PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

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

July 6, 2026 | 7:00 P.M. | Council Chamber

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

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Minutes - June 1, 2026
   Pc minutes June 1 2026.docx

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. Public Hearing - to accept public comments on the final plat proposal for Huntwell West Phase 3A,
   legal notice Huntwell West 3A final plat.docx
2. 26-16 FP - Consideration - Morris and Ritchie submitted a final plat proposal on behalf of Huntwell WV LLC, Phase 3A for Huntwell West Phase 3A.
   26-16-2026-05-11 huntwell west phase 3a final plat.pdf
   2616FPCRC 2616FP 6426.docx
3. Public Hearing - To accept public comments for a bond for Huntwell West Phase 3A
   legal notice Huntwell West 3A final plat.docx
4. 26-16 BR-Consideration - Applicant Hunter Wilson submitted an application to accept a bond for Huntwell WV LLC, for Huntwell West Phase 3A.
   PC 26-09 Huntwell West 3A.docx
   Huntwell Village Ph3A Bond Estimate.pdf
5. Public Hearing -To accept public comments to enter into a development agreement for Huntwell West Phase 3A.
   legal notice Huntwell West 3A final plat.docx
6. 26-16 -Consideration - Applicant Morris and Ritchie submitted an application to enter into a development agreement for Huntwell WV, LLC for Huntwell West Phase 3A.

26-16-huntwell 3a application-signed_Redacted.pdf
Huntwell West 3adevagreement.pdf

7. Public Hearing - to accept an reduction of guaranteed surety bond for Section 1 Parkland Commons commonly known as the Foundry.
   Legal Notice BRR Parkland Commons section 1 request 2.docx

8. 26-18-BRR- Consideration - Applicant Site Planning Design and Survey LLC submitted an application on behalf of New Vision Development, LLC to accept an reduction of guaranteed surety bond for Section 1 Parkland Commons commonly known as the Foundry.
   PC 26-10 Parkland 1 BRR.docx
   26-18-BRR-brr section 1 lots t1t9 t60-t73.pdf
   CRC 26-18-BRR 7.1.26.pdf

9. Public Hearing - To accept public comments for an reduction of guaranteed surety (bond) subdivision Parkland Commons, for a Reduction in the amount of $506,536.55 for Section 2.
   Legal Notice BRR Parkland Commons section 2 request 1.docx

10. 26-19-BRR - Consideration - Applicant Site Planning, Design and Survey LLC submitted an application for a reduction of guaranteed surety (bond) for the Section 2 of Parkland Commons,
    PC 26-11 Parkland 2 BRR.docx
    26-19-BRR-brr section 2 lots t18-t37.pdf
    26-19-BRR-parklandcommonssection2releaseletter.pdf
    CRC 26-19-BRR 7.1.26.pdf

11. Public Hearing - To accept public comments on the final plat proposal for Parkland Commons Section 3.
    legal notice Parkland Commons Section 3 final plat.docx

12. 26-17-FP- Consideration - Applicant Site Planning, Design and Survey LLC submitted an application for a final plat proposal for Parkland Commons Section 3.
    PC 26-12 Parkland 3.docx
    26-17-FP-parkland phase 3 fp.pdf
    CRC 26-17-FP 7.1.26.pdf
    Parkland Commons Lighting Plan Revision Letter.pdf
    20260618 Parkland Commons Lighting Plan Rev.pdf
    26-17-parkland commons section 3 final-plat application_Redacted.pdf

13. Public Hearing - To accept public comments to accept the bond for Parkland Commons Section 3.
    legal notice Parkland Commons Section 3 final plat.docx

14. 26-17-BR- Consideration - Applicant Site Planning, Design and Survey LLC submitted an application on behalf of New Vision Development, LLC to accept an bond for Section 3, Parkland Commons commonly known as the Foundry.
    PC 26-12 Parkland 3.docx
    26-17-FP-20260604 Foundry Bonding Estimate Section 3 Rev 2.pdf

15. Public Hearing- To accept public comments to enter into a development agreement for Parkland Commons Section 3.

legal notice Parkland Commons Section 3 final plat.docx

16. 26-17 -Consideration Applicant Site Planning, Design & Survey LLC submitted an applicationon behalf of New Vision Development, LLC to enter into a development agreement for Parkland Commons Section 3. Commonly known as the Foundry.
parkland commons phase 3 dev agreement.pdf

17. Legal Update Ref: Fairfax Crossing Real Estate, LLC v. City of Ranson, et. Al. (Possible Executive Session)

V. ADJOURNMENT

INFORMATION ONLY

Point of Order Public Comment
SKM_C451i26062311010.pdf

AGENDA ITEM II.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **APPROVAL OF MINUTES**

SUBJECT: Minutes - June 1, 2026

ATTACHMENTS:

Pc minutes June 1 2026.docx

PLANNING COMMISSION

~ MINUTES~

REGULAR MEETING

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

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

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

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

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

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

   President Colandrea opened the public hearing. Dr. Christine Wimer, president of the Jefferson County Foundation, addressed the Commissioners regarding sharing public documents and compliance with ADA requirements. There were no other comments, President Colandrea closed the public hearing.

2. 26-15-BRR - Consideration - Applicant Morris Ritchie submitted an application on behalf of Stanley Martin to accept a reduction of guaranteed surety bond for the Phase 4 of subdivision Presidents Pointe.

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

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

President Colandrea opened the public hearing. Dr. Christine Wimer, representing the Jefferson County Foundation, addressed the Commissioners regarding posting the agenda items and requested the Commissioners table the item to a later date. There were no other comments, President Colandrea closed the public hearing.

4. 26-12-FP- Consideration - Applicant Robert Rotz, submitted an application for Madison Greens LLC for a final plat proposal of Phase 2A for Madison Greens.

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

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

President Colandrea opened the public hearing. Dr. Christine Wimer, president of the Jefferson County Foundation, urged the City to release attachments in a timelier matter. Mr. Stein spoke on the impact of the project, such as with population growth, there would be an induced demand for more infrastructure, more local and state services needed, and higher taxes. There were no other comments, President Colandrea closed the public hearing.

6. 26 -12-FP- Consideration -Applicant Robert Rotz, submitted an application for Madison Greens LLC, to enter into a development agreement for Phase 2A for Madison Greens.

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

7. 26-9 - Consideration - Applicant Civil and Environmental Consultants, INC. submitted an application on behalf of Providence Shenandoah. Requesting per Ranson City Code: Chapter 16, Division 5 Section 16-72. Applicants seek to construct and utilize a private road system in the design plans for a future 55+ residential community.

President Colandrea stated that agenda items 7 and 8 did not include approval of a site plan, but only road requests. Attorney Kate Ridgeway, representing Shea Homes, gave an overview of the request, sharing specifics for the road deviations petition, including the intended less impacts to the environment and ensuring better safety with traffic flow. Lane Tobin, speaking on behalf of Civil and Environmental Consults (CEC), explained the importance of the proposed cul-se-sacs and its impact on the road system. Jason King, representing Shea Homes, responded to questions regarding the target buyers of Bane Farm, typical house size, community amenities, and public access/usage. Tim Stranko, City Attorney, consulted the Commissioners that the requests were submitted prematurely. Mr. Stranko suggested the requests be tabled until further review and staff recommendation following communication with the applicant and a submitted site plan.

A motion was made to table this item until a complete site plan was submitted.

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

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

A motion was made to table this item until a complete site plan was submitted.

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

V. ADJOURNMENT

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

_____
Andy Colandrea, President

_____
Darla Armstrong, City Clerk

AGENDA ITEM IV.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION BUSINESS**

SUBJECT: Public Hearing - to accept public comments on the final plat proposal for Huntwell West Phase 3A,

ATTACHMENTS:

legal notice Huntwell West 3A final plat.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on Monday, July 6, 2026 at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Huntwell West Phase 3A, accepting the bond for Huntwell West Phase 3A, and entering into a development agreement for Huntwell West Phase 3A. This plan includes 136 lots (494-504, 516-526, 539-561, 574-584, 590-600, 606-609, 615-679).

All persons are invited to attend and make comments about the proposed final plat, bond, and development agreement. Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and to the following address prior to July 3, 2026: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to July 3, 2026, will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM IV.2

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION BUSINESS**

SUBJECT: 26-16 FP - Consideration - Morris and Ritchie submitted a final plat proposal on behalf of Huntwell WV LLC, Phase 3A for Huntwell West Phase 3A.

Morris and Ritchie submitted a final plat proposal on behalf of Huntwell WV LLC, Phase 3A. 136 Lots (91 Single Family and 46 Town - Homes).

ATTACHMENTS:

26-16-2026-05-11 huntwell west phase 3a final plat.pdf
2616FPCRC 2616FP 6426.docx

NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 9 PARCEL 8 AND IS CURRENTLY ZONED SC–NC.
2. THE PROPERTY DELINEATED HEREON IS IN THE NAME OF HUNTWELL WV, LLC AT D.B. 1272 PG. 420, AMONG THE LAND RECORDS OF JEFFERSON COUNTY, WEST VIRGINIA.
3. PROPERTY OWNER'S ADDRESS: 665 SIMONDS ROAD WILLIAMSTOWN, MA 01267.
4. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON EXISTING LAND RECORDS AND SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. IN DECEMBER 2023. NORTH MERIDIAN INFORMATION AS SHOWN HEREON IS REFERENCED TO THE WEST VIRGINIA STATE GRID, NORTH ZONE AND WAS ESTABLISHED BY GPS METHODS.
5. THE ERROR OF CLOSURE FOR THE EXTERIOR BOUNDARY IS 1 IN 45054447.5 FEET.
6. THIS PLAT HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT.
7. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X – AREAS DETERMINED TO BE OUTSIDE THE 500–YEAR FLOODPLAIN – BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBERS #54037C0130E DATED 12/18/2009 AND #54037C0136E DATED 12/18/2009.
8. 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.
9. PROPERTY CORNERS ARE TO BE SET USING $\frac{5}{8}$" REBAR WITH I.D. CAPS. ALL OTHER CORNERS ARE AS NOTED. CORNERS MARKS TO BE IN PLACED PRIOR TO CONVEYANCE OF INDIVIDUAL LOTS.
10. RELATED APPLICATIONS:
    LDPP–21–025 APPROVED 6/15/21
    RZNG–21–013 APPROVED 6/15/21
11. RELATED PERMITS:
    HEALTH DEPARTMENT: SEWER #20,758, WATER #20,758
    WVDOH: 05–2022–0296
12. THE N/S AND E/W RIGHTS OF WAY ARE DEPICTED HERE TO RESERVE CONNECTING WAYS TO/WITH THE EXISTING CITY ROAD NETWORK. FUTURE RIGHT OF WAY LOCATION/ALIGNMENT ADJUSTMENTS SHALL RECEIVE IMMEDIATE REVIEW BY THE CITY STAFF AND WILL NOT DELAY PROJECT APPROVAL AND COMPLETION.
13. SETBACKS SHOWN HEREIN ARE BASED ON WAVIER LETTER DATED: AUGUST 4, 2023 AND APPROVED ON DECEMBER 1, 2023. FRONT YARD SETBACKS INCREASE FROM 18' MAX TO 30' MAX.
14. THE CURRENT SETBACKS SHOWN HEREIN ARE BASED ON THE CURRENT ZONING ORDINANCE AND ARE SUBJECT TO CHANGE BASED ON FUTURE ZONING CHANGES.

YARD REQUIREMENTS:

T3	REQUIRED	PROVIDED
FRONT:	20' MIN., 30 MAX.	20'
FRONT SECONDARY:	2' MIN	
SIDE:	8' MIN.	8'
REAR:	24' MIN.	24'
T4		
FRONT:	30' MAX (PER APPROVED WAVIER)	30'
FRONT SECONDARY:	10' MAX	
SIDE:	0 OR 6' MIN. TOTAL	0 OR 6' MIN. TOTAL
REAR:	3' MIN.	3'

OWNER'S CERTIFICATION AND DEDICATION

WE, HUNTWELL WV, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION AND INCONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE PLANNING COMMISSION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE THE STREETS, WALKWAYS, AND OTHER EASEMENTS, TO PUBLIC USE 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 ___, PAGE __ AND ALL APPROVED LAND DEVELOPMENT PLANS AND CONSTRUCTION DRAWINGS APPROVED BY THE CITY OF RANSON.

WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS OF LAWS, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR 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, AT D.B. 1272 PG. 420, 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 WVLS #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

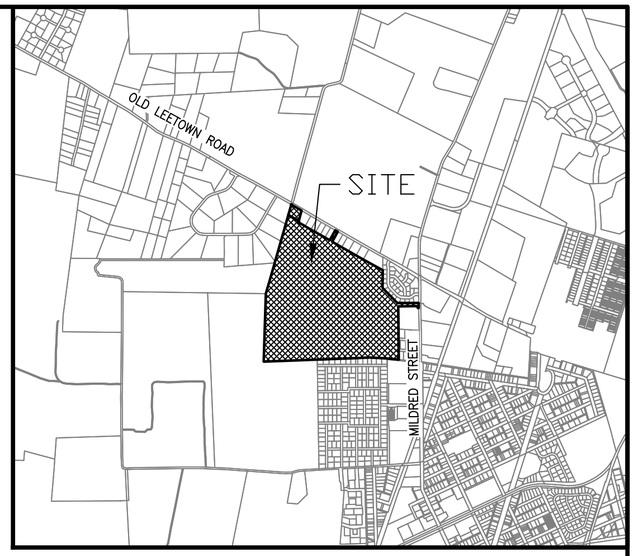
THE OWNER AND DEVELOPER, IN SIGNING THIS PLAT, AGREE TO ABIDE BY ALL CONDITIONS, TERMS, AND SPECIFICATIONS PROVIDED HEREON.

_____
DATE

OWNER/DEVELOPER:
HUNTWELL WV, LLC
665 SIMONDS ROAD
WILLIAMSTOWN, MA 01267

LOT AREA TABLE		
PARCEL	AREA (SF)	AREA (AC)
LOTS	683,994	15.7023
PARCELS	613,310	14.0797
ROW	363,471	8.3441
TOTAL	1,660,775	38.1261

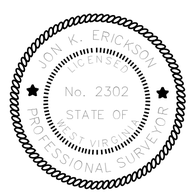




VICINITY MAP
SCALE: 1"=2000'

LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- PROP. R/W LINE
- EX. R/W LINE TO BE REMOVED
- PROP. PROPERTY LINE
- PROP. EASEMENT LINE



SUBDIVISION PLAT
HUNTWELL WEST - PHASE 3A
HUNTWELL WV, LLC
DISTRICT: 08, MAP: 09, PARCEL: 08
CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

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

Copyright 2026 Morris & Ritchie Associates, Inc.

DATE	REVISIONS	JOB NO.:
		SCALE:
		DATE: 04/27/2026
		DRAWN BY: NAB
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 1 OF 7



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-1	137.09'	520.00'	15.11°	N 11° 49' 12" W	136.69'
C-2	91.55'	580.00'	9.04°	N 08° 47' 31" W	91.46'
C-3	17.51'	11.00'	91.19°	N 32° 16' 44" E	15.72'
C-4	96.23'	327.00'	16.86°	S 86° 18' 08" W	95.88'
C-5	158.06'	1027.00'	8.82°	N 80° 51' 31" W	157.90'
C-6	9.42'	6.00'	90.00°	S 31° 26' 59" E	8.49'
C-7	9.25'	6.01'	88.29°	N 57° 43' 08" E	8.37'
C-8	9.42'	6.00'	90.00°	N 31° 26' 59" W	8.49'
C-9	28.23'	470.00'	3.44°	N 78° 10' 15" W	28.23'
C-10	13.33'	9.00'	84.85°	S 57° 40' 53" W	12.14'
C-11	310.88'	520.13'	34.25°	S 01° 52' 07" E	306.28'
C-12	338.25'	579.98'	33.41°	N 02° 39' 56" W	333.47'
C-13	9.42'	6.00'	90.00°	S 58° 33' 01" W	8.49'
C-14	24.40'	530.00'	2.64°	N 77° 46' 06" W	24.39'
C-15	12.91'	11.00'	67.26°	S 49° 08' 57" W	12.18'
C-16	3.99'	11.00'	20.76°	N 86° 50' 14" W	3.96'
C-17	17.28'	11.00'	90.01°	S 31° 27' 08" E	15.56'
C-18	16.84'	11.00'	87.69°	S 57° 23' 50" W	15.24'
C-19	17.28'	11.00'	90.01°	S 31° 27' 08" E	15.56'
C-20	17.28'	11.00'	90.00°	S 58° 33' 01" W	15.56'
C-21	17.28'	11.00'	90.00°	N 31° 26' 59" W	15.56'
C-22	17.28'	11.00'	89.99°	N 58° 32' 52" E	15.56'
C-23	17.66'	11.00'	91.97°	S 30° 28' 07" E	15.82'
C-24	16.90'	11.00'	88.03°	S 59° 32' 02" W	15.29'
C-25	14.45'	9.00'	91.97°	N 30° 27' 58" W	12.94'
C-26	17.28'	11.00'	90.00°	S 58° 33' 01" W	15.56'
C-27	14.14'	11.00'	73.67°	S 23° 17' 07" E	13.19'
C-28	12.50'	50.00'	14.33°	S 67° 17' 07" E	12.47'
C-29	14.14'	9.00'	90.03°	N 60° 32' 02" E	12.73'
C-30	17.28'	11.00'	90.00°	S 31° 26' 59" E	15.56'
C-31	35.05'	123.00'	16.33°	S 21° 42' 53" W	34.94'
C-32	17.28'	11.00'	90.00°	S 74° 52' 46" W	15.56'
C-33	9.98'	148.00'	3.87°	N 58° 11' 16" W	9.98'
C-34	26.87'	11.00'	139.97°	N 13° 43' 48" E	20.67'
C-35	42.58'	123.00'	19.84°	S 86° 22' 02" E	42.37'
C-36	55.37'	202.00'	15.71°	N 48° 24' 06" W	55.20'
C-37	13.63'	202.00'	3.87°	N 58° 11' 07" W	13.62'
C-38	14.13'	9.00'	89.97°	N 29° 27' 58" W	12.72'
C-39	14.14'	9.00'	90.03°	N 60° 32' 02" E	12.73'
C-40	37.33'	300.00'	7.13°	S 70° 53' 06" E	37.30'
C-41	37.70'	300.00'	7.20°	S 63° 43' 14" E	37.67'
C-42	17.28'	11.00'	90.00°	S 15° 07' 14" E	15.56'
C-43	17.28'	11.00'	90.00°	S 74° 52' 46" W	15.56'
C-44	24.63'	100.00'	14.11°	N 67° 10' 40" W	24.57'
C-45	14.13'	9.00'	89.97°	N 29° 27' 58" W	12.72'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-46	27.05'	350.00'	4.43°	N 72° 14' 08" W	27.04'
C-47	52.37'	350.00'	8.57°	N 65° 44' 04" W	52.32'
C-48	8.11'	350.00'	1.33°	N 60° 47' 03" W	8.11'
C-49	29.77'	55.00'	31.01°	S 24° 02' 33" W	29.40'
C-50	80.34'	273.00'	16.86°	N 86° 18' 08" E	80.05'
C-51	149.75'	973.00'	8.82°	S 80° 51' 31" E	149.60'
C-52	14.86'	9.00'	94.60°	S 31° 47' 05" E	13.23'
C-53	15.89'	11.00'	82.76°	S 60° 45' 01" E	14.54'

