	$ 264,354.20	0%	$ -	$ 264,354.20
11	Reinforced Concrete Pavement	CY	$ 450.55	0	$ -	0%	$ -	$ -	0%	$ -	$ -
12	Standard Milling	SY	$ 7.07	0	$ -	0%	$ -	$ -	0%	$ -	$ -
13	Controlled Low Strength Material	CY	$ 368.98	0	$ -	0%	$ -	$ -	0%	$ -	$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 104.07	0	$ -	0%	$ -	$ -	0%	$ -	$ -
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
16	Concrete Curb & Gutter	LF	$ 66.00	11320	$ 747,120.00	46%	$ 341,329.30	$ 405,790.70	100%	$ 405,790.70	$ -
17	Concrete Curb Only	LF	$ 55.00	4100	$ 225,500.00	0%	$ -	$ 225,500.00	100%	$ 225,500.00	$ -
18	Bituminous Asphalt Walkway	SF	$ 14.85	0	$ -	0%	$ -	$ -	0%	$ -	$ -
19	Concrete Sidewalk	SY	$ 97.13	6260	$ 608,033.80	0%	$ -	$ 608,033.80	40%	$ 243,213.52	$ 364,820.28
20	Bed Course Material (for sidewalk)	CY	$ 88.57	0	$ -	0%	$ -	$ -		$ -	$ -
21	Concrete Curb Ramp	EA	$ 2,750.00	58	$ 159,500.00	0%	$ -	$ 159,500.00	69%	$ 110,055.00	$ 49,445.00
22	Detectable Warning Surface	EA	$ 486.72	58	$ 28,229.59	0%	$ -	$ 28,229.59	100%	$ 28,229.59	$ -
23	Concrete Precast Wheel Stops	EA	$ 275.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
24	One Direction Lane Arrow	EA	$ 275.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
25	Multi Directional Land Arrow	EA	$ 460.90	0	$ -	0%	$ -	$ -	0%	$ -	$ -
26	Bicycle Shared Lane Marking	EA	$ 302.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
27	Bicycle Lane Marking	EA	$ 302.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
28	Pavement Letters	EA	$ 82.27	0	$ -	0%	$ -	$ -	0%	$ -	$ -
29	4" Edge/Lane Line - Painted	LF	$ 0.51	0	$ -	0%	$ -	$ -	0%	$ -	$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.66	0	$ -	0%	$ -	$ -	0%	$ -	$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.83	0	$ -	0%	$ -	$ -	0%	$ -	$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76	0	$ -	0%	$ -	$ -	0%	$ -	$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17	0	$ -	0%	$ -	$ -	0%	$ -	$ -
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97	0	$ -	0%	$ -	$ -	0%	$ -	$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 4.95	0	$ -	0%	$ -	$ -	0%	$ -	$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 7.37	0	$ -	0%	$ -	$ -	0%	$ -	$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 9.24	0	$ -	0%	$ -	$ -	0%	$ -	$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.07	0	$ -	0%	$ -	$ -	0%	$ -	$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.70	0	$ -	0%	$ -	$ -	0%	$ -	$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 9.90	0	$ -	0%	$ -	$ -	0%	$ -	$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58	663	$ 2,370.23	0%	$ -	$ 2,370.23	0%	$ -	$ 2,370.23
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 14.85	0	$ -	0%	$ -	$ -	0%	$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost						
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	0	$ -	0%	$ -	$ -	0%	$ -	$ -
44	Handicapped Parking Symbol	EA	$ 341.17	0	$ -	0%	$ -	$ -	0%	$ -	$ -
45	0.08 in Flat Sheet Sign	SF	$ 49.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
46	City standard sign post	LF	$ 27.50	14	$ 385.00	0%	$ -	$ 385.00	100%	$ 385.00	$ -
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 467.50	14	$ 6,545.00	0%	$ -	$ 6,545.00	0%	$ -	$ 6,545.00
48	Guard Rail - Steel Beam & Posts	LF	$ 20.16	0	$ -	0%	$ -	$ -	0%	$ -	$ -
49	Fence - Chain Link 6' High	LF	$ 45.24	0	$ -	0%	$ -	$ -	0%	$ -	$ -
50	Fence - Wood 3-Rail	LF	$ 33.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
51	Fence - Decorative Iron, 42" High	LF	$ 82.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
52	Pedestrian/Bicycle Barrier Railing - Wood - 42" high	LF	$ 57.20	0	$ -	0%	$ -	$ -	0%	$ -	$ -
53	Lights - Street and Parking Lot (light fixture, pole, foundation, & wiring)	EA	$ 13,200.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
54	Bollards (wood or steel)	EA	$ 495.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	$ -	0	$ -	0%	$ -	$ -	0%	$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost						
3.1	**Landscaping**										
1	Transplanting Trees (6' or less)	EA	$ 148.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
2	Transplanting Shrubs	EA	$ 126.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 165.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 412.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 550.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 330.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
7	Plant Ground Cover	EA	$ 7.70	0	$ -	0%	$ -	$ -	0%	$ -	$ -
8	Plant Wetlands or Bioretention Vegetation	EA	$ 27.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
9	Plant Screen Trees	EA	$ 165.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
10	Plant Street/Shade Trees	EA	$ 550.00	242	$ 133,100.00	0%	$ -	$ 133,100.00	7%	$ 9,317.00	$ 123,783.00
11	Mulching (wood landscape mulch in place)	CY	$ 89.10	0	$ -	0%	$ -	$ -	0%	$ -	$ -
4.1	**Sanitary Sewer System**										
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 121.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
2	6" PVC Schedule 80 Pipe	LF	$ 168.76	0	$ -	0%	$ -	$ -	0%	$ -	$ -
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	5199	$ 569,030.55	97%	$ 552,722.50	$ 16,308.05	100%	$ 16,308.05	$ -
4	10" PVC Schedule 80 Pipe	LF	$ 121.55	0	$ -	0%	$ -	$ -	0%	$ -	$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	24	$ 160,192.30	92%	$ 146,842.94	$ 13,349.36	100%	$ 13,349.36	$ -
6	Grease Trap	EA	$ 6,875.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
7	4" Service Lateral (20' to Edge of R.O.W./Property Line)	LF	$ 68.31	2323	$ 158,684.13	97%	$ 154,136.34	$ 4,547.79	100%	$ 4,547.79	$ -
8	Sanitary Sewer Pump Station (sewage pump)	EA	$ -	0	$ -	0%	$ -	$ -	0%	$ -	$ -
9	Road Bore/Crossing (with Pipe & Steel Casing)	LF	$ 440.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
4.2	**Potable Water System**										
1	3/4" Copper Service Line	LF	$ 117.76	32	$ 3,768.16	100%	$ 3,768.16	$ -	100%	$ -	$ -
2	1" Copper Service Line	LF	$ 193.60	47	$ 9,099.20	100%	$ 9,099.20	$ -	100%	$ -	$ -
3	2" Copper Service Line	LF	$ 39.60	0	$ -	0%	$ -	$ -	0%	$ -	$ -
4	4" Ductile Iron Pipe	LF	$ 57.20	0	$ -	0%	$ -	$ -	0%	$ -	$ -
5	6" Ductile Iron Pipe	LF	$ 74.80	197	$ 14,735.60	100%	$ 14,735.60	$ -	100%	$ -	$ -
6	8" Ductile Iron Pipe	LF	$ 92.40	4387	$ 405,358.80	100%	$ 405,358.80	$ -	100%	$ -	$ -
7	10" Ductile Iron Pipe	LF	$ 104.50	1247	$ 130,311.50	100%	$ 130,311.50	$ -	100%	$ -	$ -
8	12" Ductile Iron Pipe	LF	$ 115.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
9	Fire Hydrant with 6" line	LF	$ 5,513.77	9	$ 49,623.95	100%	$ 49,623.95	$ -	100%	$ -	$ -
10	4" Gate Valve & Box	EA	$ 1,225.13	0	$ -	0%	$ -	$ -	0%	$ -	$ -
11	6" Gate Valve & Box	EA	$ 1,954.65	9	$ 17,591.81	100%	$ 17,591.81	$ -	100%	$ -	$ -
12	8" Gate Valve & Box	EA	$ 1,617.98	28	$ 45,303.41	100%	$ 45,303.41	$ -	100%	$ -	$ -
13	10" Gate Valve & Box	EA	$ 2,420.00	5	$ 12,100.00	100%	$ 12,100.00	$ -	100%	$ -	$ -
14	12" Gate Valve & Box	EA	$ 4,271.09	0	$ -	0%	$ -	$ -	0%	$ -	$ -
15	Pressure Reducing Valve & Vault	EA	$ -	0	$ -	0%	$ -	$ -	0%	$ -	$ -
16	Tapping Sleeve & Valve for Water Service Connection	EA	$ 726.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
17	Water Meter Setter, Box & Service Line Tap	EA	$ 3,335.29	0	$ -	0%	$ -	$ -	0%	$ -	$ -
5.1	**Storm Water Management & Storm Drainage**										
	SWM Basin/Ponds										
1	Excavation - Basin/Pond	CY	$ 25.01	23556	$ 589,229.78	75%	$ 442,511.57	$ 146,718.22	90%	$ 132,046.39	$ 14,671.82
2	Excavation - Core Trench	CY	$ 25.01	748	$ 18,710.47	75%	$ 14,051.56	$ 4,658.91	100%	$ 4,658.91	$ -
3	Embankment Construction - On-Site Material	CY	$ 22.34	5929	$ 132,459.79	75%	$ 99,477.30	$ 32,982.49	100%	$ 32,982.49	$ -
4	Embankment Construction - Imported Material	CY	$ 40.26	0	$ -	0%	$ -	$ -	0%	$ -	$ -
5	Impervious Core	SF	$ 1.98	0	$ -	0%	$ -	$ -	0%	$ -	$ -
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,300.59	21.5	$ 27,962.58	100%	$ 27,962.58	$ -	100%	$ -	$ -
7	Corrugated Metal Pipe Control Structure	EA	$ 6,456.24	0	$ -	0%	$ -	$ -	0%	$ -	$ -
8	Dewatering Pipes or Structures	EA	$ 558.02	1	$ 558.02	100%	$ 558.02	$ -	100%	$ -	$ -
9	Filter Stone for Dewatering Pipe (1" to 2" dia. clean)	CY	$ 53.12	0	$ -	0%	$ -	$ -	0%	$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost						
10	Antiseep Collar	f width	$ 165.00	1	$ 165.00	100%	$ 165.00	$ -	100%	$ -	$ -
11	Trash Rack	ch dia.	$ 55.00	132	$ 7,260.00	100%	$ 7,260.00	$ -	100%	$ -	$ -
12	Water Tight Pipe Bands	ch dia.	$ 8.25	0	$ -	0%	$ -	$ -	0%	$ -	$ -
	Low Impact Development BMP										
13	Urban Bioretention Basin (in sidewalk areas)	SF	$ 55.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
14	Bioretention Basin	SF	$ 38.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
15	Grass Channel	SF	$ 30.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
16	Permeable Pavers	SY	$ 50.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
	PVC Slotted Pipe										
17	4" PVC Slotted or Perforated Drain Pipe	LF	$ 16.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
18	6" PVC Slotted or Perforated Drain Pipe	LF	$ 17.60	0	$ -	0%	$ -	$ -	0%	$ -	$ -
19	8" PVC Slotted or Perforated Drain Pipe	LF	$ 21.85	0	$ -	0%	$ -	$ -	0%	$ -	$ -
20	12" PVC Slotted or Perforated Drain Pipe	LF	$ 36.30	0	$ -	0%	$ -	$ -	0%	$ -	$ -
	Corrugate Metal Pipe (Circular)										
21	15" Storm Drain Pipe	LF	$ 171.48	0	$ -	0%	$ -	$ -	0%	$ -	$ -
22	18" Storm Drain Pipe	LF	$ 112.79	0	$ -	0%	$ -	$ -	0%	$ -	$ -
23	24" Storm Drain Pipe	LF	$ 173.24	0	$ -	0%	$ -	$ -	0%	$ -	$ -
24	30" Storm Drain Pipe	LF	$ 198.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
25	36" Storm Drain Pipe	LF	$ 209.06	0	$ -	0%	$ -	$ -	0%	$ -	$ -
26	42" Storm Drain Pipe	LF	$ 244.20	0	$ -	0%	$ -	$ -	0%	$ -	$ -
27	48" Storm Drain Pipe	LF	$ 278.30	0	$ -	0%	$ -	$ -	0%	$ -	$ -
28	54" Storm Drain Pipe	LF	$ 313.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
29	60" Storm Drain Pipe	LF	$ 352.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost						
	Reinforced Concrete Pipe (circular)										
30	15" Storm Drain Pipe	LF	$ 312.02	3134	$ 977,855.01	52%	$ 512,172.62	$ 465,682.39	100%	$ 465,682.39	$ -
31	18" Storm Drain Pipe	LF	$ 118.94	1120	$ 133,216.16	69%	$ 92,065.45	$ 41,150.71	100%	$ 41,150.71	$ -
32	24" Storm Drain Pipe	LF	$ 136.22	553	$ 75,331.87	100%	$ 75,331.87	$ -	100%	$ -	$ -
33	30" Storm Drain Pipe	LF	$ 180.69	942	$ 170,206.21	77%	$ 130,496.85	$ 39,709.36	100%	$ 39,709.36	$ -
34	36" Storm Drain Pipe	LF	$ 259.58	98	$ 25,438.64	100%	$ 25,438.64	$ -	100%	$ -	$ -
35	42" Storm Drain Pipe	LF	$ 246.40	0	$ -	0%	$ -	$ -	0%	$ -	$ -
36	48" Storm Drain Pipe	LF	$ 665.17	0	$ -	0%	$ -	$ -	0%	$ -	$ -
37	54" Storm Drain Pipe	LF	$ 316.80	0	$ -	0%	$ -	$ -	0%	$ -	$ -
38	60" Storm Drain Pipe	LF	$ 352.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
	High Density Polyethlyene (HDPE) Pipe (Circular)										
39	15" Storm Drain Pipe	LF	$ 126.32	0	$ -	0%	$ -	$ -	0%	$ -	$ -
40	18" Storm Drain Pipe	LF	$ 169.63	0	$ -	0%	$ -	$ -	0%	$ -	$ -
41	24" Storm Drain Pipe	LF	$ 180.58	0	$ -	0%	$ -	$ -	0%	$ -	$ -
42	30" Storm Drain Pipe	LF	$ 312.33	0	$ -	0%	$ -	$ -	0%	$ -	$ -
43	36" Storm Drain Pipe	LF	$ 209.91	0	$ -	0%	$ -	$ -	0%	$ -	$ -
44	42" Storm Drain Pipe	LF	$ 250.80	0	$ -	0%	$ -	$ -	0%	$ -	$ -
45	48" Storm Drain Pipe	LF	$ 297.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
46	54" Storm Drain Pipe	LF	$ 308.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
47	60" Storm Drain Pipe	LF	$ 319.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
	End Sections (Circular) - Metal (for CMP and HDPE Pipe)										
48	15" Metal End Section	EA	$ 797.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
49	18" Metal End Section	EA	$ 697.76	0	$ -	0%	$ -	$ -	0%	$ -	$ -
50	24" Metal End Section	EA	$ 960.88	0	$ -	0%	$ -	$ -	0%	$ -	$ -
51	30" Metal End Section	EA	$ 1,240.92	0	$ -	0%	$ -	$ -	0%	$ -	$ -
52	36" Metal End Section	EA	$ 1,210.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
53	42" Metal End Section	EA	$ 1,430.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
54	48" Metal End Section	EA	$ 1,760.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
55	54" Metal End Section		$ 2,200.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
56	60" Metal End Section		$ 2,200.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
	End Sections (Circular) - Concrete										
57	15" RCP End Section	EA	$ 533.50	5	$ 2,667.50	20%	$ 533.50	$ 2,134.00	100%	$ 2,134.00	$ -
58	18" RCP End Section	EA	$ 621.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
59	24" RCP End Section	EA	$ 830.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
60	30" RCP End Section	EA	$ 1,314.50	2	$ 2,629.00	50%	$ 1,314.50	$ 1,314.50	100%	$ 1,314.50	$ -
61	36" RCP End Section	EA	$ 1,941.50	1	$ 1,941.50	100%	$ 1,941.50	$ -	100%	$ -	$ -
62	42" RCP End Section	EA	$ 1,974.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
63	48" RCP End Section	EA	$ 2,348.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
64	54" RCP End Section	EA	$ 3,074.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
65	60" RCP End Section	EA	$ 3,800.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
	Corrugated Metal Pipe Arch										
66	17" x 13" Storm Drain Pipe	LF	$ 171.48	0	$ -	0%	$ -	$ -	0%	$ -	$ -
67	21" x 15" Storm Drain Pipe	LF	$ 112.79	0	$ -	0%	$ -	$ -	0%	$ -	$ -
68	24" x 18" Storm Drain Pipe	LF	$ 173.24	0	$ -	0%	$ -	$ -	0%	$ -	$ -
69	35" x 24" Storm Drain Pipe	LF	$ 198.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
70	42" x 29" Storm Drain Pipe	LF	$ 209.06	0	$ -	0%	$ -	$ -	0%	$ -	$ -
71	57" x 38"Storm Drain Pipe	LF	$ 244.20	0	$ -	0%	$ -	$ -	0%	$ -	$ -
72	64" x 43" Storm Drain Pipe	LF	$ 278.30	0	$ -	0%	$ -	$ -	0%	$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost						
	Reinforced Concrete Elliptical Pipe										
73	23" x 14" Storm Drain Pipe	LF	$ 118.94	0	$ -	0%	$ -	$ -	0%	$ -	$ -
74	30" x 19" Storm Drain Pipe	LF	$ 136.22	0	$ -	0%	$ -	$ -	0%	$ -	$ -
75	38" x 24" Storm Drain Pipe	LF	$ 180.69	0	$ -	0%	$ -	$ -	0%	$ -	$ -
76	45" x 29" Storm Drain Pipe	LF	$ 259.58	0	$ -	0%	$ -	$ -	0%	$ -	$ -
77	53" x 34" Storm Drain Pipe	LF	$ 665.17	0	$ -	0%	$ -	$ -	0%	$ -	$ -
78	60" x 38" Storm Drain Pipe	LF	$ 665.17	0	$ -	0%	$ -	$ -	0%	$ -	$ -
79	68" x 43" Storm Drain Pipe	LF	$ 352.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)										
80	17" x 13" Metal End Section	EA	$ 797.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
81	21" x 15" Metal End Section	EA	$ 697.76	0	$ -	0%	$ -	$ -	0%	$ -	$ -
82	24" x 18" Metal End Section	EA	$ 709.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
83	35" x 24" Metal End Section	EA	$ 1,240.92	0	$ -	0%	$ -	$ -	0%	$ -	$ -
84	42" x 29" Metal End Section	EA	$ 1,210.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
85	57" x 38" Metal End Section	EA	$ 1,760.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
86	64" x 43" Metal End Section	EA	$ 2,200.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
	End Sections - Reinforced Concrete Elliptical Pipe										
86	23" x 14" RCP End Section	EA	$ 621.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
88	30" x 19" RCP End Section	EA	$ 830.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
89	38" x 24" RCP End Section	EA	$ 1,314.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
90	45" x 29" RCP End Section	EA	$ 1,941.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
91	53" x 34" RCP End Section	EA	$ 1,974.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
92	60" x 38" RCP End Section	EA	$ 2,348.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
93	68" x 43" RCP End Section	EA	$ 3,074.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
	Storm Drain Structures										
94	Drop Inlet	EA	$ 3,879.85	30	$ 116,395.62	20%	$ 23,279.12	$ 93,116.50	100%	$ 93,116.50	$ -
95	Curb Inlet - 6' Opening	EA	$ 4,620.00	20	$ 92,400.00	70%	$ 64,680.00	$ 27,720.00	100%	$ 27,720.00	$ -
96	Curb Inlet - 10' Opening	EA	$ 5,280.00	4	$ 21,120.00	25%	$ 5,280.00	$ 15,840.00	100%	$ 15,840.00	$ -
97	Curb Inlet - 12' Opening	EA	$ 6,050.00	1	$ 6,050.00	0%	$ -	$ 6,050.00	100%	$ 6,050.00	$ -
98	Curb Inlet - 16' Opening	EA	$ 6,820.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
99	Curb Inlet - 20' Opening	EA	$ 7,370.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
100	Manhole (4' dia., 6' height or less)	EA	$ 6,674.79	13	$ 86,772.26	54%	$ 46,723.52	$ 40,048.73	100%	$ 40,048.73	$ -
	Outfall & Channel Protection										
101	Concrete Endwall/Wingwall	SF	$ 110.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
102	Gabion Basket Structure	CY	$ 275.50	0	$ -	0%	$ -	$ -	0%	$ -	$ -
103	Rip-Rap Stone - Class 1	CY	$ 122.72	0	$ -	0%	$ -	$ -	0%	$ -	$ -
5.1	**Civc Standards**										
1	Small Playground Tot Lot (< 10 Childred)	EA	$ 19,800.00	2	$ 39,600.00	0%	$ -	$ 39,600.00	0%	$ -	$ 39,600.00
2	Medium Playground Tot Lot (10-50 Childred)	EA	$ 55,000.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
3	Large Playground Tot Lot (50+ Childred)	EA	$ 110,000.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
6.1	**Miscellaneous Site Construction & Structures**										
1	Bus Stop Enclosure	EA	$ 3,850.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
2	Mail Box Cluster	EA	$ 1,100.00	8	$ 8,800.00	0%	$ -	$ 8,800.00	100%	$ 8,800.00	$ -
3	Construction Stake-out	AC	$ 11,000.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -
4	Traffic Control During Construction	LS	$ -	0	$ -	0%	$ -	$ -	0%	$ -	$ -
5	Set Property Corners	EA	$ 132.00	0	$ -	0%	$ -	$ -	0%	$ -	$ -

	Total		**Reduction 1**				
Grand Total All Costs	$ 11,760,740.48	Reamining Work	$ 4,642,891.64	Completed	$ 3,727,727.37	$ 915,164.27	Remaining Work
Mobilization (5%)	$ 588,037.02	Remaining Bond Total	$ 6,995,039.73	-		$ 45,758.21	Mobilization (5%)
15% Contingency	$ 1,852,316.63	Approved Release Total	$ 6,618,017.37			$ 137,274.64	Contingency (15%)
TOTAL BOND AMOUNT	$ 13,613,057.10				**Remaining Bond Total**	$ 1,098,197.12	Subtotal
					Approved Release Total	**$ 5,519,820.25**	

AGENDA ITEM IV.7

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: NEW BUSINESS

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

Legal Notice Bond Reduction-Huntwell West 1B.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on August 12, 2024, at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on a bond reduction for the subdivision known as Huntwell West Phase 1B. This reduction includes paved surface, sidewalks, curb and gutter, sanitary sewer and storm pipes. The total bond reduction requested amount is $1,134,661.98.

All persons are invited to attend and make comments about the bond reduction. If you cannot attend but wish to comment, you may write to the following address prior to August 8, 2024: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written comments received prior to August 8, 2024, will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM IV.8

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

This reduction includes paved surface, sidewalks, curb and gutter, sanitary sewer and storm pipes. The total bond reduction requested amount is $1,134,661.98.

ATTACHMENTS:

PC24-17 Resolution - Huntwell West Ph 1B Reduction.docx
24-27-2024-06-04 - huntwell wes phase 1b_ranson bond reduction #1.pdf

Resolution #: PC-24-17

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 Huntwell West Phase 1A

WHEREAS, The Planning Commission accepts the reduction of guaranteed surety (bond) for the completion of the Huntwell West Phase 1B complete improvements and infrastructure. The reduction from $1,236,065.57 to $101,403.59 is for the completion of the following:

- Common excavation
- Base coat of the roads in this phase
- Detectable warning strips
- Curb and gutter
- Sanitary sewer
- Potable water
- Storm drainpipes
- Rip-rap for the storm pond

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 April 4, 2022.

Signed and approved this 12th day of August 2024.

_____
Mike Anderson, President

ATTEST:

_____
Planning Commission Member

AFFIX CITY SEAL

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

Project Huntwell West Date: 5/24/2024

Section Phase 1B C.O.R. File No.

