PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

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

September 9, 2024 | 7:00 P.M. | Council Chamber

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

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Minutes August 12, 2024
   Planning Commission Minutes 8122024.docx

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. Public Hearing - Site Plan for Hobby Lobby Applicant-Integrity Federal Services.
   Legal Notice for Hobby Lobby Sept 12.docx
2. 24-36-SP- Consideration -Site Plan for Hobby Lobby Submitted by Applicant-Integrity Federal Services,
   Hobby Lobby Site Plan Applicationn.pdf
   Hobby Lobby Site Plan.pdf
3. 24-32-SP Applicant for Jefferson County Community Ministries Site Plan for 202 Racetrack Street, zoned T5

   JCCM 202 Racetrack Application 2.pdf
   JCCM 202 Racetrack Site Plan.pdf

V. ADJOURMENT

AGENDA ITEM II.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: APPROVAL OF MINUTES

AGENDA SECTION: APPROVAL OF MINUTES

SUBJECT:

ATTACHMENTS:

Planning Commission Minutes 8122024.docx

PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

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

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

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

I. CALL TO ORDER

Mike Anderson	Present
Andy Colandrea	Present
Doug	Present
Jason Gore	Absent
Jaden Bound	Present

II. APPROVAL OF MINUTES

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

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. Public Hearing - Site Plan for a Valley Health Facility to be located on Joshua M Freeman Blvd, Ranson, WV 25438 (088E000500000000 2.05 Acres).

   President Anderson opened the floor for public comments. No comments were received from the public. President Anderson closed the Public Hearing.

2. 23-76-SP Consideration -Site Plan for a Valley Health Facility, Submitted Applicant Monteverde Engineering and Design\
   3-0
   1- Abstain
   1- Absent

Mike Anderson	**Abstain**
Andy Colandera	**Motion**
Jaden Bound	**Second**
Jason Gore	**Absent**
Doug	**Yes**

3. Public Hearing - Potomac Towne Center Land Development Plan and Plat. Potomac Towne Center.

President Anderson opened the floor for public comments. No comments were received from the public. President Anderson closed the Public Hearing.

4. 24-29-LDPP-LDPP- Consideration- Potomac Towne Center Land Development Plan and Plat. Submitted by Integrity Federal Service.

3-0
2- Abstain
2- Absent

Mike Anderson	Abstain
Andy Colandrea	Second
Jaden Bound	Motin
Doug	Yes
Jason Gore	Absent

Public Hearing - Bond reduction for the subdivision Huntwell West Phase 1A.

President Anderson opened the floor for public comments. No comments were received from the public. President Anderson closed the Public Hearing.

6. 24-26-BRR Consideration - Bond reduction for the subdivision Huntwell West Phase 1A. Submitted by Applicant Morris & Ritchie.

Mike Anderson	**Abstain**
Andy Colandrea	**Motion**
Jaden Bound	**Second**
Doug	**YES**
Jason Gore	**Absent**

Public Hearing - Bond reduction for the subdivision Huntwell West Phase 1B

President Anderson opened the floor for public comments. No comments were received from the public. President Anderson closed the Public Hearing.

8. 24-27- 2024 Consideration - Bond reduction for the subdivision known as Huntwell West Phase 1B. Submitted by Applicant Morris & Ritchie Associates, Inc.

Mike Anderson	**Abstain**
Andy Colandrea	**Motion**
Doug	**YES**
Jaden Bound	**Second**
Jason Gore	**Absent**

9. Presentation: Potential Annexation of property for Canter Hollow

Todd Heck addressed the Planning Commission to seek feedback on a property located in the county that he is considering for potential annexation into the City of Ranson. He presented options for the development, including the possibility of front-loading townhouses and configurations with no back alleys. President Anderson informed Mr. Heck that front-loads townhouses are not in accordance with the City of Ranson's code. He also noted that alleyways should be positioned behind the houses where feasible.

10. Public Hearing- Final Plat Red Clover Phase 2

President Mike Anderson opens the Public Hearing for comments, no comments closed the Public Hearing

11. 24-3-FP-Consideration Final Plat Red Clover Phase 2 Applicant Morris & Ritchie A Associates, Inc.

Mike Anderson	**Abstain**
Andy Colandrea	**Motion**
Doug	**YES**
Jaden Bound	**Second**
Jason Gore	**Absent**

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

President Mike Anderson opens the Public Hearing for comments, no comments closed the Public Hearing

13. 24-3-FP- Consideration - Bond Agreement Red Clover Phase 2 submitted by Applicant Morris & Ritchie Associates, Inc.

Mike Anderson	**Abstain**
Andy Colandrea	**Motion**
Doug	**YES**
Jaden Bound	**Second**
Jason Gore	**Absent**

Public Hearing- Development Agreement Red Clover Phase 2 Ranson WV 25438.

President Mike Anderson opens the Public Hearing for comments, no comments closed the Public Hearing

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

Mike Anderson	**Abstain**
Andy Colandrea	**Motion**
Doug	**Yes**
Jaden Bound	**Second**
Jason Gore	**Absent**

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

President Anderson opened the floor for public comments. No comments were received from the public. President Anderson closed the Public Hearing.

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

Mike Anderson	**Abstain**
Andy Colandrea	**Motion**
Doug	**Yes**
Jaden Bound	**Second**
Jason Gore	**Absent**

Public Hearing - Bond Agreement for Red Clover Phase 3

President Anderson opened the floor for public comments. No comments were received from the public. President Anderson closed the Public Hearing.

19. 24-2-FP Consideration - Bond Agreement for Red Clover Phase 3 Lots 199-258 Submitted by Applicant Morris & Ritchie Associates, Inc.

Mike Anderson	**Abstain**
Andy Colandrea	**Motion**
Doug	**Yes**
Jaden Bound	**Second**
Jason Gore	**Absent**

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

President Anderson opened the floor for public comments. No comments were received from the public. President Anderson closed the Public Hearing.

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

Mike Anderson	**Abstain**
Andy Colandrea	**Motion**
Doug	**Yes**
Jaden Bound	**Second**
Jason Gore	**Absent**

V. ADJOURNMENT

Meeting was adjourned at
Community Developer Director stated that the next Planning Commission meeting will be held on September 9, 2024 at 7:00 PM.

_____
Mike Anderson, President

_____
Planning Commission, Member

AGENDA ITEM IV.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: COUNCIL BUSINESS

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

Legal Notice for Hobby Lobby Sept 12.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code § 8A-7-9 et seq., and W. Va. Code § 8A-5-8 et seq., and Ranson Code § 19A-1.3 et seq. The Ranson Planning Commission will hold a public hearing on September 9, 2024, at 7:00 pm at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the proposed Site Plan for a Hobby Lobby retail store to be located on Joshua M Freeman Blvd, Ranson, WV 25438 (088E000700000000 6.82 Acres). Copies of the proposed Site Plan are available for inspection during regular office hours of 8:00 am – 4:00 pm weekdays, excluding holidays at City Hall. All persons are invited to attend and make comments about the proposed Site Plan.

If you cannot attend but wish to comment, you may write, and it must be received at the following address prior to September 6, 2024: City of Ranson, Attn: Community Development Director, 312 S. Mildred Street, Ranson, WV 25438 or cityclerk@ransonwv.us Written Comments received prior to September 6, 2024, will be provided to the Planning Commission and inserted into the official record.

Department of Community Development

AGENDA ITEM IV.2

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: CITIZEN'S PRESENTATIONS/PETITIONS

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

Applicant-Integrity Federal Services, submitted an Site Plan for a Hobby Lobby to be constructed on Lot 7 in the Potomac Towne Center, zoned Highway Commercial proposed (088E000700000000 6.82 Acres).

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

ATTACHMENTS:

Hobby Lobby Site Plan Applicationn.pdf
Hobby Lobby Site Plan.pdf

City of Ranson

Community Development Department

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

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

RANSON
AT THE CENTER OF OPPORTUNITY.

APPLICATION FOR REVIEW

PROJECT NAME: Potomac Towne Center Lot 7

PROJECT DESCRIPTION: New 65,500+/- square foot retail development and associated parking lot and supporting utilities

MAP#: 8E **PARCEL#:** 7 **CURRENT ZONING:** HC **PROPOSED ZONING:** HC

SITE AREA (ACRES): 6.2 **# OF LOTS:** 1 **AREA IN LOTS:** 6.81

AREA IN SWM: N/A **AREA IN RIGHT OF WAY:** N/A

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

SEWER SERVICE: PUBLIC ☐ **PRIVATE** ☑ **PROVIDER** Charles Town Utility Board

SEWER FLOW (GALLONS PER DAY AT BUILD-OUT): 1,400 GPD

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) Potomac Towne Center Lot 7 LLC Percent of Ownership 100
Address 9425 Atwood Road, Vienna, VA 22182
Phone: 304 728 4384 Fax/Email: _____

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

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

Applicant (Print) Kubic Construction, Inc.
Address 241 Edmond Road Kearneysville, WV 25430
Phone: 304 728 4384 Fax/Email: kubic@kubicConstruction.com

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

Engineer/Surveyor (Print) Integrity Federal Services
Address: 148 S. Queen Street
Phone: 304 725 8456 Fax/Email: rperks@ifs-ae.com

OWNER'S WRITTEN AUTHORIZATION

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

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

Signature (owner): _____ Date: 3/8/24

Signature: (applicant) _____ Date: 3/8/24

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

Date Received: _____ **By:** _____

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

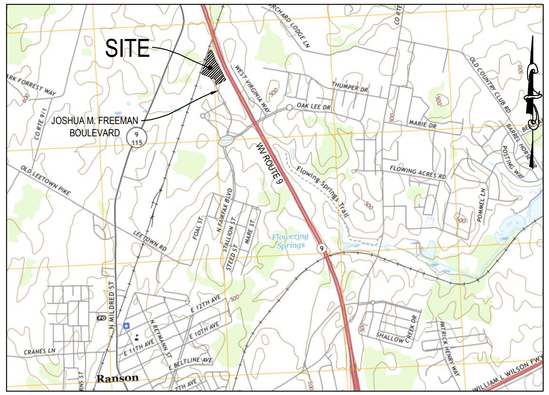
CIVIL LEGEND:

EXISTING		PROPOSED
	BOUNDARY/RIGHT-OF-WAY LINE	
	ADJACENT BOUNDARY LINE	
VDH EX. VDH; MON EX. CC; IPF; RBF	CONCRETE MONUMENT/IRON REBAR	CC-TBS; TBS
	EASEMENT LINE	
	ROAD CENTERLINE	
	HEADER CURB	
	CURB & GUTTER	CURB; TRANS.; REVERSE CURB
	EDGE OF PAVEMENT	
	EDGE OF CONCRETE	
	EDGE OF GRAVEL	
	SIDEWALK	
	GUARDRAIL	
	BOARD FENCE	
	CHAIN LINK FENCE	
	WIRE FENCE	
TO BE REMOVED; TO REMAIN	BUILDINGS	
	RETAINING WALL	
	MISCELLANEOUS SIGNS	
	MAIL BOX	MB
	SITE LIGHT WITH POLE	
	BUILDING MOUNTED LIGHT	
	PAD MOUNTED TRANSFORMER	TR
	UTILITY POLE	
	UTILITY POLE GUY WIRE	
OHE	OVERHEAD UTILITY LINE	OHE
UGE	UNDERGROUND UTILITY LINE	UGE
OHC	OVERHEAD COMMUNICATIONS LINE	OHC
UGC	UNDERGROUND COMMUNICATIONS LINE	UGC
G	UNDERGROUND GAS LINE	G
8" PVC SAN. SEW.	SANITARY SEWER MAIN	8" PVC SAN. SEW.
FM	SANITARY SEWER FORCE MAIN	FM
	SANITARY SEWER MANHOLE	
	SANITARY SEWER CLEAN-OUT	
15" HDPE	STORM SEWER LINE	15" HDPE
	STORM SEWER MANHOLE	
	STORM SEWER DROP INLET	
	STORM SEWER CURB INLET	
	STORM SEWER RIP-RAP	
	STORM SEWER END SECTION	
	SPLASH BLOCK	
8" W/M	WATER MAIN	8" W/M
	FIRE HYDRANT	
	WATER VALVE	
	WATER METER	
590	INDEX CONTOUR LINE	590
592	INTERMEDIATE CONTOUR LINE	592
543.6	SPOT ELEVATIONS	+45 GS; +45 TC; +45 INV
	TREES/SHRUBS	
	DRIP LINE OF TREES	
	LIMITS OF CONSTRUCTION	
HbB; HgC	SOIL BOUNDARY	

811 Know what's **below.** **Call** before you dig.

SITE PLAN SHOWING
POTOMAC TOWNE CENTER LOT 7
HOBBY LOBBY

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA
TAX MAP 8E - PARCEL 7 - D.B. 1278 PG. 145



VICINITY MAP
SCALE: 1"=2000'

OWNER
POTOMAC TOWNE CENTER LOT 7 LLC
9425 ATWOOD ROAD
VIENNA, VA 22182
304-728-4384

APPLICANT
KUBIC CONSTRUCTION, INC.
241 EDMOND ROAD
KEARNEYSVILLE, WV 25430
304-728-4384

INTEGRITY FEDERAL SERVICES
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING
148 S. Queen Street, Suite 201 • Phone: 304-725-8456
Martinsburg, WV 25401 • www.ifs-ae.com

APPROVAL BLOCK:

THE RANSON PLANNING COMMISSION APPROVES THIS SITE PLAN ON ____/____/____ WITH THE FOLLOWING CONDITIONS:

1. _____
2. _____
3. _____

_____ _____
PLANNING COMMISSION PRESIDENT'S SIGNATURE DATE

OWNER CERTIFICATION:

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

_____ _____
OWNER'S SIGNATURE DATE

LIST OF APPROVALS:

CHARLES TOWN UTILITY BOARD WATER APPROVAL :
DATED: _____

WEST VIRGINIA AMERICAN WATER APPROVAL:
DATED: _____

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	GENERAL NOTES
03	GENERAL DETAILS
04	GENERAL DETAILS
05	EXISTING CONDITIONS AND DEMOLITION PLAN
06	SITE PLAN
07	GRADING PLAN
08	SANITARY SEWER PLAN & PROFILE
09	SANITARY SEWER DETAILS
10	STORM SEWER PROFILES AND DETAILS
11	STORM SEWER DETAILS
12	WATER LINE PROFILE AND DETAILS
13	WATER LINE DETAILS
14	WATER LINE DETAILS
15	EROSION AND SEDIMENT CONTROL NARRATIVE
16	EROSION AND SEDIMENT CONTROL NARRATIVE
17	EROSION AND SEDIMENT CONTROL DETAILS
18	EROSION AND SEDIMENT CONTROL DETAILS
19	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
20	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
21	LANDSCAPE PLAN
22	SITE LIGHTING PLAN - BY OTHERS
23	BUILDING ELEVATIONS* - BY OTHERS
24	BUILDING ELEVATIONS* - BY OTHERS

*NOTE: BUILDING ELEVATIONS ARE PROVIDED FOR INFORMATION PURPOSES ONLY. FINAL ELEVATIONS TO BE PROVIDED FOR BUILDING PERMIT REVIEW.

REVISIONS:

NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1	REVISED PER CITY OF RANSON, CTUB & AMERICAN WATER COMMENTS	08/30/2024

INTEGRITY FEDERAL SERVICES
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING
148 S. Queen Street, Suite 201 • Phone: 304-725-8456
Martinsburg, WV 25401 • www.ifs-ae.com

BRIAN P. PERRY — REGISTERED — No. 17061 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER — 8/30/24

SEAL:

REVISIONS
08/30/24 - REVISED PER CITY OF RANSON, CTUB & AMERICAN WATER COMMENTS

COVER SHEET

POTOMAC TOWNE CENTER
LOT 7 - HOBBY LOBBY
TAX MAP 8E, PARCEL 7; D.B. 1278, PG. 145
08 RANSON TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: N/A; VERT.: N/A
DATE:	JUNE 2024
JOB:	3079-0111
DRAWN: SPR	CHECK: RPP
CADD:	C-GI-001.DWG
NCS:	GI-001
SHEET:	01 OF 24

FILE PATH: O:\ENGR\PLANS\3079-01\1 POTOMAC TOWNE CENTER LOT 7 RTE 9_WARRICK\PLANS\C-GI-001.DWG
COPYRIGHT 2024 - THE REPRODUCTION OR USE OF THIS DRAWING IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS INCLUDING INFORMATION STORAGE AND RETRIEVAL SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF INTEGRITY FEDERAL SERVICES, INC. IS PROHIBITED.

GENERAL NOTES:

1. THE PROPOSED SITE IMPROVEMENTS FOR 'POTOMAC TOWNE CENTER LOT 7 HOBBY LOBBY' INCLUDE, BUT ARE NOT LIMITED TO, THE CONSTRUCTION OF A BUILDING, DRIVE AISLES AND PARKING AREAS WITH ASSOCIATED DRAINAGE FEATURES, AND PUBLIC UTILITIES. 'POTOMAC TOWNE CENTER LOT 7 HOBBY LOBBY' IS LOCATED IN THE CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA. THE SUBJECT PROPERTY SHOWN HEREIN IS LOCATED ON TAX MAP 8E, PARCEL 7. THE PROPERTY OWNER IS POTOMAC TOWNE CENTER LLC AS RECORDED IN D.B. 1278 PG 145.

2. THE TOTAL EXISTING SITE ACREAGE FOR PARCEL 7 IS 6.81 ACRES.

3. THE TOPOGRAPHIC CONTOUR INTERVAL IS TWO (2) FEET. TOPOGRAPHIC AND PERIMETER BOUNDARY INFORMATION WAS COMPILED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY FOX & ASSOCIATES, DATED OCTOBER 26, 2023. HORIZONTAL DATUM IS REFERENCED TO THE WEST VIRGINIA COORDINATE SYSTEM OF 1983, NORTH ZONE. VERTICAL DATUM IS REFERENCED TO NAVD 88.

4. THE SUBJECT PROPERTY IS LOCATED ON F.E.M.A. MAP 54037C0130E DATED DECEMBER 18, 2009. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AREA (ZONE A). THE PROPERTY IS IN ZONE X.

5. THE CURRENT NATIONAL WETLANDS INVENTORY MAP SHOW WETLANDS/SENSITIVE ON THE ADJACENT PARCEL NEXT TO THE SUBJECT PROPERTY (SWM POND),

6. CHANGES OR REVISIONS IN CONSTRUCTION PLANS AND SPECIFICATIONS SHALL NOT BE MADE UNLESS FIRST APPROVED BY THE CITY OF RANSON AND/OR OTHER APPROPRIATE AGENCIES.

7. STORMWATER MANAGEMENT SHALL BE PROVIDED BY THE EXISTING STORMWATER MANAGEMENT PONDS DESIGNED WITH JEFFERSON CROSSING II DEVELOPMENT JC FILE NUMBER 07-29.

8. SEE COVER SHEET FOR LEGEND OF SYMBOLS USED HEREIN.

CONSTRUCTION NOTES:

1. THE CLIENT AND CONTRACTOR ARE RESPONSIBLE FOR REVIEWING THE PLANS PRIOR TO CONSTRUCTION AND NOTIFYING INTEGRITY FEDERAL SERVICES, INC. OF ANY CIRCUMSTANCES FOUND WITHIN THESE PLANS IN NEED OF VERIFICATION SO THAT APPROPRIATE REVISIONS CAN BE MADE, IF WARRANTED.

2. DEVELOPMENT OF THE SITE INCLUDING CONSTRUCTION AND MATERIALS SHALL BE IN CONFORMANCE WITH CURRENT CITY OF RANSON REQUIREMENTS AND THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

3. EROSION AND SEDIMENT CONTROL DEVICES ARE TO BE IN PLACE PRIOR TO ANY CONSTRUCTION. REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR PHASING AND DETAILS.

4. ALL LAND ON OR OFF-SITE WHICH IS DISTURBED BY CONSTRUCTION AND WHICH IS NOT BUILT UPON OR SURFACED SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS REQUIRED FOR CONSTRUCTION.

6. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND/OR EQUIPMENT OF MUD AND DEBRIS, PRIOR TO ENTERING JOSHUA M. FREEMAN BLVD, WALLACE BLVD. & OTHER STATE OR LOCAL ROADS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS OF MUD AND/OR LAYING DUST AND TO TAKE ALL APPROPRIATE MEASURES NECESSARY TO ENSURE THAT STREETS ARE KEPT IN A CLEAN AND DUST FREE CONDITION AT ALL TIMES. NO MUD OR DEBRIS IS TO REACH THE STREET.

7. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION ACTIVITIES.

8. THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC. WITHIN THE LIMITS OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR COORDINATING ANY DISCONNECTION AND/OR ABANDONMENT OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND ABANDONING ALL EXISTING WELLS AND/OR SEPTIC DRAIN FIELDS AND COORDINATING THEIR ABANDONMENT WITH THE HEALTH DEPARTMENT.

9. CONTRACTOR SHALL CONTACT WEST VIRGINIA 811 A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO ANY EXCAVATION WITHIN PUBLIC RIGHT-OF-WAYS OR WITHIN AREAS SERVED BY UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE PRESENCE OF ANY UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

10. INTEGRITY FEDERAL SERVICES, INC. DOES NOT CERTIFY TO THE LOCATION OF OR THE EXISTENCE OF ANY EXISTING UNDERGROUND UTILITIES. ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND DISCUSSION WITH THE OWNER. THIS DOES NOT CONSTITUTE A GUARANTEE OF THEIR ACTUAL LOCATIONS OR THAT THEY HAVE ALL BEEN SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES PRIOR TO BEGINNING ANY CONSTRUCTION. THESE TEST HOLES WILL BE MADE TO VERIFY ALL CROSSINGS BETWEEN NEW AND EXISTING FACILITIES AND AT CRITICAL GRADE CHANGES. IF CONDITIONS ARE FOUND IN THE FIELD, WHICH ARE MATERIALLY DIFFERENT FROM THE PLANS, THE CONTRACTOR SHALL NOTIFY INTEGRITY FEDERAL SERVICES, INC. SO THAT APPROPRIATE REVISIONS IF WARRANTED CAN BE MADE TO THE PLANS AT THE DEVELOPER'S EXPENSE.

11. INTEGRITY FEDERAL SERVICES, INC. DOES NOT CERTIFY TO THE SUB-SURFACE CONDITIONS OF THE SITE, THE LOCATION OF UNDERLYING ROCK, OR THE LOCATION OF POTENTIAL SINKHOLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES TO VERIFY SUB-SURFACE CONDITIONS PRIOR TO BEGINNING ANY CONSTRUCTION. IF SINKHOLES ARE FOUND IN THE FIELD, REMEDIATION WILL BE REQUIRED AS SPECIFIED BY THE DEP AND/OR A QUALIFIED GEOTECHNICAL ENGINEERING FIRM.

12. CONTROLLED FILLS AND SUB GRADES (SEE GEOTECHNICAL ENGINEER):
    A) CONTROLLED COMPACTION SHALL OCCUR IN ALL FILL SECTIONS FOR PAVEMENT, TRENCHES FOR UTILITIES, AND IN ANY AREA OTHERWISE DESIGNATED ON THE DRAWINGS.
    B) CONTROLLED FILLS SHALL BE COMPACTED TO MINIMUM DENSITY (SEE NOTE 19) AS DETERMINED BY METHODS AS PER STANDARD PROCTOR AASHTO-T99 EXCEPT THE UPPER EIGHT (8) INCHES OF SOILS BELOW THE PAVEMENT SUB BASE STONE, WHICH SHOULD BE COMPACTED TO 100% OF THIS STANDARD AS DIRECTED BY A QUALIFIED GEOTECHNICAL ENGINEER.
    C) CONTROLLED FILL SHALL BE COMPACTED IN EIGHT (8) INCH LIFTS (LOOSE THICKNESS) TO THE SPECIFIED DENSITY, BEGINNING FROM THE EXISTING GROUND SURFACE, UNLESS OTHERWISE APPROVED IN WRITING BY A QUALIFIED GEOTECHNICAL ENGINEER.

13. ALL TESTS, STUDIES, ETC., REQUIRED DURING CONSTRUCTION WILL BE CARRIED OUT BY A THIRD PARTY ENGINEERING FIRM TO BE PAID BY OWNER.

14. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.

15. CONSTRUCTION BLASTING IS LIMITED BETWEEN THE HOURS OF 8:00 AM TO 5:00 PM OR AS OTHERWISE PERMITTED. WITHIN THE CITY OF RANSON.

16. ALL PROPOSED ELEVATIONS AS SHOWN HEREIN ARE FINISHED GRADE UNLESS OTHERWISE NOTED.

17. MAINTAIN A MINIMUM VERTICAL CLEARANCE OF ONE (1) FOOT SIX (6) INCHES BETWEEN CROSSING OF ALL UTILITY LINES UNLESS OTHERWISE NOTED.

18. CBR TESTS SHALL BE PERFORMED PRIOR TO DETERMINATION OF FINAL SUBGRADE ELEVATION FOR PAVEMENT AREAS. SOILS TESTS OF SUBGRADE MUST BE SUBMITTED FOR ACTUAL DETERMINATION OF REQUIRED PAVEMENT SECTION THICKNESS PRIOR TO CONSTRUCTION. ALL SUBGRADE TO BE COMPACTED TO MAXIMUM DENSITY (SEE NOTE 19) AT 2% OF OPTIMUM MOISTURE CONTENT PER AASHTO-T99 METHOD UNLESS OTHERWISE DIRECTED BY AN APPROVED GEOTECHNICAL REPORT. TEST RESULTS AND FINAL DETERMINATION OF PAVEMENT SECTION MUST BE SUBMITTED TO THE CITY OF RANSON FOR ACCEPTANCE BY THE CONTRACTOR.

19. EARTHWORK SHALL BE COMPACTED TO THE PERCENTAGES OF MAXIMUM DRY DENSITY (ACCORDING TO AASHTO-T99) AS SHOWN BELOW OR AS DIRECTED BY A GEOTECHNICAL ENGINEER:

A.	ROADWAYS	98%
B.	BUILDING PADS	100%
C.	PARKING LOTS FOR PASSENGER VEHICLES	95%
D.	PARKING LOTS FOR HEAVY TRUCKS	98%
E.	UTILITY TRENCHES	98%

20. COMPACTION OF SUBGRADES SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER OR TECHNICIAN CERTIFIED BY THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS OR A PROFESSIONAL INSTITUTE ACCEPTABLE TO THE CITY OF RANSON, AS MEETING THE ABOVE STANDARD.

21. ALL UTILITIES (E.G. ELECTRIC, CABLE, TELEPHONE) SHALL BE UNDERGROUND.

CONSTRUCTION NOTES CONT'D:

22. THE CLIENT, CONTRACTOR, AND/OR SURVEYOR SHALL BE RESPONSIBLE FOR NOTIFYING INTEGRITY FEDERAL SERVICES, INC. OF ANY CONDITIONS FOUND IN THE FIELD PRIOR TO STAKEOUT THAT VARY FROM THE APPROVED PLANS OR THAT MAKE CONSTRUCTION IMPOSSIBLE SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO STAKEOUT AND/OR CONSTRUCTION. ANY OBSERVATIONS REGARDING APPARENT INCONSISTENCIES IN THE PLANS SHALL BE BROUGHT TO INTEGRITY FEDERAL SERVICES, INC. ATTENTION FOR VERIFICATION PRIOR TO STAKEOUT.

23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF ITS WORK AND THE WORK OF ITS SUBCONTRACTORS. INTEGRITY FEDERAL SERVICES, INC. SHALL NOT HAVE CONTROL OVER, CHARGE OF, OR RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

24. BUILDING FOOTPRINTS AS SHOWN ARE APPROXIMATE IN BUILDING SIZE AND DO NOT REPRESENT FINAL ARCHITECTURAL DETAILS.

25. ALL GRADING SHALL PROVIDE PROPER DRAINAGE & DISPOSAL OF STORM WATER WITHOUT PONDING.

26. ALL FILL SHALL BE COMPACTED TO PREVENT EROSION.

27. GRADING SHALL NOT BE DONE IN SUCH A WAY TO DIVERT WATER ONTO THE PROPERTY OF ANOTHER LAND OWNER.

28. SITE GRADING: THE MAXIMUM CUT/FILL SLOPE FOR SLOPES LESS THAN 15' IN HEIGHT IS 2:1. THE MAXIMUM CUT/FILL SLOPE FOR SLOPES GREATER THAN 15' IN HEIGHT IS 3:1.

29. ALL CLEARING, GRADING, DRAINAGE, CONSTRUCTION, AND DEVELOPMENT SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH THE APPROVED PLAN.

30. FIELD VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION.

31. CONTRACTOR TO ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION.

32. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SIGNAGE MUST MEET FEDERAL, WEST VIRGINIA, AND CITY OF RANSON REQUIREMENTS.

PHASING NOTES:

1. PROJECT IS PROPOSED TO BE COMPLETED IN A SINGLE PHASE.

DEED RESTRICTIONS:

1. NO RESTRICTIONS.

GENERAL C.T.U.B. UTILITY NOTES:

1. REFER TO THE CHARLES TOWN UTILITY BOARD (CTUB) SANITARY SEWER SYSTEM SPECIFICATIONS DATED MAY 2016, AND THE LATEST MODIFICATIONS OR REVISIONS THERETO, FOR SANITARY SEWER CONSTRUCTION METHODS, MATERIALS, FIELD QUALITY CONTROL, AND FOR ALL DETAILS AND SPECIFICATIONS FOR ALL SANITARY SEWER LINES TO BE SERVED BY THE CHARLES TOWN UTILITY BOARD.
2. SEPARATION OF WATER MAINS / SANITARY SEWERS: ALL NEW WATER MAINS SHALL CONFORM TO THE WEST VIRGINIA BUREAU FOR PUBLIC HEALTH, OFFICE OF ENVIRONMENTAL HEALTH SERVICES, ENVIRONMENTAL ENGINEERING DIVISION, PUBLIC WATER SYSTEM DESIGN STANDARDS 64CSR77 10.7 SEPARATION OF WATER MAINS, SANITARY SEWERS AND STORM SEWERS INCLUDING:
   A. PARALLEL INSTALLATION – WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.
   B. CROSSINGS – WATER MAINS SHALL CROSS ABOVE SEWERS AND SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE BOTTOM OF THE WATER MAIN AND TOP OF THE SEWER. AT CROSSINGS, ONE FULL LENGTH (20 FEET) OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED.
   C. HORIZONTAL SEPARATION – A MINIMUM OF 10 FEET SEPARATION BETWEEN SEWER LINES AND WATER LINES MUST BE MAINTAINED. IN CASES WHERE THE 10 FEET MINIMUM CANNOT BE MAINTAINED, THE SEWER PIPE SHALL BE 18" LOWER THAN THE WATER LINE AND CONSTRUCTED OF A PRESSURE TYPE PIPE. WHEN LINES ARE PLACED WITHIN 5 FEET OF EACH OTHER, PERMANENT IDENTIFICATION TAPE MUST BE BURIED DIRECTLY ABOVE THE LINES DENOTING "SEWER LINE" OR POTABLE WATER LINE.
   D. VERTICAL SEPARATION – A MINIMUM OF 18" OF SEPARATION BETWEEN THE TOP OF THE SEWER LINES AND THE BOTTOM OF WATER LINES MUST BE MAINTAINED. IN CASES WHERE THE 18" CANNOT BE MAINTAINED, THE SEWER LINE SHALL CROSS AT MIDPOINT OF A 20' LONG JOINT OF THE WATER LINE AND BE CONSTRUCTED OF PRESSURE TYPE PIPE. A SEWER LINE SHALL NOT BE CONSTRUCTED OVER TOP OF A WATER LINE. IF THE STANDARD VERTICAL INSTALLATION REQUIREMENTS CANNOT BE MAINTAINED, THE SEWER LINE SHALL BE ENCASED SO THAT THE CASING EXTENDS AT LEAST 15 FEET EACH SIDE OF THE CROSSING WITH A MINIMUM OF 18" VERTICAL SEPARATION.
3. THERE SHALL BE NO PHYSICAL CONNECTION BETWEEN THE WATER DISTRIBUTION SYSTEM AND A SANITARY SEWER SYSTEM; ANY PIPES, PUMPS, HYDRANTS OR TANKS WHEREBY UNSAFE WATER OR OTHER CONTAMINATING MATERIALS MAY BE DISCHARGED OR DRAWN INTO THE SYSTEM.
4. PIPE BEDDING – NO. 8 OR NO. 10 LIMESTONE SHALL BE USED FOR ALL PIPE BEDDING UNLESS OTHERWISE APPROVED BY CTUB. SANITARY SEWER MAIN AND SANITARY LATERALS SHALL BE INSTALLED WITH MINIMUM 6" BEDDING BELOW PIPE AND 12" OVER PIPE.
5. REFER TO THE CTUB SEWER SYSTEM SPECIFICATIONS, AND THE LATEST MODIFICATIONS OR REVISIONS THERETO, FOR:
   - A LIST OF MATERIALS REPRESENTING THE MINIMUM REQUIREMENTS ACCEPTABLE FOR USE BY CTUB.
   - ALL PIPE, FITTINGS, AND OTHER RELATED MATERIALS USED IN THE CONSTRUCTION OF LINES
   - FIRE HYDRANT STANDARDS AND SPECIFICATIONS
   - GRAVITY SEWER CONSTRUCTION METHODS & PIPELINE TESTING.
   - MANHOLES SUBMITTALS, DELIVERY, STORAGE & HANDLING, INSPECTION, PREPARATION, CONSTRUCTION METHODS, AND VACUUM TESTING.
6. CAST IN-PLACE CONCRETE SPECIFICATIONS AND REQUIREMENTS.

SANITARY SEWER:

1. ALL SANITARY SEWER LINES SHALL BE COVERED WITH A MINIMUM OF 48" OF EARTH COVERING OVER THE TOP OF PIPE.
2. SEWER LINES SHALL BE LAID IN STRAIGHT LINE WITH UNIFORM SLOPE BETWEEN MANHOLES. SEWERS ON 20% SLOPE OR GREATER SHALL BE ANCHORED SECURELY WITH CONCRETE ANCHORS, OR APPROVED EQUAL (SEE CTUB SEWER SYSTEM SPECIFICATIONS FOR SPACING REQUIREMENTS).
3. MANHOLES – SHALL BE PRE-CAST CONCRETE MEETING REQUIREMENTS OF AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM). THE MINIMUM BASE DIAMETER SHALL BE 48" (MINIMUM OPENING 24"). THE INSIDE BASE OF THE MANHOLE SHALL BE FILLED WITH CONCRETE TO FORM A BENCH SLOPING TOWARD THE FLOW CHANNEL. WATERTIGHT MANHOLE COVERS ARE TO BE USED WHEREVER THE MANHOLE COVERS MAY BE FLOODED BY STREET RUNOFF OR HIGH WATER. PIPE CONNECTIONS TO MANHOLES AND JOINTS ON MANHOLES SHALL BE WATERTIGHT. CONCRETE MANHOLES SHALL BE WATERPROOFED ON THE EXTERIOR WHERE GROUNDWATER CONDITIONS ARE UNFAVORABLE.
4. GRAVITY SEWER LINES SHALL BE PVC PIPE, SCHEDULE SDR-35. ALL PIPES AND FITTINGS SHALL MEET OR EXCEED ALL REQUIREMENTS OF ASTM SPECIFICATIONS D-3034 AND/OR OTHER REQUIREMENTS OF UNI-BELL UNI-B4. JOINTS SHALL BE EITHER O-RING TYPE "OR" MECHANICAL SEAL JOINT MEETING MATERIAL REQUIREMENTS OF ASTM 1784 AND JOINT REQUIREMENTS OF ASTM 3212. NO SOLVENT CEMENT JOINTS WILL BE PERMITTED IN FIELD CONSTRUCTION, EXCEPT AS SPECIFICALLY AUTHORIZED BY CTUB.
5. LATERAL PIPING AND FITTINGS, IN SIZES 4" THROUGH 6", SHALL BE PVC PIPE, SCHEDULE 40.
10. THE DEVELOPER SHALL FURNISH AND INSTALL THE WYE BRANCHES, RISER PIPE, SERVICE LATERALS, TRANSITION FITTINGS, AND INCIDENTALS WHERE SHOWN ON THE PLANS OR WHERE DIRECTED BY THE CTUB.

WEST VIRGINIA AMERICAN WATER NOTES:

1. INSTALLATION OF MAINS:
   A. BEFORE ANY PIPE IS INSTALLED IN TRENCHES, IT SHALL BE INSPECTED FOR DAMAGE AND THE INSIDE OF THE PIPE SHALL BE SWABBED TO REMOVE LOOSE DIRT AND FOREIGN OBJECTS. NO DAMAGED PIPE WILL BE PERMITTED TO BE INSTALLED.
   B. BEDDING: CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED IN THE TRENCH FOR ALL BURIED PIPE. BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE. STONES FOUND IN THE TRENCH SHALL BE REMOVED FOR A DEPTH OF AT LEAST 6" BELOW THE BOTTOM OF THE PIPE. SEE TYPICAL WATER LINE TRENCH DETAIL.
   C. COVER: ALL WATER MAINS SHALL BE COVERED WITH A MINIMUM OF 48" OF EARTH COVERING TO PREVENT FREEZING. ALL MAINS LESS THAN 8" IN DIAMETER AND WITHIN 5 FEET OF A HEAVILY TRAVELED HIGHWAY SHALL HAVE A MINIMUM OF 42" OF COVERING.
   D. BLOCK: ALL TEES, BENDS, PLUGS AND HYDRANTS SHALL BE PROVIDED WITH TIE RODS OR JOINTS DESIGNED TO PREVENT MOVEMENT.
   E. PRESSURE AND LEAKAGE TESTING: ALL TYPES OF INSTALLED PIPE SHALL BE PRESSURE TESTED AND LEAK TESTED IN ACCORDANCE WITH AWWA STANDARD C600. DEVELOPER SHALL SUBMIT PLAN OF PROPOSED TESTING.
   F. DISINFECTION: ALL NEW, CLEANED OR REPAIRED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651. THE SPECIFICATIONS SHALL INCLUDE MICROBIOLOGICAL TESTING OF ALL WATER MAINS.
   G. ALL NON-METALIC MAINS SHALL BE PROVIDED WITH TRACER WIRE OR METALLIC TAPE; AS DIRECTED BY WEST VIRGINIA AMERICAN WATER.
2. WATER SERVICE LINES SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON BUILDING ARCHITECTURAL DRAWINGS AND UTILITY CONNECTION LOCATIONS.
3. CONTRACTOR SHALL CONTACT WEST VIRGINIA AMERICAN WATER AT LEAST 48 HOURS BEFORE CONNECTING TO THE LATERAL SYSTEM TO ALLOW FOR WEST VIRGINIA AMERICAN WATER REPRESENTATIVES TO PERFORM THE ONSITE INSPECTION OF THE CONNECTION.
4. CONTRACTOR SHALL NOTIFY WEST VIRGINIA AMERICAN WATER PRIOR TO INSTALLATION OF ANY IMPROVEMENTS WITHIN THE WATER AND SEWER EASEMENTS TO ENSURE THAT NO FENCE POSTS OR OTHER IMPROVEMENTS ARE PLACED ON TOP OF THE UTILITIES.
5. A PRE-CONSTRUCTION MEETING, INCLUDING WEST VIRGINIA AMERICAN WATER, MRA, DEVELOPER REPRESENTATIVES, AND WATERLINE CONTRACTOR REPRESENTATIVES, IS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
6. WEST VIRGINIA AMERICAN WATER REQUIRES TWO WEEKS NOTICE PRIOR TO STARTING WORK FOR INSPECTION OF INSTALLATION. INSPECTION FEES WILL APPLY.