LINE TABLE

LINE #	LENGTH	DIRECTION
L-1	13.65	S 56° 34' 11" W
L-2	81.64	S 08° 32' 18" W
L-3	75.32	S 38° 49' 01" W
L-4	47.35	S 76° 23' 55" W
L-5	50.82	N 05° 26' 33" W
L-6	151.84	N 28° 56' 07" E
L-7	47.88	S 74° 12' 40" E
L-8	13.26	N 56° 34' 11" E
L-9	59.59	N 42° 59' 17" E
L-10	69.81	N 42° 59' 17" E
L-11	15.20	N 27° 41' 24" W
L-12	18.77	N 62° 18' 36" E
L-13	117.99	S 29° 52' 46" W
L-14	117.99	S 29° 52' 46" W
L-15	117.96	N 29° 53' 06" E
L-16	117.95	N 29° 53' 06" E
L-17	29.38	N 58° 35' 53" E
L-18	20.03	S 76° 17' 20" E
L-19	20.00	S 13° 42' 40" W
L-20	19.97	N 76° 17' 20" W
L-21	26.58	S 31° 32' 47" E
L-22	27.31	N 73° 27' 42" E
L-23	19.78	S 58° 51' 36" E
L-24	20.00	N 31° 08' 24" E
L-25	20.22	N 58° 51' 36" W
L-26	27.75	S 12° 57' 56" E
L-27	119.36	N 29° 52' 46" E
L-28	119.36	N 29° 52' 46" E
L-29	36.90	N 76° 17' 48" W
L-30	20.00	S 13° 42' 12" W
L-31	36.26	S 76° 17' 48" E
L-32	23.01	N 30° 28' 36" W
L-33	25.43	N 55° 02' 38" E
L-34	19.65	N 74° 30' 53" W
L-35	20.00	S 15° 29' 07" W

LINE TABLE

LINE #	LENGTH	DIRECTION
L-36	19.64	S 74° 30' 53" E
L-38	26.00	S 30° 33' 19" E
L-39	24.34	N 64° 08' 04" E
L-40	24.59	N 75° 08' 06" W
L-41	20.00	N 14° 51' 54" E
L-42	24.81	S 75° 08' 06" E
L-45	23.66	S 31° 47' 03" E
L-46	28.35	N 42° 59' 55" E
L-47	86.93	N 09° 38' 44" W
L-48	257.07	N 76° 24' 54" W
L-49	11.76	N 11° 15' 25" E
L-50	7.97	N 38° 50' 18" W
L-51	14.05	S 38° 50' 43" E
L-52	17.93	N 40° 59' 31" E
L-53	143.66	S 85° 26' 47" E
L-54	109.54	N 06° 14' 12" W

200 0 200 400 600

Scale 1" = 200'

SUBDIVISION PLAT

HUNTWELL WEST - PHASE 3A

HUNTWELL WV, LLC

DISTRICT: 08, MAP: 09, PARCEL: 08

CITY OF RANSON, JEFFERSON COUNTY, 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 EAST HIRST ROAD, SUITE 106
PURCELLVILLE, VA 20132
PHONE: 703-994-4047
MRAGTA.COM

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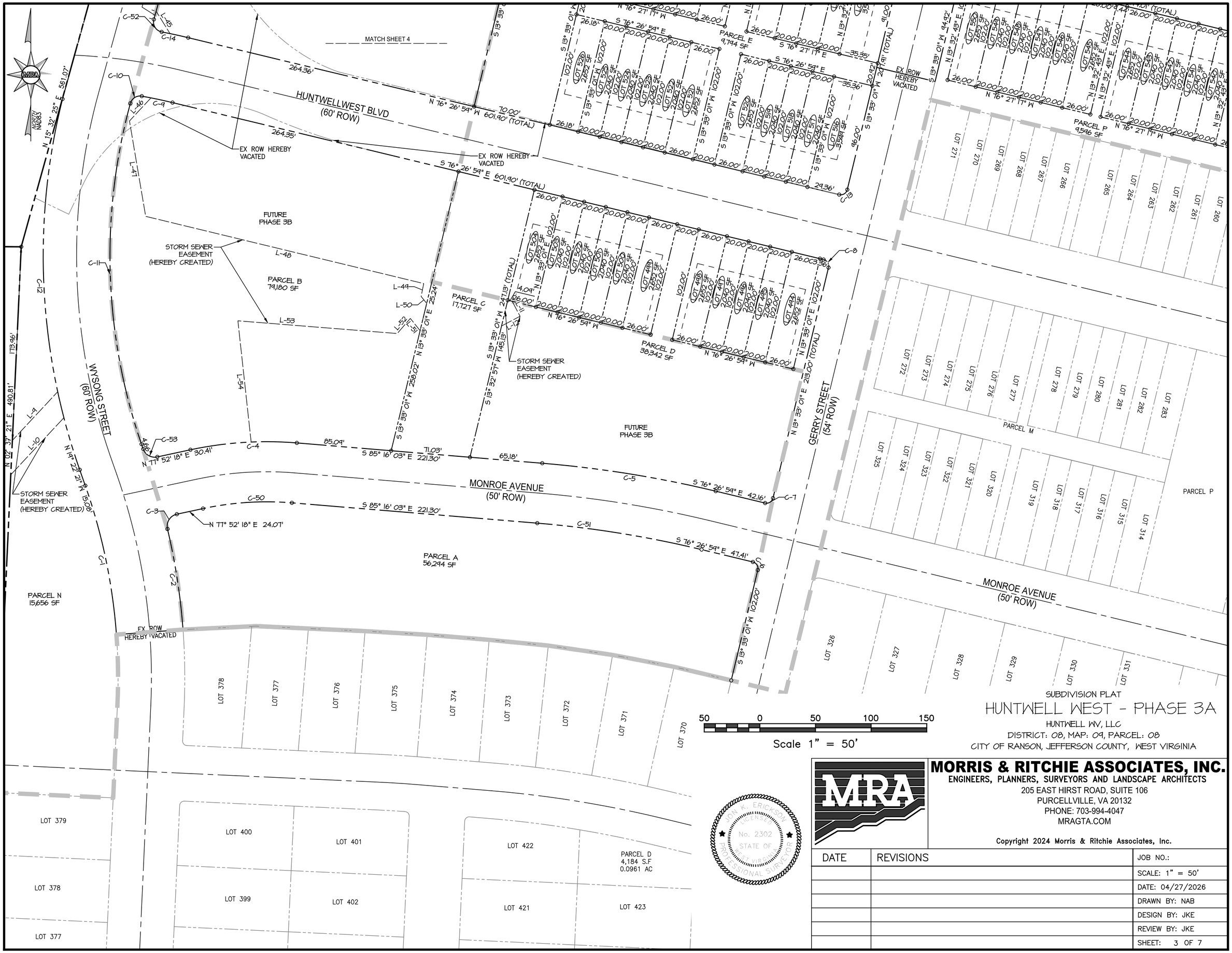
		SCALE: 1"=200'
		DATE: 08/06/2024
		DRAWN BY: NAB
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 2 OF 7



SUBDIVISION PLAT

HUNTWELL WEST - PHASE 3A

HUNTWELL WV, LLC

DISTRICT: 08, MAP: 09, PARCEL: 08

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		DATE: 04/27/2026
		DRAWN BY: NAB
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 3 OF 7

ANDERSON, BEJAMIN
TAX MAP :02-7-8.22
DB. 1176 PG. 386
LONE OAK, BLK A, LOT 3

CLENDENIN, SCOTT E SR & SAMANTHA E
TAX MAP :02-7-8.21
DB. 1144 PG. 406
LONE OAK, BLK A, LOT 4

300N LLC
PARCEL ID: 089000500000000
72.6616 AC

MATCH SHEET 5

PARCEL I
73,083 SF

PARCEL H
65,338 SF

PARCEL G
66,215 SF

PARCEL F
15,656 SF

FUTURE PHASE 3B

N 60° 07' 14" W 529.98' (TOTAL)

S 76° 26' 54" E 603.28' (TOTAL)

N 76° 26' 54" W 603.14' (TOTAL)

S 76° 27' 17" E 610.04' (TOTAL)

S 76° 27' 17" E 612.65' (TOTAL)

N 76° 26' 54" W 601.90' (TOTAL)

S 76° 26' 54" E 601.90' (TOTAL)

N 15° 31' 03" E 165.15'

S 15° 31' 03" W 200.83' (TOTAL)

N 15° 32' 25" E 561.07'

S 15° 32' 25" E 561.07'

S 13° 33' 01" W 224.84' (TOTAL)

N 13° 33' 01" E 114.58'

N 13° 33' 01" E 108.11'

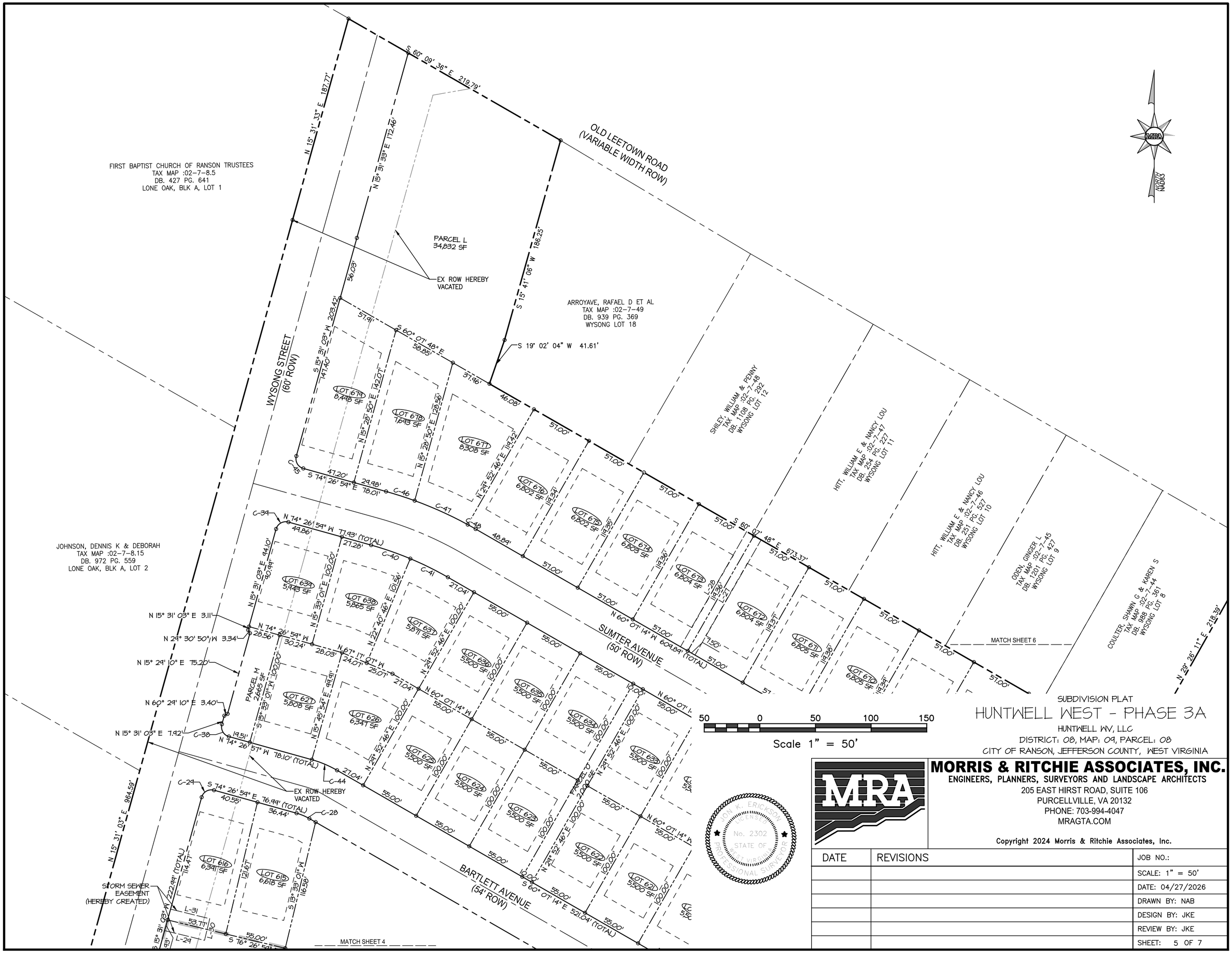
S 13° 33' 01" W 65.61'

N 13° 33' 01" E 65.56'

N 13° 33' 01" E 200.66' (TOTAL)

N 13° 32' 49" E 102.00'

N 13° 32' 49" E 102.00



SUBDIVISION PLAT

HUNTWELL WEST - PHASE 3A

HUNTWELL WV, LLC

DISTRICT: 08, MAP: 09, PARCEL: 08

CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

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		REVIEW BY: JKE
		SHEET: 5 OF 7



SUBDIVISION PLAT

HUNTWELL WEST - PHASE 3A

HUNTWELL WV, LLC

DISTRICT: 08, MAP: 09, PARCEL: 08

CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

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		DATE: 07/27/2026
		DRAWN BY: NAB
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 6 OF 7

HESS, JULIE S
TAX MAP :02-7-41.1
DB. WB15 PG. PG1
WYSONG LOT 4

COOPER, CHAD R & NARISCHA RATTANA
TAX MAP :02-7-40
DB. 1210 PG. 416
WYSONG LOT 3

VALERI, JOYCE S & VALERI FAMILY REV TRUST
TAX MAP :02-7-39
DB. 1131 PG. 69
WYSONG LOT 1

OLD LEETOWN ROAD
(VARIABLE WIDTH ROW)

SUMTER AVENUE
(50' ROW)

BRAXTON AVENUE
(54' ROW)

SHERMAN AVENUE
(54' ROW)

MATCH SHEET 8

MATCH SHEET 6

STORMWATER MANAGEMENT EASEMENT (HEREBY CREATED)

PARCEL J
104,344 SF

PARCEL J
7,224 SF

PARCEL O

EX. ROW HEREBY VACATED

LOT 121

LOT 120

LOT 119

NORTH
NAD83

50 0 50 100 150
Scale 1" = 50'

SUBDIVISION PLAT
HUNTWELL WEST - PHASE 3A
HUNTWELL WV, LLC
DISTRICT: 08, MAP: 09, PARCEL: 08
CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

JON K. ERICKSON
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No. 2302
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		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 7 OF 7

Final Plat
CRC REPORT

Huntwell Well – Village 1 Phase 3A

PROJECT: 26-16-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

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

Project Description

Phase 3a of a residential community zoned SmartCode New Community. 136 lots on 28.59 acres.

Location and Site Information

Location: Huntwell West Blvd
Current Zoning: SmartCode New Community
Gross Site Area: 28.59 acres

Engineering & Zoning Review

No comments on submitted final plat drawings.

Next Steps

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

Thank you,
City of Ranson
Community Development Department

AGENDA ITEM IV.3

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION BUSINESS**

SUBJECT: Public Hearing - To accept public comments for a bond for Huntwell West Phase 3A

ATTACHMENTS:

legal notice Huntwell West 3A final plat.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on Monday, July 6, 2026 at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Huntwell West Phase 3A, accepting the bond for Huntwell West Phase 3A, and entering into a development agreement for Huntwell West Phase 3A. This plan includes 136 lots (494-504, 516-526, 539-561, 574-584, 590-600, 606-609, 615-679).

All persons are invited to attend and make comments about the proposed final plat, bond, and development agreement. Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and to the following address prior to July 3, 2026: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to July 3, 2026, will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM IV.4

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION BUSINESS**

SUBJECT: 26-16 BR-Consideration - Applicant Hunter Wilson submitted an application to accept a bond for Huntwell WV LLC, for Huntwell West Phase 3A.

ATTACHMENTS:

PC 26-09 Huntwell West 3A.docx
Huntwell Village Ph3A Bond Estimate.pdf

Resolution PC - 2026-09

A Resolution Of The Planning Commission Of The City Of Ranson Approving A Development Agreement and Accepting A Guarantee Surety (Bond) For Required Physical Improvements Between The Ranson Planning Commission and Huntwell WV LLC, For A Subdivision Known As "Huntwell West," Phase 3A, Lots 494-504, Lots 516-526, Lots 539-561, Lots 574-584, Lots 590-600, Lots 606-609, and Lots 615-679.

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

Section 1. The Planning Commission of the City of Ranson, pursuant to its authority under Section 16-60 of the Ranson Municipal Code, hereby approves the attached Development Agreement by and between the Ranson Planning Commission and Huntwell WV LLC, for the subdivision commonly referred to and known as "Huntwell West", for Phase 3A, Lots 494-504, Lots 516-526, Lots 539-561, Lots 574-584, Lots 590-600, Lots 606-609, and Lots 615-679.

Section 2. The Planning Commission hereby accepts the corporate surety in lieu of completion of the required on-site improvements, as described in Section 16-82 of the Ranson Municipal Code and as outlined in the Development Agreement presented to the Planning Commission on July 6, 2026, for Huntwell West, for Phase 3A, Lots 494-504, Lots 516-526, Lots 539-561, Lots 574-584, Lots 590-600, Lots 606-609, and Lots 615-679.

Section 3. The approved bonded amount shall be held in the amount of Five Million Two Hundred Nighty Thousand Five Hundred Thirty-Two and Seventy-Nine Cents. ($5,290,532.79)

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

Signed and approved this 6th day of July 2026

_____

ATTEST: Andy Colandrea, President

_____

Darla Armstrong, City Clerk

AFFIX CITY SEAL

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

Project Name: Huntwell West Date: 6/10/2026

Section: Phase 3A 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	2025 Unit Cost	Quantity	Total Cost				
1.1	**Erosion & Sediment Control**								
1	Stabilized Construction Entrance	EA	$ 3,389.56	1	$ 3,389.56			$ -	$ 3,389.56
2	Silt Fence - Standard	LF	$ 5.98	3857	$ 23,064.86			$ -	$ 23,064.86
3	Silt Fence - Super	LF	$ 22.04	0	$ -			$ -	$ -
4	Earth Dike Construction (1)	LF	$ 15.42	2141	$ 33,014.22			$ -	$ 33,014.22
5	Inlet Protection Device	EA	$ 546.50	8	$ 4,372.00			$ -	$ 4,372.00
6	Outlet Protection Device	EA	$ 435.44	0	$ -			$ -	$ -
7	Stone Check Dams	EA	$ 274.71	0	$ -			$ -	$ -
8	Sediment Trap Excavation	CY	$ 23.22	212	$ 4,922.64			$ -	$ 4,922.64
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,554.94	1	$ 6,554.94			$ -	$ 6,554.94
10	Impermeable Liner for Sediment Basin/Pond	SY	$ 25.51	32	$ 816.32			$ -	$ 816.32
11	Rip-Rap Apron/Plunge Pool	CY	$ 137.14	0	$ -			$ -	$ -
12	Grass Waterway/Drainage Swale	LF	$ 18.17	0	$ -			$ -	$ -
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.17	683994	$ 116,278.98			$ -	$ 116,278.98
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.26	152460	$ 39,639.60			$ -	$ 39,639.60
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 614.78	5	$ 3,073.90			$ -	$ 3,073.90
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 609.42	0	$ -			$ -	$ -
17	Mulch, Shredded Bark or Wood Chip (35 cy/ac)	CY	$ 99.57	0	$ -			$ -	$ -
18	Sod	SY	$ 11.51	0	$ -			$ -	$ -
19	Soil Stabilizing Matt - Biodegradable	SY	$ 23.42	0	$ -			$ -	$ -
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 26.80	0	$ -			$ -	$ -
21	Geotextile Fabric	SF	$ 5.86	0	$ -			$ -	$ -
22	4 ft Safety Fence	LF	$ 9.88	0	$ -			$ -	$ -
23	6 ft Chain Link Safety Fence	LF	$ 12.29	0	$ -			$ -	$ -
24	Tree Protection	LF	$ 9.07	0	$ -			$ -	$ -
25	Temporary Utility Line Stream Crossing/Diversion	EA	$ 1,686.30	0	$ -			$ -	$ -
1.2	**Site Preparation & Demolition**								
1	Clearing & Grubbing - Light Cover	ACRE	$ 10,936.79	24	$ 262,482.96			$ -	$ 262,482.96
2	Clearing & Grubbing - Moderate Cover	ACRE	$ 14,186.26	0	$ -			$ -	$ -
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 21,574.93	0	$ -			$ -	$ -
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 21,397.15	0	$ -			$ -	$ -
5	Sawcut Existing Asphalt Pavement	LF	$ 2.46	0	$ -			$ -	$ -
6	Sawcut Existing Concrete Pavement	LF	$ 3.93	0	$ -			$ -	$ -
7	Removal of Asphalt Pavement	SY	$ 9.77	0	$ -			$ -	$ -
8	Removal of Fencing	LF	$ 7.76	0	$ -			$ -	$ -
9	Removal of Power Pole	EA	$ 10,320.17	0	$ -			$ -	$ -
10	Removal of Structures/Buildings	EA	Detailed estimate required.	0	$ -			$ -	$ -
1.3	**Earthwork**								
1	Strip Topsoil	CY	$ 6.15	0	$ -			$ -	$ -
2	Common Excavation	CY	$ 30.96	0	$ -			$ -	$ -
3	Borrow Material - On Site	CY	$ 28.05	3400	$ 95,370.00			$ -	$ 95,370.00
4	Borrow Material - Imported from Off Site	CY	$ 39.31	0	$ -			$ -	$ -
5	Rock Excavation	CY	$ 114.70	0	$ -			$ -	$ -
6	Furnish Topsoil	CY	$ 58.96	0	$ -			$ -	$ -
2.1	**Paved Surface Construction**								
1	Subgrade	CY	$ 81.99	815	$ 66,821.85			$ -	$ 66,821.85
2	Fabric for Subgrade Stabilization	SY	$ 3.28	0	$ -			$ -	$ -
3	Aggregate Base Course	CY	$ 108.73	349	$ 37,946.77			$ -	$ 37,946.77
4	Open Graded Free Draining Base Course	CY	$ 135.10	0	$ -			$ -	$ -
5	Free Draining Base Trench	LF	$ 13.50	0	$ -			$ -	$ -
6	Outlet Pipe	LF	$ 44.43	0	$ -			$ -	$ -
7	Bituminous Asphalt Tack Coat	SY	$ 2.19	18968	$ 41,539.92			$ -	$ 41,539.92
8	Superpave Asphalt Base Course - Type 25	TN	$ 104.49	205	$ 21,420.45			$ -	$ 21,420.45
9	Superpave Asphalt Base Course - Type 19	TN	$ 119.24	0	$ -			$ -	$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 131.53	0	$ -			$ -	$ -

11	Reinforced Concrete Pavement	CY	$ 503.49	0	$ -			$ -	$ -
12	Standard Milling	SY	$ 7.90	0	$ -			$ -	$ -
13	Controlled Low Strength Material	CY	$ 412.34	0	$ -			$ -	$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 116.30	91	$ 10,583.30			$ -	$ 10,583.30
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 153.66	0	$ -			$ -	$ -
16	Concrete Curb & Gutter	LF	$ 48.00	11261	$ 540,528.00			$ -	$ 540,528.00
17	Concrete Curb Only	LF	$ 53.11	0	$ -			$ -	$ -
18	Bituminous Asphalt Walkway	SF	$ 16.59	540	$ 8,958.60			$ -	$ 8,958.60
19	Concrete Sidewalk	SY	$ 87.35	1024	$ 89,446.40			$ -	$ 89,446.40
20	Bed Course Material (for sidewalk)	CY	$ 98.98	254	$ 25,140.92			$ -	$ 25,140.92
21	Concrete Curb Ramp	EA	$ 3,073.14	39	$ 119,852.46			$ -	$ 119,852.46
22	Detectable Warning Surface	EA	$ 812.22	39	$ 31,676.58			$ -	$ 31,676.58
23	Concrete Precast Wheel Stops	EA	$ 201.85	0	$ -			$ -	$ -
24	One Direction Lane Arrow	EA	$ 307.31	0	$ -			$ -	$ -
25	Multi Directional Land Arrow	EA	$ 515.06	0	$ -			$ -	$ -
26	Bicycle Shared Lane Marking	EA	$ 338.05	0	$ -			$ -	$ -
27	Bicycle Lane Marking	EA	$ 338.05	0	$ -			$ -	$ -
28	Pavement Letters	EA	$ 119.41	0	$ -			$ -	$ -
29	4" Edge/Lane Line - Painted	LF	$ 1.58	0	$ -			$ -	$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.74	0	$ -			$ -	$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.92	0	$ -			$ -	$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.85	0	$ -			$ -	$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.30	0	$ -			$ -	$ -
34	8" Edge/Lane Line - Thermoplastic	LF	$ 2.20	0	$ -			$ -	$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 5.53	0	$ -			$ -	$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 8.24	0	$ -			$ -	$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 10.33	0	$ -			$ -	$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermopla	LF	$ 7.90	0	$ -			$ -	$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermopla	LF	$ 8.60	0	$ -			$ -	$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermopla	LF	$ 11.06	0	$ -			$ -	$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 4.00	0	$ -			$ -	$ -
42	12" Crosswalk/Stop/Transverse Line - Preformed Ther	LF	$ 16.59	0	$ -			$ -	$ -
43	24" Stop Line - Preformed Thermoplastic	LF	$ 27.66	0	$ -			$ -	$ -
44	Handicapped Parking Symbol	EA	$ 337.51	0	$ -			$ -	$ -
45	0.08 in Flat Sheet Sign	SF	$ 55.32	0	$ -			$ -	$ -
46	City standard sign post	LF	$ 162.25	0	$ -			$ -	$ -
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 491.07	9	$ 4,419.63			$ -	$ 4,419.63
48	Guard Rail - Steel Beam & Posts	LF	$ 45.73	0	$ -			$ -	$ -
49	Fence - Chain Link 6' High	LF	$ 52.39	0	$ -			$ -	$ -
50	Fence - Wood 3-Rail	LF	$ 47.68	0	$ -			$ -	$ -
51	Fence - Decorative Iron, 42" High	LF	$ 92.19	0	$ -			$ -	$ -
52	Pedestrian/Bicycle Barrier Railing - Wood - 42" high	LF	$ 64.05	0	$ -			$ -	$ -
53	Lights - Parking Lot (light fixture, foundation, & wiring)	EA	$ 8,147.45	0	$ -			$ -	$ -
54	Bollards (wood or steel)	EA	$ 758.19	0	$ -			$ -	$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	DOH estimate required.	0	$ -			$ -	$ -
3.1	**Landscaping**								
1	Transplanting Trees (6' or less)	EA	$ 230.04	0	$ -			$ -	$ -
2	Transplanting Shrubs	EA	$ 141.36	0	$ -			$ -	$ -
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 184.39	0	$ -			$ -	$ -
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 455.31	0	$ -			$ -	$ -
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 695.65	69	$ 47,999.85			$ -	$ 47,999.85
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 486.83	87	$ 42,354.21			$ -	$ 42,354.21
7	Plant Ground Cover	EA	$ 8.60	0	$ -			$ -	$ -
8	Plant Wetlands or Bioretention Vegetation	EA	$ 30.73	0	$ -			$ -	$ -
9	Plant Screen Trees	EA	$ 239.08	0	$ -			$ -	$ -
10	Plant Street/Shade Trees	EA	$ 509.46	0	$ -			$ -	$ -
11	Mulching (wood landscape mulch in place)	CY	$ 99.57	0	$ -			$ -	$ -
4.1	**Sanitary Sewer System**								
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 135.22	0	$ -			$ -	$ -
2	6" PVC Schedule 80 Pipe	LF	$ 131.02	0	$ -			$ -	$ -
3	8" PVC Schedule 80 Pipe	LF	$ 105.34	4220	$ 444,534.80			$ -	$ 444,534.80
4	10" PVC Schedule 80 Pipe	LF	$ 119.55	0	$ -			$ -	$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,356.23	19	$ 120,768.37			$ -	$ 120,768.37
6	Grease Trap	EA	$ 6,779.08	0	$ -			$ -	$ -
7	4" Service Lateral (20' to Edge of R.O.W./Property Line	LF	$ 76.34	1600	$ 122,144.00			$ -	$ 122,144.00
8	Sanitary Sewer Pump Station (sewage pump)	EA	Detailed estimate required.	0	$ -			$ -	$ -
9	Road Bore/Crossing (with Pipe & Steel Casing)	LF	Detailed estimate required.	0				$ -	$ -
4.2	**Potable Water System**								
1	3/4" Copper Service Line	LF	$ 131.59	1880	$ 247,389.20			$ -	$ 247,389.20
2	1" Copper Service Line	LF	$ 130.55	0	$ -			$ -	$ -
3	2" Copper Service Line	LF	$ 62.86	0	$ -			$ -	$ -
4	4" Ductile Iron Pipe	LF	$ 61.80	0	$ -			$ -	$ -
5	6" Ductile Iron Pipe	LF	$ 86.69	0	$ -			$ -	$ -
6	8" Ductile Iron Pipe	LF	$ 117.22	2492	$ 292,112.24			$ -	$ 292,112.24

7	10" Ductile Iron Pipe	LF	$ 126.31	0	$ -			$ -	$ -
8	12" Ductile Iron Pipe	LF	$ 135.38	2749	$ 372,159.62			$ -	$ 372,159.62
9	Fire Hydrant with 6" line	LF	$ 5,955.99	5	$ 29,779.95			$ -	$ 29,779.95
10	4" Gate Valve & Box	EA	$ 1,241.17	0	$ -			$ -	$ -
11	6" Gate Valve & Box	EA	$ 1,679.69	0	$ -			$ -	$ -
12	8" Gate Valve & Box	EA	$ 1,601.74	0	$ -			$ -	$ -
13	10" Gate Valve & Box	EA	$ 2,233.48	0	$ -			$ -	$ -
14	12" Gate Valve & Box	EA	$ 3,708.43	0	$ -			$ -	$ -
15	Pressure Reducing Valve & Vault	EA	Detailed estimate required.	0	$ -			$ -	$ -
16	Tapping Sleeve & Valve for Water Service Connection	EA	Detailed estimate required.	0				$ -	$ -
17	Water Meter Setter, Box & Service Line Tap	EA	$ 2,965.22	93	$ 275,765.46			$ -	$ 275,765.46
5.1	**Storm Water Management & Storm Drainage**								
	SWM Basin/Ponds								
1	Excavation - Basin/Pond	CY	$ 26.44	2740	$ 72,445.60			$ -	$ 72,445.60
2	Excavation - Core Trench	CY	$ 23.16	0	$ -			$ -	$ -
3	Embankment Construction - On-Site Material	CY	$ 25.11	0	$ -			$ -	$ -
4	Embankment Construction - Imported Material	CY	$ 47.17	0	$ -			$ -	$ -
5	Impervious Core	SF	$ 2.21	0	$ -			$ -	$ -
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,093.91	0	$ -			$ -	$ -
7	Corrugated Metal Pipe Control Structure	EA	$ 7,214.88	0	$ -			$ -	$ -
8	Dewatering Pipes or Structures	EA	$ 1,046.21	1	$ 1,046.21			$ -	$ 1,046.21
9	Filter Stone for Dewatering Pipe (1" to 2" dia. clean)	CY	$ 66.40	0	$ -			$ -	$ -
10	Antiseep Collar	Each per foot of width	$ 59.36	0	$ -			$ -	$ -
11	Trash Rack	Each per inch dia.	$ 60.57	48	$ 2,907.36			$ -	$ 2,907.36
12	Water Tight Pipe Bands	Each per inch dia.	$ 12.07	0	$ -			$ -	$ -
13	Bio-Retention Basin	SF	$ 43.02	0	$ -			$ -	$ -
	PVC Slotted Pipe								
14	4" PVC Slotted or Perforated Drain Pipe	LF	$ 18.44	0	$ -			$ -	$ -
15	6" PVC Slotted or Perforated Drain Pipe	LF	$ 19.67	0	$ -			$ -	$ -
16	8" PVC Slotted or Perforated Drain Pipe	LF	$ 30.57	0	$ -			$ -	$ -
17	12" PVC Slotted or Perforated Drain Pipe	LF	$ 42.66	0	$ -			$ -	$ -
	Corrugate Metal Pipe (Circular)								
18	15" Storm Drain Pipe	LF	$ 132.13	0	$ -			$ -	$ -
19	18" Storm Drain Pipe	LF	$ 118.78	0	$ -			$ -	$ -
20	24" Storm Drain Pipe	LF	$ 173.32	0	$ -			$ -	$ -
21	30" Storm Drain Pipe	LF	$ 199.38	0	$ -			$ -	$ -
22	36" Storm Drain Pipe	LF	$ 263.73	0	$ -			$ -	$ -
23	42" Storm Drain Pipe	LF	$ 290.09	0	$ -			$ -	$ -
24	48" Storm Drain Pipe	LF	$ 308.81	0	$ -			$ -	$ -
25	54" Storm Drain Pipe	LF	$ 348.01	0	$ -			$ -	$ -
26	60" Storm Drain Pipe	LF	$ 354.83	0	$ -			$ -	$ -
	Reinforced Concrete Pipe (circular)								
27	15" Storm Drain Pipe	LF	$ 192.32	0	$ -			$ -	$ -
28	18" Storm Drain Pipe	LF	$ 125.37	0	$ -			$ -	$ -
29	24" Storm Drain Pipe	LF	$ 141.37	0	$ -			$ -	$ -
30	30" Storm Drain Pipe	LF	$ 172.85	0	$ -			$ -	$ -
31	36" Storm Drain Pipe	LF	$ 272.11	0	$ -			$ -	$ -
32	42" Storm Drain Pipe	LF	$ 277.14	0	$ -			$ -	$ -
33	48" Storm Drain Pipe	LF	$ 442.70	0	$ -			$ -	$ -
34	54" Storm Drain Pipe	LF	$ 438.49	0	$ -			$ -	$ -
35	60" Storm Drain Pipe	LF	$ 466.13	0	$ -			$ -	$ -
	High Density Polyethylene (HDPE) Pipe (Circular)								
36	15" Storm Drain Pipe	LF	$ 129.16	465	$ 60,059.40			$ -	$ 60,059.40
37	18" Storm Drain Pipe	LF	$ 155.61	539	$ 83,873.79			$ -	$ 83,873.79
38	24" Storm Drain Pipe	LF	$ 172.80	941				$ -	$ -
39	30" Storm Drain Pipe	LF	$ 230.77	122	$ 28,153.94			$ -	$ 28,153.94
40	36" Storm Drain Pipe	LF	$ 251.56	431	$ 108,422.36			$ -	$ 108,422.36
41	42" Storm Drain Pipe	LF	$ 279.78	171	$ 47,842.38			$ -	$ 47,842.38
42	48" Storm Drain Pipe	LF	$ 311.09	0	$ -			$ -	$ -
43	54" Storm Drain Pipe	LF	$ 348.81	0	$ -			$ -	$ -
44	60" Storm Drain Pipe	LF	$ 365.18	0	$ -			$ -	$ -
	End Sections (Circular) - Metal (for CMP and HDPE Pipe)								
45	15" Metal End Section	EA	$ 1,313.42	2	$ 2,626.84			$ -	$ 2,626.84
46	18" Metal End Section	EA	$ 1,395.78	0	$ -			$ -	$ -
47	24" Metal End Section	EA	$ 1,650.66	0	$ -			$ -	$ -
48	30" Metal End Section	EA	$ 1,950.74	1	$ 1,950.74			$ -	$ 1,950.74
49	36" Metal End Section	EA	$ 2,126.65	0	$ -			$ -	$ -
50	42" Metal End Section	EA	$ 4,068.55	0	$ -			$ -	$ -
51	48" Metal End Section	EA	$ 4,672.58	0	$ -			$ -	$ -
52	54" Metal End Section		$ 5,363.56	0	$ -			$ -	$ -
53	60" Metal End Section		$ 7,958.47	0	$ -			$ -	$ -
	End Sections (Circular) - Concrete								
54	15" RCP End Section	EA	$ 1,085.89	0	$ -			$ -	$ -
55	18" RCP End Section	EA	$ 1,179.15	0	$ -			$ -	$ -

56	24" RCP End Section	EA	$ 1,397.01	0	$ -			$ -	$ -
57	30" RCP End Section	EA	$ 1,783.56	0	$ -			$ -	$ -
58	36" RCP End Section	EA	$ 2,147.41	0	$ -			$ -	$ -
59	42" RCP End Section	EA	$ 3,027.42	0	$ -			$ -	$ -
60	48" RCP End Section	EA	$ 3,407.70	0	$ -			$ -	$ -
61	54" RCP End Section	EA	$ 3,904.36	0	$ -			$ -	$ -
62	60" RCP End Section	EA	$ 4,524.56	0	$ -			$ -	$ -
	Corrugated Metal Pipe Arch								
63	17" x 13" Storm Drain Pipe	LF	$ 132.54	0	$ -			$ -	$ -
64	21" x 15" Storm Drain Pipe	LF	$ 103.76	0	$ -			$ -	$ -
65	24" x 18" Storm Drain Pipe	LF	$ 193.60	0	$ -			$ -	$ -
66	35" x 24" Storm Drain Pipe	LF	$ 202.43	0	$ -			$ -	$ -
67	42" x 29" Storm Drain Pipe	LF	$ 233.62	0	$ -			$ -	$ -
68	57" x 38"Storm Drain Pipe	LF	$ 243.17	0	$ -			$ -	$ -
69	64" x 43" Storm Drain Pipe	LF	$ 311.00	0	$ -			$ -	$ -
	Reinforced Concrete Elliptical Pipe								
70	23" x 14" Storm Drain Pipe	LF	$ 213.10	0	$ -			$ -	$ -
71	30" x 19" Storm Drain Pipe	LF	$ 237.01	0	$ -			$ -	$ -
72	38" x 24" Storm Drain Pipe	LF	$ 286.19	0	$ -			$ -	$ -
73	45" x 29" Storm Drain Pipe	LF	$ 419.99	0	$ -			$ -	$ -
74	53" x 34" Storm Drain Pipe	LF	$ 571.59	0	$ -			$ -	$ -
75	60" x 38" Storm Drain Pipe	LF	$ 576.95	0	$ -			$ -	$ -
76	68" x 43" Storm Drain Pipe	LF	$ 393.36	0	$ -			$ -	$ -
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)								
77	17" x 13" Metal End Section	EA	$ 629.21	0	$ -			$ -	$ -
78	21" x 15" Metal End Section	EA	$ 702.00	0	$ -			$ -	$ -
79	24" x 18" Metal End Section	EA	$ 792.87	0	$ -			$ -	$ -
80	35" x 24" Metal End Section	EA	$ 1,060.57	0	$ -			$ -	$ -
81	42" x 29" Metal End Section	EA	$ 1,352.18	0	$ -			$ -	$ -
82	57" x 38" Metal End Section	EA	$ 1,424.05	0	$ -			$ -	$ -
83	64" x 43" Metal End Section	EA	$ 1,816.79	0	$ -			$ -	$ -
	End Sections - Reinforced Concrete Elliptical Pipe								
84	23" x 14" RCP End Section	EA	$ 1,254.37	0	$ -			$ -	$ -
85	30" x 19" RCP End Section	EA	$ 1,387.49	0	$ -			$ -	$ -
86	38" x 24" RCP End Section	EA	$ 1,876.32	0	$ -			$ -	$ -
87	45" x 29" RCP End Section	EA	$ 2,187.69	0	$ -			$ -	$ -
88	53" x 34" RCP End Section	EA	$ 2,842.27	0	$ -			$ -	$ -
89	60" x 38" RCP End Section	EA	$ 2,624.46	0	$ -			$ -	$ -
90	68" x 43" RCP End Section	EA	$ 3,435.77	0	$ -			$ -	$ -
	Storm Drain Structures								
91	Drop Inlet	EA	$ 5,128.73	0	$ -			$ -	$ -
92	Curb Inlet - 6' Opening	EA	$ 6,966.44	22	$ 153,261.68			$ -	$ 153,261.68
93	Curb Inlet - 10' Opening	EA	$ 8,294.14	5	$ 41,470.70			$ -	$ 41,470.70
94	Curb Inlet - 12' Opening	EA	$ 8,914.33	0	$ -			$ -	$ -
95	Curb Inlet - 16' Opening	EA	$ 10,033.69	0	$ -			$ -	$ -
96	Curb Inlet - 20' Opening	EA	$ 10,914.45	0	$ -			$ -	$ -
97	Manhole (4' dia., 6' height or less)	EA	$ 7,401.63	6	$ 44,409.78			$ -	$ 44,409.78
	Outfall & Channel Protection								
98	Concrete Endwall/Wingwall	SF	$ 122.67	0	$ -			$ -	$ -
99	Gabion Basket Structure	CY	$ 282.48	0	$ -			$ -	$ -
100	Rip-Rap Stone - Class 1	CY	$ 103.45	24	$ 2,482.80			$ -	$ 2,482.80
5.1	**Civic Standards**								
1	Small Playground Tot Lot (< 10 Children)	EA	$ 22,126.60	1	$ 22,126.60			$ -	$ 22,126.60
2	Medium Playground Tot Lot (10-50 Children)	EA	$ 61,462.77	0	$ -			$ -	$ -
3	Large Playground Tot Lot (50+ Children)	EA	$ 122,925.53	0	$ -			$ -	$ -
6.1	**Miscellaneous Site Construction & Structures**								
1	Bus Stop Enclosure	EA	$ 4,354.44	0	$ -			$ -	$ -
2	Mail Box Cluster	EA	$ 2,817.87	1	$ 2,817.87			$ -	$ 2,817.87
3	Construction Stake-out	AC	$ 11,883.89	8.34	$ 99,111.64			$ -	$ 99,111.64
4	Traffic Control During Construction	LS	Detailed estimate required.	0	$ -			$ -	$ -
5	Special Items not specially included in worksheet items	EA	Detailed estimate required.	0				$ -	$ -
6	Set Property Corners	EA	$ 147.51	136	$ 20,061.36			$ -	$ 20,061.36

