PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

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

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

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Minutes November 12, 2024
   Planning Commission Minutes 11122024.docx

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. Public Hearing - Release of guarantee for the subdivision Briar Run Phase 6. The release is for as they have satisfied $187,770.94 the entirety of the bond obligation.
   Legal Notice Bond Release Briar Run Phase 6 1292024.docx
2. Consideration - Release of guarantee for the subdivision Briar Run Phase 6. The release is for as they have satisfied $187,770.94 the entirety of the bond obligation.
3. Public Hearing - Final plat proposal for Huntwell West Phase 2A located off North Mildred Street and Old Leetown Road, Ranson WV (Lots 301-445), accepting the bond.
   Legal Notice Huntwell West 2A plat , dev agreement, bond 12012024.docx
4. Consideration - Final plat proposal for Huntwell West Phase 2A located off North Mildred Street and Old Leetown Road, Ranson WV (Lots 301-445), accepting the bond.
   24-45-FP-phase 2A record plat 1292024.pdf
5. Public Hearing - Development Agreement proposal for Huntwell West Phase 2A located off North Mildred Street and Old Leetown Road, Ranson WV
   Legal Notice Huntwell West 2A plat , dev agreement, bond 12012024.docx
6. Consideration - Development Agreement proposal for Huntwell West Phase 2A located off North Mildred Street and Old Leetown Road, Ranson WV
   PC24-23 Huntwell Phase 2A Development Agreement.docx
   Development Agreement_Huntwell 2A 1292024.docx
7. Public Hearing is to accept public comments on entering a Bond agreement for Phase 2A of Huntwell West, located off North Mildred Street and Old Leetown Road, Ranson WV (Lots 301-445).
   Legal Notice Huntwell West 2A plat , dev agreement, bond 12012024.docx

8. Consideration - Bond agreement for Phase 2A of Huntwell West , Ranson WV (Lots 301-445).
   24-45-FP-Huntwell Village Ph2A Bond Estimate.pdf
   2024-11-15_Huntwell West PH2A Bond Estimate Review - Memorandum 1292024.pdf
   PC24-22 Huntwell 2A Bond.pdf

V. ADJOURMENT

AGENDA ITEM II.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: APPROVAL OF MINUTES

SUBJECT: Minutes November 12, 2024

Minutes with information from November 12, 2024 meeting.

ATTACHMENTS:

Planning Commission Minutes 11122024.docx

PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

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

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

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

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

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. Public Hearing - To rezone the following parcel 08001000080000, located West of Currie Road, Ranson, WV 25438 (Consisting of 105 acres) from SmartCode New Community to R-6.

   Planning Commission President open the Public Hearing for comments. No public comments were provided during the hearing. The President closed the public hearing and proceeded to a vote

2. 24-43- REZ-Consideration - Rezone parcel 08001000080000, located West of Currie Road, Ranson, WV 25438 (Consisting of 105 acres) from SmartCode New Community to R-6. Submitted by applicant Integrity Federal Services.

Mike Anderson	Abstain
Doug Davis	Yes
Andy Colandrea	Motion
Jason Gore	Yes
Jaden Bound	Yes

3. Public Hearing - Rezone the following parcel 08001000090000, located East of Currie Road, Ranson, WV 25438 (Consisting of 152 of 169.27 acres) from SmartCode New Community to R-6.

   Planning Commission President open the Public Hearing for comments. No public comments were provided during the hearing. The President closed the public hearing and proceeded to a vote

4. 24-42-REZ- Consideration - Rezone the following parcel 08001000090000, located East of Currie Road, Ranson, WV 25438 (Consisting of 152 of 169.27 acres) from SmartCode New Community to R-6. Submitted by Applicant Integrity Federal Services.

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

5. Public Hearing - to rezone the following parcel 08001000090000, located on Currie Road, Ranson, WV 25438 (Consisting of 17.27 of 169.27 acres) from SmartCode New Community to Highway Commercial.

   Planning Commission President open the Public Hearing for comments. No public comments were provided during the hearing. The President closed the public hearing and proceeded to a vote

6. 24-41-REZ-EAST HC - Consideration - Integrity Federal Services submitted an application To rezone the following parcel 08001000090000, located on Currie Road, Ranson, WV 25438 (Consisting of 17.27 of 169.27 acres) from SmartCode New Community to Highway Commercial.

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

7. Public Hearing is to accept public comments on a petition to rezone the following parcel 08001000050000, located on Mildred Street, Ranson, WV 25438 (Consisting of 63.15 acres) from TND-MUX (retired) to R6P

   Planning Commission President open the Public Hearing for comments. No public comments were provided during the hearing. The President closed the public hearing and proceeded to a vote

8. 24-44- REZ- Consideration - To rezone the following parcel 08001000050000, located on Mildred Street, Ranson, WV 25438 (Consisting of 63.15 acres) from TND-MUX (retired) to R6

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

9. Public Hearing - Bond for Ranson Heights Phase 1 located off Route 9 and Route 340 in Ranson WV

   Planning Commission President open the Public Hearing for comments. No public comments were provided during the hearing. The President closed the public hearing and proceeded to a vote

10. 26281- Consideration - Bond for Ranson Heights Phase 1 located off Route 9 and Route 340 in Ranson WV

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

11. Public Hearing - Development Agreement for Ranson Heights Phase 1 located off Route 9 and Route 340 in Ranson WV.

    Planning Commission President open the Public Hearing for comments. No public comments were provided during the hearing. The President closed the public hearing and proceeded to a vote

12. 23-42-FP-Consideration - Development Agreement for Ranson Heights Phase 1 located off Route 9 and Route 340 in Ranson WV.

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

13. 24-39-ANX- An Applicant Morris & Ritchie submitted an annexation request and rezoning request for the land known as Canter Hollow currently located in Jefferson County, WV The Community Developer Director informed the Planning Commission that Annexation for land known as Canter Hollow will go to the Ranson City Council for consideration and will have a public hearing in front of Ranson Council.

V. ADJOURMENT

Planning Commission meeting was adjourned at 8:51 P.M. Community Developer Director stated that the next Planning Commission meeting will be held on December 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: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing - Release of guarantee for the subdivision Briar Run Phase 6. The release is for as they have satisfied $187,770.94 the entirety of the bond obligation.

ATTACHMENTS:

Legal Notice Bond Release Briar Run Phase 6 1292024.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on December 9, 2024, at 7:00 P.M. at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on a release of guarantee for the subdivision Briar Run Phase 6. The release is for as they have satisfied $187,770.94 the entirety of the bond obligation.

All persons are invited to attend and make comments about the bond release. If you cannot attend but wish to comment, you may write to the following address prior to December 9, 2024: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written comments received prior to December 6, 2024, will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM IV.2

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Consideration - Release of guarantee for the subdivision Briar Run Phase 6. The release is for as they have satisfied $187,770.94 the entirety of the bond obligation.

ATTACHMENTS:

AGENDA ITEM IV.3

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing - Final plat proposal for Huntwell West Phase 2A located off North Mildred Street and Old Leetown Road, Ranson WV (Lots 301-445), accepting the bond.

ATTACHMENTS:

Legal Notice Huntwell West 2A plat , dev agreement, bond 12012024.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Monday, December 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 final plat proposal for Huntwell West Phase 2A located off North Mildred Street and Old Leetown Road, Ranson WV (Lots 301-445), accepting the bond, and entering a development agreement for Phase 2A of Huntwell West. All persons are invited to attend and make comments about the proposed final plat.

Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to December 6, 2024 will be provided to the Planning Commission, and inserted into the official record.

AGENDA ITEM IV.4

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Consideration - Final plat proposal for Huntwell West Phase 2A located off North Mildred Street and Old Leetown Road, Ranson WV (Lots 301-445), accepting the bond.

ATTACHMENTS:

24-45-FP-phase 2A record plat 1292024.pdf

NOTES

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

YARD REQUIREMENTS:

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

OWNER'S CERTIFICATION AND DEDICATION

WE, HUNTWELL WV, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION AND INCONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE PLANNING COMMISSION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE THE STREETS, WALKWAYS, AND OTHER EASEMENTS, TO PUBLIC USE OTHERWISE NOTED ON THIS PLAT.

THE SUBDIVISION SHOWN HEREON IS SUBJECT TO A DEVELOPERS AGREEMENT DATED __ AND RECORDED AMONG THE LAND RECORDS OF JEFFERSON COUNTY IN BOOK ___, PAGE __ AND ALL APPROVED LAND DEVELOPMENT PLANS AND CONSTRUCTION DRAWINGS APPROVED BY THE CITY OF RANSON.

WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS OF LAWS, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHT–OF–WAY(S) AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS HEREIN INDICATED, AND THAT THE REQUIREMENT OF THE SUBDIVISION ORDINANCE OF THE CITY OF RANSON AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

_____
OWNER

_____
DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY DEED DATED AND RECORDED IN THE LAND RECORDS OF JEFFERSON COUNTY, AT D.B. 1272 PG. 420, AND THAT THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES OF THE CITY OF RANSON AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPILED WITH.

_____
JON K. ERICKSON WVLS #2302

_____
DATE

PLANNING COMMISSION APPROVAL

WITH THE APPROVAL OF A GENERAL LAND DEVELOPMENT PLAN DATED, ASSOCIATED CONSTRUCTION DRAWINGS DATED AND DEVELOPMENT AGREEMENT DATED_____, THIS PLAT MEETS THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES OF THE CITY OF RANSON AND HAS BEEN APPROVED FOR RECORDATION BY THE CITY OF RANSON PLANNING COMMISSION.