ZONING ORDINANCE SUMMARY:

1. CURRENT ZONE: HIGHWAY COMMERCIAL.
2. PROPOSED USE: HIGHWAY COMMERCIAL

	REQUIRED	PROVIDED
LOT SIZE:	2,500 SF	6.81 AC.
LOT WIDTH:	25'	288.5'
BUILDING HEIGHT:	80' (MAX.)	35'
BUILDING SETBACK:		
FRONT:	0' MIN	0'
SIDE:	0' OR 4' MIN	4'
REAR:	0'	0'

3. THE PERIMETER INFORMATION IS BASED UPON RECORD OF INFORMATION PER GENERAL NOTE #4.
4. PROPERTY CORNERS ARE TO BE SET WITH ⅝" x 30" REBARS WITH I.D. CAPS UNLESS OTHERWISE NOTED.
5. ALL PROPOSED UTILITIES (E.G. ELECTRIC, CABLE, TELEPHONE) SHALL BE UNDERGROUND.
6. ALL STORMWATER MANAGEMENT PIPES AND FACILITIES ARE DESIGNED FOR THE 10-YEAR STORM EVENT AND ARE SHOWN IN THE COMPUTATIONS WITHIN THIS PLAN.
7. CUT AND FILL ACTIVITY/MATERIAL SHALL NOT ENCROACH ON ADJOINING PROPERTIES.
8. REFUSE DISPOSAL WILL BE PROVIDED BY A SCREENED DUMPSTER AS SHOWN ON THIS PLAN.

PARKING TABULATIONS:

1. REQUIRED: (SHOPPING CENTER)
   1 PER 200 SQUARE FEET OF GROSS FLOOR AREA = 328 SPACES
   TOTAL ADA ACCESSIBLE SPACES REQUIRED = 8 SPACES
2. PROVIDED:
   BIG BOX RETAIL PARKING PROVIDED = 225* SPACES (INCLUDES 6 ADA ACCESSIBLE SPACES)
   SMALL BOX RETAIL PARKING PROVIDED = 53 SPACES (INCLUDES 2 ADA ACCESSIBLE SPACES)
   TOTAL PARKING SPACES PROVIDED = 278 SPACES (INCLUDES ADA ACCESSIBLE SPACES)
   TOTAL ADA ACCESSIBLE SPACES PROVIDED = 8 SPACES (VAN ACCESSIBLE)

* APPLICANT HAS REQUESTED ADMINISTRATIVE WAIVER FOR REDUCED PARKING PROVISIONS.

STORMWATER MANAGEMENT SUMMARY:

STORMWATER MANAGEMENT FOR THE SUBJECT PROPERTY WAS PLANNED FOR AND CONSTRUCTED WITH THE POTOMAC TOWNE CENTER DEVELOPMENT APPROVED BY JEFFERSON COUNTY. THESE STORMWATER FACILITIES WERE DESIGNED TO HANDLE THE PROPERTY BEING DEVELOPED TO 80% IMPERVIOUS. THE RANSON GATEWAY LOT 7 HOBBY LOBBY PROJECT PROPOSES LESS THAN 80% IMPERVIOUS BASED ON THE BELOW CALCULATION:

IMPERVIOUS AREA CALCULATION:
218,873 SF ONSITE IMPERVIOUS AREA
296,843 SF TOTAL SITE AREA
218,873 / 296,843 = 73.73%

IN ADDITION, THE DRAINAGE AREAS SHOWN IN THE ORIGINAL DESIGN ARE CONSISTENT WITH THE DRAINAGE AREAS PROPOSED WITH THIS SITE PLAN.

THE EXISTING STORMWATER FACILITY WAS CONSTRUCTED AROUND 2005, AND BASED ON AERIAL PHOTOGRAPHY HAS BEEN REGULARLY MAINTAINED AND HAS NOT BEEN ALLOWED TO BECOME OVERGROWN OR SILTED IN. BASED ON THIS HISTORY AND A VISUAL INSPECTION, THE FACILITY APPEARS TO HAVE BEEN APPROPRIATELY MAINTAINED AND IS FUNCTIONING AS DESIGNED.

THEREFORE, THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE ORIGINAL APPROVED DESIGN AND NO ADDITIONAL STORMWATER MANAGEMENT MEASURES ARE REQUIRED.

GOV'T. AGENCIES/UTILITIES:

- CITY OF RANSON
  312 S. MILDRED STREET
  CHARLES TOWN, WV 25414
  (304) 725-1010
- SEWER
  CITY OF CHARLES TOWN UTILITY BOARD
  108 W. CONGRESS STREET
  CHARLES TOWN, WV 25414
  (304) 725-2316
- WATER
  WEST VIRGINIA AMERICAN WATER
  EASTERN OPERATING AREA
  150 EAST BURR BOULEVARD
  KEARNEYSVILLE, WV 25430
  (681) 240-4192
- ELECTRIC
  THE POTOMAC EDISON COMPANY
  18444 NORTHWESTERN TURNPIKE
  (800) 686-0011
- TELECOMMUNICATIONS
  FRONTIER COMMUNICATIONS
  1108 N. MILDRED STREET
  RANSON, WV 25438
  (304) 728-8500
- GAS
  MOUNTAINEER GAS
  67 AERO STREET
  MARTINSBURG, WV 25401
  (800) 834-2070
- TRANSPORTATION
  WEST VIRGINIA DIVISION OF HIGHWAYS,
  DISTRICT FIVE
  2120 NORTHWESTERN TURNPIKE
  BURLINGTON, WV 26710
  (304) 289-3521
- OTHER
  MISS UTILITY
  5608 MACCORKLE AVE, SW
  SOUTH CHARLESTON, WV 25309
  (800) 245-4848 OR 811

NOTES:
THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION.

ESTIMATED WATER AND SEWER CONSUMPTION:

HOBBY LOBBY
4 EMPLOYEES / SHIFT X 2 SHIFTS = 8 EMPLOYEES
8 EMPLOYEES X 75 GALLONS PER DAY = 600 GPD

ADJACENT RETAIL
400 GALLONS PER DAY/TOILET ROOM X 2 TOILET ROOMS = 800 GPD

TOTAL ESTIMATED WATER AND SEWER CONSUMPTION
600 GPD + 800 GPD = 1,4000 GPD

INTEGRITY FEDERAL SERVICES
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING
148 S. Queen Street, Suite 201 • Martinsburg, WV 25401
Phone: 304-725-8456 • www.ifs-se.com

SEAL:
BRIAN P. PERRY
REGISTERED
No. 17061
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
8/30/24

REVISIONS
08/30/24 - REVISED PER CITY OF RANSON, CTUB & AMERICAN WATER COMMENTS

GENERAL NOTES

POTOMAC TOWNE CENTER LOT 7 - HOBBY LOBBY

TAX MAP 8E, PARCEL 7; D.B. 1278, PG. 145
08 RANSON TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: N/A VERT.: N/A
DATE:	JUNE 2024
JOB:	3079-0111
DRAWN: SPR	CHECK: RPP
CADD: C-GI-002.DWG	
NCS:	GI-002
SHEET:	02 OF 24

FILE PATH: J:\GENERAL\3079-0111 POTOMAC TOWNE CENTER\LOT 7 3079\PLANS\PDWG\GI-002.DWG
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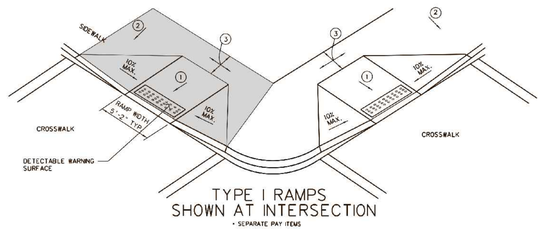
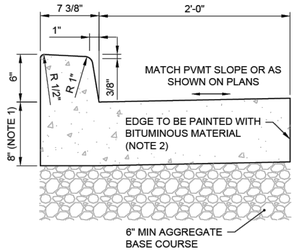
ADA SIDEWALK RAMPS:

NOT TO SCALE

NOTES:
1. ALL PROPOSED ADA RAMPS AREA TYPE I RAMPS.
2. ALL SIDEWALK RAMPS SHALL BE CONSTRUCTED TO MEET CURRENT ADA STANDARDS.


SIDEWALK
1
2
3
1
2
3
3
1
2
3
1
2
3
1
2

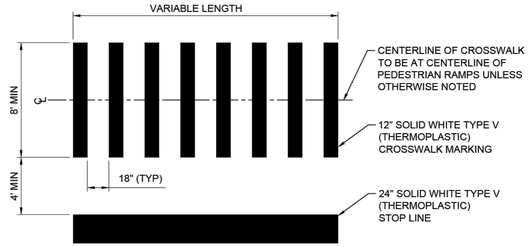


NOTES:

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

NOT TO SCALE

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

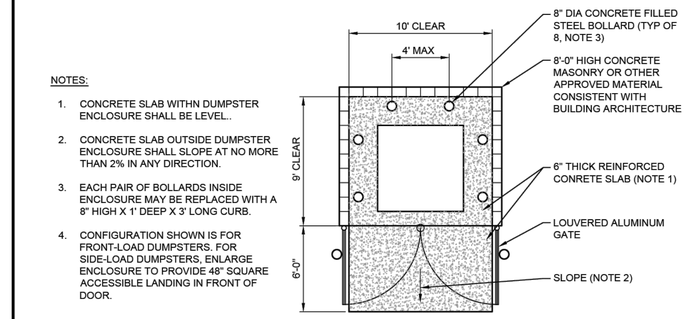


NOTES:

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

NOT TO SCALE

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

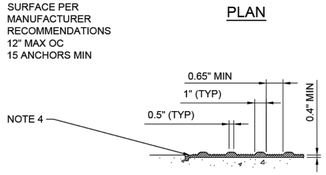


NOTES:

1. CONCRETE SLAB WITHN DUMPSTER ENCLOSURE SHALL BE LEVEL..
2. CONCRETE SLAB OUTSIDE DUMPSTER ENCLOSURE SHALL SLOPE AT NO MORE THAN 2% IN ANY DIRECTION.
3. EACH PAIR OF BOLLARDS INSIDE ENCLOSURE MAY BE REPLACED WITH A 8" HIGH X 1' DEEP X 3' LONG CURB.
4. CONFIGURATION SHOWN IS FOR FRONT-LOAD DUMPSTERS. FOR SIDE-LOAD DUMPSTERS, ENLARGE ENCLOSURE TO PROVIDE 48" SQUARE ACCESSIBLE LANDING IN FRONT OF DOOR.

NOT TO SCALE

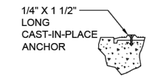
RANSON	SINGLE DUMPSTER ENCLOSURE CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION NO.
		ST-02	1 OF 1	4/2021



PLAN



TYPICAL SECTION



CAST-IN-PLACE ANCHOR DETAIL



SURFACE ANCHOR DETAIL

NOTES:

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

NOT TO SCALE

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



NOTES:

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

NOT TO SCALE

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

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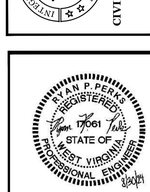

SEAL:

REVISIONS

08/30/24 - REVISED PER CITY OF RANSON, CTUB & AMERICAN WATER COMMENTS

GENERAL DETAILS

POTOMAC TOWNE CENTER
LOT 7 - HOBBY LOBBY

TAX MAP 8E, PARCEL 7, D.B. 1278, PG. 145
08 RANSON TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: N/A VERT.: N/A
DATE:	JUNE 2024
JOB:	3079-0111
DRAWN: SPR	CHECK: RPP
CADD: C-GI-501.DWG	
NCS:	GI-502
SHEET:	04 OF 24

FILEPATH: O:\GENERAL\GIS\11 POTOMAC TOWNE CENTER\LOT 7 SITE PLAN\WORK\ARCGIS MAPS\GI-502.DWG
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CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	80.00'	205.42'	153.46'	49°53'59" W	147°07'18"	271.13'
C2	25.00'	22.58'	21.82'	02°12'56" W	51°45'12"	12.13'

WV STATE GRID NORTH (NAD83)

SOURCE: USDA/NRCS SOIL SURVEY FOR JEFFERSON COUNTY

TYPE	NAME	SLOPE	HSG
Fk	FUNKSTOWN SILT LOAM	0–3%	C
HeB	HAGERSTOWN SILT LOAM	3–8%	B
HeC	HAGERSTOWN SILT LOAM	8–15%	B
PmB	POPLIMENTO SILT LOAM	3–15%	B
PmC	POPLIMENTO SILT LOAM	8–15%	B
Uu	URBAN LAND–UDORTHENTS	0–35%	

S 28°04'01" E 240.05'

S 28°04'01" E 212.50'

S 28°04'01" E 142.38'

S 61°55'59" W 300.00'

INWOOD 165 LLC.
TAX MAP 8E, PARCEL 10
(POTOMAC TOWN CENTER LOT 10)
D.B. 1191 PG. 654
(1.653 AC.)
ZONED: HIGHWAY COMMERCIAL
USE: VACANT

INWOOD 166 LLC.
TAX MAP 8E, PARCEL 9
(POTOMAC TOWN CENTER LOT 9)
D.B. 1191 PG. 654
(1.383 AC.)
ZONED: HIGHWAY COMMERCIAL
USE: VACANT

INWOOD 166 LLC.
TAX MAP 8E, PARCEL 8
(POTOMAC TOWN CENTER LOT 8)
D.B. 1191 PG. 654
(1.538 AC.)
ZONED: HIGHWAY COMMERCIAL
USE: VACANT

EX. STORM DRAIN ESM'T
P.B. 25 P. 35

S 62°03'52" W 228.01'

EX. OIL/WATER SEPARATOR

N 18°44'08" E 218.13'

HeC
HeB

Fk
HeB

S 71°15'51" E 242.48'

EX. 15' SANITARY ESM'T
D.B. 28 P. 53

EX. 8" WM (PER MAP)

S 76°47'38" W 4.04'

EX. COMMUNICATIONS BOX (TO REMAIN)

4' SIDE YARD SETBACK

S 33°26'07" E 65.65'

NORFOLK AND WESTERN RAILROAD 66' RIGHT-OF-WAY

N 18°44'08" E 701.25'

JOSHUA M. FREEMAN BOULEVARD

EX. CONC. SIDEWALK (TO REMAIN)

EX. FENCE (TO BE REMOVED)

EX. SIGN (TO BE REMOVED)

EX. CONC. SIDEWALK (TO REMAIN)

EX. FENCE (TO BE REMOVED)

EX. CONC. SIDEWALK (TO REMAIN)

EX. COMMUNICATIONS BOX (TO REMAIN)

EX. ELECTRIC BOX (TO REMAIN)

EX. TRANSFORMER (TO REMAIN)

EX. 10' THOMPSON GAS ESM'T
D.B. 1043 P. 65

N 28°05'32" E 60.48'

C2

C1

N/F
EAST MOUNTAIN HEALTH ADVANTAGE INC.
TAX MAP 8E, PAR. 6
(POTOMAC TOWN CENTER LOT 6)
D.B. 1215 P. 308
ZONED: URBAN COMMERCIAL-RETIRED (UCX)
USE: FUTURE COMMERCIAL

S 61°55'59" W 299.30'

N/F
POTOMAC TOWNE CENTER LOT 7 LLC
TAX MAP 8E, PAR. 7
(POTOMAC TOWN CENTER LOT 7)
D.B. 1232 P. 145
ZONED: URBAN COMMERCIAL-RETIRED (UCX)
USE: FUTURE COMMERCIAL

Fk
HeB

PmC
HeB

EX. SANITARY SEWER & WATER ESM'T
P.B. 23 P. 58

EX. 12" PVC W/M (TYP.)

EX. FENCE (TO REMAIN)

241.00'
S 28°00'04" E

604.15'
S28°00'04"E

EX. SANITARY SEWER & WATER ESM'T
P.B. 23 P. 58

EX. 10' THOMPSON GAS ESMT
D.B. 1043 P. 65

EX. CONC. VAULT (TO REMAIN)

EX. FENCE (TO REMAIN)

305.75'
S 21°25'08" E

MONUMENT FOUND

REBAR FOUND (TYP.)

59.26'
S17°45'50"E

PmC
HeB

HeB

WV ROUTE 9 - (S.B.L.)
VETERANS MEMORIAL HIGHWAY

GRAPHICAL SCALE: 1"=40'
40 20 0 40 80 120

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RYAN P. PERRY
REGISTERED
No. 17061
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER
8/30/24

SEAL:

REVISIONS

08/30/24 - REVISED PER CITY OF RANSON, CTUB & AMERICAN WATER COMMENTS

EXISTING CONDITIONS AND DEMOLITION PLAN

POTOMAC TOWNE CENTER LOT 7 - HOBBY LOBBY

TAX MAP 8E, PARCEL 7, D.B. 1278, PG. 145
08 RANSON TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 40' VERT.: N/A
DATE:	JUNE 2024
JOB:	3079-0111
DRAWN: SPR	CHECK: RPP
CADD: C-XP-101.DWG	
NCS:	XP-101
SHEET:	05 OF 24

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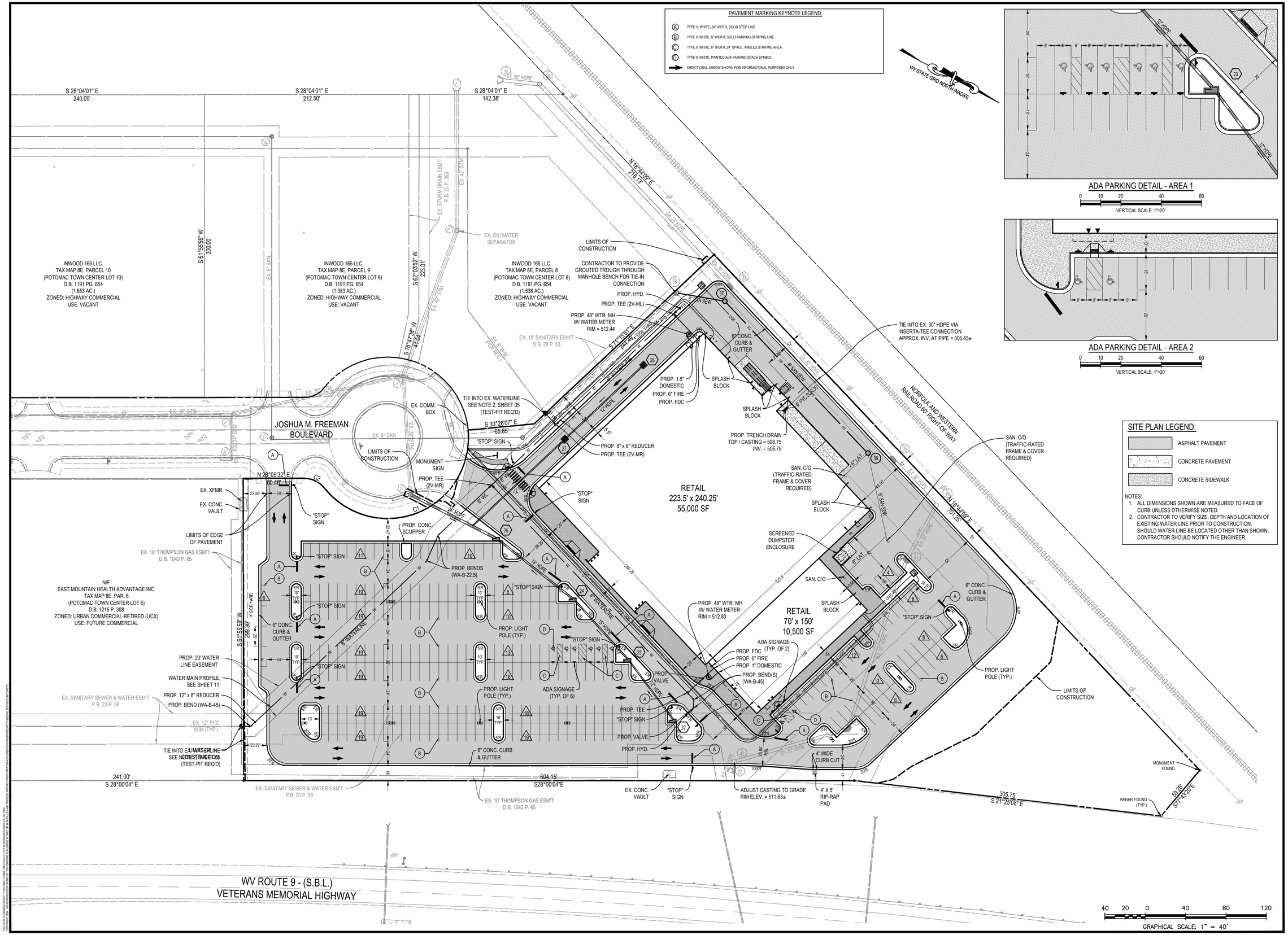

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BRIAN P. PERRY REGISTERED 17061 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 8/30/24

SEAL:

REVISIONS

08/30/24 - REVISED PER CITY OF RANSON, CTUB & AMERICAN WATER COMMENTS

SITE PLAN

POTOMAC TOWNE CENTER LOT 7 - HOBBY LOBBY

TAX MAP 8E, PARCEL 7; D.B. 1278, PG. 145
08 RANSON TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: N/A VERT.: N/A
DATE:	JUNE 2024
JOB:	3079-0111
DRAWN: SPR	CHECK: RPP
CADD: C-CS-101.DWG	
NCS:	CS-101
SHEET:	06 OF 24

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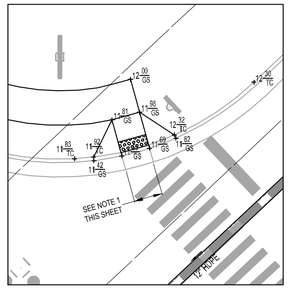
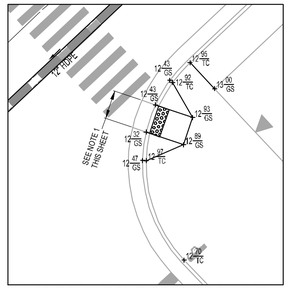
LAST SAVED: 8/30/2024 4:04 PM BY: SPR (PROJECTS SHOWN ON THIS SET OF PLANS WERE DESIGNED IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE WITH 2019 STATE AMENDMENTS, INTERNATIONAL FIRE CODE WITH 2019 STATE AMENDMENTS, INTERNATIONAL PLUMBING CODE WITH 2019 STATE AMENDMENTS, INTERNATIONAL MECHANICAL CODE WITH 2019 STATE AMENDMENTS, NATIONAL ELECTRICAL CODE WITH 2019 STATE AMENDMENTS, INTERNATIONAL ENERGY CONSERVATION CODE WITH 2019 STATE AMENDMENTS, INTERNATIONAL EXISTING BUILDING CODE WITH 2019 STATE AMENDMENTS, INTERNATIONAL PROPERTY MAINTENANCE CODE WITH 2019 STATE AMENDMENTS, AND ANSI A117.1-2009)



MODIFIED WVDOH TYPE I CURB RAMP 'D'

10 5 0 10 20 30

GRAPHICAL SCALE: 1" = 10'



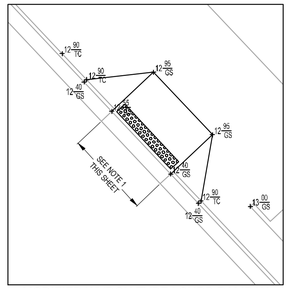
MODIFIED WVDOH TYPE I CURB RAMP 'E'

10 5 0 10 20 30

GRAPHICAL SCALE: 1" = 10'

ABBREVIATIONS:

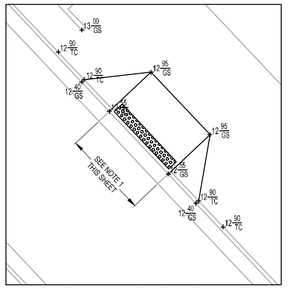
- EP = EDGE OF PAVEMENT
- GS = GROUND SPOT
- TC = TOP OF CURB
- TOP = TOP OF STRUCTURE
- INV = INVERT OF STRUCTURE
- FF = FIRST FLOOR



MODIFIED WVDOH TYPE I CURB RAMP 'A'

10 5 0 10 20 30

GRAPHICAL SCALE: 1" = 10'



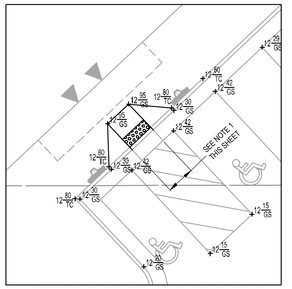
MODIFIED WVDOH TYPE I CURB RAMP 'B'

10 5 0 10 20 30

GRAPHICAL SCALE: 1" = 10'

NOTE:

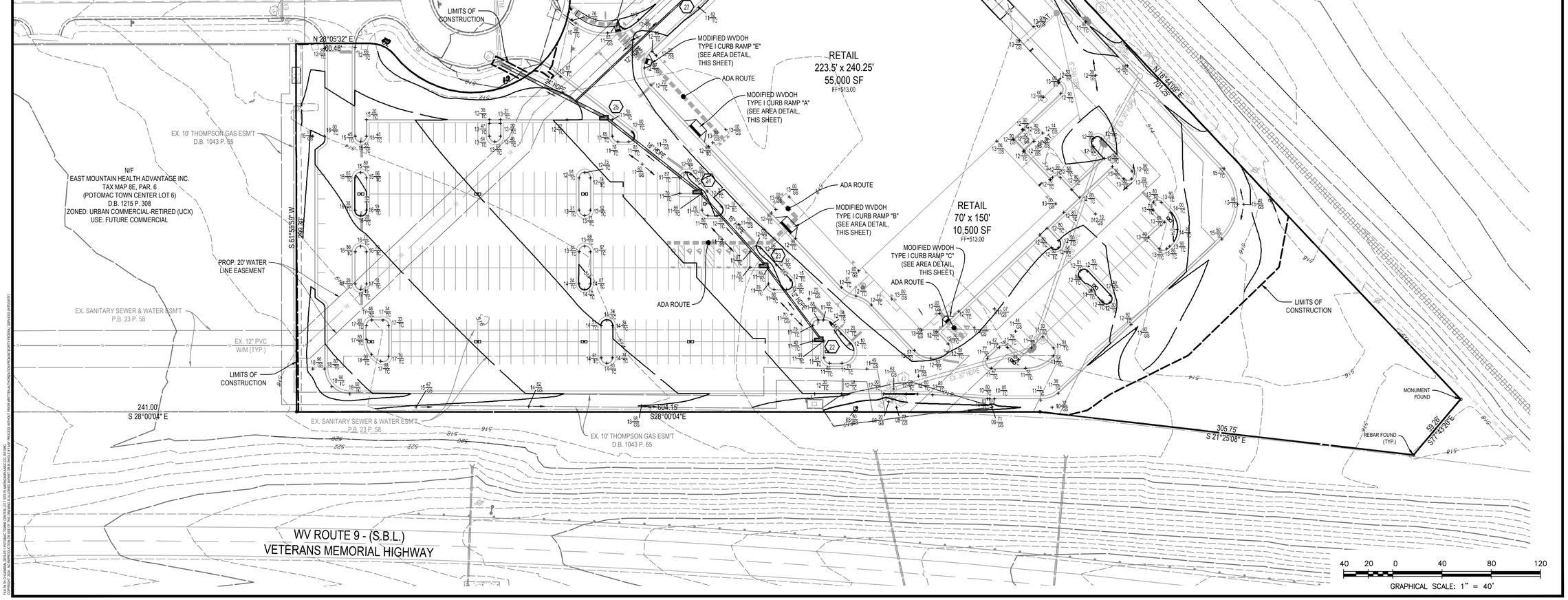
1. CONTRACTOR SHALL INSTALL CONCRETE GUTTER SLOPE TO ALIGN WITH ACCESSIBLE RAMP.



MODIFIED WVDOH TYPE I CURB RAMP 'C'

10 5 0 10 20 30

GRAPHICAL SCALE: 1" = 10'



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BRIAN P. PERRY
REGISTERED
No. 17061
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
8/30/24

SEAL:

REVISIONS

08/30/24 - REVISED PER CITY OF RANSON, CTUB & AMERICAN WATER COMMENTS

GRADING PLAN

POTOMAC TOWNE CENTER LOT 7 - HOBBY LOBBY

TAX MAP 8E, PARCEL 7; D.B. 1278, PG. 145
08 RANSON TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: N/A VERT.: N/A
DATE:	JUNE 2024
JOB:	3079-0111
DRAWN: SPR	CHECK: RPP
CADD: C-CG-101.DWG	
NCS:	CG-101
SHEET:	07 OF 24

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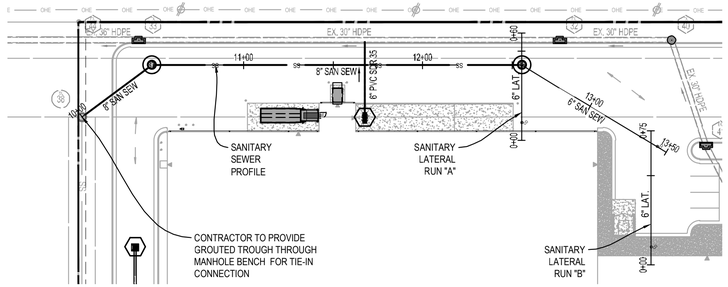
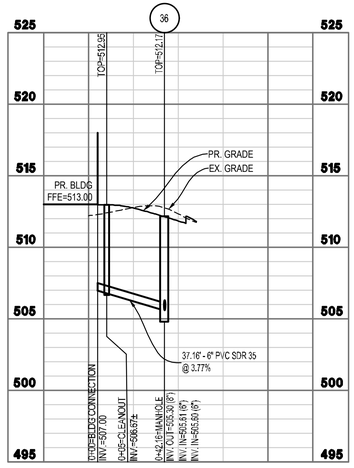


SANITARY SEWER PLAN VIEW

40 20 0 40 80 120

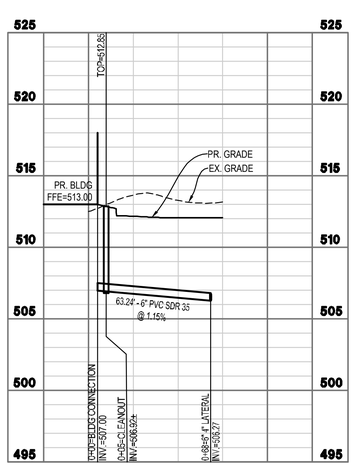
GRAPHICAL SCALE: 1" = 40'



SEWER LATERAL RUN "A" PROFILE VIEW

40 20 0 40 80 120

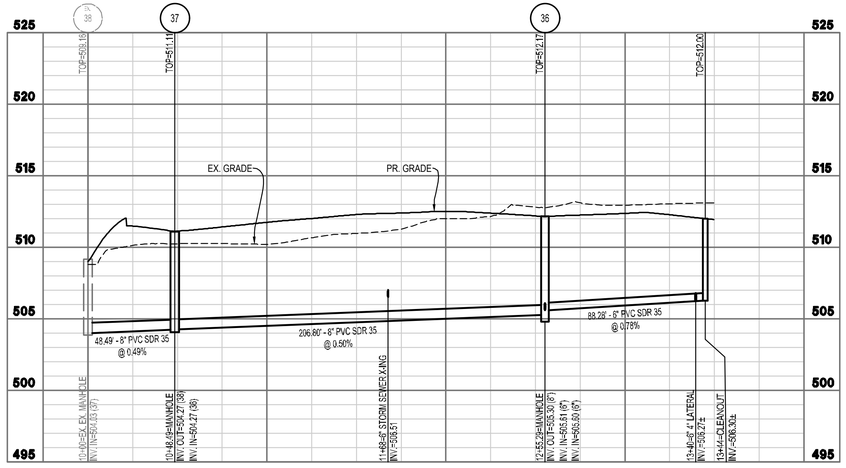
GRAPHICAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 5'



SEWER LATERAL RUN "B" PROFILE VIEW

40 20 0 40 80 120

GRAPHICAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 5'



SANITARY SEWER PROFILE VIEW

40 20 0 40 80 120

GRAPHICAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 5'

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RYAN P. PERRY — REGISTERED — No. 17061 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER — 8/30/24

SEAL:

REVISIONS

08/30/24 - REVISED PER CITY OF RANSON, CTUB & AMERICAN WATER COMMENTS

SANITARY SEWER PLAN & PROFILE

POTOMAC TOWNE CENTER
LOT 7 - HOBBY LOBBY

TAX MAP 9E, PARCEL 7; D.B. 1278, PG. 145
08 RANSON TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 40' VERT.: 1" = 5'
DATE:	JUNE 2024
JOB:	3079-0111
DRAWN: SPR	CHECK: RPP
CADD: C-CU-201.DWG	
NCS:	CU-201
SHEET:	08 OF 24

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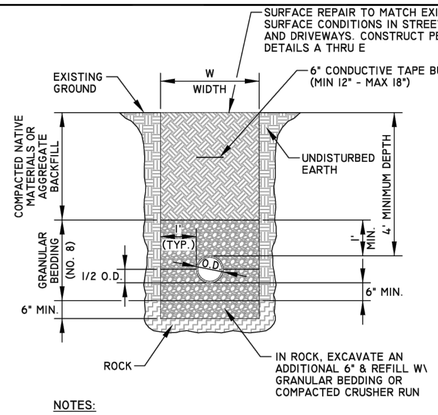
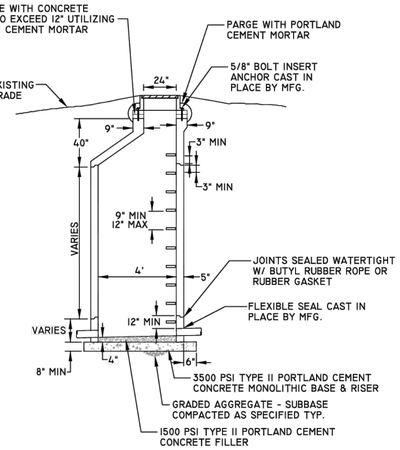


NOTES:

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

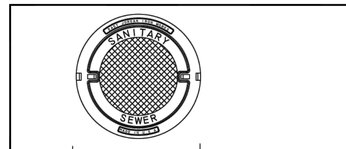
Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 • Fax: (304) 725-4313	**SEWER LINE TRENCH DETAIL**	Standard Detail No. **S-1** / NOT TO SCALE / SEPTEMBER 2015



NOTES:

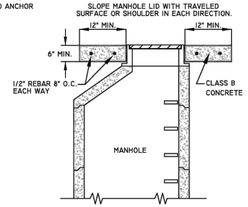
1. PRECAST MANHOLE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C 478 UTILIZING TYPE II PORTLAND CEMENT. 3500 PSI MIX MINIMUM.
2. 0.1' FALL TYPICAL INVERT IN TO INVERT OUT OR MATCH CROWNS FOR DIFFERING PIPE DIAMETERS.
3. COMPLETE MANHOLE SHALL PASS VACUUM TEST PRIOR TO ACCEPTANCE.

Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 • Fax: (304) 725-4313	**PRECAST MANHOLE W/ ECCENTRIC TOP DETAIL**	Standard Detail No. **S-6** / NOT TO SCALE / SEPTEMBER 2015



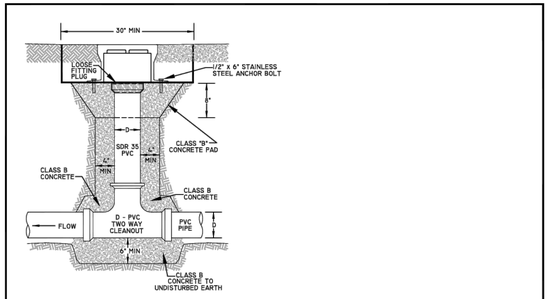
NOTES:
1. MANHOLE COVERS SHALL NOT HAVE VENT HOLES
2. AVERAGE WEIGHT IS 400 LBS
3. DIMENSIONS ABOVE ARE FOR EAST JORDAN IRONWORKS PRODUCTS
4. APPROVED SUPPLIERS:
   EAST JORDAN IRON WORKS
   HIGHWAY: FRAME - PROD. NO. 1045Z UNDIPPED
   COVER - PROD. NO. 1060A UNDIPPED, SELF SEALING
   FRAME & COVER - PROD. NO. 1045AGS UNDIPPED, SELF SEALING
   WATERTIGHT: FRAME & COVER PROD. NO. 1045ZPT/1010APT, UNDIPPED
   NEENAH
   HIGHWAY: FRAME & COVER R-1642, UNDIPPED, SELF SEALING
   WATERTIGHT: FRAME & COVER R-1916, UNDIPPED
5. FRAME AND COVER TO COMPLY WITH ASTM A48, CLASS 30 TENSILE STRENGTH.
6. USE THREADED STAINLESS STEEL STANDARD HEXAGON HEAD BOLTS TO ANCHOR FRAME AND COVER TO MANHOLE.