Grand Total All Costs	$ 4,381,393.61
Mobilization (5%)	$ 219,069.68
15% Contingency	$ 690,069.49
Subtotal (Mobilization , Contingency)	$ 909,139.17
TOTAL BOND AMOUNT	$ 5,290,532.79

Completed	$ -	$ 4,381,393.61	Remaining Work
20% Guaranty	**$ -**	$ 219,069.68	Mobilization (5%)
		$ 690,069.49	Contingency (15%)
Subtotal Release	$ -	$ 909,139.17	Subtotal (Contingency, Mobilization)
		$ 5,290,532.79	Subtotal (Remaining Work, Contingency, Mobilization)
	Remaining Bond	**$ 5,290,532.79**	Subtotal w/ Guaranty
		$ -	Surety to Release
		$ -	Contingency , Mobilization to Release
	Approved Release Total	**$ -**	

AGENDA ITEM IV.5

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION BUSINESS**

SUBJECT: Public Hearing -To accept public comments to enter into a development agreement for Huntwell West Phase 3A.

ATTACHMENTS:

legal notice Huntwell West 3A final plat.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on Monday, July 6, 2026 at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Huntwell West Phase 3A, accepting the bond for Huntwell West Phase 3A, and entering into a development agreement for Huntwell West Phase 3A. This plan includes 136 lots (494-504, 516-526, 539-561, 574-584, 590-600, 606-609, 615-679).

All persons are invited to attend and make comments about the proposed final plat, bond, and development agreement. Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and to the following address prior to July 3, 2026: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to July 3, 2026, will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM IV.6

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION BUSINESS**

SUBJECT: 26-16 -Consideration - Applicant Morris and Ritchie submitted an application to enter into a development agreement for Huntwell WV, LLC for Huntwell West Phase 3A.

Huntwell West Phase 3A. this plan includes 136 lots (494-504, 516-526, 539-561, 574-584, 590-600, 606-609, 615-679).

ATTACHMENTS:

26-16-huntwell 3a application-signed_Redacted.pdf
Huntwell West 3adevagreement.pdf

City of Ranson

Community Development Department

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

RANSON
AT THE CENTER OF OPPORTUNITY.

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

APPLICATION FOR REVIEW

PROJECT NAME: Huntwell West Phase 3A

PROJECT DESCRIPTION: 136 lots (91 single family, 45 town-homes)

MAP#: 9 **PARCEL#:** 8 **CURRENT ZONING:** SC-NC **PROPOSED ZONING:** SC-NC

SITE AREA (ACRES): 190.07 **# OF LOTS:** 136 **AREA IN LOTS:** 28.59 AC

AREA IN SWM: 1.19 AC **AREA IN RIGHT OF WAY:** 8.34 AC

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

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

SEWER FLOW (GALLONS PER DAY AT BUILD-OUT): 53,040

SUBMITTAL/FEE INFORMATION

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

OWNER/APPLICANT INFORMATION

Owner I (Print) Huntwell WV LLC Percent of Ownership 100
Address PO BOX 1875, Martinsburg WV, 25402
Phone: [redacted] Fax/Email: [redacted]

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

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

Applicant (Print) Hunter Wilson
Address PO BOX 1875, Martinsburg WV, 25402
Phone: [redacted] Fax/Email: [redacted]

Developer (Print) Hunter Wilson
Address PO BOX 1875, Martinsburg WV, 25402
Phone: [redacted] Fax/Email: [redacted]

Engineer/Surveyor (Print) Todd Heck
Address: 205 E. Hirst Road, Suite 106, Purcellville VA, 20132
Phone: [redacted] Fax/Email: [redacted]

OWNER'S WRITTEN AUTHORIZATION

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

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

Signature (owner): _____ Date: 5/11/26

Signature: (applicant) _____ Date: 5/11/26

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

Date Received: _____ **By:** _____

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

RECORDING REQUESTED By
City of Ranson Planning Commission

WHEN RECORDED RETURN To

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

DEVELOPMENT AGREEMENT HUNTWELL WEST 3A BETWEEN THE CITY OF RANSON AND HUNTWELL WV LLC;

THIS AGREEMENT is made and entered into by and between the City of Ranson Planning Commission, hereinafter referred to as "City" and sometimes "Ranson" and Huntwell WV LLC, hereinafter referred to as "Subdivider/Developer" or "Developer," for a subdivision known as Huntwell West Phase 3A, 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 3A, 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, the Developer will need to record a Final Plat consistent with the approved Land Development Plan and Plat for each Phase of the Development.

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

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

1. Performance of Work

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

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

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

3. Specifications

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

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

Director: The City Manager of the City of Ranson.

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

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

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

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

4. Work: Time for Completion

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

5. Time of Essence – Extension

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

6. Repairs or Replacements

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

7. Permits: Compliance with Law

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

8. Superintendence by Subdivider/Developer

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

9. Inspection by City of Ranson

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

10. Contract Security

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

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

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

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

11. Hold-Harmless Agreement

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

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

12. Subdivider/Developer's Insurance

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

Compensation insurance

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

Public Liability and Property Damage Insurance

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

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

Contractual Liability Insurance

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

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

13. Title to Improvements

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

14. Repair or Reconstruction of Defective Work

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

15. Subdivider/Developer not Agent of City

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

16. Cost of Engineering and Inspection

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

17. Notice of Breach and Default

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

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

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

19. Substantial Completion and Completion

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

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

Attn: City Manager

312 South Mildred Street

Ranson, WV 25438

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

Huntwell WV LLC

PO Box 1875

Martinsburg, WV 25402

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

21. Binding Effect of Agreement

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

22. Authority

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

DATED this _____ day of _____, 2026.

RANSON PLANNING COMMISSION

By: _____
Andy Colandrea

Its: President

SUBDIVIDER/DEVELOPER

_____
Huntwell WV LLC

By: _____

Its: _____

AGENDA ITEM IV.7

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION BUSINESS**

SUBJECT: Public Hearing - to accept an reduction of guaranteed surety bond for Section 1 Parkland Commons commonly known as the Foundry.

ATTACHMENTS:

Legal Notice BRR Parkland Commons section 1 request 2.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on July 5, 2026, at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on a reduction of guaranteed surety (bond) for the Section 1 of subdivision Parkland Commons, located off N Mildred St. The reduction is for $169,400.00 out of the total bonded amount of $1,178,267.09.

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 July 3, 2026: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written comments received prior to July 3, 2026, 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: 26-18-BRR- Consideration - Applicant Site Planning Design and Survey LLC submitted an application on behalf of New Vision Development, LLC to accept an reduction of guaranteed surety bond for Section 1 Parkland Commons commonly known as the Foundry.

Applicant bond for Section 1 Lots (T1-T9 and T60 - T73) is Currently $ 1,178,267.09 and has requested an 2nd bound reduction for 169,400.00 for the completion of curb & gutter, storm sewer structures, street lighting. The Remaining balce to complete section 1 is $ 1,008,867.09.

ATTACHMENTS:

PC 26-10 Parkland 1 BRR.docx
26-18-BRR-brr section 1 lots t1t9 t60-t73.pdf
CRC 26-18-BRR 7.1.26.pdf

Resolution #: PC-26-10

A Resolution Of The Planning Commission Of The City Of Ranson To Reduce The Guarantee Surety Bond For The Required Physical Improvements For A Subdivision Parkland Commons Section 1.

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

Section 1. The Planning Commission approves the reduction of guaranteed surety (bond) for the completion of Parkland Commons Section 1 improvements and infrastructure. The reduction is for $169,400.00 out of the total bonded amount of $1,178,267.09.

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

Section 3. The Planning Commission reduces the corporate surety in lieu of completion of required on-site improvements as described in 16-82, and as outlined in the development agreement accepted by the Planning Commission on February 3, 2025, of a total bonded amount of $1,178,267.09 The remaining bond amount is $1,008,867.09.

Signed and approved this 6th day of July 2026

_____

Andy Colandrea, President

ATTEST:

_____

Darla Armstrong, City Clerk

AFFIX CITY SEAL:

City of Ranson, West Virginia Community Development **Construction Bond - Release #2**

Project Name: Parkand Commons Date: 6/2/2026

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

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

2	Clearing & Grubbing - Moderate Cover	ACRE	$ 10,725.00		$ 0.00		$0.00
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 13,475.00		$ 0.00		$0.00
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 15,950.00		$ 0.00		$0.00
5	Sawcut Existing Asphalt Pavement	LF	$ 2.20		$ 0.00		$0.00
6	Sawcut Existing Concrete Pavement	LF	$ 3.52		$ 0.00		$0.00
7	Removal of Asphalt Pavement	SY	$ 8.25		$ 0.00		$0.00
8	Removal of Fencing	LF	$ 5.67		$ 0.00		$0.00
9	Removal of Power Pole	EA	$ 8,415.00		$ 0.00		$0.00
10	Removal of Structures/Buildings	EA	$ -				$0.00
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
1.3			**Earthwork**				
1	Strip Topsoil	CY	$ 4.13		$ 0.00		$0.00
2	Common Excavation	CY	$ 25.01		$ 0.00		$0.00
3	Borrow Material - On Site	CY	$ 22.34		$ 0.00		$0.00
4	Borrow Material - Imported from Off Site	CY	$ 40.26		$ 0.00		$0.00
5	Rock Excavation	CY	$ 99.00		$ 0.00		$0.00
6	Furnish Topsoil	CY	$ 52.76		$ 0.00		$0.00
2.1			**Paved Surface Construction**				
1	Subgrade	CY	$ 73.37	0	$0.00	100%	$0.00
2	Fabric for Subgrade Stabilization	SY	$ 3.19	0	$0.00	100%	$0.00
3	Aggregate Base Course	CY	$ 97.30	0	$0.00	100%	$0.00
4	Open Graded Free Draining Base	CY	$ 120.89		$0.00		$0.00
5	Free Draining Base Trench	LF	$ 12.08		$0.00		$0.00
6	Outlet Pipe	LF	$ 39.75		$0.00		$0.00
7	Bituminous Asphalt Tack Coat	SY	$ 0.51	0	$0.00	100%	$0.00
8	Superpave Asphalt Base Course - Type	TN	$ 93.50		$0.00		$0.00
9	Superpave Asphalt Base Course - Type	TN	$ 106.70		$0.00		$0.00
10	Superpave Asphalt Surface Course -	TN	$ 117.70		$0.00		$0.00
11	Reinforced Concrete Pavement	CY	$ 450.55		$0.00		$0.00
12	Standard Milling	SY	$ 7.07		$0.00		$0.00
13	Controlled Low Strength Material	CY	$ 368.98		$0.00		$0.00
14	6" Concrete Entrance Apron -	SY	$ 104.07		$0.00		$0.00

15	8" Concrete Entrance Apron -	SY	$ 137.50		$0.00		$0.00
16	Concrete Curb & Gutter	LF	$ 66.00	1,370	$90,420.00	100%	$90,420.00
17	Concrete Curb Only	LF	$ 55.00		$0.00		$0.00
18	Bituminous Asphalt Walkway	SF	$ 14.85		$0.00		$0.00
19	Concrete Sidewalk	SY	$ 97.13	761	$73,915.93	0%	$0.00
20	Bed Course Material (for sidewalk)	CY	$ 88.57	85	$7,528.45	0%	$0.00
21	Concrete Curb Ramp	EA	$ 2,750.00	26	$71,500.00	0%	$0.00
22	Detectable Warning Surface	EA	$ 486.72	26	$12,654.72	0%	$0.00
23	Concrete Precast Wheel Stops	EA	$ 275.00		$0.00		$0.00
24	One Direction Lane Arrow	EA	$ 275.00		$0.00		$0.00
25	Multi Directional Land Arrow	EA	$ 460.90		$0.00		$0.00
26	Bicycle Shared Lane Marking	EA	$ 302.50		$0.00		$0.00
27	Bicycle Lane Marking	EA	$ 302.50		$0.00		$0.00
28	Pavement Letters	EA	$ 82.27		$0.00		$0.00
29	4" Edge/Lane Line - Painted	LF	$ 0.51	360	$183.60	0%	$0.00
30	6" Edge/Lane Line - Painted	LF	$ 0.66		$0.00		$0.00
31	8" Edge/Lane Line - Painted	LF	$ 0.83		$0.00		$0.00
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76		$0.00		$0.00
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17		$0.00		$0.00
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97		$0.00		$0.00
35	4" Edge/Lane Line - Preformed	LF	$ 4.95		$0.00		$0.00
36	6" Edge/Lane Line - Preformed	LF	$ 7.37		$0.00		$0.00
37	8" Edge/Lane Line - Preformed	LF	$ 9.24		$0.00		$0.00
38	4" Edge/Lane Line w/ Contrast -	LF	$ 7.07		$0.00		$0.00
39	6" Edge/Lane Line w/ Contrast -	LF	$ 7.70		$0.00		$0.00
40	8" Edge/Lane Line w/ Contrast -	LF	$ 9.90		$0.00		$0.00
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58	1,560	$5,584.80	0%	$0.00
42	12" Crosswalk/Stop/Transverse Line -	LF	$ 14.85		$0.00		$0.00
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	167	$4,133.25	0%	$0.00
44	Handicapped Parking Symbol	EA	$ 341.17		$0.00		$0.00
45	0.08 in Flat Sheet Sign	SF	$ 49.50		$0.00		$0.00
46	City standard sign post	LF	$ 27.50	192	$5,280.00	0%	$0.00
47	Sign - Street Name per E911 Addressing	EA	$ 467.50	18	$8,415.00	0%	$0.00

48	Guard Rail - Steel Beam & Posts	LF	$ 20.16		$0.00		$0.00
49	Fence - Chain Link 6' High	LF	$ 45.24		$0.00		$0.00
50	Fence - Wood 3-Rail	LF	$ 33.00		$0.00		$0.00
51	Fence - Decorative Iron, 42" High	LF	$ 82.50		$0.00		$0.00
52	Pedestrian/Bicycle Barrier Railing -	LF	$ 57.20		$0.00		$0.00
53	Lights - Street and Parking Lot (light	EA	$ 13,200.00	16	$211,200.00	19%	$39,600.00
54	Bollards (wood or steel)	EA	$ 495.00		$0.00		$0.00
55	Traffic Control/Stop Light (WVDOH cost	EA	$ -				$0.00
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
3.1			**Landscaping**				
1	Transplanting Trees (6' or less)	EA	$ 148.50		$0.00		$0.00
2	Transplanting Shrubs	EA	$ 126.50		$0.00		$0.00
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 165.00		$0.00		$0.00
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 412.50		$0.00		$0.00
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 550.00		$0.00		$0.00
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 330.00		$0.00		$0.00
7	Plant Ground Cover	EA	$ 7.70		$0.00		$0.00
8	Plant Wetlands or Bioretention	EA	$ 27.50		$0.00		$0.00
9	Plant Screen Trees	EA	$ 165.00		$0.00		$0.00
10	Plant Street/Shade Trees	EA	$ 550.00	27	$14,850.00	0%	$0.00
11	Mulching (wood landscape mulch in	CY	$ 89.10		$0.00		$0.00
4.1			**Sanitary Sewer System**				
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 121.00		$0.00		$0.00
2	6" PVC Schedule 80 Pipe	LF	$ 168.76		$0.00		$0.00
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	0	$0.00	100%	$0.00
4	10" PVC Schedule 80 Pipe	LF	$ 121.55		$0.00		$0.00
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	0	$0.00	100%	$0.00
6	Grease Trap	EA	$ 6,875.00		$0.00		$0.00
7	4" Service Lateral (20' to Edge of	LF	$ 68.31	0	$0.00	100%	$0.00
8	Sanitary Sewer Pump Station (sewage	EA	$ -				$0.00
9	Road Bore/Crossing (with Pipe & Steel	LF	$ 440.00		$0.00		$0.00
4.2			**Potable Water System**				
1	3/4" Copper Service Line	LF	$ 117.76		$0.00		$0.00

2	1" Copper Service Line	LF	$ 193.60		$0.00		$0.00
3	2" Copper Service Line	LF	$ 39.60		$0.00		$0.00
4	4" Ductile Iron Pipe	LF	$ 57.20		$0.00		$0.00
5	6" Ductile Iron Pipe	LF	$ 74.80		$0.00		$0.00
6	8" Ductile Iron Pipe	LF	$ 92.40	0	$0.00	100%	$0.00
7	10" Ductile Iron Pipe	LF	$ 104.50		$0.00		$0.00
8	12" Ductile Iron Pipe	LF	$ 115.50		$0.00		$0.00
9	Fire Hydrant with 6" line	LF	$ 5,513.77	0	$0.00	100%	$0.00
10	4" Gate Valve & Box	EA	$ 1,225.13		$0.00		$0.00
11	6" Gate Valve & Box	EA	$ 1,954.65	0	$0.00	100%	$0.00
12	8" Gate Valve & Box	EA	$ 1,617.98	0	$0.00	100%	$0.00
13	10" Gate Valve & Box	EA	$ 2,420.00		$0.00		$0.00
14	12" Gate Valve & Box	EA	$ 4,271.09		$0.00		$0.00
15	Pressure Reducing Valve & Vault	EA	$ -				$0.00
16	Tapping Sleeve & Valve for Water	EA	$ 726.00		$0.00		$0.00
17	Water Meter Setter, Box & Service Line	EA	$ 3,335.29	0	$0.00	100%	$0.00
5.1		**Storm Water Management & Storm Drainage**					
	SWM Basin/Ponds						$0.00
1	Excavation - Basin/Pond	CY	$ 25.01		$0.00		$0.00
2	Excavation - Core Trench	CY	$ 25.01		$0.00		$0.00
3	Embankment Construction - On-Site	CY	$ 22.34		$0.00		$0.00
4	Embankment Construction - Imported	CY	$ 40.26		$0.00		$0.00
5	Impervious Core	SF	$ 1.98		$0.00		$0.00
6	Concrete Control Structure and Pipe	CY	$ 1,300.59		$0.00		$0.00
7	Corrugated Metal Pipe Control Structure	EA	$ 6,456.24		$0.00		$0.00
8	Dewatering Pipes or Structures	EA	$ 558.02		$0.00		$0.00
9	Filter Stone for Dewatering Pipe (1" to 2"	CY	$ 53.12		$0.00		$0.00
10	Antiseep Collar	f width	$ 165.00		$0.00		$0.00
11	Trash Rack	ch dia.	$ 55.00		$0.00		$0.00
12	Water Tight Pipe Bands	ch dia.	$ 8.25		$0.00		$0.00
	Low Impact Development BMP						$0.00
13	Urban Bioretention Basin (in sidewalk	SF	$ 55.00		$0.00		$0.00
14	Bioretention Basin	SF	$ 38.50		$0.00		$0.00
15	Grass Channel	SF	$ 30.00		$0.00		$0.00

16	Permeable Pavers	SY	$ 50.00		$0.00		$0.00
	PVC						$0.00
17	4" PVC Slotted or Perforated Drain Pipe	LF	$ 16.50		$0.00		$0.00
18	6" PVC Slotted or Perforated Drain Pipe	LF	$ 17.60		$0.00		$0.00
19	8" PVC Slotted or Perforated Drain Pipe	LF	$ 21.85		$0.00		$0.00
20	12" PVC Slotted or Perforated Drain	LF	$ 36.30		$0.00		$0.00
	Corrugate Metal Pipe (Circular)						$0.00
21	15" Storm Drain Pipe	LF	$ 171.48		$0.00		$0.00
22	18" Storm Drain Pipe	LF	$ 112.79		$0.00		$0.00
23	24" Storm Drain Pipe	LF	$ 173.24		$0.00		$0.00
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
24	30" Storm Drain Pipe	LF	$ 198.00		$0.00		$0.00
25	36" Storm Drain Pipe	LF	$ 209.06		$0.00		$0.00
26	42" Storm Drain Pipe	LF	$ 244.20		$0.00		$0.00
27	48" Storm Drain Pipe	LF	$ 278.30		$0.00		$0.00
28	54" Storm Drain Pipe	LF	$ 313.50		$0.00		$0.00
29	60" Storm Drain Pipe	LF	$ 352.00		$0.00		$0.00
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
	Reinforced Concrete Pipe (circular)						$0.00
30	15" Storm Drain Pipe	LF	$ 312.02		$0.00		$0.00
31	18" Storm Drain Pipe	LF	$ 118.94		$0.00		$0.00
32	24" Storm Drain Pipe	LF	$ 136.22		$0.00		$0.00
33	30" Storm Drain Pipe	LF	$ 180.69		$0.00		$0.00
34	36" Storm Drain Pipe	LF	$ 259.58		$0.00		$0.00
35	42" Storm Drain Pipe	LF	$ 246.40		$0.00		$0.00
36	48" Storm Drain Pipe	LF	$ 665.17		$0.00		$0.00
37	54" Storm Drain Pipe	LF	$ 316.80		$0.00		$0.00
38	60" Storm Drain Pipe	LF	$ 352.00		$0.00		$0.00
	High Density Polyethlyene (HDPE)						$0.00
39	15" Storm Drain Pipe	LF	$ 126.32	0	$0.00	100%	$0.00
40	18" Storm Drain Pipe	LF	$ 169.63		$0.00		$0.00
41	24" Storm Drain Pipe	LF	$ 180.58	0	$0.00	100%	$0.00
42	30" Storm Drain Pipe	LF	$ 312.33		$0.00		$0.00
43	36" Storm Drain Pipe	LF	$ 209.91	0	$0.00	100%	$0.00

44	42" Storm Drain Pipe	LF	$ 250.80	0	$0.00	100%	$0.00
45	48" Storm Drain Pipe	LF	$ 297.00		$0.00		$0.00
46	54" Storm Drain Pipe	LF	$ 308.00		$0.00		$0.00
47	60" Storm Drain Pipe	LF	$ 319.00		$0.00		$0.00
	End Sections (Circular) - Metal (for						$0.00
48	15" Metal End Section	EA	$ 797.50		$0.00		$0.00
49	18" Metal End Section	EA	$ 697.76		$0.00		$0.00
50	24" Metal End Section	EA	$ 960.88		$0.00		$0.00
51	30" Metal End Section	EA	$ 1,240.92		$0.00		$0.00
52	36" Metal End Section	EA	$ 1,210.00		$0.00		$0.00
53	42" Metal End Section	EA	$ 1,430.00		$0.00		$0.00
54	48" Metal End Section	EA	$ 1,760.00		$0.00		$0.00
55	54" Metal End Section		$ 2,200.00		$0.00		$0.00
56	60" Metal End Section		$ 2,200.00		$0.00		$0.00
	End Sections (Circular) - Concrete						$0.00
57	15" RCP End Section	EA	$ 533.50		$0.00		$0.00
58	18" RCP End Section	EA	$ 621.50		$0.00		$0.00
59	24" RCP End Section	EA	$ 830.50		$0.00		$0.00
60	30" RCP End Section	EA	$ 1,314.50		$0.00		$0.00
61	36" RCP End Section	EA	$ 1,941.50		$0.00		$0.00
62	42" RCP End Section	EA	$ 1,974.50		$0.00		$0.00
63	48" RCP End Section	EA	$ 2,348.50		$0.00		$0.00
64	54" RCP End Section	EA	$ 3,074.50		$0.00		$0.00
65	60" RCP End Section	EA	$ 3,800.50		$0.00		$0.00
	Corrugated Metal Pipe Arch						$0.00
66	17" x 13" Storm Drain Pipe	LF	$ 171.48		$0.00		$0.00
67	21" x 15" Storm Drain Pipe	LF	$ 112.79		$0.00		$0.00
68	24" x 18" Storm Drain Pipe	LF	$ 173.24		$0.00		$0.00
69	35" x 24" Storm Drain Pipe	LF	$ 198.00		$0.00		$0.00
70	42" x 29" Storm Drain Pipe	LF	$ 209.06		$0.00		$0.00
71	57" x 38"Storm Drain Pipe	LF	$ 244.20		$0.00		$0.00
72	64" x 43" Storm Drain Pipe	LF	$ 278.30		$0.00		$0.00
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
	Reinforced Concrete Elliptical Pipe						$0.00

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

103	Rip-Rap Stone - Class 1	CY	$ 122.72		$0.00		$0.00
5.1			**Civc Standards**				
1	Small Playground Tot Lot (< 10 Childred)	EA	$ 19,800.00		$0.00		$0.00
2	Medium Playground Tot Lot (10-50	EA	$ 55,000.00		$0.00		$0.00
3	Large Playground Tot Lot (50+ Childred)	EA	$ 110,000.00		$0.00		$0.00
							$0.00
6.1			**Miscellaneous**				
1	Bus Stop Enclosure	EA	$ 3,850.00		$0.00		$0.00
2	Mail Box Cluster	EA	$ 1,100.00		$0.00		$0.00
3	Construction Stake-out	AC	$ 11,000.00		$0.00		$0.00
4	Traffic Control During Construction	LS	$ -				$0.00
5	Set Property Corners	EA	$ 132.00		$0.00		$0.00
	*Lights - Street and Parking Lot				$ 545,045.75	**Release Total:**	$169,400.00
	Reduction based on rev. lighting plan						
						Total Release Amount:	**$169,400.00**

Bond Reduction
CRC REPORT

Parkland Commons Section 1

PROJECT: 26-18-BRR

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

Application Information

Site Planning, Design & Survey LLC
119 Kitchens Orchard Road
Hedgesville, WV 25427

Project Description

Bond reduction #2 for Section 1 of a residential Community Zoned SmartCode New Community

Location and Site Information

Location: N Mildred Steet
Current Zoning: SmartCode New Community
Gross Site Area: 2.26 acres

Engineering & Zoning Review

No comments on bond reduction request.

Next Steps

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

Thank you,
City of Ranson
Community Development Department

AGENDA ITEM IV.9

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION BUSINESS**

SUBJECT: Public Hearing - To accept public comments for an reduction of guaranteed surety (bond) subdivision Parkland Commons, for a Reduction in the amount of $506,536.55 for Section 2.

ATTACHMENTS:

Legal Notice BRR Parkland Commons section 2 request 1.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on July 5, 2026, at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on a reduction of guaranteed surety (bond) for the Section 2 of subdivision Parkland Commons, located off N Mildred St. The reduction is for $506,536.55 out of the total bonded amount of $806,756.54.

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 July 3, 2026: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written comments received prior to July 3, 2026, will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM IV.10

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION BUSINESS**

SUBJECT: 26-19-BRR - Consideration - Applicant Site Planning, Design and Survey LLC submitted an application for a reduction of guaranteed surety (bond) for the Section 2 of Parkland Commons,

Completion of the work : Earthwork, Waterline, Sanitary Sewer, Curb & Gutter, Storm Sewer, Base Pavement, Street Lighting.
Requesting an Reduction in the amount of $506,536.55. The remainder of the bond $ 300,219.99 to complete section 2 for Parkland Commons.

ATTACHMENTS:

PC 26-11 Parkland 2 BRR.docx
26-19-BRR-brr section 2 lots t18-t37.pdf
26-19-BRR-parklandcommonssection2releaseletter.pdf
CRC 26-19-BRR 7.1.26.pdf

Resolution #: PC-26-11

A Resolution Of The Planning Commission Of The City Of Ranson To Reduce The Guarantee Surety Bond For The Required Physical Improvements For A Subdivision Parkland Commons Section 2.

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

Section 1. The Planning Commission approves the reduction of guaranteed surety (bond) for the completion of Parkland
Commons Section 2 improvements and infrastructure. The reduction is for $506,536.55 out of the total bonded amount of $806,756.54.

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

Section 3. The Planning Commission reduces the corporate surety in lieu of completion of required on-site improvements as described in 16-82, and as outlined in the development agreement accepted by the Planning Commission on December 1, 2025 of a total bonded amount of $806,756.54. The remaining bond amount is $300,219.99.

Signed and approved this 6th day of July 2026

_____
Andy Colandrea, President

ATTEST:

_____
Darla Armstrong, City Clerk

AFFIX CITY SEAL:

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

Project Name: Parkland Commons Date: 5/7/2026

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

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

2	Clearing & Grubbing - Moderate Cover	ACRE	$ 10,725.00		$ 0.00		$0.00
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 13,475.00		$ 0.00		$0.00
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 15,950.00		$ 0.00		$0.00
5	Sawcut Existing Asphalt Pavement	LF	$ 2.20		$ 0.00		$0.00
6	Sawcut Existing Concrete Pavement	LF	$ 3.52		$ 0.00		$0.00
7	Removal of Asphalt Pavement	SY	$ 8.25		$ 0.00		$0.00
8	Removal of Fencing	LF	$ 5.67		$ 0.00		$0.00
9	Removal of Power Pole	EA	$ 8,415.00		$ 0.00		$0.00
10	Removal of Structures/Buildings	EA	$ -				$0.00
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
1.3			**Earthwork**				
1	Strip Topsoil	CY	$ 4.13		$ 0.00		$0.00
2	Common Excavation	CY	$ 25.01		$ 0.00		$0.00
3	Borrow Material - On Site	CY	$ 22.34		$ 0.00		$0.00
4	Borrow Material - Imported from Off Site	CY	$ 40.26		$ 0.00		$0.00
5	Rock Excavation	CY	$ 99.00		$ 0.00		$0.00
6	Furnish Topsoil	CY	$ 52.76		$ 0.00		$0.00
2.1			**Paved Surface Construction**				
1	Subgrade	CY	$ 73.37	436	$31,989.32	100%	$31,989.32
2	Fabric for Subgrade Stabilization	SY	$ 3.19	2,619	$8,354.61	100%	$8,354.61
3	Aggregate Base Course	CY	$ 97.30	436	$42,422.80	100%	$42,422.80
4	Open Graded Free Draining Base	CY	$ 120.89		$0.00		$0.00
5	Free Draining Base Trench	LF	$ 12.08		$0.00		$0.00
6	Outlet Pipe	LF	$ 39.75		$0.00		$0.00
7	Bituminous Asphalt Tack Coat	SY	$ 0.51	2,270	$1,157.70	100%	$1,157.70
8	Superpave Asphalt Base Course - Type	TN	$ 93.50		$0.00		$0.00
9	Superpave Asphalt Base Course - Type	TN	$ 106.70		$0.00		$0.00
10	Superpave Asphalt Surface Course -	TN	$ 117.70		$0.00		$0.00
11	Reinforced Concrete Pavement	CY	$ 450.55		$0.00		$0.00
12	Standard Milling	SY	$ 7.07		$0.00		$0.00
13	Controlled Low Strength Material	CY	$ 368.98		$0.00		$0.00
14	6" Concrete Entrance Apron -	SY	$ 104.07		$0.00		$0.00

15	8" Concrete Entrance Apron -	SY	$ 137.50		$0.00		$0.00
16	Concrete Curb & Gutter	LF	$ 66.00	1,064	$70,224.00	100%	$70,224.00
17	Concrete Curb Only	LF	$ 55.00	229	$12,595.00		$0.00
18	Bituminous Asphalt Walkway	SF	$ 14.85		$0.00		$0.00
19	Concrete Sidewalk	SY	$ 97.13	105	$10,198.65	0%	$0.00
20	Bed Course Material (for sidewalk)	CY	$ 88.57	12	$1,062.84	0%	$0.00
21	Concrete Curb Ramp	EA	$ 2,750.00	10	$27,500.00	0%	$0.00
22	Detectable Warning Surface	EA	$ 486.72	10	$4,867.20	0%	$0.00
23	Concrete Precast Wheel Stops	EA	$ 275.00		$0.00		$0.00
24	One Direction Lane Arrow	EA	$ 275.00		$0.00		$0.00
25	Multi Directional Land Arrow	EA	$ 460.90		$0.00		$0.00
26	Bicycle Shared Lane Marking	EA	$ 302.50		$0.00		$0.00
27	Bicycle Lane Marking	EA	$ 302.50		$0.00		$0.00
28	Pavement Letters	EA	$ 82.27		$0.00		$0.00
29	4" Edge/Lane Line - Painted	LF	$ 0.51	495	$252.45	0%	$0.00
30	6" Edge/Lane Line - Painted	LF	$ 0.66		$0.00		$0.00
31	8" Edge/Lane Line - Painted	LF	$ 0.83		$0.00		$0.00
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76		$0.00		$0.00
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17		$0.00		$0.00
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97		$0.00		$0.00
35	4" Edge/Lane Line - Preformed	LF	$ 4.95		$0.00		$0.00
36	6" Edge/Lane Line - Preformed	LF	$ 7.37		$0.00		$0.00
37	8" Edge/Lane Line - Preformed	LF	$ 9.24		$0.00		$0.00
38	4" Edge/Lane Line w/ Contrast -	LF	$ 7.07		$0.00		$0.00
39	6" Edge/Lane Line w/ Contrast -	LF	$ 7.70		$0.00		$0.00
40	8" Edge/Lane Line w/ Contrast -	LF	$ 9.90		$0.00		$0.00
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58	56	$200.48	0%	$0.00
42	12" Crosswalk/Stop/Transverse Line -	LF	$ 14.85		$0.00		$0.00
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	72	$1,782.00	0%	$0.00
44	Handicapped Parking Symbol	EA	$ 341.17		$0.00		$0.00
45	0.08 in Flat Sheet Sign	SF	$ 49.50		$0.00		$0.00
46	City standard sign post	LF	$ 27.50	32	$880.00	0%	$0.00
47	Sign - Street Name per E911 Addressing	EA	$ 467.50	4	$1,870.00	0%	$0.00

48	Guard Rail - Steel Beam & Posts	LF	$ 20.16		$0.00		$0.00
49	Fence - Chain Link 6' High	LF	$ 45.24		$0.00		$0.00
50	Fence - Wood 3-Rail	LF	$ 33.00		$0.00		$0.00
51	Fence - Decorative Iron, 42" High	LF	$ 82.50		$0.00		$0.00
52	Pedestrian/Bicycle Barrier Railing -	LF	$ 57.20		$0.00		$0.00
53	Lights - Street and Parking Lot (light	EA	$ 13,200.00	17	$224,400.00	47%	$105,600.00
54	Bollards (wood or steel)	EA	$ 495.00		$0.00		$0.00
55	Traffic Control/Stop Light (WVDOH cost	EA	$ -				$0.00
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
3.1			**Landscaping**				
1	Transplanting Trees (6' or less)	EA	$ 148.50		$0.00		$0.00
2	Transplanting Shrubs	EA	$ 126.50		$0.00		$0.00
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 165.00		$0.00		$0.00
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 412.50		$0.00		$0.00
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 550.00		$0.00		$0.00
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 330.00		$0.00		$0.00
7	Plant Ground Cover	EA	$ 7.70		$0.00		$0.00
8	Plant Wetlands or Bioretention	EA	$ 27.50		$0.00		$0.00
9	Plant Screen Trees	EA	$ 165.00		$0.00		$0.00
10	Plant Street/Shade Trees	EA	$ 550.00	19	$10,450.00	0%	$0.00
11	Mulching (wood landscape mulch in	CY	$ 89.10		$0.00		$0.00
4.1			**Sanitary Sewer System**				
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 121.00		$0.00		$0.00
2	6" PVC Schedule 80 Pipe	LF	$ 168.76		$0.00		$0.00
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	395	$43,232.75	100%	$43,232.75
4	10" PVC Schedule 80 Pipe	LF	$ 121.55		$0.00		$0.00
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	2	$13,349.36	100%	$13,349.36
6	Grease Trap	EA	$ 6,875.00		$0.00		$0.00
7	4" Service Lateral (20' to Edge of	LF	$ 68.31	20	$1,366.20	100%	$1,366.20
8	Sanitary Sewer Pump Station (sewage	EA	$ -				$0.00
9	Road Bore/Crossing (with Pipe & Steel	LF	$ 440.00		$0.00		$0.00
4.2			**Potable Water System**				
1	3/4" Copper Service Line	LF	$ 117.76		$0.00		$0.00

2	1" Copper Service Line	LF	$ 193.60		$0.00		$0.00
3	2" Copper Service Line	LF	$ 39.60		$0.00		$0.00
4	4" Ductile Iron Pipe	LF	$ 57.20		$0.00		$0.00
5	6" Ductile Iron Pipe	LF	$ 74.80		$0.00		$0.00
6	8" Ductile Iron Pipe	LF	$ 92.40	400	$36,960.00	100%	$36,960.00
7	10" Ductile Iron Pipe	LF	$ 104.50		$0.00		$0.00
8	12" Ductile Iron Pipe	LF	$ 115.50		$0.00		$0.00
9	Fire Hydrant with 6" line	LF	$ 5,513.77	2	$11,027.54	100%	$11,027.54
10	4" Gate Valve & Box	EA	$ 1,225.13		$0.00		$0.00
11	6" Gate Valve & Box	EA	$ 1,954.65		$0.00		$0.00
12	8" Gate Valve & Box	EA	$ 1,617.98		$0.00		$0.00
13	10" Gate Valve & Box	EA	$ 2,420.00		$0.00		$0.00
14	12" Gate Valve & Box	EA	$ 4,271.09		$0.00		$0.00
15	Pressure Reducing Valve & Vault	EA	$ -				$0.00
16	Tapping Sleeve & Valve for Water	EA	$ 726.00		$0.00		$0.00
17	Water Meter Setter, Box & Service Line	EA	$ 3,335.29	20	$66,705.80	100%	$66,705.80
5.1		**Storm Water Management & Storm Drainage**					
	SWM Basin/Ponds						$0.00
1	Excavation - Basin/Pond	CY	$ 25.01		$0.00		$0.00
2	Excavation - Core Trench	CY	$ 25.01		$0.00		$0.00
3	Embankment Construction - On-Site	CY	$ 22.34		$0.00		$0.00
4	Embankment Construction - Imported	CY	$ 40.26		$0.00		$0.00
5	Impervious Core	SF	$ 1.98		$0.00		$0.00
6	Concrete Control Structure and Pipe	CY	$ 1,300.59		$0.00		$0.00
7	Corrugated Metal Pipe Control Structure	EA	$ 6,456.24		$0.00		$0.00
8	Dewatering Pipes or Structures	EA	$ 558.02		$0.00		$0.00
9	Filter Stone for Dewatering Pipe (1" to 2"	CY	$ 53.12		$0.00		$0.00
10	Antiseep Collar	f width	$ 165.00		$0.00		$0.00
11	Trash Rack	ch dia.	$ 55.00		$0.00		$0.00
12	Water Tight Pipe Bands	ch dia.	$ 8.25		$0.00		$0.00
	Low Impact Development BMP						$0.00
13	Urban Bioretention Basin (in sidewalk	SF	$ 55.00		$0.00		$0.00
14	Bioretention Basin	SF	$ 38.50		$0.00		$0.00
15	Grass Channel	SF	$ 30.00		$0.00		$0.00

16	Permeable Pavers	SY	$ 50.00		$0.00		$0.00
	PVC						$0.00
17	4" PVC Slotted or Perforated Drain Pipe	LF	$ 16.50		$0.00		$0.00
18	6" PVC Slotted or Perforated Drain Pipe	LF	$ 17.60		$0.00		$0.00
19	8" PVC Slotted or Perforated Drain Pipe	LF	$ 21.85		$0.00		$0.00
20	12" PVC Slotted or Perforated Drain	LF	$ 36.30		$0.00		$0.00
	Corrugate Metal Pipe (Circular)						$0.00
21	15" Storm Drain Pipe	LF	$ 171.48		$0.00		$0.00
22	18" Storm Drain Pipe	LF	$ 112.79		$0.00		$0.00
23	24" Storm Drain Pipe	LF	$ 173.24		$0.00		$0.00
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
24	30" Storm Drain Pipe	LF	$ 198.00		$0.00		$0.00
25	36" Storm Drain Pipe	LF	$ 209.06		$0.00		$0.00
26	42" Storm Drain Pipe	LF	$ 244.20		$0.00		$0.00
27	48" Storm Drain Pipe	LF	$ 278.30		$0.00		$0.00
28	54" Storm Drain Pipe	LF	$ 313.50		$0.00		$0.00
29	60" Storm Drain Pipe	LF	$ 352.00		$0.00		$0.00
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
	Reinforced Concrete Pipe (circular)						$0.00
30	15" Storm Drain Pipe	LF	$ 312.02		$0.00		$0.00
31	18" Storm Drain Pipe	LF	$ 118.94		$0.00		$0.00
32	24" Storm Drain Pipe	LF	$ 136.22		$0.00		$0.00
33	30" Storm Drain Pipe	LF	$ 180.69		$0.00		$0.00
34	36" Storm Drain Pipe	LF	$ 259.58		$0.00		$0.00
35	42" Storm Drain Pipe	LF	$ 246.40		$0.00		$0.00
36	48" Storm Drain Pipe	LF	$ 665.17		$0.00		$0.00
37	54" Storm Drain Pipe	LF	$ 316.80		$0.00		$0.00
38	60" Storm Drain Pipe	LF	$ 352.00		$0.00		$0.00
	High Density Polyethlyene (HDPE)						$0.00
39	15" Storm Drain Pipe	LF	$ 126.32	195	$24,632.40	100%	$24,632.40
40	18" Storm Drain Pipe	LF	$ 169.63		$0.00		$0.00
41	24" Storm Drain Pipe	LF	$ 180.58	129	$23,294.82	100%	$23,294.82
42	30" Storm Drain Pipe	LF	$ 312.33		$0.00		$0.00
43	36" Storm Drain Pipe	LF	$ 209.91		$0.00		$0.00

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

73	23" x 14" Storm Drain Pipe	LF	$ 118.94		$0.00		$0.00
74	30" x 19" Storm Drain Pipe	LF	$ 136.22		$0.00		$0.00
75	38" x 24" Storm Drain Pipe	LF	$ 180.69		$0.00		$0.00
76	45" x 29" Storm Drain Pipe	LF	$ 259.58		$0.00		$0.00
77	53" x 34" Storm Drain Pipe	LF	$ 665.17		$0.00		$0.00
78	60" x 38" Storm Drain Pipe	LF	$ 665.17		$0.00		$0.00
79	68" x 43" Storm Drain Pipe	LF	$ 352.00		$0.00		$0.00
	End Sections - Corrugated Metal Pipe Arch (for CMP						$0.00
80	17" x 13" Metal End Section	EA	$ 797.50		$0.00		$0.00
81	21" x 15" Metal End Section	EA	$ 697.76		$0.00		$0.00
82	24" x 18" Metal End Section	EA	$ 709.50		$0.00		$0.00
83	35" x 24" Metal End Section	EA	$ 1,240.92		$0.00		$0.00
84	42" x 29" Metal End Section	EA	$ 1,210.00		$0.00		$0.00
85	57" x 38" Metal End Section	EA	$ 1,760.00		$0.00		$0.00
86	64" x 43" Metal End Section	EA	$ 2,200.00		$0.00		$0.00
	End Sections - Reinforced Concrete						$0.00
86	23" x 14" RCP End Section	EA	$ 621.50		$0.00		$0.00
88	30" x 19" RCP End Section	EA	$ 830.50		$0.00		$0.00
89	38" x 24" RCP End Section	EA	$ 1,314.50		$0.00		$0.00
90	45" x 29" RCP End Section	EA	$ 1,941.50		$0.00		$0.00
91	53" x 34" RCP End Section	EA	$ 1,974.50		$0.00		$0.00
92	60" x 38" RCP End Section	EA	$ 2,348.50		$0.00		$0.00
93	68" x 43" RCP End Section	EA	$ 3,074.50		$0.00		$0.00
	Storm Drain Structures						$0.00
94	Drop Inlet	EA	$ 3,879.85	5	$19,399.25	100%	$19,399.25
95	Curb Inlet - 6' Opening	EA	$ 4,620.00		$0.00		$0.00
96	Curb Inlet - 10' Opening	EA	$ 5,280.00		$0.00		$0.00
97	Curb Inlet - 12' Opening	EA	$ 6,050.00		$0.00		$0.00
98	Curb Inlet - 16' Opening	EA	$ 6,820.00	1	$6,820.00	100%	$6,820.00
99	Curb Inlet - 20' Opening	EA	$ 7,370.00		$0.00		$0.00
100	Manhole (4' dia., 6' height or less)	EA	$ 6,674.79		$0.00		$0.00
	Outfall & Channel Protection						$0.00
101	Concrete Endwall/Wingwall	SF	$ 110.00		$0.00		$0.00
102	Gabion Basket Structure	CY	$ 275.50		$0.00		$0.00

103	Rip-Rap Stone - Class 1	CY	$ 122.72		$0.00		$0.00
5.1			**Civc Standards**				
1	Small Playground Tot Lot (< 10 Childred)	EA	$ 19,800.00		$0.00		$0.00
2	Medium Playground Tot Lot (10-50	EA	$ 55,000.00		$0.00		$0.00
3	Large Playground Tot Lot (50+ Childred)	EA	$ 110,000.00		$0.00		$0.00
							$0.00
6.1			**Miscellaneous**				
1	Bus Stop Enclosure	EA	$ 3,850.00		$0.00		$0.00
2	Mail Box Cluster	EA	$ 1,100.00		$0.00		$0.00
3	Construction Stake-out	AC	$ 11,000.00		$0.00		$0.00
4	Traffic Control During Construction	LS	$ -				$0.00
5	Set Property Corners	EA	$ 132.00		$0.00		$0.00
	*Lights - Street and Parking Lot				$ 696,981.89	**Release Total:**	$506,536.55
	Reduction based on rev. lighting plan						
						Total Release Amount:	**$506,536.55**

Site Planning, Design & Survey LLC
119 Kitchens Orchard Road
Hedgesville, WV 25427
240-866-9031

June 4, 2026

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

RE: Parkland Commons Section 2 Bond Reduction

Dear Mr. Holland,

Based on our site visit, we request a bond release/reduction for the following items that have been installed in accordance with the approved construction plans:

Earthwork
Waterline
Sanitary Sewer
Curb & Gutter
Storm Sewer
Base Pavement
Street Lighting – the reduction is based on the revised lighting plan, thus reducing the number of lighting fixtures from 17 down to 8 (47%).

If you have any questions, please feel free to contact me.

Sincerely,

Daniel F. Llewellyn, PS

Bond Reduction
CRC REPORT

Parkland Commons Section 2

PROJECT: 26-19-BRR

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

Application Information

Site Planning, Design & Survey LLC
119 Kitchens Orchard Road
Hedgesville, WV 25427

Project Description

Bond reduction #1 for Section 2 of a residential Community Zoned SmartCode New Community

Location and Site Information

Location: N Mildred Steet
Current Zoning: SmartCode New Community
Gross Site Area: 2.03 acres

Engineering & Zoning Review

No comments on bond reduction request.

Next Steps

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

Thank you,
City of Ranson
Community Development Department

AGENDA ITEM IV.11

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION BUSINESS**

SUBJECT: Public Hearing - To accept public comments on the final plat proposal for Parkland Commons Section 3.

ATTACHMENTS:

legal notice Parkland Commons Section 3 final plat.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on Monday, July 6, 2026 at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Parkland Commons Section 3, accepting the bond for Parkland Commons Section 3, and entering into a development agreement for Parkland Commons Section 3. This plan includes 20 lots (T7-T17 & T38-T48).

All persons are invited to attend and make comments about the proposed final plat, bond, and development agreement. Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and to the following address prior to July 3, 2026: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to July 3, 2026, will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM IV.12

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION BUSINESS**

SUBJECT: 26-17-FP- Consideration - Applicant Site Planning, Design and Survey LLC submitted an application for a final plat proposal for Parkland Commons Section 3.

ATTACHMENTS:

PC 26-12 Parkland 3.docx
26-17-FP-parkland phase 3 fp.pdf
CRC 26-17-FP 7.1.26.pdf
Parkland Commons Lighting Plan Revision Letter.pdf
20260618 Parkland Commons Lighting Plan Rev.pdf
26-17-parkland commons section 3 final-plat application_Redacted.pdf

Resolution PC - 2026-12

A Resolution Of The Planning Commission Of The City Of Ranson Approving A Development Agreement And Accepting A Guarantee Surety (Bond) For Required Physical Improvements Between The Ranson Planning Commission And New Vision Development, LLC For A Subdivision Known As “Parkland Commons," Section 3, Lots T7-T17 And Lots T38-T48.

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

Section 1. The Planning Commission of the City of Ranson, pursuant to its authority under Section 16-60 of the Ranson Municipal Code, hereby approves the attached Development Agreement by and between the Ranson Planning Commission and New Vision Development, LLC for the subdivision commonly referred to and known as “Parkland Commons," Section 3, Lots T7-T17 and Lots T38-T48.

Section 2. The Planning Commission hereby accepts the corporate surety in lieu of completion of the required on-site improvements, as described in Section 16-82 of the Ranson Municipal Code and as outlined in the Development Agreement presented to the Planning Commission on July 6, 2026, for New Vision Development, LLC for the subdivision commonly referred to and known as “Parkland Commons," Section 3, Lots T7-T17 and Lots T38-T48.

Section 3. The approved bonded amount shall be held for Nine Hundred and Twenty-five Thousand Six Hundred Fifteen and Ninety-Nine cents. ($925,615.99)

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

Signed and approved this 6th day of July 2026

_____

ATTEST: Andy Colandrea, President

_____

Darla Armstrong, City Clerk

AFFIX CITY SEAL

PLAT NOTES

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

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

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

   JOVIAL DRIVE - OASIS AVENUE TO BELTLINE AVENUE - 13,624.4 SF (0.3128 AC.)

   ALLEY FROM OASIS AVENUE TO BELTLINE AVENUE - 4601.3 SF (0.1056 AC.)

   MYSTIC DRIVE - OASIS AVENUE TO BELTLINE AVENUE - 13,803.8 SF (0.3169 AC.)

   TOTAL RIGHT-OF-WAY DEDICATION - 32,029.5 SF (0.7353 AC.)

4. LOT AREA IN SECTION 2 IS AS FOLLOWS:

   LOTS T7 - T17 - 14,839.0 SF (0.3407 AC.)

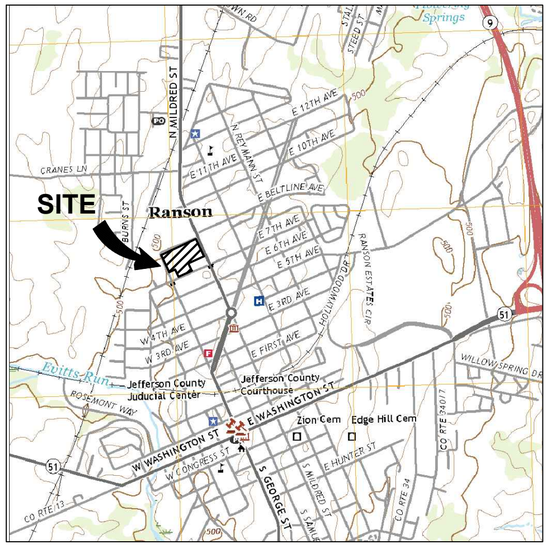
   LOTS T38 - T48 - 14,839.0 SF (0.3407 AC.)

   TOTAL LOT AREA - 29,678.0 SF (0.6813 AC.)

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

FINAL PLAT
for
PARKLAND COMMONS
MIXED USE DEVELOPMENT
SECTION 3
MYSTIC & JOVIAL DRIVE
(LOTS T7 - T17 & T38 - T48)

RANSON CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA
MARCH 2, 2026



LOCATION MAP
SCALE: 1" - 2000'

PLANNING COMMISSION APPROVAL

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

(Planning Commission Seal) Date: _____

_____(Planning Commission President)

SITE DATA

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

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

OWNER'S CERTIFICATION AND DEDICATION

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

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

By: _____
Member

Attn: _____

SURVEYOR'S CERTIFICATE

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

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

PROJECT NO.:	071-01
DATE:	3/2/2026
SCALE:	1" = 30'
DRAWN BY:	DFL

REVISIONS

SHEET
T-1

FINAL PLAT
TITLE SHEET

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

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

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

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

BELTLINE AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)

CSX TRANSPORTATION
(35' RIGHT-OF-WAY)

PROPOSED DRAINAGE EASEMENT

BELTLINE AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)

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

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

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

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

N 57°44'12" E
39.31'

32.50'

S 24°44'52" E
24.29'

N 31°29'41" W
21.53'

PROPOSED DRAINAGE EASEMENT
925.1 SF

S 61°44'58" W
36.51'

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

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

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

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

(20' RIGHT-OF-WAY)
ALLEY

GALA STREET
(60' RIGHT-OF-WAY)

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

SECTION 3

SECTION 3

SECTION 4

T-7 T-8 T-9 T-10 T-11 T-12 T-13 T-14 T-15 T-16 T-17

T-48 T-47 T-46 T-45 T-44 T-43 T-42 T-41 T-40 T-39 T-38

T-49 T-50 T-51 T-52 T-53 T-54 T-55 T-56 T-57 T-58 T-59

T-84 T-83 T-82 T-81 T-80 T-79 T-78 T-77 T-76 T-75 T-74

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

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

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

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

WEST VIRGINIA STATE ROUTE 115
MILDRED STREET
(66' RIGHT-OF-WAY)

GEORGE STREET
(60' RIGHT-OF-WAY)

OASIS AVENUE
(60' RIGHT-OF-WAY)

OASIS AVENUE
(60' RIGHT-OF-WAY)

OASIS AVENUE
(60' RIGHT-OF-WAY)

SECTION 1

T-1 T-2 T-3 T-4 T-5 T-6

EXISTING DRAINAGE EASEMENT
100.8 SF

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

EXISTING ALLEY
(20' RIGHT-OF-WAY)

PROPOSED ALLEY
(26' RIGHT-OF-WAY)

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

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

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

SECTION 2

T-18 T-19 T-20 T-21 T-22 T-23 T-24 T-25 T-26 T-27

T-37 T-36 T-35 T-34 T-33 T-32 T-31 T-30 T-29 T-28

JOVIAL DRIVE
(60' RIGHT-OF-WAY)

MIRAGE ALLEY (20' RIGHT-OF-WAY)

MYSTIC DRIVE
(60' RIGHT-OF-WAY)

SECTION 1

T-60 T-61 T-62 T-63 T-64 T-65 T-66 T-67 T-68 T-69 T-70 T-71 T-72 T-73

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

EXISTING ALLEY
(20' RIGHT-OF-WAY)

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

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

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

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

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

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

WV SPC NORTH ZONE

50 0 50
Scale: 1" = 50'

SEVENTH AVENUE
(60' RIGHT-OF-WAY)

N/F
Jerry Kusar, III

N/F

PROJECT NO.:	071-01
DATE:	3/2/2026
SCALE:	1" = 50'
DRAWN BY:	DFL

REVISIONS

SHEET
T-2

FINAL PLAT SHEET INDEX

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

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

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

30 0 30 60

Scale: 1" = 30'

CSX TRANSPORTATION
(35' RIGHT-OF-WAY)

BELTLINE AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)

PROPOSED DRAINAGE EASEMENT LOT T-7 120.1 SF

PROPOSED DRAINAGE EASEMENT LOT T-8 2.5 SF

121.94'

N 65°13'32" E 64.50'
0' SIDE SETBACK

N 65°13'32" E 711.00'

N 24°52'51" W 355.00'

S 65°13'32" W 121.52'

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

JOVIAL DRIVE
(60' RIGHT-OF-WAY)

MIRAGE ALLEY
(20' RIGHT-OF-WAY)

MYSTIC DRIVE
(60' RIGHT-OF-WAY)

NOVA ALLEY
(20' RIGHT-OF-WAY)

GALA STREET
(60' RIGHT-OF-WAY)

GEORGE STREET
(60' RIGHT-OF-WAY)

OASIS AVENUE
(60' RIGHT-OF-WAY)

N 65°13'32" E 163.45'

N 74°39'28" E 36.49'

N 65°13'32" E 574.55'

T-7	T-8	T-9	T-10	T-11	T-12	T-13	T-14	T-15	T-16	T-17
1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,614.5 SF 0.0371 AC.	1,614.5 SF 0.0371 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC. 0' SIDE SETBACK

T-48	T-47	T-46	T-45	T-44	T-43	T-42	T-41	T-40	T-39	T-38
1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,614.5 SF 0.0371 AC.	1,614.5 SF 0.0371 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC. 0' SIDE SETBACK

T-49	T-50	T-51	T-52	T-53	T-54	T-55	T-56	T-57	T-58	T-59
1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,614.5 SF 0.0371 AC.	1,614.5 SF 0.0371 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC. 0' SIDE SETBACK

T-84	T-83	T-82	T-81	T-80	T-79	T-78	T-77	T-76	T-75	T-74
1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,614.5 SF 0.0371 AC.	1,614.5 SF 0.0371 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC. 0' SIDE SETBACK

T-3	T-4	T-5	T-6
1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.

N 65°13'32" E 121.41'
0' FRONT SETBACK
5' REAR SETBACK
0' SIDE SETBACK

T-18	T-19	T-20
1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF

T-37	T-36	T-35
1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF

T-60	T-61	T-62	T-63	T-64	T-65
2,119.5 SF 0.0487 AC.	1,290.0 SF 0.0296 AC.	1,290.0 SF 0.0296 AC.	1,531.9 SF 0.0352 AC.	1,531.9 SF 0.0352 AC.	1,290.0 SF 0.0296 AC.

PROPERTY CORNER LEGEND

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

PROJECT NO.:	071-01
DATE:	3/2/2026
SCALE:	1" = 30'
DRAWN BY:	DFL

REVISIONS

SHEET
PT-1

FINAL PLAT SECTION 3

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

Site planning, design& Survey

232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

PARKLAND COMMONS

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

WV SPC NORTH ZONE

Final Plat
CRC REPORT

Parkland Commons Section 3

PROJECT: 26-17-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

Site Planning, Design & Survey LLC
119 Kitchens Orchard Road
Hedgesville, WV 25427

Project Description

Section 3 of a residential community zoned SmartCode New Community. 20 lots on 1.42 acres.

Location and Site Information

Location: N Mildred Steet
Current Zoning: SmartCode New Community
Gross Site Area: 1.42 acres

Engineering & Zoning Review

No comments on submitted final plat drawings.

Next Steps

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

Thank you,
City of Ranson
Community Development Department

Site Planning, Design & Survey LLC
119 Kitchens Orchard Road
Hedgesville, WV 25427
240-866-9031

July 1, 2026

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

RE: Parkland Commons Lighting Plan Revision

Dear Mr. Holland,

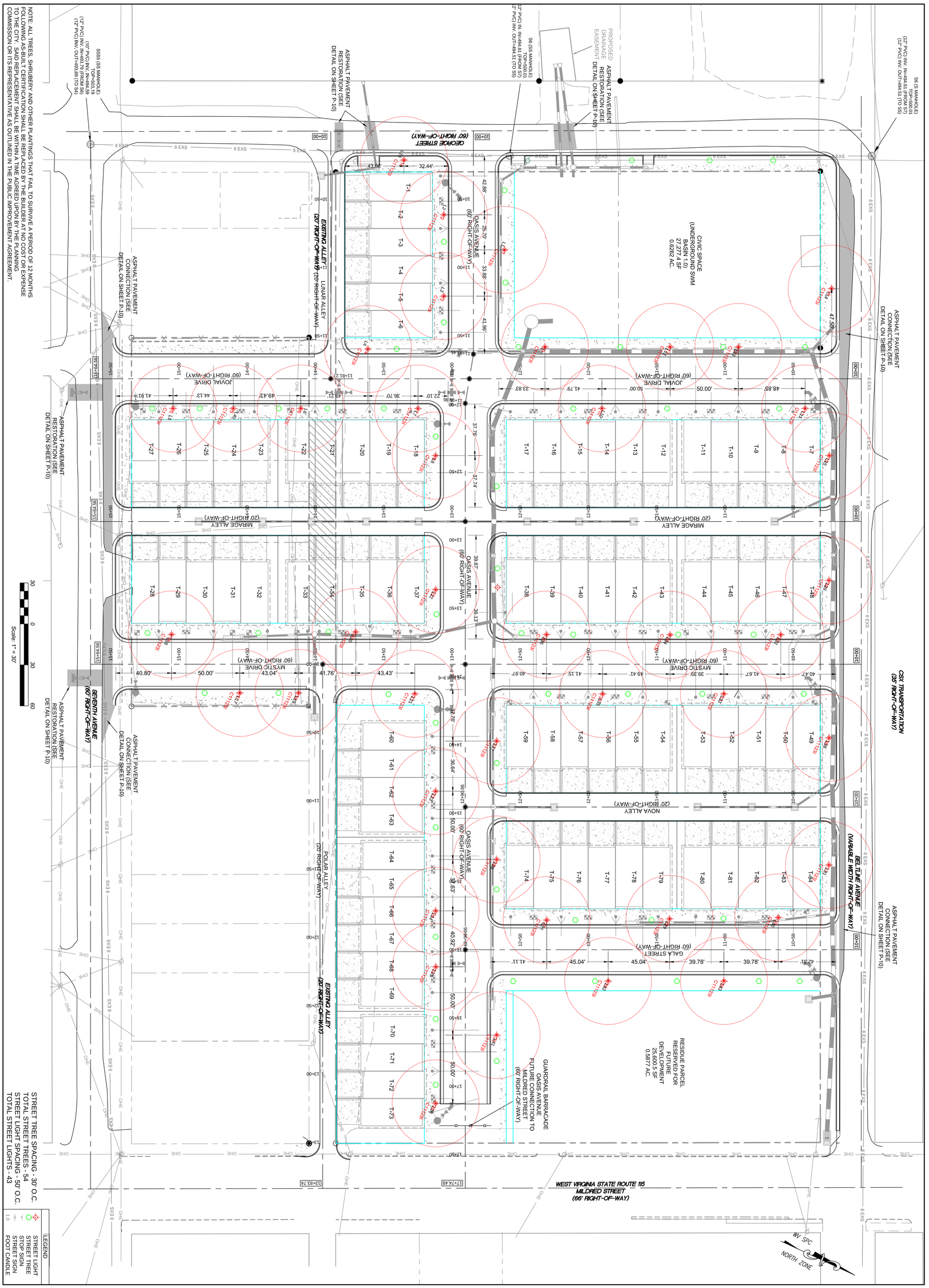
On behalf of New Vision Development LLC, I have submitted a revised Landscaping and Lighting Plan in effort to reduce the number of lighting fixtures to the required minimum. I have added dimensions to the fixture spacing to verify that the minimum spacing has been met.

If you have any questions, please feel free to contact me.

Sincerely,



Daniel F. Llewellyn, PS



REVISIONS	
1	11/26/24
2	CITY OF RANSON
3	PHOTOMETRIC PLAN 12/13/24
4	NPDES MODIFICATION 3/14/25
5	REV. LIGHTING PLAN 6/17/25

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	1" = 30'
DRAWN BY:	DTL

SHEET L-1

LANDSCAPING, LIGHTING & SIGNAGE PLAN

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

PARKLAND COMMONS

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

City of Ranson

Community Development Department

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

RANSON
AT THE CENTER OF OPPORTUNITY.

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

APPLICATION FOR REVIEW

PROJECT NAME: Parkland Commons

PROJECT DESCRIPTION: Final Plat - Section 3 (Jovial & Mystic Drive, Lots T7 -T17 & T38 - T48)

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

SITE AREA (ACRES): 1.42 **# OF LOTS:** 20 **AREA IN LOTS:** 0.68

AREA IN SWM: 0.63 **AREA IN RIGHT OF WAY:** 0.74

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

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

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

SUBMITTAL/FEE INFORMATION

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

OWNER/APPLICANT INFORMATION

Owner I (Print) New Vision Development, LLC Percent of Ownership_____
Address_____
Phone: [redacted] Fax/Email: _____

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

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

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

Developer (Print) New Vision Development, LLC
Address_____
Phone: [redacted] Fax/Email: [redacted]

Engineer/Surveyor (Print) Site Planning, Design & Survey LLC
Address: 119 Kitchens Orchard Road, Hedgesville, WV 25427
Phone: _____ Fax/Email: _____

OWNER'S WRITTEN AUTHORIZATION

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

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

Signature (owner):_____ Date:_____

Signature: (applicant) _____ Date:_____

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

Date Received: _____ **By:** _____

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

AGENDA ITEM IV.13

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION BUSINESS**

SUBJECT: Public Hearing - To accept public comments to accept the bond for Parkland Commons Section 3.

ATTACHMENTS:

legal notice Parkland Commons Section 3 final plat.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on Monday, July 6, 2026 at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Parkland Commons Section 3, accepting the bond for Parkland Commons Section 3, and entering into a development agreement for Parkland Commons Section 3. This plan includes 20 lots (T7-T17 & T38-T48).

All persons are invited to attend and make comments about the proposed final plat, bond, and development agreement. Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and to the following address prior to July 3, 2026: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to July 3, 2026, will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM IV.14

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION BUSINESS**

SUBJECT: 26-17-BR- Consideration - Applicant Site Planning, Design and Survey LLC submitted an application on behalf of New Vision Development, LLC to accept an bond for Section 3, Parkland Commons commonly known as the Foundry.

Parkland commons formly known as the Foundry, located off N Mildred St. The total bonded amount is currently $806,756.54 and the reduction request is for $506,536.55 leaving $ 300,219.99 in totoal. Completion of Work : Earthwork, Waterline, Sanitary Sewer, Curb & Gutter, Storm Sewer, Base Pavement, Street Lighting.

ATTACHMENTS:

PC 26-12 Parkland 3.docx
26-17-FP-20260604 Foundry Bonding Estimate Section 3 Rev 2.pdf

Resolution PC - 2026-12

A Resolution Of The Planning Commission Of The City Of Ranson Approving A Development Agreement And Accepting A Guarantee Surety (Bond) For Required Physical Improvements Between The Ranson Planning Commission And New Vision Development, LLC For A Subdivision Known As “Parkland Commons," Section 3, Lots T7-T17 And Lots T38-T48.

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

Section 1. The Planning Commission of the City of Ranson, pursuant to its authority under Section 16-60 of the Ranson Municipal Code, hereby approves the attached Development Agreement by and between the Ranson Planning Commission and New Vision Development, LLC for the subdivision commonly referred to and known as “Parkland Commons," Section 3, Lots T7-T17 and Lots T38-T48.

Section 2. The Planning Commission hereby accepts the corporate surety in lieu of completion of the required on-site improvements, as described in Section 16-82 of the Ranson Municipal Code and as outlined in the Development Agreement presented to the Planning Commission on July 6, 2026, for New Vision Development, LLC for the subdivision commonly referred to and known as “Parkland Commons," Section 3, Lots T7-T17 and Lots T38-T48.

Section 3. The approved bonded amount shall be held for Nine Hundred and Twenty-five Thousand Six Hundred Fifteen and Ninety-Nine cents. ($925,615.99)

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

Signed and approved this 6th day of July 2026

_____

ATTEST: Andy Colandrea, President

_____

Darla Armstrong, City Clerk

AFFIX CITY SEAL

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

Project Name: Parkalnd Commons Date: 6/4/2026

Section: 3 Jovial/Mystic Drive (Lots T7-T17 & T39-T48) C.O.R. File No. _____

Bond Amount Approved: $ _____

By: _____ **Date:** _____

Official Use Do Not Write In This Box

				Bond Estimate	
Item No.	Description	Unit	2025 Unit Cost	Quantity	Total Cost
1.1	**Erosion & Sediment Control**				
1	Stabilized Construction Entrance	EA	$ 3,389.56	0	$ -
2	Silt Fence - Standard	LF	$ 5.98	0	$ -
3	Silt Fence - Super	LF	$ 22.04	0	$ -
4	Earth Dike Construction (1)	LF	$ 15.42	0	$ -
5	Inlet Protection Device	EA	$ 546.50	0	$ -
6	Outlet Protection Device	EA	$ 435.44	0	$ -
7	Stone Check Dams	EA	$ 274.71	0	$ -
8	Sediment Trap Excavation	CY	$ 23.22	0	$ -
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,554.94	0	$ -
10	Impermeable Liner for Sediment Basin/Pond	SY	$ 25.51	0	$ -
11	Rip-Rap Apron/Plunge Pool	CY	$ 137.14	0	$ -
12	Grass Waterway/Drainage Swale	LF	$ 18.17	0	$ -
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.17	0	$ -
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.26	0	$ -
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 614.78	0	$ -
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 609.42	0	$ -
17	Mulch, Shredded Bark or Wood Chip (35 cy/ac)	CY	$ 99.57	0	$ -
18	Sod	SY	$ 11.51	0	$ -
19	Soil Stabilizing Matt - Biodegradable	SY	$ 23.42	0	$ -

20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 26.80	0	$ -
21	Geotextile Fabric	SF	$ 5.86	0	$ -
22	4 ft Safety Fence	LF	$ 9.88	0	$ -
23	6 ft Chain Link Safety Fence	LF	$ 12.29	0	$ -
24	Tree Protection	LF	$ 9.07	0	$ -
25	Temporary Utility Line Stream Crossing/Diversion	EA	$ 1,686.30	0	$ -
1.2	**Site Preparation & Demolition**				
1	Clearing & Grubbing - Light Cover	ACRE	$ 10,936.79	0	$ -
2	Clearing & Grubbing - Moderate Cover	ACRE	$ 14,186.26	0	$ -
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 21,574.93	0	$ -
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 21,397.15	0	$ -
5	Sawcut Existing Asphalt Pavement	LF	$ 2.46	0	$ -
6	Sawcut Existing Concrete Pavement	LF	$ 3.93	0	$ -
7	Removal of Asphalt Pavement	SY	$ 9.77	0	$ -
8	Removal of Fencing	LF	$ 7.76	0	$ -
9	Removal of Power Pole	EA	$ 10,320.17	0	$ -
10	Removal of Structures/Buildings	EA	Detailed estimate required.	0	$ -
1.3	**Earthwork**				
1	Strip Topsoil	CY	$ 6.15	0	$ -
2	Common Excavation	CY	$ 30.96	0	$ -
3	Borrow Material - On Site	CY	$ 28.05	0	$ -
4	Borrow Material - Imported from Off Site	CY	$ 39.31	0	$ -
5	Rock Excavation	CY	$ 114.70	0	$ -
6	Furnish Topsoil	CY	$ 58.96	0	$ -
2.1	**Paved Surface Construction**				
1	Subgrade	CY	$ 81.99	426	$ 34,927.74
2	Fabric for Subgrade Stabilization	SY	$ 3.28	2558	$ 8,390.24
3	Aggregate Base Course	CY	$ 108.73	426	$ 46,318.98
4	Open Graded Free Draining Base Course	CY	$ 135.10	0	$ -
5	Free Draining Base Trench	LF	$ 13.50	0	$ -
6	Outlet Pipe	LF	$ 44.43	0	$ -
7	Bituminous Asphalt Tack Coat	SY	$ 2.19	2558	$ 5,602.02
8	Superpave Asphalt Base Course - Type 25	TN	$ 104.49	0	$ -
9	Superpave Asphalt Base Course - Type 19	TN	$ 119.24	0	$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 131.53	0	$ -
11	Reinforced Concrete Pavement	CY	$ 503.49	0	$ -
12	Standard Milling	SY	$ 7.90	0	$ -
13	Controlled Low Strength Material	CY	$ 412.34	0	$ -

14	6" Concrete Entrance Apron - Residential	SY	$	116.30	0	$	-
15	8" Concrete Entrance Apron - Commercial Site	SY	$	153.66	0	$	-
16	Concrete Curb & Gutter	LF	$	48.00	1109	$	53,232.00
17	Concrete Curb Only	LF	$	53.11	556	$	29,529.16
18	Bituminous Asphalt Walkway	SF	$	16.59	0	$	-
19	Concrete Sidewalk	SY	$	87.35	616	$	53,807.60
20	Bed Course Material (for sidewalk)	CY	$	98.98	103	$	10,194.94
21	Concrete Curb Ramp	EA	$	3,073.14	6	$	18,438.84
22	Detectable Warning Surface	EA	$	812.22	6	$	4,873.32
23	Concrete Precast Wheel Stops	EA	$	201.85	0	$	-
24	One Direction Lane Arrow	EA	$	307.31	0	$	-
25	Multi Directional Land Arrow	EA	$	515.06	0	$	-
26	Bicycle Shared Lane Marking	EA	$	338.05	0	$	-
27	Bicycle Lane Marking	EA	$	338.05	0	$	-
28	Pavement Letters	EA	$	119.41	0	$	-
29	4" Edge/Lane Line - Painted	LF	$	1.58	554	$	875.32
30	6" Edge/Lane Line - Painted	LF	$	0.74	0	$	-
31	8" Edge/Lane Line - Painted	LF	$	0.92	0	$	-
32	4" Edge/Lane Line - Thermoplastic	LF	$	0.85	0	$	-
33	6" Edge/Lane Line - Thermoplastic	LF	$	1.30	0	$	-
34	8" Edge/Lane Line - Thermoplastic	LF	$	2.20	0	$	-
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$	5.53	0	$	-
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$	8.24	0	$	-
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$	10.33	0	$	-
38	4" Edge/Lane Line w/ Contrast - Preformed Thermopla	LF	$	7.90	0	$	-
39	6" Edge/Lane Line w/ Contrast - Preformed Thermopla	LF	$	8.60	0	$	-
40	8" Edge/Lane Line w/ Contrast - Preformed Thermopla	LF	$	11.06	0	$	-
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$	4.00	3	$	12.00
42	12" Crosswalk/Stop/Transverse Line - Preformed Ther	LF	$	16.59	0	$	-
43	24" Stop Line - Preformed Thermoplastic	LF	$	27.66	64	$	1,770.24
44	Handicapped Parking Symbol	EA	$	337.51	0	$	-
45	0.08 in Flat Sheet Sign	SF	$	55.32	0	$	-
46	City standard sign post	LF	$	162.25	0	$	-
47	Sign - Street Name per E911 Addressing Ordinance	EA	$	491.07	0	$	-
48	Guard Rail - Steel Beam & Posts	LF	$	45.73	0	$	-
49	Fence - Chain Link 6' High	LF	$	52.39	0	$	-
50	Fence - Wood 3-Rail	LF	$	47.68	0	$	-
51	Fence - Decorative Iron, 42" High	LF	$	92.19	0	$	-

52	Pedestrian/Bicycle Barrier Railing - Wood - 42" high	LF	$ 64.05	0	$ -
53	Lights - Parking Lot (light fixture, foundation, & wiring)	EA	$ 8,147.45	13	$ 105,916.85
54	Bollards (wood or steel)	EA	$ 758.19	0	$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	DOH estimate required.	0	$ -
3.1	**Landscaping**				
1	Transplanting Trees (6' or less)	EA	$ 230.04	0	$ -
2	Transplanting Shrubs	EA	$ 141.36	0	$ -
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 184.39	0	$ -
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 455.31	0	$ -
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 695.65	0	$ -
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 486.83	0	$ -
7	Plant Ground Cover	EA	$ 8.60	0	$ -
8	Plant Wetlands or Bioretention Vegetation	EA	$ 30.73	0	$ -
9	Plant Screen Trees	EA	$ 239.08	0	$ -
10	Plant Street/Shade Trees	EA	$ 509.46	33	$ 16,812.18
11	Mulching (wood landscape mulch in place)	CY	$ 99.57	0	$ -
4.1	**Sanitary Sewer System**				
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 135.22	0	$ -
2	6" PVC Schedule 80 Pipe	LF	$ 131.02	0	$ -
3	8" PVC Schedule 80 Pipe	LF	$ 105.34	454	$ 47,824.36
4	10" PVC Schedule 80 Pipe	LF	$ 119.55	0	$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,356.23	2	$ 12,712.46
6	Grease Trap	EA	$ 6,779.08	0	$ -
7	4" Service Lateral (20' to Edge of R.O.W./Property Line	LF	$ 76.34	20	$ 1,526.80
8	Sanitary Sewer Pump Station (sewage pump)	EA	Detailed estimate required.	0	$ -
9	Road Bore/Crossing (with Pipe & Steel Casing)	LF	Detailed estimate required.	0	
4.2	**Potable Water System**				
1	3/4" Copper Service Line	LF	$ 131.59	0	$ -
2	1" Copper Service Line	LF	$ 130.55	0	$ -
3	2" Copper Service Line	LF	$ 62.86	0	$ -
4	4" Ductile Iron Pipe	LF	$ 61.80	0	$ -
5	6" Ductile Iron Pipe	LF	$ 86.69	0	$ -
6	8" Ductile Iron Pipe	LF	$ 117.22	454	$ 53,217.88
7	10" Ductile Iron Pipe	LF	$ 126.31	0	$ -
8	12" Ductile Iron Pipe	LF	$ 135.38	0	$ -
9	Fire Hydrant with 6" line	LF	$ 5,955.99	2	$ 11,911.98
10	4" Gate Valve & Box	EA	$ 1,241.17	0	$ -
11	6" Gate Valve & Box	EA	$ 1,679.69	2	$ 3,359.38