Bond Amount Approved: $

By: **Date:**

Official Use Do Not Write In This Box

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

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
5	Sawcut Existing Asphalt Pavement	LF	$ 2.20	0	$ -	0%	$ -	$ -
6	Sawcut Existing Concrete Pavement	LF	$ 3.52	0	$ -	0%	$ -	$ -
7	Removal of Asphalt Pavement	SY	$ 8.25	0	$ -	0%	$ -	$ -
8	Removal of Fencing	LF	$ 5.67	0	$ -	0%	$ -	$ -
9	Removal of Power Pole	EA	$ 8,415.00	0	$ -	0%	$ -	$ -
10	Removal of Structures/Buildings	EA	$ 10,000.00	0	0	0%	$ -	$ -
1.3	**Earthwork**							
1	Strip Topsoil	CY	$ 4.13	0	$ -	0%	$ -	$ -
2	Common Excavation	CY	$ 25.01	780	$ 19,510.92	100%	$ 19,510.92	$ -
3	Borrow Material - On Site	CY	$ 22.34	0	$ -	0%	$ -	$ -
4	Borrow Material - Imported from Off Site	CY	$ 40.26	0	$ -	0%	$ -	$ -
5	Rock Excavation	CY	$ 99.00	0	$ -	0%	$ -	$ -
6	Furnish Topsoil	CY	$ 52.76	0	$ -	0%	$ -	$ -
2.1	**Paved Surface Construction**							
1	Subgrade	CY	$ 73.37	0	$ -	0%	$ -	$ -
2	Fabric for Subgrade Stabilization	SY	$ 3.19	0	$ -	0%	$ -	$ -
3	Aggregate Base Course	CY	$ 97.30	1134	$ 110,332.53	100%	$ 110,332.53	$ -
4	Open Graded Free Draining Base Course	CY	$ 120.89	0	$ -	0%	$ -	$ -
5	Free Draining Base Trench	LF	$ 12.08	0	$ -	0%	$ -	$ -
6	Outlet Pipe	LF	$ 39.75	0	$ -	0%	$ -	$ -
7	Bituminous Asphalt Tack Coat	SY	$ 0.51	5830	$ 2,949.98	50%	$ 1,474.99	$ 1,474.99
8	Superpave Asphalt Base Course - Type 25	TN	$ 93.50	1010	$ 94,435.00	100%	$ 94,435.00	$ -
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70	0	$ -	0%	$ -	$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70	505	$ 59,438.50	100%	$ 59,438.50	$ -
11	Reinforced Concrete Pavement	CY	$ 450.55	0	$ -	0%	$ -	$ -
12	Standard Milling	SY	$ 7.07	0	$ -	0%	$ -	$ -
13	Controlled Low Strength Material	CY	$ 368.98	0	$ -	0%	$ -	$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 104.07	0	$ -	0%	$ -	$ -
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50	0	$ -	0%	$ -	$ -
16	Concrete Curb & Gutter	LF	$ 66.00	3117	$ 205,722.00	100%	$ 205,722.00	$ -
17	Concrete Curb Only	LF	$ 55.00	0	$ -	0%	$ -	$ -
18	Bituminous Asphalt Walkway	SF	$ 14.85	0	$ -	0%	$ -	$ -
19	Concrete Sidewalk	SY	$ 97.13	785.197656	$ 76,266.25	100%	$ 76,266.25	$ -
20	Bed Course Material (for sidewalk)	CY	$ 88.57	0	$ -	0%	$ -	$ -
21	Concrete Curb Ramp	EA	$ 2,750.00	10	$ 27,500.00	100%	$ 27,500.00	$ -
22	Detectable Warning Surface	EA	$ 486.72	10	$ 4,867.17	100%	$ 4,867.17	$ -
23	Concrete Precast Wheel Stops	EA	$ 275.00	0	$ -	0%	$ -	$ -
24	One Direction Lane Arrow	EA	$ 275.00	0	$ -	0%	$ -	$ -
25	Multi Directional Land Arrow	EA	$ 460.90	0	$ -	0%	$ -	$ -
26	Bicycle Shared Lane Marking	EA	$ 302.50	0	$ -	0%	$ -	$ -
27	Bicycle Lane Marking	EA	$ 302.50	0	$ -	0%	$ -	$ -
28	Pavement Letters	EA	$ 82.27	0	$ -	0%	$ -	$ -
29	4" Edge/Lane Line - Painted	LF	$ 0.51	0	$ -	0%	$ -	$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.66	0	$ -	0%	$ -	$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.83	0	$ -	0%	$ -	$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76	0	$ -	0%	$ -	$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17	0	$ -	0%	$ -	$ -
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97	0	$ -	0%	$ -	$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 4.95	0	$ -	0%	$ -	$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 7.37	0	$ -	0%	$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 9.24	0	$ -	0%	$ -	$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.07	0	$ -	0%	$ -	$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.70	0	$ -	0%	$ -	$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 9.90	0	$ -	0%	$ -	$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58	90	$ 321.75	0%	$ -	$ 321.75
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 14.85	0	$ -	0%	$ -	$ -
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	0	$ -	0%	$ -	$ -
44	Handicapped Parking Symbol	EA	$ 341.17	0	$ -	0%	$ -	$ -
45	0.08 in Flat Sheet Sign	SF	$ 49.50	0	$ -	0%	$ -	$ -
46	City standard sign post	LF	$ 27.50	2	$ 55.00	0%	$ -	$ 55.00
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 467.50	2	$ 935.00	25%	$ 233.75	$ 701.25
48	Guard Rail - Steel Beam & Posts	LF	$ 20.16	0	$ -	0%	$ -	$ -
49	Fence - Chain Link 6' High	LF	$ 45.24	0	$ -	0%	$ -	$ -
50	Fence - Wood 3-Rail	LF	$ 33.00	0	$ -	0%	$ -	$ -
51	Fence - Decorative Iron, 42" High	LF	$ 82.50	0	$ -	0%	$ -	$ -
52	Pedestrian/Bicycle Barrier Railing - Wood - 42" high	LF	$ 57.20	0	$ -	0%	$ -	$ -
53	Lights - Street and Parking Lot (light fixture, pole, foundation, & wiring)	EA	$ 13,200.00	5	$ 66,000.00	0%	$ -	$ 66,000.00
54	Bollards (wood or steel)	EA	$ 495.00	0	$ -	0%	$ -	$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	$ -	0	0	100%	$ -	$ -
3.1	**Landscaping**							
1	Transplanting Trees (6' or less)	EA	$ 148.50	0	$ -	0%	$ -	$ -
2	Transplanting Shrubs	EA	$ 126.50	0	$ -	0%	$ -	$ -
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 165.00	0	$ -	0%	$ -	$ -
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 412.50	0	$ -	0%	$ -	$ -
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 550.00	0	$ -	0%	$ -	$ -
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 330.00	0	$ -	0%	$ -	$ -
7	Plant Ground Cover	EA	$ 7.70	0	$ -	0%	$ -	$ -
8	Plant Wetlands or Bioretention Vegetation	EA	$ 27.50	0	$ -	0%	$ -	$ -
9	Plant Screen Trees	EA	$ 165.00	0	$ -	0%	$ -	$ -
10	Plant Street/Shade Trees	EA	$ 550.00	29	$ 15,950.00	0%	$ -	$ 15,950.00
11	Mulching (wood landscape mulch in place)	CY	$ 89.10	0	$ -	0%	$ -	$ -
4.1	**Sanitary Sewer System**							
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 121.00	0	$ -	0%	$ -	$ -
2	6" PVC Schedule 80 Pipe	LF	$ 168.76	683	$ 115,264.45	100%	$ 115,264.45	$ -
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	358	$ 39,183.10	100%	$ 39,183.10	$ -
4	10" PVC Schedule 80 Pipe	LF	$ 121.55	0	$ -	0%	$ -	$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	4	$ 26,698.72	100%	$ 26,698.72	$ -
6	Grease Trap	EA	$ 6,875.00	0	$ -	0%	$ -	$ -
7	4" Service Lateral (20' to Edge of R.O.W./Property Line)	LF	$ 68.31	0	$ -	0%	$ -	$ -
8	Sanitary Sewer Pump Station (sewage pump)	EA	$ -	0	$ -	0%	$ -	$ -
9	Road Bore/Crossing (with Pipe & Steel Casing)	LF	$ 440.00	0	$ -	0%	$ -	$ -
4.2	**Potable Water System**							
1	3/4" Copper Service Line	LF	$ 117.76	0	$ -	0%	$ -	$ -
2	1" Copper Service Line	LF	$ 193.60	0	$ -	0%	$ -	$ -
3	2" Copper Service Line	LF	$ 39.60	437	$ 17,305.20	100%	$ 17,305.20	$ -
4	4" Ductile Iron Pipe	LF	$ 57.20	0	$ -	0%	$ -	$ -
5	6" Ductile Iron Pipe	LF	$ 74.80	0	$ -	0%	$ -	$ -
6	8" Ductile Iron Pipe	LF	$ 92.40	0	$ -	0%	$ -	$ -
7	10" Ductile Iron Pipe	LF	$ 104.50	0	$ -	0%	$ -	$ -
8	12" Ductile Iron Pipe	LF	$ 115.50	0	$ -	0%	$ -	$ -
9	Fire Hydrant with 6" line	EA	$ 5,513.77	0	$ -	0%	$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
10	4" Gate Valve & Box	EA	$ 1,225.13	0	$ -	0%	$ -	$ -
11	6" Gate Valve & Box	EA	$ 1,954.65	0	$ -	0%	$ -	$ -
12	8" Gate Valve & Box	EA	$ 1,617.98	0	$ -	0%	$ -	$ -
13	10" Gate Valve & Box	EA	$ 2,420.00	0	$ -	0%	$ -	$ -
14	12" Gate Valve & Box	EA	$ 4,271.09	0	$ -	0%	$ -	$ -
15	Pressure Reducing Valve & Vault	EA	$ -	0	$ -	0%	$ -	$ -
16	Tapping Sleeve & Valve for Water Service Connection	EA	$ 726.00	0	$ -	0%	$ -	$ -
17	Water Meter Setter, Box & Service Line Tap	EA	$ 3,335.29	34	$ 113,399.79	100%	$ 113,399.79	$ -
5.1	**Storm Water Management & Storm Drainage**							
	SWM Basin/Ponds							
1	Excavation - Basin/Pond	CY	$ 25.01	0	$ -	0%	$ -	$ -
2	Excavation - Core Trench	CY	$ 25.01	0	$ -	0%	$ -	$ -
3	Embankment Construction - On-Site Material	CY	$ 22.34	0	$ -	0%	$ -	$ -
4	Embankment Construction - Imported Material	CY	$ 40.26	0	$ -	0%	$ -	$ -
5	Impervious Core	SF	$ 1.98	0	$ -	0%	$ -	$ -
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,300.59	0	$ -	0%	$ -	$ -
7	Corrugated Metal Pipe Control Structure	EA	$ 6,456.24	0	$ -	0%	$ -	$ -
8	Dewatering Pipes or Structures	EA	$ 558.02	0	$ -	0%	$ -	$ -
9	Filter Stone for Dewatering Pipe (1" to 2" dia. clean)	CY	$ 53.12	0	$ -	0%	$ -	$ -
10	Antiseep Collar	Each per foot of width	$ 165.00	0	$ -	0%	$ -	$ -
11	Trash Rack	Each per inch dia.	$ 55.00	0	$ -	0%	$ -	$ -
12	Water Tight Pipe Bands	Each per inch dia.	$ 8.25	0	$ -	0%	$ -	$ -
	Low Impact Development BMP							
13	Urban Bioretention Basin (in sidewalk areas)	SF	$ 55.00	0	$ -	0%	$ -	$ -
14	Bioretention Basin	SF	$ 38.50	0	$ -	0%	$ -	$ -
15	Grass Channel	SF	$ 30.00	0	$ -	0%	$ -	$ -
16	Permeable Pavers	SY	$ 50.00	0	$ -	0%	$ -	$ -
	PVC Slotted Pipe							
17	4" PVC Slotted or Perforated Drain Pipe	LF	$ 16.50	0	$ -	0%	$ -	$ -
18	6" PVC Slotted or Perforated Drain Pipe	LF	$ 17.60	0	$ -	0%	$ -	$ -
19	8" PVC Slotted or Perforated Drain Pipe	LF	$ 21.85	0	$ -	0%	$ -	$ -
20	12" PVC Slotted or Perforated Drain Pipe	LF	$ 36.30	0	$ -	0%	$ -	$ -
	Corrugate Metal Pipe (Circular)							
21	15" Storm Drain Pipe	LF	$ 171.48	0	$ -	0%	$ -	$ -
22	18" Storm Drain Pipe	LF	$ 112.79	0	$ -	0%	$ -	$ -
23	24" Storm Drain Pipe	LF	$ 173.24	0	$ -	0%	$ -	$ -
24	30" Storm Drain Pipe	LF	$ 198.00	0	$ -	0%	$ -	$ -
25	36" Storm Drain Pipe	LF	$ 209.06	0	$ -	0%	$ -	$ -
26	42" Storm Drain Pipe	LF	$ 244.20	0	$ -	0%	$ -	$ -
27	48" Storm Drain Pipe	LF	$ 278.30	0	$ -	0%	$ -	$ -
28	54" Storm Drain Pipe	LF	$ 313.50	0	$ -	0%	$ -	$ -
29	60" Storm Drain Pipe	LF	$ 352.00	0	$ -	0%	$ -	$ -
	Reinforced Concrete Pipe (circular)							
30	15" Storm Drain Pipe	LF	$ 312.02	0	$ -	0%	$ -	$ -
31	18" Storm Drain Pipe	LF	$ 118.94	0	$ -	0%	$ -	$ -
32	24" Storm Drain Pipe	LF	$ 136.22	0	$ -	0%	$ -	$ -
33	30" Storm Drain Pipe	LF	$ 180.69	0	$ -	0%	$ -	$ -
34	36" Storm Drain Pipe	LF	$ 259.58	0	$ -	0%	$ -	$ -
35	42" Storm Drain Pipe	LF	$ 246.40	0	$ -	0%	$ -	$ -
36	48" Storm Drain Pipe	LF	$ 665.17	0	$ -	0%	$ -	$ -
37	54" Storm Drain Pipe	LF	$ 316.80	0	$ -	0%	$ -	$ -
38	60" Storm Drain Pipe	LF	$ 352.00	0	$ -	0%	$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
	High Density Polyethlyene (HDPE) Pipe (Circular)							
39	15" Storm Drain Pipe	LF	$ 126.32	240	$ 30,317.76	100%	$ 30,317.76	$ -
40	18" Storm Drain Pipe	LF	$ 169.63	0	$ -	0%	$ -	$ -
41	24" Storm Drain Pipe	LF	$ 180.58	0	$ -	0%	$ -	$ -
42	30" Storm Drain Pipe	LF	$ 312.33	0	$ -	0%	$ -	$ -
43	36" Storm Drain Pipe	LF	$ 209.91	0	$ -	0%	$ -	$ -
44	42" Storm Drain Pipe	LF	$ 250.80	0	$ -	0%	$ -	$ -
45	48" Storm Drain Pipe	LF	$ 297.00	0	$ -	0%	$ -	$ -
46	54" Storm Drain Pipe	LF	$ 308.00	0	$ -	0%	$ -	$ -
47	60" Storm Drain Pipe	LF	$ 319.00	0	$ -	0%	$ -	$ -
	End Sections (Circular) - Metal (for CMP and HDPE Pipe)							
48	15" Metal End Section	EA	$ 797.50	0	$ -	0%	$ -	$ -
49	18" Metal End Section	EA	$ 697.76	0	$ -	0%	$ -	$ -
50	24" Metal End Section	EA	$ 960.88	0	$ -	0%	$ -	$ -
51	30" Metal End Section	EA	$ 1,240.92	0	$ -	0%	$ -	$ -
52	36" Metal End Section	EA	$ 1,210.00	0	$ -	0%	$ -	$ -
53	42" Metal End Section	EA	$ 1,430.00	0	$ -	0%	$ -	$ -
54	48" Metal End Section	EA	$ 1,760.00	0	$ -	0%	$ -	$ -
55	54" Metal End Section		$ 2,200.00	0	$ -	0%	$ -	$ -
56	60" Metal End Section		$ 2,200.00	0	$ -	0%	$ -	$ -
	End Sections (Circular) - Concrete							
57	15" RCP End Section	EA	$ 533.50	2	$ 1,067.00	100%	$ 1,067.00	$ -
58	18" RCP End Section	EA	$ 621.50	0	$ -	0%	$ -	$ -
59	24" RCP End Section	EA	$ 830.50	0	$ -	0%	$ -	$ -
60	30" RCP End Section	EA	$ 1,314.50	0	$ -	0%	$ -	$ -
61	36" RCP End Section	EA	$ 1,941.50	0	$ -	0%	$ -	$ -
62	42" RCP End Section	EA	$ 1,974.50	0	$ -	0%	$ -	$ -
63	48" RCP End Section	EA	$ 2,348.50	0	$ -	0%	$ -	$ -
64	54" RCP End Section	EA	$ 3,074.50	0	$ -	0%	$ -	$ -
65	60" RCP End Section	EA	$ 3,800.50	0	$ -	0%	$ -	$ -
	Corrugated Metal Pipe Arch							
66	17" x 13" Storm Drain Pipe	LF	$ 171.48	0	$ -	0%	$ -	$ -
67	21" x 15" Storm Drain Pipe	LF	$ 112.79	0	$ -	0%	$ -	$ -
68	24" x 18" Storm Drain Pipe	LF	$ 173.24	0	$ -	0%	$ -	$ -
69	35" x 24" Storm Drain Pipe	LF	$ 198.00	0	$ -	0%	$ -	$ -
70	42" x 29" Storm Drain Pipe	LF	$ 209.06	0	$ -	0%	$ -	$ -
71	57" x 38"Storm Drain Pipe	LF	$ 244.20	0	$ -	0%	$ -	$ -
72	64" x 43" Storm Drain Pipe	LF	$ 278.30	0	$ -	0%	$ -	$ -
	Reinforced Concrete Elliptical Pipe							
73	23" x 14" Storm Drain Pipe	LF	$ 118.94	0	$ -	0%	$ -	$ -
74	30" x 19" Storm Drain Pipe	LF	$ 136.22	0	$ -	0%	$ -	$ -
75	38" x 24" Storm Drain Pipe	LF	$ 180.69	0	$ -	0%	$ -	$ -
76	45" x 29" Storm Drain Pipe	LF	$ 259.58	0	$ -	0%	$ -	$ -
77	53" x 34" Storm Drain Pipe	LF	$ 665.17	0	$ -	0%	$ -	$ -
78	60" x 38" Storm Drain Pipe	LF	$ 665.17	0	$ -	0%	$ -	$ -
79	68" x 43" Storm Drain Pipe	LF	$ 352.00	0	$ -	0%	$ -	$ -
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)							
80	17" x 13" Metal End Section	EA	$ 797.50	0	$ -	0%	$ -	$ -
81	21" x 15" Metal End Section	EA	$ 697.76	0	$ -	0%	$ -	$ -
82	24" x 18" Metal End Section	EA	$ 709.50	0	$ -	0%	$ -	$ -
83	35" x 24" Metal End Section	EA	$ 1,240.92	0	$ -	0%	$ -	$ -
84	42" x 29" Metal End Section	EA	$ 1,210.00	0	$ -	0%	$ -	$ -
85	57" x 38" Metal End Section	EA	$ 1,760.00	0	$ -	0%	$ -	$ -
86	64" x 43" Metal End Section	EA	$ 2,200.00	0	$ -	0%	$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
	End Sections - Reinforced Concrete Elliptical Pipe							
86	23" x 14" RCP End Section	EA	$ 621.50	0	$ -	0%	$ -	$ -
88	30" x 19" RCP End Section	EA	$ 830.50	0	$ -	0%	$ -	$ -
89	38" x 24" RCP End Section	EA	$ 1,314.50	0	$ -	0%	$ -	$ -
90	45" x 29" RCP End Section	EA	$ 1,941.50	0	$ -	0%	$ -	$ -
91	53" x 34" RCP End Section	EA	$ 1,974.50	0	$ -	0%	$ -	$ -
92	60" x 38" RCP End Section	EA	$ 2,348.50	0	$ -	0%	$ -	$ -
93	68" x 43" RCP End Section	EA	$ 3,074.50	0	$ -	0%	$ -	$ -
	Storm Drain Structures							
94	Drop Inlet	EA	$ 3,879.85	3	$ 11,639.56	100%	$ 11,639.56	$ -
95	Curb Inlet - 6' Opening	EA	$ 4,620.00	0	$ -	0%	$ -	$ -
96	Curb Inlet - 10' Opening	EA	$ 5,280.00	0	$ -	0%	$ -	$ -
97	Curb Inlet - 12' Opening	EA	$ 6,050.00	0	$ -	0%	$ -	$ -
98	Curb Inlet - 16' Opening	EA	$ 6,820.00	0	$ -	0%	$ -	$ -
99	Curb Inlet - 20' Opening	EA	$ 7,370.00	0	$ -	0%	$ -	$ -
100	Manhole (4' dia., 6' height or less)	EA	$ 6,674.79	0	$ -	0%	$ -	$ -
	Outfall & Channel Protection							
101	Concrete Endwall/Wingwall	SF	$ 110.00	0	$ -	0%	$ -	$ -
102	Gabion Basket Structure	CY	$ 275.50	0	$ -	0%	$ -	$ -
103	Rip-Rap Stone - Class 1	CY	$ 122.72	234	$ 28,715.54	100%	$ 28,715.54	$ -
5.1	**Civc Standards**							
1	Small Playground Tot Lot (< 10 Childred)	EA	$ 19,800.00	0	$ -	0%	$ -	$ -
2	Medium Playground Tot Lot (10-50 Childred)	EA	$ 55,000.00	0	$ -	0%	$ -	$ -
3	Large Playground Tot Lot (50+ Childred)	EA	$ 110,000.00	0	$ -	0%	$ -	$ -
6.1	**Miscellaneous Site Construction & Structures**							
1	Bus Stop Enclosure	EA	$ 3,850.00	0	$ -	0%	$ -	$ -
2	Mail Box Cluster	EA	$ 1,100.00	0	$ -	0%	$ -	$ -
3	Construction Stake-out	AC	$ 11,000.00	0	$ -	0%	$ -	$ -
4	Traffic Control During Construction	LS	$ -	0	0	0%	$ -	$ -
5	Set Property Corners	EA	$ 132.00	0	$ -	0%	$ -	$ -

Grand Total All Costs	$ 1,067,875.22	Completed	$ 983,372.23	$ 84,502.99	Remaining Work
Mobilization (5%)	$ 53,393.76	-		$ 4,225.15	Mobilization (5%)
15% Contingency	$ 168,190.35			$ 12,675.45	Contingency (15%)
TOTAL BOND AMOUNT	$ 1,236,065.57		**Remaining Bond Total**	$ 101,403.59	Subtotal
			Approved Release Total	**$ 1,134,661.98**	

AGENDA ITEM IV.9

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: CITIZEN'S PRESENTATIONS/PETITIONS

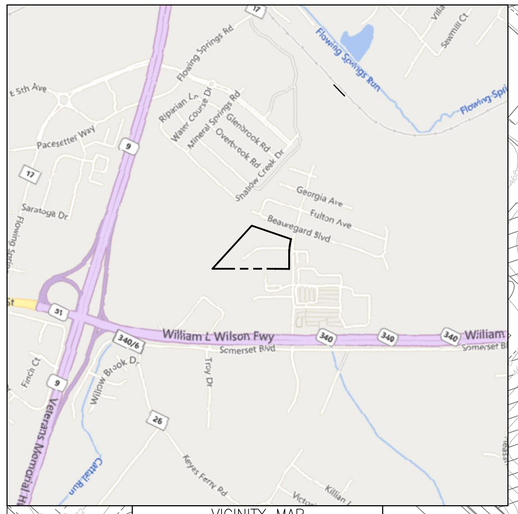
AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

Canter Hollow is located in Jefferson County, WV off Patrick Henry Way

ATTACHMENTS:

Annexation-Plan Exhibit- Canter Hollow 8122024.pdf



VICINITY MAP
1" = 1000'

Site Information

Parcel Area	10.03	AC
Proposed Land Coverage	4.92	AC
Total Area of Disturbance	9.50	AC
Civic/Open Space	5.11	AC
Unit/Lot Count	124	
Parking Spaces		
Off street	45	
Driveway	124	
Garage	124	
Total	293	
ADA Accessible Parking	2	

Potential Waivers:

- 3.5.5 Rear access for all lots within T4 shall be provided by a rear lane or rear alley
- 5.9.1.a (Eliminate the requirement that parking shall be accessed by rear alleys)
- 5.9.1.2.a &b (Allow parking and garages to be in first / second layer)
- 5.9.3.a (Increase the max. driveway width from 10 feet to 18 feet)
- 5.9.5 (3) Parking lots and parking structures must be designed so that a vehicle is not forced to back onto the public right-of-way
- 5.10.2.b. – Allow the Street trees to be planted within the Private Frontage as there is no public frontage planting strips / areas
- Table 2 - Community Units (Village), Intensity (Low) Required (40-100 AC) / Provided 10.24 AC)
- Table 3 – Allow T4 up to 100%
- Table 13.A.i (Increase front setback from 18' max to 35' max.)
- Table 13.B. Parking & Storage Location (Allow parking, and trash pick in the 1st &2nd Layers)

NOTE: CTUB RESPONSIBILITY BEGINS AT CLEANOUT ON PROPERTY LINE. LATERALS ON PRIVATE PROPERTY ARE THE OWNER'S RESPONSIBILITY

NOTE: ALL WATER METER LIDS WILL BE HEAVY LOAD TRAFFIC COVERS

NOTE: ALL CURB RADII IN PARKING LOTS ARE 5' UNLESS OTHERWISE NOTED. ALL CURB RADII AT INTERSECTIONS ARE 25' UNLESS OTHERWISE NOTED

40 0 40 80 120
Scale 1" = 40'

DATE	REVISIONS

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

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LOTTING LAYOUT

CANTER HOLLOW SITE PLAN
ANNEXATION EXHIBIT
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

JOB NO.:	22351
SCALE:	
DATE:	08/05/2023
DRAWN BY:	
DESIGN BY:	
REVIEW BY:	
SHEET:	OF

L:\Projects\Miller Station\Annexation\22176 LAYOUT & UTILITY PLANS.dwg, 8/5/2023 3:11:16 PM, DWG To PDF.pc3

AGENDA ITEM IV.10

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: NEW BUSINESS

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

Red Clover Phase 2 located off 19th Avenue and Foal Street, Ranson WV 25438

ATTACHMENTS:

Legal Notice Red Clover Phase 2.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, August 5, 2024, 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 Red Clover Phase 2 located off 19th Avenue and Foal Street, Ranson WV (Lots 86-198). There will also be a public hearing for accepting the bond and development agreement for Red Clover Phase 2. 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 August 2, 2024, will be provided to the Planning Commission, and inserted into the official record.