MANHOLE FRAME AND COVER



ANCHOR DETAIL FOR FRAME & COVER IN PAVED ROAD SURFACE AREAS AND SHOULDERS OF ROAD

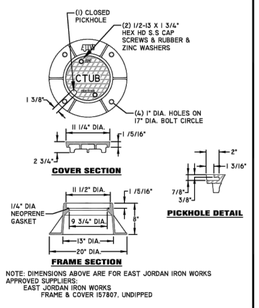
Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 • Fax: (304) 725-4313	**MANHOLE FRAME & COVER ANCHOR FOR FRAME & COVER DETAIL**	Standard Detail No. **S-7** / NOT TO SCALE / SEPTEMBER 2015



MAIN LINE CLEANOUT

(FOR D ≤ 6")

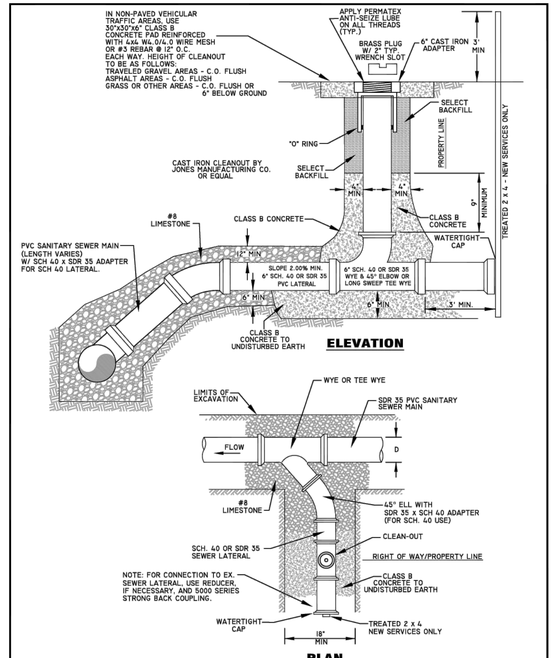
NOTES:
1. CLEANOUT FRAME AND COVER SHALL BE INSTALLED SUCH THAT IT IS LEVEL TO 2" BELOW SURROUNDING SURFACE. CLEANOUTS PROJECTING ABOVE SURFACE ARE UNACCEPTABLE.
2. FOR CLEANOUTS SUBJECT TO VEHICULAR TRAVEL, CONSTRUCT 30"X30"X8" CLASS B CONCRETE PAD. REINFORCE WITH 4x4 W4.0/4.0 WIRE MESH OR #3 REBAR @ 12" C-C EACH DIRECTION.
3. FOR NON-VEHICULAR TRAFFIC AREAS CONCRETE PAD CAN BE ELIMINATED AT DIRECTION OF ENGINEER. BACKFILL TO MATCH SURROUNDING AREA.
4. USE TEE AND PLUG FOR CLEANOUT AT END OF LINE.
5. FOR MAINLINE DIAMETER OF 8" OR GREATER, USE STRAIGHT TEE.



NOTE: DIMENSIONS ABOVE ARE FOR EAST JORDAN IRON WORKS APPROVED SUPPLIERS:
EAST JORDAN IRON WORKS
FRAME & COVER 157807, UNDIPPED

MAIN LINE CLEANOUT FRAME & COVER

Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 • Fax: (304) 725-4313	**MAINLINE CLEANOUT & FRAME & COVER DETAIL**	Standard Detail No. **S-12** / NOT TO SCALE / SEPTEMBER 2015



Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 • Fax: (304) 725-4313	**NEW LATERAL CONNECTION DETAIL**	Standard Detail No. **S-13** / NOT TO SCALE / SEPTEMBER 2015

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BRIAN P. PERRY — REGISTERED — No. 17061 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER — 1/30/21

SEAL:

REVISIONS

08/30/24 - REVISED PER CITY OF RANSON, CTUB & AMERICAN WATER COMMENTS

SANITARY SEWER DETAILS

POTOMAC TOWNE CENTER
LOT 7 - HOBBY LOBBY

TAX MAP 8E, PARCEL 7; D.B. 1278, PG. 145
08 RANSON TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 40' VERT.: 1" = 5'
DATE:	JUNE 2024
JOB:	3079-0111
DRAWN: SPR	CHECK: RPP
CADD: C-CU-201.DWG	
NCS:	CU-202
SHEET:	09 OF 24

FILEPATH: O:\GENERAL\3079-0111 POTOMAC TOWNE CENTER\DET\3079-0111 PLANNING PLANS CU-202.DWG
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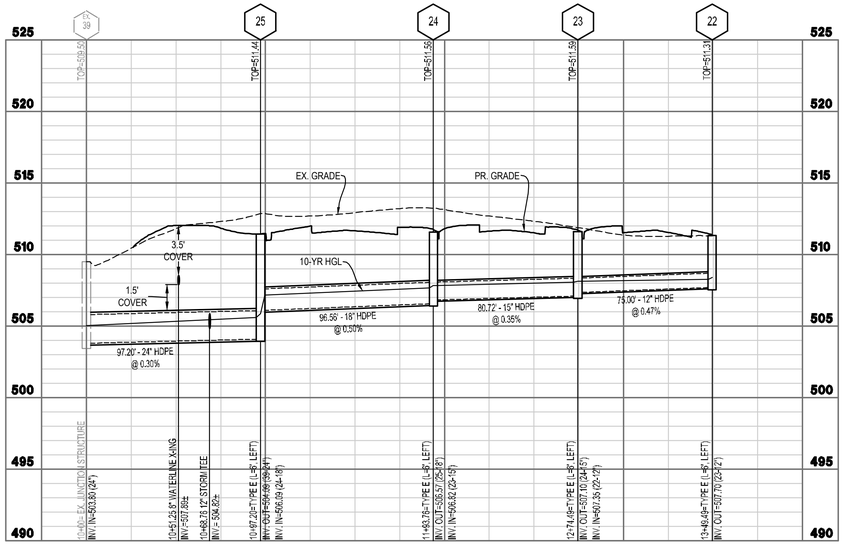
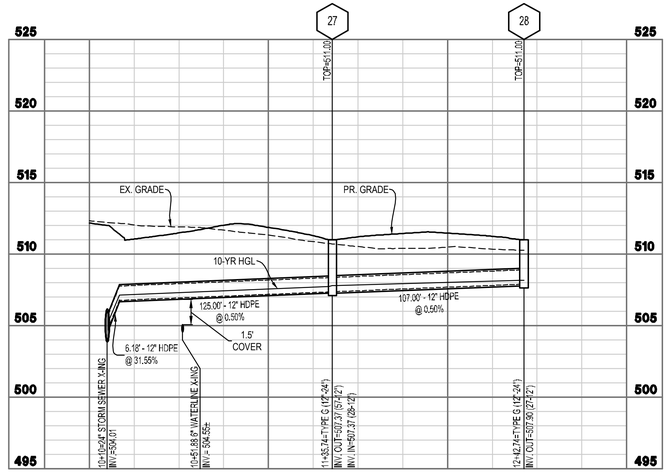


STORM B PROFILE

40 20 0 40 80 120

GRAPHICAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 5'



STORM B-1 PROFILE

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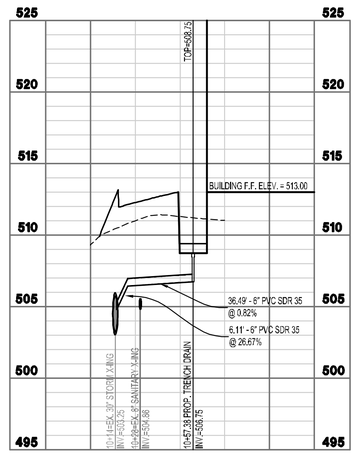
GRAPHICAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 5'



TRENCH DRAIN PROFILE

40 20 0 40 80 120

GRAPHICAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 5'

Storm Sewer Tabulation

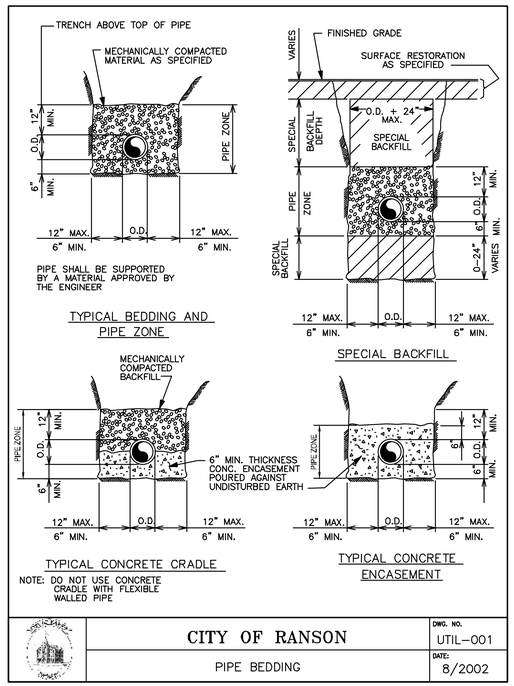
Page 1

Station Line	To Line	Len (ft)	Drng Area Incr (ac)	Drng Area Total (ac)	Rnoff coeff (C)	Area x C Incr	Area x C Total	Tc Inlet (min)	Tc Syst (min)	Rain (I) (in/hr)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe Size (in)	Pipe Slope (%)	Invert Elev Dn (ft)	Invert Elev Up (ft)	HGL Elev Dn (ft)	HGL Elev Up (ft)	Grnd / Rim Elev Dn (ft)	Grnd / Rim Elev Up (ft)	Line ID
1	End	45.000	0.00	2.33	0.00	0.00	2.21	5.0	10.3	4.7	10.35	12.16	4.80	24	0.29	3.80	3.93	5.05	5.28	0.00	11.50	45'
2	1	53.000	0.95	2.18	0.95	0.90	2.07	0.0	6.7	5.5	11.30	12.43	4.07	24	0.30	3.93	4.09	5.60	5.72	11.50	11.44	53'
3	2	95.000	0.61	1.23	0.95	0.58	1.17	5.0	6.3	5.6	6.50	7.46	4.76	18	0.51	6.09	6.57	7.17	7.65	11.44	11.56	95'
4	3	81.000	0.38	0.62	0.95	0.36	0.59	5.0	5.8	5.7	3.36	3.80	3.26	15	0.35	6.82	7.10	7.83	8.05	11.56	11.59	81'
5	4	81.000	0.24	0.24	0.95	0.23	0.23	5.0	5.0	5.9	1.35	2.34	2.45	12	0.43	7.35	7.70	8.14	8.28	11.59	11.31	75
6	1	137.000	0.07	0.15	0.95	0.07	0.14	5.0	8.1	5.1	0.73	2.53	2.76	12	0.50	6.68	7.37	7.05	7.74	11.50	11.00	125
7	6	107.000	0.06	0.06	0.95	0.06	0.06	5.0	5.0	5.9	0.45	2.51	1.97	12	0.50	7.37	7.90	7.80	8.16	11.00	11.00	107'

Hobby Lobby — Number of lines: 7 — Run Date: 8/9/2024

NOTES:Intensity = 51.47 / (Inlet time + 10.20) ^ 0.79 ; Return period =Yrs. 10 ; c = cir e = ellip b = box

Storm Sewers v2024.09



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BRIAN P. PERRY — REGISTERED — No. 17061 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER — 8/30/24

SEAL:

REVISIONS

08/30/24 - REVISED PER CITY OF RANSON, CTUB & AMERICAN WATER COMMENTS

STORM SEWER PROFILES AND DETAILS

POTOMAC TOWNE CENTER
LOT 7 - HOBBY LOBBY

TAX MAP 86, PARCEL 7; D.B. 1278, PG. 145
08 RANSON TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 40' VERT.: 1" = 5'
DATE:	JUNE 2024
JOB:	3079-0111
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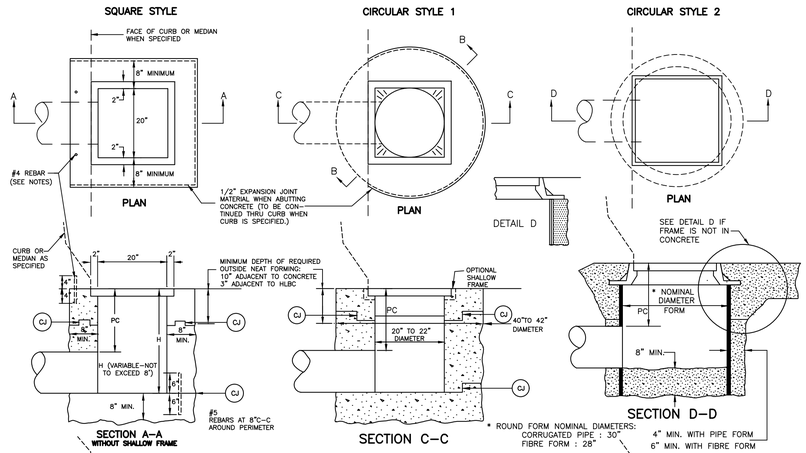
NCS:	CU-261
SHEET:	10 OF 24

FILEPATH: O:\GENERAL\3079-01 POTOMAC TOWNE CENTER\LOT 7 SITE PLANS\DRAWINGS\C-CU-261.DWG
LAYOUT: 10X - NO SCREENCHECK, 24X36 (ARCH D), 1 PLOTTED, 24 MAR 24 @ 10:40:43 BY SPR XREFS/BLOCKS: (None) IMAGES: (None) DGN: (None) PDF: (None) DWF: (None) DGN: (None) DWF: (None) PDF: (None) IMAGES: (None) XREFS/BLOCKS: (None)



NOTES

UNLESS OTHERWISE SPECIFIED ON THE PLANS, TYPE B INLETS MAY BE CONSTRUCTED IN ANY OF THE SHAPES SHOWN WHEN THE OUTLET PIPE DIAMETERS IS 21" OR LESS AND THE ADJACENT PAVEMENT IS CONCRETE.

IF THE OUTLET PIPE DIAMETER IS 24" OR THE ADJACENT PAVEMENT IS HOT MIX ASPHALT, ONLY THE SQUARE STYLE WITH THE DEEP FRAME WILL BE USED. THE INSIDE OPENING OF THE INLET WILL BE ADJUSTED TO ACCOMODATE THE 24" PIPE.

CONSTRUCTION MAY BE CAST-IN-PLACE, PRECAST IN ONE OR MULTIPLE SECTIONS, OR ANY COMBINATION OF CAST-IN-PLACE AND PRECAST.

OPTIONAL CONSTRUCTION JOINTS LABELED "CJ" MAY BE ROUGHENED CONCRETE, KEYED OR DOWELED AS PER THE TYPICAL DETAILS SHOWN HEREIN, OR AS APPROVED BY THE ENGINEER. NON SHRINK GROUT MEETING THE REQUIREMENTS OF SUBSECTION 715.5 OF THE SPECIFICATIONS MAY BE USED TO A DEPTH OF 1/2 " FOR LEVELING BETWEEN PRECAST SECTIONS. THICKER DEPTHS WILL BE ALLOWED AS PER THE MANUFACTURER'S RECOMMENDATIONS.

THE FINAL INSTALLED TOP SURFACE OF INLET AND GRATE SHALL BE FLUSH WITH ADJACENT FINISHED SURFACES SUCH AS PAVEMENT, GUTTERS, CURBS, AND SIDEWALKS. TOP OF GRATE ELEVATION, IF SHOWN ON THE PLANS, IS FOR INFORMATION ONLY.

REBARS ARE TO BE INSTALLED AT THE QUARTER POINTS TO CONNECT CURB TO INLET. REBARS ARE NOT REQUIRED IF CURB IS POURED MONOLITHICALLY WITH THE INLET OR IF TYPE V OR VI MEDIAN IS SPECIFIED ON THE PLANS.
FOR DETAILS OF GRATES AND FRAMES, SEE INLET CASTING STANDARD SHEET DR6-X.

THE CONTRACTOR MAY, AT HIS OPTION, OMIT USE OF THE SHALLOW FRAME BY FORMING A LEDGE IN THE CONCRETE.
SPECIAL CARE SHALL BE EXERCISED IN FORMING THE 2" WIDE CONCRETE LEDGE TO PROVIDE A SMOOTH, EVEN SURFACE FOR SUPPORTING THE GRATE IF A FRAME IS NOT USED. NO PROJECTIONS SHALL EXIST ON THE GRATE AND THE GRATE SHALL SEAT ON THE LEDGE WITHOUT ROCKING.

FIBRE FORM SHALL BE REMOVED PRIOR TO COMPLETION OF THE PROJECT.
PC (MINIMUM PIPE COVER) SHALL BE 12" BELOW INLET TOP FOR PIPES PLACED UNDER SIDEWALK OR GRASSED AREA OR 24" BELOW INLET TOP FOR PIPES PLACED UNDER PAVEMENT OR SHOULDER.

CURB, IF SPECIFIED, MAY BE EITHER CONCRETE PLACED ON THE INLET BACKWALL AS DETAILED HEREIN OR AN APPROVED CURB BOX AS MANUFACTURED WITH THE GRATE AND FRAME. DIMENSIONS OF THE CURB BOX SHOULD REASONABLY CONFORM TO THE STANDARD CURB AS SPECIFIED ON THE PLANS. THE CURB WILL BE PAID FOR PER SECTION 610, IN EITHER CASE.

THIS INLET SHALL NOT BE PLACED IN A PEDESTRIAN CROSS WALK.

THE MINIMUM DISTANCE FROM THE TOP OF ANY PIPE OPENING TO ANY CONSTRUCTION JOINT ABOVE THE OPENING SHALL BE FOUR (4) INCHES.

THE NUMBER AND LOCATION OF PIPE OPENINGS SHALL BE AS SHOWN IN THE PLANS. THE CONTRACTOR AT NO ADDITIONAL COST, SHALL BE RESPONSIBLE FOR ANY TEMPORARY BRACING REQUIRED TO TRANSPORT PRECAST INLET SECTIONS DUE TO MULTIPLE OPENINGS.

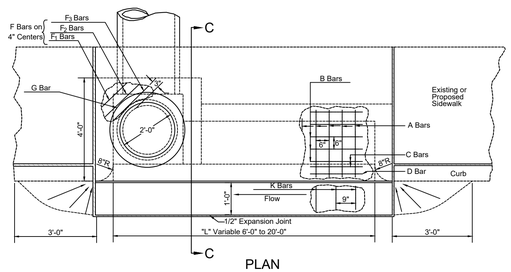
CONSTRUCTION JOINT DETAILS

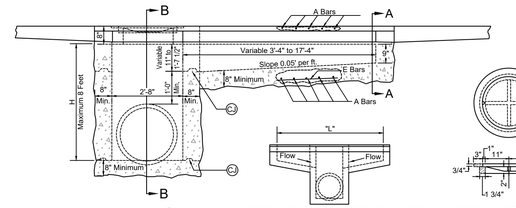
WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
STANDARD DETAIL

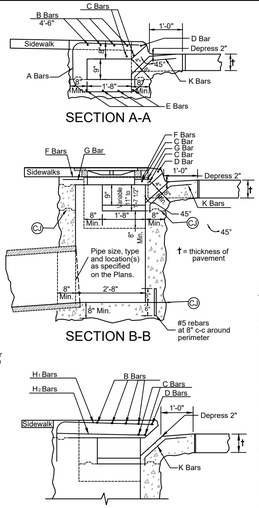
PREPARED 7-1-99
REVISION DATE

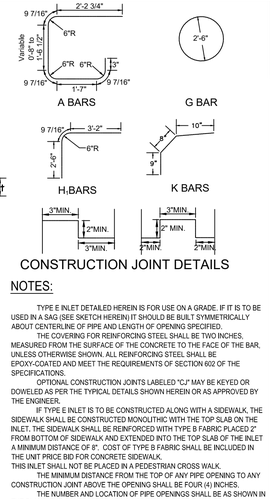
TYPE B INLET

STANDARD SHEET DR6-B









NOTES:

TYPE E INLET DETAILED HEREIN IS FOR USE ON A GRADE. IF IT IS TO BE USED IN A SAG (SEE SKETCH HEREIN) IT SHOULD BE BUILT SYMMETRICALLY ABOUT CENTERLINE OF PIPE AND LENGTH OF OPENING SPECIFIED.

THE COVERING FOR REINFORCING STEEL SHALL BE TWO INCHES, MEASURED FROM THE SURFACE OF THE CONCRETE TO THE FACE OF THE BAR, UNLESS OTHERWISE SHOWN. ALL REINFORCING STEEL SHALL BE EPOXY-COATED AND MEET THE REQUIREMENTS OF SECTION 602 OF THE SPECIFICATIONS.

OPTIONAL CONSTRUCTION JOINTS LABELED "CJ" MAY BE KEYED OR DOWELED AS PER THE TYPICAL DETAILS SHOWN HEREIN OR AS APPROVED BY THE ENGINEER.

IF TYPE E INLET IS TO BE CONSTRUCTED ALONG WITH A SIDEWALK, THE SIDEWALK SHALL BE CONSTRUCTED MONOLITHIC WITH THE TOP SLAB ON THE INLET. THE SIDEWALK SHALL BE REINFORCED WITH TYPE B FABRIC PLACED 2" FROM BOTTOM OF SIDEWALK AND EXTENDED INTO THE TOP SLAB OF THE INLET A MINIMUM DISTANCE OF 8". COST OF TYPE B FABRIC SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CONCRETE SIDEWALK.
THIS INLET SHALL NOT BE PLACED IN A PEDESTRIAN CROSS WALK.

THE MINIMUM DISTANCE FROM THE TOP OF ANY PIPE OPENING TO ANY CONSTRUCTION JOINT ABOVE THE OPENING SHALL BE FOUR (4) INCHES.

THE NUMBER AND LOCATION OF PIPE OPENINGS SHALL BE AS SHOWN IN THE PLANS. THE CONTRACTOR AT NO ADDITIONAL COST, SHALL BE RESPONSIBLE FOR ANY TEMPORARY BRACING REQUIRED TO TRANSPORT PRECAST INLET SECTIONS DUE TO MULTIPLE OPENINGS.

CONCRETE AND REINFORCING STEEL QUANTITIES

"L" Feet	Concrete C.Y.*	Reinforcing Steel lbs.	A Bars (Bent)			B Bars (Straight)			C Bars (Straight)			D Bars (Straight)			E Bars (Straight)			F1Bars (Straight)			F2Bars (Straight)			F3Bars (Straight)			G Bar (Bent)			H1Bars (Straight)			H2Bars (Straight)			K Bars (Bent)		
			No	Size	Length	No	Size	Length	No	Size	Length	No	Size	Length	No	Size	Length	No	Size	Length	No	Size	Length	No	Size	Length	No	Size	Length	No	Size	Length	No	Size	Length	No	Size	Length
6	2.59	189	5	#5	7'-1" to 7'-3"	4	#5	3'-9"	2	#5	7'-1"	1	#5	7'-1"	4	#5	3'-6"	4	#5	2'-0"	4	#5	2'-6"	4	#5	3'-0"	1	#5	8'-0"	2	#7	6'-5"	2	#6	3'-4"	10	#5	2'-3"
8	3.07	250	9	#5	7'-1" to 7'-4"	4	#5	5'-9"	2	#5	9'-1"	1	#5	9'-1"	4	#5	5'-6"	4	#5	2'-0"	4	#5	2'-6"	4	#5	3'-0"	1	#5	8'-0"	2	#7	6'-5"	2	#6	3'-4"	13	#5	2'-3"
10	3.57	308	13	#5	7'-1" to 7'-5"	4	#5	7'-9"	2	#5	11'-1"	1	#5	11'-1"	4	#5	7'-6"	4	#5	2'-0"	4	#5	2'-6"	4	#5	3'-0"	1	#5	8'-0"	2	#7	6'-5"	2	#6	3'-4"	15	#5	2'-3"
12	4.09	369	17	#5	7'-1" to 7'-6"	4	#5	9'-9"	2	#5	13'-1"	1	#5	13'-1"	4	#5	9'-6"	4	#5	2'-0"	4	#5	2'-6"	4	#5	3'-0"	1	#5	8'-0"	2	#7	6'-5"	2	#6	3'-4"	18	#5	2'-3"
14	4.62	444	21	#5	7'-1" to 7'-7"	4	#5	11'-9"	2	#6	15'-1"	1	#5	15'-1"	4	#5	11'-6"	4	#5	2'-0"	4	#5	2'-6"	4	#5	3'-0"	1	#5	8'-0"	2	#7	6'-5"	2	#6	3'-4"	21	#5	2'-3"
16	5.17	506	25	#5	7'-1" to 7'-9"	4	#5	13'-9"	2	#6	17'-1"	1	#5	17'-1"	4	#5	13'-6"	4	#5	2'-0"	4	#5	2'-6"	4	#5	3'-0"	1	#5	8'-0"	2	#7	6'-5"	2	#6	3'-4"	23	#5	2'-3"
18	5.74	570	29	#5	7'-1" to 7'-10"	4	#5	15'-9"	2	#6	19'-1"	1	#5	19'-1"	4	#5	15'-6"	4	#5	2'-0"	4	#5	2'-6"	4	#5	3'-0"	1	#5	8'-0"	2	#7	6'-5"	2	#6	3'-4"	26	#5	2'-3"
20	6.19	636	33	#5	7'-1" to 8'-0"	4	#5	17'-9"	2	#6	21'-1"	1	#5	21'-1"	4	#5	17'-6"	4	#5	2'-0"	4	#5	2'-6"	4	#5	3'-0"	1	#5	8'-0"	2	#7	6'-5"	2	#6	3'-4"	29	#5	2'-3"

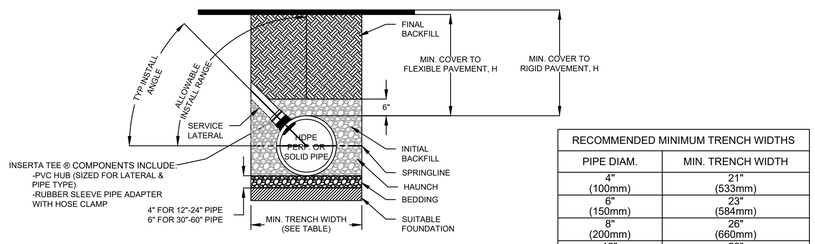
* The quantities shown above are for an H of five feet. If deeper inlets are required the quantities must be adjusted accordingly.
The above table to be used for estimating purposes only.

WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
STANDARD DETAIL

PREPARED 7-1-99
REVISION DATE

TYPE E INLET

STANDARD SHEET DR6-E



NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

3. THE INSERTA TEE CONNECTION CAN BE INSTALLED UP TO A VERTICAL ORIENTATION, BUT A 45° INSTALL ANGLE IS MOST COMMON. GREATER ANGLES ARE SUBJECT TO DESIGN ENGINEER APPROVAL AND MAY REQUIRE PREMIUM BACKFILL.

4. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

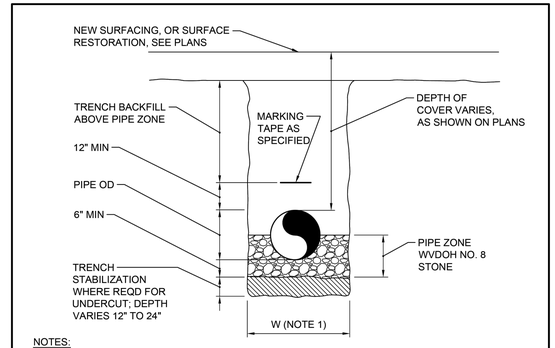
5. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).

6. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

7. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

INSERTA TEE® PRODUCT DETAIL
SCALE: NTS

RECOMMENDED MINIMUM TRENCH WIDTHS	
PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
54" (1350mm)	88" (2235mm)
60" (1500mm)	96" (2438mm)



NOTES:

1. W = MAXIMUM PERMISSIBLE TRENCH WIDTH, BASED UPON W = OD + 24", UNLESS APPROVED BY THE ENGINEER.
2. TRENCHES TO BE SHEETED AND BRACED AS REQUIRED.
3. PROVIDE BEARING FOR FULL LENGTH OF BARREL. DIG HOLES FOR THE BELL.
4. BACKFILL ON SIDES TO 1/2 OD OF PIPE TO HOLD PIPE IN PLACE PRIOR TO PLACING ADDITIONAL BACKFILL.
5. BACKFILL TO BE COMPACTED IN 6" LAYERS TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT (+2%) IN ROADS AND STREETS. COMPACT TO MATCH EXISTING GROUND IN OTHER AREAS.
6. BACKFILL TO BE WVDOH NO. 8 STONE IN PAVED OR SHOULDER AREAS. BACKFILL TO BE NATIVE MATERIAL IN OTHER AREAS.
7. MAINTAIN A MINIMUM OF 3' OF COVER TO THE TOP OF PIPE FOR STORM DRAINS. MAINTAIN A MINIMUM OF 4' OF COVER OVER PIPE FOR SANITARY SEWERS. MAINTAIN A MINIMUM OF 3.5' OF COVER OVER PIPE FOR WATER LINES.
8. A CASING PIPE IS REQUIRED IN ROAD CROSSINGS WHERE SHOWN ON PLANS.
9. DESIGN OF ALL WATER AND SEWER LINES REQUIRES APPROVAL FROM APPLICABLE UTILITY PROVIDERS.
10. SEE CITY OF RANSON PAVEMENT RESTORATION DETAIL PVT-04 FOR RESURFACING.

NOT TO SCALE

RANSON

PIPE TRENCH FOR RIGID PIPE
CITY OF RANSON, WEST VIRGINIA

DETAIL NO.	SHEET NO.	REVISION DATE
UT-02	1 OF 1	3/2022

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RYAN P. PERRY
REGISTERED
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STATE OF
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PROFESSIONAL ENGINEER
1/30/24

SEAL:

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08/30/24 - REVISED PER CITY OF RANSON COMMENTS

STORM SEWER DETAILS

POTOMAC TOWNE CENTER
LOT 7 - HOBBY LOBBY

TAX MAP 9E, PARCEL 7; D.B. 1278, PG. 145
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SHEET:	11 OF 24

FILE PATH: O:\ENGINEERING\3079-0111 POTOMAC TOWNE CENTER LOT 7 (HFF) PLANS\DWG\CU\CU-261.DWG
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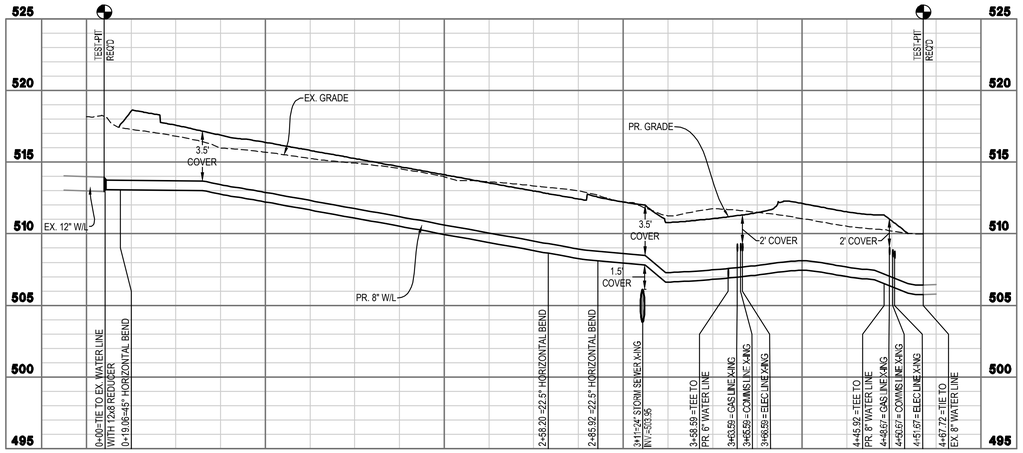
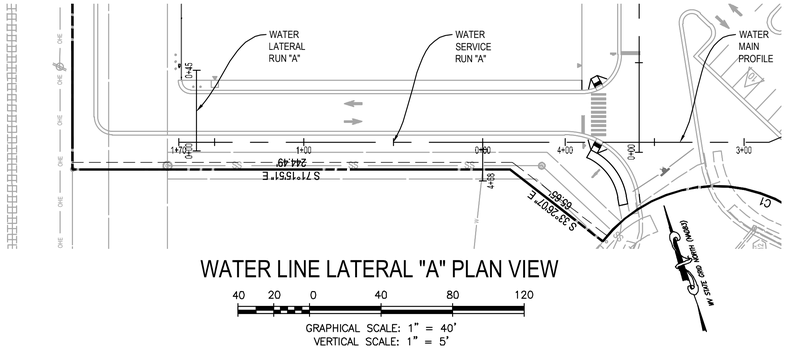


WATER MAIN PROFILE VIEW

40 20 0 40 80 120

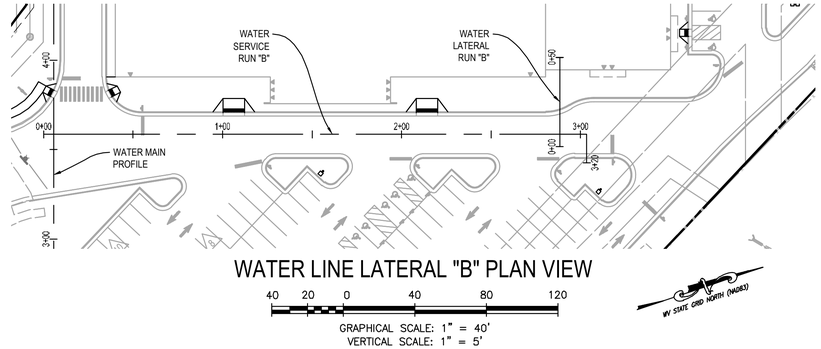
GRAPHICAL SCALE: 1" = 40'



WATER LINE LATERAL "A" PLAN VIEW

40 20 0 40 80 120

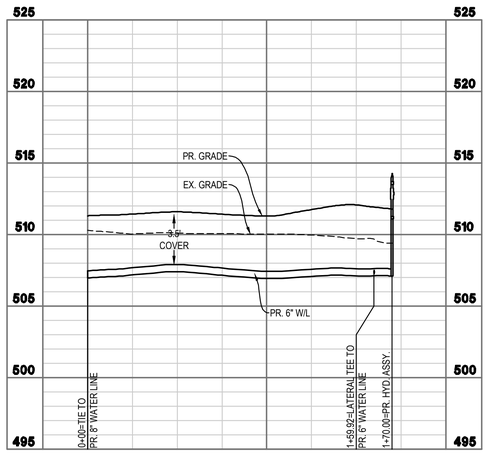
GRAPHICAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 5'



WATER LINE LATERAL "B" PLAN VIEW

40 20 0 40 80 120

GRAPHICAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 5'

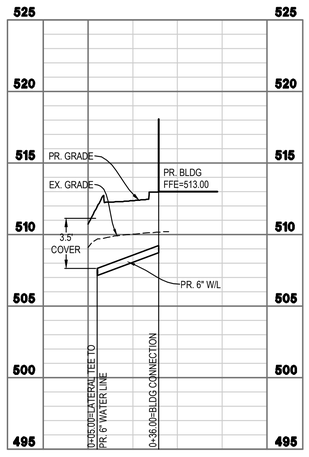


0+00 1+00 2+00

WATER SERVICE "A" PROFILE VIEW

40 20 0 40 80 120

GRAPHICAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 5'



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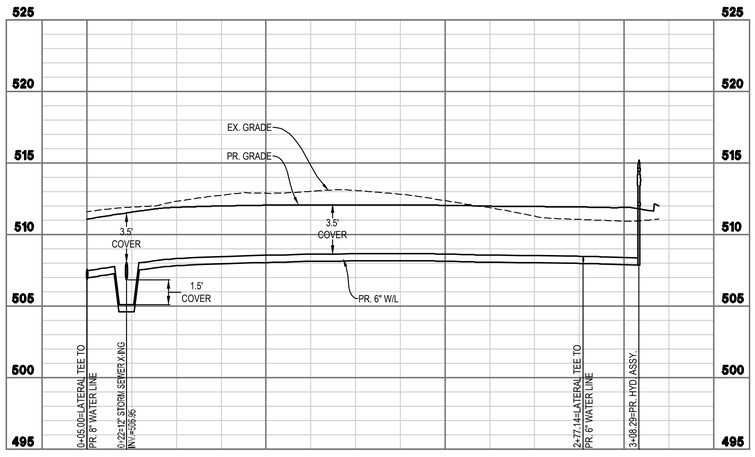
WATER LATERAL "A" PROFILE VIEW

40 20 0 40 80 120

GRAPHICAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 5'

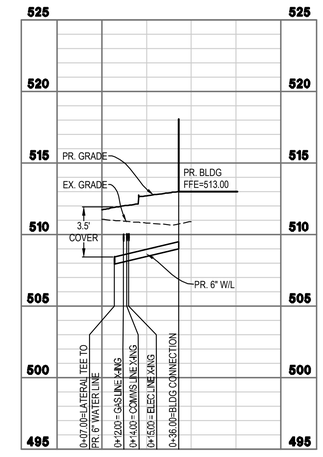


0+00 1+00 2+00 3+00 3+50

WATER SERVICE "B" PROFILE VIEW

40 20 0 40 80 120

GRAPHICAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 5'



0+00 1+00

WATER LATERAL "B" PROFILE VIEW

40 20 0 40 80 120

GRAPHICAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 5'

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SEAL: BRIAN P. PERRY, REGISTERED, 17061, STATE OF WEST VIRGINIA, PROFESSIONAL ENGINEER, 8/30/24

REVISIONS

08/30/24 - REVISED PER CITY OF RANSON, CTUB & AMERICAN WATER COMMENTS

WATER LINE PROFILE AND DETAILS

POTOMAC TOWNE CENTER LOT 7 - HOBBY LOBBY

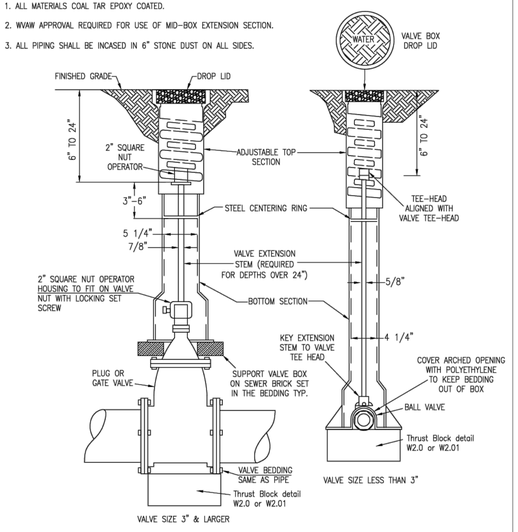
TAX MAP 8E, PARCEL 7; D.B. 1278, PG. 145
08 RANSON TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 40' VERT.: 1" = 5'
DATE:	JUNE 2024
JOB:	3079-0111
DRAWN: SPR	CHECK: RPP
CADD: C-CU-361.DWG	
NCS:	CU-361
SHEET:	12 OF 24

FILE PATH: P:\GENERAL DATA\11 PSYCHIC TOWNE CENTER\LOT 7 SITE PLAN\WORK\ARCCAD_BS.DWG
COPYRIGHT 2024 - NO CONSTRUCTION OR USE OF THIS DRAWING IS PERMITTED WITHOUT THE WRITTEN AUTHORIZATION FROM INTEGRITY FEDERAL SERVICES, INC.

