PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

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

February 2, 2026 | 7:00 P.M. | Council Chamber

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Planning Commission Minutes - December 1, 2025
   Dec 1 2025 Minutes.docx

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. Public Hearing- to accept public comments on a surety reduction submitted by Morris and Ritchie Associates on behalf of US Homes LLC. for the subdivision Red Clover Meadows Phase 2 located off 19th Avenue and Red Clover Lane. The reduction is for the amount of $3,453,097.37 of a $4,815,187.12 total bond amount.
   Legal Notice Bond Reduction Red Clover Phase 2.docx

2. Consideration-Application- 25-44-BRR- to accept public comments on a surety reduction submitted by Morris and Ritchie Associates on behalf of US Homes LLC. for the subdivision Red Clover Meadows Phase 2 located off 19th Avenue and Red Clover Lane. The reduction is for the amount of $3,453,097.37 of a $4,815,187.12 total bond amount for the following items:
   - Waterline has been installed
   - Sanitary sewer has been installed
   - Storm sewer has been installed
   - Earthwork has been completed
   - Curb and gutter have been installed
   - Base pavement has been installed
   - A portion of sidewalk and trees have been installed

   25-44-rcm phase 2 bond reduction 1.pdf
   25-44-BRR-2026-01-16 Red Clover Meadows Phase 2 As-Built.pdf
   25-44-BRR-CRC Report 25-44-BRR 1.21.26.pdf

3. Public Hearing- to accept public comments on a surety reduction submitted by Morris and Ritchie Associates on behalf of US Homes LLC. for the subdivision Red Clover Meadows Phase 3 located off 19th Avenue and Red Clover Lane. The reduction is for the amount of $1,569,600.49 of a $2,464,633.18 total bond amount.
   Legal Notice Bond Reduction Red Clover Phase 3.docx

4. Consideration-Application-25-45-BRR to accept public comments on a surety reduction submitted by Morris and Ritchie Associates on behalf of US Homes LLC. for the subdivision Red Clover Meadows Phase 3 located off 19th Avenue and Red Clover Lane. The reduction is for the amount of $1,569,600.49 of a $2,464,633.18 total bond amount for the following items:
   - Waterline has been installed
   - Sanitary sewer has been installed
   - Storm sewer has been installed
   - Earthwork has been completed
   - Curb and gutter have been installed
   - Base pavement has been installed
   - A portion of the sidewalk and trees have been installed

   25-45-rcm phase 3 bond reduction.pdf
   25-45-BRR-2026-01-19 Red Clover Meadows Phase 3 Asbuilt.pdf
   25-45-BRR-CRC Report 25-45-BRR 1.21.26 (2).pdf

5. Public Hearing to accept public comments on a major subdivision application submitted by IMEG CORP on behalf of Marcus Enterprises LLC for an 8 subdivision named Marcus Village located off Flowing Springs Road and Cottontail Drive.
   Legal Notice Marcus Village Major Subdivsion.docx

6. Consideration-Application-25-43-MAJ_SUB on a major subdivision application submitted by IMEG CORP on behalf of Marcus Enterprises LLC for an 8 subdivision located off Flowing Springs Road and Cottontail Drive.
   25-43-MAJ_SUB-114468 - Subdivision Plat Final.pdf

7. Subdivision Bond/Surety Updated to 2025 Numbers
   Bond-Estimate_v2 - KHA.pdf
   Bond-Estimate_v2 - Clean (003).pdf

V. ADJOURMENT

AGENDA ITEM II.1

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: APPROVAL OF MINUTES

SUBJECT: Planning Commission Minutes - December 1, 2025

ATTACHMENTS:

Dec 1 2025 Minutes.docx

PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

312 S. Mildred Street,
Ranson WV 25438

www.ransonwv.gov

December 1, 2025 | 7:00 P.M. | Council Chamber

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Minutes – November 4, 2025

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

IV. PLANNING COMMISSION OLD BUSINESS

IV. PLANNING COMMISSION NEW BUSINESS

1. Public Hearing to accept public comments on the final plat proposal for President's Pointe Phase 6 and Phase 7 located off President's Pointe Blvd including 243 lots (Lots 632-875) Phase 6 and Phase 7 of President's Pointe. 2. Consideration- 25-38-FP- final plat proposal for President's Pointe Phase 6 and Phase 7 located off President's Pointe Blvd including 243 lots (Lots 632-875).

   President Colandrea opened the public hearing. There were no comments, so he closed the public hearing.

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 089000200000000 located off Cranes Lane, Ranson, WV 25438.

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

3. Public Hearing- to accept public comments on a bond for Phase 6 and 7 of the President's Pointe Neighborhood. The bond is for the amount of $8,058,916.51.

   President Colandrea opened the public hearing. There were no comments, so he closed the public hearing.

4. Consideration- 25-38-FP for the bond for Phase 6 and 7 of the President's Pointe neighborhood for lots 632-875 in the amount of 8,058,916.51.

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

5. Public Hearing- accept public comments on the development agreement for President's Pointe Phase 6 and 7, lots 632-875.

   President Colandrea opened the public hearing. There were no comments, so he closed the public hearing.

6. Consideration- 25-38-FP A development agreement for President's Pointe Phase 6 and 7, lots 632 Thru 875.

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

7. Public Hearing- to accept public comment on a bond reduction for Phase 1 of Parkland Commons (known as the Foundry) for $473,062.68 of $1,178,267.09 total bond amount.

   President Colandrea opened the public hearing. There were no comments, so he closed the public hearing.

8. Consideration- 25-35-BRR for a bond reduction for Phase 1 of the neighborhood known as Parkland Commons (the Foundry) for $473,062.68 of $1,178,267.09 total bond amount.

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

9. Public Hearing- to accept public comments on a final plat for Parkland Commons (Foundry) Phase 2, lots T18-T37.

   President Colandrea opened the public hearing. There were no comments, so he closed the public hearing.

10. Consideration- 25-37-FP final plat for Phase 2 of the Parkland Commons Neighborhood located off North Mildred Street and Beltline Avenue for lots T18-T37.

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

11. Public Hearing- to hear public comment about a bond to be posted for the Parkland Commons neighborhood Phase 2, lots T18-T37 in the amount of $806,756.54.

    President Colandrea opened the public hearing. There were no comments, so he closed the public hearing.

12. Consideration-25-37-FP posting a bond for the Parkland Commons neighborhood Phase 2, lots T18-T37 in the amount of $806,756.54.

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

13. Public Hearing- to accept public comment on a development agreement for Parkland Commons Phase 2.

    President Colandrea opened the public hearing. There were no comments, so he closed the public hearing.

14. Consideration-25-37-FP- to enter a development agreement for Phase 2 of the Parkland Commons neighborhood.

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

15. Public Hearing- to accept public comments for ordinance changes of the following ordinances: Chapter 19a, 3.5.5, Article 5 Table 13, 3.7.3.c and 5.9.3.a.i.

    President Colandrea opened the public comment.

    Dr. Wimer presented to the Planning Commission that the word should not be changed to may on the connections.

16. Consideration- for ordinances changes for the following ordinances: Chapter 19a, § 3.5.5, Article 5 Table 13, 3.7.3.c and 5.9.3.a.i.

Chapter 19a, § 3.5.5 & Article 5 Table 13

Andy Colandrea-President	**Abstain**
Jaden Bound	**Motion**
Jason Gore	**No**
Doug Davis	**No**
Mike Fagan	**No**

Chapter 19a. 5.9.3.a.i.

Andy Colandrea-President	**Abstain**
Jaden Bound	**Motion**
Jason Gore	**Second**
Doug Davis	**Yes**
Mike Fagan	**No**

17. Discussion for septic tanks in new developments within the city.

    President Colandrea discussed with the Planning Commission about the Charles Town Utility Boards upgrades to the facilities. He believes that this is something the city should look into for the future. He asked if we should investigate our facility or if we should investigate developers putting septic tanks in the entire development.

V. ADJOURMENT

The meeting was adjourned at 8:10 PM. Motion made by Jason Gore and Second by Jaden Bound. The Community Development Director stated that the next Planning Commission meeting will be held on January 5, 2026, at 7:00 PM

_____

Andy Colandrea, President

_____

Planning Commission Member

AGENDA ITEM IV.1

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing- to accept public comments on a surety reduction submitted by Morris and Ritchie Associates on behalf of US Homes LLC. for the subdivision Red Clover Meadows Phase 2 located off 19th Avenue and Red Clover Lane. The reduction is for the amount of $3,453,097.37 of a $4,815,187.12 total bond amount.

ATTACHMENTS:

Legal Notice Bond Reduction Red Clover Phase 2.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on February 2, 2026, 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 Red Clover Phase 2. The reduction is for the amount of $3,453,097.37 of the fully bonded amount.

All persons are invited to attend and make comments about the bond reduction. If you cannot attend but wish to comment, you may write to the following address prior to January 30 2026: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written comments received prior to January 30, 2025, will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM IV.2

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Consideration-Application- 25-44-BRR- to accept public comments on a surety reduction submitted by Morris and Ritchie Associates on behalf of US Homes LLC. for the subdivision Red Clover Meadows Phase 2 located off 19th Avenue and Red Clover Lane. The reduction is for the amount of $3,453,097.37 of a $4,815,187.12 total bond amount for the following items:

- Waterline has been installed
- Sanitary sewer has been installed
- Storm sewer has been installed
- Earthwork has been completed
- Curb and gutter have been installed
- Base pavement has been installed
- A portion of sidewalk and trees have been installed

ATTACHMENTS:

25-44-rcm phase 2 bond reduction 1.pdf
25-44-BRR-2026-01-16 Red Clover Meadows Phase 2 As-Built.pdf
25-44-BRR-CRC Report 25-44-BRR 1.21.26.pdf

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

Project Red Clover Meadows ____ Date: 12/12/2025

Section Phase 2 ____ 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	100%	$ 2,475.00	$ -
2	Silt Fence - Standard	LF	$ 4.40	569	$ 2,503.60		$ -	$ 2,503.60
3	Silt Fence - Super	LF	$ 18.15	0	$ -		$ -	$ -
4	Earth Dike Construction (1)	LF	$ 3.96	470	$ 1,861.20		$ -	$ 1,861.20
5	Inlet Protection Device	EA	$ 388.14	29	$ 11,255.92		$ -	$ 11,255.92
6	Outlet Protection Device	EA	$ 385.00	0	$ -		$ -	$ -
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	605750	$ 59,969.25		$ -	$ 59,969.25
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.12	436109	$ 52,769.19		$ -	$ 52,769.19
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	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
9	Removal of Power Pole	EA	$ 8,415.00	0	$ -		$ -	$ -
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	10367	$ 259,320.14	100%	$ 259,320.14	$ -
3	Borrow Material - On Site	CY	$ 22.34	0	$ -		$ -	$ -
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	287	$ 21,069.66	100%	$ 21,069.66	$ -
2	Fabric for Subgrade Stabilization	SY	$ 3.19	0	$ -		$ -	$ -
3	Aggregate Base Course	CY	$ 97.30	287	$ 27,923.67	100%	$ 27,923.67	$ -
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	10542	$ 5,334.25		$ -	$ 5,334.25
8	Superpave Asphalt Base Course - Type 25	TN	$ 93.50	1720	$ 160,820.00	100%	$ 160,820.00	$ -
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70	0	$ -		$ -	$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70	860	$ 101,222.00		$ -	$ 101,222.00
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	3360	$ 349,720.19	100%	$ 349,720.19	$ -
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50	0	$ -		$ -	$ -
16	Concrete Curb & Gutter	LF	$ 66.00	5049	$ 333,253.80	100%	$ 333,253.80	$ -
17	Concrete Curb Only	LF	$ 55.00	1380	$ 75,900.00	100%	$ 75,900.00	$ -
18	Bituminous Asphalt Walkway	SF	$ 14.85	0	$ -		$ -	$ -
19	Concrete Sidewalk	SY	$ 97.13	2738	$ 265,941.94	82%	$ 217,182.68	$ 48,759.26
20	Bed Course Material (for sidewalk)	CY	$ 88.57	0	$ -		$ -	$ -
21	Concrete Curb Ramp	EA	$ 2,750.00	9	$ 24,750.00		$ -	$ 24,750.00
22	Detectable Warning Surface	EA	$ 486.72	9	$ 4,380.45		$ -	$ 4,380.45
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	281	$ 4,172.85		$ -	$ 4,172.85
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	264	$ 6,534.00		$ -	$ 6,534.00
44	Handicapped Parking Symbol	EA	$ 341.17	0	$ -		$ -	$ -
45	0.08 in Flat Sheet Sign	SF	$ 49.50	40	$ 1,980.00		$ -	$ 1,980.00
46	City standard sign post	LF	$ 27.50	72	$ 1,980.00		$ -	$ 1,980.00

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 467.50	4	$ 1,870.00		$ -	$ 1,870.00
48	Guard Rail - Steel Beam & Posts	LF	$ 20.16	0	$ -		$ -	$ -
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	8	$ 105,600.00		$ -	$ 105,600.00
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	89	$ 48,950.00	52%	$ 25,300.00	$ 23,650.00
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 330.00	22	$ 7,260.00		$ -	$ 7,260.00
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	0	$ -		$ -	$ -
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	0	$ -		$ -	$ -
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	2,845	$ 311,385.25	100%	$ 311,385.25	$ -
4	10" PVC Schedule 80 Pipe	LF	$ 121.55	0	$ -		$ -	$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	14	$ 93,445.51	100%	$ 93,445.51	$ -
6	Grease Trap	EA	$ 6,875.00	0	$ -		$ -	$ -
7	4" Service Lateral (20' to Edge of R.O.W./Property Line)	LF	$ 68.31	2,924	$ 199,738.44	100%	$ 199,738.44	$ -
8	Sanitary Sewer Pump Station (sewage pump)	EA	Detailed estimate required.	0	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	669	$ 78,778.10	100%	$ 78,778.10	$ -
2	1" Copper Service Line	LF	$ 193.60	1,287	$ 249,163.20	100%	$ 249,163.20	$ -
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	0	$ -		$ -	$ -
6	8" Ductile Iron Pipe	LF	$ 92.40	1,020	$ 94,248.00	100%	$ 94,248.00	$ -
7	10" Ductile Iron Pipe	LF	$ 104.50	0	$ -		$ -	$ -
8	12" Ductile Iron Pipe	LF	$ 115.50	1,499	$ 173,134.50	100%	$ 173,134.50	$ -
9	Fire Hydrant with 6" line	EA	$ 5,513.77	6	$ 33,082.63	100%	$ 33,082.63	$ -
10	4" Gate Valve & Box	EA	$ 1,225.13	0	$ -		$ -	$ -
11	6" Gate Valve & Box	EA	$ 1,954.65	6	$ 11,727.87	100%	$ 11,727.87	$ -
12	8" Gate Valve & Box	EA	$ 1,617.98	0	$ -		$ -	$ -
13	10" Gate Valve & Box	EA	$ 2,420.00	0	$ -		$ -	$ -
14	12" Gate Valve & Box	EA	$ 4,271.09	9	$ 38,439.82	100%	$ 38,439.82	$ -
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	0	$ -		$ -	$ -
5.1	**Storm Water Management & Storm Drainage**							
	SWM Basin/Ponds							
1	Excavation - Basin/Pond	CY	$ 25.01	10,605	$ 265,273.47	100%	$ 265,273.47	$ -
2	Excavation - Core Trench	CY	$ 25.01	0	$ -		$ -	$ -
3	Embankment Construction - On-Site Material	CY	$ 22.34	1,640	$ 36,639.24	100%	$ 36,639.24	$ -
4	Embankment Construction - Imported Material	CY	$ 40.26	0	$ -		$ -	$ -
5	Impervious Core	SF	$ 1.98	2,640	$ 5,227.20	100%	$ 5,227.20	$ -
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,300.59	10	$ 13,005.85	100%	$ 13,005.85	$ -
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	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
11	Trash Rack	ch dia.	$ 55.00	0	$ -		$ -	$ -
12	Water Tight Pipe Bands	ch dia.	$ 8.25	0	$ -		$ -	$ -
	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	$ 112.02	1,217	$ 136,322.26	100%	$ 136,322.26	$ -
31	18" Storm Drain Pipe	LF	$ 118.94	572	$ 68,035.40	100%	$ 68,035.40	$ -
32	24" Storm Drain Pipe	LF	$ 136.22	598	$ 81,461.95	100%	$ 81,461.95	$ -
33	30" Storm Drain Pipe	LF	$ 180.69	0	$ -		$ -	$ -
34	36" Storm Drain Pipe	LF	$ 259.57	21	$ 5,450.97	100%	$ 5,450.97	$ -
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	0	$ -		$ -	$ -
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	5	$ 15,372.50	100%	$ 15,372.50	$ -
	Storm Drain Structures							
94	Drop Inlet	EA	$ 3,879.85	8	$ 31,038.83	100%	$ 31,038.83	$ -
95	Curb Inlet - 6' Opening	EA	$ 4,620.00	3	$ 13,860.00	100%	$ 13,860.00	$ -
96	Curb Inlet - 10' Opening	EA	$ 5,280.00	12	$ 63,360.00	100%	$ 63,360.00	$ -
97	Curb Inlet - 12' Opening	EA	$ 6,050.00	1	$ 6,050.00	100%	$ 6,050.00	$ -
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	1	$ 6,674.79	100%	$ 6,674.79	$ -
	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	0	$ -		$ -	$ -
5.1	**Civc Standards**							
1	Small Playground Tot Lot (< 10 Childred)	EA	$ 19,800.00	0	$ -		$ -	$ -
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	0	$ -		$ -	$ -
3	Construction Stake-out	AC	$ 11,000.00	14	$ 157,520.00	80%	$ 126,016.00	$ 31,504.00
4	Traffic Control During Construction	LS	$ -	0	0		$ -	$ -
5	Set Property Corners	EA	$ 132.00	248	$ 32,736.00		$ -	$ 32,736.00

Grand Total All Costs	$ 4,159,988.87	Completed	$ 3,629,896.90	$ 530,091.97	Remaining Work
Mobilization (5%)	$ 207,999.44	20% Guaranty	$ 725,979.38	$ 26,504.60	Mobilization (5%)
15% Contingency	$ 655,198.25			$ 79,513.80	Contingency (15%)
TOTAL BOND AMOUNT	$ 4,815,187.12			$ 636,110.36	Subtotal

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
							Remaining Bond Total	$ 1,362,089.74 Subtotal + Guaranty
							Approved Release Total	**$ 3,453,097.37**

RED CLOVER MEADOWS

PHASE 2

~~CONSTRUCTION DRAWINGS~~

CITY OF RANSON, WV

ASBUILT

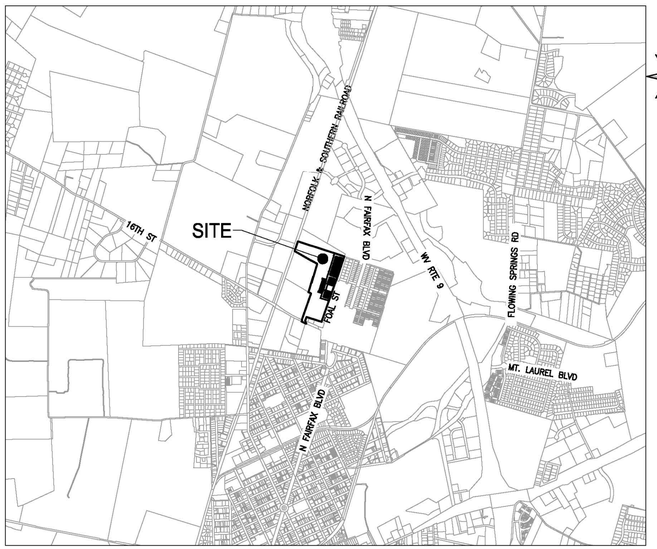
Know what's below. Call before you dig.

PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

GENERAL NOTES

1. THE PROPERTY DELINEATED HEREON IS NOW IN THE NAME OF U.S. HOME LLC AMONG THE LAND RECORDS OF JEFFERSON COUNTY, WEST VIRGINIA.
2. EXISTING AERIAL TOPOGRAPHY PROVIDED BY THE THRASHER GROUP AND FIELD VERIFIED BY MORRIS & RITCHIE ASSOCIATES IN MAY 2020.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE "WEST VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK".
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.
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.
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 THE CHARLES TOWN UTILITY BOARD AND WEST VIRGINIA AMERICAN WATER.
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 WEST VIRGINIA AMERICAN WATER 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 304-724-3895.
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. WEST VIRGINIA AMERICAN WATER REQUIRES 2 WEEKS NOTICE FOR INSPECTION OF INSTALLATION. INSPECTION FEES WILL APPLY.
    C. CHARLES TOWN UTILITY BOARD
       661 SOUTH GEORGE STREET; SUITE 101
       CHARLES TOWN, WV 25414
       304-725-2316
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.
26. ALL DEVELOPMENT SIGNS SHALL DEMONSTRATE COMPLIANCE WITH CITY OF RANSON SIGN ORDINANCE WHICH INCLUDES THE SEPARATE SUBMISSION OF A BUILDING PERMIT. PLEASE REFER TO SEC. 19-15. SIGNS, FOR ALL SIGNAGE REQUIREMENTS AND STANDARDS.
27. THERE ARE NO WETLANDS LOCATED ONSITE.
28. THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBERS 54037C0130E AND 54037C0136E, BOTH DATED DECEMBER 18, 2009.
29. CONTRACTOR TO ACCESS THE SITE FROM THE CONSTRUCTION ENTRANCE OFF OF EXISTING 19TH AVENUE.



VICINITY MAP
SCALE: 1"=2000'

OWNER
U.S. HOME LLC
DBA LENNAR CORPORATION
14280 PARK MEADOW DRIVE
CHANTILLY, VA 20151
703-449-6538
STUART.HAGENLOCK@LENNAR.COM

PREPARED BY
MORRIS & RITCHIE ASSOCIATES, INC.
205 E. HIRST ROAD, STE 106
PURCELLVILLE, VIRGINIA 20132
CONTACT: JON K. ERICKSON
703-994-4047
JERICKSON@MRAGTA.COM

PROJECT NOTES

1. EXISTING USE: VACANT
2. PROPOSED USE: RESIDENTIAL
3. ZONING: SC-NC
4. LOCATION: NORTH OF 16TH AVENUE WEST OF FOAL STREET
5. AREA OF DISTURBANCE: 22.01AC
6. NUMBER OF UNITS PROPOSED: 31 SINGLE FAMILY
   82 TOWNHOUSE
   113 TOTAL UNITS

01/16/2026

Sheet List Table

Sheet Number	Sheet Title
~~1~~	COVER
2	SITE NOTES & DETAILS
3	FINAL SITE PLAN
4	EXISTING CONDITIONS
5	OVERALL PLAN
~~6~~	UTILITY AND LAYOUT PLAN
~~7~~	UTILITY AND LAYOUT PLAN
~~8~~	UTILITY AND LAYOUT PLAN
9	GRADING PLAN
10	GRADING PLAN
11	GRADING PLAN
~~12~~	ALLEY 1, 2, 18TH AVE PROFILE
~~13~~	ALLEY 3, 8, 17TH AVE PROFILE
~~14~~	RED CLOVER LN PROFILE
~~15~~	CONEFLOWER DR, TROUT LILY DR, AND 19TH AVE PROFILE
16	RETAINING WALL PROFILE
~~17~~	STORM PROFILES
~~18~~	STORM PROFILES
~~19~~	STORM COMPUTATIONS
20	STORM COMPUTATIONS
21	SANITARY LATERAL TABLE
22	SANITARY SEWER NOTES & DETAILS
23	WATERLINE DETAILS
24	WATERLINE DETAILS
25	MISCELLANEOUS DETAILS
26	MISCELLANEOUS DETAILS
27	ESC PLAN PH 1
28	ESC PLAN PH 1
29	ESC PLAN PH 1
30	ESC PLAN PH 2
31	ESC PLAN PH 2
32	ESC PLAN PH 2
33	EROSION & SEDIMENT NOTES
34	EROSION & SEDIMENT DETAILS
35	PRE-DEVELOPED DRAINAGE AREA
36	POST-DEVELOPED DRAINAGE AREA
37	WATER QUALITY MAP
~~38~~	LANDSCAPE AND SIGNAGE PLAN
~~39~~	LANDSCAPE AND SIGNAGE PLAN
~~40~~	LANDSCAPE AND SIGNAGE PLAN
41	LANDSCAPE DETAILS
42	LIGHTING PLAN
43	LIGHTING PLAN
44	LIGHTING PLAN
45	VEHICLE TURNING - FIRE TRUCK
46	VEHICLE TURNING - SCHOOL BUS
47	VEHICLE TURNING - GARBAGE TRUCK
48	HANDICAP DETAILS

1 THIS REVISION IS TO CHANGE LOTS 169-174 AND 182-185 FROM BASEMENTS TO SLAB ON GRADE HOMES.

THE CITY OF RANSON PLANNING APPROVES THESE CONSTRUCTION DRAWINGS ON _____, _____ WITH THE FOLLOWING CONDITIONS:

1) _____

2) _____

3) _____

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

OWNER'S SIGNATURE DATE

ASBUILT

DATE	REVISIONS
09/22/23	JJI, CTUB COMMENTS
12/26/23	WVAW, AND CTUB COMMENTS
01/08/24	CITY COMMENTS
01/23/24	CTUB COMMENTS
02/29/24	CITY COMMENTS
07/12/24	1 GRADING REVISIONS
10/14/24	2 CITY COMMENTS

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

Copyright 2024 Morris & Ritchie Associates, Inc.

COVER

RED CLOVER MEADOWS
PHASE 2
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21170X01
SCALE:	N/A
DATE:	08/04/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET:	~~1~~ OF ~~48~~

SHEET 1 OF 14

EX. 7' ACCESS ESMT

EX. 20' TEMPORARY UTILITY ESMT

ALLEY 6

ALLEY 7

ALLEY 3

19TH AVE

EX. 7' ACCESS ESMT

EX. 8' ACCESS AND UTILITY ESMT

CEDAR VALLEY RD

EX. 8' ACCESS AND UTILITY ESMT

EX. GAZEBO

TOT LOT

REMOVE BOV. CONNECT TO EX PL

REMOVE BOV CONNECT 8"X6" TEE TO EX PL

1-8"X6" TEE FH ASSEMBLY

557.04 N 300393.70 E 2433695.36

556.09 N 300390.29 E 2433675.73

1-12"X6" TEE FH ASSEMBLY

543.57 N 300837.02 E 2433735.34

545.96 N 300717.40 E 2433710.36

548.54 N 300575.72 E 2433668.45

ALLEY 1 RA-20-18

ALLEY 2 RA-20-18

ALLEY 3 RA-20-18

18TH AVE ST-60-36

19TH AVE ST-60-36

RED CLOVER LN ST-60-36

MATCHLINE SHEET 7

MATCHLINE SHEET 8

MATER AND SEWER LATERALS TO BE SLEEVED UNDER WALL OR THROUGH FOOTING

MATER AND SEWER LATERALS TO BE SLEEVED UNDER WALL OR THROUGH FOOTING

EXISTING 10' ACCESS ESMT

EXISTING STORM ESMT

EXISTING 10' ACCESS EASEMENT TO BE VACATED

1-12"X6" TEE 2-6" VALVES

1-12"X6" TEE FH ASSEMBLY

1-8"X6" TEE 2-8" VALVES

1-12"X6" TEE FH ASSEMBLY

1-12"X6" TEE FH ASSEMBLY

1-12"X6" TEE FH ASSEMBLY

1-8"X6" TEE FH ASSEMBLY

1-8"X6" TEE FH ASSEMBLY

1-8

EX. 20' TEMPORARY UTILITY ESMT

15' STORM ESMT

EX. STORM ESMT

EX. GAZEBO

TOT LOT

ALLEY 3

ALLEY 8

ALLEY 9

17TH AVE

CEDAR VALLEY RD

ALLEY 4

MATCHLINE SHEET 6

SWM ESMT

PR 21" RCP

EXISTING POND

NORTH
NAD 83 (2011)

REMOVE BOV
CONNECT TO
EX WL
REMOVE CAP
CONNECT TO
EX SAN

557.96
N 299773.32
E 2433545.45

559.99
N 299771.66
E 2433504.30

559.92
N 299808.91
E 2433515.69

WATER AND SEWER LATERALS TO BE SLEEVED UNDER WALL OR THROUGH FOOTING

RED CLOVER LN
ST-60-36

CIVIC SPACE

PLACE MARKER CAPPED SANITARY FOR FUTURE USE PHASE 3 MH H - GI

1-CAP
25° OVERBLAST

1-BOV

1-12"X8" TEE
1-8" VALVES
2-#12" VALVES

PR 8" SDR-26 SAN

PR 15" RCP

12" C909 PVC

6" C16

10' STORM ESMT

10' STORM ACCESS ESMT

8' CMP PVC

8' SETBACK (TYP)

25' SETBACK (TYP)

20' SETBACK (TYP)

24' SETBACK (TYP)

3' SETBACK (TYP)

18' SETBACK (TYP)

ALLEY 3 4" CURB RA-20-16

ALLEY 8 4" CURB RA-20-16

17TH AVE ST-60-36

Scale 1" = 30'

ASBUILT

01/16/2026

DATE	REVISIONS
09/22/23	JUI, CTUB COMMENTS
12/26/23	WVAW, AND CTUB COMMENTS
01/08/24	CITY COMMENTS
01/23/24	CTUB COMMENTS
02/29/24	CITY COMMENTS
07/12/24	GRADING REVISIONS
10/14/24	CITY COMMENTS

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 E. HIRST STREET, SUITE 106
PURCELLVILLE, VA 20132
PHONE (703) 880-4047
MRAGTA.COM

Copyright 2024 Morris & Ritchie Associates, Inc.

UTILITY AND LAYOUT PLAN

RED CLOVER MEADOWS
PHASE 2
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21170X01
SCALE:	1"=30'
DATE:	08/04/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET:	~~7 OF 18~~

SHEET 3 OF 14

L:\Projects\Lloyd-Red Clover Meadows\Phase 2\SITE PLAN\SHEETS\UTILITY AND PLAN.dwg, POMeara, AutoCAD PDF (High Quality Print).pc3

MATCHLINE SHEET 6

02-70-0110-0180
UNIVERSAL FOREST PRODUCTS EASTERN DIVISION INC.
DB 926 PG 215

02-70-0110-0180
UNIVERSAL FOREST PRODUCTS EASTERN DIVISION INC.
DB 926 PG 215

ASBUILT

01/16/2026

Scale 1" = 30'

DATE	REVISIONS
09/22/23	JUI, CTUB COMMENTS
12/26/23	WVAW, AND CTUB COMMENTS
01/08/24	CITY COMMENTS
01/23/24	CTUB COMMENTS
02/29/24	CITY COMMENTS
07/12/24	GRADING REVISIONS
10/14/24	CITY COMMENTS

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

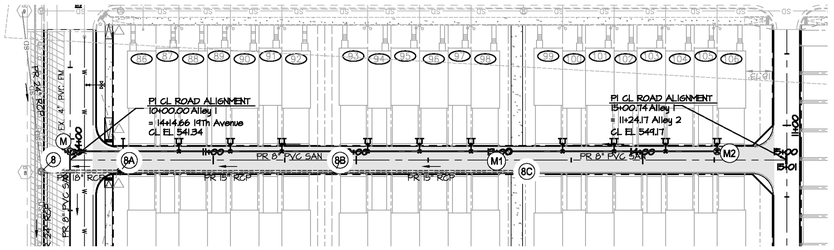
Copyright 2024 Morris & Ritchie Associates, Inc.

UTILITY AND LAYOUT PLAN

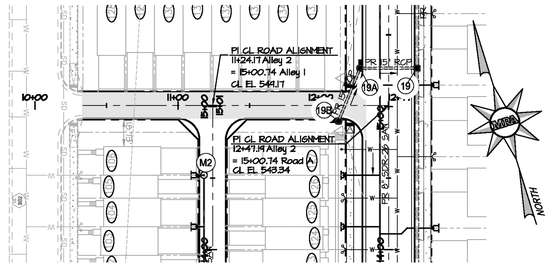
RED CLOVER MEADOWS
PHASE 2
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21170X01
SCALE:	1"=30'
DATE:	08/04/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET:	~~8 OF 18~~

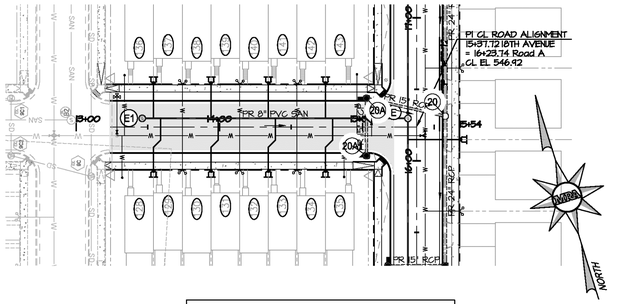
L:\Projects\Lloyd-Red Clover Meadows\Phase 2\SITE PLAN\SHEETS\UTILITY AND LAYOUT PLAN.dwg, PDMeans, AutoCAD PDF (High Quality Print).pc3



ALLEY 1
ST-20-18
25 MPH POST SPEED

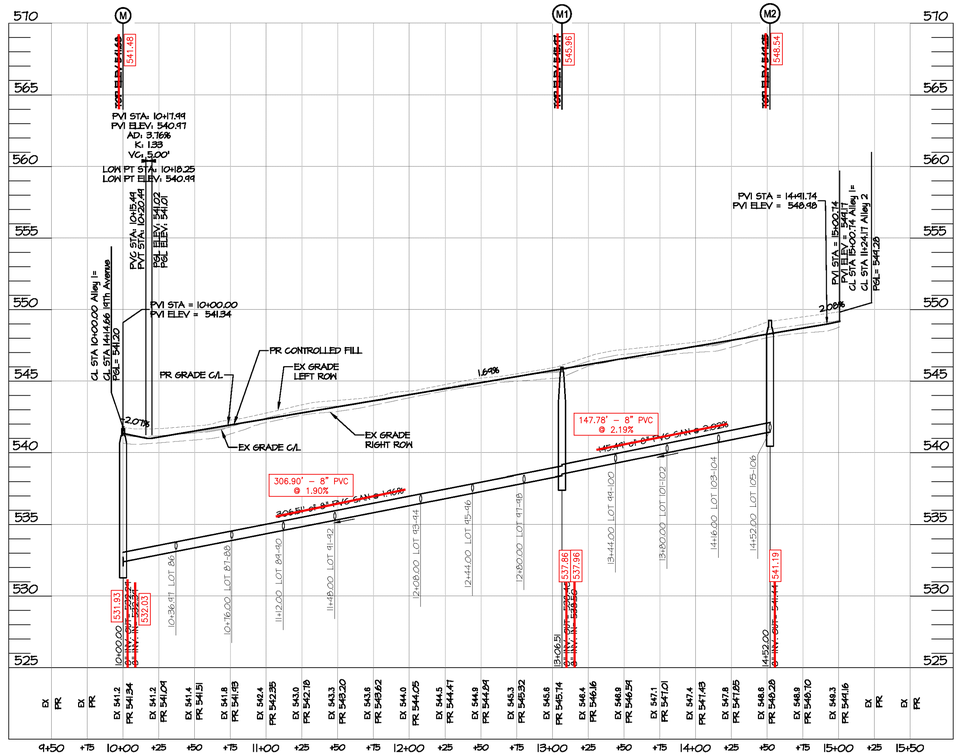


ALLEY 2
ST-20-18
25 MPH POST SPEED

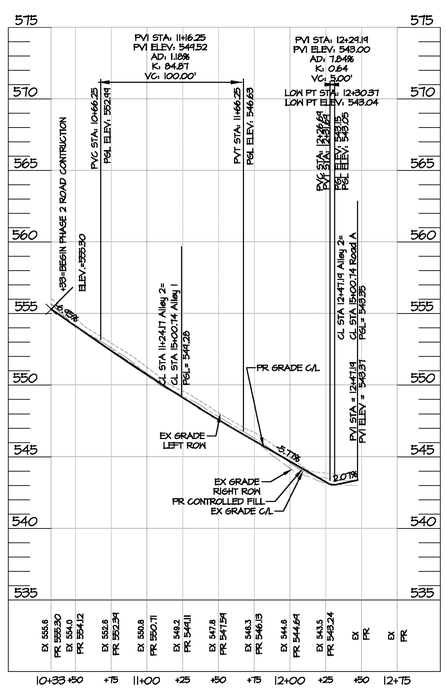


18TH AVE
ST-60-36
25 MPH POST SPEED

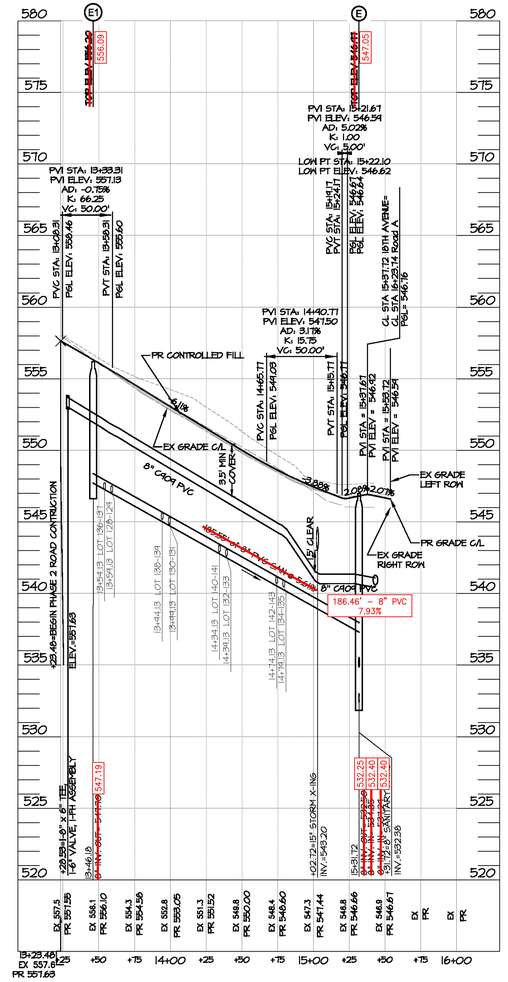
01/16/2026



Alley 1 PROFILE
SCALE: H: 1"=50'
V: 1"=5'



Alley 2 PROFILE
SCALE: H: 1"=50'
V: 1"=5'



18TH AVENUE PROFILE
SCALE: H: 1"=50'
V: 1"=5'

ASBUILT

50 0 50 100 150
Scale 1" = 50'

DATE	REVISIONS
06/22/23	JUI, CTUB COMMENTS
12/26/23	WVAW, AND CTUB COMMENTS
01/08/24	CITY COMMENTS
01/23/24	CTUB COMMENTS
02/29/24	CITY COMMENTS
07/12/24	1 GRADING REVISIONS

DATE	REVISIONS
10/14/24	1 CITY COMMENTS

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 E. HIRST STREET, SUITE 106
PURCELLVILLE, VA 20132
PHONE: (703) 894 - 4047
MRAGTA.COM

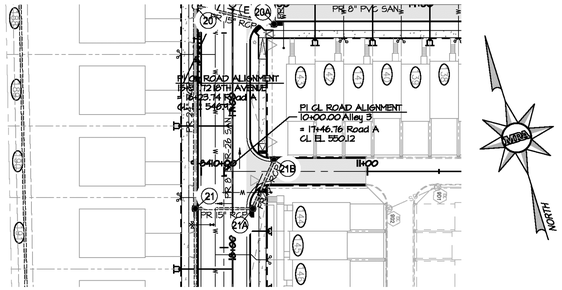
Copyright 2024 Morris & Ritchie Associates, Inc.

ALLEY 1, 2, 18TH AVE PROFILE

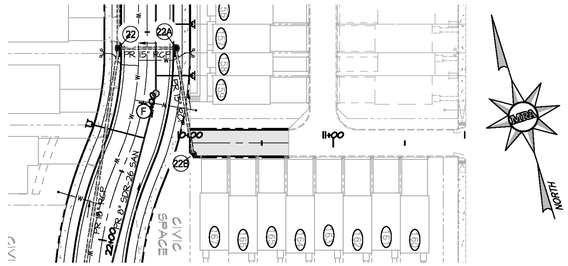
RED CLOVER MEADOWS
PHASE 2
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21170X01
SCALE:	1"=50'
DATE:	08/04/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET:	~~12 OF 18~~ SHEET 5 OF 14

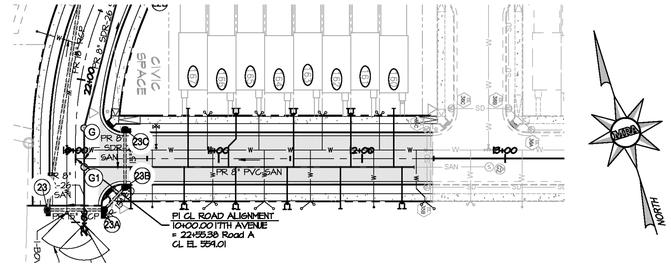
L:\Projects\Lloyd-Red Clover Meadows\Phase 2\SITE PLAN\SHEETS\ROAD PROFILES.dwg, PDMeans, AutoCAD PDF (High Quality Print).pc3



ALLEY 3
ST-20-18
25 MPH POST SPEED

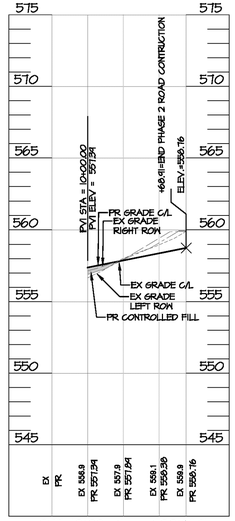


ALLEY 8
ST-20-18
25 MPH POST SPEED

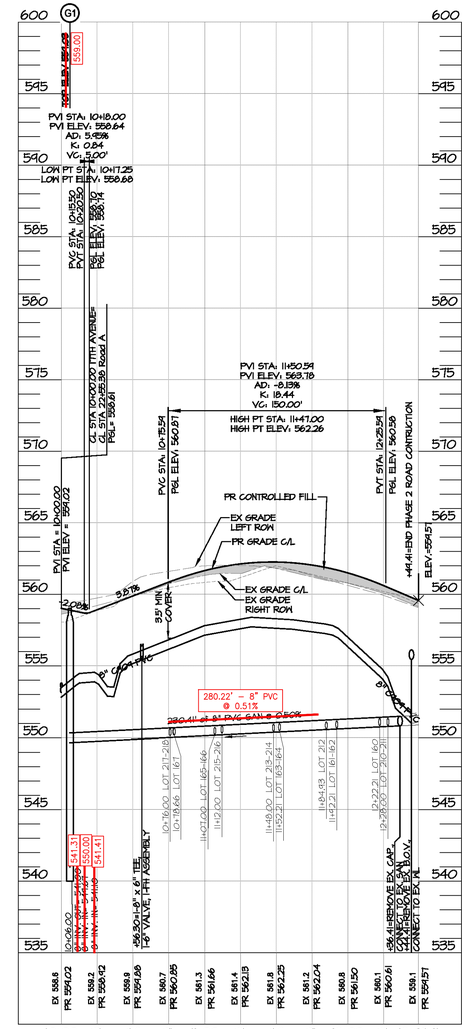


17TH AVENUE
ST-60-36
25 MPH POST SPEED

Alley 3 PROFILE
SCALE: H: 1"=50'
V: 1"=5'



Alley 8 PROFILE
SCALE: H: 1"=50'
V: 1"=5'



17TH AVENUE PROFILE
SCALE: H: 1"=50'
V: 1"=5'

ASBUILT

50 0 50 100 150
Scale 1" = 50'

DATE	REVISIONS
09/22/23	JUI, CTUB COMMENTS
12/26/23	WVAW, AND CTUB COMMENTS
01/08/24	CITY COMMENTS
01/23/24	CTUB COMMENTS
02/29/24	CITY COMMENTS
07/12/24	1 GRADING REVISIONS

DATE	REVISIONS
10/14/24	1 CITY COMMENTS

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

Copyright 2024 Morris & Ritchie Associates, Inc.

JOHN K. ERICKSON
LICENSED PROFESSIONAL ENGINEER
16092
STATE OF WEST VIRGINIA
01/16/2026

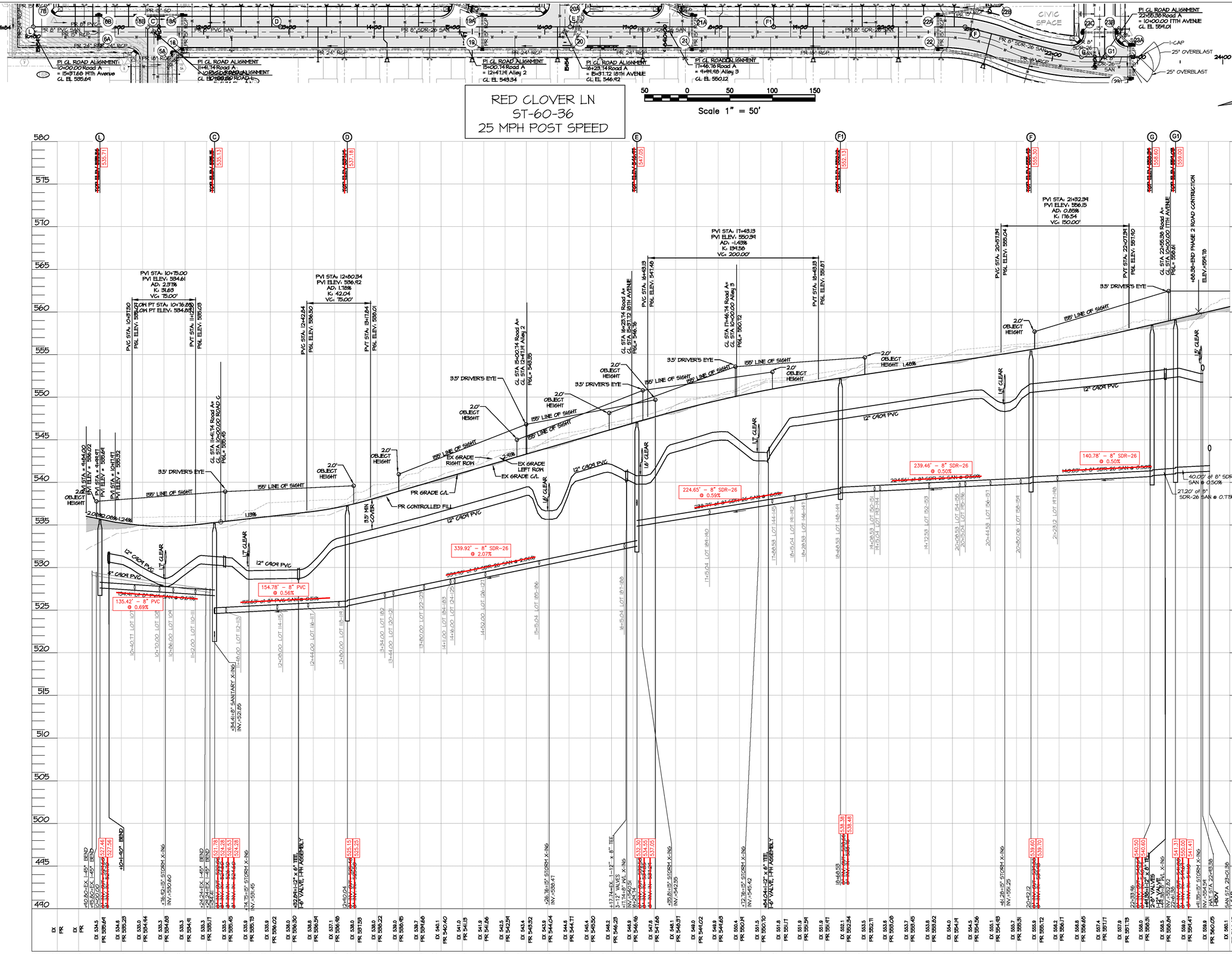
ALLEY 3, 8, 17TH AVE PROFILE

RED CLOVER MEADOWS
PHASE 2
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21170X01
SCALE:	1"=50'
DATE:	08/04/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET:	~~13 OF 18~~

SHEET 6 OF 14

L:\Projects\Lloyd-Red Clover Meadows\Phase 2\SITE PLAN\SHEETS\ROAD PROFILES.dwg, PDMeans, AutoCAD PDF (High Quality Print).pc3



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

Copyright 2024 Morris & Ritchie Associates, Inc.

DATE	REVISIONS
09/22/23	JJI, CTUB COMMENTS
12/26/23	WVAW, AND CTUB COMMENTS
01/08/24	CITY COMMENTS
01/23/24	CTUB COMMENTS
02/29/24	CITY COMMENTS
07/12/24	1 GRADING REVISIONS

DATE	REVISIONS
10/14/24	1 CITY COMMENTS

JOHN ERICKSON
REGISTERED
16052
STATE OF
VIRGINIA
PROFESSIONAL ENGINEER
10/14/24

01/16/2026

RED CLOVER LN PROFILE

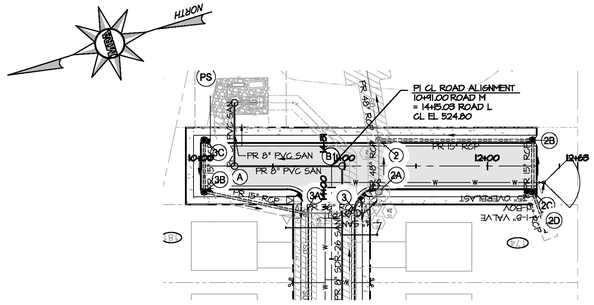
RED CLOVER MEADOWS
PHASE 2
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

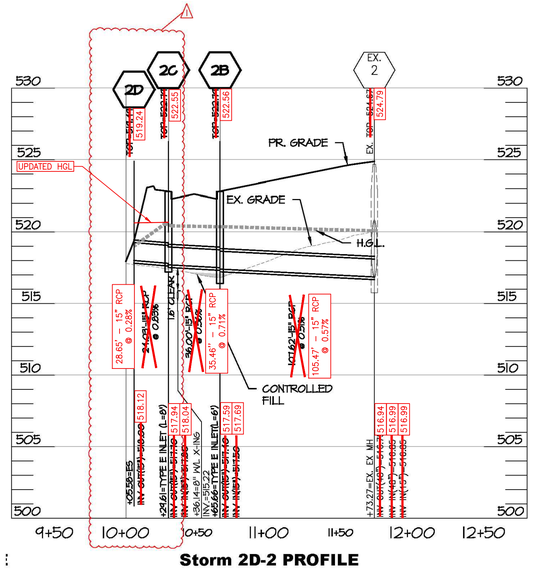
JOB NO.:	21170X01
SCALE:	1"=50'
DATE:	08/04/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET:	~~14 OF 18~~

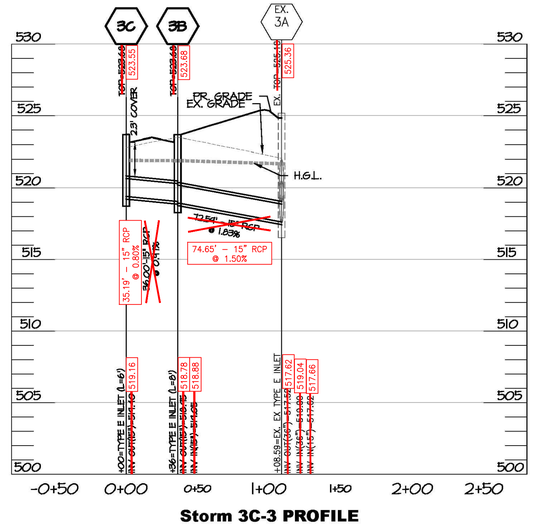
ASBUILT

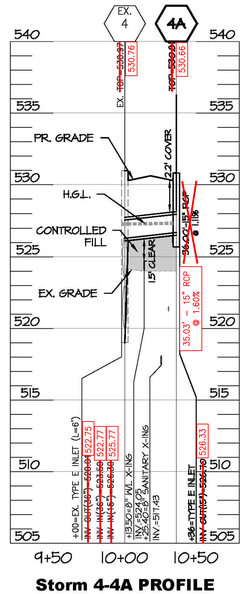
SHEET 7 OF 14

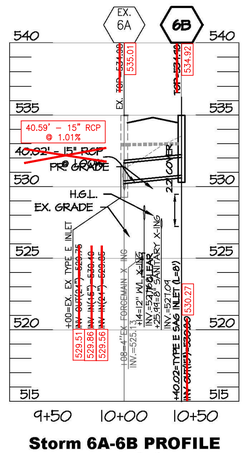
L:\Projects\Lloyd-Red Clover Meadows\Phase 2\SITE PLAN\SHEETS\ROAD PROFILES.dwg, POMeara, AutoCAD PDF (High Quality Print).pc3

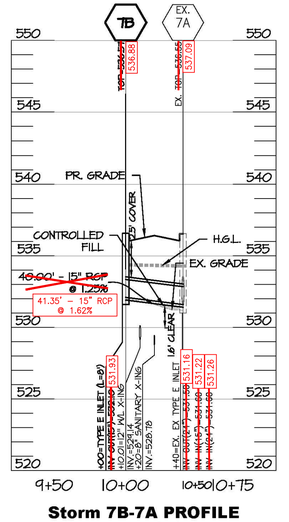

PI GL ROAD ALIGNMENT
10+41.00 ROAD M
= 14+15.03 ROAD L
GL EL 524.80
PR 8" PVC SAN
PR 15" RCP
PR 30" RCP
PR 8" SDR-26 SAN
PR 48" RCP
PR 8" PVC SAN
PR 8" PVC SAN
PR 15" RCP
PR 15" RCP
PR 48" RCP
PR 15" RCP
PR 15" RCP
PR 15

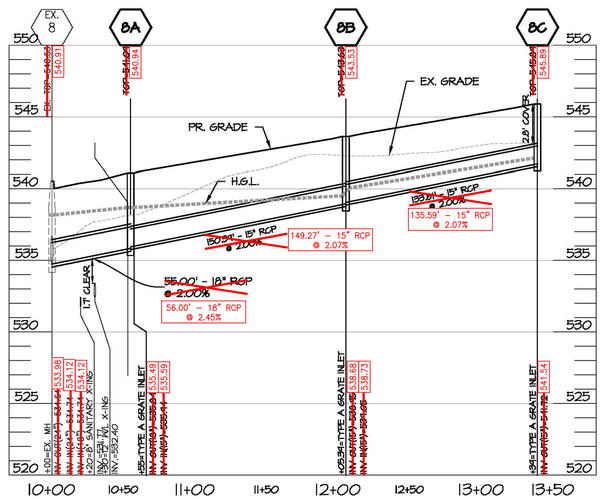


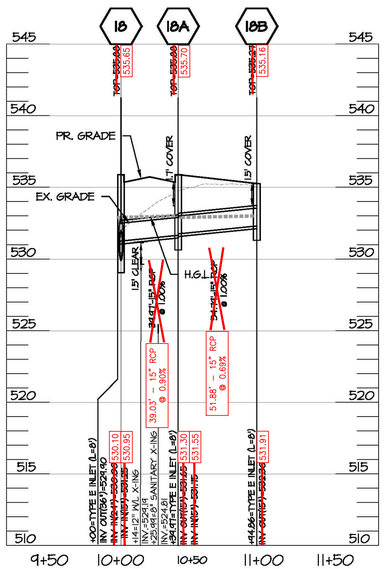


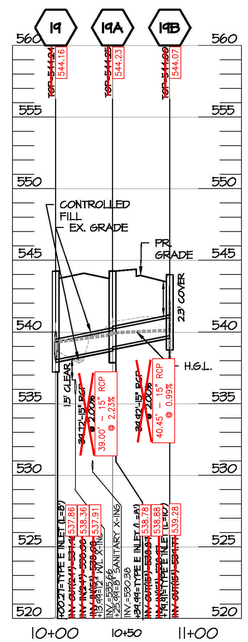


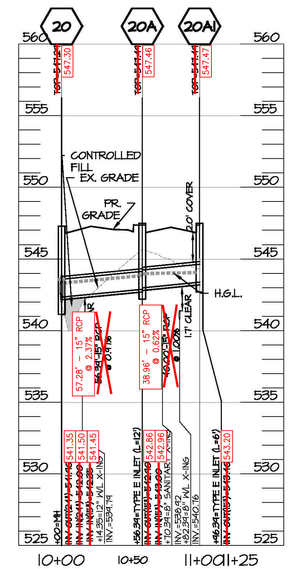


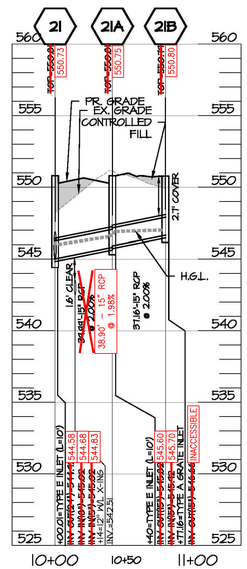












ASBUILT

01/16/2026

DATE	REVISIONS
09/22/23	JUL CTUB COMMENTS
12/26/23	WVAM, AND CTUB COMMENTS
01/08/24	CITY COMMENTS
01/23/24	CTUB COMMENTS
02/29/24	CITY COMMENTS
07/12/24	1 GRADING REVISIONS

DATE	REVISIONS
10/14/24	1 CITY COMMENTS

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

Copyright 2024 Morris & Ritchie Associates, Inc.

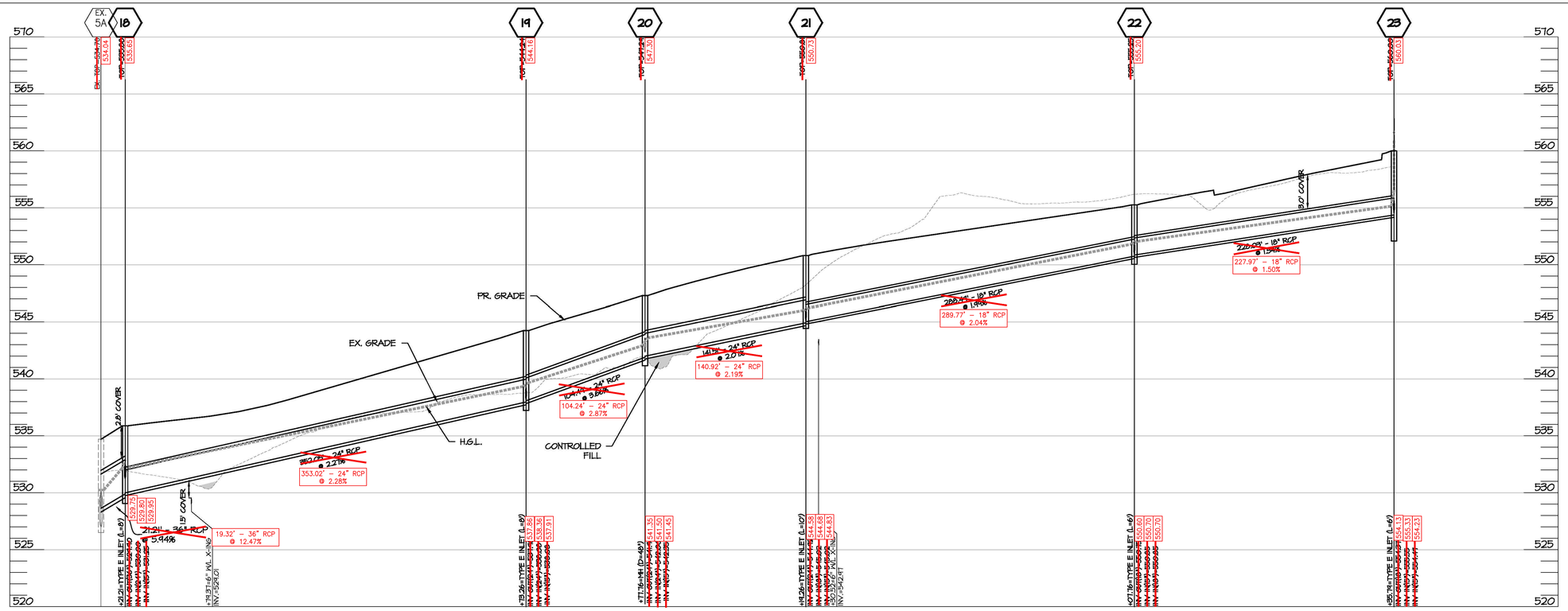
JOHN K. ERICKSON
LICENSED PROFESSIONAL ENGINEER
16052
STATE OF VIRGINIA
PROFESSIONAL ENGINEER
10/14/24

STORM PROFILES

RED CLOVER MEADOWS
PHASE 2
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

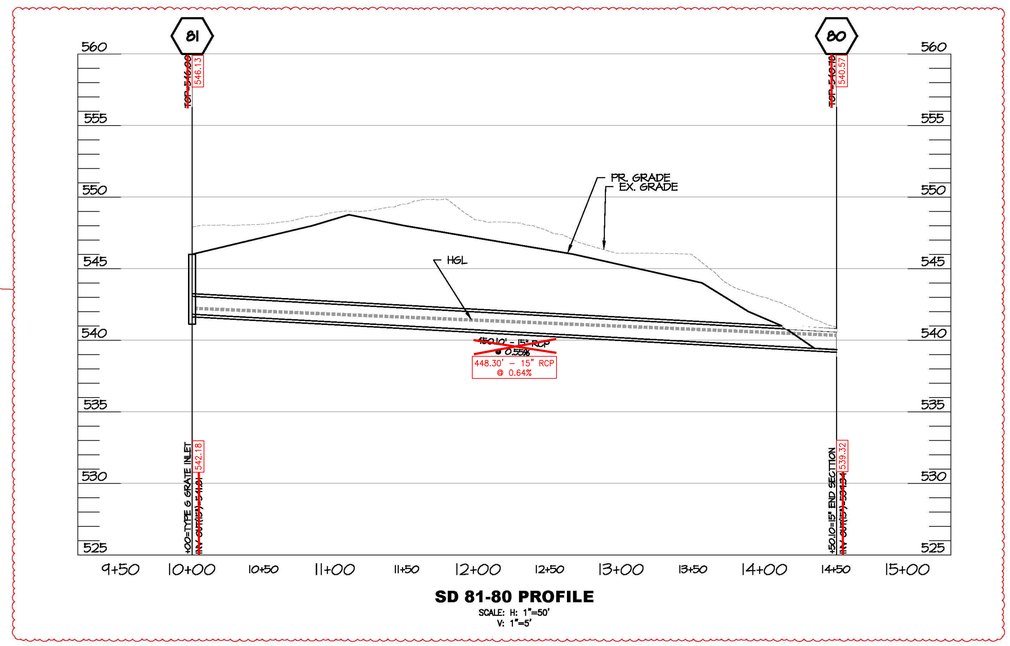
JOB NO.:	21170X01
SCALE:	1"=50'
DATE:	08/04/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET:	~~17 OF 48~~

L:\Projects\Lloyd-Red Clover Meadows\Phase 2\SITE PLAN\SHEETS\STORM PROFILES.dwg, PDMorris, AutoCAD PDF (High Quality Print).pc3



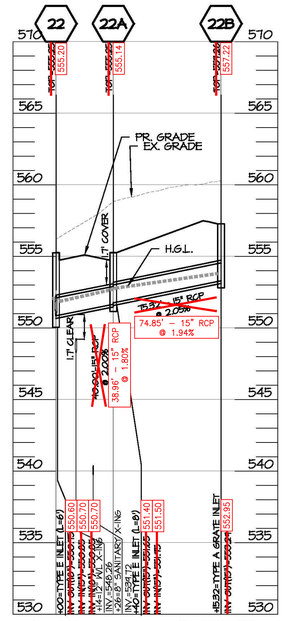
Storm 23-16 PROFILE

SCALE: H: 1"=50'
V: 1"=5'



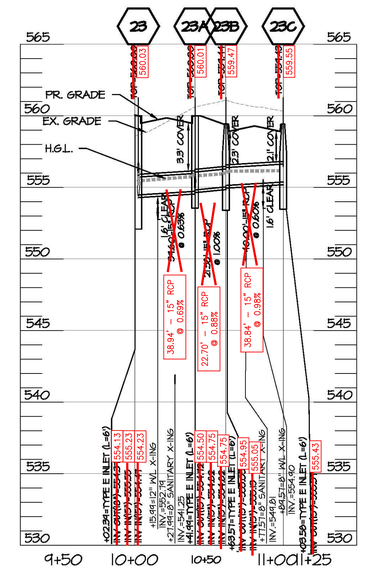
SD 81-80 PROFILE

SCALE: H: 1"=50'
V: 1"=5'



Storm 22B-22 PROFILE

SCALE: H: 1"=50'
V: 1"=5'



Storm 23-23C PROFILE

SCALE: H: 1"=50'
V: 1"=5'

ASBUILT

DATE	REVISIONS
06/22/23	JJI, CTUB COMMENTS
12/26/23	WVAW, AND CTUB COMMENTS
01/08/24	CITY COMMENTS
01/23/24	CTUB COMMENTS
02/29/24	CITY COMMENTS
07/12/24	1 GRADING REVISIONS

DATE	REVISIONS
10/14/24	2 CITY COMMENTS

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

Copyright 2024 Morris & Ritchie Associates, Inc.

JOHN K. ERICKSON — 16052 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER — 01/16/2026

STORM PROFILES

RED CLOVER MEADOWS
PHASE 2
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21170X01
SCALE:	1"=50'
DATE:	08/04/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET:	~~18 OF 18~~

L:\Projects\Lloyd-Red Clover Meadows\Phase 2\SITE PLAN\SHEETS\STORM PROFILES.dwg, PDMears, AutoCAD PDF (High Quality Print).pc3

STORM SEWER CALCULATIONS

STRUCTURE From	STRUCTURE To	DRAINAGE AREA (Ac)	RUNOFF COEFF.	"CA" Increment	"CA" Accumulated	Tc Pipe (min)	RAIN FALL (in/hr)	RUNOFF "Q" (cfs)	Invert Elevations Upper End	Invert Elevations Lower End	PIPE LENGTH (ft)	SLOPE (ft/ft)	MANNING'S n-value	DIAMETER (in)	CAPACITY (cfs)	PARTIAL FLOW VELOCITY (fps)	FLOW TIME (sec)	REMARKS
8C	8B	0.41	0.78	0.32	0.32	5.24	6.43	2.09	541.72	539.05	133.61	0.0200	0.013	15	9.12	6.0	22	
8B	8A	0.33	0.78	0.26	0.58	5.61	6.31	3.78	538.95	535.94	150.39	0.0200	0.013	15	9.13	7.1	21	
8A	8	0.41	0.78	0.32	0.90	5.96	6.19	5.87	535.84	534.74	55.00	0.0200	0.013	18	14.85	7.9	7	
7B	7A	0.22	0.85	0.19	0.19	5.00	6.52	1.24	532.10	531.60	40.00	0.0125	0.013	15	7.21	4.4	9	
6B	6A	0.17	0.73	0.12	0.12	5.50	6.34	0.78	530.80	530.40	40.02	0.0100	0.013	15	6.45	3.6	11	
23C	23B	0.16	0.69	0.11	0.11	5.00	6.52	0.72	555.37	555.13	40.00	0.0060	0.013	15	5.00	2.9	14	
23B	23A	0.17	0.71	0.12	0.23	5.23	6.44	1.50	555.03	554.82	21.58	0.0097	0.013	15	6.36	4.3	5	
23A	23	0.19	0.74	0.14	0.56	6.69	5.97	3.65	554.72	554.47	39.60	0.0063	0.013	15	5.13	4.6	9	
23	22	0.21	0.69	0.14	1.05	6.83	5.92	6.84	554.37	550.85	228.03	0.0154	0.013	18	13.04	7.5	30	
22B	22A	0.61	0.80	0.49	0.49	7.34	5.78	3.19	553.29	551.75	75.32	0.0204	0.013	15	9.23	6.9	11	
22A	22	0.26	0.70	0.18	0.67	7.53	5.73	4.37	551.65	550.85	40.00	0.0200	0.013	15	9.12	7.4	5	
22	21	0.28	0.70	0.20	1.92	7.62	5.71	12.51	550.75	545.02	288.49	0.0199	0.013	18	14.80	9.4	31	
21B	21A	0.32	0.75	0.24	0.24	8.13	5.57	1.56	546.66	545.92	37.16	0.0199	0.013	15	9.11	5.6	7	
21A	21	0.45	0.75	0.34	0.58	8.24	5.55	3.78	545.82	545.02	39.99	0.0200	0.013	15	9.13	7.1	6	
21	20	0.49	0.75	0.37	2.87	8.33	5.52	18.71	544.92	542.00	141.51	0.0206	0.013	24	32.51	10.7	13	
20A1	20A	0.30	0.75	0.23	0.23	8.55	5.47	1.50	543.40	543.00	40.00	0.0100	0.013	15	6.45	4.3	9	
20A	20	0.51	0.76	0.39	0.62	8.71	5.43	4.04	542.90	542.35	56.39	0.0098	0.013	15	6.37	5.5	10	
20	19	0.00	0.00	0.00	3.49	8.88	5.39	22.75	541.90	538.08	104.49	0.0366	0.013	24	43.27	14.0	7	
19B	19A	0.33	0.80	0.26	0.26	9.00	5.36	1.69	539.77	538.97	39.92	0.0200	0.013	15	9.13	5.7	7	
19A	19	0.22	0.71	0.16	0.42	9.12	5.33	2.74	538.87	538.08	39.72	0.0199	0.013	15	9.10	6.5	6	
19	18	0.44	0.75	0.33	4.24	9.22	5.31	27.64	537.98	530.00	352.05	0.0227	0.013	24	34.07	12.1	29	
18	5A	0.43	0.72	0.31	4.92	9.70	5.20	32.07	529.90	528.64	21.21	0.0594	0.013	24	55.16	18.2	1	
18B	18A	0.09	0.73	0.07	0.07	5.00	6.52	0.46	532.30	531.90	39.97	0.0100	0.013	12	3.56	3.1	13	
18A	18	0.51	0.72	0.37	0.37	5.21	6.44	2.41	532.30	531.90	39.97	0.0100	0.013	15	6.45	4.9	8	
4A	4	0.23	0.74	0.17	0.17	9.86	5.17	1.11	526.70	526.30	36.00	0.0111	0.013	15	6.80	4.1	9	
3C	3B	0.06	0.80	0.05	0.05	10.22	5.10	0.33	519.40	519.05	36.00	0.0097	0.013	15	6.36	2.7	13	
3B	3A	0.51	0.46	0.23	0.28	10.44	5.05	1.83	518.95	517.62	72.59	0.0183	0.013	15	8.73	5.6	13	
2D	2C	0.62	0.43	0.27	0.27	5.00	6.52	1.76	518.00	517.80	24.03	0.0083	-0.987	15	5.89	4.2	6	
2C	2B	0.11	0.80	0.09	0.36	5.10	6.48	2.35	517.70	517.50	36.00	0.0056	0.013	15	4.81	3.9	9	
2B	2	0.05	0.90	0.05	0.41	5.25	6.43	2.67	517.40	516.85	107.62	0.0051	0.013	15	4.61	3.9	28	
81	80	0.42	0.40	0.17	0.17	5.00	6.52	1.11	541.81	539.34	450.10	0.0055	1.013	15	4.78	3.2	142	

HYDRAULIC GRADE LINE COMPUTATIONS

STRUCTURE NO.	OUTLET WATER SURFACE ELEV.	Do (in)	Qo (cfs)	Lo (ft)	Sfo (%)	Hf (ft)	JUNCTION LOSS Vo (fps)	Ho (ft)	Qi (cfs)	Vi (fps)	QiVi	Vi²/2g	Hi (ft)	Angle	HΔ (ft)	Ht (ft)	1.3Ht (ft)	0.5Ht (ft)	FINAL H (ft)	INLET WATER SURFACE ELEV.	RIM ELEV.
2B	520.10	15	2.7	105	0.00	0.18	4.1	0.064	2.3	4.3	10.0	0.28	0.10	90	0.20	0.36	0.47	0.23	0.41	520.51	522.56
2C	520.51	15	2.3	35	0.00	0.05	4.3	0.071	1.8	2.8	4.9	0.12	0.04	0	0.00	0.11	0.15	0.07	0.12	520.63	522.55
2D	520.63	15	1.8	29	0.00	0.02	2.8	0.031	--	--	--	--	0.00	0	0.00	0.03	0.04	0.02	0.04	520.68	519.24
3B	521.69	15	1.8	75	0.00	0.06	5.3	0.107	0.3	2.5	0.8	0.10	0.04	78	0.06	0.20	0.26	0.13	0.19	521.88	523.68
3C	521.88	15	0.3	35	0.00	0.00	2.5	0.025	--	--	--	--	0.00	0	0.00	0.03	0.03	0.02	0.02	521.90	523.55
4A	527.30	15	1.1	36	0.00	0.01	4.1	0.065	--	--	--	--	0.00	0	0.00	0.07	0.08	0.04	0.05	527.35	530.97
6B	532.89	15	0.8	40	0.00	0.01	3.6	0.049	--	--	--	--	0.00	0	0.00	0.05	0.06	0.03	0.04	532.92	534.98
7B	534.26	15	1.2	40	0.00	0.01	4.4	0.075	--	--	--	--	0.00	0	0.00	0.08	0.10	0.05	0.06	534.32	536.55
8A	538.14	18	5.9	55	0.00	0.17	7.9	0.244	3.8	7.1	26.9	0.78	0.27	0	0.00	0.52	0.67	0.34	0.51	538.64	541.09
8B	538.64	15	3.8	150	0.00	0.51	7.1	0.196	2.1	6.0	12.6	0.57	0.20	0	0.00	0.39	0.51	0.26	0.77	539.51	543.63
8C	540.05	15	2.1	134	0.00	0.14	6.0	0.142	--	--	--	--	0.00	0	0.00	0.14	0.18	0.09	0.23	542.13	545.89
18	530.24	24	32.1	21	0.02	0.42	18.2	1.293	27.6	12.1	334.5	2.27	0.80	45	0.98	3.07	--	1.53	1.96	532.20	535.88
19	532.20	24	27.6	352	0.01	5.23	12.1	0.569	2.7	6.5	17.8	0.66	0.23	0	0.00	0.80	--	0.40	5.63	539.34	544.24
18A	532.90	15	2.4	40	0.00	0.06	4.9	0.093	27.6	12.1	334.5	2.27	0.80	0	0.00	0.89	--	0.44	0.50	533.40	535.88
19A	539.34	15	2.7	40	0.00	0.07	6.5	0.164	1.7	5.7	9.7	0.51	0.18	68	0.28	0.62	0.81	0.41	0.48	539.82	544.25
19B	539.97	15	1.7	40	0.00	0.03	5.7	0.126	--	--	--	--	0.00	0	0.00	0.13	0.16	0.08	0.11	540.13	544.00
20	539.68	24	22.7	104	0.01	1.05	14.0	0.758	4.0	5.5	22.3	0.47	0.17	0	0.00	0.92	--	0.46	1.51	542.93	547.29
20A	543.35	15	4.0	56	0.00	0.22	5.5	0.118	1.5	4.3	6.4	0.29	0.10	103	0.20	0.42	0.54	0.27	0.49	543.84	547.36
20A1	544.00	15	1.5	40	0.00	0.02	4.3	0.072	--	--	--	--	0.00	0	0.00	0.07	0.09	0.05	0.07	544.07	547.36
21	543.60	24	18.7	142	0.01	0.96	10.7	0.447	3.8	7.1	26.9	0.78	0.27	0	0.00	0.72	--	0.36	1.32	546.01	550.81
21A	546.02	15	3.8	40	0.00	0.14	7.1	0.196	1.6	5.6	8.7	0.48	0.17	66	0.27	0.63	0.82	0.41	0.55	546.57	550.81
21B	546.92	15	1.6	37	0.00	0.02	5.6	0.120	--	--	--	--	0.00	0	0.00	0.12	0.16	0.08	0.10	547.02	550.79
22	546.22	18	12.5	288	0.01	4.08	9.4	0.344	4.4	7.4	32.2	0.84	0.30	9	0.05	0.69	--	0.35	4.42	551.81	555.25
22A	551.85	15	4.4	40	0.00	0.18	7.4	0.211	3.2	6.9	21.9	0.73	0.26	81	0.48	0.95	1.23	0.62	0.80	552.65	555.25
22B	552.75	15	3.2	75	0.00	0.18	6.9	0.182	--	--	--	--	0.00	0	0.00	0.18	0.24	0.12	0.30	553.80	557.26
23	552.05	18	6.8	228	0.00	0.96	7.5	0.218	3.7	4.6	16.6	0.32	0.11	9	0.02	0.35	--	0.17	1.14	555.14	560.00
23A	555.47	15	3.7	40	0.00	0.13	4.6	0.080	1.5	4.3	6.4	0.28	0.10	45	0.12	0.30	--	0.15	0.28	555.75	560.00
23B	555.82	15	1.5	22	0.00	0.01	4.3	0.070	0.7	2.9	2.1	0.13	0.05	45	0.06	0.17	0.22	0.11	0.12	555.94	559.44
23C	556.13	15	0.7	40	0.00	0.00	2.9	0.033	--	--	--	--	0.00	0	0.00	0.03	0.04	0.02	0.03	556.16	559.43
24	556.55	15	2.3	257	0.00	0.32	6.1	0.144	1.0	5.0	5.2	0.38	0.13	90	0.27	0.55	0.71	0.35	0.67	560.90	565.73
25	561.57	15	1.0	40	0.00	0.01	5.0	0.095	--	--	--	--	0.00	0	0.00	0.10	0.12	0.06	0.07	561.65	565.74

HYDRAULIC GRADE LINE COMPUTATIONS

STRUCTURE NO.	OUTLET WATER SURFACE ELEV.	Do (in)	Qo (cfs)	Lo (ft)	Sfo (%)	Hf (ft)	JUNCTION LOSS Vo (fps)	Ho (ft)	Qi (cfs)	Vi (fps)	QiVi	Vi²/2g	Hi (ft)	Angle	HΔ (ft)	Ht (ft)	1.3Ht (ft)	0.5Ht (ft)	FINAL H (ft)	INLET WATER SURFACE ELEV.	RIM ELEV.
2B	520.09	15	2.7	108	0.00	0.18	3.9	0.059	2.3	3.9	9.2	0.24	0.08	90	0.17	0.31	0.40	0.20	0.38	520.48	522.51
2C	520.48	15	2.3	36	0.00	0.05	3.9	0.059	1.8	4.2	7.4	0.27	0.10	0	0.00	0.16	0.20	0.10	0.15	520.63	522.51
2D	518.80	15	1.8	24	0.00	0.02	4.2	0.069	--	--	--	--	0.00	0	0.00	0.07	0.09	0.04	0.06	518.86	519.49
3B	521.70	15	1.8	73	0.00	0.06	5.6	0.124	0.3	2.7	0.9	0.12	0.04	78	0.07	0.23	0.31	0.15	0.21	521.91	523.68
3C	521.91	15	0.3	36	0.00	0.00	2.7	0.029	--	--	--	--	0.00	0	0.00	0.03	0.04	0.02	0.02	521.93	523.68
4A	527.30	15	1.1	36	0.00	0.01	4.1	0.065	--	--	--	--	0.00	0	0.00	0.07	0.08	0.04	0.05	527.35	530.97
6B	532.89	15	0.8	40	0.00	0.01	3.6	0.049	--	--	--	--	0.00	0	0.00	0.05	0.06	0.03	0.04	532.92	534.98
7B	534.26	15	1.2	40	0.00	0.01	4.4	0.075	--	--	--	--	0.00	0	0.00	0.08	0.10	0.05	0.06	534.32	536.55
8A	538.14	18	5.9	55	0.00	0.17	7.9	0.244	3.8	7.1	26.9	0.78	0.27	0	0.00	0.52	0.67	0.34	0.51	538.64	541.09
8B	538.64	15	3.8	150	0.00	0.51	7.1	0.196	2.1	6.0	12.6	0.57	0.20	0	0.00	0.39	0.51	0.26	0.77	539.51	543.63
8C	540.05	15	2.1	134	0.00	0.14	6.0	0.142	--	--	--	--	0.00	0	0.00	0.14	0.18	0.09	0.23	542.13	545.89
18	530.24	24	32.1	21	0.02	0.42	18.2	1.293	27.6	12.1	334.5	2.27	0.80	45	0.98	3.07	--	1.53	1.96	532.20	535.88
19	532.20	24	27.6	352	0.01	5.23	12.1	0.569	2.7	6.5	17.8	0.66	0.23	0	0.00	0.80	--	0.40	5.63	539.34	544.24
18A	532.90	15	2.4	40	0.00	0.06	4.9	0.093	27.6	12.1	334.5	2.27	0.80	0	0.00	0.89	--	0.44	0.50	533.40	535.88
19A	539.34	15	2.7	40	0.00	0.07	6.5	0.164	1.7	5.7	9.7	0.51	0.18	68	0.28	0.62	0.81	0.41	0.48	539.82	544.25
19B	539.97	15	1.7	40	0.00	0.03	5.7	0.126	--	--	--	--	0.00	0	0.00	0.13	0.16	0.08	0.11	540.13	544.00
20	539.68	24	22.7	104	0.01	1.05	14.0	0.758	4.0	5.5	22.3	0.47	0.17	0	0.00	0.92	--	0.46	1.51	542.93	547.29
20A	543.35	15	4.0	56	0.00	0.22	5.5	0.118	1.5	4.3	6.4	0.29	0.10	103	0.20	0.42	0.54	0.27	0.49	543.84	547.36
20A1	544.00	15	1.5	40	0.00	0.02	4.3	0.072	--	--	--	--	0.00	0	0.00	0.07	0.09	0.05	0.07	544.07	547.36
21	543.60	24	18.7	142	0.01	0.96	10.7	0.447	3.8	7.1	26.9	0.78	0.27	0	0.00	0.72	--	0.36	1.32	546.01	550.81
21A	546.02	15	3.8	40	0.00	0.14	7.1	0.196	1.6	5.6	8.7	0.48	0.17	66	0.27	0.63	0.82	0.41	0.55	546.57	550.81
21B	546.92	15	1.6	37	0.00	0.02	5.6	0.120	--	--	--	--	0.00	0	0.00	0.12	0.16	0.08	0.10	547.02	550.79
22	546.22	18	12.5	288	0.01	4.08	9.4	0.344	4.4	7.4	32.2	0.84	0.30	9	0.05	0.69	--	0.35	4.42	551.81	555.25
22A	551.85	15	4.4	40	0.00	0.18	7.4	0.211	3.2	6.9	21.9	0.73	0.26	81	0.48	0.95	1.23	0.62	0.80	552.65	555.25
22B	552.75	15	3.2	75	0.00	0.18	6.9	0.182	--	--	--	--	0.00	0	0.00	0.18	0.24	0.12	0.30	553.80	557.26
23	552.05	18	6.8	228	0.00	0.96	7.5	0.218	3.7	4.6	16.6	0.32	0.11	9	0.02	0.35	--	0.17	1.14	555.14	560.00
23A	555.47	15	3.7	40	0.00	0.13	4.6	0.080	1.5	4.3	6.4	0.28	0.10	45	0.12	0.30	--	0.15	0.28	555.75	560.00
23B	555.82	15	1.5	22	0.00	0.01	4.3	0.070	0.7	2.9	2.1	0.13	0.05	45	0.06	0.17	0.22	0.11	0.12	555.94	559.44
23C	556.13	15	0.7	40	0.00	0.00	2.9	0.033	--	--	--	--	0.00	0	0.00	0.03	0.04	0.02	0.03	556.16	559.43
24	556.55	15	2.3	257	0.00	0.32	6.1	0.144	1.0	5.0	5.2	0.38	0.13	90	0.27	0.55	0.71	0.35	0.67	560.90	565.73
25	561.57	15	1.0	40	0.00	0.01	5.0	0.095	--	--	--	--	0.00	0	0.00	0.10	0.12	0.06	0.07	561.65	565.74

ASBUILT

DATE	REVISIONS
09/22/23	JUL. CTUB COMMENTS
12/26/23	WVAW, AND CTUB COMMENTS
01/08/24	CITY COMMENTS
01/23/24	CTUB COMMENTS
02/29/24	CITY COMMENTS
07/12/24	1 GRADING REVISIONS
10/14/24	1 CITY COMMENTS

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 E. HIRST STREET, SUITE 106
PURCELLVILLE, VA 20132
PHONE: (703) 594 - 4047
MRAGTA.COM

Copyright 2024 Morris & Ritchie Associates, Inc.

STORM COMPUTATIONS

RED CLOVER MEADOWS
PHASE 2
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.: 21170X01
SCALE:
DATE: 08/04/23
DRAWN BY: DLT
DESIGN BY: DLT
REVIEW BY: JKE
SHEET: ~~10 OF 10~~

SHEET 11 OF 14

LEGEND

MEDIUM SHADE TREE

LIGHT POLE

SIGN
(SEE SHEET 52 FOR DETAIL)

YELLOW CURB (NO PARKING)

STOP BAR (THERMOPLASTIC)

CROSS WALK

FOAL STREET

EX. POWER POLE

EX. 7' ACCESS ESMT.

ALLEY 7

ALLEY 6

ALLEY 5

19TH AVE

CEDAR VALLEY RD

EX. 8' ACCESS AND UTILITY ESMT.

EX. 7' ACCESS ESMT.

EX. 8' ACCESS AND UTILITY ESMT.

REMOVE BOV, CONNECT TO EX IRL

REMOVE BOV CONNECT 8"X6" TEE TO EX IRL

1-8"X6" TEE FH ASSEMBLY

ALLEY 2 RA-20-18

ALLEY 3 RA-20-18

5' ACCESS ESMT.

PR 8" PVC SAN

PR 8" SDR-26 SAN

12" CAST PVC

8" DIP

6" SAN LAT (TYP.)

EXISTING 10' ACCESS ESMT

EXISTING STORM ESMT

EXISTING 10' BR 8" PVC SAN TO BE VACATED

PORTION TO BE VACATED 15' RCP

MATCHLINE SHEET 40

MATCHLINE SHEET 39

RED CLOVER LN
ST-60-36

19TH AVENUE
ST-60-36

1-12"X8" TEE
2-VALVES
1-8" VALVES

1-12"X8" TEE
2-VALVES
1-8" VALVES

34.00'

40.52'

30.96'

POTOMAC TC OWNER LLC
PIN #19-08-0008-0009-0002
289,369 S.F. OR
6.6430 AC.

ASBUILT

Scale 1" = 30'

NORTH
NAD 83 (2011)

01/16/2026

DATE	REVISIONS
09/22/23	JUL. CTUB COMMENTS
12/26/23	WVAW, AND CTUB COMMENTS
01/08/24	CITY COMMENTS
01/23/24	CTUB COMMENTS
02/29/24	CITY COMMENTS
07/12/24	GRADING REVISIONS

DATE	REVISIONS
10/14/24	CITY COMMENTS

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

Copyright 2024 Morris & Ritchie Associates, Inc.

LANDSCAPE AND SIGNAGE PLAN

RED CLOVER MEADOWS
PHASE 2
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21170X01
SCALE:	1"=30'
DATE:	08/04/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET:	~~38 OF 48~~

SHEET 12 OF 14

32

L:\Projects\Lloyd-Red Clover Meadows\Phase 2\SITE PLAN\SHEETS\LANDSCAPE PLAN.dwg, PDMorris, AutoCAD PDF (High Quality Print).pc3

37

MATCHLINE SHEET 38

EX. 20' TEMPORARY UTILITY ESMT

15' STORM ESMT

EX. STORM ESMT

EX. GAZEBO

TOT LOT

ALLEY 9

ALLEY 8

ALLEY 3

ALLEY 4

CEDAR VALLEY RD

RED CLOVER LN
ST-60-36

11TH AVE
ST-60-36

ALLEY 3
RA-20-18

ALLEY 8
RA-20-18

SWM ESMT

EXISTING POND

CIVIC SPACE

10' STORM ESMT

10' STORM ACCESS ESMT

546.16
10 YR WSEL

PLACE MARKER CAPPED SANITARY FOR FUTURE USE PHASE 3 MH H - 61

REMOVE BOV CONNECT TO EX WL
REMOVE CAP CONNECT TO EX SAN

TYPE III BARRICADE WITH ROAD CLOSED SIGN 25' OVERBLAST

GLENDWELL LLOYD AND THE
JOANN L. LLOYD TRUST
PIN #19-08-0008-0009-0000
1,358,070 S.F. OR
31.1770 AC.

01/16/2026

LEGEND

- MEDIUM SHADE TREE
- LIGHT POLE
- SIGN (SEE SHEET 52 FOR DETAIL)
- YELLOW CURB (NO PARKING)
- STOP BAR (THERMOPLASTIC)
- CROSS WALK

ASBUILT

30 0 30 60 90
Scale 1" = 30'

NORTH
NAD 83 (2011)

DATE	REVISIONS
09/22/23	JUL. CTUB COMMENTS
12/26/23	WAW, AND CTUB COMMENTS
01/08/24	CITY COMMENTS
01/23/24	CTUB COMMENTS
02/29/24	CITY COMMENTS
07/12/24	GRADING REVISIONS

DATE	REVISIONS
10/14/24	CITY COMMENTS

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

Copyright 2024 Morris & Ritchie Associates, Inc.

LANDSCAPE AND SIGNAGE PLAN
RED CLOVER MEADOWS
PHASE 2
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.: 21170X01
SCALE: 1"=30'
DATE: 08/04/23
DRAWN BY: DLT
DESIGN BY: DLT
REVIEW BY: JKE
SHEET: ~~39 OF 48~~
SHEET 13 OF 14

L:\Projects\Lloyd-Red Clover Meadows\Phase 2\SITE PLAN\SHEETS\LANDSCAPE PLAN.dwg, PDMeyers, AutoCAD PDF (High Quality Print).pc3

MATCHLINE SHEET 38

RED CLOVER LN
ST-60-36

TROUT LILY DR
ST-54-36

CONEFLOWER DR
ST-54-32

EXISTING 10' ACCESS ESMT

EXISTING STORM ESMT

EXISTING 15' STORM ESMT (PORTION TO BE VACATED)

EXISTING 10' SANITARY ESMT

EX. PUMPSTATION

10' SAN ESMT

VARIABLE WIDTH STORM ESMT

10' STORM ESMT

SWM ESMT

EXISTING SWM ESMT

EX. WOOD FENCE

EXISTING POND

02-70-0110-0180
UNIVERSAL FOREST PRODUCTS EASTERN DIVISION INC.
DB 926 PG 215

02-70-0110-0180
UNIVERSAL FOREST PRODUCTS EASTERN DIVISION INC.
DB 926 PG 215

LEGEND

- MEDIUM SHADE TREE
- LIGHT POLE
- SIGN (SEE SHEET 52 FOR DETAIL)
- YELLOW CURB (NO PARKING)
- STOP BAR (THERMOPLASTIC)
- CROSS WALK

Scale 1" = 30'

01/16/2026

DATE	REVISIONS
09/22/23	JUI, CTUB COMMENTS
12/26/23	WVAW, AND CTUB COMMENTS
01/08/24	CITY COMMENTS
01/23/24	CTUB COMMENTS
02/29/24	CITY COMMENTS
07/12/24	1 GRADING REVISIONS

DATE	REVISIONS
10/14/24	1 CITY COMMENTS

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

Copyright 2024 Morris & Ritchie Associates, Inc.

LANDSCAPE AND SIGNAGE PLAN

RED CLOVER MEADOWS
PHASE 2
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21170X01
SCALE:	1"=30'
DATE:	08/04/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET:	~~-10 OF 10-~~ SHEET 14 OF 14

L:\Projects\Lloyd-Red Clover Meadows\Phase 2\SITE PLAN\SHEETS\LANDSCAPE PLAN.dwg, PDMearns, AutoCAD PDF (High Quality Print).pc3

BOND REDUCTION REVIEW
CRC REPORT

Red Clover Meadows – Phase 2

PROJECT: 25-44-BRR

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

Application Information

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

Project Description

Red Clover Meadows – Phase 2 Bond Reduction request. Residential site plans with a total site area of 22.01 acres. The Bond Release Request is for $3,453,097.37 of a $4,815,187.12 total bond amount. The site is currently zoned SmartCode New Community (SC-NC) per the City of Ranson Zoning Ordinance dated April 17, 2012.

Location and Site Information

Location: Red Clover Meadows Phase 2
Current Zoning : SmartCode New Community
Gross Site Area: 22.01 acres

Engineering & Zoning Review

Prior comments have been addressed by applicant.

Next Steps

Please contact Zach Holland, zholland@ransonwv.us, 304-724-3882 with any questions.

Thank you,
City of Ranson
Community Development Department

AGENDA ITEM IV.3

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing- to accept public comments on a surety reduction submitted by Morris and Ritchie Associates on behalf of US Homes LLC. for the subdivision Red Clover Meadows Phase 3 located off 19th Avenue and Red Clover Lane. The reduction is for the amount of $1,569,600.49 of a $2,464,633.18 total bond amount.

ATTACHMENTS:

Legal Notice Bond Reduction Red Clover Phase 3.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on February 2, 2026, 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 Red Clover Phase 3. The reduction is for the amount of $1,569,600.49 of the fully bonded amount.

All persons are invited to attend and make comments about the bond reduction. If you cannot attend but wish to comment, you may write to the following address prior to January 30, 2026: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written comments received prior to January 30, 2026, will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM IV.4

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Consideration-Application-25-45-BRR to accept public comments on a surety reduction submitted by Morris and Ritchie Associates on behalf of US Homes LLC. for the subdivision Red Clover Meadows Phase 3 located off 19th Avenue and Red Clover Lane. The reduction is for the amount of $1,569,600.49 of a $2,464,633.18 total bond amount for the following items:

- Waterline has been installed
- Sanitary sewer has been installed
- Storm sewer has been installed
- Earthwork has been completed
- Curb and gutter have been installed
- Base pavement has been installed
- A portion of the sidewalk and trees have been installed

ATTACHMENTS:

25-45-rcm phase 3 bond reduction.pdf
25-45-BRR-2026-01-19 Red Clover Meadows Phase 3 Asbuilt.pdf
25-45-BRR-CRC Report 25-45-BRR 1.21.26 (2).pdf

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

Project Red Clover Meadows ____ Date: 12/12/2025

Section Phase 3 ____ 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	100%	$ 2,475.00	$ -
2	Silt Fence - Standard	LF	$ 4.40	569	$ 2,503.60		$ -	$ 2,503.60
3	Silt Fence - Super	LF	$ 18.15	0	$ -		$ -	$ -
4	Earth Dike Construction (1)	LF	$ 3.96	467	$ 1,849.32		$ -	$ 1,849.32
5	Inlet Protection Device	EA	$ 388.14	0	$ -		$ -	$ -
6	Outlet Protection Device	EA	$ 385.00	0	$ -		$ -	$ -
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	329,887	$ 32,658.81		$ -	$ 32,658.81
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.12	239,624	$ 28,994.50		$ -	$ 28,994.50
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	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
9	Removal of Power Pole	EA	$ 8,415.00	0	$ -		$ -	$ -
10	Removal of Structures/Buildings	EA	Detailed estimate required.	0	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	9,957	$ 249,064.40	100%	$ 249,064.40	$ -
3	Borrow Material - On Site	CY	$ 22.34	0	$ -		$ -	$ -
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	185	$ 13,573.45	100%	$ 13,573.45	$ -
2	Fabric for Subgrade Stabilization	SY	$ 3.19	0	$ -		$ -	$ -
3	Aggregate Base Course	CY	$ 97.30	185	$ 17,999.58	100%	$ 17,999.58	$ -
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	7,509	$ 3,799.55		$ -	$ 3,799.55
8	Superpave Asphalt Base Course - Type 25	TN	$ 93.50	1,225	$ 114,537.50	100%	$ 114,537.50	$ -
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70	0	$ -		$ -	$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70	613	$ 72,150.10		$ -	$ 72,150.10
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	32	$ 3,330.27		$ -	$ 3,330.27
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50	0	$ -		$ -	$ -
16	Concrete Curb & Gutter	LF	$ 66.00	3,567	$ 235,422.00	100%	$ 235,422.00	$ -
17	Concrete Curb Only	LF	$ 55.00	1,054	$ 57,970.00	100%	$ 57,970.00	$ -
18	Bituminous Asphalt Walkway	SF	$ 14.85	0	$ -		$ -	$ -
19	Concrete Sidewalk	SY	$ 97.13	2,055	$ 199,602.15	48%	$ 96,450.09	$ 103,152.06
20	Bed Course Material (for sidewalk)	CY	$ 88.57	0	$ -		$ -	$ -
21	Concrete Curb Ramp	EA	$ 2,750.00	28	$ 77,000.00		$ -	$ 77,000.00
22	Detectable Warning Surface	EA	$ 486.72	28	$ 13,628.08		$ -	$ 13,628.08
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	1,086	$ 16,127.10		$ -	$ 16,127.10
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	57	$ 1,410.75		$ -	$ 1,410.75
44	Handicapped Parking Symbol	EA	$ 341.17	0	$ -		$ -	$ -
45	0.08 in Flat Sheet Sign	SF	$ 49.50	20	$ 990.00		$ -	$ 990.00
46	City standard sign post	LF	$ 27.50	48	$ 1,320.00		$ -	$ 1,320.00

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 467.50	4	$ 1,870.00		$ -	$ 1,870.00
48	Guard Rail - Steel Beam & Posts	LF	$ 20.16	0	$ -		$ -	$ -
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	4	$ 52,800.00		$ -	$ 52,800.00
54	Bollards (wood or steel)	EA	$ 495.00	0	$ -		$ -	$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	DOH estimate required.	0	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	41	$ 22,550.00	29%	$ 6,600.00	$ 15,950.00
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 330.00	23	$ 7,590.00		$ -	$ 7,590.00
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	0	$ -		$ -	$ -
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	0	$ -		$ -	$ -
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	1,745	$ 190,990.25	100%	$ 190,990.25	$ -
4	10" PVC Schedule 80 Pipe	LF	$ 121.55	0	$ -		$ -	$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	7	$ 46,722.75	100%	$ 46,722.75	$ -
6	Grease Trap	EA	$ 6,875.00	0	$ -		$ -	$ -
7	4" Service Lateral (20' to Edge of R.O.W./Property Line)	LF	$ 68.31	646	$ 44,128.26	100%	$ 44,128.26	$ -
8	Sanitary Sewer Pump Station (sewage pump)	EA	Detailed estimate required.	0	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	283	$ 33,324.67	100%	$ 33,324.67	$ -
2	1" Copper Service Line	LF	$ 193.60	461	$ 89,249.60	100%	$ 89,249.60	$ -
3	2" Copper Service Line	LF	$ 39.60	0	$ -		$ -	$ -
4	4" Ductile Iron Pipe	LF	$ 57.20	123	$ 7,035.60	100%	$ 7,035.60	$ -
5	6" Ductile Iron Pipe	LF	$ 74.80	0	$ -		$ -	$ -
6	8" Ductile Iron Pipe	LF	$ 92.40	9	$ 831.60	100%	$ 831.60	$ -
7	10" Ductile Iron Pipe	LF	$ 104.50	0	$ -		$ -	$ -
8	12" Ductile Iron Pipe	LF	$ 115.50	5	$ 577.50	100%	$ 577.50	$ -
9	Fire Hydrant with 6" line	EA	$ 5,513.77	2	$ 11,027.54	100%	$ 11,027.54	$ -
10	4" Gate Valve & Box	EA	$ 1,225.13	0	$ -		$ -	$ -
11	6" Gate Valve & Box	EA	$ 1,954.65	2	$ 3,909.29	100%	$ 3,909.29	$ -
12	8" Gate Valve & Box	EA	$ 1,617.98	0	$ -		$ -	$ -
13	10" Gate Valve & Box	EA	$ 2,420.00	0	$ -		$ -	$ -
14	12" Gate Valve & Box	EA	$ 4,271.09	14	$ 59,795.27	100%	$ 59,795.27	$ -
15	Pressure Reducing Valve & Vault	EA	Detailed estimate required.	0	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	0	$ -		$ -	$ -
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	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
11	Trash Rack	ch dia.	$ 55.00	0	$ -		$ -	$ -
12	Water Tight Pipe Bands	ch dia.	$ 8.25	0	$ -		$ -	$ -
	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	$ 112.02	1,253	$ 140,354.80	100%	$ 140,354.80	$ -
31	18" Storm Drain Pipe	LF	$ 118.94	101	$ 12,013.24	100%	$ 12,013.24	$ -
32	24" Storm Drain Pipe	LF	$ 136.22	202	$ 27,517.25	100%	$ 27,517.25	$ -
33	30" Storm Drain Pipe	LF	$ 180.69	0	$ -		$ -	$ -
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	0	$ -		$ -	$ -
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	5	$ 15,372.50	100%	$ 15,372.50	$ -
	Storm Drain Structures							
94	Drop Inlet	EA	$ 3,879.85	2	$ 7,759.71	100%	$ 7,759.71	$ -
95	Curb Inlet - 6' Opening	EA	$ 4,620.00	10	$ 46,200.00	100%	$ 46,200.00	$ -
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	6	$ 40,048.73	100%	$ 40,048.73	$ -
	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	0	$ -		$ -	$ -
5.1	**Civc Standards**							
1	Small Playground Tot Lot (< 10 Childred)	EA	$ 19,800.00	0	$ -		$ -	$ -
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	0	$ -		$ -	$ -
3	Construction Stake-out	AC	$ 11,000.00	7.73	$ 85,030.00	80%	$ 68,024.00	$ 17,006.00
4	Traffic Control During Construction	LS	Detailed estimate required.	0	0		$ -	$ -
5	Set Property Corners	EA	$ 132.00	114	$ 15,048.00		$ -	$ 15,048.00

Grand Total All Costs	$ 2,129,272.73	Completed	$ 1,660,094.58	$ 469,178.15	Remaining W	Total All Costs
Mobilization (5%)	$ 106,463.64	20% Guaranty	$ 332,018.92	$ 23,458.91	Mobilization (	Mobilization (5%)
15% Contingency	$ 335,360.45			$ 70,376.72	Contingency (	5% Contingency
TOTAL BOND AMOUNT	$ 2,464,633.18			$ 563,013.78	Subtotal	BOND AMOUNT

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
							Remaining Bond Total	$ 895,032.69 Subtotal + Guaranty
							Approved Release Total	**$ 1,569,600.49**

RED CLOVER MEADOWS

PHASE 3

~~CONSTRUCTION DRAWINGS~~

CITY OF RANSON, WV

ASBUILT

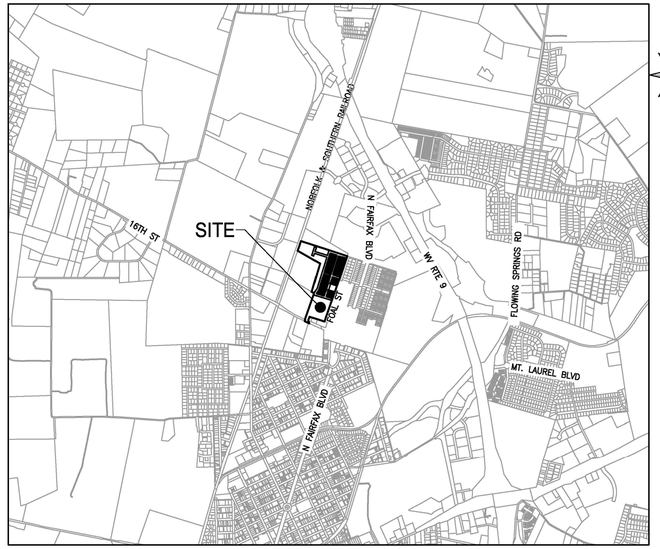
Know what's below. Call before you dig.

PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

1. THE PROPERTY DELINEATED HEREON IS NOW IN THE NAME OF U.S. HOME LLC AMONG THE LAND RECORDS OF JEFFERSON COUNTY, WEST VIRGINIA.
2. EXISTING AERIAL TOPOGRAPHY PROVIDED BY THE THRASHER GROUP AND FIELD VERIFIED BY MORRIS & RITCHIE ASSOCIATES IN MAY 2020.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE "WEST VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK".
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.
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.
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 THE CHARLES TOWN UTILITY BOARD AND WEST VIRGINIA AMERICAN WATER.
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 WEST VIRGINIA AMERICAN WATER 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 304-724-3895.
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. WEST VIRGINIA AMERICAN WATER REQUIRES 2 WEEKS NOTICE FOR INSPECTION OF INSTALLATION. INSPECTION FEES WILL APPLY.
    C. CHARLES TOWN UTILITY BOARD
    661 SOUTH GEORGE STREET; SUITE 101
    CHARLES TOWN, WV 25414
    304-725-2316
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.
26. ALL DEVELOPMENT SIGNS SHALL DEMONSTRATE COMPLIANCE WITH CITY OF RANSON SIGN ORDINANCE WHICH INCLUDES THE SEPARATE SUBMISSION OF A BUILDING PERMIT. PLEASE REFER TO SEC. 19-15. SIGNS, FOR ALL SIGNAGE REQUIREMENTS AND STANDARDS.
27. THERE ARE NO WETLANDS LOCATED ONSITE.
28. THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBERS 54037C0130E AND 54037C0136E, BOTH DATED DECEMBER 18, 2009.
29. CONTRACTOR TO ACCESS THE SITE FROM THE CONSTRUCTION ENTRANCE OFF OF EXISTING 19TH AVENUE.

1 REVISION TO SWM POND #2 TO RAISE THE OUTFALL AND EMBANKMENT PER UPDATED EXISTING TOPOGRAPHY.



VICINITY MAP
SCALE: 1"=2000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	SITE NOTES & DETAILS
3	FINAL SITE PLAN
4	EXISTING CONDITIONS
5	OVERALL PLAN
6	UTILITY AND LAYOUT PLAN
7	GRADING PLAN
8	RED CLOVER LN & ALLEY 9 PROFILE
9	ALLEY 5 & FORREST GROVE AVE PROFILE
10	ASPEN GROVE LN & SILVER BIRCH DR PROFILE
11	RETAINING WALL PROFILE
12	STORM PROFILES
13	STORM COMPUTATIONS
14	SANITARY LATERAL TABLE & PROFILE
15	SANITARY DETAILS AND WATER PROFILES
16	WATERLINE DETAILS
17	WATERLINE DETAILS
18	MISCELLANEOUS DETAILS
19	MISCELLANEOUS DETAILS
20	EROSION AND SEDIMENT CONTROL PLAN PHASE I
21	EROSION AND SEDIMENT CONTROL PLAN PHASE II
22	EROSION AND SEDIMENT NOTES
23	EROSION AND SEDIMENT DETAILS
24	PRE-DEVELOPED DRAINAGE AREA
25	POST-DEVELOPED DRAINAGE AREA
26	WATER QUALITY MAP
27	LANDSCAPE AND SIGNAGE PLAN
28	LANDSCAPE AND SIGNAGE DETAILS
29	LIGHTING PLAN
30	LIGHTING LOCATION AND DETAILS
31	VEHICLE TURNING PLAN - SCHOOL BUS
32	VEHICLE TURNING PLAN - GARBAGE TRUCK
33	VEHICLE TURNING PLAN - FIRE TRUCK
34	HANDICAP DETAILS

OWNER
U.S. HOME LLC
DBA LENNAR CORPORATION
14280 PARK MEADOW DRIVE
CHANTILLY, VA 20151
703-449-6538
STUART.HAGENLOCK@LENNAR.COM

PREPARED BY
MORRIS & RITCHIE ASSOCIATES, INC.
205 E. HIRST ROAD, STE 106
PURCELLVILLE, VIRGINIA 20132
CONTACT: JON K. ERICKSON
703-994-4047
JERICKSON@MRAGTA.COM

PROJECT NOTES

1. EXISTING USE: VACANT
2. PROPOSED USE: RESIDENTIAL
3. ZONING: SC-NC
4. LOCATION: NORTH OF 16TH AVENUE WEST OF FOAL STREET
5. AREA OF DISTURBANCE: 7.73 AC
6. NUMBER OF UNITS PROPOSED: 18 SINGLE FAMILY
   42 TOWNHOUSE
   60 TOTAL UNITS

THE CITY OF RANSON PLANNING APPROVES THESE CONSTRUCTION DRAWINGS ON _____, _____ WITH THE FOLLOWING CONDITIONS:

1) _____

2) _____

3) _____

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

_____
OWNER'S SIGNATURE DATE

ASBUILT

DATE	REVISIONS
01/10/24	WVAW, CTUB, AND CITY COMMENTS
03/15/24	CITY COMMENTS
04/02/24	CITY COMMENTS
04/25/24	1 POND #2 REVISION

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

Copyright 2023 Morris & Ritchie Associates, Inc.

JON K. ERICKSON, REGISTERED PROFESSIONAL ENGINEER, 16052, STATE OF WEST VIRGINIA, 01/19/2026

JON K. ERICKSON, REGISTERED PROFESSIONAL ENGINEER, 16052, STATE OF WEST VIRGINIA, 01/19/24

COVER

RED CLOVER MEADOWS
PHASE 3
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21170X01
SCALE:	N/A
DATE:	09/28/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET:	~~1~~ OF ~~34~~

SHEET 1 OF 7

L:\Projects\Lloyd-Red Clover Meadows\Phase 3\SITE PLAN\SHEETS\COVER.dwg, FGustavson

P.B. 23, PG. 58

FOAL STREET
TEMP. 40' ACCESS ESMT

EXISTING 15' STORM ESMT

ALLEY 9
RA-20-16

EXISTING 15' STORM ESMT (PORTION TO BE VACATED)

EXISTING STORM ESMT

10' SETBACK (TYP.)

8' SETBACK (TYP.)

6" SAN LAT (TYP.)

17TH AVE

5' ACCESS ESMT

20' STORM ESMT

10' ACCESS & UTILITY ESMT

PR 8" PVC SAN

4' CURB

ALLEY 5
RA-20-16

SILVER BIRCH DR
ST-60-36

EXISTING SEDIMENT BASIN
(TO BE CONVERTED TO SWM POND)

SWM ESMT

SIGHT DISTANCE TRIANGLES

EXISTING SWM ESMT

I-8"X6" TEE
FH ASSEMBLY

I-8"X6" TEE
3-8" VALVES

ASPEN GROVE LN
ST-54-32

PR 15" RCP

8" CA09 PVC

6" C16

PR 24" RCP

SIGHT DISTANCE ESMT

20' STORM ESMT

6" SAN LAT (TYP.)

RED CLOVER LANE
ST-60-36

12" CA09 PVC

I-12"X8" TEE
I-12" VALVES
2-8" VALVES

REMOVE CAP
CONNECT TO EX SAN

REMOVE BOV
CONNECT TO EX WL

PR 8" SCH40 SAN

FORCEMAIN TO BE ABANDONED

WATERLINE TO BE ABANDONED

20' TEMPORARY UTILITY ESMT (TO BE VACATED)

TEST PIT REQUIRED

I-HOT TAP

08-80-0008-0002
JEFFERSON COUNTY
AMBULANCE AUTHORITY
DB 1052 PG 521

EXISTING SEDIMENT BASIN

20' UTILITY ESMT

2" WG 35

I-8"CAP
I-2" TEMPORARY BOV
I-PERMANENT THRUST BLOCK
I-8"X6" TEE
FH ASSEMBLY
I-8"X2" TEE

08-80-0008-0001
CITY OF CHARLES TOWN
DB 1021 PG 373

08-80-0008-0000
RANSON BUILDING COMMISSION
DB 1052 PG 524

16TH ST

I-12"CAP
I-2" TEMPORARY BOV
I-PERMANENT THRUST BLOCK

20' POTOMAC EDISON COMPANY EASEMENT
D.B. 1019 PG. 276
(TO BE VACATED)

FOUND OBSCURED

Scale 1" = 30'

NORTH
NAD 83 (2011)

01/9/2026

DATE	REVISIONS
01/10/24	WVAW, CTUB, AND CITY COMMENTS
03/15/24	CITY COMMENTS
04/02/24	CITY COMMENTS
04/25/24	POND #2 REVISION

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

Copyright 2023 Morris & Ritchie Associates, Inc.

JOHN E. KERRICK
LICENSED
16052
STATE OF VIRGINIA
PROFESSIONAL ENGINEER
04/25/24

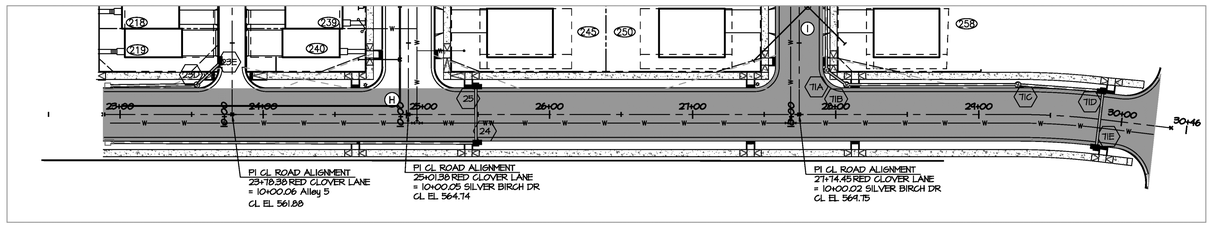
UTILITY AND LAYOUT PLAN

RED CLOVER MEADOWS
PHASE 3
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

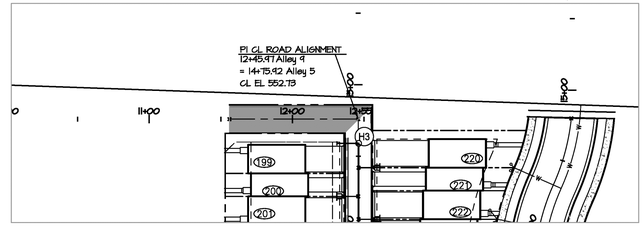
JOB NO.:	21170X01
SCALE:	1"=30'
DATE:	09/28/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET:	~~6 OF 34~~

ASBUILT

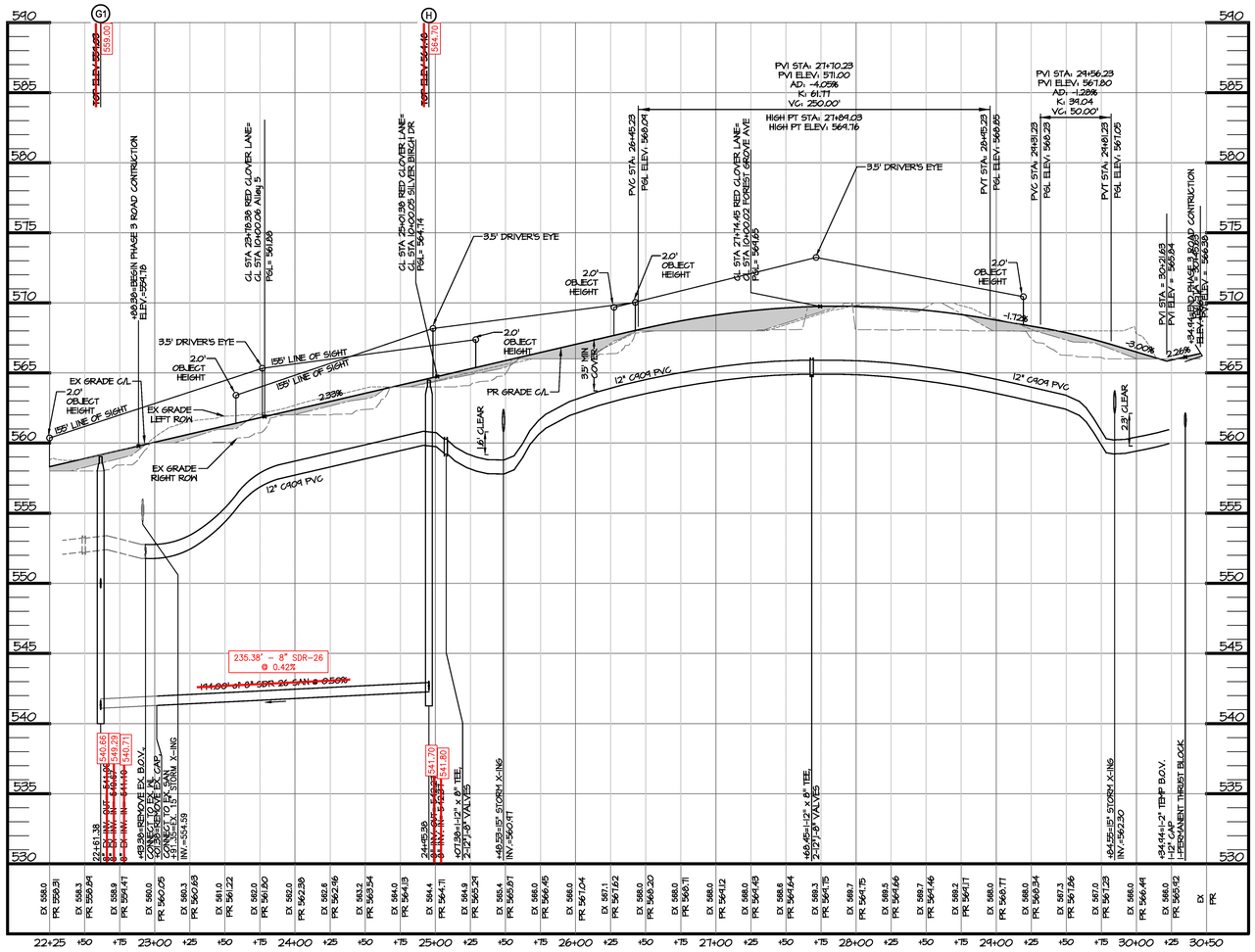
L:\Projects\Lloyd-Red Clover Meadows\Phase 3\SITE PLAN\SHEETS\UTILITY AND LAYOUT PLAN.dwg, FGustavson



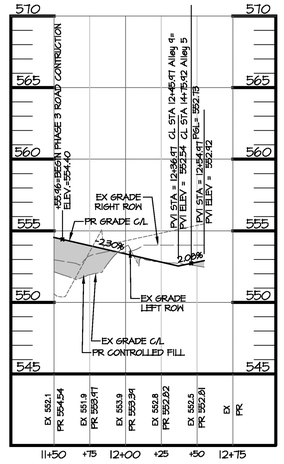
RED CLOVER LN
ST-60-36
25 MPH POST SPEED



ALLEY 9
RA-20-18
25 MPH POST SPEED



RED CLOVER LANE PROFILE
SCALE: H: 1"=50'
V: 1"=5'



Alley 9 PROFILE
SCALE: H: 1"=50'
V: 1"=5'

Scale 1" = 50'

ASBUILT

DATE	REVISIONS
01/10/24	WWAW, CTUB, AND CITY COMMENTS
03/15/24	CITY COMMENTS
04/02/24	CITY COMMENTS
04/25/24	POND #2 REVISION

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

Copyright 2023 Morris & Ritchie Associates, Inc.

K. ERICKSON
LICENSED
16052
STATE OF VIRGINIA
PROFESSIONAL ENGINEER
01/19/2026

01/12/24

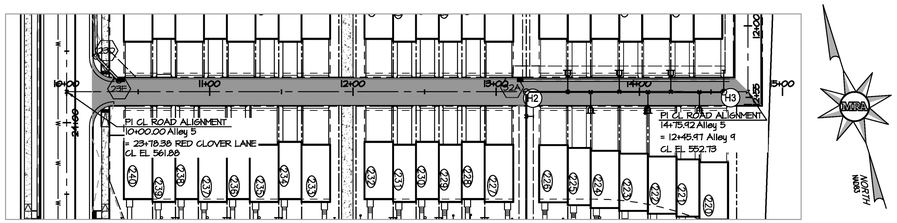
RED CLOVER LN & ALLEY 9 PROFILE

RED CLOVER MEADOWS
PHASE 3
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

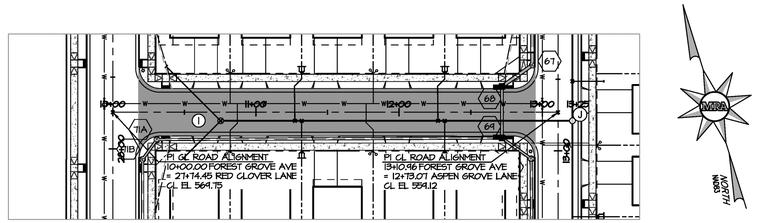
JOB NO.:	21170X01
SCALE:	1"=50'
DATE:	09/28/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET:	~~8 OF 34~~

SHEET 3 OF 7

L:\Projects\Lloyd-Red Clover Meadows\Phase 3\SITE PLAN\SHEETS\ROAD PROFILES.dwg, fdavison

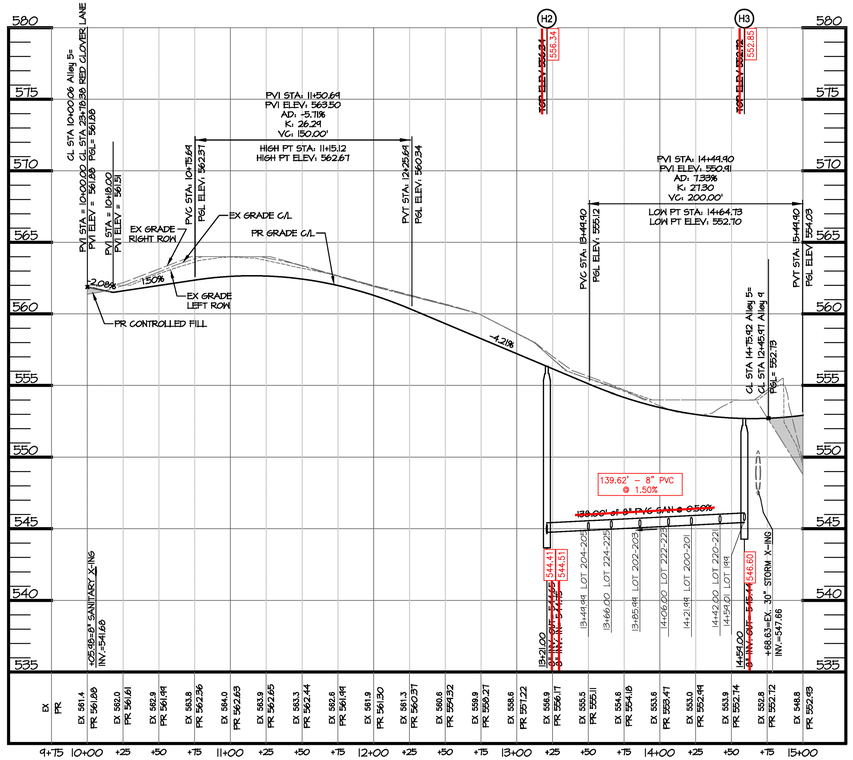


ALLEY 5
RA-20-18
25 MPH POST SPEED

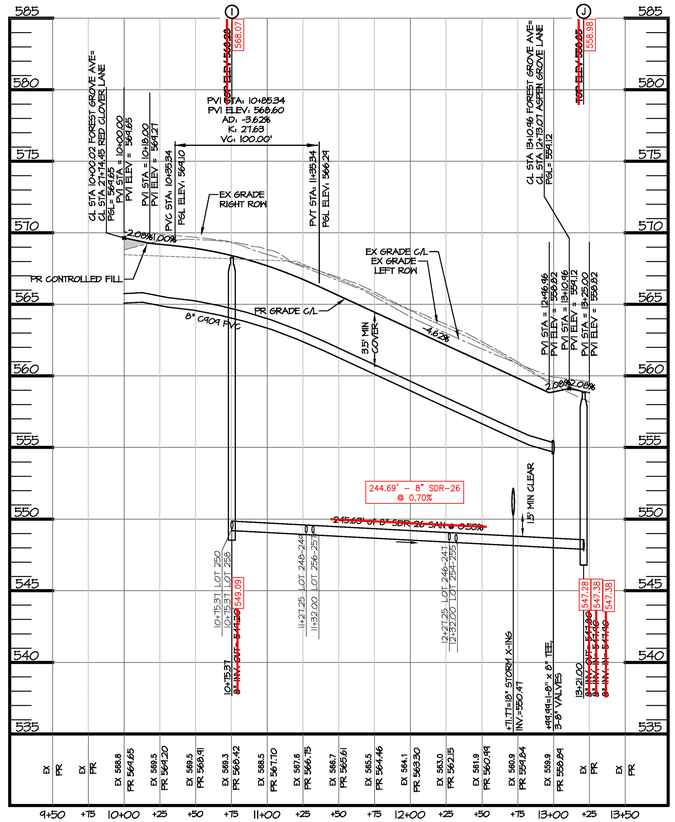


FOREST GROVE AVE
ST-54-32
25 MPH POST SPEED

50 0 50 100 150
Scale 1" = 50'



Alley 5 PROFILE
SCALE: H: 1"=50'
V: 1"=5'



FOREST GROVE AVE PROFILE
SCALE: H: 1"=50'
V: 1"=5'

DATE	REVISIONS
01/10/24	WWAW, CTUB, AND CITY COMMENTS
03/15/24	CITY COMMENTS
04/02/24	CITY COMMENTS
04/25/24	⚠1 POND #2 REVISION

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

Copyright 2023 Morris & Ritchie Associates, Inc.

01/19/2026

JOHN K. ERICKSON
LICENSED
16052
STATE OF VIRGINIA
PROFESSIONAL ENGINEER
04/25/24

ALLEY 5 & FORREST GROVE AVE PROFILE

RED CLOVER MEADOWS
PHASE 3
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

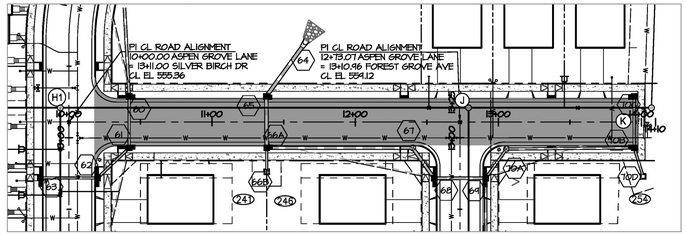
JOB NO.:	21170X01
SCALE:	1"=50'
DATE:	09/28/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET:	~~9 OF 34~~

ASBUILT

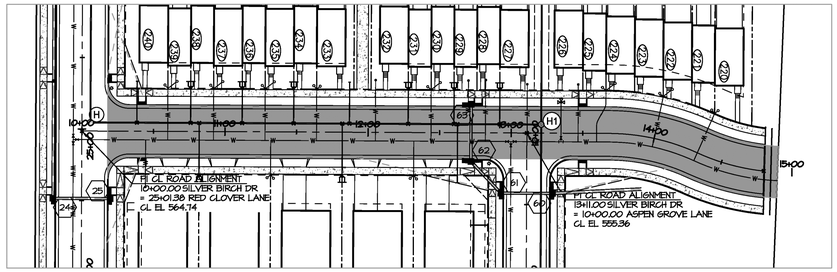
SHEET 4 OF 7

L:\Projects\Lloyd-Red Clover Meadows\Phase 3\SITE PLAN\SHEETS\ROAD PROFILES.dwg, FGustavson



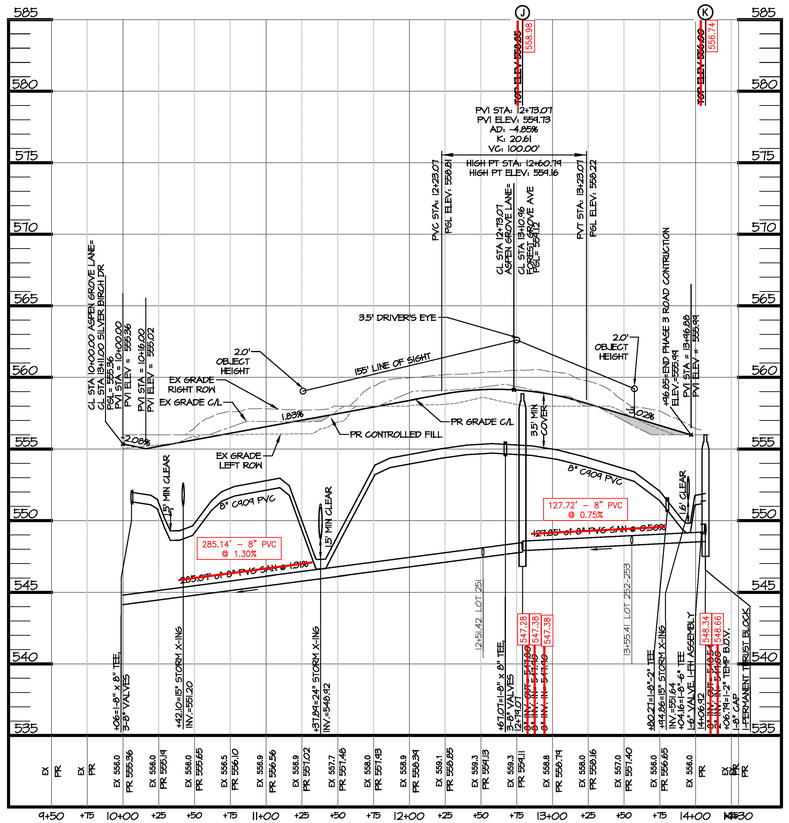


ASPEN GROVE LN
ST-54-32
25 MPH POST SPEED

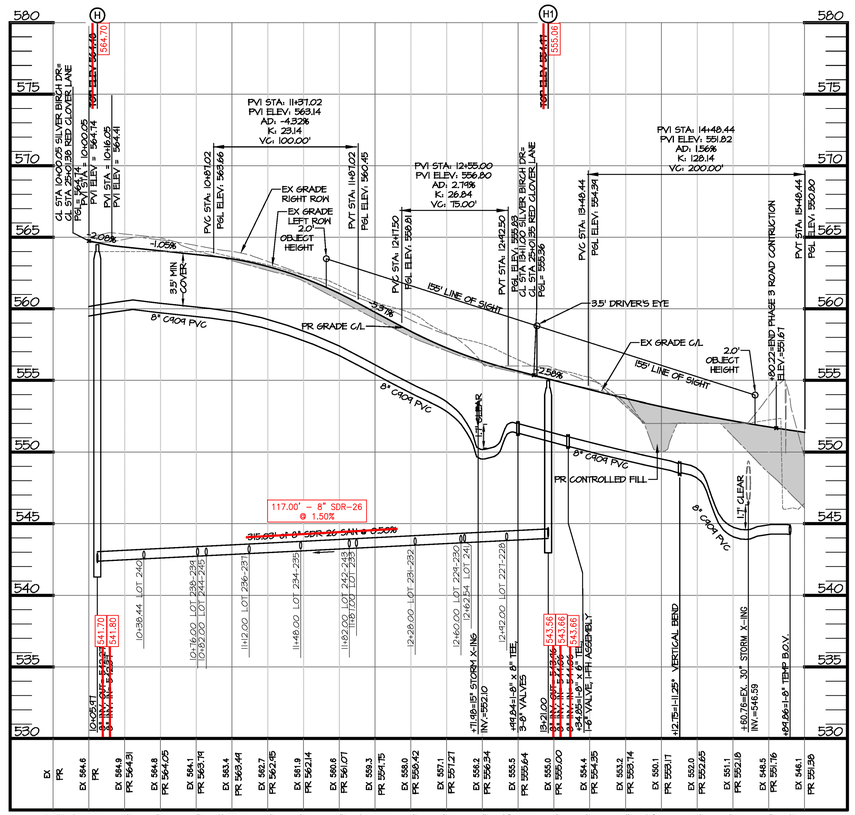


SILVER BIRCH DR
ST-60-36
25 MPH POST SPEED





ASPEN GROVE LANE PROFILE
SCALE: H: 1"=50'
V: 1"=5'



SILVER BIRCH DR PROFILE
SCALE: H: 1"=50'
V: 1"=5'

ASBUILT

50 0 50 100 150
Scale 1" = 50'

DATE	REVISIONS
01/10/24	WWW, CTUB, AND CITY COMMENTS
03/15/24	CITY COMMENTS
04/02/24	CITY COMMENTS
04/25/24	⚠1 POND #2 REVISION

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

Copyright 2023 Morris & Ritchie Associates, Inc.

MRA

JAMES K. ERICKSON
REGISTERED
16052
STATE OF VIRGINIA
PROFESSIONAL ENGINEER
04/25/24

01/14/2026

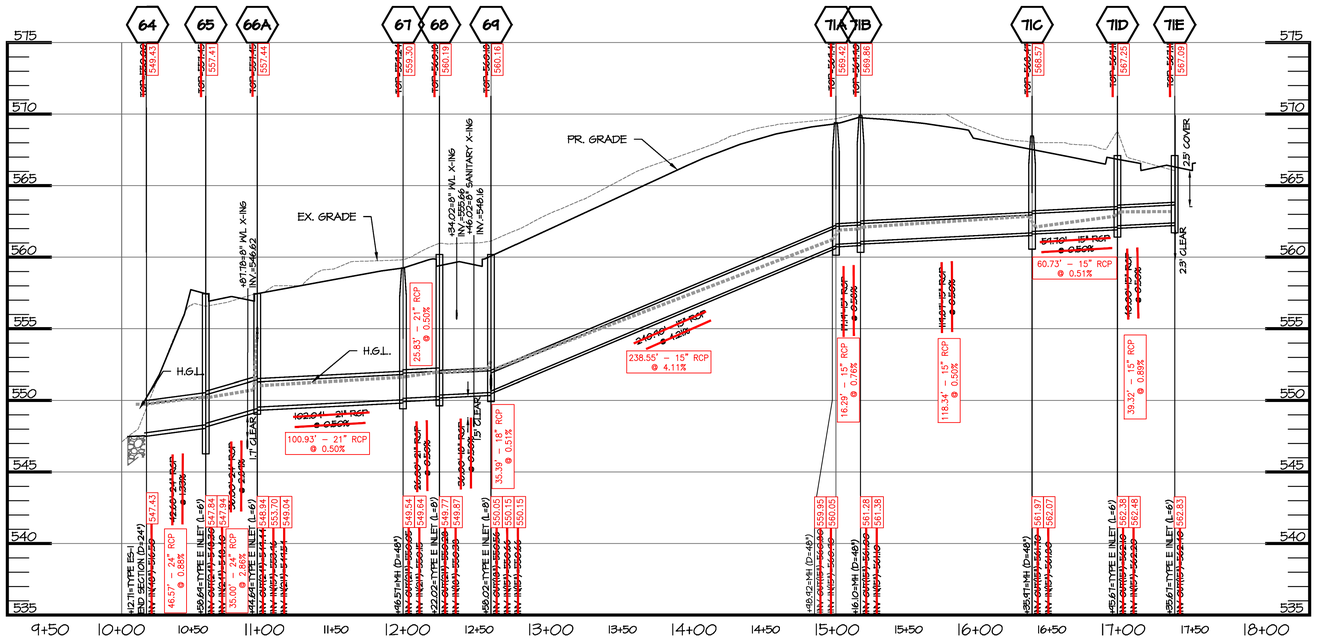
ASPEN GROVE LN & SILVER BIRCH DR PROFILE

RED CLOVER MEADOWS
PHASE 3
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

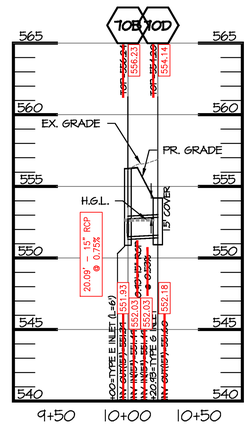
JOB NO.:	21170X01
SCALE:	1"=50'
DATE:	09/28/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET:	~~10 OF 34~~

SHEET 5 OF 7

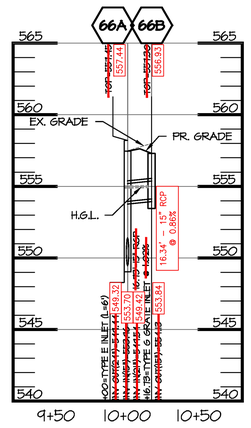
L:\Projects\Lloyd-Red Clover Meadows\Phase 3\SITE PLAN\SHEETS\ROAD PROFILES.dwg, FGustavson



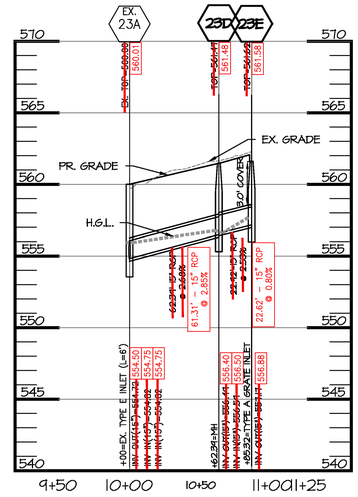
Storm 65-71E PROFILE
SCALE: H: 1"=50'
V: 1"=5'



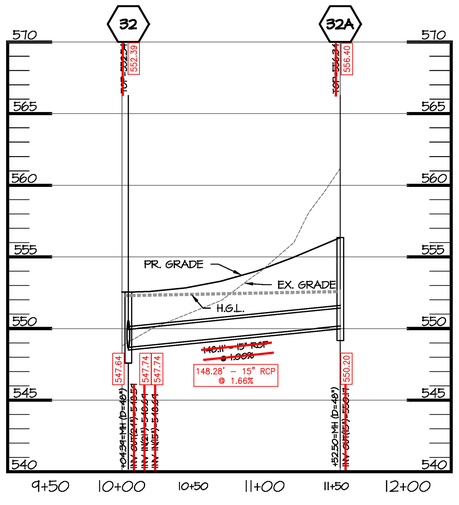
Storm 70B-70D PROFILE
SCALE: H: 1"=50'
V: 1"=5'



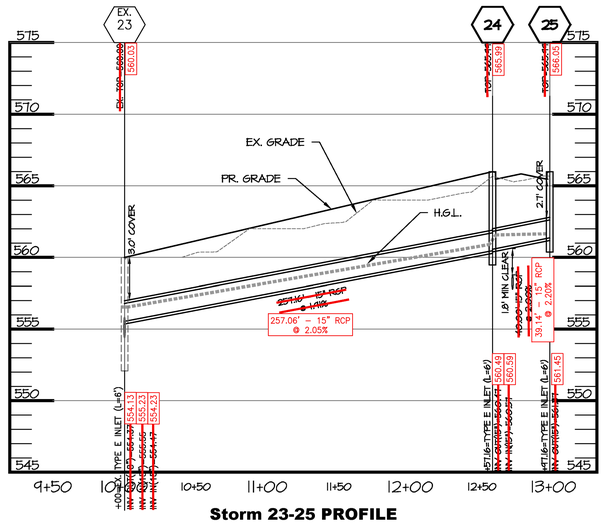
Storm 66A-66B PROFILE
SCALE: H: 1"=50'
V: 1"=5'



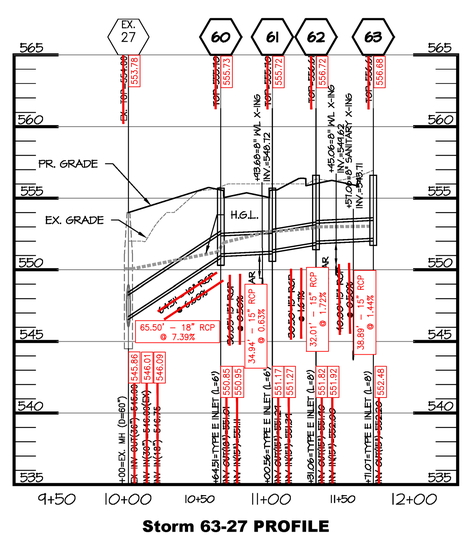
Storm 23A-23E PROFILE
SCALE: H: 1"=50'
V: 1"=5'



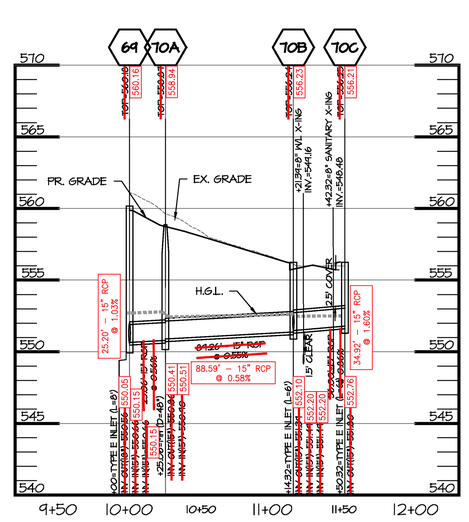
Storm 32A-32 PROFILE
SCALE: H: 1"=50'
V: 1"=5'



Storm 23-25 PROFILE
SCALE: H: 1"=50'
V: 1"=5'



Storm 63-27 PROFILE
SCALE: H: 1"=50'
V: 1"=5'



Storm 69-70C PROFILE
SCALE: H: 1"=50'
V: 1"=5'

KYLE E. ERICKSON
LICENSED
PROFESSIONAL ENGINEER
01/9/2026

ASBUILT

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

DATE	REVISIONS
01/10/24	WVAW, CTUB, AND CITY COMMENTS
03/15/24	CITY COMMENTS
04/02/24	CITY COMMENTS
04/25/24	Δ POND #2 REVISION

Copyright 2023 Morris & Ritchie Associates, Inc.

KYLE E. ERICKSON
LICENSED
PROFESSIONAL ENGINEER
04/25/24

STORM PROFILES
RED CLOVER MEADOWS
PHASE 3
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21170X01
SCALE:	1"=50'
DATE:	09/28/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET:	~~12 OF 34~~ SHEET 6 OF 7

L:\Projects\Lloyd-Red Clover Meadows\Phase 3\SITE PLAN\SHEETS\STORM PROFILES.dwg, FGustavson

P.B. 23 PG. 58

APPROXIMATE WATER LINE LOCATION

FOAL STREET
TEMP. 40' ACCESS ESMT

NORTH
NAD 83 (2011)

EXISTING 15' STORM ESMT

EXISTING 15' STORM ESMT (PORTION TO BE VACATED)

EXISTING STORM ESMT

ALLEY 9
RA-20-16

10' STORM ESMT

17TH AVE

6" SAN LAT (TYP.)

PR 8" PVC SAN

PR 15" RCP

5' ACCESS ESMT

20' STORM ESMT

10' ACCESS & UTILITY ESMT

PR 8" PVC SAN

I-D2V

EXISTING 15' STORM ESMT (PORTION TO BE VACATED)

EXISTING SEDIMENT BASIN (TO BE CONVERTED TO SWM POND)

SWM ESMT

SIGHT DISTANCE TRIANGLES

EXISTING SWM ESMT

I-8"X8" TEE FH ASSEMBLY

ASPEN GROVE LN
ST-54-32

PR 24" RCP

PR 15" RCP

I-16"X8" TEE 3-8" VALVES

8" CA09 PVC

PROPOSED STREET LIGHT

SIGHT DISTANCE ESMT

20' STORM ESMT

I-8"X8" TEE 3-8" VALVES

PR 21" RCP

SIGHT DISTANCE TRIANGLES

PR 8" PVC SAN

PR 15" RCP

I-8"CAP
I-2" TEMPORARY BOV
I-PERMANENT THRUST BLOCK
I-8"X6" TEE FH ASSEMBLY
I-8"X2" TEE

20' STORM ESMT

SILVER BIRCH DR
ST-60-36

PR 8" PVC SAN

FORCEMAIN TO BE ABANDONED

WATERLINE TO BE ABANDONED

20' TEMPORARY UTILITY ESMT (TO BE VACATED)

TEST PIT REQUIRED

I-HOT TAP

TEST PIT REQUIRED

20' UTILITY ESMT

2" PVC 395

EXISTING SEDIMENT BASIN

FOREST GROVE AVE
ST-54-32

8" CA09 PVC

PR 8" PVC SAN

16" SAN LAT (TYP.)

LEGEND

- LARGE SHADE TREE
- MEDIUM SHADE TREE
- LIGHT POLE
- SIGN (SEE SHEET 28 FOR DETAIL)
- YELLOW CURB (NO PARKING)
- STOP BAR (THERMOPLASTIC)
- CROSS WALK

08-80-0008-0002
JEFFERSON COUNTY AMBULANCE AUTHORITY
DB 1052 PG 521

08-80-0008-0001
CITY OF CHARLES TOWN
DB 1021 PG 373

08-80-0008-0000
RANSON BUILDING COMMISSION
DB 1052 PG 524

APPROXIMATE WATER LINE LOCATION

16TH ST

12TH AVE

ALLEY 5
RA-20-16

GLENDWELL LLOYD AND JOANN L. LLOYD TRUST
PIN # 9-08-0008-0009-0000
1,358,070 S.F. OR
31.1770 AC.

4" SAN LAT (TYP.)

8" CA09 PVC

REMOVE CAP CONNECT TO EX SAN

REMOVE BOV CONNECT TO EX WL

SIGHT DISTANCE TRIANGLES

PR 8" SDR26 PVC SAN

12" CA09 PVC

I-12"X8" TEE
I-8" VALVES
2-8" VALVES

PR 15" RCP

RED CLOVER LANE
ST-60-36

SIGHT DISTANCE 52.64'

SIGHT DISTANCE 60.49'

SIGHT DISTANCE 87.23'

I-12"CAP
I-2" TEMPORARY BOV
I-PERMANENT THRUST BLOCK

20' POTOMAC EDISON COMPANY EASEMENT
D.B. 1019 PG. 276
(TO BE VACATED)

Scale 1" = 30'

ASBUILT

DATE	REVISIONS
01/10/24	WVAW, CTUB, AND CITY COMMENTS
03/15/24	CITY COMMENTS
04/02/24	CITY COMMENTS
04/25/24	POND #2 REVISION

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

Copyright 2023 Morris & Ritchie Associates, Inc.

JOHN K. ERICKSON
LANDSCAPE ARCHITECT
16052
STATE OF VIRGINIA
PROFESSIONAL ENGINEER
01/12/24

01/14/2026

LANDSCAPE AND SIGNAGE PLAN

RED CLOVER MEADOWS PHASE 3

CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21170X01
SCALE:	1"=30'
DATE:	09/28/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET:	~~27 OF 34~~
	SHEET 7 OF 7

L:\Projects\Lloyd-Red Clover Meadows\Phase 3\SITE PLAN\SHEETS\LANDSCAPE PLAN.dwg, Fdustanson

BOND REDUCTION REVIEW
CRC REPORT

Red Clover Meadows – Phase 3

PROJECT: 25-45-BRR

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

Application Information

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

Project Description

Red Clover Meadows – Phase 3 Bond Reduction request. Residential site plans with a total site area of 7.73 acres. The Bond Release Request is for $1,569,600.49 of a $2,464,633.18 total bond amount. The site is currently zoned SmartCode New Community (SC-NC) per the City of Ranson Zoning Ordinance dated April 17, 2012.

Location and Site Information

Location: Red Clover Meadows Phase 3
Current Zoning : SmartCode New Community
Gross Site Area: 7.73 acres

Engineering & Zoning Review

Prior comments have been addressed by applicant.

Next Steps

Please contact Zach Holland, zholland@ransonwv.us, 304-724-3882 with any questions.

Thank you,
City of Ranson
Community Development Department

AGENDA ITEM IV.5

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing to accept public comments on a major subdivision application submitted by IMEG CORP on behalf of Marcus Enterprises LLC for an 8 subdivision named Marcus Village located off Flowing Springs Road and Cottontail Drive.

ATTACHMENTS:

Legal Notice Marcus Village Major Subdivsion.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, February 2, 2026, at 7:00 PM at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the major subdivision proposal for Marcus Village, Lots 1-8 located off Flowing Springs and Cottontail Drive. All persons are invited to attend and make comments about the proposed major subdivision.

Copies of the proposed major subdivision 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 January 30, 2026, will be provided to the Planning Commission, and inserted into the official record.

Dept. of Community Development

AGENDA ITEM IV.6

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Consideration-Application-25-43-MAJ_SUB on a major subdivision application submitted by IMEG CORP on behalf of Marcus Enterprises LLC for an 8 subdivision located off Flowing Springs Road and Cottontail Drive.

ATTACHMENTS:

25-43-MAJ_SUB-114468 - Subdivision Plat Final.pdf

GENERAL NOTES

1. THE PROPERTIES SHOWN HEREON ARE IDENTIFIED ON THE JEFFERSON COUNTY, WEST VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS PARCEL ID #19-08-008A-RECR-0000, ZONED R-100 AND #19-02-004E-0031-0000 AND #19-02-004E-0032-0000, ZONED R-101.
2. THE PROPERTIES SHOWN HEREON ARE NOW IN THE FOLLOWING NAMES, AMONG THE LAND RECORDS OF JEFFERSON COUNTY, WEST VIRGINIA.
   PARCEL ID #19-08-008A-RECR-0000 / BRIAR RUN ESTATES OWNERS ASSOCIATION, INC. / DEED BOOK 1060, PAGE 622
   PARCEL ID #19-02-004E-0031-0000 / BRUCILLA A. WALKER / DEED BOOK 1051, PAGE 420
   PARCEL ID #19-02-004E-0032-0000 / BENJAMIN D. PAUL / DEED BOOK 1324, PAGE 167
3. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE WEST VIRGINIA STATE GRID NORTH (1983/11-ZONE 4701) AS ESTABLISHED FROM A CURRENT GPS SURVEY.
4. NO TITLE REPORT FURNISHED.
5. THIS PROPERTIES SHOWN HEREON ARE LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 54037C0130E, DATED DECEMBER 18, 2009 BY GRAPHIC DEPICTION ONLY, THE PROPERTIES SHOWN HEREON ARE SHOWN IN: FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. THE CURRENT NATIONAL WETLANDS INVENTORY MAP DOES NOT SHOW WETLANDS/SENSITIVE AREAS ON THE SUBJECT PROPERTY.
7. ALL KNOWN EXISTING AND PROPOSED EASEMENTS AND RIGHT-OF-WAY FOR THIS SECTION ARE SHOWN HEREON.
8. SERVICE LATERALS TO INDIVIDUAL LOTS OR SITES SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE FINISHED ROAD PAVEMENT SURFACE.
9. PRIVATE WELLS AND/OR PRIVATE SEPTIC SYSTEMS FOR DOMESTIC USE ARE PROHIBITED WHERE CENTRAL WATER AND/OR SANITARY SEWER SERVICE IS AVAILABLE.
10. LOT ACCESS IS LIMITED TO INTERIOR ROADS ONLY.
11. ALL RESIDENTIAL AND NON-RESIDENTIAL BUILDING LOTS SHALL HAVE STABILIZED CONSTRUCTION ENTRANCES AND A PERIMETER SILT FENCE INSTALLED PRIOR TO BEGINNING CONSTRUCTION ON THE LOT.
12. A COMMON INTEREST OWNERSHIP AGREEMENT MUST BE ESTABLISHED TO PROVIDE FOR THE MAINTENANCE OF COMMONLY OWNED LAND, INCLUDING SNOW REMOVAL. THIS COMMON INTEREST OWNERSHIP AGREEMENT MUST BE DEVELOPED IN ACCORDANCE WITH THE UNIFORM COMMON INTEREST OWNERSHIP ACT OF WEST VIRGINIA. THIS IS NOT A PUBLIC RESPONSIBILITY NOR THE RESPONSIBILITY OF JEFFERSON COUNTY, WV.
13. NO STRUCTURES, FENCES OR LANDSCAPING SHALL BE LOCATED IN THE EASEMENTS.
14. THE BOUNDARY OF THESE LOTS WERE ESTABLISHED WITH A NETWORK OF TRAVERSE CONTROL HAVING AN ERROR OF CLOSURE OF 1:7,500 OR BETTER.
15. MARCUS WAY AND VIVAN WAY ARE PUBLIC ROADS TO BE OWNED AND MAINTAINED BY THE CITY OF RANSON, WV.
16. DEDICATED TO THE WEST VIRGINIA DEPARTMENT OF HIGHWAY FOR PUBLIC STREET PURPOSES.

AREA TABULATION

BEFORE RESUBDIVISION

LOT 31	15,750 SQ. FT. OR 0.3616 ACRES
LOT 32	15,750 SQ. FT. OR 0.3616 ACRES
TOTAL	31,500 SQ. FT. OR 0.7232 ACRES

AFTER RESUBDIVISION

LOT 31A	11,250 SQ. FT. OR 0.2583 ACRES
LOT 32A	11,250 SQ. FT. OR 0.2583 ACRES
STREET DEDICATION	9,000 SQ. FT. OR 0.2066 ACRES
TOTAL	31,500 SQ. FT. OR 0.7232 ACRES

BEFORE SUBDIVISION

PARCEL ID #19-08-008A-RECR-0000	102,450 SQ. FT. OR 2.3519 ACRES

AFTER SUBDIVISION (MARCUS VILLAGE)

LOTS 1-8	64,631 SQ. FT. OR 1.4836 ACRES
PARCEL A	4,424 SQ. FT. OR 0.1016 ACRES
STREET DEDICATION	33,395 SQ. FT. OR 0.7667 ACRES
TOTAL	102,450 SQ. FT. OR 2.3519 ACRES

LAND OWNERS:
PARCEL ID #19-08-008A-RECR-0000
BRIAR RUN ESTATES OWNERS ASSOCIATION, INC.
741 EAST WASHINGTON STREET
CHARLES TOWN, WEST VIRGINIA 25414

PARCEL ID #19-02-004E-0031-0000
BRUCILLA A. WALKER
64 COTTONTAIL DRIVE
RANSON, WEST VIRGINIA 25438

PARCEL ID #19-02-004E-0032-0000
BENJAMIN D. PAUL
76 COTTONTAIL DRIVE
RANSON, WEST VIRGINIA 25438

JEFFERSON COUNTY FILE NUMBER:
SUBDIVISION REGULATIONS ADOPTED 10/9/08 AND AMENDED 2/1/18
ZONING ORDINANCE ADOPTED 7/7/88 AND AMENDED 5/17/18

LIST OF APPROVALS:

JEFFERSON UTILITIES
AVAILABILITY LETTER:
DATED: _____

CITY OF CHARLES TOWN SEWER
AVAILABILITY LETTER:
DATED: _____

WV DEPARTMENT OF HIGHWAYS
PERMIT # _____
DATE: _____

STATE HEALTH PERMITS
PERMIT #: _____
DATE: _____
PERMIT #: _____
DATE: _____

JEFFERSON COUNTY ADDRESSING
APPROVED: _____

WV NPDES PERMIT
APPROVED: _____
PERMIT #: _____

PLANNING COMMISSION APPROVAL

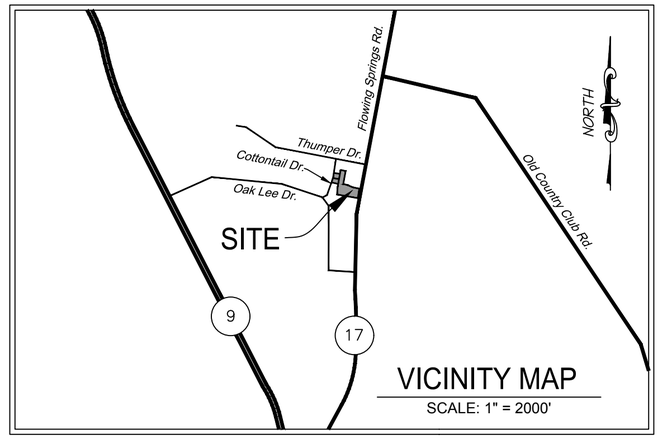
THIS PLAT MEETS THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES OF THE CITY OF RANSON AND HAS BEEN APPROVED FOR RECORDATION BY THE CITY OF RANSON PLANNING COMMISSION.

_____ _____
(PLANNING COMMISSION PRESIDENT) DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF BRIAR RUN ESTATES PART OF THE LANDS CONVEYED BY BRIAR RUN ESTATES OWNERS ASSOCIATION, INC. TO BRIAR RUN ESTATES OWNERS ASSOCIATION, INC. BY DEED DATED AND RECORDED IN THE LAND RECORDS OF JEFFERSON COUNTY, IN DEED BOOK 1060 AT PAGE 622, PART OF THE LANDS CONVEYED BY BRUCILLA A. WALKER TO BRUCILLA A. WALKER BY DEED DATED AND RECORDED IN THE LAND RECORDS OF JEFFERSON COUNTY, IN DEED BOOK 1051 AT PAGE 420 AND PART OF THE LANDS CONVEYED BY BRIAN W. & MONIQUE L. CATES TO BENJAMIN D. PAUL BY DEED DATED AND RECORDED IN THE LAND RECORDS OF JEFFERSON COUNTY, IN DEED BOOK 1324 AT PAGE 167 AND THAT THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES OF THE CITY OF RANSON AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

JEFFREY S. SMITH
LICENSE NO. 01974
IN THE STATE OF WEST VIRGINIA



VICINITY MAP
SCALE: 1" = 2000'

OWNER'S CERTIFICATION AND DEDICATION

WE, BRIAR RUN ESTATES OWNERS ASSOCIATION, INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE PLANNING COMMISSION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE THE STREETS, WALKWAYS AND OTHER EASEMENTS, TO PUBLIC USE, UNLESS OTHERWISE NOTED ON THIS PLAT.

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

_____
NAME DATE
BRIAR RUN ESTATES OWNERS ASSOCIATION, INC.
741 EAST WASHINGTON STREET
CHARLES TOWN, WEST VIRGINIA 25414

OWNER'S CERTIFICATION AND DEDICATION

I, BRUCILLA A. WALKER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE PLANNING COMMISSION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE THE STREETS, WALKWAYS AND OTHER EASEMENTS, TO PUBLIC USE, UNLESS OTHERWISE NOTED ON THIS PLAT.

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

_____
BRUCILLA A. WALKER DATE
64 COTTONTAIL DRIVE
RANSON, WEST VIRGINIA 25438

OWNER'S CERTIFICATION AND DEDICATION

I, BENJAMIN D. PAUL, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE PLANNING COMMISSION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE THE STREETS, WALKWAYS AND OTHER EASEMENTS, TO PUBLIC USE, UNLESS OTHERWISE NOTED ON THIS PLAT.

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

_____
BENJAMIN D. PAUL DATE
76 COTTONTAIL DRIVE
RANSON, WEST VIRGINIA 25438

ADVANCE COPY

REV#	DATE	REVISION
1	01/14/2026	1ST REVIEW COMMENTS - CITY OF RANSON

IMEG
PH: 703.393.9887
www.imegcorp.com
9301 INNOVATION DRIVE
SUITE 150
MANASSAS, VA 20110

FINAL SUBDIVISION PLAT
MARCUS VILLAGE
AND RESUBDIVISION OF
LOTS 31 AND 32, BRIAR RUN ESTATES
PLAT BOOK 14, PAGE 75
JEFFERSON COUNTY, WEST VIRGINIA
CHARLES TOWN MAGISTERIAL DISTRICT

PROJECT: 23006062.00
DRAWING NO.: 114468
SCALE: N/A
DATE: 12/08/2025
DRAWN: EAS
CHECKED: MB/JSS
SHEET No.
1 of 2

P:\Projects\23006062.00\SURVEYS\Plats\Record\114468 - Subdivision Plat\114468 - Subdivision Plat.dwg, 1/14/2026 3:02:10 PM, Emily.A.Smith, 1:1

LEGEND

BRL	BUILDING RESTRICTION LINE
SY	SIDE YARD LINE
RBF	REBAR FOUND
O	PROPERTY CORNER TO BE SET

PARCEL ID #19-02-004E-0034-0000
LOT 34
DAVID R. JR. & MANDIE L. QUELA
D.B. 1208 PG. 284
ZONED: R-101

PARCEL ID #19-02-004E-0036-0000
LOT 36
OGUNDARE
D.B. 1263 PG. 448
ZONED: R-101

PARCEL ID #19-02-004E-0037-0000
LOT 37
CAROL A. & WAYNE A. HOLMES
D.B. 1211 PG. 562
ZONED: R-101

PARCEL ID #19-02-004E-0033-0000
LOT 33
KEARNEY
D.B. 932 PG. 253
ZONED: R-101

BRIAR RUN ESTATES
PLAT BOOK 14 PG. 75

EX. 20' STORM ESMT
P.B. 14 PG. 75

RBF W/ CAP "LORENZEN"

S76°11'26"E 96.73'

RBF W/ CAP "SHEPP"

20' SETBACK

25' SETBACK

LOT 8
14,502 SQ. FT.
0.3329 ACRES

S80°00'54"E 150.00'

155.00'

5' SY

5' SY

148.56'

S10°44'37"W 246.04' (TOTAL)

PARCEL ID #19-02-004E-0032-0000
LOT 32

N09°59'06"E 319.96' (TOTAL)

75.00'

75.00'

LOT 32A
11,250 SQ. FT. OR 0.2583 ACRES

S80°00'54"E 150.00'

S80°00'54"E 94.55'

4,500 SQ. FT. OR 0.1033 ACRES HEREBY DEDICATED FOR PUBLIC STREET PURPOSES

EX. 60' INGRESS-EGRESS ESMT P.B. 14 PG. 75 HEREBY VACATED

EX. PROPERTY LINE HEREBY VACATED

MARCUS WAY

30.00'

30.00'

60.00'

S80°00'54"E 244.15'

180.10'

64.05'

S09°59'06"W 7.90'

4,500 SQ. FT. OR 0.1033 ACRES HEREBY DEDICATED FOR PUBLIC STREET PURPOSES

COTTONTAIL DRIVE
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

30.00'

N09°59'06"E 210.00'

30.00'

150.00'

N80°00'54"W 151.74' (TOTAL)

1.74'

PARCEL ID #19-02-004E-0031-0000
LOT 31

75.00'

75.00'

LOT 31A
11,250 SQ. FT. OR 0.2583 ACRES

N80°00'54"W 150.00'

29.96'

PARCEL ID #19-02-004E-0030-0000
LOT 30
RICKETTS
D.B. 902 PG. 456
ZONED: R-101

RBF
SEE DETAIL C

EX. RECREATION AREA P.B. 14 PG. 75 HEREBY VACATED

N05°07'46"E 142.97'

5' SY

PARCEL ID #19-02-004E-0029-0000
LOT 29
AMANDA B. BUCKLAND
D.B. 1282 PG. 635
ZONED: R-101

PARCEL ID #19-02-004E-0028-0000
LOT 28
MATTHEW R. BALL
D.B. 879 PG. 569
ZONED: R-101

RBF W/ CAP "SHEPP"

PARCEL ID #19-08-0008-0021-0000
PARCEL 21
PLAT BOOK 26 PG. 9
BOBBY JOE WHEELER III & KELLY J. WHEELER
D.B. 1249 PG. 665
ZONED: R-101

PARCEL ID #19-08-0008-0022-0000
PARCEL 22
PLAT BOOK 26 PG. 9
FRANK J. DOMINICK, JR. & SANDRA L. NELSON
D.B. 1311 PG. 30
ZONED: R-101

L1

L2

37.47'

S77°41'22"E 77.92'

SEE DETAIL A

RBF

RBF

S66°18'47"E 100.28'

SEE DETAIL B
RBF

PARCEL A
4,424 SQ. FT.
0.1016 ACRES

C1

C5

C6

S79°48'56"E 224.41'

S77°41'22"E 136.57' (TOTAL)

105.74'

10.81'

RBF

20.02'

3,585 SQ. FT. OR 0.0823 ACRES HEREBY DEDICATED FOR PUBLIC STREET PURPOSES (SEE NOTE 16)

59.60'

EX. RIGHT-OF-WAY LINE P.B. 14 PG. 75

VIVIAN WAY

30.0'

30.0'

S79°48'56"E 235.32'

C2 (TOTAL)

C4

C3

14.94'

29,810 SQ. FT. OR 0.6844 ACRES HEREBY DEDICATED FOR PUBLIC STREET PURPOSES (SEE NOTE 15)

N79°48'56"W 235.42' (TOTAL)

51.00'

51.00'

56.78'

61.70'

25' BRL

5' SY

LOT 7
10,630 SQ. FT.
0.2440 ACRES

LOT 6
6,843 SQ. FT.
0.1571 ACRES

LOT 5
6,173 SQ. FT.
0.1417 ACRES

LOT 4
6,120 SQ. FT.
0.1405 ACRES

LOT 3
6,120 SQ. FT.
0.1405 ACRES

LOT 2
6,814 SQ. FT.
0.1564 ACRES

LOT 1
7,429 SQ. FT.
0.1705 ACRES

N10°11'04"E 147.85'

N10°11'04"E 124.40'

N10°11'04"E 120.00'

N09°59'06"E 179.60' (TOTAL)

S09°59'06"W 178.86'

120.00'

20' BRL

50.00'

51.00'

51.00'

51.00'

51.00'

56.78'

62.12'

20.00'

EX. 20' WATERLINE ESMT P.B. 14 PG. 75

N79°48'56"W 392.90' (TOTAL)

RBF

PARCEL ID #19-02-0004-0016-0000
TADEUSZ LEWIS & VIVIAN HU LEWIS
D.B. 1271 PG. 52
ZONED: R-101

FLOWING SPRINGS ROAD
WV SEC. ROUTE 17
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

PARCEL ID #19-08-0008-0022-0000

N 83°36'38" E 0.50'

RBF

S 77°41'22" E 77.92'

S 66°18'47" E 100.28'

PARCEL ID #19-08-008A-RECR-0000

DETAIL A
SCALE: 1" = 5'

PARCEL ID #19-08-0008-0022-0000

S 66°18'47" E 100.28'

S 77°41'22" E 136.57'

RBF

S 87°01'56" W 3.80'

PARCEL ID #19-08-008A-RECR-0000

DETAIL B
SCALE: 1" = 5'

PARCEL ID #19-02-004E-0030-0000

N09°59'06"E 319.96'

S 77°16'05" W 0.87'

RBF

N05°07'46"E 142.97'

PARCEL ID #19-08-008A-RECR-0000

DETAIL C
SCALE: 1" = 5'

WEST VIRGINIA COORDINATE SYSTEM 1983 NORTH
(SEE NOTE 3)

ADVANCE COPY

JEFFREY S. HILL
LICENSED
No. 0974
STATE OF VIRGINIA
PROFESSIONAL SURVEYOR

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N80°00'54"W	15.60'
L2	S52°46'20"W	16.59'

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C1	67°24'43"	90.00'	105.89'	60.04'	99.89'	S46°06'34"E
C2	81°19'35"	150.00'	212.91'	128.85'	195.48'	N39°09'08"W
C3	13°54'37"	150.00'	36.42'	18.30'	36.33'	N72°51'38"W
C4	21°34'07"	150.00'	56.47'	28.57'	56.13'	N55°07'16"W
C5	45°50'52"	150.00'	120.03'	63.44'	116.85'	N21°24'47"W
C6	89°48'02"	120.00'	188.08'	119.58'	169.41'	S34°54'55"E

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

IMEG
PH: 703.393.9887
www.imegcorp.com
9301 INNOVATION DRIVE
SUITE 150
MANASSAS, VA 20110

FINAL SUBDIVISION PLAT
MARCUS VILLAGE
AND RESUBDIVISION OF
LOTS 31 AND 32, BRIAR RUN ESTATES
PLAT BOOK 14, PAGE 75
JEFFERSON COUNTY, WEST VIRGINIA
CHARLES TOWN MAGISTERIAL DISTRICT

PROJECT:	23006062.00
DRAWING NO.:	114468
SCALE:	1" = 30'
DATE:	12/08/2025
DRAWN:	EAS
CHECKED:	MB/JSS
SHEET No.	2 of 2

P:\Projects\23006062.00\SURVEYS\Plats\Record\114468 - Subdivision Plat\114468 - Subdivision Plat.dwg, 1/14/2026 3:02:28 PM, Emily.A.Smith, 1:1

AGENDA ITEM IV.7

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Subdivision Bond/Surety Updated to 2025 Numbers

ATTACHMENTS:

Bond-Estimate_v2 - KHA.pdf
Bond-Estimate_v2 - Clean (003).pdf

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

Project Name: _____ Date: 1/27/2026

Section: 2 C.O.R. File No. _____

Bond Amount Approved: $ _____

By: _____ **Date:** _____

Official Use Do Not Write In This Box

Additional Increase
0.0%

Additional Column for Future Increased Unit Pricing

Item No.	Description	Unit	Current City of Ranson Unit Cost (2019)	Current City of Ranson Unit Cost (2025)	City of Charles Town Cost (2024)	City of Charles Town Cost (2025)	Jefferson County Cost (2021)	Jefferson County Cost (2025)	Fairfax County Cost (2025)	2025 Computed Cost	Recommended 2025 City of Ranson Unit Cost	Cost with Additional Increase	Quantity	Total Cost	Comments
1.1	**Erosion & Sediment Control**														
1	Stabilized Construction Entrance	EA	$ 2,250.00	$ 2,765.82			$ 2,880.00	$ 3,304.87	$ 4,098.00	$ 3,389.56	$ 3,389.56	$ 3,389.56		$ -	
2	Silt Fence - Standard	LF	$ 4.00	$ 4.92			$ 7.00	$ 8.03	$ 5.00	$ 5.98	$ 5.98	$ 5.98		$ -	
3	Silt Fence - Super	LF	$ 16.50	$ 20.28			$ 26.00	$ 29.84	$ 16.00	$ 22.04	$ 22.04	$ 22.04		$ -	
4	Earth Dike Construction (1)	LF	$ 3.60	$ 4.43			$ 26.00	$ 29.84	$ 12.00	$ 15.42	$ 15.42	$ 15.42		$ -	Discrepancy between the Ranson and other jurisdictional values
5	Inlet Protection Device	EA	$ 352.85	$ 433.74			$ 231.00	$ 265.08	$ 266.00	$ 321.61	$ 546.50	$ 546.50		$ -	VDOT has this as $491 and $602 depending on type. Ranson inflated value used
6	Outlet Protection Device	EA	$ 350.00	$ 430.24			$ 384.00	$ 440.65		$ 435.44	$ 435.44	$ 435.44		$ -	
7	Stone Check Dams	EA	$ 175.00	$ 215.12			$ 244.00	$ 280.00	$ 329.00	$ 274.71	$ 274.71	$ 274.71		$ -	
8	Sediment Trap Excavation	CY	$ 13.95	$ 17.15			$ 17.00	$ 19.51	$ 33.00	$ 23.22	$ 23.22	$ 23.22		$ -	
9	Riser Structure for Sediment Basin/Pond	EA	$ 5,869.31	$ 7,214.88					$ 5,895.00	$ 6,554.94	$ 6,554.94	$ 6,554.94		$ -	
10	Impermeable Liner for Sediment Basin/Pond	SY	$ 20.75	$ 25.51						$ 25.51	$ 25.51	$ 25.51		$ -	
11	Rip-Rap Apron/Plunge Pool	CY	$ 111.56	$ 137.14			$ 64.00	$ 73.44		$ 105.29	$ 137.14	$ 137.14		$ -	VDOT values range depending on type, but are showing about $150. Ranson inflated value used
12	Grass Waterway/Drainage Swale	LF	$ 10.90	$ 13.40			$ 20.00	$ 22.95		$ 18.17	$ 18.17	$ 18.17		$ -	
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.09	$ 0.11			$ 0.20	$ 0.23		$ 0.17	$ 0.17	$ 0.17		$ -	
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.11	$ 0.14			$ 0.26	$ 0.30	$ 0.33	$ 0.26	$ 0.26	$ 0.26		$ -	
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 500.12	$ 614.78						$ 614.78	$ 614.78	$ 614.78		$ -	
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 495.76	$ 609.42						$ 609.42	$ 609.42	$ 609.42		$ -	
17	Mulch, Shredded Bark or Wood Chip (35 cy/ac)	CY	$ 81.00	$ 99.57						$ 99.57	$ 99.57	$ 99.57		$ -	
18	Sod	SY	$ 5.36	$ 6.59	$ 8.50	$ 8.80	$ 18.00	$ 20.66	$ 10.00	$ 11.51	$ 11.51	$ 11.51		$ -	
19	Soil Stabilizing Matt - Biodegradable	SY	$ 4.50	$ 5.53			$ 36.00	$ 41.31		$ 23.42	$ 23.42	$ 23.42		$ -	
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 10.00	$ 12.29			$ 36.00	$ 41.31		$ 26.80	$ 26.80	$ 26.80		$ -	
21	Geotextile Fabric	SF	$ 3.00	$ 3.69			$ 7.00	$ 8.03		$ 5.86	$ 5.86	$ 5.86		$ -	
22	4 ft Safety Fence	LF	$ 8.04	$ 9.88						$ 9.88	$ 9.88	$ 9.88		$ -	
23	6 ft Chain Link Safety Fence	LF	$ 10.00	$ 12.29						$ 12.29	$ 12.29	$ 12.29		$ -	
24	Tree Protection	LF	$ 3.00	$ 3.69	$ 11.13	$ 11.52			$ 12.00	$ 9.07	$ 9.07	$ 9.07		$ -	
25	Temporary Utility Line Stream Crossing/Diversion	EA	$ 1,250.00	$ 1,536.57			$ 1,600.00	$ 1,836.04		$ 1,686.30	$ 1,686.30	$ 1,686.30		$ -	
1.2	**Site Preparation & Demolition**														
1	Clearing & Grubbing - Light Cover	ACRE	$ 6,675.00	$ 8,205.28	$ 14,548.50	$ 15,057.70	$ 8,320.00	$ 9,547.39		$ 10,936.79	$ 10,936.79	$ 10,936.79		$ -	
2	Clearing & Grubbing - Moderate Cover	ACRE	$ 9,750.00	$ 11,985.24			$ 12,544.00	$ 14,394.53	$ 16,179.00	$ 14,186.26	$ 14,186.26	$ 14,186.26		$ -	
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 12,250.00	$ 15,058.38	$ 26,699.49	$ 27,633.97	$ 19,200.00	$ 22,032.44		$ 21,574.93	$ 21,574.93	$ 21,574.93		$ -	
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 14,500.00	$ 17,824.20			$ 21,760.00	$ 24,970.10		$ 21,397.15	$ 21,397.15	$ 21,397.15		$ -	
5	Sawcut Existing Asphalt Pavement	LF	$ 2.00	$ 2.46						$ 2.46	$ 2.46	$ 2.46		$ -	
6	Sawcut Existing Concrete Pavement	LF	$ 3.20	$ 3.93						$ 3.93	$ 3.93	$ 3.93		$ -	
7	Removal of Asphalt Pavement	SY	$ 7.50	$ 9.22			$ 9.00	$ 10.33		$ 9.77	$ 9.77	$ 9.77		$ -	
8	Removal of Fencing	LF	$ 5.15	$ 6.33			$ 8.00	$ 9.18		$ 7.76	$ 7.76	$ 7.76		$ -	
9	Removal of Power Pole	EA	$ 7,650.00	$ 9,403.80			$ 9,792.00	$ 11,236.55		$ 10,320.17	$ 10,320.17	$ 10,320.17		$ -	
10	Removal of Structures/Buildings	EA	Detailed estimate required.	Detailed estimate required.			Detailed estimate required.	estimate required.		Detailed estimate required.	Detailed estimate required.	Detailed estimate required.			
1.3	**Earthwork**														
1	Strip Topsoil	CY	$ 3.75	$ 4.61	$ 4.50	$ 4.66	$ 8.00	$ 9.18		$ 6.15	$ 6.15	$ 6.15		$ -	
2	Common Excavation	CY	$ 22.74	$ 27.95			$ 13.00	$ 14.92	$ 50.00	$ 30.96	$ 30.96	$ 30.96		$ -	
3	Borrow Material - On Site	CY	$ 20.31	$ 24.97			$ 8.00	$ 9.18	$ 50.00	$ 28.05	$ 28.05	$ 28.05		$ -	
4	Borrow Material - Imported from Off Site	CY	$ 36.60	$ 44.99			$ 20.00	$ 22.95	$ 50.00	$ 39.31	$ 39.31	$ 39.31		$ -	
5	Rock Excavation	CY	$ 90.00	$ 110.63			$ 71.00	$ 81.47	$ 152.00	$ 114.70	$ 114.70	$ 114.70		$ -	
6	Furnish Topsoil	CY	$ 47.96	$ 58.96			$ 8.00	$ 9.18		$ 34.07	$ 58.96	$ 58.96		$ -	Ranson inflated value used
2.1	**Paved Surface Construction**														
1	Subgrade	CY	$ 66.70	$ 81.99						$ 81.99	$ 81.99	$ 81.99		$ -	
2	Fabric for Subgrade Stabilization	SY	$ 2.90	$ 3.56					$ 3.00	$ 3.28	$ 3.28	$ 3.28		$ -	
3	Aggregate Base Course	CY	$ 88.45	$ 108.73						$ 108.73	$ 108.73	$ 108.73		$ -	
4	Open Graded Free Draining Base Course	CY	$ 109.90	$ 135.10						$ 135.10	$ 135.10	$ 135.10		$ -	
5	Free Draining Base Trench	LF	$ 10.98	$ 13.50						$ 13.50	$ 13.50	$ 13.50		$ -	
6	Outlet Pipe	LF	$ 36.14	$ 44.43						$ 44.43	$ 44.43	$ 44.43		$ -	
7	Bituminous Asphalt Tack Coat	SY	$ 0.46	$ 0.57	$ 1.38	$ 1.43	$ 4.00	$ 4.59		$ 2.19	$ 2.19	$ 2.19		$ -	
8	Superpave Asphalt Base Course - Type 25	TN	$ 85.00	$ 104.49						$ 104.49	$ 104.49	$ 104.49		$ -	
9	Superpave Asphalt Base Course - Type 19	TN	$ 97.00	$ 119.24						$ 119.24	$ 119.24	$ 119.24		$ -	
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 107.00	$ 131.53						$ 131.53	$ 131.53	$ 131.53		$ -	
11	Reinforced Concrete Pavement	CY	$ 409.59	$ 503.49						$ 503.49	$ 503.49	$ 503.49		$ -	

12	Standard Milling	SY	$ 6.43	$ 7.90						$ 7.90	$ 7.90	$ 7.90		$ -	
13	Controlled Low Strength Material	CY	$ 335.44	$ 412.34						$ 412.34	$ 412.34	$ 412.34		$ -	
14	6" Concrete Entrance Apron - Residential	SY	$ 94.61	$ 116.30						$ 116.30	$ 116.30	$ 116.30		$ -	
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 125.00	$ 153.66	$ 87.00	$ 90.05			$ 88.00	$ 110.57	$ 153.66	$ 153.66		$ -	Ranson inflated value used
16	Concrete Curb & Gutter	LF	$ 60.00	$ 73.76	$ 31.50	$ 32.60	$ 45.00	$ 51.64	$ 34.00	$ 48.00	$ 48.00	$ 48.00		$ -	Cost decreased based off comparabe values
17	Concrete Curb Only	LF	$ 50.00	$ 61.46			$ 39.00	$ 44.75		$ 53.11	$ 53.11	$ 53.11		$ -	
18	Bituminous Asphalt Walkway	SF	$ 13.50	$ 16.59						$ 16.59	$ 16.59	$ 16.59		$ -	
19	Concrete Sidewalk	SY	$ 88.30	$ 108.54	$ 58.50	$ 60.55	$ 81.00	$ 92.95		$ 87.35	$ 87.35	$ 87.35		$ -	Cost decreased based off comparabe values
20	Bed Course Material (for sidewalk)	CY	$ 80.52	$ 98.98						$ 98.98	$ 98.98	$ 98.98		$ -	
21	Concrete Curb Ramp	EA	$ 2,500.00	$ 3,073.14						$ 3,073.14	$ 3,073.14	$ 3,073.14		$ -	
22	Detectable Warning Surface	EA	$ 442.47	$ 543.91	$ 1,044.00	$ 1,080.54				$ 812.22	$ 812.22	$ 812.22		$ -	
23	Concrete Precast Wheel Stops	EA	$ 250.00	$ 307.31			$ 84.00	$ 96.39		$ 201.85	$ 201.85	$ 201.85		$ -	Cost decreased based off comparabe values
24	One Direction Lane Arrow	EA	$ 250.00	$ 307.31						$ 307.31	$ 307.31	$ 307.31		$ -	
25	Multi Directional Land Arrow	EA	$ 419.00	$ 515.06						$ 515.06	$ 515.06	$ 515.06		$ -	
26	Bicycle Shared Lane Marking	EA	$ 275.00	$ 338.05						$ 338.05	$ 338.05	$ 338.05		$ -	
27	Bicycle Lane Marking	EA	$ 275.00	$ 338.05						$ 338.05	$ 338.05	$ 338.05		$ -	
28	Pavement Letters	EA	$ 74.79	$ 91.94			$ 128.00	$ 146.88		$ 119.41	$ 119.41	$ 119.41		$ -	
29	4" Edge/Lane Line - Painted	LF	$ 0.46	$ 0.57	$ 2.50	$ 2.59				$ 1.58	$ 1.58	$ 1.58		$ -	
30	6" Edge/Lane Line - Painted	LF	$ 0.60	$ 0.74						$ 0.74	$ 0.74	$ 0.74		$ -	
31	8" Edge/Lane Line - Painted	LF	$ 0.75	$ 0.92						$ 0.92	$ 0.92	$ 0.92		$ -	
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.69	$ 0.85						$ 0.85	$ 0.85	$ 0.85		$ -	
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.06	$ 1.30						$ 1.30	$ 1.30	$ 1.30		$ -	
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.79	$ 2.20						$ 2.20	$ 2.20	$ 2.20		$ -	
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 4.50	$ 5.53						$ 5.53	$ 5.53	$ 5.53		$ -	
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 6.70	$ 8.24						$ 8.24	$ 8.24	$ 8.24		$ -	
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 8.40	$ 10.33						$ 10.33	$ 10.33	$ 10.33		$ -	
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 6.43	$ 7.90						$ 7.90	$ 7.90	$ 7.90		$ -	
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.00	$ 8.60						$ 8.60	$ 8.60	$ 8.60		$ -	
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 9.00	$ 11.06						$ 11.06	$ 11.06	$ 11.06		$ -	
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.25	$ 4.00						$ 4.00	$ 4.00	$ 4.00		$ -	
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 13.50	$ 16.59						$ 16.59	$ 16.59	$ 16.59		$ -	
43	24" Stop Line - Preformed Thermoplastic	LF	$ 22.50	$ 27.66						$ 27.66	$ 27.66	$ 27.66		$ -	
44	Handicapped Parking Symbol	EA	$ 310.15	$ 381.25			$ 256.00	$ 293.77		$ 337.51	$ 337.51	$ 337.51		$ -	
45	0.08 in Flat Sheet Sign	SF	$ 45.00	$ 55.32						$ 55.32	$ 55.32	$ 55.32		$ -	
46	City standard sign post	LF	$ 25.00	$ 30.73			$ 256.00	$ 293.77		$ 162.25	$ 162.25	$ 162.25		$ -	
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 425.00	$ 522.43			$ 256.00	$ 293.77	$ 657.00	$ 491.07	$ 491.07	$ 491.07		$ -	
48	Guard Rail - Steel Beam & Posts	LF	$ 18.33	$ 22.53			$ 52.00	$ 59.67	$ 55.00	$ 45.73	$ 45.73	$ 45.73		$ -	
49	Fence - Chain Link 6' High	LF	$ 41.13	$ 50.56	$ 62.00	$ 64.17	$ 26.00	$ 29.84	$ 65.00	$ 52.39	$ 52.39	$ 52.39		$ -	
50	Fence - Wood 3-Rail	LF	$ 30.00	$ 36.88	$ 62.00	$ 64.17			$ 42.00	$ 47.68	$ 47.68	$ 47.68		$ -	
51	Fence - Decorative Iron, 42" High	LF	$ 75.00	$ 92.19						$ 92.19	$ 92.19	$ 92.19		$ -	
52	Pedestrian/Bicycle Barrier Railing - Wood - 42" high	LF	$ 52.00	$ 63.92	$ 62.00	$ 64.17				$ 64.05	$ 64.05	$ 64.05		$ -	
53	Lights - Parking Lot (light fixture, foundation, & wiring)	EA	$ 12,000.00	$ 14,751.06	$ 5,938.00	$ 6,145.83	$ 4,480.00	$ 5,140.90	$ 6,552.00	$ 8,147.45	$ 8,147.45	$ 8,147.45		$ -	Cost decreased based off comparabe values
54	Bollards (wood or steel)	EA	$ 450.00	$ 553.16			$ 640.00	$ 734.41	$ 987.00	$ 758.19	$ 758.19	$ 758.19		$ -	
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	DOH estimate required.	DOH estimate required.			DOH estimate required.	DOH estimate required.		DOH estimate required.	DOH estimate required.	DOH estimate required.			
3.1	**Landscaping**														
1	Transplanting Trees (6' or less)	EA	$ 135.00	$ 165.95	$ 400.00	$ 414.00	$ 96.00	$ 110.16		$ 230.04	$ 230.04	$ 230.04		$ -	
2	Transplanting Shrubs	EA	$ 115.00	$ 141.36	$ 90.00	$ 93.15	$ 64.00	$ 73.44		$ 102.65	$ 141.36	$ 141.36		$ -	Ranson inflated value used
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 150.00	$ 184.39			$ 77.00	$ 88.36		$ 136.37	$ 184.39	$ 184.39		$ -	Ranson inflated value used
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 375.00	$ 460.97	$ 700.00	$ 724.50	$ 256.00	$ 293.77	$ 342.00	$ 455.31	$ 455.31	$ 455.31		$ -	
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 500.00	$ 614.63	$ 700.00	$ 724.50	$ 288.00	$ 330.49	$ 1,113.00	$ 695.65	$ 695.65	$ 695.65		$ -	
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 300.00	$ 368.78	$ 700.00	$ 724.50	$ 320.00	$ 367.21		$ 486.83	$ 486.83	$ 486.83		$ -	
7	Plant Ground Cover	EA	$ 7.00	$ 8.60			$ 2.24	$ 2.57		$ 5.59	$ 8.60	$ 8.60		$ -	Ranson inflated value used
8	Plant Wetlands or Bioretention Vegetation	EA	$ 25.00	$ 30.73			$ 3.20	$ 3.67		$ 17.20	$ 30.73	$ 30.73		$ -	Ranson inflated value used
9	Plant Screen Trees	EA	$ 150.00	$ 184.39			$ 256.00	$ 293.77		$ 239.08	$ 239.08	$ 239.08		$ -	
10	Plant Street/Shade Trees	EA	$ 500.00	$ 614.63			$ 256.00	$ 293.77	$ 620.00	$ 509.46	$ 509.46	$ 509.46		$ -	
11	Mulching (wood landscape mulch in place)	CY	$ 81.00	$ 99.57			$ 4.00	$ 4.59		$ 52.08	$ 99.57	$ 99.57		$ -	Ranson inflated value used
4.1	**Sanitary Sewer System**														
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 110.00	$ 135.22						$ 135.22	$ 135.22	$ 135.22		$ -	
2	6" PVC Schedule 80 Pipe	LF	$ 153.42	$ 188.59			$ 64.00	$ 73.44		$ 131.02	$ 131.02	$ 131.02		$ -	Cost decreased based off comparabe values
3	8" PVC Schedule 80 Pipe	LF	$ 99.50	$ 122.31			$ 77.00	$ 88.36		$ 105.34	$ 105.34	$ 105.34		$ -	
4	10" PVC Schedule 80 Pipe	LF	$ 110.50	$ 135.83			$ 90.00	$ 103.28		$ 119.55	$ 119.55	$ 119.55		$ -	
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,067.89	$ 7,458.99	$ 5,337.00	$ 5,523.80	$ 6,400.00	$ 7,344.15	$ 5,098.00	$ 6,356.23	$ 6,356.23	$ 6,356.23		$ -	
6	Grease Trap	EA	$ 6,250.00	$ 7,682.85			$ 5,120.00	$ 5,875.32		$ 6,779.08	$ 6,779.08	$ 6,779.08		$ -	
7	4" Service Lateral (20' to Edge of R.O.W./Property Line)	LF	$ 62.10	$ 76.34			$ 1,536.00	$ 1,762.60		$ 919.47	$ 919.47	$ 919.47		$ -	
8	Sanitary Sewer Pump Station (sewage pump)	EA	Detailed estimate required.	Detailed estimate required.			Detailed estimate required.	estimate required.		Detailed estimate required.	Detailed estimate required.	Detailed estimate required.			
9	Road Bore/Crossing (with Pipe & Steel Casing)	LF	$ 400.00	$ 491.70			Detailed estimate required.	estimate required.		Detailed estimate required.	Detailed estimate required.	Detailed estimate required.			
4.2	**Potable Water System**														
1	3/4" Copper Service Line	LF	$ 107.05	$ 131.59						$ 131.59	$ 131.59	$ 131.59		$ -	
2	1" Copper Service Line	LF	$ 176.00	$ 216.35			$ 39.00	$ 44.75		$ 130.55	$ 130.55	$ 130.55		$ -	Cost decreased based off comparabe values
3	2" Copper Service Line	LF	$ 36.00	$ 44.25			$ 71.00	$ 81.47		$ 62.86	$ 62.86	$ 62.86		$ -	
4	4" Ductile Iron Pipe	LF	$ 52.00	$ 63.92			$ 52.00	$ 59.67		$ 61.80	$ 61.80	$ 61.80		$ -	
5	6" Ductile Iron Pipe	LF	$ 68.00	$ 83.59			$ 71.00	$ 81.47	$ 95.00	$ 86.69	$ 86.69	$ 86.69		$ -	
6	8" Ductile Iron Pipe	LF	$ 84.00	$ 103.26			$ 84.00	$ 96.39	$ 152.00	$ 117.22	$ 117.22	$ 117.22		$ -	
7	10" Ductile Iron Pipe	LF	$ 95.00	$ 116.78			$ 96.00	$ 110.16	$ 152.00	$ 126.31	$ 126.31	$ 126.31		$ -	
8	12" Ductile Iron Pipe	LF	$ 105.00	$ 129.07			$ 109.00	$ 125.08	$ 152.00	$ 135.38	$ 135.38	$ 135.38		$ -	

9	Fire Hydrant with 6" line	LF	$ 5,012.52	$ 6,161.67			$ 5,120.00	$ 5,875.32	$ 5,831.00	$ 5,955.99	$ 5,955.99	$ 5,955.99		$ -	
10	4" Gate Valve & Box	EA	$ 1,113.75	$ 1,369.08			$ 640.00	$ 734.41	$ 1,620.00	$ 1,241.17	$ 1,241.17	$ 1,241.17		$ -	
11	6" Gate Valve & Box	EA	$ 1,776.95	$ 2,184.33			$ 1,024.00	$ 1,175.06		$ 1,679.69	$ 1,679.69	$ 1,679.69		$ -	Cost decreased based off comparabe values
12	8" Gate Valve & Box	EA	$ 1,470.89	$ 1,808.10			$ 1,216.00	$ 1,395.39		$ 1,601.74	$ 1,601.74	$ 1,601.74		$ -	
13	10" Gate Valve & Box	EA	$ 2,200.00	$ 2,704.36			$ 1,536.00	$ 1,762.60		$ 2,233.48	$ 2,233.48	$ 2,233.48		$ -	
14	12" Gate Valve & Box	EA	$ 3,882.81	$ 4,772.96			$ 2,304.00	$ 2,643.89		$ 3,708.43	$ 3,708.43	$ 3,708.43		$ -	Cost decreased based off comparabe values
15	Pressure Reducing Valve & Vault	EA	Detailed estimate required.	Detailed estimate required.			Detailed estimate required.	estimate required.		Detailed estimate required.	Detailed estimate required.	Detailed estimate required.			
16	Tapping Sleeve & Valve for Water Service Connection	EA	$ 660.00	$ 811.31			Detailed estimate required.	estimate required.	estimate required.	Detailed estimate required.	Detailed estimate required.	Detailed estimate required.			
17	Water Meter Setter, Box & Service Line Tap	EA	$ 3,032.08	$ 3,727.20			$ 1,920.00	$ 2,203.24		$ 2,965.22	$ 2,965.22	$ 2,965.22		$ -	Cost decreased based off comparabe values
5.1	**Storm Water Management & Storm Drainage**														
	SWM Basin/Ponds														
1	Excavation - Basin/Pond	CY	$ 22.74	$ 27.95			$ 16.00	$ 18.36	$ 33.00	$ 26.44	$ 26.44	$ 26.44		$ -	
2	Excavation - Core Trench	CY	$ 22.74	$ 27.95			$ 16.00	$ 18.36		$ 23.16	$ 23.16	$ 23.16		$ -	
3	Embankment Construction - On-Site Material	CY	$ 20.31	$ 24.97			$ 22.00	$ 25.25		$ 25.11	$ 25.11	$ 25.11		$ -	
4	Embankment Construction - Imported Material	CY	$ 36.60	$ 44.99			$ 43.00	$ 49.34		$ 47.17	$ 47.17	$ 47.17		$ -	
5	Impervious Core	SF	$ 1.80	$ 2.21						$ 2.21	$ 2.21	$ 2.21		$ -	
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,182.35	$ 1,453.41			$ 640.00	$ 734.41		$ 1,093.91	$ 1,093.91	$ 1,093.91		$ -	Ranson inflated value used
7	Corrugated Metal Pipe Control Structure	EA	$ 5,869.31	$ 7,214.88						$ 7,214.88	$ 7,214.88	$ 7,214.88		$ -	
8	Dewatering Pipes or Structures	EA	$ 507.29	$ 623.59			$ 1,280.00	$ 1,468.83		$ 1,046.21	$ 1,046.21	$ 1,046.21		$ -	
9	Filter Stone for Dewatering Pipe (1" to 2" dia. clean)	CY	$ 48.29	$ 59.36			$ 64.00	$ 73.44		$ 66.40	$ 66.40	$ 66.40		$ -	
10	Antiseep Collar	foot of width	$ 150.00	$ 184.39			$ 96.00	$ 110.16		$ 147.28	$ 59.36	$ 59.36		$ -	Ranson inflated value used
11	Trash Rack	per inch dia.	$ 50.00	$ 61.46			$ 52.00	$ 59.67		$ 60.57	$ 60.57	$ 60.57		$ -	
12	Water Tight Pipe Bands	per inch dia.	$ 7.50	$ 9.22			$ 13.00	$ 14.92		$ 12.07	$ 12.07	$ 12.07		$ -	
13	Bio-Retention Basin	SF	$ 35.00	$ 43.02			Detailed estimate required.	estimate required.		$ 43.02	$ 43.02	$ 43.02		$ -	
	PVC Slotted Pipe														
14	4" PVC Slotted or Perforated Drain Pipe	LF	$ 15.00	$ 18.44			$ 8.00	$ 9.18		$ 13.81	$ 18.44	$ 18.44		$ -	Ranson inflated value used
15	6" PVC Slotted or Perforated Drain Pipe	LF	$ 16.00	$ 19.67			$ 10.00	$ 11.48		$ 15.57	$ 19.67	$ 19.67		$ -	Ranson inflated value used
16	8" PVC Slotted or Perforated Drain Pipe	LF	$ 19.86	$ 24.41			$ 32.00	$ 36.72		$ 30.57	$ 30.57	$ 30.57		$ -	
17	12" PVC Slotted or Perforated Drain Pipe	LF	$ 33.00	$ 40.57			$ 39.00	$ 44.75		$ 42.66	$ 42.66	$ 42.66		$ -	
	Corrugate Metal Pipe (Circular)														
18	15" Storm Drain Pipe	LF	$ 155.89	$ 191.63	$ 156.00	$ 161.46	$ 64.00	$ 73.44	$ 102.00	$ 132.13	$ 132.13	$ 132.13		$ -	Cost decreased based off comparabe values
19	18" Storm Drain Pipe	LF	$ 102.54	$ 126.05	$ 160.00	$ 165.60	$ 71.00	$ 81.47	$ 102.00	$ 118.78	$ 118.78	$ 118.78		$ -	
20	24" Storm Drain Pipe	LF	$ 157.49	$ 193.60	$ 196.00	$ 202.86	$ 148.00	$ 169.83	$ 127.00	$ 173.32	$ 173.32	$ 173.32		$ -	
21	30" Storm Drain Pipe	LF	$ 180.00	$ 221.27	$ 256.66	$ 265.64	$ 160.00	$ 183.60	$ 127.00	$ 199.38	$ 199.38	$ 199.38		$ -	
22	36" Storm Drain Pipe	LF	$ 190.05	$ 233.62	$ 363.92	$ 376.66	$ 167.00	$ 191.64	$ 253.00	$ 263.73	$ 263.73	$ 263.73		$ -	
23	42" Storm Drain Pipe	LF	$ 222.00	$ 272.89	$ 413.46	$ 427.93	$ 180.00	$ 206.55	$ 253.00	$ 290.09	$ 290.09	$ 290.09		$ -	
24	48" Storm Drain Pipe	LF	$ 253.00	$ 311.00	$ 442.31	$ 457.79	$ 186.00	$ 213.44	$ 253.00	$ 308.81	$ 308.81	$ 308.81		$ -	
25	54" Storm Drain Pipe	LF	$ 285.00	$ 350.34	$ 541.38	$ 560.33	$ 199.00	$ 228.36	$ 253.00	$ 348.01	$ 348.01	$ 348.01		$ -	
26	60" Storm Drain Pipe	LF	$ 320.00	$ 393.36	$ 498.48	$ 515.93	$ 224.00	$ 257.05	$ 253.00	$ 354.83	$ 354.83	$ 354.83		$ -	
	Reinforced Concrete Pipe (circular)														
27	15" Storm Drain Pipe	LF	$ 283.65	$ 348.68			$ 90.00	$ 103.28	$ 125.00	$ 192.32	$ 192.32	$ 192.32		$ -	Cost decreased based off comparabe values
28	18" Storm Drain Pipe	LF	$ 108.13	$ 132.92			$ 103.00	$ 118.19	$ 125.00	$ 125.37	$ 125.37	$ 125.37		$ -	
29	24" Storm Drain Pipe	LF	$ 123.84	$ 152.23			$ 128.00	$ 146.88	$ 125.00	$ 141.37	$ 141.37	$ 141.37		$ -	
30	30" Storm Drain Pipe	LF	$ 164.26	$ 201.92			$ 167.00	$ 191.64	$ 125.00	$ 172.85	$ 172.85	$ 172.85		$ -	
31	36" Storm Drain Pipe	LF	$ 235.98	$ 290.08			$ 205.00	$ 235.24	$ 291.00	$ 272.11	$ 272.11	$ 272.11		$ -	
32	42" Storm Drain Pipe	LF	$ 224.00	$ 275.35			$ 231.00	$ 265.08	$ 291.00	$ 277.14	$ 277.14	$ 277.14		$ -	
33	48" Storm Drain Pipe	LF	$ 604.70	$ 743.33			$ 256.00	$ 293.77	$ 291.00	$ 442.70	$ 442.70	$ 442.70		$ -	Cost decreased based off comparabe values
34	54" Storm Drain Pipe	LF	$ 288.00	$ 354.03			$ 308.00	$ 353.44	$ 608.00	$ 438.49	$ 438.49	$ 438.49		$ -	
35	60" Storm Drain Pipe	LF	$ 320.00	$ 393.36			$ 346.00	$ 397.04	$ 608.00	$ 466.13	$ 466.13	$ 466.13		$ -	
	High Density Polyethylene (HDPE) Pipe (Circular)														
36	15" Storm Drain Pipe	LF	$ 114.84	$ 141.17	$ 129.65	$ 134.19	$ 90.00	$ 103.28	$ 138.00	$ 129.16	$ 129.16	$ 129.16		$ -	
37	18" Storm Drain Pipe	LF	$ 154.21	$ 189.56	$ 170.69	$ 176.66	$ 103.00	$ 118.19	$ 138.00	$ 155.61	$ 155.61	$ 155.61		$ -	
38	24" Storm Drain Pipe	LF	$ 164.16	$ 201.79	$ 197.61	$ 204.53	$ 128.00	$ 146.88	$ 138.00	$ 172.80	$ 172.80	$ 172.80		$ -	
39	30" Storm Drain Pipe	LF	$ 283.94	$ 349.03	$ 236.13	$ 244.39	$ 167.00	$ 191.64	$ 138.00	$ 230.77	$ 230.77	$ 230.77		$ -	Cost decreased based off comparabe values
40	36" Storm Drain Pipe	LF	$ 190.83	$ 234.58	$ 298.00	$ 308.43	$ 205.00	$ 235.24	$ 228.00	$ 251.56	$ 251.56	$ 251.56		$ -	
41	42" Storm Drain Pipe	LF	$ 228.00	$ 280.27	$ 334.06	$ 345.75	$ 231.00	$ 265.08	$ 228.00	$ 279.78	$ 279.78	$ 279.78		$ -	
42	48" Storm Drain Pipe	LF	$ 270.00	$ 331.90	$ 377.49	$ 390.70	$ 256.00	$ 293.77	$ 228.00	$ 311.09	$ 311.09	$ 311.09		$ -	
43	54" Storm Drain Pipe	LF	$ 280.00	$ 344.19			$ 308.00	$ 353.44		$ 348.81	$ 348.81	$ 348.81		$ -	
44	60" Storm Drain Pipe	LF	$ 290.00	$ 356.48			$ 346.00	$ 397.04	$ 342.00	$ 365.18	$ 365.18	$ 365.18		$ -	
	End Sections (Circular) - Metal (for CMP and HDPE Pipe)														
45	15" Metal End Section	EA	$ 725.00	$ 891.21	$ 2,591.15	$ 2,681.84	$ 320.00	$ 367.21		$ 1,313.42	$ 1,313.42	$ 1,313.42		$ -	
46	18" Metal End Section	EA	$ 634.33	$ 779.75	$ 2,902.08	$ 3,003.65	$ 352.00	$ 403.93		$ 1,395.78	$ 1,395.78	$ 1,395.78		$ -	
47	24" Metal End Section	EA	$ 873.53	$ 1,073.79	$ 3,250.33	$ 3,364.09	$ 448.00	$ 514.09		$ 1,650.66	$ 1,650.66	$ 1,650.66		$ -	
48	30" Metal End Section	EA	$ 1,128.11	$ 1,386.74	$ 3,640.37	$ 3,767.78	$ 608.00	$ 697.69		$ 1,950.74	$ 1,950.74	$ 1,950.74		$ -	
49	36" Metal End Section	EA	$ 1,100.00	$ 1,352.18	$ 4,077.22	$ 4,219.92	$ 704.00	$ 807.86		$ 2,126.65	$ 2,126.65	$ 2,126.65		$ -	
50	42" Metal End Section	EA	$ 1,300.00	$ 1,598.03	$ 9,255.50	$ 9,579.44	$ 896.00	$ 1,028.18		$ 4,068.55	$ 4,068.55	$ 4,068.55		$ -	
51	48" Metal End Section	EA	$ 1,600.00	$ 1,966.81	$ 10,366.16	$ 10,728.98	$ 1,152.00	$ 1,321.95		$ 4,672.58	$ 4,672.58	$ 4,672.58		$ -	
52	54" Metal End Section		$ 2,000.00	$ 2,458.51	$ 11,610.10	$ 12,016.45	$ 1,408.00	$ 1,615.71		$ 5,363.56	$ 5,363.56	$ 5,363.56		$ -	
53	60" Metal End Section		$ 2,000.00	$ 2,458.51	$ 13,003.31	$ 13,458.43				$ 7,958.47	$ 7,958.47	$ 7,958.47		$ -	
	End Sections (Circular) - Concrete														
54	15" RCP End Section	EA	$ 485.00	$ 596.19	$ 1,389.00	$ 1,437.62	$ 832.00	$ 954.74	$ 1,355.00	$ 1,085.89	$ 1,085.89	$ 1,085.89		$ -	
55	18" RCP End Section	EA	$ 565.00	$ 694.53	$ 1,583.46	$ 1,638.88	$ 896.00	$ 1,028.18	$ 1,355.00	$ 1,179.15	$ 1,179.15	$ 1,179.15		$ -	
56	24" RCP End Section	EA	$ 755.00	$ 928.09	$ 2,057.86	$ 2,129.89	$ 1,024.00	$ 1,175.06	$ 1,355.00	$ 1,397.01	$ 1,397.01	$ 1,397.01		$ -	
57	30" RCP End Section	EA	$ 1,195.00	$ 1,468.96	$ 2,674.40	$ 2,768.00	$ 1,344.00	$ 1,542.27	$ 1,355.00	$ 1,783.56	$ 1,783.56	$ 1,783.56		$ -	
58	36" RCP End Section	EA	$ 1,765.00	$ 2,169.64	$ 3,048.82	$ 3,155.53	$ 1,664.00	$ 1,909.48	$ 1,355.00	$ 2,147.41	$ 2,147.41	$ 2,147.41		$ -	
59	42" RCP End Section	EA	$ 1,795.00	$ 2,206.51	$ 3,558.50	$ 3,683.05	$ 2,048.00	$ 2,350.13	$ 3,870.00	$ 3,027.42	$ 3,027.42	$ 3,027.42		$ -	
60	48" RCP End Section	EA	$ 2,135.00	$ 2,624.46	$ 4,056.69	$ 4,198.67	$ 2,560.00	$ 2,937.66	$ 3,870.00	$ 3,407.70	$ 3,407.70	$ 3,407.70		$ -	

61	54" RCP End Section	EA	$ 2,795.00	$ 3,435.77	$ 4,624.63	$ 4,786.49	$ 3,072.00	$ 3,525.19	$ 3,870.00	$ 3,904.36	$ 3,904.36	$ 3,904.36		$ -	
62	60" RCP End Section	EA	$ 3,455.00	$ 4,247.08	$ 5,272.07	$ 5,456.59			$ 3,870.00	$ 4,524.56	$ 4,524.56	$ 4,524.56		$ -	
	Corrugated Metal Pipe Arch														
63	17" x 13" Storm Drain Pipe	LF	$ 155.89	$ 191.63			$ 64.00	$ 73.44		$ 132.54	$ 132.54	$ 132.54		$ -	Cost decreased based off comparabe values
64	21" x 15" Storm Drain Pipe	LF	$ 102.54	$ 126.05			$ 71.00	$ 81.47		$ 103.76	$ 103.76	$ 103.76		$ -	
65	24" x 18" Storm Drain Pipe	LF	$ 157.49	$ 193.60						$ 193.60	$ 193.60	$ 193.60		$ -	
66	35" x 24" Storm Drain Pipe	LF	$ 180.00	$ 221.27			$ 160.00	$ 183.60		$ 202.43	$ 202.43	$ 202.43		$ -	
67	42" x 29" Storm Drain Pipe	LF	$ 190.05	$ 233.62						$ 233.62	$ 233.62	$ 233.62		$ -	
68	57" x 38"Storm Drain Pipe	LF	$ 222.00	$ 272.89			$ 186.00	$ 213.44		$ 243.17	$ 243.17	$ 243.17		$ -	
69	64" x 43" Storm Drain Pipe	LF	$ 253.00	$ 311.00						$ 311.00	$ 311.00	$ 311.00		$ -	
	Reinforced Concrete Elliptical Pipe														
70	23" x 14" Storm Drain Pipe	LF	$ 108.13	$ 132.92	$ 278.60	$ 288.35	$ 190.00	$ 218.03		$ 213.10	$ 213.10	$ 213.10		$ -	
71	30" x 19" Storm Drain Pipe	LF	$ 123.84	$ 152.23	$ 329.25	$ 340.77	$ 190.00	$ 218.03		$ 237.01	$ 237.01	$ 237.01		$ -	
72	38" x 24" Storm Drain Pipe	LF	$ 164.26	$ 201.92	$ 423.78	$ 438.61	$ 190.00	$ 218.03		$ 286.19	$ 286.19	$ 286.19		$ -	
73	45" x 29" Storm Drain Pipe	LF	$ 235.98	$ 290.08	$ 526.88	$ 545.32	$ 370.00	$ 424.58		$ 419.99	$ 419.99	$ 419.99		$ -	
74	53" x 34" Storm Drain Pipe	LF	$ 604.70	$ 743.33	$ 528.36	$ 546.85	$ 370.00	$ 424.58		$ 571.59	$ 571.59	$ 571.59		$ -	Cost decreased based off comparabe values
75	60" x 38" Storm Drain Pipe	LF	$ 604.70	$ 743.33	$ 543.90	$ 562.94	$ 370.00	$ 424.58		$ 576.95	$ 576.95	$ 576.95		$ -	Cost decreased based off comparabe values
76	68" x 43" Storm Drain Pipe	LF	$ 320.00	$ 393.36						$ 393.36	$ 393.36	$ 393.36		$ -	
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)														
77	17" x 13" Metal End Section	EA	$ 725.00	$ 891.21			$ 320.00	$ 367.21		$ 629.21	$ 629.21	$ 629.21		$ -	Cost decreased based off comparabe values
78	21" x 15" Metal End Section	EA	$ 634.33	$ 779.75			$ 544.00	$ 624.25		$ 702.00	$ 702.00	$ 702.00		$ -	
79	24" x 18" Metal End Section	EA	$ 645.00	$ 792.87						$ 792.87	$ 792.87	$ 792.87		$ -	
80	35" x 24" Metal End Section	EA	$ 1,128.11	$ 1,386.74			$ 640.00	$ 734.41		$ 1,060.57	$ 1,060.57	$ 1,060.57		$ -	Cost decreased based off comparabe values
81	42" x 29" Metal End Section	EA	$ 1,100.00	$ 1,352.18						$ 1,352.18	$ 1,352.18	$ 1,352.18		$ -	
82	57" x 38" Metal End Section	EA	$ 1,600.00	$ 1,966.81			$ 768.00	$ 881.30		$ 1,424.05	$ 1,424.05	$ 1,424.05		$ -	Cost decreased based off comparabe values
83	64" x 43" Metal End Section	EA	$ 2,000.00	$ 2,458.51			$ 1,024.00	$ 1,175.06		$ 1,816.79	$ 1,816.79	$ 1,816.79		$ -	Cost decreased based off comparabe values
	End Sections - Reinforced Concrete Elliptical Pipe														
84	23" x 14" RCP End Section	EA	$ 565.00	$ 694.53	$ 1,335.00	$ 1,381.73	$ 1,470.00	$ 1,686.86		$ 1,254.37	$ 1,254.37	$ 1,254.37		$ -	
85	30" x 19" RCP End Section	EA	$ 755.00	$ 928.09	$ 1,495.20	$ 1,547.53	$ 1,470.00	$ 1,686.86		$ 1,387.49	$ 1,387.49	$ 1,387.49		$ -	
86	38" x 24" RCP End Section	EA	$ 1,195.00	$ 1,468.96	$ 1,879.50	$ 1,945.28	$ 1,930.00	$ 2,214.72		$ 1,876.32	$ 1,876.32	$ 1,876.32		$ -	
87	45" x 29" RCP End Section	EA	$ 1,765.00	$ 2,169.64	$ 2,105.04	$ 2,178.72	$ 1,930.00	$ 2,214.72		$ 2,187.69	$ 2,187.69	$ 2,187.69		$ -	
88	53" x 34" RCP End Section	EA	$ 1,795.00	$ 2,206.51	$ 2,791.50	$ 2,889.20	$ 2,990.00	$ 3,431.09		$ 2,842.27	$ 2,842.27	$ 2,842.27		$ -	
89	60" x 38" RCP End Section	EA	$ 2,135.00	$ 2,624.46						$ 2,624.46	$ 2,624.46	$ 2,624.46		$ -	
90	68" x 43" RCP End Section	EA	$ 2,795.00	$ 3,435.77						$ 3,435.77	$ 3,435.77	$ 3,435.77		$ -	
	Storm Drain Structures														
91	Drop Inlet	EA	$ 3,527.14	$ 4,335.76	$ 7,460.00	$ 7,721.10	$ 2,901.33	$ 3,329.35		$ 5,128.73	$ 5,128.73	$ 5,128.73		$ -	
92	Curb Inlet - 6' Opening	EA	$ 4,200.00	$ 5,162.87	$ 8,534.24	$ 8,832.94	$ 6,016.00	$ 6,903.50		$ 6,966.44	$ 6,966.44	$ 6,966.44		$ -	
93	Curb Inlet - 10' Opening	EA	$ 4,800.00	$ 5,900.43	$ 10,326.43	$ 10,687.86				$ 8,294.14	$ 8,294.14	$ 8,294.14		$ -	
94	Curb Inlet - 12' Opening	EA	$ 5,500.00	$ 6,760.90	$ 11,359.07	$ 11,756.64	$ 7,168.00	$ 8,225.44		$ 8,914.33	$ 8,914.33	$ 8,914.33		$ -	
95	Curb Inlet - 16' Opening	EA	$ 6,200.00	$ 7,621.38	$ 12,494.98	$ 12,932.30	$ 8,320.00	$ 9,547.39		$ 10,033.69	$ 10,033.69	$ 10,033.69		$ -	
96	Curb Inlet - 20' Opening	EA	$ 6,700.00	$ 8,236.01	$ 13,744.48	$ 14,225.54	$ 8,960.00	$ 10,281.81		$ 10,914.45	$ 10,914.45	$ 10,914.45		$ -	
97	Manhole (4' dia., 6' height or less)	EA	$ 6,067.99	$ 7,459.11			$ 6,400.00	$ 7,344.15		$ 7,401.63	$ 7,401.63	$ 7,401.63		$ -	
	Outfall & Channel Protection														
98	Concrete Endwall/Wingwall	SF	$ 100.00	$ 122.93			$ 106.67	$ 122.41		$ 122.67	$ 122.67	$ 122.67		$ -	
99	Gabion Basket Structure	CY	$ 250.45	$ 307.87	$ 237.50	$ 245.81	$ 256.00	$ 293.77		$ 282.48	$ 282.48	$ 282.48		$ -	
100	Rip-Rap Stone - Class 1	CY	$ 111.56	$ 137.14	$ 82.00	$ 84.87	$ 77.00	$ 88.36		$ 103.45	$ 103.45	$ 103.45		$ -	Cost decreased based off comparabe values
5.1	**Civic Standards**														
1	Small Playground Tot Lot (< 10 Children)	EA	$ 18,000.00	$ 22,126.60						$ 22,126.60	$ 22,126.60	$ 22,126.60		$ -	
2	Medium Playground Tot Lot (10-50 Children)	EA	$ 50,000.00	$ 61,462.77						$ 61,462.77	$ 61,462.77	$ 61,462.77		$ -	
3	Large Playground Tot Lot (50+ Children)	EA	$ 100,000.00	$ 122,925.53						$ 122,925.53	$ 122,925.53	$ 122,925.53		$ -	
											$ -	$ -			
6.1	**Miscellaneous Site Construction & Structures**														
1	Bus Stop Enclosure	EA	$ 3,500.00	$ 4,302.39			$ 3,840.00	$ 4,406.49		$ 4,354.44	$ 4,354.44	$ 4,354.44		$ -	
2	Mail Box Cluster	EA	$ 1,000.00	$ 1,229.26			$ 3,840.00	$ 4,406.49		$ 2,817.87	$ 2,817.87	$ 2,817.87		$ -	
3	Construction Stake-out	AC	$ 10,000.00	$ 12,292.55			/LOT (10,000 MIN)	$ 11,475.23		$ 11,883.89	$ 11,883.89	$ 11,883.89		$ -	
4	Traffic Control During Construction	LS	Detailed estimate required.	Detailed estimate required.						Detailed estimate required.	Detailed estimate required.	Detailed estimate required.		estimate required.	
5	Special Items not specially included in worksheet items	EA	Detailed estimate required.	Detailed estimate required.						Detailed estimate required.	Detailed estimate required.	Detailed estimate required.		estimate required.	
6	Set Property Corners	EA	$ 120.00	$ 147.51						$ 147.51	$ 147.51	$ 147.51		$ -	

Grand Total All Costs	$ -
Mobilization (5%)	$ -
15% Contingency	$ -
Subtotal (Mobilization and Contingency)	$ -
TOTAL BOND AMOUNT	$ -

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

Project Name: ? Clearing and Grading- Total LOD 54.21 acres Date: 12/12/2025

Section: 2 C.O.R. File No. _____

Bond Amount Approved: $ _____

By: _____ **Date:** _____

Official Use Do Not Write In This Box

Item No.	Description	Unit	2025 Unit Cost	Quantity	Total Cost
1.1	**Erosion & Sediment Control**				
1	Stabilized Construction	EA	$ 3,389.56		$ -
2	Silt Fence - Standard	LF	$ 5.98		$ -
3	Silt Fence - Super	LF	$ 22.04		$ -
4	Earth Dike Construction	LF	$ 15.42		$ -
5	Inlet Protection Device	EA	$ 546.50		$ -
6	Outlet Protection Device	EA	$ 435.44		$ -
7	Stone Check Dams	EA	$ 274.71		$ -
8	Sediment Trap Excavati	CY	$ 23.22		$ -
9	Riser Structure for Sedi	EA	$ 6,554.94		$ -
10	Impermeable Liner for S	SY	$ 25.51		$ -
11	Rip-Rap Apron/Plunge P	CY	$ 137.14		$ -
12	Grass Waterway/Draina	LF	$ 18.17		$ -
13	Temporary Seeding (60	SF	$ 0.17		$ -
14	Permanent Seeding (98	SF	$ 0.26		$ -
15	Mulch, Straw or Hay (2	TN	$ 614.78		$ -

16	Mulch, Wood Cellulose	TN	$ 609.42		$ -
17	Mulch, Shredded Bark c	CY	$ 99.57		$ -
18	Sod	SY	$ 11.51		$ -
19	Soil Stabilizing Matt - Bi	SY	$ 23.42		$ -
20	Soil Stabilizing Matt - N	SY	$ 26.80		$ -
21	Geotextile Fabric	SF	$ 5.86		$ -
22	4 ft Safety Fence	LF	$ 9.88		$ -
23	6 ft Chain Link Safety F	LF	$ 12.29		$ -
24	Tree Protection	LF	$ 9.07		$ -
25	Temporary Utility Line S	EA	$ 1,686.30		$ -
1.2	**Site Preparation & Demolition**				
1	Clearing & Grubbing - L	ACRE	$ 10,936.79		$ -
2	Clearing & Grubbing - M	ACRE	$ 14,186.26		$ -
3	Clearing & Grubbing - H	ACRE	$ 21,574.93		$ -
4	Clearing & Grubbing - V	ACRE	$ 21,397.15		$ -
5	Sawcut Existing Asphalt	LF	$ 2.46		$ -
6	Sawcut Existing Concre	LF	$ 3.93		$ -
7	Removal of Asphalt Pav	SY	$ 9.77		$ -
8	Removal of Fencing	LF	$ 7.76		$ -
9	Removal of Power Pole	EA	$ 10,320.17		$ -
10	Removal of Structures/B	EA	Detailed estimate required.		
1.3	**Earthwork**				
1	Strip Topsoil	CY	$ 6.15		$ -
2	Common Excavation	CY	$ 30.96		$ -
3	Borrow Material - On Sit	CY	$ 28.05		$ -
4	Borrow Material - Impor	CY	$ 39.31		$ -
5	Rock Excavation	CY	$ 114.70		$ -
6	Furnish Topsoil	CY	$ 58.96		$ -
2.1	**Paved Surface Construction**				
1	Subgrade	CY	$ 81.99		$ -
2	Fabric for Subgrade Sta	SY	$ 3.28		$ -
3	Aggregate Base Course	CY	$ 108.73		$ -

4	Open Graded Free Drai	CY	$ 135.10		$ -
5	Free Draining Base Tre	LF	$ 13.50		$ -
6	Outlet Pipe	LF	$ 44.43		$ -
7	Bituminous Asphalt Tac	SY	$ 2.19		$ -
8	Superpave Asphalt Bas	TN	$ 104.49		$ -
9	Superpave Asphalt Bas	TN	$ 119.24		$ -
10	Superpave Asphalt Surf	TN	$ 131.53		$ -
11	Reinforced Concrete Pa	CY	$ 503.49		$ -
12	Standard Milling	SY	$ 7.90		$ -
13	Controlled Low Strengt	CY	$ 412.34		$ -
14	6" Concrete Entrance A	SY	$ 116.30		$ -
15	8" Concrete Entrance A	SY	$ 153.66		$ -
16	Concrete Curb & Gutter	LF	$ 48.00		$ -
17	Concrete Curb Only	LF	$ 53.11		$ -
18	Bituminous Asphalt Wal	SF	$ 16.59		$ -
19	Concrete Sidewalk	SY	$ 87.35		$ -
20	Bed Course Material (fo	CY	$ 98.98		$ -
21	Concrete Curb Ramp	EA	$ 3,073.14		$ -
22	Detectable Warning Sur	EA	$ 812.22		$ -
23	Concrete Precast Whee	EA	$ 201.85		$ -
24	One Direction Lane Arr	EA	$ 307.31		$ -
25	Multi Directional Land A	EA	$ 515.06		$ -
26	Bicycle Shared Lane Ma	EA	$ 338.05		$ -
27	Bicycle Lane Marking	EA	$ 338.05		$ -
28	Pavement Letters	EA	$ 119.41		$ -
29	4" Edge/Lane Line - Pai	LF	$ 1.58		$ -
30	6" Edge/Lane Line - Pai	LF	$ 0.74		$ -
31	8" Edge/Lane Line - Pai	LF	$ 0.92		$ -
32	4" Edge/Lane Line - The	LF	$ 0.85		$ -
33	6" Edge/Lane Line - The	LF	$ 1.30		$ -
34	8" Edge/Lane Line - The	LF	$ 2.20		$ -
35	4" Edge/Lane Line - Pre	LF	$ 5.53		$ -
36	6" Edge/Lane Line - Pre	LF	$ 8.24		$ -

37	8" Edge/Lane Line - Pre	LF	$ 10.33		$ -
38	4" Edge/Lane Line w/ C	LF	$ 7.90		$ -
39	6" Edge/Lane Line w/ C	LF	$ 8.60		$ -
40	8" Edge/Lane Line w/ C	LF	$ 11.06		$ -
41	12" Crosswalk/Stop/Tra	LF	$ 4.00		$ -
42	12" Crosswalk/Stop/Tra	LF	$ 16.59		$ -
43	24" Stop Line - Preform	LF	$ 27.66		$ -
44	Handicapped Parking S	EA	$ 337.51		$ -
45	0.08 in Flat Sheet Sign	SF	$ 55.32		$ -
46	City standard sign post	LF	$ 162.25		$ -
47	Sign - Street Name per	EA	$ 491.07		$ -
48	Guard Rail - Steel Bean	LF	$ 45.73		$ -
49	Fence - Chain Link 6' H	LF	$ 52.39		$ -
50	Fence - Wood 3-Rail	LF	$ 47.68		$ -
51	Fence - Decorative Iron	LF	$ 92.19		$ -
52	Pedestrian/Bicycle Barr	LF	$ 64.05		$ -
53	Lights - Parking Lot (ligh	EA	$ 8,147.45		$ -
54	Bollards (wood or steel)	EA	$ 758.19		$ -
55	Traffic Control/Stop Ligh	EA	DOH estimate required.		
3.1	**Landscaping**				
1	Transplanting Trees (6'	EA	$ 230.04		$ -
2	Transplanting Shrubs	EA	$ 141.36		$ -
3	Plant Shrubs (Evergree	EA	$ 184.39		$ -
4	Plant Tree (2"-3" caliper	EA	$ 455.31		$ -
5	Plant Tree (2"-3" caliper	EA	$ 695.65		$ -
6	Plant Tree (2"-3" caliper	EA	$ 486.83		$ -
7	Plant Ground Cover	EA	$ 8.60		$ -
8	Plant Wetlands or Biore	EA	$ 30.73		$ -
9	Plant Screen Trees	EA	$ 239.08		$ -
10	Plant Street/Shade Tree	EA	$ 509.46		$ -
11	Mulching (wood landsca	CY	$ 99.57		$ -
4.1	**Sanitary Sewer System**				
1	2" PVC Schedule 80 Pip	LF	$ 135.22		$ -

2	6" PVC Schedule 80 Pip	LF	$ 131.02		$ -
3	8" PVC Schedule 80 Pip	LF	$ 105.34		$ -
4	10" PVC Schedule 80 P	LF	$ 119.55		$ -
5	Manhole 4' Diameter (6'	EA	$ 6,356.23		$ -
6	Grease Trap	EA	$ 6,779.08		$ -
7	4" Service Lateral (20' t	LF	$ 919.47		$ -
8	Sanitary Sewer Pump S	EA	Detailed estimate required.		
9	Road Bore/Crossing (wi	LF	ailed estimate required.		
4.2	**Potable Water System**				
1	3/4" Copper Service Lin	LF	$ 131.59		$ -
2	1" Copper Service Line	LF	$ 130.55		$ -
3	2" Copper Service Line	LF	$ 62.86		$ -
4	4" Ductile Iron Pipe	LF	$ 61.80		$ -
5	6" Ductile Iron Pipe	LF	$ 86.69		$ -
6	8" Ductile Iron Pipe	LF	$ 117.22		$ -
7	10" Ductile Iron Pipe	LF	$ 126.31		$ -
8	12" Ductile Iron Pipe	LF	$ 135.38		$ -
9	Fire Hydrant with 6" line	LF	$ 5,955.99		$ -
10	4" Gate Valve & Box	EA	$ 1,241.17		$ -
11	6" Gate Valve & Box	EA	$ 1,679.69		$ -
12	8" Gate Valve & Box	EA	$ 1,601.74		$ -
13	10" Gate Valve & Box	EA	$ 2,233.48		$ -
14	12" Gate Valve & Box	EA	$ 3,708.43		$ -
15	Pressure Reducing Valv	EA	Detailed estimate required.		
16	Tapping Sleeve & Valve	EA	Detailed estimate required.		
17	Water Meter Setter, Box	EA	$ 2,965.22		$ -
5.1	**Storm Water Management & Storm Drainage**				
	SWM Basin/Ponds				
1	Excavation - Basin/Pond	CY	$ 26.44		$ -
2	Excavation - Core Trenc	CY	$ 23.16		$ -
3	Embankment Construct	CY	$ 25.11		$ -
4	Embankment Construct	CY	$ 47.17		$ -

5	Impervious Core	SF	$ 2.21		$ -
6	Concrete Control Struct	CY	$ 1,093.91		$ -
7	Corrugated Metal Pipe (	EA	$ 7,214.88		$ -
8	Dewatering Pipes or Str	EA	$ 1,046.21		$ -
9	Filter Stone for Dewater	CY	$ 66.40		$ -
10	Antiseep Collar	Each per foot of width	$ 59.36		$ -
11	Trash Rack	Each per inch dia.	$ 60.57		$ -
12	Water Tight Pipe Bands	Each per inch dia.	$ 12.07		$ -
13	Bio-Retention Basin	SF	$ 43.02		$ -
	PVC Slotted Pipe				
14	4" PVC Slotted or Perfo	LF	$ 18.44		$ -
15	6" PVC Slotted or Perfo	LF	$ 19.67		$ -
16	8" PVC Slotted or Perfo	LF	$ 30.57		$ -
17	12" PVC Slotted or Perf	LF	$ 42.66		$ -
	Corrugate Metal Pipe (Circular)				
18	15" Storm Drain Pipe	LF	$ 132.13		$ -
19	18" Storm Drain Pipe	LF	$ 118.78		$ -
20	24" Storm Drain Pipe	LF	$ 173.32		$ -
21	30" Storm Drain Pipe	LF	$ 199.38		$ -
22	36" Storm Drain Pipe	LF	$ 263.73		$ -
23	42" Storm Drain Pipe	LF	$ 290.09		$ -
24	48" Storm Drain Pipe	LF	$ 308.81		$ -
25	54" Storm Drain Pipe	LF	$ 348.01		$ -
26	60" Storm Drain Pipe	LF	$ 354.83		$ -
	Reinforced Concrete Pipe (circular)				
27	15" Storm Drain Pipe	LF	$ 192.32		$ -
28	18" Storm Drain Pipe	LF	$ 125.37		$ -
29	24" Storm Drain Pipe	LF	$ 141.37		$ -
30	30" Storm Drain Pipe	LF	$ 172.85		$ -
31	36" Storm Drain Pipe	LF	$ 272.11		$ -
32	42" Storm Drain Pipe	LF	$ 277.14		$ -
33	48" Storm Drain Pipe	LF	$ 442.70		$ -
34	54" Storm Drain Pipe	LF	$ 438.49		$ -
35	60" Storm Drain Pipe	LF	$ 466.13		$ -
	High Density Polyethylene (HDPE) Pipe (Circular)				

36	15" Storm Drain Pipe	LF	$ 129.16		$ -
37	18" Storm Drain Pipe	LF	$ 155.61		$ -
38	24" Storm Drain Pipe	LF	$ 172.80		$ -
39	30" Storm Drain Pipe	LF	$ 230.77		$ -
40	36" Storm Drain Pipe	LF	$ 251.56		$ -
41	42" Storm Drain Pipe	LF	$ 279.78		$ -
42	48" Storm Drain Pipe	LF	$ 311.09		$ -
43	54" Storm Drain Pipe	LF	$ 348.81		$ -
44	60" Storm Drain Pipe	LF	$ 365.18		$ -
	End Sections (Circular) - Metal (for CMP and HDPE Pipe)				
45	15" Metal End Section	EA	$ 1,313.42		$ -
46	18" Metal End Section	EA	$ 1,395.78		$ -
47	24" Metal End Section	EA	$ 1,650.66		$ -
48	30" Metal End Section	EA	$ 1,950.74		$ -
49	36" Metal End Section	EA	$ 2,126.65		$ -
50	42" Metal End Section	EA	$ 4,068.55		$ -
51	48" Metal End Section	EA	$ 4,672.58		$ -
52	54" Metal End Section		$ 5,363.56		$ -
53	60" Metal End Section		$ 7,958.47		$ -
	End Sections (Circular) - Concrete				
54	15" RCP End Section	EA	$ 1,085.89		$ -
55	18" RCP End Section	EA	$ 1,179.15		$ -
56	24" RCP End Section	EA	$ 1,397.01		$ -
57	30" RCP End Section	EA	$ 1,783.56		$ -
58	36" RCP End Section	EA	$ 2,147.41		$ -
59	42" RCP End Section	EA	$ 3,027.42		$ -
60	48" RCP End Section	EA	$ 3,407.70		$ -
61	54" RCP End Section	EA	$ 3,904.36		$ -
62	60" RCP End Section	EA	$ 4,524.56		$ -
	Corrugated Metal Pipe Arch				
63	17" x 13" Storm Drain P	LF	$ 132.54		$ -
64	21" x 15" Storm Drain P	LF	$ 103.76		$ -
65	24" x 18" Storm Drain P	LF	$ 193.60		$ -
66	35" x 24" Storm Drain P	LF	$ 202.43		$ -
67	42" x 29" Storm Drain P	LF	$ 233.62		$ -

68	57" x 38"Storm Drain Pi	LF	$ 243.17		$ -
69	64" x 43" Storm Drain P	LF	$ 311.00		$ -
	Reinforced Concrete Elliptical Pipe				
70	23" x 14" Storm Drain P	LF	$ 213.10		$ -
71	30" x 19" Storm Drain P	LF	$ 237.01		$ -
72	38" x 24" Storm Drain P	LF	$ 286.19		$ -
73	45" x 29" Storm Drain P	LF	$ 419.99		$ -
74	53" x 34" Storm Drain P	LF	$ 571.59		$ -
75	60" x 38" Storm Drain P	LF	$ 576.95		$ -
76	68" x 43" Storm Drain P	LF	$ 393.36		$ -
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)				
77	17" x 13" Metal End Sec	EA	$ 629.21		$ -
78	21" x 15" Metal End Sec	EA	$ 702.00		$ -
79	24" x 18" Metal End Sec	EA	$ 792.87		$ -
80	35" x 24" Metal End Sec	EA	$ 1,060.57		$ -
81	42" x 29" Metal End Sec	EA	$ 1,352.18		$ -
82	57" x 38" Metal End Sec	EA	$ 1,424.05		$ -
83	64" x 43" Metal End Sec	EA	$ 1,816.79		$ -
	End Sections - Reinforced Concrete Elliptical Pipe				
84	23" x 14" RCP End Sec	EA	$ 1,254.37		$ -
85	30" x 19" RCP End Sec	EA	$ 1,387.49		$ -
86	38" x 24" RCP End Sec	EA	$ 1,876.32		$ -
87	45" x 29" RCP End Sec	EA	$ 2,187.69		$ -
88	53" x 34" RCP End Sec	EA	$ 2,842.27		$ -
89	60" x 38" RCP End Sec	EA	$ 2,624.46		$ -
90	68" x 43" RCP End Sec	EA	$ 3,435.77		$ -
	Storm Drain Structures				
91	Drop Inlet	EA	$ 5,128.73		$ -
92	Curb Inlet - 6' Opening	EA	$ 6,966.44		$ -
93	Curb Inlet - 10' Opening	EA	$ 8,294.14		$ -
94	Curb Inlet - 12' Opening	EA	$ 8,914.33		$ -
95	Curb Inlet - 16' Opening	EA	$ 10,033.69		$ -
96	Curb Inlet - 20' Opening	EA	$ 10,914.45		$ -
97	Manhole (4' dia., 6' heig	EA	$ 7,401.63		$ -
	Outfall & Channel Protection				

98	Concrete Endwall/Wing	SF	$ 122.67		$ -
99	Gabion Basket Structure	CY	$ 282.48		$ -
100	Rip-Rap Stone - Class 1	CY	$ 103.45		$ -
5.1	**Civic Standards**				
1	Small Playground Tot L	EA	$ 22,126.60		$ -
2	Medium Playground Tot	EA	$ 61,462.77		$ -
3	Large Playground Tot L	EA	$ 122,925.53		$ -
6.1	**Miscellaneous Site Construction & Structures**				
1	Bus Stop Enclosure	EA	$ 4,354.44		$ -
2	Mail Box Cluster	EA	$ 2,817.87		$ -
3	Construction Stake-out	AC	$ 11,883.89		$ -
4	Traffic Control During C	LS	Detailed estimate required.		
5	Special Items not specia	EA	Detailed estimate required.		
6	Set Property Corners	EA	$ 147.51		$ -

Grand Total All Costs	$ -
Mobilization (5%)	$ -
15% Contingency	$ -
Subtotal (Mobilization and Contingency)	$ -
TOTAL BOND AMOUNT	$ -