AGENDA ITEM IV.11

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: NEW BUSINESS

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

Red Clover Phase 2 located off 19th Avenue and Foal Street, Ranson WV 25438

1. Review supporting documents
2. Commission discussion/questions for staff
3. Vote

ATTACHMENTS:

24-3-FP-CRC Report 24-3-FP Rpt Approval Phase 2- Red Clover.pdf
Red Clover Plat Phase 2.pdf

FINAL PLAT
CRC REPORT

Red Clover Meadows Phase 2-Approval

Final Plat
PROJECT: 24-3-FP

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

Application Information

Applicant: Morris & Ritchie Associates, Inc.
Property Owner: U.S. Home Corporation dba Lennar

Project Description

This application is for Phase 2 of Red Clover Meadows. This plat covers all single family and town homes that will be constructed in this phase. This phase includes T3 and T4

Location and Site Information

Location:
Red Clover Meadows
Current Zoning : T3, T4
Gross Site Area: 30.08

Engineering & Planning Review

All comments have been addressed.

Addressing Review

All comments have been addressed.

Next Steps

The next step is to submit an official bond in the approved amount of $4,815,187.12 and a signed development agreement. The plat, bond, and development agreement will be placed on the August 5, 2024 Planning Commission agenda.

If there are any questions on the provided comments, please contact Reiley Stanley, rstanley@ransonwv.us, 304-724-3861 to set up a meeting.

Thank you,
City of Ranson
Community Development Department

1. THE PROPERTIES SHOWN HEREON ARE LOCATED ON DISTRICT 8, TAX MAP 8, PARCEL 9 AND ARE CURRENTLY ZONED SC–NC.
2. THE PROPERTIES DELINEATED HEREON ARE IN THE NAME OF U.S. HOME CORPORATION AT DEED BOOK 1263 PAGE 33, AMONG THE LAND RECORDS OF JEFFERSON COUNTY, WEST VIRGINIA.
3. PROPERTY OWNER'S ADDRESS: 14280 PARK MEADOW DR, CHANTILLY VA, 20151
4. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON EXISTING LAND RECORDS AND A FIELD SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. IN APRIL 2021.
5. THIS PLAT HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT.
6. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X – AREAS DETERMINED TO BE OUTSIDE THE 500–YEAR FLOODPLAIN. THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 54037C0130E, DATED DECEMBER 18, 2009.
7. THE DEVELOPER, IN SIGNING THIS PLAT, AGREES TO ABIDE BY ALL CONDITIONS TERMS AND SPECIFICATIONS PROVIDED HEREON; AND TO COMPLETE ALL THE IMPROVEMENTS REQUIRED BY THE PRELIMINARY PLAT.
8. PROPERTY CORNERS ARE TO BE SET USING $\frac{5}{8}$" REBAR WITH I.D. CAPS. ALL OTHER CORNERS ARE AS NOTED. CORNER MARKERS TO BE IN PLACE PRIOR TO CONVEYANCE OF INDIVIDUAL LOTS.
9. ALL WATERLINE EASEMENTS SHALL BE DEDICATED TO WEST VIRGINIA AMERICAN WATER.
10. ALL SANITARY SEWER EASEMENTS SHALL BE DEDICATED TO CHARLES TOWN UTILITY BOARD.

YARD REQUIREMENTS:	T3	T4
FRONT:	20' MIN., 30' MAX.	18' MAX.
SIDE:	8 FT. MIN. TOTAL	0' or 6' MIN. TOTAL
REAR:	24' MIN.	3' MIN.

OWNER'S CERTIFICATION AND DEDICATION

WE, U.S. HOME, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION 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 OTHERWISE NOTED ON THIS PLAT.

THE SUBDIVISION SHOWN HEREON IS SUBJECT TO A DEVELOPERS AGREEMENT DATED __ AND RECORDED AMONG THE LAND RECORDS OF JEFFERSON COUNTY IN BOOK 1263, PAGE 33 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 RIGHT–OF–WAY(S) AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS HEREIN INDICATED, AND THAT THE REQUIREMENT OF THE SUBDIVISION ORDINANCE 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.

OWNER

DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY DEED DATED AND RECORDED IN THE LAND RECORDS OF JEFFERSON COUNTY, WV AT PAGE 1263, BOOK 33, 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 COMPILED WITH.

JON K. ERICKSON PS #2302

DATE

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 PRESIDENT

DATE

OWNER/DEVELOPER'S STATEMENT OF ACCEPTANCE

THE OWNER AND DEVELOPER, IN SIGNING THIS PLAT, AGREE TO ABIDE BY ALL CONDITIONS, TERMS, AND SPECIFICATIONS PROVIDED HEREON.

OWNER/DEVELOPER: DATE
U.S. HOME, LLC
14280 PARK MEADOW DR, CHANTILLY VA, 20151
(703)–449–6500



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- PROP.R/W LINE
- PROP.PROPERTY LINE
- PROP.EASEMENT LINE
- IPS ○ IRON PIN TO BE SET
- EX. EASEMENT
- EX. R/W LINE
- IPF ○ REBAR FOUND

JON K. ERICKSON LICENSED No. 2302 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

FINAL PLAT

RED CLOVER MEADOWS - PHASE 2

DB 1263 PG 33
DISTRICT: 08, MAP: 08, PARCEL: 9
CITY OF RANSON, WEST VIRGINIA

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

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DATE	REVISIONS	JOB NO.: 21170X01
5/1/2024	ADDRESS TOWN OF RANSON COMMENTS	SCALE: N/A
5/16/2024	ADDRESS TOWN OF RANSON COMMENTS	DATE: 1/10/24
		DRAWN BY: CRC
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 1 OF 11

RECORD DESCRIPTION OF SURVEYED PROPERTY

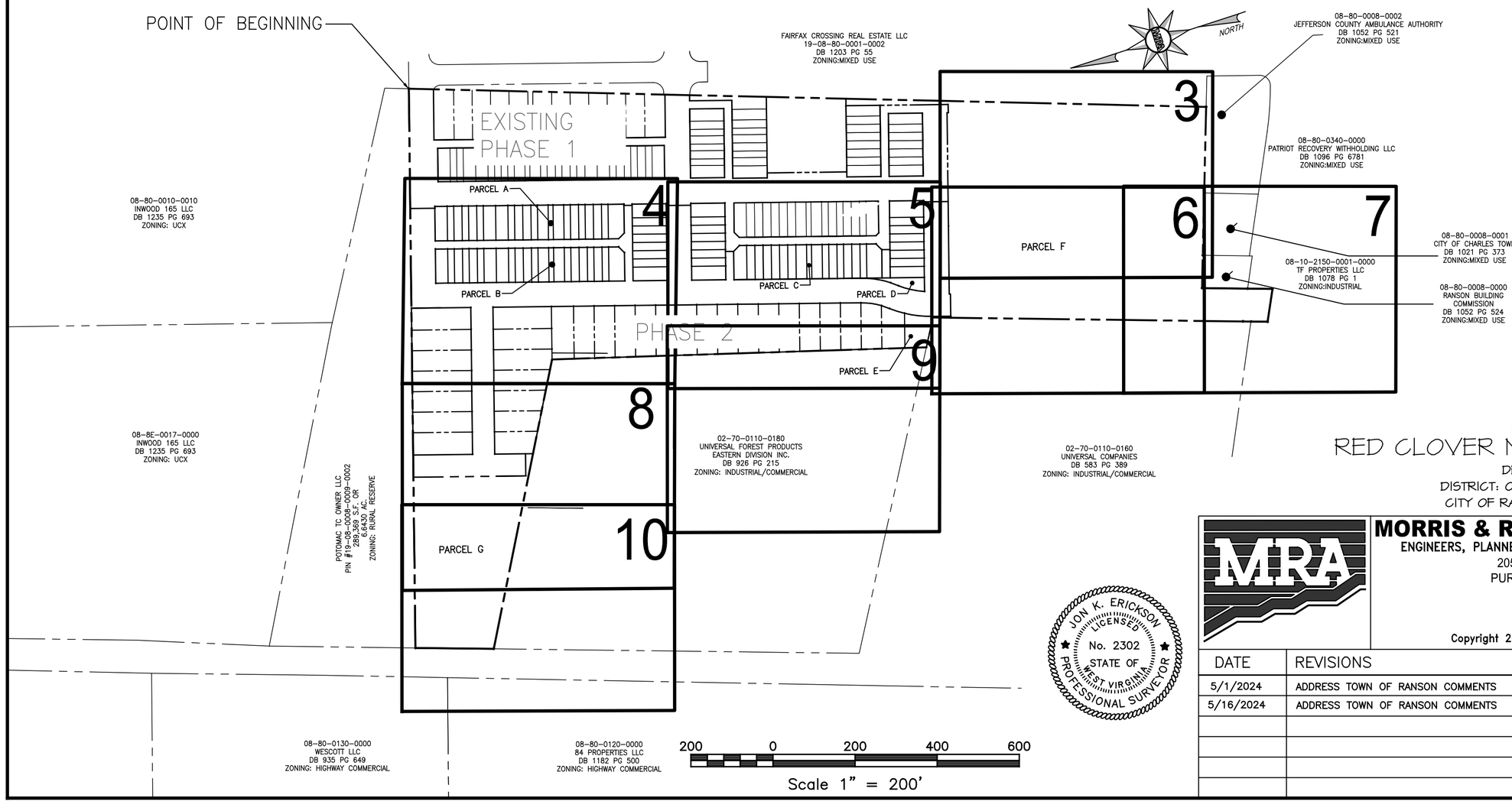
THE LAND IS DESCRIBED AS FOLLOWS:
SITUATED IN THE RANSON CORPORATE DISTRICT, COUNTY OF JEFFERSON, STATE OF WEST VIRGINIA:
AT THE POINT OF BEGINNING AT FOAL STREET AT A POINT IN COMMON WITH TAX MAP 8, PARCEL 9.2, INWOOD 165 LLC.
S 19° 15' 07" W 1943.09 FEET TO A REBAR; THENCE
N 70° 45' 35" W 441.72 FEET TO A REBAR; THENCE,
S 18° 39' 52" W 110.98 FEET TO A REBAR; THENCE,
S 18° 37' 37" W 60.70 FEET TO A POINT; THENCE,
N 63° 31' 39" W 80.82 FEET TO A POINT; THENCE,
N 18° 32' 17" E 40.43 FEET TO A POINT; THENCE,
N 18° 50' 57" E 19.49 FEET TO A REBAR; THENCE,
N 18° 40' 37" E 755.89 FEET TO A REBAR; THENCE,
N 59° 55' 50' W 74.17 FEET TO A REBAR, THENCE,
N 16° 05' 08" E 912.56 FEET TO A REBAR; THENCE,
N 60° 40' 31" W 719.40 FEET TO A REBAR; THENCE,
N 18° 33' 30" E 190.78 FEET TO A REBAR; THENCE,
S 72° 44' 05'' E 1363.03 FEET TO A REBAR AT THE POINT OF BEGINNING, CONTAINING 31.0791 ACRES.

AREA TABULATION

EXISTING PHASE 1	8.8918 AC. (387,327 SF)
LOTS 86–198	8.0259 AC. (349,608 SF)
PARCEL A	0.0232 AC. (1,010 SF)
PARCEL B	0.0229 AC. (996 SF)
PARCEL C	0.0229 AC. (996 SF)
PARCEL D	0.0547 AC. (2,384 SF)
PARCEL E	0.1132 AC. (4,932 SF)
PARCEL F	7.8754 AC. (343,051 SF)
PARCEL G	2.2808 AC. (99,352 SF)
RIGHT–OF–WAY	3.7683 AC. (164,150 SF)
TOTAL	31.0791 AC. (1,353,806 SF)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C–1	53.22'	169.71'	17.97°	N 26° 14' 01" E	53.00'
C–2	50.29'	169.71'	16.98°	N 25° 44' 19" E	50.10'
C–3	2.93'	169.71'	0.99°	N 34° 43' 19" E	2.93'
C–4	37.99'	280.00'	7.77°	S 35° 13' 35" W	37.96'
C–5	68.78'	280.00'	14.07°	S 24° 18' 10" W	68.61'
C–6	106.77'	280.00'	21.85°	S 28° 11' 22" W	106.12'
C–7	1.66'	621.30'	0.15°	N 17° 18' 20" E	1.66'
C–8	73.50'	230.00'	18.31°	N 26° 36' 08" E	73.19'
C–9	65.41'	220.00'	17.04°	S 30° 35' 43" W	65.17'

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L–1	4.50	N 72° 44' 04" W	L–9	0.44	S 17° 15' 56" W
L–2	19.75	N 27° 46' 28" W	L–10	18.38	S 39° 06' 47" W
L–3	19.80	S 62° 18' 47" W	L–11	44.55	S 17° 15' 56" W
L–4	19.83	S 27° 42' 56" E	L–12	3.79	N 72° 44' 04" W
L–5	19.77	S 62° 18' 42" W	L–13	43.81	N 18° 40' 37" E
L–6	20.27	N 39° 06' 47" E			
L–7	70.09	S 17° 15' 56" W			
L–8	10.00	S 72° 44' 04" E			



FINAL PLAT

RED CLOVER MEADOWS - PHASE 2

DB 1263 PG 33
DISTRICT: 08, MAP: 08, PARCEL: 9
CITY OF RANSON, WEST VIRGINIA

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

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JON K. ERICKSON LICENSED No. 2302 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

DATE	REVISIONS	
5/1/2024	ADDRESS TOWN OF RANSON COMMENTS	JOB NO.: 21170X01
5/16/2024	ADDRESS TOWN OF RANSON COMMENTS	SCALE: 1"=200'
		DATE: 1/10/24
		DRAWN BY: CRC
		DESIGN BY: JKE
		REVIEW BY: JSD
		SHEET: 2 OF 11

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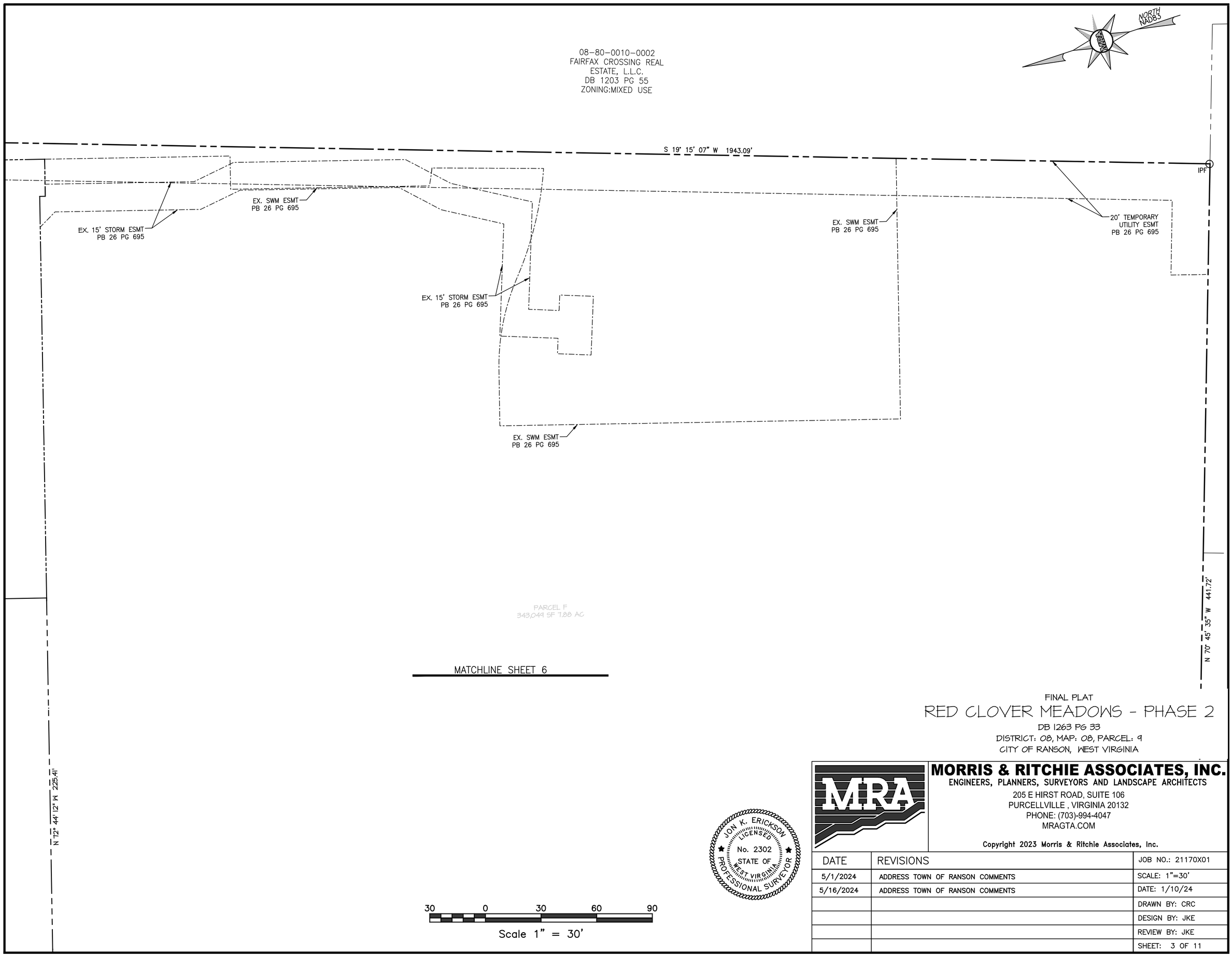

FINAL PLAT

RED CLOVER MEADOWS - PHASE 2

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CITY OF RANSON, WEST VIRGINIA

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		DRAWN BY: CRC
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 3 OF 11

CEDAR VALLEY RD (60' ROW)

NORTH NAD83

S 17° 15' 56" W 460.74' (TOTAL)

N 72° 44' 04" W 84.17' (TOTAL)

9TH AVENUE (60' ROW)

18' MAXIMUM SETBACK

3' SETBACK

6' SETBACK

10' ACCESS & UTILITY ESMT

ALLEY 1 (20' ROW)

PARCEL A 1,010 SF 0.02 AC

N 17° 15' 56" E 446.18' (TOTAL)

S 17° 15' 56" W 460.74' (TOTAL)

ALLEY 1 (20' ROW)

N 17° 15' 56" E 460.74' (TOTAL)

PARCEL B 996 SF 0.02 AC

ALLEY 2 (20' ROW)

S 17° 15' 56" W 83.00'

N 17° 15' 56" E 83.00'

MATCHLINE SHEET 5

EXISTING 10' SANITARY ESMT PB 26 PG 695 (HATCHED PORTION HEREBY VACATED)

RED CLOVER LN (60' ROW)

EXISTING 15' STORM ESMT PB 26 PG 695 (HATCHED PORTION HEREBY VACATED)

S 17° 15' 56" W 144.44'

S 17° 15' 56" W 142.30'

TROUT LILY DR (54' ROW)

N 72° 44' 04" W 358.03' (TOTAL)

S 72° 44' 04" E 358.03' (TOTAL)

N 72° 44' 04" W 129.04' (TOTAL)

20' MINIMUM SETBACK

30' MAXIMUM SETBACK

8' SETBACK

24' SETBACK

MATCHLINE SHEET 8

IPF

Scale 1" = 30'

FINAL PLAT

RED CLOVER MEADOWS - PHASE 2

DB 1263 PG 33

DISTRICT: 08, MAP: 08, PARCEL: 9

CITY OF RANSON, WEST VIRGINIA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

205 E HIRST ROAD, SUITE 106

PURCELLVILLE , VIRGINIA 20132

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		SHEET: 4 OF 11

EXISTING PHASE 1

CEDAR VALLEY

NORTH NAD83

18TH AVE (60' ROW)

17TH AVE (60' ROW)

ALLEY 3 (VARIABLE WIDTH ROW)

ALLEY 4 (20' ROW)

ALLEY 2 (VARIABLE WIDTH ROW)

RED CLOVER LN (60' ROW)

MATCHLINE SHEET 4

MATCHLINE SHEET 6

MATCHLINE SHEET 9

PARCEL C 496 SF 0.02 AC

PARCEL D CIVIC SPACE 2,384 SF 0.5 AC

PARCEL E CIVIC SPACE 4,932 SF 0.11 AC

| | | |

NORTH NAD83

PARCEL F
343,049 SF 7.88 AC

MATCHLINE SHEET 3

17TH AVE
(60' ROW)

MATCHLINE SHEET 5

N 72° 44' 12" W 225.41'

S 17° 15' 56" W 3.00'

N 72° 44' 04" W 54.00'

L-11

L-12

L-13

IPF

N 18° 40' 37" E 755.89'

MATCHLINE SHEET 7

IPF

02-70-0110-0160
UNIVERSAL COMPANIES
DB 583 PG 389
ZONING: INDUSTRIAL/COMMERCIAL

30 0 30 60 90

Scale 1" = 30'

FINAL PLAT

RED CLOVER MEADOWS - PHASE 2

DB 1263 PG 33
DISTRICT: 08, MAP: 08, PARCEL: 9
CITY OF RANSON, WEST VIRGINIA

JON K. ERICKSON
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		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 6 OF 11

NORTH
NAD83

MATCHLINE SHEET 6

08-80-0008-0001
CITY OF CHARLES TOWN
DB 1021 PG 373
ZONING:MIXED USE

N 70° 45' 35" W 441.72'

08-10-2150-0001-0000
TF PROPERTIES LLC
DB 1078 PG 1
ZONING:INDUSTRIAL

08-80-0008-0000
RANSON BUILDING
COMMISSION
DB 1052 PG 524
ZONING:MIXED USE

S 18° 37' 37" W 60.70'

S 18° 39' 52" W 110.98'

IPF

IPF

20' POTOMAC EDISON
COMPANY EASEMENT
D.B. 1019 PG. 276

N 63° 37' 39" W 80.82'

N 18° 40' 37" E 755.89'

IPF

40.43'

N 18° 32' 17" E

N 18° 50' 57" E 19.49'

80.60' x 60.50'
NON-EXCLUSIVE EASEMENT
D.B. 931 PG. 130

02-70-0110-0160
UNIVERSAL COMPANIES
DB 583 PG 389
ZONING: INDUSTRIAL/COMMERCIAL

30 0 30 60 90

Scale 1" = 30'

JON K. ERICKSON
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No. 2302
STATE OF
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PROFESSIONAL SURVEYOR

FINAL PLAT

RED CLOVER MEADOWS - PHASE 2

DB 1263 PG 33
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CITY OF RANSON, WEST VIRGINIA