_____
PLANNING COMMISSION PRESIDENT

_____
DATE

OWNER/DEVELOPER'S STATEMENT OF ACCEPTANCE

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

_____
DATE

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



VICINITY MAP
SCALE: 1"=2000'

LEGEND

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

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

SUBDIVISION PLAT
HUNTWELL WEST - PHASE 2A
HUNTWELL WV, LLC
DISTRICT: 08, MAP: 09, PARCEL: 08
CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

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

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DATE	REVISIONS	JOB NO.:
11/18/24	REVISED STREET NAMES PER REQUEST	SCALE:
		DATE: 08/06/2024
		DRAWN BY: NAB
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 1 OF 10

L:\Projects\Huntwell West\Survey Data\plats\phase 2\PHASE 2A\phase 2A record plat.dwg, 11/18/2024 3:38:33 PM, AutoCAD PDF (General Documentation).pc3

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-17	9.42'	6.00'	90.00°	S 31° 26' 59" E	8.49'
C-18	49.73'	545.00'	5.23°	N 18° 09' 14" E	49.71'
C-19	254.95'	160.85'	90.81°	S 25° 04' 40" E	229.09'
C-20	187.37'	125.03'	85.86°	S 69° 26' 50" W	170.32'
C-21	64.67'	530.00'	6.99°	S 69° 17' 43" E	64.63'
C-22	33.85'	530.00'	3.66°	S 74° 37' 12" E	33.84'
C-23	6.28'	4.00'	90.00°	N 31° 26' 59" W	5.66'
C-24	9.31'	6.01'	88.81°	N 57° 58' 46" E	8.40'
C-25	3.76'	1025.00'	0.21°	N 85° 22' 22" W	3.76'
C-28	38.30'	125.00'	17.55°	S 78° 37' 59" E	38.15'
C-29	12.49'	125.00'	5.72°	S 03° 44' 34" E	12.48'
C-30	20.71'	175.00'	6.78°	S 04° 16' 14" E	20.70'
C-31	55.23'	175.00'	18.08°	S 16° 42' 07" E	55.00'
C-32	55.23'	175.00'	18.08°	S 34° 47' 07" E	55.00'
C-33	24.27'	175.00'	7.95°	S 65° 53' 01" E	24.25'
C-34	55.23'	175.00'	18.08°	S 52° 52' 08" E	55.01'
C-35	137.99'	125.00'	63.25°	S 38° 13' 50" E	131.09'
C-36	9.42'	6.00'	90.00°	S 31° 26' 59" E	8.49'
C-39	6.18'	4.00'	88.51°	N 46° 37' 30" W	5.58'
C-40	50.82'	325.00'	8.96°	S 80° 55' 45" E	50.76'
C-41	31.04'	325.00'	5.47°	S 88° 08' 40" E	31.03'
C-42	6.63'	4.00'	94.96°	S 50° 05' 30" W	5.90'
C-44	81.83'	975.00'	4.81°	N 82° 51' 48" W	81.81'
C-45	68.22'	975.00'	4.01°	N 78° 27' 15" W	68.21'
C-46	5.52'	4.00'	79.06°	N 36° 55' 08" W	5.09'
C-47	18.39'	1025.00'	1.03°	N 76° 57' 50" W	18.39'
C-48	6.28'	4.00'	90.01°	N 58° 33' 22" E	5.66'
C-49	51.00'	1025.00'	2.85°	N 78° 54' 12" W	51.00'
C-50	51.00'	1025.00'	2.85°	N 81° 45' 16" W	51.00'
C-51	37.35'	1025.00'	2.09°	N 84° 13' 25" W	37.35'
C-61	6.28'	4.00'	90.00°	N 47° 36' 35" E	5.66'
C-62	6.28'	4.00'	90.00°	N 42° 23' 19" W	5.66'
C-63	6.28'	4.00'	90.00°	S 31° 26' 59" E	5.66'
C-64	6.04'	275.00'	1.26°	S 77° 04' 46" E	6.04'
C-65	9.42'	6.00'	90.00°	S 58° 33' 00" W	8.49'
C-66	7.91'	6.00'	75.57°	N 38° 39' 55" W	7.35'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-67	63.22'	275.00'	13.17°	S 84° 17' 42" E	63.08'
C-68	6.28'	4.00'	90.00°	N 44° 07' 09" E	5.66'
C-69	4.07'	7.24'	32.21°	N 34° 28' 03" E	4.01'
C-71	26.06'	56.72'	26.33°	S 10° 04' 01" E	25.83'
C-72	6.28'	77.46'	4.64°	S 19° 14' 21" E	6.28'
C-76	9.38'	6.00'	89.56°	S 58° 19' 50" W	8.45'
C-77	9.42'	6.00'	90.00°	S 58° 33' 01" W	8.49'
C-78	9.42'	6.00'	90.00°	S 58° 33' 01" W	8.49'
C-79	9.42'	6.00'	90.00°	S 31° 26' 59" E	8.49'

LOT AREA TABLE		
PARCEL	AREA (SF)	AREA (AC)
LOTS	1,080,709	11.3559
PARCEL A	56,464	1.2962
PARCEL B (STORM)	274,394	6.2992
PARCEL C	1,996	0.0458
PARCEL D	7,030	0.1614
PARCEL E	5,782	0.1327
PARCEL F	37,182	0.8536
PARCEL G	17,599	0.4040
PARCEL H	28,474	0.6537
PARCEL K	7,666	0.1760
PARCEL I	28,181	0.6469
PARCEL J	4,184	0.0961
PARCEL K	3,659	0.0840
PARCEL L	10,229	0.2348
ROW	229,357	5.2653
FUTURE DEVELOPMENT A	1,647,770	37.8276
FUTURE DEVELOPMENT B	673,355	15.4581
EXISTING 1B	281,087	6.4529
EXISTING 1A	1,305,046	29.9597
300 N LLC	3,165,138	72.6616
TOTAL	8,865,302	**190.0655**

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L-22	32.94	S 48° 09' 11" E	L-77	16.20	S 87° 23' 19" E
L-24	3.77	N 76° 26' 59" W	L-78	77.39	S 02° 36' 41" W
L-25	97.26	S 13° 32' 05" W	L-79	70.33	S 02° 36' 41" W
L-26	97.34	S 13° 32' 05" W	L-80	18.29	S 42° 23' 18" E
L-27	287.00	N 76° 34' 46" W	L-82	36.52	S 87° 23' 19" E
L-28	287.00	N 76° 34' 46" W	L-83	38.68	N 89° 48' 18" E
L-29	61.10	N 76° 40' 32" W	L-84	1253.88	N 87° 00' 30" E
L-30	61.14	N 76° 40' 31" W	L-85	38.29	N 40° 01' 43" E
L-31	254.12	N 76° 40' 32" W	L-86	20.00	S 87° 23' 19" E
L-32	248.98	N 76° 40' 31" W	L-87	32.73	S 02° 36' 41" W
L-33	44.51	N 89° 07' 09" E	L-88	34.70	S 02° 36' 41" W
L-34	7.57	S 76° 45' 04" E	L-89	43.37	N 40° 01' 43" E
L-35	81.83	S 13° 33' 45" W	L-90	114.43	N 20° 02' 27" E
L-36	81.34	S 13° 33' 45" W	L-91	23.35	N 42° 02' 47" E
L-37	31.51	S 43° 24' 48" W	L-92	116.74	N 20° 02' 25" E
L-38	8.78	S 89° 07' 09" W	L-93	25.01	S 27° 10' 20" E
L-39	12.07	S 13° 33' 01" W	L-94	24.05	N 27° 10' 20" W
L-40	55.00	N 89° 08' 05" E	L-96	20.00	N 62° 49' 40" E
L-41	136.42	N 86° 45' 06" E	L-97	20.00	N 42° 30' 03" W
L-42	71.94	S 88° 16' 52" E	L-98	15.75	N 47° 29' 57" E
L-43	115.00	N 89° 07' 09" E	L-99	20.30	S 47° 29' 57" W
L-44	121.14	N 86° 45' 06" E	L-100	83.04	S 84° 42' 41" E
L-45	41.17	S 39° 54' 23" E	L-101	84.72	N 84° 42' 41" W
L-46	38.55	S 78° 42' 34" E	L-102	273.02	N 02° 36' 41" E
L-49	12.25	N 87° 23' 19" W	L-103	273.02	N 02° 36' 41" E
L-50	28.24	N 27° 56' 57" W	L-104	322.20	N 02° 36' 41" E
L-51	24.00	S 44° 13' 26" W	L-105	263.55	S 87° 00' 30" W
L-52	20.00	N 85° 16' 19" W	L-106	44.05	N 76° 30' 37" W
L-53	120.27	N 04° 43' 41" E	L-107	20.00	N 13° 29' 23" E
L-57	52.11	S 85° 16' 03" E	L-108	44.06	S 76° 30' 37" E
L-58	13.65	S 85° 16' 03" E	L-109	3.98	S 13° 29' 23" W
L-67	26.98	S 46° 31' 28" W	L-112	65.74	S 87° 23' 01" E
L-68	1.07	N 67° 16' 42" W	L-113	179.71	N 02° 37' 21" E
L-69	232.36	N 02° 40' 38" E			
L-70	84.80	S 87° 25' 02" E			
L-71	84.83	S 87° 25' 02" E			
L-72	20.00	S 02° 36' 41" W			
L-73	85.62	S 87° 23' 01" E			
L-75	46.78	S 02° 36' 34" W			
L-76	69.16	N 87° 23' 19" W			

50 0 50 100 150

Scale 1" = 50'

SUBDIVISION PLAT

HUNTWELL WEST - PHASE 2A

HUNTWELL WV, LLC

DISTRICT: 08, MAP: 09, PARCEL: 08

CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

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

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

205 EAST HIRST ROAD, SUITE 106

PURCELLVILLE, VA 20132

PHONE: 703-994-4047

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		DATE: 08/06/2024
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		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 2 OF 10

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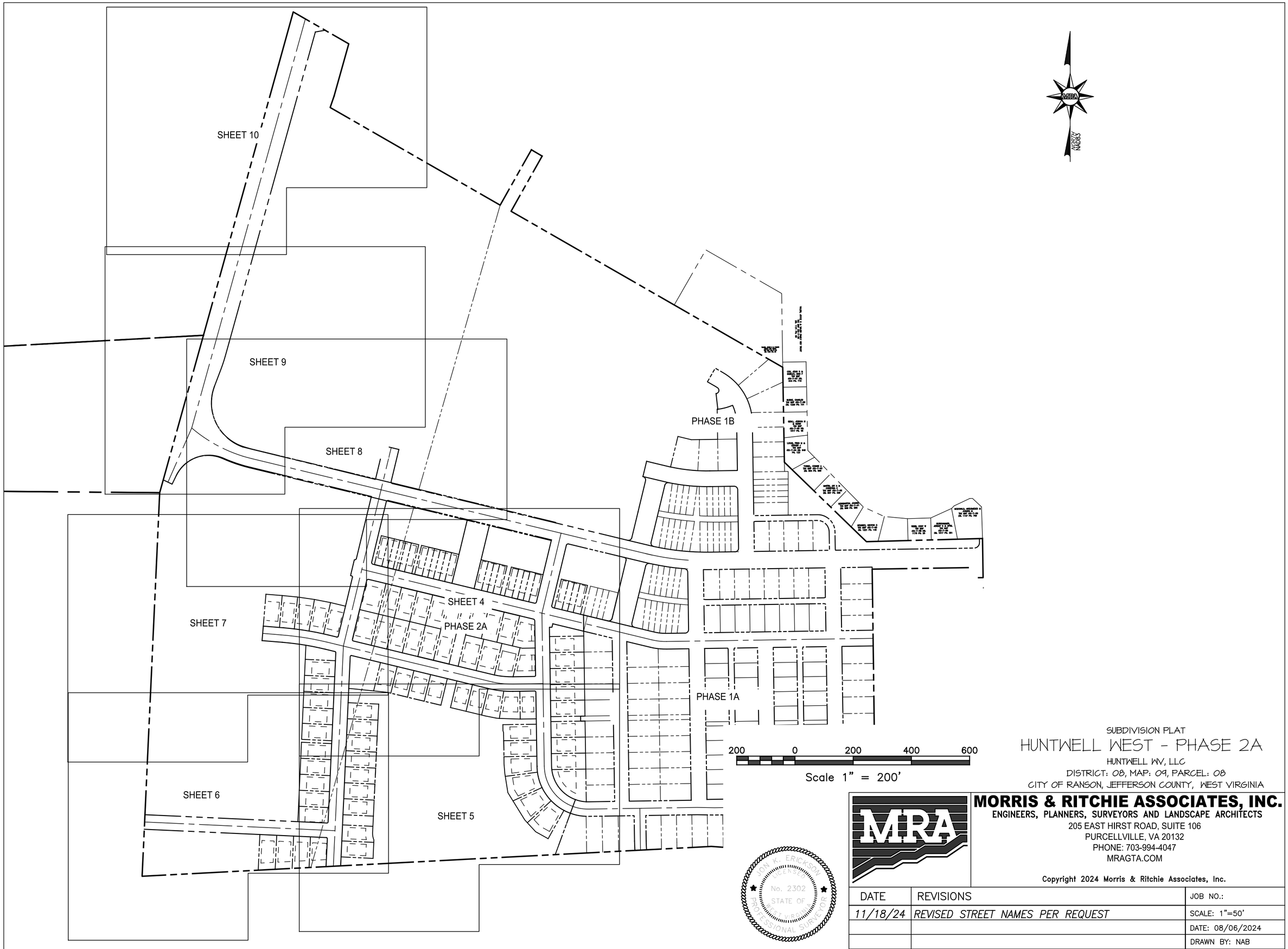

SUBDIVISION PLAT

HUNTWELL WEST - PHASE 2A

HUNTWELL WV, LLC
DISTRICT: 08, MAP: 09, PARCEL: 08
CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

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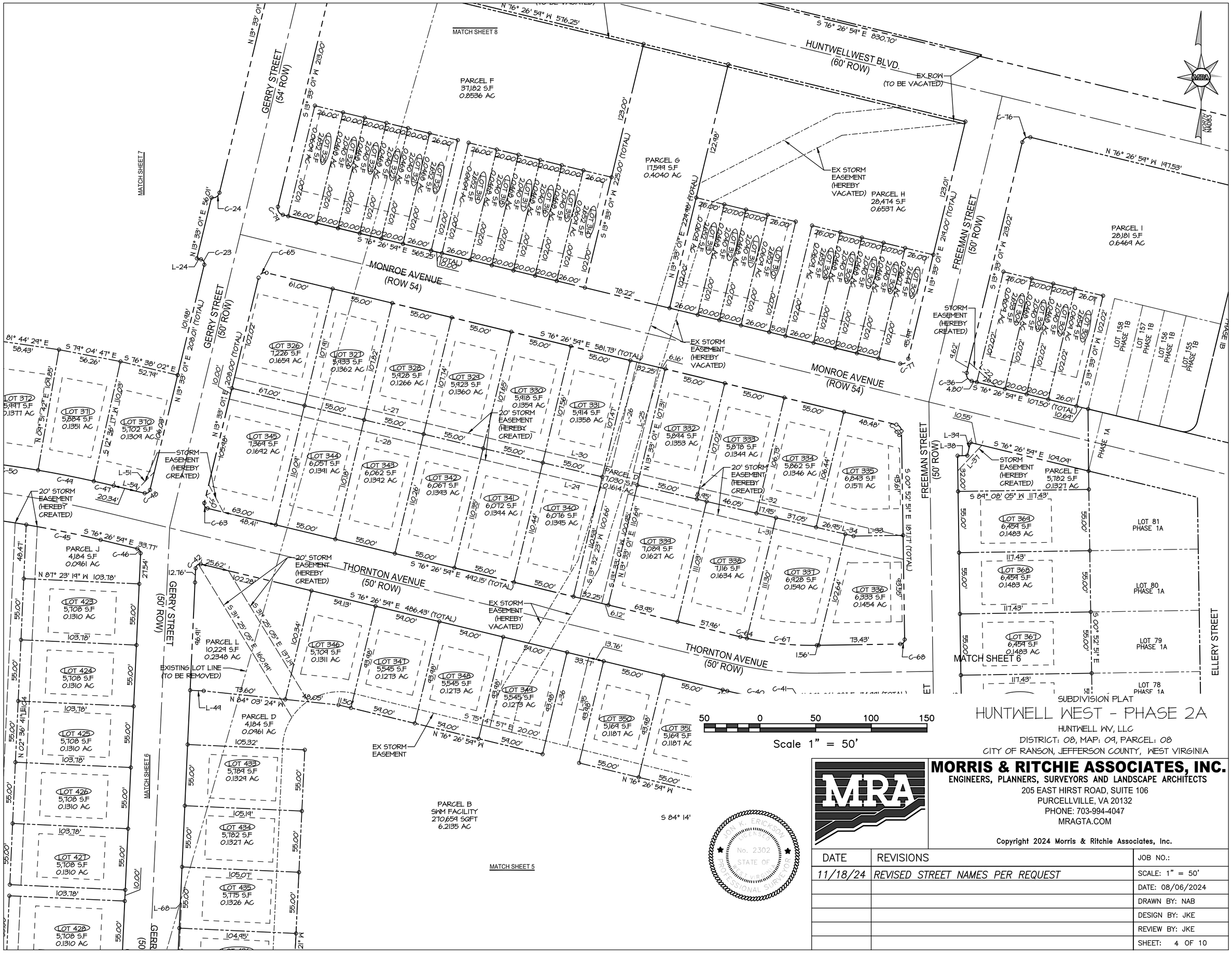

SUBDIVISION PLAT

HUNTWELL WEST - PHASE 2A

HUNTWELL WV, LLC
DISTRICT: 08, MAP: 09, PARCEL: 08
CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

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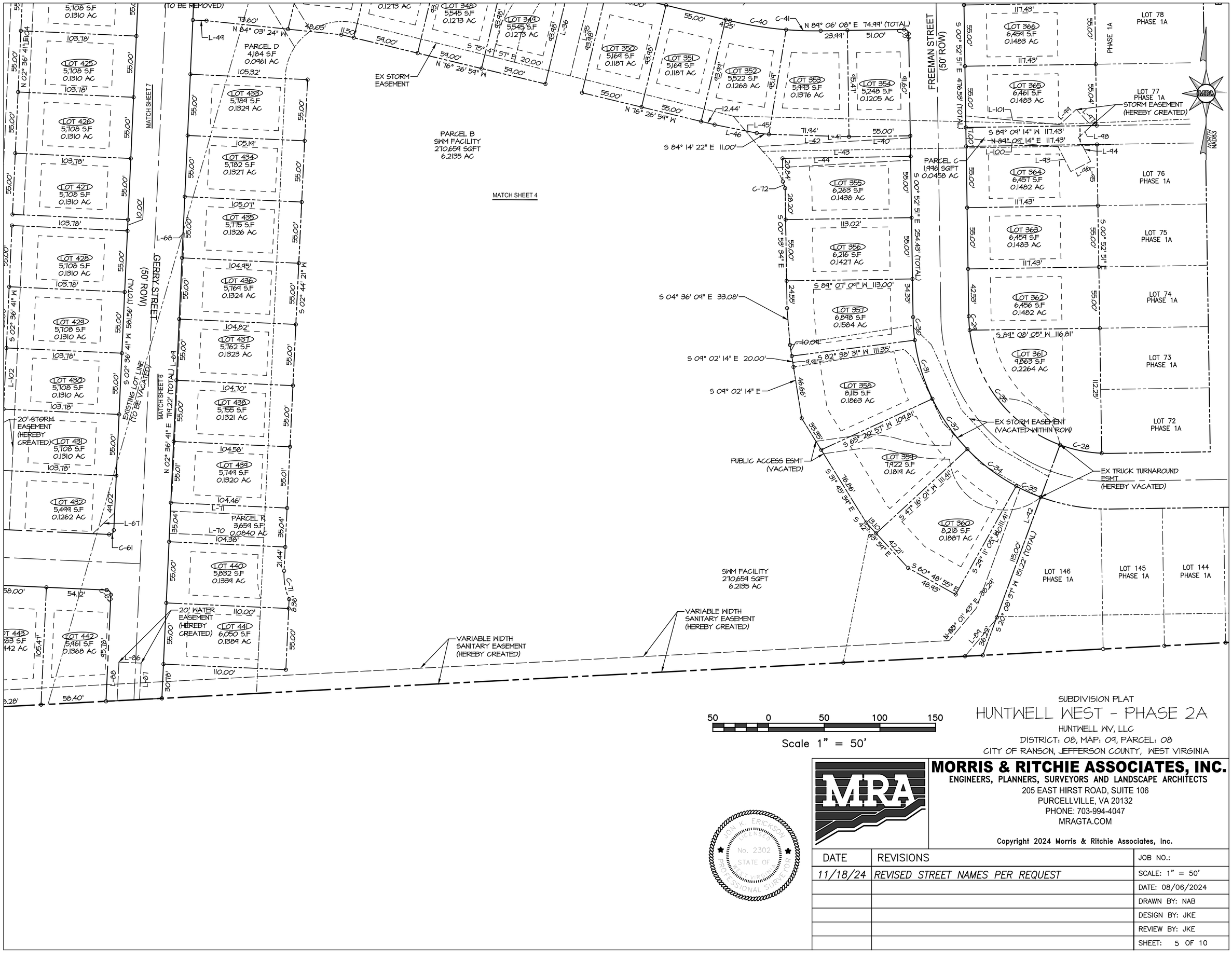

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Scale 1" = 50'

SUBDIVISION PLAT

HUNTWELL WEST - PHASE 2A

HUNTWELL WV, LLC

DISTRICT: 08, MAP: 09, PARCEL: 08

CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

MORRIS & RITCHIE ASSOCIATES, INC.

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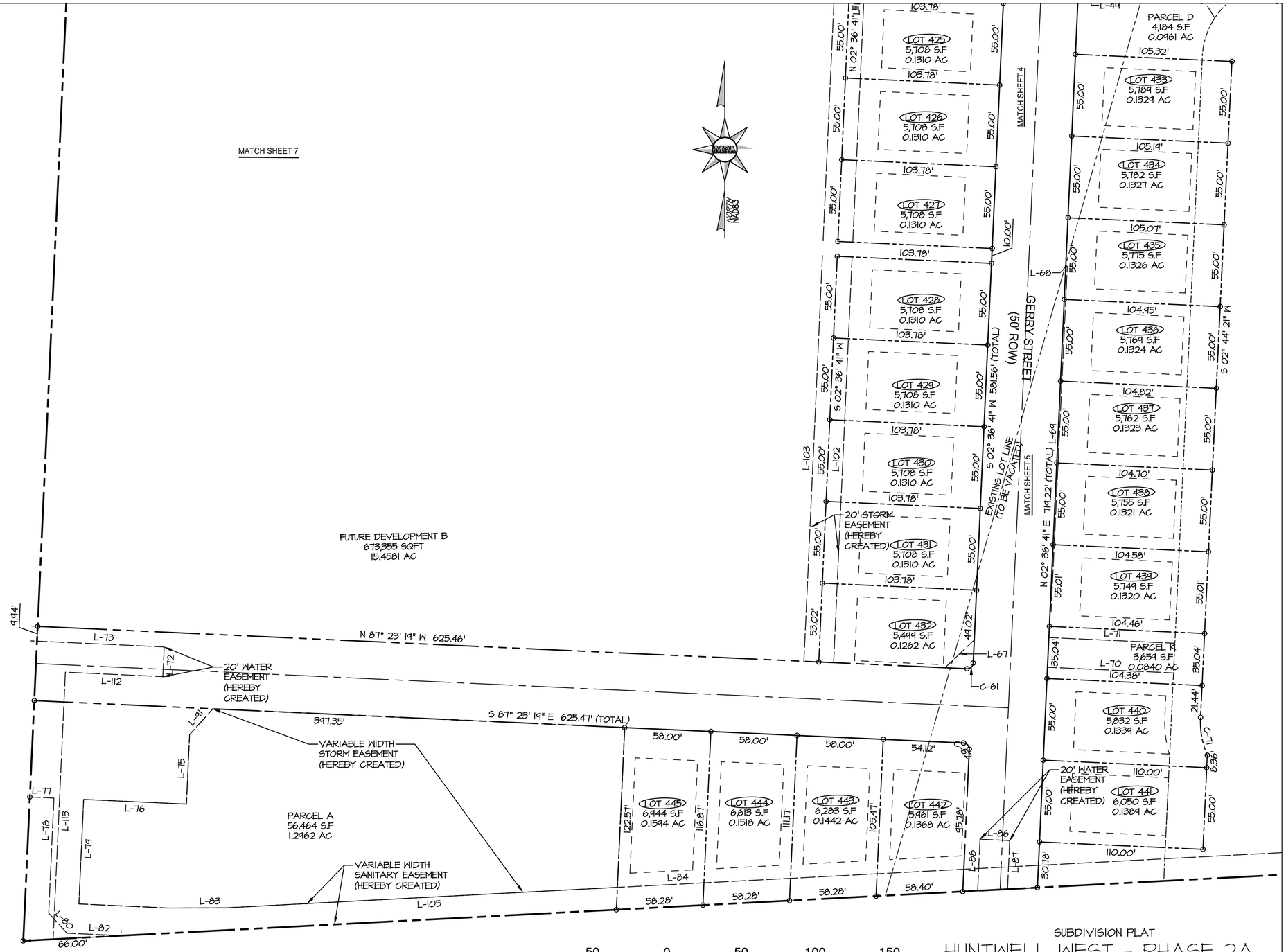

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SUBDIVISION PLAT

HUNTWELL WEST - PHASE 2A

HUNTWELL WV, LLC

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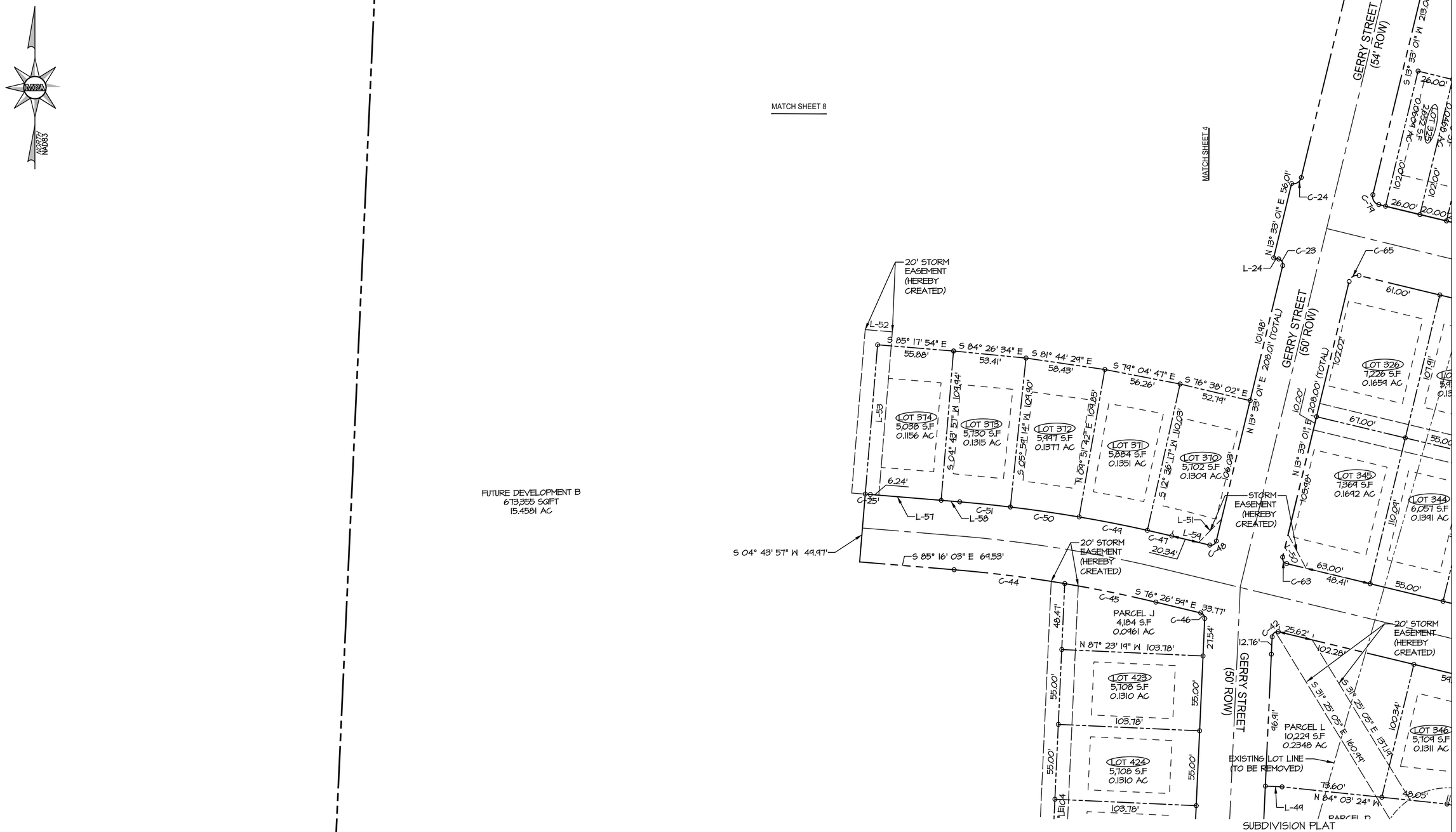

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Scale 1" = 50'

SUBDIVISION PLAT

HUNTWELL WEST - PHASE 2A

HUNTWELL WV, LLC

DISTRICT: 08, MAP: 09, PARCEL: 08

CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

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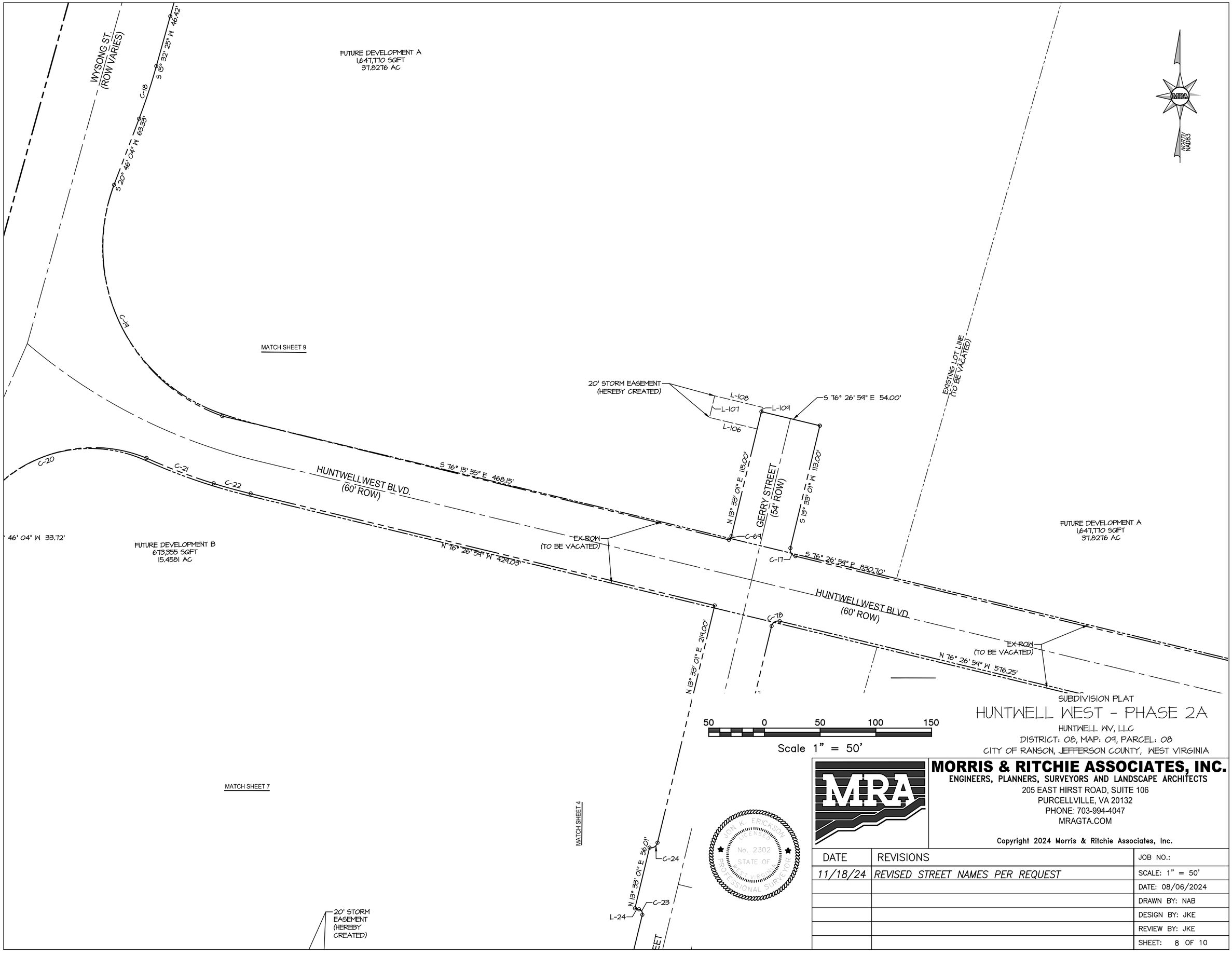

SUBDIVISION PLAT

HUNTWELL WEST - PHASE 2A

HUNTWELL WV, LLC

DISTRICT: 08, MAP: 09, PARCEL: 08

CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

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MATCH SHEET 10

WYSONG ST.
(ROW VARIES)

S 15° 31' 13" W 677.23'

S 15° 32' 25" W 46.42'

C-18

S 20° 46' 04" W 63.33'

C-19

FUTURE DEVELOPMENT A
1,647,770 SQFT
37.8276 AC

MATCH SHEET 8

C-20

C-21

C-22

HUNTWELLWEST
(60' ROW)

S 25° 46' 04" W 33.72'

N 64° 13' 56" W 33.82'

FUTURE DEVELOPMENT B
673,355 SQFT
15.4581 AC

NORTH
NAD83

50 0 50 100 150

Scale 1" = 50'

SUBDIVISION PLAT

HUNTWELL WEST - PHASE 2A

HUNTWELL WV, LLC
DISTRICT: 08, MAP: 09, PARCEL: 08
CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

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LICENSED
No. 2302
STATE OF
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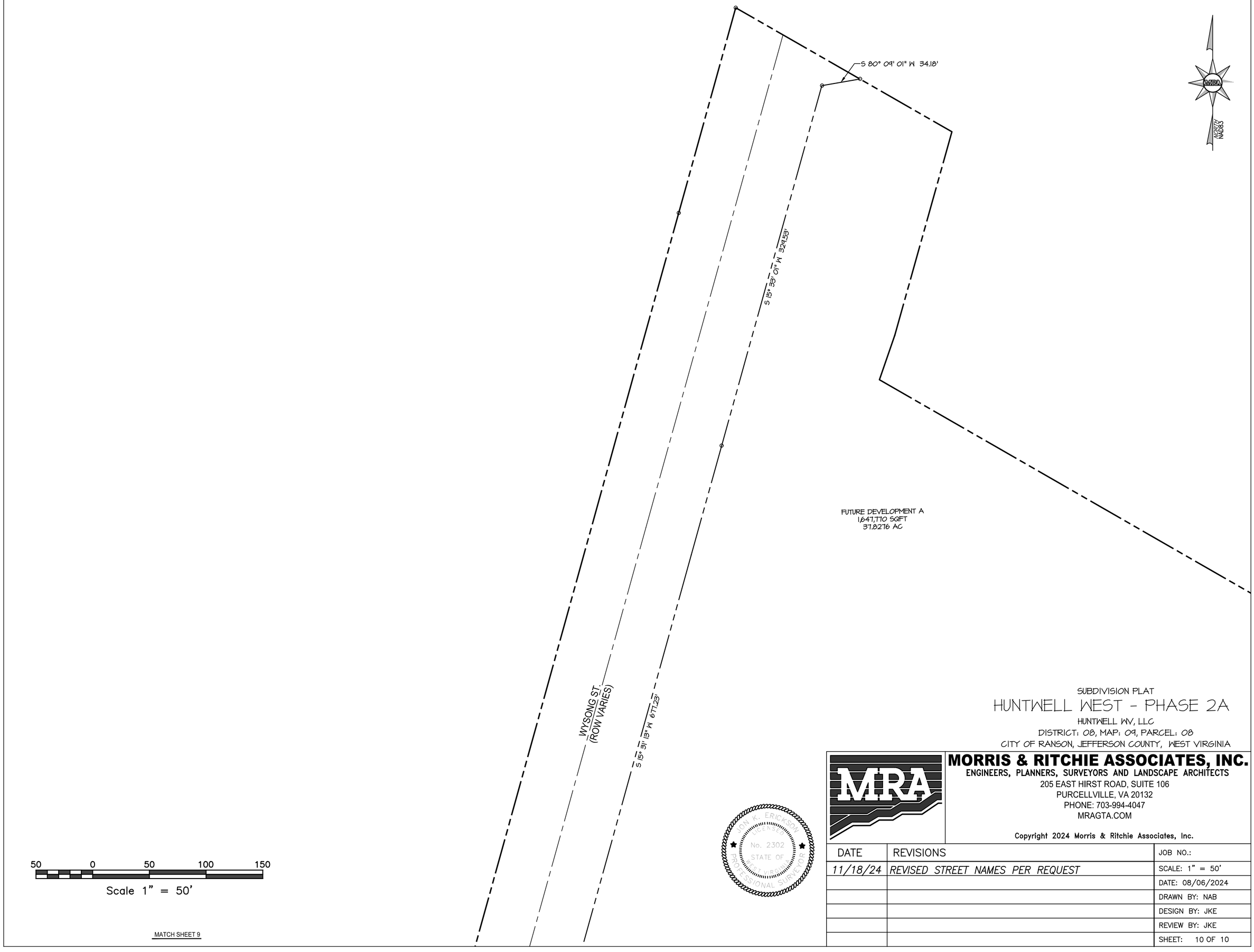

SUBDIVISION PLAT

HUNTWELL WEST - PHASE 2A

HUNTWELL WV, LLC

DISTRICT: 08, MAP: 09, PARCEL: 08

CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

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AGENDA ITEM IV.5

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing - Development Agreement proposal for Huntwell West Phase 2A located off North Mildred Street and Old Leetown Road, Ranson WV

ATTACHMENTS:

Legal Notice Huntwell West 2A plat , dev agreement, bond 12012024.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Monday, December 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 final plat proposal for Huntwell West Phase 2A located off North Mildred Street and Old Leetown Road, Ranson WV (Lots 301-445), accepting the bond, and entering a development agreement for Phase 2A of Huntwell West. All persons are invited to attend and make comments about the proposed final plat.

Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to December 6, 2024 will be provided to the Planning Commission, and inserted into the official record.

AGENDA ITEM IV.6

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Consideration - Development Agreement proposal for Huntwell West Phase 2A located off North Mildred Street and Old Leetown Road, Ranson WV

ATTACHMENTS:

PC24-23 Huntwell Phase 2A Development Agreement.docx
Development Agreement_Huntwell 2A 1292024.docx

RESOLUTION#: PC-24-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANSON APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE RANSON PLANNING COMMISSION AND CHANDLERS GLEN LLC FOR A SUBDIVISION COMMONLY REFERRED TO AND KNOWN AS "HUNTWELL WEST PHASE 2A".

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

Section 1. The Planning Commission of the City of Ranson pursuant to its authority within Ranson Municipal Code 16-60 approves the attached Development Agreement by and between the Ranson Planning Commission and Hunter Wilson with Chandlers Glen, LLC, for a subdivision commonly referred to and known as "Huntwell West Phase 1A".

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

Section 3. The Planning Commission hereby authorizes the City Manager or his designee to execute any and all documents necessary to carry out the conditions of the attached Development Agreement, whether express or implied, and any documents necessary for the transfer of property to Hunter Wilson with Chandlers Glen, LLC, including any documents requested by financial institutions, lenders, attorneys, lienholders, contractors, sureties, and/or third parties.

Section 4. This Resolution and executed Development Agreement is hereby directed to be forwarded to the City Clerk for communication to the Ranson City Council and for recording within the land records of the Jefferson County Clerk.

Signed and approved this 9th day of December 2024.

_____
Planning Commission
President

ATTEST:

_____
Planning Commission Member

AFFIX CITY SEAL

RECORDING REQUESTED By
City of Ranson Planning Commission

WHEN RECORDED RETURN To

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

DEVELOPMENT AGREEMENT FOR HUNTWELL WEST PHASE 2A BETWEEN
THE CITY OF RANSON AND HUNTWELL WV, LLC.

THIS AGREEMENT is made and entered into by and between the City of Ranson Planning Commission, hereinafter referred to as "City" and sometimes "Ranson" and Huntwell WV, LLC., hereinafter referred to as "Developer," for a subdivision known as HUNTWELL WEST PHASE 2A, both of whom understand and agree as follows:

WITNESSETH:

WHEREAS, the City approved the Zoning and Land Development Plan and Plat for HUNTWELL WEST recorded at Book 1262, Page 260 in accordance to Chapter 19A of the Ranson Municipal Code;

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

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

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

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

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

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

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

4. Work: Time for Completion
   City hereby fixes the time for the completion of all public infrastructure improvements in Phase 2A to be within two (2) years after the date of approval of this Agreement unless a written extension is granted by the Planning Commission. However in no case shall the time of completion for required infrastructure extend beyond three (3) years beyond the date of approval of this Agreement. Absent a written extension by the Planning Commission, the Planning Commission reserve the right to call the bond to complete the infrastructure in accordance with the approved plan. Nothing in this agreement, however, shall be construed to limit the Planning Commission's right to call the bond at any time if exigent circumstances require such action. Such circumstances shall be determined at the sole discretion of the Ranson Planning Commission.

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

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

7. Permits: Compliance with Law
   Developer shall, at Developer's expense, obtain all necessary permits and licenses for the construction of such improvements, give all necessary notices and pay all fees and taxes required by law.

8. Superintendence by Developer or its Designated Representative
   Developer shall give personal superintendence to the work on said improvement, or have a

competent foreman or superintendent, satisfactory to the City, on the work at all times during progress, with authority to act for the Developer.

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

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

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

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

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

    b. Public Liability and Property Damage Insurance

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

c. Contractual Liability Insurance

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

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

13. Title to Improvements

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

14. Specific Conditions of Development

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

b. Developer shall make Builders aware that in order to receive a Use & Occupancy Certificate, the City will require

(1) finished individual driveways to include top coat,
(2) sod is to be installed on front, rear and side yards along with 4 inches of top soil on residential lots,
(3) Installation of required street trees as shown on the approved engineering plans,

(4) Seasonal bonding shall be available to achieve the same result,

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

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

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

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

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

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

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

18. Breach of Agreement: Performance by Surety or City of Ranson
In the event of any such notice of breach Developer's surety shall have the duty to takeover and complete the work and the improvement herein specified; provided, however, that if the surety, within sixty (60) days after the serving upon it of such notice of breach, does not give City written notice of its intention to take over the performance of the contract, and does not commence performance thereof within ninety (90) days after notice to City of such election, City may take over the work and prosecute the same to completion, by contract or by any other method City

may deem advisable, for the account and at the expense of Developer, and Developer's surety shall be liable to City for any excess cost or damages occasioned City thereby; and, in such event, City, without liability for so doing, may take possession of, and utilize in completing the work, such materials, appliances, plant and other property belonging to Developer as maybe on the site of the work and necessary therefor.

19. Completion

Upon completion of all the work described in the said Agreement and upon the City authorizing a written Notice of Completion and Acceptance of said work, the Planning Commission will release all surety to 80% of the surety. The remaining 20% shall be held by the City for a period of one (1) year after the date of the Notice of Completion as a guarantee bond to secure the performance of Section 17of this Agreement and shall thereafter be released. The amount specified above for labor and materials shall be held by City for a period of one (1) year after the date official acceptance of the improvements specified in the said Agreement.

20. Enforcement and Guarantees

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

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

21. Notices

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

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

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

_____

_____

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

22. Binding Effect of Agreement

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

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

DATED this _____ day of _____, 2024.

RANSON PLANNING COMMISSION

By: _____
Mike Anderson
Its: President

DEVELOPER

By: _____

Its: _____

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

The foregoing instrument was acknowledged before me by _____ Commission President, this ____ day of _____, 2024.

My commission expires: _____

NOTARY PUBLIC

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

The foregoing instrument was acknowledged before me by _____.
for_____, its _____, this ____ day of_____, 2024.

My commission expires: _____

NOTARY PUBLIC

AGENDA ITEM IV.7

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing is to accept public comments on entering a Bond agreement for Phase 2A of Huntwell West, located off North Mildred Street and Old Leetown Road, Ranson WV (Lots 301-445).

ATTACHMENTS:

Legal Notice Huntwell West 2A plat , dev agreement, bond 12012024.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Monday, December 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 final plat proposal for Huntwell West Phase 2A located off North Mildred Street and Old Leetown Road, Ranson WV (Lots 301-445), accepting the bond, and entering a development agreement for Phase 2A of Huntwell West. All persons are invited to attend and make comments about the proposed final plat.

Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to December 6, 2024 will be provided to the Planning Commission, and inserted into the official record.

AGENDA ITEM IV.8

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Consideration - Bond agreement for Phase 2A of Huntwell West , Ranson WV (Lots 301-445).

ATTACHMENTS:

24-45-FP-Huntwell Village Ph2A Bond Estimate.pdf
2024-11-15_Huntwell West PH2A Bond Estimate Review - Memorandum 1292024.pdf
PC24-22 Huntwell 2A Bond.pdf

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

Project Name: Huntwell West Date: 11/6/2024

Section: Phase 2A C.O.R. File No.