12	8" Gate Valve & Box	EA	$ 1,601.74	0	$ -
13	10" Gate Valve & Box	EA	$ 2,233.48	0	$ -
14	12" Gate Valve & Box	EA	$ 3,708.43	0	$ -
15	Pressure Reducing Valve & Vault	EA	Detailed estimate required.	0	$ -
16	Tapping Sleeve & Valve for Water Service Connection	EA	Detailed estimate required.	0	
17	Water Meter Setter, Box & Service Line Tap	EA	$ 2,965.22	20	$ 59,304.40
5.1	**Storm Water Management & Storm Drainage**				
	SWM Basin/Ponds				
1	Excavation - Basin/Pond	CY	$ 26.44	0	$ -
2	Excavation - Core Trench	CY	$ 23.16	0	$ -
3	Embankment Construction - On-Site Material	CY	$ 25.11	0	$ -
4	Embankment Construction - Imported Material	CY	$ 47.17	0	$ -
5	Impervious Core	SF	$ 2.21	0	$ -
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,093.91	0	$ -
7	Corrugated Metal Pipe Control Structure	EA	$ 7,214.88	0	$ -
8	Dewatering Pipes or Structures	EA	$ 1,046.21	0	$ -
9	Filter Stone for Dewatering Pipe (1" to 2" dia. clean)	CY	$ 66.40	0	$ -
10	Antiseep Collar	Each per foot of width	$ 59.36	0	$ -
11	Trash Rack	Each per inch dia.	$ 60.57	0	$ -
12	Water Tight Pipe Bands	Each per inch dia.	$ 12.07	0	$ -
13	Bio-Retention Basin	SF	$ 43.02	0	$ -
	PVC Slotted Pipe				
14	4" PVC Slotted or Perforated Drain Pipe	LF	$ 18.44	0	$ -
15	6" PVC Slotted or Perforated Drain Pipe	LF	$ 19.67	0	$ -
16	8" PVC Slotted or Perforated Drain Pipe	LF	$ 30.57	0	$ -
17	12" PVC Slotted or Perforated Drain Pipe	LF	$ 42.66	0	$ -
	Corrugate Metal Pipe (Circular)				
18	15" Storm Drain Pipe	LF	$ 132.13	0	$ -
19	18" Storm Drain Pipe	LF	$ 118.78	0	$ -
20	24" Storm Drain Pipe	LF	$ 173.32	0	$ -
21	30" Storm Drain Pipe	LF	$ 199.38	0	$ -
22	36" Storm Drain Pipe	LF	$ 263.73	0	$ -
23	42" Storm Drain Pipe	LF	$ 290.09	0	$ -
24	48" Storm Drain Pipe	LF	$ 308.81	0	$ -
25	54" Storm Drain Pipe	LF	$ 348.01	0	$ -
26	60" Storm Drain Pipe	LF	$ 354.83	0	$ -
	Reinforced Concrete Pipe (circular)				
27	15" Storm Drain Pipe	LF	$ 192.32	0	$ -

28	18" Storm Drain Pipe	LF	$ 125.37	0	$ -
29	24" Storm Drain Pipe	LF	$ 141.37	0	$ -
30	30" Storm Drain Pipe	LF	$ 172.85	0	$ -
31	36" Storm Drain Pipe	LF	$ 272.11	0	$ -
32	42" Storm Drain Pipe	LF	$ 277.14	0	$ -
33	48" Storm Drain Pipe	LF	$ 442.70	0	$ -
34	54" Storm Drain Pipe	LF	$ 438.49	0	$ -
35	60" Storm Drain Pipe	LF	$ 466.13	0	$ -
	High Density Polyethylene (HDPE) Pipe (Circular)				
36	15" Storm Drain Pipe	LF	$ 129.16	160	$ 20,665.60
37	18" Storm Drain Pipe	LF	$ 155.61	0	$ -
38	24" Storm Drain Pipe	LF	$ 172.80	24	
39	30" Storm Drain Pipe	LF	$ 230.77	0	$ -
40	36" Storm Drain Pipe	LF	$ 251.56	464	$ 116,723.84
41	42" Storm Drain Pipe	LF	$ 279.78	0	$ -
42	48" Storm Drain Pipe	LF	$ 311.09	0	$ -
43	54" Storm Drain Pipe	LF	$ 348.81	0	$ -
44	60" Storm Drain Pipe	LF	$ 365.18	0	$ -
	End Sections (Circular) - Metal (for CMP and HDPE Pipe)				
45	15" Metal End Section	EA	$ 1,313.42	0	$ -
46	18" Metal End Section	EA	$ 1,395.78	0	$ -
47	24" Metal End Section	EA	$ 1,650.66	0	$ -
48	30" Metal End Section	EA	$ 1,950.74	0	$ -
49	36" Metal End Section	EA	$ 2,126.65	0	$ -
50	42" Metal End Section	EA	$ 4,068.55	0	$ -
51	48" Metal End Section	EA	$ 4,672.58	0	$ -
52	54" Metal End Section		$ 5,363.56	0	$ -
53	60" Metal End Section		$ 7,958.47	0	$ -
	End Sections (Circular) - Concrete				
54	15" RCP End Section	EA	$ 1,085.89	0	$ -
55	18" RCP End Section	EA	$ 1,179.15	0	$ -
56	24" RCP End Section	EA	$ 1,397.01	0	$ -
57	30" RCP End Section	EA	$ 1,783.56	0	$ -
58	36" RCP End Section	EA	$ 2,147.41	0	$ -
59	42" RCP End Section	EA	$ 3,027.42	0	$ -
60	48" RCP End Section	EA	$ 3,407.70	0	$ -
61	54" RCP End Section	EA	$ 3,904.36	0	$ -
62	60" RCP End Section	EA	$ 4,524.56	0	$ -

	Corrugated Metal Pipe Arch				
63	17" x 13" Storm Drain Pipe	LF	$ 132.54	0	$ -
64	21" x 15" Storm Drain Pipe	LF	$ 103.76	0	$ -
65	24" x 18" Storm Drain Pipe	LF	$ 193.60	0	$ -
66	35" x 24" Storm Drain Pipe	LF	$ 202.43	0	$ -
67	42" x 29" Storm Drain Pipe	LF	$ 233.62	0	$ -
68	57" x 38"Storm Drain Pipe	LF	$ 243.17	0	$ -
69	64" x 43" Storm Drain Pipe	LF	$ 311.00	0	$ -
	Reinforced Concrete Elliptical Pipe				
70	23" x 14" Storm Drain Pipe	LF	$ 213.10	0	$ -
71	30" x 19" Storm Drain Pipe	LF	$ 237.01	0	$ -
72	38" x 24" Storm Drain Pipe	LF	$ 286.19	0	$ -
73	45" x 29" Storm Drain Pipe	LF	$ 419.99	0	$ -
74	53" x 34" Storm Drain Pipe	LF	$ 571.59	0	$ -
75	60" x 38" Storm Drain Pipe	LF	$ 576.95	0	$ -
76	68" x 43" Storm Drain Pipe	LF	$ 393.36	0	$ -
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)				
77	17" x 13" Metal End Section	EA	$ 629.21	0	$ -
78	21" x 15" Metal End Section	EA	$ 702.00	0	$ -
79	24" x 18" Metal End Section	EA	$ 792.87	0	$ -
80	35" x 24" Metal End Section	EA	$ 1,060.57	0	$ -
81	42" x 29" Metal End Section	EA	$ 1,352.18	0	$ -
82	57" x 38" Metal End Section	EA	$ 1,424.05	0	$ -
83	64" x 43" Metal End Section	EA	$ 1,816.79	0	$ -
	End Sections - Reinforced Concrete Elliptical Pipe				
84	23" x 14" RCP End Section	EA	$ 1,254.37	0	$ -
85	30" x 19" RCP End Section	EA	$ 1,387.49	0	$ -
86	38" x 24" RCP End Section	EA	$ 1,876.32	0	$ -
87	45" x 29" RCP End Section	EA	$ 2,187.69	0	$ -
88	53" x 34" RCP End Section	EA	$ 2,842.27	0	$ -
89	60" x 38" RCP End Section	EA	$ 2,624.46	0	$ -
90	68" x 43" RCP End Section	EA	$ 3,435.77	0	$ -
	Storm Drain Structures				
91	Drop Inlet	EA	$ 5,128.73	4	$ 20,514.92
92	Curb Inlet - 6' Opening	EA	$ 6,966.44	3	$ 20,899.32
93	Curb Inlet - 10' Opening	EA	$ 8,294.14	2	$ 16,588.28
94	Curb Inlet - 12' Opening	EA	$ 8,914.33	1	$ 8,914.33
95	Curb Inlet - 16' Opening	EA	$ 10,033.69	0	$ -

96	Curb Inlet - 20' Opening	EA	$ 10,914.45	0	$ -
97	Manhole (4' dia., 6' height or less)	EA	$ 7,401.63	2	$ 14,803.26
	Outfall & Channel Protection				
98	Concrete Endwall/Wingwall	SF	$ 122.67	0	$ -
99	Gabion Basket Structure	CY	$ 282.48	0	$ -
100	Rip-Rap Stone - Class 1	CY	$ 103.45	0	$ -
5.1	**Civic Standards**				
1	Small Playground Tot Lot (< 10 Children)	EA	$ 22,126.60	0	$ -
2	Medium Playground Tot Lot (10-50 Children)	EA	$ 61,462.77	0	$ -
3	Large Playground Tot Lot (50+ Children)	EA	$ 122,925.53	0	$ -
6.1	**Miscellaneous Site Construction & Structures**				
1	Bus Stop Enclosure	EA	$ 4,354.44	0	$ -
2	Mail Box Cluster	EA	$ 2,817.87	0	$ -
3	Construction Stake-out	AC	$ 11,883.89	0	$ -
4	Traffic Control During Construction	LS	Detailed estimate required.	0	$ -
5	Special Items not specially included in worksheet items	EA	Detailed estimate required.	0	
6	Set Property Corners	EA	$ 147.51	0	$ -

Grand Total All Costs	$	799,668.24
Mobilization (5%)	$	39,983.41
15% Contingency	$	125,947.75
Subtotal (Mobilization , Contingency)	$	165,931.16
TOTAL BOND AMOUNT	$	925,615.99

AGENDA ITEM IV.15

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION BUSINESS**

SUBJECT: Public Hearing- To accept public comments to enter into a development agreement for Parkland Commons Section 3.

ATTACHMENTS:

legal notice Parkland Commons Section 3 final plat.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on Monday, July 6, 2026 at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Parkland Commons Section 3, accepting the bond for Parkland Commons Section 3, and entering into a development agreement for Parkland Commons Section 3. This plan includes 20 lots (T7-T17 & T38-T48).

All persons are invited to attend and make comments about the proposed final plat, bond, and development agreement. Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and to the following address prior to July 3, 2026: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to July 3, 2026, will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM IV.16

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION BUSINESS**

SUBJECT: 26-17 -Consideration Applicant Site Planning, Design & Survey LLC submitted an applicationon behalf of New Vision Development, LLC to enter into a development agreement for Parkland Commons Section 3. Commonly known as the Foundry.

Development Plan includes 20 lot Lots located on the back part of N. Mildred Street - T7-T17 Lots - T38- T-48

ATTACHMENTS:

parkland commons phase 3 dev agreement.pdf

RECORDING REQUESTED By
City of Ranson Planning Commission

WHEN RECORDED RETURN To

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

DEVELOPMENT AGREEMENT FOR PARKLAND COMMONS PHASE **3**

THE CITY OF RANSON AND NEW VISION DEVELOPMENT LLC

THIS AGREEMENT is made and entered into by and between the City of Ranson Planning Commission, hereinafter referred to as "City" and sometimes "Ranson" and New Vision Development LLC, hereinafter referred to as "Developer," for a subdivision known as Parkland Commons Subdivisions Phase 3, both of whom understand and agree as follows:

WITNESSETH:

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

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

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

NOW THEREFORE, in the best interest of the City of Ranson and in consideration of Developer posting security; and, in order to insure satisfactory performance by Developer of its obligations under Ranson's Land Development ordinances; and to clarify that a recorded final plat for Phase 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
   Developer will do and perform, or cause to be done and performed, at Developer's own expense, in a good and workmanlike manner and furnish all required materials, all under the direction and to the satisfaction of the City, all of the work and improvements required by the Ranson Planning Commission for this subdivision in accordance with the approved plans and specifications on file as herein specified, or with any changes required or ordered by the City, which in its opinion are necessary or required to complete the work. Any sewer work or water supply work shall be subject to the approval of the respective special districts having to do with the said types of work.

2. Work: Places and Grades to be Approved by Engineer
   All of said work is to be done at the places, of the materials, in the manner, and at the grades, all as shown upon the plans and specifications therefore, heretofore approved by the Ranson Planning Commission and which are now on file in its office, and to the satisfaction of said City. The actual work of surveying shall be performed by the Developer's engineer.

3. Specifications
   The work embraced herein shall be done in accordance with the provisions of all applicable ordinances, regulations and policies adopted by the City of Ranson in effect at the time of building permit issuance, including but not limited to: West Virginia Code §8A, the Ranson Municipal Code, the Ranson Design Guidelines, and/or the Ranson Standard Engineering Detail Manual. In case of conflict between any of the aforementioned authorities, the Ranson standard shall prevail. In case of conflict between any of the aforementioned authorities, the plans and this agreement, the approved plans and this agreement shall take precedence over and be used in lieu of such conflicting portions of the aforementioned authorities.

4. Work: Time for Completion
   City hereby fixes the time for the completion of all public infrastructure improvements in Phase 3 to be within three (3) years after the date of approval of this Agreement unless a written extension is granted by the Planning Commission. However, in no case shall the time of completion for required infrastructure extend beyond four (4) years beyond the date of approval of this Agreement. Absent a written extension by the Planning Commission, the Planning Commission reserve the right to call the bond to complete the infrastructure in accordance with the approved plan. Nothing in this agreement, however, shall be construed to limit the Planning Commission's right to call the bond at any time if exigent circumstances require such action. Such circumstances shall be determined at the sole discretion of the Ranson Planning Commission.

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

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

7. Permits and Covenants: Compliance Requirements
   Developer shall, at Developer's expense, obtain all necessary permits and licenses for the construction of such improvements, give all necessary notices and pay all fees and taxes required by law. Developer acknowledges that it is the holder and grantee of a land use covenant executed pursuant to the Voluntary Remediation and Redevelopment Act, W. Va. Code § 22-22, and the Uniform Environmental Covenants Act, W. Va. Code § 22-22B, to restrict the activities on, and uses of, the subject property, and that it shall accordingly maintain and ensure strict compliance with the pledges and duties included in said covenant.

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

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

10. Subdivision Surety
    Developer shall post subdivision surety consistent with Ranson Municipal Code 16-80 et seq.

11. Hold-Harmless Agreement
    Developer hereby agrees to, and shall, hold City, its elective and appointive boards, commissions, officers, agents and employees, harmless from any liability for damage or claims for damage for personal injury, including death, as well as from claims for property damage which may arise from Developer's or Developer's contractors', subcontractors', agents', or employees' operations under this agreement, whether such operations be by Developer or by any of Developer's contractors, subcontractors, or by any one or more persons directly or indirectly employed by, or acting as agent for Developer or any of Developer's contractors, or subcontractors. Developer agrees to and shall defend City and its elective and appointive boards, commission, officers, agents and employees from any suits or actions at law or in equity for damages caused, or alleged to have been caused, by reason of any of the aforesaid operations; provided as follows: That the aforesaid hold-harmless agreement by Developer shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered by reason of any of the aforesaid operations referred to in this paragraph, regardless of whether or not City has prepared, supplied or approved of, plans and/or specifications for the subdivision, or regardless of whether or not any of the insurance policies described herein shall have been determined to be applicable to any of such damages or claims for damages.

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

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

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

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

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

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

13. Title of Improvements

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

14. Specific Conditions of Development

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

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

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

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

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

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

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

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

17. Notice of Breach and Default
If after notification, Developer refuses or fails to obtain prosecution of the work, or any severable part thereof, with such diligence as will insure its completion within the time specified, or any extensions thereof, or fails to obtain completion of said work within such time, or if the Developer should be adjudged a bankrupt, or Developer should make a general assignment for the benefit of Developer's insolvency or is Developer, or any of Developer's contractors, subcontractors, agents, or employees, should violate any of the provisions of this agreement, City Engineer, City Manager or his designee or Planning Commission shall serve written notice upon Developer and Developer's surety of breach of this agreement, or of any portion thereof, and default of Developer.

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

In the event of any such notice of breach Developer's surety shall have the duty to takeover and complete the work and the improvement herein specified; provided, however, that if the surety, within sixty (60) days after the serving upon it of such notice of breach, does not give City written notice of its intention to take over the performance of the contract, and does not commence performance thereof within ninety (90) days after notice to City of such election, City may take over the work and prosecute the same to completion, by contract or by any other method City may deem advisable, for the account and at the expense of Developer, and Developer's surety shall be liable to City for any excess cost or damages occasioned City thereby; and, in such event, City, without liability for so doing, may take possession of, and utilize in completing the work, such materials, appliances, plant and other property belonging to Developer as maybe on the site of the work and necessary therefor.

19. Reduction and Completion

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

Upon completion of all the work described in the said Agreement and upon the City authorizing a written Notice of Completion and Acceptance of said work, the Planning Commission will release all surety to 80% of the surety. The remaining 20% shall be held by the City for a period of one (1) year after the date of the Notice of Completion as a guaranteed bond to secure the performance of this Agreement and shall thereafter be released. The amount specified above for labor and materials shall be held by City for a period of one (1) year after the date official acceptance of the improvements specified in the said Agreement.

20. Enforcement and Guarantees

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

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

21. Notices

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

City of Ranson
Attn: City Manager
312 South Mildred Street
Ranson, WV 25438

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

New Vision Development, LLC
132 Autumn Ridge Lane
Kearneysville, WV 25430

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

22. Binding Effect of Agreement

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

23. Authority

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

DATED this _____ day of _____, 2026.

RANSON PLANNING COMMISSION

By: _____
Andy Colandrea

Its: President

DEVELOPER

_____

By:_____

Its: _____

AGENDA ITEM IV.17

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION BUSINESS**

SUBJECT: Legal Update Ref: Fairfax Crossing Real Estate, LLC v. City of Ranson, et. Al. (Possible Executive Session)

ATTACHMENTS:

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **INFORMATION ONLY**

SUBJECT: Point of Order Public Comment

ATTACHMENTS:

SKM_C451i26062311010.pdf

Point of Order

I request that the commissioners name and their vote in favor or against be recorded in the minutes

You may ask why? Any vote in favor of the Bain proposal moving forward will be consider a crime: Whatever the theft of my property might Any voting in favor will be hearing from my lawyer

- Colin Stine