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		SHEET: 7 OF 11

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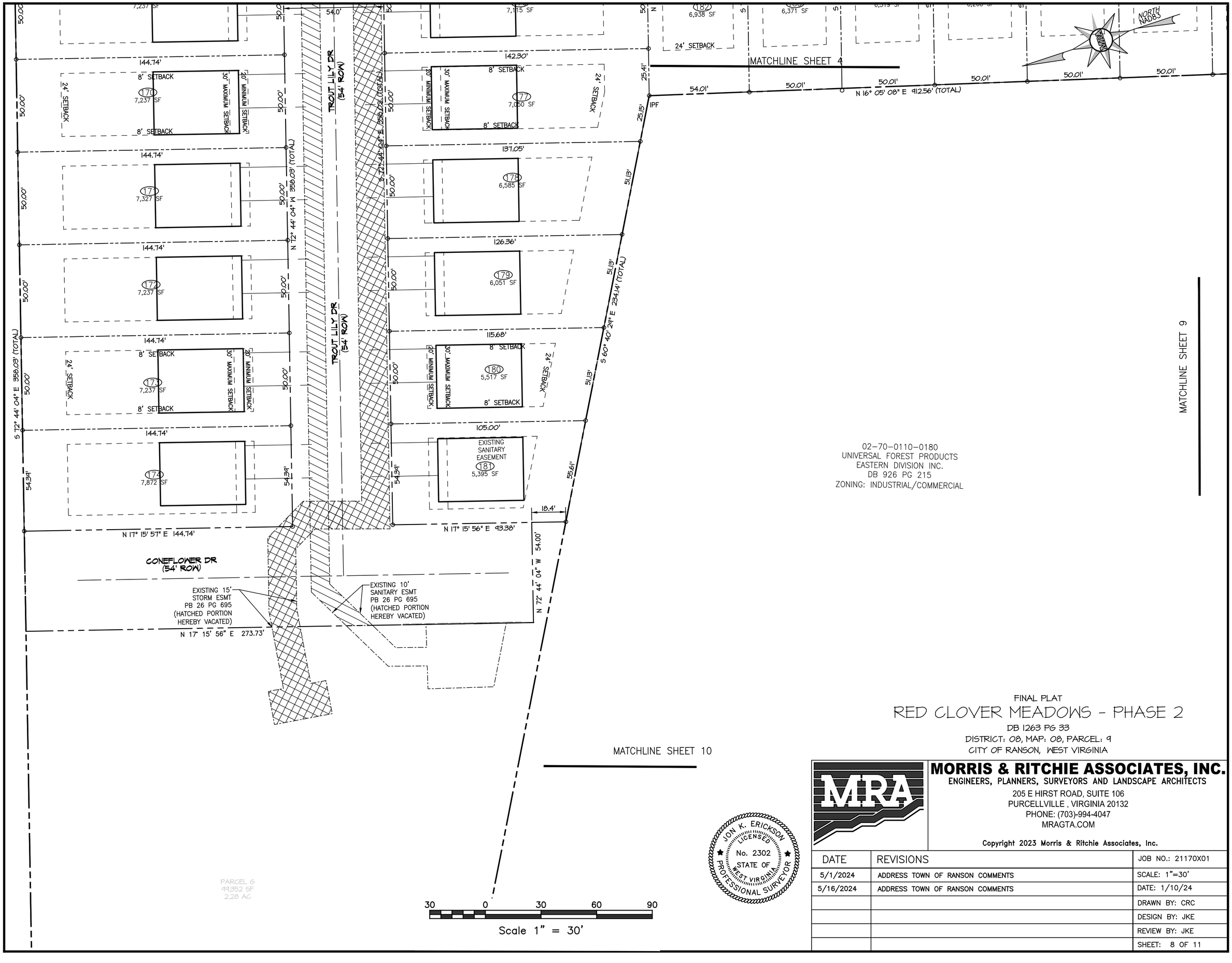

02-70-0110-0180
UNIVERSAL FOREST PRODUCTS
EASTERN DIVISION INC.
DB 926 PG 215
ZONING: INDUSTRIAL/COMMERCIAL

FINAL PLAT

RED CLOVER MEADOWS - PHASE 2

DB 1263 PG 33
DISTRICT: 08, MAP: 08, PARCEL: 9
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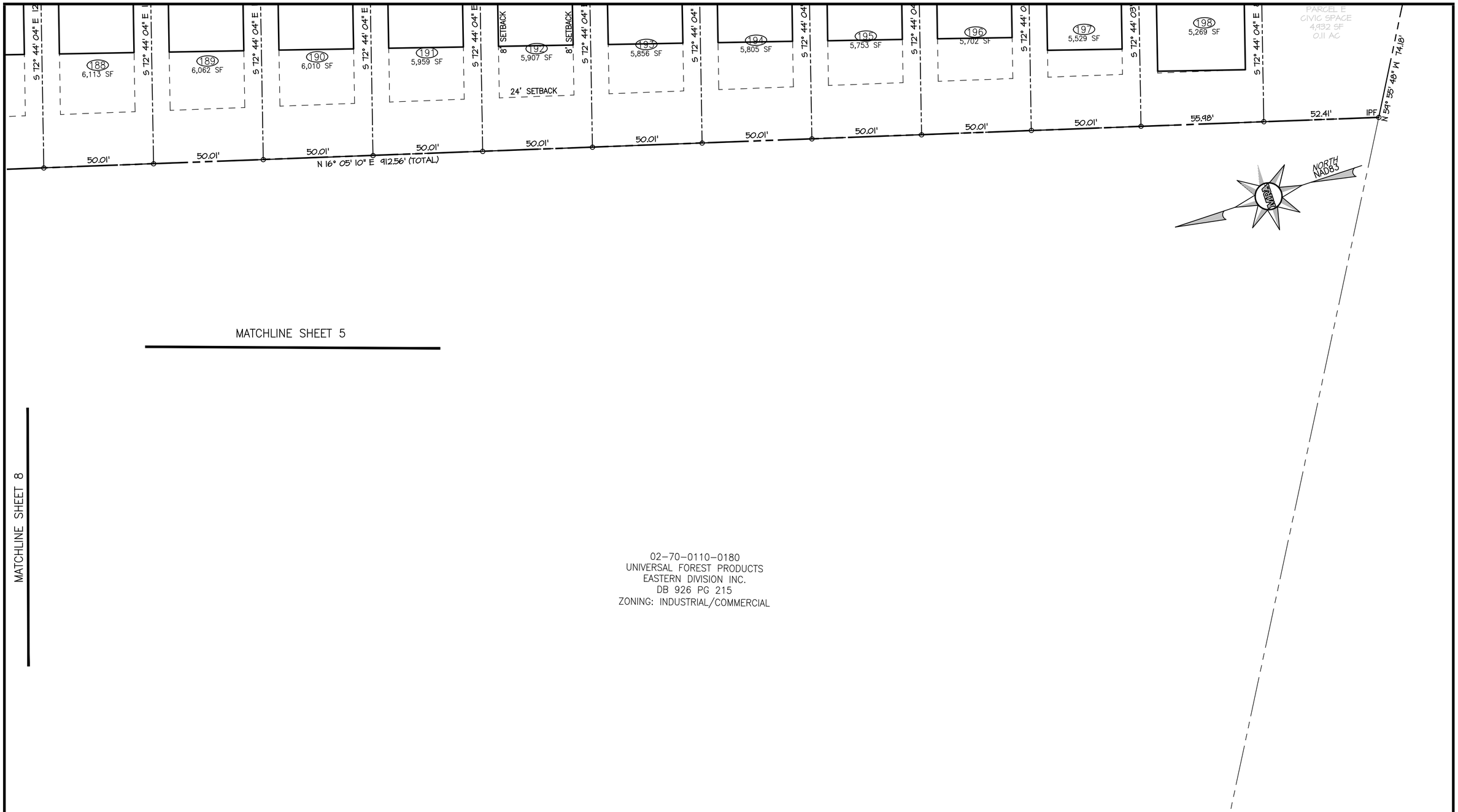

MATCHLINE SHEET 5

MATCHLINE SHEET 8

02-70-0110-0180
UNIVERSAL FOREST PRODUCTS
EASTERN DIVISION INC.
DB 926 PG 215
ZONING: INDUSTRIAL/COMMERCIAL

30 0 30 60 90

Scale 1" = 30'

JON K. ERICKSON
LICENSED
No. 2302
STATE OF
WEST VIRGINIA
PROFESSIONAL SURVEYOR

FINAL PLAT

RED CLOVER MEADOWS - PHASE 2

DB 1263 PG 33
DISTRICT: 08, MAP: 08, PARCEL: 9
CITY OF RANSON, WEST VIRGINIA

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		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 9 OF 11

EXISTING 15' STORM ESMT PB 26 PG 695 (HATCHED PORTION HEREBY VACATED)

EXISTING 10' SANITARY ESMT PB 26 PG 695 (HATCHED PORTION HEREBY VACATED)

N 17° 15' 56" E 273.73'

N 72° 44' 05" W 1363.03'

N 72° 44' 05" W

PARCEL G
99,352 SF
2.28 AC

MATCHLINE SHEET 8

02-70-0110-0180
UNIVERSAL FOREST PRODUCTS
EASTERN DIVISION INC.
DB 926 PG 215
ZONING: INDUSTRIAL/COMMERCIAL

N 60° 40' 31" W 719.40'

IPF

N 18° 33' 30" E 190.78'

IPF

08-80-0130-0000
WESCOTT LLC
DB 935 PG 649
ZONING: HIGHWAY COMMERCIAL

08-80-0120-0000

30 0 30 60 90

Scale 1" = 30'

NORTH
NAD83

JON K. ERICKSON
LICENSED
No. 2302
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PROFESSIONAL SURVEYOR

FINAL PLAT

RED CLOVER MEADOWS - PHASE 2

DB 1263 PG 33
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		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 10 OF 11

ZONING

NORTH

ALLEY 6 (20' ROW)

ALLEY 9 (20' ROW)

ALLEY 7 (20' ROW)

T4

CEDAR VALLEY RD
(60' ROW)

T3

19TH AVENUE
(60' ROW)

ALLEY 1 (20' ROW)

ALLEY 2 (20' ROW)

18TH AVE
(60' ROW)

ALLEY 3 (VARIABLE WIDTH ROW)

ALLEY 4 (20' ROW)

ALLEY 8 (VARIABLE WIDTH ROW)

17TH AVE
(60' ROW)

T3

RED CLOVER LN
(60' ROW)

TROUT LILY DR
(54' ROW)

CONEFLOWER DR
(54' ROW)

T1

100 0 100 200 300

Scale 1" = 100'

FINAL PLAT

RED CLOVER MEADOWS - PHASE 2

DB 1263 PG 33
DISTRICT: 08, MAP: 08, PARCEL: 9
CITY OF RANSON, WEST VIRGINIA

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AGENDA ITEM IV.12

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: NEW BUSINESS

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

Legal Notice Red Clover Phase 2.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, August 5, 2024, 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 Red Clover Phase 2 located off 19th Avenue and Foal Street, Ranson WV (Lots 86-198). There will also be a public hearing for accepting the bond and development agreement for Red Clover Phase 2. 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 August 2, 2024, will be provided to the Planning Commission, and inserted into the official record.

AGENDA ITEM IV.13

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: NEW BUSINESS

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

Bond Agreement Red Clover Phase 2 located off 19th Avenue and Foal Street, Ranson WV 25438

1. Review supporting documents
2. Commission discussion/questions for staff
3. Vote

ATTACHMENTS:

PC24-12 Red Clover Phase 2 Bond 8122024.docx
phase 2 bond estimate- Redclover.pdf

Resolution #: PC-24-12

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 Red Clover Meadows Phase 2

WHEREAS, U.S Home Corporation LLC, dba Lennar submitted a Guarantee Surety Bond Application on January 22, 2024 for Phase 2 of Red Clover Meadows

WHEREAS, the improvements to be covered by the bond will include erosion and sediment control, earthwork, paving/roads, landscaping, water/sewer services, and etc.

WHEREAS, Consideration of the Guarantee Surety (Bond) was advertised in the Spirit of Jefferson on July 17, 2024, and July 24, 2024, in accordance with Ranson Code 16-83

NOW THEREFORE 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 August 12, 2024 to the Planning Commission, for Phase 2 of the Red Clover Meadows

AND THEREFORE The approved bonded amount will be held in the amount of $4,815,187.12.

AND THEREFORE This Resolution and bond shall become effective immediately upon its adoption.

Signed and approved this 12th day of August.

_____
Mike Anderson, President

ATTEST:

_____
Planning Commission Member

AFFIX CITY SEAL

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

Project Name: Red Clover Meadows ____ Date: 1/24/2024

Section: Phase 2 ____ 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	569	$ 2,503.60
3	Silt Fence - Super	LF	$ 18.15	0	$ -
4	Earth Dike Construction (1)	LF	$ 3.96	470	$ 1,861.20
5	Inlet Protection Device	EA	$ 388.14	29	$ 11,255.92
6	Outlet Protection Device	EA	$ 385.00	0	$ -
7	Stone Check Dams	EA	$ 192.50	0	$ -
8	Sediment Trap Excavation	CY	$ 15.35	0	$ -
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,456.24	0	$ -
10	Impermeable Liner for Sediment Basin/Pond	SY	$ 22.83	0	$ -
11	Rip-Rap Apron/Plunge Pool	CY	$ 122.72	0	$ -
12	Grass Waterway/Drainage Swale	LF	$ 11.99	0	$ -
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.10	605,750	$ 59,969.25
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.12	436,109	$ 52,769.19
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 550.13	0	$ -
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 545.34	0	$ -
17	Mulch, Shredded Bark or Wood Chip (35 cy/ac)	CY	$ 89.10	0	$ -
18	Sod	SY	$ 5.90	0	$ -
19	Soil Stabilizing Matt - Biodegradable	SY	$ 4.95	0	$ -
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 11.00	0	$ -
21	Geotextile Fabric	SF	$ 3.30	0	$ -
22	4 ft Safety Fence	LF	$ 8.84	0	$ -
23	6 ft Chain Link Safety Fence	LF	$ 11.00	0	$ -
24	Tree Protection	LF	$ 3.30	0	$ -
25	Temporary Utility Line Stream Crossing/Diversion	EA	$ 1,375.00	0	$ -
1.2	**Site Preparation & Demolition**				
1	Clearing & Grubbing - Light Cover	ACRE	$ 7,342.50	0.00	$ -
2	Clearing & Grubbing - Moderate Cover	ACRE	$ 10,725.00	0	$ -
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 13,475.00	0	$ -
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 15,950.00	0	$ -
5	Sawcut Existing Asphalt Pavement	LF	$ 2.20	0	$ -
6	Sawcut Existing Concrete Pavement	LF	$ 3.52	0	$ -
7	Removal of Asphalt Pavement	SY	$ 8.25	0	$ -
8	Removal of Fencing	LF	$ 5.67	0	$ -
9	Removal of Power Pole	EA	$ 8,415.00	0	$ -
10	Removal of Structures/Buildings	EA	$ -	0	$ -

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	10367	$ 259,320.14
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	287	$ 21,069.66
2	Fabric for Subgrade Stabilization	SY	$ 3.19	0	$ -
3	Aggregate Base Course	CY	$ 97.30	287	$ 27,923.67
4	Open Graded Free Draining Base Course	CY	$ 120.89	0	$ -
5	Free Draining Base Trench	LF	$ 12.08	0	$ -
6	Outlet Pipe	LF	$ 39.75	0	$ -
7	Bituminous Asphalt Tack Coat	SY	$ 0.51	10542	$ 5,334.25
8	Superpave Asphalt Base Course - Type 25	TN	$ 93.50	1720	$ 160,820.00
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70	0	$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70	860	$ 101,222.00
11	Reinforced Concrete Pavement	CY	$ 450.55	0	$ -
12	Standard Milling	SY	$ 7.07	0	$ -
13	Controlled Low Strength Material	CY	$ 368.98	0	$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 104.07	3360	$ 349,720.19
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50	0	$ -
16	Concrete Curb & Gutter	LF	$ 66.00	5049	$ 333,253.80
17	Concrete Curb Only	LF	$ 55.00	1380	$ 75,900.00
18	Bituminous Asphalt Walkway	SF	$ 14.85	0	$ -
19	Concrete Sidewalk	SY	$ 97.13	2738	$ 265,941.94
20	Bed Course Material (for sidewalk)	CY	$ 88.57	0	$ -
21	Concrete Curb Ramp	EA	$ 2,750.00	9	$ 24,750.00
22	Detectable Warning Surface	EA	$ 486.72	9	$ 4,380.45
23	Concrete Precast Wheel Stops	EA	$ 275.00	0	$ -
24	One Direction Lane Arrow	EA	$ 275.00	0	$ -
25	Multi Directional Land Arrow	EA	$ 460.90	0	$ -
26	Bicycle Shared Lane Marking	EA	$ 302.50	0	$ -
27	Bicycle Lane Marking	EA	$ 302.50	0	$ -
28	Pavement Letters	EA	$ 82.27	0	$ -
29	4" Edge/Lane Line - Painted	LF	$ 0.51	0	$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.66	0	$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.83	0	$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76	0	$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17	0	$ -
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97	0	$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 4.95	0	$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 7.37	0	$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 9.24	0	$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.07	0	$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.70	0	$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 9.90	0	$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58	0	$ -
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 14.85	281	$ 4,172.85
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	264	$ 6,534.00
44	Handicapped Parking Symbol	EA	$ 341.17	0	$ -
45	0.08 in Flat Sheet Sign	SF	$ 49.50	40	$ 1,980.00

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
46	City standard sign post	LF	$ 27.50	72	$ 1,980.00
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 467.50	4	$ 1,870.00
48	Guard Rail - Steel Beam & Posts	LF	$ 20.16	0	$ -
49	Fence - Chain Link 6' High	LF	$ 45.24	0	$ -
50	Fence - Wood 3-Rail	LF	$ 33.00	0	$ -
51	Fence - Decorative Iron, 42" High	LF	$ 82.50	0	$ -
52	Pedestrian/Bicycle Barrier Railing - Wood - 42" high	LF	$ 57.20	0	$ -
53	Lights - Street and Parking Lot (light fixture, pole, foundation, & wiring)	EA	$ 13,200.00	8	$ 105,600.00
54	Bollards (wood or steel)	EA	$ 495.00	0	$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	$ -	0	0

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
3.1	**Landscaping**				
1	Transplanting Trees (6' or less)	EA	$ 148.50	0	$ -
2	Transplanting Shrubs	EA	$ 126.50	0	$ -
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 165.00	0	$ -
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 412.50	0	$ -
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 550.00	89	$ 48,950.00
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 330.00	22	$ 7,260.00
7	Plant Ground Cover	EA	$ 7.70	0	$ -
8	Plant Wetlands or Bioretention Vegetation	EA	$ 27.50	0	$ -
9	Plant Screen Trees	EA	$ 165.00	0	$ -
10	Plant Street/Shade Trees	EA	$ 550.00	0	$ -
11	Mulching (wood landscape mulch in place)	CY	$ 89.10	0	$ -
4.1	**Sanitary Sewer System**				
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 121.00	0	$ -
2	6" PVC Schedule 80 Pipe	LF	$ 168.76	0	$ -
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	2845	$ 311,385.25
4	10" PVC Schedule 80 Pipe	LF	$ 121.55	0	$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	14	$ 93,445.51
6	Grease Trap	EA	$ 6,875.00	0	$ -
7	4" Service Lateral	LF	$ 68.31	2924	$ 199,738.44
8	Sanitary Sewer Pump Station (sewage pump)	EA	$ 25,000.00	0	$ -
9	Road Bore/Crossing (with Pipe & Steel Casing)	LF	$ 440.00	0	$ -
4.2	**Potable Water System**				
1	3/4" Copper Service Line	LF	$ 117.76	669	$ 78,778.10
2	1" Copper Service Line	LF	$ 193.60	1287	$ 249,163.20
3	2" Copper Service Line	LF	$ 39.60	0	$ -
4	4" Ductile Iron Pipe	LF	$ 57.20	0	$ -
5	6" Ductile Iron Pipe	LF	$ 74.80	0	$ -
6	8" Ductile Iron Pipe	LF	$ 92.40	1020	$ 94,248.00
7	10" Ductile Iron Pipe	LF	$ 104.50	0	$ -
8	12" Ductile Iron Pipe	LF	$ 115.50	1499	$ 173,134.50
9	Fire Hydrant with 6" line	EA	$ 5,513.77	6	$ 33,082.63
10	4" Gate Valve & Box	EA	$ 1,225.13	0	$ -
11	6" Gate Valve & Box	EA	$ 1,954.65	6	$ 11,727.87
12	8" Gate Valve & Box	EA	$ 1,617.98	0	$ -
13	10" Gate Valve & Box	EA	$ 2,420.00	0	$ -
14	12" Gate Valve & Box	EA	$ 4,271.09	9	$ 38,439.82
15	Pressure Reducing Valve & Vault	EA	$ -	0	$ -
16	Tapping Sleeve & Valve for Water Service Connection	EA	$ 726.00	0	$ -
17	Water Meter Setter, Box & Service Line Tap	EA	$ 3,335.29	0	$ -
5.1	**Storm Water Management & Storm Drainage**				
	SWM Basin/Ponds				
1	Excavation - Basin/Pond	CY	$ 25.01	10605	$ 265,273.47
2	Excavation - Core Trench	CY	$ 25.01		$ -
3	Embankment Construction - On-Site Material	CY	$ 22.34	1640	$ 36,639.24
4	Embankment Construction - Imported Material	CY	$ 40.26		$ -
5	Impervious Core	SF	$ 1.98	2640	$ 5,227.20
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,300.59	10	$ 13,005.85
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		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
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		$ -
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	$ 112.02	1217	$ 136,322.26
31	18" Storm Drain Pipe	LF	$ 118.94	572	$ 68,035.40
33	24" Storm Drain Pipe	LF	$ 136.22	598	$ 81,461.95
34	30" Storm Drain Pipe	LF	$ 180.69	0	$ -
35	36" Storm Drain Pipe	LF	$ 259.57	21	$ 5,450.97
36	42" Storm Drain Pipe	LF	$ 246.40	0	$ -
37	48" Storm Drain Pipe	LF	$ 665.17	0	$ -
38	54" Storm Drain Pipe	LF	$ 316.80	0	$ -
39	60" Storm Drain Pipe	LF	$ 352.00		$ -
	High Density Polyethlyene (HDPE) Pipe (Circular)				
40	15" Storm Drain Pipe	LF	$ 126.32	0	$ -
41	18" Storm Drain Pipe	LF	$ 169.63	0	$ -
42	24" Storm Drain Pipe	LF	$ 180.58	0	$ -
43	30" Storm Drain Pipe	LF	$ 312.33	0	$ -
44	36" Storm Drain Pipe	LF	$ 209.91	0	$ -
45	42" Storm Drain Pipe	LF	$ 250.80	0	$ -
46	48" Storm Drain Pipe	LF	$ 297.00	0	$ -
47	54" Storm Drain Pipe	LF	$ 308.00	0	$ -
48	60" Storm Drain Pipe	LF	$ 319.00	0	$ -
	End Sections (Circular) - Metal (for CMP and HDPE Pipe)				
49	15" Metal End Section	EA	$ 797.50	0	$ -
50	18" Metal End Section	EA	$ 697.76	0	$ -
51	24" Metal End Section	EA	$ 960.88	0	$ -
52	30" Metal End Section	EA	$ 1,240.92	0	$ -
53	36" Metal End Section	EA	$ 1,210.00	0	$ -
54	42" Metal End Section	EA	$ 1,430.00	0	$ -
55	48" Metal End Section	EA	$ 1,760.00	0	$ -
56	54" Metal End Section		$ 2,200.00	0	$ -
57	60" Metal End Section		$ 2,200.00	0	$ -
	End Sections (Circular) - Concrete				
58	15" RCP End Section	EA	$ 533.50	0	$ -
59	18" RCP End Section	EA	$ 621.50	0	$ -
60	24" RCP End Section	EA	$ 830.50	0	$ -
61	30" RCP End Section	EA	$ 1,314.50	0	$ -
62	36" RCP End Section	EA	$ 1,941.50	0	$ -
63	42" RCP End Section	EA	$ 1,974.50	0	$ -
64	48" RCP End Section	EA	$ 2,348.50	0	$ -
65	54" RCP End Section	EA	$ 3,074.50	0	$ -
66	60" RCP End Section	EA	$ 3,800.50	0	$ -
	Corrugated Metal Pipe Arch				
67	17" x 13" Storm Drain Pipe	LF	$ 171.48	0	$ -
68	21" x 15" Storm Drain Pipe	LF	$ 112.79	0	$ -
69	24" x 18" Storm Drain Pipe	LF	$ 173.24	0	$ -
70	35" x 24" Storm Drain Pipe	LF	$ 198.00	0	$ -
71	42" x 29" Storm Drain Pipe	LF	$ 209.06	0	$ -
72	57" x 38"Storm Drain Pipe	LF	$ 244.20	0	$ -
73	64" x 43" Storm Drain Pipe	LF	$ 278.30		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
	Reinforced Concrete Elliptical Pipe				
74	23" x 14" Storm Drain Pipe	LF	$ 118.94	0	$ -
75	30" x 19" Storm Drain Pipe	LF	$ 136.22	0	$ -
76	38" x 24" Storm Drain Pipe	LF	$ 180.69	0	$ -
77	45" x 29" Storm Drain Pipe	LF	$ 259.58	0	$ -
78	53" x 34" Storm Drain Pipe	LF	$ 665.17	0	$ -
79	60" x 38" Storm Drain Pipe	LF	$ 665.17	0	$ -
80	68" x 43" Storm Drain Pipe	LF	$ 352.00	0	$ -
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)				
81	17" x 13" Metal End Section	EA	$ 797.50	0	$ -
82	21" x 15" Metal End Section	EA	$ 697.76	0	$ -
83	24" x 18" Metal End Section	EA	$ 709.50	0	$ -
84	35" x 24" Metal End Section	EA	$ 1,240.92	0	$ -
85	42" x 29" Metal End Section	EA	$ 1,210.00	0	$ -
86	57" x 38" Metal End Section	EA	$ 1,760.00	0	$ -
87	64" x 43" Metal End Section	EA	$ 2,200.00	0	$ -
	End Sections - Reinforced Concrete Elliptical Pipe				
88	23" x 14" RCP End Section	EA	$ 621.50	0	$ -
89	30" x 19" RCP End Section	EA	$ 830.50	0	$ -
90	38" x 24" RCP End Section	EA	$ 1,314.50	0	$ -
91	45" x 29" RCP End Section	EA	$ 1,941.50	0	$ -
92	53" x 34" RCP End Section	EA	$ 1,974.50	0	$ -
93	60" x 38" RCP End Section	EA	$ 2,348.50	0	$ -
94	68" x 43" RCP End Section	EA	$ 3,074.50	5	$ 15,372.50
	Storm Drain Structures				
95	Drop Inlet	EA	$ 3,879.85	8	$ 31,038.83
97	Curb Inlet - 6' Opening	EA	$ 4,620.00	3	$ 13,860.00
99	Curb Inlet - 10' Opening	EA	$ 5,280.00	12	$ 63,360.00
100	Curb Inlet - 12' Opening	EA	$ 6,050.00	1	$ 6,050.00
101	Curb Inlet - 16' Opening	EA	$ 6,820.00	0	$ -
102	Curb Inlet - 20' Opening	EA	$ 7,370.00	0	$ -
103	Manhole (4' dia., 6' height or less)	EA	$ 6,674.79	1	$ 6,674.79
	Outfall & Channel Protection				
104	Concrete Endwall/Wingwall	SF	$ 110.00	0	$ -
105	Gabion Basket Structure	CY	$ 275.50	0	$ -
106	Rip-Rap Stone - Class 1	CY	$ 122.72	0	$ -
5.1	**Civc Standards**				
1	Small Playground Tot Lot (< 10 Childred)	EA	$ 19,800.00	0	$ -
2	Medium Playground Tot Lot (10-50 Childred)	EA	$ 55,000.00	0	$ -
3	Large Playground Tot Lot (50+ Childred)	EA	$ 110,000.00	0	$ -
6.1	**Miscellaneous Site Construction & Structures**				
1	Bus Stop Enclosure	EA	$ 3,850.00	0	$ -
2	Mail Box Cluster	EA	$ 1,100.00	0	$ -
3	Construction Stake-out	AC	$ 11,000.00	14	$ 157,520.00
4	Traffic Control During Construction	LS	$ -		0
5	Set Property Corners	EA	$ 132.00	248	$ 32,736.00

Grand Total All Costs	$ 4,159,988.87
Mobilization (5%)	$ 207,999.44
15% Contingency	$ 655,198.25
TOTAL BOND AMOUNT	$ 4,815,187.12

AGENDA ITEM IV.14

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: NEW BUSINESS

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

Red Clover Phase 2 located off 19th Avenue and Foal Street, Ranson WV (Lots 86-198).