NOTES:

1. ALL MATERIALS COAL TAR EPOXY COATED.
2. WVAW APPROVAL REQUIRED FOR USE OF MID-BOX EXTENSION SECTION.
3. ALL PIPING SHALL BE INCASED IN 6" STONE DUST ON ALL SIDES.



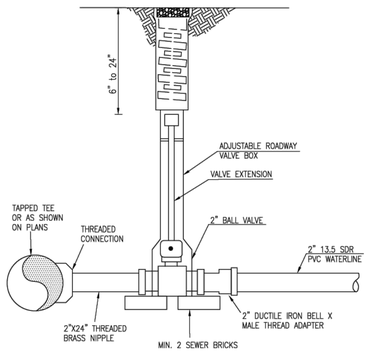
WEST VIRGINIA AMERICAN WATER
Eastern Operating Area
150 East Burr Boulevard
Kearneysville, WV 25430

VALVE AND BOX INSTALLATION
•Not to Scale•

W-3.00
REVISED: April 2, 2024

NOTE:

ALL PIPING SHALL BE INCASED IN 6" STONE DUST ON ALL SIDES.



WEST VIRGINIA AMERICAN WATER
Eastern Operating Area
150 East Burr Boulevard
Kearneysville, WV 25430

2" VALVE DETAIL
•Not to Scale•

W-3.01
REVISED: April 2, 2024

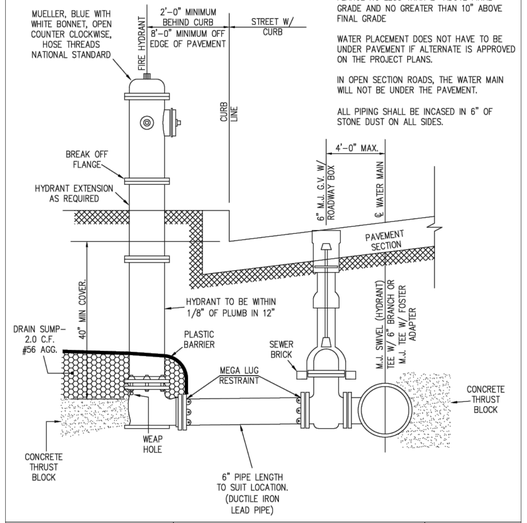
NOTE:

HYDRANT SHALL BE SET WITH BREAK OF FLANGE NO LESS THAN 2" ABOVE FINAL GRADE AND NO GREATER THAN 10" ABOVE FINAL GRADE

WATER PLACEMENT DOES NOT HAVE TO BE UNDER PAVEMENT IF ALTERNATE IS APPROVED ON THE PROJECT PLANS.

IN OPEN SECTION ROADS, THE WATER MAIN WILL NOT BE UNDER THE PAVEMENT.

ALL PIPING SHALL BE INCASED IN 6" OF STONE DUST ON ALL SIDES.



WEST VIRGINIA AMERICAN WATER
Eastern Operating Area
150 East Burr Boulevard
Kearneysville, WV 25430

FIRE HYDRANT SETTINGS
•Not to Scale•

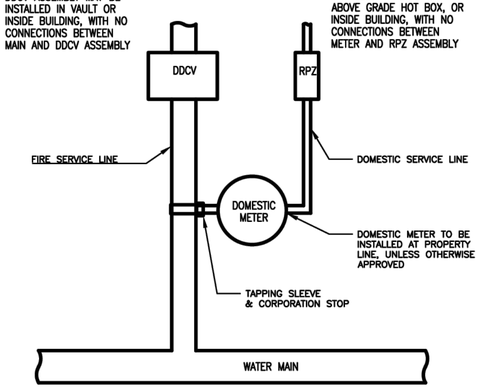
W-3.02
REVISED: April 2, 2024

FIRE SERVICE LINE MUST BE EQUIPPED WITH DOUBLE DETECTOR CHECK VALVE (DDCV) ASSEMBLY

DDCV ASSEMBLY MAY BE INSTALLED IN VAULT OR INSIDE BUILDING, WITH NO CONNECTIONS BETWEEN MAIN AND DDCV ASSEMBLY

DOMESTIC SERVICE LINE MUST BE EQUIPPED WITH RPZ ASSEMBLY

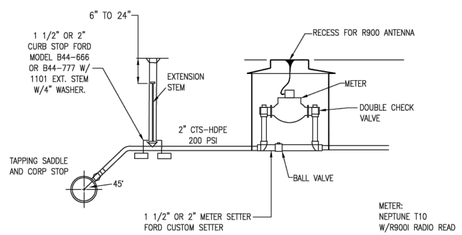
RPZ ASSEMBLY MAY BE INSTALLED AT EXTERIOR ABOVE GRADE HOT BOX, OR INSIDE BUILDING, WITH NO CONNECTIONS BETWEEN METER AND RPZ ASSEMBLY



WEST VIRGINIA AMERICAN WATER
Eastern Operating Area
150 East Burr Boulevard
Kearneysville, WV 25430

FIRE LINE SERVICE INSTALLATION
•Not to Scale•

W 3.05
REVISED: April 2, 2024



METER SIZE	BOX SIZE	FRAME & COVER	METER SETTER
1.5"	36" X 36"	MC36-T (NON-TRAFFIC) MC36T/RML12 (TRAFFIC)	VBH76 X 15B 13.5-11-66
2"	36" X 36"	MC36-T (NON-TRAFFIC) MC36T/RML12 (TRAFFIC)	VBH77 X 15B 13.2-11-77

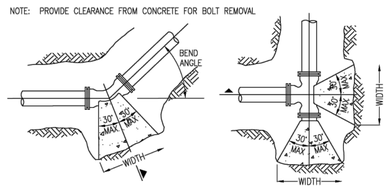
**METER BOXES INSTALLED IN TRAFFIC AREAS MUST BE OF MATERIAL AND DESIGN TO SUPPORT TRAFFIC LOADING.

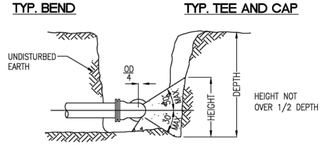
WEST VIRGINIA AMERICAN WATER
Eastern Operating Area
150 East Burr Boulevard
Kearneysville, WV 25430

1 1/2" AND 2" METER INSTALLATION
•Not to Scale•

W-5.02
REVISED: April 2, 2024

NOTE: PROVIDE CLEARANCE FROM CONCRETE FOR BOLT REMOVAL





TYPICAL SECTION

NOTE: BEARING AREAS ARE BASED ON 225 P.S.I. TEST PRESSURE AND A SOIL RESISTANCE OF 2000 P.S.F. IF WEAK (LESS THAN 2000 P.S.F. RESISTANCE) SOIL POCKETS ARE ENCOUNTERED, INCREASE THE BEARING AREAS SHOWN TO PREVENT MOVEMENT UNDER TEST OR OPERATING PRESSURES.

PIPE SIZE	MINIMUM BEARING AREA (S.F.) = WIDTH X DEPTH				HYD, TEE, CAP
	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND	VALVE, PLUG
3"	3	2	1	1	2
4"	4	2	2	1	3
6"	7	4	3	2	5
8"	12	7	4	3	8
10"	19	11	6	4	13
12"	26	15	8	5	18

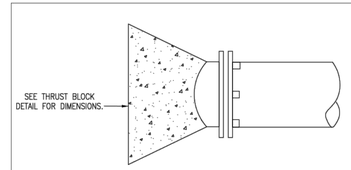
THRUST BLOCKS TO BE CLASS 3000 PSI CONCRETE (MIN.)

ALL MECHANICAL JOINTS ARE TO BE PROVIDED WITH MEGA LUGE JOINT RESTRAINTS.

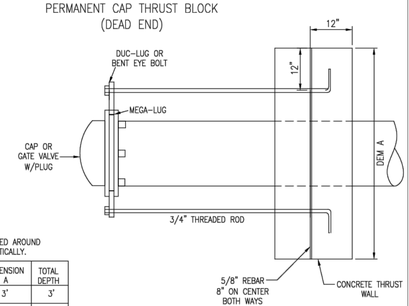
WEST VIRGINIA AMERICAN WATER
Eastern Operating Area
150 East Burr Boulevard
Kearneysville, WV 25430

THRUST BLOCK
•Not to Scale•

W-2.00
REVISED: April 2, 2024



PERMANENT CAP THRUST BLOCK (DEAD END)



NOTE:

THRUST WALL TO BE CENTERED AROUND PIPE HORIZONTALLY AND VERTICALLY.

PIPE SIZE	# THREADED RODS	DIMENSION A	TOTAL DEPTH
4"	2	3'	3'
6"	2	4'	4'
8"	2	4'	4'
10"	2	5'	5'
12"	4	6'	6'
16"	4	8'	8'

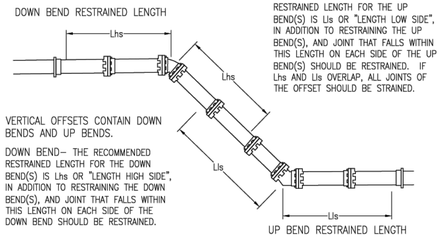
TEMPORARY CAP THRUST BLOCK/WALL (DEAD END)

WEST VIRGINIA AMERICAN WATER
Eastern Operating Area
150 East Burr Boulevard
Kearneysville, WV 25430

PERMANENT AND TEMPORARY THRUST BLOCK/WALL
•Not to Scale•

W-2.01
REVISED: April 2, 2024

DOWN BEND RESTRAINED LENGTH



UP BEND- THE RECOMMENDED RESTRAINED LENGTH FOR THE UP BEND(S) IS Lls OR "LENGTH LOW SIDE", IN ADDITION TO RESTRAINING THE UP BEND(S), AND JOINT THAT FALLS WITHIN THIS LENGTH ON EACH SIDE OF THE UP BEND(S) SHOULD BE RESTRAINED. IF Lhs AND Lls OVERLAP, ALL JOINTS OF THE OFFSET SHOULD BE STRAINED.

VERTICAL OFFSETS CONTAIN DOWN BENDS AND UP BENDS.

DOWN BEND- THE RECOMMENDED RESTRAINED LENGTH FOR THE DOWN BEND(S) IS Lhs OR "LENGTH HIGH SIDE", IN ADDITION TO RESTRAINING THE DOWN BEND(S), AND JOINT THAT FALLS WITHIN THIS LENGTH ON EACH SIDE OF THE DOWN BEND SHOULD BE RESTRAINED.

WEST VIRGINIA AMERICAN WATER
Eastern Operating Area
150 East Burr Boulevard
Kearneysville, WV 25430

VERTICAL OFFSET
•Not to Scale•

W-2.02
REVISED: April 2, 2024

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BRIAN P. PERRY — REGISTERED — No. 17061 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER — 8/30/24

SEAL:

REVISIONS

08/30/24 - REVISED PER CITY OF RANSON, CTUB & AMERICAN WATER COMMENTS

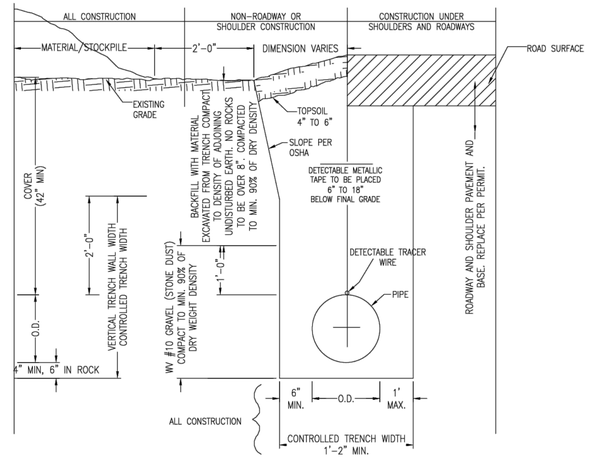
WATER LINE DETAILS

POTOMAC TOWNE CENTER
LOT 7 - HOBBY LOBBY

TAX MAP 8E, PARCEL 7; D.B. 1278, PG. 145
08 RANSON TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 50' VERT.: 1" = 5'
DATE:	JUNE 2024
JOB:	3079-0111
DRAWN: SPR	CHECK: RPP
CADD: C-CU-361.DWG	
NCS:	CU-362
SHEET:	13 OF 24

FILENAME: O:\GENERAL\3079-01 POTOMAC TOWNE CENTER\LOT 7 SITE PLAN\DRAWINGS\CU-361.DWG
CONVERSION DATE: 08/30/2024 10:56:00 AM BY: SPR PROCESS: DWG TO PDF.PC3 PROCESS VERSION: PRINTED WITH FULL ACCESS TO FONTS AND PATTERNS (FOR FINAL SERVICES ONLY)



WEST VIRGINIA AMERICAN WATER

Eastern Operating Area
150 East Burr Boulevard
Kearneysville, WV 25430

TRENCH DETAIL

Not to Scale

W-1.00

REVISED:
April 2, 2024

Non-Detectable Warning Tape

Material Specifications
- 100% virgin low density polyethylene
- Pigmented with lead-free resins
- Withstands temperature range of -94 F through 200 F
- All colors are consistent with A.P.W.A. color code guidelines
- Manufactured for durability and resistance to the elements

Applications
- Non-detectable warning tape is used for protection, early identification, and accurately locating underground utility installations
- A.P.W.A. color code denotes: Orange--Telecommunication and CATV Lines, Blue--Water Lines, Green--Sewer Lines, Purple--Reclaimed Water Lines, Red--Electrical Lines, Yellow--Gas Lines

Product Analysis

ATTRIBUTE		PROCEDURE	VALUE*
Thickness		ASTM D 2103	4.0 MIL
Elongation		ASTM D 88280A	
	MD		600%
	TD		750%
Density		ASTM D 792-66	0.922 (gm/cc)
Tensile Strength		ASTM D 882	
	MD		3,500PSI
	TD		2,700PSI
Printability		ASTM D 2578	Min .45 Dynes
Flexibility		ASTM D 671-76	Pliable Hand
Graphic Repeat		MFRG. SPECS	Repeat Every 23"
Material		MFRG. SPECS	Virgin LDPE

Endorsements
- Meets federal gas safety regulation S-192-321(E)
- Meets OSHA regulation 1926-956 (C) (I) covering the location of underground utility lines

* Values are a nominal + or - 10% to allow for manufacturing variance

Detectable Warning Tape

Material Specifications
- 5.0 mil overall thickness
- 100% virgin low density polyethylene
- Aluminum center core
- Withstands temperature range of -94 F through 200 F
- Manufactured for durability and resistance to the elements

Manufacturing Specifications
- Subsurface graphics
- Triple-layer lamination

Applications
- Detectable warning tape is used for protection, early identification, and accurately locating underground utility installations
- A.P.W.A. color code denotes: Orange--Telecommunication and CATV Lines, Blue--Water Lines, Green--Sewer Lines, Purple--Reclaimed Water Lines, Red--Electrical Lines, Yellow--Gas Lines

Product Analysis

ATTRIBUTE		PROCEDURE	VALUE*
Thickness		ASTM D 2103	5.0 Overall Thickness
Elongation		ASTM D 88280A	
	MD		80%
	TD		139%
Density		ASTM D 792-66	1.090 (gm/cc)
Coefficient of Friction		ASTM D 3248-73	Static 0.247
Tensile Strength		ASTM D 882	5,800 PSI
Printability		ASTM D 2578	Min .45 Dynes
Flexibility		ASTM D 671-76	Pliable Hand
Graphic Repeat		MFRG. SPECS	Repeat Every 23"

Endorsements
- Meets federal gas safety regulation S-192-321(E)
- Meets OSHA regulation 1926-956 (C) (I) covering the location of underground utility lines

* Values are a nominal + or - 10% to allow for manufacturing variance

Omega Marking Co.
P.O. Box 655 Beaver Dam, WI 53916

Kris-Tech Wire Co. — Copper Clad Steel Tracer Wire

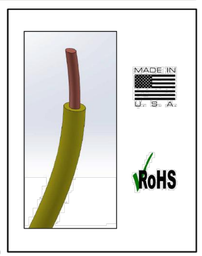
Scope:
Single conductor copper clad steel, HMWPE (high molecular weight polyethylene) insulated tracer/locator wire. Together with the high strength of steel, the electrical and corrosion resistant properties of copper and the rugged properties of HMWPE this product is suitable for direct burial use in wet and dry locations, designed to carry an electrical signal for use in locating underground non-metallic pipe. Versions available in 30 volt, 600 volt and 1000 volt.

Applicable Standards and Tests:
ASTM B-227, B-869, B-910/B-910M all for Copper Clad Steel. ASTM D-1248, ICEA S-70-547, ICEA S-61-402/NEMA WC5, ICEA S-95-658/NEMA WC70, UL 83, UL 1581. All products are spark tested at 7500 VAC unless otherwise specified.

Construction:
Conductors: The single conductors 21% conductivity copper clad steel, dead soft annealed (DSA), stress relieved (SR), high strength (HS) and extra high strength (EHS). Other conductivities and break strengths available by request.

Insulation:
Concentrically applied HMWPE insulation in accordance with UL83. High Density HMWPE is available upon request.

Identification and Packaging:
Custom and standard print legends are available. 500 ft/spl.packed 4/box, or 2500 feet/spl spools are standard and packaged and labeled with product name, description, AWG, and manufacturer. Custom lengths, non-standard colors, AWG and custom packaging are available by request.



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



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Spec: Tracer-CCS
Issued: 05/03/19
Supersedes: 11/21/16

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BRIAN P. PERRY — REGISTERED — No. 17061 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER — 1/30/24

SEAL:

REVISIONS
08/30/24 - REVISED PER CITY OF RANSON, CTUB & AMERICAN WATER COMMENTS

WATER LINE DETAILS

POTOMAC TOWNE CENTER
LOT 7 - HOBBY LOBBY

TAX MAP 86, PARCEL 7; D.B. 1278, PG. 145
08 RANSON TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 50' VERT.: 1" = 5'
DATE:	JUNE 2024
JOB:	3079-0111
DRAWN: SPR	CHECK: RPP
CADD: C-CU-361.DWG	
NCS:	CU-363
SHEET:	14 OF 24

FILENAME: O:\GENERAL\3079-0111 POTOMAC TOWNE CENTER\LOT 7 SITE PLAN\DRAWINGS\C-CU-361.DWG
CONNECTION: DELL - USB DOCKING STATION (DELL DOCK - WD19S) 180W AC ON 3/29/2024 11:15:03 AM BY SPR
XREF: Tracer-CCS.pdf
XREF: 11/21/2016 12:01:03 PM

EROSION AND SEDIMENT CONTROL NARRATIVE:

I. PROJECT DESCRIPTION:

THIS PROJECT IS FOR THE CONSTRUCTION OF A RETAIL BUILDING WITH ASSOCIATED ROADS, SIDEWALKS, AND LOADING AREA. IN ADDITION, THERE WILL BE THE CONSTRUCTION OF UNDERGROUND UTILITIES SERVING THE PROPERTY. THE TOTAL PROJECT AREA IS APPROXIMATELY ±6.20 ACRES. THE TOTAL IMPERVIOUS AREA CREATED BY THE DEVELOPMENT OF THE SITE IS APPROXIMATELY ±5.03 ACRES.

II. EXISTING SITE CONDITIONS:

THE SITE IS LOCATED TO THE NORTHEAST OF JOSHUA M. FREEMAN BOULEVARD AND WEST OF WV ROUTE 9 THE SUBJECT PROPERTY CONSISTS OF UNDEVELOPED OPEN SPACE COVERED WITH FIELD GRASS AND VEGETATED AREAS. THE SITE CONSISTS OF MODERATELY STEEP AND FLAT SLOPES RANGING FROM APPROXIMATELY 0.5%-30%. THE SURFACE RUNOFF DRAINS VIA SHEET FLOW TO AN OUTFALL LOCATION AT THE NORTH EASTERN PORTION OF THE SITE AND ONE AT THE SOUTH WESTERN PORTION OF THE SITE.

III. ADJACENT AREAS:

THE SITE IS BOUNDED BY VACANT AND FUTURE COMMERCIAL DEVELOPMENTS TO THE SOUTH, WV ROUTE 9 TO THE EAST AND NORTH, JOSHUA M. FREEMAN BOULEVARD AND RAILROAD TO THE WEST. THERE IS LITTLE POTENTIAL FOR OFFSITE EROSION AND SEDIMENT DAMAGE BY THIS PROJECT AS TEMPORARY EROSION AND SEDIMENT CONTROLS WILL BE USED DURING CONSTRUCTION AND PREVIOUSLY CONSTRUCTED PERMANENT STORMWATER MANAGEMENT CONTROLS WILL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS PRIOR TO THE SITE BEING FULLY DEVELOPED.

IV. CRITICAL AREAS:

THERE ARE NO KNOWN CRITICAL AREAS ON THIS SITE. DISTURBED AREAS WILL BE PROTECTED WITH SUPER SILT FENCE, DIVERSION DIKES AND/OR OTHER CONTROL MEASURES.

V. SOILS:

SOIL NAME	MAPPING UNIT	DEPTH TO RESTRICTIVE FEATURE	DRAINAGE CLASS	PERMEABILITY (IN/HR)	DEPTH TO WATER TABLE	HSG
FUNKSTOWN SILT LOAM	Fk	MORE THAN 80"	MODERATELY WELL DRAINED	MODERATELY HIGH TO HIGH 0.57-1.98	20"-28"	C
HAGERSTOWN SILT LOAM, 3-8% SLOPES, VERY ROCKY	HeB	MORE THAN 80"	WELL DRAINED	MODERATELY HIGH TO HIGH 0.60-2.00	MORE THAN 80"	B
POPLIMENTO SILT LOAM, 8-15% SLOPES	PmC	MORE THAN 80"	WELL DRAINED	MODERATELY HIGH 0.20-0.57	MORE THAN 80"	B

NOTES:
- SOILS INFORMATION PROVIDED BY THE USDA SOIL SURVEY OF JEFFERSON COUNTY, WEST VIRGINIA.

VI. POTENTIAL EROSION PROBLEM AREAS:

PER THE SOILS DATA SHOWN ABOVE, THERE ARE NO KNOWN POTENTIAL EROSION PROBLEM AREAS ON THIS SITE.

VII. EROSION AND SEDIMENT CONTROL ELEMENTS:

UNLESS OTHERWISE NOTED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN STRICT COMPLIANCE WITH THE LATEST EDITION OF THE WEST VIRGINIA EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MANUAL AND APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.

1. MARK CLEARING LIMITS:

PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES, CLEARLY MARK ALL CLEARING LIMITS, SENSITIVE AREAS AND THEIR BUFFERS, AND TREES THAT ARE TO BE PRESERVED WITHIN THE CONSTRUCTION AREA. PLASTIC, METAL, OR STAKE WIRE FENCE MAY BE USED TO MARK CLEARING LIMITS. SAFETY FENCE SHOULD BE INSTALLED TO PREVENT PUBLIC ACCESS TO POTENTIALLY HAZARDOUS AREAS OF THE SITE AND TO PREVENT ACCESS TO EROSION AND SEDIMENT CONTROL MEASURES.

2. ESTABLISH CONSTRUCTION ACCESS:

ALL CONSTRUCTION ACCESS SHALL ENTER AND EXIT THE SITE THROUGH THE STABILIZED CONSTRUCTION ENTRANCE AS SHOWN ON THE PLANS LOCATED ON THE SOUTHWESTERN SIDE OF THE PROPERTY OFF OF JOSHUA M. FREEMAN BOULEVARD. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. IF WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. CONTRACTOR SHALL SUPPLY A WATER SOURCE BY PROVIDING A WATER TRUCK/WATER TANK ON SITE OR BY USE OF EXISTING ON SITE WATER SERVICE. THE CONSTRUCTION ENTRANCE LOCATION MAY BE SHIFTED TO ACCOMMODATE CONSTRUCTION PHASING. ANY SHIFT IN THE LOCATION SHALL BE APPROVED BY THE CITY OF RANSON.

3. INSTALL SEDIMENT CONTROLS:

THE DUFF LAYER, NATIVE TOPSOIL, AND NATURAL VEGETATION SHALL REMAIN IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICABLE. PRIOR TO LEAVING THE CONSTRUCTION SITE, SURFACE RUNOFF FROM DISTURBED AREAS SHALL PASS THROUGH AN APPROPRIATE SEDIMENT CONTROL MEASURE. BMP'S INTENDED TO TRAP SEDIMENT ON SITE SHALL BE CONSTRUCTED AS ONE OF THE FIRST STEPS IN GRADING. THESE BMP'S SHALL BE FUNCTIONAL PRIOR TO LAND DISTURBING ACTIVITIES TAKING PLACE. EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS SHALL BE SEEDED AND MULCHED AS PER TEMPORARY AND PERMANENT SOIL STABILIZATION MEASURES.

SEDIMENT TRAP:

SEDIMENT TRAPS SHALL BE INSTALLED PRIOR TO INITIATING ROUGH GRADING (DURING THE FIRST PHASE OF CONSTRUCTION) TO DETAIN SEDIMENT-LADEN RUNOFF FROM SMALL DRAINAGE AREAS OF FIVE ACRES OR LESS. SEDIMENT TRAPS SHALL BE INSTALLED AT THE OUTLET OF DITCHES AND OTHER PERIMETER CONTROLS INSTALLED DURING THE FIRST STAGE OF CONSTRUCTION. SEDIMENT TRAPS MAY ALSO BE INSTALLED AT THE OUTLET OF ANY STRUCTURE WHICH CONCENTRATES SEDIMENT-LADEN RUNOFF (I.E. DISCHARGE POINT OF DIVERSIONS, CHANNELS, SLOPE DRAINS OR OTHER RUNOFF CONVEYANCES).

SILT FENCE:

SILT FENCE SHALL BE INSTALLED ALONG THE DOWN-SLOPE SIDES OF DISTURBED AREAS TO INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT DURING CONSTRUCTION OPERATIONS IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE.

SUPER SILT FENCE:

SUPER SILT FENCE SHALL BE INSTALLED TO REDUCE RUNOFF VELOCITY AND ALLOW SEDIMENT TO BECOME TRAPPED BEHIND OR UP-SLOPE OF THE SUPER SILT FENCE. SUPER SILT FENCE PROVIDES A BARRIER THAT CAN COLLECT AND HOLD DEBRIS AND SOIL, PREVENTING THE MATERIAL FROM ENTERING CRITICAL AREAS, STREAMS, STREETS, ETC. SUPER SILT FENCE ALSO HELPS TO DECREASE THE VELOCITY OF SHEET FLOWS AND LOW-TO-MODERATE LEVEL CHANNEL FLOWS.

TEMPORARY DIVERSIONS:

TEMPORARY DIVERSIONS SHALL BE INSTALLED TO DIVERT UP-SLOPE CLEAN WATER AROUND A PROJECT SITE TO REDUCE THE QUANTITY OF WATER WITHIN THE SEDIMENT CONTROL SYSTEM; TO DIVERT UP-SLOPE WATER FROM DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAPPING FACILITY SUCH AS A SEDIMENT TRAP OR SEDIMENT BASIN; TO DIVERT INTERNAL SEDIMENT-LADEN WATER TO A SEDIMENT-TRAPPING STRUCTURE; TO PREVENT EROSION AND MAINTAIN ACCEPTABLE WORKING CONDITIONS ABOVE CRITICAL DISTURBED AREAS PRIOR TO STABILIZATION. TEMPORARY DIVERSIONS ALSO HELP TO INTERCEPT AND DIVERT WATER AWAY FROM FOOTERS, WALLS & OTHER STRUCTURES.

DIVERSIONS THAT ARE TO SERVE LONGER THAN 14 WORKING DAYS SHALL BE STABILIZED IMMEDIATELY WITH SEED AND MULCH WITH OR WITHOUT A ROLLED EROSION CONTROL PRODUCT MEETING THE REQUIREMENTS FOUND IN THE WEST VIRGINIA EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MANUAL TO PRESERVE DIKE HEIGHT, PREVENT EROSION AND REDUCE MAINTENANCE.

ANY PERIMETER DIVERSION BERM/DITCH USED MUST BE STABILIZED PRIOR TO IMPLEMENTING IT IN ACCORDANCE WITH II.H.3.b.9 OF THE GENERAL PERMIT.

INLET PROTECTION:

INLET PROTECTION SHALL BE BE PLACED ON ALL STORM DRAIN DROP INLETS OR CURB INLETS TO TRAP SEDIMENT BEFORE CONTAMINATED RUNOFF ENTERS A STORM DRAINAGE SYSTEM. STORM DRAIN INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING INSTALLATION OF STORMWATER CONTROLS OR PRIOR TO CONSTRUCTION ACTIVITIES FOR EXISTING STORM DRAINS OR WHERE STORM DRAIN INLETS ARE TO BE MADE OPERATIONAL BEFORE PERMANENT STABILIZATION OF THE CORRESPONDING DISTURBED DRAINAGE AREA.

4. STABILIZE SOILS:

THE GENERAL PERMIT REQUIRES THAT:

- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOUR (4) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED.
- APPLICABLE PRACTICES INCLUDE, BUT ARE NOT LIMITED TO, TEMPORARY AND PERMANENT SEEDING, SODDING, MULCHING, EROSION CONTROL FABRICS AND MATTING, SURFACE ROUGHENING, SURFACE WATER CONTROL, AND DUST CONTROL.
- SELECTED SOIL STABILIZATION MEASURES SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.
- ALL SOIL STOCKPILES MUST BE STABILIZED AND PROTECTED WITH SEDIMENT TRAPPING MEASURES.
- LINEAR CONSTRUCTION ACTIVITIES SUCH AS RIGHT-OF-WAY AND EASEMENT CLEARING, ROADWAY DEVELOPMENT, PIPELINES, AND TRENCHING FOR UTILITIES, SHALL BE CONDUCTED TO MEET THE SOIL STABILIZATION TIMEFRAME REQUIREMENTS. CONTRACTORS SHALL INSTALL THE BEDDING MATERIALS, ROADBEDS, STRUCTURES, PIPELINES, OR UTILITIES AND RE-STABILIZE THE DISTURBED SOILS SO THAT THE FOUR (4) DAY REQUIREMENTS ARE MET.

TEMPORARY SEEDING:

TEMPORARY STABILIZATION SHALL BE INITIATED WITHIN FOUR (4) DAYS TO AREAS THAT WILL NOT BE RE-DISTURBED FOR MORE THAN FOURTEEN (14) DAYS. AREAS INCLUDE DENUDED AREAS, SOIL STOCKPILES, DIKES, DAMS, SIDES OF SEDIMENT BASINS, TEMPORARY ROAD BANKS, ETC.

PERMANENT SEEDING:

PERMANENT STABILIZATION SHALL BE INITIATED WITHIN FOUR (4) DAYS OF REACHING FINAL GRADE AND WITHIN FOUR (4) DAYS AFTER CONSTRUCTION HAS BEEN COMPLETED. AREAS INCLUDE DISTURBED AREAS WHERE PERMANENT, LONG-LIVED VEGETATIVE COVER IS NEEDED TO STABILIZE THE SOIL AND ROUGH-GRADED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR SIX MONTHS OR MORE.

AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR SIX (6) MONTHS OR MORE SHOULD INCLUDE TEMPORARY SEEDING II.H.3.b.2 OF THE GENERAL PERMIT.

ANY AREA NOT RE-DISTURBED FOR MORE THAN FOURTEEN (14) DAYS IS REQUIRED TO HAVE TEMPORARY SEEDING.

MULCHING:

THE APPLICATION OF STRAW, HAY OR OTHER SUITABLE MATERIALS TO THE SOIL SURFACE TO PREVENT EROSION BY PROTECTING THE SOIL SURFACE FROM RAINDROP IMPACT AND REDUCING THE VELOCITY OF OVERLAND FLOW. AREAS THAT HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHOULD BE MULCHED IMMEDIATELY FOLLOWING SEEDING. AREAS THAT CANNOT BE SEEDED BECAUSE OF THE SEASON SHOULD BE MULCHED TO PROVIDE SOME PROTECTION TO THE SOIL SURFACE.

TOPSOILING:

TOPSOILING IS THE SPREADING OF TOPSOIL OF A SUITABLE QUALITY OVER AN AREA TO BE STABILIZED BY ESTABLISHING VEGETATION. IF TOPSOIL IS TO BE STOCKPILED AT SITE, IT SHALL BE IN A LOCATION THAT WILL NOTE ERODE, BLOCK DRAINAGE, OR INTERFERE WITH WORK ON THE SITE. ALL SOIL STOCKPILES SHALL BE STABILIZED BY TEMPORARY SEEDING AND MULCHING AND PROTECTED WITH SEDIMENT TRAPPING MEASURES SUCH AS SILT FENCE. TOPSOIL SHALL BE SPREAD AT A LIGHTLY COMPACTED DEPTH OF 2 TO 4 INCHES. 4 INCHES OR GREATER IS RECOMMENDED FOR AREAS WHERE FINE-TEXTURED (CLAYEY) SUBSOIL OR OTHER ROOT LIMITING FACTORS ARE PRESENT.

ROLLED EROSION CONTROL PRODUCTS (RECP):

TEMPORARY OR PERMANENT EROSION CONTROL NETS, BLANKETS AND THREE-DIMENSIONAL MATRIXES MADE FROM A WIDE VARIETY OF NATURAL (SUCH AS JUTE, COIR AND STRAW) AND MAN-MADE MATERIALS ALONE OR IN COMBINATION THAT HELP PREVENT EROSION IN SEVERAL WAYS. PREFABRICATED BLANKETS OR NETTING SHALL BE USED AS A TEMPORARY SURFACE STABILIZING MEASURE AND TO AID IN THE ESTABLISHMENT OF VEGETATION. THEY ARE TYPICALLY USED ON STEEP SLOPES AND TO HELP ESTABLISH GRASS IN LOW VELOCITY VEGETATED CHANNELS.

5. PROTECT SLOPES:

THE GENERAL PERMIT PROHIBITS UP-SLOPE RUNOFF FROM FLOWING DOWN FILL SLOPES. ALL FILL SURFACE RUNOFF SHALL BE CONTAINED WITH TEMPORARY BERMS AND IN PIPES, SLOPE DRAINS, OR STABILIZED CHANNELS. DRAINAGE SHALL BE PROVIDED TO REMOVE GROUND WATER INTERSECTING THE SLOPE SURFACE OF EXPOSED SOIL AREAS. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES, CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS. SOILS ON SLOPES SHALL BE STABILIZED AS SPECIFIED IN TEMPORARY AND PERMANENT SOIL STABILIZATION MEASURES.

6. PROTECT STORM DRAIN INLETS:

STORM DRAIN INLETS OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SURFACE WATER RUNOFF DOES NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE SEDIMENT. INLET PROTECTION SHALL BE PLACED ON ALL STORM INLETS TO PROTECT AGAINST SEDIMENT-LADEN RUNOFF ENTERING THE SYSTEM AT THE INLETS.

INLET PROTECTION:

INLET PROTECTION SHALL BE BE PLACED ON ALL STORM DRAIN DROP INLETS AND/OR CURB INLETS TO TRAP SEDIMENT BEFORE CONTAMINATED RUNOFF ENTERS A STORM DRAINAGE SYSTEM. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING INSTALLATION OF STORMWATER CONTROLS, PRIOR TO CONSTRUCTION ACTIVITIES FOR EXISTING STORM DRAINS, AND/OR WHERE STORM DRAIN INLETS ARE TO BE MADE OPERATIONAL BEFORE PERMANENT STABILIZATION OF THE DISTURBED DRAINAGE AREA HAVE OCCURRED.

CULVERT INLET PROTECTION:

CULVERT INLET PROTECTION SHALL BE BE PLACED ON ALL STORM CULVERT INLETS TO PREVENT SEDIMENT FROM ENTERING, ACCUMULATING IN, AND BEING TRANSFERRED BY THE CULVERT AND ASSOCIATED DRAINAGE SYSTEM. CULVERT INLET PROTECTION MAY ALSO PROVIDE EROSION CONTROL AT STORM CULVERT INLETS DURING THE PHASE OF A PROJECT WHERE ELEVATION AND DRAINAGE PATTERNS CHANGE, CAUSING ORIGINAL CONTROL MEASURES TO BE INEFFECTIVE OR IN NEED OF REMOVAL.

7. CONVEY STORMWATER IN A NON-EROSIVE MANNER:

POINTS OF DISCHARGE AND RECEIVING STREAMS SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY, AND PEAK FLOW RATE OF SURFACE WATER RUNOFF FROM THE PROJECT SITE. ALL STORMWATER CONVEYANCE CHANNELS SHALL BE STABILIZED FOR EXPECTED FLOWS.

OUTLET PROTECTION:

OUTLET PROTECTION SHALL BE INSTALLED AT ALL CULVERT OUTLETS OF ALL TYPES, PIPE CONDUITS FROM ALL SEDIMENT BASINS, SWM PONDS, AND NEW CHANNELS CONSTRUCTED AS OUTLETS FOR CULVERTS AND CONDUITS. OUTLET PROTECTION SHALL BE PROVIDED IN THE FORM OF A RIP-RAP-LINED APRON CONSTRUCTED AT A ZERO OR MINIMUM SLOPE TO SLOW THE OUTLET VELOCITY AND ADEQUATELY PROTECT SOILS FROM SCOUR BY REDUCING FLOW.

8. CONTROL OTHER POLLUTANTS:

ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS, THAT OCCUR ON SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF SURFACE OR GROUND WATER. WOODY DEBRIS MAY BE CHOPPED AND SPREAD ON SITE. COVER, CONTAINMENT, AND PROTECTION FROM VANDALISM SHALL BE PROVIDED FOR ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCTS, AND NON-INERT WASTES PRESENT ON SITE. ALL MATERIALS USED ON THE SITE SHALL BE PROPERLY STORED, HANDLED, DISPENSED AND DISPOSED OF FOLLOWING ALL APPLICABLE LABEL DIRECTIONS. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED ACCORDING TO APPLICABLE REGULATIONS, AND, AT A MINIMUM, ACCORDING TO OSHA STANDARDS 29 CFR 1926 152. ONLY APPROVED CONTAINERS AND PORTABLE TANKS SHALL BE USED FOR STORAGE AND HANDLING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

- MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM DRAIN DOWN, SOLVENT AND DE-GREASING CLEANING OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO SURFACE WATER RUNOFF MUST BE CONDUCTED USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. CONTAMINATED SURFACES SHALL BE CLEANED IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT.
- WHEEL WASH OR TIRE BATH WASTEWATER SHALL BE DISCHARGED TO A SEPARATE ON-SITE TREATMENT SYSTEM OR TO THE SANITARY SEWER.
- APPLICATION OF AGRICULTURAL CHEMICALS INCLUDING FERTILIZERS AND PESTICIDES SHALL BE CONDUCTED IN A MANNER AND AT APPLICATION RATES THAT WILL NOT RESULT IN LOSS OF CHEMICAL TO SURFACE WATER RUNOFFF. MANUFACTURERS RECOMMENDATIONS FOR APPLICATION RATES AND PROCEDURES SHALL BE FOLLOWED.
- IN THE EVENT OF AN ACCIDENTAL SPILL, IMMEDIATE ACTION SHALL BE TAKEN BY THE CONTRACTOR TO CONTAIN AND REMOVE THE SPILLED MATERIAL. THE SPILL SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. AS REQUIRED UNDER PROVISIONS OF THE CLEAN WATER ACT, ANY SPILL OR DISCHARGE ENTERING WATERS OF THE UNITED STATES SHALL BE PROPERLY REPORTED.

9. CONTROL DEWATERING:

FOUNDATION, VAULT, AND UTILITY TRENCH DEWATERING WATER SHALL BE DISCHARGED INTO A CONTROLLED CONVEYANCE SYSTEM PRIOR TO DISCHARGE TO A SEDIMENT POND. CHANNELS RECEIVING THE DISCHARGED WATER MUST BE STABILIZED. HIGHLY TURBID OR CONTAMINATED WATER FROM CONSTRUCTION EQUIPMENT OPERATIONS, WORK INSIDE A COFFERDAM, SHALL BE HANDLED SEPARATELY FROM SURFACE WATER. IF DEWATERING IS REQUIRED FOR SMALL VOLUMES OF LOCALIZED DEWATERING ON THIS SITE, A PUMP AND DEWATERING FILTER BAG SHALL BE UTILIZED. THE FILTER BAG SHALL DISCHARGE TO A DITCH OR SWALE WITH A WELL ESTABLISHED VEGETATIVE AREA.

10. MAINTAIN BMP'S:

TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. MAINTENANCE AND REPAIR SHALL BE CONDUCTED IN ACCORDANCE WITH THE BMP'S. AT A MINIMUM, ALL SEDIMENT CONTROL BMP'S SHALL BE INSPECTED AT LEAST ONCE EVERY FOUR (4) CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A PRECIPITATION EVENT OF 0.25 INCHES OR GREATER, OR THE OCCURRENCE OF RUNOFF FROM SNOWMELT SUFFICIENT TO CAUSE A DISCHARGE. TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S SHOULD BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMP'S ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL RESULTING FROM THE REMOVAL OF BMP'S OR VEGETATION SHALL BE PERMANENTLY STABILIZED.

11. MANAGE THE PROJECT:

A SEQUENCE OF CONSTRUCTION HAS BEEN PROVIDED ON THIS SHEET TO DESCRIBE AN OVERALL CONSTRUCTION SEQUENCE AS IT RELATES TO EROSION AND SEDIMENT CONTROL BMP'S AND CONSTRUCTION OF VARIOUS ELEMENTS OF THE PROJECT. IN GENERAL, THE PROJECT IS TO BEGIN CONSTRUCTION IN JULY 2024 AND END APPROXIMATELY IN JANUARY 2026. THE CONTRACTOR IS RESPONSIBLE FOR THE DETAILS OF THE DAY TO DAY OPERATIONS.

- THE PRIMARY PROJECT MANAGER SHALL EVALUATE, WITH INPUT FROM UTILITIES AND OTHER CONTRACTORS, THE SURFACE WATER MANAGEMENT REQUIREMENTS FOR THE ENTIRE PROJECT, INCLUDING THE UTILITIES, WHEN PREPARING THE SEDIMENT CONTROL PLAN. ALL BMP'S SHALL BE INSPECTED, MAINTAINED, AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. WHENEVER INSPECTION AND/OR MONITORING REVEALS THAT THE BMP'S IDENTIFIED IN THE SEDIMENT CONTROL PLAN ARE INADEQUATE, THE SEDIMENT CONTROL PLAN SHALL BE MODIFIED, AS APPROPRIATE, IN A TIMELY MANNER.
- CONTRACTOR SHALL REPORT SPILLAGE OR DISCHARGE OF POLLUTANTS WITHIN 24-HOURS. THE SEDIMENT CONTROL PLAN SHALL BE RETAINED ON SITE. THE SEDIMENT CONTROL PLAN SHALL BE MODIFIED WHENEVER THERE IS A SIGNIFICANT CHANGE IN THE DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF ANY BMP. THE WVDEP MUST BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION SWPP.

12. STABILIZATION:

THE CONSTRUCTION SITE SHOULD BE STABILIZED AS SOON AS POSSIBLE AFTER COMPLETION. ESTABLISHMENT OF FINAL COVER MUST BE INITIATED WITHIN FOUR (4) DAYS AFTER REACHING FINAL GRADE. A NOTICE OF TERMINATION MUST BE FILED WITH THE WVDEP WHEN THE SITE REACHES FINAL STABILIZATION. FINAL STABILIZATION MEANS THAT ALL SOIL-DISTURBING ACTIVITIES ARE COMPLETED, AND THAT EITHER A PERMANENT VEGETATIVE COVER OF 70% OR GREATER HAS BEEN ESTABLISHED OR THAT THE SURFACE HAS BEEN STABILIZED BY HARD COVER SUCH AS PAVEMENT OR BUILDINGS. (THE 70% REQUIREMENT REFERS TO THE TOTAL VEGETATED AREA AND NOT JUST A PERCENT OF THE SITE).

VIII. EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN STRICT COMPLIANCE WITH THE LATEST EDITION OF THE WEST VIRGINIA EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MANUAL AND APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
2. AREAS OF DEVELOPMENT SHALL BE PLANNED IN PHASES AND STAGES IN ORDER TO PREVENT THE TRANSPORT OF SEDIMENT FROM THE DEVELOPMENT SITE DURING CONSTRUCTION AND MINIMIZE EXPOSURE TO DISTURBED GROUND. RE-VEGETATION OF EXPOSED AREAS AND THE MAINTENANCE OF THAT VEGETATION SHALL BE AN INTEGRAL PART OF THE CLEARING ACTIVITIES FOR ANY PHASE.
3. NO DISTURBED AREA IS TO REMAIN DENUDED FOR MORE THAN FOUR (4) DAYS EXCEPT FOR MATERIAL STORAGE AREAS OR FOR THOSE AREAS ON WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED UNLESS AUTHORIZED BY THE CITY OF RANSON.
4. ALL SOIL STOCKPILES SHALL BE STABILIZED BY TEMPORARY SEEDING AND MULCHING AND PROTECTED WITH PERIMETER SEDIMENT CONTROLS SUCH AS SILT FENCE TO PREVENT CONTACT WITH STORMWATER RUNOFF. ALL STOCKPILES MUST BE LOCATED OUTSIDE OF ANY VEGETATED BUFFER AREAS AND SHOULD BE LOCATED AS FAR AS PRACTICABLE FROM STORMWATER CONVEYANCE SYSTEMS AND WATER BODIES.
5. ALL SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING SITE GRADING OPERATIONS TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION MEASURES SHALL BE APPLIED TO ALL SLOPES AS SPECIFIED IN THE SOIL STABILIZATION MEASURES.
6. DURING CONSTRUCTION, PROTECT ALL FILLS SO THAT RUNOFF DOES NOT GO DOWN THE FACE OF THE HILL. UTILIZE BERMS, TEMPORARY SLOPE DRAINS, OR OTHER METHODS TO DIVERT RUNOFF AWAY FROM THE FILL AND INTO A SEDIMENT TRAPPING STRUCTURE. AS MORE FILL IS ADDED, SLOPE THE TOP (OR BERM IT) TO DIRECT WATER AWAY FROM THE SLOPE AND TO A STABLE CONVEYANCE SYSTEM. SEED & MULCH EVERY FOUR (4) DAYS OR 15' OF FILL.
7. NO OFF-SITE SOURCE OF BORROW MATERIALS IS ANTICIPATED FOR THIS PROJECT. IN THE EVENT THAT AN OFF-SITE SOURCE OF BORROW MATERIALS IS USED, AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE PROVIDED FOR THE BORROW PIT AND THE BORROW PIT SHALL MEET ALL APPLICABLE REQUIREMENTS AND PERMITS OF THE WVDEP.
8. DUE TO GRADE CHANGES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (i.e. SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.

IX. SOIL STABILIZATION:

EXCEPT AS NOTED BELOW, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOUR (4) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED OR FOUR (4) DAYS FOR SITES REQUIRED TO USE ENHANCED BMP'S.

- WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 4TH DAY, AS APPLICABLE AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY NATURAL CAUSES, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS CONDITIONS ALLOW.
- WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY HALTED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 4TH DAY AFTER CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED.
- AREAS WHERE SEED HAS FAILED TO GERMINATE ADEQUATELY (UNIFORM PERENNIAL VEGETATIVE COVER OF 70% OR GREATER) WITHIN 30 DAYS AFTER SEEDING AND MULCHING MUST BE RE-SEEDED IMMEDIATELY, OR AS SOON AS WEATHER CONDITIONS ALLOW.

TEMPORARY STABILIZATION:

- SELECTION OF TEMPORARY SEED MIXTURE SHALL DEPEND ON THE TIME OF YEAR DURING APPLICATION. SELECT PLANTS APPROPRIATE TO THE SEASON AND SITE CONDITIONS. REFER TO TABLE 3.10.1 TEMPORARY SEEDING OF THE WEST VIRGINIA EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MANUAL FOR A LIST OF COVER PLANTS, APPROVED PLANTING DATES, AND APPLICATION RATES.

PERMANENT STABILIZATION:

SEED MIXTURES INCLUDE THE FOLLOWING:

COMMON NAME	APPLICATION RATE	PREFERRED PLANTING DATES
KENTUCKY 31 FESCUE	45 LBS./ACRE	3/1-6/15 & 8/15-9/15
RED FESCUE	20 LBS./ACRE	3/1-6/15 & 8/15-9/15
KENTUCKY BLUEGRASS	25 LBS./ACRE	3/1-6/15 & 8/15-9/15
WHITE DUTCH CLOVER	5 LBS./ACRE	3/1-6/15 & 8/15-9/15

- FERTILIZER: DETERMINED BY SOIL TEST
- LIME: 90 LBS./1,000 SQ. FT. PULVERIZED AGRICULTURAL GRADE LIMESTONE
- MULCH: 70-90 LBS./1,000 SQ. FT. STRAW OR HAY MULCH

ALTERNATIVE SEED MIXTURES MAY BE SUBSTITUTED AS APPROVED BY INTEGRITY FEDERAL SERVICES. SELECT PLANTS APPROPRIATE TO THE SEASON AND SITE CONDITIONS. REFER TO TABLE 3.11.1 PERMANENT SEEDING OF THE WEST VIRGINIA EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MANUAL FOR A LIST OF COVER PLANTS APPROVED PLANTING DATES, AND APPLICATION RATES.

X. UNDERGROUND UTILITY LINE INSTALLATION:

1. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
2. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES, CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS.
3. EFFLUEN

EROSION & SEDIMENT CONTROL NOTES:

1. ANY AREA OF EXPOSED SOIL WHERE NO CONSTRUCTION IS ANTICIPATED FOR A PERIOD OF LONGER THAN FOURTEEN (14) DAYS OR WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR FOUR (4) DAYS SHALL BE TEMPORARILY STABILIZED.
2. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT STABILIZATION SHALL BE COMPLETED WITHIN FOUR (4) CALENDAR DAYS AFTER COMPLETION OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND FOUR (4) CALENDAR DAYS AFTER REACHING FINAL GRADE FOR ALL OTHER DISTURBED OR GRADED AREAS.
   - THESE PROVISIONS DO NOT APPLY TO THOSE AREAS THAT ARE SHOWN ON THE PLAN FOR MATERIAL STORAGE OR FOR THOSE AREAS ON WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED.
   - THESE TIME REQUIREMENTS MAY BE EXTENDED, AS DEEMED NECESSARY BY THE CITY OF RANSON IN THE EVENT THAT ADVERSE CONDITIONS PREVENT COMPLIANCE WITH THE STATED TIME LIMITATIONS FOR THE COMPLETION OF PERMANENT OR TEMPORARY STABILIZATION.
3. STABILIZATION WILL BE CONSIDERED ADEQUATE WHEN THE FOLLOWING CONDITIONS ARE MET:
   A) WATER COURSES, STREAM BANKS, AND DRAINAGE EASEMENTS SHALL BE 100% STABILIZED AND FREE FROM EROSION AND DEPOSITION.
   B) SLOPES STEEPER THAN 10% SHALL HAVE AT LEAST 98% STABLE GROUND COVER, AS DETERMINED BY THE CITY OF RANSON.
   C) ALL OTHER AREAS SHALL HAVE AT LEAST 85% STABLE GROUND COVER, AS DETERMINED BY THE CITY OF RANSON.
   D) GRASS VEGETATION SHALL HAVE REACHED A MINIMUM OF 3 INCHES OF HEIGHT OR HAVE BEEN MOWED BACK TO A MINIMUM OF 2 INCHES IN HEIGHT.
4. FOR ALL PROJECTS ADJACENT TO OR WITHIN 500 FEET OF A CONTINUOUSLY FLOWING STREAM, NO GRADING, EXCAVATING, REMOVAL, OR DESTRUCTION OF TOPSOIL, TREES, OR OTHER VEGETATIVE COVER, OR CONSTRUCTION ACTIVITY SHALL RESULT IN POINT OR NON-POINT LOADING OF SUSPENDED MATTER SUCH THAT TURBIDITY STANDARDS SPELLED OUT IN THE WATER RESOURCES BOARD LEGISLATIVE RULES ARE VIOLATED. SAID STANDARDS STATE THAT TURBIDITY SHALL NOT EXCEED 10 NTU'S OVER BACKGROUND TURBIDITY WHEN THE BACKGROUND IS 50 NTU'S OR LESS, OR HAVE MORE THAN A 10% INCREASE IN TURBIDITY (PLUS 10 NTU'S MINIMUM) WHEN THE BACKGROUND TURBIDITY IS MORE THAN 50 NTU'S.
5. NO OFF-SITE SOURCE OF BORROW MATERIALS IS ANTICIPATED FOR THIS PROJECT. IN THE EVENT THAT AN OFF-SITE SOURCE OF BORROW MATERIALS IS USED, AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE PROVIDED FOR THE BORROW PIT AND THE BORROW PIT SHALL MEET ALL APPLICABLE REQUIREMENTS AND PERMITS OF THE WVDEP
6. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT ALL EROSION AND SEDIMENT CONTROL MEASURES ARE PERFORMING AS DESIGNED. THE CITY OF RANSON MAY REQUIRE MODIFICATIONS TO AN APPROVED PLAN, REQUIRE ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES, OR CAUSE NEW PLANS TO BE SUBMITTED AS A RESULT OF FIELD INSPECTION REVEALING THE APPROVED PLANS DO NOT PROVIDE ADEQUATE PROTECTION. MODIFICATIONS MAY ALSO BE REQUESTED BY THE OWNER OR DEVELOPER DUE TO UNFORESEEN FIELD CONDITIONS.
7. ALL RESIDENTIAL AND COMMERCIAL/INDUSTRIAL BUILDING LOTS SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE INSTALLED PRIOR TO BEGINNING CONSTRUCTION ON THE LOT.

PUBLIC NOTICE SIGN:

NOT TO SCALE

NOTES:

1. SECTION II.B OF THE GENERAL PERMIT STATES THAT WITHIN 72 HOURS OF FILING AN APPLICATION, THE APPLICANT SHALL DISPLAY A SIGN FOR THE DURATION OF THE CONSTRUCTION PROJECT NEAR THE ENTRANCE OF THE PROJECT OR, FOR LINEAR PROJECTS, AT A LOCATION NEAR AN ACTIVE PART OF THE PROJECT THAT IS ACCESSIBLE BY THE PUBLIC; CONTAINING THE FOLLOWING INFORMATION:
   - THE APPLICANT'S NAME AND EMERGENCY TELEPHONE NUMBER;
   - PROJECT REFERENCE ID;
   - FOR INFO ON THIS STORMWATER PERMIT CALL 800-654-5227 OR DEP.Comments@wv.gov
   - PERMIT NUMBER (SEE NOTE 5)
2. THE SIGN SHALL BE A MINIMUM OF TWO FEET BY TWO FEET AND BE AT LEAST THREE FEET ABOVE GROUND LEVEL; CLEARLY VISIBLE AND LEGIBLE FROM A PUBLIC ROADWAY OR RIGHT-OF-WAY.
3. IF IT IS NOT FEASIBLE TO DISPLAY A SIGN AT OR NEAR THE PROJECT, THE APPLICANT MAY POST, WITHIN 72 HOURS OF FILING THE APPLICATION A NOTICE CONTAINING THE FOREGOING INFORMATION AT A LOCAL PUBLIC BUILDING, INCLUDING, BUT NOT LIMITED TO, A TOWN HALL OR PUBLIC LIBRARY.
4. THE APPLICANT SHALL PROVIDE THE LOCATION WHERE THE SIGN OR NOTICE IS TO BE POSTED.
5. WITHIN 7 BUSINESS DAYS OF ASSIGNMENT OF THE PERMIT REGISTRATION NUMBER, THE APPLICANT SHALL AFFIX SUCH NUMBER TO THE SIGN OR TO THE POSTED NOTICE.

A TEMPLATE FOR THE SIGN IS AS FOLLOW:

- THE TOP PART OF THE SIGN, DOWN TO THE WORDS "APPLICATION DATE", SHALL BE WORDED AND FORMATTED AS SHOWN. REMAINING TEXT SHALL BE FILLED IN BY THE APPLICANT (DATE, NAME OF REGISTRANT OR CONTACT, PROJECT DESCRIPTION, AND PHONE) IN THE SIZE AND FORMAT SHOWN. HIGH CONTRAST COLORS MUST BE USED.
- THE SIGN SHALL BE A MINIMUM 24" x 24" WITH 1.6" AND 0.8" LETTERS
- THE SIGN SHALL BE A MINIMUM 36" ABOVE GROUND LEVEL.

①1.6" LETTERS

②0.8" LETTERS

① For Info on NPDES
① Stormwater Permit
② To comment on Sediment Control Plan
① Call: 800-654-5227
or
② DEP.Comments@wv.gov
② DEP 601 57th Street SE, Charleston WV 25304
② Application Date: ***XX/XX/XX*** ①
①***Potomic Towne Center,***
①***Lot 7, Hobby Lobby***
②*(area code) Tele. No.*

Table 3.10.1 Temperary seed chart

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

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

Table 3.11.1 Permanent seeding

SEED MIX	PLANT NAMES COMMON	PLANT NAMES SCIENTIFIC	APPLICATION RATE LBS/ACRE
A	Kentucky 31 Fescue Red Fescue Birdsfoot Trefoil	*Festuca arundinacea* *Festuca rubra* *Lotus corniculatus*	65 20 5
B	Switchgrass Perennial Ryegrass Redtop Birdsfoot Trefoil	*Panicum virgatum* *Lolium perenne* *Agrostis alba* *Lotus corniculatus*	15 20 5 15
C	Red Fescue Kentucky Bluegrass Marion Bluegrass	*Festuca rubra* *Poa pratensis* *Poa pratensis*	20 40 30
D	Kentucky 31 Fescue Red Fescue Kentucky Bluegrass White Dutch Clover	*Festuca arundinacea* *Festuca rubra* *Poa pratensis* *Trifolium repens*	45 20 25 5
E	Perennial Ryegrass Switchgrass Crownvetch or Perennial Pea	*Lolium perenne* *Panicum virgatum* *Coronilla varia* *Lathyrus latifolius*	30 15 20 30
F	Orchardgrass Ladino Clover Redtop	*Dactylis glomerata* *Trifolium repens* *Agrostis alba*	20 5 5
G	Birdsfoot Trefoil Weeping Lovegrass Perennial Ryegrass	*Lotus corniculatus* *Eragrostis curvula* *Lolium perenne*	15 45 10
H	Crownvetch Orchardgrass	*Coronilla varia* *Dactylis glomerata*	25 40
I	Crownvetch Perennial Ryegrass	*Coronilla varia* *Lolium perenne*	25 30
J	Perennial Pea Orchardgrass	*Lathyrus latifolius* *Dactylis glomerata*	30 30
K	Deertongue Birdsfoot Trefoil Weeping Lovegrass	*Panicum clandestinum* *Lotus corniculatus* *Eragrostis curvula*	30 15 5
L	Orchardgrass Sericia Lespedeza Ladino Clover	*Dactylis glomerata* *Lespedeza cunata* *Trifolium repens*	30 40 5
M	Perennial Ryegrass Ladino Clover Redtop	*Lolium perenne* *Trifolium repens* *Agrostis alba*	50 5 5
N	Crownvetch Orchardgrass Redtop	*Coronilla varia* *Dactylis glomerata* *Agrostis alba*	15 30 5

Table 3.11.1 Permanent seeding Cont'd.

SEED MIX	PLANT NAMES COMMON	PLANT NAMES SCIENTIFIC	APPLICATION RATE LBS/ACRE
O	Perennial Ryegrass Birdsfoot Trefoil Redtop	*Lolium perenne* *Lotus corniculatus* *Agrostis alba*	40 15 5
P	Sericia Lespedeza Orchardgrass Redtop	*Lespedeza cunata* *Dactylis glomerata* *Agrostis alba*	40 30 5
Q	Orchardgrass Reed Canarygrass[1] Redtop Ladino Clover	*Dactylis glomerata* *Phalaris arundinacea* *Agrostis alba* *Trifolium repens*	25 30 5 5
R	Kentucky Bluegrass Redtop White Clover or Birdsfoot Trefoil	*Poa pratensis* *Agrostis alba* *Trifolium repens* *Lotus corniculatus*	30 5 5 15
S	Reed Canarygrass[1] Weeping Lovegrass	*Phalaris arundinacea* *Eragrostis curvula*	40 5
T	Perennial Ryegrass Reed Canarygrass[1] Birdsfoot Trefoil	*Lolium perenne* *Phalaris arundinacea* *Lotus corniculatus*	30 15 5
U	Timothy Alfalfa	*Phluem pratense* *Medicago sativa*	10 18
V	Timothy Birdsfoot Trefoil	*Phluem pratense* *Lotus corniculatus*	10 15
W	Redtop Perennial Ryegrass Orchardgrass	*Agrostis alba* *Lolium perenne* *Dactylis glomerata*	5 30 25
X	Reed Canarygrass[1] Birdsfoot Trefoil Redtop	*Phalaris arundinacea* *Lotus corniculatus* *Agrostis alba*	30 20 5
Y	Switchgrass Birdsfoot Trefoil	*Panicum virgatum* *Lotus corniculatus*	30 20
Z	Switchgrass Sericia Lespedeza	*Panicum virgatum* *Lespedeza cunata*	15 30
A-1	Orchardgrass Red Clover	*Dactylis glomerata* *Trifolium prutense*	30 10
A-2	Switchgrass Big Bluestem Indiangrass Little Bluestem Sideoats Grama[2]	*Panicum virgatum* *Andropogon gerardi* *Sorghastrum nutans* *Andropogon scoparius* *Bouteloua curtipendula*	15 5 5 5 5
A-3	Switchgrass Eastern Gamagrass[3]	*Panicum virgatum* *Tripsacum dactyloides*	20 15

NOTE: When utilizing a properly prepared seedbed, the rates of application can be reduced by 30 percent except for seed mixes A-2 & A-3.

[1] Reed Canarygrass shall not be used east of I-79 and/or south of Charleston.
[2] Use north and east of I-64 and I-79.
[3] Use south and west of I-64 and I-79.

Table 3.11.2 Nurse crops

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

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

Table 3.12.1 Organic mulch materials and application rates

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

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

From VA DSWC

Table 3.11.3 Permanent seeding requirements

SHED MIX	FINE LAWN	COARSE LAWN	LOW MAINT.	NO MAINT.	PASTURE	SENSITIVE NATURAL AREAS	pH RANGE	DRAINAGE	SHADE TOLERANCE	PREFERRED PLANTING DATES 3/1 -5/15	6/16 -8/14	8/15 - 9/15	9/16 - 2/28
A			✓ 1				6.0 – 7.5	MOD. – WELL	FULL SUN	✓	♦	✓	♦
B				✓			5.0 – 7.5	MOD. – WELL	FULL SUN	✓	♦	✓	♦
C	✓ 1						6.0 – 7.5	MOD. – WELL	FULL SUN	✓		✓	
D		✓ 1					6.0 – 7.5	MOD. – WELL	FULL SUN	✓		✓	
E				✓ 1			6.0 – 7.5	MOD. – WELL	FULL SUN	✓	♦	✓	♦
F			✓	✓	✓		5.5 – 7.5	MOD. – WELL	TOLERANT	✓	♦	✓	♦
G				✓	✓		5.0 – 7.5	MOD. – WELL	FULL SUN	✓	♦	✓	♦
H			✓	✓ 1	✓		5.0 – 7.5	MOD. – WELL	TOLERANT	✓	♦	✓	♦
I			✓	✓ 1	✓		5.0 – 7.5	MOD. – WELL	FULL SUN	✓	♦	✓	♦
J			✓	✓ 1	✓		4.0 – 8.0	MOD. – WELL	TOLERANT	✓	♦	✓	♦
K				✓			4.0 – 7.0	MOD. – WELL	FULL SUN	✓	♦	✓	♦
L				✓	✓		4.5 – 7.5	MOD. – WELL	TOLERANT	✓	♦	✓	♦
M			✓	✓	✓		5.0 – 7.5	MOD. – WELL	TOLERANT	✓	♦	✓	♦
N			✓	✓ 1	✓		5.0 – 7.5	MOD. – WELL	TOLERANT	✓	♦	✓	♦
O			✓	✓	✓		5.0 – 7.5	MOD. – WELL	FULL SUN	✓	♦	✓	♦
P			✓	✓	✓		4.5 – 7.5	MOD. – WELL	TOLERANT	✓	♦	✓	♦
Q			✓	✓	✓		4.5 – 7.5	POOR – WELL	TOLERANT	✓	♦	✓	♦
R			✓	✓	✓		5.5 – 7.5	MOD. – WELL	FULL SUN	✓	♦	✓	♦
S			✓	✓	✓		4.5 – 7.5	POOR – WELL	FULL SUN	✓	♦	✓	♦
T					✓		5.5 – 7.5	POOR – WELL	FULL SUN	✓	♦	✓	♦
U					✓		6.5 – 8.0	MOD. – WELL	FULL SUN	✓	♦	✓	♦
V					✓		5.5 – 7.5	POOR – WELL	FULL SUN	✓	♦	✓	♦
W			✓	✓	✓		5.0 – 7.5	MOD. – WELL	TOLERANT	✓	♦	✓	♦
X					✓		5.5 – 7.5	POOR – WELL	FULL SUN	✓	♦	✓	♦
Y			✓	✓	✓		5.0 – 7.5	MOD. – WELL	FULL SUN	✓	♦	✓	♦
Z			✓	✓	✓		5.0 – 7.5	MOD. – WELL	FULL SUN	✓	♦	✓	♦
A-1					✓		4.5 – 7.5	MOD. – WELL	TOLERANT	✓	♦	✓	♦
A-2				✓	✓	✓	5.0 – 7.5	MOD. – WELL	FULL SUN	✓	♦	✓	♦
A-3				✓		✓	5.0 – 7.5	POOR – WELL	FULL SUN	✓	♦	✓	♦

♦ Nurse crop required – See Table B
1 Urban areas only

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BRIAN P. PERRY
REGISTERED
No. 17061
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
8/30/2024

SEAL:

REVISIONS

08/30/24 - REVISED PER CITY OF RANSON, CTUB & AMERICAN WATER COMMENTS

EROSION AND SEDIMENT CONTROL NARRATIVE

POTOMAC TOWNE CENTER
LOT 7 - HOBBY LOBBY

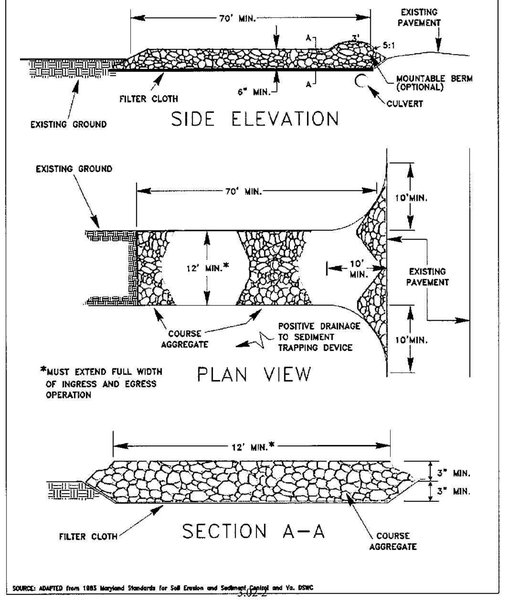
TAX MAP 8E, PARCEL 7; D.B. 1278, PG. 145
08 RANSON TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: N/A VERT.: N/A
DATE:	JUNE 2024
JOB:	3079-0111
DRAWN: SPR	CHECK: RPP
CADD: C-GC-001.DWG	
NCS:	GC-002
SHEET:	16 OF 24

FILE PATH: O:\GENERAL\3079-0111 POTOMAC TOWNE CENTER LOT 7 (FKA HUBRON)\PLANS\CDC-001.DWG
Drawing: 2024 - NO WARRANTIES OR ANY OF THE SERVICES IS EXPRESS OR IMPLIED IN THIS DRAWING. IT IS FOR ARCHITECTURAL SERVICES ONLY AND IS NOT INTENDED FOR USE BY ANY PERSON OR ENTITY FOR CONSTRUCTION PURPOSES WITHOUT THE SPECIFIC, WRITTEN VERIFICATION, ADAPTATION BY INTEGRITY FEDERAL SERVICES.

FIGURE 3.02.1

STONE CONSTRUCTION ENTRANCE



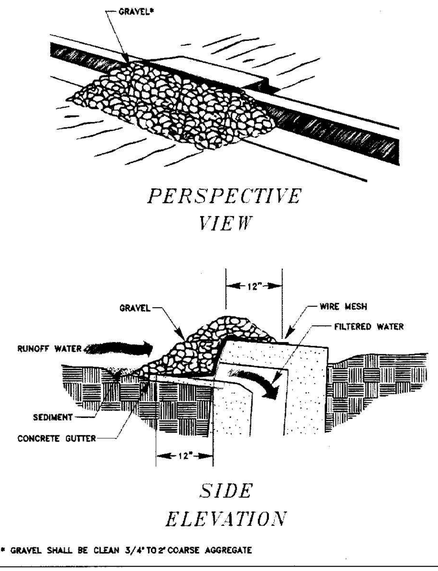
SOURCE: ADAPTED from 1985 Maryland Standards for Soil Erosion and Sediment Control and Va. DSWC

3.02-2

CE

FIGURE 3.33.6

GRAVEL AND WIRE CURB INLET PROTECTION

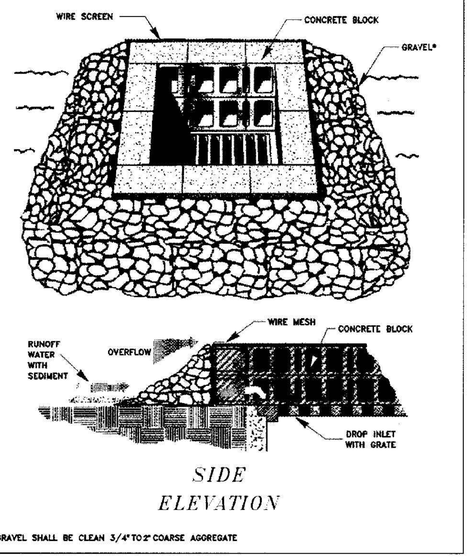


* GRAVEL SHALL BE CLEAN 3/4" TO 2" COARSE AGGREGATE

IP

FIGURE 3.33.3

BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER

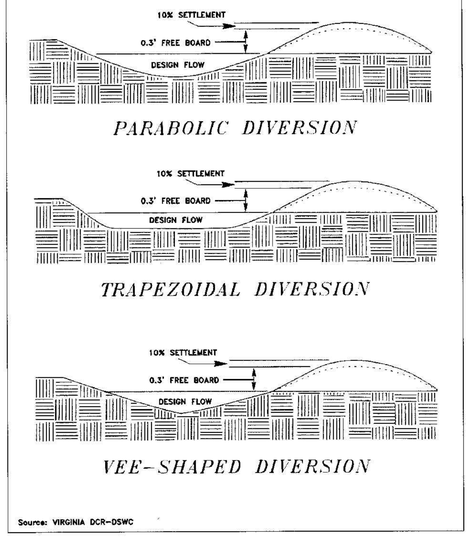


* GRAVEL SHALL BE CLEAN 3/4" TO 2" COARSE AGGREGATE

IP

FIGURE 3.15.1

TYPICAL DIVERSIONS



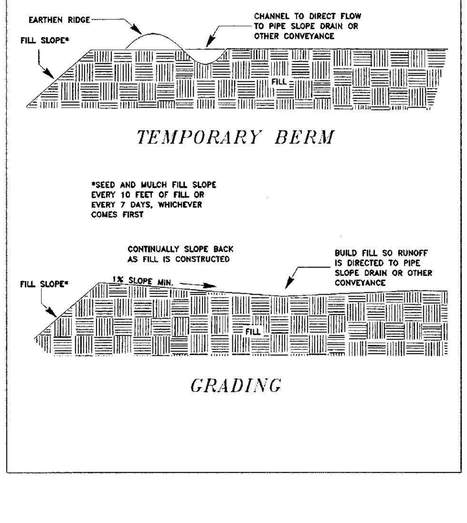
Source: VIRGINIA DCR-DSWC

NOTES:
- MINIMUM CONSTRUCTED DEPTH SHALL BE 1.5' (2:1 SIDE SLOPES)

DD

FIGURE 3.15.2

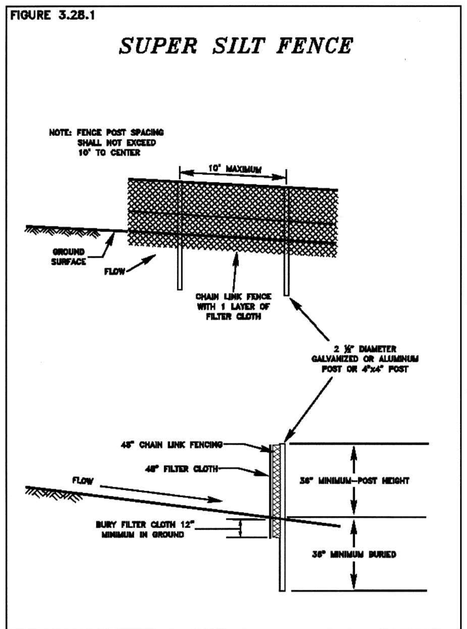
TEMPORARY FILL DIVERSIONS



DD

FIGURE 3.28.1

SUPER SILT FENCE



SSP

FIGURE 3.27.1

PLACEMENT OF SILT FENCE

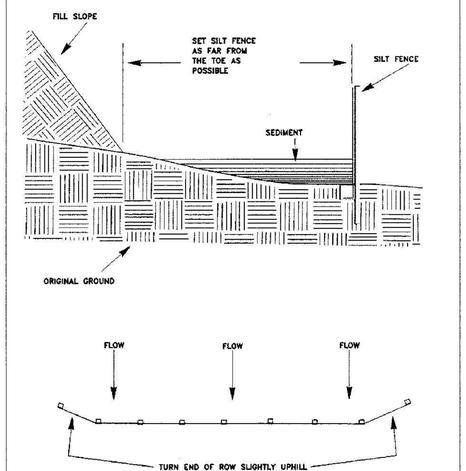


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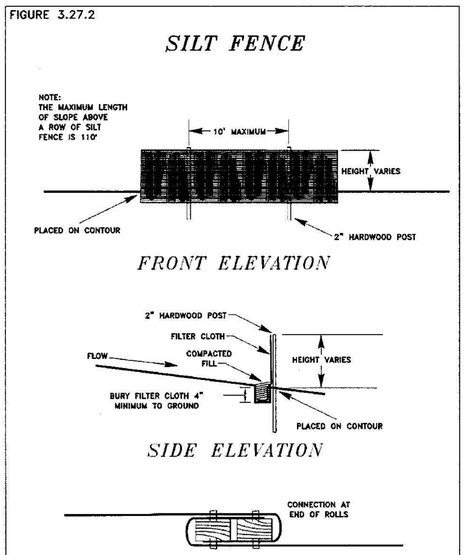
FIGURE 3.27.2

