PLANNING COMMISSION

~ AGENDA ~

REGULAR MEETING

www.ransonwv.gov

October 6, 2025 | 7:00 P.M. | Council Chamber

MEETING REGISTRATION:

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

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. July 7, 2025 Minutes
   July 7, 2025 Minutes.docx

III. OLD BUSINESS

IV. PLANNING COMMISSION NEW BUSINESS

1. Election of Planning Commission President
2. Consideration- 25-31-SP an application submitted by Alpha Associates on behalf of Jefferson County Community Ministries for an adult emergency shelter to be located at 206 Racetrack Street zoned T5.
   2025-08-26 - JCCM Renovation Site Plan Review - 3rd Sub Memo.pdf
   25-31-SP-250807 full set 206 ractrack rd..pdf

V. ADJOURNMENT

AGENDA ITEM II.1

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **APPROVAL OF MINUTES**

SUBJECT: July 7, 2025 Minutes

ATTACHMENTS:

July 7, 2025 Minutes.docx

PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

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

July 7, 2025 | 7:00 P.M. | Council Chamber

I. CALL TO ORDER

Mike Anderson, President	**Present**
Jaden Bound	**Present**
Jason Gore	**Absent**
Doug Davis	**Present**
Andy Colandrea	**Present**

II. APPROVAL OF MINUTES

1. Minutes – June 2, 2025

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

IV. PLANNING COMMISSION BUSINESS

3. Public hearing to accept public comments. Applicant Morris & Ritchie Associates on behalf of Stanley Martin Companies, LLC a revision to the previously approved Land Development Plan and Plat was submitted. This adds civic space to homes in some of the T4 zoning district on Reagan Avenue.

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

4. Consideration: 25-12-LDPP Applicant Morris & Ritchie Associates on behalf of Stanley Martin Companies, LLC a revision to the previously approved Land Development Plan and Plat was submitted. This adds civic space to homes in some of the T4 zoning district on Reagan Avenue

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

5. Public Hearing- To accept public comments. Applicant Morris and Ritchie Associates on behalf of US Home Corporation submitted a bond reduction request. The current bond being held is for $8,430,058.44 and they are asking for a reduction of $5,867,378.61. The amount still bonded would $2,562,67.84.

   The items completed for this bond reduction were:

   - Waterline has been installed
   - Sanitary sewer has been installed
   - Storm sewer has been installed
   - Earthwork has been completed
   - Curb and gutter have been installed
   - Base pavement has been installed

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

6. Consideration: 25-13-BRR Applicant Morris and Ritchie Associates on behalf of US Home Corporation submitted a bond reduction request. The current bond being held is for $8,430,058.44 and they are asking for a reduction of $5,867,378.61. The amount still bonded would be $2,562,67.84.

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

1. Public Hearing to accept public comments on a site plan for a Patriot Federal Credit Union. Frederick, Seibert, & Associates, INC submitted a site plan application on behalf of Patriot Federal Credit Union for a 2,883 sq ft drive thru bank to be located on Joshua M Freeman Blvd. Map 8E, Parcel 12. (088E001200000000 2.72 Acres)

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

2. 25-14-SP Consideration- Frederick, Seibert, & Associates, INC submitted a site plan application on behalf of Patriot Federal Credit Union for a 2,883 sq ft drive thru bank to be located on Joshua M Freeman Blvd. Map 8E, Parcel 12. (088E001200000000 2.72 Acres)

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

7. Public Hearing to accept public comments. Applicant Frederick, Seibert, & Associates on behalf of Madison Greens LLC, submitted an application for a final plat for Phase 1 of Madison Greens located off North Fairfax Blvd and Wallace Blvd for 60 lots. (36 single family homes, 24 town homes)

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

8. Consideration: 25-22-FP Applicant Frederick, Seibert, & Associates on behalf of Madison Greens LLC, submitted an application for a final plat for Phase 1 of Madison Greens located off North Fairfax Blvd and Wallace Blvd for 60 lots. (36 single family homes, 24 town homes)

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

9. Public Hearing- To accept public comments. Applicant Frederick, Seibert, & Associates on behalf of Madison Greens LLC, submitted an application for a guaranteed surety bond for Phase 1 of Madison Greens located off North Fairfax Blvd and Wallace Blvd for 60 lots. (36 single family homes, 24 town homes) in the amount of $3,757,096.08

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

10. Consideration: 25-22-FP Applicant Frederick, Seibert, & Associates on behalf of Madison Greens LLC, submitted an application for a guaranteed surety bond for Phase 1 of Madison Greens located off North Fairfax Blvd and Wallace Blvd for 60 lots. (36 single family homes, 24 town homes) in the amount of $3,757,096.08

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

11. Public Hearing- To enter a development agreement between Madison Greens LLC and the City of Ranson, WV for the subdivision known as Madison Greens, located off North Fairfax Blvd and Wallace Blvd, Ranson, WV.

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

12. Consideration: 25-22-FP- Owner Madison Greens LLC has requested to enter a development agreement with the City of Ranson for Phase 1 of the Madison Greens development located off North Fairfax Blvd and Wallace Blvd

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

V. ADJOURMENT

The meeting was adjourned at 7:14 PM . Motion made by Andy Colandrea and Second by Doug Davis. The Community Development Director stated that the next Planning Commission meeting will be held on August 4, 2025, at 7:00 PM.

_____

, President

_____

Darla Armstrong, City Clerk

AGENDA ITEM IV.1

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Election of Planning Commission President

The Commission will take the time to elect a new president of the Planning Commission. All commissioners are able to be elected.

ATTACHMENTS:

AGENDA ITEM IV.2

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Consideration- 25-31-SP an application submitted by Alpha Associates on behalf of Jefferson County Community Ministries for an adult emergency shelter to be located at 206 Racetrack Street zoned T5.

ATTACHMENTS:

2025-08-26 - JCCM Renovation Site Plan Review - 3rd Sub Memo.pdf
25-31-SP-250807 full set 206 ractrack rd..pdf

Kimley»Horn

Memorandum

To: Richard Klein, P.E.
Alpha Associates, Inc
535 West King Street
Martinsburg, WV 25401

From: Mark Phillips, P.E.
Diego Carreira

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

Date: August 28, 2025

Subject: Jefferson County Community Ministries – The Neighbor Project - Site Plan Review – 3rd Submission

This memorandum summarizes our review of the site plan at 206 Racetrack Street (dated August, 2025, prepared by Alpha Associates, Inc) for a proposed development of an emergency shelter/clinic and two apartments on 0.61 acres. The site is currently zoned T5 per the City of Ranson Zoning Ordinance dated April 17, 2012. Kimley-Horn's review did not include conformance with the CTUB and defers comment on the Water and Sanitary Sewer design to the CTUB.

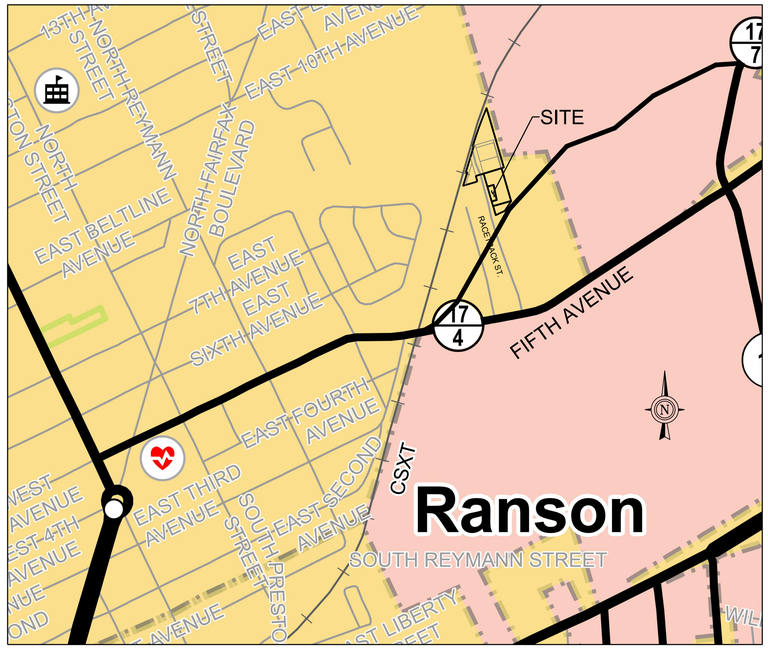
Kimley-Horn's review of this application is limited to the Site Plan and Application provided. We have no further comments.

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

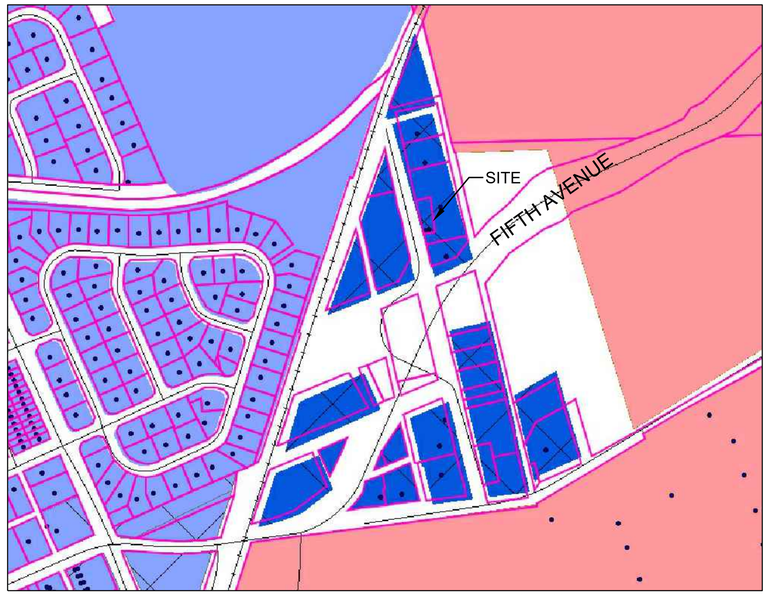
KIMLEY-HORN & ASSOCIATES, INC.

Mark Phillips, P.E.
Project Manager

JEFFERSON COUNTY COMMUNITY MINISTRIES
THE NEIGHBOR PROJECT
SITE PLAN
FOR
206 RACETRACK STREET ADULT EMERGENCY SHELTER



VICINITY MAP SCALE 1" = 500'



ZONING MAP NOT TO SCALE

ZONING LEGEND

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

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

CITY OF RANSON CONSTRUCTION NOTES

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

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

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

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

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

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

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

LIST OF PERMITS

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

CITY OF RANSON - COMPLETE LIST OF WAIVERS/VARIANCES			
ORDINANCE	SECTION OF ORDINANCE	DESCRIPTION OF WAIVER OR VARIANCE	DATE GRANTED

SHEET INDEX	
SHEET NO.	SHEET TITLE
C000	COVER SHEET
C001	GENERAL NOTES
C100	EXISTING CONDITIONS
C101	DEMOLITION PLAN
C102	SITE PLAN
C103	WATER AND SANITARY PLAN
C104	LANDSCAPING AND LIGHTING PLAN
C200	WATER AND SANITARY PROFILES
C300	EROSION AND SEDIMENT CONTROL PLAN AND DETAILS
C500	DETAILS

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

1) _____

2) _____

3) _____

_____ _____
PLANNING COMMISSION PRESIDENT DATE

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

_____ _____
OWNER DATE

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

PHASE 1 SITE PLAN
FOR
JCCM - 206 RACETRACK STREET
ADULT EMERGENCY SHELTER

OWNER/DEVELOPER:
JEFFERSON COUNTY COMMUNITY MINISTRIES, INC.

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

PHONE:
571-213-4651

ATTN:
KEITH LOWRY

REVISIONS

No.	ITEM	DATE

PROJ. NO.: 2501004.00
DATE: 8/7/2025
SHEET NO.:
C000

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PHASE 1 SITE PLAN
FOR
JCCM - 206 RACETRACK STREET
ADULT EMERGENCY SHELTER
RANSON CORP, T.M. 5 PARS. 179 & 179.1 D.B. 1309 Pg. 424
JEFFERSON COUNTY, WEST VIRGINIA

COVER SHEET

z:\projects\2025_jobs\2501004\00\drawings\civil\current\construction\c000.dwg - jfraze 8/5/2025

SYMBOLS, ABBREVIATIONS, AND LINETYPES

EXISTING BUILDING OUTLINE
EXISTING CONTOURS
EXISTING INDEX CONTOURS (WITH ANNOTATION)
EXISTING SANITARY SEWER
EXISTING ELECTRIC
EXISTING STORM
EXISTING WATER
EXISTING PAVING
EXISTING PROPERTY LINE
EXISTING CONCRETE
EXISTING FENCE
EXISTING OVERHEAD WIRES
EXISTING TREE LINE
NEW CONTOURS
NEW INDEX CONTOURS (WITH ANNOTATION)
NEW SANITARY SEWER
NEW FORCE MAIN
NEW STORM
NEW WATER
NEW PAVING
NEW CONCRETE
NEW CENTERLINE
NEW FENCE
SILT FENCE
SUPER SILT FENCE

NEW BUILDING OUTLINE
BUILDING RESTRICTION LINE (BRL)

UTILITY POLE
GUY POLE/WIRE
BENCH MARK/SURVEY CONTROL
WATER VALVE
WATER METER
SANITARY SEWER CLEANOUT
EXISTING TREES
WFP — WOODEN FENCE POST
5/8" IRON ROD W/ CAP FOUND
5/8" IRON ROD FOUND

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

ZONING ORDINANCE SUMMARY:

1. ZONING REQUIREMENTS
   - CURRENT ZONE: T5 - TOWN CENTER
   - PROPOSED USE: COMMERCIAL (EMERGENCY SHELTER / CLINIC)

2. ENVIRONMENTAL
   - ENVIRONMENTAL STANDARDS CONTAINED IN SECTIONS 8.9.A.1 - 8.9A.8 OF THE JEFFERSON COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE REGARDING NOISE, ODOR, SMOKE, AMBIENT AIR QUALITY, VIBRATION, GLARE, HEAT, TOXIC MATERIALS & FIRE HAZARDS APPLY TO THIS PROJECT.

3. LANDSCAPING:
   - IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO REPLACE ANY TREES THAT DIE. ALL BUFFER YARDS SHALL BE MAINTAINED BY THE PROPERTY OWNER.

4. SITE LIGHTING:
   SITE LIGHTING IS PROPOSED FOR THIS SITE IN THE FORM OF TWO STANDARD RANSON LIGHTS AT LOCATIONS SHOWN ON THE SITE PLAN. STREET LIGHT DETAIL IS SHOWN ON SHEET C500.

5. USE REQUIREMENTS:

	REQUIRED	EXISTING
MINIMUM LOT SIZE:	NO REQUIREMENT	± 26,696 SF
MAXIMUM DENSITY	NO REQUIREMENT	
MINIMUM LOT WIDTH:	20' (MIN), 150' (MAX)	± 238.62'
MAXIMUM BUILDING HEIGHT:	80' (MAX)	± 12'
MAXIMUM LOT COVERAGE	90% (MAX)	PHASE 1 = 32.5
BUILDING SETBACKS		
FRONT:	12' (MAX)	
SIDE:	6' (MAX)	
REAR:	3' (MIN)	

6. PARKING CALCULATIONS:
   REQUIRED: EMPLOYEES - 3, CLIENTS - 0
   TOTAL REQUIRED = 3

   PROPOSED: JCCM PROPOSES TO SHARE EMPLOYEE PARKING WITH 202 RACETRACK ST.

7. IMPERVIOUS COVERAGE CALCULATIONS:
   EXISTING IMPERVIOUS = ± 15,448 SF
   POST CONSTRUCTION IMPERVIOUS = ± 4,981 SF

   NET IMPERVIOUS LOSS OF 10,467 SF, THEREFORE, SWM IS NOT REQUIRED.

EXISTING UTILITIES:

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

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

PROJECT NARRATIVE

JEFFERSON COUNTY COMMUNITY MINISTRIES (JCCM) IS DEVELOPING THIS PROJECT TO PROVIDE THE NEXT PHASE OF SEVERAL TO PROVIDE SHELTER AND OTHER ASSISTANCE FOR HOMELESS PERSONS IN THE COMMUNITY. THIS PARTICULAR PROJECT WILL PROVIDE A DORMITORY WITH 20 BEDS FOR ADULTS.

SITE INFORMATION

1. THE USE OF THE SITE WILL BE AN ADULT EMERGENCY SHELTER.
2. SOURCE OF BOUNDARY INFORMATION: PLAT OF BOUNDARY AND IMPROVEMENT LOCATION SURVEY DATED 8/4/1999 BY EDWARD JOHNSON, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY IN D.B. 931 PG. 118.
3. PROPERTY ADDRESS: 206 RACETRACK STREET, RANSON, WV 25438.
4. CONTOUR DATA AND BOUNDARY INFORMATION WERE GENERATED FROM A FIELD SURVEY BY ALPHA ASSOCIATES, INC. IN MAY 2023. CONTOUR INTERVAL = 1'.
5. THIS PROPERTY IS LOCATED ON FEMA MAP PANEL 54037C0136E, EFFECTIVE DATE 12/18/2009, AND IS DESIGNATED AS ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOOD PLAIN.
6. THE SOILS ON THE SITE ARE AS FOLLOWS:
   Ub - URBAN LAND
7. THERE ARE NO WETLANDS ON THE SITE PER THE US FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY.
8. KNOWN EASEMENTS ARE SHOWN HEREON.
9. THE VARIOUS UTILITIES SERVING THE BUILDINGS WILL BE GRANTED EASEMENTS, AS NECESSARY, IN THE LOCATION OF THE "AS-BUILT" UTILITIES, AFTER OR DURING THE CONSTRUCTION PHASE.
10. PROJECT LIMITS ARE NOT WITHIN 500' OF A STREAM.
11. NO RIGHT OF WAYS ARE PROPOSED WITH THIS PROJECT.
12. THERE ARE NO FUTURE EASEMENTS OR RIGHTS OF WAYS TO CONNECT TO ADJOINING PROPERTIES.
13. WV HEALTH DEPARTMENT STANDARDS FOR WATER & SEWER
    CLIENTS - 70 GPD X 20 = 1400 GPD
    STAFF - 20 GPD X 6 = 120 GPD
    TOTAL = 1,520 GPD
14. THERE ARE NO DEED RESTRICTIONS EXISTING OR PROPOSED.
15. ALL IMPROVEMENTS WILL BE BID AS ONE GENERAL CONTRACT.
16. TRASH REMOVAL - IT IS ANTICIPATED THAT SEVERAL APPLE VALLEY WASTE TRASH CONTAINERS WILL BE PROVIDED.

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

PHASE 1 SITE PLAN
FOR
JCCM - 206 RACETRACK STREET
ADULT EMERGENCY SHELTER

OWNER/DEVELOPER:
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COMMUNITY MINISTRIES, INC.

ADDRESS:
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571-213-4651

ATTN:
KEITH LOWRY

REVISIONS

No.	ITEM	DATE

PROJ. NO.: 2501004.00
DATE: 8/7/2025
SHEET NO.:

C001

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FOR
JCCM - 206 RACETRACK STREET
ADULT EMERGENCY SHELTER
RANSON CORP, T.M. 5 PARS. 179 & 179.1 D.B. 1309 Pg. 424
JEFFERSON COUNTY, WEST VIRGINIA

GENERAL NOTES

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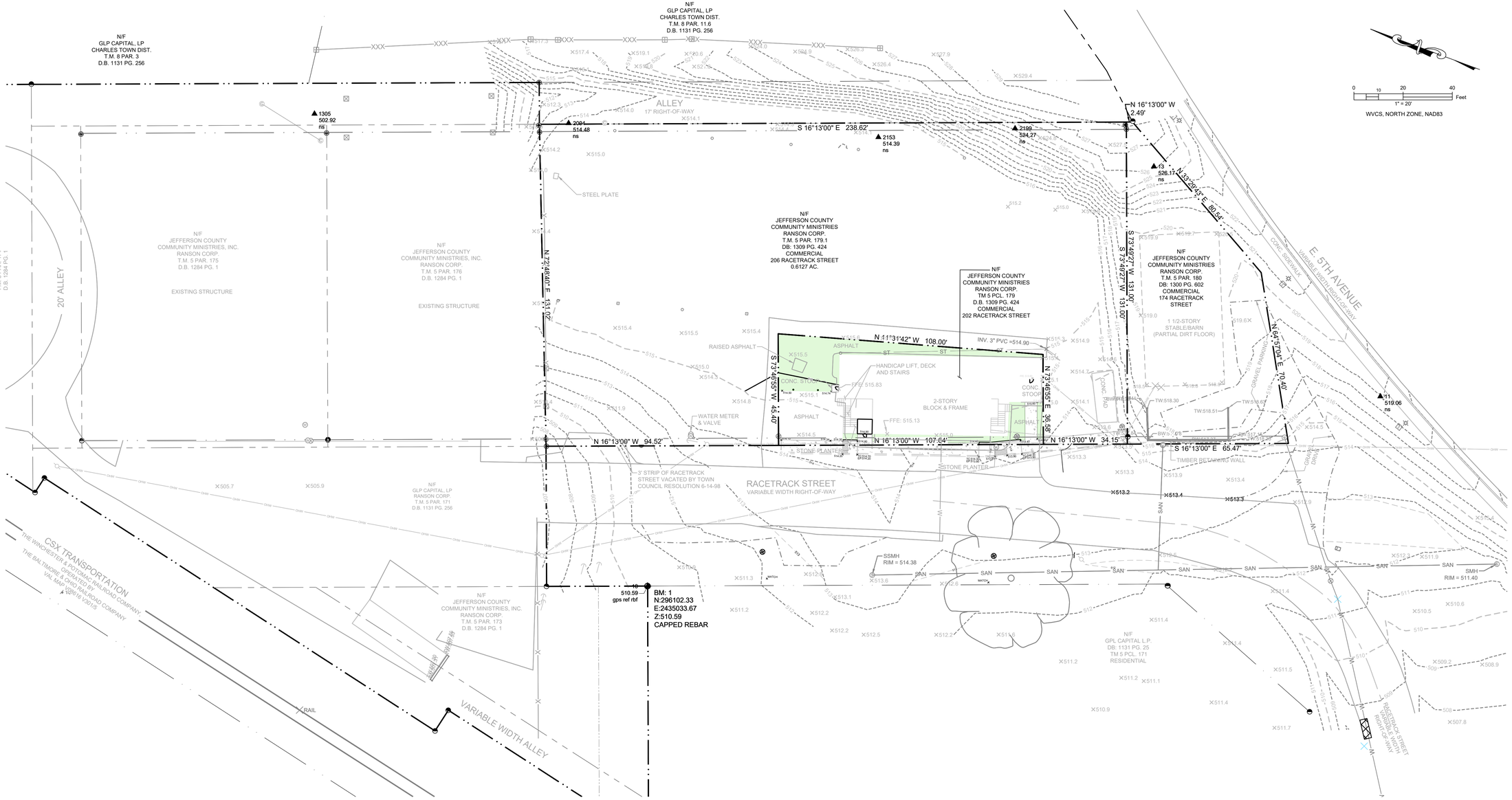

ALPHA ASSOCIATES, INC.
535 WEST KING STREET
MARTINSBURG, WV 25401
PHONE: 304-264-0051
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PHASE 1 SITE PLAN
FOR
JCCM - 206 RACETRACK STREET
ADULT EMERGENCY SHELTER

OWNER/DEVELOPER:
JEFFERSON COUNTY
COMMUNITY MINISTRIES, INC.

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

PHONE:
571-213-4651

ATTN:
KEITH LOWRY

REVISIONS

No.	ITEM	DATE
1	REMOVE PROPOSED OBJECTS	07/31/25

PROJ. NO.: 2501004.00
DATE: 8/7/2025
SHEET NO.:

C100

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PHASE 1 SITE PLAN
FOR
JCCM - 206 RACETRACK STREET
ADULT EMERGENCY SHELTER
RANSON CORP, T.M. 5 PARS. 179 & 179.1 D.B. 1309 Pg. 424
JEFFERSON COUNTY, WEST VIRGINIA

EXISTING CONDITIONS

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

0 5 10 20 Feet
1" = 10'

ALLEY
17' RIGHT-OF-WAY

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

▲2094
514.48
ns

▲2153
514.39
ns

▲2199
524.27
ns

▲13
526.17
ns

STEEL PLATE

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

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

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

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

EXISTING STRUCTURE

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

2-STORY
BLOCK & FRAME

FFE: 515.83
FFE: 515.13
FFE: 515.81

INV. 3" PVC =514.90

CONCRETE PAD TO BE
REMOVED & DISPOSED

CONC. PAD

CONC. DRIVEWAY APRON

WATER METER
& VALVE

PP

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

RACETRACK STREET
VARIABLE WIDTH RIGHT-OF-WAY

SSMH
RIM = 514.38

MATCH

MATCH

295929.47992435096.5584

DEMOLITION OF OLD BARN

PHASE 1 SITE PLAN
FOR
JCCM - 206 RACETRACK STREET
ADULT EMERGENCY SHELTER

OWNER/DEVELOPER:
JEFFERSON COUNTY
COMMUNITY MINISTRIES, INC.

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

PHONE:
571-213-4651

ATTN:
KEITH LOWRY

REVISIONS

No.	ITEM	DATE

PROJ. NO.: 2501004.00
DATE: 8/7/2025
SHEET NO.:

C101

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PHASE 1 SITE PLAN
FOR
JCCM - 206 RACETRACK STREET
ADULT EMERGENCY SHELTER
RANSON CORP, T.M. 5 PARS. 179 & 179.1 D.B. 1309 Pg. 424
JEFFERSON COUNTY, WEST VIRGINIA

DEMOLITION PLAN

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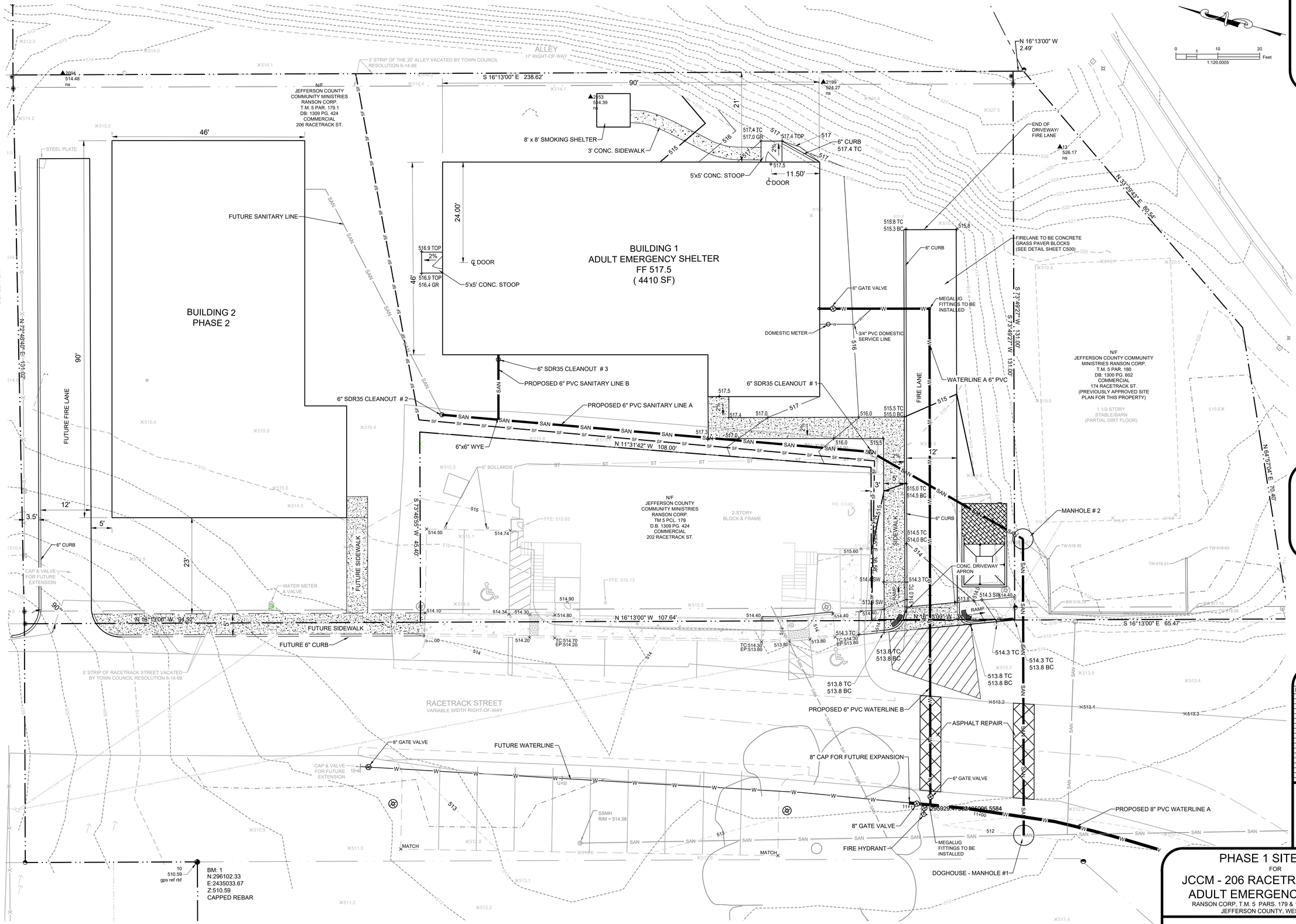

ALPHA ASSOCIATES, INC.
535 WEST KING STREET
MARTINSBURG, WV 25401
PHONE: 304-264-0051
www.thinkALPHAfirst.com

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ADULT EMERGENCY SHELTER
RANSON CORP, T.M. 5 PARS. 179 & 179.1 D.B. 1309 Pg. 424
JEFFERSON COUNTY, WEST VIRGINIA

SITE AND GRADING PLAN

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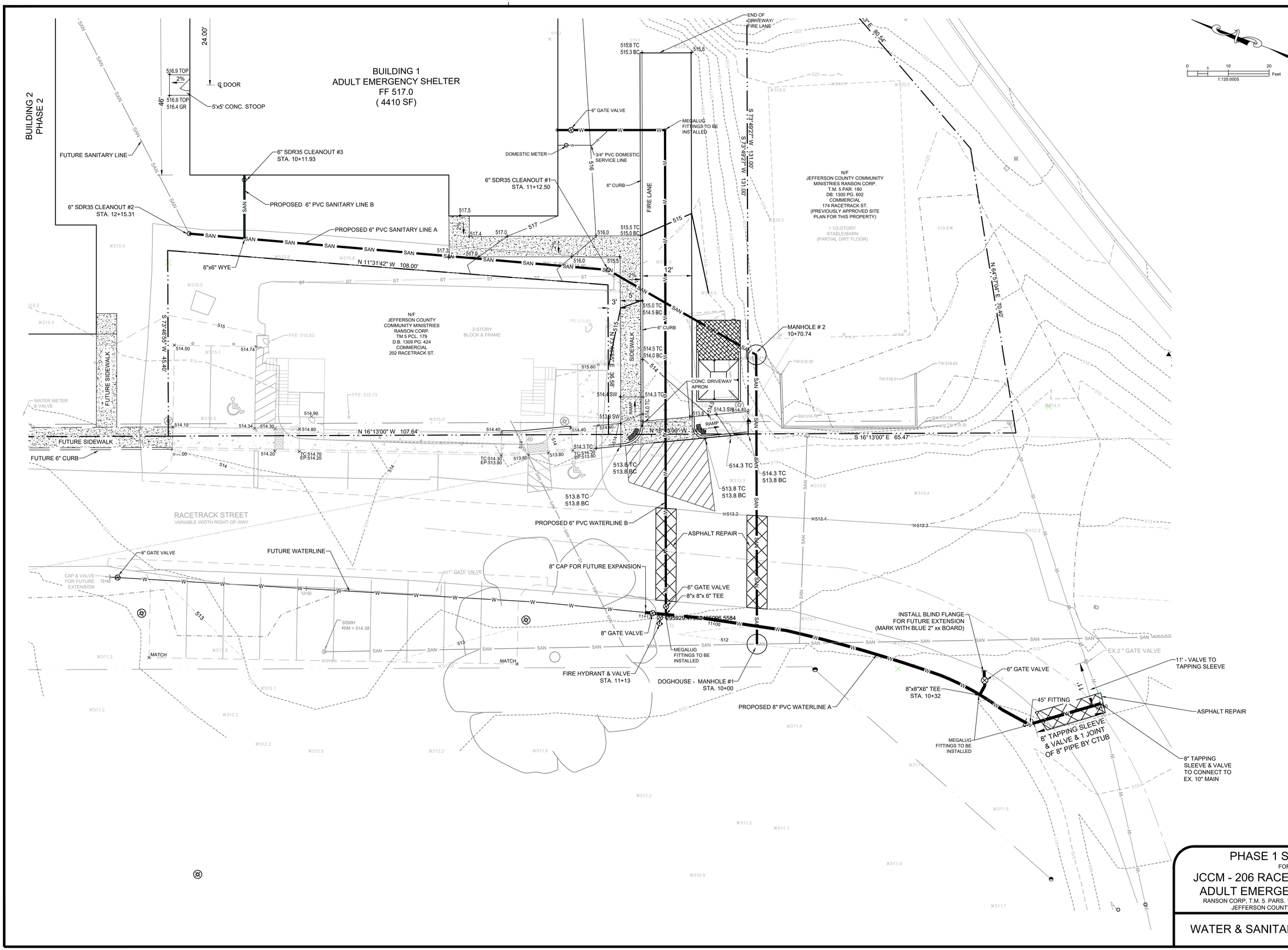

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ADULT EMERGENCY SHELTER
RANSON CORP, T.M. 5 PARS. 179 & 179.1 D.B. 1309 Pg. 424
JEFFERSON COUNTY, WEST VIRGINIA

WATER & SANITARY UTILITY PLAN

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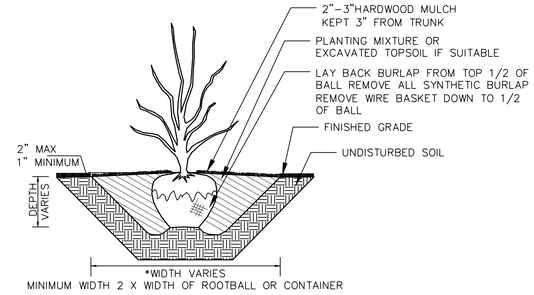
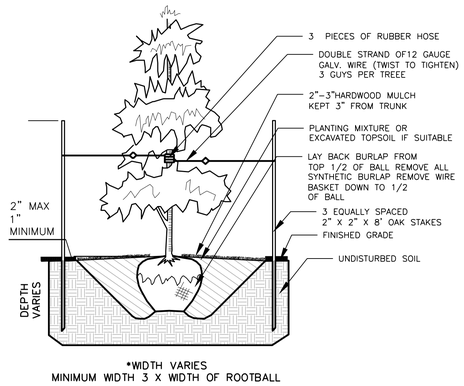


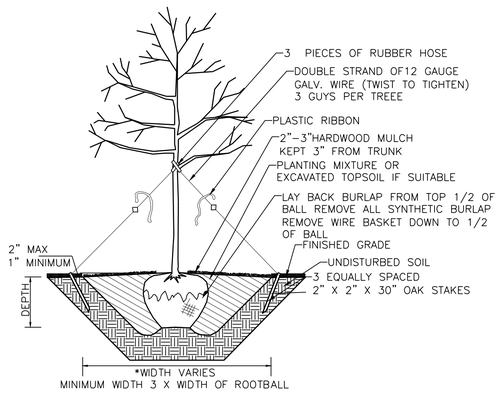
SHRUB PLANTING DETAIL

NO SCALE



EVERGREEN PLANTING DETAIL WITH STAKES

NO SCALE

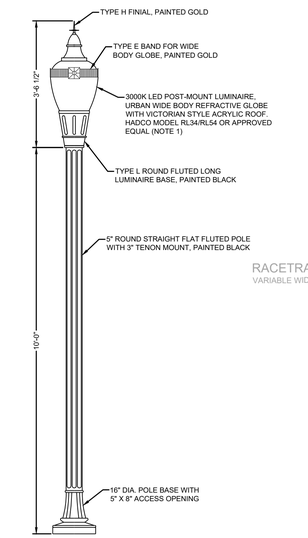


HARDWOOD TREE PLANTING DETAIL WITH STAKES

NO SCALE

LANDSCAPING NOTES:

- ALL TREES, SHRUBBERY, AND OTHER PLANTS THAT FAIL TO SURVIVE A PERIOD OF 12 MONTHS FOLLOWING AS-BUILT CERTIFICATION SHALL BE REPLACED BY THE BUILDER AT NO COST OR EXPENSE TO THE CITY. SAID REPLACEMENT SHALL BE WITHIN A TIME AGREED UPON BY THE PLANNING COMMISSION OR ITS REPRESENTATIVE AS OUTLINED IN THE PUBLIC IMPROVEMENTS AGREEMENT.



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

CITY OF RANSON
POST-TOP STREETLIGHT DETAIL

NOT TO SCALE

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PHASE 1 SITE PLAN
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ADULT EMERGENCY SHELTER

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

LANDSCAPE & LIGHTING PLAN

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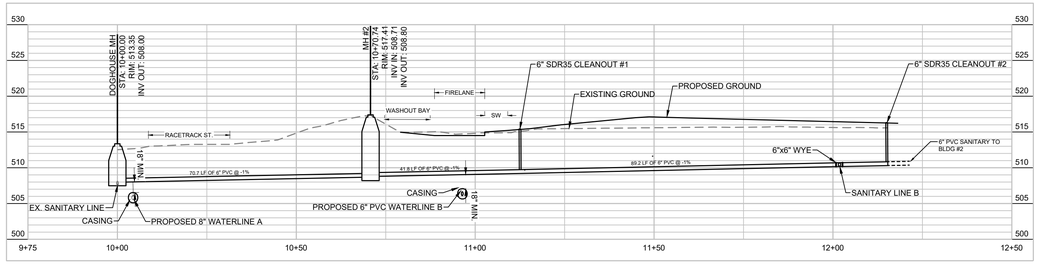
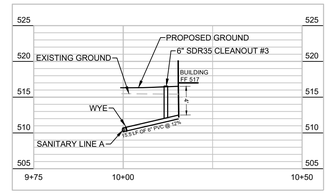


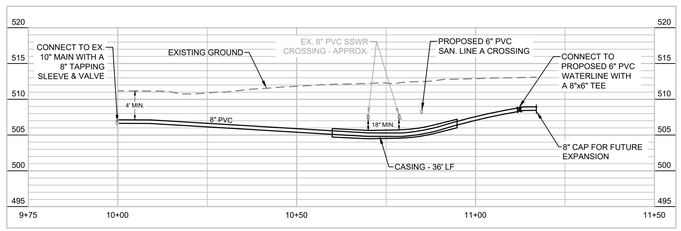
SANITARY LINE A

SCALE: 1"=20' HOR / 1"=10' VER



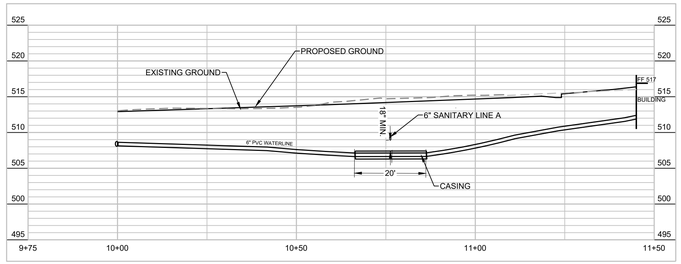
SANITARY LINE B

SCALE: 1"=20' HOR / 1"=10' VER



PROPOSED WATERLINE A

SCALE: 1"=20' HOR / 1"=10' VER



PROPOSED WATERLINE B

SCALE: 1"=20' HOR / 1"=10' VER

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

WATER AND SANITARY PROFILES

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SITE GRADING NOTES

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

SEDIMENT AND EROSION CONTROL NOTES

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

SEED BED PREPARATION

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

SEEDING NOTES

1. PERMANENT SEEDING MIXTURE

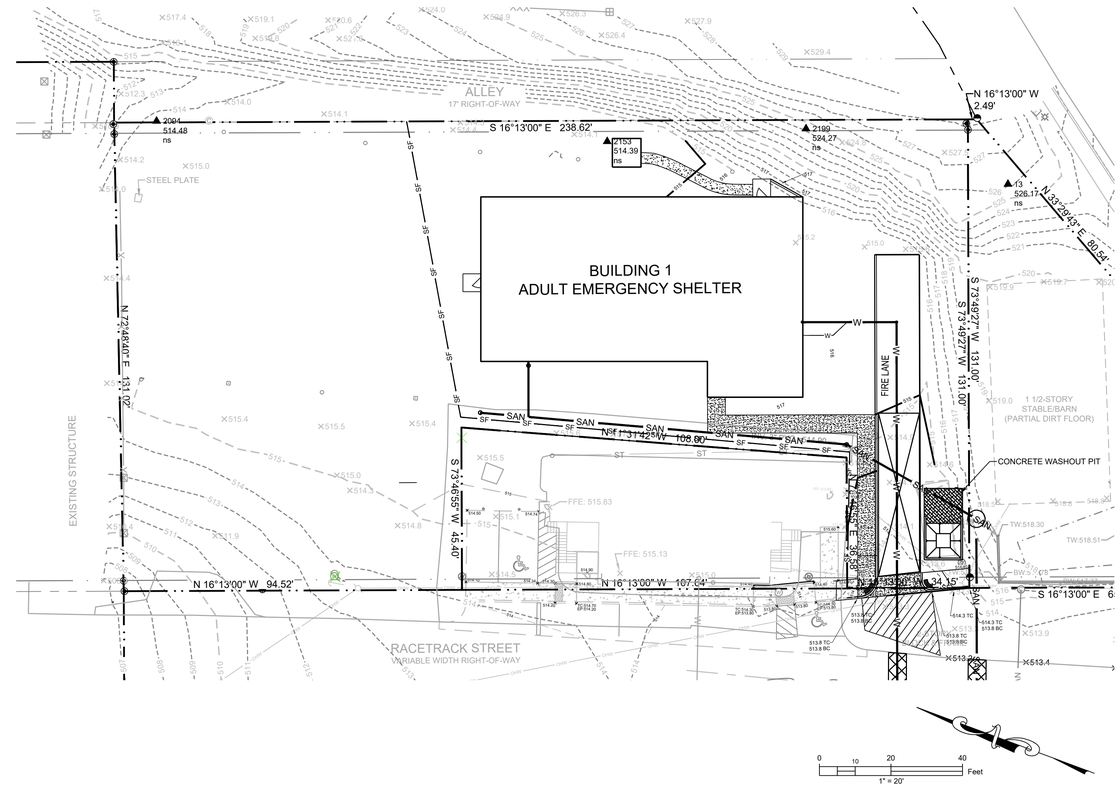
SEED:	KY 31 FESCUE	45 LB/AC
	RED FESCUE	20 LB/AC
	KY BLUEGRASS	25 LB/AC
	WHITE DUTCH CLOVER	5 LB/AC
FERTILIZER:	RATE DETERMINED BY SOIL TEST	
MULCH:	1.5 TONS STRAW PER ACRES	
ASPHALT:	SS-1 OR EQUIVALENT 150 GAL. PER ACRES (20 LBS./ACRES CROWN VETCH WILL BE ADDED TO ABOVE SEEDING MIXTURE TO STABILIZE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

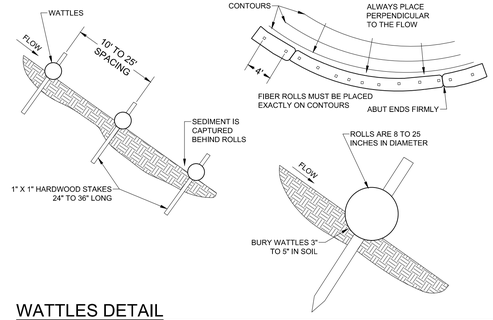
2. TEMPORARY SEEDING MIXTURE

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

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

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





WATTLES DETAIL

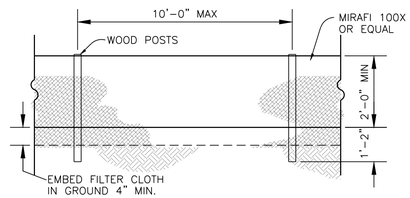
NOT TO SCALE

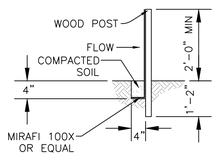
CONSTRUCTION SPECIFICATIONS

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

MAINTENANCE

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



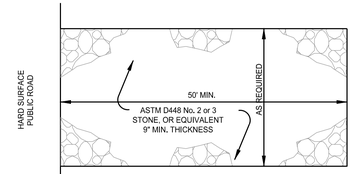


NOTE: WHERE JOINTS OCCUR IN THE FILTER FABRIC, SPLICES WILL OCCUR ONLY AT SUPPORT POSTS WITH A MINIMUM 6" OVERLAP, & SECURELY SEALED.

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

SILT FENCE DETAIL

NOT TO SCALE



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

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

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

PHASE 1 SITE PLAN
FOR
JCCM - 206 RACETRACK STREET ADULT EMERGENCY SHELTER

OWNER/DEVELOPER:
JEFFERSON COUNTY
COMMUNITY MINISTRIES, INC.

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

PHONE:
571-213-4651

ATTN:
KEITH LOWRY

REVISIONS

No.	ITEM	DATE

PROJ. NO.: 2501004.00
DATE: 8/7/2025
SHEET NO.:

C300

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PHASE 1 SITE PLAN
FOR
JCCM - 206 RACETRACK STREET
ADULT EMERGENCY SHELTER

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

EROSION & SEDIMENT CONTROL PLAN & DETAILS

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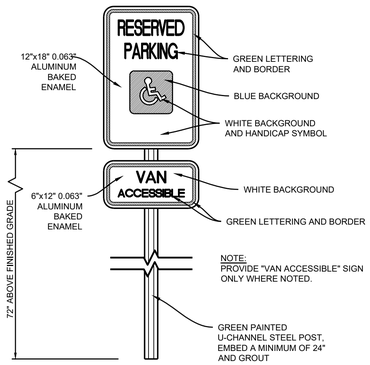
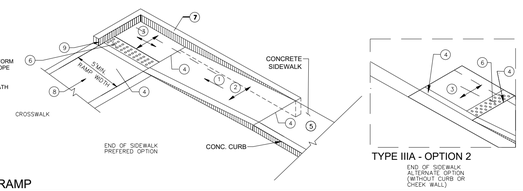


PHYSICALLY CHALLENGED PARKING SIGN ASSEMBLY

NOT TO SCALE

LEGEND

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

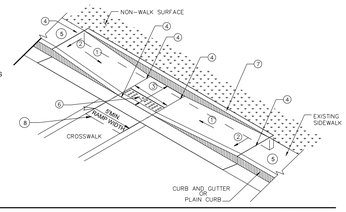


WVDOH TYPE IIIA OPTION 1 & 2 HANDICAP RAMP

NOT TO SCALE

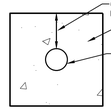
LEGEND

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



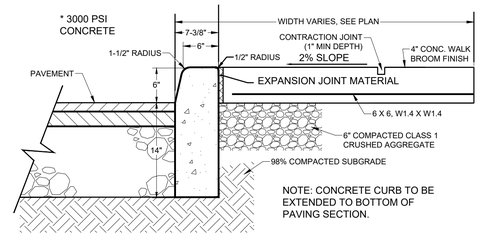
TYPE III RAMP

NOT TO SCALE



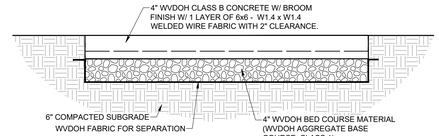
CONCRETE ENCASEMENT DETAIL

NO SCALE



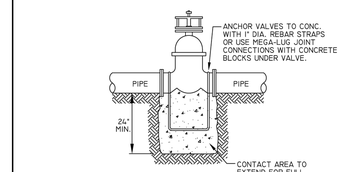
CURB AND SIDEWALK DETAIL

NO SCALE



CONCRETE SIDEWALK DETAIL

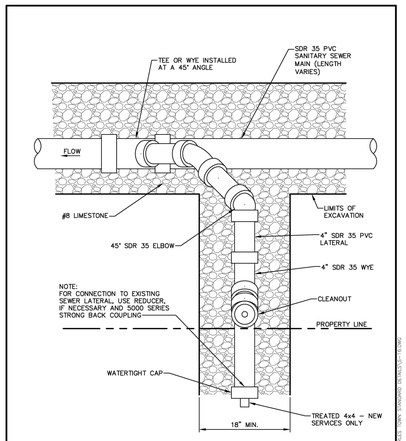
NOT TO SCALE



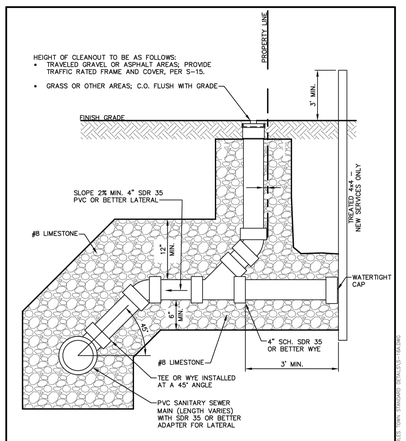
Charles Town Utility Board
832 S. George Street, P.O. Box 359, Charles Town, WV 25414
Phone: (304) 725-2316 • Fax: (304) 725-4313

WATER VALVES DETAIL

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



PLAN



ELEVATION

Charles Town Utility Board
661 S. George Street, Suite 101, Charles Town, WV 25414
Phone: (304) 725-2316 Fax: (304) 725-4313

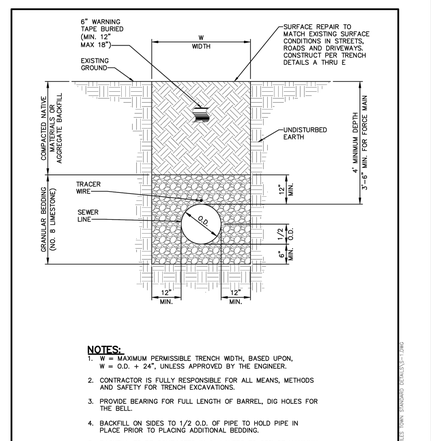
NEW SINGLE LATERAL CONNECTION DETAIL (PLAN)

Standard Detail No. **S-16**
NOT TO SCALE
JULY 2025

Charles Town Utility Board
661 S. George Street, Suite 101, Charles Town, WV 25414
Phone: (304) 725-2316 Fax: (304) 725-4313

NEW SINGLE LATERAL CONNECTION DETAIL (ELEVATION)

Standard Detail No. **S-16A**
NOT TO SCALE
JULY 2025



NOTES:

1. W = MAXIMUM PERMISSIBLE TRENCH WIDTH, BASED UPON, W = O.D. + 24", UNLESS APPROVED BY THE ENGINEER.
2. CONTRACTOR IS FULLY RESPONSIBLE FOR ALL MEANS, METHODS AND SAFETY FOR TRENCH EXCAVATIONS.
3. PROVIDE BEARING FOR FULL LENGTH OF BARREL, DIG HOLES FOR THE BELL.
4. BACKFILL ON SIDES TO 1/2 O.D. OF PIPE TO HOLD PIPE IN PLACE PRIOR TO PLACING ADDITIONAL BEDDING.
5. BACKFILL TO BE COMPACTED IN 6" LAYERS TO 95% OF MAXIMUM DENSITY (MODIFIED PROCTOR) AT OPTIMUM MOISTURE (+2%) IN ROADS AND STREETS. COMPACT TO MATCH EXISTING OR PROPOSED GRADE IN OTHER AREAS.
6. A CASING PIPE SHALL BE REQUIRED IN ROAD CROSSINGS WHERE SHOWN ON PLANS.

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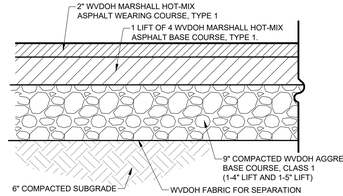
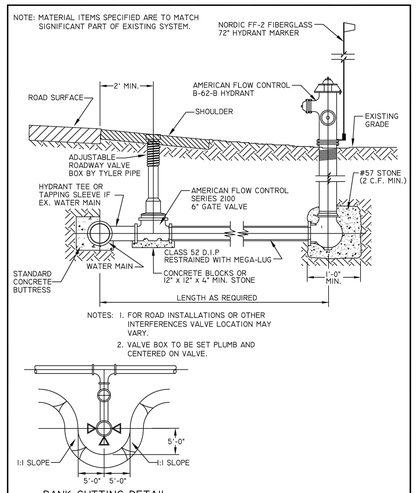
SEWER LINE TRENCH DETAIL

Standard Detail No. **S-1**
NOT TO SCALE
JULY 2025



BITUMINOUS PAVEMENT DETAIL

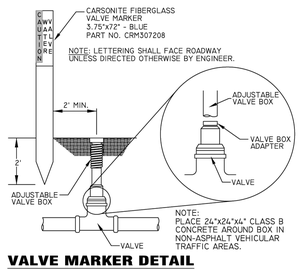


BANK CUTTING DETAIL

Charles Town Utility Board
832 S. George Street, P.O. Box 359, Charles Town, WV 25414
Phone: (304) 725-2316 • Fax: (304) 725-4313

FIRE HYDRANT WITH TAPPING SLEEVE AND VALVE DETAIL

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



VALVE MARKER DETAIL

NOT TO SCALE

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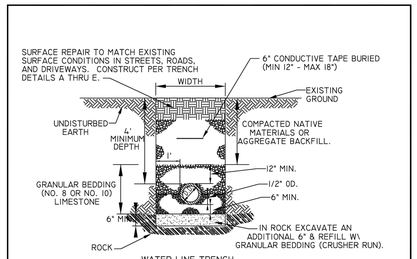
VALVE MARKER DETAIL

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



WATER LINE TRENCH

NOTES:

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

Charles Town Utility Board
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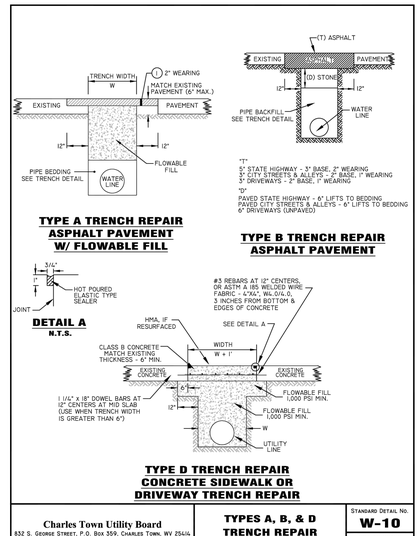
WATER LINE TRENCH DETAIL

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



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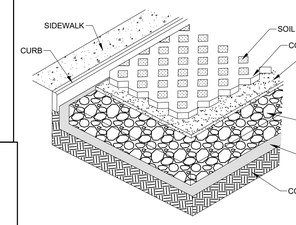
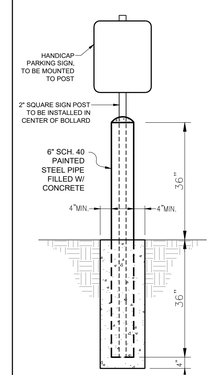
TYPES A, B, & D TRENCH REPAIR DETAILS

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



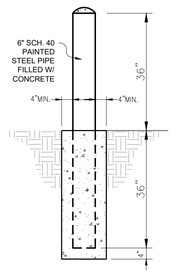
GRASS PAVER DETAIL

NOT TO SCALE



TYPE 2 - 6" BOLLARD DETAIL

NOT TO SCALE



TYPE 1 - 6" BOLLARD DETAIL

NOT TO SCALE

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

PHASE 1 SITE PLAN
FOR
JCCM - 206 RACETRACK STREET
ADULT EMERGENCY SHELTER

OWNER/DEVELOPER:
JEFFERSON COUNTY COMMUNITY MINISTRIES, INC.

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

PHONE:
571-213-4651

ATTN:
KEITH LOWRY

REVISIONS

No.	ITEM	DATE

PROJ. NO.: 2501004.00
DATE: 8/7/2025
SHEET NO.:

C500

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PHASE 1 SITE PLAN
FOR
JCCM - 206 RACETRACK STREET
ADULT EMERGENCY SHELTER
RANSON CORP, T.M. 5 PARS. 179 & 179.1 D.B. 1309 Pg. 424
JEFFERSON COUNTY, WEST VIRGINIA

DETAILS

z:\projects\2025_jobs\2501004\00\drawings\civil\current construction\c500.dwg, jlfrazee 8/5/2025