ATTACHMENTS:

Legal Notice Red Clover Phase 2.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, August 5, 2024, 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 Red Clover Phase 2 located off 19th Avenue and Foal Street, Ranson WV (Lots 86-198). There will also be a public hearing for accepting the bond and development agreement for Red Clover Phase 2. 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 August 2, 2024, will be provided to the Planning Commission, and inserted into the official record.

AGENDA ITEM IV.15

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: NEW BUSINESS

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

1. Review supporting documents
2. Commission discussion/questions for staff
3. Vote

ATTACHMENTS:

PC24-13 Resolution - Red Clover Phase 2 Development Agreement.docx
Red Clover Development Agreement Phase 2.docx

RESOLUTION#: PC-24-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANSON APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE RANSON PLANNING COMMISSION AND LENNAR HOMES. FOR A SUBDIVISION "RED CLOVER PHASE 2"

WHEREAS Morris and Ritchie applied for Phase 2 plat of Red Clover Meadows on behalf of Lennar Homes. Plat is for 96 lots. This phase includes T3 and T4 zoning on 31.08 acres. A true copy of the Record Plat is attached.

WHEREAS Consideration of the Development Agreement was advertised in the Spirit of Jefferson on July 17, 2024 and July 4, 2024 in accordance with Ranson Code 16-62

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

NOW THEREFORE, 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 Lennar Homes, for a subdivision commonly referred to and known as "Red Clover Meadows Phase 2".

AND THEREFORE, 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., including any documents requested by financial institutions, lenders, attorneys, lienholders, contractors, sureties, and/or third parties.

AND THEREFORE, The Planning Commission President is authorized and hereby directed to execute the Development Agreement on behalf of the City of Ranson Planning Commission.
This Resolution and executed Development Agreement shall become effective immediately upon its adoption.

Signed and approved this 12th day of August 2024.

_____
Planning Commission
President

ATTEST:

_____
Planning Commission Member

AFFIX CITY SEAL

RECORDING REQUESTED By
City of Ranson Planning Commission

WHEN RECORDED RETURN To

Reiley Stanley
Community Development Director
City of Ranson
312 S. Mildred Street
Ranson, WV 25438

DEVELOPMENT AGREEMENT RED CLOVER MEADOWS BETWEEN THE CITY OF RANSON AND U.S. HOME CORPORATION dba LENNAR

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 U.S Home Corporation dba Lenar., hereinafter referred to as "Developer," for a subdivision known as Red Clover Meadows Neighborhood, both of whom understand and agree as follows:

WITNESSETH:

WHEREAS, Subdivider/Developer has presented to City for approval a final subdivision or parcel map (hereinafter called "Map") entitled and Final Plat Showing Phase 3, Lots 199-258; and

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

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

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

NOW THEREFORE, in the best interest of the City of Ranson and in consideration of Developer posting renewed security; and, in order to insure satisfactory performance by Developer of its obligations under Ranson's Land Development ordinances; and to clarify that the recorded final plat for Phase 3 will have to be recorded to ensure consistency with the approved Land Development Plan and Plat, the parties agree as follows:

1. Performance of Work

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

3. Specifications

The work embraced herein shall be done in accordance with the provisions of the West Virginia Code §8A, the Ranson Municipal Code, the Ranson Design Guidelines, or the Ranson Standard Engineering Detail Manual.

Whenever in the said State Standard Specifications the following terms are used, they shall be understood to mean the following

State, Department of Transportation, City or Owner: City of Ranson, West Virginia.

Director: The City Administrator of the City of Ranson.

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

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

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

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

4. Work: Time for Completion

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

5. Time of Essence – Extension

Time is of the essence of this agreement; provided that in the event good cause is shown therefore, the Ranson Planning Commission may extend the time for completion of the improvements

hereunder. Any such extension may be granted without notice to the Subdivider/Developer's surety, and extensions so granted shall not relieve the surety's liability on the bond to secure the faithful performance of this agreement. The Ranson Planning Commission shall be the sole and final judge as to whether or not good cause has been shown to entitle Subdivider/Developer to an extension.

6. Repairs or Replacements

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

7. Permits: Compliance with Law

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

8. Superintendence by Subdivider/Developer

Subdivider/Developer shall give personal superintendence to the work on said improvement, or have a competent foreman or superintendent, satisfactory to the City, on the work at all times during progress, with authority to act for the Subdivider/Developer.

9. Inspection by City of Ranson

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

10. Contract Security

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

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

The said bonds shall be in cash, letter of credit, or bonds provided by a surety satisfactory to the City, or in such other form as may be provided for by law. The said bonds shall be worded and dated to become effective immediately upon failure of the Subdivider/Developer to complete the work subject to the bonds within the one-year period allowed or any extensions thereof allowed by the City.

11. Hold-Harmless Agreement

Subdivider/Developer hereby agrees to, and shall, hold City, its elective and appointive boards, commissions, officers, agents and employees, harmless from any liability for damage or claims for damage for personal injury, including death, as well as from claims for property damage which may

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

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

12. Subdivider/Developer's Insurance

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

Compensation insurance

Subdivider/Developer shall maintain, during the life of this agreement, Workmen's Compensation Insurance for all Subdivider/Developer's employees employed at the site of the improvement, and in case any work is sublet, Subdivider/Developer shall require any contractor or subcontractor similarly to provide Workmen's Compensation Insurance for all contractor's or subcontractor's employees, unless such employees are covered by the protection afforded by Subdivider/Developer. 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, Subdivider/Developer shall provide, and shall cause each contractor and subcontractor to provide, adequate insurance for the protection of employees not otherwise protected. Subdivider/Developer hereby indemnifies City for any damage resulting to it from failure of either Subdivider/Developer or any contractor or subcontractor to take out or maintain such insurance.

Public Liability and Property Damage Insurance

Subdivider/Developer shall take out and maintain during the life of this agreement such public liability and property damage insurance as shall insure city, its elective and appointive boards, commissions, officers, agents, and employees, Subdivider/Developer and any contractor or subcontractor performing work covered by this agreement from claims for damages for personal injury, including death, as well as from claims for property damage which may arise from Subdivider/Developer's or any contractor's or subcontractor's operations hereunder, whether such operations be by Subdivider/Developer or any contractor or subcontractor, or by anyone directly or indirectly employed by either Subdivider/Developer or any contractor or subcontractor.

Contractual Liability Insurance

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

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

13. Title to Improvements

Title to, and ownership of, all street improvements and sewers constructed hereunder by Subdivider/Developer shall vest absolutely in City, upon completion and acceptance of such improvements by City. Title to water works shall vest in the special district, if any.

14. Repair or Reconstruction of Defective Work

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

15. Subdivider/Developer not Agent of City

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

16. Cost of Engineering and Inspection

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

17. Notice of Breach and Default

If Subdivider/Developer refuses or fails to obtain prosecution of the work, or any severable part thereof, with such diligence as will insure its completion within the time specified, or any extensions thereof, or fails to obtain completion of said work within such time, or if the Subdivider/Developer

should be adjudged a bankrupt, or Subdivider/Developer should make a general assignment for the benefit of Subdivider/Developer's insolvency or is Subdivider/Developer, or any of Subdivider/Developer's contractors, subcontractors, agents, or employees , should violate any of the provisions of this agreement, City Engineer or City Council may serve written notice upon Subdivider/Developer and Subdivider/Developer's surety of breach of this agreement, or of any portion thereof, and default of Subdivider/Developer.

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

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

19. Completion

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

20. Notices

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

City of Ranson

Attn: Community Development Director or City Manager

312 South Mildred Street

Ranson, WV 25438

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

U.S Home Corporation

14280 Park Meadow Drive

Chantily, VA 20151

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

21. Binding Effect of Agreement

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

22. Authority

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

DATED this _____ day of _____, 20___.

RANSON PLANNING COMMISSION

By: _____

Mike Anderson

Its: President

and

RANSON CITY COUNCIL

By: _____

Keith D. Pierson

Its: Mayor

SUBDIVIDER/DEVELOPER

_____

By: U.S Home, LLC (Stuart Hagenlock)

Its: Member

OWNER

_____

By: U.S Home, LLC (Stuart Hagenlock)

Its: Member

AGENDA ITEM IV.16

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: NEW BUSINESS

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

Red Clover Phase 3 located off 19th Avenue and Foal Street, Ranson WV (Lots 199-258).

ATTACHMENTS:

Legal Notice Red Clover Phase 3.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, August 5, 2024, 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 Red Clover Phase 3 located off 19th Avenue and Foal Street, Ranson WV (Lots 199-258). There will also be a public hearing for accepting the bond and development agreement for Red Clover Phase 3. 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 August 2, 2024, will be provided to the Planning Commission, and inserted into the official record.

AGENDA ITEM IV.17

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: NEW BUSINESS

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

1. Review supporting documents
2. Commission discussion/questions for staff
3. Vote

ATTACHMENTS:

Red Clover Phase 3 Plat.pdf
Red Clover Phase 3 Plat 852024.pdf

1. THE PROPERTIES SHOWN HEREON ARE LOCATED ON DISTRICT 8, TAX MAP 8, PARCEL 9 AND ARE CURRENTLY ZONED SC–NC.
2. THE PROPERTIES DELINEATED HEREON ARE IN THE NAME OF U.S. HOME CORPORATION AT DEED BOOK 1263 PAGE 33, AMONG THE LAND RECORDS OF JEFFERSON COUNTY, WEST VIRGINIA.
3. PROPERTY OWNER'S ADDRESS: 14280 PARK MEADOW DR, CHANTILLY VA, 20151
4. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON EXISTING LAND RECORDS AND A FIELD SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. IN APRIL 2021.
5. THIS PLAT HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT.
6. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X – AREAS DETERMINED TO BE OUTSIDE THE 500–YEAR FLOODPLAIN. THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 54037C0130E, DATED DECEMBER 18, 2009.
7. THE DEVELOPER, IN SIGNING THIS PLAT, AGREES TO ABIDE BY ALL CONDITIONS TERMS AND SPECIFICATIONS PROVIDED HEREON; AND TO COMPLETE ALL THE IMPROVEMENTS REQUIRED BY THE PRELIMINARY PLAT.
8. PROPERTY CORNERS ARE TO BE SET USING $\frac{5}{8}$" REBAR WITH I.D. CAPS. ALL OTHER CORNERS ARE AS NOTED. CORNER MARKERS TO BE IN PLACE PRIOR TO CONVEYANCE OF INDIVIDUAL LOTS.
9. ALL WATERLINE EASEMENTS SHALL BE DEDICATED TO JEFFERSON UTILITIES.
10. ALL SANITARY SEWER EASEMENTS SHALL BE DEDICATED TO CHARLES TOWN UTILITY BOARD.

YARD REQUIREMENTS:	T3	T4
FRONT:	20' MIN., 30' MAX.	18' MAX.
SIDE:	0 FT. OR 8 FT. MIN. TOTAL	0' or 6' MIN. TOTAL
REAR:	24' MIN.	3' MIN.

OWNER'S CERTIFICATION AND DEDICATION

WE, U.S. HOME, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION 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 OTHERWISE NOTED ON THIS PLAT.

THE SUBDIVISION SHOWN HEREON IS SUBJECT TO A DEVELOPERS AGREEMENT DATED __ AND RECORDED AMONG THE LAND RECORDS OF JEFFERSON COUNTY IN BOOK 1263, PAGE 33 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 RIGHT–OF–WAY(S) AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS HEREIN INDICATED, AND THAT THE REQUIREMENT OF THE SUBDIVISION ORDINANCE 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.

OWNER

DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY DEED DATED AND RECORDED IN THE LAND RECORDS OF JEFFERSON COUNTY, WV AT PAGE 1263, BOOK 33, 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 COMPILED WITH.

JON K. ERICKSON PS #2302

DATE

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 PRESIDENT

DATE

OWNER/DEVELOPER'S STATEMENT OF ACCEPTANCE

THE OWNER AND DEVELOPER, IN SIGNING THIS PLAT, AGREE TO ABIDE BY ALL CONDITIONS, TERMS, AND SPECIFICATIONS PROVIDED HEREON.

OWNER/DEVELOPER: DATE
U.S. HOME, LLC
14280 PARK MEADOW DR, CHANTILLY VA, 20151
(703)–449–6500



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- PROP.R/W LINE
- PROP.PROPERTY LINE
- PROP.EASEMENT LINE
- IRON PIN TO BE SET
- EX. EASEMENT
- EX. R/W LINE

JON K. ERICKSON LICENSED No. 2302 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

FINAL PLAT

RED CLOVER MEADOWS - PHASE 3

DB 1263 PG 33
DISTRICT: 08, MAP: 08, PARCEL: 9
CITY OF RANSON, WEST VIRGINIA

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

Copyright 2023 Morris & Ritchie Associates, Inc.

DATE	REVISIONS	JOB NO.: 21170X01
5/1/2024	ADDRESS TOWN OF RANSON COMMENTS	SCALE: N/A
		DATE: 12/11/23
		DRAWN BY: CRC
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 1 OF 7

RECORD DESCRIPTION OF SURVEYED PROPERTY

THE LAND IS DESCRIBED AS FOLLOWS:
SITUATED IN THE RANSOM CORPORATE DISTRICT, COUNTY OF JEFFERSON, STATE OF WEST VIRGINIA:
AT THE POINT OF BEGINNING AT FOAL STREET AT A POINT IN COMMON WITH TAX MAP 8, PARCEL 9.2, INWOOD 165 LLC.
S 19° 15' 07" W 1943.09 FEET TO A REBAR; THENCE
N 70° 45' 35" W 441.72 FEET TO A REBAR; THENCE,
S 18° 39' 52" W 110.98 FEET TO A REBAR; THENCE,
S 18° 37' 37" W 60.70 FEET TO A POINT; THENCE,
N 63° 31' 39" W 80.82 FEET TO A POINT; THENCE,
N 18° 32' 17" E 40.43 FEET TO A POINT; THENCE,
N 18° 50' 57" E 19.49 FEET TO A REBAR; THENCE,
N 18° 40' 37" E 755.89 FEET TO A REBAR; THENCE,
N 59° 55' 50' W 74.17 FEET TO A REBAR, THENCE,
N 16° 05' 08" E 912.56 FEET TO A REBAR; THENCE,
N 60° 40' 31" W 719.40 FEET TO A REBAR; THENCE,
N 18° 33' 30" E 190.78 FEET TO A REBAR; THENCE,
S 72° 44' 05'' E 1363.03 FEET TO A REBAR AT THE POINT OF BEGINNING, CONTAINING 31.0791 ACRES.

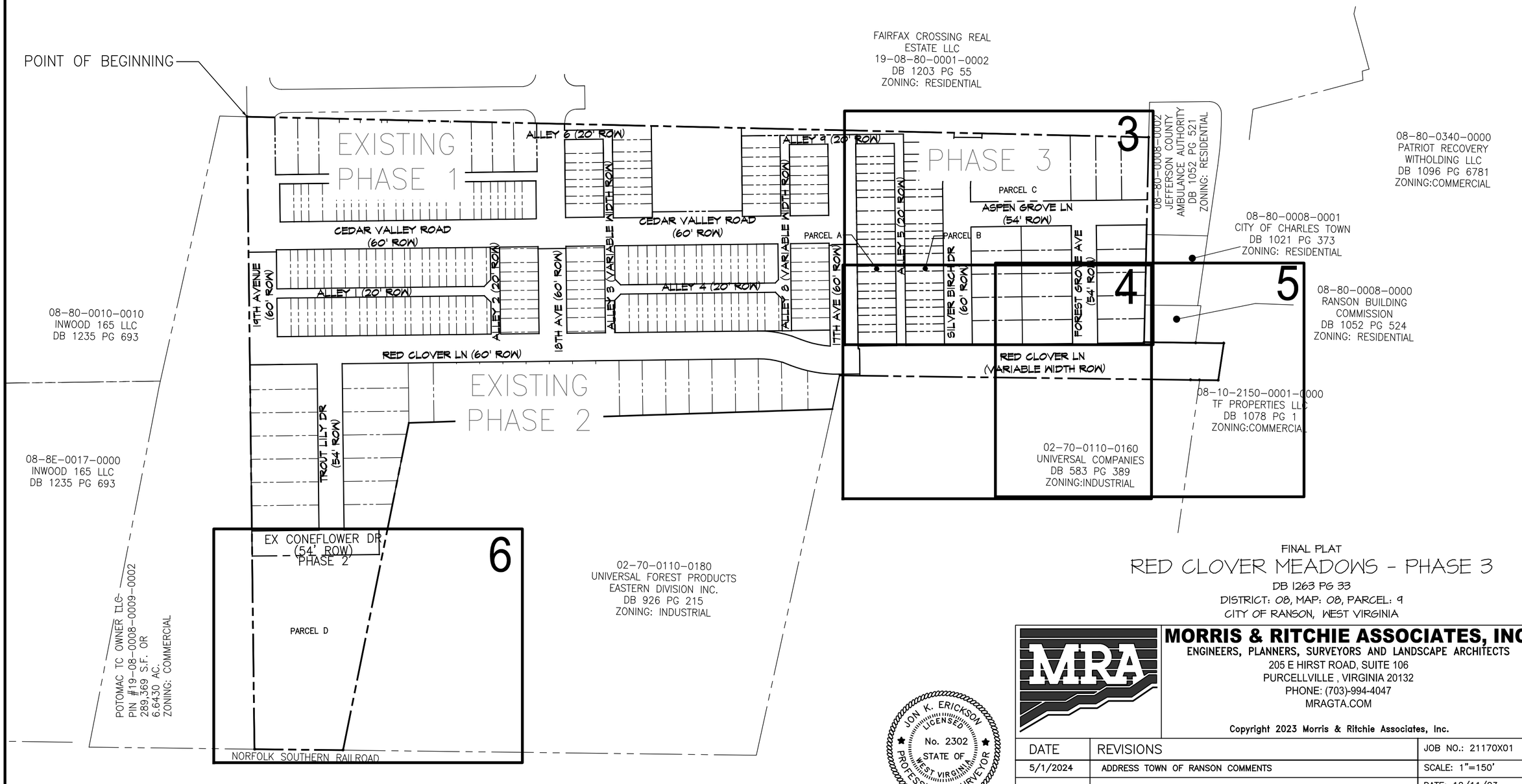
AREA TABULATION

EXISTING PHASE 1	8.8937 AC. (387,410 SF)
EXISTING PHASE 2	12.0311 AC. (524,075 SF)
LOTS 199–258	4.0360 AC. (175,808F)
PARCEL A	0.0229 AC. (998 SF)
PARCEL B	0.0229 AC. (998 SF)
PARCEL C	0.8329 AC. (36,281 SF)
PARCEL D	2.2811 AC. (99,365 SF)
RIGHT–OF–WAY	2.9585 AC. (128,872 SF)
TOTAL	31.0791 AC. (1,353,805 SF)

LEGEND

IPF ○ REBAR FOUND

○ REBAR TO BE SET



FINAL PLAT

RED CLOVER MEADOWS - PHASE 3

DB 1263 PG 33
DISTRICT: 08, MAP: 08, PARCEL: 9
CITY OF RANSON, WEST VIRGINIA

JON K. ERICKSON LICENSED No. 2302 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 E HIRST ROAD, SUITE 106
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PHONE: (703)-994-4047
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Copyright 2023 Morris & Ritchie Associates, Inc.

DATE	REVISIONS	
5/1/2024	ADDRESS TOWN OF RANSON COMMENTS	JOB NO.: 21170X01
		SCALE: 1"=150'
		DATE: 12/11/23
		DRAWN BY: CRC
		DESIGN BY: JKE
		REVIEW BY: JSD
		SHEET: 2 OF 7

FAIRFAX CROSSING REAL ESTATE LLC
19-08-80-0001-0002
DB 1203 PG 55
ZONING: FARM

NORTH NAD83

EX. 20' TEMPORARY UTILITY ESMT DB 26 PG 695 (ENTIRE PORTION TO BE VACATED)

VARIABLE WIDTH STORM ESMT

EX. 15' STORM ESMT DB 26 PG 695 (HATCHED PORTION TO BE VACATED)

S 19° 15' 07" W 1943.12' (TOTAL)

EX ROW (TO BE VACATED)

ALLEY 9 (20' ROW)

N 17° 15' 56" E 87.79'

S 17° 15' 56" W 107.22'

L-2 S 17° 15' 56" W 83.00'

L-1

L-3

L-4

L-5

L-6

L-7

L-8

L-9

L-10

L-11

L-12

L-13

L-14

L-15

L-16

L-17

L-18

L-19

L-20

L-21

L-22

L-25

L-26

C-1

C-2

C-3

C-4

C-5

C-6

C-7

C-8

LOT 199 2,317 SF 0.05 AC

LOT 200 1,328 SF 0.03 AC

LOT 201 1,660 SF 0.04 AC

LOT 202 1,328 SF 0.03 AC

LOT 203 1,660 SF 0.04 AC

LOT 204 1,328 SF 0.03 AC

LOT 205 2,401 SF 0.06 AC

5' ACCESS & UTILITY ESMT

LOT 206 2,401 SF 0.06 AC

LOT 207 1,328 SF 0.03 AC

LOT 208 1,328 SF 0.03 AC

LOT 209 1,328 SF 0.03 AC

LOT 210 1,328 SF 0.03 AC

LOT 211 2,158 SF 0.05 AC

PARCEL A 998 SF 0.02 AC

LOT 212 2,158 SF 0.05 AC

LOT 213 1,328 SF 0.03 AC

LOT 214 1,328 SF 0.03 AC

LOT 215 1,660 SF 0.04 AC

LOT 216 1,328 SF 0.03 AC

LOT 217 1,660 SF 0.04 AC

LOT 218 1,328 SF 0.03 AC

LOT 219 2,490 SF 0.06 AC

VARIABLE WIDTH STORM ESMT

11.35' (TIE)

MATCHLINE SHEET 4

S 72° 44' 04" E 435.42' (TOTAL)

N 72° 44' 04" W 435.42' (TOTAL)

17TH AVE (60' ROW)

ALLEY 5 (20' ROW)

LOT 220 2,692 SF 0.06 AC

LOT 221 1,528 SF 0.04 AC

LOT 222 1,791 SF 0.04 AC

LOT 223 1,705 SF 0.04 AC

LOT 224 1,665 SF 0.04 AC

LOT 225 1,328 SF 0.03 AC

LOT 226 2,401 SF 0.06 AC

10' ACCESS & UTILITY ESMT

LOT 227 2,401 SF 0.06 AC

LOT 228 1,328 SF 0.03 AC

LOT 229 1,328 SF 0.03 AC

LOT 230 1,328 SF 0.03 AC

LOT 231 1,328 SF 0.03 AC

LOT 232 2,158 SF 0.05 AC

PARCEL B 998 SF 0.02 AC

LOT 233 2,158 SF 0.05 AC

LOT 234 1,328 SF 0.03 AC

LOT 235 1,660 SF 0.04 AC

LOT 236 1,328 SF 0.03 AC

LOT 237 1,660 SF 0.04 AC

LOT 238 1,328 SF 0.03 AC

LOT 239 1,328 SF 0.03 AC

LOT 240 2,490 SF 0.06 AC

6' SETBACK (TYP)

3' SETBACK (TYP)

10' SETBACK (TYP)

N 17° 15' 56" E 83.00'

S 72° 44' 04" E 455.92' (TOTAL)

N 72° 44' 04" W 336.28' (TOTAL)

EX. 20' TEMPORARY UTILITY ESMT DB 26 PG 695 (ENTIRE PORTION TO BE VACATED)

EX. 15' STORM ESMT DB 26 PG 695 (HATCHED PORTION TO BE VACATED)

EX. STORM ESMT PB 26 PG 695

PARCEL C 36,281 SF 0.8329 AC

US HOMES CORPORATION
08-80-00-9000-0000
DB 1263 PG 33

N 17° 15' 56" E 380.65' (TOTAL)

N 72° 44' 04" W 140.49'

S 72° 44' 04" E 130.60'

S 72° 44' 04" E 136.70'

LOT 251 7,629 SF 0.18 AC

LOT 252 7,525 SF 0.17 AC

LOT 253 7,811 SF 0.18 AC

20' UTILITY ESMT

54.70' 54.70' 59.92' IPF

134.71'

216.07'

54.67' 54.67' 55.24' 10.0'

N 70° 45' 35" W 441.72'

ASPEN GROVE LN (54' ROW)

54.00'

VARIABLE WIDTH STORM ESMT

SILVER BIRCH DR (60' ROW)

60.00'

108.04'

S 17° 15' 56" W 216.07'

98.04'

2' MIN SETBACK (TYP)

12' MAX SETBACK (TYP)

20' MIN SETBACK (TYP)

25' MAX SETBACK (TYP)

6' SETBACK (TYP)

24' SETBACK (TYP)

20' STORM ESMT

LOT 241 5,618 SF 0.13 AC

LOT 242 5,402 SF 0.12 AC

LOT 243 5,402 SF 0.12 AC

LOT 244 5,402 SF 0.12 AC

LOT 245 5,618 SF

LOT 246 5,618 SF 0.13 AC

LOT 247 5,402 SF 0.12 AC

LOT 248 5,402 SF 0.12 AC

MATCHLINE SHEET 5

S 72° 44' 04" E 254.00' (TOTAL)

52.00' 50.00'

FOREST GROVE AVE (54' ROW)

S 17° 15' 56" W 108.12' 21.59'

LOT 254 5,607 SF 0.13 AC

LOT 255 5,303 SF 0.12 AC

106.93'

105.20'

4.00' (TOTAL)

N 70° 45' 34" W 442.84' (TOTAL)

52.03' 50.03'

30 0 30 60 90

Scale 1" = 30'

JON K. ERICKSON LICENSED No. 2302 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

FINAL PLAT

RED CLOVER MEADOWS - PHASE 3

DB 1263 PG 33
DISTRICT: 08, MAP: 08, PARCEL: 9
CITY OF RANSON, WEST VIRGINIA

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

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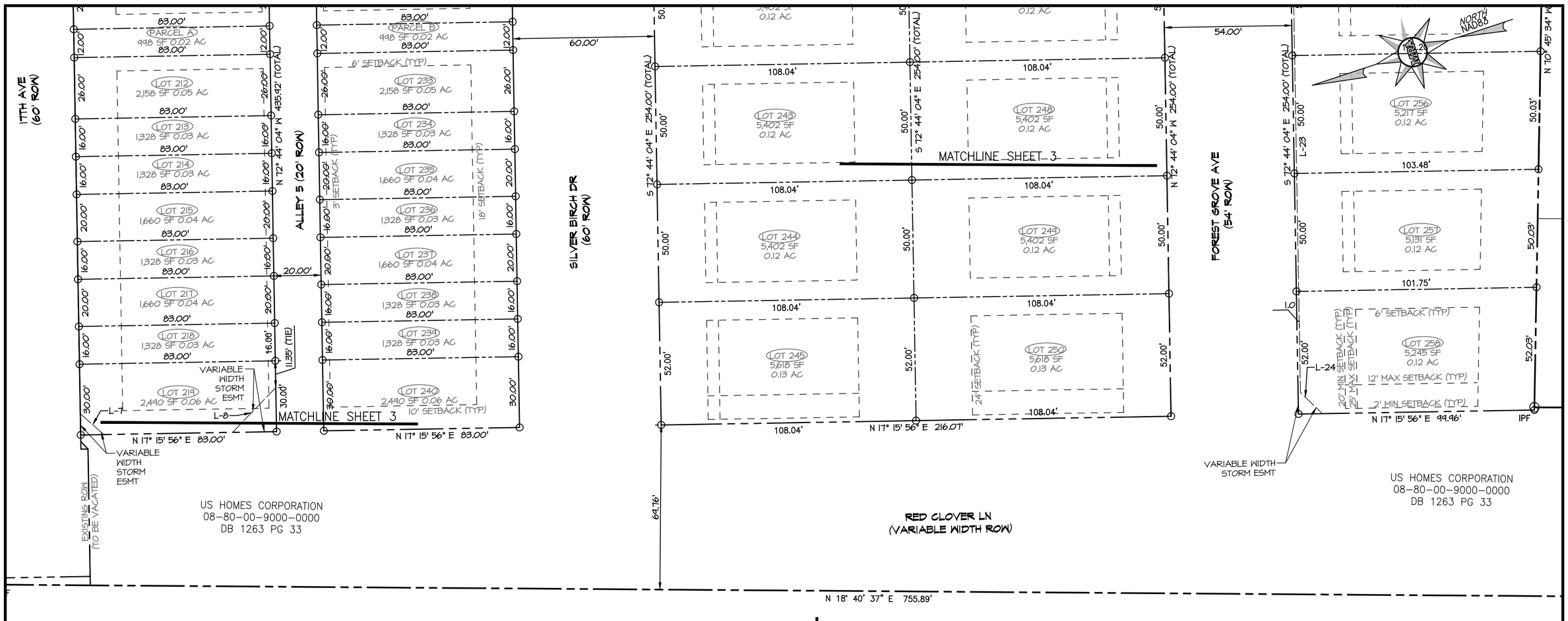
DATE	REVISIONS	
5/1/2024	ADDRESS TOWN OF RANSON COMMENTS	JOB NO.: 21170X01
		SCALE: 1"=30'
		DATE: 12/11/23
		DRAWN BY: CRC
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 3 OF 7



LINE TABLE		
LINE #	LENGTH	DIRECTION
L-1	9.97	N 27° 37' 37" W
L-2	67.93	N 17° 15' 31" E
L-3	148.12	N 72° 43' 35" W
L-4	83.00	S 17° 15' 56" W
L-5	2.28	N 72° 44' 04" W
L-6	30.28	S 72° 44' 04" E
L-7	13.30	S 59° 38' 08" W
L-8	26.38	N 27° 44' 04" W
L-9	83.00	S 17° 15' 56" W
L-10	83.00	S 17° 15' 56" W
L-11	14.62	N 27° 10' 25" W
L-12	17.84	N 72° 55' 08" W
L-13	20.00	S 16° 56' 25" W
L-14	17.73	N 73° 03' 35" W
L-15	87.91	S 17° 16' 01" W
L-16	14.25	S 62° 01' 44" W
L-17	95.12	N 70° 45' 35" W
L-18	20.01	S 17° 19' 38" W
L-19	14.20	S 00° 09' 07" E
L-20	24.64	S 89° 50' 53" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L-21	77.33	N 17° 15' 56" E
L-22	12.83	N 27° 27' 23" W
L-23	234.83	N 72° 44' 03" W
L-24	12.93	S 62° 15' 56" W
L-25	8.02	S 17° 16' 25" W
L-26	83.00	N 17° 15' 56" E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-1	17.75'	180.00'	5.65°	N 69° 54' 34" W	17.74'
C-2	20.25'	180.00'	6.45°	N 63° 51' 40" W	20.24'
C-3	20.76'	180.00'	6.61°	N 57° 20' 03" W	20.74'
C-4	17.20'	180.00'	5.47°	N 51° 17' 38" W	17.19'
C-5	26.97'	120.00'	12.88°	S 54° 51' 35" E	26.91'
C-6	19.31'	120.00'	9.22°	S 65° 54' 26" E	19.29'
C-7	69.66'	180.00'	22.17°	S 59° 30' 28" E	69.22'
C-8	50.92'	120.00'	24.31°	N 60° 34' 41" W	50.54'

30 0 30 60 90

Scale 1" = 30'

FINAL PLAT

RED CLOVER MEADOWS - PHASE 3

DB 1263 PG 33
DISTRICT: 08, MAP: 08, PARCEL: 9
CITY OF RANSON, WEST VIRGINIA

MORRIS & RITCHIE ASSOCIATES, INC.
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JON K. ERICKSON LICENSED No. 2302 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

DATE	REVISIONS	JOB NO.: 21170X01
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		REVIEW BY: JKE
		SHEET: 4 OF 7

MATCHLINE SHEET 3

LOT 248
5,402 SF
0.12 AC

LOT 249
5,402 SF
0.12 AC

LOT 250
5,618 SF
0.13 AC

LOT 256
5,211 SF
0.12 AC

LOT 257
5,131 SF
0.12 AC

LOT 258
5,245 SF
0.12 AC

S 72° 44' 04" E 254.00' (TOTAL)

N 72° 44' 04" W 254.00' (TOTAL)

54.00'

108.04'

105.20'

103.48'

101.75'

N 17° 15' 56" E 216.07'

N 17° 15' 56" E 99.96'

10.14' (TIE)

L-23

L-24

24' SETBACK (TYP)

6' SETBACK (TYP)

20' MIN SETBACK (TYP)

25' MAX SETBACK (TYP)

12' MAX SETBACK (TYP)

2' MIN SETBACK (TYP)

FOREST GROVE AVE
(54' ROW)

RED CLOVER LN
(VARIABLE WIDTH ROW)

VARIABLE WIDTH
STORM ESMT

16.41'

N 18° 40' 37" E 755.89'

MATCHLINE SHEET 4

08-80-0008-0001
CITY OF CHARLES TOWN
DB 1021 PG 373
ZONING: RESIDENTIAL

08-80-0008-0000
RANSON BUILDING
COMMISSION
DB 1052 PG 524
ZONING: RESIDENTIAL

US HOMES CORPORATION
08-80-00-9000-0000
DB 1263 PG 33

S 18° 39' 52" W 110.98'

S 18° 37' 37" W 60.70'

IPF

20' POTOMAC EDISON
COMPANY EASEMENT
D.B. 1019 PG. 276
(TO BE VACATED)

N 65° 31' 39" W 80.82'

08-10-2150-0001-0000
TF PROPERTIES LLC
DB 1078 PG 1
ZONING:COMMERCIAL

80.60' x 60.50'
NON-EXCLUSIVE EASEMENT
D.B. 931 PG. 130

N 18° 50' 57" E 19.49'

N 18° 32' 17" E 40.43'

02-70-0110-0160
UNIVERSAL COMPANIES
DB 583 PG 389
ZONING:INDUSTRIAL

NORTH
NAD83

30 0 30 60 90

Scale 1" = 30'

JON K. ERICKSON
LICENSED
No. 2302
STATE OF
WEST VIRGINIA
PROFESSIONAL SURVEYOR

FINAL PLAT

RED CLOVER MEADOWS - PHASE 3

DB 1263 PG 33
DISTRICT: 08, MAP: 08, PARCEL: 9
CITY OF RANSON, WEST VIRGINIA

MORRIS & RITCHIE ASSOCIATES, INC.
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		SHEET: 5 OF 7

EX CONEFLOWER DR
(54' ROW)
PHASE 2

EX. STORM ESMT
DB 26 PG 695

NORTH
NAD83

02-70-0110-0180
UNIVERSAL FOREST PRODUCTS
EASTERN DIVISION INC.
DB 926 PG 215
ZONING: INDUSTRIAL

POTOMAC TC OWNER LLC
PIN #19-08-0008-0009-0002
289,369 S.F. OR
6.6430 AC.
ZONING: COMMERCIAL

PARCEL D
99,352 SF 2.28 AC

S 72° 44' 05" E 1363.03'

N 60° 40' 31" W 719.40'

IPF

N 18° 33' 30" E 190.78'

IPF

NORFOLK SOUTHERN RAILROAD

30 0 30 60 90

Scale 1" = 30'

FINAL PLAT

RED CLOVER MEADOWS - PHASE 3

DB 1263 PG 33
DISTRICT: 08, MAP: 08, PARCEL: 9
CITY OF RANSON, WEST VIRGINIA

JON K. ERICKSON
LICENSED
No. 2302
STATE OF
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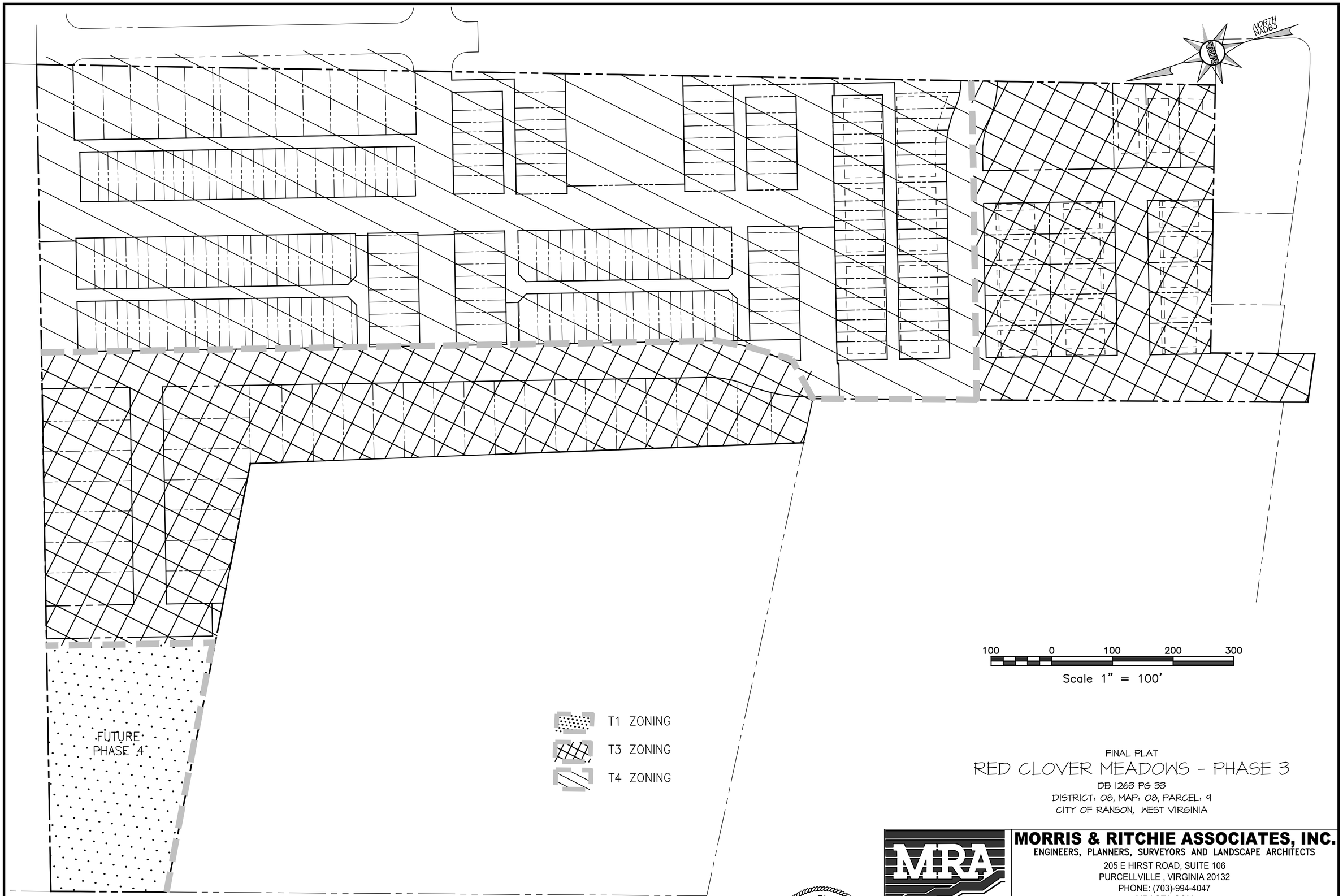
		SHEET: 6 OF 7



FINAL PLAT

RED CLOVER MEADOWS - PHASE 3

DB 1263 PG 33
DISTRICT: 08, MAP: 08, PARCEL: 9
CITY OF RANSON, WEST VIRGINIA

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		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 7 OF 7

* THIS SHEET FOR ZONING INFORMATIONAL PURPOSES ONLY *

1. THE PROPERTIES SHOWN HEREON ARE LOCATED ON DISTRICT 8, TAX MAP 8, PARCEL 9 AND ARE CURRENTLY ZONED SC–NC.
2. THE PROPERTIES DELINEATED HEREON ARE IN THE NAME OF U.S. HOME CORPORATION AT DEED BOOK 1263 PAGE 33, AMONG THE LAND RECORDS OF JEFFERSON COUNTY, WEST VIRGINIA.
3. PROPERTY OWNER'S ADDRESS: 14280 PARK MEADOW DR, CHANTILLY VA, 20151
4. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON EXISTING LAND RECORDS AND A FIELD SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. IN APRIL 2021.
5. THIS PLAT HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT.
6. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X – AREAS DETERMINED TO BE OUTSIDE THE 500–YEAR FLOODPLAIN. THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 54037C0130E, DATED DECEMBER 18, 2009.
7. THE DEVELOPER, IN SIGNING THIS PLAT, AGREES TO ABIDE BY ALL CONDITIONS TERMS AND SPECIFICATIONS PROVIDED HEREON; AND TO COMPLETE ALL THE IMPROVEMENTS REQUIRED BY THE PRELIMINARY PLAT.
8. PROPERTY CORNERS ARE TO BE SET USING $\frac{5}{8}$" REBAR WITH I.D. CAPS. ALL OTHER CORNERS ARE AS NOTED. CORNER MARKERS TO BE IN PLACE PRIOR TO CONVEYANCE OF INDIVIDUAL LOTS.
9. ALL WATERLINE EASEMENTS SHALL BE DEDICATED TO JEFFERSON UTILITIES.
10. ALL SANITARY SEWER EASEMENTS SHALL BE DEDICATED TO CHARLES TOWN UTILITY BOARD.

YARD REQUIREMENTS:	T3	T4
FRONT:	20' MIN., 30' MAX.	18' MAX.
SIDE:	0 FT. OR 8 FT. MIN. TOTAL	0' or 6' MIN. TOTAL
REAR:	24' MIN.	3' MIN.

OWNER'S CERTIFICATION AND DEDICATION

WE, U.S. HOME, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION 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 OTHERWISE NOTED ON THIS PLAT.

THE SUBDIVISION SHOWN HEREON IS SUBJECT TO A DEVELOPERS AGREEMENT DATED __ AND RECORDED AMONG THE LAND RECORDS OF JEFFERSON COUNTY IN BOOK 1263, PAGE 33 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 RIGHT–OF–WAY(S) AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS HEREIN INDICATED, AND THAT THE REQUIREMENT OF THE SUBDIVISION ORDINANCE 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.

OWNER

DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY DEED DATED AND RECORDED IN THE LAND RECORDS OF JEFFERSON COUNTY, WV AT PAGE 1263, BOOK 33, 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 COMPILED WITH.

JON K. ERICKSON PS #2302

DATE

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 PRESIDENT

DATE

OWNER/DEVELOPER'S STATEMENT OF ACCEPTANCE

THE OWNER AND DEVELOPER, IN SIGNING THIS PLAT, AGREE TO ABIDE BY ALL CONDITIONS, TERMS, AND SPECIFICATIONS PROVIDED HEREON.

OWNER/DEVELOPER: DATE
U.S. HOME, LLC
14280 PARK MEADOW DR, CHANTILLY VA, 20151
(703)–449–6500



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- PROP.R/W LINE
- PROP.PROPERTY LINE
- PROP.EASEMENT LINE
- IRON PIN TO BE SET
- EX. EASEMENT
- EX. R/W LINE

JON K. ERICKSON LICENSED No. 2302 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

FINAL PLAT

RED CLOVER MEADOWS - PHASE 3

DB 1263 PG 33
DISTRICT: 08, MAP: 08, PARCEL: 9
CITY OF RANSON, WEST VIRGINIA

MORRIS & RITCHIE ASSOCIATES, INC.
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		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 1 OF 7

RECORD DESCRIPTION OF SURVEYED PROPERTY

THE LAND IS DESCRIBED AS FOLLOWS:
SITUATED IN THE RANSOM CORPORATE DISTRICT, COUNTY OF JEFFERSON, STATE OF WEST VIRGINIA:
AT THE POINT OF BEGINNING AT FOAL STREET AT A POINT IN COMMON WITH TAX MAP 8, PARCEL 9.2, INWOOD 165 LLC.
S 19° 15' 07" W 1943.09 FEET TO A REBAR; THENCE
N 70° 45' 35" W 441.72 FEET TO A REBAR; THENCE,
S 18° 39' 52" W 110.98 FEET TO A REBAR; THENCE,
S 18° 37' 37" W 60.70 FEET TO A POINT; THENCE,
N 63° 31' 39" W 80.82 FEET TO A POINT; THENCE,
N 18° 32' 17" E 40.43 FEET TO A POINT; THENCE,
N 18° 50' 57" E 19.49 FEET TO A REBAR; THENCE,
N 18° 40' 37" E 755.89 FEET TO A REBAR; THENCE,
N 59° 55' 50' W 74.17 FEET TO A REBAR, THENCE,
N 16° 05' 08" E 912.56 FEET TO A REBAR; THENCE,
N 60° 40' 31" W 719.40 FEET TO A REBAR; THENCE,
N 18° 33' 30" E 190.78 FEET TO A REBAR; THENCE,
S 72° 44' 05'' E 1363.03 FEET TO A REBAR AT THE POINT OF BEGINNING, CONTAINING 31.0791 ACRES.

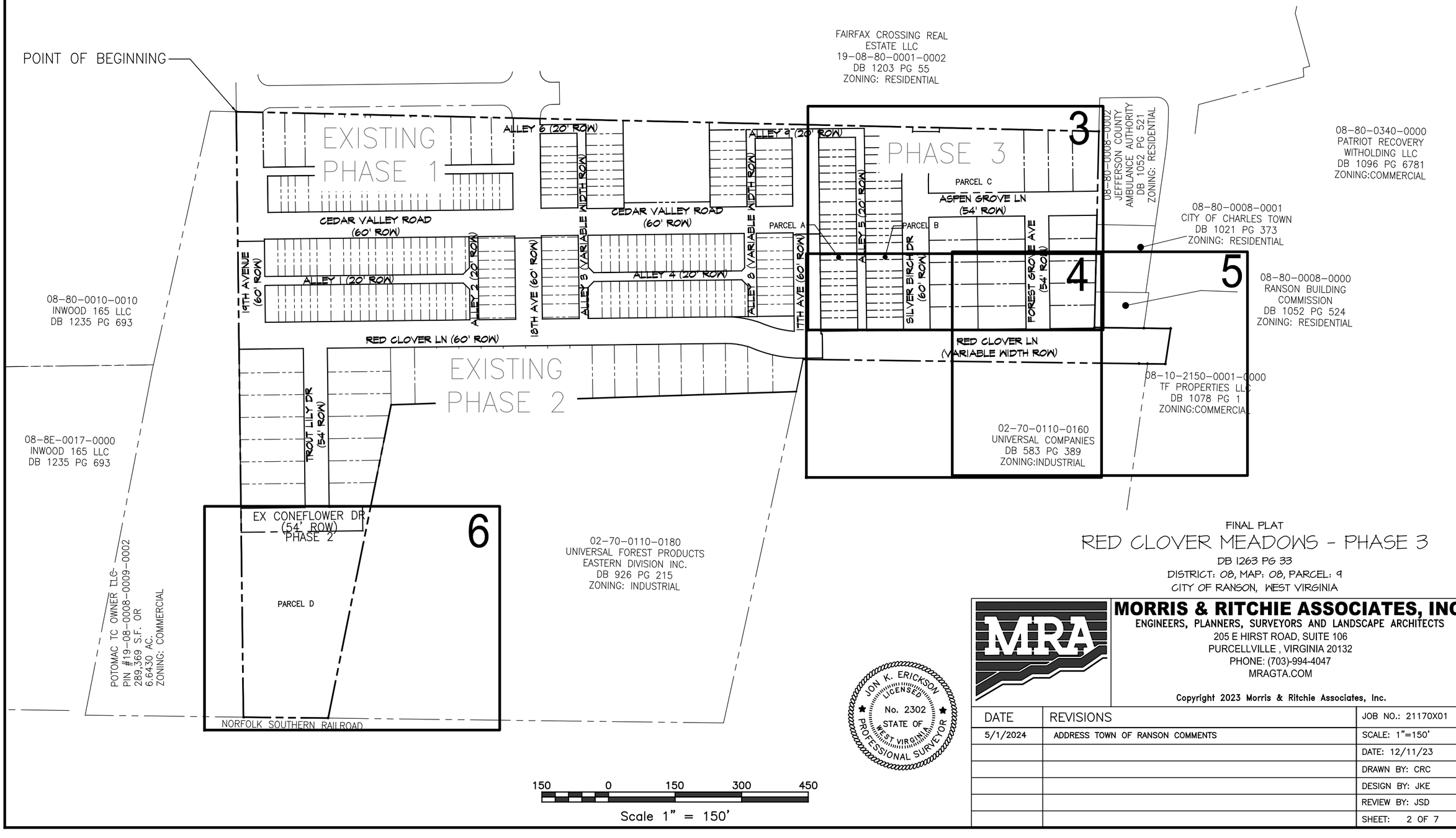
AREA TABULATION

EXISTING PHASE 1	8.8937 AC. (387,410 SF)
EXISTING PHASE 2	12.0311 AC. (524,075 SF)
LOTS 199–258	4.0360 AC. (175,808F)
PARCEL A	0.0229 AC. (998 SF)
PARCEL B	0.0229 AC. (998 SF)
PARCEL C	0.8329 AC. (36,281 SF)
PARCEL D	2.2811 AC. (99,365 SF)
RIGHT–OF–WAY	2.9585 AC. (128,872 SF)
TOTAL	31.0791 AC. (1,353,805 SF)

LEGEND

IPF ○ REBAR FOUND

○ REBAR TO BE SET



FINAL PLAT

RED CLOVER MEADOWS - PHASE 3

DB 1263 PG 33
DISTRICT: 08, MAP: 08, PARCEL: 9
CITY OF RANSON, WEST VIRGINIA

JON K. ERICKSON LICENSED No. 2302 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

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		DESIGN BY: JKE
		REVIEW BY: JSD
		SHEET: 2 OF 7

FAIRFAX CROSSING REAL ESTATE LLC
19-08-80-0001-0002
DB 1203 PG 55
ZONING: FARM

NORTH NAD83

EX. 20' TEMPORARY UTILITY ESMT DB 26 PG 695 (ENTIRE PORTION TO BE VACATED)

VARIABLE WIDTH STORM ESMT

EX. 15' STORM ESMT DB 26 PG 695 (HATCHED PORTION TO BE VACATED)

S 19° 15' 07" W 1943.12' (TOTAL)

EX ROW (TO BE VACATED)

N 17° 15' 56" E 87.79'

ALLEY 9 (20' ROW)

83.00'

S 17° 15' 56" W 107.22'

L-1 L-2 S 17° 15' 56" W

LOT 199 2,317 SF 0.05 AC

LOT 200 1,328 SF 0.03 AC

LOT 201 1,660 SF 0.04 AC

LOT 202 1,328 SF 0.03 AC

LOT 203 1,660 SF 0.04 AC

LOT 204 1,328 SF 0.03 AC

LOT 205 2,401 SF 0.06 AC

5' ACCESS & UTILITY ESMT

LOT 206 2,401 SF 0.06 AC

LOT 207 1,328 SF 0.03 AC

LOT 208 1,328 SF 0.03 AC

LOT 209 1,328 SF 0.03 AC

LOT 210 1,328 SF 0.03 AC

LOT 211 2,158 SF 0.05 AC

PARCEL A 998 SF 0.02 AC

LOT 212 2,158 SF 0.05 AC

LOT 213 1,328 SF 0.03 AC

LOT 214 1,328 SF 0.03 AC

LOT 215 1,660 SF 0.04 AC

LOT 216 1,328 SF 0.03 AC

LOT 217 1,660 SF 0.04 AC

LOT 218 1,328 SF 0.03 AC

LOT 219 2,490 SF 0.06 AC

VARIABLE WIDTH STORM ESMT

11.35' (TIE)

L-3 L-4 L-25 L-26

20.00'

2.50'

S 72° 44' 04" E 435.42' (TOTAL)

N 72° 44' 04" W 435.42' (TOTAL)

17TH AVE (60' ROW)

ALLEY 5 (20' ROW)

MATCHLINE SHEET 4

LOT 220 2,692 SF 0.06 AC

LOT 221 1,528 SF 0.04 AC

LOT 222 1,791 SF 0.04 AC

LOT 223 1,705 SF 0.04 AC

LOT 224 1,665 SF 0.04 AC

LOT 225 1,328 SF 0.03 AC

LOT 226 2,401 SF 0.06 AC

L-9 83.00'

10' ACCESS & UTILITY ESMT

L-10

LOT 227 2,401 SF 0.06 AC

LOT 228 1,328 SF 0.03 AC

LOT 229 1,328 SF 0.03 AC

LOT 230 1,328 SF 0.03 AC

LOT 231 1,328 SF 0.03 AC

LOT 232 2,158 SF 0.05 AC

PARCEL B 998 SF 0.02 AC

6' SETBACK (TYP)

LOT 233 2,158 SF 0.05 AC

LOT 234 1,328 SF 0.03 AC

LOT 235 1,660 SF 0.04 AC

LOT 236 1,328 SF 0.03 AC

LOT 237 1,660 SF 0.04 AC

LOT 238 1,328 SF 0.03 AC

LOT 239 1,328 SF 0.03 AC

LOT 240 2,490 SF 0.06 AC

10' SETBACK (TYP)

3' SETBACK (TYP)

18' SETBACK (TYP)

L-5 L-6 L-7 L-8

S 72° 44' 04" E 435.42' (TOTAL)

N 72° 44' 04" W 336.28' (TOTAL)

N 17° 15' 56" E 83.00'

C-1 C-2 C-3 C-4 C-5 C-6 C-7 C-8

EX. 15' STORM ESMT DB 26 PG 695 (HATCHED PORTION TO BE VACATED)

EX. 20' TEMPORARY UTILITY ESMT DB 26 PG 695 (ENTIRE PORTION TO BE VACATED)

PARCEL C 36,281 SF 0.8329 AC

EX. STORM ESMT PB 26 PG 695

US HOMES CORPORATION
08-80-00-9000-0000
DB 1263 PG 33

N 72° 44' 04" W 140.49'

S 72° 44' 04" E 130.60'

S 72° 44' 04" E 136.70'

LOT 251 7,629 SF 0.18 AC

LOT 252 7,525 SF 0.17 AC

LOT 253 7,811 SF 0.18 AC

L-17 20' UTILITY ESMT

L-18

54.70' 54.70' 59.92' IPF

134.71'

216.07'

N 17° 15' 56" E 380.65' (TOTAL)

54.67' 54.67' 55.24' 10.0'

N 70° 45' 35" W 441.72'

ASPEN GROVE LN (54' ROW)

54.00'

VARIABLE WIDTH STORM ESMT

L-11

108.04'

S 17° 15' 56" W 216.07'

98.04'

2' MIN SETBACK (TYP)

12' MAX SETBACK (TYP)

20' MIN SETBACK (TYP)

25' MAX SETBACK (TYP)

6' SETBACK (TYP)

L-12 L-13 L-14 L-15 L-16

20' STORM ESMT

VARIABLE WIDTH STORM ESMT

24' SETBACK (TYP)

LOT 241 5,618 SF 0.13 AC

LOT 242 5,402 SF 0.12 AC

LOT 243 5,402 SF 0.12 AC

LOT 244 5,402 SF 0.12 AC

LOT 245 5,618 SF

LOT 246 5,618 SF 0.13 AC

LOT 247 5,402 SF 0.12 AC

LOT 248 5,402 SF 0.12 AC

52.00' 50.00'

S 72° 44' 04" E 254.00' (TOTAL)

S 72° 44' 04" E 254.00' (TOTAL)

MATCHLINE SHEET 5

SILVER BIRCH DR (60' ROW)

60.00'

FOREST GROVE AVE (54' ROW)

54.00'

4.00' (TOTAL)

S 17° 15' 56" W 108.12'

21.59'

L-19 L-20 L-21 L-22

LOT 254 5,607 SF 0.13 AC

VARIABLE WIDTH STORM ESMT

106.93'

LOT 255 5,303 SF 0.12 AC

105.20'

52.03'

N 70° 45' 34" W 442.84' (TOTAL)

30 0 30 60 90

Scale 1" = 30'

JON K. ERICKSON LICENSED No. 2302 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

FINAL PLAT

RED CLOVER MEADOWS - PHASE 3

DB 1263 PG 33
DISTRICT: 08, MAP: 08, PARCEL: 9
CITY OF RANSON, WEST VIRGINIA

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

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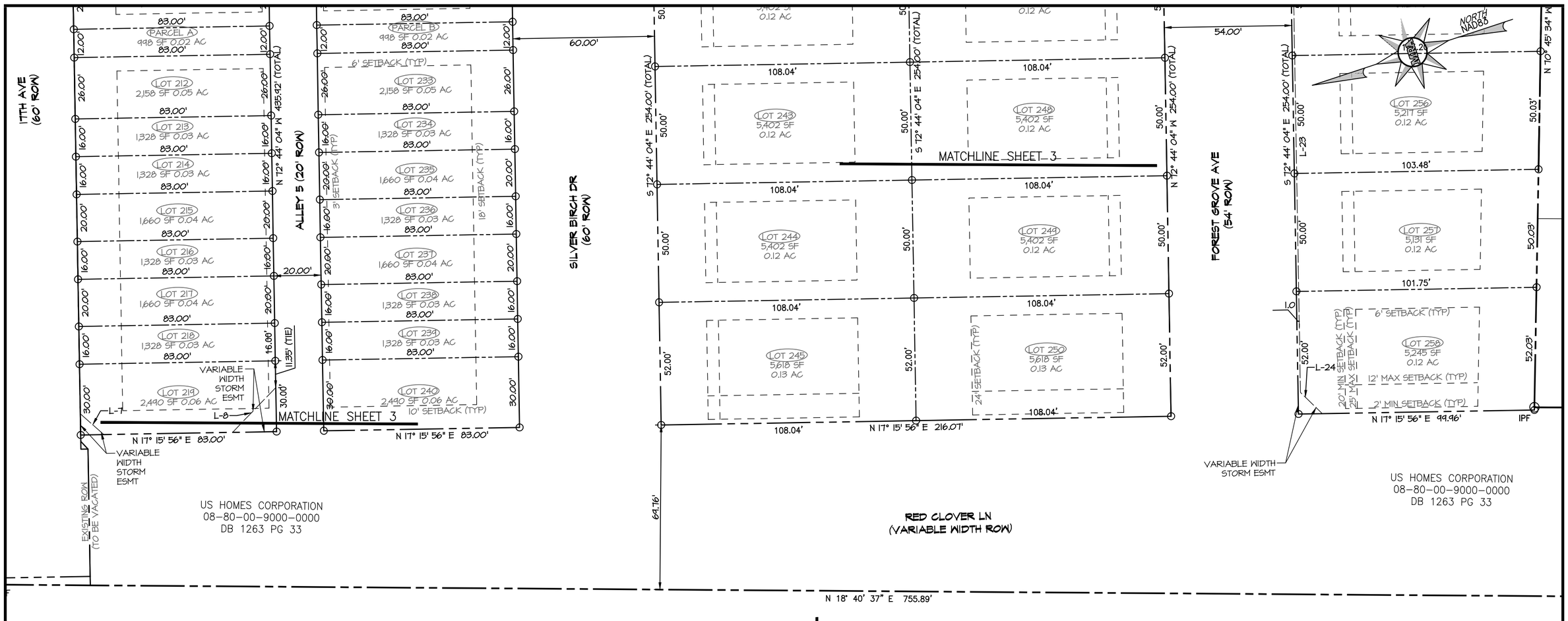
DATE	REVISIONS	
5/1/2024	ADDRESS TOWN OF RANSON COMMENTS	JOB NO.: 21170X01
		SCALE: 1"=30'
		DATE: 12/11/23
		DRAWN BY: CRC
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 3 OF 7



LINE TABLE		
LINE #	LENGTH	DIRECTION
L-1	9.97	N 27° 37' 37" W
L-2	67.93	N 17° 15' 31" E
L-3	148.12	N 72° 43' 35" W
L-4	83.00	S 17° 15' 56" W
L-5	2.28	N 72° 44' 04" W
L-6	30.28	S 72° 44' 04" E
L-7	13.30	S 59° 38' 08" W
L-8	26.38	N 27° 44' 04" W
L-9	83.00	S 17° 15' 56" W
L-10	83.00	S 17° 15' 56" W
L-11	14.62	N 27° 10' 25" W
L-12	17.84	N 72° 55' 08" W
L-13	20.00	S 16° 56' 25" W
L-14	17.73	N 73° 03' 35" W
L-15	87.91	S 17° 16' 01" W
L-16	14.25	S 62° 01' 44" W
L-17	95.12	N 70° 45' 35" W
L-18	20.01	S 17° 19' 38" W
L-19	14.20	S 00° 09' 07" E
L-20	24.64	S 89° 50' 53" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L-21	77.33	N 17° 15' 56" E
L-22	12.83	N 27° 27' 23" W
L-23	234.83	N 72° 44' 03" W
L-24	12.93	S 62° 15' 56" W
L-25	8.02	S 17° 16' 25" W
L-26	83.00	N 17° 15' 56" E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-1	17.75'	180.00'	5.65°	N 69° 54' 34" W	17.74'
C-2	20.25'	180.00'	6.45°	N 63° 51' 40" W	20.24'
C-3	20.76'	180.00'	6.61°	N 57° 20' 03" W	20.74'
C-4	17.20'	180.00'	5.47°	N 51° 17' 38" W	17.19'
C-5	26.97'	120.00'	12.88°	S 54° 51' 35" E	26.91'
C-6	19.31'	120.00'	9.22°	S 65° 54' 26" E	19.29'
C-7	69.66'	180.00'	22.17°	S 59° 30' 28" E	69.22'
C-8	50.92'	120.00'	24.31°	N 60° 34' 41" W	50.54'

30 0 30 60 90

Scale 1" = 30'

FINAL PLAT

RED CLOVER MEADOWS - PHASE 3

DB 1263 PG 33
DISTRICT: 08, MAP: 08, PARCEL: 9
CITY OF RANSON, WEST VIRGINIA

MORRIS & RITCHIE ASSOCIATES, INC.
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JON K. ERICKSON LICENSED No. 2302 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

DATE	REVISIONS	
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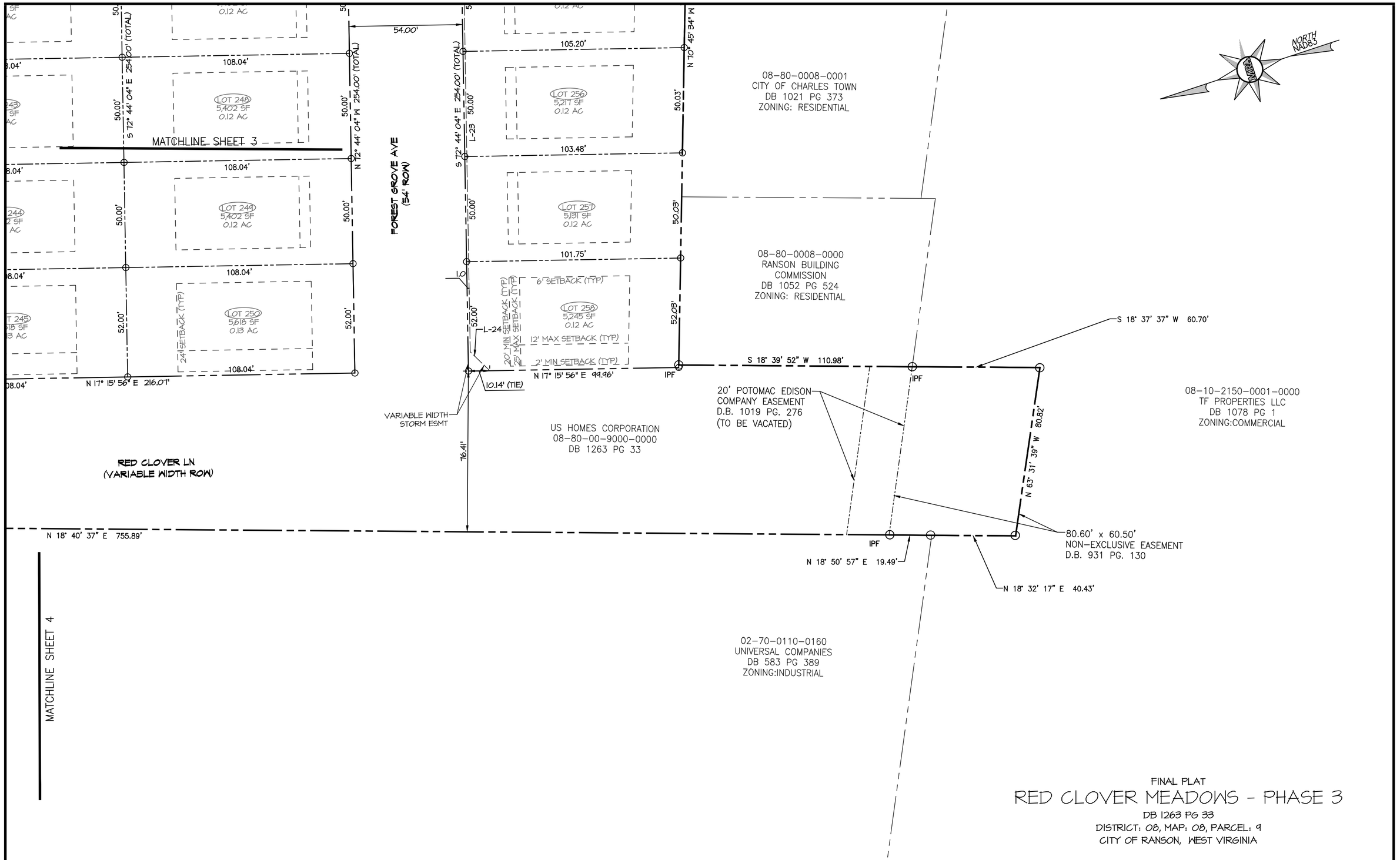

30 0 30 60 90

Scale 1" = 30'

JON K. ERICKSON
LICENSED
No. 2302
STATE OF
WEST VIRGINIA
PROFESSIONAL SURVEYOR

FINAL PLAT

RED CLOVER MEADOWS - PHASE 3

DB 1263 PG 33
DISTRICT: 08, MAP: 08, PARCEL: 9
CITY OF RANSON, WEST VIRGINIA

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		SHEET: 5 OF 7

EX CONEFLOWER DR
(54' ROW)
PHASE 2

EX. STORM ESMT
DB 26 PG 695

NORTH
NAD83

02-70-0110-0180
UNIVERSAL FOREST PRODUCTS
EASTERN DIVISION INC.
DB 926 PG 215
ZONING: INDUSTRIAL

POTOMAC TC OWNER LLC
PIN #19-08-0008-0009-0002
289,369 S.F. OR
6.6430 AC.
ZONING: COMMERCIAL

S 72° 44' 05" E 1363.03'

PARCEL D
99,352 SF 2.28 AC

N 60° 40' 31" W 719.40'

IPF

N 18° 33' 30" E 190.78'

IPF

NORFOLK SOUTHERN RAILROAD

30 0 30 60 90

Scale 1" = 30'

FINAL PLAT

RED CLOVER MEADOWS - PHASE 3

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DISTRICT: 08, MAP: 08, PARCEL: 9
CITY OF RANSON, WEST VIRGINIA

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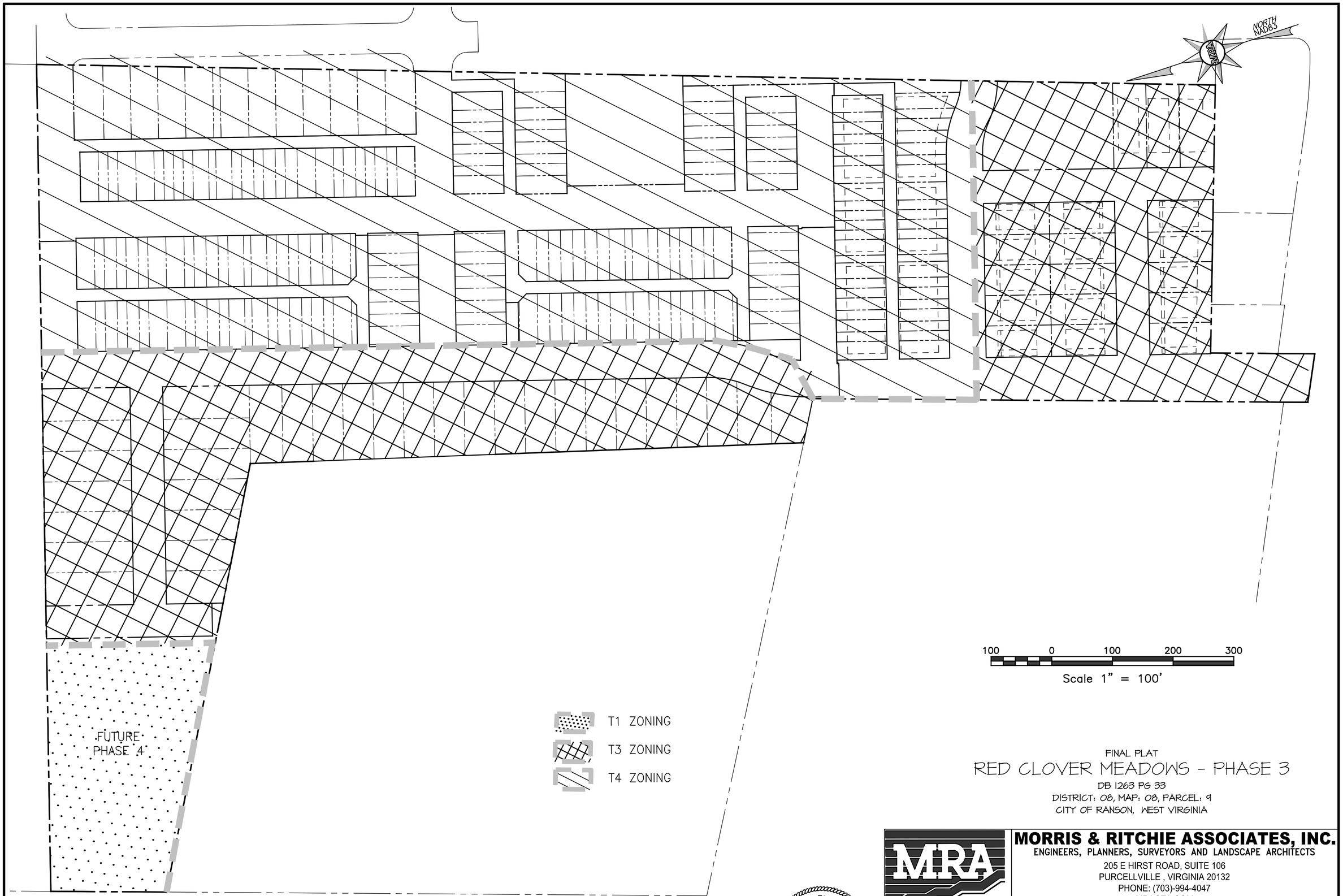

FINAL PLAT

RED CLOVER MEADOWS - PHASE 3

DB 1263 PG 33
DISTRICT: 08, MAP: 08, PARCEL: 9
CITY OF RANSON, WEST VIRGINIA

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		SHEET: 7 OF 7

* THIS SHEET FOR ZONING INFORMATIONAL PURPOSES ONLY *

AGENDA ITEM IV.18

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: NEW BUSINESS

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

Red Clover Phase 3 located off 19th Avenue and Foal Street, Ranson WV (Lots 199-258).

ATTACHMENTS:

Legal Notice Red Clover Phase 3.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, August 5, 2024, 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 Red Clover Phase 3 located off 19th Avenue and Foal Street, Ranson WV (Lots 199-258). There will also be a public hearing for accepting the bond and development agreement for Red Clover Phase 3. 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 August 2, 2024, will be provided to the Planning Commission, and inserted into the official record.

AGENDA ITEM IV.19

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: NEW BUSINESS

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

1. Review supporting documents
2. Commission discussion/questions for staff
3. Vote

ATTACHMENTS:

PC24-14 Resolution- Red Clover Phase 3 Bond.docx
Red Clover phase 3 bond estimate.pdf

Resolution #: PC-24-14

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 Red Clover Meadows Phase 3

WHEREAS, U.S Home Corporation LLC, dba Lennar submitted a Guarantee Surety Bond Application on January 22, 2024 for Phase 3 of Red Clover Meadows

WHEREAS, the improvements to be covered by the bond will include erosion and sediment control, earthwork, paving/roads, landscaping, water/sewer services, and etc.

WHEREAS, Consideration of the Guarantee Surety (Bond) was advertised in the Spirit of Jefferson on July 17, 2024, and July 24, 2024, in accordance with Ranson Code 16-83

NOW THEREFORE 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 August 12, 2024 to the Planning Commission, for Phase 3 of the Red Clover Meadows

AND THEREFORE The approved bonded amount will be held in the amount of $2,464,632.03

AND THEREFORE This Resolution and bond shall become effective immediately upon its adoption.

Signed and approved this 12th day of August.

_____
Mike Anderson, President

ATTEST:

_____
Planning Commission Member

AFFIX CITY SEAL

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

Project Name: Red Clover Meadows ____ Date: 1/25/2024

Section: Phase 3 ____ 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	569	$ 2,503.60
3	Silt Fence - Super	LF	$ 18.15	0	$ -
4	Earth Dike Construction (1)	LF	$ 3.96	467	$ 1,849.32
5	Inlet Protection Device	EA	$ 388.14	0	$ -
6	Outlet Protection Device	EA	$ 385.00	0	$ -
7	Stone Check Dams	EA	$ 192.50	0	$ -
8	Sediment Trap Excavation	CY	$ 15.35	0	$ -
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,456.24	0	$ -
10	Impermeable Liner for Sediment Basin/Pond	SY	$ 22.83	0	$ -
11	Rip-Rap Apron/Plunge Pool	CY	$ 122.72	0	$ -
12	Grass Waterway/Drainage Swale	LF	$ 11.99	0	$ -
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.10	329,887	$ 32,658.81
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.12	239,624	$ 28,994.50
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 550.13	0	$ -
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 545.34	0	$ -
17	Mulch, Shredded Bark or Wood Chip (35 cy/ac)	CY	$ 89.10	0	$ -
18	Sod	SY	$ 5.90	0	$ -
19	Soil Stabilizing Matt - Biodegradable	SY	$ 4.95	0	$ -
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 11.00	0	$ -
21	Geotextile Fabric	SF	$ 3.30	0	$ -
22	4 ft Safety Fence	LF	$ 8.84	0	$ -
23	6 ft Chain Link Safety Fence	LF	$ 11.00	0	$ -
24	Tree Protection	LF	$ 3.30	0	$ -
25	Temporary Utility Line Stream Crossing/Diversion	EA	$ 1,375.00	0	$ -
1.2	**Site Preparation & Demolition**				
1	Clearing & Grubbing - Light Cover	ACRE	$ 7,342.50	0.00	$ -
2	Clearing & Grubbing - Moderate Cover	ACRE	$ 10,725.00	0	$ -
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 13,475.00	0	$ -
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 15,950.00	0	$ -
5	Sawcut Existing Asphalt Pavement	LF	$ 2.20	0	$ -
6	Sawcut Existing Concrete Pavement	LF	$ 3.52	0	$ -
7	Removal of Asphalt Pavement	SY	$ 8.25	0	$ -
8	Removal of Fencing	LF	$ 5.67	0	$ -
9	Removal of Power Pole	EA	$ 8,415.00	0	$ -
10	Removal of Structures/Buildings	EA	$ -	0	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
1.3	**Earthwork**				
1	Strip Topsoil	CY	$ 4.13	0	$ -
2	Common Excavation	CY	$ 25.01	9957	$ 249,064.40
3	Borrow Material - On Site	CY	$ 22.34	0	$ -
4	Borrow Material - Imported from Off Site	CY	$ 40.26	0	$ -
5	Rock Excavation	CY	$ 99.00	0	$ -
6	Furnish Topsoil	CY	$ 52.76	0	$ -
2.1	**Paved Surface Construction**				
1	Subgrade	CY	$ 73.37	185	$ 13,573.45
2	Fabric for Subgrade Stabilization	SY	$ 3.19	0	$ -
3	Aggregate Base Course	CY	$ 97.30	185	$ 17,999.58
4	Open Graded Free Draining Base Course	CY	$ 120.89	0	$ -
5	Free Draining Base Trench	LF	$ 12.08	0	$ -
6	Outlet Pipe	LF	$ 39.75	0	$ -
7	Bituminous Asphalt Tack Coat	SY	$ 0.51	7509	$ 3,799.55
8	Superpave Asphalt Base Course - Type 25	TN	$ 93.50	1225	$ 114,537.50
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70	0	$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70	613	$ 72,150.10
11	Reinforced Concrete Pavement	CY	$ 450.55	0	$ -
12	Standard Milling	SY	$ 7.07	0	$ -
13	Controlled Low Strength Material	CY	$ 368.98	0	$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 104.07	32	$ 3,330.27
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50	0	$ -
16	Concrete Curb & Gutter	LF	$ 66.00	3567	$ 235,422.00
17	Concrete Curb Only	LF	$ 55.00	1054	$ 57,970.00
18	Bituminous Asphalt Walkway	SF	$ 14.85	0	$ -
19	Concrete Sidewalk	SY	$ 97.13	2055	$ 199,602.15
20	Bed Course Material (for sidewalk)	CY	$ 88.57	0	$ -
21	Concrete Curb Ramp	EA	$ 2,750.00	28	$ 77,000.00
22	Detectable Warning Surface	EA	$ 486.72	28	$ 13,628.08
23	Concrete Precast Wheel Stops	EA	$ 275.00	0	$ -
24	One Direction Lane Arrow	EA	$ 275.00	0	$ -
25	Multi Directional Land Arrow	EA	$ 460.90	0	$ -
26	Bicycle Shared Lane Marking	EA	$ 302.50	0	$ -
27	Bicycle Lane Marking	EA	$ 302.50	0	$ -
28	Pavement Letters	EA	$ 82.27	0	$ -
29	4" Edge/Lane Line - Painted	LF	$ 0.51	0	$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.66	0	$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.83	0	$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76	0	$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17	0	$ -
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97	0	$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 4.95	0	$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 7.37	0	$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 9.24	0	$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.07	0	$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.70	0	$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 9.90	0	$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58	0	$ -
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 14.85	1086	$ 16,127.10
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	57	$ 1,410.75
44	Handicapped Parking Symbol	EA	$ 341.17	0	$ -
45	0.08 in Flat Sheet Sign	SF	$ 49.50	20	$ 989.01

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
46	City standard sign post	LF	$ 27.50	48	$ 1,320.00
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 467.50	4	$ 1,870.00
48	Guard Rail - Steel Beam & Posts	LF	$ 20.16	0	$ -
49	Fence - Chain Link 6' High	LF	$ 45.24	0	$ -
50	Fence - Wood 3-Rail	LF	$ 33.00	0	$ -
51	Fence - Decorative Iron, 42" High	LF	$ 82.50	0	$ -
52	Pedestrian/Bicycle Barrier Railing - Wood - 42" high	LF	$ 57.20	0	$ -
53	Lights - Street and Parking Lot (light fixture, pole, foundation, & wiring)	EA	$ 13,200.00	4	$ 52,800.00
54	Bollards (wood or steel)	EA	$ 495.00	0	$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	$ -	0	0

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
3.1	**Landscaping**				
1	Transplanting Trees (6' or less)	EA	$ 148.50	0	$ -
2	Transplanting Shrubs	EA	$ 126.50	0	$ -
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 165.00	0	$ -
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 412.50	0	$ -
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 550.00	41	$ 22,550.00
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 330.00	23	$ 7,590.00
7	Plant Ground Cover	EA	$ 7.70	0	$ -
8	Plant Wetlands or Bioretention Vegetation	EA	$ 27.50	0	$ -
9	Plant Screen Trees	EA	$ 165.00	0	$ -
10	Plant Street/Shade Trees	EA	$ 550.00	0	$ -
11	Mulching (wood landscape mulch in place)	CY	$ 89.10	0	$ -
4.1	**Sanitary Sewer System**				
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 121.00	0	$ -
2	6" PVC Schedule 80 Pipe	LF	$ 168.76	0	$ -
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	1745	$ 190,990.25
4	10" PVC Schedule 80 Pipe	LF	$ 121.55	0	$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	7	$ 46,722.75
6	Grease Trap	EA	$ 6,875.00	0	$ -
7	4" Service Lateral	LF	$ 68.31	646	$ 44,128.26
8	Sanitary Sewer Pump Station (sewage pump)	EA	$ 25,000.00	0	$ -
9	Road Bore/Crossing (with Pipe & Steel Casing)	LF	$ 440.00	0	$ -
4.2	**Potable Water System**				
1	3/4" Copper Service Line	LF	$ 117.76	283	$ 33,324.67
2	1" Copper Service Line	LF	$ 193.60	461	$ 89,249.60
3	2" Copper Service Line	LF	$ 39.60	0	$ -
4	4" Ductile Iron Pipe	LF	$ 57.20	123	$ 7,035.60
5	6" Ductile Iron Pipe	LF	$ 74.80	0	$ -
6	8" Ductile Iron Pipe	LF	$ 92.40	9	$ 831.60
7	10" Ductile Iron Pipe	LF	$ 104.50	0	$ -
8	12" Ductile Iron Pipe	LF	$ 115.50	5	$ 577.50
9	Fire Hydrant with 6" line	EA	$ 5,513.77	2	$ 11,027.54
10	4" Gate Valve & Box	EA	$ 1,225.13	0	$ -
11	6" Gate Valve & Box	EA	$ 1,954.65	2	$ 3,909.29
12	8" Gate Valve & Box	EA	$ 1,617.98	0	$ -
13	10" Gate Valve & Box	EA	$ 2,420.00	0	$ -
14	12" Gate Valve & Box	EA	$ 4,271.09	14	$ 59,795.27
15	Pressure Reducing Valve & Vault	EA	$ -	0	$ -
16	Tapping Sleeve & Valve for Water Service Connection	EA	$ 726.00	0	$ -
17	Water Meter Setter, Box & Service Line Tap	EA	$ 3,335.29	0	$ -
5.1	**Storm Water Management & Storm Drainage**				
	SWM Basin/Ponds				
1	Excavation - Basin/Pond	CY	$ 25.01		$ -
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		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
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		$ -
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	$ 112.02	1253	$ 140,354.80
31	18" Storm Drain Pipe	LF	$ 118.94	101	$ 12,013.24
33	24" Storm Drain Pipe	LF	$ 136.22	202	$ 27,517.25
34	30" Storm Drain Pipe	LF	$ 180.69	0	$ -
35	36" Storm Drain Pipe	LF	$ 259.57	0	$ -
36	42" Storm Drain Pipe	LF	$ 246.40	0	$ -
37	48" Storm Drain Pipe	LF	$ 665.17	0	$ -
38	54" Storm Drain Pipe	LF	$ 316.80	0	$ -
39	60" Storm Drain Pipe	LF	$ 352.00		$ -
	High Density Polyethlyene (HDPE) Pipe (Circular)				
40	15" Storm Drain Pipe	LF	$ 126.32	0	$ -
41	18" Storm Drain Pipe	LF	$ 169.63	0	$ -
42	24" Storm Drain Pipe	LF	$ 180.58	0	$ -
43	30" Storm Drain Pipe	LF	$ 312.33	0	$ -
44	36" Storm Drain Pipe	LF	$ 209.91	0	$ -
45	42" Storm Drain Pipe	LF	$ 250.80	0	$ -
46	48" Storm Drain Pipe	LF	$ 297.00	0	$ -
47	54" Storm Drain Pipe	LF	$ 308.00	0	$ -
48	60" Storm Drain Pipe	LF	$ 319.00	0	$ -
	End Sections (Circular) - Metal (for CMP and HDPE Pipe)				
49	15" Metal End Section	EA	$ 797.50	0	$ -
50	18" Metal End Section	EA	$ 697.76	0	$ -
51	24" Metal End Section	EA	$ 960.88	0	$ -
52	30" Metal End Section	EA	$ 1,240.92	0	$ -
53	36" Metal End Section	EA	$ 1,210.00	0	$ -
54	42" Metal End Section	EA	$ 1,430.00	0	$ -
55	48" Metal End Section	EA	$ 1,760.00	0	$ -
56	54" Metal End Section		$ 2,200.00	0	$ -
57	60" Metal End Section		$ 2,200.00	0	$ -
	End Sections (Circular) - Concrete				
58	15" RCP End Section	EA	$ 533.50	0	$ -
59	18" RCP End Section	EA	$ 621.50	0	$ -
60	24" RCP End Section	EA	$ 830.50	0	$ -
61	30" RCP End Section	EA	$ 1,314.50	0	$ -
62	36" RCP End Section	EA	$ 1,941.50	0	$ -
63	42" RCP End Section	EA	$ 1,974.50	0	$ -
64	48" RCP End Section	EA	$ 2,348.50	0	$ -
65	54" RCP End Section	EA	$ 3,074.50	0	$ -
66	60" RCP End Section	EA	$ 3,800.50	0	$ -
	Corrugated Metal Pipe Arch				
67	17" x 13" Storm Drain Pipe	LF	$ 171.48	0	$ -
68	21" x 15" Storm Drain Pipe	LF	$ 112.79	0	$ -
69	24" x 18" Storm Drain Pipe	LF	$ 173.24	0	$ -
70	35" x 24" Storm Drain Pipe	LF	$ 198.00	0	$ -
71	42" x 29" Storm Drain Pipe	LF	$ 209.06	0	$ -
72	57" x 38"Storm Drain Pipe	LF	$ 244.20	0	$ -
73	64" x 43" Storm Drain Pipe	LF	$ 278.30		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
	Reinforced Concrete Elliptical Pipe				
74	23" x 14" Storm Drain Pipe	LF	$ 118.94	0	$ -
75	30" x 19" Storm Drain Pipe	LF	$ 136.22	0	$ -
76	38" x 24" Storm Drain Pipe	LF	$ 180.69	0	$ -
77	45" x 29" Storm Drain Pipe	LF	$ 259.58	0	$ -
78	53" x 34" Storm Drain Pipe	LF	$ 665.17	0	$ -
79	60" x 38" Storm Drain Pipe	LF	$ 665.17	0	$ -
80	68" x 43" Storm Drain Pipe	LF	$ 352.00	0	$ -
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)				
81	17" x 13" Metal End Section	EA	$ 797.50	0	$ -
82	21" x 15" Metal End Section	EA	$ 697.76	0	$ -
83	24" x 18" Metal End Section	EA	$ 709.50	0	$ -
84	35" x 24" Metal End Section	EA	$ 1,240.92	0	$ -
85	42" x 29" Metal End Section	EA	$ 1,210.00	0	$ -
86	57" x 38" Metal End Section	EA	$ 1,760.00	0	$ -
87	64" x 43" Metal End Section	EA	$ 2,200.00	0	$ -
	End Sections - Reinforced Concrete Elliptical Pipe				
88	23" x 14" RCP End Section	EA	$ 621.50	0	$ -
89	30" x 19" RCP End Section	EA	$ 830.50	0	$ -
90	38" x 24" RCP End Section	EA	$ 1,314.50	0	$ -
91	45" x 29" RCP End Section	EA	$ 1,941.50	0	$ -
92	53" x 34" RCP End Section	EA	$ 1,974.50	0	$ -
93	60" x 38" RCP End Section	EA	$ 2,348.50	0	$ -
94	68" x 43" RCP End Section	EA	$ 3,074.50	5	$ 15,372.50
	Storm Drain Structures				
95	Drop Inlet	EA	$ 3,879.85	2	$ 7,759.71
97	Curb Inlet - 6' Opening	EA	$ 4,620.00	10	$ 46,200.00
99	Curb Inlet - 10' Opening	EA	$ 5,280.00	4	$ 21,120.00
100	Curb Inlet - 12' Opening	EA	$ 6,050.00	0	$ -
101	Curb Inlet - 16' Opening	EA	$ 6,820.00	0	$ -
102	Curb Inlet - 20' Opening	EA	$ 7,370.00	0	$ -
103	Manhole (4' dia., 6' height or less)	EA	$ 6,674.79	6	$ 40,048.73
	Outfall & Channel Protection				
104	Concrete Endwall/Wingwall	SF	$ 110.00	0	$ -
105	Gabion Basket Structure	CY	$ 275.50	0	$ -
106	Rip-Rap Stone - Class 1	CY	$ 122.72	0	$ -
5.1	**Civc Standards**				
1	Small Playground Tot Lot (< 10 Childred)	EA	$ 19,800.00	0	$ -
2	Medium Playground Tot Lot (10-50 Childred)	EA	$ 55,000.00	0	$ -
3	Large Playground Tot Lot (50+ Childred)	EA	$ 110,000.00	0	$ -
6.1	**Miscellaneous Site Construction & Structures**				
1	Bus Stop Enclosure	EA	$ 3,850.00	0	$ -
2	Mail Box Cluster	EA	$ 1,100.00	0	$ -
3	Construction Stake-out	AC	$ 11,000.00	8	$ 85,030.00
4	Traffic Control During Construction	LS	$ -	0	0
5	Set Property Corners	EA	$ 132.00	114	$ 15,048.00

Grand Total All Costs	$ 2,129,271.74
Mobilization (5%)	$ 106,463.59
15% Contingency	$ 335,360.30
TOTAL BOND AMOUNT	$ 2,464,632.03

AGENDA ITEM IV.20

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: NEW BUSINESS

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

Public Hearing for Development Agreement for Red Clover Phase 3 located off 19th Avenue and Foal Street, Ranson WV. Lots 199-258.

ATTACHMENTS:

Legal Notice Red Clover Phase 3.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, August 5, 2024, 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 Red Clover Phase 3 located off 19th Avenue and Foal Street, Ranson WV (Lots 199-258). There will also be a public hearing for accepting the bond and development agreement for Red Clover Phase 3. 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 August 2, 2024, will be provided to the Planning Commission, and inserted into the official record.

AGENDA ITEM IV.21

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: NEW BUSINESS

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

1. Review supporting documents
2. Commission discussion/questions for staff
3. Vote

ATTACHMENTS:

PC24-15 Resolution Red Clover Phase 3 Development Agreement.docx
Red Clover Development Agreement Phase 3.docx

RESOLUTION#: PC-24-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANSON APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE RANSON PLANNING COMMISSION AND LENNAR HOMES. FOR A SUBDIVISION "RED CLOVER PHASE 3"

WHEREAS Morris and Ritchie applied for Phase 3 plat of Red Clover Meadows on behalf of Lennar Homes. Plat is for 59 lots. This phase includes T3 and T4 zoning on 31.08 acres. A true copy of the Record Plat is attached.

WHEREAS Consideration of the Development Agreement was advertised in the Spirit of Jefferson on July 17, 2024, and July 4, 2024 in accordance with Ranson Code 16-62

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

NOW THEREFORE, 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 Lennar Homes, for a subdivision commonly referred to and known as "Red Clover Meadows Phase 2".

AND THEREFORE, 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., including any documents requested by financial institutions, lenders, attorneys, lienholders, contractors, sureties, and/or third parties.

AND THEREFORE, The Planning Commission President is authorized and hereby directed to execute the Development Agreement on behalf of the City of Ranson Planning Commission.
This Resolution and executed Development Agreement shall become effective immediately upon its adoption.

Signed and approved this 12th day of August 2024.

_____
Planning Commission
President

ATTEST:

_____
Planning Commission Member

AFFIX CITY SEAL

RECORDING REQUESTED By
City of Ranson Planning Commission

WHEN RECORDED RETURN To

Reiley Stanley
Community Development Director
City of Ranson
312 S. Mildred Street
Ranson, WV 25438

DEVELOPMENT AGREEMENT RED CLOVER MEADOWS BETWEEN THE CITY OF RANSON AND U.S. HOME CORPORATION dba LENNAR

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 U.S Home Corporation dba Lenar., hereinafter referred to as "Developer," for a subdivision known as Red Clover Meadows Neighborhood, both of whom understand and agree as follows:

WITNESSETH:

WHEREAS, Subdivider/Developer has presented to City for approval a final subdivision or parcel map (hereinafter called "Map") entitled and Final Plat Showing Phase 3, Lots 199-258; and

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

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

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

NOW THEREFORE, in the best interest of the City of Ranson and in consideration of Developer posting renewed security; and, in order to insure satisfactory performance by Developer of its obligations under Ranson's Land Development ordinances; and to clarify that the recorded final plat for Phase 3 will have to be recorded to ensure consistency with the approved Land Development Plan and Plat, the parties agree as follows:

1. Performance of Work

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

3. Specifications

The work embraced herein shall be done in accordance with the provisions of the West Virginia Code §8A, the Ranson Municipal Code, the Ranson Design Guidelines, or the Ranson Standard Engineering Detail Manual.

Whenever in the said State Standard Specifications the following terms are used, they shall be understood to mean the following

State, Department of Transportation, City or Owner: City of Ranson, West Virginia.

Director: The City Administrator of the City of Ranson.

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

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

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

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

4. Work: Time for Completion

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

5. Time of Essence – Extension

Time is of the essence of this agreement; provided that in the event good cause is shown therefore, the Ranson Planning Commission may extend the time for completion of the improvements

hereunder. Any such extension may be granted without notice to the Subdivider/Developer's surety, and extensions so granted shall not relieve the surety's liability on the bond to secure the faithful performance of this agreement. The Ranson Planning Commission shall be the sole and final judge as to whether or not good cause has been shown to entitle Subdivider/Developer to an extension.

6. Repairs or Replacements

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

7. Permits: Compliance with Law

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

8. Superintendence by Subdivider/Developer

Subdivider/Developer shall give personal superintendence to the work on said improvement, or have a competent foreman or superintendent, satisfactory to the City, on the work at all times during progress, with authority to act for the Subdivider/Developer.

9. Inspection by City of Ranson

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

10. Contract Security

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

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

The said bonds shall be in cash, letter of credit, or bonds provided by a surety satisfactory to the City, or in such other form as may be provided for by law. The said bonds shall be worded and dated to become effective immediately upon failure of the Subdivider/Developer to complete the work subject to the bonds within the one-year period allowed or any extensions thereof allowed by the City.

11. Hold-Harmless Agreement

Subdivider/Developer hereby agrees to, and shall, hold City, its elective and appointive boards, commissions, officers, agents and employees, harmless from any liability for damage or claims for damage for personal injury, including death, as well as from claims for property damage which may

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

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

12. Subdivider/Developer's Insurance

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

Compensation insurance

Subdivider/Developer shall maintain, during the life of this agreement, Workmen's Compensation Insurance for all Subdivider/Developer's employees employed at the site of the improvement, and in case any work is sublet, Subdivider/Developer shall require any contractor or subcontractor similarly to provide Workmen's Compensation Insurance for all contractor's or subcontractor's employees, unless such employees are covered by the protection afforded by Subdivider/Developer. 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, Subdivider/Developer shall provide, and shall cause each contractor and subcontractor to provide, adequate insurance for the protection of employees not otherwise protected. Subdivider/Developer hereby indemnifies City for any damage resulting to it from failure of either Subdivider/Developer or any contractor or subcontractor to take out or maintain such insurance.

Public Liability and Property Damage Insurance

Subdivider/Developer shall take out and maintain during the life of this agreement such public liability and property damage insurance as shall insure city, its elective and appointive boards, commissions, officers, agents, and employees, Subdivider/Developer and any contractor or subcontractor performing work covered by this agreement from claims for damages for personal injury, including death, as well as from claims for property damage which may arise from Subdivider/Developer's or any contractor's or subcontractor's operations hereunder, whether such operations be by Subdivider/Developer or any contractor or subcontractor, or by anyone directly or indirectly employed by either Subdivider/Developer or any contractor or subcontractor.

Contractual Liability Insurance

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

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

13. Title to Improvements

Title to, and ownership of, all street improvements and sewers constructed hereunder by Subdivider/Developer shall vest absolutely in City, upon completion and acceptance of such improvements by City. Title to water works shall vest in the special district, if any.

14. Repair or Reconstruction of Defective Work

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

15. Subdivider/Developer not Agent of City

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

16. Cost of Engineering and Inspection

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

17. Notice of Breach and Default

If Subdivider/Developer refuses or fails to obtain prosecution of the work, or any severable part thereof, with such diligence as will insure its completion within the time specified, or any extensions thereof, or fails to obtain completion of said work within such time, or if the Subdivider/Developer

should be adjudged a bankrupt, or Subdivider/Developer should make a general assignment for the benefit of Subdivider/Developer's insolvency or is Subdivider/Developer, or any of Subdivider/Developer's contractors, subcontractors, agents, or employees , should violate any of the provisions of this agreement, City Engineer or City Council may serve written notice upon Subdivider/Developer and Subdivider/Developer's surety of breach of this agreement, or of any portion thereof, and default of Subdivider/Developer.

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

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

19. Completion

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

20. Notices

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

City of Ranson

Attn: Community Development Director or City Manager

312 South Mildred Street

Ranson, WV 25438

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

U.S Home Corporation

14280 Park Meadow Drive

Chantily, VA 20151

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

21. Binding Effect of Agreement

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

22. Authority

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

DATED this _____ day of _____, 20___.

RANSON PLANNING COMMISSION

By: _____

Mike Anderson

Its: President

and

RANSON CITY COUNCIL

By: _____

Keith D. Pierson

Its: Mayor

SUBDIVIDER/DEVELOPER

_____

By: U.S Home, LLC (Stuart Hagenlock)

Its: Member

OWNER

_____

By: U.S Home, LLC (Stuart Hagenlock)

Its: Member