SILT FENCE



SF

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SEAL: BRIAN P. PERRY, REGISTERED, 17061, STATE OF WEST VIRGINIA, PROFESSIONAL ENGINEER, 8/30/24

REVISIONS

08/30/24 - REVISED PER CITY OF RANSON, CTUB & AMERICAN WATER COMMENTS

EROSION AND SEDIMENT CONTROL DETAILS

POTOMAC TOWNE CENTER LOT 7 - HOBBY LOBBY

TAX MAP 8E, PARCEL 7; D.B. 1278, PG. 145
08 RANSON TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: N/A VERT.: N/A
DATE:	JUNE 2024
JOB:	3079-0111
DRAWN: SPR	CHECK: RPP
CADD: C-GC-501.DWG	
NCS:	GC-501
SHEET:	17 OF 24

FILEPATH: O:\GENERAL\3079-0111 POTOMAC TOWNE CENTER LOT 7 (PETE R)\ARCHITECTURAL\DWG\GC-501.DWG
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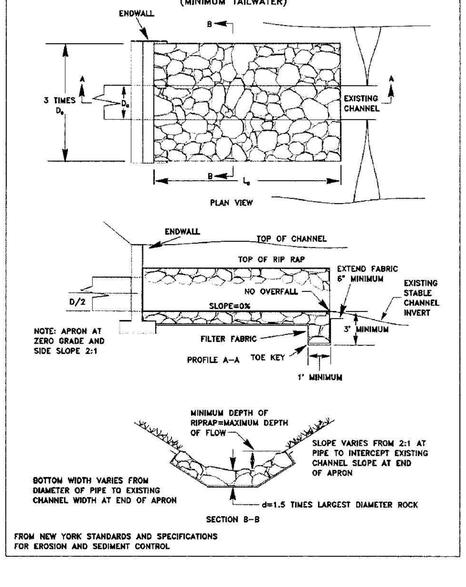
FIGURE 3.17.4

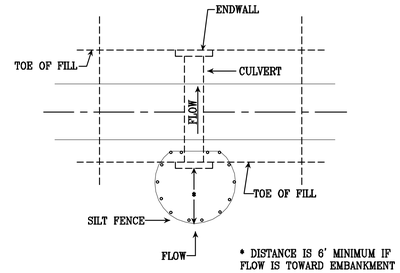
OUTLET PROTECTION

DISCHARGE TO CONFINED CHANNEL
(MINIMUM TAILWATER)

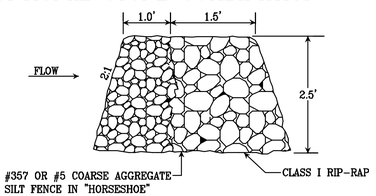


FROM NEW YORK STANDARDS AND SPECIFICATIONS
FOR EROSION AND SEDIMENT CONTROL

SILT FENCE CULVERT INLET PROTECTION



OPTIONAL STONE COMBINATION**



** VDOT #3, #357 OR #5 COARSE AGGREGATE TO REPLACE SILT FENCE IN "HORSESHOE" WHEN HIGH VELOCITY OF FLOW IS EXPECTED

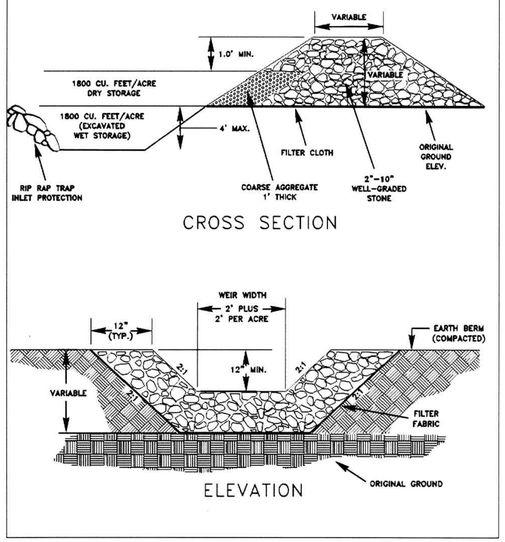
PER VESCH PLATE 3.08-1

OP

CIP

FIGURE 3.29.1

ROCK OUTLET SEDIMENT TRAP



CROSS SECTION

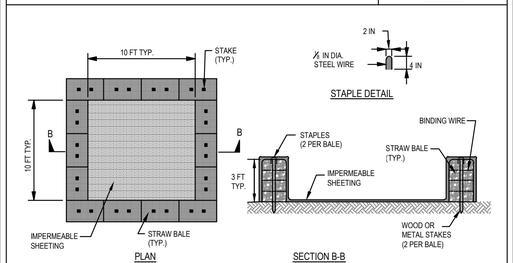
ELEVATION

3.29-6

#1

DETAIL H-6 ONSITE CONCRETE WASHOUT STRUCTURE

STANDARD SYMBOL: CWS



NOTE:CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

2 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

CWS

TEMPORARY STONE OUTLET SEDIMENT TRAP COMPUTATIONS

TRAP ID NO.	TOTAL DRAINAGE AREA (AC.)	TOTAL DRAINAGE AREA (SQ. FT.)	STORAGE REQUIRED (CU. FT.)	STORAGE PROVIDED (CU. FT.)	WET STORAGE					DRY STORAGE						TRAP DESIGN ELEVATIONS				EMBANKMENT			STONE WEIR WIDTH (FT.)
					DEPTH (D1) (FT.)	AREA (A1) (SQ. FT.)	VOLUME REQ'D (V1) (CU. FT.)	VOLUME PROV'D (V1) (CU. FT.)	APPROX. SURFACE DIMENSION (FT. x FT.)	DEPTH (D2) (FT.)	AREA (A2) (SQ. FT.)	MINIMUM AREA REQ'D (SQ. FT.)	VOLUME REQ'D (V2) (CU. FT.)	VOLUME PROV'D (V2) (CU. FT.)	APPROX. SURFACE DIMENSION (FT. x FT.)	BOTTOM OF TRAP (FT.)	CLEANOUT LEVEL (FT.)	TOP OF WET STORAGE (FT.)	TOP OF DRY STORAGE (FT.)	ELEVATION (FT.)	HEIGHT (FT.)	TOP WIDTH (FT.)	
1	2.54	110,663.00	9,146	10,315	2.0	2,800	4,573	4,760	35.0 x 80.0	1.5	4,606	3,297	4,573	5,555	49.0 x 94.0	± 506.75	± 507.75	± 508.75	± 510.25	± 512.00	3.25	3.00	7.08
2	1.08	47,216.00	3,902	4,935	2.0	1,250	1,951	2,125	25.0 x 50.0	1.5	2,496	1,351	1,951	2,810	39.0 x 64.0	± 507.50	± 508.50	± 509.50	± 511.00	± 512.75	3.25	3.00	4.17

REQUIRED STORAGE = 3,600 CUBIC FEET PER ACRE
V1= 0.85 x D1 x A1; V2=[(A1 + A2)/2] x D2
OUTLET WIDTH=2' PLUS 2' PER ACRE. MINIMUM OUTLET CHANNEL WIDTH=4'.
NOTES:
1. SURFACE DIMENSIONS ARE APPROXIMATE AREAS USED TO SIZE THE SEDIMENT TRAP, EXACT DIMENSIONS AND/OR SHAPE MAY VARY WITH CURRENT FIELD CONDITIONS.
2. IF CHANGES ARE MADE TO THE SEDIMENT TRAP, THE REQUIRED WET AND DRY STORAGE VOLUMES MUST BE MET.
3. SEDIMENT MUST BE REMOVED FROM TRAP WHEN THE TRAP'S WET STORAGE VOLUME IS REDUCED BY ONE-HALF.
4. ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION OF THE SEDIMENT TRAP SHOULD BE SEEDED AND MULCHED IMMEDIATELY AFTER INSTALLATION.

INTEGRITY FEDERAL SERVICES
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RYAN P. PERRY — REGISTERED — No. 17061 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER — 8/30/24

SEAL:

REVISIONS

08/30/24 - REVISED PER CITY OF RANSON, CTUB & AMERICAN WATER COMMENTS

EROSION AND SEDIMENT CONTROL DETAILS

POTOMAC TOWNE CENTER
LOT 7 - HOBBY LOBBY

TAX MAP 8E, PARCEL 7; D.B. 1278, PG. 145
08 RANSON TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: N/A VERT.: N/A
DATE:	JUNE 2024
JOB:	3079-0111
DRAWN: SPR	CHECK: RPP
CADD:	C-GC-501.DWG
NCS:	GC-502
SHEET:	18 OF 24

FILE:N:\CONVEN\JOBS\3111 POTOMAC TOWNE CENTER LOT 7 SITE PLAN\PERMIT\GC-501.DWG
LAYOUT: GC-501 XREF: N:\CONVEN\JOBS\3111 POTOMAC TOWNE CENTER LOT 7 SITE PLAN\CAD\XREF\XR-BORDER.DWG
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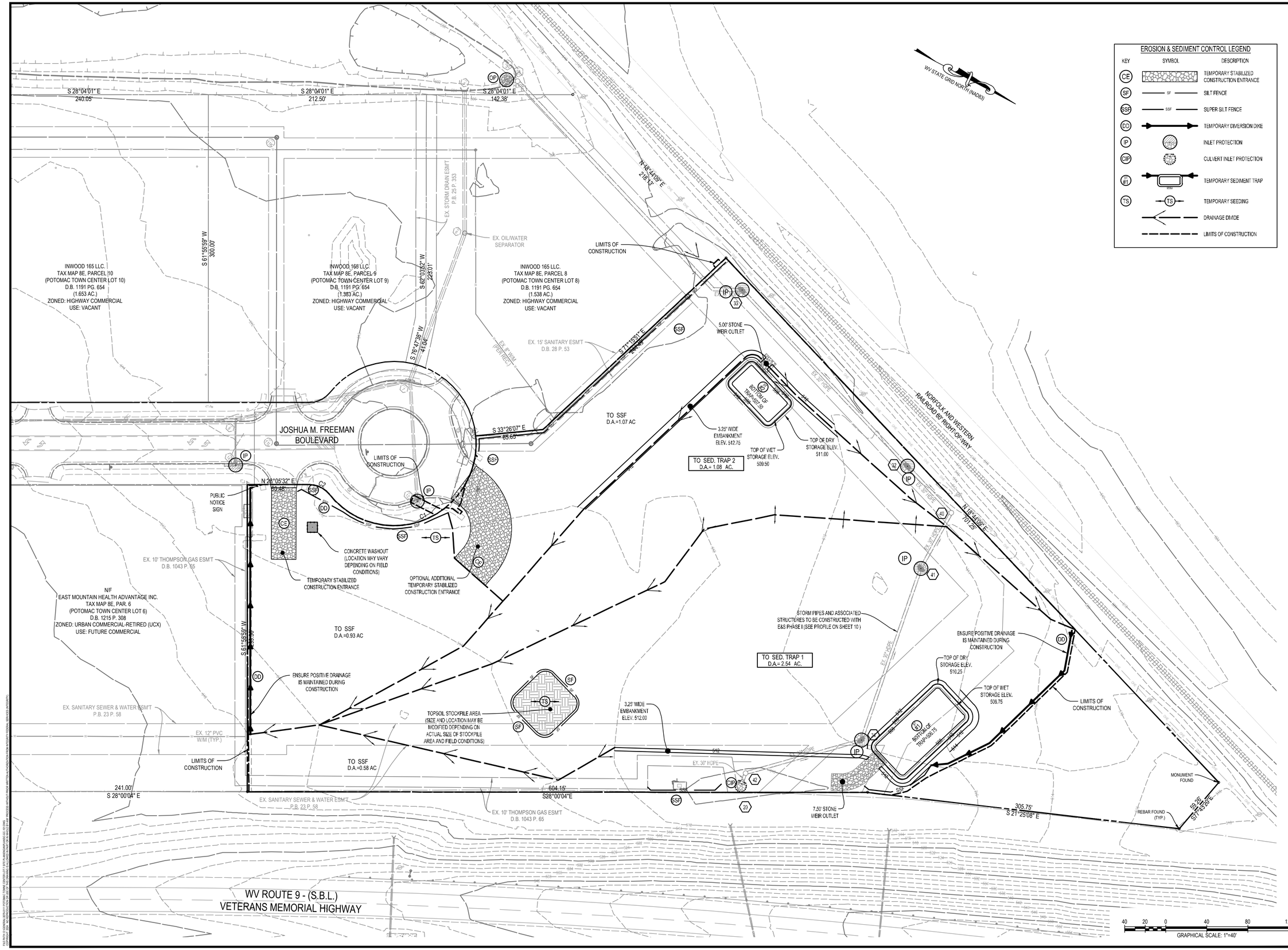

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BRIAN P. PERRY REGISTERED PROFESSIONAL ENGINEER STATE OF WEST VIRGINIA 17061 8/30/24

SEAL:

REVISIONS

08/30/24 - REVISED PER CITY OF RANSON, CTUB & AMERICAN WATER COMMENTS

EROSION AND SEDIMENT CONTROL PLAN - PHASE 1

POTOMAC TOWNE CENTER LOT 7 - HOBBY LOBBY

TAX MAP 8E, PARCEL 7, D.B. 1278, PG. 145
08 RANSON TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 40' VERT.: N/A
DATE:	JUNE 2024
JOB:	3079-0111
DRAWN: SPR	CHECK: RPP
CADD: C-GC-101.DWG	
NCS:	GC-101
SHEET:	19 OF 24

FILEPATH: O:\GENERAL\DESIGN\11 HOTEL\TOWNE CENTER\LOT 7 SITE PLAN\DWG\PLAN\GC-101.DWG
PRINTED BY: BRIAN PERRY 8/30/2024 11:47:27 AM
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EROSION & SEDIMENT CONTROL LEGEND

KEY	SYMBOL	DESCRIPTION
IP		INLET PROTECTION
OP		OUTLET PROTECTION
PS	PS	PERMANENT SEEDING
		STORM SEWER DRAINAGE DIVIDE
		LIMITS OF CONSTRUCTION

WV STATE GRID NORTH (NAD83)

S 28°04'01" E 240.05'

S 28°04'01" E 212.50'

S 28°04'01" E 142.38'

S 61°55'59" W 300.00'

INWOOD 165 LLC.
TAX MAP 8E, PARCEL 10
(POTOMAC TOWN CENTER LOT 10)
D.B. 1191 PG. 654
(1.653 AC.)
ZONED: HIGHWAY COMMERCIAL
USE: VACANT

INWOOD 166 LLC.
TAX MAP 8E, PARCEL 9
(POTOMAC TOWN CENTER LOT 9)
D.B. 1191 PG. 654
(1.383 AC.)
ZONED: HIGHWAY COMMERCIAL
USE: VACANT

INWOOD 165 LLC.
TAX MAP 8E, PARCEL 8
(POTOMAC TOWN CENTER LOT 8)
D.B. 1191 PG. 654
(1.538 AC.)
ZONED: HIGHWAY COMMERCIAL
USE: VACANT

S 62°03'52" W 228.01'

S 76°47'38" W 4.04'

EX. STORM DRAIN ESM'T P.B. 25 P. 353

EX. 42" STM

EX. 8" SAN

EX. OIL/WATER SEPARATOR

LIMITS OF CONSTRUCTION

N 18°44'08" E 218.13'

EX. 8" WM (PER MAP)

EX. 15' SANITARY ESM'T D.B. 28 P. 53

S 71°11'51" E 465.59'

EX. 8" SAN

EX. 8" WM

EX. 48" STM

JOSHUA M. FREEMAN BOULEVARD

S 33°26'07" E 85.65'

LIMITS OF CONSTRUCTION

N 28°05'32" E 80.48'

PUBLIC NOTICE SIGN

EX. 10' THOMPSON GAS ESM'T D.B. 1043 P. 65

N/F
EAST MOUNTAIN HEALTH ADVANTAGE INC.
TAX MAP 8E, PAR. 6
(POTOMAC TOWN CENTER LOT 6)
D.B. 1215 P. 308
ZONED: URBAN COMMERCIAL-RETIRED (UCX)
USE: FUTURE COMMERCIAL

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

CONCRETE WASHOUT (LOCATION MAY VARY DEPENDING ON FIELD CONDITIONS)

S 61°55'59" W 300.00'

PROP. 20' WATER LINE EASEMENT

ENSURE POSITIVE DRAINAGE IS MAINTAINED DURING CONSTRUCTION

EX. SANITARY SEWER & WATER ESM'T P.B. 23 P. 58

EX. 12" PVC W/M (TYP.)

LIMITS OF CONSTRUCTION

241.00'
S 28°00'04" E

EX. SANITARY SEWER & WATER ESM'T P.B. 23 P. 58

EX. 10' THOMPSON GAS ESMT D.B. 1043 P. 65

~ 604.15'
S28°00'04"E

WV ROUTE 9 - (S.B.L.)
VETERANS MEMORIAL HIGHWAY

RETAIL
223' x 240.25'
55,000 SF

RETAIL
70' x 150'
10,500 SF

NORFOLK AND WESTERN RAILROAD 66' RIGHT-OF-WAY

N 18°44'08" E 701.25'

EX. 30" HDPE

LIMITS OF CONSTRUCTION

MONUMENT FOUND

REBAR FOUND (TYP.)

59.26'
S17°45'49"E

305.75'
S 21°25'08" E

GRAPHICAL SCALE: 1"=40'

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RYAN P. PERRY
REGISTERED
No. 17061
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
8/30/24

SEAL:

REVISIONS

08/30/24 - REVISED PER CITY OF RANSON, CTUB & AMERICAN WATER COMMENTS

EROSION AND SEDIMENT CONTROL PLAN - PHASE 2

POTOMAC TOWNE CENTER
LOT 7 - HOBBY LOBBY

TAX MAP 8E, PARCEL 7, D.B. 1278, PG. 145
08 RANSON TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 40' VERT.: N/A
DATE:	JUNE 2024
JOB:	3079-0111
DRAWN: SPR	CHECK: RPP
CADD: C-GC-102.DWG	
NCS:	GC-102
SHEET:	20 OF 24

FILEPATH: G:\GENERAL\DESIGN\11 POTOMAC TOWNE CENTER\LOT 7 SITE PLAN\DWG\PLAN\GC-102.DWG
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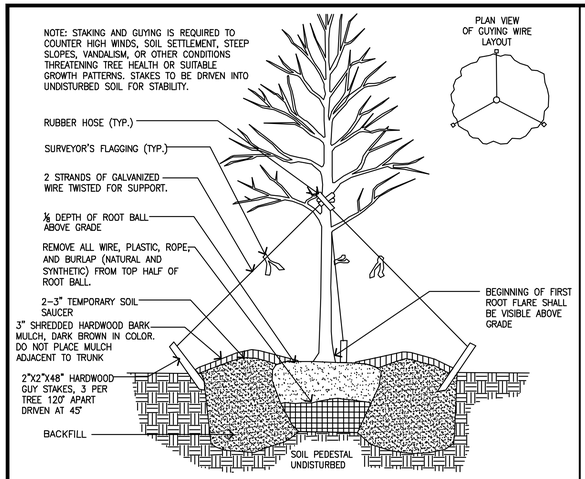
NOTE: STAKING AND GUYING IS REQUIRED TO COUNTER HIGH WINDS, SOIL SETTLEMENT, STEEP SLOPES, VANDALISM, OR OTHER CONDITIONS THREATENING TREE HEALTH OR SUITABLE GROWTH PATTERNS. STAKES TO BE DRIVEN INTO UNDISTURBED SOIL FOR STABILITY.



TREE PLANTING DETAIL
NOT TO SCALE

PLANT SCHEDULE					
TREES					
Symbol	**Quantity**	**Botanical Name**	**Common Name**	**Size (min.)**	**Remarks**
AR	3	Acer rubrum 'October Glory'	Red Maple	1.5" Caliper	B&B
ZS	3	Zelkova serrata	Japanese Zelkova	1.5" Caliper	B&B
SHRUBS					
Symbol	**Quantity**	**Botanical Name**	**Common Name**	**Size (min.)**	**Remarks**
IG	37	Ilex galabra 'Compacta'	Compact Inkberry	2' Tall	Container

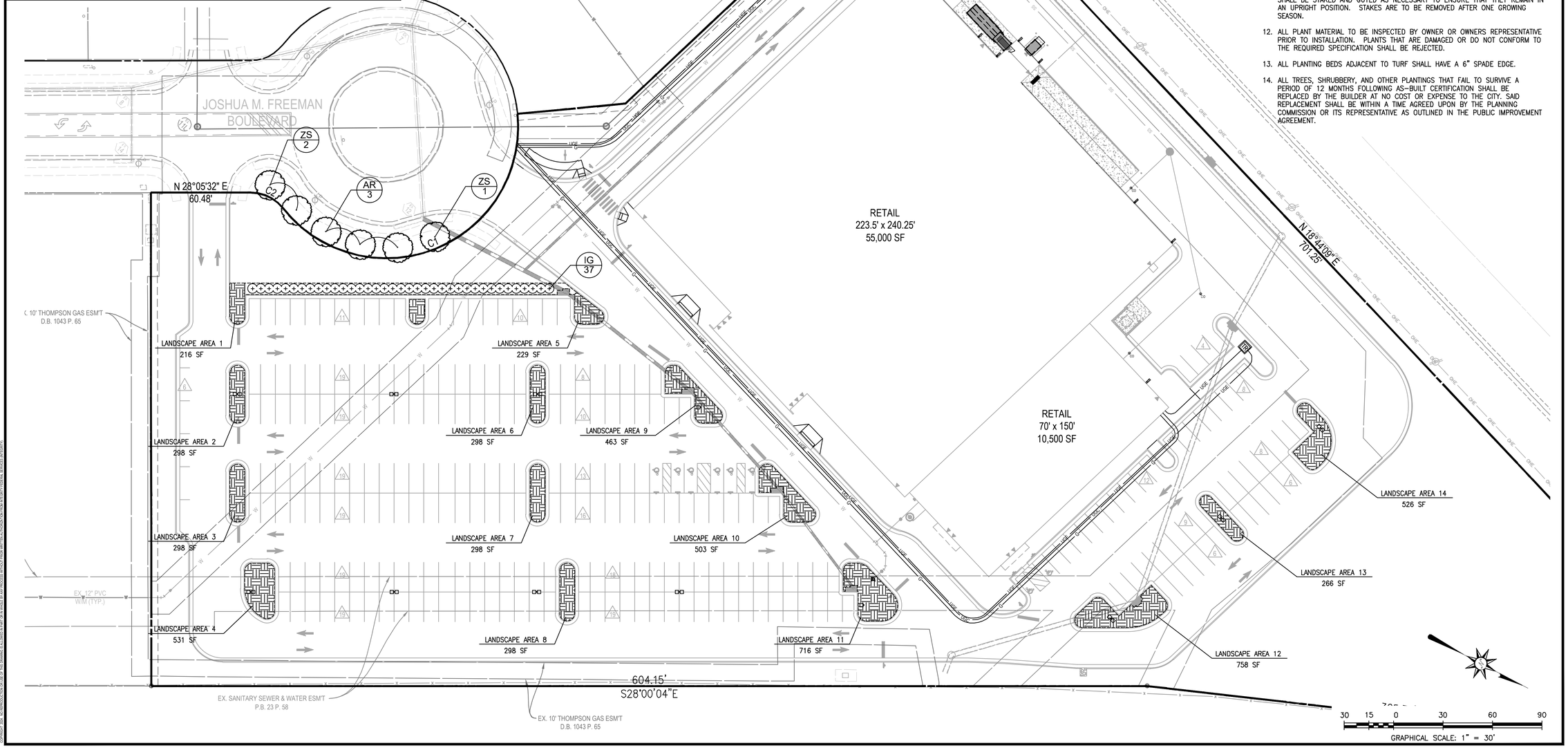
Landscape Tabulations	
Interior Parking Landscaping (5% of Parking Area)	
Parking Area	109,211 SF
Required Landscape	5,461 SF
Provided Landscape	5,698 SF
Street Trees (1 per 50 LF of Street Frontage)	
Street Frontage	289 LF
Trees Required	6
Trees Provided	6

Interior Parking Lot Landscaping	
Landscape Area	**Size (SF)**
1	216
2	298
3	298
4	531
5	229
6	298
7	298
8	298
9	463
10	503
11	716
12	758
13	266
14	526
Total	**5,698**

PROPOSED TURF AREA

NOTES:

1. ALL PLANTINGS TO MEET THE REQUIREMENTS PROVIDED IN THE CITY OF RANSON ZONING ORDINANCE.
2. SPECIES LISTED ARE PRELIMINARY AND MAY CHANGE WITH AVAILABILITY UPON APPROVAL BY THE OWNER OR OWNERS REPRESENTATIVE.
3. ALL PERVIOUS AREAS WITHIN THE LIMITS OF CONSTRUCTION THAT ARE NOT SHOWN AS PLANTING BEDS SHALL BE TURF.
4. ALL LANDSCAPE MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1). PLANT MATERIALS SHALL BE OF STANDARD QUALITY OR BETTER, TRUE TO NAME AND TYPE OF THEIR SPECIES OR VARIANT.
5. ALL WORKMANSHIP AND MATERIALS (INCLUDING PLANTS) TO BE GUARANTEED CONTRACTOR FOR ONE FULL YEAR FOLLOWING INITIAL ACCEPTANCE OF INSTALLATION BY OWNER.
6. ALL TREES, SHRUBBERY, AND OTHER PLANTINGS THAT FAIL TO SURVIVE A PERIOD OF 12 MONTHS FOLLOWING AS–BUILT CERTIFICATION SHALL BE REPLACED BY THE BUILDER AT NO COST OR EXPENSE TO THE CITY. .
7. THE CONTRACTOR SHALL COMPLY WITH THE LATEST EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES ADOPTED BY THE LANDSCAPE CONTRACTORS ASSOCIATION FOR PLANTING BED PREPARATION AND SOIL MIX GUIDELINES AND PROCEDURES.
8. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING MISS UTILITY TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND IS RESPONSIBLE FOR ANY DAMAGES WHICH OCCUR BY THEIR FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO CONSTRUCTION AND TO NOTIFY INTEGRITY FEDERAL SERVICES IF THE FIELD CONDITIONS ARE NOT IN CONFORMANCE WITH THE APPROVED PLANS.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL TREES ARE NOT PLANTED WITHIN 5' OF ANY UNDERGROUND UTILITY (SMALL TREE) OR WITHIN 10' OF A FIRE HYDRANT.
11. THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING INDIVIDUAL TREES FOR STABILITY AT THE TIME OF PLANTING. BASED ON THIS EVALUATION, TREES SHALL BE STAKED AND GUYED AS NECESSARY TO ENSURE THAT THEY REMAIN IN AN UPRIGHT POSITION. STAKES ARE TO BE REMOVED AFTER ONE GROWING SEASON.
12. ALL PLANT MATERIAL TO BE INSPECTED BY OWNER OR OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. PLANTS THAT ARE DAMAGED OR DO NOT CONFORM TO THE REQUIRED SPECIFICATION SHALL BE REJECTED.
13. ALL PLANTING BEDS ADJACENT TO TURF SHALL HAVE A 6" SPADE EDGE.
14. ALL TREES, SHRUBBERY, AND OTHER PLANTINGS THAT FAIL TO SURVIVE A PERIOD OF 12 MONTHS FOLLOWING AS–BUILT CERTIFICATION SHALL BE REPLACED BY THE BUILDER AT NO COST OR EXPENSE TO THE CITY. SAID REPLACEMENT SHALL BE WITHIN A TIME AGREED UPON BY THE PLANNING COMMISSION OR ITS REPRESENTATIVE AS OUTLINED IN THE PUBLIC IMPROVEMENT AGREEMENT.



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SEAL:

REVISIONS
08/30/24 - REVISED PER CITY OF RANSON, CTUB & AMERICAN WATER COMMENTS

LANDSCAPE PLAN

POTOMAC TOWNE CENTER LOT 7 - HOBBY LOBBY

TAX MAP 8E, PARCEL 7; D.B. 1278, PG. 145
08 RANSON TAX DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: N/A VERT.: N/A
DATE:	JUNE 2024
JOB:	3079-0111
DRAWN: SPR	CHECK: RPP
CADD: L-LP-101.DWG	
NCS:	LP-101
SHEET:	21 OF 24

FILE PATH: P:\GENERAL DATA\311 PHOTOMAC TOWNE CENTER\LOT 7 (HOT PLANS)\PHOTOMAC MAP\LP-101.DWG
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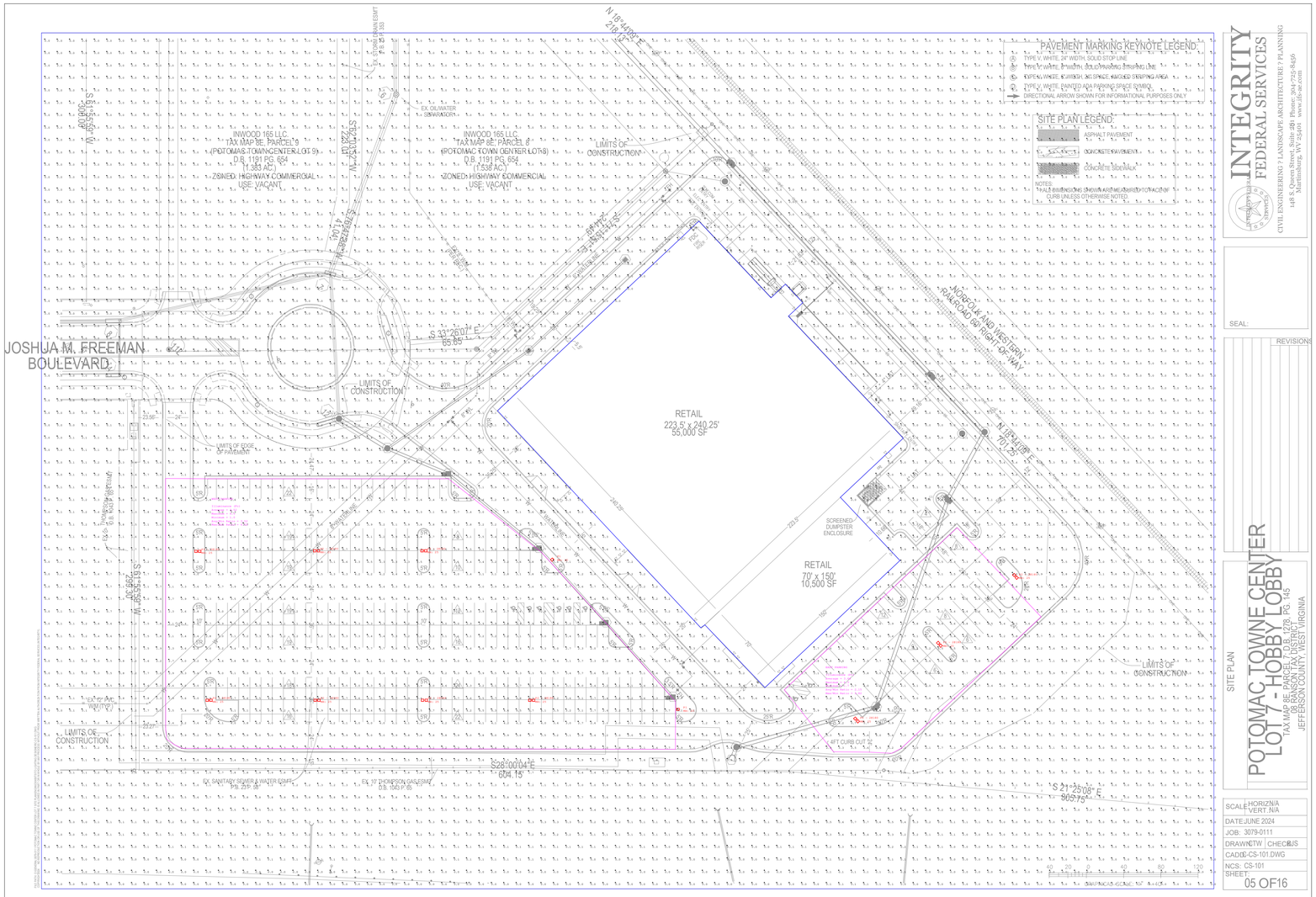

Not to Scale

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SEAL:

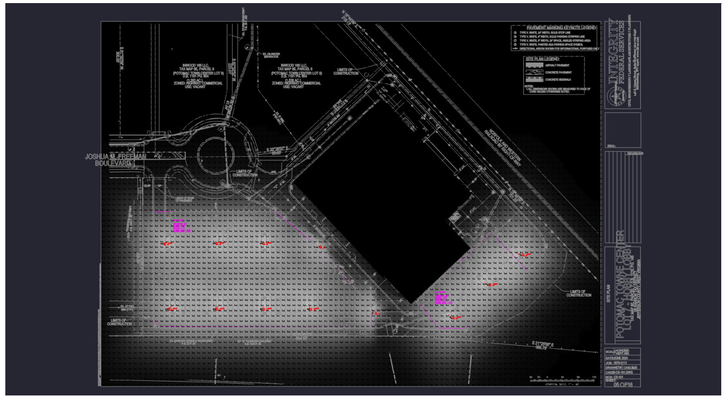
REVISIONS

SITE PLAN
POTOMAC TOWNE CENTER
LOT 7 - HOBBY LOBBY
TAX MAP 8E, PARCEL 7, D.B. 1278, PG. 145
CHARLES TOWN DISTRICT, JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ:N/A VERT.:N/A
DATE:	JUNE 2024
JOB:	3079-0111
DRAWN:	TW
CHECK:	JS
CADD:	E-CS-101.DWG
NCS:	CS-101
SHEET:	05 OF16

Luminaire Schedule								
Symbol	Tag	Qty	[MANUFAC]	[LUMCAT]	Description	Arrangement Luminaire Lumens	Arrangement Watts	LLF
	P2 - 2@180	10	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON	GALN-SA4C-840-U-5WQ	AREA POLE LIGHTI WITH TYPE 5 DISTRIBUTION	48960	426	0.900
	P1	2	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON	GALN-SA4C-840-U-T4FT	AREA POLE LIGHTI WITH TYPE 4 FORWARD THROW DISTRIBUTION	23339	213	0.900

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE_Planar	Illuminance	Fc	0.79	6.5	0.0	N.A.	N.A.
EAST PARKING	Illuminance	Fc	3.66	6.5	1.7	2.15	3.82
WEST PARKING	Illuminance	Fc	3.52	6.5	1.0	3.52	6.50



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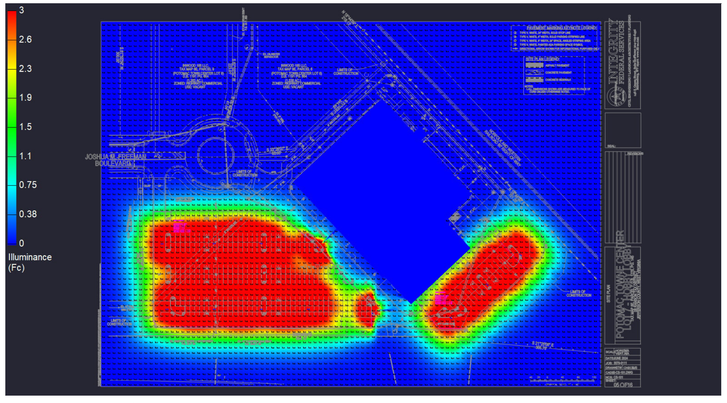

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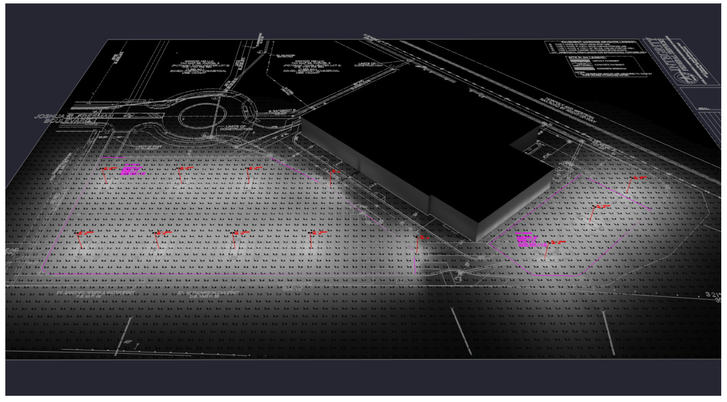

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CHESAPEAKE LIGHTING
9740 Patuxent Woods Dr
Suite 100
Columbia, MD 21046
410-792-2266

PROJECT:

POTOMAC TOWN CENTER LOT 7 HOBBY LOBBY Lighting Calcs

Date:7/23/2024

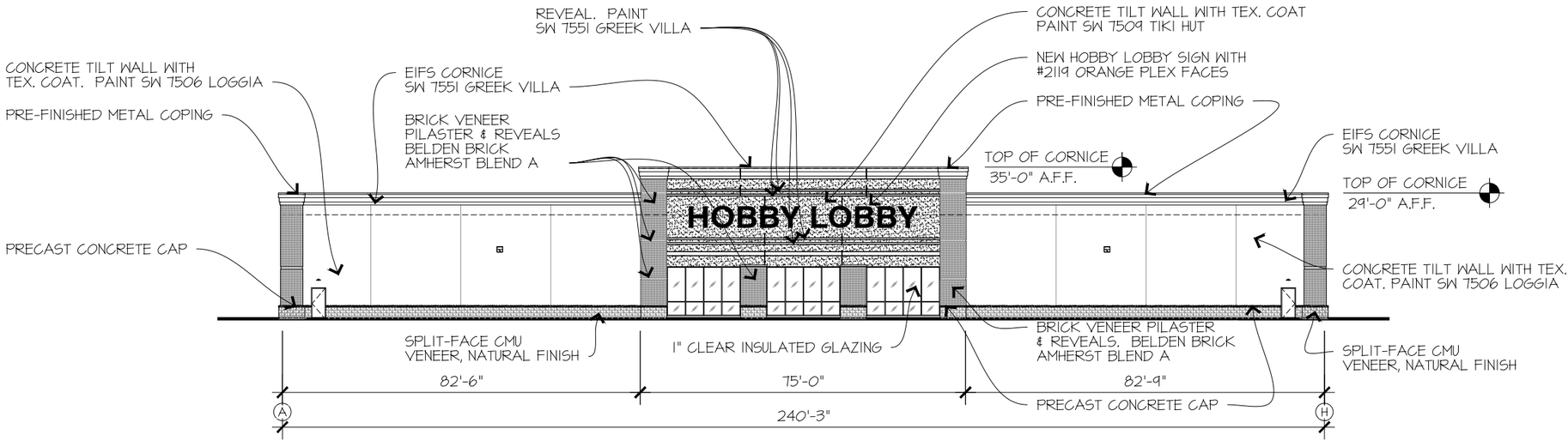
Drawn By: E.M.

Revision #: 0

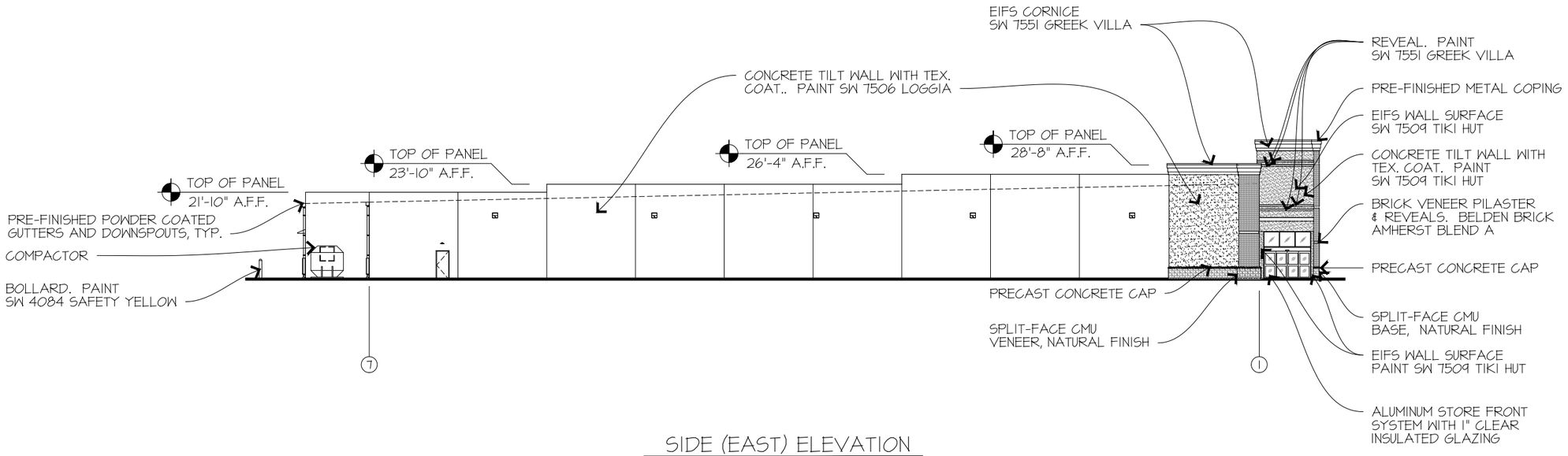
Page # 1

Schedules

DISCLAIMER: Chesapeake Lighting makes no representation of the completeness or accuracy of the photometric analysis presented. The user of this data takes responsibility for the accuracy and correctness of all information and data used herein. This light level analysis is an estimate only, and is based on estimated reflectance values for interior applications or estimated pole locations based on specified light levels for exterior applications. Any variance from reflectance values, obstructions, light sources, or dimensions not detailed will affect the actual light levels obtained. This analysis is only as accurate as is permitted by third party software. Calculated values may vary from actual measurements in certain situations due to variances, such as but not limited to, lamp output, input voltage, ballast variances, manufacturing tolerances and application variances.



FRONT (NORTH) ELEVATION

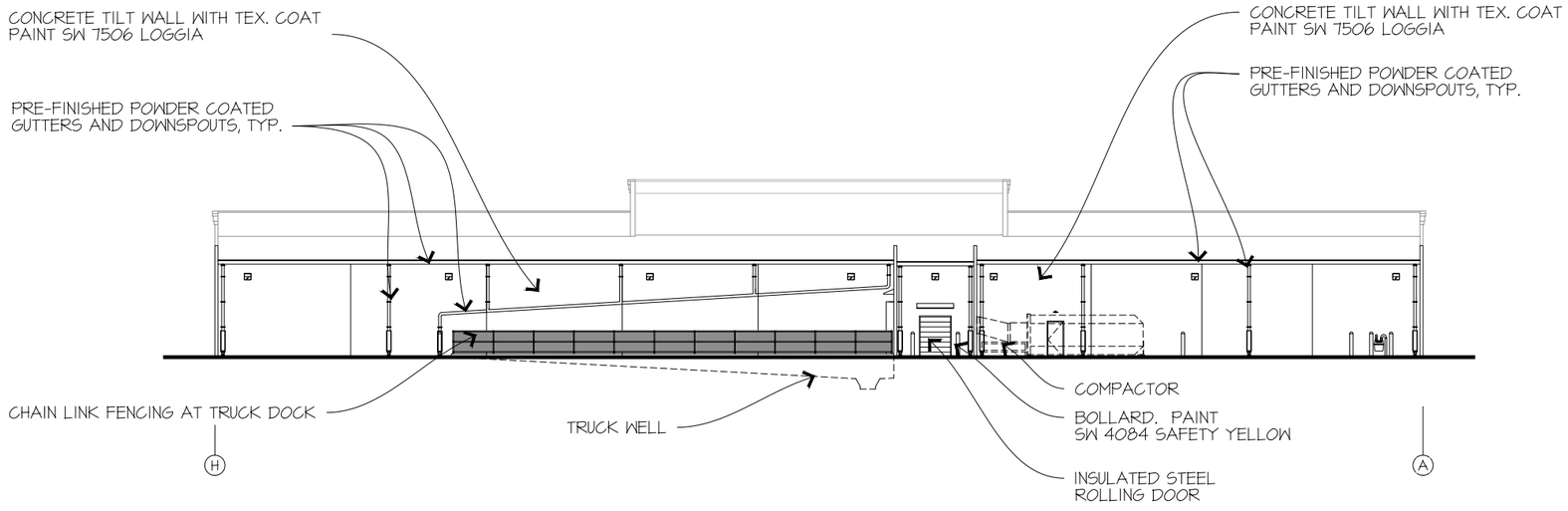


SIDE (EAST) ELEVATION

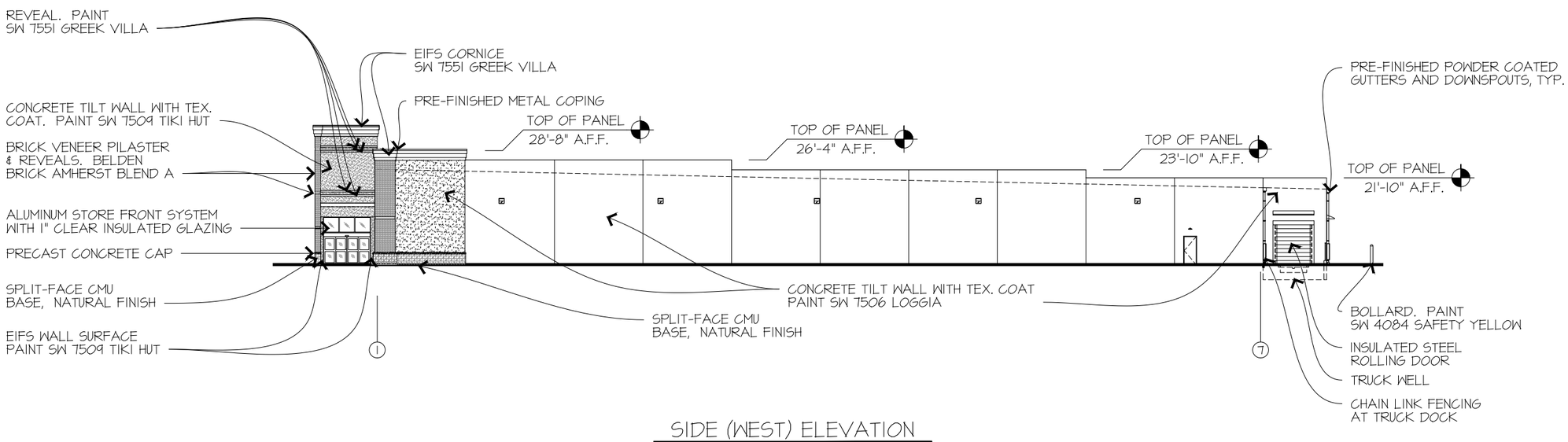
CONCEPT DRAWINGS

CITY, ST

DATE: 12/6/2023 12:55 PM CITY, ST 1" = 30'-0"



BACK (SOUTH) ELEVATION



SIDE (WEST) ELEVATION

CONCEPT DRAWINGS

CITY, ST

DATE: 12/6/2023 12:55 PM CITY, ST 1" = 30'-0"

AGENDA ITEM IV.3

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

JCCM 202 Racetrack Application 2.pdf
JCCM 202 Racetrack Site Plan.pdf

City of Ranson

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

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

RANSON
AT THE CENTER OF OPPORTUNITY

APPLICATION FOR REVIEW

PROJECT NAME: JEFFERSON COUNTY COMMUNITY MINISTRIES -THE NEIGHBOR PROJECT

PROJECT DESCRIPTION: SITE PLAN 202 RACETRACK STREET BUILDING RENOVATION

MAP#: 5 **PARCEL#:** 179 **CURRENT ZONING:** T5 **PROPOSED ZONING:** T5 TOWN CENTER

SITE AREA (ACRES): 4,412 SF **# OF LOTS:** N/A **AREA IN LOTS:** 0

AREA IN SWM: 0 **AREA IN RIGHT OF WAY:** N/A

WATER SERVICE: PUBLIC ☐ **PRIVATE** ☐ **PROVIDER** CT UTILITY BOARD

SEWER SERVICE: PUBLIC ☐ **PRIVATE** ☐ **PROVIDER** CT UTILITY BOARD

SEWER FLOW (GALLONS PER DAY AT BUILD-OUT): 880 gpd

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) JCCM - CONTACT: KEITH LOWRY Percent of Ownership_____
Address 238 WEST WASHINGTON STREET
Phone: 571-231-4561 Fax/Email: directorkeith@jccm.us

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

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

Applicant (Print) JEFFERSON COUNTY COMMUNITY MINISTRIES, INC.
Address SAME AS ABOVE
Phone: _____ Fax/Email: _____

Developer (Print) JCCM - SAME AS APPLICANT
Address _____
Phone: _____ Fax/Email: _____

Engineer/Surveyor (Print) RICHARD A. COLEBANK, PE, PS - ALPHA ASSOCIATES
Address: 535 WEST KING STREET, MARTINSBURG, WV 25401
Phone: 304-264-0051 Fax/Email: Rick.colebank@thinkalphafirst.com
David.costello@thinkalphafirst.com

OWNER'S WRITTEN AUTHORIZATION

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

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

Signature (owner): _____ Date: 07/10/24

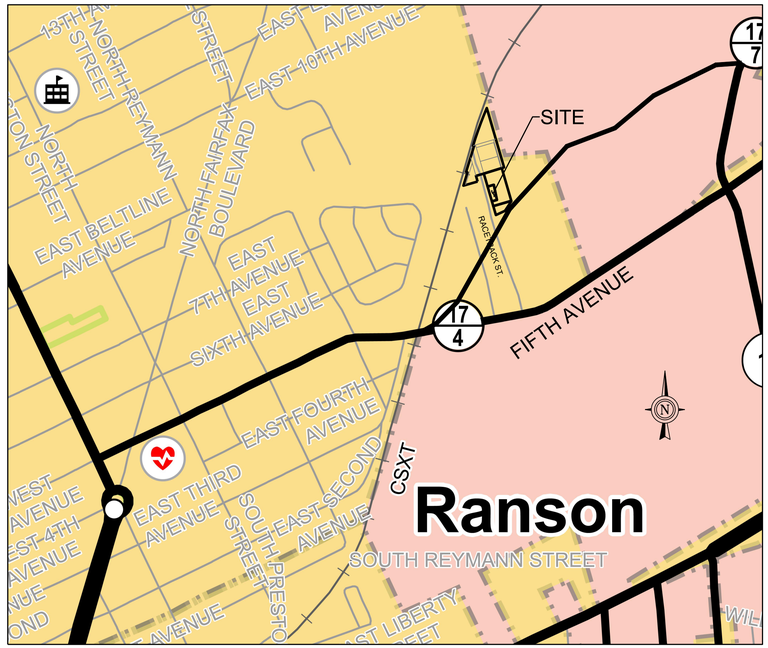
Signature: (applicant) _____ Date: 07/10/24

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

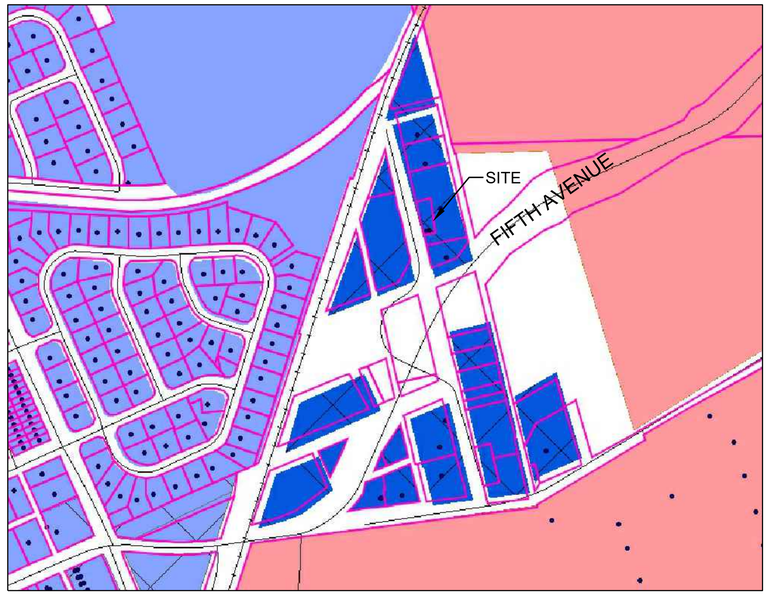
Date Received: _____ **By:** _____

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

JEFFERSON COUNTY COMMUNITY MINISTRIES
THE NEIGHBOR PROJECT
SITE PLAN
FOR
202 RACETRACK STREET BUILDING RENOVATION



VICINITY MAP — SCALE 1" = 500'



ZONING MAP — NOT TO SCALE

ZONING LEGEND

- Zoning (RN)
  - RR - Rural Reserve
  - R-6 - R-6 Residential
  - R-7 - R-7 Residential
  - HC - Highway Commercial
  - RC - Racetrack Commercial
  - I - Industrial
  - T1 - Natural
  - T2 - Rural
  - T2O - Rural Open
  - T2O - Rural Open
  - T3 - Sub-Urban
  - T4 - General Neighborhood
  - T4O - General Neighborhood Open
  - T5L - Town Center Limited
  - T5 - Town Center
  - SD - Special District
  - MUX - Mixed Use - Retired
  - NCX - Neighborhood Center Mix - Retired
  - UCX - Urban Commercial - Retired

CITY OF RANSON - SITE WORK MILESTONE INSPECTIONS THE DEVELOPER SHALL REQUEST COUNTY ENGINEER INSPECTIONS MINIMUM OF 48 HOURS IN ADVANCE. INSPECTIONS SHALL BE REQUESTED ACCORDING TO THE TABLE OF MILESTONES SHOWN BELOW:		INSPECTOR'S INITIALS & DATE
1.	INSTALLATION OF SEDIMENT & EROSION CONTROL DEVICES PRIOR TO BEGINNING SITE GRADING.	
2.	ROADWAY AND/OR PARKING LOT SUBGRADE PROOF ROLL PRIOR TO PLACING STONE BASE.	
3.	ROADWAY AND/OR PARKING LOT STONE BASE DEPTH CHECK PRIOR TO PLACING ASPHALT OR CONCRETE PAVEMENT.	
4.	WATER SYSTEM AND SANITARY SEWER SYSTEM INSPECTION AND APPROVAL BY CHARLES TOWN UTILITY BOARD PRIOR TO BACKFILLING OF TRENCHES.	
5.	FINAL INSPECTION INCLUDING BUT NOT LIMITED TO: SEEDING & MULCHING, ROADWAY & PARKING LOT PAVING, SIDEWALKS, STORM DRAINAGE AND STORMWATER MANAGEMENT SYSTEMS, TRAFFIC CONTROL SIGNS & PAVEMENT MARKINGS, LANDSCAPING, ETC.	
NOTE: THE CITY ENGINEER MAY ACCEPT "THIRD-PARTY" INSPECTION AND CERTIFICATION REPORTS IN PLACE OF INSPECTIONS PERFORMED BY THE JEFFERSON COUNTY ENGINEERING DEPARTMENT, UPON PRIOR APPROVAL. THIRD PARTY INSPECTION REPORTS SHALL BE SUBMITTED IN THE FORMAT SPECIFIED BY THE CITY ENGINEER.		

CITY OF RANSON CONSTRUCTION NOTES

A. EROSION & SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND INSPECTED PRIOR TO PERFORMING ANY SIGNIFICANT EARTH DISTURBING ACTIVITIES AND SITE GRADING.

B. EARTH WORK SHALL BE COMPACTED TO THE PERCENTAGES OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH AASHTO T99C, AS SHOWN BELOW:

A. ROADWAYS..... 98%
B. PARKING LOTS FOR HEAVY TRUCKS..... 98%
C. PARKING LOTS FOR PASSENGER VEHICLES..... 98%
D. UTILITY LINE TRENCHES..... 98%
E. BUILDING PADS..... 100%

THE ABOVE COMPACTION REQUIREMENTS SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER OR A SOILS TECHNICIAN UNDER THE DIRECTION OF A PROFESSIONAL ENGINEER, AND ACCEPTABLE TO THE CITY ENGINEER.

C. CHANGES AND REVISIONS TO THE CONSTRUCTION PLANS AND SPECIFICATIONS SHALL NOT BE MADE UNLESS FIRST SUBMITTED IN WRITING AND APPROVED BY THE CITY ENGINEER AND ANY OTHER AGENCIES, AS DEEMED APPROPRIATE.

D. WORK ZONE TEMPORARY TRAFFIC CONTROL ALONG A PUBLIC ROAD SHALL BE IN ACCORDANCE WITH WEST VIRGINIA DIVISION OF HIGHWAY REQUIREMENTS AND APPROVAL.

E. SEVENTY-TWO (72) HOURS PRIOR TO EXCAVATION IN PUBLIC RIGHT-OF-WAYS OR IN AREAS SERVED BY UNDERGROUND UTILITIES, CALL MISS UTILITY 1-800-245-4848.

LIST OF PERMITS

- WVDOH UTILITY PERMIT # - NOT APPLICABLE
- WV BUREAU OF HEALTH # - NOT APPLICABLE
- WVDEP NPDES PERMIT # - NOT APPLICABLE. - LOD < 1 ACRE

CITY OF RANSON - COMPLETE LIST OF WAIVERS/VARIANCES			
ORDINANCE	SECTION OF ORDINANCE	DESCRIPTION OF WAIVER OR VARIANCE	DATE GRANTED
		WAIVER TO ALLOW HEAD IN PARKING	(IN PROGRESS)

SHEET INDEX	
SHEET NO.	SHEET TITLE
C000	COVER SHEET
C001	GENERAL NOTES
C100	EXISTING CONDITIONS
C101	DEMOLITION PLAN
C102	SITE PLAN
C300	E AND S PLAN AND DETAILS
C500	DETAILS

THE RANSON PLANNING COMMISSION APPROVES THIS SITE PLAN ON _____ WITH THE FOLLOWING CONDITIONS:

1) _____
2) _____
3) _____

PLANNING COMMISSION PRESIDENT _____ DATE _____

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

OWNER _____ DATE _____

ALPHA ASSOCIATES, INC.
535 WEST KING STREET
MARTINSBURG, WV 25401
PHONE: 304-264-0051
www.thinkALPHAfirst.com

SITE PLAN
FOR
JCCM - 202 RACETRACK STREET
BUILDING RENOVATION

OWNER/DEVELOPER:
JEFFERSON COUNTY COMMUNITY MINISTRIES, INC.

ADDRESS:
238 W. WASHINGTON ST.
CHARLES TOWN, WV, 25414

PHONE:
571-213-4651

ATTN:
KEITH LOWRY

REVISIONS

No.	ITEM	DATE
1.	CITY REVIEW COMMENTS	8/1/2024
2.	CTUB REVIEW COMMENTS	8/13/2024

PROJ. NO.: 2309065.00
DATE: 7/11/2024
SHEET NO.:

C000

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SITE PLAN
FOR
JCCM - 202 RACETRACK STREET
BUILDING RENOVATION
RANSON CORP. T.M. 5 PARS. 179 & 179.1 D.B. 1309 Pg. 424
JEFFERSON COUNTY, WEST VIRGINIA

COVER SHEET

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7/10/2024

SYMBOLS, ABBREVIATIONS, AND LINETYPES

- EXISTING BUILDING OUTLINE
- EXISTING CONTOURS
- EXISTING INDEX CONTOURS (WITH ANNOTATION) (420)
- EXISTING SANITARY SEWER (SA)
- EXISTING ELECTRIC (E)
- EXISTING STORM (ST)
- EXISTING WATER (W)
- EXISTING PAVING
- EXISTING PROPERTY LINE
- EXISTING CONCRETE
- EXISTING FENCE (X)
- EXISTING OVERHEAD WIRES (OHW)
- EXISTING TREE LINE
- NEW CONTOURS
- NEW INDEX CONTOURS (WITH ANNOTATION) (420)
- NEW SANITARY SEWER (SA)
- NEW FORCE MAIN (FM)
- NEW STORM (ST)
- NEW WATER (W)
- NEW PAVING
- NEW CONCRETE
- NEW CENTERLINE
- NEW FENCE (X)
- SILT FENCE (SF)
- SUPER SILT FENCE (SSF)
- NEW BUILDING OUTLINE
- BUILDING RESTRICTION LINE (BRL)
- UTILITY POLE
- GUY POLE/WIRE
- BENCH MARK/SURVEY CONTROL
- WATER VALVE
- WATER METER
- SANITARY SEWER CLEANOUT
- EXISTING TREES
- WFP — WOODEN FENCE POST
- 5/8" IRON ROD W/ CAP FOUND
- 5/8" IRON ROD FOUND

CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CRBR	CAPPED REBAR
DI	DROP INLET
ELEC	ELECTRICAL/ELECTRIC
EX	EXISTING
FF	FIRST FLOOR ELEVATION
FH	FIRE HYDRANT
FND	FOUND
GL	GROUND LIGHT
GM	GAS METER
GV	GATE VALVE
HC	HANDICAP
INV	INVERT
L.F.	LINEAR FEET
LP	LIGHT POLE
MH	MANHOLE
PP	POWER POLE
R/W	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
STM	STORM
TBR	TO BE REMOVED
TC	TOP OF CURB
TRAV	TRAVERSE
W/	WITH
WM	WATER METER
WV	WATER VALVE

ZONING ORDINANCE SUMMARY:

1. ZONING REQUIREMENTS
   - CURRENT ZONE: T5 - TOWN CENTER
   - PROPOSED USE: COMMERCIAL (EMERGENCY SHELTER / CLINIC)
2. ENVIRONMENTAL
   - ENVIRONMENTAL STANDARDS CONTAINED IN SECTIONS 8.9.A.1 - 8.9A.8 OF THE JEFFERSON COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE REGARDING NOISE, ODOR, SMOKE, AMBIENT AIR QUALITY, VIBRATION, GLARE, HEAT, TOXIC MATERIALS & FIRE HAZARDS APPLY TO THIS PROJECT.
3. LANDSCAPING:
   - IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO REPLACE ANY TREES THAT DIE. ALL BUFFER YARDS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
4. SITE LIGHTING:
   SITE LIGHTING IS PROPOSED FOR THIS SITE IN THE FORM OF TWO STANDARD RANSON LIGHTS AT LOCATIONS SHOWN ON THE SITE PLAN. STREET LIGHT DETAIL IS SHOWN ON SHEET C500.
5. USE REQUIREMENTS:

	REQUIRED	EXISTING
MINIMUM LOT SIZE:	NO REQUIREMENT	± 4,412 SF
MAXIMUM DENSITY	NO REQUIREMENT	
MINIMUM LOT WIDTH:	20' (MIN), 150' (MAX)	± 107'
MAXIMUM BUILDING HEIGHT:	80' (MAX)	± 30'
MAXIMUM LOT COVERAGE	90% (MAX)	70% (POST CONSTRUCTION)
BUILDING SETBACKS		
FRONT:	12' (MAX)	
SIDE:	6' (MAX)	
REAR:	3' (MIN)	

6. PARKING CALCULATIONS:
   REQUIRED: CLINIC - 4 PER DOCTOR AND 1 PER EMPLOYEE: 2 DOCTORS AND 4 EMPLOYEES = 12 REQUIRED
   APARTMENTS: 1.5 PER UNIT X 2 UNITS = 3 REQUIRED
   TOTAL REQUIRED = 15

   PROPOSED: 16 (INCLUDING 1 VAN ACCESSIBLE HANDICAP SPOT AND 1 PARALLEL PARKING HANDICAP SPOT
7. IMPERVIOUS COVERAGE CALCULATIONS:
   EXISTING IMPERVIOUS = ± 4,190 SF
   POST CONSTRUCTION IMPERVIOUS = ± 3,085 SF

   NET IMPERVIOUS LOSS OF 1,130 SF, THEREFORE, SWM IS NOT REQUIRED.

EXISTING UTILITIES:

THE LOCATION AND/OR ELEVATION OF ALL KNOWN UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION FROM EXISTING PLANS AND FROM FIELD INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE STATUS AND LOCATION OF EACH UTILITY PRIOR TO BEGINNING WORK AND TO TAKE THE NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THESE UTILITIES. IN THE EVENT OF DAMAGE OR DISRUPTION OF THESE UTILITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY AN OFFICIAL OF THE AFFECTED UTILITY AND LEND ALL POSSIBLE ASSISTANCE IN RESTORING SERVICE. THE CONTRACTOR SHALL ASSUME ALL COSTS ASSOCIATED WITH THE REPAIR AND INTERRUPTION OF SUCH SERVICES.

THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-245-4848 AT LEAST 72 HOURS BEFORE COMMENCING WORK ON THIS PROJECT.

PROJECT NARRATIVE

JEFFERSON COUNTY COMMUNITY MINISTRIES (JCCM) IS DEVELOPING THIS PROJECT TO PROVIDE THE FIRST PHASE OF SEVERAL TO PROVIDE SHELTER AND OTHER ASSISTANCE FOR HOMELESS PERSONS IN THE COMMUNITY. THIS PARTICULAR PROJECT WILL PROVIDE TWO APARTMENTS FOR FAMILIES ON THE SECOND FLOOD AND A MEDICAL CLINIC ON THE FIRST FLOOR. IT IS PLANNED THAT AT MOST, 2 DOCTORS WITH 4 ASSISTANTS WILL BE WORKING AT A TIME.

SITE INFORMATION

1. THE USE OF THE SITE WILL BE A CLINIC AND APARTMENTS.
2. SOURCE OF BOUNDARY INFORMATION: PLAT OF BOUNDARY AND IMPROVEMENT LOCATION SURVEY DATED 8/4/1999 BY EDWARD JOHNSON, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY IN D.B. 931 PG. 118.
3. PROPERTY ADDRESS: 202 RACETRACK STREET, RANSON, WV 25438.
4. CONTOUR DATA AND BOUNDARY INFORMATION WERE GENERATED FROM A FIELD SURVEY BY ALPHA ASSOCIATES, INC. IN MAY 2023. CONTOUR INTERVAL = 1'.
5. THIS PROPERTY IS LOCATED ON FEMA MAP PANEL 54037C0136E, EFFECTIVE DATE 12/18/2009, AND IS DESIGNATED AS ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOOD PLAIN.
6. THE SOILS ON THE SITE ARE AS FOLLOWS:
   Ub - URBAN LAND
7. THERE ARE NO WETLANDS ON THE SITE PER THE US FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY.
8. KNOWN EASEMENTS ARE SHOWN HEREON.
9. THE VARIOUS UTILITIES SERVING THE BUILDINGS WILL BE GRANTED EASEMENTS, AS NECESSARY, IN THE LOCATION OF THE "AS-BUILT" UTILITIES, AFTER OR DURING THE CONSTRUCTION PHASE.
10. PROJECT LIMITS ARE NOT WITHIN 500' OF A STREAM.
11. NO RIGHT OF WAYS ARE PROPOSED WITH THIS PROJECT.
12. THERE ARE NO FUTURE EASEMENTS OR RIGHTS OF WAYS TO CONNECT TO ADJOINING PROPERTIES.
13. WV HEALTH DEPARTMENT STANDARDS FOR WATER & SEWER
    APARTMENTS - 280 GPD X 2 = 560 GPD
    CLINIC STAFF - 20 GPD X 6 = 120 GPD
    CLINIC PATIENTS - 5 GPD X 40 = 200 GPD
    TOTAL = 880 GPD
14. THERE ARE NO DEED RESTRICTIONS EXISTING OR PROPOSED.
15. ALL IMPROVEMENTS WILL BE BID AS ONE GENERAL CONTRACT.
16. TRASH REMOVAL - IT IS ANTICIPATED THAT EACH APARTMENT AND THE CLINIC WILL HAVE THEIR OWN 'APPLE VALLEY WASTE' TRASH CONTAINER.
17. ACCORDING TO CTUB, 202 RACETRACK IS SERVICED BY EXISTING WATER AND SEWER LINES. THEREFORE, NO NEW UTILITY LINES ARE PROPOSED FOR THE BUILDING.

ALPHA ASSOCIATES, INC.
535 WEST KING STREET
MARTINSBURG, WV 25401
PHONE: 304-264-0051
www.thinkALPHAfirst.com

SITE PLAN
FOR
JCCM - 202 RACETRACK STREET
BUILDING RENOVATION

OWNER/DEVELOPER:
JEFFERSON COUNTY
COMMUNITY MINISTRIES, INC.

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CHARLES TOWN, WV, 25414

PHONE:
571-213-4651

ATTN:
KEITH LOWRY

REVISIONS

No.	ITEM	DATE
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2.	CTUB REVIEW COMMENTS	8/13/2024

PROJ. NO.: 2309065.00
DATE: 7/11/2024
SHEET NO.:

C001

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SITE PLAN
FOR
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BUILDING RENOVATION
RANSON CORP, T.M. 5 PARS. 179 & 179.1 D.B. 1309 Pg. 424
JEFFERSON COUNTY, WEST VIRGINIA

GENERAL NOTES

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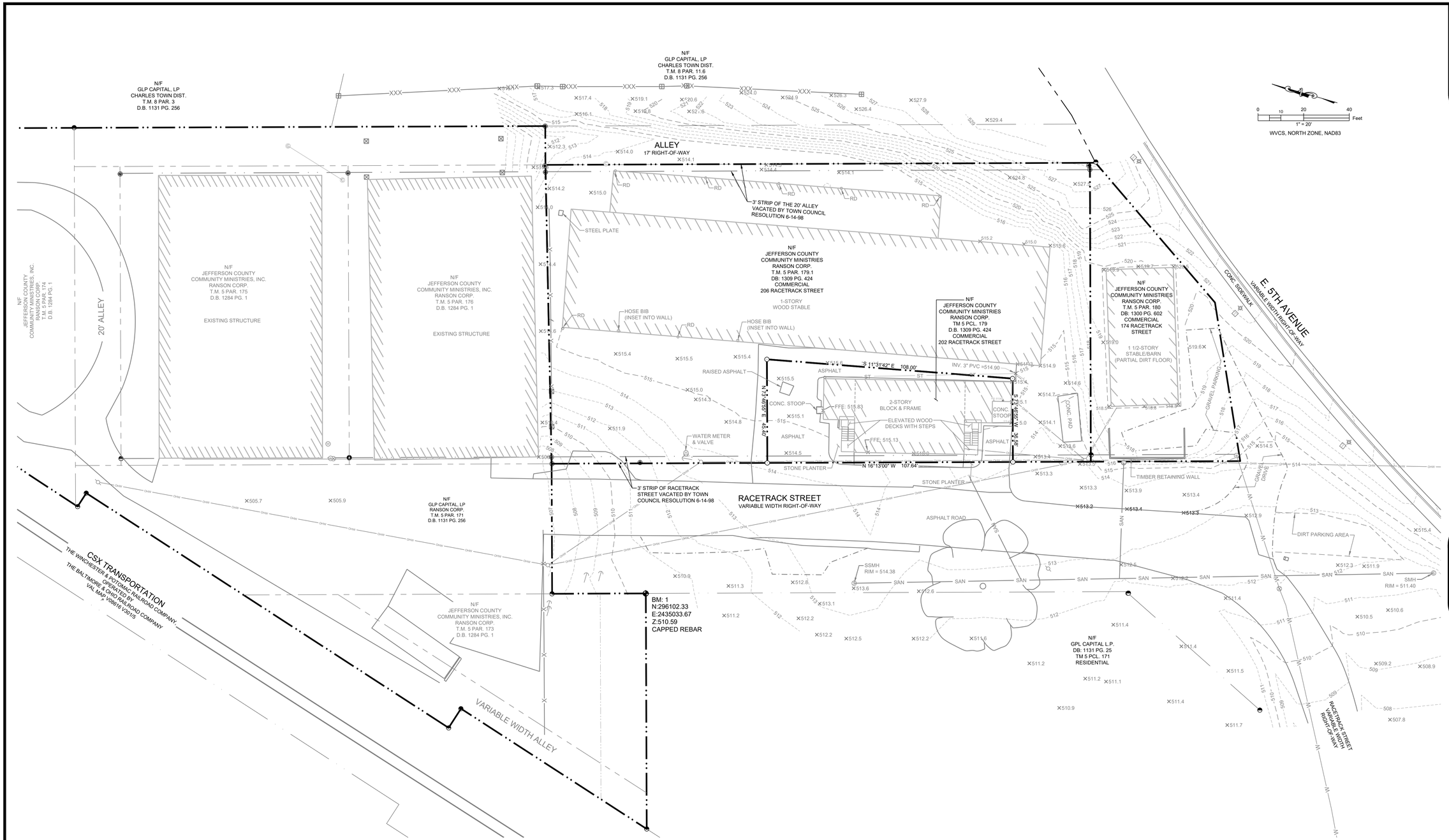
8/1/2024



ALPHA ASSOCIATES, INC.
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MARTINSBURG, WV 25401
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SITE PLAN
FOR
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SHEET NO.:

C100

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SITE PLAN
FOR
JCCM - 202 RACETRACK STREET
BUILDING RENOVATION
RANSON CORP, T.M. 5 PARS. 179 & 179.1 D.B. 1309 Pg. 424
JEFFERSON COUNTY, WEST VIRGINIA

EXISTING CONDITIONS

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6/27/2024

ALLEY
17' RIGHT-OF-WAY

3' STRIP OF THE 20' ALLEY VACATED BY TOWN COUNCIL RESOLUTION 6-14-98

E. 5TH AVENUE
VARIABLE WIDTH RIGHT-OF-WAY

STEEL PLATE

N/F
JEFFERSON COUNTY
COMMUNITY MINISTRIES
RANSON CORP.
T.M. 5 PAR. 179.1
DB: 1309 PG. 424
COMMERCIAL
206 RACETRACK ST.

1-STORY
WOOD STABLE

HOSE BIB
(INSET INTO WALL)

HOSE BIB
(INSET INTO WALL)

N/F
JEFFERSON COUNTY
COMMUNITY MINISTRIES, INC.
RANSON CORP.
T.M. 5 PAR. 176
D.B. 1284 PG. 1

EXISTING STRUCTURE

EXISTING ASPHALT TO BE REMOVED AFTER RENOVATION OF BUILDING SO IT CAN BE USED FOR CONSTRUCTION ACCESS AND MATERIAL LAY DOWN AREA

N/F
JEFFERSON COUNTY COMMUNITY MINISTRIES RANSON CORP.
T.M. 5 PAR. 180
DB: 1300 PG. 602
COMMERCIAL
174 RACETRACK ST.

1 1/2-STORY
STABLE/BARN
(PARTIAL DIRT FLOOR)

ASPHALT

IRON PIPE FOUND

N/F
JEFFERSON COUNTY
COMMUNITY MINISTRIES
RANSON CORP.
TM 5 PCL. 179
D.B. 1309 PG. 424
COMMERCIAL
202 RACETRACK ST.

2-STORY
BLOCK & FRAME

CONC. STOOP

EX. ELEC. & COMMS ON SIDE OF BUILDING

CONC. PAD TO BE REMOVED

CONC. STOOP TO BE REMAIN

WOOD DECKING, STEPS, FENCING, LANDSCAPING, AND ASSOCIATED CONCRETE PADS TO BE REMOVED

SIDEWALK TO BE REMOVED

STONE PLANTER

STONE PLANTER

WATER METER & VALVE

3' STRIP OF RACETRACK STREET VACATED BY TOWN COUNCIL RESOLUTION 6-14-98

RACETRACK STREET
VARIABLE WIDTH RIGHT-OF-WAY

EXISTING ASPHALT TO BE REMOVED

SAW-CUT EXISTING PAVEMENT

GUY WIRE TO BE RELOCATED

ASPHALT ROAD

SAW-CUT EXISTING PAVEMENT

EXISTING PAVEMENT, GRAVEL AND TOPSOIL TO BE REMOVED

SSMH
RIM = 514.98

N/F
JEFFERSON COUNTY
COMMUNITY MINISTRIES, INC.
RANSON CORP.
T.M. 5 PAR. 173
D.B. 1284 PG. 1

N/F
GPL CAPITAL L.P.
DB: 1131 PG. 25
TM 5 PCL. 171 RESIDENTIAL

0 5 10 20 Feet
1" = 10'

ALPHA ASSOCIATES, INC.
535 WEST KING STREET
MARTINSBURG, WV 25401
PHONE: 304-264-0051
www.thinkALPHAfirst.com

SITE PLAN
FOR
JCCM - 202 RACETRACK STREET BUILDING RENOVATION

OWNER/DEVELOPER:
JEFFERSON COUNTY
COMMUNITY MINISTRIES, INC.

ADDRESS:
238 W. WASHINGTON ST.
CHARLES TOWN, WV, 25414

PHONE:
571-213-4651

ATTN:
KEITH LOWRY

REVISIONS

No.	ITEM	DATE
1.	CITY REVIEW COMMENTS	8/1/2024
2.	CTUB REVIEW COMMENTS	8/13/2024

PROJ. NO.: 2309065.00
DATE: 7/11/2024
SHEET NO.:

C101

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SITE PLAN
FOR
JCCM - 202 RACETRACK STREET
BUILDING RENOVATION
RANSON CORP, T.M. 5 PARS. 179 & 179.1 D.B. 1309 Pg. 424
JEFFERSON COUNTY, WEST VIRGINIA

DEMOLITION PLAN

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8/1/2024

ALLEY
17' RIGHT-OF-WAY

3' STRIP OF THE 20' ALLEY VACATED BY TOWN COUNCIL RESOLUTION 6-14-98

E. 5TH AVENUE
VARIABLE WIDTH RIGHT-OF-WAY

STEEL PLATE

N/F
JEFFERSON COUNTY
COMMUNITY MINISTRIES
RANSON CORP.
T.M. 5 PAR. 179.1
DB: 1309 PG. 424
COMMERCIAL
206 RACETRACK ST.

1-STORY
WOOD STABLE

N/F
JEFFERSON COUNTY COMMUNITY MINISTRIES RANSON CORP.
T.M. 5 PAR. 180
DB: 1300 PG. 602
COMMERCIAL
174 RACETRACK ST.
(PREVIOUSLY APPROVED SITE PLAN FOR THIS PROPERTY)

1 1/2-STORY
STABLE/BARN
(PARTIAL DIRT FLOOR)

N/F
JEFFERSON COUNTY
COMMUNITY MINISTRIES, INC.
RANSON CORP.
T.M. 5 PAR. 176
D.B. 1264 PG. 1

EXISTING STRUCTURE

HOSE BIB
(INSET INTO WALL)

POST CONSTRUCTION GREEN SPACE
AND LANDSCAPE AREAS (AS SHADED)

ASPHALT

RAISED ASPHALT

INV. 3" PVC =514.90

N/F
JEFFERSON COUNTY
COMMUNITY MINISTRIES
RANSON CORP.
TM 5 PCL. 179
D.B. 1309 PG. 424
COMMERCIAL
202 RACETRACK ST.

2-STORY
BLOCK & FRAME

PROPOSED ENTRANCE TO
MEDICAL CLINIC ON 1ST FLOOR

FF: 515.83

EX. ELEC. & COMMS ON SIDE OF BUILDING

18.0' FUTURE FIRE LANE

CONC. STOOP

CONC. PAD

6" BOLLARDS

FFE: 515.83

9.0'

11' VAN

4" WHITE STRIPING

4" BLUE STRIPING

20.0'

NEW HANDICAP LIFT, DECK AND STAIRS SEE ARCHITECTURAL DRAWINGS FOR DETAILS

NEW DECK AND STAIRS SEE ARCHITECTURAL DRAWINGS FOR DETAILS

FFE: 515.13

RAMP 1:12 MAX

WATER TO REMAIN OFF AT THE WATER METER UNTIL BUILDING RENOVATION IS COMPLETE AND JCCM REQUESTS SERVICE

WATER METER & VALVE

3' STRIP OF RACETRACK STREET VACATED BY TOWN COUNCIL RESOLUTION 6-14-98

CONC. DRIVEWAY APRON

4" WHITE STRIPING (TYP.)

5' CONC. SIDEWALK & 6" CONC. CURB

4" BLUE SYMBOL (TYP.)

4" BLUE STRIPING (TYP.)

GUY WIRE TO BE RELOCATED

DRIVEWAY CURB & SIDEWALK

RACETRACK STREET
VARIABLE WIDTH RIGHT-OF-WAY

22.0'

NEW FULL DEPTH ASPHALT PAVING (AS SHADED)

ASPHALT ROAD

FUTURE RED 4" STRIPING FOR NO PARKING IN FRONT OF FIRE LANE

FUTURE S.S. LATERAL TO 174 RACETRACK ST. (NOT IN THIS CONTRACT)

MARK END OF WATER LINE WITH AN 8'-2X4, PAINTED BLUE

8" GATE VALVE

CAP & VALVE FOR FUTURE EXTENSION

RESTRAINED JOINTS FOR VALVE FOR 60' FROM VALVE

8" C900 PVC WL

STREET LIGHT (TYP. 4 PLACES) (SEE DETAIL ON C500)

SSMH
RIM = 514.38

4" WHITE STRIPING (TYP.)

FIRE HYDRANT & VALVE (PLACE BLACK BAG OVER HYDRANT UNTIL NEW LINE IS CONNECTED TO THE 174 EXTENSION)

FUTURE CONNECTION TO WL FOR 174 PROJECT

MARK END OF WATER LINE WITH AN 8'-2X4, PAINTED BLUE

MATCH

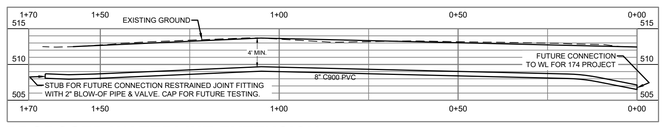
MULTI-TRUNK TREE TO REMAIN

N/F
GPL CAPITAL L.P.
DB: 1131 PG. 25
TM 5 PCL. 171 RESIDENTIAL

FUTURE DOGHOUSE MANHOLE FOR 174 PROJECT (NOT IN THIS CONTRACT)

NOTE TO CONTRACTOR:
IF ASPHALT CAN NOT BE BUILT UP TO EXISTING RIM ELEVATION WITH OUT CREATING UN REASONABLE SLOPES OR HUMPS, THE RIM ELEVATION SHALL BE ADJUSTED AS NEEDED.

WATER LINE NOTE:
IF AT THE TIME OF CONSTRUCTION, THE 174 RACETRACK STREET PROJECT HAS NOT BEEN CONSTRUCTED, THE PROPOSED WATER LINE SHOWN HEREON SHALL BE PUT IN PLACE SO THAT THE 174 PROJECT MAY MAKE THE CONNECTION WHEN IT IS DEVELOPED. ADD CAP AND VALVE TO BOTH ENDS FOR FUTURE CONNECTION.



PROPOSED WATERLINE EXTENSION
SCALE: 1"=20' HOR / 1"=10' VER

0 5 10 20 Feet
1" = 10'

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SITE PLAN
FOR
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RANSON CORP, T.M. 5 PARS. 179 & 179.1 D.B. 1309 Pg. 424
JEFFERSON COUNTY, WEST VIRGINIA

SITE PLAN

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8/13/2024

SITE GRADING NOTES

1. ALL FILLS SHALL BE PLACED IN APPROXIMATELY HORIZONTAL LAYERS, EACH LAYER HAVING A LOOSE THICKNESS OF NOT MORE THAN EIGHT (8) INCHES, FOR BUILDINGS AND TWELVE (12) INCHES FOR ROADWAYS AND PAVEMENT.
2. THE ENTIRE AREA INCLUDED WITHIN THE PROPOSED LIMITS OF CUT AND FILL SHALL BE STRIPPED OF ALL ROOT MAT, TRASH AND OTHER ORGANIC AND OTHERWISE OBJECTIONABLE, NON-COMPLYING AND UNSUITABLE SOILS AND MATERIALS. MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF PROPERLY.
3. NATURAL AND/OR EXISTING SLOPES STEEPER THAN 3:1 SHALL BE BENCHED OR CONTINUOUSLY STEPPED INTO COMPETENT MATERIALS PRIOR TO PLACING FILL.
4. NO FILL OR CUT SHALL BE MADE WHICH CREATES AN EXPOSED SURFACE STEEPER IN SLOPE THAN 2:1.
5. GRADING SHALL BE PERFORMED TO SECURE PROPER DRAINAGE AWAY FROM BUILDINGS AND TO PREVENT THE POOLING OR COLLECTION OF STORM WATER.
6. FILL SHALL BE COMPACTED TO PREVENT EROSION.
7. GRADING SHALL NOT BE DONE IN SUCH A WAY AS TO DIVERT WATER ONTO THE PROPERTY OF ANOTHER LANDOWNER.
8. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED USING SILT TRAPS, DITCH CHECKS OR OTHER ACCEPTABLE DEVICES UNTIL THE DISTURBED AREAS ARE STABILIZED.
9. EXCAVATION AND FILL SHALL NOT ENDANGER ADJOINING PROPERTY.
10. COVER OVER CULVERTS SHALL BE 1' MINIMUM.

SEDIMENT AND EROSION CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE "WV EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MANUAL 2006" (HTTP://WWW.WVDEP.ORG/DWWM/STORMWATER/BMP/INDEX.HTML).
2. AREAS OF DEVELOPMENT SHALL BE PLANNED IN PHASES AND STAGES TO MINIMIZE EXPOSURE TO DISTURBED GROUND. GRADING SHALL BE COMPLETED AS SOON AS POSSIBLE AFTER IT HAS BEGUN.
3. INSPECTIONS ARE TO BE PERFORMED EVERY 4 DAYS AND WITHIN 24 HOURS OF RAIN EVENTS OF 0.25" OR GREATER. PERFORM MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES TO INSURE EFFECTIVE SEDIMENT CONTROL.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ESTABLISHED.
5. ALL AREAS NOT COVERED BY PAVEMENT OR MULCH SHALL BE SEEDED USING PERMANENT SEED MIXTURE SHOWN ON THIS SHEET.
6. THE WVDEP AND CITY OF MARTINSBURG RESERVE THE RIGHT TO REQUIRE ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES DURING THE CONSTRUCTION OF THIS PROJECT.
7. EXCEPT AS NOTED BELOW, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOUR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED.
   - WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS CONDITIONS ALLOW.
   - WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G., THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY HALTED IS LESS THAT 21 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH DAY AFTER CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED.
   - AREAS WHERE THE SEED HAS FAILED TO GERMINATE ADEQUATELY (UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70%) WITHIN 30 DAYS AFTER SEEDING AND MULCHING MUST BE RESEEDED IMMEDIATELY, OR AS SOON AS WEATHER CONDITIONS ALLOW.
8. THE DEVELOPER SHALL REQUEST THAT THE APPLICABLE LOCAL PLANNING DEPARTMENT APPROVE THE WORK COMPLETED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE GRADING PERMIT, AND THE STORMWATER MANAGEMENT ORDINANCE.

SEED BED PREPARATION

1. LIMIT PREPARATION TO AREAS WHICH WILL BE IMMEDIATELY SEEDED.
2. LOOSEN TOPSOIL OF LAWN AREAS TO MINIMUM DEPTH OF 4". REMOVE STONES OVER 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND EXTRANEOUS MATTER.
3. GRADE LAWN AREAS TO A SMOOTH, FREE DRAINING EVEN SURFACE WITH A LOOSE, MODERATELY COARSE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.
4. APPLY LIMESTONE, AT RATE SHOWN IN PERMANENT SEED MIXTURE. DISTRIBUTE EVENLY BY MACHINE AND INCORPORATE THOROUGHLY INTO TOPSOIL.
5. APPLY FERTILIZER AT RATE SHOWN IN PERMANENT SEED MIXTURE.
6. APPLY FERTILIZERS BY MECHANICAL ROTARY OR DROP TYPE DISTRIBUTOR, THOROUGHLY AND EVENLY INCORPORATED WITH SOIL TO A DEPTH OF 3" BY DISKING OR OTHER APPROVED METHOD. FERTILIZE AREAS INACCESSIBLE TO POWER EQUIPMENT WITH HAND TOOLS AND INCORPORATE INTO SOIL.
7. RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF ERODED, SETTLED, OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO SEEDING.
8. SEED IMMEDIATELY AFTER PREPARATION OF BED.
9. PERFORM SEEDING OPERATIONS WHEN SOIL IS DRY AND WHEN WINDS DO NOT EXCEED 5 MILES PER HOUR VELOCITY.
10. APPLY SEED WITH A ROTARY OR DROP TYPE DISTRIBUTOR. INSTALL SEED EVENLY BY SOWING EQUAL QUANTITIES IN 2 DIRECTIONS, AT RIGHT ANGLES TO EACH OTHER.
11. SOW GRASS SEED AT RATE SHOWN IN PERMANENT SEED MIXTURE.
12. AFTER SEEDING, RAKE OR DRAG SURFACE OF SOIL LIGHTLY TO INCORPORATE SEED INTO TOP 1/8" OF SOIL. ROLL WITH LIGHT LAWN ROLLER.
13. PLACE STRAW MULCH ON SEEDED AREAS WITHIN 24 HOURS AFTER SEEDING.
14. PLACE STRAW MULCH UNIFORMLY IN A CONTINUOUS BLANKET AT THE RATE OF 1-1/2 TONS PER ACRES.
15. ANCHOR STRAW MULCH WITH ASPHALTIC EMULSION BINDER APPLIED UNIFORMLY AT A RATE OF NOT LESS THAN 200 GAL. PER ACRES.
16. PROTECT BUILDINGS, PAVING, PLANTINGS, AND ALL NONSEEDED AREAS FROM ASPHALTIC EMULSION OVER-SPRAY.
17. IF CONSTRUCTION IS COMPLETED BETWEEN OCT. AND MARCH 15, STABILIZE ALL DISTURBED AREAS WITH STRAW MULCH APPLIED AT 3 TON/AC. SEEDING TO TAKE PLACE IN THE SPRING USING THE PERMANENT SEEDING MIXTURE SHOWN HEREON.

SEEDING NOTES

1. PERMANENT SEEDING MIXTURE

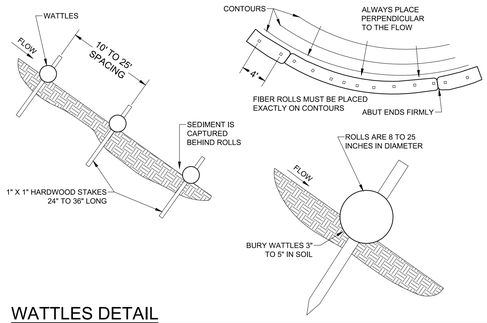
SEED:	KY 31 FESCUE	45 LB/AC
	RED FESCUE	20 LB/AC
	KY BLUEGRASS	25 LB/AC
	WHITE DUTCH CLOVER	5 LB/AC
FERTILIZER:	RATE DETERMINED BY SOIL TEST	
MULCH:	1.5 TONS STRAW PER ACRES	
ASPHALT:	SS-1 OR EQUIVALENT 150 GAL. PER ACRES (20 LBS./ACRES CROWN VETCH WILL BE ADDED TO ABOVE SEEDING MIXTURE TO STABILIZE CRITICAL AREAS)	
LIME:	RATE DETERMINED BY SOIL TEST	

2. TEMPORARY SEEDING MIXTURE

SEED:	ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) 40 LB/AC OR (FEB 16 – MAY 15 & AUG 1 – NOV 1)
	OR – WINTER RYE (SECALE CEREALE) 170 LB/AC (AUG 15 – FEB 28)
	OR – WINTER WHEAT (TRITICUM AESTIVUM 180 LB/AC (AUG 15 – FEB 28)
	OR – JAPANESE MILLET (ECHINOCHLOA CRUSGALLI) 30 LB/AC (MAY 15 – AUG 15)
MULCH:	1.5 TONS STRAW PER ACRE
ASPHALT:	SS-1 OR EQUIVALENT 150 GAL. PER ACRE

3. SEED DATES
   MARCH 1ST – JUNE 15TH
   AUGUST 15TH – SEPTEMBER 15TH

ALL DISTURBED AREAS SHALL BE PERMANENTLY SEEDED AND MULCHED WITHIN FOUR (4) DAYS OF REACHING FINAL GRADE, IF IN SEEDING SEASON, OTHERWISE TEMPORARY SEEDING REQUIREMENTS SHALL BE MET. ALL AREAS SEEDED WITH A TEMPORARY MIXTURE WILL RECEIVE A PERMANENT SEED MIXTURE DURING THE FIRST GROWING SEASON FOLLOWING THE FINISHED GRADING. AREAS WITH PERMANENT SLOPES OF 2:1 OR GREATER SHALL BE STABILIZED USING CROWN VETCH, AS PER THE REQUIREMENTS OF STANDARD AND SPECIFICATIONS FOR CRITICAL AREAS STABILIZATION (WITH GROUND COVERS, VINES, SHRUBS, AND TREES).



CONSTRUCTION SPECIFICATIONS

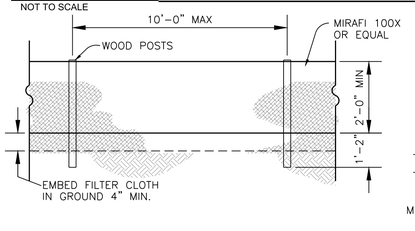
1. WATTLES SHALL BE INSTALLED PERPENDICULAR TO THE FLOW DIRECTION AND PARALLEL TO THE SLOPE CONTOUR.
2. NARROW TRENCHES SHOULD BE DUG ACROSS THE SLOPE, ON CONTOUR, TO A DEPTH OF 3 TO 5 INCHES ON CLAY SOILS AND SOILS WITH GRADUAL SLOPES. ON LOOSE SOILS, STEEP SLOPES, AND DURING HIGH RAINFALL EVENTS, THE TRENCHES SHOULD BE DUG TO A DEPTH OF 5 TO 7 INCHES, OR 1/2 TO 2/3 OF THE THICKNESS OF THE WATTLE.
3. START CONSTRUCTION OF TRENCHES AND INSTALLATION OF WATTLES FROM THE BASE OF THE SLOPE AND WORK UPHILL. EXCAVATED MATERIAL SHOULD BE SPREAD EVENLY ALONG THE UPHILL SLOPE AND COMPACTED USING HAND TAMPING OR OTHER METHOD. CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF 3 TO 30 FEET APART DEPENDING ON THE STEEPNESS OF THE SLOPE, SOIL TYPE, AND RAINFALL. THE STEEPER THE SLOPE THE CLOSER TOGETHER THE TRENCHES SHOULD BE CONSTRUCTED.
4. INSTALL THE WATTLES SNUGLY INTO THE TRENCHES AND ABUT TIGHTLY END TO END. DO NOT OVERLAP THE ENDS.
5. INSTALL STAKES AT EACH END OF THE WATTLE, AND AT 4-FOOT CENTERS ALONG THE ENTIRE LENGTH OF THE WATTLE.
6. IF REQUIRED, INSTALL PILOT HOLES FOR THE STAKES USING A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE AND INTO THE SOIL.
7. AT A MINIMUM, WOODEN STAKES SHOULD BE APPROXIMATELY 3/4 X 3/4 X 24 INCHES. WILLOW CUTTINGS OR 3/8-INCH REBAR CAN ALSO BE USED FOR STAKES. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2 TO 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE.

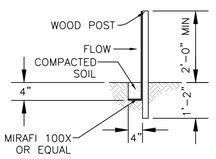
MAINTENANCE

1. INSPECT WATTLES AT A MINIMUM ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES OF RAIN PER 24 HOUR PERIOD.
2. REPAIR OR REPLACE SPLIT, TORN, RAVELING, OR SLUMPING WATTLES.
3. REMOVE SEDIMENT ACCUMULATIONS WHEN EXCEEDING 1/2 THE HEIGHT BETWEEN THE TOP OF THE WATTLE AND THE GROUND SURFACE.
4. REPAIR ANY RILLS OR GULLIES PROMPTLY.
4. RESEED OR REPLANT VEGETATION AS NECESSARY UNTIL THE SLOPE IS STABILIZED.

WATTLES DETAIL

NOT TO SCALE



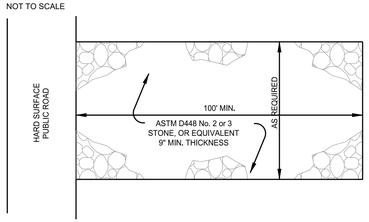


NOTE: WHERE JOINTS OCCUR IN THE FILTER FABRIC, SPLICES WILL OCCUR ONLY AT SUPPORT POSTS WITH A MINIMUM 6" OVERLAP, & SECURELY SEALED.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM. DEPOSITS MUST BE REMOVED WHEN THEY REACH 1/2 THE HEIGHT OF THE BARRIER.

SILT FENCE DETAIL

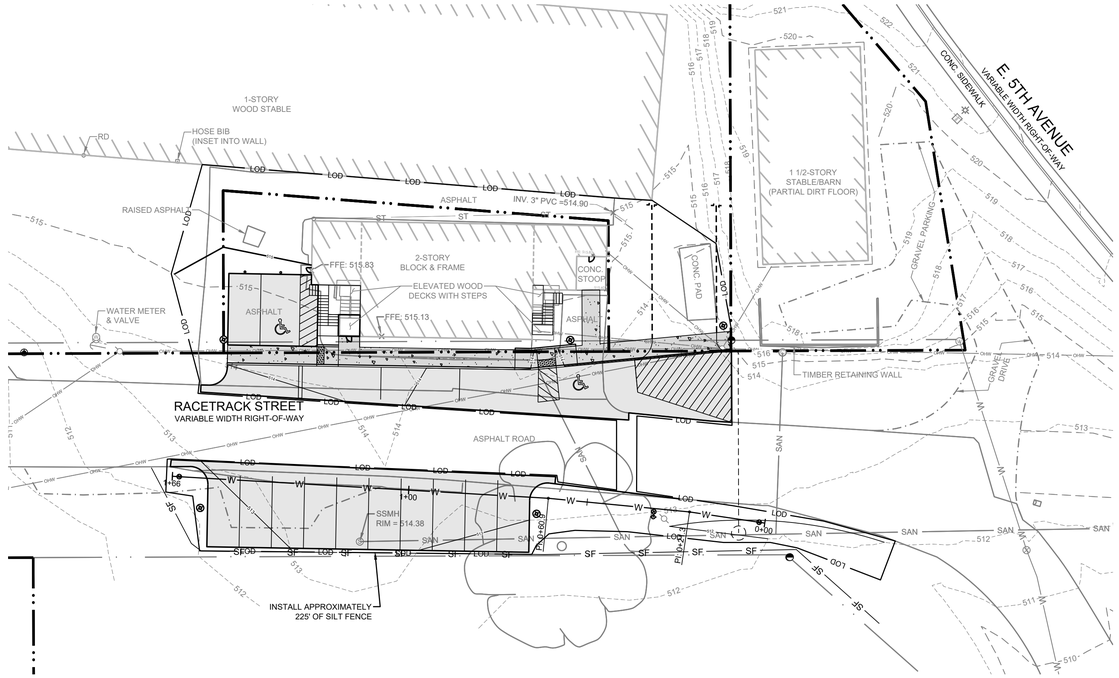
NOT TO SCALE



1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED BUT NOT LESS THAN 100 FEET
3. THICKNESS - NOT LESS THAN (6) INCHES
4. WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONES AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



0 10 20 40 Feet
1" = 20'
WVCS, NORTH ZONE, NAD83

LOD AREA - ± 12,915 SF OR ± 0.30 ACRES
< 1.0 ACRES, THEREFORE A NPDES PERMIT IS NOT REQUIRED

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E AND S PLAN AND DETAILS

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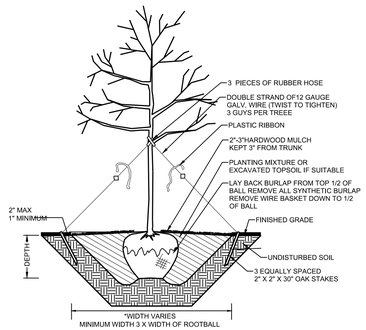
7/10/2024

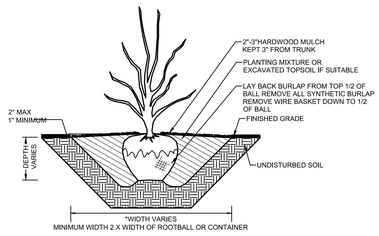


HARDWOOD TREE PLANTING DETAIL WITH STAKES

NO SCALE

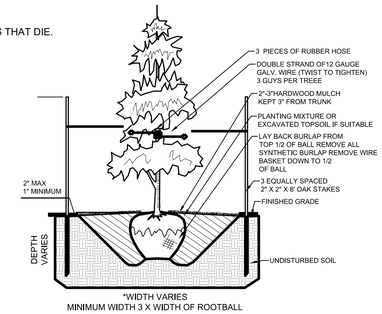
LANDSCAPING NOTES:

- IT WILL BE THE RESPONSIBILITY OF THE LANDOWNER TO REPLACE ANY TREES THAT DIE.



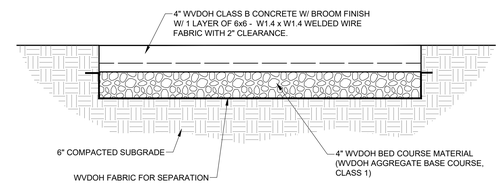
SHRUB PLANTING DETAIL

NO SCALE



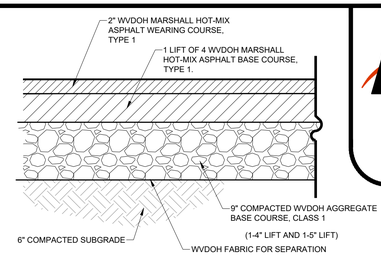
EVERGREEN TREE PLANTING DETAIL WITH STAKES

NO SCALE



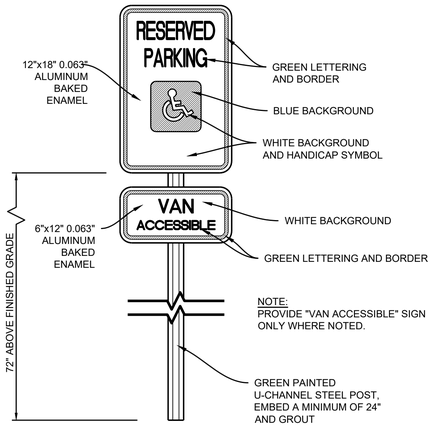
CONCRETE SIDEWALK DETAIL

NOT TO SCALE



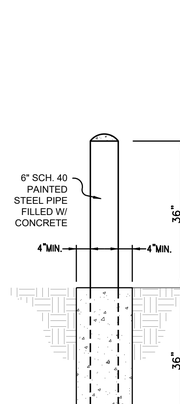
BITUMINOUS PAVEMENT DETAIL

NOT TO SCALE



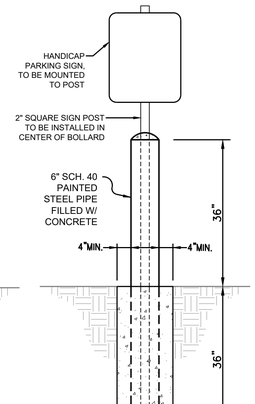
PHYSICALLY CHALLENGED PARKING SIGN ASSEMBLY

NOT TO SCALE



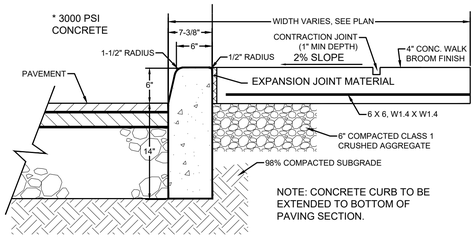
TYPE 1 - 6" BOLLARD DETAIL

NOT TO SCALE



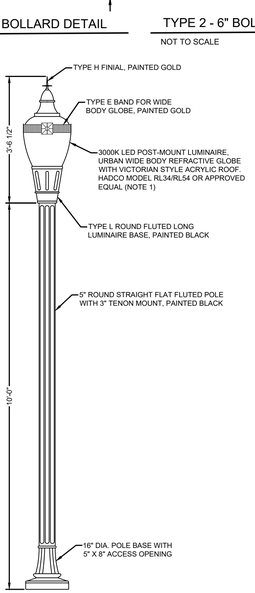
TYPE 2 - 6" BOLLARD DETAIL

NOT TO SCALE



CURB AND SIDEWALK DETAIL

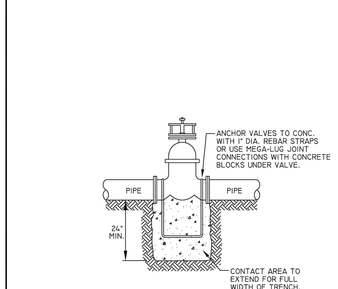
NO SCALE



NOTES:
1. PROVIDE TYPE III (RL34) OR TYPE V (RL54) LIGHT DISTRIBUTION AS SHOWN ON PLANS. PROVIDE TYPE V DISTRIBUTION WHERE REQUIRED TO PREVENT LIGHT SPILLOVER ONTO ADJACENT RESIDENTIAL USES.
2. SEE CITY OF RANSON DETAIL LT-02 FOR LIGHT POLE FOUNDATION.
3. BASED UPON CITY OF RANSON DETAIL SHEET

CITY OF RANSON POST-TOP STREETLIGHT DETAIL

NOT TO SCALE



Charles Town Utility Board
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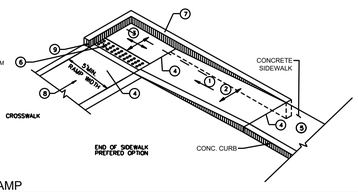
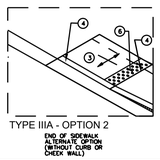
WATER VALVES DETAIL

Standard Detail No. **W-3**
NOT TO SCALE
APRIL 2015

LEGEND

1. 8.33% (12:1) MAXIMUM RAMP SLOPE INCLUDING CONSTRUCTION TOLERANCE SLOPE OF RAMP SHALL CARRY THROUGH TO FACE OF CURB
2. CROSS SLOPE: 2.00% MAXIMUM INCLUDING CONSTRUCTION TOLERANCE
3. CURB RAMPS REQUIRE A (5'-0") MINIMUM TURNING SPACE WHERE PEDESTRIANS PERFORM TURNING MANEUVERS WITH A MAXIMUM CROSS SLOPE OF 2% AND LONGITUDINAL SLOPE MATCHING ROADWAY
4. GRADE BREAK REQUIRED TO BE FLUSH (0") AND PERPENDICULAR TO PEDESTRIAN PATH OF TRAVEL
5. IF SIDEWALK IS EXISTING AND NON-COMPLIANT SEE "TRANSITION TO EXISTING NON-COMPLIANT SIDEWALK" DETAIL SHEET 12
6. DETECTABLE WARNING SURFACE SEE "DETECTABLE WARNING SURFACE (DWS)" DETAIL ON THIS SHEET
7. CURB WALL OR CHEEK WALL AS DICTATED BY FIELD CONDITIONS.
8. CLEAR SPACE - WIDTH OF CURB RAMP AND EXTENDING 4' MINIMUM
9. 3/4" CHAMFER EDGE



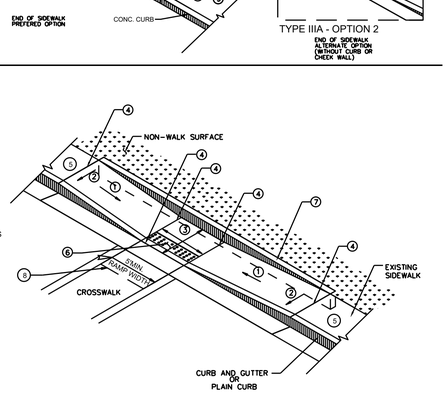


WVDOH TYPE IIIA OPTION 1 & 2 HANDICAP RAMP

NOT TO SCALE

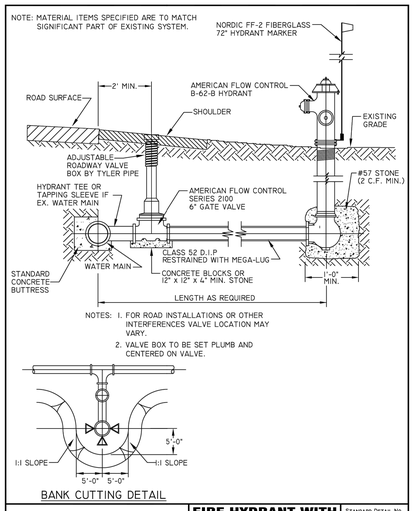
LEGEND

1. 8.33% (12:1) MAXIMUM RAMP SLOPE INCLUDING CONSTRUCTION TOLERANCE SLOPE OF RAMP SHALL CARRY THROUGH TO FACE OF CURB
2. CROSS SLOPE: 2.00% MAXIMUM INCLUDING CONSTRUCTION TOLERANCE
3. CURB RAMPS REQUIRE A (5'-0") MINIMUM TURNING SPACE WHERE PEDESTRIANS PERFORM TURNING MANEUVERS WITH A MAXIMUM CROSS SLOPE OF 2% AND LONGITUDINAL SLOPE MATCHING ROADWAY
4. GRADE BREAK REQUIRED TO BE FLUSH (0") AND PERPENDICULAR TO PEDESTRIAN PATH OF TRAVEL
5. IF SIDEWALK IS EXISTING AND NON-COMPLIANT SEE "TRANSITION TO EXISTING NON-COMPLIANT SIDEWALK" DETAIL SHEET 12
6. DETECTABLE WARNING SURFACE SEE "DETECTABLE WARNING SURFACE (DWS)" DETAIL SHEET 11
7. CURB WALL OR CHEEK WALL AS DICTATED BY FIELD CONDITIONS. SEE "EXISTING ADJACENT SURFACE TRANSITION" DETAIL SHEET 13
8. CLEAR SPACE - WIDTH OF CURB RAMP AND EXTENDING 4' MINIMUM
9. 3/4" CHAMFER EDGE



TYPE III RAMP

NOT TO SCALE



BANK CUTTING DETAIL

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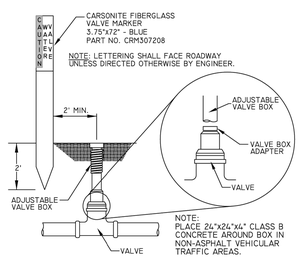
FIRE HYDRANT WITH TAPPING SLEEVE AND VALVE DETAIL

Standard Detail No. **W-5**
NOT TO SCALE
APRIL 2015



VALVE MARKER DETAIL

NOT TO SCALE

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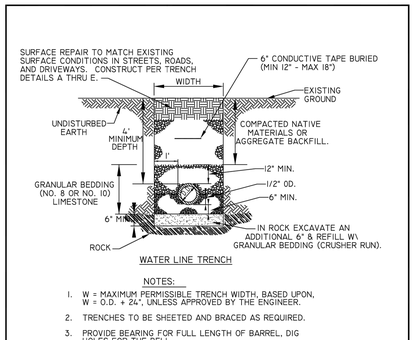
VALVE MARKER DETAIL

Standard Detail No. **W-8**
NOT TO SCALE
APRIL 2015



WATER LINE TRENCH

NOTES:

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

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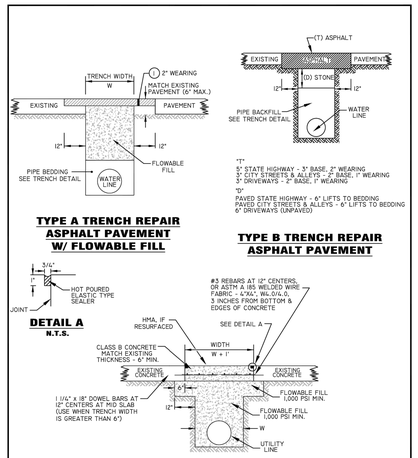
WATER LINE TRENCH DETAIL

Standard Detail No. **W-9**
NOT TO SCALE
APRIL 2015



TYPE A TRENCH REPAIR ASPHALT PAVEMENT W/ FLOWABLE FILL

TYPE B TRENCH REPAIR ASPHALT PAVEMENT

DETAIL A
N.T.S.

TYPE D TRENCH REPAIR CONCRETE SIDEWALK OR DRIVEWAY TRENCH REPAIR

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TYPES A, B, & D TRENCH REPAIR DETAILS

Standard Detail No. **W-10**
NOT TO SCALE
APRIL 2015

Alpha ARCHITECTS ENGINEERS
ALPHA ASSOCIATES, INC.
535 WEST KING STREET
MARTINSBURG, WV 25401
PHONE: 304-264-0051
www.thinkALPHAfirst.com

SITE PLAN
FOR
JCCM - 202 RACETRACK STREET BUILDING RENOVATION

OWNER/DEVELOPER:
JEFFERSON COUNTY COMMUNITY MINISTRIES, INC.

ADDRESS:
238 W. WASHINGTON ST.
CHARLES TOWN, WV, 25414

PHONE:
571-213-4651

ATTN:
KEITH LOWRY

REVISIONS

No.	ITEM	DATE
1.	CITY REVIEW COMMENTS	8/1/2024
2.	CTUB REVIEW COMMENTS	8/13/2024

PROJ. NO.: 2309065.00
DATE: 7/11/2024
SHEET NO.:
C500

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SITE PLAN
FOR
JCCM - 202 RACETRACK STREET BUILDING RENOVATION
RANSON CORP, T.M. 5 PARS. 179 & 179.1 D.B. 1309 Pg. 424
JEFFERSON COUNTY, WEST VIRGINIA

DETAILS

z:\projects\2023_jobs\2309065\00\drawings\civil\current\construction\c500.dwg - dzoslello
8/12/2024