PLANNING COMMISSION

~ AGENDA ~

REGULAR MEETING

www.ransonwv.gov

November 3, 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. October 6, 2025 Minutes
   October 6 2025 Minutes.docx

III. PLANNING COMMISSION OLD BUSINESS

1. Public Hearing to accept public comments on a rezoning for a submitted by Integrity Federal Services on behalf of Sleepy Hollow Partnership to rezoning 125 acres of the 160.65 acres from Rural Reserve to R-6. This is parcel 089000200000000 located off Cranes Lane, Ranson, WV 25438.
   Legal Notice for Rezoning Sleepy Hollow R6.docx

2. Consideration- 25-36-REZ an application submitted by Integrity Federal Services on behalf of Sleepy Hollow Partnership to rezone 125 acres of the total 160.65 from Rural Reserve to R-6 for parcel parcel 089000200000000 located off Cranes Lane, Ranson, WV 25438.
   Rezoning App .pdf
   25-36-REZ-5122-0101-ZMA_SLEEPYHOLLOW_AcroPlot-compressed.pdf
   CRC_Report_25-36-REZ.pdf

IV. PLANNING COMMISSION NEW BUSINESS

1. Public Hearing- to accept public comments on a surety reduction submitted by Morris and Ritchie Associates on behalf of Forestar USA Real Estate Group Inc. for the subdivision Riverpointe (Ranson Heights) Phase 4 located off Route 340 and Jefferson Terrace Rd. The reduction is for the amount of $4,881,370.14 of a $7,171,917.39 total bonded amount.
   Legal Notice Bond Reduction-Ranson heights Phase 4.docx

2. Consideration-Application- 25-32-BRR- surety reduction submitted by Morris and Ritchie Associates on behalf of Forestar USA Real Estate Group Inc. for the subdivision Riverpointe

(Ranson Heights) Phase 4 located off Route 340 and Jefferson Terrace Rd. The reduction is for the amount of $4,881,370.14 of a $7,171,917.39 total bonded amount for the following items:

- Waterline
- Sanitary sewer
- Storm sewer
- Earthwork has been completed
- Curb and gutter
- Base pavement
- Small portion of sidewalk
- Curb cuts for driveways
- Street signs
- Playground

25-32-2025-08-11 ranson heights phase 4 bond estimate -reduction.pdf
25-32-2025-08-11 ranson heights phase 4 bond reduction letter.pdf
25-32-2025-08-11 ranson heights phase 4 construction dwgs-asbuilt.pdf
25-32-ranson heights phase 4_air and vac tests_6-6-25 ctub.pdf
25-32-05.13.25 waterline in service - riverpointe section 4.pdf
2025-09-30 Ranson Heights Phase 4 Bond Reduction Review- Memorandum.pdf

3. Public Hearing- a site plan application has been submitted by L.R. Costanzo Co., Inc. on behalf of Rockwool for a 38'x50' addition of a utility building for maintenance and repairs of equipment.
   Legal Notice Rockwool Addtion.docx

4. Consideration- 25-34-SP- a site plan application has been submitted by L.R. Costanzo Co., Inc. on behalf of Rockwool for a 38'x50' addition of a utility building for maintenance and repairs of equipment.
   25-34-SP-7475.25 rockwool annex_082025.pdf
   CRC Report 25-34-SP.pdf

V. ADJOURNMENT

1. The next Planning Commission meeting is scheduled for Monday, December 1, 2025 at 7:00 PM.

AGENDA ITEM II.1

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **APPROVAL OF MINUTES**

SUBJECT: October 6, 2025 Minutes

ATTACHMENTS:

October 6 2025 Minutes.docx

PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

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

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

I. CALL TO ORDER

In the absent of a President being elected at this point, Director Stanley called the meeting to order and took attendance.

Andy Colandrea	**Present**
Jaden Bound	**Present**
Jason Gore	**Absent**
Doug Davis	**Present**
Mike Fagan	**Present**

II. APPROVAL OF MINUTES

Minutes – July 7, 2025

Andy Colandrea-President	**Abstain**
Jaden Bound	**Motion**
Jason Gore	**Absent**
Doug Davis	**Second**
Mike Fagan	**Abstain**

IV. PLANNING COMMISSION BUSINESS

1. Election of Planning Commission President

Commissioner Bound nominated Commissioner Colandrea. Commissioner Colandrea accepted the nomination.

Andy Colandrea-President	**Yes**
Jaden Bound	**First**
Jason Gore	**Absent**
Doug Davis	**Second**
Mike Fagan	**Yes**

2. 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.

Andy Colandrea-President	**Abstain**
Jaden Bound	**First**
Jason Gore	**Absent**
Doug Davis	**Second**
Mike Fagan	**Yes**

V. ADJOURMENT

The meeting was adjourned at 7:14 PM. Motion made by Jaden Bound and Second by Doug Davis. The Community Development Director stated that the next Planning Commission meeting will be held on November 3, 2025, at 7:00 PM

_____

Andy Colandrea , President

_____

Planning Commission Member

AGENDA ITEM III.1

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION OLD BUSINESS**

SUBJECT: Public Hearing to accept public comments on a rezoning for a submitted by Integrity Federal Services on behalf of Sleepy Hollow Partnership to rezoning 125 acres of the 160.65 acres from Rural Reserve to R-6. This is parcel 089000200000000 located off Cranes Lane, Ranson, WV 25438.

ATTACHMENTS:

Legal Notice for Rezoning Sleepy Hollow R6.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code § 8A-7-9 et seq., W. Va. Code § 8A-5-8 et seq., and Ranson Code § 19A-1.3 et seq., the Ranson Planning Commission will hold a public hearing on Monday, November 3, 2025, at 7 pm at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on a petition to rezone 125 acres of the full 160.65 acres the following parcel 089000200000000 located off Cranes Lane, Ranson, WV 25438 (Consisting of 160.65 acres) from Rural Reserve to R-6. Upon recommendation and approval of the zoning map amendment by the Ranson Planning Commission, an ordinance amending the zoning map will be presented to the City Council for two readings.

Copies of the proposed zoning amendment are available upon request from the Community Development Department. All persons are invited to attend and make comments about the proposed amendment. If you cannot attend but wish to comment, you may write to the following address prior to October 31, 2025: City of Ranson, Attn: Community Development Director, 312 S. Mildred Street, Ranson, WV, 25438 or cityclerk@ransonwv.us. Written comments received prior to October 31, 2025, will be provided to the Planning Commission and inserted into the official record.

AGENDA ITEM III.2

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION OLD BUSINESS**

SUBJECT: Consideration- 25-36-REZ an application submitted by Integrity Federal Services on behalf of Sleepy Hollow Partnership to rezone 125 acres of the total 160.65 from Rural Reserve to R-6 for parcel parcel 089000200000000 located off Cranes Lane, Ranson, WV 25438.

ATTACHMENTS:

Rezoning App .pdf
25-36-REZ-5122-0101-ZMA_SLEEPYHOLLOW_AcroPlot-compressed.pdf
CRC_Report_25-36-REZ.pdf

City of Ranson

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

Rezoning Application

Submittal Date: 10/07/2025	Development District:
Official Submittal: (Staff Use Only)	Fee Paid: $4,875.00 (125 of 160.65 AC)
Taken By:	Rezoning Request: $1,000 plus $100 per acre for first ten (10) acres, then $25.00 per acre thereafter. Proffer Amendments: $1,000 flat fee
Project Number:	Payment Type:

Development Information

Project Name: Sleepy Hollow			**Total Area (acres):** 160.65
Current Zoning: Rural Reserve	**Proposed Zoning:** Residential (R6)	**Map Number:** 9	**Parcel:** 2

Water Service: **Public** [X] **Private** [ ] **Provider:** Charles Town Utility Board	**Sewer Service:** **Public** [X] **Private** [ ] **Provider:** Charles Town Utility Board	**Sewer Flow:** **(gallons per day at build-out)** **Water Usage:** **(gallons per day at build-out)**

Location of Property (provide landmarks, street address, intersections, etc.):

Situated on the south side of Cranes Lane, approximately 0.6 miles from its intersection with North Mildred Street (Rt. 115). See attached for further information.

What is the existing use of the property?

Farm Land; See attached for further information

What is the proposed use of the property?

Single Family Residential Subdivision; See attached for further information

Rezoning Application Checklist

[X] **A completed application and fee in accordance with the Fee Schedule.**

[X] **A survey plat and a legal description of the property that includes bearings and distances for the area to be rezoned.**

[X] **A proposed development plan outlining the need for a rezoning.**

[ ] **Signed development agreement.**

[ ] **Review agency and general development plan transmittal (as needed).**

___Charles Town Water	___Alleghany Power	___WV Div. of Highway
___Charles Town Sewer	___Comcast	___Norfolk Southern
___Public Service District	___Frontier Comm.	___CSX
___Jefferson Utilities	___WV Dept. of Env. Protection	___Jay Watson (for:
___Jefferson Co. Health Dept.	___WV Div. of Culture& History	Ambulance/F&R)

Owner/Applicant Information

Owner I (Print): SLEEPY HOLLOW PARTNERSHIP **Percent of Ownership:** 100%

Address: 741 E WASHINGTON STREET
CHARLES TOWN, WV 25414

Phone: (304)279-1552 **Fax:** _____ **Email:** rmarcus@marcusenterprises.com

Owner II (Print): _____ **Percent of Ownership:** _____

Address: _____

Phone: _____ **Fax:** _____ **Email:** _____

Developer (Print): FORESTAR INC **Percent of Ownership:** 0%

Address: 7021 COLUMBIA GATEWAY DRIVE, SUITE 320
COLUMBIA, MD 21046

Phone: (301)356-0888 **Fax:** _____ **Email:** RyanDaiger@forestar.com

Consultant (Print): INTEGRITY FEDERAL SERVICES INC **Percent of Ownership:** 0%

Address: 148 SOUTH QUEEN STREET
MARTINSBURG, WV 25401

Phone: (304)725-8456 **Fax:** _____ **Email:** bperry@ifs-ae.com

Please Direct Correspondence To: ☐ **Owner** ☐ **Developer** ☑ **Consultant**

As the fee simple owner of this property, recorded in the Jefferson County Circuit Court, 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: Ronald Marcus Ronald Marcus (Oct 9, 2025 11:51:51 EDT) Date: 10/09/2025

Signature: _____ Date: _____

Signature: _____ Date: _____

Procedures for Rezoning Property

Amendments may be undertaken in order to carry out the purposes stated in 19-1 of the Zoning Ordinance. Proposed amendments should consider whether they promote health, safety, and the general welfare and to encourage the most appropriate use of land.

The City Manger may request additional copies of any item listed and may request any additional information needed for an adequate review. At a minimum, the application must include the following:

1.) A complete application form and fee accompanied with all information needed for review. Additional copies of the application form may be specified by the City;

2.) Three copies of a complete description of the request including any proposed development agreements, general development plan, or other conditions for consideration;

3.) Three copies of a description of the property proposed for rezoning including an accurate map with the dimensioned property lines such as a boundary survey. The description shall include:

a.) Adjoining streets and widths, utilities, features, and the location of all structures;

b.) Existing uses of the land, current zoning classification, and the uses of the property under review;

c.) Current zoning classification and uses of all adjacent properties;

d.) Any additional information required by the City Manager or his designee to ensure an adequate review can be done;

e.) A complete description of the request.

Any application that does not contain the minimum submittal requirements or requested information shall neither be reviewed nor considered by Council. Such submittal shall be returned to the applicant.

Development agreements may be submitted with a rezoning application to offset any negative impacts caused by the proposal. For the purposes of this process, a "voluntary proffer" is a written offer by the land owner to the Planning Commission to satisfy certain reasonable conditions of a development project. A condition contained in a voluntary proffer is considered reasonable if (1) the development project results in the need for the conditions; (2) the conditions have a reasonable relation to the development project; and (3) all conditions are in conformity with the Comprehensive Plan adapted pursuant to this article.

The application and any staff comments shall be considered by the Planning Commission who shall submit its recommendations and/or comments to the City Council. The request shall be advertised in accordance with the West Virginia Code 8A requirements.

Unless action is deferred, the application shall be reviewed by the City Council within 60 days of the original submittal date.

SLEEPY HOLLOW

RESIDENTIAL R6

APPLICATION FOR ZONING MAP AMENDMENT

CITY OF RANSON
WEST VIRGINIA

October 13, 2025

Prepared By:
INTEGRITY FEDERAL SERVICES

Prepared For:
FORESTAR, INC.

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Part 2 Property Information

Part 3 Proposed Uses

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Part 6 Public Health, Safety, Welfare

Part 7 Comprehensive Plan Compatibility

SUPPLEMENTAL INFORMATION

Appendix 1 – Existing Conditions

Appendix 2 – Existing Land Use & Zoning

Appendix 3 – Proposed Land Use & Zoning

Appendix 4 – Boundary Exhibit

Appendix 5 – Surveyed Wetlands & Waters Exhibit

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Part 1 – Executive Summary

Introduction. Forestar, Inc. seeks a rezoning for 125 acres of the approximately 160.65-acre tract of real Property (as further described in this Application, the "Property"). The proposed rezoning would replace the current Rural Reserve (RR) zoning designation, which was assigned to the property upon its annexation into the City of Ranson. The Property is proposed to be rezoned from Rural Reserve (RR) to the R-6 Single Family zoning district.

The remaining acreage (approximately 35.65 acres of 160.65 acres) is intended to retain the current zoning of Rural Reserve (RR). Please see Appendix *3 – Proposed Land Use & Zoning* for a visual depiction of the area to be rezoned. The acreage remaining Rural Reserve fully contains the wetlands present on the site, as identified by the Wetland Delineation completed by TNT Environmental, INC in April of 2025.

For wetlands within the Chesapeake Bay management area a 35' critical area buffer is required. The proposed rezoning exceeds this requirement by 384% at its narrowest point and is generally more than 200' from the wetland. The closest point of the rezoning boundary is 134.5' from the wetland.

A Traffic Impact Study was completed in May of 2025 for the property by A. Morton Thomas and Associates, Inc (AMT). The study indicates two (2) improvements to the Cranes Lane (Rt. 9/2) and North Mildred Street (Rt. 115) intersection, generated from the proposed development. This includes upgrading the stop sign to a traffic signal, and the addition of an exclusive left turn lane from the northbound approach on Rt. 115.

Additionally, the Hagerstown Eastern Panhandle Metropolitan Planning Organization (HEPMPO) 2050 Long Range Transportation Plan (LRTP) identifies a new 2-lane roadway from Currie Road extending South to Cranes Lane, through the Huntwell West Subdivision, that will serve the Property in the future. This planned roadway is identified as ID: J306.0.

The requested rezoning is consistent with the goals of Ranson's Comprehensive Plan, which acknowledges the importance of a variety of residential unit types, as well as a streamlined development process. These goals not only provide affordability but also foster the vibrant and diverse community that Ranson is known for.

The R-6 Zone is easy to implement, which benefits the planning process, and it is easy to administer, which benefits the City of Ranson. It is the owner's intention for the Property to be developed as a single family (attached and detached) subdivision.

Basis for Rezoning. The R-6 zone is well suited for the development of a single-family subdivision and fits the objectives of the Suburban Residential Future Land Use designation listed in the Comprehensive Plan. The primary uses under this designation are residential uses including single family detached, duplex, single family attached, and apartment buildings.

These uses are aligned with the R-6 District, which allows both single family detached and attached dwellings, providing critical "missing middle" housing stock.

It is clear that the uses identified within the Future Land Use Map's Suburban Residential category of the Comprehensive Plan are consistent with the applicants requested rezoning designation of Residential R-6. This is also supported by the Land Use Goals and Actions identified in the 2024-2034 Comprehensive Plan.

Specifically, the Goal to "[e]ncourage affordable housing through a variety of types of housing options." The 2024-2034 Comprehensive Plan states, "This action is accomplished through zoning code amendments and incentives.". This statement highlights the need for amendments to the existing zoning districts to facilitate this goal.

Zoning Summary. Ranson will benefit both economically and socially from the development of the Property as permitted under the R6 zoning district. The requested rezoning will result in simplified development standards, with opportunity for public input. The rezoning to R-6 will provide flexibility in housing options with the ability to construct single family attached and detached homes.

Housing Action Item 3 of The Comprehensive Plan states, *"Encourage development of housing types that fall between single family homes and larger apartment complexes to increase housing diversity and affordability. This will likely require a zoning update."*. Housing that falls within these parameters is

considered "missing middle" housing. The requested rezoning to the R6 district will promote the development of "missing middle" housing on the Property.

The following sections of this Application further demonstrate that the proposed zoning map amendment aligns with the optimal utilization of the Property, offering significant benefits to the citizens of Ranson and Jefferson County.

Comprehensive Plan – The proposed zoning amendment is consistent with Ranson's newly adopted 2024-2034 Comprehensive Plan. As discussed in more detail in this application, the Plan proposes that the Property be designated as Suburban Residential, a designation that includes various types of housing. The related zoning districts listed under this designation include R-6

Proposed Use – Residential development, aligned with the R-6 district. The property will be developed as a single family subdivision anticipating single family attached and detached homes.

Benefit Analysis – Ranson will benefit from land zoned for single family residential development, outside of areas zoned under SmartCode. The proposed zoning map amendment is poised to provide an increase in the available stock of homes within the City that are more typical of a traditional suburb, rather than a city block. R6 zoning will provide immediate neighborhood connections, providing housing on the south side of Ranson, and adjacent to an existing public park, Cranes Lane Community Field and Gardens. The Property is one of the closest tracts of land to City Hall anticipated to be developed for Suburban Residential use.

Transportation and Utilities – Existing utility (water and sanitary sewer) and transportation infrastructure support development of the Property. According to the Comprehensive Plan, the development of sites with existing infrastructure should be a strategic objective for the City of Ranson.

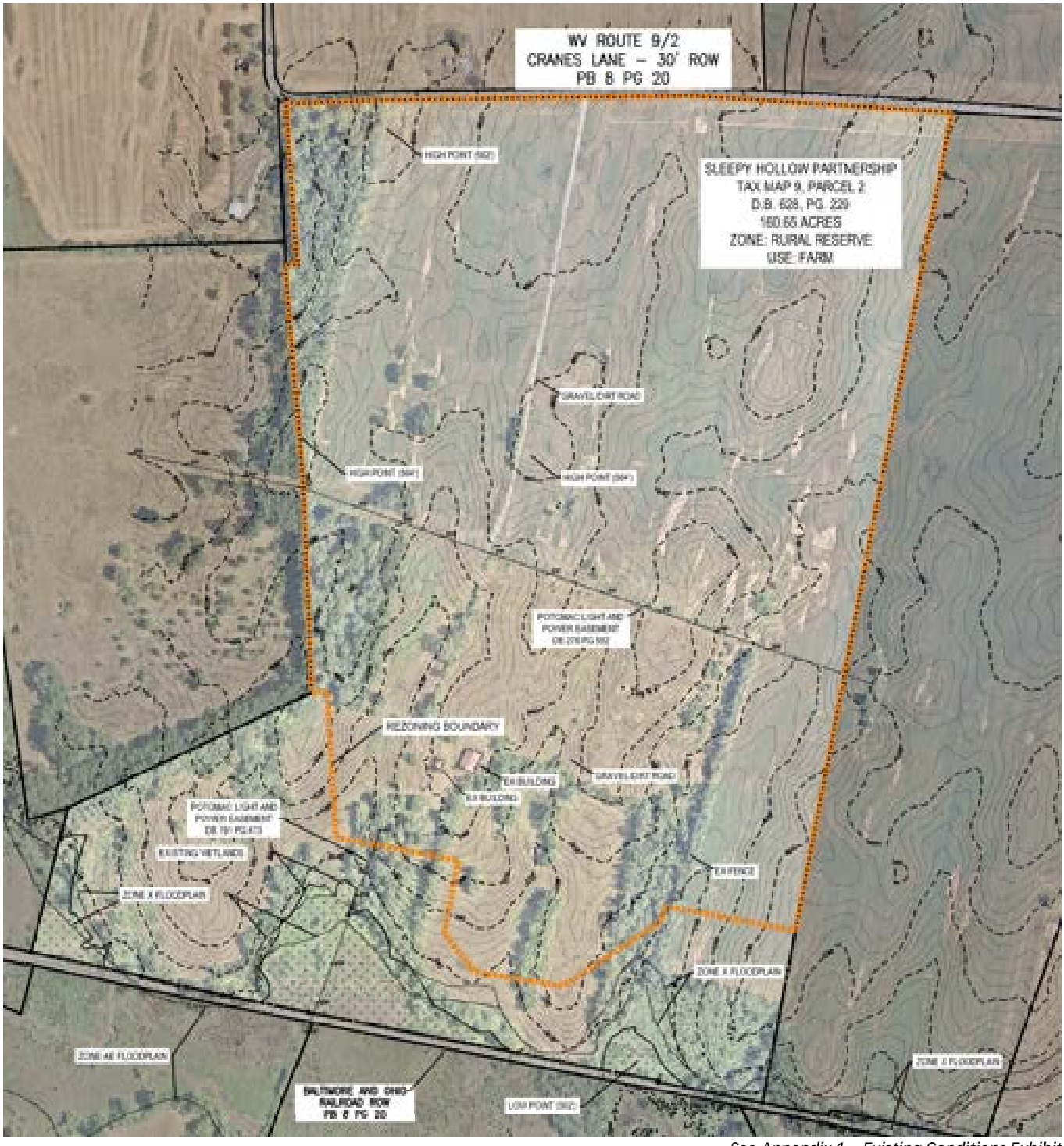
Public Health, Safety, Welfare – The proposed zoning map amendment does not pose a risk to these three considerations. Further, it protects and promotes Public Health, Safety and Welfare in the following ways:

- The Property will be served by public water and sewer through regulated utilities. The development of the site does not require any onsite wells and is a logical expansion of these utility systems. All wastewater is conveyed to the City of Charles Town for treatment.
- All development will be fully regulated by federal, state and local environmental laws.
- The zoning amendment does not include any provisions that would relax environmental standards.
- The requested zoning map amendment specifically excludes the wetlands, and provides a critical area buffer in excess of the 35' federal requirement.
- The proposed rezoning exceeds this requirement by 384% at its narrowest point and is generally more than 200' from the wetland. The closest point of the rezoning boundary is 134.5' from the wetland.
- Proximity to City Hall and other City of Ranson and Jefferson County administrative services benefits residents of the proposed development, and limits the impact on City roadways.
- The project will include transportation improvements to offsite road infrastructure.
- The project aligns with the future extension of the planned transportation infrastructure, as envisioned by the City Master Plan and the Hagerstown Eastern Panhandle Metropolitan Planning Organization (HEPMPO). (ID: J306.0 – New 2-lane roadway from Currie Road extending South to Cranes Lane, *HEPMPO 2050 Long Range Transportation Plan, Table 23: Berkeley and Jefferson Counties Unconstrained Projects*).

Conclusion. Forestar, Inc's application for a zoning map amendment to the R-6 District meets all standards required for approval. The Property is suitable for residential use, aligned with the Future Land Use Map designation of Suburban Residential, is supported by existing infrastructure and planned future infrastructure, and does not negatively impact low-income communities. The proposed rezoning is supported by the newly adopted 2024-2034 Comprehensive Plan.

Part 2 – Property Information

SLEEPY HOLLOW



See Appendix 1 – Existing Conditions Exhibit

Parcel Description

DB 628 Page 229
City of Ranson (District 8), Tax Map 9, Parcel 2
160.65 Acres

The Property is located along Cranes Lane (Rt. 9/2), approximately 0.6 miles from the intersection with North Mildred Street (Rt. 115). The Property is approximately 1.2 miles from Ranson City Hall.

Part 2 – Property Information

Existing Conditions

The parcel is predominantly comprised of open farmland, with perimeter trees situated along the southern & western property lines. The northern boundary adjoins Cranes Lane, and the southern boundary adjoins the Baltimore & Ohio Railroad right of way. The eastern and western property lines adjoin farms of similar characteristic.

The parcel contains a gravel road that runs south from Cranes Lane through the center of the property, two farm buildings, and a powerline that runs east to west through the center of the property.

The existing structures are remnants of the farming operations - a wood board corn crib and barn, built in 1910 & 1960 respectively. See Image below.



Historically and presently, the Property has been utilized for agricultural activities including row crops such as corn.

The Property is within the Evitts Run drainage basin. A portion of the parcel along the southern boundary is located within a 100-year FEMA floodplain, identified as Flood Zones AE & X.

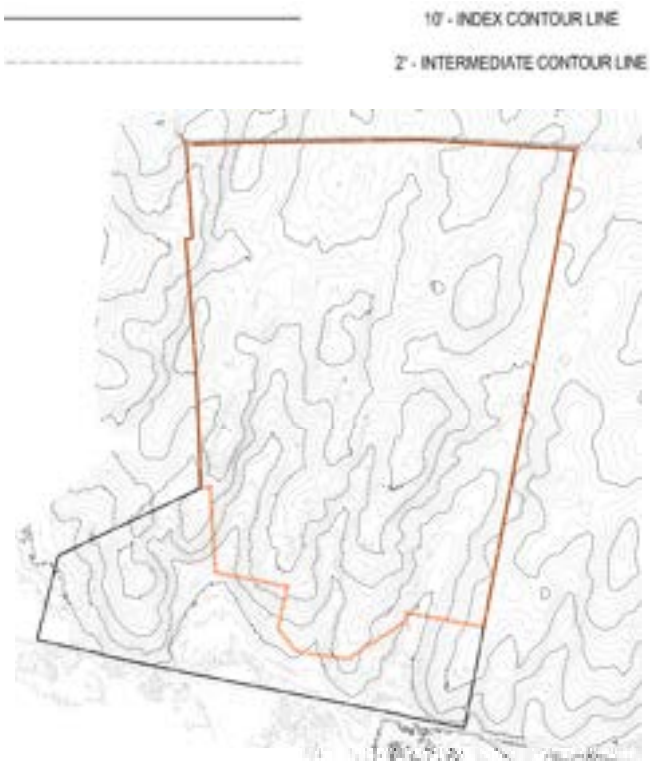
Topography

The Property features sloping topography, with its northwestern corner elevated higher than the southern and eastern portions. There are three (3) ridgelines that run north/south across the property. The highest point reaches an elevation of 564', while the lowest point sits at 502'.

The parcel gradually slopes from northwest to southeast, with a natural drainage swale running along the eastern property line. There is approximately 62 feet of elevation change from the northwest of the property along Cranes Lane, to the southern edge along the B&O Railroad.



Property in relation to FEMA floodplain per WV Flood Tool



See Appendix 1 - Existing Conditions for full scale topographic map

Part 2 – Property Information

Wetlands

No wetlands are located within the 125 acre area of rezoning. The existing parcel contains wetlands located along the southern property line, adjacent to the Baltimore & Ohio railroad right of way. These wetlands are primarily located within the 100 year FEMA floodplain, in Flood Zones AE & X. A small portion of the wetlands overlap the floodplain boundary in the southwest corner of the parcel.

All wetlands present on the Propoerty were delineated by TNT Environmental, Inc. in April, 2025.

The wetlands have been identified as Pasturine Emergent (PEM) Wetlands. See Appendix 5 – Surveyed Wetlands & Waters Exhibit.

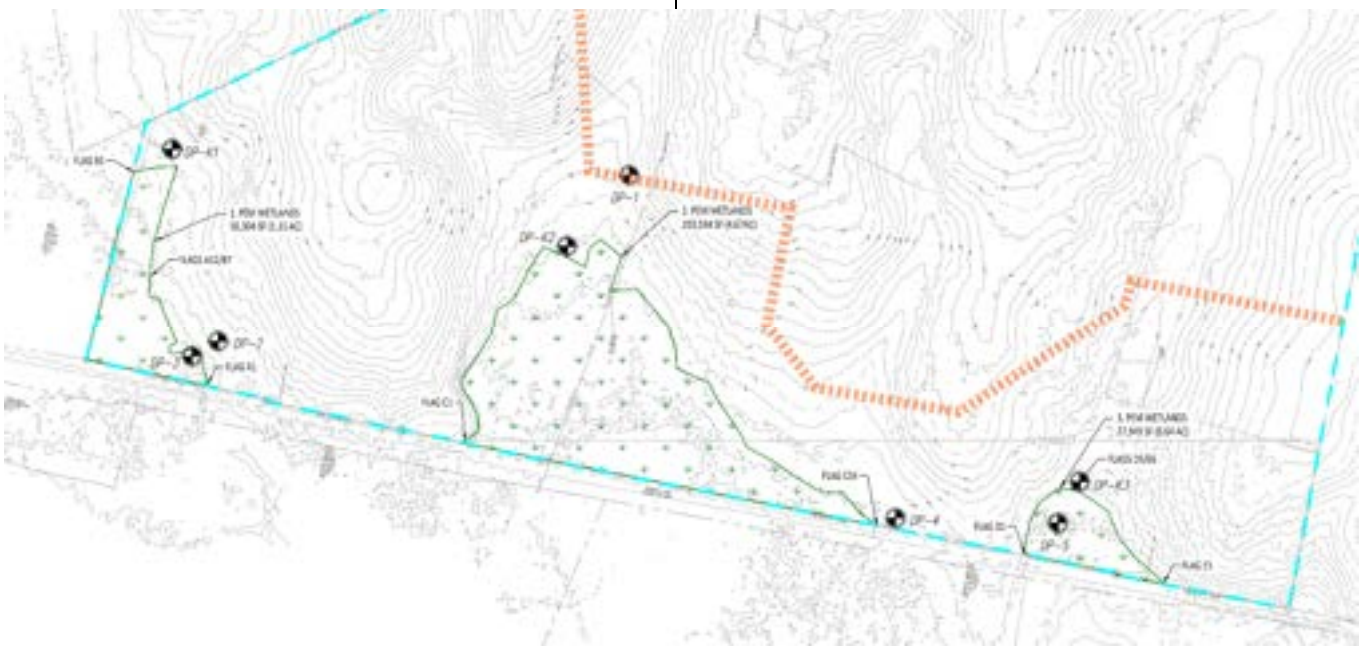
A subdivision is propsed, to locate these wetlands on a separate parcel from the proposed residential development. The parcel that shall contain the wetlands is proposed to be 35.65 acres in size, fully encompassing the 6.47 acres of wetlands as well as the 35' buffer required by the United States Army Corps of Engineers (USACE). The area of rezoning is generally more than 200' from the wetlands. The closest point of the rezoning boundary is 134.5' from the wetlands.



View east showing standing water in a typical emergent wetland



View to south showing railroad culvert connecting wetland area



See Appendix 5 – Surveyed Wetlands & Waters Exhibit

Part 3 – Proposed Uses

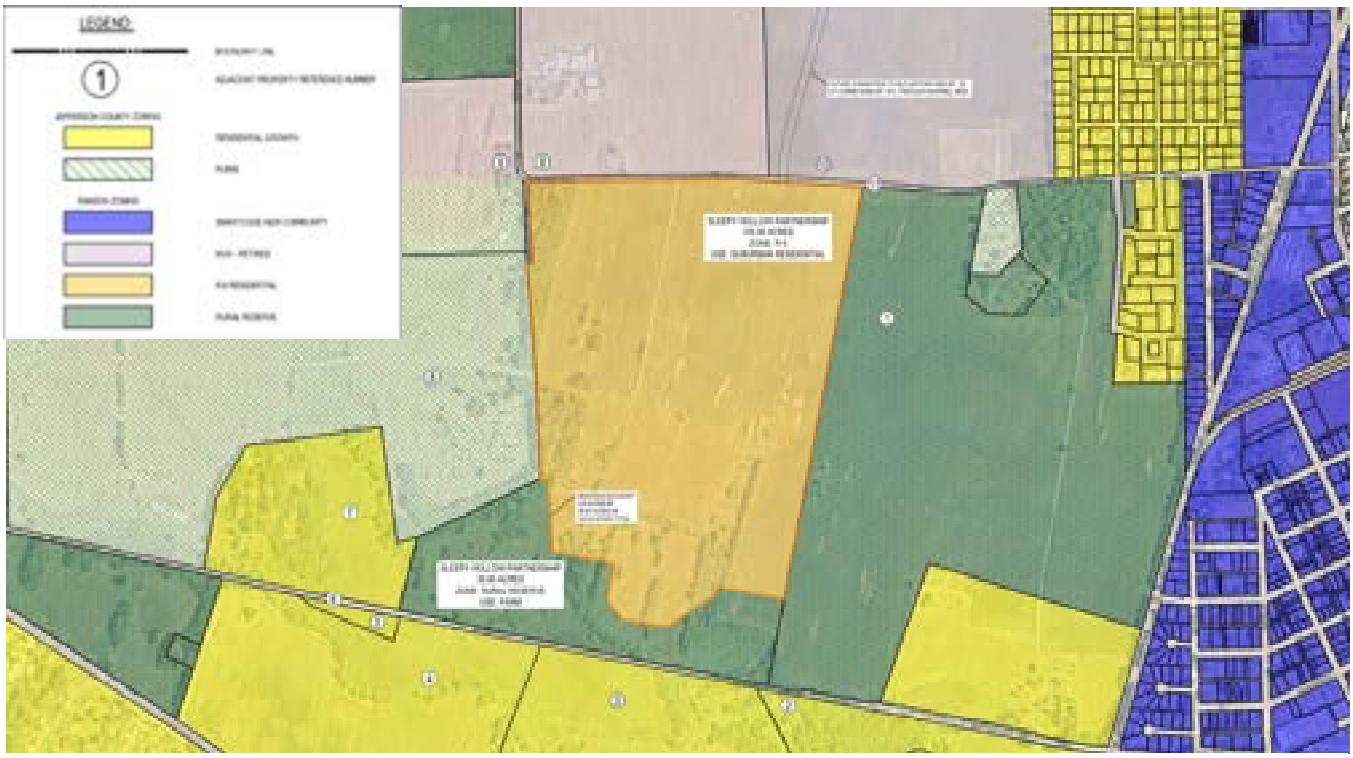
The proposed zoning map amendment will allow the following by-right uses:

Permitted Uses By Right

1. Single-family residential
2. Churches and religious assembly
3. Golf courses, parks, playgrounds and community centers operated on a noncommercial or nonprofit basis for recreational purposes only.
4. Public elementary and secondary schools, and private schools having curricula the same (approximately) as ordinarily given in public schools
5. Reserved
6. Greenhouses and rear yard garden which are incidental to the residential use and conducted on a noncommercial basis
7. Bed and breakfast (up to six rooms)
8. Libraries
9. Home occupations
10. Customary accessory uses
11. Senior housing
12. Apiaries and bees
13. Public utilities

The proposed uses for the subject property will be as follows:

1. Single Family Detached Housing
2. Single Family Attached Housing (duplexes and townhomes)
3. Parks, trails and open space
4. Public roads and streetscapes



See Appendix 3 - Proposed Land Use and Zoning

Part 4 – Adjacent Lands

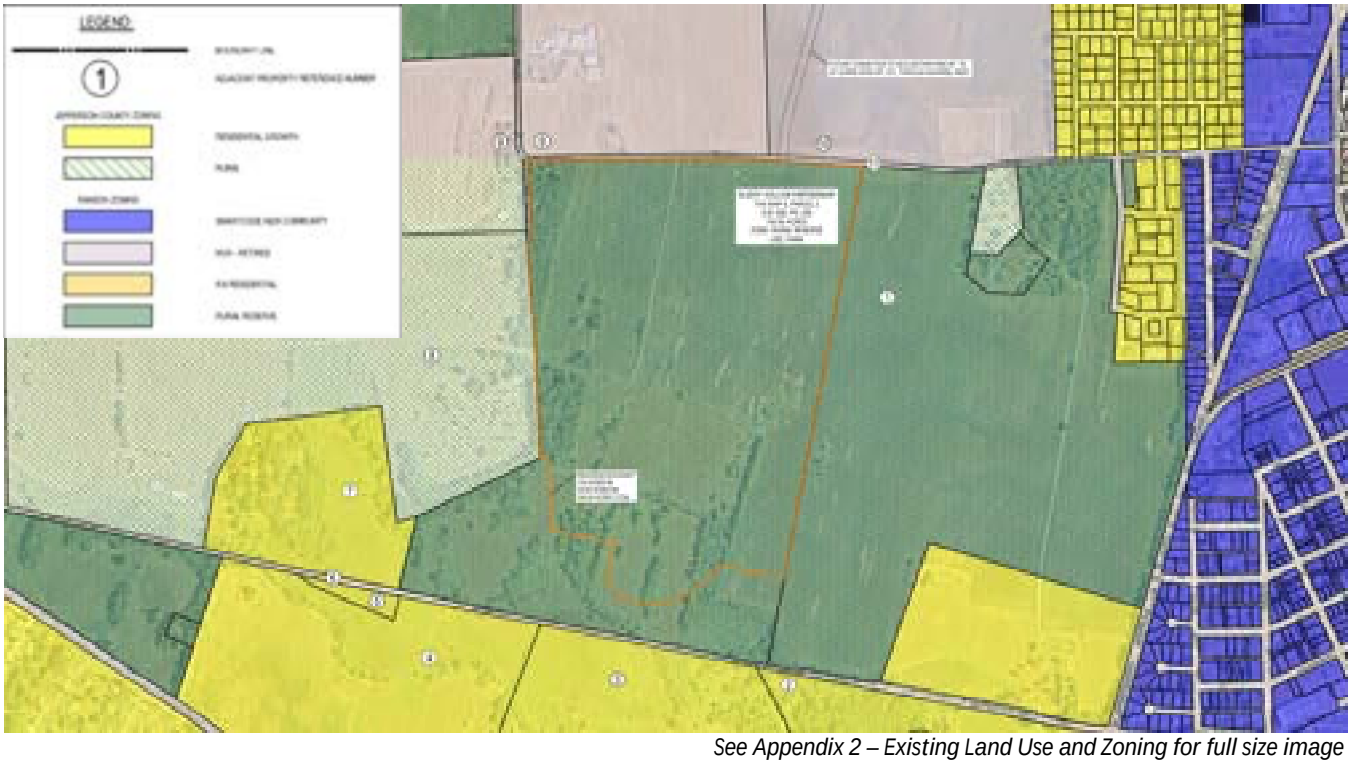
The property is bound by Cranes Lane (Rt. 9/2) to the north, and the Baltimore & Ohio Railroad to the south. Similar farm uses are located along the Property's eastern and western boundaries, as well as across the WVDOH and Baltimore & Ohio Railroad right of ways.

The southern most parcel along the western boundary, owned by Cynthia J. Curtis Trust, is primarily encompassed by a conservation easement. This conservation easement extends from the Curtis property, across the railroad tracks to the south, and continues east along Evitts Run. This impacts Parcel Ref. #'s 2, 3, 4, 5, & 7, as identified in the table below.

The adjoining parcels along the west and south boundary lines are located within Jefferson County, and subject to the County's development standards. The parcels located along the north and east boundary lines are located in the City of Ranson, and subject to the City's development standards.

The abbreviations *"JC" and "R"*, as seen in the table below, represent Jefferson County and Ranson zoning jurisdictions.

Adjacent Property Information								
Ref. #	District	Map	Parcel	Adjacent Property Information	Zone	Use	Deed Book	Page
1	8	9	1	FRITTS J RUSSELL INC	Rural Reserve *(R)*	Farm	300	197
2	2	12	9.1	HARRY M KABLE & CAROL F KABLE	Residential Growth *(JC)*	Farm	868	362
3	2	11	9	HENRY B DAVENPORT III	Residential Growth *(JC)*	Farm	144	46
4	2	11	8	HENRY B DAVENPORT III	Residential Growth *(JC)*	Farm	245	210
5	2	12	6	NATURE CONSERVANCY	Residential Growth *(JC)*	Residential	733	66
6	N/A	N/A	N/A	BALTIMORE & OHIO RAILROAD	N/A	Railroad	N/A	N/A
7	2	12	6	CYNTHIA J CURTIS TRUST	Residential Growth *(JC)*	Farm	1313	206
8	2	12	4	BARBARA P HENDRICKS	Rural (JC)	Farm	WB19	689
9	8	9	6	STANLEY W DUNN JR & KATHERINE B DUNN	Rural *(JC)* / Rural Reserve *(R)*	Farm	540	249
10	8	9	6.1	HIGH HORIZONS FARM INC	Mixed Use - Retired *(R)*	Farm	1208	234
11	N/A	N/A	N/A	CRANES LANE	N/A	Road	N/A	N/A



See Appendix 2 – Existing Land Use and Zoning for full size image

Part 5 – Transportation and Utilities

Existing WVDOH Roads

The Property is located along Cranes Lane (Rt. 9/2), approximately 0.6 miles from its intersection with North Mildred Street (Rt. 115). The Property is approximately 1.2 miles from the roundabout at Ranson City Hall. The site benefits from excellent sight distance at the proposed entry along Cranes Lane.

Access to the four-lane divided WV Rt. 9 is provided to both the north and south of the Property, via North Mildred Street (Rt. 115). WV Rt. 9 provides access to the I-81 corridor and Rt. 340, into northern Virginia and Maryland.

This allows trips generated from the Property's development to disperse both directions when exiting Cranes Lane. This dispersement supports the commuting trends referenced in the comprehensive plan.

Residents also have convenient access to Old Town Ranson, Potomac Marketplace, Jefferson Medical Center and other amenities located in Charles Town.



View west along Cranes Lane (Rt. 9/2)



View east along Cranes Lane (Rt. 9/2)

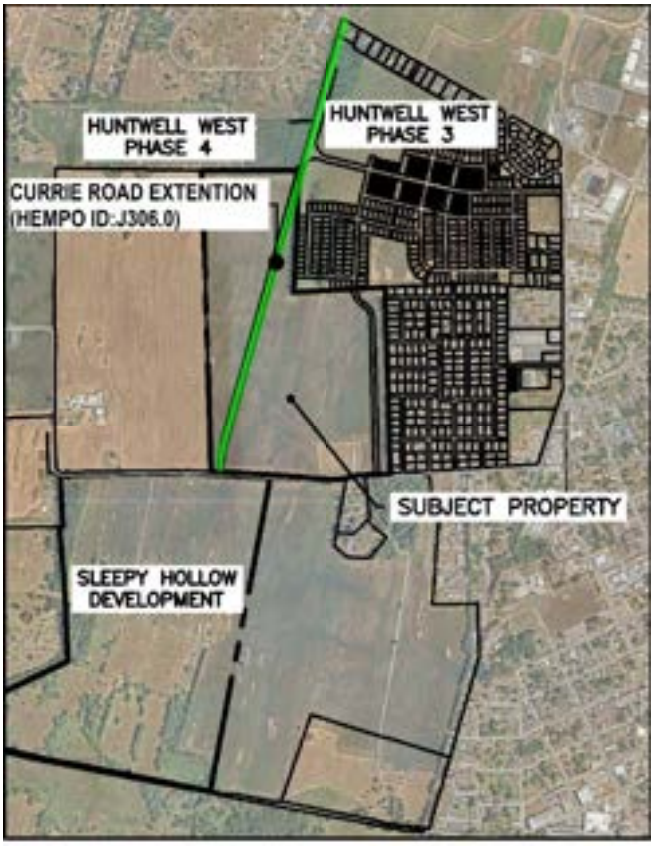
HEPMPO 2050 Long Range Transportation Plan

The Hagerstown Eastern Panhandle Metropolitan Planning Organization (HEPMPO) 2050 Long Range Transportation Plan (LRTP), completed in 2022, identifies a new 2-lane roadway from Currie Road (Rt. 9/1) extending South to Cranes Lane (Rt. 9/2), through the Huntwell West Subdivision.

This extension of Cranes Lane will serve the Property in the future, and provide an alternative route to existing major connector roads in the County. This planned roadway is identified as ID: J306.0 in the 2050 Long Range Transportation Plan by HEPMPO.

The Long Range Transportation Plan is a regional transportation plan intended to provide guidance for counties and municipalities past the typical 20 year planning period considered in the local Comprehensive Plans.

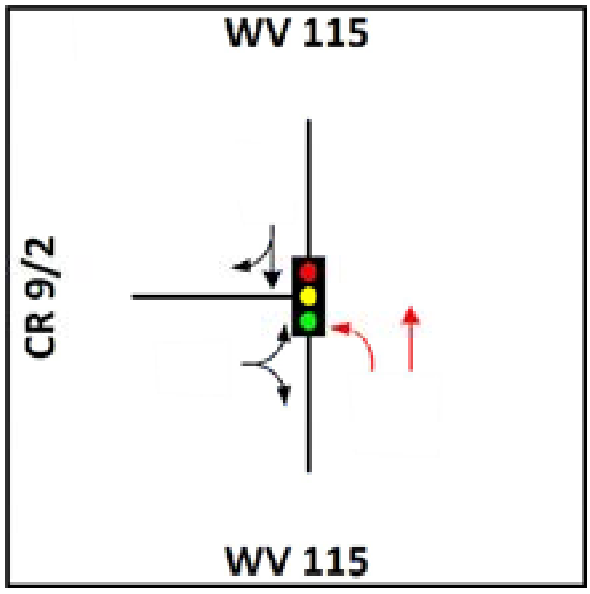
As part of this zoning map amendment application and coordination, meetings were held with the adjoining parcel owner whose land this road is proposed to extend through. This parcel is identified as Ref. #10 in the *Adjacent Property Information* chart found on Page 11 of this document, and on Appendices 2-4. As part of this coordination, two future road options were presented for the property owner's consideration.



Part 5 – Transportation and Utilities

Intersection Improvements

A Traffic Impact Study was completed in May of 2025 for the Property by A. Morton Thomas and Associates, Inc. (AMT). The study indicates two (2) improvements to the Cranes Lane (Rt. 9/2) and North Mildred Street (Rt. 115) intersection, generated from the proposed development. This includes upgrading the stop sign to a traffic signal, and the addition of an exclusive left turn lane from the northbound approach on Rt. 115. The timing of the traffic signal will be coordinated with the Baltimore & Ohio railroad to minimize any queuing conflicts.



Recreation and Sidewalks

The proposed development would require the extension of sidewalks on the property along the Cranes Lane road frontage. This infrastructure is a step towards meeting the transportation goals and actions stated in the Comprehensive Plan to "*Improve pedestrian and bicycle connectivity*".

The proximity of the Property to Cranes Lane Community Field and Gardens would allow the proposed residential subdivision to provide enhanced pedestrian connectivity to the City's existing park network. This would bring sidewalks within 450 feet of the Park, which does not currently benefit from any pedestrian connections.

Water and Sewer

Water and sewer utilities are located approximately 1,400 feet away from the property, in the Cranes Lane (Rt. 9/2) right-of-way. The Property has access to both public water and sanitary sewer utility lines. These utilities possess adequate capacity for the site's development.

Sanitary sewer services and potable water services are available through the Charles Town Utility Board. A Letter of Availability and confirmation of existing capacity was received on October 3rd, 2025. The area in Purple in the image below represents lots with CTUB service for both public water and sewer service. Sanitary sewer and water lines will be extended by the developer at no cost to the City of Ranson.



Electrical and Communications

Power and communication lines are located in the Cranes Lane (Rt. 9/2) right-of-way, from North Mildred Street until approximately 450' feet from the eastern property line. Additionally, the site is bisected by overhead communication and electric lines, as seen on Appendix 1 - Existing Conditions Exhibit. These lines bisect the adjoining parcel to the east and cross the B&O railroad tracks at West 5th Avenue.

Part 6 – Public Health, Safety and Welfare

Public Health, Safety, Welfare – The proposed zoning map amendment does not pose a risk to these three considerations. Further, it protects and promotes Public Health, Safety and Welfare in the following ways:

- The Property will be served by public water and sewer through regulated utilities. The development of the site does not require any onsite wells and is a logical expansion of these utility systems. All wastewater is conveyed to the City of Charles Town for treatment.
- All development will be fully regulated by federal, state and local environmental laws.
- The zoning amendment does not include any provisions that would relax environmental standards.
- The requested zoning map amendment specifically excludes the wetlands, and provides a critical area buffer in excess of the 35' federal requirement.
- The proposed rezoning exceeds this requirement by 384% at its narrowest point and is generally more than 200' from the wetland. The closest point of the rezoning boundary is 134.5' from the wetland.
- Proximity to City Hall and other City of Ranson and Jefferson County administrative services benefits residents of the proposed development, and limits the impact on City roadways.
- The project will include transportation improvements to offsite road infrastructure.
- The project aligns with the future extension of the planned transportation infrastructure, as envisioned by the City Master Plan and the Hagerstown Eastern Panhandle Metropolitan Planning Organization (HEPMPO). (ID: J306.0 – New 2-lane roadway from Currie Road extending South to Cranes Lane, *HEPMPO 2050 Long Range Transportation Plan, Table 23: Berkeley and Jefferson Counties Unconstrained Projects*).

Part 7 – Comprehensive Plan Compatibility

The 2024-2034 Ranson Comprehensive Plan supports the proposed zoning amendment through its text, Future Land Use Map, Goals and Actions.

The guidance provided by the Comprehensive Plan must be used to evaluate the proposed zoning amendment. The clear guidance in the Comprehensive Plan is that it supports residential use on the Property, that would be facilitated by the zoning amendment.

The following citations are taken from the Ranson Comprehensive Plan.

Chapter 1 – Introduction

Ranson Vision

The choices made in one area, such as transportation infrastructure, directly impact the ability to achieve other goals, like housing diversity and affordability.

Over the years, Ranson and the surrounding communities have capitalized on the proximity to Washington DC and its robust global economy. Recent years have seen Ranson's population growth outpace both Jefferson County and the state.

Despite the growth, over 80% of Ranson's workers commute to jobs outside of town.

The zoning map amendment facilitates residential development on the Property that supports the employment and commuting trends seen in Ranson, while also supporting context sensitive walkability and affordable housing.

The rezoning of the Property will allow the development of the Property to the benefit of Ranson's businesses and residents.

The Property's location ensures convenient access for commuters to major roadways without encroaching upon neighboring residential subdivisions.

Chapter 3 – Land Use

Future Land Use Map, Suburban Residential

Ranson's Suburban Residential context comprises single-family homes, townhouses, and apartments built in a suburban style, reflecting the architectural trends that were popular in the period following the mid-20th century.

These areas of Ranson… echo the national movement towards suburban living and carry a uniform character because of similar street layouts, sidewalks, and residential setbacks.

RELATED ZONING DISTRICTS

R-7, R-6

PRIMARY USES

Single family detached
Duplexes
Townhomes
Apartment buildings

The Future Land Use Map (FLUM) categorizes this parcel as Suburban Residential. The R-6 Single Family District is listed as one of two related zoning districts under this FLUM category. The development of the Property under R6 zoning would facilitate a single family residential community on the south end of Ranson, that reflects the suburban style referenced in the comprehensive plan. R6 zoning would allow for realization of the 3 single family primary uses contemplated for the parcel. Apartment buildings are not currently supported in the R-6 district.

Chapter 3 – Land Use

Land Use Goals

- Optimize Land Use to support efficient Transportation & Infrastructure.
- Promote balanced, context-sensitive growth that respects Ranson's unique community character.
- Encourage affordable housing through a variety of types of housing options.

Transportation

Per the Comprehensive Plan, the proposed development optimizes existing transportation

Part 7 – Comprehensive Plan Compatibility

infrastructure, a strategic objective for the City of Ranson.

Access to the four-lane divided WV Rt. 9 is provided to both the north and south of the Property, via North Mildred Street (Rt. 115). WV Rt. 9 provides access to the I-81 corridor and Rt. 340, into northern Virginia and Maryland.

This allows trips generated from the Property's development to disperse in both directions on Rt. 115 when exiting Cranes Lane. This dispersement supports the commuting trends referenced in the comprehensive plan.

The Hagerstown Eastern Panhandle Metropolitan Planning Organization (HEPMPO) 2050 Long Range Transportation Plan (LRTP), identifies a new 2-lane roadway from Currie Road (Rt. 9/1) extending south to Cranes Lane (Rt. 9/2), through the Huntwell West Subdivision.

This extension of Cranes Lane will serve the Property in the future, and provide an alternative route to existing major connector roads in the County.

The Long Range Transportation Plan is a regional planning document intended to provide guidance for counties and municipalities past the typical 20 year planning period considered in local Comprehensive Plans.

Infrastructure – Water and Sewer

Sanitary sewer services and potable water services are available through the Charles Town Utility Board. Potable water service is additionally available through WV American Water. A Letter of Availability and confirmation of existing capacity was received from CTUB on October 3rd, 2025.

Development of the property optimizes the use of this existing infrastructure.

Context Sensitive Growth

The R-6 zone on the Property is well suited in terms of compatibility with its existing neighbors. The property is bound by Cranes Lane (9/2) to the north, and the Baltimore & Ohio Railroad to the south. Similar farm uses are located along the Property's eastern and western boundaries, as well as across the WVDOH and Baltimore & Ohio Railroad right of ways.

The adjoining farmland is likely to be developed into similar residential neighborhoods, due to their locations within Suburban Residential and Blended Mixed-use FLUM categories (Ranson) and the Residential Growth zoning district (Jefferson County).

Affordable Housing

The R-6 zone simplifies the infrastructure requirements for residential development. This will reduce development costs and increase the affordability of homes in the development.

Chapter 4 – Housing

Current State of Housing

The demand for affordable and proximate workforce housing is a critical regional issue. Unfortunately, the current housing market, coupled with developmental challenges and the inflation rate, makes meeting these needs a significant concern.

Residential patterns have shifted from the historic homes found in the downtown district to the suburban neighborhoods that have been developed in the more recently annexed lands.

The proposed rezoning will assist meeting Ranson's needs while reducing developmental challenges.

Chapter 4 – Housing

Housing Goals

- Simplify and expedite the housing development review process.
- Improve and increase the availability of affordable housing.

Development under the R-6 Single Family district is a familiar process, that allows for community engagement. R-6 zoning is easy to apply, which benefits the planning process, and it is easy to administer, which benefits the City of Ranson.

The requested rezoning is consistent with the goal to increase the availability of affordable homes. Development of residential housing under the R-6

Single Family zone has reduced infrastructure costs as compared with alternative zoning districts. This reduction in development costs will increase housing affordability.

Chapter 4 – Housing

Housing Actions

- Promote "missing middle" housing: Encourage development of housing types that fall between single-family homes and larger apartment complexes to increase housing diversity and affordability. This will likely require a zoning update.

The R6 Zoning for the property will promote the development of "missing middle" housing. A critical housing stock to address housing affordability.

This action further highlights the need for zoning updates to support the housing goals of the Comprehensive Plan and identify the current zoning districts that support "missing middle" housing as insufficient to achieve the stated goals.

One way to support "missing middle" housing is through the densities, architectural flexibility, and streamlined processes under the R-6 District. R-6 provides for the development of single family attached and detached dwellings. R-6 zoning provides flexibility to adapt to market fluctuations and facilitates the creation of affordable housing options.

Chapter 5 – Transportation

Transportation Goals

- Maintain and upgrade vehicular, pedestrian, and bicycle infrastructure.
- Promote active transportation and trail connectivity: Expand the network of sidewalks, bike lanes, and trails.
- Foster transportation connectivity to major city features, including Potomac Marketplace and getting across the railroad tracks to the west…

Transportation Actions

- Continuously maintain and upgrade existing streets to accommodate growth.
- Improve pedestrian and bicycle connectivity: Prioritize sidewalks, crosswalks, and cycling amenities …

The development of the Property under R6 zoning will promote active transportation and trail connectivity.

The proposed development will require the extension of sidewalks on the property along the Cranes Lane road frontage. This infrastructure is a step towards meeting the transportation goals and actions stated in the Comprehensive Plan to "*Improve pedestrian and bicycle connectivity*".

The proximity of the Property to Cranes Lane Community Field and Gardens would allow the proposed residential subdivision to provide enhanced pedestrian connectivity to the City's existing public park network. This would bring sidewalks within 450 feet of the park, which does not currently benefit from any pedestrian connections.

The Traffic Impact Study completed in May of 2025 by AMT indicates two (2) improvements to the Cranes Lane (Rt. 9/2) and North Mildred Street (Rt. 115) intersection, generated from the proposed development. This includes upgrading the stop sign to a traffic signal, and the addition of an exclusive left turn lane from the northbound approach on Rt. 115.

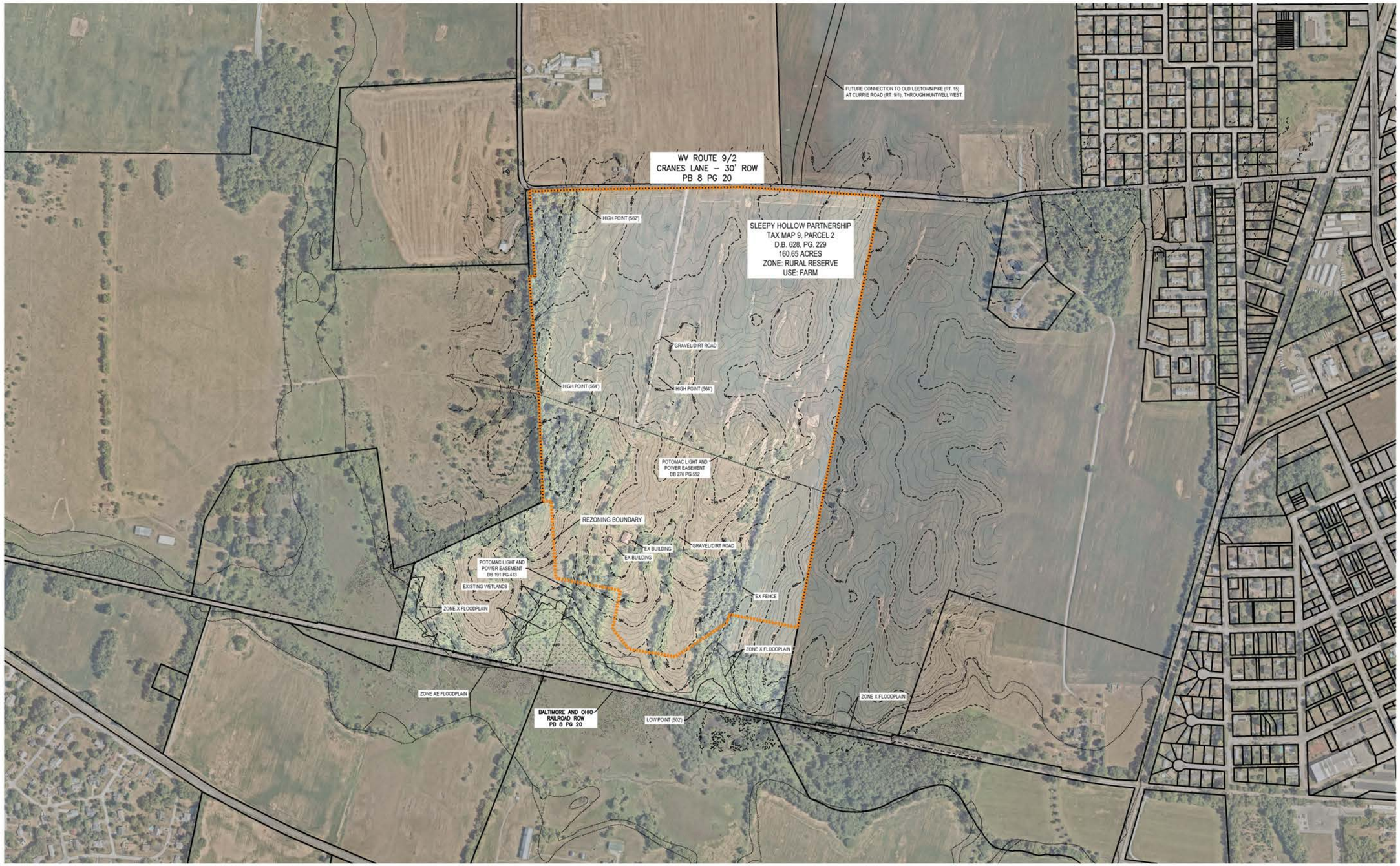
These improvements to the existing transportation network support the transportation goals of connectivity over the B&O railroad tracks to the West of City Hall, and upgrading existing infrastructure.

Part 7 – Comprehensive Plan Compatibility

Forestar, Inc.'s application for a zoning map amendment to the R-6 Single Family District meets all standards required for approval. The Property is suitable for residential use, is supported by existing infrastructure and planned future infrastructure, aligned with the Future Land Use Map designation of Suburban Residential, and does not negatively impact low-income communities. The proposed rezoning is supported by the newly adopted 2024-2034 Comprehensive Plan through its text, maps, goals, and actions.

Taking these factors into account Forestar, Inc. respectfully requests the zoning map amendment be approved by the City of Ranson.





LEGEND

- EX. PROPERTY LINE
- EX. ADJ. PROPERTY LINE
- EX. EDGE OF GRAVEL
- EX. EDGE OF PAVEMENT
- EX. WIRE FENCE
- EX. OVERHEAD UTILITY LINE
- EX. FEMA FLOODPLAIN
- 10' INDEX CONTOUR
- 2' INTERMEDIATE CONTOUR
- EX. WETLAND
- FIRE HYDRANT
- POWER POLE
- SIGN
- STORM OUTLET
- (1) ADJACENT PROPERTY REFERENCE NUMBER

IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
RBF	REBAR FOUND
CRBF	CAPPED REBAR FOUND

W. STATE GRID NORTH (NAD83)

300 150 0 300 600 900
GRAPHICAL SCALE: 1"=300'

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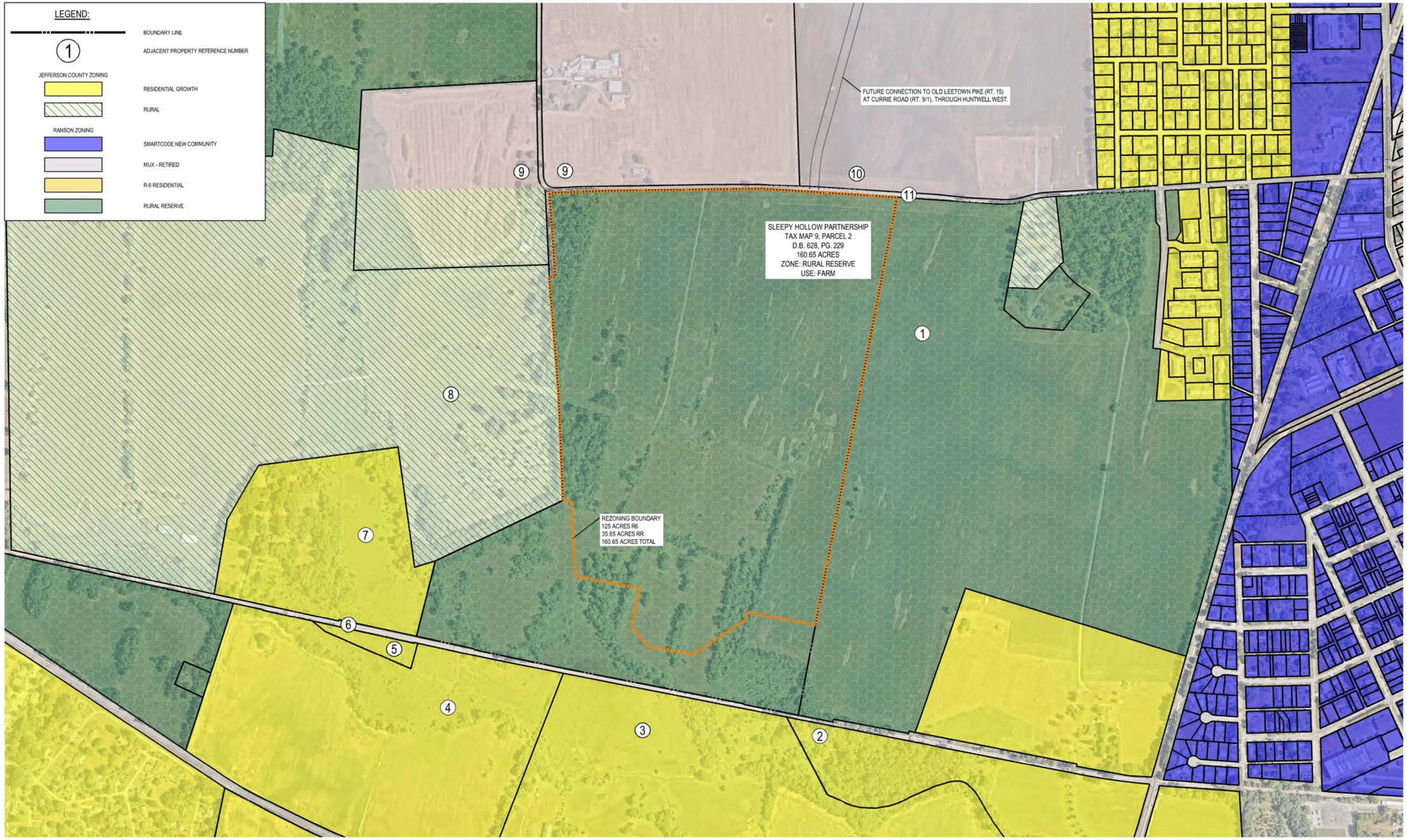
EXHIBIT 1 - EXISTING CONDITIONS

SLEEPY HOLLOW ZONING MAP AMENDMENT

TAX MAP 9, PARCEL 2; D.B. 628, PG. 229
CITY OF RANSON (08) TAX DISTRICT
RANSON, WEST VIRGINIA

SCALE:	HORIZ.: 1"=300' VERT.:
DATE:	OCTOBER 2025
JOB:	5122-0101
DRAWN: ABP	CHECK: MD
CADD:	5122-0101-REZONING-10.06.DWG
NCS:	N/A
SHEET:	1 OF 4



Adjacent Property Information							
Ref. #	District	Map	Parcel	Adjacent Property Information	Zone	Use	Deed Book	Page
1	8	9	1	FRITTS J RUSSELL INC	Rural Reserve (R)	Farm	300	197
2	2	12	9.1	HARRY M KABLE & CAROL F KABLE	Residential Growth (JC)	Farm	868	362
3	2	11	9	HENRY B DAVENPORT III	Residential Growth (JC)	Farm	144	46
4	2	11	8	HENRY B DAVENPORT III	Residential Growth (JC)	Farm	245	210
5	2	12	6.1	NATURE CONSERVANCY	Residential Growth (JC)	Residential	733	66
6	N/A	N/A	N/A	BALTIMORE & OHIO RAILROAD	N/A	Railroad	N/A	N/A
7	2	12	6	CYNTHIA J CURTIS TRUST	Residential Growth (JC)	Farm	1313	206
8	2	12	4	BARBARA P HENDRICKS	Rural (JC)	Farm	WB19	689
9	8	9	6	STANLEY W DUNN JR & KATHERINE B DUNN	Rural (JC) / Rural Reserve (R)	Farm	540	249
10	8	9	6.1	HIGH HORIZONS FARM INC	Mixed Use - Retired (R)	Farm	1208	234
11	N/A	N/A	N/A	CRANES LANE	N/A	Road	N/A	N/A

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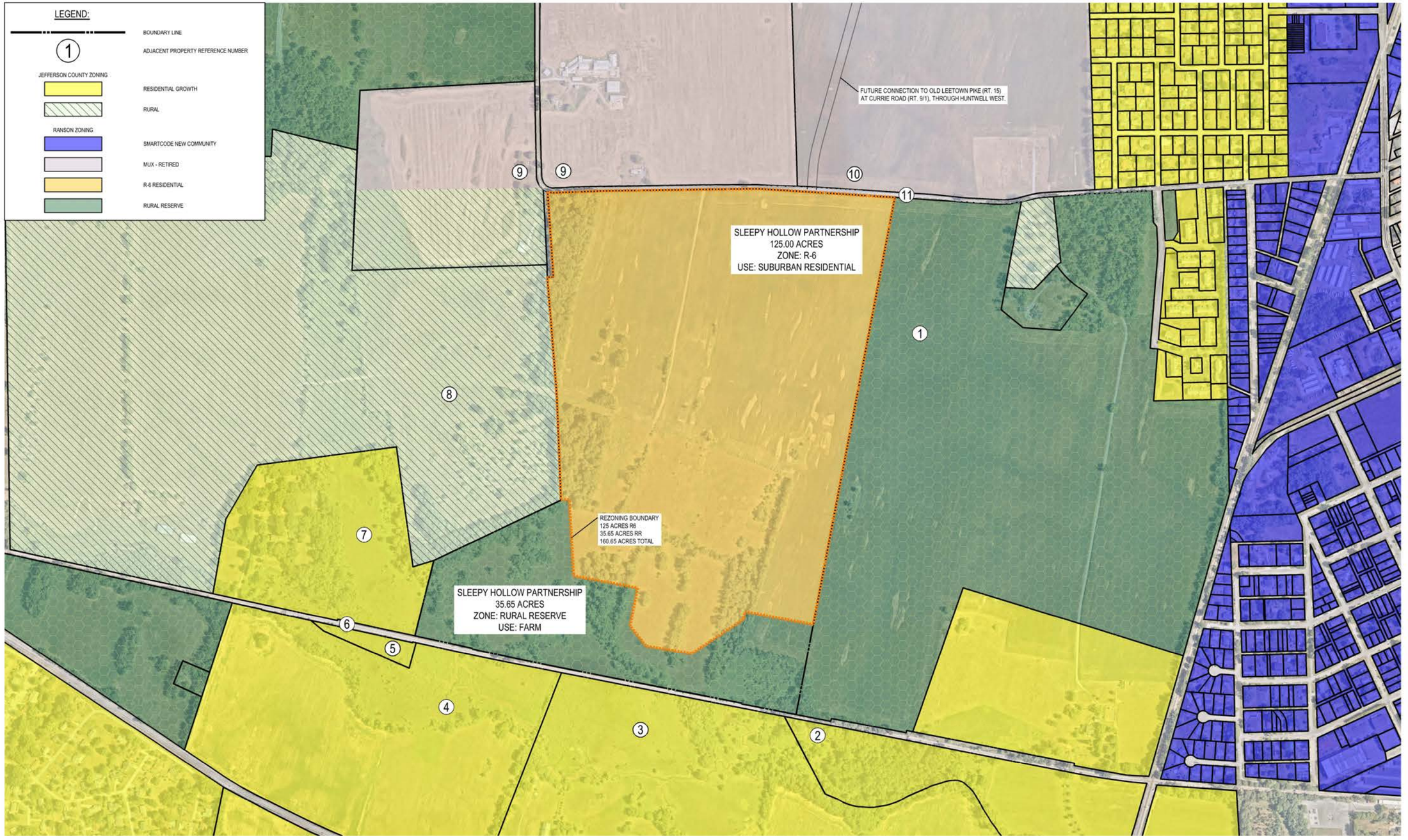
EXHIBIT 2 - EXISTING LAND USE AND ZONING

SLEEPY HOLLOW ZONING MAP AMENDMENT

TAX MAP 9, PARCEL 2; D.B. 628, PG. 229
CITY OF RANSON (108) TAX DISTRICT
RANSON, WEST VIRGINIA

SCALE:	HORIZ.: 1"=300' VERT.:
DATE:	OCTOBER 2025
JOB:	5122-0101
DRAWN:	ABP
CHECK:	MD
CADD:	5122-0101-REZONING-10.06.DWG
NCS:	N/A
SHEET:	2 OF 4



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7	2	12	6	CYNTHIA J CURTIS TRUST	Residential Growth (JC)	Farm	1313	206
8	2	12	4	BARBARA P HENDRICKS	Rural (JC)	Farm	WB19	689
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10	8	9	6.1	HIGH HORIZONS FARM INC	Mixed Use - Retired (R)	Farm	1208	234
11	N/A	N/A	N/A	CRANES LANE	N/A	Road	N/A	N/A

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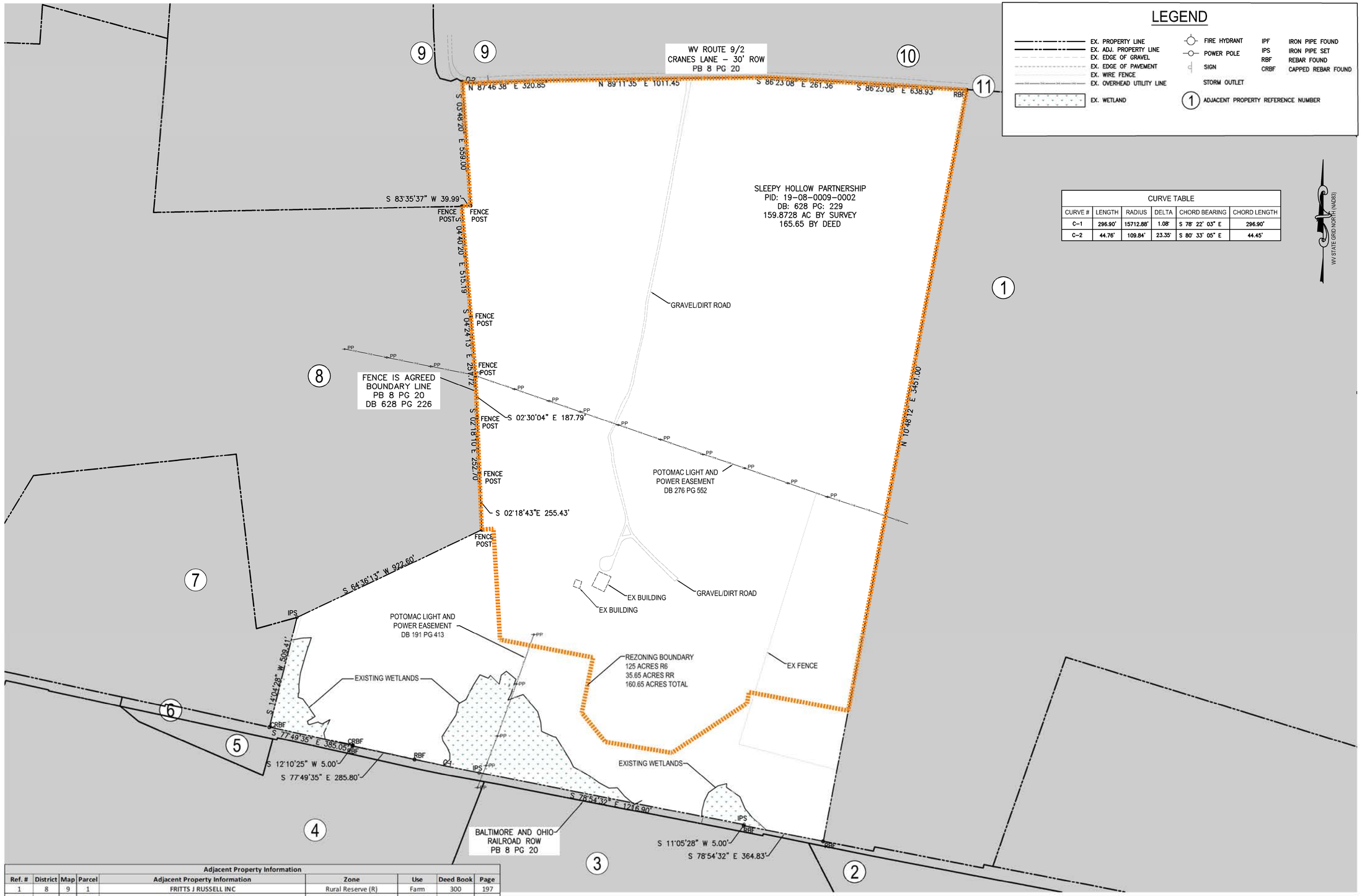
EXHIBIT 3 - PROPOSED LAND USE AND ZONING

SLEEPY HOLLOW ZONING MAP AMENDMENT

TAX MAP 9, PARCEL 2; D.B. 628, PG. 229
CITY OF RANSON (08) TAX DISTRICT
RANSON, WEST VIRGINIA

SCALE:	HORIZ.: 1"=300' VERT.:
DATE:	OCTOBER 2025
JOB:	5122-0101
DRAWN:	ABP
CHECK:	MD
CADD:	5122-0101-REZONING-10.06.DWG
NCS:	N/A
SHEET:	3 OF 4



LEGEND

- EX. PROPERTY LINE
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- EX. EDGE OF GRAVEL
- EX. EDGE OF PAVEMENT
- EX. WIRE FENCE
- EX. OVERHEAD UTILITY LINE
- EX. WETLAND
- FIRE HYDRANT
- POWER POLE
- SIGN
- STORM OUTLET
- (1) ADJACENT PROPERTY REFERENCE NUMBER

IPF IRON PIPE FOUND
IPS IRON PIPE SET
RBF REBAR FOUND
CRBF CAPPED REBAR FOUND

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-1	296.90'	15712.88'	1.08°	S 78° 22' 03" E	296.90'
C-2	44.76'	109.84'	23.35°	S 80° 33' 05" E	44.45'

Adjacent Property Information

Ref. #	District	Map	Parcel	Adjacent Property Information	Zone	Use	Deed Book	Page
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11	N/A	N/A	N/A	CRANES LANE	N/A	Road	N/A	N/A

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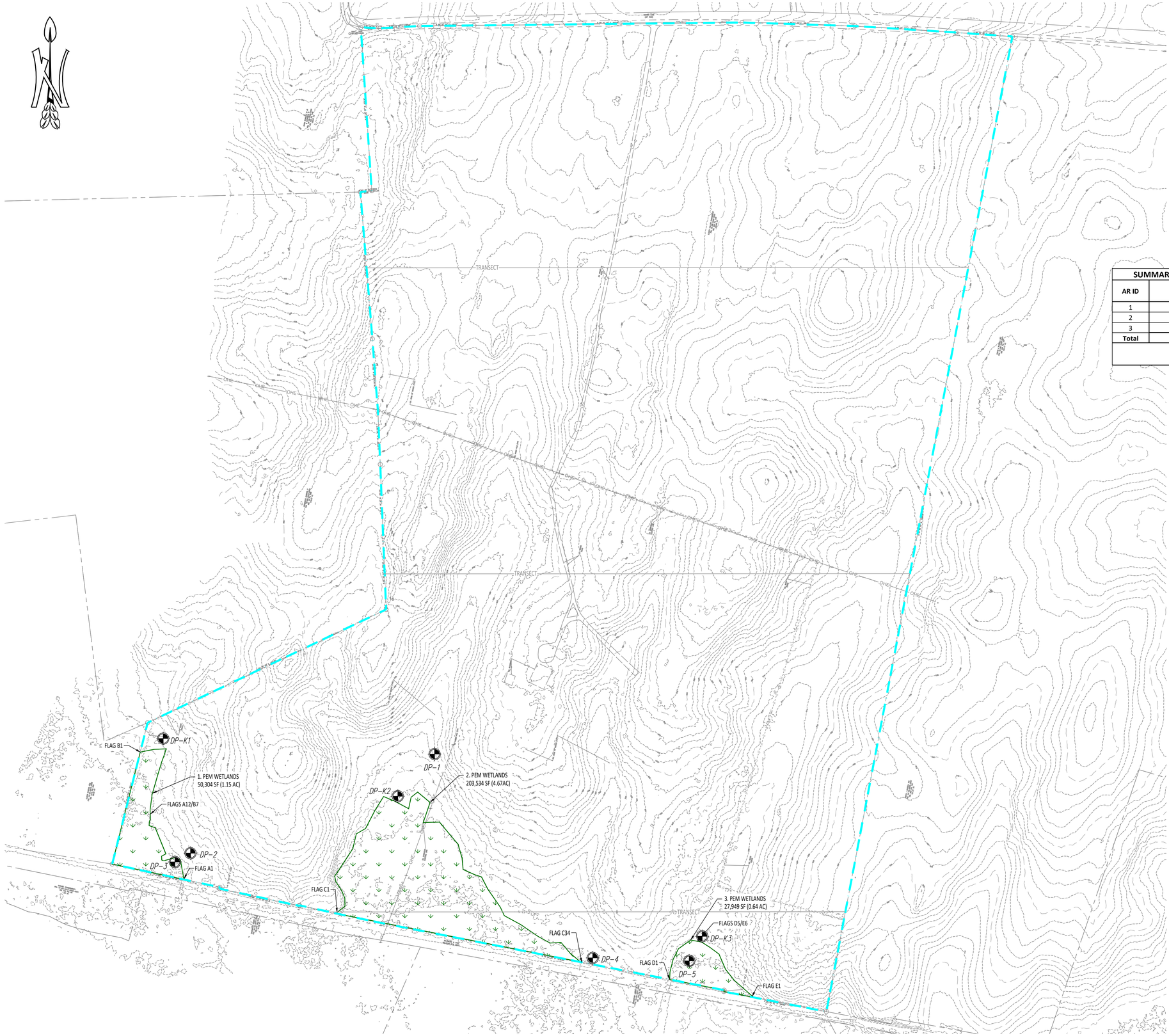
EXHIBIT 4 - BOUNDARY EXHIBIT

SLEEPY HOLLOW ZONING MAP AMENDMENT

TAX MAP 9, PARCEL 2; D.B. 628, PG. 229
CITY OF RANSON (08) TAX DISTRICT
RANSON, WEST VIRGINIA

SCALE:	HORIZ.: 1"=200' VERT.:
DATE:	OCTOBER 2025
JOB:	5122-0101
DRAWN:	ABP
CHECK:	MD
CADD:	5122-0101-REZONING-10.06.DWG
NCS:	N/A
SHEET:	4 OF 4



LEGEND

PALUSTRINE EMERGENT (PEM) WETLAND

STUDY AREA

DP– APPROX. DATAPOINT LOCATION

NOTES:

1. THE WETLAND DELINEATION WAS CONDUCTED BY TNT ENVIRONMENTAL, INC. (TNT) IN APRIL 2025. EXISTING CONDITION, TOPOGRAPHY AND WETLAND FLAGS WERE SURVEYED BY MORRIS & RITCHIE ASSOCIATES, INC.

2. THE WETLAND AND OTHER WATERS BOUNDARIES DEPICTED HEREON ARE PRELIMINARY UNTIL CONFIRMED DURING A JURISDICTIONAL DETERMINATION WITH THE US ARMY CORPS OF ENGINEERS (USACE).

3. THIS DELINEATION WAS PERFORMED PER THE *CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL*, TECHNICAL REPORT Y-87-1 (1987 MANUAL) AND SUBSEQUENT GUIDANCE AND MODIFICATION BY THE *REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL:EASTERN MOUNTAINS AND PIEDMONT REGION* (VERSION 2.0) DATED APRIL 2012. THE STUDY AREA IS APPROXIMATELY 160.62 ACRES; AS SUCH THE ROUTINE ON-SITE WETLAND DETERMINATION METHOD FOR SITES GREATER THAN 5 ACRES WAS USED, WITH MULTIPLE TRANSECTS PERFORMED AS DEPICTED HEREIN.

SUMMARY OF FEDERALLY JURISDICTIONAL WATERS (INCLUDING WETLANDS)

AR ID	PEM (SF)	PEM (AC)
1	50,304	1.15
2	203,534	4.67
3	27,949	0.64
Total	**281,787**	**6.47**

AR- Aquatic Resource, PEM - Palustrine Emergent

Total Wetlands (Acreage):	**6.47**	**Acres**

SCALE (IN FEET)
80 160
160 0

4455 Brookfield Corporate Drive, Suite 100
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM
TNT ENVIRONMENTAL

SLEEPY HOLLOW
JEFFERSON COUNTY, WV

SURVEYED WETLANDS & WATERS MAP

REVISIONS

DATE	COMMENTS

SHEET 1 OF 1

SCALE: 1" = 160'

PROJECT DATE: 05/08/25

DRAFT: RAS | CHECK: AMS

FILE NUMBER: 3932

REZONING
CRCREPORT

SLEEPY HOLLOW REZONING
PROJECT: 25-36-REZ

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: Integrity Federal Services
Property Owner: Sleepy Hollow Partnership

Project Description

This application is to rezone 125 acres of the total 160.65 from Rural Reserve to R-6 for parcel 089000200000000 located off Cranes Lane, Ranson, WV 25438.

Location and Site Information

Location: 089000200000000 located off Cranes Lane, Ranson, WV 25438
Gross Site Area: 125 acres of the total 160.65 acres

Engineering & Planning Review

No comments.

Next Steps

If there are any questions on the provided comments, please contact Reiley Stanley, rstanley@ransonwv.us, 304-724-3861 to set up a meeting.

Thank you,
City of Ranson
Community Development Department

AGENDA ITEM IV.1

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Public Hearing- to accept public comments on a surety reduction submitted by Morris and Ritchie Associates on behalf of Forestar USA Real Estate Group Inc. for the subdivision Riverpointe (Ranson Heights) Phase 4 located off Route 340 and Jefferson Terrace Rd. The reduction is for the amount of $4,881,370.14 of a $7,171,917.39 total bonded amount.

ATTACHMENTS:

Legal Notice Bond Reduction-Ranson heights Phase 4.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on November 3, 2025, at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on a reduction of guaranteed surety for the subdivision Riverpointe (Ranson Heights) Phase 4 located off Route 340 and Jefferson Terrace Rd. The reduction is for the amount of $4,881,370.14 of a $7,171,917.39 total bonded amount.

All persons are invited to attend and make comments about the bond release. If you cannot attend but wish to comment, you may write to the following address prior to Friday, October 31, 2025: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written comments received prior to Friday, October 31, 2025, will be provided to the Planning Commission and inserted into the official record.

Reiley Stanley
Dept. of Community Development

AGENDA ITEM IV.2

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Consideration-Application- 25-32-BRR- surety reduction submitted by Morris and Ritchie Associates on behalf of Forestar USA Real Estate Group Inc. for the subdivision Riverpointe (Ranson Heights) Phase 4 located off Route 340 and Jefferson Terrace Rd. The reduction is for the amount of $4,881,370.14 of a $7,171,917.39 total bonded amount for the following items:

- Waterline
- Sanitary sewer
- Storm sewer
- Earthwork has been completed
- Curb and gutter
- Base pavement
- Small portion of sidewalk
- Curb cuts for driveways
- Street signs
- Playground

ATTACHMENTS:

25-32-2025-08-11 ranson heights phase 4 bond estimate -reduction.pdf
25-32-2025-08-11 ranson heights phase 4 bond reduction letter.pdf
25-32-2025-08-11 ranson heights phase 4 construction dwgs-asbuilt.pdf
25-32-ranson heights phase 4_air and vac tests_6-6-25 ctub.pdf
25-32-05.13.25 waterline in service - riverpointe section 4.pdf
2025-09-30 Ranson Heights Phase 4 Bond Reduction Review- Memorandum.pdf

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

Project Ranson Heights Date: 8/11/2025

Section Phase 4 C.O.R. File No. _____

Bond Amount Approved: $ _____

By: _____ **Date:** _____

Official Use Do Not Write In This Box

				Bond Estimate		Bond Reduction Release		
						% Complete To Date	$ Amount Complete To Date	$ Amount To Be Completed
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
1.1	**Erosion & Sediment Control**							
1	Stabilized Construction Entrance	EA	$ 2,475.00	1	$ 2,475.00		$ -	$ 2,475.00
2	Silt Fence - Standard	LF	$ 4.40	1086	$ 4,778.40		$ -	$ 4,778.40
3	Silt Fence - Super	LF	$ 18.15	2427	$ 44,050.05		$ -	$ 44,050.05
4	Earth Dike Construction (1)	LF	$ 3.96	3178	$ 12,584.88		$ -	$ 12,584.88
5	Inlet Protection Device	EA	$ 388.14	46	$ 17,854.21		$ -	$ 17,854.21
6	Outlet Protection Device	EA	$ 385.00	3	$ 1,155.00		$ -	$ 1,155.00
7	Stone Check Dams	EA	$ 192.50	0	$ -		$ -	$ -
8	Sediment Trap Excavation	CY	$ 15.35	0	$ -		$ -	$ -
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,456.24	0	$ -		$ -	$ -
10	Impermeable Liner for Sediment Basin/Pond	SY	$ 22.83	0	$ -		$ -	$ -
11	Rip-Rap Apron/Plunge Pool	CY	$ 122.72	0	$ -		$ -	$ -
12	Grass Waterway/Drainage Swale	LF	$ 11.99	0	$ -		$ -	$ -
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.10	635976	$ 62,961.62		$ -	$ 62,961.62
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.12	100959	$ 12,216.04		$ -	$ 12,216.04
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 550.13	0	$ -		$ -	$ -
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 545.34	0	$ -		$ -	$ -
17	Mulch, Shredded Bark or Wood Chip (35 cy/ac)	CY	$ 89.10	0	$ -		$ -	$ -
18	Sod	SY	$ 5.90	0	$ -		$ -	$ -
19	Soil Stabilizing Matt - Biodegradable	SY	$ 4.95	0	$ -		$ -	$ -
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 11.00	0	$ -		$ -	$ -
21	Geotextile Fabric	SF	$ 3.30	0	$ -		$ -	$ -
22	4 ft Safety Fence	LF	$ 8.84	0	$ -		$ -	$ -
23	6 ft Chain Link Safety Fence	LF	$ 11.00	0	$ -		$ -	$ -
24	Tree Protection	LF	$ 3.30	0	$ -		$ -	$ -
25	Temporary Utility Line Stream Crossing/Diversion	EA	$ 1,375.00	0	$ -		$ -	$ -
1.2	**Site Preparation & Demolition**							
1	Clearing & Grubbing - Light Cover	ACRE	$ 7,342.50	0	$ -		$ -	$ -
2	Clearing & Grubbing - Moderate Cover	ACRE	$ 10,725.00	0	$ -		$ -	$ -
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 13,475.00	0	$ -		$ -	$ -
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 15,950.00	0	$ -		$ -	$ -
5	Sawcut Existing Asphalt Pavement	LF	$ 2.20	0	$ -		$ -	$ -
6	Sawcut Existing Concrete Pavement	LF	$ 3.52	0	$ -		$ -	$ -
7	Removal of Asphalt Pavement	SY	$ 8.25	0	$ -		$ -	$ -
8	Removal of Fencing	LF	$ 5.67	0	$ -		$ -	$ -
9	Removal of Power Pole	EA	$ 8,415.00	0	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
10	Removal of Structures/Buildings	EA	Detailed estimate required.	0			$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
1.3	**Earthwork**							
1	Strip Topsoil	CY	$ 4.13	0	$ -		$ -	$ -
2	Common Excavation	CY	$ 25.01	9019.37	$ 225,610.52	100%	$ 225,610.52	$ -
3	Borrow Material - On Site	CY	$ 22.34	23074	$ 515,496.23	100%	$ 515,496.23	$ -
4	Borrow Material - Imported from Off Site	CY	$ 40.26	0	$ -		$ -	$ -
5	Rock Excavation	CY	$ 99.00	0	$ -		$ -	$ -
6	Furnish Topsoil	CY	$ 52.76	0	$ -		$ -	$ -
2.1	**Paved Surface Construction**							
1	Subgrade	CY	$ 73.37	0	$ -		$ -	$ -
2	Fabric for Subgrade Stabilization	SY	$ 3.19	0	$ -		$ -	$ -
3	Aggregate Base Course	CY	$ 97.30	1764	$ 171,628.38	100%	$ 171,628.38	$ -
4	Open Graded Free Draining Base Course	CY	$ 120.89	0	$ -		$ -	$ -
5	Free Draining Base Trench	LF	$ 12.08	0	$ -		$ -	$ -
6	Outlet Pipe	LF	$ 39.75	0	$ -		$ -	$ -
7	Bituminous Asphalt Tack Coat	SY	$ 0.51	0	$ -		$ -	$ -
8	Superpave Asphalt Base Course - Type 25	TN	$ 93.50	1727	$ 161,474.50	100%	$ 161,474.50	$ -
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70	0	$ -		$ -	$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70	863	$ 101,575.10		$ -	$ 101,575.10
11	Reinforced Concrete Pavement	CY	$ 450.55	0	$ -		$ -	$ -
12	Standard Milling	SY	$ 7.07	0	$ -		$ -	$ -
13	Controlled Low Strength Material	CY	$ 368.98	0	$ -		$ -	$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 104.07	#REF!			$ -	$ -
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50	876	$ 120,450.00	100%	$ 120,450.00	$ -
16	Concrete Curb & Gutter	LF	$ 66.00	4889.6	$ 322,713.60	100%	$ 322,713.60	$ -
17	Concrete Curb Only	LF	$ 55.00	6037	$ 332,035.00	100%	$ 332,035.00	$ -
18	Bituminous Asphalt Walkway	SF	$ 14.85	0	$ -		$ -	$ -
19	Concrete Sidewalk	SY	$ 97.13	2524.9	$ 245,243.54	13%	$ 31,881.66	$ 213,361.88
20	Bed Course Material (for sidewalk)	CY	$ 88.57	374	$ 33,125.93	13%	$ 4,306.37	$ 28,819.56
21	Concrete Curb Ramp	EA	$ 2,750.00	13	$ 35,750.00		$ -	$ 35,750.00
22	Detectable Warning Surface	EA	$ 486.72	13	$ 6,327.32		$ -	$ 6,327.32
23	Concrete Precast Wheel Stops	EA	$ 275.00	0	$ -		$ -	$ -
24	One Direction Lane Arrow	EA	$ 275.00	0	$ -		$ -	$ -
25	Multi Directional Land Arrow	EA	$ 460.90	0	$ -		$ -	$ -
26	Bicycle Shared Lane Marking	EA	$ 302.50	0	$ -		$ -	$ -
27	Bicycle Lane Marking	EA	$ 302.50	0	$ -		$ -	$ -
28	Pavement Letters	EA	$ 82.27	0	$ -		$ -	$ -
29	4" Edge/Lane Line - Painted	LF	$ 0.51	0	$ -		$ -	$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.66	0	$ -		$ -	$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.83	0	$ -		$ -	$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76	0	$ -		$ -	$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17	0	$ -		$ -	$ -
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97	0	$ -		$ -	$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 4.95	0	$ -		$ -	$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 7.37	0	$ -		$ -	$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 9.24	0	$ -		$ -	$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.07	0	$ -		$ -	$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.70	0	$ -		$ -	$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 9.90	0	$ -		$ -	$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58	0	$ -		$ -	$ -
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 14.85	0	$ -		$ -	$ -
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	0	$ -		$ -	$ -
44	Handicapped Parking Symbol	EA	$ 341.17	0	$ -		$ -	$ -
45	0.08 in Flat Sheet Sign	SF	$ 49.50	0	$ -		$ -	$ -
46	City standard sign post	LF	$ 27.50	66	$ 1,815.00	100%	$ 1,815.00	$ -
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 467.50	19	$ 8,882.50	100%	$ 8,882.50	$ -
48	Guard Rail - Steel Beam & Posts	LF	$ 20.16	0	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
49	Fence - Chain Link 6' High	LF	$ 45.24	0	$ -		$ -	$ -
50	Fence - Wood 3-Rail	LF	$ 33.00	0	$ -		$ -	$ -
51	Fence - Decorative Iron, 42" High	LF	$ 82.50	0	$ -		$ -	$ -
52	Pedestrian/Bicycle Barrier Railing - Wood - 42" high	LF	$ 57.20	0	$ -		$ -	$ -
53	Lights - Street and Parking Lot (light fixture, pole, foundation, & wiring)	EA	$ 13,200.00	33	$ 435,600.00		$ -	$ 435,600.00
54	Bollards (wood or steel)	EA	$ 495.00	0	$ -		$ -	$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	DOH estimate required.	0			$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
3.1	**Landscaping**							
1	Transplanting Trees (6' or less)	EA	$ 148.50	0	$ -		$ -	$ -
2	Transplanting Shrubs	EA	$ 126.50	0	$ -		$ -	$ -
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 165.00	0	$ -		$ -	$ -
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 412.50	0	$ -		$ -	$ -
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 550.00	0	$ -		$ -	$ -
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 330.00	0	$ -		$ -	$ -
7	Plant Ground Cover	EA	$ 7.70	0	$ -		$ -	$ -
8	Plant Wetlands or Bioretention Vegetation	EA	$ 27.50	0	$ -		$ -	$ -
9	Plant Screen Trees	EA	$ 165.00	0	$ -		$ -	$ -
10	Plant Street/Shade Trees	EA	$ 550.00	31	$ 17,050.00		$ -	$ 17,050.00
11	Mulching (wood landscape mulch in place)	CY	$ 89.10	0	$ -		$ -	$ -
4.1	**Sanitary Sewer System**							
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 121.00	0	$ -		$ -	$ -
2	6" PVC Schedule 80 Pipe	LF	$ 168.76	1159	$ 195,595.16	100%	$ 195,595.16	$ -
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	4153	$ 454,545.85	100%	$ 454,545.85	$ -
4	10" PVC Schedule 80 Pipe	LF	$ 121.55	0	$ -		$ -	$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	28	$ 186,891.01	100%	$ 186,891.01	$ -
6	Grease Trap	EA	$ 6,875.00	0	$ -		$ -	$ -
7	4" Service Lateral (20' to Edge of R.O.W./Property Line)	LF	$ 68.31	643	$ 43,923.33	100%	$ 43,923.33	$ -
8	Sanitary Sewer Pump Station (sewage pump)	EA	Detailed estimate required.	0			$ -	$ -
9	Road Bore/Crossing (with Pipe & Steel Casing)	LF	$ 440.00	0	$ -		$ -	$ -
4.2	**Potable Water System**							
1	3/4" Copper Service Line	LF	$ 117.76	514	$ 60,526.07	100%	$ 60,526.07	$ -
2	1" Copper Service Line	LF	$ 193.60	1109	$ 214,702.40	100%	$ 214,702.40	$ -
3	2" Copper Service Line	LF	$ 39.60	0	$ -		$ -	$ -
4	4" Ductile Iron Pipe	LF	$ 57.20	0	$ -		$ -	$ -
5	6" Ductile Iron Pipe	LF	$ 74.80	165	$ 12,342.00	100%	$ 12,342.00	$ -
6	8" Ductile Iron Pipe	LF	$ 92.40	5566	$ 514,298.40	100%	$ 514,298.40	$ -
7	10" Ductile Iron Pipe	LF	$ 104.50	0	$ -		$ -	$ -
8	12" Ductile Iron Pipe	LF	$ 115.50	854	$ 98,637.00	100%	$ 98,637.00	$ -
9	Fire Hydrant with 6" line	EA	$ 5,513.77	3	$ 16,541.32	100%	$ 16,541.32	$ -
10	4" Gate Valve & Box	EA	$ 1,225.13	0	$ -		$ -	$ -
11	6" Gate Valve & Box	EA	$ 1,954.65	0	$ -		$ -	$ -
12	8" Gate Valve & Box	EA	$ 1,617.98	8	$ 12,943.83	100%	$ 12,943.83	$ -
13	10" Gate Valve & Box	EA	$ 2,420.00	0	$ -		$ -	$ -
14	12" Gate Valve & Box	EA	$ 4,271.09	0	$ -		$ -	$ -
15	Pressure Reducing Valve & Vault	EA	Detailed estimate required.	0			$ -	$ -
16	Tapping Sleeve & Valve for Water Service Connection	EA	$ 726.00	0	$ -		$ -	$ -
17	Water Meter Setter, Box & Service Line Tap	EA	$ 3,335.29	173	$ 577,004.82	100%	$ 577,004.82	$ -
5.1	**Storm Water Management & Storm Drainage**							
	SWM Basin/Ponds							
1	Excavation - Basin/Pond	CY	$ 25.01	0	$ -		$ -	$ -
2	Excavation - Core Trench	CY	$ 25.01	0	$ -		$ -	$ -
3	Embankment Construction - On-Site Material	CY	$ 22.34	0	$ -		$ -	$ -
4	Embankment Construction - Imported Material	CY	$ 40.26	0	$ -		$ -	$ -
5	Impervious Core	SF	$ 1.98	0	$ -		$ -	$ -
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,300.59	0	$ -		$ -	$ -
7	Corrugated Metal Pipe Control Structure	EA	$ 6,456.24	0	$ -		$ -	$ -
8	Dewatering Pipes or Structures	EA	$ 558.02	0	$ -		$ -	$ -
9	Filter Stone for Dewatering Pipe (1" to 2" dia. clean)	CY	$ 53.12	0	$ -		$ -	$ -
10	Antiseep Collar	f width	$ 165.00	0	$ -		$ -	$ -
11	Trash Rack	ch dia.	$ 55.00	0	$ -		$ -	$ -
12	Water Tight Pipe Bands	ch dia.	$ 8.25	0	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
	Low Impact Development BMP							
13	Urban Bioretention Basin (in sidewalk areas)	SF	$ 55.00	0	$ -		$ -	$ -
14	Bioretention Basin	SF	$ 38.50	0	$ -		$ -	$ -
15	Grass Channel	SF	$ 30.00	0	$ -		$ -	$ -
16	Permeable Pavers	SY	$ 50.00	0	$ -		$ -	$ -
	PVC Slotted Pipe							
17	4" PVC Slotted or Perforated Drain Pipe	LF	$ 16.50	0	$ -		$ -	$ -
18	6" PVC Slotted or Perforated Drain Pipe	LF	$ 17.60	0	$ -		$ -	$ -
19	8" PVC Slotted or Perforated Drain Pipe	LF	$ 21.85	0	$ -		$ -	$ -
20	12" PVC Slotted or Perforated Drain Pipe	LF	$ 36.30	0	$ -		$ -	$ -
	Corrugate Metal Pipe (Circular)							
21	15" Storm Drain Pipe	LF	$ 171.48	0	$ -		$ -	$ -
22	18" Storm Drain Pipe	LF	$ 112.79	0	$ -		$ -	$ -
23	24" Storm Drain Pipe	LF	$ 173.24	0	$ -		$ -	$ -
24	30" Storm Drain Pipe	LF	$ 198.00	0	$ -		$ -	$ -
25	36" Storm Drain Pipe	LF	$ 209.06	0	$ -		$ -	$ -
26	42" Storm Drain Pipe	LF	$ 244.20	0	$ -		$ -	$ -
27	48" Storm Drain Pipe	LF	$ 278.30	0	$ -		$ -	$ -
28	54" Storm Drain Pipe	LF	$ 313.50	0	$ -		$ -	$ -
29	60" Storm Drain Pipe	LF	$ 352.00	0	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
	Reinforced Concrete Pipe (circular)							
30	15" Storm Drain Pipe	LF	$ 312.02	1454	$ 453,669.81	100%	$ 453,669.81	$ -
31	18" Storm Drain Pipe	LF	$ 118.94	42	$ 4,995.61	100%	$ 4,995.61	$ -
32	24" Storm Drain Pipe	LF	$ 136.22	255	$ 34,737.12	100%	$ 34,737.12	$ -
33	30" Storm Drain Pipe	LF	$ 180.69	176	$ 31,800.74	100%	$ 31,800.74	$ -
34	36" Storm Drain Pipe	LF	$ 259.58	0	$ -		$ -	$ -
35	42" Storm Drain Pipe	LF	$ 246.40	0	$ -		$ -	$ -
36	48" Storm Drain Pipe	LF	$ 665.17	0	$ -		$ -	$ -
37	54" Storm Drain Pipe	LF	$ 316.80	0	$ -		$ -	$ -
38	60" Storm Drain Pipe	LF	$ 352.00	0	$ -		$ -	$ -
	High Density Polyethlyene (HDPE) Pipe (Circular)							
39	15" Storm Drain Pipe	LF	$ 126.32	0	$ -		$ -	$ -
40	18" Storm Drain Pipe	LF	$ 169.63	0	$ -		$ -	$ -
41	24" Storm Drain Pipe	LF	$ 180.58	0	$ -		$ -	$ -
42	30" Storm Drain Pipe	LF	$ 312.33	0	$ -		$ -	$ -
43	36" Storm Drain Pipe	LF	$ 209.91	0	$ -		$ -	$ -
44	42" Storm Drain Pipe	LF	$ 250.80	0	$ -		$ -	$ -
45	48" Storm Drain Pipe	LF	$ 297.00	0	$ -		$ -	$ -
46	54" Storm Drain Pipe	LF	$ 308.00	0	$ -		$ -	$ -
47	60" Storm Drain Pipe	LF	$ 319.00	0	$ -		$ -	$ -
	End Sections (Circular) - Metal (for CMP and HDPE Pipe)							
48	15" Metal End Section	EA	$ 797.50	0	$ -		$ -	$ -
49	18" Metal End Section	EA	$ 697.76	0	$ -		$ -	$ -
50	24" Metal End Section	EA	$ 960.88	0	$ -		$ -	$ -
51	30" Metal End Section	EA	$ 1,240.92	0	$ -		$ -	$ -
52	36" Metal End Section	EA	$ 1,210.00	0	$ -		$ -	$ -
53	42" Metal End Section	EA	$ 1,430.00	0	$ -		$ -	$ -
54	48" Metal End Section	EA	$ 1,760.00	0	$ -		$ -	$ -
55	54" Metal End Section		$ 2,200.00	0	$ -		$ -	$ -
56	60" Metal End Section		$ 2,200.00	0	$ -		$ -	$ -
	End Sections (Circular) - Concrete							
57	15" RCP End Section	EA	$ 533.50	0	$ -		$ -	$ -
58	18" RCP End Section	EA	$ 621.50	0	$ -		$ -	$ -
59	24" RCP End Section	EA	$ 830.50	0	$ -		$ -	$ -
60	30" RCP End Section	EA	$ 1,314.50	1	$ 1,314.50	100%	$ 1,314.50	$ -
61	36" RCP End Section	EA	$ 1,941.50	0	$ -		$ -	$ -
62	42" RCP End Section	EA	$ 1,974.50	0	$ -		$ -	$ -
63	48" RCP End Section	EA	$ 2,348.50	0	$ -		$ -	$ -
64	54" RCP End Section	EA	$ 3,074.50	0	$ -		$ -	$ -
65	60" RCP End Section	EA	$ 3,800.50	0	$ -		$ -	$ -
	Corrugated Metal Pipe Arch							
66	17" x 13" Storm Drain Pipe	LF	$ 171.48	0	$ -		$ -	$ -
67	21" x 15" Storm Drain Pipe	LF	$ 112.79	0	$ -		$ -	$ -
68	24" x 18" Storm Drain Pipe	LF	$ 173.24	0	$ -		$ -	$ -
69	35" x 24" Storm Drain Pipe	LF	$ 198.00	0	$ -		$ -	$ -
70	42" x 29" Storm Drain Pipe	LF	$ 209.06	0	$ -		$ -	$ -
71	57" x 38"Storm Drain Pipe	LF	$ 244.20	0	$ -		$ -	$ -
72	64" x 43" Storm Drain Pipe	LF	$ 278.30	0	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
	Reinforced Concrete Elliptical Pipe							
73	23" x 14" Storm Drain Pipe	LF	$ 118.94	0	$ -		$ -	$ -
74	30" x 19" Storm Drain Pipe	LF	$ 136.22	0	$ -		$ -	$ -
75	38" x 24" Storm Drain Pipe	LF	$ 180.69	0	$ -		$ -	$ -
76	45" x 29" Storm Drain Pipe	LF	$ 259.58	0	$ -		$ -	$ -
77	53" x 34" Storm Drain Pipe	LF	$ 665.17	0	$ -		$ -	$ -
78	60" x 38" Storm Drain Pipe	LF	$ 665.17	0	$ -		$ -	$ -
79	68" x 43" Storm Drain Pipe	LF	$ 352.00	0	$ -		$ -	$ -
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)							
80	17" x 13" Metal End Section	EA	$ 797.50	0	$ -		$ -	$ -
81	21" x 15" Metal End Section	EA	$ 697.76	0	$ -		$ -	$ -
82	24" x 18" Metal End Section	EA	$ 709.50	0	$ -		$ -	$ -
83	35" x 24" Metal End Section	EA	$ 1,240.92	0	$ -		$ -	$ -
84	42" x 29" Metal End Section	EA	$ 1,210.00	0	$ -		$ -	$ -
85	57" x 38" Metal End Section	EA	$ 1,760.00	0	$ -		$ -	$ -
86	64" x 43" Metal End Section	EA	$ 2,200.00	0	$ -		$ -	$ -
	End Sections - Reinforced Concrete Elliptical Pipe							
86	23" x 14" RCP End Section	EA	$ 621.50	0	$ -		$ -	$ -
88	30" x 19" RCP End Section	EA	$ 830.50	0	$ -		$ -	$ -
89	38" x 24" RCP End Section	EA	$ 1,314.50	0	$ -		$ -	$ -
90	45" x 29" RCP End Section	EA	$ 1,941.50	0	$ -		$ -	$ -
91	53" x 34" RCP End Section	EA	$ 1,974.50	0	$ -		$ -	$ -
92	60" x 38" RCP End Section	EA	$ 2,348.50	0	$ -		$ -	$ -
93	68" x 43" RCP End Section	EA	$ 3,074.50	0	$ -		$ -	$ -
	Storm Drain Structures							
94	Drop Inlet	EA	$ 3,879.85	12	$ 46,558.25	100%	$ 46,558.25	$ -
95	Curb Inlet - 6' Opening	EA	$ 4,620.00	16	$ 73,920.00	100%	$ 73,920.00	$ -
96	Curb Inlet - 10' Opening	EA	$ 5,280.00	4	$ 21,120.00	100%	$ 21,120.00	$ -
97	Curb Inlet - 12' Opening	EA	$ 6,050.00	0	$ -		$ -	$ -
98	Curb Inlet - 16' Opening	EA	$ 6,820.00	0	$ -		$ -	$ -
99	Curb Inlet - 20' Opening	EA	$ 7,370.00	0	$ -		$ -	$ -
100	Manhole (4' dia., 6' height or less)	EA	$ 6,674.79	3	$ 20,024.37	100%	$ 20,024.37	$ -
	Outfall & Channel Protection							
101	Concrete Endwall/Wingwall	SF	$ 110.00	0	$ -		$ -	$ -
102	Gabion Basket Structure	CY	$ 275.50	0	$ -		$ -	$ -
103	Rip-Rap Stone - Class 1	CY	$ 122.72	65	$ 7,976.54	100%	$ 7,976.54	$ -
5.1	**Civc Standards**							
1	Small Playground Tot Lot (< 10 Childred)	EA	$ 19,800.00	1	$ 19,800.00	100%	$ 19,800.00	$ -
2	Medium Playground Tot Lot (10-50 Childred)	EA	$ 55,000.00	0	$ -		$ -	$ -
3	Large Playground Tot Lot (50+ Childred)	EA	$ 110,000.00	0	$ -		$ -	$ -
6.1	**Miscellaneous Site Construction & Structures**							
1	Bus Stop Enclosure	EA	$ 3,850.00	0	$ -		$ -	$ -
2	Mail Box Cluster	EA	$ 1,100.00	13	$ 14,300.00		$ -	$ 14,300.00
3	Construction Stake-out	AC	$ 11,000.00	14.6	$ 160,600.00	90%	$ 144,540.00	$ 16,060.00
4	Traffic Control During Construction	LS	Detailed estimate required.	0			$ -	$ -
5	Set Property Corners	EA	$ 132.00	185	$ 24,420.00		$ -	$ 24,420.00

Grand Total All Costs	$ 6,196,040.94	Completed	$ 5,144,701.88	$ 1,051,339.06	Remaining Work
Mobilization (5%)	$ 309,802.05	20% Guaranty	$ 1,028,940.38	$ 52,566.95	Mobilization (5%)
15% Contingency	$ 975,876.45			$ 157,700.86	Contingency (15%)
TOTAL BOND AMOUNT	$ 7,171,917.39			$ 1,261,606.87	Subtotal

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost				
							Remaining Bond Total	$ 2,290,547.25	Subtotal + Guaranty
							Approved Release Total	**$ 4,881,370.14**	

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

August 11, 2025

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

RE: Ranson Heights Phase 4 Bond Reduction

Dear Mrs. Stanley,

MRA has conducted number site visits and has found the following infrastructure has been installed in accordance with the site plans.

Per our site visit the following has been installed:

- Waterline
- Sanitary sewer
- Storm sewer
- Earthwork has been completed
- Curb and gutter
- Base pavement
- Small portion of sidewalk
- Curb cuts for driveways
- Street signs
- Playground

If you have any questions please contact me at 703-994-4047.

Sincerely,

Devon Taylor

Devon Taylor
Associate

RANSON HEIGHTS
PHASE 4
~~CONSTRUCTION DRAWINGS~~
CITY OF RANSON, WV

ASBUILT DRAWING

GENERAL NOTES

1. THE PROPERTY DELINEATED HEREON IS NOW IN THE NAME OF CNB BANK, INC. AMONG THE LAND RECORDS OF JEFFERSON COUNTY, WEST VIRGINIA.
2. EXISTING TOPOGRAPHY SHOWN IS BASED ON A FIELD RUN SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. ON 8/31/2022 AND AERIAL TOPOGRAPHY PROVIDED BY THRASHER GROUP, INC. A FIELD VISIT WAS MADE IN 8/31/2022 AND IT WAS DETERMINED NO FILL OR DISTURBANCE HAS OCCURRED SINCE THE LAST FIELD RUN SURVEY. HORIZONTAL DATUM IS BASED ON NAD83 AND VERTICAL DATUM IS BASED ON NAD 88.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE "WEST VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" AND IN ACCORDANCE WITH THE CITY ORDINANCE 16-113 C.3. EROSION AND SEDIMENT CONTROL.
4. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF WEST VIRGINIA OR ANY OTHER ORDINANCE ENACTED BY THE CITY OF RANSON.
5. ALL UNDERGROUND UTILITIES WITHIN STREET RIGHT-OF-WAYS SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUB SURFACE MATERIAL, CURB AND GUTTER, OR SIDEWALK.
6. CONTRACTORS SHALL ARRANGE FOR THE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE CONSTRUCTION INCLUDING TEST HOLES TO PHYSICALLY LOCATE UNDERGROUND UTILITIES AS NECESSARY. SEE TEST PIT NOTE ON SHEET 2.
7. THESE PLANS MAKE NO REPRESENTATION AS TO SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
8. THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES, AS SHOWN HEREON, ARE APPROXIMATE ONLY. NO GUARANTEE IS HEREIN MADE OR IMPLIED THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN. IT SHALL BE THE CONTRACTOR'S AND/OR THE OWNER'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES AND TO VERIFY THE TYPE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING THE WORK. ANY DISCREPANCIES IN OR FROM THE INFORMATION SHOWN HEREON SHALL BE REPORTED TO MORRIS & RITCHIE ASSOCIATES, INC. PRIOR TO COMMENCING CONSTRUCTION.
9. IN ORDER TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF A GIVEN UTILITY AND TO ASSIST THE CONTRACTOR AND/OR OWNER IN DETERMINING AREAS OF SPECIAL CONCERN, MORRIS & RITCHIE ASSOCIATES, INC. HAS INDICATED HEREON CERTAIN LOCATIONS WHERE TEST PITS SHOULD BE EXCAVATED PRIOR TO COMMENCING CONSTRUCTION. THESE INDICATIONS ARE NOT INTENDED TO BE ALL INCLUSIVE AND WILL NOT RELIEVE THE CONTRACTOR AND/OR OWNER OF THE RESPONSIBILITY OF DIGGING ADDITIONAL TEST PITS, AS MIGHT BE REQUIRED BY ACTUAL SITE CONDITIONS. ANY DISCREPANCIES FOUND BETWEEN ACTUAL AND ASSUMED CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF MORRIS & RITCHIE ASSOCIATES, INC. SEE TEST PIT NOTE ON SHEET 2
10. APPROVAL OF THIS PLAN DOES NOT GRANT APPROVAL TO TRESPASS ON OFF-SITE PROPERTY.
11. WATER AND SANITARY SEWER UTILITIES SHALL BE INSTALLED IN CONFORMANCE TO CHARLES TOWN UTILITY BOARD AND JEFFERSON UTILITIES.
12. THE APPROVAL OF THESE PLANS SHALL NOT RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, & FEDERAL REQUIREMENTS.
13. DURING ALL CONSTRUCTION STAGES, ACCESS FOR FIRE AND RESCUE VEHICLES AND ADEQUATE STANDPIPE SYSTEMS WILL BE PROVIDED. THIS COMMITMENT DOES NOT RELIEVE THE OWNERS FROM COMPLYING WITH ALL OTHER LEGAL REQUIREMENTS RELATING TO FIRE AND RESCUE ACCESS AND SYSTEMS.
14. A PRECONSTRUCTION MEETING, INCLUDING MRA, CITY OF RANSON PERSONNEL, CHARLES TOWN UTILITY BOARD AND JEFFERSON UTILITIES, INC. IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. A 5 DAY MINIMUM NOTICE IS REQUIRED.
15. CONTRACTOR TO SCHEDULE INSPECTIONS WITH CITY STAFF A MINIMUM OF 5 DAYS IN ADVANCE. CONTACT CITY STAFF AT 304-725-1010.
16. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MAINS, AND ANY DAMAGE TO THEM DUE TO HIS NEGLIGENCE SHALL BE REPAIRED IMMEDIATELY AT HIS OWN EXPENSE.
17. THE CONTRACTOR SHALL NOTE THAT IN CASE OF A DISCREPANCY BETWEEN THE SCALED AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN. MRA SHOULD BE CONTACTED TO RESOLVE DISCREPANCY
18. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
19. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
20. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES AT LEAST (5) FIVE WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:
    A. MISS UTILITY 811
    B. JEFFERSON UTILITIES, INC. REQUIRES 2 WEEKS NOTICE FOR INSPECTION OF INSTALLATION. INSPECTION FEES WILL APPLY.
    C. CHARLES TOWN UTILITY BOARD
21. ALL REFERENCES TO TAMPED FILL WITHIN THIS PLAN SET THAT REFER TO AASHTO DESIGNATION T-180 METHOD-C AND/OR ASTM D-1557 SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% IN ACCORDANCE WITH ASTM D-698 IN MAXIMUM 8 INCH LIFTS. ALL COMPACTION MUST COMPLY WITH ARTICLE 16 SECTION 2-307.
22. THIS PROJECT IS SERVED BY PUBLIC WATER AND SEWER.
23. CONTRACTOR SHALL VERIFY TO HIS SATISFACTION, THE FINAL EARTHWORK NUMBERS PRIOR TO COMMENCEMENT OF SITE WORK. MRA MAKES NO GUARANTEE THAT ON SITE SOILS WILL BE SUITABLE FOR STRUCTURAL FILL, OR THAT THE EARTHWORK WILL BALANCE. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE ACTUAL EARTHWORK NUMBERS ENCOUNTERED DURING CONSTRUCTION.
24. ALL SPOT ELEVATIONS ALONG PROPOSED CURB AND GUTTER ARE TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
25. IF ANY ARCHEOLOGICAL, HISTORIC RESOURCES OR CEMETERIES ARE DISCOVERED DURING EXCAVATION THE CONTRACTOR SHALL STOP WORK IMMEDIATELY IN THE AREA OF DISCOVERY AND NOTIFY THE CITY OF RANSON AND MORRIS & RITCHIE ASSOCIATES, INC. NO FURTHER WORK IN THE AREA SHALL BE PERMITTED UNTIL RELEASED BY THE CITY OF RANSON AND MORRIS & RITCHIE ASSOCIATES, INC.
27. ALL PROPOSED DEVELOPMENT SIGNAGE, BOTH TEMPORARY AND PERMANENT SHALL REQUIRE A SEPARATE BUILDING PERMIT AND SHOULD NOT BE INCLUDED IN THIS APPLICATION. PLEASE REFER TO SECT. 19-15. SIGNS, FOR ALL SIGNAGE REQUIREMENTS AND STANDARDS. ANY MONUMENT SIGNAGE THAT WILL BE LIT MUST BE REVIEWED AND APPROVED BY THE CITY OF RANSON PRIOR TO INSTALLATION.
28. SEQUENCE OF CONSTRUCTION
    -INSTALL E&SC CONTROLS
    -CLEAR AND GRUB SITE
    -EARTHWORK AND BLASTING
    -INSTALLATION OF WET UTILITIES
    -INSTALLATION OF CURB AND GUTTER
    -PAVING

PLANNING COMMISSION APPROVAL

WITH THE APPROVAL OF A GENERAL DEVELOPMENT PLAN DATED 08-23-15, ASSOCIATED CONSTRUCTION DRAWINGS DATED XX-XX-XXXX, AND DEVELOPMENT AGREEMENT DATED XX-XX-XXXX, 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 _____

AS-BUILT CERTIFICATION

I, JON K ERICKSON, DO HEREBY CERTIFY THAT THIS AS-BUILT CONFORMS TO THE APPROVED PLANS, EXCEPT AS SHOWN, WHICH REPRESENTS ACTUAL CONDITIONS ON THIS SITE AS OF THIS DATE

JON K ERICKSON WVPS#2302 AUGUST 11, 2025



VICINITY MAP
SCALE: 1"=2000'

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	2	SITE NOTES
SHEET 2	3	HANDICAP DETAILS
	4	SITE NOTES & DETAILS
	5	FINAL SITE PLAN
	6	EXISTING CONDITIONS OVERVIEW
	7	LAYOUT AND UTILITY OVERVIEW
4	8	LAYOUT AND UTILITY PLAN
4	9	LAYOUT AND UTILITY PLAN
	10	GRADING PLAN OVERVIEW
SHEET 3	11	GRADING PLAN
SHEET 4	12	GRADING PLAN
	13	ROAD PLAN & PROFILE VALEGRO STREET & ZENYATTA AVENUE
	14	ROAD PLAN & PROFILE ALOMA STREET
	15	ROAD PLAN & PROFILE ECLIPSE STREET
	16	ROAD PLAN & PROFILE ECLIPSE STREET
	17	ROAD PLAN & PROFILE ARROGATE AVENUE
	18	ROAD PLAN & PROFILE ALLEY 1 & ALLEY 5
SHEET 5	19	SANITARY PROFILES
	20	SANITARY PROFILES AND COMPUTATIONS
2	21	SANITARY LATERAL TABLE
	22	SANITARY SEWER DETAILS
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SHEET 7	24	STORM PROFILES
	25	STORM SEWER PROFILES AND COMPUTATIONS
	26	STORM SEWER HYDRAULIC GRADELINE COMPUTATION
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	29	WATERLINE DETAILS
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4	36	EROSION & SEDIMENT CONTOL PLAN PHASE 2
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	47	VEHICLE TURNING PLAN
	48	VEHICLE TURNING PLAN
	49	VEHICLE TURNING PLAN

08/11/25

1 THIS REVISION PROPOSES TO REPLACE STORM STRUCTURES 88 AND 140 FROM GRATE INLETS TO MANHOLES, AND CHANGE STRUCTURE 139 FROM A MANHOLE TO A CURB INLET.

4 THIS REVISION PROPOSES THE REMOVAL OF TWO RETAINING WALLS BEHIND LOT 340, 353, AND 354.

2 SANITARY SEWER LATERAL TABLE UPDATE.

3 ADDITION OF WATER SERVICE TO THE WESTERN SIDE OF ARROGATE AVE.

PROJECT NOTES

1. TAX PARCEL NUMBER: MAP 8, PARCEL 8, LOT 27
2. TOTAL SITE AREA: 69.63 AC
3. EXISTING USE: VACANT
4. PROPOSED USE: RESIDENTIAL
5. ZONING: SC-NC
6. LOCATION: NORTH OF RT. 340 AND EAST OF RT.9
7. DEVELOPMENT AREA: PHASE 4: 14.6 AC
8. TOTAL AREA OF DISTURBANCE: 16.18 AC
9. NUMBER OF UNITS PROPOSED:
   TOWNHOUSE 20' (REAR LOAD GARAGE)= 52
   SINGLE FAMILY HOMES =42
   TOTAL LOTS = 94
10. DEVELOPMENT PLAN & PLAT APPROVED APRIL 04, 2022
    21-171-REZ & 21-172-LDPP

ANTICIPATED START DATE: TBD
ANTICIPATED FINAL BUILD OUT: TBD

PLAN SUBMISSION DATE: 01/27/2023

APPLICANT
D.R.HORTON INC.
181 HARRY TRUMAN PKWY, STE 250
ANNAPOLIS, MD 21401
CONTACT: DEVIN URGO
443-924-4947
DCUrgo@drhorton.com

OWNER
CNB BANK, INC
101 S. WASHINGTON ST,
BERKELEY SPRINGS, WV 25411
CONACT: MARK HARRELL
301-797-2055
MHARRELL@CNB.BANK

PREPARED BY
MORRIS & RITCHIE ASSOCIATES, INC.
604 SOUTH KING STREET, STE 200
LEESBURG, VIRGINIA 20175
CONTACT: JON K. ERICKSON
703-994-4047
JERICKSON@MRAGTA.COM

DATE	REVISIONS
05/12/23	COMMENTS FROM CTUB AND CITY
07/02/24	1 STORM REVISIONS
11/01/24	2 SANITARY LAT. TABLE REV.
01/15/25	3 ADDITIONAL WATER SERVICE
05/16/25	4 REMOVAL OF RETAINING WALLS

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
604 SOUTH KING STREET, SUITE 200
LEESBURG, VIRGINIA 20175
PHONE: (703) 994-4047
MRAGTA.COM

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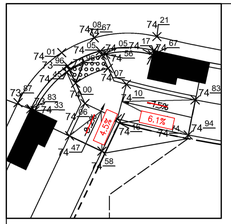
COVER SHEET

RANSON HEIGHTS - PHASE 4
CONSTRUCTION DRAWINGS
CITY OF RANSON, WV

JOB NO.:	21206X02
SCALE:	AS SHOWN
DATE:	01/27/2023
DRAWN BY:	MAL
DESIGN BY:	JMM
REVIEW BY:	JAE
SHEET	1 OF 9

ASBUILT

L:\Projects\Flynn-Jefferson\Phase 4\Site Plan\Sheets\Sheets\COVER SHEET.dwg, rgustavson, DWG To PDF.pc3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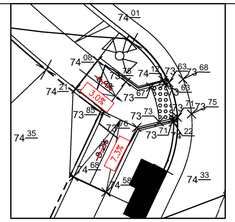
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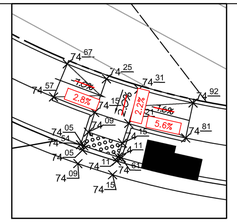
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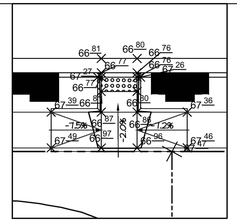
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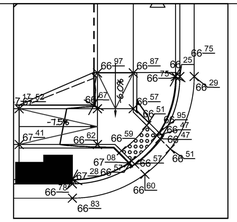
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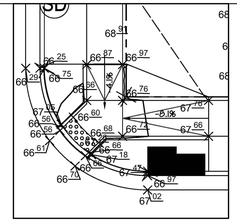
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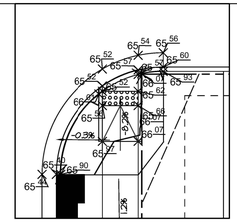
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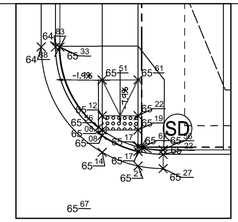
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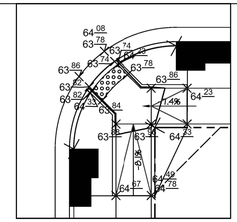
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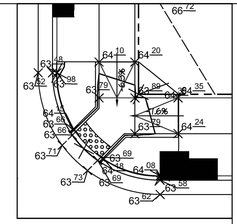
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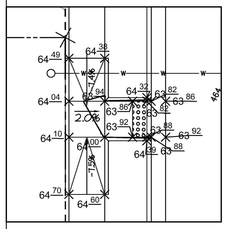
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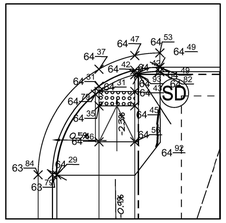
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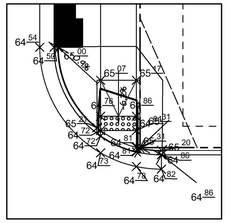
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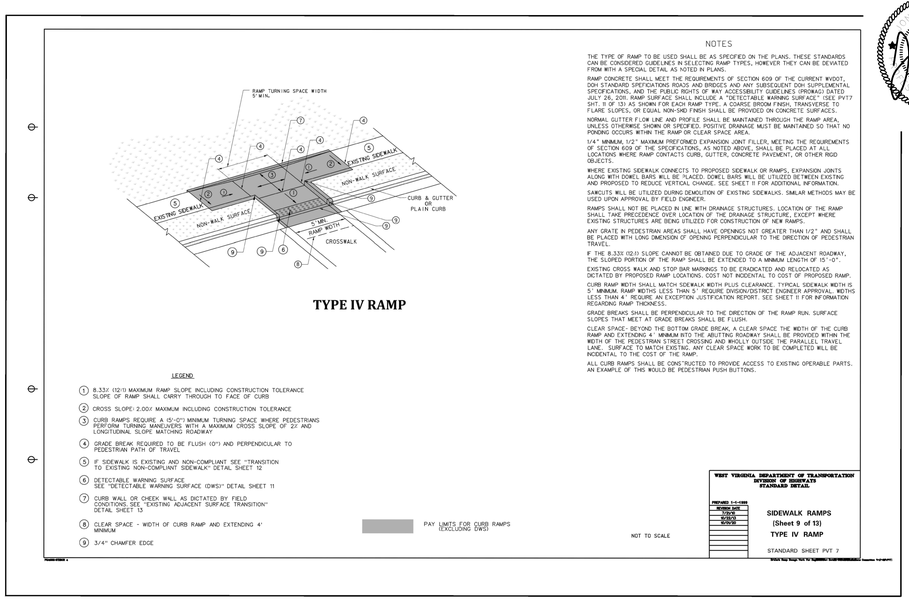

TYPE IV RAMP

NOTES

THE TYPE OF RAMP TO BE USED SHALL BE AS SPECIFIED ON THE PLANS. THESE STANDARDS CAN BE CONSIDERED GUIDELINES IN SELECTING RAMP TYPES, HOWEVER THEY CAN BE DEVIATED FROM WITH A SPECIAL DETAIL AS NOTED IN PLANS.

RAMP CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 609 OF THE CURRENT WVDOT, DOH STANDARD SPECIFICATIONS ROADS AND BRIDGES AND ANY SUBSEQUENT DOH SUPPLEMENTAL SPECIFICATIONS, AND THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG) DATED JULY 26, 2011. RAMP SURFACE SHALL INCLUDE A "DETECTABLE WARNING SURFACE". (SEE PVT7 SURFACE FINISH / CONCRETE FOR RAMP TYPE). A COARSE BROOM FINISH, TRANSVERSE TO FLARE SLOPES, OR EQUAL NON-SKID FINISH SHALL BE PROVIDED ON CONCRETE SURFACES.

NORMAL GUTTER FLOW LINE AND PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA, UNLESS OTHERWISE SHOWN OR SPECIFIED. POSITIVE DRAINAGE MUST BE MAINTAINED SO THAT NO PONDING OCCURS WITHIN THE RAMP OR CLEAR SPACE AREA.

1/4" MINIMUM, 1/2" MAXIMUM PREFORMED EXPANSION JOINT FILLER, MEETING THE REQUIREMENTS OF SECTION 609 OF THE SPECIFICATIONS, AS NOTED ABOVE, SHALL BE PLACED AT ALL LOCATIONS WHERE RAMP CONTACTS CURB, GUTTER, CONCRETE PAVEMENT, OR OTHER RIGID OBJECTS.

WHERE EXISTING SIDEWALK CONNECTS TO PROPOSED SIDEWALK OR RAMPS, EXPANSION JOINTS ALONG WITH DOWEL BARS WILL BE PLACED. DOWEL BARS WILL BE UTILIZED BETWEEN EXISTING AND PROPOSED TO REDUCE VERTICAL CHANGE. SEE SHEET 11 FOR ADDITIONAL INFORMATION.

SAWCUTS WILL BE UTILIZED DURING DEMOLITION OF EXISTING SIDEWALKS. SIMILAR METHODS MAY BE USED UPON APPROVAL BY FIELD ENGINEER.

RAMPS SHALL NOT BE PLACED IN LINE WITH DRAINAGE STRUCTURES. LOCATION OF THE RAMP SHALL TAKE PRECEDENCE OVER LOCATION OF THE DRAINAGE STRUCTURE, EXCEPT WHERE EXISTING STRUCTURES ARE BEING UTILIZED FOR CONSTRUCTION OF NEW RAMPS.

ANY GRATE IN PEDESTRIAN AREAS SHALL HAVE OPENINGS NOT GREATER THAN 1/2" AND SHALL BE PLACED WITH LONG DIMENSION OF OPENING PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.

IF THE 8.33% (12:1) SLOPE CANNOT BE OBTAINED DUE TO GRADE OF THE ADJACENT ROADWAY, THE SLOPED PORTION OF THE RAMP SHALL BE EXTENDED TO A MINIMUM LENGTH OF 15'-0".

EXISTING CROSS WALK AND STOP BAR MARKINGS TO BE ERADICATED AND RELOCATED AS DICTATED BY PROPOSED RAMP LOCATIONS. COST NOT INCIDENTAL TO COST OF PROPOSED RAMP.

CURB RAMP WIDTH SHALL MATCH SIDEWALK WIDTH PLUS CLEARANCE. TYPICAL SIDEWALK WIDTH IS 5'. MINIMUM RAMP WIDTHS LESS THAN 5' REQUIRE DIVISION/DISTRICT ENGINEER APPROVAL. WIDTHS LESS THAN 4' REQUIRE AN EXCEPTION JUSTIFICATION REPORT. SEE SHEET 11 FOR INFORMATION REGARDING RAMP THICKNESS.

GRADE BREAKS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

CLEAR SPACE - BEYOND THE BOTTOM GRADE BREAK, A CLEAR SPACE THE WIDTH OF THE CURB RAMP AND EXTENDING 4' MINIMUM INTO THE ADJUTING ROADWAY SHALL BE PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING AND WHOLLY OUTSIDE THE PARALLEL TRAVEL LANE. SURFACE TO MATCH EXISTING. ANY CLEAR SPACE WORK TO BE COMPLETED WILL BE INCIDENTAL TO THE COST OF THE RAMP.

ALL CURB RAMPS SHALL BE CONSTRUCTED TO PROVIDE ACCESS TO EXISTING OPERABLE PARTS. AN EXAMPLE OF THIS WOULD BE PEDESTRIAN PUSH BUTTONS.

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 CROSS. TURNING SPACE SHALL HAVE A 2.00% 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

PAY LIMITS FOR CURB RAMPS (EXCLUDING DWS)

NOT TO SCALE

WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
STANDARD DETAIL

PREPARED IN ACCORDANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 7TH EDITION, 2014 AND WVDOH DESIGN DIRECTIVE MANUAL, JULY 2014

REVISED DATE
7/29/16
8/25/21
10/15/25

SIDEWALK RAMPS
(Sheet 9 of 13)
TYPE IV RAMP

STANDARD SHEET PVT 7

ASBUILT

08/11/25

DATE	REVISIONS
05/12/23	COMMENTS FROM CTUB AND CITY
07/02/24	STORM REVISIONS
11/01/24	SANITARY LAT. TABLE REV.
01/15/25	ADDITIONAL WATER SERVICE
05/16/25	REMOVAL OF RETAINING WALLS

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HANDICAP DETAILS

RANSON HEIGHTS - PHASE 4

CONSTRUCTION DRAWINGS
CITY OF RANSON, WV

JOB NO.: 21206X02
SCALE: 1"=10'
DATE: 01/27/2023
DRAWN BY: MAL
DESIGN BY: JMM
REVIEW BY: JAE
SHEET 2 OF 9

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Scale 1" = 30'

DATE	REVISIONS
05/12/23	COMMENTS FROM CTUB AND CITY
07/02/24	1 STORM REVISIONS
11/01/24	2 SANITARY LAT. TABLE REV.
01/15/25	3 ADDITIONAL WATER SERVICE
05/16/25	4 REMOVAL OF RETAINING WALLS

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GRADING PLAN

RANSON HEIGHTS - PHASE 4

CONSTRUCTION DRAWINGS
CITY OF RANSON, WV

JOB NO.:	21206X02
SCALE:	1"=30'
DATE:	01/27/2023
DRAWN BY:	MAL
DESIGN BY:	JMM
REVIEW BY:	JAE
SHEET	3 OF 9

ASBUILT

08/11/25

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MATCH LINE SEE SHEET 11

EX POND #2

FOREBAY #4

50' - R-8 RIP-RAP

GABION WALL TOP=458.00

20' STM EASEMENT

CIVIC SPACE-GREENS +/- 3.41 AC (PER LDPP)

CIVIC SPACE-GREENS +/- 0.39 AC (PER LDPP)

ECLIPSE STREET (ST-60-36)

ALLEY I (RA-20-18)

DEER CROSS AVENUE (RA-60-36)

SINGLE WATER SERVICE (TYP.)

DOUBLE WATER SERVICE (TYP.)

DOUBLE 6" SAN LATERAL (TYP.)

4" SAN LATERAL (TYP.)

EX. DOUBLE SAN LATERAL (TYP.)

REMOVED EX B.O.V. EXTEND W/L

1" WATER SERVICE INV.=470.35

10 YR WSEL=467.47

10 YR WSEL=469.17

10 YR WSEL=466.64

10 YR WSEL=466.78

SHALLOW UTILITY NOTE: CONTRACTOR SHALL VERIFY LOCATION OF ALL SHALLOW UTILITIES PRIOR TO CONSTRUCTION. CONTACT MISS UTILITY AT 811 OR 1-800-257-7777

NOTE: ALL PROPOSED SANITARY SEWER MANHOLES TO BE WATERTIGHT

Scale 1" = 30'

ASBUILT

DATE	REVISIONS
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RICHARD J. DOVEL — REGISTERED PROFESSIONAL ENGINEER — 20 — STATE OF VIRGINIA — PROFESSIONAL ENGINEER

08/11/25

GRADING PLAN

RANSON HEIGHTS - PHASE 4

CONSTRUCTION DRAWINGS
CITY OF RANSON, WV

JOB NO.:	21206X02
SCALE:	1"=30'
DATE:	01/27/2023
DRAWN BY:	MAL
DESIGN BY:	JMM
REVIEW BY:	JAE
SHEET	4 OF 9

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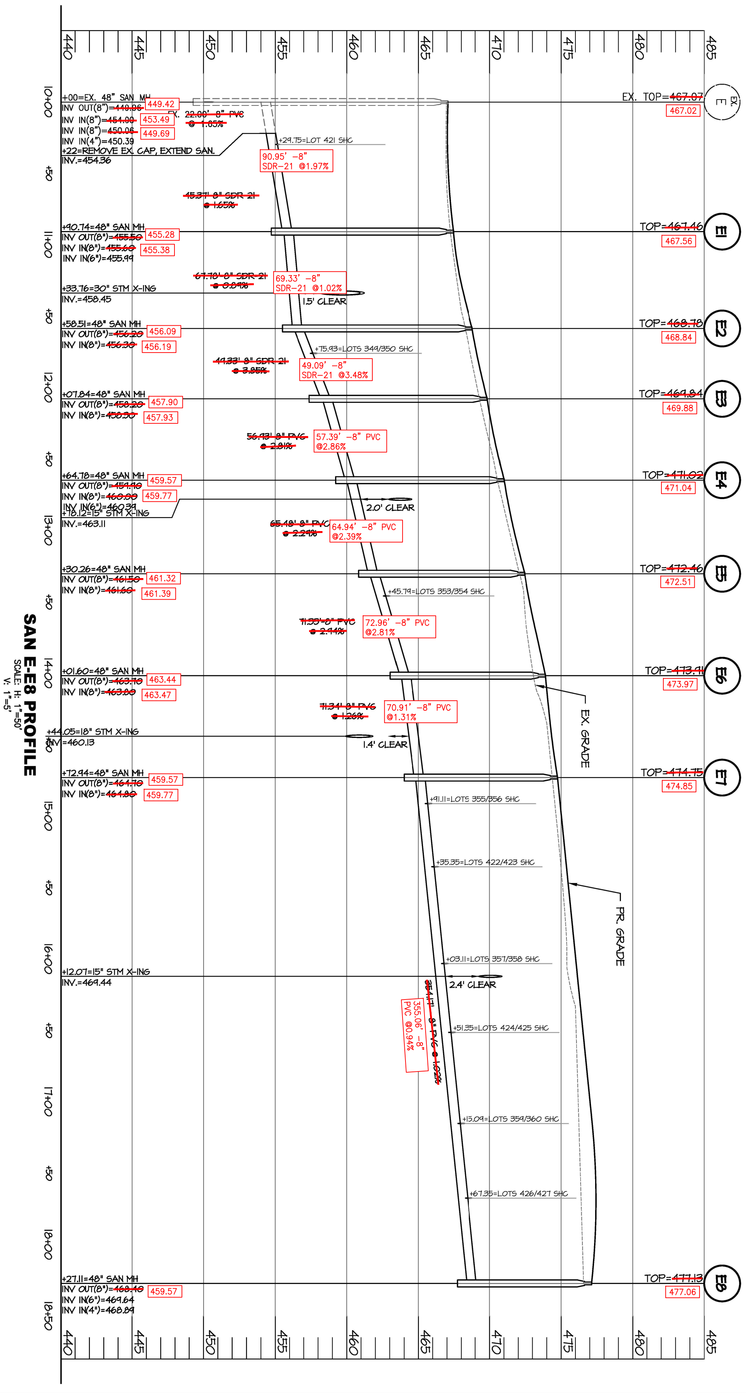

ASBUILT

SHEET 5 OF 9

REVIEW BY: JAC
DESIGN BY: JAM
DRAWN BY: MAL
DATE: 01/27/2023
SCALE: AS SHOWN
JOB NO.: 21208002

SANITARY PROFILES

RANSON HEIGHTS - PHASE 4

CONSTRUCTION DRAWINGS
CITY OF RANSON, WV

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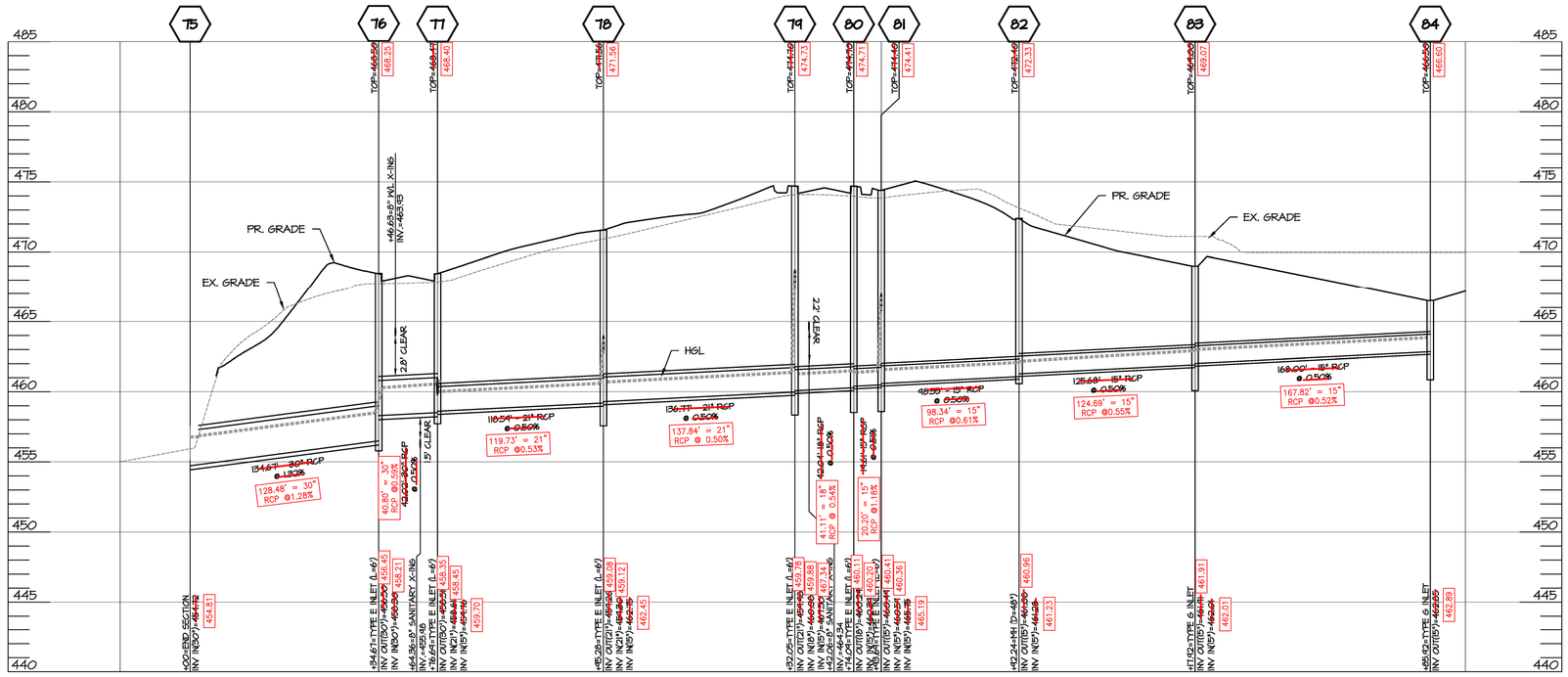
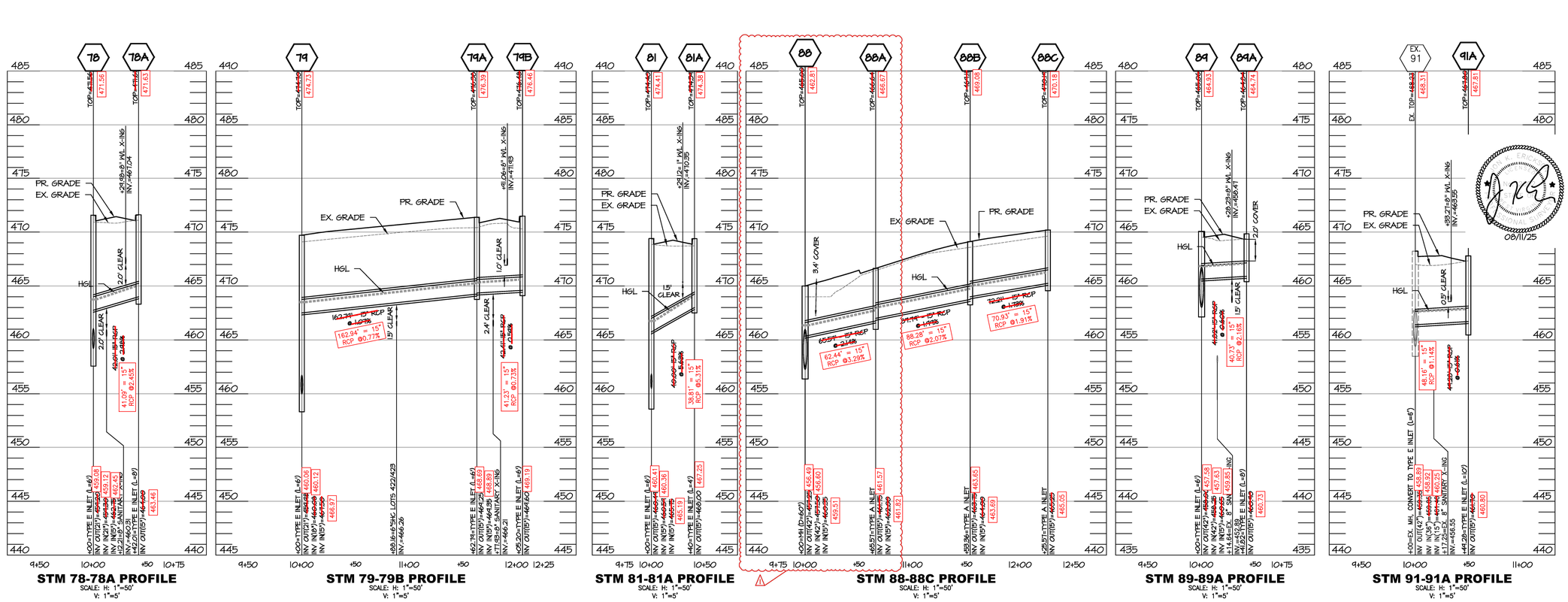
DATE	REVISIONS
05/12/23	COMMENTS FROM CTUB AND CITY
07/02/24	1 STORM REVISIONS
11/01/24	2 SANITARY LAT. TABLE REV.
01/15/25	3 ADDITIONAL WATER SERVICE
05/16/25	4 REMOVAL OF RETAINING WALLS





REVISIONS	DATE
COMMENTS FROM CTUB AND CITY	05/12/23
STORM REVISIONS	07/02/24
SANITARY LAT. TABLE REV.	11/01/24
ADDITIONAL WATER SERVICE	01/15/25
REMOVAL OF RETAINING WALLS	05/16/25

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RICHARD J. DIVELY — LICENSED PROFESSIONAL ENGINEER — 20 — COMMONWEALTH OF VIRGINIA — PROFESSIONAL ENGINEER — 08/11/25

STORM PROFILES

RANSON HEIGHTS - PHASE 4

CONSTRUCTION DRAWINGS
CITY OF RANSON, WV

JOB NO.:	21206X02
SCALE:	AS SHOWN
DATE:	01/27/2023
DRAWN BY:	MAL
DESIGN BY:	JMM
REVIEW BY:	JAE
SH	SHEET 6 OF 9

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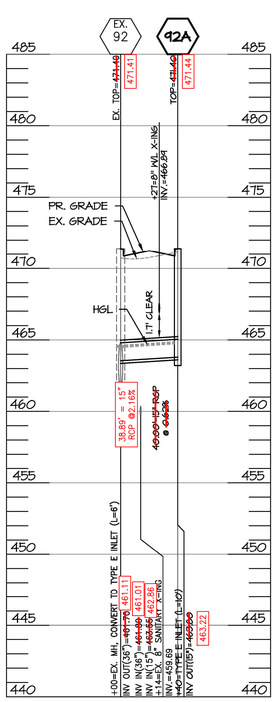

STM 92-92A PROFILE
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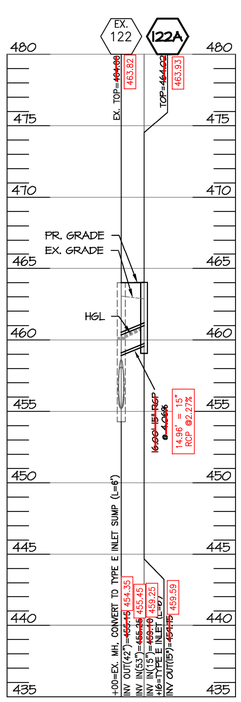
V: 1"=5'



STM 122-122A PROFILE
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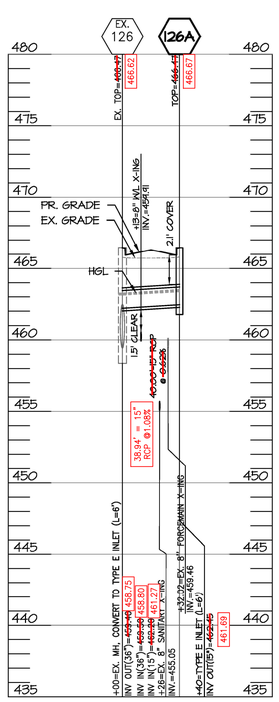

STM 126-126A PROFILE
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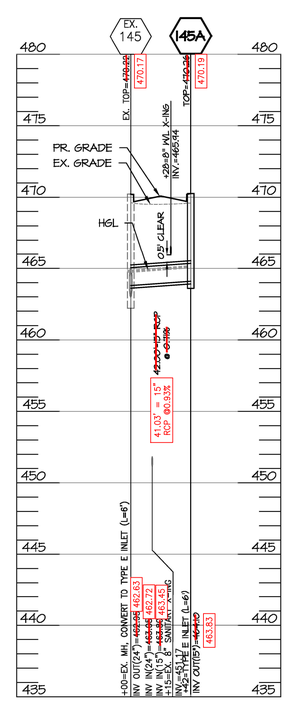
V: 1"=5'



STM 145-145A PROFILE
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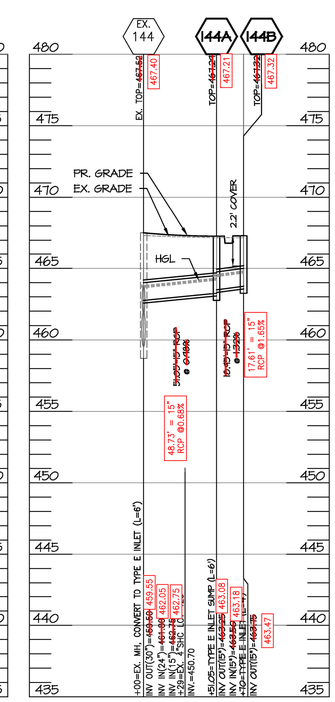

STM 144-144B PROFILE
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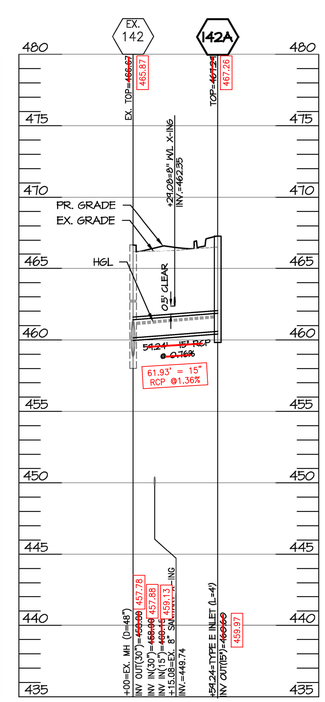

STM 142-142A PROFILE
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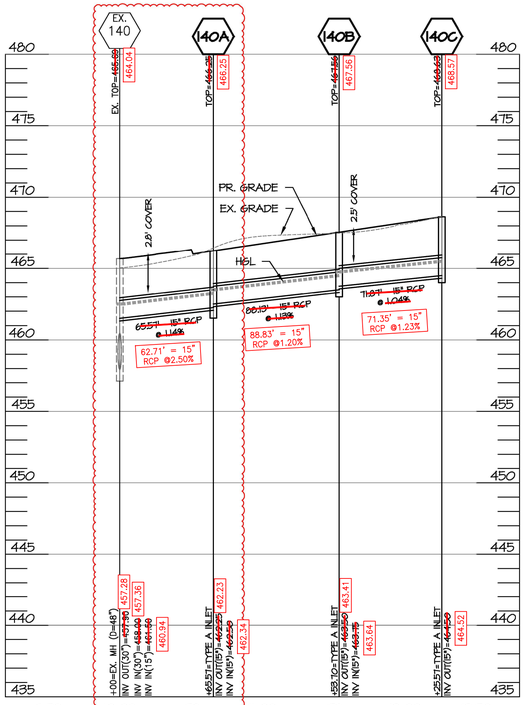

STM 140-140C PROFILE
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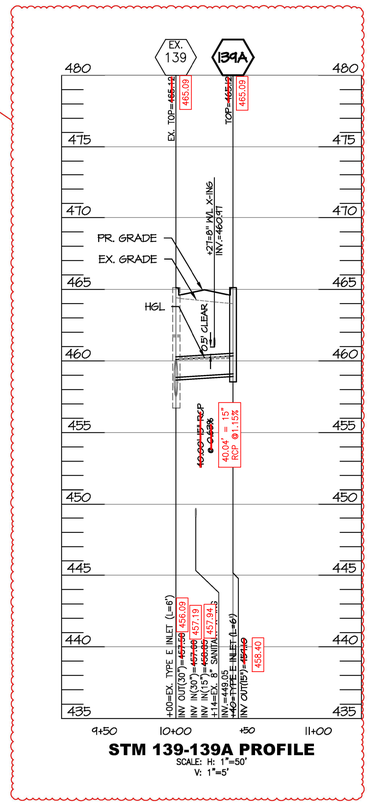

STM 139-139A PROFILE
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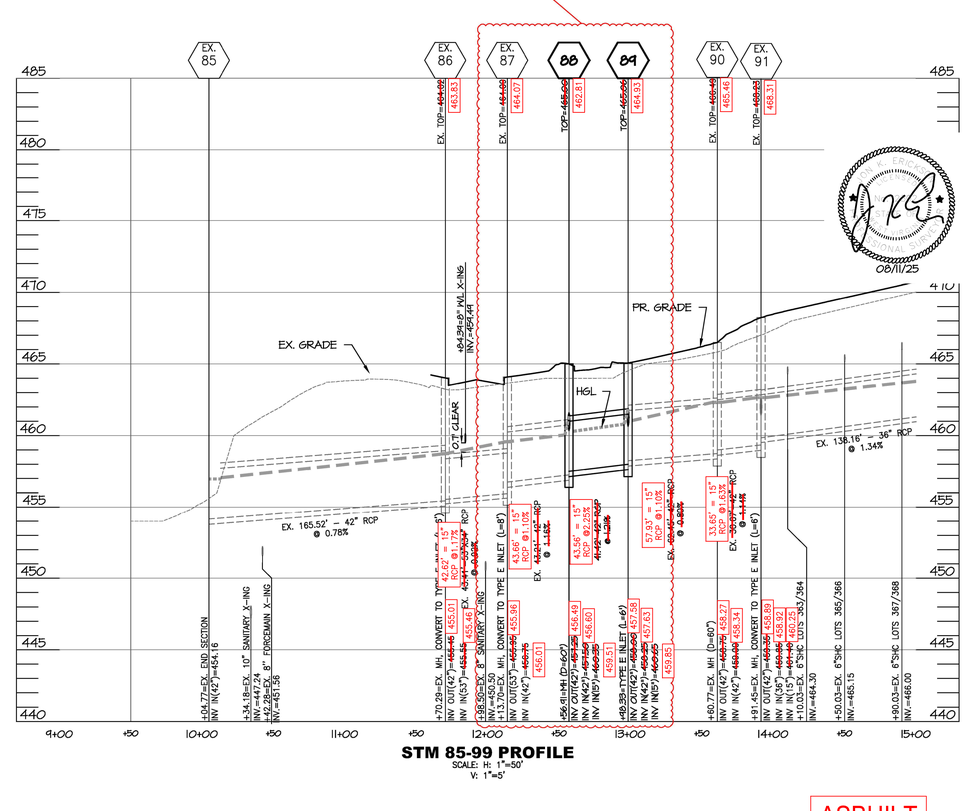
V: 1"=5'



STM 85-99 PROFILE
SCALE: H: 1"=50'
V: 1"=5'

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DATE	REVISIONS
05/12/23	COMMENTS FROM CTUB AND CITY
07/02/24	STORM REVISIONS
11/01/24	SANITARY LAT. TABLE REV.
01/15/25	ADDITIONAL WATER SERVICE
05/16/25	REMOVAL OF RETAINING WALLS

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STORM PROFILES

RANSON HEIGHTS - PHASE 4

CONSTRUCTION DRAWINGS
CITY OF RANSON, WV

JOB NO.:	21206X02
SCALE:	AS SHOWN
DATE:	01/27/2023
DRAWN BY:	MAL
DESIGN BY:	JMM
REVIEW BY:	JAE
SH	SHEET 7 OF 9

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FOR LANDSCAPING PURPOSES ONLY

NORTH
NAD 83

LEGEND
AR QR
TC ZS

MATCH LINE SEE SHEET 44

DATE	REVISIONS
05/12/23	COMMENTS FROM CTUB AND CITY
07/02/24	⚠1 STORM REVISIONS
11/01/24	⚠2 SANITARY LAT. TABLE REV.
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05/16/25	⚠4 REMOVAL OF RETAINING WALLS

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RICHARD L. DYER
LICENSED PROFESSIONAL ENGINEER
05/16/25
PROFESSIONAL ENGINEER
OB/11/25

LANDSCAPE LIGHTING & SIGNAGE PLAN

RANSON HEIGHTS - PHASE 4

CONSTRUCTION DRAWINGS
CITY OF RANSON, WV

JOB NO.:	21206X02
SCALE:	1"=30'
DATE:	01/27/2023
DRAWN BY:	MAL
DESIGN BY:	JMM
REVIEW BY:	JAE
SHEET	8 OF 9

GRAPHICAL SCALE: 1" = 30'

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MATCH LINE SEE SHEET 43

NORTH
NAD 83

LEGEND
AR QR
TC ZS

50' - R-3 RIP-RAP
FOREBAY #4
GABION WALL TOP=458.00
20' STM EASEMENT
ZENYATTA AVENUE (ST-60-36)
ECLIPSE STREET (ST-60-36)
ALLEY 1 (RA-20-18)
DESERT ORCHID AVENUE (RA-60-36)
ARAGONITE AVENUE ST-60-36
4' SHOULDER
8' ASPHALT TRAIL
CIVIC SPACE-GREENS +/- 3.41 AC (PER LDPP)
CIVIC SPACE-GREENS +/- 0.39 AC (PER LDPP)
PROPOSED LIGHT POLE (TYP.)
MAILBOX (13)
MAILBOX (6)
SINGLE WATER SERVICE (TYP.)
DOUBLE WATER SERVICE (TYP.)
5' CONC. WALK
ROW
4" CURB
6" CRG
PHASE 1
PHASE 2

FOR LANDSCAPING PURPOSES ONLY

GRAPHICAL SCALE: 1" = 30'

ASBUILT

DATE	REVISIONS
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LANDSCAPE LIGHTING & SIGNAGE PLAN

RANSON HEIGHTS - PHASE 4

CONSTRUCTION DRAWINGS
CITY OF RANSON, WV

JOB NO.:	21206X02
SCALE:	1"=30'
DATE:	01/27/2023
DRAWN BY:	MAL
DESIGN BY:	JMM
REVIEW BY:	JAE
SHEET	SHEET 9 OF 9

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Charles Town
Utility Board

661 S. George Street, Suite 101 Charles Town, WV 25414
Phone: (304) 725-2316 ♦ Fax: (304) 725-7150 ♦ Web: www.ctubwv.com

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City of Charles Town City Manager
John Nissel

VICE CHAIRMAN
John Maxey

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City of Ranson Mayor
Duke Pierson

SECRETARY
Ashley Stottlemyer

Board Member
Heidi Parker

Board Member
Patrick Kratovil

UTILITY MANAGER
Kristen Stolipher

June 6, 2025

Re: Ranson Heights – Phase 4 Air and Vacuum Tests

Mr. Kirby Delauter
Land Development Field Manager
Forestar Group, Inc.
7021 Columbia Gateway Dr, Suite 320
Columbia, MD 21046

Dear Mr. Delauter;

The Charles Town Utility Board (CTUB) is confirming that all sanitary mains and manholes servicing lots for Phase 4 of Ranson Heights have passed the pressure and vacuum testing procedures per CTUB Standards and Specifications.

If you have any questions, please contact me at (304) 725-2316.

Sincerely,



Travis Markley
Engineering Technician

WEST VIRGINIA
AMERICAN WATER

Rebekah Minnick, E.I.
Project Engineer
150 East Burr Boulevard
Kearneysville, WV 25430
C: 304-707-5834
E: rebekah.minnick@amwater.com

May 13, 2025

Kirby Delauter
Land Development Field Manager
Forestar Group, Inc.

Re: Water Utility Service - Riverpointe Section 4

To Whom it May Concern,

At this time, the waterlines and appurtenances in Riverpoint Section 4 are in service. Service lines at individual lots are installed and ready for hookups to the customer side of the meter pits.

This letter does not waive the need of requesting an individual water availability letter for each lot when building permits are being submitted to the Jefferson County Building Permit Office.

If there are any questions, please contact me at 304-707-5834 or rebekah.minnick@amwater.com.

Sincerely,

Rebekah Minnick

Rebekah Minnick, E.I.
Project Engineer

Kimley»Horn

Memorandum

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

From: Mark Phillips, P.E.
Diego Carreira

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

Date: September 30, 2025

Subject: Ranson Heights – Phase 4 Bond Reduction Review – 1st Submission

This memorandum summarizes our review of the Ranson Heights – Phase 4 Bond Reduction request (dated August 11, 2025, prepared by Morris & Ritchie Associates, Inc) for construction completed in accordance with the Residential site plans with a total site area of 69.63 acres. The Bond Release Request is for $4,881,370.14 of a $7,171,917.39 total bond amount. The site is currently zoned SmartCode New Community (SC-NC) per the City of Ranson Zoning Ordinance dated April 17, 2012.

Kimley-Horn's review of this application is limited to the letter, as-builts, cost estimate, and bond reduction provided. Based upon our review Kimley-Horn has no comments on this Bond Reduction Request.

Thank you for the opportunity to review this plan. 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.3

Planning Commission Request for Action

TO:

FROM: Rieley Stanley, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Public Hearing- a site plan application has been submitted by L.R. Costanzo Co., Inc. on behalf of Rockwool for a 38'x50' addition of a utility building for maintenance and repairs of equipment.

ATTACHMENTS:

Legal Notice Rockwool Addtion.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Monday, November 3, 2025, at 7:00 PM at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on a site plan located at 665 Northport Avenue, Kearneysville, WV 25430 for a 38'X50' addition to be constructed at the utility building for maintenance and repairs of equipment. All persons are invited to attend and make comments about the proposed final plat.

Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to October 31, 2025, will be provided to the Planning Commission, and inserted into the official record.

Reiley Stanley
Dept. of Community Development

AGENDA ITEM IV.4

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Consideration- 25-34-SP- a site plan application has been submitted by L.R. Costanzo Co., Inc. on behalf of Rockwool for a 38'x50' addition of a utility building for maintenance and repairs of equipment.

ATTACHMENTS:

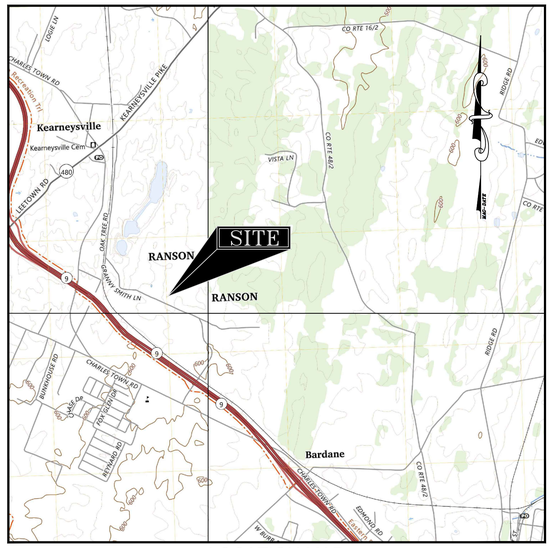
25-34-SP-7475.25 rockwool annex_082025.pdf
CRC Report 25-34-SP.pdf

PRELIMINARY/FINAL

ROCKWOOL ANNEX LAND DEVELOPMENT

RANSON, JEFFERSON COUNTY WEST VIRGINIA

AUGUST 13, 2025



LOCATION MAP

SCALE: 1" = 2000'

GRAPHIC SCALE

1 IN = 2,000 FT

0' 2000' 4000' 6000'

SOURCE: A PORTION OF THE MARTINSBURG, CHARLES TOWN, SHEPHERDSTOWN & MIDDLEWAY, WV U.S.G.S. 7.5 MIN. QUADRANGLE

DRAWING LIST	
DRAWING NUMBER	DRAWING TITLE
C0.1	COVER SHEET
C1.1	EXISTING CONDITIONS PLAN
C2.1	SITE LAYOUT PLAN
D1.1	SITE DETAILS

PREPARED BY:

reuther+bowen

Engineering, Design, Construction Services

326 WARD ST. DUNMORE, PA 18512-2424

PHONE (570)496-7020 FAX (570)496-7021

APPLICANT:
ROCKWOOL NORTH AMERICAN
665 NORTHPORT AVENUE
RANSON, WV 25430

SHEET 1 OF 4

			RB PROJECT NO.: 7475.25
			DATE ISSUED: 08/13/2025
#	DATE	DESCRIPTION	C0.1

N:\R+B_2025\7475.25 ROCKWOOL ANNEX CIVIL (25-001)\DRAWINGS\PLAN SHEETS\LAND DEVELOPMENT\C0.1 COVER SHEET.DWG



GENERAL DEMOLITION AND EARTHWORK NOTES:

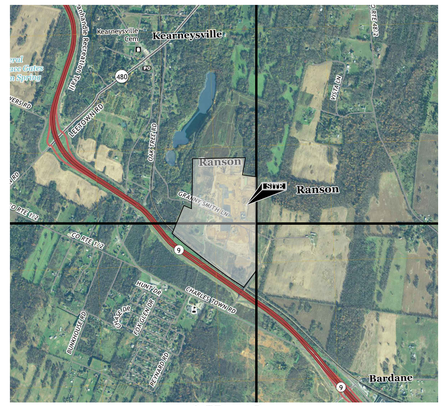
1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS IDENTIFIED BY THE CONTRACTOR SHALL BE REPORTED TO THE ENGINEER IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF ACTIVITY.
2. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS AND OTHER FEDERAL, STATE, AND LOCAL REGULATIONS, TO ENSURE THE PUBLIC AND CONTRACTOR SAFETY.
3. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
   - 3.1. ENSURE COPIES OF ALL PERMITS AND APPROVALS ARE ON SITE FOR REVIEW.
   - 3.2. ALL EXISTING UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
   - 3.3. THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO SITE DISTURBANCE.
   - 3.4. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING DEMOLITION ACTIVITIES. THERE SHALL BE NO DISRUPTION TO EXISTING UTILITIES DURING CONSTRUCTION.
   - 3.5. FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND RELOCATION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   - 3.6. COORDINATE WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT OF THE AFFECTED PARTIES.
   - 3.7. A COMPLETE INSPECTION FOR CONTAMINANTS, BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL ENVIRONMENTAL REGULATIONS. ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS SOLELY THE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
4. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES AND ANY OTHER IMPROVEMENTS TO REMAIN ON OR OFF SITE.
5. IN ABSENCE OF SPECIFIC SPECIFICATION, THE CONTRACTOR SHALL PERFORM EARTHMOVING ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S ENGINEER.
6. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL", AS WELL AS FEDERAL, STATE AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS AND ROADWAY RIGHT-OF-WAYS.
7. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
8. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINES, WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
9. USE DUST CONTROL MEASURES TO LIMIT THE AMOUNT OF AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR TO WITHIN FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
10. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
11. THE DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH FEDERAL, STATE, LOCAL AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
12. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIR SHALL RESTORE THE ITEM TO PRE-DEMOLITION CONDITION.
13. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES. CONTRACTOR SHALL PROPERLY REMOVE AND DISPOSE OF HAZARDOUS/UNSUITABLE MATERIAL OFFSITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
14. THE CONTRACTOR SHALL COORDINATE SERVICE SHUTOFF AND DISCONNECT/REMOVAL PROCEDURES WITH EACH RESPECTIVE UTILITY COMPANY FOR THE EXISTING UTILITIES SHOWN TO BE REMOVED.
15. THE DEMOLITION PLAN IS NOT INTENDED TO SHOW EROSION CONTROL MEASURES. FOR SUCH GUIDELINES AND DETAILS, SEE THE EROSION AND SEDIMENT CONTROL PLAN AND DETAILS.

SOIL DESCRIPTIONS:

HeB – HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES, VERY ROCKY
HrC – HAGERSTOWN–ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT SLOPES

RECEIVING WATERS & WATERSHED

WATERSHED: ROCKYMARSH RUN – CHESAPEAKE BAY WATERSHED


Kearneysville
Ranson
Ranson
Bardane
480
9
340
Jefferson Orchard Co
Keatley Rd
Old Rt 51
Mt Zion Rd
Mt Zion Rd
Old Rt 51
Mt Zion Rd
Mt Zion Rd
Mt Zion Rd

B131
WATER
TANK

B135
UTILITY
BUILDING

124 LF OF
48" HDPE

ROOF LEADERS

BOLLARDS

ROLLING DOORS

BOLLARDS

PROPOSED BUILDING

LIMIT OF DISTURBANCE

COMPOST FILTER SOCK

HrC

WATERLINE

POND REUSE

COMPRESSED AIR

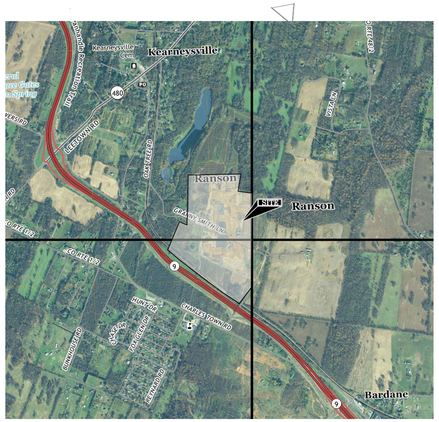
EXISTING UTILITY

EXISTING UTILITY

EXISTING UTILITY

230 LF OF 24" HDPE

HeB



SITE MAP
SCALE 1"=2000'
SOURCE: PORTIONS OF THE CHARLES TOWN, MARTINSBURG, MIDDLEWAY, AND SHEPHERDSTOWN WV U.S.G.S 7.5 MIN QUADRANGLES

SITE LAYOUT NOTES:

1. THIS SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDE (ADAAG) FOR BUILDING AND FACILITIES.
2. ALL DIMENSIONS ARE TO THE FACE OF BUILDING, FACE OF WALL, FACE OF CURB, EDGE OF PAVEMENT, CENTERLINE OF PAVEMENT.
3. ALL EDGES OF PAVEMENT ARE TO BE STRAIGHT (OR OF CONSISTENT RADIUS IN THE CASE OF CURVES) AS SHOWN HEREON; NO UNSPECIFIED TANGENTS OR KINKS WILL BE APPROVED.
4. TO MAINTAIN THE INTEGRITY OF HORIZONTAL AND VERTICAL CONTROL FOR THE SITE, THE SURVEYOR OR PROFESSIONAL ENGINEER EMPLOYED BY THE CONTRACTOR TO PERFORM CONSTRUCTION LAYOUT STAKING SHALL SET AND PROTECT ADDITIONAL TRAVERSE POINTS OUTSIDE THE AREAS OF CONSTRUCTION ACTIVITY.
5. REFER TO GRADING & DRAINAGE PLAN FOR ELEVATION AND VERTICAL LAYOUT DATA.
6. CONTRACTOR SHALL REFER TO BUILDING ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ROOF LEADERS, CONCRETE SLABS, VESTIBULE, UTILITY LOCATIONS, ETC...
7. ALL LAYOUT LINES, OFFSETS OR REFERENCES TO LOCATING OBJECTS ARE EITHER PARALLEL, OR PERPENDICULAR UNLESS OTHERWISE DESIGNATED WITH ANGLE OFFSETS.
8. PROPOSED PAVEMENTS SHALL MEET THE LINE AND GRADE OF EXISTING ADJACENT PAVING SURFACES AND SHALL BE TREATED WITH TACK COAT AT POINT OF CONNECTION.
9. ALL PROPOSED SITE FEATURES SHALL BE LAID OUT AND STAKED FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. ANY REQUIRED ADJUSTMENTS TO THE LAYOUT SHALL BE UNDERTAKEN AS DIRECTED AT NO ADDITIONAL COST TO THE OWNER.

LEGEND

- SITE PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUILDING
- EXISTING FIRE HYDRANT
- EXISTING SIGNS
- EXISTING TREELINE
- EXISTING TREES
- EXISTING STORM STRUCTURES
- EXISTING SAN. MANHOLE
- EXISTING OVERHEAD ELECTRIC & POLE
- NEW BUILDING

REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE:

GRAPHIC SCALE
1 IN = 10 FT
0' 10' 20' 30'

OWNER:

ROCKWOOL NORTH AMERICAN
665 NORTHPORT AVENUE
RANSON, WV 25430

PROJECT TITLE:

ROCKWOOL ANNEX
RANSON, JEFFERSON COUNTY
WEST VIRGINIA

PREPARED BY:

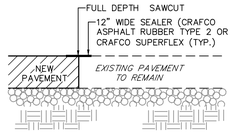
reuther+bowen
Engineering, Design, Construction Services
326 WARD ST. SCRANTON, PA 18512-2424
PHONE (570)496-7020 FAX (570)496-7021

SEAL:

TITLE: SITE LAYOUT PLAN

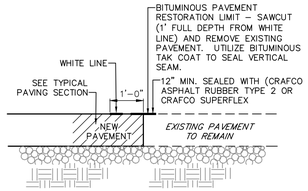
DATE ISSUED:	DRAWN BY:	DWG. NO.
08/13/2025	SBE	C2.1
SCALE: AS SHOWN	REVIEWED BY: DL	
PROJECT NO: 7475.25	CHECKED BY: MB	

n:\rb_2025\7475.25 rockwool annex ranson\dwg\plan sheet\land development\c2.1 site layout plan.dwg



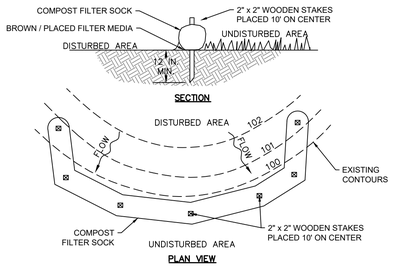
PAVEMENT SAWCUT DETAIL

NOT TO SCALE



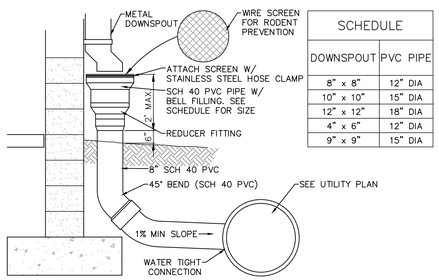
PAVEMENT SAWCUT DETAIL

NOT TO SCALE



COMPOST FILTER SOCK

NOT TO SCALE



SCHEDULE	
DOWNSPOUT	PVC PIPE
8" x 8"	12" DIA
10" x 10"	15" DIA
12" x 12"	18" DIA
4" x 6"	12" DIA
9" x 9"	15" DIA

NOTES:

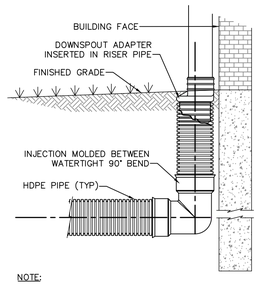
1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET, FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.

2. A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC TO ANY OTHER PIPE TYPE.

3. THE DOWNSPOUT COLLECTOR SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE DOWNSPOUT.

DOWNSPOUT COLLECTOR–OPEN SYSTEM

NOT TO SCALE



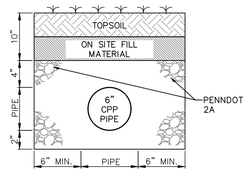
NOTE:

INJECTION MOLDED FITTING ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BEMDS AND BELL/BELL COUPLERS.

WATERTIGHT (WT) JOINTS SHOWN. SOIL–TIGHT (ST) FILLINGS ARE ALSO AVAILABLE.

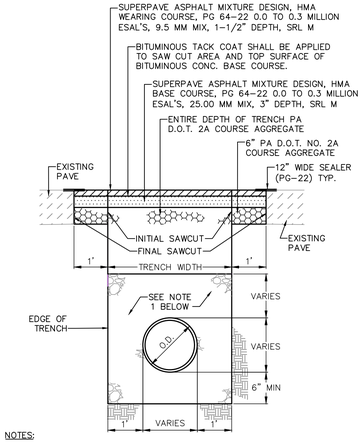
DOWNSPOUT COLLECTOR CLOSED SYSTEM

NOT TO SCALE



ROOF LEADER STORM LINE TRENCH DETAIL

NOT TO SCALE



NOTES:

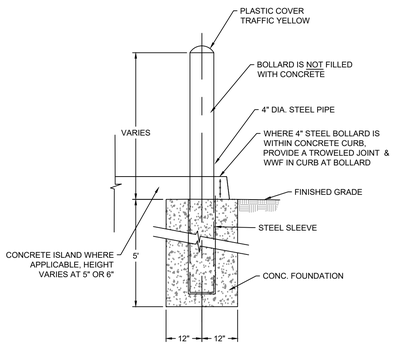
1. BEDDING MATERIALS FOR PIPE BEDDING AND BACKFILL (TO 1'–0" ABOVE THE PIPE) SHALL COMPLY WITH ANY OF THE FOLLOWING:
   a) AASHTO NO. 57 COURSE AGGREGATE
   b) CLEAN "SCREENINGS" FROM CRUSHER OPERATIONS UPON INSPECTION AND APPROVAL OF THE MATERIAL BY THE ENGINEER.

2. BACKFILL MATERIAL FOR TRENCHES OUTSIDE PAVEMENT AREA SHALL BE CLEAN
   a) ACCEPTABLE EARTH MATERIAL.
   b) BACKFILL MATERIAL FOR TRENCHES INSIDE PAVEMENT AREAS SHALL BE SELECT GRANULAR MATERIAL (2RC)

3. ALL PAVEMENT SHALL MEET THE REQUIREMENTS AS DETAILED PENNDOT PUB. 408 LATEST EDITION

TRENCH RESTORATION DETAIL IN ROAD

NOT TO SCALE



PIPE BOLLARD IN CONCRETE REMOVABLE

NOT TO SCALE

SHEET 4 OF 4

REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE:

OWNER:

ROCKWOOL NORTH AMERICAN
665 NORTHPORT AVENUE
RANSON, WV 25430

PROJECT TITLE:

ROCKWOOL ANNEX
RANSON, JEFFERSON COUNTY
WEST VIRGINIA

PREPARED BY:

reuther+bowen
Engineering, Design, Construction Services
326 WARD ST. SCRANTON, PA 18512-2424
PHONE (570)496-7020 FAX (570)496-7021

SEAL:

TITLE: SITE DETAILS

DATE ISSUED:	DRAWN BY:	DWG. NO.
08/13/2025	SBE	D1.1
SCALE: AS SHOWN	REVIEWED BY: DL	
PROJECT NO: 7475.25	CHECKED BY: MB	

n:\mb_2025\7475.25 rockwool annex civil (25-26)\drawings\plan sheet\land development\d1.1 details-model

SITE PLAN
CRC REPORT

Rockwool Utility Addition

Construction Drawings
PROJECT: 25-34-SP

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: L.R. Costanzo Co.
Property Owner: Rockwool

Project Description

Rockwool addition to the utility building 38'X50'.

Location and Site Information

Location: 665 Northport Avenue, Kearneysville, WV 25438
Gross Site Area: 136.45 Acres

Engineering & Planning Review

No comments.

Next Steps

If there are any questions on the provided comments, please contact Reiley Stanley, rstanley@ransonwv.us, 304-724-3861 to set up a meeting.

Thank you,
City of Ranson
Community Development Department

AGENDA ITEM V.1

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **ADJOURNMENT**

SUBJECT: The next Planning Commission meeting is scheduled for Monday, December 1, 2025 at 7:00 PM.

ATTACHMENTS: