PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

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

August 3, 2026 | 7:00 P.M. | Council Chamber

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Minutes July 6, 2026
   PC minutes July 6 2026.docx

III. UNFINISHED BUSINESS

1. 26-16 FP - Consideration - Morris and Ritchie submitted a final plat proposal on behalf of Huntwell WV LLC, Phase 3A for Huntwell West Phase 3A.
   26-16-2026-05-11 huntwell west phase 3a final plat.pdf
   2616FPCRC 2616FP 6426.docx
   Huntwell phase 3A staff report.docx
   21-25-LDPP-Huntwell West LDPP 2021-06-11.pdf
   26-16-huntwell 3a application-signed_Redacted.pdf

2. 26-17-FP- Consideration - Applicant Site Planning, Design and Survey LLC submitted an application for Parkland Place a final plat proposal for Parkland Commons Section 3. This sincludes 22 lots (T7-T17 and T38-48)
   21-209-LDPP-Recordded 22-4.pdf
   26-17-FP staff completeness review.docx
   26-17-FP staff report.docx
   26-17-FP-CRC_26-17-FP_7.1.26.pdf
   26-17-FP-fp checklist.pdf
   26-17-FP-parkland phase 3 fp.pdf
   20260618_Parkland_Commons_Lighting_Plan_Rev.pdf
   Parkland_Commons_Lighting_Plan_Revision_Letter.pdf
   Parkland Commons Section 3 Final-Plat Application Rev_Redacted.pdf

IV. NEW BUSINESS

1. Election of Officers (President)

2. Public Hearing - to accept public comments for the final plat proposal. Phase 2B for Madison Greens, located off N Fairfax Blvd,
   Legal Notice final plat Madison Green phase 2b.docx

3. 26-20-FP-Consideration - FSA, Inc. C/O Trevor Frederick submitted an application on behalf of Madison Greens LCC to, enter into a final plat proposal for Phase 2B Madison Greens.

24-29-LDPP-ldpp_-_rev_7.15.2024-_Potomac_Towne_Center.pdf
26-20-FP staff completeness review.docx
26-20-FP-2023-0285 Final Plat Phase 2B (sealed).pdf
26-20-FP-2026-06-30 Madison Greens PH2B Plat Review - Memorandum.pdf
26-20-FP-Commercial Quote_Madison Greens Amenity Area.pdf
26-20-FP-Fencing Criteria - Ranson, WV Code of Ordinances.pdf
26-20-application-for-review_Redacted.pdf
26-20-FP-Pic#1.jpg
26-20-FP-Pic#2.jpg
madison greens 2b staff report.docx

4. Public hearing - to accept public comments for a bond for Phase 2B Madison Greens
   Legal Notice final plat Madison Green phase 2b.docx

5. 26-20- Consideration - FSA, Inc. C/O Trevor Frederick submitted an application on behalf of Madison Greens LCC for a bond for Phase 2B Madison Greens.
   26-20-FP bond.pdf
   26-20-FP-2026-07-16 Madison Greens PH2B Bond Estimate - Memorandum.pdf

6. Public hearing - to accept public comments for Madison Greens, entering into a development agreement for Phase 2B
   Legal Notice final plat Madison Green phase 2b.docx

7. 26-20 - Consideration - FSA, Inc. C/O Trevor Frederick submitted an application on behalf of Madison Greens LCC to, enter into a development agreement for Phase 2B
   26-13_Madison_Greens_2b.pdf
   Madison_Greens_2b dev agreement.pdf

8. Legal update reference to Fairfax Crossing Real Estate v. City of Ranson et. al., (Possible executive session.)

V. ADJOURNMENT

AGENDA ITEM II.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: APPROVAL OF MINUTES

SUBJECT: Minutes July 6, 2026

ATTACHMENTS:

PC minutes July 6 2026.docx

PLANNING COMMISSION

~ MINUTES~

REGULAR MEETING

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

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

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

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

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. Public Hearing - to accept public comments on the final plat proposal for Huntwell West Phase 3A.

   Debbie Johnson expressed concerns regarding lighting and inquired about the potential installation of screening in future phases, as well as the anticipated traffic impacts on Currie Road. Dr. Wimer provided a packet containing relevant City Code provisions and maps. Dr. Wimer also discussed issues identified in the staff report, including the completeness and compliance of the final plat, preliminary plan phasing, full block development, compliant internal traffic circulation, and potential impacts on nearby residents. Krista Moyer expressed concerns regarding approval of the new phase, citing issues related to existing property maintenance, site development, and blasting.

   President Colandrea asks the applicant if he wished to speak.

The applicant stated that the construction drawings were approved on August 13, 2025, and that the project had also received approvals from the public utilities and the West Virginia Department of Environmental Protection (WVDEP). President Colandrea then closed the public hearing

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

Todd Wilt, City Manager, reminded the Commissioners of the review process and the criteria for evaluating submissions, including the review conducted by the City Engineer. Dr. Wimer, representing the Jefferson County Foundation, raised a point of order regarding materials distributed by the applicant at the meeting. President Colandrea requested that City Counsel provide guidance. Tim Stranko, City Counsel, reminded the Commissioners of their responsibility to evaluate the Land Development Plan and Plat for compliance, including the proposed final plat phasing. Councilor Bound inquired about issues related to block completeness. Mr. Wilt discussed the similarities between the phase under consideration and previously approved phases, noting the current trend toward smaller phases developments.

Commissioner Mike Fagan, motion to table to receive more info from the City Engineer and review of the land development plan and plan and traffic circulation.

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

2. Public Hearing - To accept public comments for a bond for Huntwell West Phase 3A.

   Counselor Stranko suggested the Commissioners table public comment due to tabling of the previous item.

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

Despite the previous item being tabled, following a response from Councilor Bound and with the agreement of President Colandrea, the public was invited to provide comments. Dennis Johnson, Debbie Johnson, Ginger Oden, Rafael Arroyave, Connie Lickey, LaVern Armel, and Paula Salvo shared concerns and personal experiences regarding the Huntwell development.

Dr. Wimer, representing the Jefferson County Foundation, spoke about the importance of providing adequate notice for blasting activities and ensuring adherence to applicable codes and regulations.

President Colandrea then closed the public hearing.

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

   Item was tabled.

5. 26-16 - Consideration - Applicant Morris and Ritchie submitted an application to enter into a development agreement for Huntwell WV, LLC for Huntwell West Phase 3A.

   Item was tabled.

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

   President Colandrea opened the public hearing. Dr. Wimer, representing the Jefferson County Foundation, spoke on ADA provisions for agenda packets and timeliness of publicly available material.

   President Colandrea closed the public hearing.

8. 26-18-BRR - Consideration - Applicant Site Planning Design and Survey LLC submitted an application on behalf of New Vision Development, LLC to accept a reduction of guaranteed surety bond for Section 1 Parkland Commons commonly known as the Foundry.

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

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

   President Colandrea opened the public hearing. No comments, President Colandrea closed the public hearing.

10. 26-19-BRR - Consideration - Applicant Site Planning, Design and Survey LLC submitted an application for a reduction of guaranteed surety (bond) for Section 2 of Parkland Commons.

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

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

    President Colandrea opened the public hearing. No comments, President Colandrea closed the public hearing.

12. 26-17-FP - Consideration - Applicant Site Planning, Design and Survey LLC submitted an application for a final plat proposal for Parkland Commons Section 3.

    Mr. Wilt provided an overview of the project history to date, the project site, the required remedial site work, and the agreement between the City and the applicant regarding the residential/commercial property. The Commissioners and Counselor Stranko discussed the agreement, development obligations for the project site, and the anticipated timeline for completion of the mixed-use development. Staff provided an update on the status of occupancy and use permits, as well as site inspections completed to date. The Commissioners asked questions regarding future commercial uses and plans as previously approved.

    Motion to table the application as written and receive more information.

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

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

    The agenda item was tabled.

14. 26-17-BR- Consideration - Applicant Site Planning, Design and Survey LLC submitted an application on behalf of New Vision Development, LLC to accept a bond for Section 3, Parkland Commons commonly known as the Foundry.

    The agenda item was tabled.

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

    The agenda item was tabled.

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

    The agenda item was tabled.

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

Motion to enter executive session

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

Motion to exit executive session

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

V. ADJOURNMENT

The meeting adjourned at 9:22 P.M. Motion by Jaden Bound, second by Mike Fagan. The next Planning Commission meeting will be held on August 3, 2026 at 7:00 PM.

_____

Andy Colandrea, President

_____

Darla Armstrong, City Clerk

AGENDA ITEM III.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: UNFINISHED BUSINESS

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

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

ATTACHMENTS:

26-16-2026-05-11 huntwell west phase 3a final plat.pdf
2616FPCRC 2616FP 6426.docx
Huntwell phase 3A staff report.docx
21-25-LDPP-Huntwell West LDPP 2021-06-11.pdf
26-16-huntwell 3a application-signed_Redacted.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

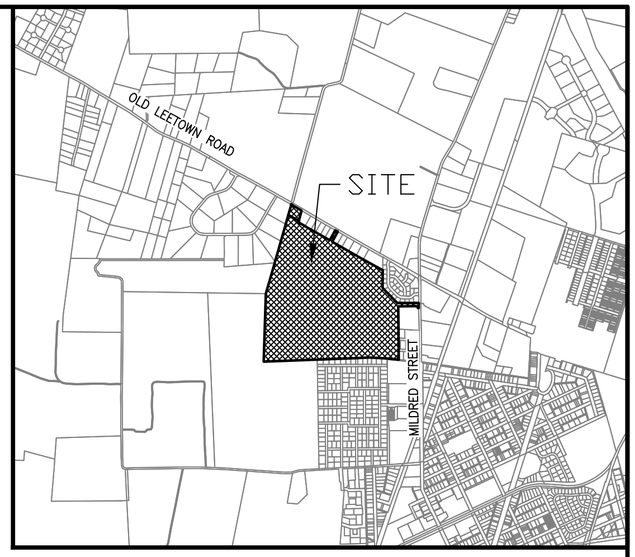
THE OWNER AND DEVELOPER, IN SIGNING THIS PLAT, AGREE TO ABIDE BY ALL CONDITIONS, TERMS, AND SPECIFICATIONS PROVIDED HEREON.

DATE

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

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

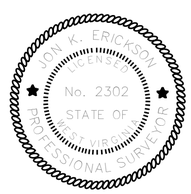




VICINITY MAP
SCALE: 1"=2000'

LEGEND

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



SUBDIVISION PLAT

HUNTWELL WEST - PHASE 3A

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

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

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



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

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

LINE TABLE

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

LINE TABLE

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

200 0 200 400 600

Scale 1" = 200'

SUBDIVISION PLAT

HUNTWELL WEST - PHASE 3A

HUNTWELL WV, LLC

DISTRICT: 08, MAP: 09, PARCEL: 08

CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

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

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

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DATE	REVISIONS	JOB NO.:
		SCALE: 1"=200'
		DATE: 08/06/2024
		DRAWN BY: NAB
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 2 OF 7

MATCH SHEET 4

HUNTWELLWEST BLVD
(60' ROW)

WYSONG STREET
(60' ROW)

GERRY STREET
(54' ROW)

MONROE AVENUE
(50' ROW)

EX ROW HEREBY VACATED

FUTURE PHASE 3B

PARCEL A
56,294 SF

PARCEL B
79,180 SF

PARCEL C
17,727 SF

PARCEL D
38,342 SF

PARCEL D
4,184 S.F
0.0961 AC

PARCEL E
9,744 SF

PARCEL M

PARCEL N
15,656 SF

PARCEL P
9,546 SF

STORM SEWER EASEMENT
(HEREBY CREATED)

N 15° 39' 25" E 561.07'
N 02° 37' 21" E 490.81'
N 14° 22' 21" W 150.96'
N 76° 26' 54" W 601.90' (TOTAL)
S 76° 26' 54" E 601.90' (TOTAL)
S 13° 33' 01" W 241.13' (TOTAL)
N 13° 33' 01" E 213.00' (TOTAL)
S 13° 32' 57" W 145.13'
S 13° 33' 01" W 258.02'
N 13° 33' 01" E 252.24'
S 85° 16' 03" E 221.30'
N 77° 52' 18" E 30.41'
S 76° 26' 54" E 42.16'
S 76° 26' 54" E 47.41'
S 13° 33' 01" W 102.00'
N 13° 32' 43" E 94.42'

SUBDIVISION PLAT

HUNTWELL WEST - PHASE 3A

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

50 0 50 100 150
Scale 1" = 50'

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

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ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 EAST HIRST ROAD, SUITE 106
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PHONE: 703-994-4047
MRAGTA.COM

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DATE	REVISIONS	JOB NO.:
		SCALE: 1" = 50'
		DATE: 04/27/2026
		DRAWN BY: NAB
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 3 OF 7

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

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

300N LLC
PARCEL ID: 089000500000000
72.6616 AC

MATCH SHEET 5

PARCEL I
73,083 SF

PARCEL H
65,338 SF

PARCEL G
66,215 SF

PARCEL F
15,656 SF

FUTURE
PHASE 3B

STORM SEWER
EASEMENT
(HEREBY CREATED)

BRAXTON AVENUE
(54' ROW)

GERRY STREET
(54' ROW)

SHERMAN AVENUE
(54' ROW)

HUNTWELLWEST BLVD
(60' ROW)

WYSONG STREET
(60' ROW)

MATCH SHEET 3

MATCH SHEET 7

EX ROW HEREBY
VACATED

50 0 50 100 150

Scale 1" = 50'

SUBDIVISION PLAT

HUNTWELL WEST - PHASE 3A

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

JON K. ERICKSON
LICENSED
No. 2302
STATE OF
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DATE	REVISIONS	JOB NO.:
		SCALE: 1" = 50'
		DATE: 04/27/2026
		DRAWN BY: NAB
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 4 OF 7

FIRST BAPTIST CHURCH OF RANSON TRUSTEES
TAX MAP :02-7-8.5
DB. 427 PG. 641
LONE OAK, BLK A, LOT 1

JOHNSON, DENNIS K & DEBORAH
TAX MAP :02-7-8.15
DB. 972 PG. 559
LONE OAK, BLK A, LOT 2

ARROYAVE, RAFAEL D ET AL
TAX MAP :02-7-49
DB. 939 PG. 369
WYSONG LOT 18

SHILEY, WILLIAM & PENNY
TAX MAP :02-7-48
DB. 1108 PG. 292
WYSONG LOT 12

HITT, WILLIAM E & NANCY LOU
TAX MAP :02-7-47
DB. 254 PG. 227
WYSONG LOT 11

HITT, WILLIAM E & NANCY LOU
TAX MAP :02-7-46
DB. 251 PG. 627
WYSONG LOT 10

ODEN, GINGER L
TAX MAP :02-7-45
DB. 1201 PG. 427
WYSONG LOT 9

COULTER, SHAWN G & KAREN S
TAX MAP :02-7-44
DB. 988 PG. 361
WYSONG LOT 8

OLD LEETOWN ROAD
(VARIABLE WIDTH ROW)

WYSONG STREET
(60' ROW)

SUMTER AVENUE
(50' ROW)

BARTLETT AVENUE
(54' ROW)

PARCEL L
34,832 SF

EX ROW HEREBY VACATED

PARCEL M
2,665 SF

EX ROW HEREBY VACATED

STORM SEWER EASEMENT
(HEREBY CREATED)

MATCH SHEET 4

MATCH SHEET 6

NORTH
NAD83

50 0 50 100 150
Scale 1" = 50'

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

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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JON K. ERICKSON
LICENSED
No. 2302
STATE OF
WEST VIRGINIA
PROFESSIONAL SURVEYOR

DATE	REVISIONS	JOB NO.:
		SCALE: 1" = 50'
		DATE: 04/27/2026
		DRAWN BY: NAB
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 5 OF 7

SUMTER AVENUE
(50' ROW)

BARTLETT AVENUE
(54' ROW)

BRAXTON AVENUE
(54' ROW)

GERRY STREET
(54' ROW)

MATCH SHEET 5

MATCH SHEET 7

ROBEY, BRIAN O
TAX MAP :02-7-42
DB. 1167 PG. 573
WYSONG LOT 6

ROBEY, BRIAN O
TAX MAP :02-7-43
DB. 1167 PG. 573

LESTER, RICHARD E
TAX MAP :02-7-41
DB. 1145 PG. 586
WYSONG LOT 5

PARCEL K
14,420 SF

PARCEL O
2,000 SF

PARCEL G
3,085 SF

STORM SEWER EASEMENT (HEREBY CREATED)

STORMWATER MANAGEMENT EASEMENT (HEREBY CREATED)

Scale 1" = 50'

SUBDIVISION PLAT

HUNTWELL WEST - PHASE 3A

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

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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JON K. ERICKSON
LICENSED
No. 2302
STATE OF
WEST VIRGINIA
PROFESSIONAL SURVEYOR

DATE	REVISIONS	JOB NO.:
		SCALE: 1" = 50'
		DATE: 07/27/2026
		DRAWN BY: NAB
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 6 OF 7

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

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

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

OLD LEETOWN ROAD
(VARIABLE WIDTH ROW)

SUMTER AVENUE
(50' ROW)

BRAXTON AVENUE
(54' ROW)

SHERMAN AVENUE
(54' ROW)

MATCH SHEET 8

MATCH SHEET 6

STORMWATER MANAGEMENT EASEMENT (HEREBY CREATED)

PARCEL J
104,344 SF

PARCEL J
7,224 SF

PARCEL O

EX. ROW HEREBY VACATED

LOT 121

LOT 120

LOT 119

LOT 122

NORTH
NAD83

50 0 50 100 150
Scale 1" = 50'

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

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

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

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DATE	REVISIONS	JOB NO.:
		SCALE: 1" = 50'
		DATE: 04/27/2026
		DRAWN BY: NAB
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 7 OF 7

Final Plat
CRC REPORT

Huntwell Well – Village 1 Phase 3A

PROJECT: 26-16-FP

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

Application Information

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

Project Description

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

Location and Site Information

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

Engineering & Zoning Review

No comments on submitted final plat drawings.

Next Steps

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

Thank you,
City of Ranson
Community Development Department

Final Plat and Bond
STAFF REPORT

Huntwell West – Village 1 Phase 3A

PROJECT: 26-16-FP

This report has been prepared by the Community Development Department and City Engineer, which includes a technical analysis of this application for compliance with the City's Comprehensive Plan and adopted Ordinances. This report concludes with the staff recommendation of, and the next steps required to be undertaken by the applicant.

Application Information

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

Project Summary

This application is for a proposed residential development site as shown on the plat provided (dated April 27, 2026 prepared by Morris & Ritchie Associates, Inc.). Phase 3A of village 1 of a residential community zoned SmartCode New Community. 136 lots on 28.59 acres with an accompanying bond is the amount of $5,290,532.79.

Location and Site Information

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

Engineering & Zoning Review

No comments on submitted final plat drawings and accompanying bond. Staff deem this application complete, and recommends review and possible action by the Planning Commission.

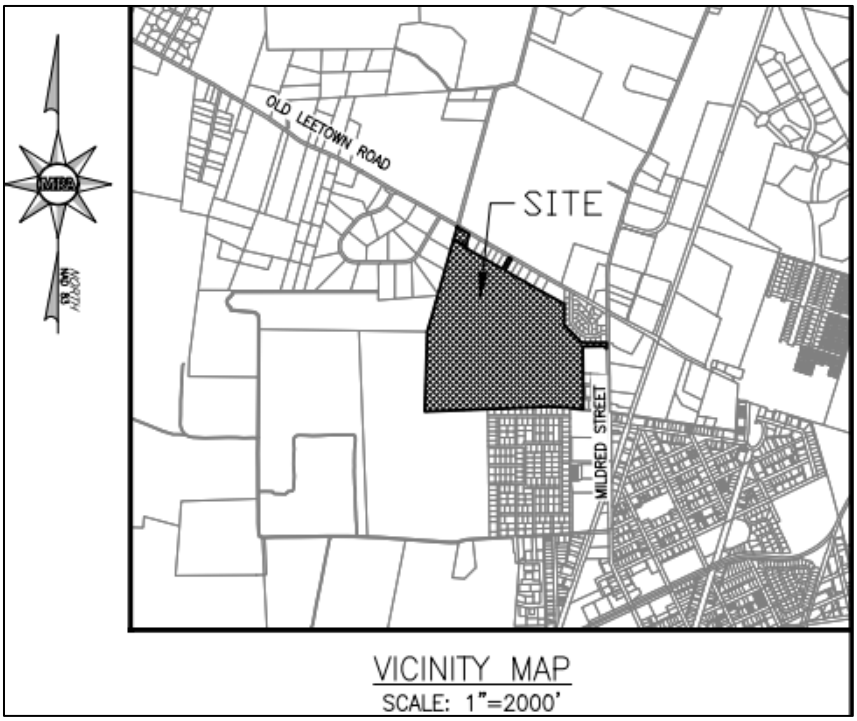
Next Steps

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

Thank you,
City of Ranson
Community Development Department

Description

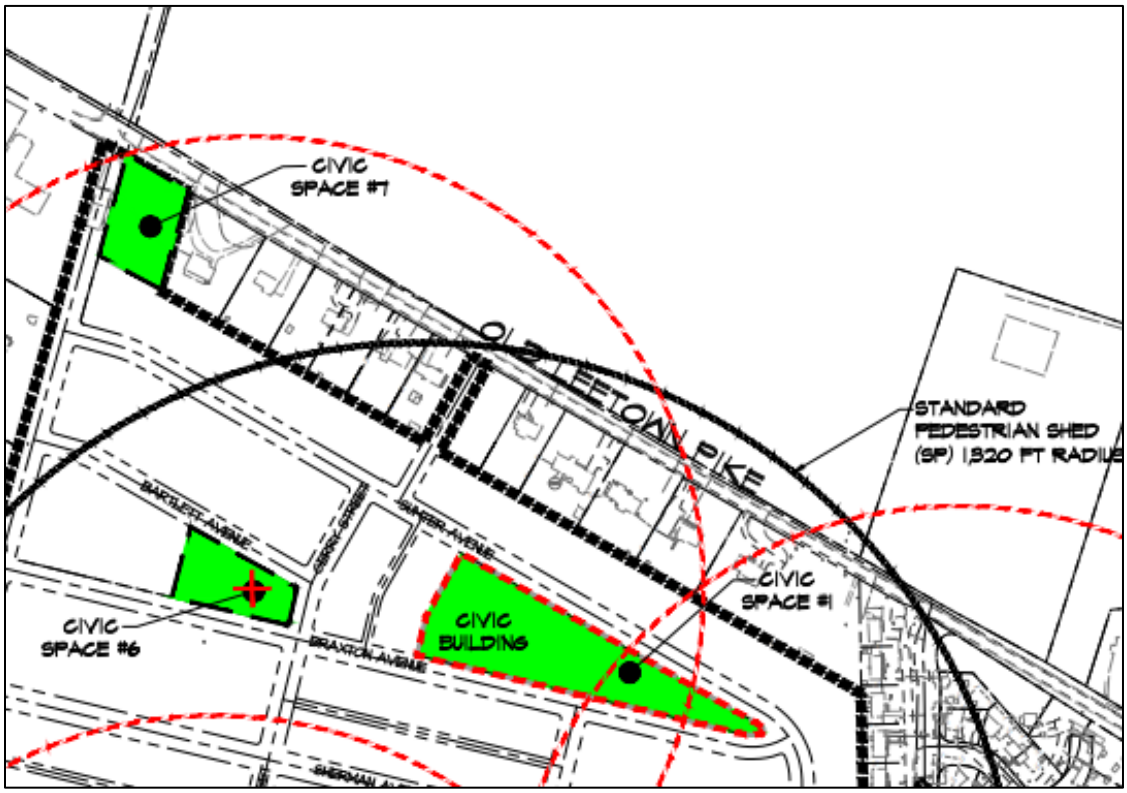
Huntwell West 3A is a proposed phase of the Huntwell West community currently in construction located off N Mildred St (WV 115). There is a 2nd entrance under construction next to First Baptist Church of Ranson, that will connect the project site to the north onto Old Leetown Pike. The surrounding area is generally residential, with some commercial properties on N Mildred St and the nearby Ranson Elementary School. The applicant is proposing 91 single family homes and 45 townhomes totaling 136 units on approximately 28.59 acres zoned SmartCode New Community. There will be approximately 4.76 units per acre.





Civic/Open Space

Phase 3A will include several open space/civic areas for an approximate total of 4.32, an increase of roughly 14,124 sqft from the initial LDPP proposed and previously approved 4 acres.



Other Staff Notes

At the July 6 Ranson Planning Commission meeting, following public remarks and complaints from adjacent property owners on disturbances during preliminary groundwork, the Commissioners voted to table the approval of a final plat and requested that staff research and provide more information prior to a future vote. Another focal point of the public remarks regarded alleged incomplete entire block development requirements of the phase for independent internal traffic circulation, as listed in Ranson Code 16-61(a)(2).

Note: The City Manager or their designee (agent), defined under 16-27, *is authorized to interpret and administer this article, act on behalf of the city council and the planning commission and is the administrator of this article.*

Code section 16-61(a)(2) tests phases against *the preliminary plan phasing*, and Section 16-27 defines a *phased subdivision* as one which a master phasing plan was submitted along with the preliminary plat. The applicant has not submitted a master phasing plan and the LDPP does not mention or reference to a larger phasing layout. Sections 16-52 to 16-54, under the subdivision

application requirements, speaks to the requirements for preliminary major subdivision plan approval but were repealed in 2016 via Ordinance 291. Therefore, there is no longer a process for producing the preliminary plans or measuring later phasing against a preliminary plan. The City Manager (Code 16-27) as agent has interpreted that the intent of the Code is to promote workable and safe internal traffic circulation. The LDPP traffic circulation right of way plan is consistent with the intent of the code and has been fulfilled through every construction phase of the project. Every lot developed has maintained safe access to the streets. Additionally, 16-50(h)(6) states that *should the agent determine that strict adherence to the ordinance does not forward its intent, and furthermore, strict compliance creates an undue burden, the agent may permit minor modifications to the ordinance*.

Following the referenced sections above and in keeping with how similar projects have historically been phased and approved, the staff do not think there is a concern with this phase as submitted, as it pertains to internal traffic circulation.

Staff deem this application complete and recommend review and possible action by the Planning Commission.

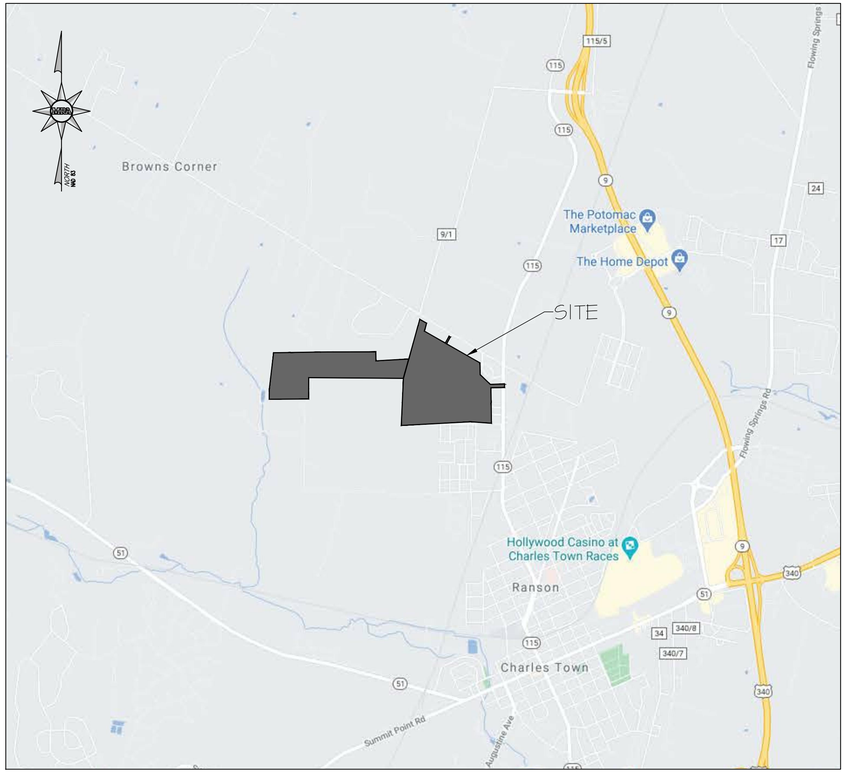
HUNTWELL WEST

LAND DEVELOPMENT PLAN AND PLAT APPLICATION

CITY OF RANSON, WEST VIRGINIA

PROJECT NOTES:

1. THE SUBJECT PROPERTY IS ZONED SCMC (SMART CODE NEW COMMUNITY) WITH A GROSS SITE AREA OF 193.47 ACRES AND IS LOCATED ON TAX MAP 9, PARCEL 5, PARCEL 8, AND PARCEL 14.
2. PARCEL 9-05 WAS PREVIOUSLY DESIGNED AND APPROVED WITH LOTS RECORDED AS AMERICAN HERITAGE EAST IN FINAL PLAT 20-117 DEED BOOK 23 PAGE 35. THE EXISTING RECORDED LOTS WILL BE ABANDONED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
3. THE EXISTING USE IS FARMING/AGRICULTURAL.
4. THE SITE CONTAINS FEMA 100 YEAR FLOODPLAIN PER FLOOD MAP 54037C0120E EFFECTIVE 12/18/2009. THE FLOOD AREA WILL NOT BE DEVELOPED WITH THIS PLAN AND ALL PROPOSED BUFFERS HELD AS REQUIRED.
5. AVAILABLE PUBLIC FACILITIES IN THE GENERAL AREA OF THE SUBJECT PROPERTY INCLUDE: RANSON ELEMENTARY, CHARLES TOWN MIDDLE SCHOOL, JEFFERSON HIGH SCHOOL, RANSON PARK (BASKETBALL, TENNIS, AND PLAYGROUND), CHARLES TOWN RACES AND SLOTS AND OVER 40 DIFFERENT RECREATIONAL FACILITIES IN THE CITY OF RANSON/JEFFERSON COUNTY AREA.
6. WATER SERVICE FOR THE SUBJECT PROPERTY WILL BE PROVIDED BY CHARLES TOWN UTILITY BOARD. SANITARY SEWER FOR THE SUBJECT PROPERTY WILL BE PROVIDED BY CHARLES TOWN UTILITY BOARD.
7. ON-SITE STORMWATER AND BEST MANAGEMENT FACILITIES WILL BE PROVIDED TO HANDLE STORMWATER MANAGEMENT FOR THE SUBJECT PROPERTY.
8. THE TOPOGRAPHIC CONTOUR INTERVAL IS TWO (2) FEET. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM AERIAL TOPOGRAPHY BY THRASHER ENGINEERING BASED ON A FLIGHT FROM FEBRUARY 2020 AND PROCESSED IN DECEMBER 2020. HORIZONTAL DATUM IS BASED ON NAD83 AND VERTICAL DATUM IS BASED ON NAD 88.
9. BOUNDARY INFORMATION IS FROM A BOUNDARY SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES.



VICINITY MAP
SCALE: 1"=2000'

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	EXISTING CONDITIONS
03	ZONING COMPLIANCE PLAN
04	COMMUNITY TYPES & TRANSECT DISTRICTS
05	THROUGHFARES & BLOCK STRUCTURE
06	THOROUGHFARES & ASSEMBLIES
07	CIVIC STANDARDS
08	WAIVERS AND TYPICAL LOT LAYOUTS

Associated Parcel Table		
PARCEL	ADDRESS	ACREAGE
19-08-0009-0005-0000	1351 Cranes Lane	71.96
19-08-0009-0008-0000	Not Addressed	116.49
19-08-0009-0014-0000	4070 Old Leetown Pike	1

APPLICANT
CHANDLERS GLEN LLC
PO BOX 1875
MARTINSBURG, WV 25402
CONTACT: HUNTER WILSON
304-901-4931
HWILSON@HILLCRESTREALTY.US

OWNER
300N, LLC
PO BOX 179
MOOREFIELD, WV 26836
CONTACT: PATRICK N. FRYE
304-530-0634
PFRYE@SUMMITFGI.COM

PREPARED BY
MORRIS & RITCHIE ASSOCIATES, INC.
604 SOUTH KING STREET, SUITE 200
LEESBURG, VIRGINIA 20175
CONTACT: TODD HECK
703-994-4047
THECK@MRAGTA.COM

DATE	REVISIONS
03/31/2021	PER CITY COMMENTS
04/26/2021	PER CITY COMMENTS
04/30/2021	PER CITY COMMENTS
06/11/2021	PER CITY COMMENTS

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
604 SOUTH KING STREET, SUITE 200
LEESBURG, VIRGINIA 20175
PHONE: (703) 994-0047
MRAGTA.COM

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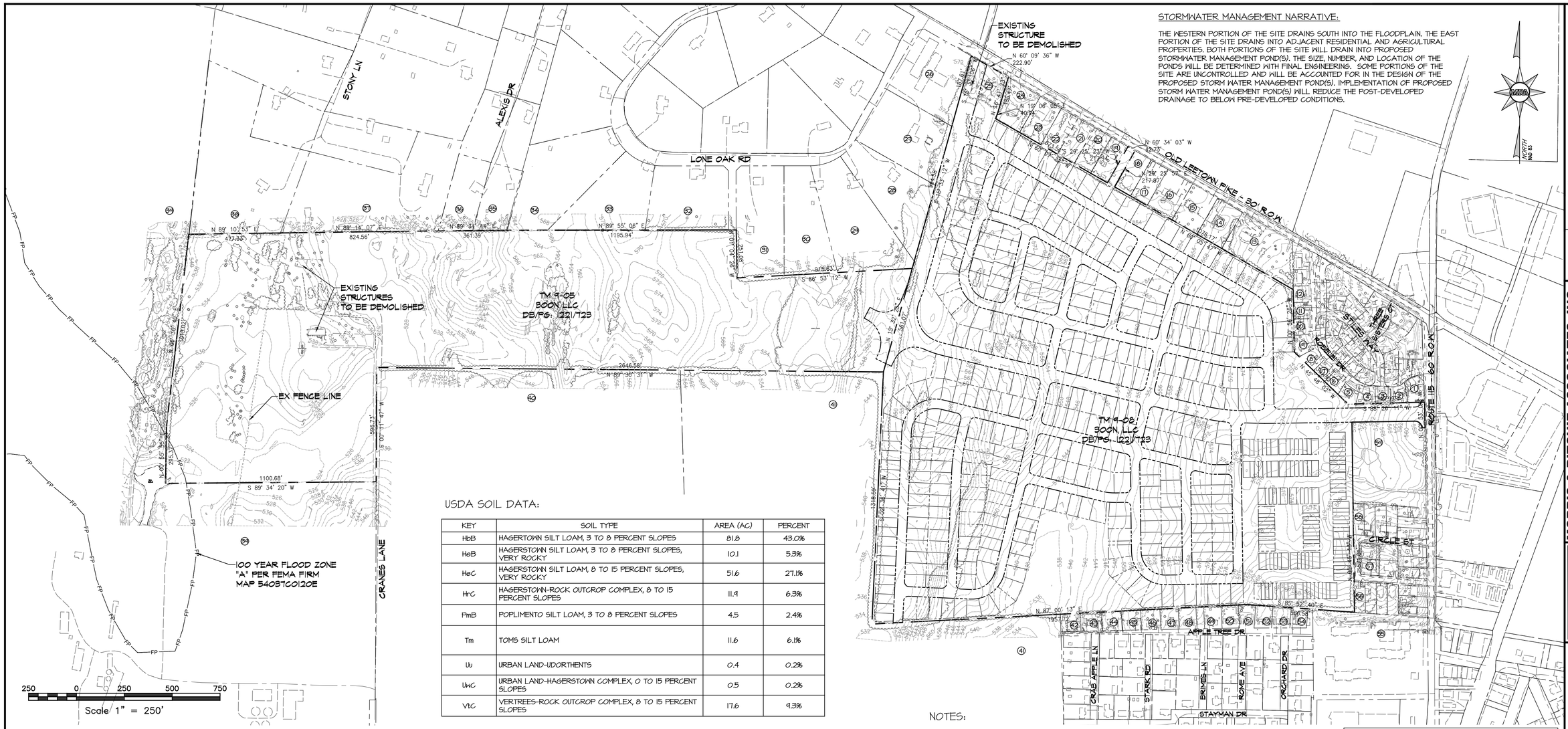
COVER SHEET

HUNTWELL WEST
LAND DEVELOPMENT PLAN AND PLAT
APPLICATION
CITY OF RANSON, WV

JOB NO.: 21115
SCALE: N/A
DATE: 02/05/2021
DRAWN BY: HDP
DESIGN BY: DEM
REVIEW BY: JKE
SHEET: 01 OF 08

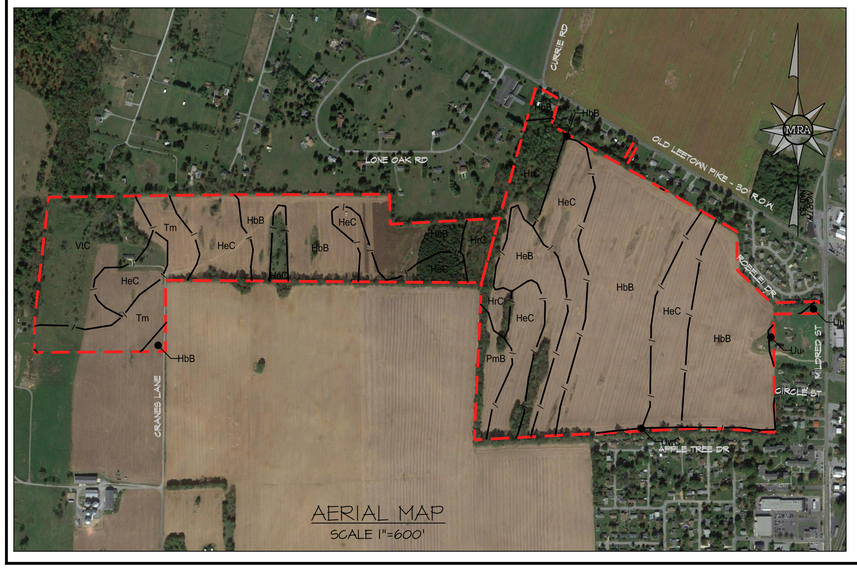
STORMWATER MANAGEMENT NARRATIVE:

THE WESTERN PORTION OF THE SITE DRAINS SOUTH INTO THE FLOODPLAIN. THE EAST PORTION OF THE SITE DRAINS INTO ADJACENT RESIDENTIAL AND AGRICULTURAL PROPERTIES. BOTH PORTIONS OF THE SITE WILL DRAIN INTO PROPOSED STORMWATER MANAGEMENT POND(S). THE SIZE, NUMBER, AND LOCATION OF THE PONDS WILL BE DETERMINED WITH FINAL ENGINEERING. SOME PORTIONS OF THE SITE ARE UNCONTROLLED AND WILL BE ACCOUNTED FOR IN THE DESIGN OF THE PROPOSED STORM WATER MANAGEMENT POND(S). IMPLEMENTATION OF PROPOSED STORM WATER MANAGEMENT POND(S) WILL REDUCE THE POST-DEVELOPED DRAINAGE TO BELOW PRE-DEVELOPED CONDITIONS.



USDA SOIL DATA:

KEY	SOIL TYPE	AREA (AC)	PERCENT
HbB	HAGERTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES	81.8	43.0%
HeB	HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES, VERY ROCKY	10.1	5.3%
HeC	HAGERSTOWN SILT LOAM, 8 TO 15 PERCENT SLOPES, VERY ROCKY	51.6	27.1%
HrC	HAGERSTOWN-ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT SLOPES	11.9	6.3%
PmB	POPLIMENTO SILT LOAM, 3 TO 8 PERCENT SLOPES	4.5	2.4%
Tm	TOMS SILT LOAM	11.6	6.1%
Uu	URBAN LAND-UDORTHENTS	0.4	0.2%
UwC	URBAN LAND-HAGERSTOWN COMPLEX, 0 TO 15 PERCENT SLOPES	0.5	0.2%
VtC	VERTREES-ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT SLOPES	17.6	9.3%



AERIAL MAP
SCALE 1"=600'

NOTES:

1. THE EXISTING RECORDED LOTS WILL BE VACATED/CONSOLIDATED PRIOR TO CONSTRUCTION DRAWINGS APPROVAL.

Adjacent Parcels Table

No.	Tax Map	Parcel	Name	Deed Book	Deed Page	Land Use
1	7	56	McDonald, Arquimedes & Juanita M	1147	709	Residential
2	7	57	Burkhammer, Jeremy S & April	1017	351	Residential
3	7	58	Webb, Cody W	1176	25	Residential
4	7	59	Schnably, Karen B	993	46	Residential
5	7	60	Nevarez, Hector O	1221	145	Residential
6	7	61	Edwards, Allen W & Hostler, Regina L	966	288	Residential
7	7	62	Martin, Jay A & Christina C	967	329	Residential
8	7	63	Tyrrell, Connie A	964	699	Residential
9	7	64	Lucas, Fred M & Esther J	949	123	Residential
10	7	65	Beall, Joshua M & Kerin	1017	48	Residential
11	7	66	Gant, Justin B	1151	390	Residential
12	7	67	Cox, John S & Shirley, Dias F	944	715	Residential
13	7	39	Valeri, Joyce S & Valeri Family Rev Trust	1131	69	Residential
14	7	40	Cooper, Chad R & Nariscka Rattana	1210	416	Residential
15	7	41.1	Hess, Julie S	WB15	PG1	Residential
16	7	41	Lester, Richard E	1145	586	Residential
17	7	42	Robey, Brian O	1167	573	Residential
18	7	43	Robey, Brian O	1167	573	Residential
19	7	44	Coulter, Shawn G & Karen S	988	361	Residential
20	7	45	Oden, Ginger L	1201	427	Residential
21	7	46	Hitt, William E & Nancy Lou	251	527	Residential
22	7	47	Hitt, William E & Nancy Lou	254	227	Residential
23	7	48	Shiley, William & Penny	1108	292	Residential
24	7	49	Arroyave, Rafael D ET AL	939	369	Residential
25	9	14	West End Group of Investors LLC	988	458	Residential
26	7	8.5	First Baptist Church of Ranson Trustees	427	641	Residential
27	7	8.15	Johnson, Dennis K & Deborah	972	559	Residential
28	7	8.22	Anderson, Benjamin	1176	386	Residential
29	7	8.21	Clendenin, Scott E Sr & Samantha E	1144	406	Residential
30	7	8.2	Darlington, Emma J	447	252	Residential

Adjacent Parcels Table

No.	Tax Map	Parcel	Name	Deed Book	Deed Page	Land Use
31	7	8.19	Chicchirichi, Antonio III	670	153	Residential
32	7	8.18	Hottle, John D	1168	295	Residential
33	7	8.17	Childs, James R & Kathleen M	1216	21	Residential
34	7	8.16	Costello, William E & Rhonda D	544	741	Residential
35	7	53.13	Sawyers, Bradley J & Heather	977	565	Residential
36	7	53.14	Traywick, Anthony	1224	593	Residential
37	7	53.9	Cavaleri, Tish A	1029	277	Residential
38	7	53.8	Francois, Filipe & Kowalski, Melissa J	952	267	Residential
39	9	3	Kable, Harry M & Carol F	868	364	Agricultural
40	9	6	Dunn, Stanley W Jr & Katherine B	540	249	Agricultural
41	9	6.1	High Horizons Farm Inc	1208	234	Agricultural
42	7A	180	Armel, John C & Louella L	606	201	Residential
43	7A	181	Watson, Dawn M	781	554	Residential
44	7A	182	Wilt, William D Sr & Alice J	941	44	Residential
45	7A	183	Orr, David & Kimberly	981	749	Residential
46	7A	184	Chaney, Lori Ann	1080	584	Residential
47	7A	185	Thomale, James M II	1211	359	Residential
48	7A	186	Wynkoop, Mary Ann	1065	515	Residential
49	7A	187	Burriss, Elick E Jr & Shirley M	531	29	Residential
50	7A	188	Hawkins, Judy A	460	586	Residential
51	7A	189	Shockney, Malgorzata M	1173	155	Residential
52	7A	190	King, Raymond F & Patricia L	1127	44	Residential
53	7A	191	Garrison, Thomas	1101	251	Residential
54	7A	192	M&D Investment Group LLC	1128	27	Residential
55	1	189	New Apple Tree Gardens I Limited Partnership	1090	42	Commercial
56	7	22	Cross, Linda L	992	325	Residential
57	7	23	Glorfield, Gordon J	973	206	Residential
58	7	35	Chapman, Jennifer J	1149	94	Residential
59	9	7	Kable, Harry M & Carol F	1016	343	Agricultural

LEGEND

- EX. R/W LINE
- EX. PROPERTY LINE
- EX. ADJ. PROPERTY LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. BUILDING
- EX. EASEMENT
- EX. PAVEMENT
- EX. CURB
- EX. WALKWAY
- EX. STORM DRAIN
- W — W — EX. WATER LINE
- SAN — SAN — EX. SANITARY LINE
- OH — OH — EX. OVERHEAD LINE
- UG — UG — EX. UNDERGROUND CONDUIT
- G — G — EX. GAS LINE
- X — X — EX. FENCE LINE
- EX. STREAM
- EX. STREAM BUFFER
- EX. POND LINE
- EX. FLOODPLAIN
- EX. CRITICAL AREA
- FB — FB — EX. FOREST BUFFER
- NW — NW — EX. WETLAND LINE
- SOILS LINE
- EX. SEPTIC RESERVE AREA
- EX. RETAINING WALL
- EX. ZONING LINE
- I.P.F. IRON PIPE FOUND
- I.P.S. IRON PIPE SET
- I.R.F. IRON REBAR FOUND
- I.R.S. IRON REBAR SET
- EX. SIGN
- EX. LIGHT POLE
- EX. UTILITY POLE
- 450 EX. SPOT ELEVATION

DATE	REVISIONS
03/31/2021	PER CITY COMMENTS
04/26/2021	PER CITY COMMENTS
04/30/2021	PER CITY COMMENTS
06/11/2021	PER CITY COMMENTS

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EXISTING CONDITIONS

HUNTWELL WEST
LAND DEVELOPMENT PLAN AND PLAT
APPLICATION
CITY OF RANSON, WV

JOB NO.: 21115
SCALE: 1"=250'
DATE: 02/05/2021
DRAWN BY: HDP
DESIGN BY: DEM
REVIEW BY: JKE
SHEET: 02 OF 08

PROPOSED COMMUNITY TYPES:

- VILLAGE #1 - LOW INTENSITY
- VILLAGE #2 - LOW INTENSITY

ACREAGE REQUIREMENTS:

- VILLAGE #1 - REQUIRED: 40-120* ACRES
  PROVIDED: 117 ACRES

*AN ADMINISTRATIVE WAIVER WAS GRANTED TO ALLOW FOR A LOW DENSITY VILLAGE COMMUNITY UP TO 120 ACRES, A 20% ADJUSTMENT TO TABLE 2. COMMUNITY UNIT CONFIGURATION.

- VILLAGE #2 - REQUIRED: 40-100 ACRES
  PROVIDED: 73 ACRES

EDGE TRANSECT DISTRICTS:

- T3 & T4 ARE PROPOSED FOR AREAS ADJACENT TO EXISTING RESIDENTIAL LOTS

SECTOR PLAN

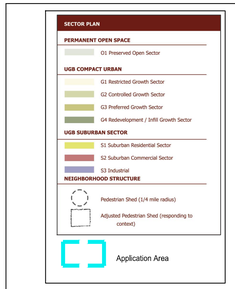
THE G2 CONTROLLED GROWTH SECTOR IS A PRIORITY EXPANSION AREA OF THE 2012 CITY OF RANSON COMPREHENSIVE PLAN. THIS PLAN ENCOURAGES THE USE OF CHAPTER 19A SMARTCODE. AS SUCH, THIS REQUEST CONFORMS WITH THE PREFERRED VISION OF THE COMPREHENSIVE PLAN.

PERMITTED COMMUNITY UNITS

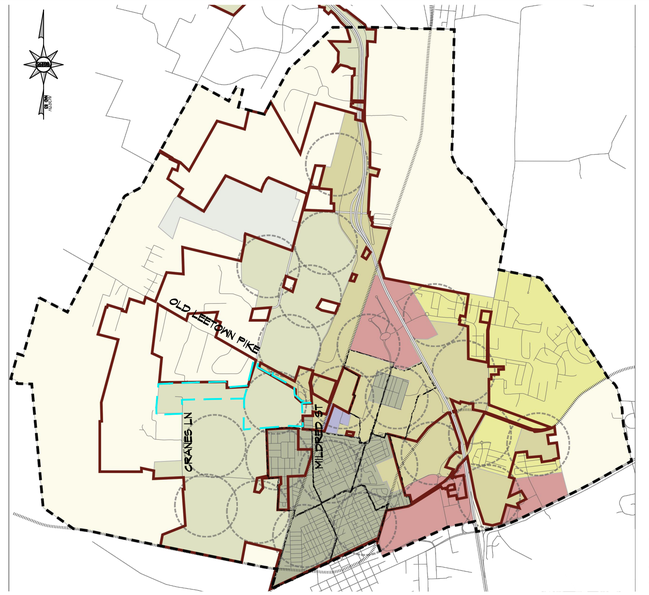
1.3.5 WITHIN THE G1, G2, AND G3 SECTORS, THE FOLLOWING ACREAGE REQUIREMENTS ARE NECESSARY FOR ANY REZONING TO THE SMARTCODE NEW COMMUNITY DISTRICT (SC-NC):

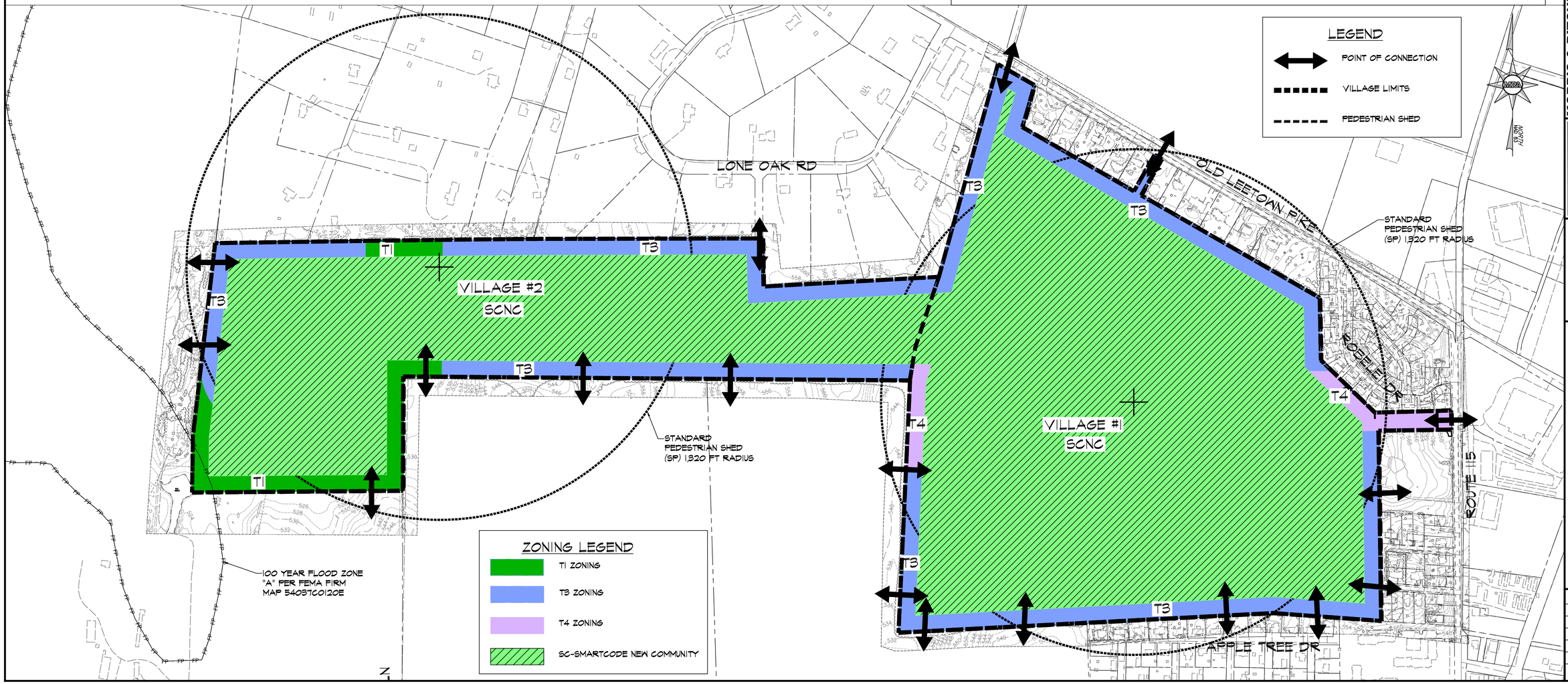
a. HAMLET (HAM): 10-50 ACRES PER HAM
b. VILLAGE (VIL):NO FEWER THAN 40 ACRES AND NO MORE THAN 200 ACRES PER VILLAGE.

THIS REZONING REQUEST PROPOSES TWO VILLAGES (VIL) WHICH IS IN CONFORMANCES WITH THE COMPREHENSIVE PLAN STANDARD WITHIN SECTION 1.3.5.



SECTOR PLAN
NOT TO SCALE





DATE	REVISIONS
03/31/2021	PER CITY COMMENTS
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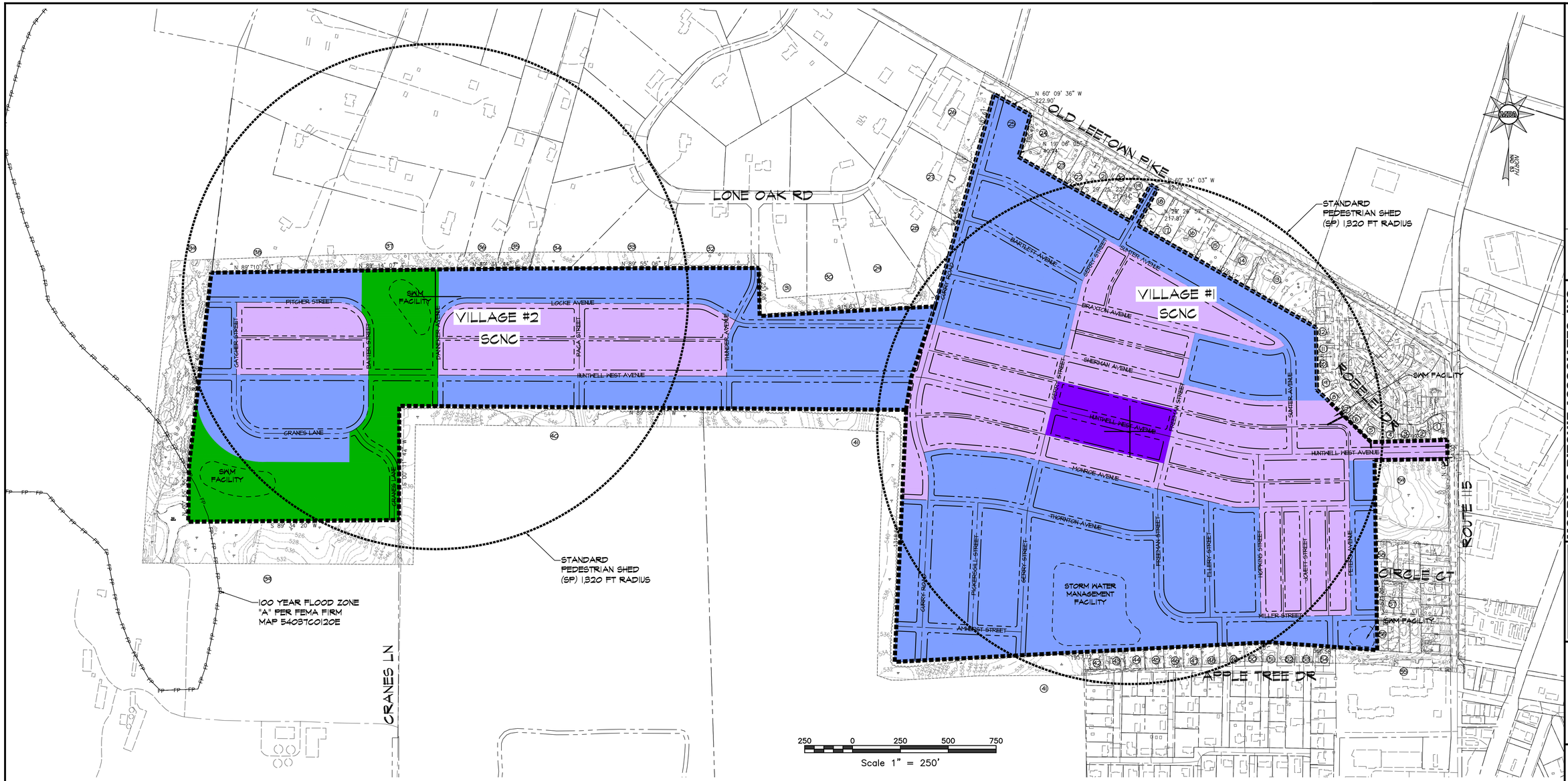
ZONING COMPLIANCE PLAN

HUNTWELL WEST
REZONING REQUEST
CITY OF RANSON, WV

JOB NO.:	21115
SCALE:	AS-SHOWN
DATE:	01/18/2021
DRAWN BY:	HDP
DESIGN BY:	DEM
REVIEW BY:	JKE
SHEET:	03 OF 04



HUNTWELL WEST - AREA TABULATION				
ZONE	REQUIRED %	AREA (SF)	AREA (ACRES)	PROPOSED %
VILLAGE #1 - LOW DENSITY				
T3	20%-60%	3,022,684	69.39	59%
T4	10%-40%	1,918,971	44.05	37%
T5L	0% - 20%	181,967	4.18	4%
Total		5,123,622	117.62	100%
VILLAGE #2 - LOW DENSITY				
T1	0%	701,696	16.11	22%
T3	20%-60%	1,635,197	37.54	52%
T4	10%-40%	818,736	18.80	26%
Total		2,453,933	72.44	100%

ZONING LEGEND

- T1 ZONING
- T3 ZONING
- T4 ZONING
- T5L ZONING

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COMMUNITY TYPES & TRANSECT DISTRICTS

HUNTWELL WEST
LAND DEVELOPMENT PLAN AND PLAT
APPLICATION
CITY OF RANSON, WV

JOB NO.: 21115
SCALE: 1"=250'
DATE: 02/05/2021
DRAWN BY: HDP
DESIGN BY: DEM
REVIEW BY: JKE
SHEET: 04 OF 08

MAXIMUM BLOCK PERIMETERS

T-3 MAX BLOCK PERIMETER = 2640 FT

T-4 MAX BLOCK PERIMETER = 2400 FT

T-5L MAX BLOCK PERIMETER = 2000 FT

WAIVER

1. **3.5.4.-**Blocks adjacent to undeveloped land, areas unsuitable for development, or pre-existing incomplete blocks may be exempt from block face length and block perimeter requirements be administrative waiver in accordance with 1.5.3.

Waiver of block face length and block perimeter requirements for exterior blocks.

Justification: Pedestrian passages and all requested road connections have been added to the plan to best comply with the block length and perimeter requirements. All interior blocks meet the block face and perimeter. The exterior adjacent land is either undeveloped land or existing subdivisions developed under old Zoning, which is not conducive with making proposed connections, therefore reducing the block lengths. This waiver is consistent with Section 1.2 Intent and the Comprehensive Plan. The location and size of the block structure will be consistent with purposes of the district. Block size on the exterior blocks will not adversely affect the district by impeding walkability as there are many pedestrian passages and sidewalk connections.

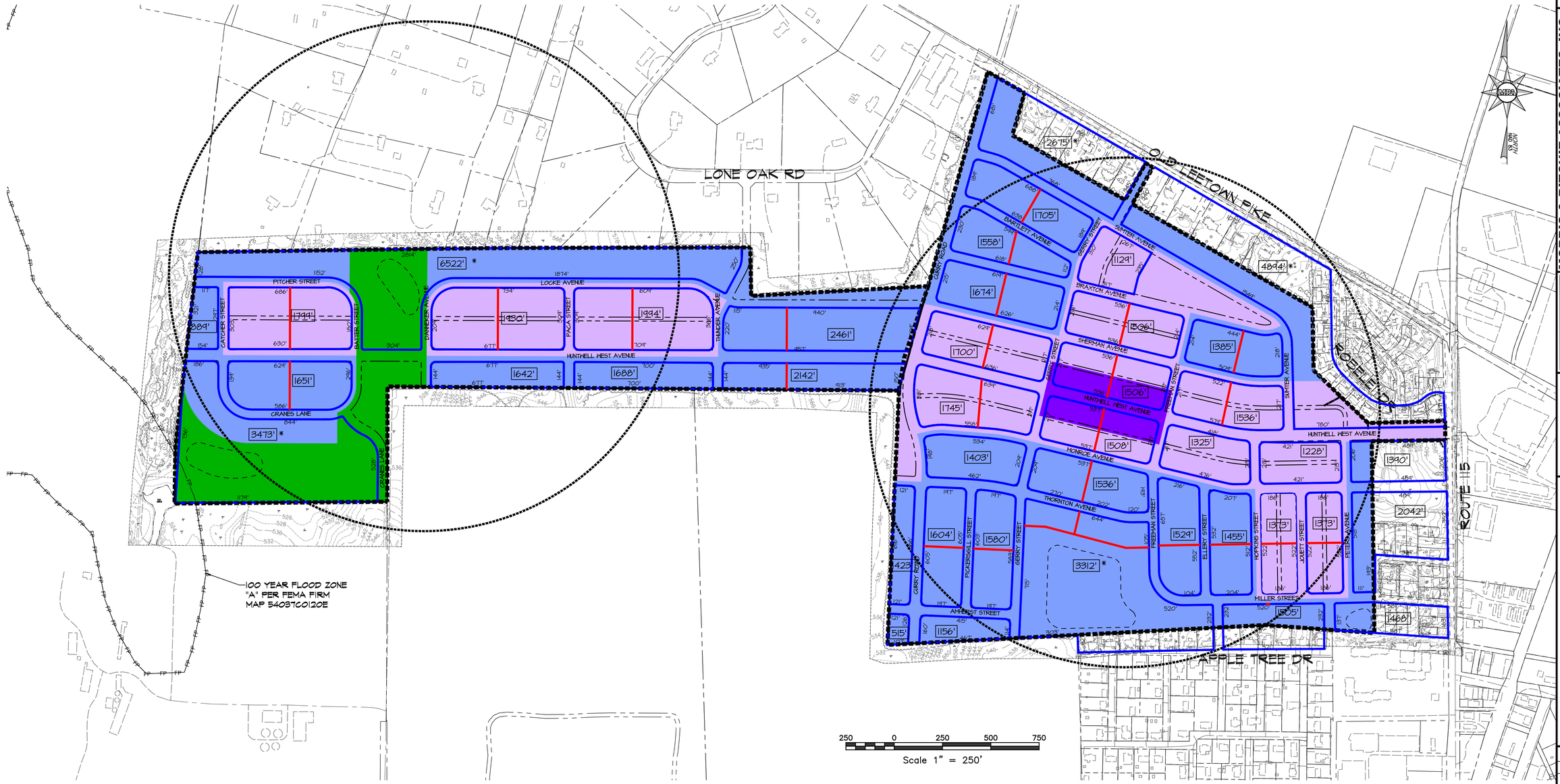
* = WAIVER REQUIRED

BLOCK FACE REQUIREMENTS

1. BLOCK FACES EXCEEDING 500 FEET SHALL BE SUBDIVIDED WITH A PEDESTRIAN PASSAGE THAT IS A MINIMUM OF 8 FT IN WIDTH PER SMART CODE RESOLUTION 14-07.
2. HUNTWELL WEST IS GRANTED A WAIVER TO EXEMPT THE BLOCK FACE LENGTH AND BLOCK PERIMETER REQUIREMENTS FOR BLOCKS ADJACENT TO PRE-EXISTING INCOMPLETE CLOCKS AND SHOWN AND NOTED WITHIN THE LAND DEVELOPMENT PLAN AND PLAT APPLICATION.

LEGEND

- T1 ZONING
- T3 ZONING
- T4 ZONING
- T5L ZONING
- PROPERTY BOUNDARY
- PEDESTRIAN PASSAGE PP-12-12
- BLOCK PERIMETER
- XXX' BLOCK PERIMETER LENGTH
- XXX' BLOCK FACE LENGTH



DATE	REVISIONS
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04/30/2021	PER CITY COMMENTS
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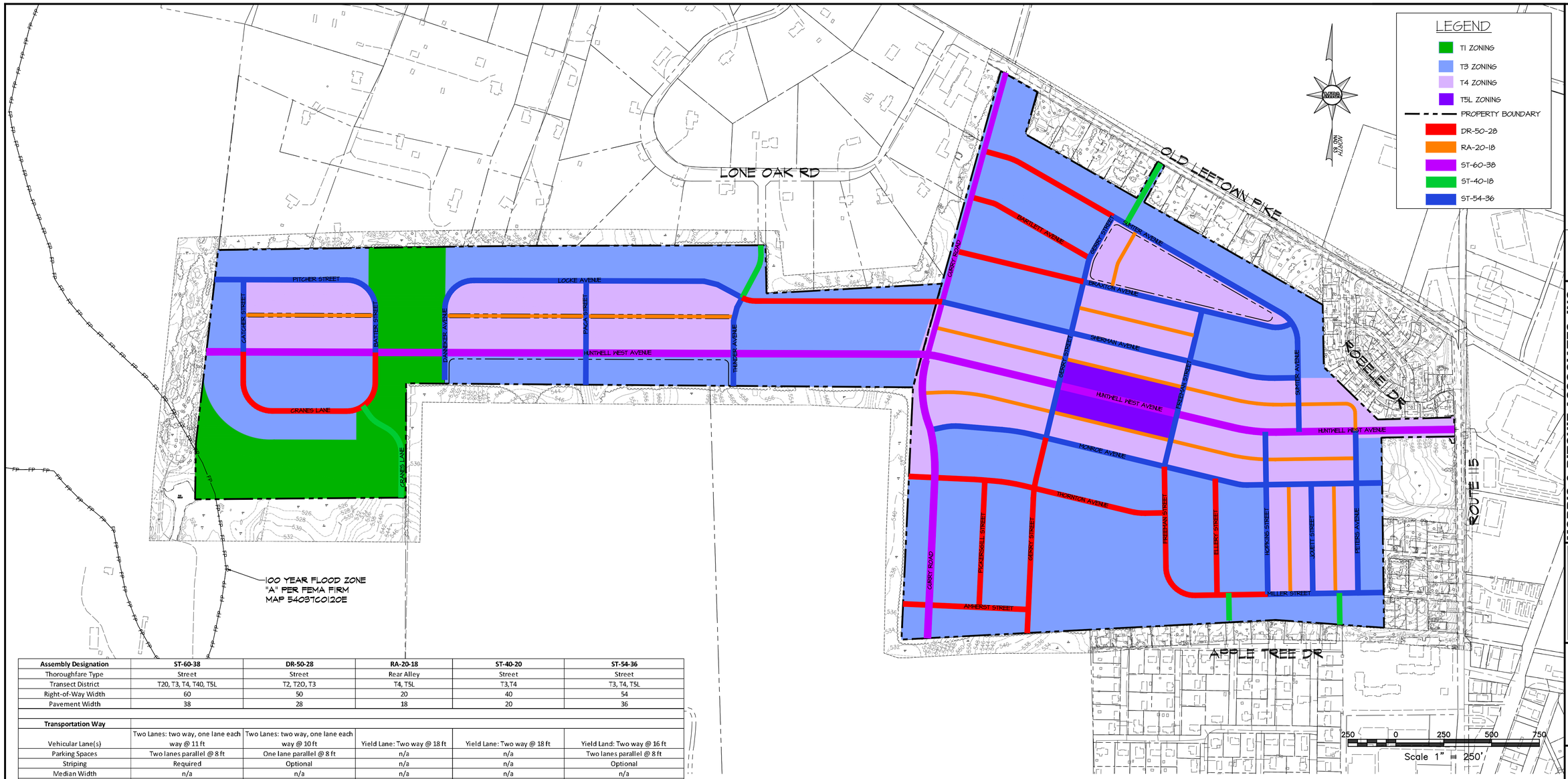
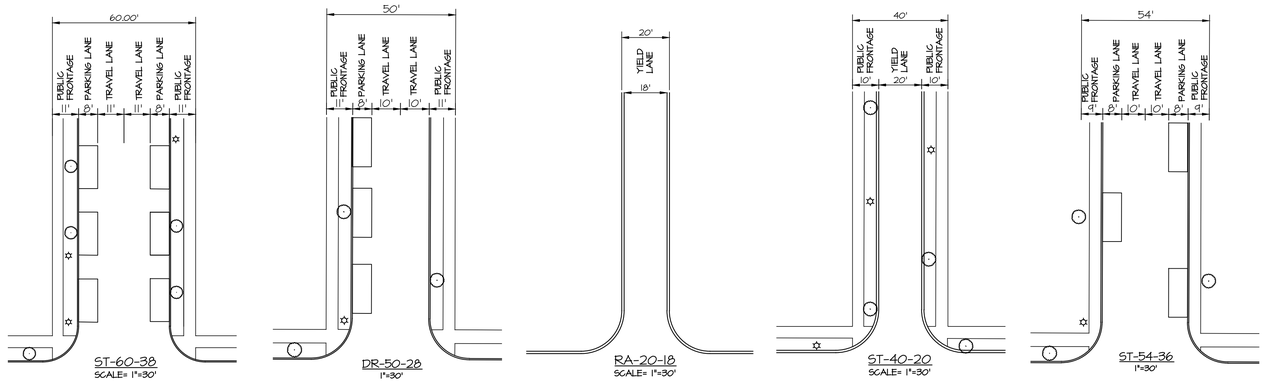
THROUGHFARES & BLOCK STRUCTURE

HUNTWELL WEST
LAND DEVELOPMENT PLAN AND PLAT APPLICATION
CITY OF RANSON, WV

JOB NO.:	21115
SCALE:	1"=250'
DATE:	02/05/2021
DRAWN BY:	HDP
DESIGN BY:	DEM
REVIEW BY:	JKE
SHEET:	05 OF 08



Assembly Designation		ST-60-38	DR-50-28	RA-20-18	ST-40-20	ST-54-36
Thoroughfare Type		Street	Street	Rear Alley	Street	Street
Transect District		T20, T3, T4, T40, T5L	T2, T2O, T3	T4, T5L	T3,T4	T3, T4, T5L
Right-of-Way Width		60	50	20	40	54
Pavement Width		38	28	18	20	36
Transportation Way						
Vehicular Lane(s)		Two Lanes: two way, one lane each way @ 11 ft	Two Lanes: two way, one lane each way @ 10 ft	Yield Lane: Two way @ 18 ft	Yield Lane: Two way @ 18 ft	Yield Land: Two way @ 16 ft
Parking Spaces		Two lanes parallel @ 8 ft	One lane parallel @ 8 ft	n/a	n/a	Two lanes parallel @ 8 ft
Striping		Required	Optional	n/a	n/a	Optional
Median Width		n/a	n/a	n/a	n/a	n/a
Median Planting		n/a	n/a	n/a	n/a	n/a
Median Surface		n/a	n/a	n/a	n/a	n/a
Target Speed		25 mph	25 mph	n/a	25 mph	20 mph
Bicycle Provision		Sharrow	Sharrow	n/a	Sharrow	Shared lane
Transit Provision		Bus route	n/a	n/a	n/a	n/a
Public Frontage						
Assembly Width		11 ft	16.5 ft / 11.5 ft	n/a	11 ft	11 ft
Public Frontage Type		D	D	n/a	D	D
Transect District		T20, T4, T40, T5L	T3		T3, T4	T3, T4, T5L
Curbing	Type	Raised	Raised	Mountable Curb	Raised	Raised
	Curb Cut Radius	Radius	Radius	Taper	Radius	Radius
	Radius	15'	20'	n/a	15'	10'
Walkway	Width	5 ft	5 ft	n/a	5 ft	5 ft
	Surface	Concrete	Concrete	n/a	Concrete	Concrete
Planter	Type/Size	Continuous/6 ft	Continous/ 10 ft	n/a	Continuous/6 ft	Continuous / 6 ft
	Arrangement	Regular	Regular	n/a	Regular	Regular
	Species	Alternating	Alternating	n/a	Alternating	Alternating
	Spacing	40 ft o.c. avg.	30 ft o.o.	n/a	40 ft o.c. avg.	40 ft o.c. avg (T3) 30 ft o.c. avg (T4)
	Surface	Ground cover or grass	Ground cover or grass	n/a	Ground cover or grass	Ground cover or grass
	Street Tree Size	Large Shade	Large Shade	n/a	Large Shade	Medium shade
	Tree Species	To be selected at construction drawing stage	To be selected at construction drawing stage		To be selected at construction drawing stage	To be selected at construction drawing stage
Verge	Width	5 ft	5 ft	n/a	5 ft	3 ft
	Lighting Type	Pipe, Column	Pipe, Column	n/a	Pipe, Column	Post, Column
	Lighting Spacing	100 ft on center min.	At intersections	n/a	At intersections	At intersections



REVISIONS	DATE
PER CITY COMMENTS	03/31/2021
PER CITY COMMENTS	04/26/2021
PER CITY COMMENTS	04/30/2021
PER CITY COMMENTS	06/11/2021

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THOROUGHFARES & ASSEMBLIES

HUNTWELL WEST
LAND DEVELOPMENT PLAN AND PLAT APPLICATION
CITY OF RANSON, WV

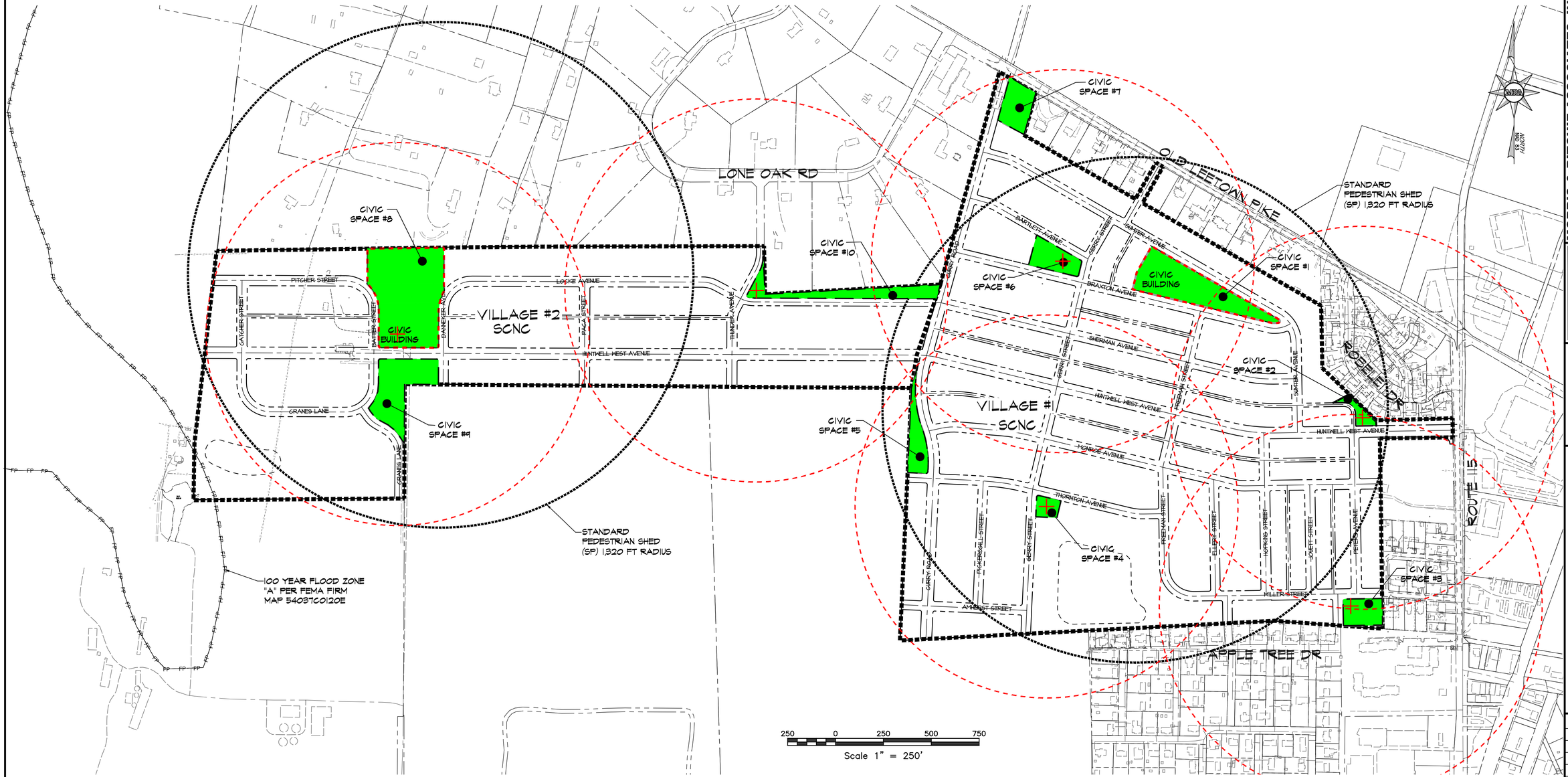
JOB NO.:	21115
SCALE:	1"=250'
DATE:	02/05/2021
DRAWN BY:	HDP
DESIGN BY:	DEM
REVIEW BY:	JKE
SHEET:	06 OF 08

Civic Spaces				
Label	Area (SF)	Perimeter (LF)	Road Frontage (LF)	% Frontage
VILLAGE #1 - LOW DENSITY				
1	106688	1821	1572	86.33%
2	12194	934	477	51.07%
3	28225	638	320	50.16%
4	12045	437	237	54.23%
5	30348	1265	708	55.97%
6	32527	779	617	79.20%
7	34887	773	394	50.97%
VILLAGE #2 - LOW DENSITY				
8	189649	1807	998	55.23%
9	76564	1460	978	66.99%
10	51287	2418	1300	53.76%

CIVIC SPACE			
REQUIRED	PROP (SF)	PROP (AC)	PROP %
VILLAGE #1 - LOW DENSITY			
5%-20%	256,914	5.90	5.01%
VILLAGE #2 - LOW DENSITY			
5%-20%	317,500	7.29	10.06%

LEGEND

- VILLAGE LIMITS/ PROPERTY BOUNDARY
- CIVIC SPACE
- MAIN CIVIC SPACE
- PEDESTRIAN SHED
- PLAYGROUND W/ 1000' RADIUS
- CIVIC SPACE - GREENS



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CIVIC STANDARDS

HUNTWELL WEST
LAND DEVELOPMENT PLAN AND PLAT APPLICATION
CITY OF RANSON, WV

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DESIGN BY:	DEM
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SHEET:	07 OF 08

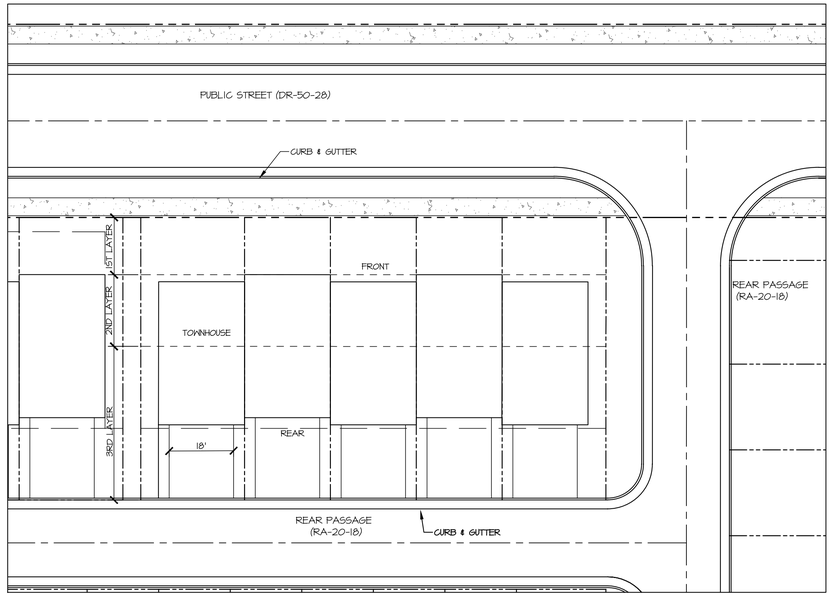
UTILITY PROVIDERS	
UTILITY	UTILITY COMPANY
WATER	CHARLES TOWN UTILITY BOARD
SANITARY SEWER	CHARLES TOWN UTILITY BOARD
ELECTRIC	POTOMAC EDISON COMPANY
CABLE	COMCAST
PHONE	FRONTIER COMMUNICATIONS
CABLE/PHONE	SHENTEL
GAS	THOMPSON GAS
OTHER	WV 811

DEVIATION LIST

1. **5.5.2f**- Setbacks for principal buildings shall be as shown in Table 11- Table 14 and/or Table 22 and Table 23.

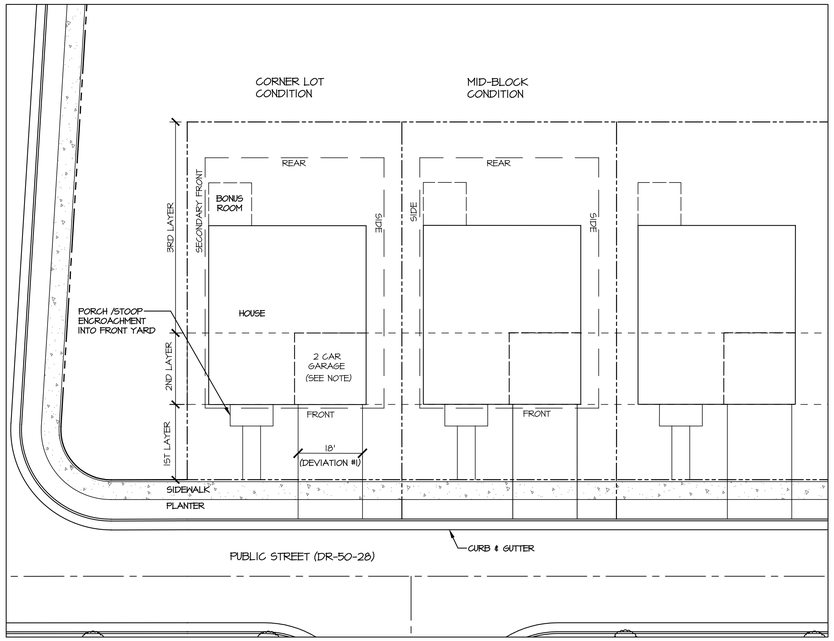
   Deviation to allow for a 10% reduction, from 8' to 7'2" side setbacks for the single-family units proposed in T3.

   Justification: 7'2" side setbacks are greater than the previously approved plan that showed 0' side yard setbacks and are consistent with other recently approved and constructed subdivision designs in the City of Ranson. This deviation is in conformance with Chapter 1.2 Intent and the Comprehensive Plan. It will not endanger public health or safety or constitute a public nuisance. The value of the adjoining property will not be injured and the deviation will be in harmony with proximate land uses.

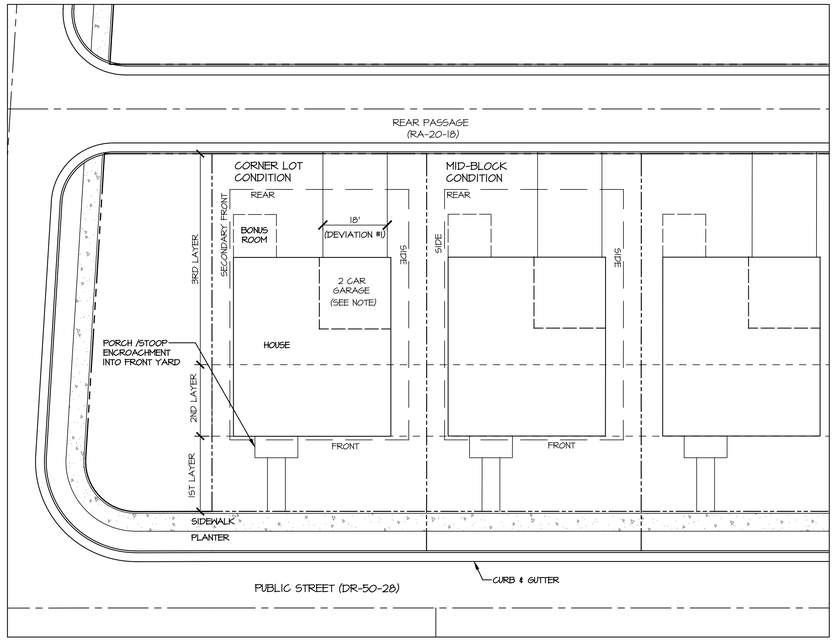


TYPICAL LOT LAYOUT-TOWNHOUSE
SMART CODE T4 / T5L
(REAR LOAD GARAGE)
SCALE: 1"=20'

NOTE: SETBACKS TO BE IN ACCORDANCE WITH TABLE 13 T3/T4/T5L STANDARDS OF THE SMARTCODE.



TYPICAL LOT LAYOUT-SINGLE FAMILY
SMART CODE T3
(FRONT LOAD GARAGE)
SCALE: 1"=20'



TYPICAL LOT LAYOUT-SINGLE FAMILY
SMART CODE T4 / T5L
(REAR LOAD GARAGE)
SCALE: 1"=20'

DATE	REVISIONS
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WAIVERS AND TYPICAL LOT LAYOUTS

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LAND DEVELOPMENT PLAN AND PLAT
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JOB NO.:	21115
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SHEET:	08 OF 08

City of Ranson

Community Development Department

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

RANSON
AT THE CENTER OF OPPORTUNITY.

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

APPLICATION FOR REVIEW

PROJECT NAME: Huntwell West Phase 3A

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

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

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

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

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

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

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

SUBMITTAL/FEE INFORMATION

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

OWNER/APPLICANT INFORMATION

Owner I (Print) Huntwell WV LLC Percent of Ownership 100
Address [redacted]
Phone: [redacted] Fax/Email: [redacted]

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

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

Applicant (Print) Hunter Wilson
Address [redacted]
Phone: [redacted] Fax/Email: [redacted]

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

Engineer/Surveyor (Print) Todd Heck
Address: [redacted]
Phone: [redacted] Fax/Email: [redacted]

OWNER'S WRITTEN AUTHORIZATION

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

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

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

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

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

Date Received: _____ **By:** _____

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

AGENDA ITEM III.2

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: UNFINISHED BUSINESS

SUBJECT: 26-17-FP- Consideration - Applicant Site Planning, Design and Survey LLC submitted an application for Parkland Place a final plat proposal for Parkland Commons Section 3. This sincludes 22 lots (T7-T17 and T38-48)

Applicant Site Planning, Design and Survey LLC submitted an application for Parkland Place a final plat proposal for Parkland Commons Section 3. This includes

ATTACHMENTS:

21-209-LDPP-Recordded 22-4.pdf
26-17-FP staff completeness review.docx
26-17-FP staff report.docx
26-17-FP-CRC_26-17-FP_7.1.26.pdf
26-17-FP-fp checklist.pdf
26-17-FP-parkland phase 3 fp.pdf
20260618_Parkland_Commons_Lighting_Plan_Rev.pdf
Parkland_Commons_Lighting_Plan_Revision_Letter.pdf
Parkland Commons Section 3 Final-Plat Application Rev_Redacted.pdf

RESOLUTION # PC-22-4

A RESOLUTION OF THE CITY OF RANSON PLANNING COMMISSION DECLARING THE APPLICATION OF THE LAND DEVELOPMENT PLAN AND PLAT FOR THE PROPERTY KNOWN AS "FOUNDRY CENTRE" COMPLETE AND APPROVED (PARCELS 19-08-0004-0124-0001, 19-08-0004-0124-0000, 19-08-0004-0126-0000, 19-08-0004-0127-0000, 19-08-0004-0128-0000, and 19-08-0004-0129-0000 CONSISTING OF 6.78 ACRES).

A RESOLUTION approving the Land Development Plan and Plat for the property identified as Parcel 9 on District 8 Map 8, known as the "Foundry Centre".

WHEREAS New Vision Development has submitted a Land Development Plan and Plat application pursuant to Chapter 19A and W. Va Code §8A-5-8; and

WHEREAS West Virginia Code § 8A-5-8(c) states "At a meeting where the application is determined to be complete, the planning commission must set a date, time and place for a public hearing and a meeting to follow the public hearing to vote on the application. The public hearing must be held within forty-five days, and the planning commission must notify the applicant of the public hearing and meeting in writing unless notice is waived in writing by the applicant. The planning commission must publish a public notice of the public hearing and meeting in a local newspaper of general circulation in the area at least twenty-one days prior to the public hearing"; and

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

WHEREAS the Planning Commission has deemed the application complete and set a public hearing for Monday, April 4th at 7 p.m.; said hearing being notice as a Class I Legal Advertisement, as well as on the notice boards at City Hall and the City's website.

CORPORATION OF RANSON
312 S MILDRED ST
RANSON WV 25438-1621

Jefferson County
Jacqueline C Shadle, Clerk
Instrument 202200005302
04/08/2022 @ 03:59:50 PM
RESOLUTION
Book 1278 @ Page 715
Pages Recorded 14
Recording Cost $ 21.00

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

1. The Ranson Planning Commission hereby declares the Land Development Plan and Plat complete.
2. The Ranson Planning Commission hereby approves the Land Development Plan and Plat application, a true copy attached to this Resolution.
3. The Ranson Planning Commission shall affix its seal on the Land Development Plan and Plat pursuant to W Va. Code § 8A-5-9.
4. A copy of this Resolution shall be forwarded to the City Clerk.

Adopted this 4th day of April 2022.

By: _____
Planning Commission President

ATTEST:

_____
Planning Commission Member



LAND DEVELOPMENT PLAN PETITION
CRC REPORT

RANSON
AT THE CENTER OF OPPORTUNITY.

FOUNDRY CENTER
Smart Code New Community Zoning
PROJECT: 21-209-LDPP

Date: March 31st, 2022

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

Application Information

Applicant: New Vision Development LLC; Anthony Meyer and Scott Copen

Property Owner: City of Ranson, City Manager Tony Grant

Application Type: Land Development Plan and Plat Revision by Petition

Submittal Date: Nov. 18th, 2021; March 4th, 2022; March 31st, 2022

Project Description

This application is for an Infill Land Development Plan and Plat for the Foundry Centre project. The proposed plan utilizes the existing transect districts as established by the City's rezoning of Old Town, with a combination of T5- Open, T5- Limited, and T4- General Neighborhood. In an unprecedented week-long mega-workshop in 2011, city officials, residents, business interests, and a team of international consultants considered ideas and actions to help guide Ranson, Charles Town, and Jefferson County, West Virginia, towards a future rich in opportunity for its families and businesses. That process culminated in a vision and plan for the future of Ranson.

This property was a part of Ranson's brown field revitalization process, sponsored through funding by a grant from the US EPA. Per that report "[t]he redevelopment of Target Reuse Site 1 - Former Kidde Manufacturing/Proposed Powhatan Place site could transform downtown Ranson and anchor new mixed-use development on other strategic sites. Located just two blocks from Lancaster Circle, the heart of downtown Ranson, the Kidde site is ideally suited for dense, walkable development. The close-knit street grid provides excellent access for neighborhood retail, residential, and commercial uses.".

This property is 6.78 acres bound on the southern edge by 7th Avenue., on the west by George St., on the east by Mildred St./Rt.115, and on north by Beltline Ave. The land is currently vacant

and was previously a manufactory. Through the state's Voluntary Remediation and Redevelopment Act, the site has undergone environmental investigation and remediation activities between January 2006 and June 2009, including the removal of underground storage tanks, the excavation and treatment of contaminated soils, the placement of an asphalt cap, and continued monitoring.

The foundry site parcel was issued a Certificate of Completion for attainment of an Industrial Standard under the Voluntary Remediation program but has been restricted from residential land uses from the 2009 environmental covenant (Deed Book 1072 page 725), however further remediation is being undertaken by the city to lift that restriction and to meet the higher contemporary standards for remediation.

Location and Site Information

Location: This property is a single parcel in the northwest quadrant of Foal St./16th Avenue.

Parcel Number(s) and Address: Map 4, Lot 129; Lot 128; Lot 127; Lot 124. 1; Lot 124.

Sector Allocation: G-3 Preferred Growth Sector.

Existing Zoning: Medium-Intensity Village SmartCode New Community District

Sufficiency

The application has been found sufficient.

CRC Recommendation

The Consolidated Review Committee has completed a technical review of this application. The CRC recommends approval of the Land Development Plan and Plat. Please review the findings within the CRC report that follows.

Comprehensive Plan

- **General Comprehensive Plan and Policy Comments:** The City of Ranson's Comprehensive Plan was adopted by the City Council to establish a clear community vision and to guide the future growth and development of the City. The current comprehensive plan was adopted in 2012 following extensive public engagement and consensus through the Ranson Renewed workshops.

  The City's Comprehensive Plan allocates sector designations with specific policy goals that direct public and private investment to those areas preferred for development and restricts growth for areas prioritized for continued agriculture or conservation. Distinct from land use or intensity, these sector allocations include specific policies guiding future development within the City. The following sector is allocated to this lot.

- **Sector Allocation G4 – Infill.** This site is currently assigned G-4, Redevelopment / Infill Growth Sector. The city has allocated this sector within the historic core to attract private investment through redevelopment within the original plat of the city. This sector is intended to support the redevelopment of existing parcels and encourage more dense infill development. In the G4 sector, Infill community unit types may be utilized (4.2.).

Zoning

General Zoning Comments Smart Code New Community (SCNC): The City of Ranson has adopted a form-based zoning ordinance that encourages the development of compact walkable neighborhoods. The City's zoning ordinance prioritizes the development's form over the development's uses. Applicants are encouraged to review the City's zoning requirements for Building Placement and Building Configuration in Chapter 19A Article 5.5 and 5.6. prior to submitting a development application.

- This site is an infill land development plan and plat and is regulated through Chapter 19A Article 4. Infill Community Plans.
- **This application is consistent with the existing zoning and infill requirements.**

Technical Review Comments

C-01. Cover Sheet

- Approval Date. Please leave space for the Date of Final Approval of this Application by the City Council. This date will be confirmed prior to final recording.
- Addressing. There appear to be 6 new road names needed and assignment shall be required prior to final plat. All subdivision names and street names are required to be reviewed and approved by the Jefferson County Addressing Office. No street within the city shall be assigned a name on a subdivision plat or otherwise until such name is approved by the city and registered with the Jefferson County addressing office and added to the Jefferson County Road name index. (Sec. 17-5. Street Naming Assignment)
  - All applications are available online:
  - http://www.jeffersoncountywv.org/county-government/departments/gisaddressing/forms

Next Steps

Planning Commission

- This application was brought to the Planning Commission in December 2021 for a workshop.
- This application is scheduled for a public hearing before the Planning Commission on April 4th.

After Approval. (4.1.4.). After the Land Development Plan and Plat is approved and recorded, the following approvals will be required:

- Construction drawings. See Sec. 5.1.5.
- Final plat. Final plats submitted in accordance with the provision of this Chapter shall be approved administratively by the Planning Department. See Sec. 5.1.9.
- Approvals and permits from all applicable state and federal agencies.

Contact information: This report was prepared for the Consolidated Review Committee by the Dept. of Community Development staff. Please feel free to direct questions about this report to Josh Nolan by email at jnolan@ransonwv.us or by telephone at 304 724 3864.

LAND DEVELOPMENT PLAN AND PLAT

FOR

FOUNDRY CENTRE

MIXED USE REDEVELOPMENT PROJECT

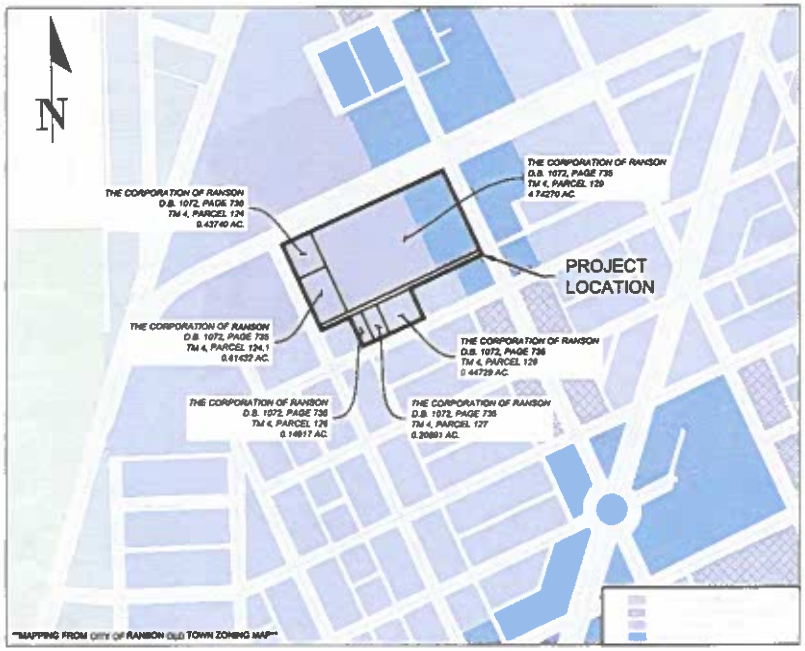
RANSON, WEST VIRGINIA

APPROVAL DATE: April 14th, 2022

PREPARED BY: CHEAT ROAD ENGINEERING, INC.
5011 MID ATLANTIC DRIVE
MORGANTOWN, WV 26508
(304) 212-5480

PREPARED FOR: NEW VISION DEVELOPMENT, LLC
7978 WINCHESTER GRADE ROAD
BERKELEY SPRINGS, WV 25411

PROPERTY OWNER: CITY OF RANSON
312 SOUTH MILDRED STREET
RANSON, WV 25438
(304) 725-1010



VICINITY MAP
SCALE 1" = 250'

SHEET INDEX

C-01 COVER SHEET
C-02 INTRODUCTION - EXISTING ZONING
C-03 EXISTING CONDITIONS
C-04 EXISTING CONDITIONS - SOILS MAP
C-05 TRANSECT DISTRICTS
C-06 BLOCK STANDARDS AND LOT STRUCTURE
C-07 THOROUGHFARE NETWORK AND STANDARDS
C-08 CIVIC STANDARDS

REV NO. | DATE | DESCRIPTION | BY

CHEAT ROAD ENGINEERING, INC.
5011 MID ATLANTIC DRIVE
MORGANTOWN, WV 26508
PHONE: (304) 212-5480

FOUNDRY CENTRE
MIXED USE DEVELOPMENT
RANSON, WV

PROJECT NO. 21.027-100
DRAWING FILE:
21-027_LDPP.DWG

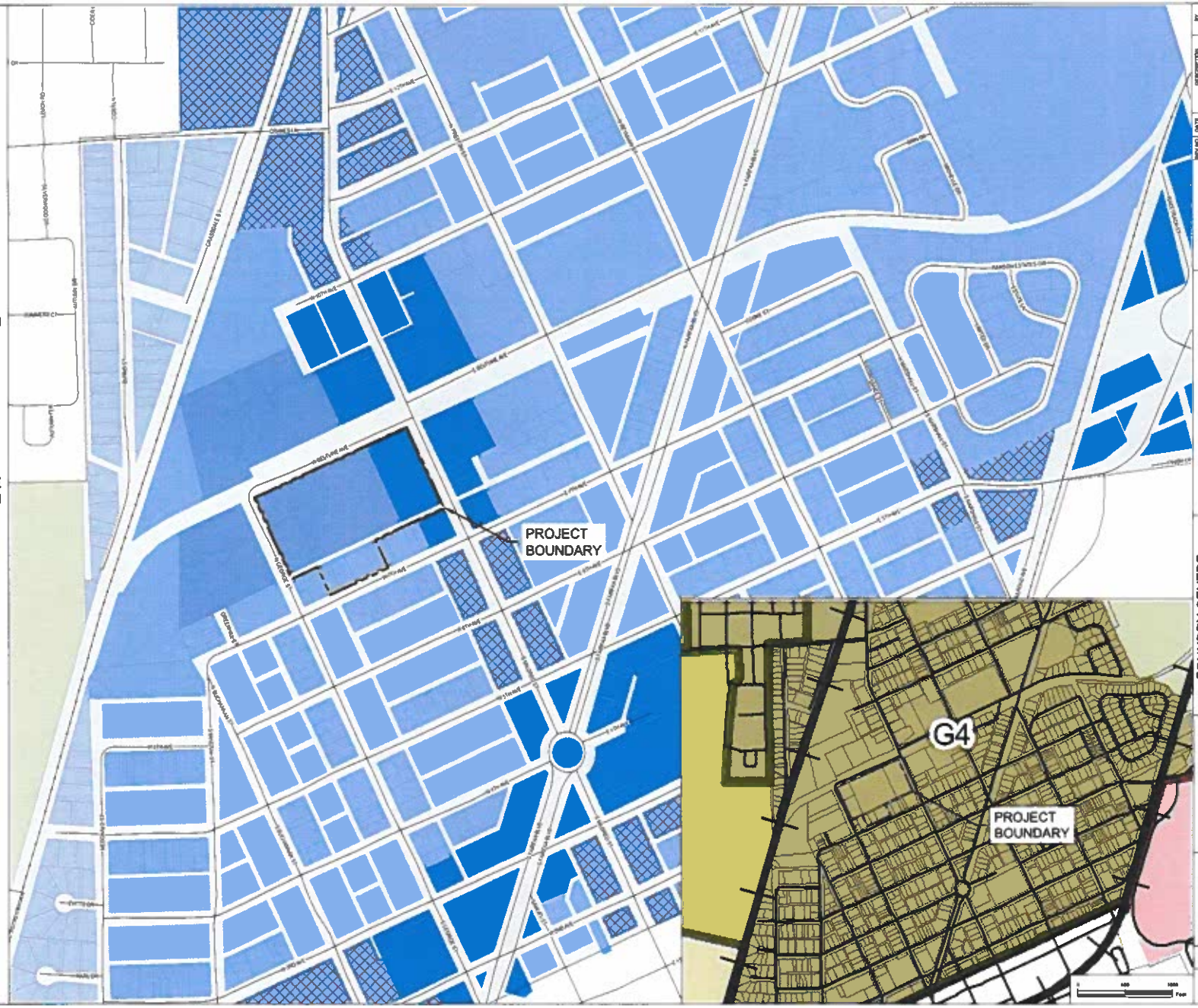
DRAWN BY: S. COPEN
CHECKED BY:
SCALE: N.T.S.
DATE: MARCH 23, 2022

COVER SHEET

SHEET NUMBER:
C-01

INTRODUCTION

1. THE PROJECT IS LOCATED AT THE FORMER KIDDE FOUNDRY SITE.
2. THE PROJECT AREA IS LOCATED IN THE OLD TOWN DISTRICT OF RANSON AND CONTAINS T4, T5, AND T5L ZONING DISTRICTS.
3. PUBLIC UTILITIES EXIST AROUND THE ENTIRE PERIMETER OF THE PROJECT SITE.
4. STORM WATER MANAGEMENT WILL BE PROVIDED ONSITE UTILIZE A COMBINATION OF BIORETENTION AND UNDERGROUND STORAGE.
5. TWO NEW CIVIC SPACES WILL BE PROVIDED IN ADDITION TO THE EXISTING CITY PARK (LANCE-SLUSHER PARK) THAT IS LOCATED WITHIN 1,000' OF ALL PROPOSED RESIDENTIAL BUILDINGS.



CHEAT ROAD ENGINEERING, INC.
5011 MID ATLANTIC DRIVE
MORGANTOWN, WV 26508
PHONE: (304) 212-5480

FOUNDRY CENTRE
MIXED USE DEVELOPMENT
RANSON, WV

PROJECT NO. 21-027-100
DRAWING FILE
21-027_LDPP.DWG

DRAWN BY: S. COPEN
CHECKED BY
SCALE: 1" = 200'
DATE: MARCH 22, 2022

INTRODUCTION

SHEET NUMBER:
C-02

THE SUBJECT PROPERTY IS THE LOCATION OF THE FORMER KIDDE FOUNDRY. THE CITY OF RANSON AND THE WVDEP ENTERED INTO AN VOLUNTARY REMEDIATION AGREEMENT REGARDING THE SITE ON APRIL 14, 2014. A REMEDIAL ACTION WORK PLAN WAS APPROVED BY THE WVDEP ON MAY 22, 2015.

IT IS UNDERSTOOD THAT SITE CLOSURE CAN BE ACHIEVED VIA PREPARATION OF REQUIRED REPORTS AND THE IMPLEMENTATION OF THE PROPOSED DEVELOPMENT.

EXISTING CONDITIONS	DRAWN BY: S. COPEN	FOUNDRY CENTRE MIXED USE DEVELOPMENT RANSON, WV	CHEAT ROAD ENGINEERING, INC. 5011 MID ATLANTIC DRIVE MORGANTOWN, WV 26508 PHONE: (304) 212-5480		REV NO.	DATE	DESCRIPTION	BY
SHEET NUMBER: C-03	CHECKED BY:							
	SCALE: 1" = 50'	PROJECT NO: 21.027-100 DRAWING FILE: 21-027_LDPP.DWG						
	DATE: MARCH 22, 2022							

SOIL SURVEY



MAP LEGEND

- Area of Interest (AOI)
  - Area of Interest (AOI)
- Soils
  - Soil Survey Areas
  - Soil Map Unit Polygons
  - Soil Map Unit Lines
  - Soil Map Unit Points
- Water Features
  - Streams and Canals
- Transportation
  - Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Background
  - Aerial Photography

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ub	Urban land	5.2	71.9%
UwC	Urban land-Hagerstown complex, 0 to 15 percent slopes	2.0	28.1%
Totals for Area of Interest		7.3	100.0%

DRAWN BY:	Z. BARTLEY		
CHECKED BY:	S. COPEN		
SCALE:	1" = 50'		
DATE:	MARCH 22, 2022		

CHEAT ROAD ENGINEERING, INC.
5011 MID ATLANTIC DRIVE
MORGANTOWN, WV 26508
PHONE: (304) 212-5480

FOUNDRY CENTRE
MIXED USE DEVELOPMENT
RANSON, WV

PROJECT NO: 21.027-100
DRAWING FILE:
21-027_LDPP.DWG

EXISTING CONDITIONS
SHEET NUMBER:
C-04

TRANSECT DISTRICTS

COMMUNITY TYPE:
INFILL TOWN CENTER (TCT)

TRANSECT ALLOCATIONS

T5L	2.60 ACRES	68%
T5	0.85 ACRES	22%
T4	0.39 ACRES	10%
	3.84 ACRES	

DRAWN BY:	S. COPEN
CHECKED BY	
SCALE	1" = 50'
DATE	MARCH 22, 2022

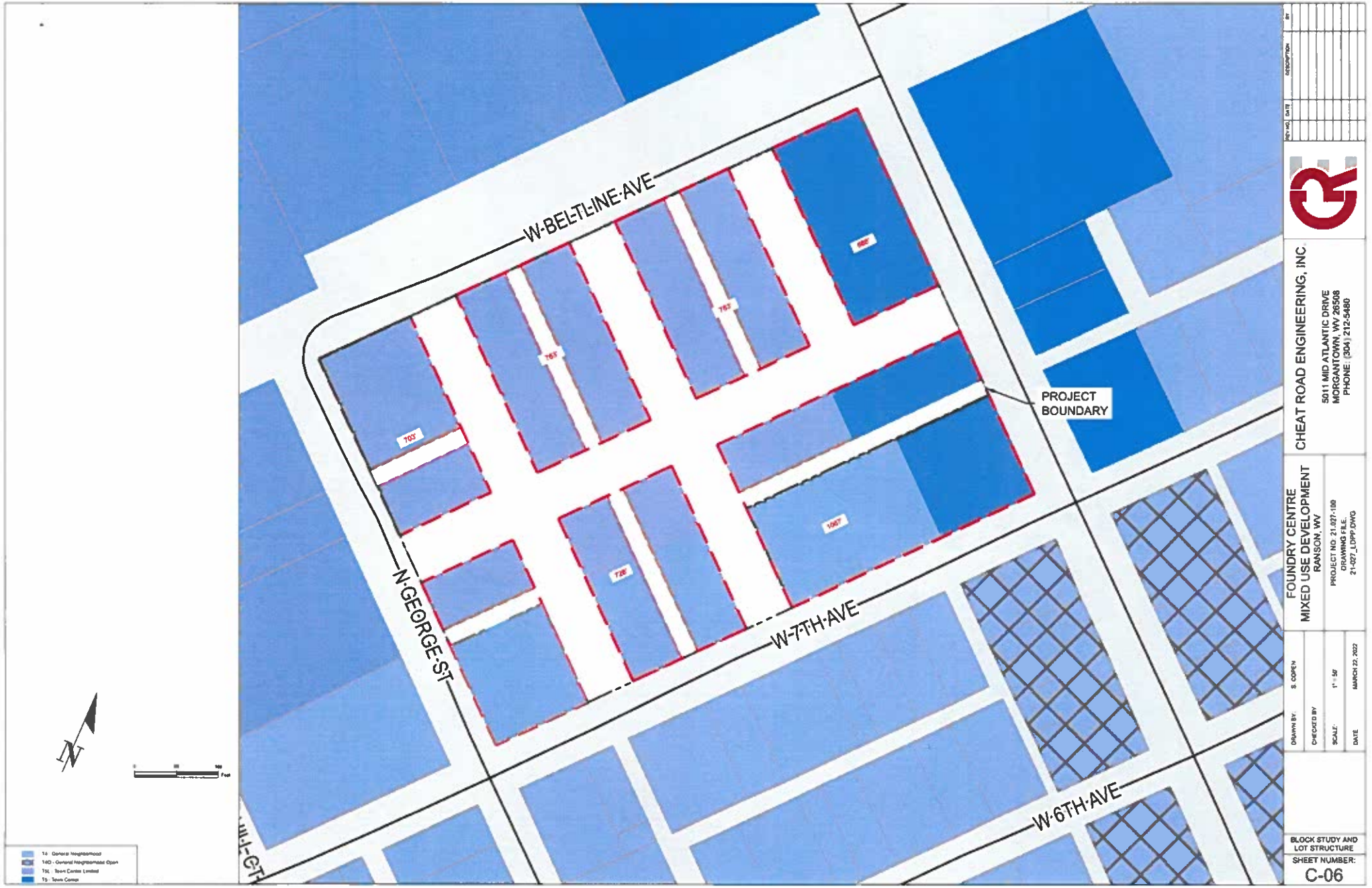
FOUNDRY CENTRE
MIXED USE DEVELOPMENT
RANSON, WV

PROJECT NO: 21.027-100
DRAWING FILE:
21-027_LDPP.DWG

CHEAT ROAD ENGINEERING, INC.
5011 MID ATLANTIC DRIVE
MORGANTOWN, WV 26508
PHONE: (304) 212-5480

REV NO.	DATE	DESCRIPTION	BY

TRANSECT DISTRICTS
SHEET NUMBER:
C-05



CHEAT ROAD ENGINEERING, INC.
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MORGANTOWN, WV 26508
PHONE: (304) 212-5480

FOUNDRY CENTRE
MIXED USE DEVELOPMENT
RANSON, WV

PROJECT NO. 21.027-100
DRAWING FILE:
21-027_LDPP.DWG

DRAWN BY: S. COPEN
CHECKED BY:
SCALE: 1" = 50'
DATE: MARCH 22, 2022

BLOCK STUDY AND LOT STRUCTURE

SHEET NUMBER:
C-06

THOROUGHFARE LEGEND

TYPE A (ST-60-36D)

TYPE B (CS-60-36F)

TYPE B (20' REAR ALLEY)

DRAWN BY:	S. COPEN
CHECKED BY	
SCALE:	1" = 50'
DATE	MARCH 22, 2022

FOUNDRY CENTRE
MIXED USE DEVELOPMENT
RANSON, WV

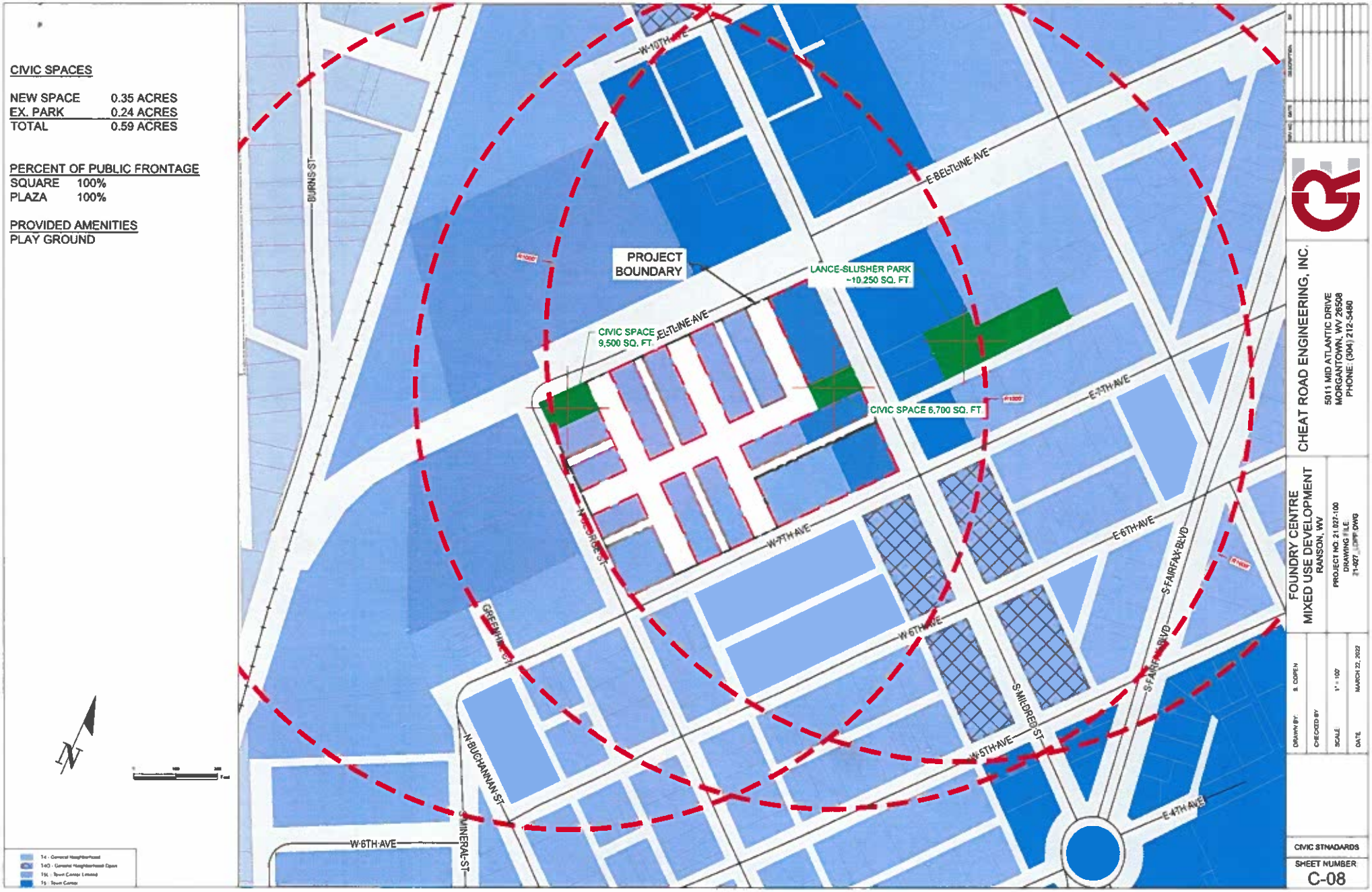
PROJECT NO: 21.027-100
DRAWING FILE:
21-027_LDPP.DWG

CHEAT ROAD ENGINEERING, INC.
5011 MID ATLANTIC DRIVE
MORGANTOWN, WV 26508
PHONE: (304) 212-5480

REV NO.	DATE	DESCRIPTION	BY

THOROUGHFARE AND STREETSCAPE STANDARDS

SHEET NUMBER: C-07


CIVIC SPACES
NEW SPACE 0.35 ACRES
EX. PARK 0.24 ACRES
TOTAL 0.59 ACRES
PERCENT OF PUBLIC FRONTAGE
SQUARE 100%
PLAZA 100%
PROVIDED AMENITIES
PLAY GROUND
PROJECT BOUNDARY
LANCE-SLUSHER PARK ~10,250 SQ. FT.
CIVIC SPACE 9,500 SQ. FT.
CIVIC SPACE 6,700 SQ. FT.
E-BELTLINE AVE
W-10TH-AVE
BURNS-ST
E-7TH-AVE
W-7TH-AVE
E-6TH-AVE
W-6TH-AVE
S-FAIRFAX-BLVD
S-MILDRED-ST
W-5TH-AVE
E-4TH-AVE
N-BUCHANNAN-ST
S-MINERAL-ST
GREENHOUSE-ST
N
CHEAT ROAD ENGINEERING, INC.
5011 MID ATLANTIC DRIVE
MORGANTOWN, WV 26508
PHONE: (304) 212-5480
FOUNDRY CENTRE
MIXED USE DEVELOPMENT
RANSON, WV
PROJECT NO. 21.027-100
DRAWING FILE
21-027
DRAWN BY: S. COPEN
CHECKED BY:
SCALE 1" = 100'
DATE MARCH 22, 2022
CIVIC STNADARDS
SHEET NUMBER
C-08

Final Plat and Bond
Staff Report

Parkland Commons Section 3

PROJECT: 26-17-FP

This report has been prepared by the Community Development Department and City Engineer, which includes a technical analysis of this application for compliance with the City's Comprehensive Plan and adopted Ordinances. This report concludes with the staff recommendation of, and the next steps required to be undertaken by the applicant.

Application Information

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

Project Summary

Parkland Commons, commonly known as "The Foundry," Section 3 Final Plat and accompanying bond in the amount of $925,615.99. This application is for a proposed residential development site as shown on the plat provided (dated March 2, 2026 prepared by Site Planning, Design & Survey LLC) This plan includes 22 lots (Jovial & Mystic Drive, Lots T7-T17 & T38-T48).

Location and Site Information

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

Engineering & Zoning Review

No comments on submitted final plat drawings and accompanying bond. Staff deem this application complete and recommend review of, and possible action by the Planning Commission.

Next Steps

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

Thank you,
City of Ranson
Community Development Department

Final Plat and Bond
STAFF REPORT

Parkland Commons Section 3

PROJECT: 26-17-FP

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Gross Site Area: 1.42 acres

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No comments on submitted final plat drawings and accompanying bond. Staff deem this application complete and recommend review of, and possible action by the Planning Commission.

Next Steps

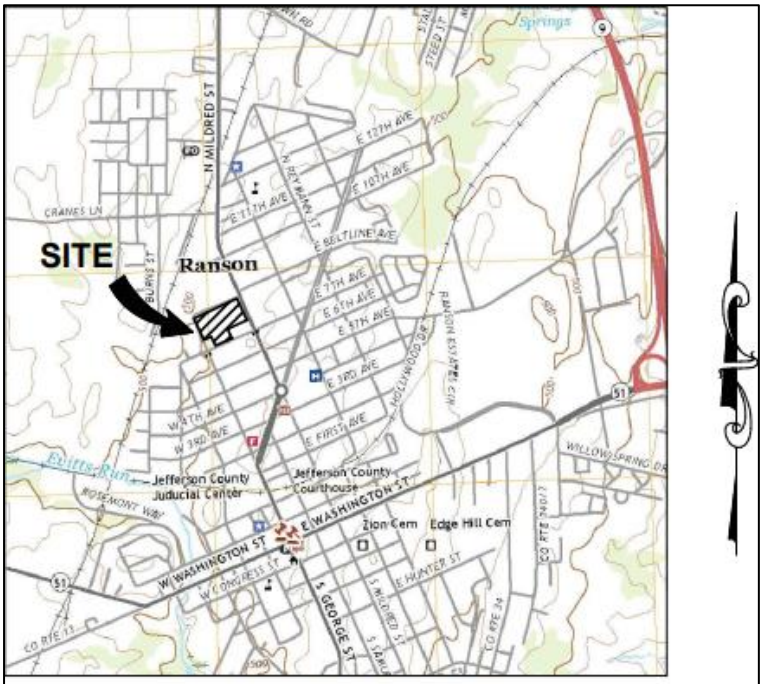
Please contact Zach Holland, 304-724-3882 with any questions.

Thank you,
City of Ranson
Community Development Department

Description

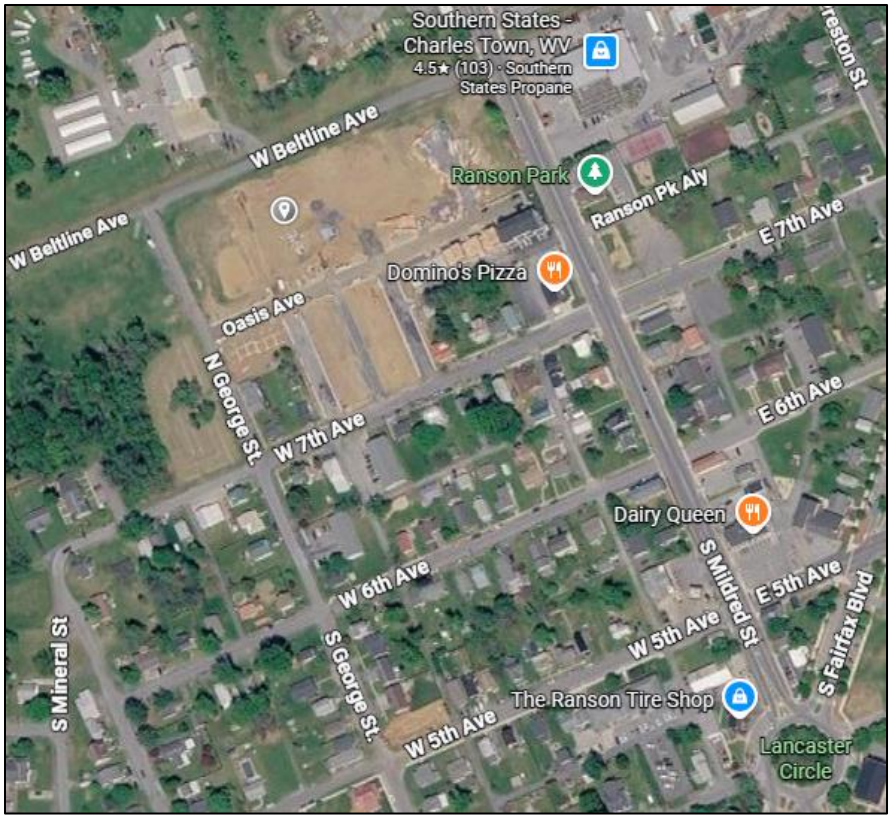
Parkland Commons Section 3 is located on the former Kidde Brass Foundry industrial site located on N Mildred (WV 115) and W Beltline Ave in the heart of Old Town Ranson. The surrounding area is a mix of mainly single-family residential housing and commercial properties off N Mildred. Due to the operations of the former site, the ground requires heavy environmental remediation and monitoring. The applicant is conducting the required remediation efforts per phase as the full project builds out. The final buildout of the site will involve a blend of residential and commercial.

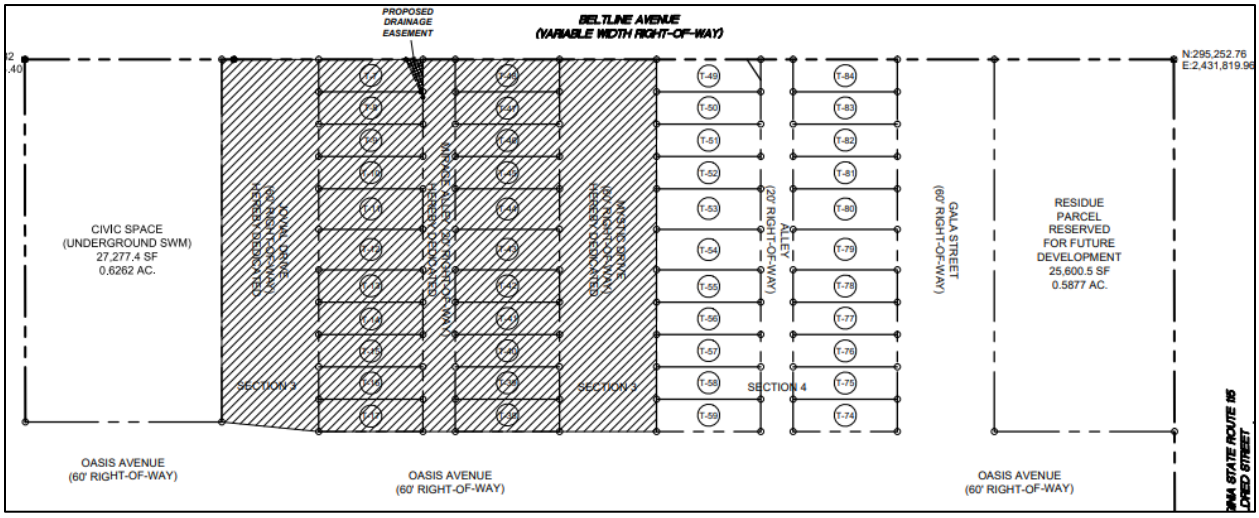
Section 3 will consist of 22 townhouse lots on approximately 1.42 acres. The lots will be roughly 1,290 sqft or 1,614.6 sqft and in total, will equate to around 12.6 lots per acre. This plan follows the applicant's revision for the lighting plan, which was reviewed by staff and the City Engineer and approved at an administrative level prior to the July 6, 2026 Planning Commission meeting.