Bond Amount Approved: $ _____

By: _____ **Date:** _____

Official Use Do Not Write In This Box

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
1.1	**Erosion & Sediment Control**				
1	Stabilized Construction Entrance	EA	$ 2,475.00	1	$ 2,475.00
2	Silt Fence - Standard	LF	$ 4.40	1898	$ 8,351.20
3	Silt Fence - Super	LF	$ 18.15		$ -
4	Earth Dike Construction (1)	LF	$ 3.96	240	$ 950.40
5	Inlet Protection Device	EA	$ 388.14	38	$ 14,749.13
6	Outlet Protection Device	EA	$ 385.00	6	$ 2,310.00
7	Stone Check Dams	EA	$ 192.50		$ -
8	Sediment Trap Excavation	CY	$ 15.35	551	$ 8,455.10
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,456.24	1	$ 6,456.24
10	Impermeable Liner for Sediment Basin/Pond	SY	$ 22.83		$ -
11	Rip-Rap Apron/Plunge Pool	CY	$ 122.72	15	$ 1,840.74
12	Grass Waterway/Drainage Swale	LF	$ 11.99		$ -
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.10	1200157	$ 118,815.54
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.12	811931	$ 98,243.65
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 550.13		$ -
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 545.34		$ -
17	Mulch, Shredded Bark or Wood Chip (35 cy/ac)	CY	$ 89.10		$ -
18	Sod	SY	$ 5.90		$ -
19	Soil Stabilizing Matt - Biodegradable	SY	$ 4.95		$ -
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 11.00		$ -
21	Geotextile Fabric	SF	$ 3.30		$ -
22	4 ft Safety Fence	LF	$ 8.84		$ -
23	6 ft Chain Link Safety Fence	LF	$ 11.00		$ -
24	Tree Protection	LF	$ 3.30		$ -
25	Temporary Utility Line Stream Crossing/Diversion	EA	$ 1,375.00		$ -
1.2	**Site Preparation & Demolition**				
1	Clearing & Grubbing - Light Cover	ACRE	$ 7,342.50	27.5	$ 201,918.75
2	Clearing & Grubbing - Moderate Cover	ACRE	$ 10,725.00		$ -
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 13,475.00		$ -
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 15,950.00		$ -
5	Sawcut Existing Asphalt Pavement	LF	$ 2.20		$ -
6	Sawcut Existing Concrete Pavement	LF	$ 3.52		$ -
7	Removal of Asphalt Pavement	SY	$ 8.25		$ -
8	Removal of Fencing	LF	$ 5.67		$ -
9	Removal of Power Pole	EA	$ 8,415.00		$ -
10	Removal of Structures/Buildings	EA	$ 10,000.00		0

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
1.3	**Earthwork**				
1	Strip Topsoil	CY	$ 4.13		$ -
2	Common Excavation	CY	$ 25.01		$ -
3	Borrow Material - On Site	CY	$ 22.34	7000	$ 156,387.00
4	Borrow Material - Imported from Off Site	CY	$ 40.26		$ -
5	Rock Excavation	CY	$ 99.00		$ -
6	Furnish Topsoil	CY	$ 52.76		$ -
2.1	**Paved Surface Construction**				
1	Subgrade	CY	$ 73.37	844	$ 61,924.28
2	Fabric for Subgrade Stabilization	SY	$ 3.19		$ -
3	Aggregate Base Course	CY	$ 97.30	361	$ 35,123.50
4	Open Graded Free Draining Base Course	CY	$ 120.89		$ -
5	Free Draining Base Trench	LF	$ 12.08		$ -
6	Outlet Pipe	LF	$ 39.75		$ -
7	Bituminous Asphalt Tack Coat	SY	$ 0.51	4340	$ 2,196.04
8	Superpave Asphalt Base Course - Type 25	TN	$ 93.50	217	$ 20,289.50
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70		$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70		$ -
11	Reinforced Concrete Pavement	CY	$ 450.55		$ -
12	Standard Milling	SY	$ 7.07		$ -
13	Controlled Low Strength Material	CY	$ 368.98		$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 104.07	72	$ 7,493.11
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50		$ -
16	Concrete Curb & Gutter	LF	$ 66.00	8270	$ 545,820.00
17	Concrete Curb Only	LF	$ 55.00		$ -
18	Bituminous Asphalt Walkway	SF	$ 14.85	10625	$ 157,781.25
19	Concrete Sidewalk	SY	$ 97.13	1103	$ 107,134.39
20	Bed Course Material (for sidewalk)	CY	$ 88.57	184	$ 16,297.25
21	Concrete Curb Ramp	EA	$ 2,750.00	45	$ 123,750.00
22	Detectable Warning Surface	EA	$ 486.72	45	$ 21,902.27
23	Concrete Precast Wheel Stops	EA	$ 275.00		$ -
24	One Direction Lane Arrow	EA	$ 275.00		$ -
25	Multi Directional Land Arrow	EA	$ 460.90		$ -
26	Bicycle Shared Lane Marking	EA	$ 302.50		$ -
27	Bicycle Lane Marking	EA	$ 302.50		$ -
28	Pavement Letters	EA	$ 82.27		$ -
29	4" Edge/Lane Line - Painted	LF	$ 0.51		$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.66		$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.83		$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76		$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17		$ -
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97		$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 4.95		$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 7.37		$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 9.24		$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.07		$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.70		$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 9.90		$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58		$ -
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 14.85		$ -
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75		$ -
44	Handicapped Parking Symbol	EA	$ 341.17		$ -
45	0.08 in Flat Sheet Sign	SF	$ 49.50		$ -
46	City standard sign post	LF	$ 27.50		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 467.50	6	$ 2,805.00
48	Guard Rail - Steel Beam & Posts	LF	$ 20.16		$ -
49	Fence - Chain Link 6' High	LF	$ 45.24		$ -
50	Fence - Wood 3-Rail	LF	$ 33.00		$ -
51	Fence - Decorative Iron, 42" High	LF	$ 82.50		$ -
52	Pedestrian/Bicycle Barrier Railing - Wood - 42" high	LF	$ 57.20		$ -
53	Lights - Street and Parking Lot (light fixture, pole, foundation, & wiring)	EA	$ 13,200.00	6	$ 79,200.00
54	Bollards (wood or steel)	EA	$ 495.00		$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	$ -		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
3.1	**Landscaping**				
1	Transplanting Trees (6' or less)	EA	$ 148.50		$ -
2	Transplanting Shrubs	EA	$ 126.50		$ -
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 165.00		$ -
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 412.50		$ -
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 550.00	114	$ 62,700.00
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 330.00	170	$ 56,100.00
7	Plant Ground Cover	EA	$ 7.70		$ -
8	Plant Wetlands or Bioretention Vegetation	EA	$ 27.50		$ -
9	Plant Screen Trees	EA	$ 165.00		$ -
10	Plant Street/Shade Trees	EA	$ 550.00		$ -
11	Mulching (wood landscape mulch in place)	CY	$ 89.10		$ -
4.1	**Sanitary Sewer System**				
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 121.00		$ -
2	6" PVC Schedule 80 Pipe	LF	$ 168.76		$ -
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	4935	$ 540,135.75
4	10" PVC Schedule 80 Pipe	LF	$ 121.55		$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	28	$ 186,891.01
6	Grease Trap	EA	$ 6,875.00		$ -
7	4" Service Lateral (20' to Edge of R.O.W./Property Line)	LF	$ 68.31	1286	$ 87,846.66
8	Sanitary Sewer Pump Station (sewage pump)	EA	$ -		0
9	Road Bore/Crossing (with Pipe & Steel Casing)	LF	$ 440.00		$ -
4.2	**Potable Water System**				
1	3/4" Copper Service Line	LF	$ 117.76	1782	$ 209,839.41
2	1" Copper Service Line	LF	$ 193.60		$ -
3	2" Copper Service Line	LF	$ 39.60		$ -
4	4" Ductile Iron Pipe	LF	$ 57.20		$ -
5	6" Ductile Iron Pipe	LF	$ 74.80		$ -
6	8" Ductile Iron Pipe	LF	$ 92.40	4358	$ 402,679.20
7	10" Ductile Iron Pipe	LF	$ 104.50		$ -
8	12" Ductile Iron Pipe	LF	$ 115.50		$ -
9	Fire Hydrant with 6" line	LF	$ 5,513.77	7	$ 38,596.40
10	4" Gate Valve & Box	EA	$ 1,225.13		$ -
11	6" Gate Valve & Box	EA	$ 1,954.65		$ -
12	8" Gate Valve & Box	EA	$ 1,617.98		$ -
13	10" Gate Valve & Box	EA	$ 2,420.00		$ -
14	12" Gate Valve & Box	EA	$ 4,271.09		$ -
15	Pressure Reducing Valve & Vault	EA	$ -		0
16	Tapping Sleeve & Valve for Water Service Connection	EA	$ 726.00		$ -
17	Water Meter Setter, Box & Service Line Tap	EA	$ 3,335.29	71	$ 236,805.45
5.1	**Storm Water Management & Storm Drainage**				
	SWM Basin/Ponds				
1	Excavation - Basin/Pond	CY	$ 25.01	5000	$ 125,070.00
2	Excavation - Core Trench	CY	$ 25.01	44	$ 1,100.62
3	Embankment Construction - On-Site Material	CY	$ 22.34		$ -
4	Embankment Construction - Imported Material	CY	$ 40.26		$ -
5	Impervious Core	SF	$ 1.98		$ -
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,300.59		$ -
7	Corrugated Metal Pipe Control Structure	EA	$ 6,456.24		$ -
8	Dewatering Pipes or Structures	EA	$ 558.02		$ -
9	Filter Stone for Dewatering Pipe (1" to 2" dia. clean)	CY	$ 53.12		$ -
10	Antiseep Collar	f width	$ 165.00		$ -
11	Trash Rack	ch dia.	$ 55.00	72	$ 3,960.00
12	Water Tight Pipe Bands	ch dia.	$ 8.25		$ -
	Low Impact Development BMP				
13	Urban Bioretention Basin (in sidewalk areas)	SF	$ 55.00		$ -
14	Bioretention Basin	SF	$ 38.50		$

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
15	Grass Channel	SF	$ 30.00		$ -
16	Permeable Pavers	SY	$ 50.00		$ -
	PVC Slotted Pipe				
17	4" PVC Slotted or Perforated Drain Pipe	LF	$ 16.50		$ -
18	6" PVC Slotted or Perforated Drain Pipe	LF	$ 17.60		$ -
19	8" PVC Slotted or Perforated Drain Pipe	LF	$ 21.85		$ -
20	12" PVC Slotted or Perforated Drain Pipe	LF	$ 36.30		$ -
	Corrugate Metal Pipe (Circular)				
21	15" Storm Drain Pipe	LF	$ 171.48		$ -
22	18" Storm Drain Pipe	LF	$ 112.79		$ -
23	24" Storm Drain Pipe	LF	$ 173.24		$ -
24	30" Storm Drain Pipe	LF	$ 198.00		$ -
25	36" Storm Drain Pipe	LF	$ 209.06		$ -
26	42" Storm Drain Pipe	LF	$ 244.20		$ -
27	48" Storm Drain Pipe	LF	$ 278.30		$ -
28	54" Storm Drain Pipe	LF	$ 313.50		$ -
29	60" Storm Drain Pipe	LF	$ 352.00		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
	Reinforced Concrete Pipe (circular)				
30	15" Storm Drain Pipe	LF	$ 312.02		$ -
31	18" Storm Drain Pipe	LF	$ 118.94		$ -
32	24" Storm Drain Pipe	LF	$ 136.22		$ -
33	30" Storm Drain Pipe	LF	$ 180.69		$ -
34	36" Storm Drain Pipe	LF	$ 259.58		$ -
35	42" Storm Drain Pipe	LF	$ 246.40		$ -
36	48" Storm Drain Pipe	LF	$ 665.17		$ -
37	54" Storm Drain Pipe	LF	$ 316.80		$ -
38	60" Storm Drain Pipe	LF	$ 352.00		$ -
	High Density Polyethlyene (HDPE) Pipe (Circular)				
39	15" Storm Drain Pipe	LF	$ 126.32	1030	$ 130,113.72
40	18" Storm Drain Pipe	LF	$ 169.63	164	$ 27,819.48
41	24" Storm Drain Pipe	LF	$ 180.58	863	$ 155,837.09
42	30" Storm Drain Pipe	LF	$ 312.33		$ -
43	36" Storm Drain Pipe	LF	$ 209.91	267	$ 56,046.77
44	42" Storm Drain Pipe	LF	$ 250.80	937	$ 234,999.60
45	48" Storm Drain Pipe	LF	$ 297.00	980	$ 291,060.00
46	54" Storm Drain Pipe	LF	$ 308.00		$ -
47	60" Storm Drain Pipe	LF	$ 319.00		$ -
	End Sections (Circular) - Metal (for CMP and HDPE Pipe)				
48	15" Metal End Section	EA	$ 797.50	3	$ 2,392.50
49	18" Metal End Section	EA	$ 697.76		$ -
50	24" Metal End Section	EA	$ 960.88	3	$ 2,882.65
51	30" Metal End Section	EA	$ 1,240.92		$ -
52	36" Metal End Section	EA	$ 1,210.00		$ -
53	42" Metal End Section	EA	$ 1,430.00	1	$ 1,430.00
54	48" Metal End Section	EA	$ 1,760.00	2	$ 3,520.00
55	54" Metal End Section		$ 2,200.00		$ -
56	60" Metal End Section		$ 2,200.00		$ -
	End Sections (Circular) - Concrete				
57	15" RCP End Section	EA	$ 533.50		$ -
58	18" RCP End Section	EA	$ 621.50		$ -
59	24" RCP End Section	EA	$ 830.50		$ -
60	30" RCP End Section	EA	$ 1,314.50		$ -
61	36" RCP End Section	EA	$ 1,941.50		$ -
62	42" RCP End Section	EA	$ 1,974.50		$ -
63	48" RCP End Section	EA	$ 2,348.50		$ -
64	54" RCP End Section	EA	$ 3,074.50		$ -
65	60" RCP End Section	EA	$ 3,800.50		$ -
	Corrugated Metal Pipe Arch				
66	17" x 13" Storm Drain Pipe	LF	$ 171.48		$ -
67	21" x 15" Storm Drain Pipe	LF	$ 112.79		$ -
68	24" x 18" Storm Drain Pipe	LF	$ 173.24		$ -
69	35" x 24" Storm Drain Pipe	LF	$ 198.00		$ -
70	42" x 29" Storm Drain Pipe	LF	$ 209.06		$ -
71	57" x 38"Storm Drain Pipe	LF	$ 244.20		$ -
72	64" x 43" Storm Drain Pipe	LF	$ 278.30		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
	Reinforced Concrete Elliptical Pipe				
73	23" x 14" Storm Drain Pipe	LF	$ 118.94		$ -
74	30" x 19" Storm Drain Pipe	LF	$ 136.22		$ -
75	38" x 24" Storm Drain Pipe	LF	$ 180.69		$ -
76	45" x 29" Storm Drain Pipe	LF	$ 259.58		$ -
77	53" x 34" Storm Drain Pipe	LF	$ 665.17		$ -
78	60" x 38" Storm Drain Pipe	LF	$ 665.17		$ -
79	68" x 43" Storm Drain Pipe	LF	$ 352.00		$ -
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)				
80	17" x 13" Metal End Section	EA	$ 797.50		$ -
81	21" x 15" Metal End Section	EA	$ 697.76		$ -
82	24" x 18" Metal End Section	EA	$ 709.50		$ -
83	35" x 24" Metal End Section	EA	$ 1,240.92		$ -
84	42" x 29" Metal End Section	EA	$ 1,210.00		$ -
85	57" x 38" Metal End Section	EA	$ 1,760.00		$ -
86	64" x 43" Metal End Section	EA	$ 2,200.00		$ -
	End Sections - Reinforced Concrete Elliptical Pipe				
86	23" x 14" RCP End Section	EA	$ 621.50		$ -
88	30" x 19" RCP End Section	EA	$ 830.50		$ -
89	38" x 24" RCP End Section	EA	$ 1,314.50		$ -
90	45" x 29" RCP End Section	EA	$ 1,941.50		$ -
91	53" x 34" RCP End Section	EA	$ 1,974.50		$ -
92	60" x 38" RCP End Section	EA	$ 2,348.50		$ -
93	68" x 43" RCP End Section	EA	$ 3,074.50		$ -
	Storm Drain Structures				
94	Drop Inlet	EA	$ 3,879.85		$ -
95	Curb Inlet - 6' Opening	EA	$ 4,620.00	24	$ 110,880.00
96	Curb Inlet - 10' Opening	EA	$ 5,280.00	4	$ 21,120.00
97	Curb Inlet - 12' Opening	EA	$ 6,050.00		$ -
98	Curb Inlet - 16' Opening	EA	$ 6,820.00		$ -
99	Curb Inlet - 20' Opening	EA	$ 7,370.00		$ -
100	Manhole (4' dia., 6' height or less)	EA	$ 6,674.79	13	$ 86,772.26
	Outfall & Channel Protection				
101	Concrete Endwall/Wingwall	SF	$ 110.00	1	$ 110.00
102	Gabion Basket Structure	CY	$ 275.50		$ -
103	Rip-Rap Stone - Class 1	CY	$ 122.72	27	$ 3,313.33
5.1	**Civc Standards**				
1	Small Playground Tot Lot (< 10 Childred)	EA	$ 19,800.00	1	$ 19,800.00
2	Medium Playground Tot Lot (10-50 Childred)	EA	$ 55,000.00		$ -
3	Large Playground Tot Lot (50+ Childred)	EA	$ 110,000.00		$ -
6.1	**Miscellaneous Site Construction & Structures**				
1	Bus Stop Enclosure	EA	$ 3,850.00		$ -
2	Mail Box Cluster	EA	$ 1,100.00		$ -
3	Construction Stake-out	AC	$ 11,000.00		$ -
4	Traffic Control During Construction	LS	$ -		$ -
5	Set Property Corners	EA	$ 132.00	97	$ 12,804.00

Grand Total All Costs	$	4,915,295.23
Mobilization (5%)	$	245,764.76
15% Contingency	$	774,159.00
TOTAL BOND AMOUNT	$	5,689,454.23

Kimley»Horn

Memorandum

To: Jon K. Erickson, PE
Morris & Ritchie Associates, Inc.
205 East Hirst Road, Suite 106
Purcellville, VA 20132

From: Mark Phillips, P.E.
Diego Carreira

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

Date: November 15, 2024

Subject: Huntwell West PH2A Bond Estimate Review – 1st Submission

This memorandum summarizes our review of the Huntwell West PH2A bond estimate. This application is for a proposed residential development site as shown on the plans provided (dated August 6, 2024 prepared by Morris & Ritchie Associates Inc).

Kimley-Horn's review of this bond estimate was based on the Phase 2 plans and Phase 2A plats provided. Based upon our review of the estimate, the quantity for Silt Fence is 1,898 LF, however, the plans provided depict a quantity closer to 2,300 LF. We request that the applicant clarify and correct the silt fence quantity.

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

KIMLEY-HORN & ASSOCIATES, INC.

Mark Phillips, P.E.
Project Manager

Resolution #: PC-24-22

A Resolution of the Planning Commission of the City of Ranson to Accept the Guarantee Surety (Bond) for the Required Physical Improvements for the Huntwell West Subdivision Phase 2A.

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

Section 1. The Planning Commission accepts the Corporate Surety in lieu of completion of required on-site improvements as described in 16-82, and as outlined in the revised development agreement presented December 9, 2024, to the Planning Commission, for Phase 2A of the subdivision.

Section 2. The approved bonded amount will be held in the amount of $5,689,454.23.

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

Signed and approved this 9th day of December 2024.

_____
Mike Anderson, President

ATTEST:

_____
Planning Commission Member

AFFIX CITY SEAL