LOCATION MAP

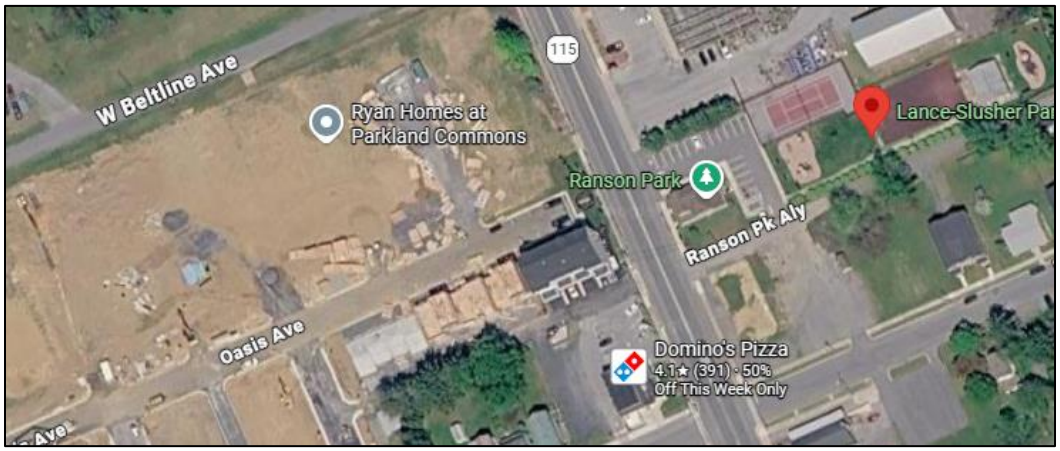
SCALE: 1" - 2000'


Southern States - Charles Town, WV
4.5★ (103) · Southern States Propane
W Beltline Ave
Ranson Park
Ranson Pk Aly
E 7th Ave
Domino's Pizza
Oasis Ave
N George St.
W 7th Ave
E 6th Ave
Dairy Queen
S Mildred St
W 6th Ave
E 5th Ave
S Fairfax Blvd
S Mineral St
S George St.
W 5th Ave
The Ranson Tire Shop
Lancaster Circle


PROPOSED DRAINAGE EASEMENT
BELTLINE AVENUE (VARIABLE WIDTH RIGHT-OF-WAY)
N:295,252.76
E:2,431,819.96
CIVIC SPACE (UNDERGROUND SWM) 27,277.4 SF 0.6262 AC.
AVIVA DRIVE (60' RIGHT-OF-WAY) HEREBY DEDICATED
IMPACT ALLEY (20' RIGHT-OF-WAY) HEREBY DEDICATED
MYSTIC DRIVE (60' RIGHT-OF-WAY) HEREBY DEDICATED
ALLEY (20' RIGHT-OF-WAY)
GALA STREET (60' RIGHT-OF-WAY)
RESIDUE PARCEL RESERVED FOR FUTURE DEVELOPMENT 25,600.5 SF 0.5877 AC.
SECTION 3
SECTION 3
SECTION 4
OASIS AVENUE (60' RIGHT-OF-WAY)
OASIS AVENUE (60' RIGHT-OF-WAY)
OASIS AVENUE (60' RIGHT-OF-WAY)

Civic/Open Space

Although not in Section 3, the project includes an approximate .63-acre civic space which will also function as an underground stormwater management facility. Also, although not on site, Lance-Slusher Park, a City-owned and managed park, is located across N Mildred, consisting of basketball and tennis courts, a playground, and a community pavilion. This existing park falls within the SmartCode 19A Article 3 Table 4 pedestrian shed of 1,320 feet or a 5-minute walk.



Staff Notes

- After staff deemed the final plat complete, the applicant shared bond estimates to staff using the old numbers. However, the applicant was informed to use the new recently approved 2025 Planning Commission-approved estimates.
- When submitting the revised bond request with the new estimates, the applicant used the wrong numbers, specifically on *4.1 Sanitary Sewer System. Item 7 - 4" Service Lateral (20' to Edge of R.O.W./Property Line*). This was due to a previous error in the new estimate sheet, which has since been corrected and posted on the City's website.
- Staff informed them that the correct (Planning Commission approved) line-item number was $76.34. The applicant revised the bond sheet and shared the corrected estimate with staff. The current bond with the corrected number totals $925,615.99.
- The applicant sent a corrected application denoting the correct amount of 22 total lots, instead of the 20 as previously stated.
- Although not part of this submittal, the application for Section 5, located to the east of Section 3, has been submitted and is currently under review by staff and will include roughly .59 acres of commercial property as per the agreement between the applicant and the City. Following staff review, if deemed complete, this section will require its own final plat, bond, and development agreement to be decided upon before the Planning Commission at a future meeting. The commercial site and its future tenants will require permitting and review by staff, separate from the standard section approval by the Planning Commission.

Final Plat
CRC REPORT

Parkland Commons Section 3

PROJECT: 26-17-FP

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

Application Information

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

Project Description

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

Location and Site Information

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

Engineering & Zoning Review

No comments on submitted final plat drawings.

Next Steps

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

Thank you,
City of Ranson
Community Development Department

Ranson Planning Commission
Final Plat Requirements Checklist

4.13 Final Plat Requirements– Applicant must submit three (3) copies of the plan with appropriate fees.

Neighborhood Name	Parkland Commons	**Map/Parcel**	142, 124.1...	**Residential**	X	
Date Submitted	6/2/26	**Deed Book/Page**	1283/439	**Commercial**		
Control Number		**Project Area**	1.42	**Open Space**		
Property Owner(s) New Vision Development, LLC		**Address** 132 Autumn Ridge Lane, Kearneysville, WV			**Phone #** 304-671-7399	

#	Standard	Provided	Comments
1	The Final Plat shall be legibly drawn in black or blue waterproof ink on tracing cloth or other permanent material acceptable to the recording authority of the State of West Virginia. The scale shall not be smaller than one (1) inch equals one hundred (100) feet or alternate scale approved by the Agent, and the size of the sheet shall be eighteen (18) by twenty-four (24) inches, including a one and one-half (1 ½) inch margin for binding along the left edge. When more than one sheet is required, an index sheet of the same size shall be submitted showing the entire subdivision drawn to scale. The applicant shall submit, and the agent shall retain, the number of copies and supporting documentation as required by the City.	☒ Yes ☐ No	
2	In addition, an electronic version of the approved plat, in formats acceptable to the City shall be submitted. At a minimum, one electronic version shall be changeable, such as CAD, and one electronic version shall be non-changeable, such as PDF. These versions shall be available to the City for future computer application.	☒ Yes ☐ No	

#	Standard	Provided	Comments
3A	All Plat boundaries and property corners shall be tied to WV State Plane Coordinates or shall be referenced to magnetic meridian and show declination from true north. If the subdivision is referenced to the WV State Grid, northing and easting coordinates shall be shown for a minimum of three key boundary points. The plat will specify the average grid factor and distances shall be reflected as geodetic	☒ Yes ☐ No	
3B	The name of the subdivision and Plat title for referencing when recording and the tax map and parcel number of all the tracts shown on the plat	☒ Yes ☐ No	
3C	The District or municipality, county and state where the property is located	☒ Yes ☐ No	
3D	Names and location of adjoining subdivisions, and location and ownership names of adjoining un-subdivided property. The plat shall also contain the current conveyance reference for the adjoining landowners	☒ Yes ☐ No	
3E	The evidence of possession on or near the property line	☒ Yes ☐ No	
3F	General location information shall be provided. The name and location of any creeks, rivers or roads near the property and any other identifiable landmarks shall be noted to locate the property. The plat shall include ties to significant objects.	☒ Yes ☐ No	
3G	Grid North or true and magnetic north reference with declination, graphic scale and date of survey	☒ Yes ☐ No	
3H	The name, address, and signature of the current or past Owner of the land and the current conveyance reference for the subject property	☒ Yes ☐ No	
3I	The name, address, signature, and seal of the registered professional land surveyor responsible for the preparation of the Plat, and certification that the Plat represents a survey made by that individual and that all monuments shown thereon actually exist, and that their location, size, and material are correctly shown.	☒ Yes ☐ No	

#	Standard	Provided	Comments
3J	The measured length and direction of each boundary line by distance, bearing and quadrant. All boundary lines shall be described with lengths to hundredths of a foot and bearings to the nearest second. The error of closure for the property boundary shall be 1:15,000. The plat shall identify any overlaps and gaps in record lines, former deed or grant lines as needed.	■ Yes ☐ No	
3K	Description of the accurate location and material of all permanent existing and proposed reference monuments including whether the monuments were found or set. All corners shall contain markers.	■ Yes ☐ No	
3L-1	The exact layout for the subdivision including: All plats shall include a metes and bounds description with a description of the point of beginning Street and alley lines, their names, bearings, angles of intersections and widths, including widths along the line of any obliquely intersecting street.	■ Yes ☐ No	
3L-2	A table that indicates the dimensions of all arcs, radii, points of curvature, and tangent bearings.	■ Yes ☐ No	
3L-3	All easements or right-of-ways, when provided for or owned by public utilities, with the limitation of the easement right definitely stated on the Final Plat.	■ Yes ☐ No	
3L-4	All lot lines shall be described with lengths to hundredths of a foot and bearings to the nearest second.	■ Yes ☐ No	
3L-5	The area, acreage or square footage of the subdivided and residue property.	■ Yes ☐ No	
3-M	The subdivision name, lots, blocks and plat reference. Lots numbered in numerical order, and blocks lettered in alphabetical order throughout the entire subdivision. Numbers will be contained within circles, and block letters will be contained within squares.	■ Yes ☐ No	
3-N	Building setback lines, the minimum as fixed by the Zoning Ordinance, any other set back lines established by the public authority, and those stipulated in any deed restrictions.	■ Yes ☐ No	

#	Standard	Provided	Comments
3-O	Accurate outlines of any areas to be reserved for common use in the subdivision or for general public use with purposes indicated thereon. The outlined area of the property and all significant parts, including streets, alleys and non-lotted areas of a subdivision shall be identified;	■ Yes ☐ No	
3-P	A written offer of dedication of streets and other public property.	■ Yes ☐ No	
3-Q	The Final Plat shall provide a space for an Owner's (individual or corporation) Certification and Dedication, Surveyor's Certificate, and Planning Commission approval.	■ Yes ☐ No	
4-A	The Final Plat shall be accompanied by: Copies of protective covenants in form for recording, including covenants governing the maintenance of undedicated public spaces or reservations.	■ Yes ☐ No	
4-B	Such other certificates, affidavits, endorsements, or agreements as may be required by the Planning Commission.	■ Yes ☐ No	
4-C	Certification that the Applicant has installed all improvements in accord with the conditions of the Planning Commission and this Ordinance or a surety bond has been submitted and accepted and Public Improvement Agreement to complete the construction of all improvements required by this Chapter and in accordance with Article 6 of this Ordinance.	■ Yes ☐ No	
4-D	Approvals from all affected State and Federal agencies	☐ Yes ■ No	

Checklist Use Verification (CUV) of Engineer/Surveyor (applicant) preparing plans on behalf of the applicant/owner. This checklist shall be used by the applicant during the preparation of the submitted plans. The applicant shall fill in each text block in the above checklist items and sign below indicating that this checklist was used during the preparation of the submitted plans. Failure to provide a completed and signed CUV with the application package will cause the application to not be accepted and immediately returned to the applicant.

I hereby verify that I have used this checklist during the preparation of the attached plan set:

Signed: Dan F. Fles _____ Date: 6/2/26 _____

PLAT NOTES

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

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

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

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

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

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

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

4. LOT AREA IN SECTION 2 IS AS FOLLOWS:

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

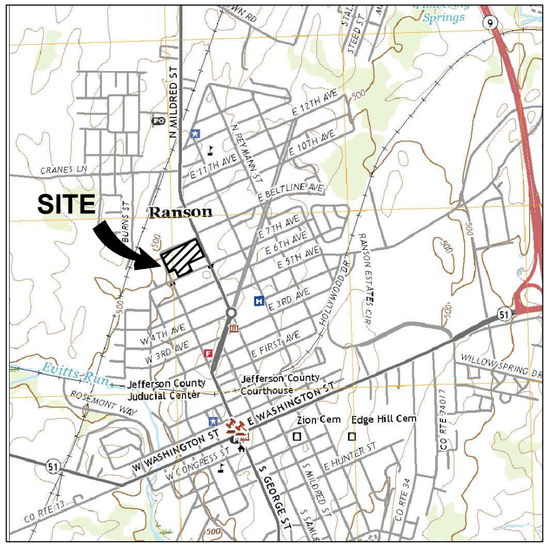
   LOTS T38 - T48 - 14,839.0 SF (0.3407 AC.)

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

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

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

RANSON CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA
MARCH 2, 2026



LOCATION MAP
SCALE: 1" - 2000'

PLANNING COMMISSION APPROVAL

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

(Planning Commission Seal) Date: _____

_____(Planning Commission President)

SITE DATA

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

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

OWNER'S CERTIFICATION AND DEDICATION

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

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

By: _____
Member

Attn: _____

SURVEYOR'S CERTIFICATE

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

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

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

REVISIONS

SHEET
T-1

FINAL PLAT
TITLE SHEET

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

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

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

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

BELTLINE AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)

CSX TRANSPORTATION
(35' RIGHT-OF-WAY)

PROPOSED DRAINAGE EASEMENT

BELTLINE AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)

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

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

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

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

N 57°44'12" E
39.31'

32.50'

S 24°44'52" E
24.29'

N 31°29'41" W
21.53'

PROPOSED DRAINAGE EASEMENT
925.1 SF

S 61°44'58" W
36.51'

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

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

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

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

(20' RIGHT-OF-WAY)
ALLEY

GALA STREET
(60' RIGHT-OF-WAY)

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

SECTION 3

SECTION 3

SECTION 4

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

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

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

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

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

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

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

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

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

GEORGE STREET
(60' RIGHT-OF-WAY)

OASIS AVENUE
(60' RIGHT-OF-WAY)

OASIS AVENUE
(60' RIGHT-OF-WAY)

OASIS AVENUE
(60' RIGHT-OF-WAY)

SECTION 1

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

SECTION 2

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

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

SECTION 1

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

EXISTING DRAINAGE EASEMENT
100.8 SF

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

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

EXISTING ALLEY
(20' RIGHT-OF-WAY)

PROPOSED ALLEY
(26' RIGHT-OF-WAY)

EXISTING ALLEY
(20' RIGHT-OF-WAY)

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

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

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

JOVIAL DRIVE
(60' RIGHT-OF-WAY)

MIRAGE ALLEY (20' RIGHT-OF-WAY)

MYSTIC DRIVE
(60' RIGHT-OF-WAY)

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

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

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

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

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

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

WV SPC
NORTH ZONE

50 0 50
Scale: 1" = 50'

SEVENTH AVENUE
(60' RIGHT-OF-WAY)

N/F
Jerry Kusar, III

N/F

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

REVISIONS

SHEET
T-2

FINAL PLAT SHEET INDEX

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

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

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

30 0 30 60

Scale: 1" = 30'

CSX TRANSPORTATION
(35' RIGHT-OF-WAY)

BELTLINE AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)

PROPOSED DRAINAGE EASEMENT LOT T-7 120.1 SF

PROPOSED DRAINAGE EASEMENT LOT T-8 2.5 SF

121.94'

N 65°13'32" E 64.50'
0' SIDE SETBACK

N 65°13'32" E 711.00'

N 24°52'51" W 355.00'

S 65°13'32" W 121.52'

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

JOVIAL DRIVE
(60' RIGHT-OF-WAY)

MIRAGE ALLEY
(20' RIGHT-OF-WAY)

MYSTIC DRIVE
(60' RIGHT-OF-WAY)

NOVA ALLEY
(20' RIGHT-OF-WAY)

GALA STREET
(60' RIGHT-OF-WAY)

GEORGE STREET
(60' RIGHT-OF-WAY)

OASIS AVENUE
(60' RIGHT-OF-WAY)

N 65°13'32" E 163.45'

N 74°39'28" E 36.49'

N 65°13'32" E 574.55'

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

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

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

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

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

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

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

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

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

PROPERTY CORNER LEGEND

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

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

REVISIONS

SHEET
PT-1

FINAL PLAT SECTION 3

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

Site planning, design& Survey

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

PARKLAND COMMONS

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

WV SPC NORTH ZONE



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

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

LANDSCAPING, LIGHTING & SIGNAGE PLAN

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

PARKLAND COMMONS

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

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

July 1, 2026

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

RE: Parkland Commons Lighting Plan Revision

Dear Mr. Holland,

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

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

Sincerely,



Daniel F. Llewellyn, PS

City of Ranson

Community Development Department

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

RANSON
AT THE CENTER OF OPPORTUNITY.

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

APPLICATION FOR REVIEW

PROJECT NAME: Parkland Commons

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

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

SITE AREA (ACRES): 1.42 **# OF LOTS:** 22 **AREA IN LOTS:** 0.68

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

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

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

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

SUBMITTAL/FEE INFORMATION

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

OWNER/APPLICANT INFORMATION

Owner I (Print) New Vision Development, LLC Percent of Ownership 100
Address 132 Autumn Ridge Lane, Kearneysville, WV 25430
Phone: [redacted] Fax/Email: [redacted]

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

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

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

Developer (Print) New Vision Development, LLC
Address 132 Autumn Ridge Lane, Kearneysville, WV 24530
Phone: [redacted] Fax/Email: [redacted]

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

OWNER'S WRITTEN AUTHORIZATION

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

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

Signature (owner): _____ Date: _____

Signature: (applicant) _____ Date: _____

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

Date Received: _____ **By:** _____

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

AGENDA ITEM IV.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: NEW BUSINESS

SUBJECT: Election of Officers (President)

ATTACHMENTS:

AGENDA ITEM IV.2

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: NEW BUSINESS

SUBJECT: Public Hearing - to accept public comments for the final plat proposal. Phase 2B for Madison Greens, located off N Fairfax Blvd,

ATTACHMENTS:

Legal Notice final plat Madison Green phase 2b.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on August 3, 2026, at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Phase 2B for Madison Greens, located off N Fairfax Blvd, accepting the bond, and entering into a development agreement for Phase 2B. This plan includes 20 lots (110-129) and civic space with associated recreation facilities. All persons are invited to attend and make comments about the proposed final plat.

All persons are invited to attend and make comments about proposed final plat. If you cannot attend but wish to comment, you may write to the following address prior to Friday, July 31, 2026: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written comments received prior to July 31, 2026 will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM IV.3

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: NEW BUSINESS

SUBJECT: 26-20-FP-Consideration - FSA, Inc. C/O Trevor Frederick submitted an application on behalf of Madison Greens LCC to, enter into a final plat proposal for Phase 2B Madison Greens.

FSA, Inc. C/O Trevor Frederick submitted an application on behalf of Madison Greens LCC to , enter into a final plat proposal. located off N Fairfax Blvd, plan includes 20 lots (110-129) and civic space with associated recreation facilities.

ATTACHMENTS:

24-29-LDPP-ldpp_-_rev_7.15.2024-_Potomac_Towne_Center.pdf
26-20-FP staff completeness review.docx
26-20-FP-2023-0285 Final Plat Phase 2B (sealed).pdf
26-20-FP-2026-06-30 Madison Greens PH2B Plat Review - Memorandum.pdf
26-20-FP-Commercial Quote_Madison Greens Amenity Area.pdf
26-20-FP-Fencing Criteria - Ranson, WV Code of Ordinances.pdf
26-20-application-for-review_Redacted.pdf
26-20-FP-Pic#1.jpg
26-20-FP-Pic#2.jpg
madison greens 2b staff report.docx

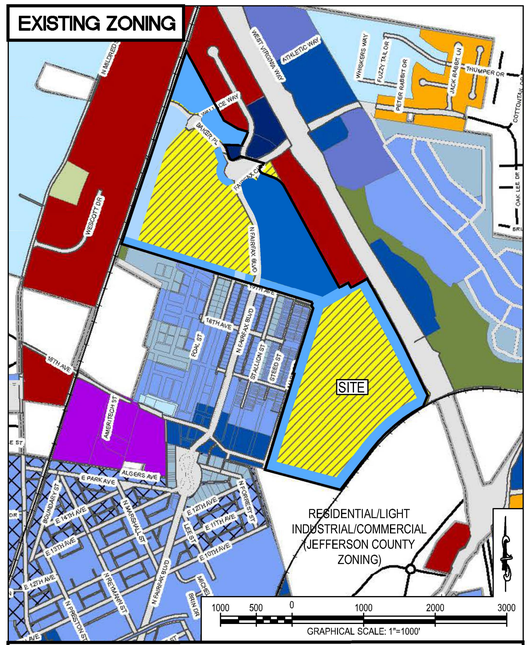
LAND DEVELOPMENT PLAN & PLAT APPLICATION

POTOMAC TOWNE CENTER

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

ORIGINAL APPLICATION BY GORDON – APPROVED: SEPTEMBER 13, 2021

EXISTING ZONING



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

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

LIST OF DRAWINGS

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

LOCATION MAP



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SEAL:

REVISIONS

COVER SHEET

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

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

F:\LE FATE 3 (PROJECTS)\RANSON\3079\DWG_TOWNE CENTER PRELIMINARY ENGINEERING PLANS\CIVIL\PLATS AND LEGEND\COVER SHEET.DWG
Plotted at 1:1000 on 6/25/2024 by ABP
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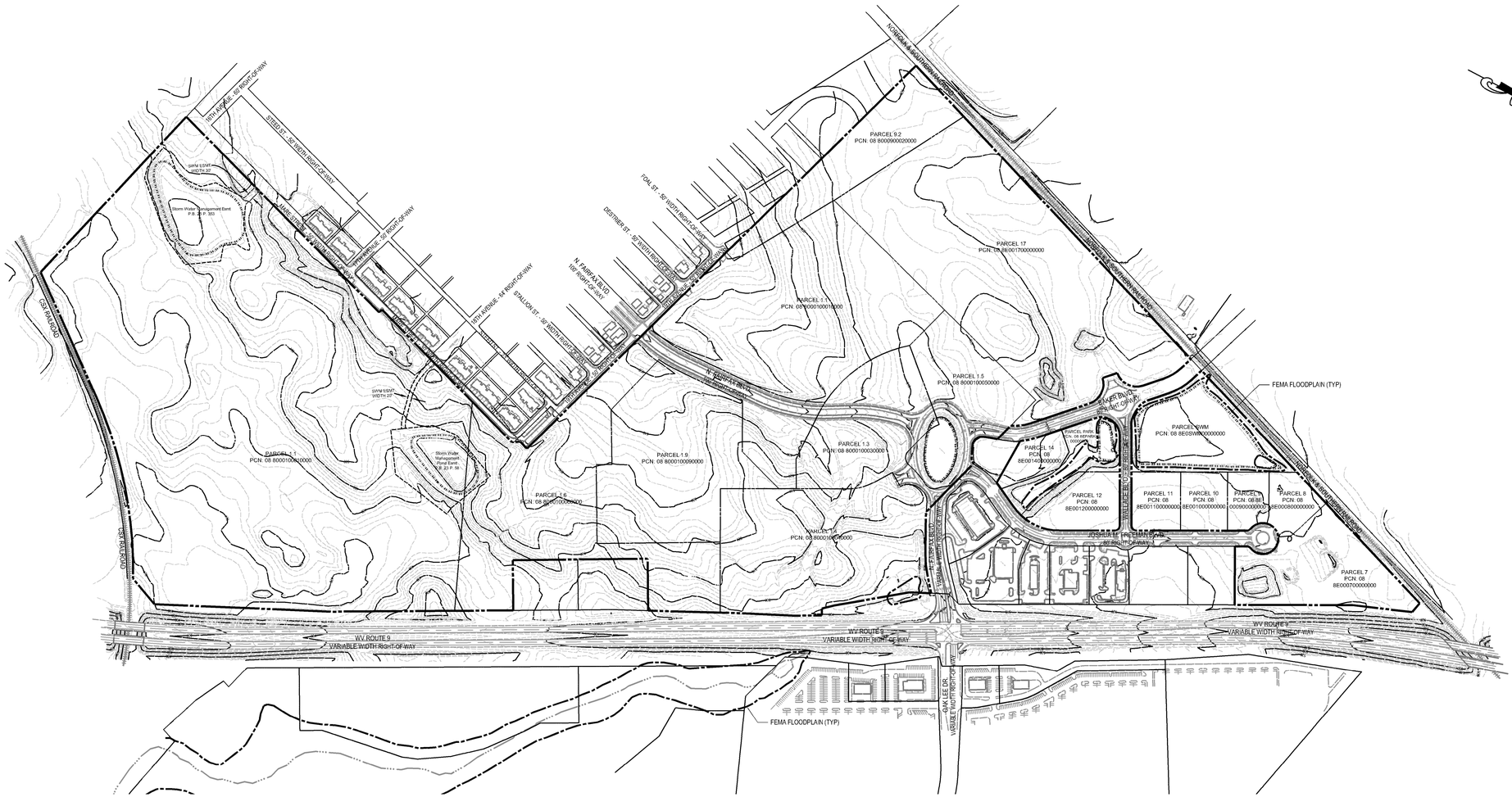


300 150 0 300 600 900

GRAPHICAL SCALE: 1"=300'

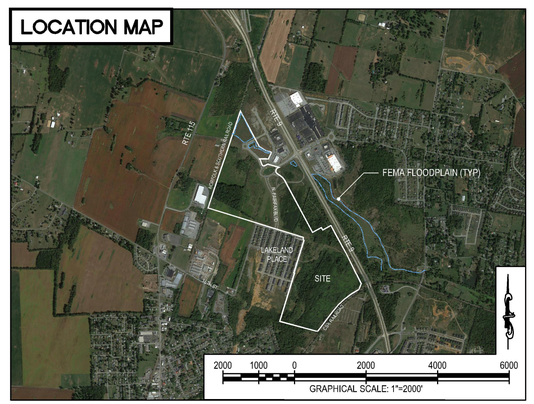
LEGEND:

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

NOTES:

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

LOCATION MAP



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SEAL:

REVISIONS

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

EXISTING CONDITIONS

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

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

FILEPATH: S:\PROJECTS\3000s\3079-0110 POTOMAC TOWNE CENTER PRELIMINARY ENGINEERING_ARCH\CAD\PLAT & MISC\EXISTING COND.DWG
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MAP LEGEND

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

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

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

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes

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

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

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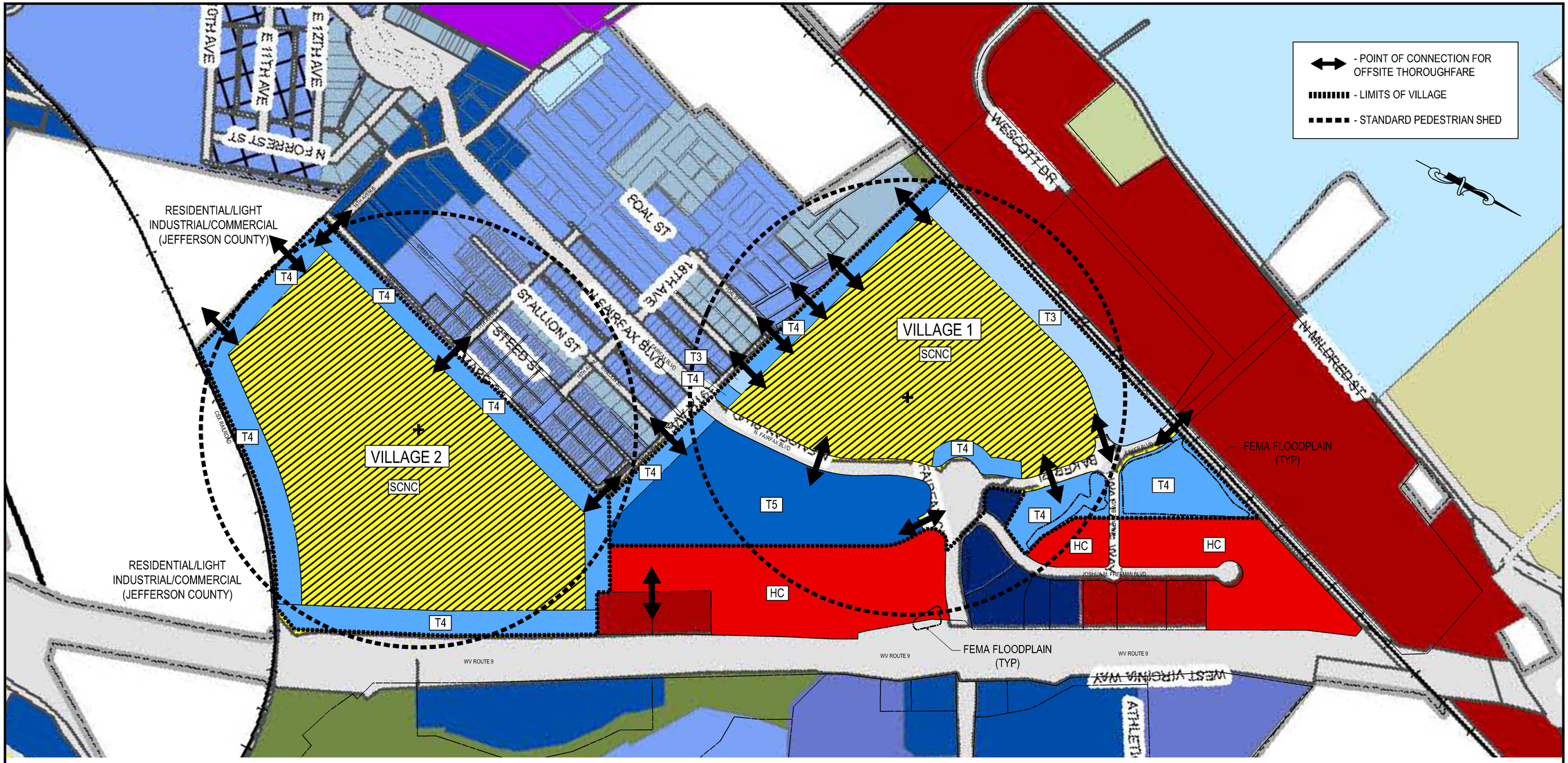
EXISTING CONDITIONS - SOILS

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 200' VERT.:
DATE:	6/25/2024
JOB:	3079-0110
DRAWN: ABP	CHECK: JAE
CADD:	EX COND.DWG
NCS:	
SHEET:	3 OF 10



300 150 0 300 600 900

GRAPHICAL SCALE: 1"=300'

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

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

COMMUNITY TYPES:

TWO (2) MEDIUM INTENSITY VILLAGES

ACREAGE:

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

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

EDGE TRANSECT DISTRICTS:

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

MAXIMUM DENSITY (SCNC):

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

PERIMETER CONNECTIVITY:

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

ZONING APPROVAL:

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

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SEAL:

REVISIONS

ZONING

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

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

FILE PATH: Z:\PROJECTS\3079\CIVIL\120 DJ\POTOMAC TOWNE CENTER PRELIM\PLAN SHEETS\ZONING\ZONING.DWG
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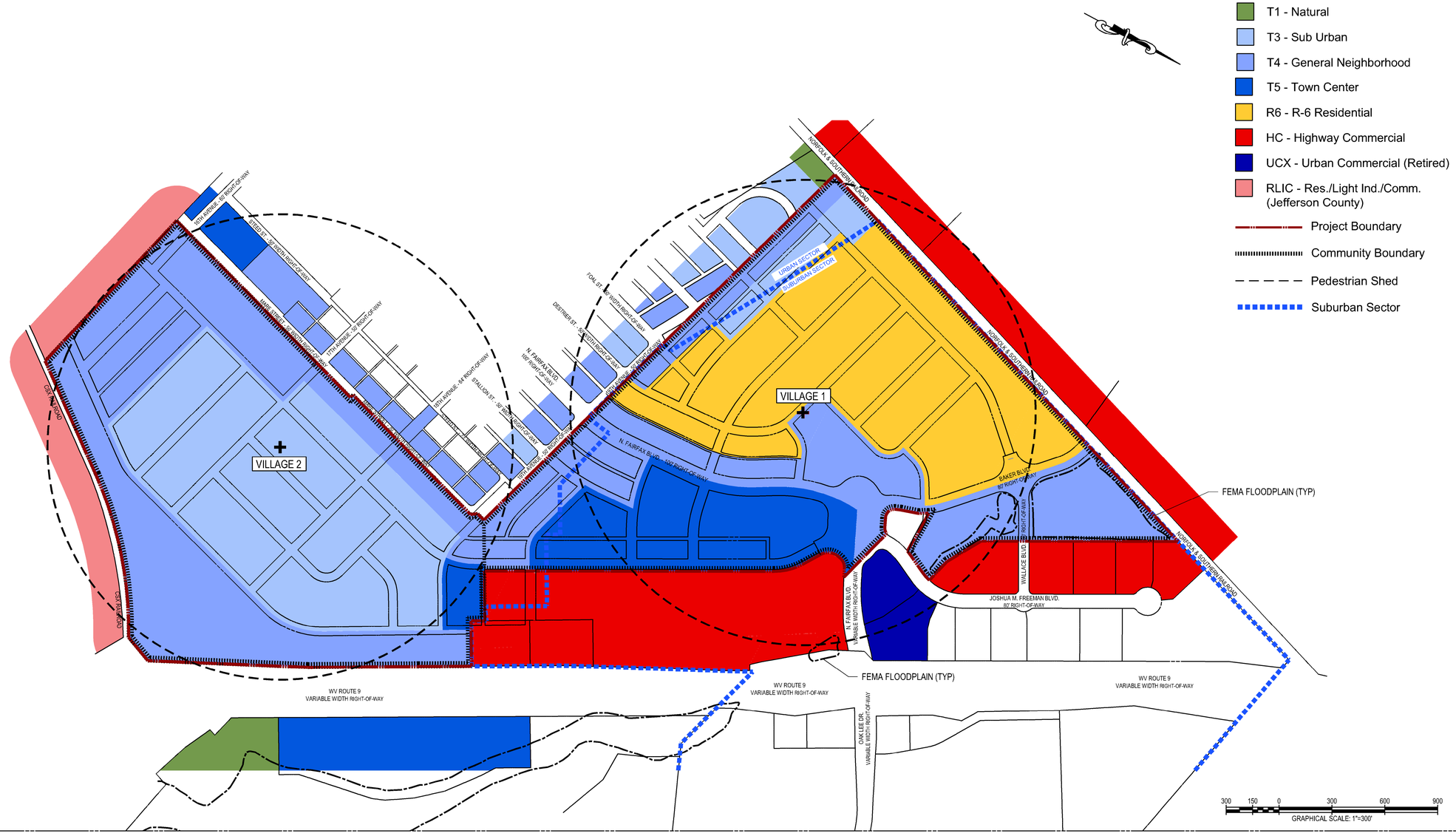
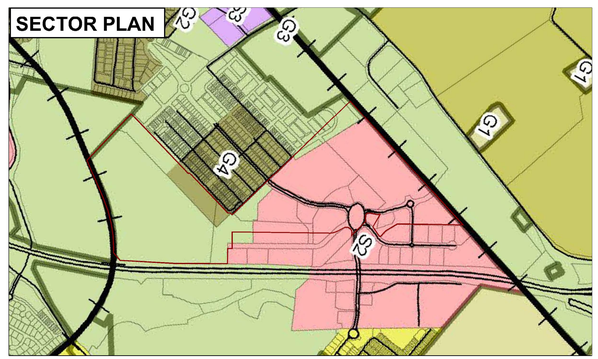


TRANSECT ZONE COMPLIANCE			
VILLAGE 1 - MEDIUM INTENSITY			
T ZONE	ACREAGE	PERCENTAGE	REQUIREMENT
T3	3.93	47.72%	10%-50%
R6	44.87		
T4	34.47	33.70%	20-50%
T5	19.00	18.58%	20% Max
TOTALS	102.27	100.00%	

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

NOTES:

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



UGB COMPACT URBAN

- G1 - Restricted Growth Sector
- G2 - Controlled Growth Sector
- G3 - Preferred Growth Sector
- G4 - Redevelopment/Infill Growth Sector

UGB SUBURBAN SECTOR

- S1 - Suburban Residential Sector
- S2 - Suburban Commercial Sector
- S3 - Industrial

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SEAL:

REVISIONS

PROPOSED COMMUNITY

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

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

FILE PATH: Q:\PROJECTS\3000's\3079-0110 POTOMAC TOWNE CENTER PRELIMINARY ENGINEERING\APPROVALS\7-14_MRE\DEVELOPMENT DISTRICTS.DWG
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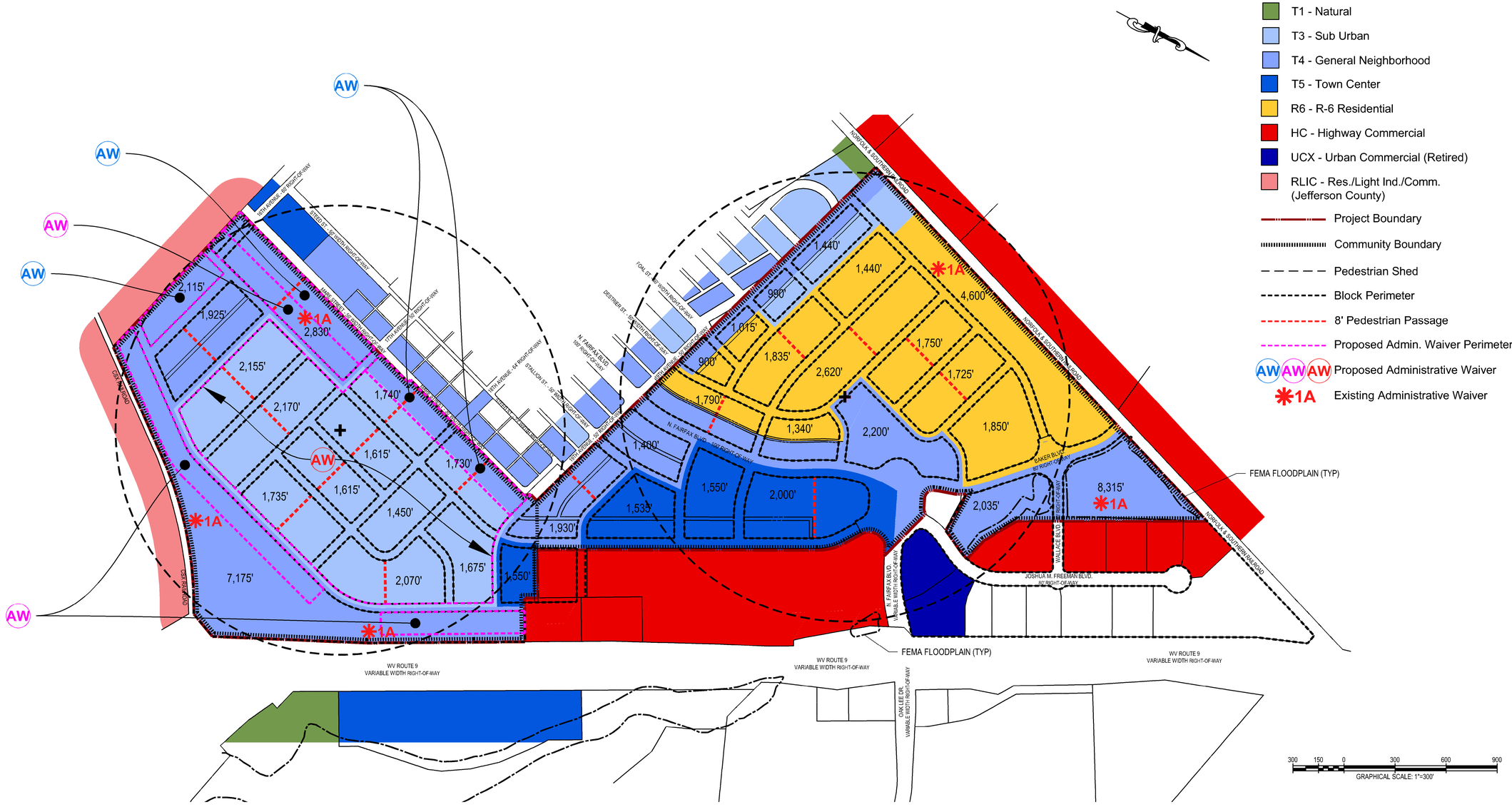

*ADMINISTRATIVE WAIVERS - PREVIOUSLY GRANTED

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

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

ADMINISTRATIVE WAIVERS - PROPOSED

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

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SEAL:

REVISIONS

THOROUGHFARE & BLOCK STANDARDS

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

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

FILE PATH: Z:\PROJECTS\3000's\3079-0110 POTOMAC TOWNE CENTER PRELIMINARY ENGINEERING\ARCHITECTURAL & MISC\DEVELOPMENT DISTRICTS.DWG
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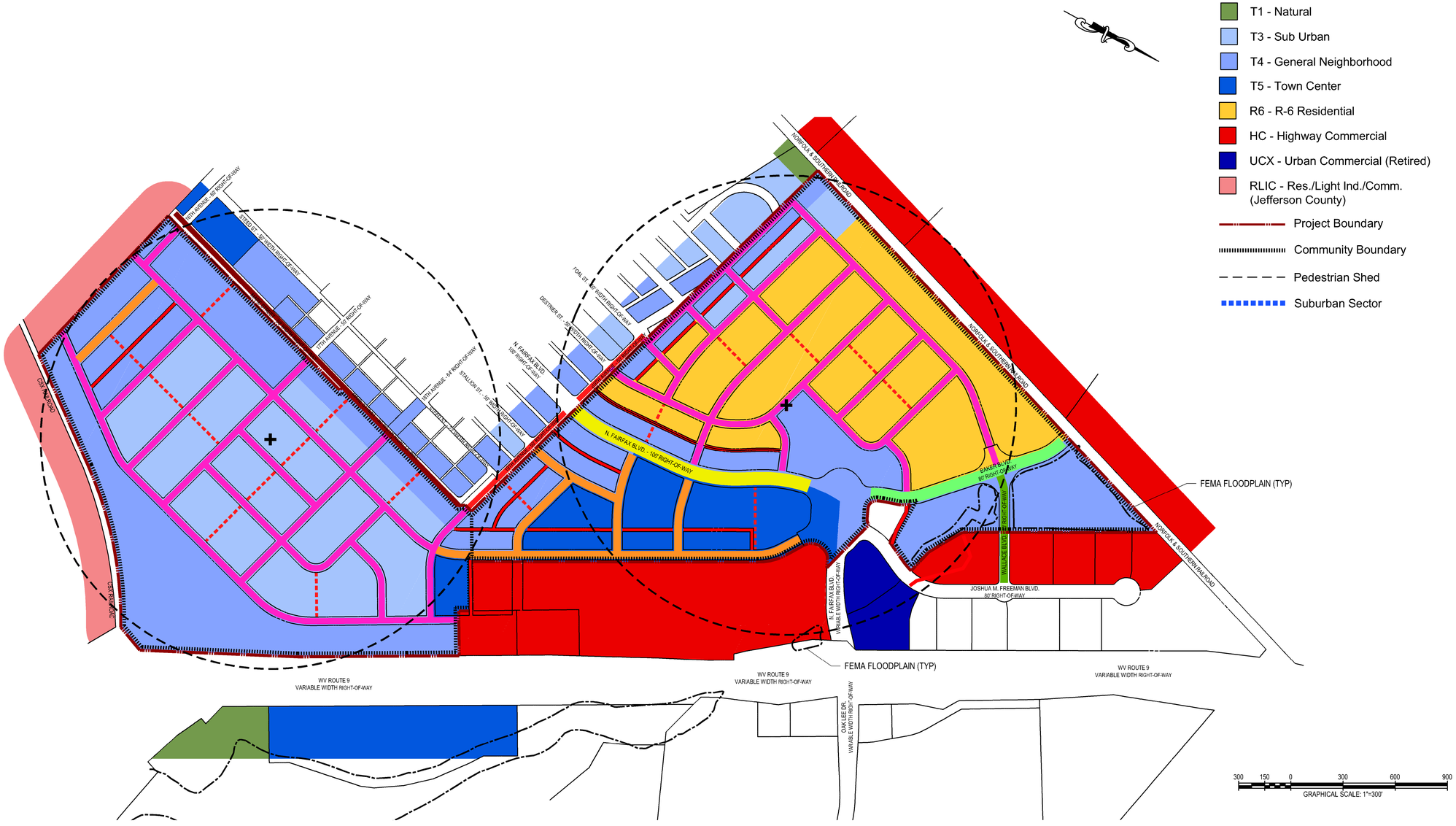

PROPOSED ASSEMBLIES		
Key	Thoroughfare	Approved T-Zones
	RL-20-18	T3, T4, T5
	DR-50-28*	T3, T4
	ST-58-36*	T4, T5
	AV-100-38**	T3, T4, T5

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

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

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SEAL:

REVISIONS

THOROUGHFARE ASSEMBLIES I

POTOMAC TOWNE CENTER

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

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

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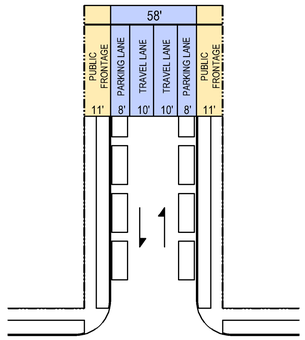

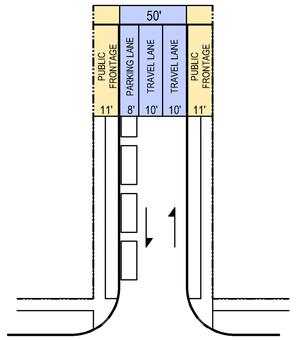

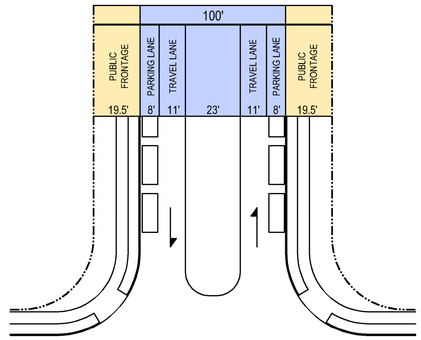

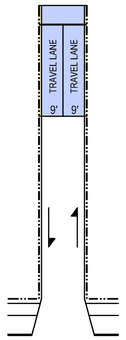

NOTES:

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

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

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SEAL:

REVISIONS

THOROUGHFARE ASSEMBLIES II

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: NTS VERT.:
DATE:	6/25/2024
JOB:	3079-0110
DRAWN: ABP	CHECK: JAE
CADD: TRANSECT DISTRICTS-R.DWG	
NCS:	
SHEET:	8 OF 10

FILE PATH: P:\PROJECTS\3079\CIVIL\3079 POTOMAC TOWNE CENTER PRELIMINARY ENGINEERING\ARCHITECTURAL ARE\DEVELOPMENT DISTRICTS.RVT
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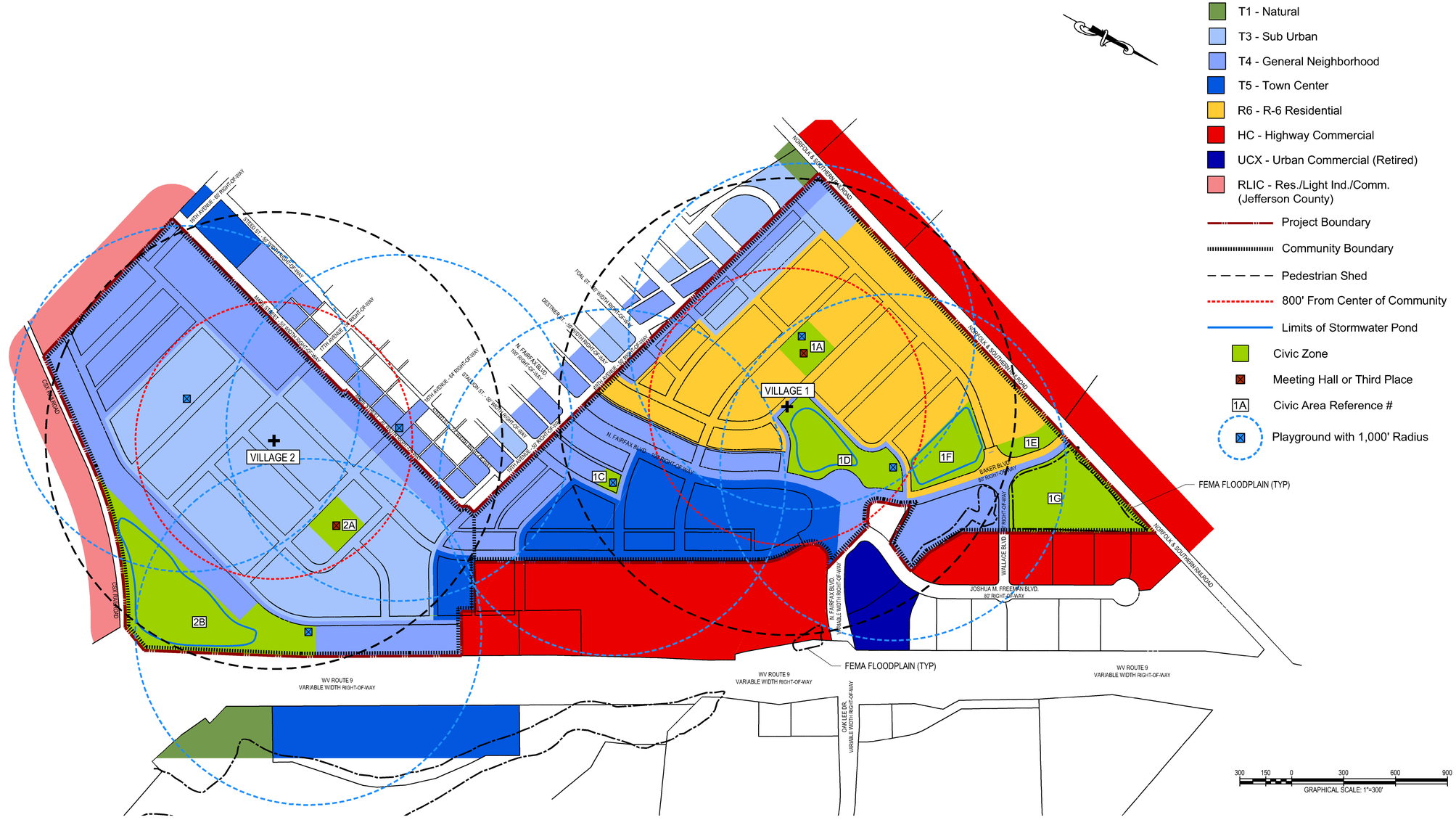

VILLAGE 1						
REFERENCE #	TYPE	PERMITTED T-ZONE	T-ZONE	MIN. PERIMETER	PERMITTED AREA (AC)	AREA (AC)
1A	SQUARE w/ CIVIC BUILDING & PLAYGROUND	T2O - T5	T3	50%	0.25 - 5	1.20
1B	REMOVED					
1C	PLAYGROUND	T1 - T5	T4	NA	NA	0.29
1D	GREEN	T2O - T5	T4	NA	0.5 - 8	4.40
1E	GREEN	T2O - T5	T3	NA	0.5 - 8	0.80
1F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

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

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

Civic Buildings - Meeting Hall or Third Place

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

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REVISIONS

CIVIC STANDARDS

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

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

FILE PATH: G:\PROJECTS\3000'S\3079\3079-0110 TOWNE CENTER PRELIMINARY ENGINEERING\ARCH\CIVIL\TA - MIRO\3D\COMPONENTS\3079-0110 TRANSECT DISTRICTS.DWG
LAST PLOT: ### BY: ABP



STORMWATER MANAGEMENT

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

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

UTILITIES

WATER SERVICE WILL BE PROVIDED BY WEST VIRGINIA AMERICAN WATER.

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

ELECTRIC SERVICE WILL BE PROVIDED BY POTOMAC EDISON.

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SEAL:

REVISIONS

STORMWATER & UTILITIES

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

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DRAWN: ABP	CHECK: JAE
CADD: SWM.DWG	
NCS:	
SHEET:	10 OF 10

FILE PATH: P:\PROJECTS\3079\LDP\11 POTOMAC TOWNE CENTER PRELIMINARY ENGINEERING\PLANS\CROSSPATH WIRE USES COPY OF MAP.DWG
DATE/TIME: ### - 10:12:00 AM BY: ### | XREFS ATTACHED: N/A | XREFS BOUND: N/A | XREFS NOT ATTACHED OR BOUND BECAUSE OF ANY PROCESS OPTIONS SPECIFIED IN THE DWG FILE OPTIONS DIALOG BOX: 11 FEDERAL SERVICES.dwt - dwt

Final Plat and Bond
Staff Comments Report

Madison Greens Phase 2B

PROJECT: 26-20-FP

This report has been prepared by the Community Development Department and City Engineer, which includes a technical analysis of this application for compliance with the City's Comprehensive Plan and adopted Ordinances. This report concludes with the staff recommendation of, and the next steps required to be undertaken by the applicant.

Application Information

Trevor Frederick
Frederick, Seibert, & Associates, Inc
128 S. Potomac St
Hagerstown, MD 21740

Project Description

Madison Greens Phase 2B Final Plat and accompanying bond in the amount of $1,369,141.84. This application is for a proposed residential development site as shown on the plat provided (dated June 15, 2026 prepared by Frederick, Seibert & Associates). This plan includes 20 lots (110-129) and civic space with associated recreation facilities.

Location and Site Information

Location: N Fairfax Blvd
Current Zoning: R-6
Gross Site Area: 5.93 acres

Engineering & Zoning Review

No comments on submitted final plat drawings and accompanying bond. Staff deem this application complete and recommend review of, and possible action by the Planning Commission.

Next Steps

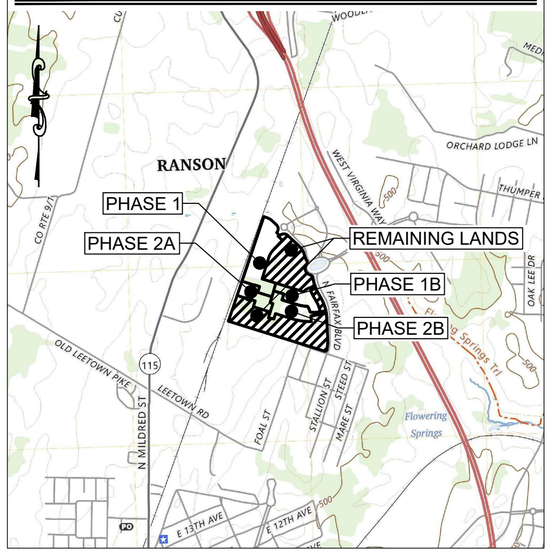
Please contact Zach Holland, 304-724-3882 with any questions.

Thank you,
City of Ranson
Community Development Department

VICINITY MAP

SCALE: 1" = 2000'

ADC MAP 21, B8
USGS MAPS (CHARLES TOWN, WV)



IMPERVIOUS AREA TABULATION

SINGLE FAMILY = 0.15 AC. X 0.40 = 0.06 AC. / 2,614 S.F. PER LOT
TOTAL IMPERVIOUS AREA: 0.06 AC. X 18 LOTS = 1.08 AC. / 47,045 S.F.

SINGLE FAMILY = 0.20 AC. X 0.40 = 0.08 AC. / 3,485 S.F. PER LOT
TOTAL IMPERVIOUS AREA: 0.08 AC. X 1 LOTS = 0.08 AC. / 3,485 S.F.

SINGLE FAMILY = 0.24 AC. X 0.40 = 0.10 AC. / 4,356 S.F. PER LOT
TOTAL IMPERVIOUS AREA: 0.10 AC. X 1 LOTS = 0.10 AC. / 4,356 S.F.

ROADWAY = 0.99 AC. / 43,124.4 S.F.

TOTAL IMPERVIOUS AREA: 2.75 AC. / 119,790 S.F.

LOT DENSITY

LOTS	20	SINGLE FAMILY
DENSITY	20 UNITS / 5.93 AC. = 3.37 UNITS/ACRE	

Note: The developer acknowledges that open space and density will diminish as the remaining land is developed, however open space and density will not be less than the minimum required.

OPEN SPACE TABULATION

OPEN SPACE BREAKDOWN PER EACH PHASE:

PHASE I:	3.57 AC.
PHASE IB:	0.32 AC.
PHASE 2A:	0.51 AC.
PHASE 2B:(CURRENT)	1.26 AC.
OPEN SPACE PROVIDED:	5.66 AC.
FUTURE OPEN SPACE:	2.30 AC.

MIN. BUILDING SETBACKS:

R6 - RESIDENTIAL DISTRICT

FRONT	-	25 FT.
SIDE	-	5 FT.
REAR	-	20 FT.

AREA TABULATION

TAX MAP 08; PARCEL: 17, 1.1, 1.3, 1.5, 9.2
DEED BOOK 1322 PAGE 264;

TOTAL LANDS	61.41 AC.
PHASE I	11.75 AC.
PHASE IB	5.03 AC.
PHASE 2A	4.22 AC.
PHASE 2B BREAKDOWN:	
1.53 Ac.	RIGHT OF WAY
3.14 Ac.	LOTS
1.26 Ac.	OPEN SPACE
5.93 Ac.	OVERALL PHASE 2B
34.48 Ac.	REMAINING LANDS RESIDUAL

LIMIT OF DISTURBANCE FOR PHASE 2B = 5.93 AC.

SHEET INDEX

TYPE	NUMBER	TITLE
C-101	SHEET 01	FINAL PLAT, PART OF PHASE 2B
C-102	SHEET 02	FINAL PLAT, PART OF PHASE 2B

GRID NORTH NAD 83 W.V. NORTH ZONE

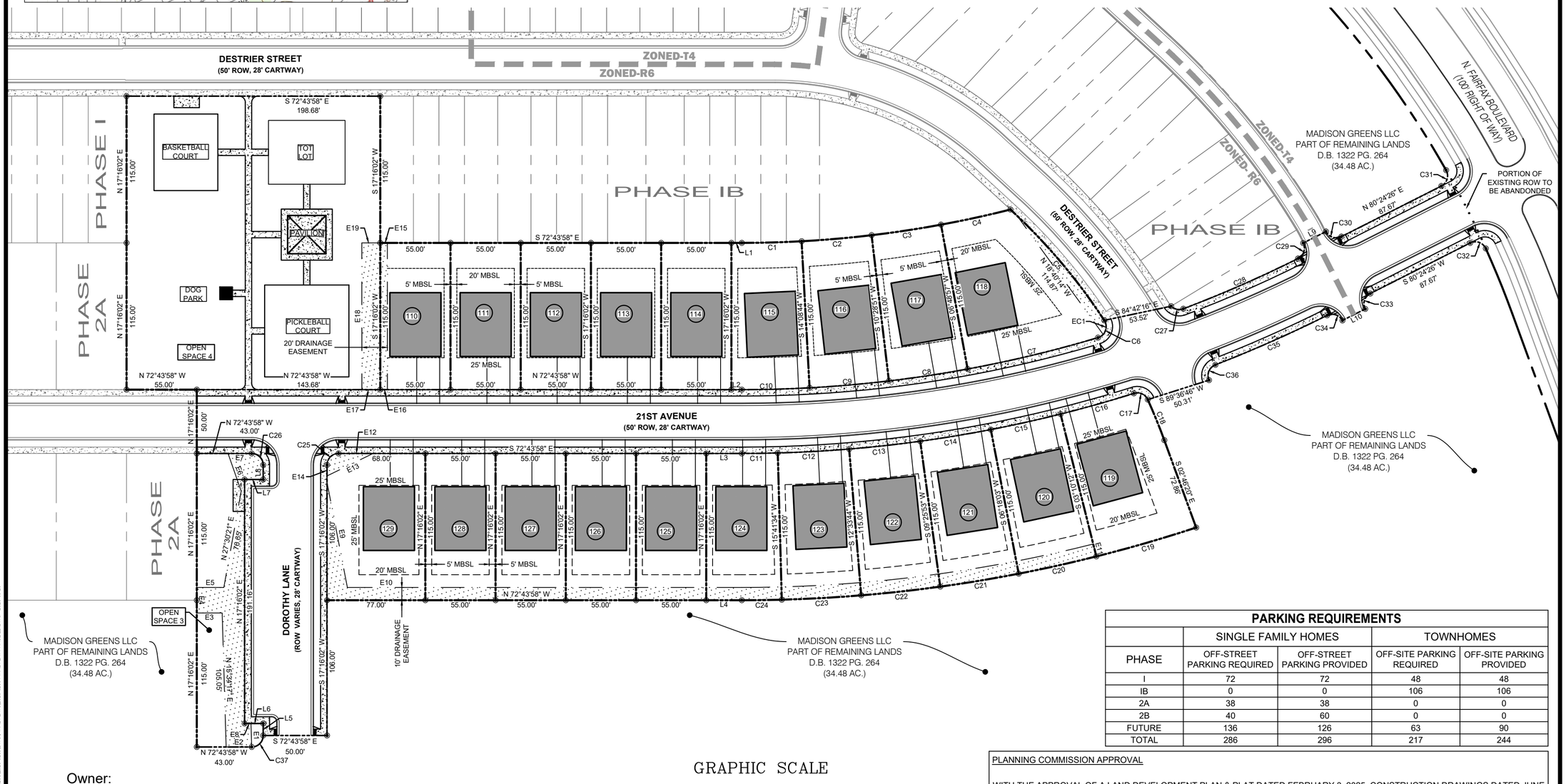
Fk - Funkstown silt loam
Soil Properties & Characteristics:
Slope: 3 to 8 Percent
Drainage Class: moderately well drained
Depth to Seasonal High Water Table: about 20 to 28 inches
Flooding: Frequent
Erosion Hazard: Moderate
Depth to Bedrock: more than 80 inches

HbB - Hagerstown silty clay loam, 3 to 8 percent slopes
Soil Properties & Characteristics:
Slope: 3 to 8 Percent
Drainage Class: medium
Depth to Seasonal High Water Table: more than 80 inches
Flooding: None
Erosion Hazard: Moderate
Depth to Bedrock: 43-98 inches

HeC - Hagerstown silt loam, 8 to 15 percent slopes, very rocky
Soil Properties & Characteristics:
Slope: 8 to 15 Percent
Drainage Class: well drained
Depth to Seasonal High Water Table: more than 80 inches
Flooding: None
Erosion Hazard: Moderate
Depth to Bedrock: more than 80 inches

PmB - Poplimento silt loam, 3 to 8 percent slopes
Soil Properties & Characteristics:
Slope: 3 to 8 Percent
Drainage Class: well drained
Depth to Seasonal High Water Table: more than 80 inches
Flooding: None
Erosion Hazard: Moderate
Depth to Bedrock: more than 80 inches

PmC - Poplimento silt loam, 8 to 15 percent slopes
Soil Properties & Characteristics:
Slope: 8 to 15 Percent
Drainage Class: well drained
Depth to Seasonal High Water Table: more than 80 inches
Flooding: None
Erosion Hazard: Moderate
Depth to Bedrock: more than 80 inches



PARKING REQUIREMENTS

	SINGLE FAMILY HOMES		TOWNHOMES	
PHASE	OFF-STREET PARKING REQUIRED	OFF-STREET PARKING PROVIDED	OFF-SITE PARKING REQUIRED	OFF-SITE PARKING PROVIDED
I	72	72	48	48
IB	0	0	106	106
2A	38	38	0	0
2B	40	60	0	0
FUTURE	136	126	63	90
TOTAL	286	296	217	244

Owner:
Madison Greens, LLC
9729 Garis Shop Road
Hagerstown, MD 21740
(301)-491-6999

PROP. STORMWATER MANAGEMENT AND DRAINAGE EASEMENT

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

PLANNING COMMISSION APPROVAL

WITH THE APPROVAL OF A LAND DEVELOPMENT PLAN & PLAT DATED FEBRUARY 3, 2025, CONSTRUCTION DRAWINGS DATED JUNE 13, 2025, AND DEVELOPERS 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 CHAIR DATE

MATTHEW B. CESSNA LICENSED No. 2115 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: WEST VIRGINIA, License # 2115.
Expiration Date 06-30-2027.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
16 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
1114 2 MILLMARPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650

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FINAL PLAT OF SUBDIVISION
LOTS 110-129
FOR
MADISON GREENS, PART OF PHASE 2B
PARCEL 8-1.1, 8-1.3, 8-1.5, 8-9.2, 8E-17; DEED BOOK 1322, PAGE 264
SITUATE WEST OF FAIRFAX BOULEVARD, EAST OF NORFOLK & WESTERN RAILROAD
RANSON CORP DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

PROJECT NO. 2023-0285
DWN BY ABRAM MYERS | DATE 06.15.2026
PROJECT MANAGER: Trevor Frederick
EMAIL: tfrederick@fsa-inc.com
TAX MAP: 8, 8E PARCEL: 1.1, 1.3, 1.5, 9-2, 17
DEED BOOK: 1322 PAGE 264
SCALE 1" = 60'
SHEET TITLE

FINAL PLAT
PART OF PHASE 2B

C-101
SHEET 01 OF 02

P:\SHARED FOLDERS\PROJECTS\2023\2023-0285\DWG\FINAL PLATS\2023-0285 FINAL PLAT PHASE 2B.DWG 2026-06-25

OWNER'S CERTIFICATE

I/We, Madison Greens, LLC do hereby certify that I/We are the legal and true owner(s) of the property shown and described hereon, being a portion of the same land conveyed to us by deed dated April 24, 2024 and recorded in Deed Book 1322, Page 264 in the office of the county clerk of Jefferson County, West Virginia, and the subdivision of the lot as shown hereon, situate in Ranson Corp District, Jefferson County, West Virginia is made with the free consent and in accordance with our desire.

There are no suits, actions at law, leases. liens, mortgages, trusts, easements or rights of way affecting the property included in this plan of subdivision except for the following:

MADISON GREENS LLC

OWNER _____ DATE _____

Robert A. Rotz — Robert A. Rotz — 6/24/2026

SIGNATURE — PRINTED NAME — DATE

BANK (IF APPLICABLE): _____

OWNER'S DEDICATION

I/We, Madison Greens, LLC do hereby adopt this plan of subdivision, establish the minimum building restriction lines, establish / grant the rights of way as indicated for construction, maintenance and operation of streets, and other utilities, all in accordance with the City of Ranson Subdivision Ordinance.

Robert A. Rotz — 6/24/2026

OWNER / DEVELOPER — DATE

NOTARY'S CERTIFICATE

I, NIKKI S. Eichelberger, a notary public of the County of Washington, State of Maryland, do hereby certify that Robert A. Rotz whose name is signed to the writing above, bearing the date 24 day of June, 2026, has this day acknowledged that same before me in said county.

Given under my hand and Notary Seal this 24 day of June, 2026.

My commission expires the 15 day of September 2028

NIKKI S. EICHELBERGER NOTARY PUBLIC WASHINGTON CO. MD

NIKKI S. Eichelberger
NOTARY PUBLIC

OWNER / DEVELOPER CERTIFICATION

I/We, Madison Greens, LLC owner of the property shown hereon and described on the Surveyor's Certificate, hereby adopt this plan of subdivision; establish the minimum building restriction lines; and dedicate the streets, alleys, walks, trails, parks and open space to the public use.

There are no suits, actions at law, leases. liens, mortgages, trusts, easements or rights of way affecting the property other than those shown hereon and all parties in interest thereto have hereunder affixed their signatures indicating their assent to this plan of subdivision.

Robert A. Rotz — 6/24/2026

OWNER / DEVELOPER — DATE

CONSTRUCTION CERTIFICATION

I/We, Madison Greens, LLC do hereby certify that:

1. All clearing, grading, drainage, construction and development shall by conducted in strict accordance with the approved plan.
2. Stormwater management facilities shall be constructed in strict accordance with the plans and specifications for these facilities.
3. The installation and maintenance of sediment control measures shall be in strict accordance with the approved plan and sequence of construction: That a copy of the approved plan shall be available, on site at all times and that the responsible personnel involved in the construction shall be made aware of these requirements.
4. The City of Ranson Engineering Department reserves the right to add to or modify the provisions shown on the plans should actual field conditions warrant such a change.
5. The plan of subdivision will be in accordance with the approved plans and open space / conservation areas will remain undisturbed as approved by the City of Ranson Planning Commission.

Robert A. Rotz — 6/24/2026

OWNER / DEVELOPER — DATE

SURVEYOR'S CERTIFICATE

I, Matthew B. Cessna, a duly licensed Professional Surveyor in the State of West Virginia, do hereby certify that I have carefully surveyed the property delineated by this plat and that it is correct. to the best of my knowledge and belief, that it is part of the land in the name Madison Greens, LLC.

I further certify that the lots are properly and accurately described and are within the bounds of said land; that the monuments and markers will be placed as shown hereon and are in accordance with the requirements of City of Ranson Subdivision Ordinance.

Given under my hand this 25 day of June, 2026.

Matthew B. Cessna — Matthew B. Cessna Digitally signed by Matthew B. Cessna Date: 2026.06.25 17:31:31 -04'00'

MATTHEW B. CESSNA, P.S. NO. 2115

GENERAL NOTES

1. All property corners are to be marked with 5/8" rebar and cap unless otherwise noted.
2. All lots are to be served by public water and public sewer.
3. Bearings and distances are in accordance with a survey prepared by Frederick Seibert & Associates, Inc.
4. This parcel does not lie within the limits of the mapped 100 year floodplain per FEMA Flood Insurance Rate Map No. 54037C0130E, dated December 18, 2009. Flood Zone X.
5. The subject property shown hereon is part of the lands conveyed by Inwood 165 LLC, a West Virginia limited liability company to Madison Greens LLC, a West Virginia limited liability company by deed dated April 24, 2024 and recorded in Deed Book 1322, Page 264 and among the Land Records of Jefferson County, West Virginia.
6. A ten foot wide drainage and utilities easement is hereby dedicated along the interior of all front lot lines, an 5' wide drainage and utilities easement is hereby dedicated along each side yards, and an eight foot wide drainage and utilities easement is hereby dedicated along the interior of all rear lot lines for each lot.
7. No public schools, county and state parks, local trails, landmarks, or other geographic identifiers existing within the vicinity of the proposed development.
8. The proposed driveway locations, water, sewer and WV DOT entrance approvals, registered engineer address and seal, storm water management computations, location of proposed buildings, first floor elevation and building envelope, impervious coverage, density and parking calculations, location of existing and proposed gas lines, fire hydrants, electric and telephone poles, street lights and corresponding easements will be provided as part of the File #25-6-CD Plan submission.
9. The Soil Survey of Jefferson County, West Virginia indicates a seasonal high water table on lots NONE to be less than five (5) feet below the surface and therefore basement construction is not recommended for those lots.

LOT LINE & CURVE TABLES

LINE	BEARING	DISTANCE
L1	S 72°43'58" E	8.15'
L2	N 72°43'58" W	8.15'
L3	S 72°43'58" E	27.84'
L4	N 72°43'58" W	27.84'
L5	N 17°16'02" E	9.42'
L6	N 72°43'58" W	14.58'
L7	S 72°43'58" E	14.58'
L8	N 17°16'02" E	11.42'
L9	N 80°27'01" E	20.00'
L10	S 80°26'51" W	20.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	860.00'	46.85'	46.85'	S 74°17'37" E	3°07'18"
C2	860.00'	55.01'	55.00'	S 77°41'12" E	3°39'54"
C3	860.00'	55.01'	55.00'	S 81°21'06" E	3°39'54"
C4	860.00'	55.68'	55.67'	S 85°02'20" E	3°42'35"
C5	460.00'	114.06'	113.77'	S 22°58'52" E	14°12'26"
C6	9.00'	16.73'	14.42'	S 37°22'57" W	106°31'14"
C7	975.00'	105.05'	104.99'	N 86°16'14" W	6°10'23"
C8	975.00'	62.37'	62.35'	N 81°21'06" W	3°39'54"
C9	975.00'	62.37'	62.35'	N 77°41'12" W	3°39'54"
C10	975.00'	53.12'	53.11'	N 74°17'37" W	3°07'18"
C11	1025.00'	28.17'	28.17'	S 73°31'12" E	1°34'28"
C12	1025.00'	56.01'	56.00'	S 75°52'21" E	3°07'51"
C13	1025.00'	56.01'	56.00'	S 79°00'12" E	3°07'51"
C14	1025.00'	56.01'	56.00'	S 82°08'02" E	3°07'51"
C15	1025.00'	56.01'	56.00'	S 85°15'53" E	3°07'51"
C16	1025.00'	59.64'	59.64'	S 88°29'49" E	3°20'03"
C17	9.00'	13.06'	11.94'	S 48°36'20" E	83°07'02"
C18	460.00'	34.32'	34.31'	S 04°54'35" E	4°16'29"
C19	1140.00'	81.43'	81.41'	N 88°52'34" W	4°05'33"
C20	1140.00'	62.29'	62.28'	N 85°15'53" W	3°07'51"
C21	1140.00'	62.29'	62.28'	N 82°08'02" W	3°07'51"
C22	1140.00'	62.29'	62.28'	N 79°00'12" W	3°07'51"
C23	1140.00'	62.29'	62.28'	N 75°52'21" W	3°07'51"
C24	1140.00'	31.33'	31.33'	N 73°31'12" W	1°34'28"
C25	9.00'	14.14'	12.73'	N 62°16'02" E	90°00'00"
C26	9.00'	14.14'	12.73'	N 27°43'58" W	90°00'00"
C27	9.00'	10.29'	9.74'	S 60°44'45" E	65°31'06"
C28	975.00'	98.15'	98.10'	N 83°36'41" E	5°46'03"
C29	9.00'	14.19'	12.76'	N 35°34'03" E	90°19'12"
C30	9.00'	14.14'	12.73'	S 54°35'34" E	90°00'01"
C31	9.00'	14.55'	13.02'	N 34°05'32" E	92°37'47"
C32	9.00'	14.55'	13.02'	N 53°16'40" W	92°37'48"
C33	9.00'	14.14'	12.73'	S 35°24'26" W	89°59'59"
C34	9.00'	14.09'	12.69'	N 54°26'35" W	89°42'03"
C35	1025.00'	95.68'	95.65'	S 83°22'50" W	5°20'54"
C36	9.00'	14.52'	13.00'	S 39°49'54" W	92°26'47"
C37	9.00'	14.14'	12.73'	S 62°16'02" W	90°00'00"

STORMWATER MANAGEMENT EASEMENT LINE & CURVE TABLES

LINE	BEARING	DISTANCE
E1	S 15°34'17" W	18.43'
E2	N 72°43'58" W	20.01'
E3	N 72°43'58" W	19.89'
E4	N 17°16'02" E	20.00'
E5	S 72°43'58" E	21.18'
E6	N 01°56'05" W	31.31'
E7	S 72°43'58" E	18.49'
E8	S 72°43'58" E	5.04'
E9	S 06°18'56" W	83.92'
E10	S 72°43'58" E	61.06'
E11	S 03°10'12" W	10.00'
E12	S 72°43'58" E	27.04'
E13	S 81°15'25" W	40.10'
E14	N 17°16'02" E	8.58'
E15	S 72°43'58" E	5.58'
E16	N 72°43'58" W	5.58'
E17	N 72°43'58" W	14.42'
E18	N 17°15'59" E	115.00'
E19	N 72°44'01" W	14.42'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC1	9.00'	11.90'	11.05'	S 21°59'50" W	75°45'00"

MATTHEW B. CESSNA LICENSED No. 2115 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: WEST VIRGINIA, License # 2115, Expiration Date 06-30-2027.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
16 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
111-E2 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650

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FINAL PLAT OF SUBDIVISION LOTS 110-129 FOR MADISON GREENS, PART OF PHASE 2B

PARCEL 8-1.1, 8-1.3, 8-1.5, 8-9.2, 8E-17; DEED BOOK 1322, PAGE 264
SITUATE WEST OF FAIRFAX BOULEVARD, EAST OF NORFOLK & WESTERN RAILROAD
RANSON CORP DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

PROJECT NO. 2023-0285
DWN BY ABRAM MYERS | DATE 06.15.2026
PROJECT MANAGER: Trevor Frederick
EMAIL: tfrederick@fsa-inc.com
TAX MAP: 8, 8E PARCEL: 1.1, 1.3, 1.5, 9-2, 17
DEED BOOK: 1322 PAGE 264
SCALE N.T.S.
SHEET TITLE

FINAL PLAT
PART OF PHASE 2B

C-102
SHEET 02 OF 02

P:\SHARED FOLDERS\PROJECTS\2023\2023-0285\DWG\FINAL PLATS\2023-0285 FINAL PLAT PHASE 2B.DWG 2026-06-25

Kimley»Horn

Memorandum

To: Matthew B. Cessna, P.S.
Frederick, Seibert & Associates
128 South Potomac Street
Hagerstown, MD 21740

From: Mark Phillips, P.E.
Diego Carreira

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

Date: June 30, 2026

Subject: Final Plat and Application Review – Madison Greens PH2B – 1st Submission

This memorandum summarizes our review of the Madison Greens Phase 2B Final Plat and Application. This application is for a proposed residential development site as shown on the plat provided (dated June 15, 2026 prepared by Frederick, Seibert & Associates).

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

Thank you for the opportunity to review this plat. 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

Long® Fence Company, Inc.
2520 Urbana Pike
Ijamsville, MD 21754
Ph: (301) 662-1600
Ph: (800) 222-9650
Fax: (301) 874-5706
www.longfence.com

Date: 6/12/2026

Riverside American
9729 Garis Shop Road
Hagerstown, MD 21740

Job Site:
Destrier Street
Ranson, WV 25438

RE: Madison Greens Amenity Area

Dear Rob Rotz,

Basketball Court-

Materials, labor, and installation of 110 LF of 8'h black vinyl coated chain link fence.

Materials to include the following:

Terminal posts- 3" OD SS40 black poly pipe

Line posts- 2-1/2" OD SS40 black poly pipe

Top rail and bracing- 1-5/8" OD SS20 black poly pipe

Mesh- 2"x8gax96" black class 2b fused

Bottom tension wire- 7ga coil wire

Footers- sawcut 36" deep full concrete.

Basketball Court- $ 8,182.00

Dog Park-

Materials, labor, and installation of 421 LF of 4'h black vinyl coated chain link fence, 1-8'w double swing gate, and 2- 4'w single swing gates.

Materials to include the following:

Terminal posts- 2-1/2" OD SS40 black poly pipe

Line posts- 2" OD SS40 black poly pipe

Top rail- 1-5/8" OD SS20 black poly pipe

Mesh- 2"x8gax48" black class 2b fused

Bottom tension wire- 7ga coil wire

Gate posts- 2-1/2" OD SS40 black poly pipe

Gate frames- 1-5/8" OD SS20 black poly pipe, mesh to match fence.

Gate hardware- industrial offset hinges, commercial fork latch on singles, industrial locking device on double.

Footers- 36" deep full concrete.

Dog Park- $ 20,845.00

Tot Lot-

Materials, labor, and installation of 212 LF of 4'h black vinyl coated chain link fence and 2- 4’w single swing gates.

Materials to include the following:

Terminal posts- 2-1/2" OD SS40 black poly pipe

Line posts- 2" OD SS40 black poly pipe

Top rail- 1-5/8" OD SS20 black poly pipe

Mesh- 2"x8gax48" black class 2b fused

Bottom tension wire- 7ga coil wire

Gate posts- 2-1/2” OD SS40 black poly pipe

Gate frames- 1-5/8” OD SS20 black poly pipe, mesh to match fence.

Gate hardware- industrial offset hinges, commercial fork latch

Footers- 36" deep full concrete on terminals, line posts driven 36”. All posts set inside of mulch perimeter.

Tot Lot- $ 10,335.00

Pickleball Court-

Materials, labor, and installation of 100 LF of 4'h and 168 LF of 6’h black vinyl coated chain link fence.

Materials to include the following:

Terminal posts- 2-1/2" OD SS40 black poly pipe

Line posts- 2" OD SS40 black poly pipe

Top rail- 1-5/8" OD SS20 black poly pipe, bracing used on 6’h areas only

Mesh- 2"x8gax48" black class 2b fused, 2”x8gax72” black class 2b fused

Bottom tension wire- 7ga coil wire

Footers- sawcut 36" deep full concrete

Pickleball Court- $ 17,015.00

All Prices include City of Ranson B&O Taxes.

Site Conditions:	Spoils to be distributed on site. Fence lines shall be clear.
Terms:	50.00% - Deposit with order
	50.00% - Payment upon date of final completion.

Note: Total price is based on 1 Mobilizations to the site. Estimate valid for 15 days for purpose of acceptance by the buyer.

Exclusions :

Cost of Permits, Limits of Construction, Site Engineering, Fence Corners, Bonds, Structural Engineering, Clearing and Access of Fence Lines, Restoration of Finish Grade and Landscaping, Demolition of Existing Fence and Structures, Penetration of Geo-Grid, Core Drilling, Off-Site Spoil Removal, Seeding and Mulching, Security Hardware, Electrical Work and Conduits, Control Wiring, Grounding and Testing, Maintenance of Traffic, Setting of Inserts, X-Ray or GPR of Post-Tension Slabs, Marking of Private Utilities, Indemnification for Damages of Unmarked Utilities or Obstructions, Billing Usage Fees, Prevailing Wage Rates, OCIP/CCIP Charges or Credits.

- Buyer is responsible for payment of materials once released for installation / fabrication. Long Fence will invoice for the material value of the contract immediately upon written or verbal release from the customer to proceed with the installation. Long Fence will not absorb material increases that arise from the delay of others.
- Location of underground utilities or obstructions that are not identified through the local one-call service are to be marked by others. Long Fence is held harmless and indemnified against claims resulting from damages to unidentified utilities.
- Any alterations from the attached specifications or estimated quantities involving additional costs are to be considered extra to the contract price.
- All work shall be performed in compliance with industry standards and guaranteed against defects in materials and workmanship for one year.
- A finance charge of 1.5% per month will be assessed on past due balance. If balance is not paid in accordance with this agreement, purchaser agrees to all costs of litigation, including court costs and attorneys' fees in the amount of 30% of the outstanding balance.

Awaiting your approval of our proposal. Please contact me at your earliest convenience if you have any questions.

Sincerely,

Wes Jenkins

LONG FENCE

Project Manager
Phone: (301) 662-1600 Ext: 3160
Fax: (301) 874-5706
Email: wjenkins@longfence.com

CUSTOMER SIGNATURE

PURCHASE ORDER

_____

PRINT NAME :

_____

TITLE :

_____

EMAIL ADDRESS TO SEND INVOICE :

_____

the total area of the parking lot, exclusive of the peripheral area landscaping and any planting or landscaping within six feet of a building, and any transitional buffering that is otherwise required.

(2) The interior parking lot landscaping shall be designed to receive parking lot storm water flows where practicable.

(3) The interior parking lot landscaping must be reasonably dispersed through the parking lot and situated in planting areas of sufficient size and dimensions to both protect the landscape as well as provide sufficient space for adequate growing conditions.

(4) A maximum of 19 parking spaces uninterrupted by a landscape island is permitted. The island must be at least nine feet wide and contain at least 162 square feet of area.

(5) Large parking lots shall consider pedestrian traffic circulation. Consolidating the requirements of interior landscaping with the needs for pedestrian circulation may be approved by the planning commission.

(6) The planning commission may exempt, in whole or in part, the following parking areas from the above requirements provided they are constructed in accordance with an approved plan and further provided such areas are screened:

a. Vehicle storage areas.

b. Non-public parking areas.

(Ord. No. 149, 10-5-04; Ord. No. 330, 8-17-21; Ord. No. 332, § 1, 3-15-22)

Sec. 16-179. Wall and fence design standards.

(a) *Applicability.*

(1) Construction sites with temporary fencing are exempt from this section. Temporary fencing must be removed prior to final inspection or expiration of building permit, whichever comes first.

(2) This section shall apply to all zoning districts with the exception of Rural Reserve, T1 and bona-fide agricultural as the primary use as defined by W. Va. Code, § 8A-12-11(c).

(3) Fencing in conjunction with ball fields and tennis courts and similar athletic fields are exempt from these standards.

(b) *Pre-existing conditions.* See section 19-16, Nonconformities, and subsection 19-16(c), Legal nonconforming structures.

(c) *Location.*

(1) Fences and walls are permitted to be located on the property line. When a fence is erected on a property line, all of the fence and any of its supporting structures shall be contained within the private lot.

(2) Vehicular and pedestrian gates shall not swing into rights-of-way or pedestrian routes. A vehicular gate shall provide a clear width of at least 20 feet when open.

(3) No fence, wall, or hedge shall be erected, constructed, installed or maintained within six feet of a fire hydrant or other emergency apparatus.

(4) No fence, wall, or hedge shall be allowed to create a visual obstruction to vehicular traffic.

(5) Fences are prohibited on or across easements unless an easement agreement is provided.

(6) No fence or wall shall be constructed across an open drainage channel that will reduce or restrict the flow of water.

(7) Fences shall be prohibited in a floodplain unless the requirements within chapter 5, article VIII are met.

(d) *Height.*

(1) No wall or fence shall exceed six feet in height.

(2) Fences are limited to 48 inches in height in the first layer of a lot (see chapter 19A, table 15) or a front yard.

(3) Fencing is permitted around secondary front yards (corner lots) abutting a street, alley or other right-of-way, but such fencing must be set back at least six feet from the primary facade of the principal building.

(4) When a primary structure does not exist on site or where a primary facade is not present, the front yard fence setback shall be set as follows:

a. The maximum front setback permitted in the T-Zone or TND Zone, whichever one is applicable.

b. The minimum front setback for R-6, R-7, residential districts.

c. Minimum of 20 feet for commercial (HC or RC) or industrial (I) districts.

(5) *Height deviations.*

a. The following uses defined in chapter 19A, table 8 may request a deviation through administrative waiver to allow for a maximum fence height of seven feet (See chapter 19A, 1.5.3 Administrative waivers):

1. Industrial.

2. Public utilities.

b. Reserved.

(e) *Materials.* Unless otherwise stated, fencing or walls may not be constructed of the following materials:

(1) Chain link.

(2) Wire weld.

(3) Barb wire or razor wire.

(4) Unfinished concrete block (split face block is permitted).

(5) Temporary materials, with exception of construction sites specified in subsection (a) above.

(6) Fences used in conjunction with ball fields, tennis courts, or other recreational sports facilities may request a deviation of these materials through administrative waiver (see chapter 19A, 1.5.3 Administrative waivers).

(7) Chain link fence on a private lot line or parallel to the principle frontage within the third layer (to account for fencing that is parallel to the street, but behind the frontage of the structure) may request a deviation through administrative waiver (see chapter 19A, 1.5.3 Administrative waivers).

a. A parcel where a primary structure does not exist but follows applicable zoning setbacks may also request a deviation of materials through an administrative waiver.

b. Reserved.

(8) Barb wire on a private lot line may request a deviation through administrative waiver (see chapter 19A, 1.5.3 Administrative waivers) with the following conditions:

a. Total fence height shall not exceed seven feet; and

b. Development is within a special district outside a community unit type.

(f) *Restricted access gates to non-residential, multi-family, or mixed use development.* Where access to or within a structure or an area is restricted because of secured openings a key box (i.e. Knox-Box or equivalent) is required to be installed in an accessible location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain access as required by the code official.

(g) *Swimming pool barriers (exterior pools).*

(1) Barriers shall be located to prohibit children from using pools and spas.

(2) Fence shall be four feet minimum height on four sides.

If an outside wall of a structure serves as the fourth side, door alarms are required on doors leading to the pool area. All doors shall have self-closing and self-latching devices or locks.

(3) Fence and locking gates shall be constructed in accordance with the state building code, as adopted by the city.

(h) *Construction.*

(1) The supporting members and posts shall be on the inside, and the smooth or flat face on the outside. If two faces are used, each face shall be of the same type and finish. Board on board is considered equal treatment.

(2) Wood fences shall be painted, stained or pressure treated.

(3) No fence or wall shall be constructed with broken glass, spikes, exposed nails, barbed wire, electrical elements, or other hazardous material.

(4) Concrete or Stucco finishes are to be painted or stained.

(5) Fences shall be maintained structurally sound in accordance with the International Property Maintenance Code, as adopted by the city.

(6) Unfinished concrete block and split-face block (i.e., without stucco finish). specifically excepting split-faced block, shall be prohibited.

(Ord. No. 149, 10-5-04; Ord. No. 298, § 1, 3-21-17; Ord. No. 304, § 1, 3-20-18; Ord. No. 332, § 1, 3-15-22)

Sec. 16-180. Parks, open space, and recreation areas.

(a) In reviewing subdivision plats, the commission will consider the adequacy of existing or proposed park, open space, or recreation facilities to serve the subdivision.

(b) The purpose of this section is to ensure that open space and sites for public use will be properly located and preserved as the community develops and that the cost of providing the public school, park, and recreation sites necessary to serve the additional families brought into the community by subdivision development will be most equitably apportioned on the basis of the additional need created by the individual subdivision development.

(c) Open space, playgrounds, or other recreational areas shall be set aside in relationship to the number of dwelling units per gross acre as set forth in this section. Urban open space shall be planned and improved, accessible, and usable by persons living nearby. Improved shall mean cleared of underbrush and debris and may contain one or more of the following improvements: landscaping, walls, fences, walks, statues, fountains, ball fields, and/or playground equipment.

In major subdivisions and multi-building developments, open space shall be integrated into the design of the site. Such open space, whether on-site or off-site, shall be located within one fourth mile of the building lot as measured along a pedestrian pathway providing access between the two.

Open space features should provide focal points for the neighborhood. A central square or green, for example, may comprise a majority of the open space. There should be a hierarchy of open space within new neighborhoods to serve the needs of all residents.

(d) Open space types.

(1) *Squares.* These are areas for passive recreational use. Squares shall be bounded by streets on at least three sides or 75 percent of their perimeter. Minimum size: 500 square feet. Maximum size: One acre.

Squares may be entirely paved in an approved surface, partially paved, or entirely in a soft landscaping.

City of Ranson

Community Development Department

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

Council Members:
Jaden Bound
Andy Colandrea
Tommy Custer
Herbie McDaniel
Stephanie Fagan
Jaelyn Wratchford

RANSON
AT THE CENTER OF OPPORTUNITY.

APPLICATION FOR REVIEW

PROJECT NAME: Madison Greens, Part of Phase 2B

PROJECT DESCRIPTION: This final plat is for 20 single family lots within a residential develoment

MAP#: 8 **PARCEL#:** 1.1, 1.3, 1.5, 9.2, 17 **CURRENT ZONING:** R6 **PROPOSED ZONING:** R6

SITE AREA (ACRES): 5.93 **# OF LOTS:** 20 **AREA IN LOTS:** 3.14

AREA IN SWM: 0 **AREA IN RIGHT OF WAY:** 1.53

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

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

SEWER FLOW (GALLONS PER DAY AT BUILD-OUT): 4000

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) Madison Greens LCC Percent of Ownership 100
Address _____
Phone: [redacted] Fax/Email: _____

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

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

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

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

Engineer/Surveyor (Print) FSA, Inc. C/O: Trevor Frederick
Address: [redacted]
Phone: [redacted] Fax/Email: _____

OWNER'S WRITTEN AUTHORIZATION

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

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

Signature (owner): _____ Date: _____

Signature: (applicant) _____ Date: _____

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

Date Received: _____ **By:** _____

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





Final Plat and Bond
STAFF REPORT

Madison Greens Phase 2B

PROJECT: 26-20-FP

This report has been prepared by the Community Development Department and City Engineer, which includes a technical analysis of this application for compliance with the City's Comprehensive Plan and adopted Ordinances. This report concludes with the staff recommendation of, and the next steps required to be undertaken by the applicant.

Application Information

Trevor Frederick
Frederick, Seibert, & Associates, Inc
128 S. Potomac St
Hagerstown, MD 21740

Project Summary

Madison Greens Phase 2B Final Plat and accompanying bond in the amount of $1,369,141.84. This application is for a proposed residential development site as shown on the plat provided (dated June 15, 2026 prepared by Frederick, Seibert & Associates). This plan includes 20 lots (110-129) and civic space with associated recreation facilities.

Location and Site Information

Location: N Fairfax Blvd
Current Zoning: R-6
Gross Site Area: 5.93 acres

Engineering & Zoning Review

No comments on submitted final plat drawings and accompanying bond. Staff deem this application complete and recommend review of, and possible action by the Planning Commission.

Next Steps

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

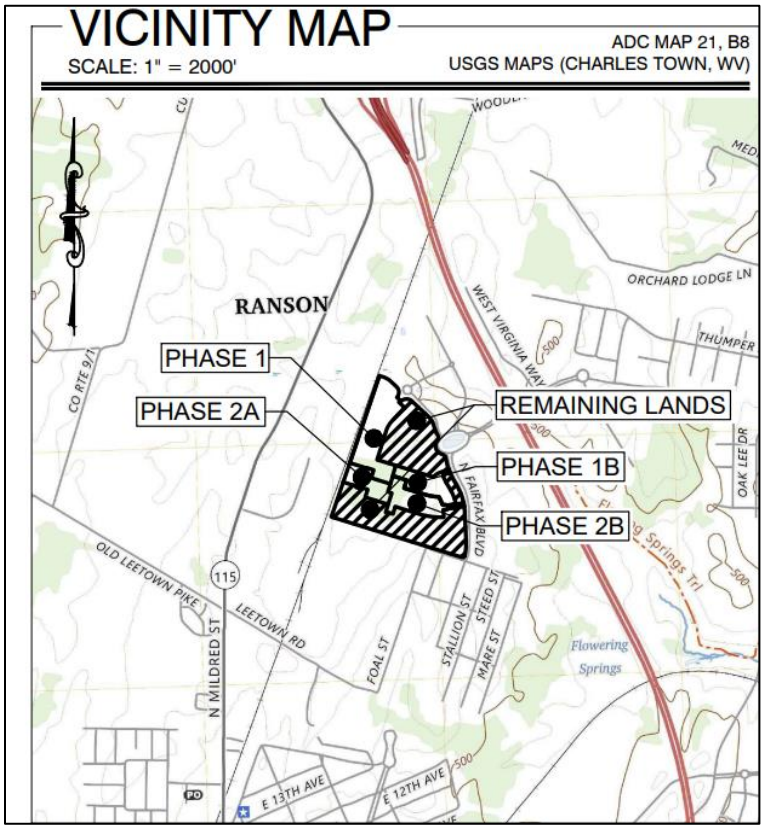
Thank you,
City of Ranson
Community Development Department

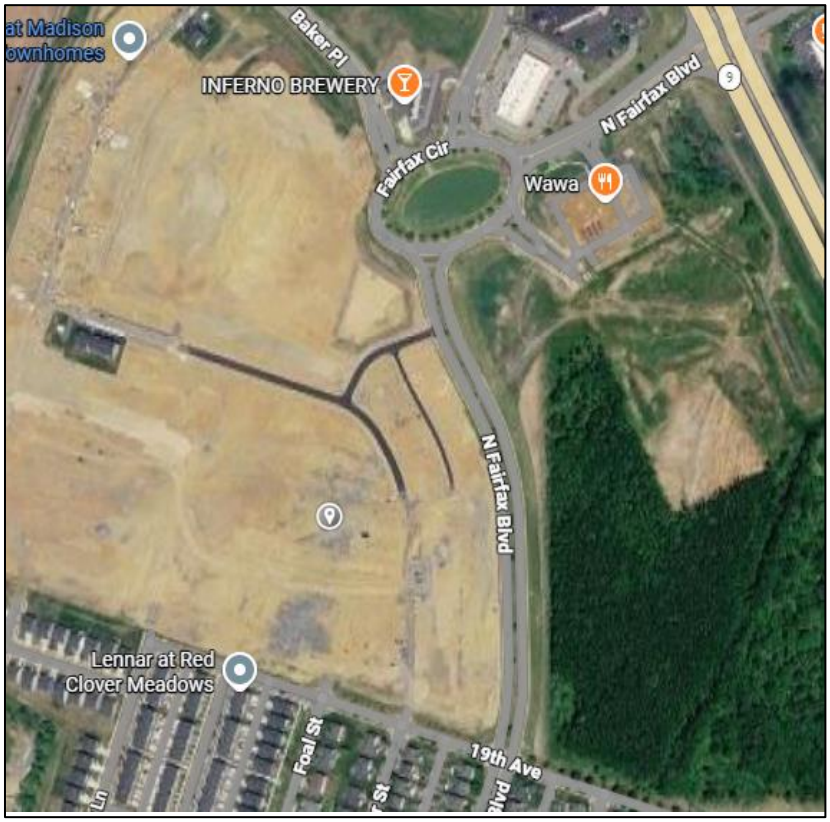
Description

Phase 2B is a proposed addition to the active construction site of Madison Greens, adjacent to the existing community of Fairfax Crossing on N Fairfax Blvd and the Fairfax Circle roundabout. The surrounding area has close access to Route 9 and contains a mix of single-family homes, townhouses, and commercial properties. Phase 2B proposes 20 single family homes on 5.93 acres for an approximate 3.37 units per acre. The total impervious area is approximately 2.75 acres.

The houses in this phase will be accessed via future 21st Ave, which will connect to Destrier St. into N Fairfax Blvd. These connections will eventually link to the Fairfax Crossing grid system.

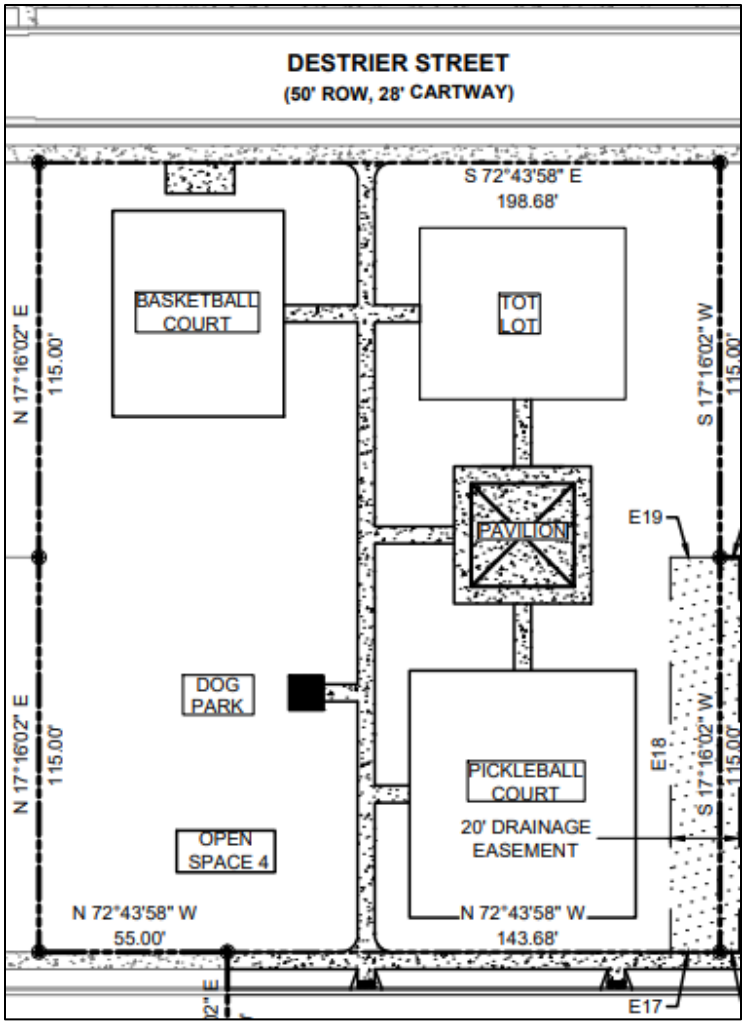
The civic/open space of Phase 2B will be approximately 1.26 acres.





Civic/Open Space and Recreation Facilities

The approximate 1.26 acres will consist of a dog park, grass area, basketball court, pickleball court, tot lot, and community pavilion. These spaces will be connected via a paved path/sidewalk. Part of this section has a connecting 20' drainage easement onto 21st Ave.



The recreation areas will be enclosed with black chain link fence. As per Ranson Code 16-179 e (1), chain link is not permitted fencing material. However, according to 16-179 a (3), *Fencing in conjunction with ball fields and tennis courts and similar athletic fields are exempt from these standards*.

The applicant contacted staff regarding the above since 16-179 e (6) states that this fencing type *may request a deviation of these materials through administrative waiver*. This project is not under SmartCode and therefore administrative waivers do not apply but must abide by Chapter 16 (Planning and Development). The City Manager, currently acting as the Agent as listed in 16-27, *is authorized to interpret and administer* the article. The agent has determined that the black chain link fencing is permitted due to its recreational nature and thus does not need a variance.

Rendering of the civic area





Staff Notes

- When submitting the bond request, the applicant accidentally used the wrong numbers on 4.1 Sanitary Sewer System. Item 7 - 4" Service Lateral (20' to Edge of R.O.W./Property Line).
    - Staff informed them that the correct (Planning Commission approved) line-item number was $76.34. Staff updated the bond sheet and shared the corrected estimate with the applicant who had no issues. The current bond with the corrected number totals $1,369,141.84. This was due to a previous error in the new bond estimate sheet, which has since been corrected on the Ranson website.
- Staff and the City Engineer had no other corrections or edits requested by the applicant.

AGENDA ITEM IV.4

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: NEW BUSINESS

SUBJECT: Public hearing - to accept public comments for a bond for Phase 2B Madison Greens

ATTACHMENTS:

Legal Notice final plat Madison Green phase 2b.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on August 3, 2026, at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Phase 2B for Madison Greens, located off N Fairfax Blvd, accepting the bond, and entering into a development agreement for Phase 2B. This plan includes 20 lots (110-129) and civic space with associated recreation facilities. All persons are invited to attend and make comments about the proposed final plat.

All persons are invited to attend and make comments about proposed final plat. If you cannot attend but wish to comment, you may write to the following address prior to Friday, July 31, 2026: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written comments received prior to July 31, 2026 will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM IV.5

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: NEW BUSINESS

SUBJECT: 26-20- Consideration - FSA, Inc. C/O Trevor Frederick submitted an application on behalf of Madison Greens LCC for a bond for Phase 2B Madison Greens.

FSA, Inc. C/O Trevor Frederick submitted an application on behalf of Madison Greens LCC for a bond for Phase 2B Madison Greens. Bond includes 20 lots (110-129) and civic space with associated recreation facilities

ATTACHMENTS:

26-20-FP bond.pdf
26-20-FP-2026-07-16 Madison Greens PH2B Bond Estimate - Memorandum.pdf

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

Project Name: Madison Greens Date: 7/13/2026

Section: 2B C.O.R. File No. 26-20-FP

Bond Amount Approved: $ _____

By: _____ **Date:** _____

Official Use Do Not Write In This Box

Item No.	Description	Unit	2025 Unit Cost	Quantity	Total Cost
1.1	**Erosion & Sediment Control**				
1	Stabilized Construction Entrance	EA	$ 3,389.56		$ -
2	Silt Fence - Standard	LF	$ 5.98		$ -
3	Silt Fence - Super	LF	$ 22.04		$ -
4	Earth Dike Construction (1)	LF	$ 15.42		$ -
5	Inlet Protection Device	EA	$ 546.50		$ -
6	Outlet Protection Device	EA	$ 435.44		$ -
7	Stone Check Dams	EA	$ 274.71		$ -
8	Sediment Trap Excavation	CY	$ 23.22		$ -
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,554.94		$ -
10	Impermeable Liner for Sediment Basin/Pond	SY	$ 25.51		$ -
11	Rip-Rap Apron/Plunge Pool	CY	$ 137.14		$ -
12	Grass Waterway/Drainage Swale	LF	$ 18.17		$ -
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.17		$ -
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.26		$ -
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 614.78		$ -
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 609.42		$ -
17	Mulch, Shredded Bark or Wood Chip (35 cy/ac)	CY	$ 99.57		$ -
18	Sod	SY	$ 11.51		$ -
19	Soil Stabilizing Matt - Biodegradable	SY	$ 23.42		$ -
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 26.80		$ -
21	Geotextile Fabric	SF	$ 5.86		$ -
22	4 ft Safety Fence	LF	$ 9.88		$ -
23	6 ft Chain Link Safety Fence	LF	$ 12.29		$ -
24	Tree Protection	LF	$ 9.07		$ -
25	Temporary Utility Line Stream Crossing/Diversion	EA	$ 1,686.30		$ -
1.2	**Site Preparation & Demolition**				
1	Clearing & Grubbing - Light Cover	ACRE	$ 10,936.79		$ -
2	Clearing & Grubbing - Moderate Cover	ACRE	$ 14,186.26		$ -
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 21,574.93		$ -
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 21,397.15		$ -
5	Sawcut Existing Asphalt Pavement	LF	$ 2.46		$ -
6	Sawcut Existing Concrete Pavement	LF	$ 3.93		$ -
7	Removal of Asphalt Pavement	SY	$ 9.77		$ -
8	Removal of Fencing	LF	$ 7.76		$ -
9	Removal of Power Pole	EA	$ 10,320.17		$ -
10	Removal of Structures/Buildings	EA	Detailed estimate required.		
1.3	**Earthwork**				
1	Strip Topsoil	CY	$ 6.15		$ -
2	Common Excavation	CY	$ 30.96		$ -
3	Borrow Material - On Site	CY	$ 28.05		$ -
4	Borrow Material - Imported from Off Site	CY	$ 39.31		$ -
5	Rock Excavation	CY	$ 114.70		$ -
6	Furnish Topsoil	CY	$ 58.96		$ -
2.1	**Paved Surface Construction**				
1	Subgrade	CY	$ 81.99		$ -
2	Fabric for Subgrade Stabilization	SY	$ 3.28		$ -

3	Aggregate Base Course	CY	$ 108.73	1050	$ 114,166.50
4	Open Graded Free Draining Base Course	CY	$ 135.10		$ -
5	Free Draining Base Trench	LF	$ 13.50		$ -
6	Outlet Pipe	LF	$ 44.43		$ -
7	Bituminous Asphalt Tack Coat	SY	$ 2.19	4197	$ 9,191.43
8	Superpave Asphalt Base Course - Type 25	TN	$ 104.49		$ -
9	Superpave Asphalt Base Course - Type 19	TN	$ 119.24	473	$ 56,400.52
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 131.53	355	$ 46,693.15
11	Reinforced Concrete Pavement	CY	$ 503.49		$ -
12	Standard Milling	SY	$ 7.90		$ -
13	Controlled Low Strength Material	CY	$ 412.34		$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 116.30		$ -
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 153.66		$ -
16	Concrete Curb & Gutter	LF	$ 48.00	2565	$ 123,120.00
17	Concrete Curb Only	LF	$ 53.11		$ -
18	Bituminous Asphalt Walkway	SF	$ 16.59		$ -
19	Concrete Sidewalk	SY	$ 87.35	1640	$ 143,254.00
20	Bed Course Material (for sidewalk)	CY	$ 98.98	181	$ 17,915.38
21	Concrete Curb Ramp	EA	$ 3,073.14		$ -
22	Detectable Warning Surface	EA	$ 812.22	18	$ 14,619.96
23	Concrete Precast Wheel Stops	EA	$ 201.85		$ -
24	One Direction Lane Arrow	EA	$ 307.31		$ -
25	Multi Directional Land Arrow	EA	$ 515.06		$ -
26	Bicycle Shared Lane Marking	EA	$ 338.05		$ -
27	Bicycle Lane Marking	EA	$ 338.05		$ -
28	Pavement Letters	EA	$ 119.41		$ -
29	4" Edge/Lane Line - Painted	LF	$ 1.58		$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.74		$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.92		$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.85		$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.30		$ -
34	8" Edge/Lane Line - Thermoplastic	LF	$ 2.20		$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 5.53		$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 8.24		$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 10.33		$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.90		$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 8.60		$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 11.06		$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 4.00		$ -
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 16.59	792	$ 13,139.28
43	24" Stop Line - Preformed Thermoplastic	LF	$ 27.66	108	$ 2,987.28
44	Handicapped Parking Symbol	EA	$ 337.51		$ -
45	0.08 in Flat Sheet Sign	SF	$ 55.32	37	$ 2,046.84
46	City standard sign post	LF	$ 162.25		$ -
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 491.07	4	$ 1,964.28
48	Guard Rail - Steel Beam & Posts	LF	$ 45.73		$ -
49	Fence - Chain Link 6' High	LF	$ 52.39		$ -
50	Fence - Wood 3-Rail	LF	$ 47.68		$ -
51	Fence - Decorative Iron, 42" High	LF	$ 92.19		$ -
52	Pedestrian/Bicycle Barrier Railing - Wood - 42" high	LF	$ 64.05		$ -
53	Lights - Parking Lot (light fixture, foundation, & wiring)	EA	$ 8,147.45	3	$ 24,442.35
54	Bollards (wood or steel)	EA	$ 758.19		$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	DOH estimate required.		
3.1	**Landscaping**				
1	Transplanting Trees (6' or less)	EA	$ 230.04		$ -
2	Transplanting Shrubs	EA	$ 141.36		$ -
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 184.39		$ -
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 455.31		$ -
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 695.65		$ -
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 486.83		$ -
7	Plant Ground Cover	EA	$ 8.60		$ -
8	Plant Wetlands or Bioretention Vegetation	EA	$ 30.73		$ -
9	Plant Screen Trees	EA	$ 239.08		$ -
10	Plant Street/Shade Trees	EA	$ 509.46	46	$ 23,435.16

11	Mulching (wood landscape mulch in place)	CY	$ 99.57		$ -
4.1	**Sanitary Sewer System**				
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 135.22		$ -
2	6" PVC Schedule 80 Pipe	LF	$ 131.02		$ -
3	8" PVC Schedule 80 Pipe	LF	$ 105.34	726	$ 76,476.84
4	10" PVC Schedule 80 Pipe	LF	$ 119.55		$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,356.23	3	$ 19,068.69
6	Grease Trap	EA	$ 6,779.08		$ -
7	4" Service Lateral (20' to Edge of R.O.W./Property Line)	EA	$ 76.34	11	$ 839.74
8	Sanitary Sewer Pump Station (sewage pump)	EA	Detailed estimate required.		
9	Road Bore/Crossing (with Pipe & Steel Casing)	LF	ailed estimate required.		
4.2	**Potable Water System**				
1	3/4" Copper Service Line	LF	$ 131.59		$ -
2	1" Copper Service Line	LF	$ 130.55		$ -
3	2" Copper Service Line	LF	$ 62.86		$ -
4	4" Ductile Iron Pipe	LF	$ 61.80		$ -
5	6" Ductile Iron Pipe	LF	$ 86.69		$ -
6	8" Ductile Iron Pipe	LF	$ 117.22	989	$ 115,930.58
7	10" Ductile Iron Pipe	LF	$ 126.31		$ -
8	12" Ductile Iron Pipe	LF	$ 135.38		$ -
9	Fire Hydrant with 6" line	EA	$ 5,955.99	3	$ 17,867.97
10	4" Gate Valve & Box	EA	$ 1,241.17		$ -
11	6" Gate Valve & Box	EA	$ 1,679.69		$ -
12	8" Gate Valve & Box	EA	$ 1,601.74	7	$ 11,212.18
13	10" Gate Valve & Box	EA	$ 2,233.48		$ -
14	12" Gate Valve & Box	EA	$ 3,708.43		$ -
15	Pressure Reducing Valve & Vault	EA	Detailed estimate required.		
16	Tapping Sleeve & Valve for Water Service Connection	EA	Detailed estimate required.		
17	Water Meter Setter, Box & Service Line Tap	EA	$ 2,965.22	11	$ 32,617.42
5.1	**Storm Water Management & Storm Drainage**				
	SWM Basin/Ponds				
1	Excavation - Basin/Pond	CY	$ 26.44		$ -
2	Excavation - Core Trench	CY	$ 23.16		$ -
3	Embankment Construction - On-Site Material	CY	$ 25.11		$ -
4	Embankment Construction - Imported Material	CY	$ 47.17		$ -
5	Impervious Core	SF	$ 2.21		$ -
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,093.91		$ -
7	Corrugated Metal Pipe Control Structure	EA	$ 7,214.88		$ -
8	Dewatering Pipes or Structures	EA	$ 1,046.21		$ -
9	Filter Stone for Dewatering Pipe (1" to 2" dia. clean)	CY	$ 66.40		$ -
10	Antiseep Collar	Each per foot of width	$ 59.36		$ -
11	Trash Rack	Each per inch dia.	$ 60.57		$ -
12	Water Tight Pipe Bands	Each per inch dia.	$ 12.07		$ -
13	Bio-Retention Basin	SF	$ 43.02		$ -
	PVC Slotted Pipe				
14	4" PVC Slotted or Perforated Drain Pipe	LF	$ 18.44		$ -
15	6" PVC Slotted or Perforated Drain Pipe	LF	$ 19.67		$ -
16	8" PVC Slotted or Perforated Drain Pipe	LF	$ 30.57		$ -
17	12" PVC Slotted or Perforated Drain Pipe	LF	$ 42.66		$ -
	Corrugate Metal Pipe (Circular)				
18	15" Storm Drain Pipe	LF	$ 132.13		$ -
19	18" Storm Drain Pipe	LF	$ 118.78		$ -
20	24" Storm Drain Pipe	LF	$ 173.32		$ -
21	30" Storm Drain Pipe	LF	$ 199.38		$ -
22	36" Storm Drain Pipe	LF	$ 263.73		$ -
23	42" Storm Drain Pipe	LF	$ 290.09		$ -
24	48" Storm Drain Pipe	LF	$ 308.81		$ -
25	54" Storm Drain Pipe	LF	$ 348.01		$ -
26	60" Storm Drain Pipe	LF	$ 354.83		$ -
	Reinforced Concrete Pipe (circular)				
27	15" Storm Drain Pipe	LF	$ 192.32		$ -
28	18" Storm Drain Pipe	LF	$ 125.37		$ -
29	24" Storm Drain Pipe	LF	$ 141.37		$ -
30	30" Storm Drain Pipe	LF	$ 172.85		$ -

31	36" Storm Drain Pipe	LF	$ 272.11		$ -
32	42" Storm Drain Pipe	LF	$ 277.14		$ -
33	48" Storm Drain Pipe	LF	$ 442.70		$ -
34	54" Storm Drain Pipe	LF	$ 438.49		$ -
35	60" Storm Drain Pipe	LF	$ 466.13		$ -
	High Density Polyethylene (HDPE) Pipe (Circular)				
36	15" Storm Drain Pipe	LF	$ 129.16	249	$ 32,160.84
37	18" Storm Drain Pipe	LF	$ 155.61	177	$ 27,542.97
38	24" Storm Drain Pipe	LF	$ 172.80	254	$ 43,891.20
39	30" Storm Drain Pipe	LF	$ 230.77	74	$ 17,076.98
40	36" Storm Drain Pipe	LF	$ 251.56		$ -
41	42" Storm Drain Pipe	LF	$ 279.78		$ -
42	48" Storm Drain Pipe	LF	$ 311.09		$ -
43	54" Storm Drain Pipe	LF	$ 348.81		$ -
44	60" Storm Drain Pipe	LF	$ 365.18		$ -
	End Sections (Circular) - Metal (for CMP and HDPE Pipe)				
45	15" Metal End Section	EA	$ 1,313.42		$ -
46	18" Metal End Section	EA	$ 1,395.78		$ -
47	24" Metal End Section	EA	$ 1,650.66		$ -
48	30" Metal End Section	EA	$ 1,950.74		$ -
49	36" Metal End Section	EA	$ 2,126.65		$ -
50	42" Metal End Section	EA	$ 4,068.55		$ -
51	48" Metal End Section	EA	$ 4,672.58		$ -
52	54" Metal End Section		$ 5,363.56		$ -
53	60" Metal End Section		$ 7,958.47		$ -
	End Sections (Circular) - Concrete				
54	15" RCP End Section	EA	$ 1,085.89		$ -
55	18" RCP End Section	EA	$ 1,179.15		$ -
56	24" RCP End Section	EA	$ 1,397.01		$ -
57	30" RCP End Section	EA	$ 1,783.56		$ -
58	36" RCP End Section	EA	$ 2,147.41		$ -
59	42" RCP End Section	EA	$ 3,027.42		$ -
60	48" RCP End Section	EA	$ 3,407.70		$ -
61	54" RCP End Section	EA	$ 3,904.36		$ -
62	60" RCP End Section	EA	$ 4,524.56		$ -
	Corrugated Metal Pipe Arch				
63	17" x 13" Storm Drain Pipe	LF	$ 132.54		$ -
64	21" x 15" Storm Drain Pipe	LF	$ 103.76		$ -
65	24" x 18" Storm Drain Pipe	LF	$ 193.60		$ -
66	35" x 24" Storm Drain Pipe	LF	$ 202.43		$ -
67	42" x 29" Storm Drain Pipe	LF	$ 233.62		$ -
68	57" x 38"Storm Drain Pipe	LF	$ 243.17		$ -
69	64" x 43" Storm Drain Pipe	LF	$ 311.00		$ -
	Reinforced Concrete Elliptical Pipe				
70	23" x 14" Storm Drain Pipe	LF	$ 213.10		$ -
71	30" x 19" Storm Drain Pipe	LF	$ 237.01		$ -
72	38" x 24" Storm Drain Pipe	LF	$ 286.19		$ -
73	45" x 29" Storm Drain Pipe	LF	$ 419.99		$ -
74	53" x 34" Storm Drain Pipe	LF	$ 571.59		$ -
75	60" x 38" Storm Drain Pipe	LF	$ 576.95		$ -
76	68" x 43" Storm Drain Pipe	LF	$ 393.36		$ -
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)				
77	17" x 13" Metal End Section	EA	$ 629.21		$ -
78	21" x 15" Metal End Section	EA	$ 702.00		$ -
79	24" x 18" Metal End Section	EA	$ 792.87		$ -
80	35" x 24" Metal End Section	EA	$ 1,060.57		$ -
81	42" x 29" Metal End Section	EA	$ 1,352.18		$ -
82	57" x 38" Metal End Section	EA	$ 1,424.05		$ -
83	64" x 43" Metal End Section	EA	$ 1,816.79		$ -
	End Sections - Reinforced Concrete Elliptical Pipe				
84	23" x 14" RCP End Section	EA	$ 1,254.37		$ -
85	30" x 19" RCP End Section	EA	$ 1,387.49		$ -
86	38" x 24" RCP End Section	EA	$ 1,876.32		$ -
87	45" x 29" RCP End Section	EA	$ 2,187.69		$ -
88	53" x 34" RCP End Section	EA	$ 2,842.27		$ -
89	60" x 38" RCP End Section	EA	$ 2,624.46		$ -

90	68" x 43" RCP End Section	EA	$ 3,435.77		$ -
	Storm Drain Structures				
91	Drop Inlet	EA	$ 5,128.73	14	$ 71,802.22
92	Curb Inlet - 6' Opening	EA	$ 6,966.44		$ -
93	Curb Inlet - 10' Opening	EA	$ 8,294.14		$ -
94	Curb Inlet - 12' Opening	EA	$ 8,914.33		$ -
95	Curb Inlet - 16' Opening	EA	$ 10,033.69		$ -
96	Curb Inlet - 20' Opening	EA	$ 10,914.45		$ -
97	Manhole (4' dia., 6' height or less)	EA	$ 7,401.63		$ -
	Outfall & Channel Protection				
98	Concrete Endwall/Wingwall	SF	$ 122.67		$ -
99	Gabion Basket Structure	CY	$ 282.48		$ -
100	Rip-Rap Stone - Class 1	CY	$ 103.45		$ -
5.1	**Civic Standards**				
1	Small Playground Tot Lot (< 10 Children)	EA	$ 22,126.60		$ -
2	Medium Playground Tot Lot (10-50 Children)	EA	$ 61,462.77	1	$ 61,462.77
3	Large Playground Tot Lot (50+ Children)	EA	$ 122,925.53		$ -
6.1	**Miscellaneous Site Construction & Structures**				
1	Bus Stop Enclosure	EA	$ 4,354.44		$ -
2	Mail Box Cluster	EA	$ 2,817.87		$ -
3	Construction Stake-out	AC	$ 11,883.89		$ -
4	Traffic Control During Construction	LS	Detailed estimate required.		
5	Special Items not specially included in worksheet items	EA	Detailed estimate required.		
6	Set Property Corners	EA	$ 147.51	85	$ 12,538.35

Grand Total All Costs	$ 1,133,864.88
Mobilization (5%)	$ 56,693.24
15% Contingency	$ 178,583.72
Subtotal (Mobilization and Contingency)	$ 235,276.96
TOTAL BOND AMOUNT	$ 1,369,141.84

Kimley»Horn

Memorandum

To: Matthew B. Cessna, P.S.
Frederick, Seibert & Associates
128 South Potomac Street
Hagerstown, MD 21740

From: Mark Phillips, P.E.
Tayleigh Reynolds

Through: Summer Wilkes, City of Ranson
Community Development Director
312 South Mildred Street,
Ranson, WV 25438

Date: July 15, 2026

Subject: Bond Initiation Application Review – Madison Greens PH2B – 1st Submission

This memorandum summarizes our review of the Madison Greens Phase 2B Bond Initiation Application. This application is for a proposed residential development site as shown on the plans provided (dated June 15, 2026 prepared by Frederick, Seibert & Associates). The Bond Initiation amount is for $1,369,141.84.

Kimley-Horn's review of this application is limited to the Plan and Bond Estimate Application provided. Based upon our review we Kimley-Horn has no comments on the bond estimate.

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

KIMLEY-HORN & ASSOCIATES, INC.

Mark Phillips, P.E.
Project Manager

AGENDA ITEM IV.6

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: NEW BUSINESS

SUBJECT: Public hearing - to accept public comments for Madison Greens, entering into a development agreement for Phase 2B

ATTACHMENTS:

Legal Notice final plat Madison Green phase 2b.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on August 3, 2026, at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Phase 2B for Madison Greens, located off N Fairfax Blvd, accepting the bond, and entering into a development agreement for Phase 2B. This plan includes 20 lots (110-129) and civic space with associated recreation facilities. All persons are invited to attend and make comments about the proposed final plat.

All persons are invited to attend and make comments about proposed final plat. If you cannot attend but wish to comment, you may write to the following address prior to Friday, July 31, 2026: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written comments received prior to July 31, 2026 will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM IV.7

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: NEW BUSINESS

SUBJECT: 26-20 - Consideration - FSA, Inc. C/O Trevor Frederick submitted an application on behalf of Madison Greens LCC to, enter into a development agreement for Phase 2B

FSA, Inc. C/O Trevor Frederick submitted an application on behalf of Madison Greens LCC to , enter intoDevelopment agreement includes 20 lots (110-129) and civic space with associated recreation facilities.

ATTACHMENTS:

26-13_Madison_Greens_2b.pdf
Madison_Greens_2b dev agreement.pdf

Resolution PC - 2026-13

A Resolution Of The Planning Commission Of The City of Ranson Approving A Development Agreement And Accepting A Guarantee Surety (Bond) For Required Physical Improvements Between The Ranson Planning Commission And Madison Greens LLC For A Subdivision Known As "Madison Greens," Phase 2B, Lots 110-129.

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

Section 1. The Planning Commission of the City of Ranson, pursuant to its authority under Section 16-60 of the Ranson Municipal Code, hereby approves the attached Development Agreement by and between the Ranson Planning Commission and Madison Greens LLC for the subdivision commonly referred to and known as "Madison Greens," for Phase 2B, lots 110 -129.

Section 2. The Planning Commission hereby accepts the corporate surety in lieu of completion of the required on-site improvements, as described in Section 16-82 of the Ranson Municipal Code and as outlined in the Development Agreement presented to the Planning Commission on August 3, 2026, for Madison Greens, for Phase 2B, lots 110-129.

Section 3. The approved bonded amount shall be held in the amount of One Million Three Hundred Sixty-Nine Thousand One Hundred Forty-One and Eighty-Four Cents. ($1,369,141.84)

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

Signed and approved this 3rd day of August 2026.

_____
President

ATTEST:

_____
Darla Armstrong, City Clerk

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 MADISON GREENS PHASE 2B BETWEEN THE CITY OF RANSON AND MADISON GREENS 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 Madison Greens LLC, hereinafter referr ed to as "Subdivider/Developer" or "Developer," for a subdivision known as Madison Greens Phase 2B, both of whom understand and agree as follows:

WITNESSETH:

WHEREAS, Subdivider/Developer has presented to City for approval a final subdivision or parcel map (hereinafter called "Map") entitled and Final Plat Showing Phase 2B, and

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

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

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

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

1. Performance of Work

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

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

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

3. Specifications

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

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

Director: The City Manager of the City of Ranson.

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

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

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

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

4. Work: Time for Completion

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

5. Time of Essence – Extension

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

6. Repairs or Replacements

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

7. Permits: Compliance with Law

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

8. Superintendence by Subdivider/Developer

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

9. Inspection by City of Ranson

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

10. Contract Security

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

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

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

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

11. Hold-Harmless Agreement

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

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

12. Subdivider/Developer's Insurance

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

Compensation insurance

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

Public Liability and Property Damage Insurance

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

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

Contractual Liability Insurance

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

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

13. Title to Improvements

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

14. Repair or Reconstruction of Defective Work

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

15. Subdivider/Developer not Agent of City

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

16. Cost of Engineering and Inspection

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

17. Notice of Breach and Default

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

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

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

19. Substantial Completion and Completion

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

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

Attn: City Manager

312 South Mildred Street

Ranson, WV 25438

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

Madison Greens, LLC

9729 Garis Shop Road

Hagerstown, MD 21740

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

21. Binding Effect of Agreement

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

22. Authority

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

DATED this _____ day of _____, 2026.

RANSON PLANNING COMMISSION

By: _____

Its: President

SUBDIVIDER/DEVELOPER

_____

Madison Greens, LLC

By: _____

Its: _____

AGENDA ITEM IV.8

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: NEW BUSINESS

SUBJECT: Legal update reference to Fairfax Crossing Real Estate v. City of Ranson et. al., (Possible executive session.)

The City's legal counsel requires guidance from the City Council to proceed with the legal matter concerning the Fairfax Crossing Real Estate case.

ATTACHMENTS: