PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

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

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

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Minutes -October 5, 2026
   PC minutes Oct 5 2026.docx

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. Public hearing to accept public comments on a final plat proposal of Huntwell West Phase 3B, located off Huntwell West Blvd.
   legal notice - Huntwell West 3B 11.2.26.docx
2. Consideration - Applicant Morris and Ritchie Associates, Inc. applied for a final plat proposal for Huntwell West Phase 3B, located off Huntwell West Blvd.
   26-26-FP staff review 9.25.26.pdf
   26-26-FP staff review 10.126 - 2nd staff response on date.pdf
   26-26-FP staff review 10.126.pdf
   26-26-FP-2026-9-30_Huntwell_3B_plat_comment_letter.pdf
   Huntwell 3B final plat.pdf
   Huntwell-West-LDPP.pdf
3. Public hearing to accept public comments on the Bond for Huntwell West Phase 3B, located off Huntwell West Blvd.
   legal notice - Huntwell West 3B 11.2.26.docx
4. Consideration - Applicant Morris and Ritchie Associates, Inc. submitted an application for a Bond on behalf of Huntwell West Phase 3B, located off Huntwell West Blvd.
   26-26-FP-2026-09-18_Huntwell_Village_Ph3B_Bond_Estimate.pdf
   PC_26-18.docx
5. Public hearing to accept public comments on a Development Agreement for Huntwell West Phase 3B, located off Huntwell West Blvd.
   legal notice - Huntwell West 3B 11.2.26.docx
6. Consideration - Applicant Hunter Wilson submitted a Development Agreement for Huntwell West Phase 3B, located off Huntwell West Blvd.
   Huntwell 3B dev agreement.pdf

26-26-FP-2026-09-23 Huntwell 3B application_Redacted.pdf

7. Public hearing is to accept public comments for a development agreement of a 80,000sq.ft. expansion to the existing hospital at 300 S. Preston Street, Ranson, WV 25438.
   legal notice - Jefferson Medical Center dev agreement 11.2.26.docx

8. Consideration - Applicant Jefferson Medical Center submitted a development agreement for an 80,000sq.ft. expansion to the existing hospital at 300 S. Preston Street, Ranson, WV 25438.
   26-21-SP-E608 - ELECTRICAL SITE PHOTOMETRICS.pdf
   26-21-SP-hospital ROW 3rd and 4th.pdf
   PC 26-16.pdf
   Application-for-Review_Redacted.pdf
   26-21-SP-Jefferson Medical Bond-Estimate.pdf
   staff report WVU hospital ROW abandonment and dev agreement.docx
   City of Ranson Agreement 2.pdf
   2026-04 WVU Medical Alleyway.pdf
   PC 26-17.docx
   site plan WVU hospital expansion.pdf

9. Public hearing - to accept public comments on the proposed site plan for a proposed "Riverside Church" and ancillary parking area
   legal notice - Riverside Church site plan 11.2.26.docx

10. Consideration of a proposed site plan for Riverside Church and an ancillary parking area.
    Riverside Church staff report.docx
    25-33-SP-riverside site application__Redacted.pdf
    25-33-SP-260922_Full_Set site plan.pdf
    25-33-SP-CRC 25-33-SP (1).docx
    25-33-SP-Riverside Church site plan review.docx
    25-33-SP-WVDOH_District_5_Sidewalk_Correspondence.pdf
    application for sidewalk waiver.pdf
    august 2026 comments response.pdf
    CTUB approval.pdf
    CTUB Riverside Church_Site Plan Review_2nd Submission_8-31-26.pdf
    february 2026 comments response.pdf
    waiver for sidewalks.pdf
    well letter for church.pdf

V. INFORMATION ONLY

1. Hagerstown/Eastern Panhandle Metropolitan Planning Organization (HEPMPO) Regional Intersection Safety study to identify dangerous intersections and recommend improvements.
   11-2-26 PC Staff report HEPMPO regional intersection study.docx
   HEPMPO Intersection study.pptx

2. Chapter V Article VIII Flood Plain Ordinance changes
   2026 Floodplain ordinance - sw redlined CC.docx
   2026 Floodplain ordinance - clean copy final.docx

3. Update on Blasting Activity and Carbon Monoxide detection in Shenandoah Springs Community

VI. ADJOURNMENT

AGENDA ITEM 1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: APPROVAL OF MINUTES

SUBJECT: Minutes -October 5, 2026

ATTACHMENTS:

PC minutes Oct 5 2026.docx

PLANNING COMMISSION

~MINUTES~

PLANNING COMMISSION

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

October 5, 2026 | 7:00 P.M. | Council Chamber

I. CALL TO ORDER

Mike Fagan – President	**Present**
Jaden Bound	**Present**
Lizz Klein	**Present**
Antoinette Ringgold	**Present**
Chris Tarvin	**Present**

II. APPROVAL OF MINUTES

Mike Fagan – President	**Abstain**
Jaden Bound	**Yes**
Lizz Klein	**Yes**
Antoinette Ringgold	**Yes**
Chris Tarvin	**Yes**

III. UNFINISHED BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. Public Hearing - To accept public comments on a reduction of a guaranteed surety (bond) for Section 1 of subdivision Parkland Commons
   President Fagan opened the public hearing there were no comments, closed the public hearing.

2. 26-16 BR-Consideration - Applicant Site Planning Design and Survey LLC submitted an application for a reduction of a guaranteed surety (bond) on behalf of New Vision Development, LLC for Section 1 of subdivision Parkland Commons, located off N. Mildred Street

   Staff provided an overview of the item, explained that the request is to correct the Planning Commission action taken to reduce this bond at the July 6, 2026 regular meeting. Although at the time, the reduction was voted in the affirmative with resolution PC-26-10, staff noticed a few clerical errors following that action, including an incorrect date on the legal notice as well as the remaining bond amount of the original resolution.

Mike Fagan – President	**Abstain**
Jaden Bound	**Motion**
Lizz Klein	**Yes**
Antoinette Ringgold	**Second**
Chris Tarvin	**Yes**

3. Public Hearing is to accept public comments on a reduction of a guaranteed surety (bond) for Section 2 of subdivision Parkland Commons.

   President Mike Fagan opened the public hearing there were no comments, closed the public hearing.

4. 26-19-BRR- Applicant Site Planning Design and Survey LLC submitted an application on behalf of New Development, LLC for Consideration for a reduction of a guaranteed surety (bond) for Section 2 of subdivision Parkland Commons.

   Staff explained the situation of the incorrect PC-26-11 resolution and again, that action item was to correct and formalize.

Mike Fagan –President	**Abstain**
Jaden Bound	**Motion**
Lizz Klein	**Second**
Antoinette Ringgold	**Yes**
Chris Tarvin	**Yes**

5. Public Hearing - to accept public comments on the proposed site plan for an 80,000 sq ft expansion to the existing Hospital at 300 S. Preston Street.

   President Mike Fagan opened the public hearing. No Comments, President Fagan closed the public hearing.

6. 26-21-S- Applicant Fox and Associates, Inc. submitted an application on behalf of West Virginia University Hospital - East, Inc. for Consideration on a proposed site plan for an 80,000 sq ft expansion to the existing Hospital located at 300 S. Preston Street.

   Staff gave an overview of the hospital site plan. While staff had deemed the site plan complete, they noted a few items that would need to be completed as part of the conditional approval by the planning commission:

   1. 3rd and 4th Avenue Right of Way Abandonment.
   2. A mutually agreed upon development agreement at a future date.
   3. Continued future collaboration with the City of Ranson and WV DOH on the 5th streetscape project.

   President Fagan suggested that the WV DOH conditional items be included in the development agreement, which staff and the Commissioners agreed. The Right of Way Abandonment item

would also still need to be approved. The motion is to approve the site plan under the previously stated conditions.

Joe Ceci, an engineer with Fox & Associates, Inc., provided an overview of the hospital plans and the proposed new facilities.

Mike Fagan – President	**Abstain**
Jaden Bound	**Motion**
Lizz Klein	**Yes**
Antoinette Ringgold	**Yes**
Chris Tarvin	**Second**

7. Public Hearing is to accept public comments on associated bond, for an 80,000sq.ft. expansion to the existing hospital at 300 S. Preston Street, Ranson, WV 25438.

   President Mike Fagan opened the public hearing. No Public Comments President Fagan closed the public hearing.

8. 26-21-SP- Applicant Fox and Associates, Inc. submitted an application on behalf of West Virginia University Hospital - East, Inc. for Consideration for an associated bond, for an expansion of 80,000sq.ft. to the existing hospital at 300 S. Preston Street, Ranson, WV 25438.

Mike Fagan – President	**Abstain**
Jaden Bound	**Motion**
Lizz Klein	**Yes**
Antoinette Ringgold	**Yes**
Chris Tarvin	**Second**

V. ADJOURNMENT

The meeting adjourned at 7:31. Motion by Chris Tarvin, second by Jaden Bound. The next Planning Commission meeting will be held on November 2, 2026 at 7:00PM. City Hall 312 S. Mildred Street, Ranson WV 25438.

_____
Michael Fagan, President

_____
Darla Armstrong, City Clerk

AGENDA ITEM 1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public hearing to accept public comments on a final plat proposal of Huntwell West Phase 3B, located off Huntwell West Blvd.

ATTACHMENTS:

legal notice - Huntwell West 3B 11.2.26.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on November 2, 2026, at 7:00 PM at Ranson City Hall, 312 S. Mildred Street, Ranson, WV 25438. The purpose of the public hearing is to accept public comments on the final plat proposal for Huntwell West Phase 3B, located off Huntwell West Blvd, accepting the bond for Huntwell West Phase 3B, and entering into a development agreement for Huntwell West Phase 3B. This plan includes 86 lots (465-493, 505-515, 527-538, 562-573, 585-589, 601-605, 610-614, 997-1003). All persons are invited to attend and make comments about the proposed final plat, bond, and development agreement.

Copies of the proposed final plat, bond, and development agreement are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to October 27, 2026, will be provided to the Planning Commission, and inserted into the official record

AGENDA ITEM 2

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Consideration - Applicant Morris and Ritchie Associates, Inc. applied for a final plat proposal for Huntwell West Phase 3B, located off Huntwell West Blvd.

Huntwell West 3B is a proposed phase of the Huntwell West community currently in construction located off N Mildred St (WV 115). This Application is for 86 units - 29 single families and 57 townhomes approximately 12.0956 acres.

ATTACHMENTS:

26-26-FP staff review 9.25.26.pdf
26-26-FP staff review 10.126 - 2nd staff response on date.pdf
26-26-FP staff review 10.126.pdf
26-26-FP-2026-9-30_Huntwell_3B_plat_comment_letter.pdf
Huntwell 3B final plat.pdf
Huntwell-West-LDPP.pdf

Final Plat and Bond
STAFF REPORT

Huntwell Well – Village 1 Phase 3B

PROJECT: 26-16-FP

9-25-26

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

Application Information

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

Project Summary

This application is for a proposed residential development site as shown on the plat provided (dated May, 8 2026 prepared by Morris & Ritchie Associates, Inc.). Phase 3B of village 1 of a residential community zoned SmartCode New Community.

Accompanying bond is in the amount of $3,290,309.44.

Location and Site Information

Location: Huntwell West Blvd
Current Zoning: SmartCode New Community (T3 and T4)
Gross Site Area: 12.0956 acres

Engineering & Planning/Zoning Review

Engineering
No comments on final plat or bond.

Planning/Zoning

1. Please add the total acreage of the 3B final plat on a corrected application and the final drawings. Please denote revision details and date on the block on bottom right.
2. Update the notes section to reflect date of recent staff approval on the Phase 3 Construction Drawings revision.
3. Owner certification and dedication, correct"inconsideration" to "in consideration."
4. List information of adjacent un-subdivided outside parcels above lots 675-677 on sheet 5 and on sheet 4, the parcel to the west of Wysong Street.
5. Accurate outlines of any areas to be reserved for common use in the subdivision or for general public use with purposes indicated thereon. Sheets 3, 4, 5.

Next Steps

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

Thank you,
City of Ranson
Community Development Department

Final Plat and Bond
STAFF REPORT

Huntwell Well – Village 1 Phase 3B

PROJECT: 26-26-FP

10-1-26 (2nd staff report for this date)

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

Application Information

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

Project Summary

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Location and Site Information

Location: Huntwell West Blvd
Current Zoning: SmartCode New Community (T3 and T4)
Gross Site Area: 12.0956 acres

Engineering & Planning/Zoning Review

No comments on final plat or bond.

Next Steps

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

Thank you,
City of Ranson
Community Development Department

Final Plat and Bond
STAFF REPORT

Huntwell Well – Village 1 Phase 3B

PROJECT: 26-16-FP

10-1-26

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

Application Information

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

Project Summary

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Accompanying bond is in the amount of $3,290,309.44.

Location and Site Information

Location: Huntwell West Blvd
Current Zoning: SmartCode New Community (T3 and T4)
Gross Site Area: 12.0956 acres

Engineering & Planning/Zoning Review

Engineering
No comments on final plat or bond.

Planning/Zoning

1. List information of adjacent un-subdivided outside parcels above lots 675-677 on sheet 5.
    a. Parcel above lots 675-677 still does not have info on sheet 5.
2. Accurate outlines of any areas to be reserved for common use in the subdivision or for general public use with purposes indicated thereon. Sheets 3, 4, 5.
    a. Common Area area listed on sheet 1 as 43,552 does not match individual common area. Please ensure total in lot area tables matches the total combined space from all sheets.

Next Steps

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

Thank you,
City of Ranson
Community Development Department

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

September 30, 2026

Zach Holland
City of Ranson Community Development Department
312 S Mildred St
Ranson, WV 25438

RE: Huntwell Well – Village 1 Phase 3B; 26-16-FP

Dear Mr. Holland,

In response to your comments dated September 25th, 2026, regarding the project referenced above, we offer the following:

Engineering/Planning Review

1. Comment: **Please add the total acreage of the 3B final plat on a corrected application and the final drawings. Please denote revision details and date on the block on bottom right.**

   Response: *An updated acreage table has been included on the cover and an updated application has been submitted with the plat.*

2. Comment: **Update the notes section to reflect date of recent staff approval on the Phase 3 Construction Drawings revision.**

   Response: *Notes have been updated.*

3. Comment: **Owner certification and dedication, correct "inconsideration" to "in consideration."**

   Response: *Owner certification has been updated.*

4. Comment: **List information of adjacent un-subdivided outside parcels above lots 675-677 on sheet 5 and on sheet 4, the parcel to the west of Wysong Street.**

   Response: *Information for adjoining parcel has been added.*

5. Comment: **Accurate outlines of any areas to be reserved for common use in the subdivision or for general public use with purposes indicated thereon. Sheets 3, 4, 5.**

   Response: *Common areas have been labeled.*

If you have any questions, please do not hesitate to contact me at 304-433-4465 or nburkhart@mragta.com.

Sincerely,

Nate Burkhart
Office Surveyor.

NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 9 PARCEL 8 AND IS CURRENTLY ZONED SC–NC.
2. THE PROPERTY DELINEATED HEREON IS IN THE NAME OF HUNTWELL WV, LLC AT D.B. 1272 PG. 420, AMONG THE LAND RECORDS OF JEFFERSON COUNTY, WEST VIRGINIA.
3. PROPERTY OWNER'S ADDRESS: 665 SIMONDS ROAD WILLIAMSTOWN, MA 01267.
4. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON EXISTING LAND RECORDS AND SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. IN DECEMBER 2023. NORTH MERIDIAN INFORMATION AS SHOWN HEREON IS REFERENCED TO THE WEST VIRGINIA STATE GRID, NORTH ZONE AND WAS ESTABLISHED BY GPS METHODS.
5. THE ERROR OF CLOSURE FOR THE EXTERIOR BOUNDARY IS 1 IN 45054447.5 FEET.
6. THIS PLAT HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT.
7. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X – AREAS DETERMINED TO BE OUTSIDE THE 500–YEAR FLOODPLAIN – BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBERS #54037C0130E DATED 12/18/2009 AND #54037C0136E DATED 12/18/2009.
8. THE DEVELOPER, IN SIGNING THIS PLAT, AGREES TO ABIDE BY ALL CONDITIONS TERMS AND SPECIFICATIONS PROVIDED HEREON; AND TO COMPLETE ALL THE IMPROVEMENTS REQUIRED BY THE PRELIMINARY PLAT.
9. PROPERTY CORNERS ARE TO BE SET USING $\frac{5}{8}$" REBAR WITH I.D. CAPS. ALL OTHER CORNERS ARE AS NOTED. CORNERS MARKS TO BE IN PLACED PRIOR TO CONVEYANCE OF INDIVIDUAL LOTS.
10. RELATED APPLICATIONS:
    LDPP–21–025 APPROVED 6/15/21
    RZNG–21–013 APPROVED 6/15/21
    25–15–CD APPROVED 9/08/26
11. RELATED PERMITS:
    HEALTH DEPARTMENT: SEWER #20,758, WATER #20,758
    WVDOH: 05–2022–0296
12. THE N/S AND E/W RIGHTS OF WAY ARE DEPICTED HERE TO RESERVE CONNECTING WAYS TO/WITH THE EXISTING CITY ROAD NETWORK. FUTURE RIGHT OF WAY LOCATION/ALIGNMENT ADJUSTMENTS SHALL RECEIVE IMMEDIATE REVIEW BY THE CITY STAFF AND WILL NOT DELAY PROJECT APPROVAL AND COMPLETION.
13. SETBACKS SHOWN HEREIN ARE BASED ON WAVIER LETTER DATED: AUGUST 4, 2023 AND APPROVED ON DECEMBER 1, 2023. FRONT YARD SETBACKS INCREASE FROM 18' MAX TO 30' MAX.
14. THE CURRENT SETBACKS SHOWN HEREIN ARE BASED ON THE CURRENT ZONING ORDINANCE AND ARE SUBJECT TO CHANGE BASED ON FUTURE ZONING CHANGES.

YARD REQUIREMENTS:

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

OWNER'S CERTIFICATION AND DEDICATION

WE, HUNTWELL WV, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION AND 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 OTHERWISE NOTED ON THIS PLAT.

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

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

OWNER

DATE

SURVEYOR'S CERTIFICATE

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

JON K. ERICKSON WVLS #2302

DATE

PLANNING COMMISSION APPROVAL

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

PLANNING COMMISSION PRESIDENT

DATE

OWNER/DEVELOPER'S STATEMENT OF ACCEPTANCE

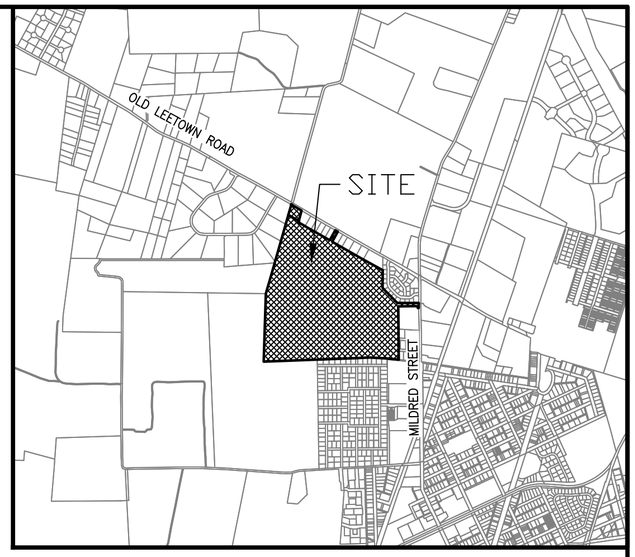
THE OWNER AND DEVELOPER, IN SIGNING THIS PLAT, AGREE TO ABIDE BY ALL CONDITIONS, TERMS, AND SPECIFICATIONS PROVIDED HEREON.

DATE

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

LOT AREA TABLE		
PARCEL	AREA (SF)	AREA (AC)
LOTS	307,446	7.0580
COMMON AREA	43,552	0.9998
STORM AREA	26,687	0.6126
ROW	149,199	3.4251
TOTAL	526,884	12.0956

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



VICINITY MAP
SCALE: 1"=2000'

NORTH (NAD 83)

LEGEND

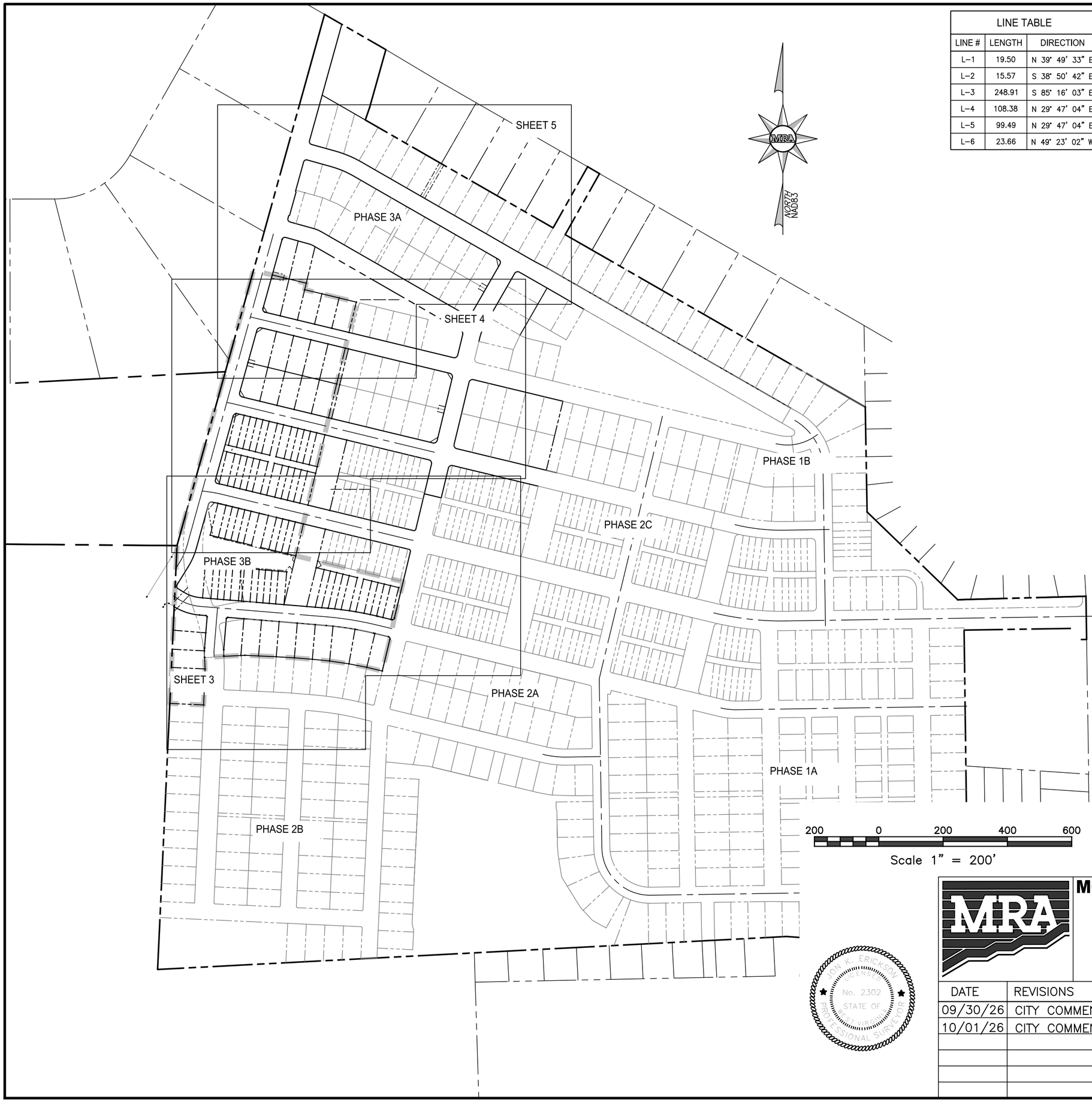
- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- PROP. R/W LINE
- EX. R/W LINE TO BE REMOVED
- PROP. PROPERTY LINE
- PROP. EASEMENT LINE

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

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

Copyright 2026 Morris & Ritchie Associates, Inc.

DATE	REVISIONS	JOB NO.:
09/30/26	CITY COMMENTS	SCALE:
10/01/26	CITY COMMENTS	DATE: 05/08/2026
		DRAWN BY: ACW
		DESIGN BY: NAB
		REVIEW BY: JSD
		SHEET: 1 OF 5



LINE TABLE		
LINE #	LENGTH	DIRECTION
L–1	19.50	N 39° 49' 33" E
L–2	15.57	S 38° 50' 42" E
L–3	248.91	S 85° 16' 03" E
L–4	108.38	N 29° 47' 04" E
L–5	99.49	N 29° 47' 04" E
L–6	23.66	N 49° 23' 02" W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C–1	6.28'	4.00'	90.00°	S 49° 43' 57" W	5.66'
C–2	6.28'	4.00'	90.00°	N 40° 16' 03" W	5.66'
C–3	27.62'	497.18'	3.18°	N 01° 08' 12" E	27.62'
C–4	34.83'	497.18'	4.01°	N 02° 27' 42" W	34.82'
C–5	21.28'	973.00'	1.25°	S 84° 38' 28" E	21.28'
C–6	69.16'	973.00'	4.07°	S 81° 58' 42" E	69.15'
C–7	59.31'	973.00'	3.49°	S 78° 11' 45" E	59.30'
C–8	9.42'	6.00'	90.00°	S 31° 26' 59" E	8.49'
C–9	9.25'	6.01'	88.29°	N 57° 43' 08" E	8.37'
C–10	3.84'	1027.00'	0.21°	S 76° 33' 25" E	3.84'
C–11	20.00'	1027.00'	1.12°	S 77° 13' 19" E	20.00'
C–12	20.01'	1027.00'	1.12°	S 78° 20' 17" E	20.01'
C–13	26.04'	1027.00'	1.45°	S 79° 37' 22" E	26.04'
C–14	20.06'	1027.00'	1.12°	S 80° 54' 31" E	20.06'
C–15	26.13'	1027.00'	1.46°	S 82° 11' 50" E	26.13'
C–16	20.15'	1027.00'	1.12°	S 83° 29' 18" E	20.15'
C–17	20.21'	1027.00'	1.13°	S 84° 36' 50" E	20.20'
C–18	1.61'	1027.00'	0.09°	S 85° 13' 21" E	1.61'
C–19	19.91'	180.00'	6.34°	N 01° 15' 45" W	19.90'
C–20	19.19'	120.00'	9.16°	S 00° 09' 01" W	19.17'
C–21	14.14'	9.00'	90.00°	S 13° 05' 19" E	12.73'
C–22	65.94'	230.00'	16.43°	N 23° 41' 55" E	65.71'
C–23	13.29'	9.00'	84.62°	S 57° 47' 49" W	12.12'
C–24	83.18'	177.00'	26.92°	N 71° 48' 19" W	82.41'
C–25	58.35'	123.00'	27.18°	S 71° 40' 41" E	57.80'
C–26	16.90'	11.00'	88.03°	S 59° 32' 02" W	15.29'
C–27	14.45'	9.00'	91.97°	N 30° 27' 58" W	12.94'
C–28	9.00'	470.00'	1.10°	N 76° 59' 54" W	9.00'
C–29	19.64'	530.00'	2.12°	N 77° 30' 41" W	19.64'
C–30	4.76'	530.00'	0.51°	N 78° 49' 48" W	4.76'
C–31	14.86'	9.00'	94.60°	S 31° 47' 05" E	13.23'
C–32	12.91'	11.00'	67.26°	S 49° 08' 57" W	12.18'
C–33	3.99'	11.00'	20.76°	N 86° 50' 14" W	3.96'
C–34	17.66'	11.00'	91.97°	S 30° 28' 07" E	15.82'

200 0 200 400 600

Scale 1" = 200'

SUBDIVISION PLAT

HUNTWELL WEST - PHASE 3B

HUNTWELL WV, LLC

DISTRICT: 08, MAP: 09, PARCEL: 08

CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

205 EAST HIRST ROAD, SUITE 106

PURCELLVILLE, VA 20132

PHONE: 703-994-4047

MRAGTA.COM

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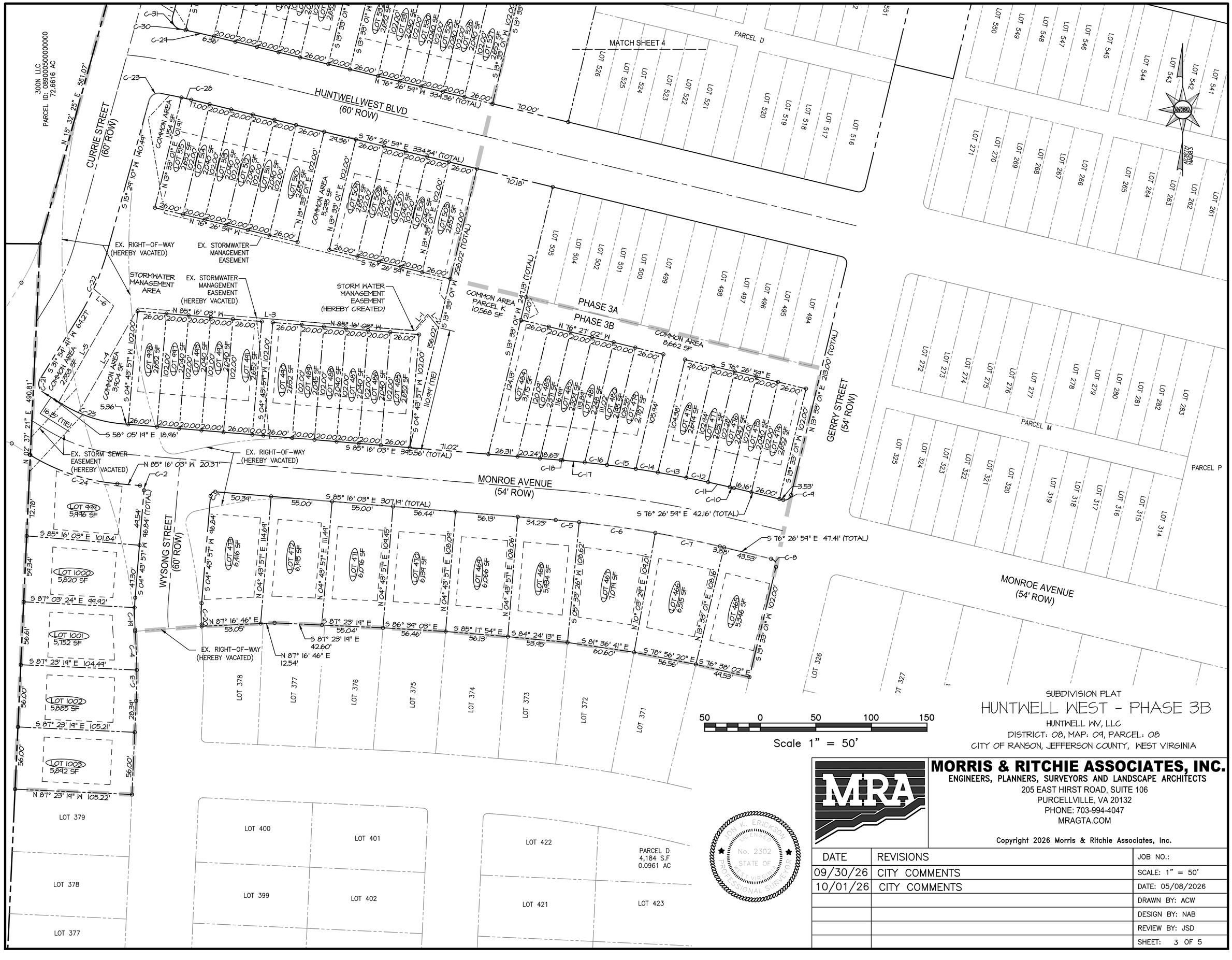
JON K. ERICKSON LICENSED No. 2302 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

DATE	REVISIONS	JOB NO.:
09/30/26	CITY COMMENTS	SCALE: 1"=200'
10/01/26	CITY COMMENTS	DATE: 05/08/2026
		DRAWN BY: ACW
		DESIGN BY: NAB
		REVIEW BY: JSD
		SHEET: 2 OF 5


300N LLC
PARCEL ID: 08900050000000
72.6616 AC
N 15° 32' 25" E 561.07'
CURRIE STREET
(60' ROW)
HUNTWELLWEST BLVD
(60' ROW)
MATCH SHEET 4
PARCEL D
4,184 S.F
0.0961 AC
GERRY STREET
(54' ROW)
MONROE AVENUE
(54' ROW)
WYSONG STREET
(60' ROW)
PHASE 3A
PHASE 3B
PARCEL K
10,568 SF
COMMON AREA
8,662 SF
PARCEL M
PARCEL P
EX. RIGHT-OF-WAY
(HEREBY VACATED)
EX. STORMWATER
MANAGEMENT
EASEMENT
STORMWATER
MANAGEMENT
AREA
EX. STORMWATER
MANAGEMENT
EASEMENT
(HEREBY VACATED)
STORM WATER
MANAGEMENT
EASEMENT
(HEREBY CREATED)
EX. STORM SEWER
EASEMENT
(HEREBY VACATED)
EX. RIGHT-OF-WAY
(HEREBY VACATED)
EX. RIGHT-OF-WAY
(HEREBY VACATED)
COMMON AREA
PARCEL K
10,568 SF
COMMON AREA
3,404 SF
COMMON AREA
2,333 SF
COMMON AREA
5,249 SF
COMMON AREA
1,154 SF
LOT 999
5,996 SF
LOT 1000
5,820 SF
LOT 1001
5,752 SF
LOT 1002
5,885 SF
LOT 1003
5,842 SF
LOT 379
LOT 378
LOT 377
LOT 400
LOT 401
LOT 399
LOT 402
LOT 422
LOT 421
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LOT 377
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LOT 325
LOT 324
LOT 323
LOT 322
LOT 321
LOT 320
LOT 319
LOT 318
LOT 317
LOT 316
LOT 315
LOT 314
N 85° 16' 03" W 1320.00' (TOTAL)
S 85° 16' 03" E 307.19' (TOTAL)
S 76° 26' 54" E 334.54' (TOTAL)
N 76° 26' 54" W 334.36' (TOTAL)
S 76° 26' 54" E 42.16' (TOTAL)
S 76° 26' 54" E 47.41' (TOTAL)
S 85° 16' 03" E 345.56' (TOTAL)
S 13° 33' 01" W 258.02' (TOTAL)
S 13° 33' 01" W 247.13' (TOTAL)
N 13° 33' 01" E 213.00' (TOTAL)
N 85° 16' 03" W
N 76° 27' 02" W
S 76° 26' 54" E
S 13° 33' 01" W
N 13° 33' 01" E
S 13° 35' 24" W 64.27'
S 31° 54' 41" W 64.27'
S 04° 43' 57" W 102.00'
N 04° 43' 57" E 102.00'
S 58° 05' 19" E 18.96'
N 85° 16' 03" W 20.31'
N 02° 37' 21" E 490.81'
S 87° 03' 24" E 99.92'
S 87° 23' 19" E 104.44'
S 87° 23' 19" E 105.21'
N 87° 23' 19" W 105.22'
S 87° 23' 19" E 42.60'
N 87° 16' 46" E 12.54'
N 87° 16' 46" E 53.05'
S 86° 34' 03" E 56.46'
S 85° 17' 54" E 56.13'
S 84° 24' 13" E 53.95'
S 81° 36' 41" E 60.60'
S 78° 56' 20" E 56.56'
S 76° 38' 02" E 44.53'
N 10° 08' 24" E 108.16'
N 13° 33' 01" E 108.16'
S 05° 33' 26" W 108.52'
N 04° 43' 57" E 108.06'
N 04° 43' 57" E 108.09'
N 04° 43' 57" E 104.45'
N 04° 43' 57" E 111.44'
N 04° 43' 57" E 114.69'
S 04° 43' 57" W 46.84'
S 04° 43' 57" W 46.84' (TOTAL)
S 15° 24' 10" W 140.44'
S 13° 33' 01" W 110.49' (TIE)
S 13° 33' 01" W 156.02'
S 13° 33' 01" W 102.00'
N 13° 33' 01" E 102.00'
N 13° 33' 01" E 102.00'
N 13° 33' 01" E

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

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

EX COMMON AREA

MATCH SHEET 5

LOT 614 6,551 SF
LOT 613 6,477 SF
LOT 612 5,335 SF
LOT 611 5,335 SF
LOT 610 5,335 SF

S 16° 26' 54" E 55.00'
S 16° 26' 54" E 264.03' (TOTAL)
S 15° 31' 03" W 108.52'
S 13° 33' 01" W 117.76'
S 13° 33' 01" W 97.00'
C-27
48.50'

BRAXTON AVENUE
(54' ROW)

N 76° 26' 54" W 279.14' (TOTAL)
C-26
49.14'
5.57'
S 15° 31' 03" W 200.83' (TOTAL)
104.02'
10.33'

LOT 605 7,050 SF
LOT 604 6,302 SF
LOT 603 6,302 SF
LOT 602 6,302 SF
LOT 601 6,302 SF
14.58'
10.00'

63.71'
EX. STORM SEWER EASEMENT
S 15° 31' 03" W 46.82'
N 15° 32' 25" E 561.07'

LOT 584 7,062 SF
LOT 583 5,941 SF
LOT 582 5,941 SF
LOT 581 5,941 SF
LOT 580 5,946 SF
10.81'
10.13'
10.12'
10.11'

STORM SEWER EASEMENT
C-24
7.35'
56.04'
S 76° 27' 17" E 286.04' (TOTAL)
N 13° 33' 01" E 108.11'
EX. COMMON AREA

C-33
C-32
EX. STORM SEWER EASEMENT
22.10'
S 76° 27' 17" E 350.11' (TOTAL)
N 13° 32' 43" E 101.29'
N 13° 32' 43" E 205.62'
N 15° 31' 03" E 205.62'
N 13° 32' 43" E 102.00'
N 13° 33' 01" W 101.46'
S 13° 33' 01" W 224.84' (TOTAL)
N 76° 27' 17" W
N 76° 26' 54" W
S 16° 27' 17" E
COMMON AREA 11,616 SF
EX. STORM SEWER EASEMENT
N 15° 31' 03" W 102.36'
S 13° 33' 01" W 102.00'
7.64'
C-31
C-30
C-29
6.36'

SHERMAN AVENUE
(54' ROW)

LOT 579 2652 SF
LOT 580 2040 SF
LOT 581 2040 SF
LOT 582 2040 SF
LOT 583 2040 SF
LOT 584 2040 SF
LOT 585 2652 SF
102.00'
20.00'
26.00'
10.00'

PHASE 3B
PHASE 3A
EX COMMON AREA

LOT 561
LOT 560
LOT 559
LOT 558
LOT 557
LOT 556
LOT 555
LOT 554
LOT 553
LOT 552
LOT 551

MATCH SHEET 3

LOT 526
LOT 525
LOT 524
LOT 523
LOT 522
LOT 521

HUNTWELLWEST BLVD
(60' ROW)

C-23
C-28
11.00'
24.36'
S 76° 26' 54" E 334.54' (TOTAL)
N 76° 26' 54" W 334.36' (TOTAL)
10.18'
COMMON AREA 1,154 SF
101.91'
S 15° 29' 10" W 140.54'
COMMON AREA 5,245 SF
N 13° 33' 01" E 102.00'
N 13° 33' 01" E 108.11'

LOT 515 2652 SF
LOT 514 2040 SF
LOT 513 2040 SF
LOT 512 2040 SF
LOT 511 2040 SF
LOT 510 2652 SF
LOT 509 2652 SF
LOT 508 2040 SF
LOT 507 2040 SF
LOT 506 2040 SF
LOT 505 2652 SF

CURRIE STREET
(60' ROW)

N 15° 32' 25" E 561.07'

300N LLC
PARCEL ID: 089000500000000
72.6616 AC

EX. RIGHT-OF-WAY (HEREBY VACATED)
EX. STORMWATER MANAGEMENT EASEMENT

LOT 584
LOT 583
LOT 582
LOT 581
LOT 580
LOT 579
LOT 600
LOT 599
LOT 598
LOT 597
LOT 596
LOT 595
LOT 618
LOT 617
LOT 609
LOT 608
LOT 607
LOT 606
LOT 647
LOT 646
LOT 645
LOT 644
LOT 641
LOT 594
LOT 593
LOT 592
LOT 578
LOT 577
LOT 576
LOT 575

GERRY STREET
(54' ROW)

NORTH
NAD83

50 0 50 100 150
Scale 1" = 50'

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

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

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

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DATE	REVISIONS	JOB NO.:
09/30/26	CITY COMMENTS	SCALE: 1" = 50'
10/01/26	CITY COMMENTS	DATE: 05/06/2026
		DRAWN BY: ACW
		DESIGN BY: NAB
		REVIEW BY: JSD
		SHEET: 4 OF 5

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

CURRIE ROAD
(60' ROW)

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

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

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

HITT, WILLIAM E & NANCY LOU
TAX MAP :02-7-46
DB. 251 PG. 527
WYSONG LOT 10

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

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

NORTH
NAD83

LOT 679 | LOT 678 | LOT 677 | LOT 676 | LOT 675 | LOT 674 | LOT 673 | LOT 672 | LOT 671 | LOT 670 | LOT 669 | LOT 668 | LOT 667 | LOT 666 | PARCEL I | LOT 665

SUMTER AVENUE
(50' ROW)

LOT 639 | LOT 638 | LOT 637 | LOT 636 | LOT 635 | LOT 634 | PARCEL O | LOT 633 | LOT 632 | LOT 631 | LOT 630 | LOT 629 | LOT 628

PARCEL G | LOT 627 | LOT 626 | LOT 625 | LOT 624 | LOT 623 | LOT 622 | LOT 621 | LOT 620 | LOT 619 | LOT 618 | LOT 617

BARTLETT AVENUE
(54' ROW)

GERRY STREET
(54' ROW)

LOT 648 | LOT 647

N 15° 31' 03" E 964.59'

LOT 616 | LOT 615

S 15° 31' 03" W 222.99' (TOTAL)

53.71'

S 76° 26' 54" E
55.00'

20.76'

108.52'

S 13° 33' 01" W
111.76'

EX COMMON AREA

LOT 614
6,551 SF

LOT 613
6,411 SF

LOT 612
5,335 SF

LOT 611
5,335 SF

LOT 610
5,335 SF

97.00'

S 13° 33' 01" W 97.00'

48.50'

55.00' | 55.00' | 55.00' | 55.00' | 55.00'

S 76° 26' 54" E 264.03' (TOTAL)

10.00'

MATCH SHEET 4

C-27

C-26

44.14'

5.57'

N 76° 26' 54" W 219.14' (TOTAL)

55.00' | 55.00' | 55.00' | 55.00' | 55.00'

BRAXTON AVENUE
(54' ROW)

PHASE 3B

PHASE 3A

LOT 609 | LOT 608 | LOT 607 | LOT 606

104.02'

LOT 605
7,050 SF

LOT 604
6,302 SF

LOT 603
6,302 SF

LOT 602
6,302 SF

LOT 601
6,302 SF

14.58'

10.33'

200.83' (TOTAL)

S 15° 31' 03" W

63.71'

EX. STORM SEWER EASEMENT

55.00' | 55.00' | 55.00'

S 76° 26' 54" E

N 13° 33' 01" E 14.58'

LOT 600 | LOT 599 | 598

N, BEJAMIN
:02-7-8.22
PG. 386
BLK A, LOT 3

E 561.01'

50 0 50 100 150

Scale 1" = 50'

SUBDIVISION PLAT

HUNTWELL WEST - PHASE 3B

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

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

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

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DATE	REVISIONS	JOB NO.:
09/30/26	CITY COMMENTS	SCALE: 1" = 50'
10/01/26	CITY COMMENTS	DATE: 05/08/2026
		DRAWN BY: ACW
		DESIGN BY: NAB
		REVIEW BY: JSD
		SHEET: 5 OF 5

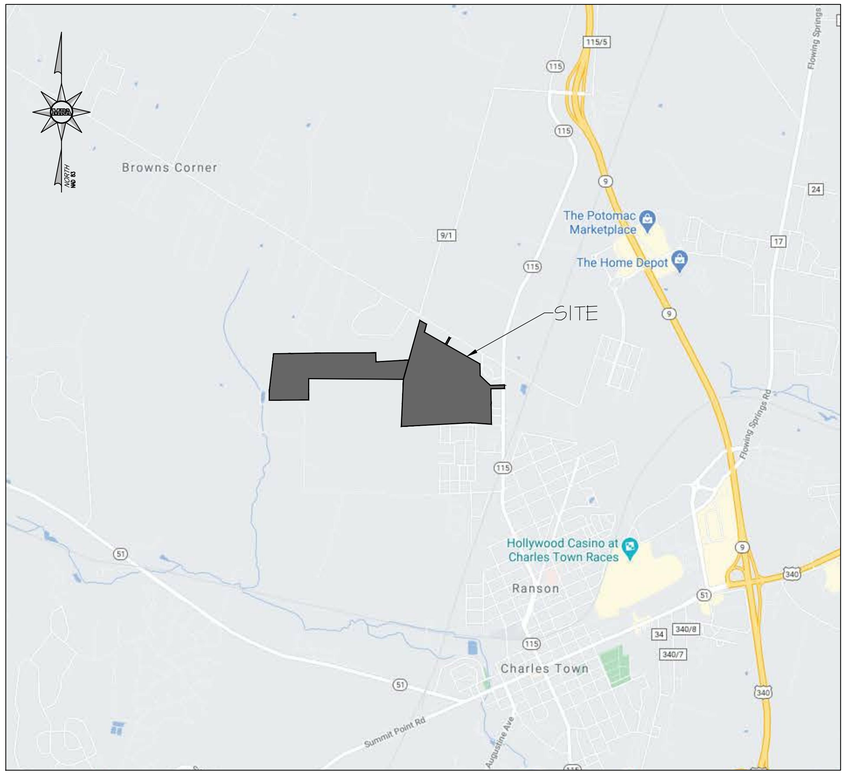
HUNTWELL WEST

LAND DEVELOPMENT PLAN AND PLAT APPLICATION

CITY OF RANSON, WEST VIRGINIA

PROJECT NOTES:

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



VICINITY MAP
SCALE: 1"=2000'

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

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

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

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

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

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

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
604 SOUTH KING STREET, SUITE 200
LEESBURG, VIRGINIA 20175
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MRAGTA.COM

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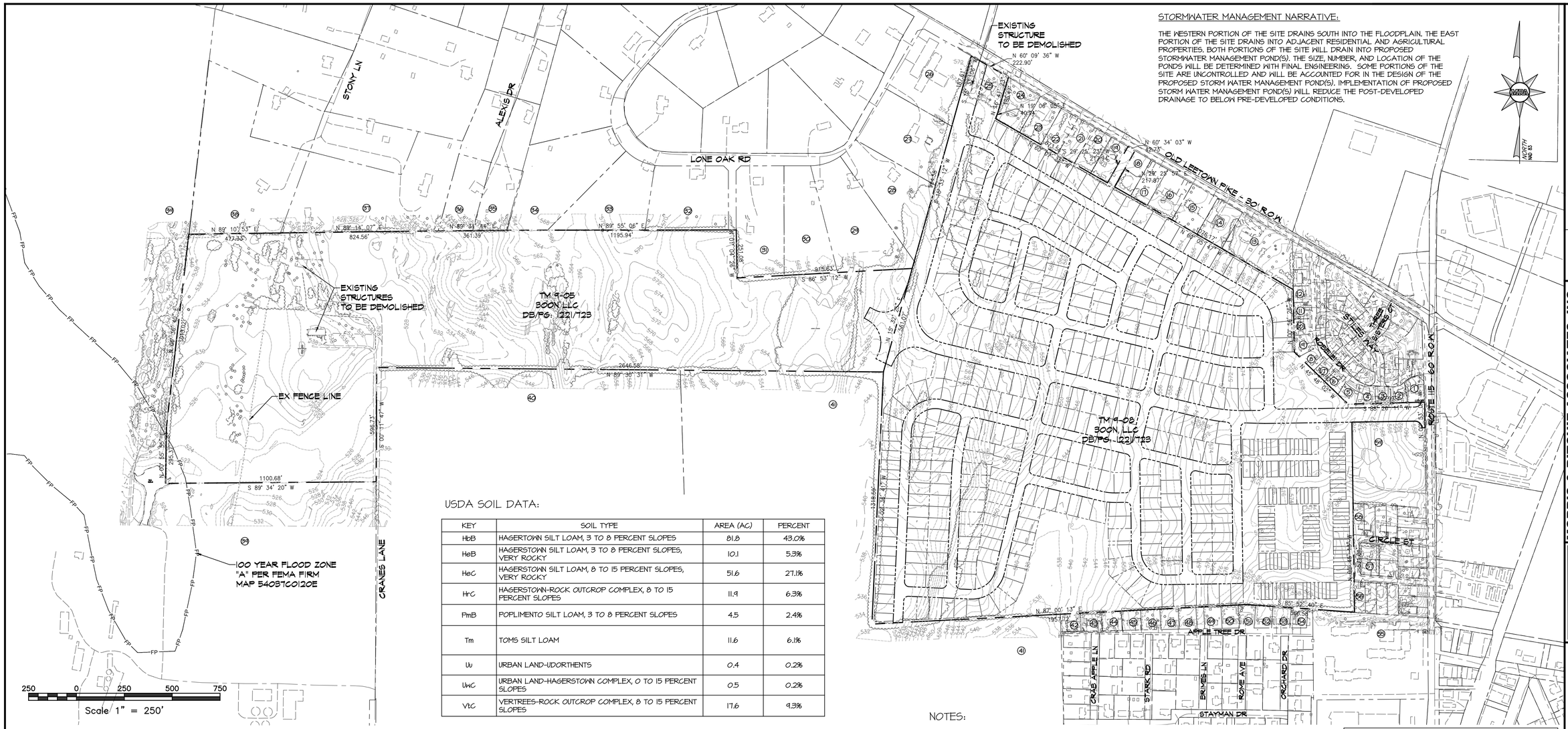
COVER SHEET

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

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

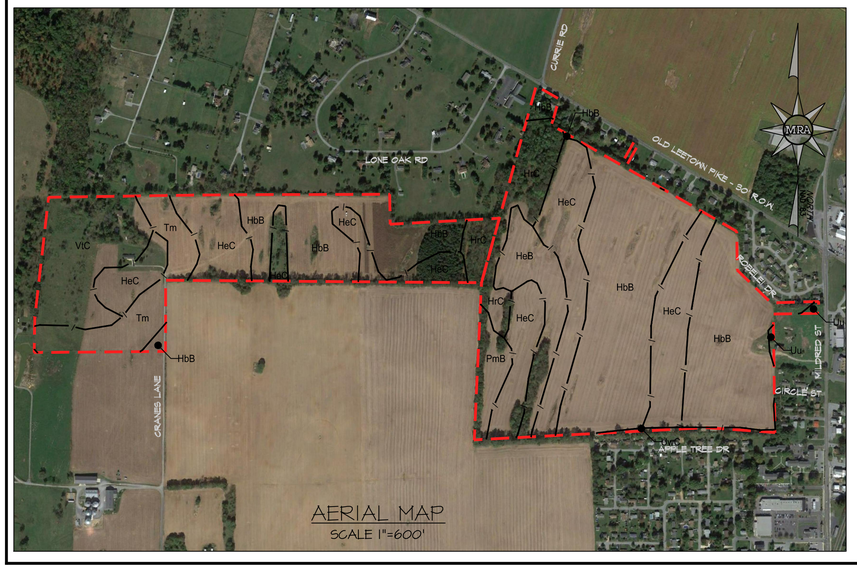


STORMWATER MANAGEMENT NARRATIVE:

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

USDA SOIL DATA:

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



AERIAL MAP
SCALE 1"=600'

NOTES:

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

Adjacent Parcels Table

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

Adjacent Parcels Table

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

LEGEND

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

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

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EXISTING CONDITIONS

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

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

PROPOSED COMMUNITY TYPES:

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

ACREAGE REQUIREMENTS:

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

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

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

EDGE TRANSECT DISTRICTS:

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

SECTOR PLAN

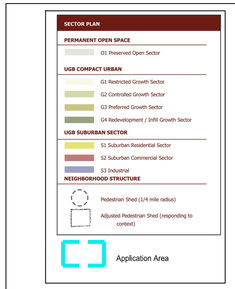
THE G2 CONTROLLED GROWTH SECTOR IS A PRIORITY EXPANSION AREA OF THE 2012 CITY OF RANSON COMPREHENSIVE PLAN. THIS PLAN ENCOURAGES THE USE OF CHAPTER 19A SMARTCODE. AS SUCH, THIS REQUEST CONFORMS WITH THE PREFERRED VISION OF THE COMPREHENSIVE PLAN.

PERMITTED COMMUNITY UNITS

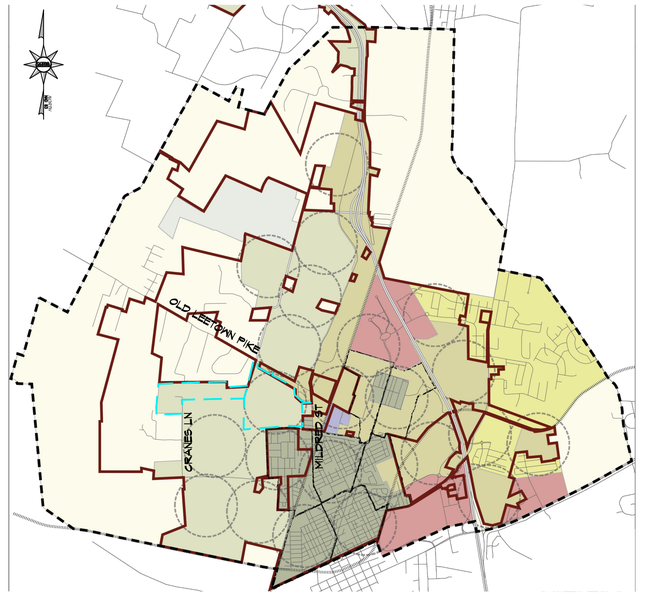
1.3.5 WITHIN THE G1, G2, AND G3 SECTORS, THE FOLLOWING ACREAGE REQUIREMENTS ARE NECESSARY FOR ANY REZONING TO THE SMARTCODE NEW COMMUNITY DISTRICT (SC-NC):

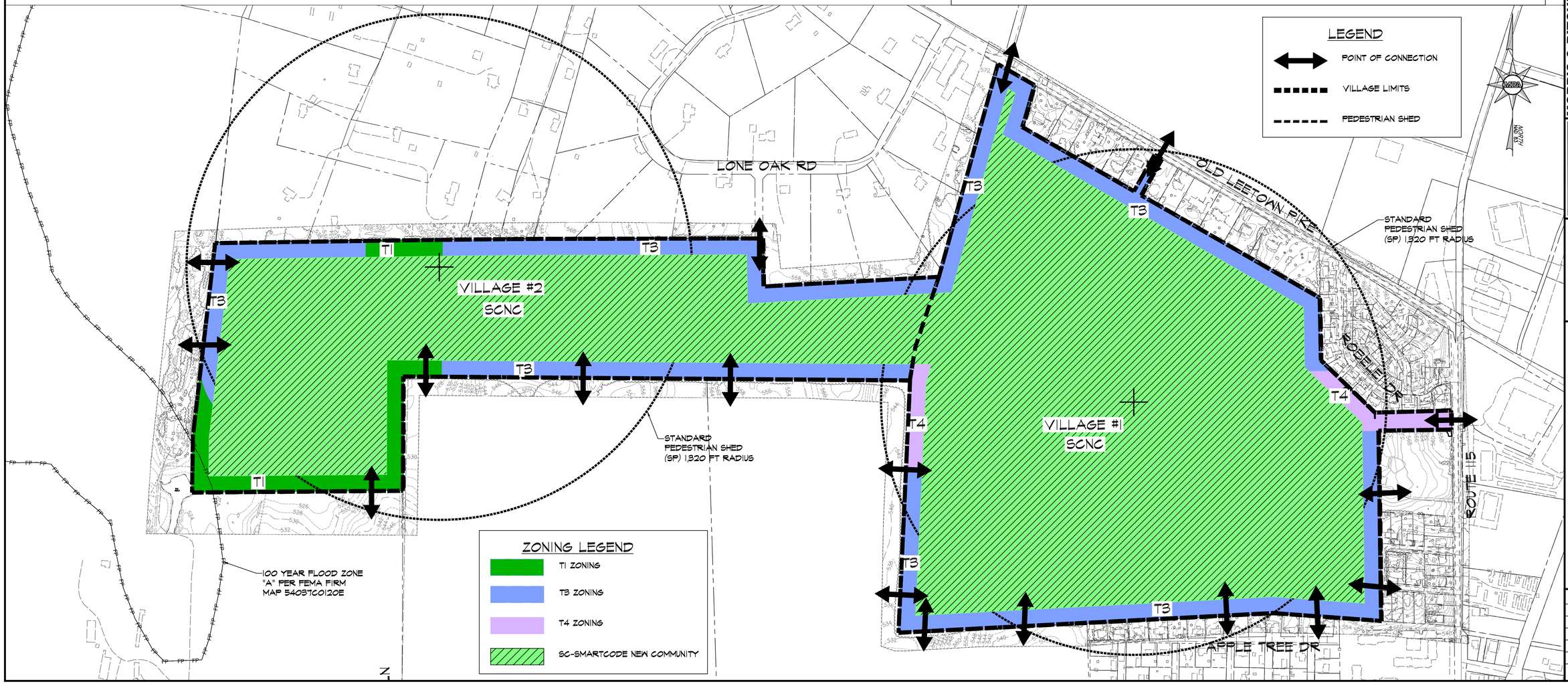
a. HAMLET (HAM): 10-50 ACRES PER HAM
b. VILLAGE (VIL):NO FEWER THAN 40 ACRES AND NO MORE THAN 200 ACRES PER VILLAGE.

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



SECTOR PLAN
NOT TO SCALE





DATE	REVISIONS
03/31/2021	PER CITY COMMENTS
04/28/2021	PER CITY COMMENTS

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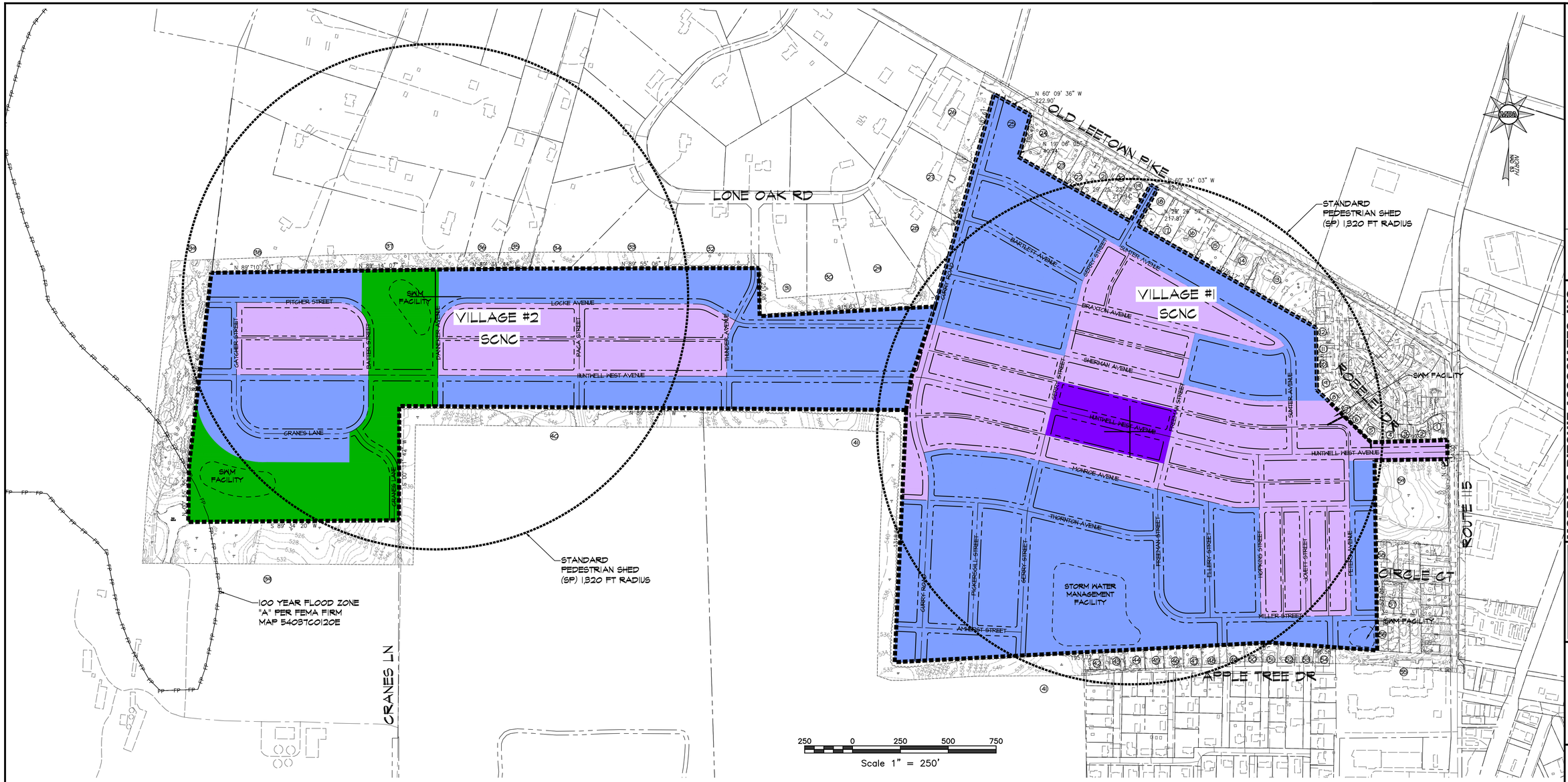
ZONING COMPLIANCE PLAN

HUNTWELL WEST
REZONING REQUEST
CITY OF RANSON, WV

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



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

ZONING LEGEND

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

DATE	REVISIONS
03/31/2021	PER CITY COMMENTS
04/26/2021	PER CITY COMMENTS
04/30/2021	PER CITY COMMENTS
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COMMUNITY TYPES & TRANSECT DISTRICTS

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

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

MAXIMUM BLOCK PERIMETERS

T-3 MAX BLOCK PERIMETER = 2640 FT

T-4 MAX BLOCK PERIMETER = 2400 FT

T-5L MAX BLOCK PERIMETER = 2000 FT

WAIVER

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

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

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

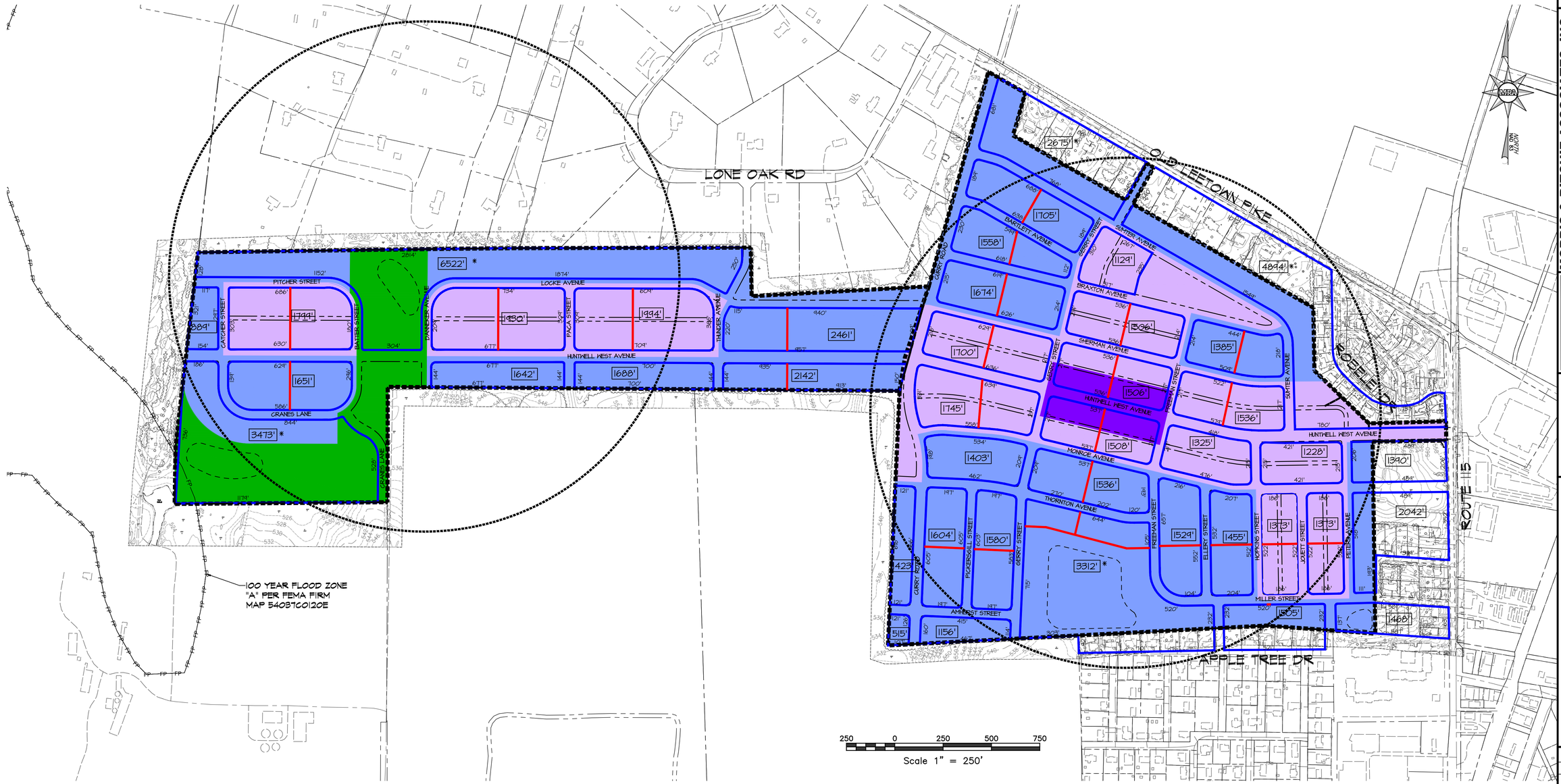
* = WAIVER REQUIRED

BLOCK FACE REQUIREMENTS

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

LEGEND

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



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

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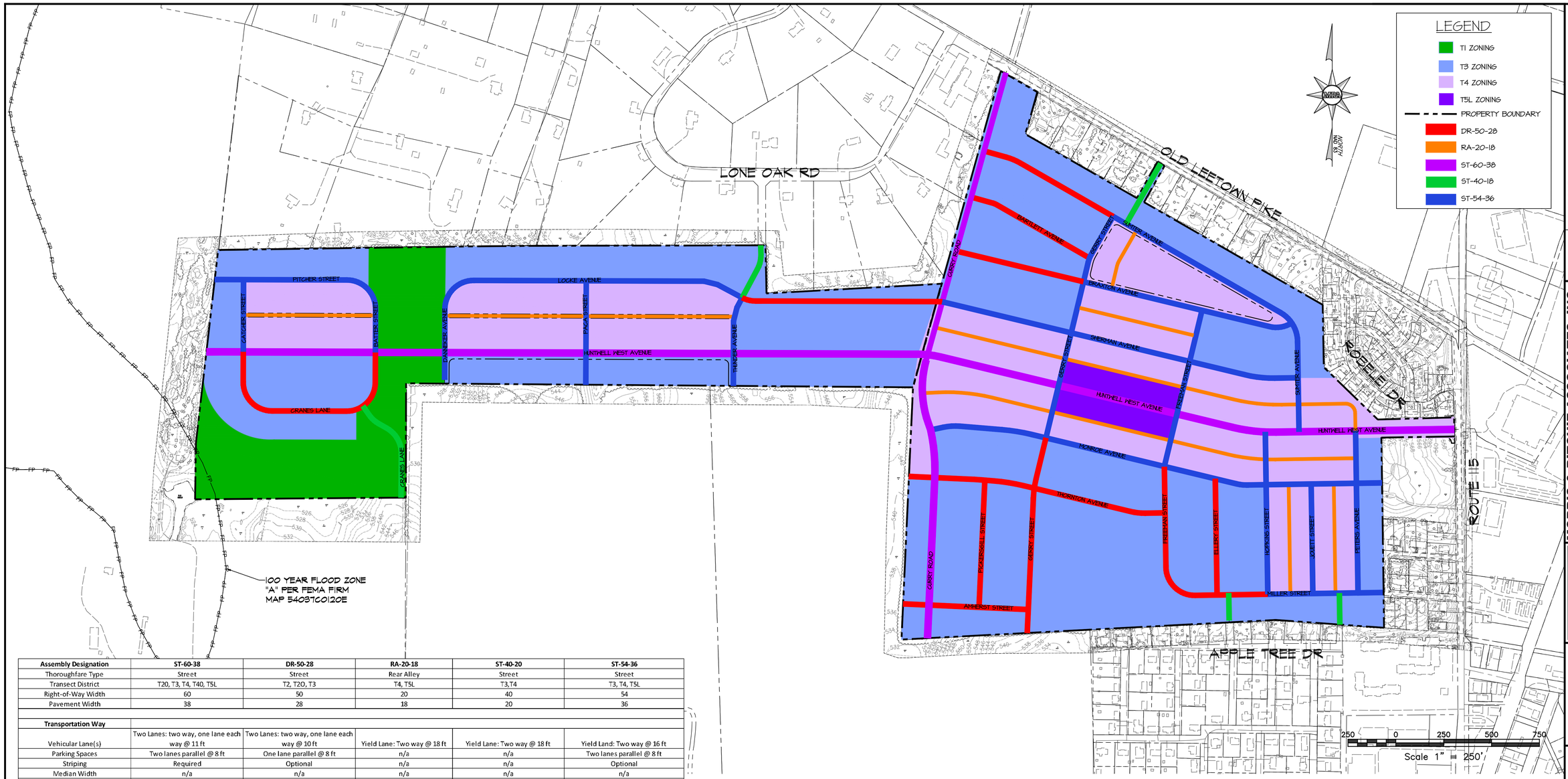
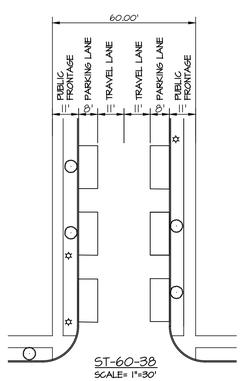
THROUGHFARES & BLOCK STRUCTURE

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

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



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



ST-60-38
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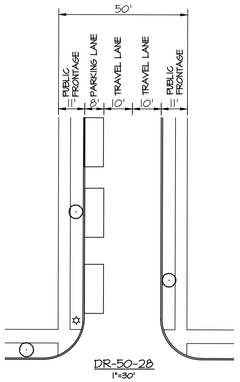

DR-50-28
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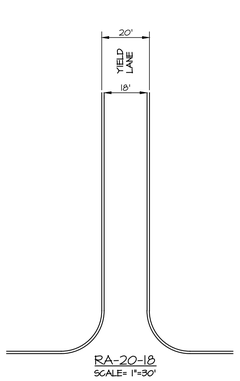

RA-20-18
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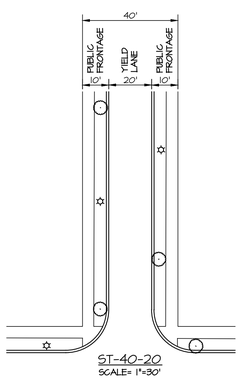

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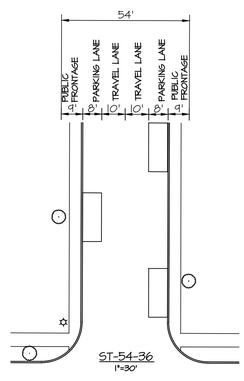

ST-54-36
1"=30'

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

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THOROUGHFARES & ASSEMBLIES

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

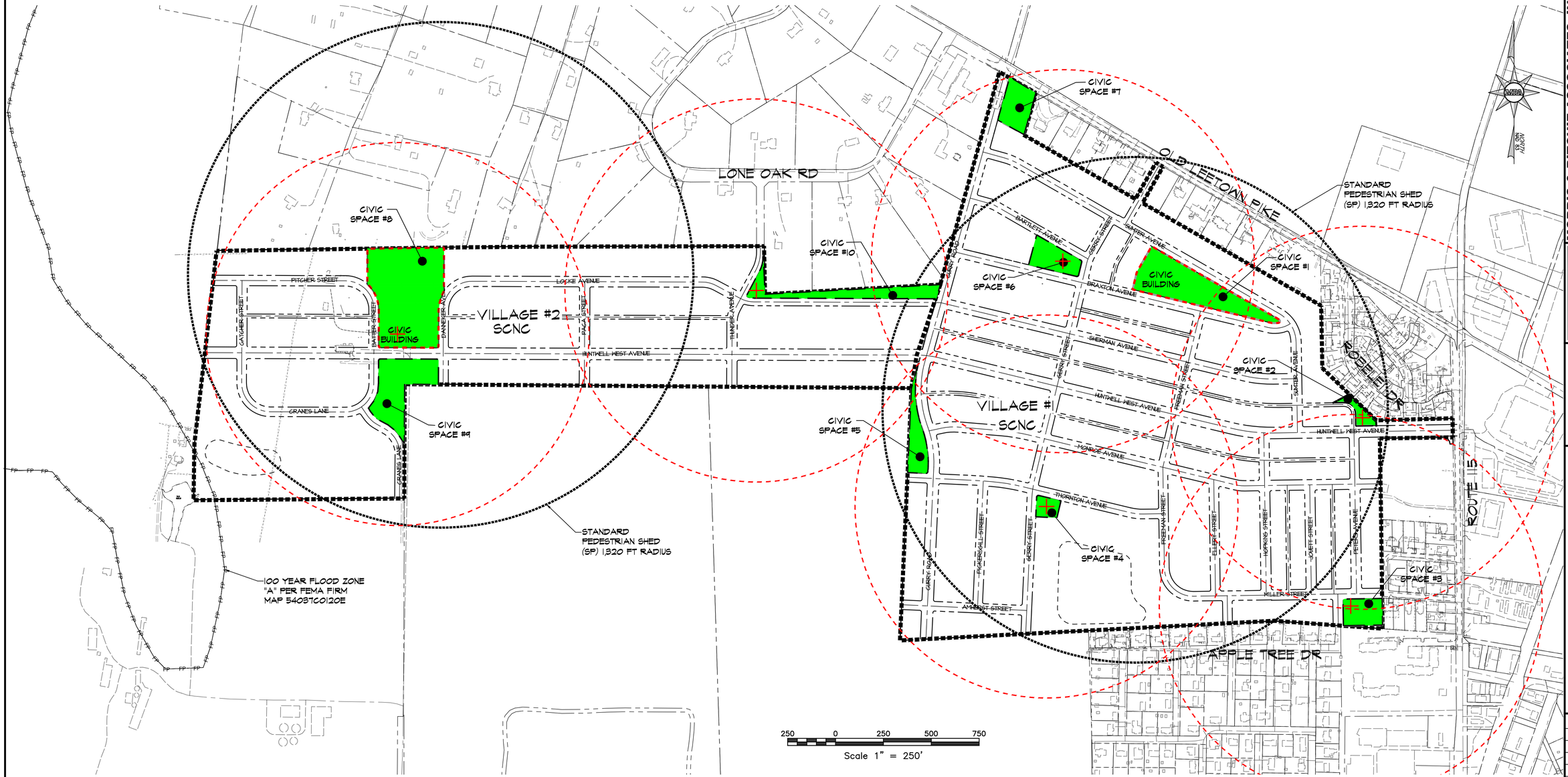
JOB NO.:	21115
SCALE:	1"=250'
DATE:	02/05/2021
DRAWN BY:	HDP
DESIGN BY:	DEM
REVIEW BY:	JKE
SHEET:	06 OF 08

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

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

LEGEND

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



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

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CIVIC STANDARDS

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

JOB NO.:	21115
SCALE:	1"=250'
DATE:	02/05/2021
DRAWN BY:	HDP
DESIGN BY:	DEM
REVIEW BY:	JKE
SHEET:	07 OF 08

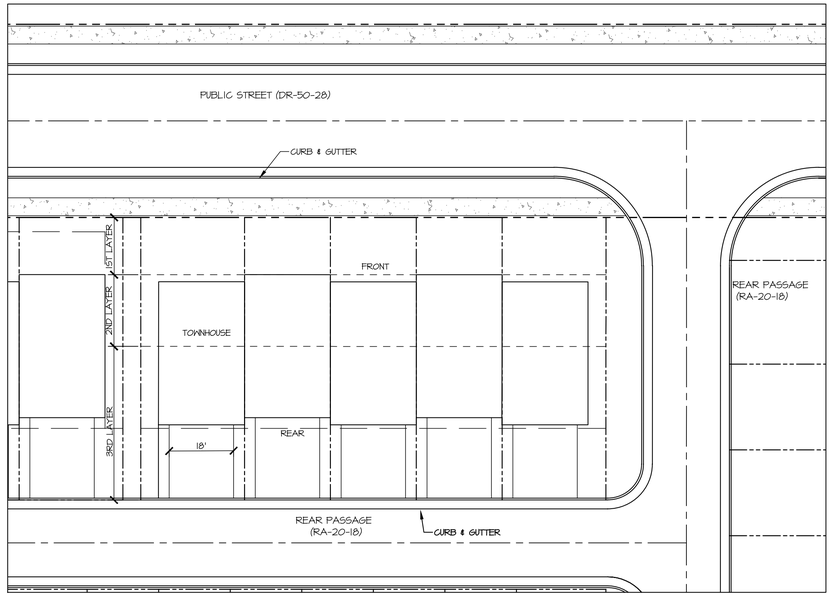
UTILITY PROVIDERS	
UTILITY	UTILITY COMPANY
WATER	CHARLES TOWN UTILITY BOARD
SANITARY SEWER	CHARLES TOWN UTILITY BOARD
ELECTRIC	POTOMAC EDISON COMPANY
CABLE	COMCAST
PHONE	FRONTIER COMMUNICATIONS
CABLE/PHONE	SHENTEL
GAS	THOMPSON GAS
OTHER	WV 811

DEVIATION LIST

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

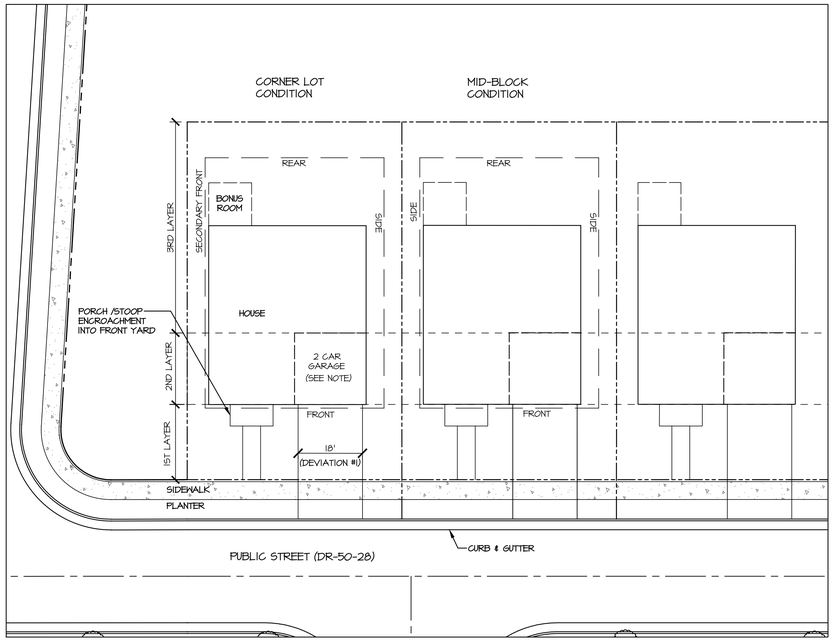
   Deviation to allow for a 10% reduction, from 8' to 7'2" side setbacks for the single-family units proposed in T3.

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

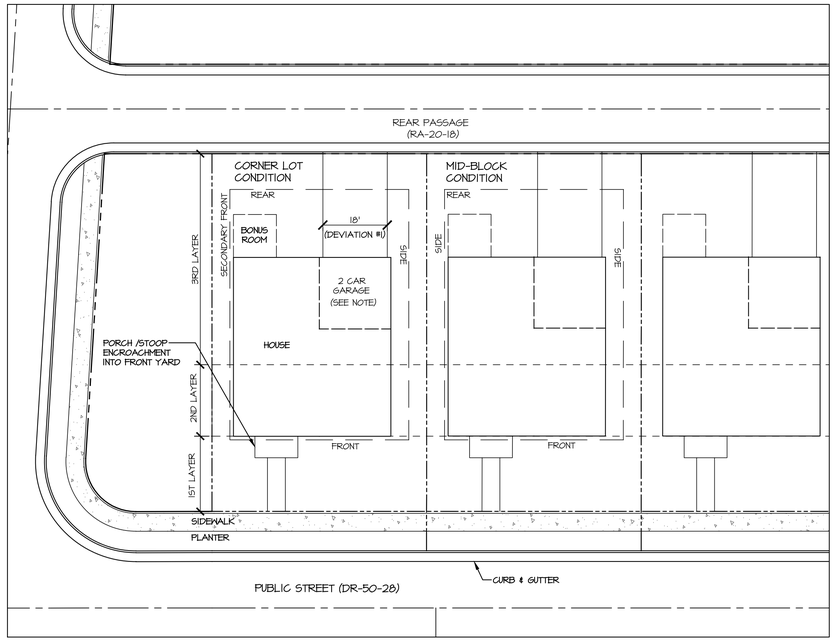


TYPICAL LOT LAYOUT-TOWNHOUSE
SMART CODE T4 / T5L
(REAR LOAD GARAGE)
SCALE: 1"=20'

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



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



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

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

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

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WAIVERS AND TYPICAL LOT LAYOUTS

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

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

AGENDA ITEM 3

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public hearing to accept public comments on the Bond for Huntwell West Phase 3B, located off Huntwell West Blvd.

ATTACHMENTS:

legal notice - Huntwell West 3B 11.2.26.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on November 2, 2026, at 7:00 PM at Ranson City Hall, 312 S. Mildred Street, Ranson, WV 25438. The purpose of the public hearing is to accept public comments on the final plat proposal for Huntwell West Phase 3B, located off Huntwell West Blvd, accepting the bond for Huntwell West Phase 3B, and entering into a development agreement for Huntwell West Phase 3B. This plan includes 86 lots (465-493, 505-515, 527-538, 562-573, 585-589, 601-605, 610-614, 997-1003). All persons are invited to attend and make comments about the proposed final plat, bond, and development agreement.

Copies of the proposed final plat, bond, and development agreement are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to October 27, 2026, will be provided to the Planning Commission, and inserted into the official record

AGENDA ITEM 4

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Consideration - Applicant Morris and Ritchie Associates, Inc. submitted an application for a Bond on behalf of Huntwell West Phase 3B, located off Huntwell West Blvd.

Applicant submitted a bond for Phase 3B, in the amount of Three Million Two Hundred Ninety Thousand Three Hundred and Nine and Forty-Four Cents. ($3,290,309.44). Lots 465-493, Lots 505-515, Lots 527-538, Lots 562-573, Lots 585-589, Lots 601-605, Lots 610-614, And Lots 997-1003.

ATTACHMENTS:

26-26-FP-2026-09-18_Huntwell_Village_Ph3B_Bond_Estimate.pdf
PC_26-18.docx

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

Project Name: Huntwell West Date: 9/18/2026

Section: Phase 3B 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	2025 Unit Cost	Quantity	Total Cost				
1.1	**Erosion & Sediment Control**								
1	Stabilized Construction Entrance	EA	$ 3,389.56	1	$ 3,389.56			$ -	$ 3,389.56
2	Silt Fence - Standard	LF	$ 5.98	1716	$ 10,261.68			$ -	$ 10,261.68
3	Silt Fence - Super	LF	$ 22.04		$ -			$ -	$ -
4	Earth Dike Construction (1)	LF	$ 15.42	1669	$ 25,735.98			$ -	$ 25,735.98
5	Inlet Protection Device	EA	$ 546.50		$ -			$ -	$ -
6	Outlet Protection Device	EA	$ 435.44		$ -			$ -	$ -
7	Stone Check Dams	EA	$ 274.71		$ -			$ -	$ -
8	Sediment Trap Excavation	CY	$ 23.22		$ -			$ -	$ -
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,554.94	1	$ 6,554.94			$ -	$ 6,554.94
10	Impermeable Liner for Sediment Basin/Pond	SY	$ 25.51	46	$ 1,173.46			$ -	$ 1,173.46
11	Rip-Rap Apron/Plunge Pool	CY	$ 137.14		$ -			$ -	$ -
12	Grass Waterway/Drainage Swale	LF	$ 18.17		$ -			$ -	$ -
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.17	526883	$ 89,570.11			$ -	$ 89,570.11
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.26	117440	$ 30,534.40			$ -	$ 30,534.40
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 614.78	3	$ 1,844.34			$ -	$ 1,844.34
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 609.42		$ -			$ -	$ -
17	Mulch, Shredded Bark or Wood Chip (35 cy/ac)	CY	$ 99.57		$ -			$ -	$ -
18	Sod	SY	$ 11.51	0	$ -			$ -	$ -
19	Soil Stabilizing Matt - Biodegradable	SY	$ 23.42	0	$ -			$ -	$ -
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 26.80	0	$ -			$ -	$ -
21	Geotextile Fabric	SF	$ 5.86	0	$ -			$ -	$ -
22	4 ft Safety Fence	LF	$ 9.88	0	$ -			$ -	$ -
23	6 ft Chain Link Safety Fence	LF	$ 12.29	0	$ -			$ -	$ -
24	Tree Protection	LF	$ 9.07	0	$ -			$ -	$ -
25	Temporary Utility Line Stream Crossing/Diversion	EA	$ 1,686.30	0	$ -			$ -	$ -
1.2	**Site Preparation & Demolition**								
1	Clearing & Grubbing - Light Cover	ACRE	$ 10,936.79	12	$ 131,241.48			$ -	$ 131,241.48
2	Clearing & Grubbing - Moderate Cover	ACRE	$ 14,186.26	0	$ -			$ -	$ -
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 21,574.93	0	$ -			$ -	$ -
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 21,397.15	0	$ -			$ -	$ -
5	Sawcut Existing Asphalt Pavement	LF	$ 2.46	0	$ -			$ -	$ -
6	Sawcut Existing Concrete Pavement	LF	$ 3.93	0	$ -			$ -	$ -
7	Removal of Asphalt Pavement	SY	$ 9.77	0	$ -			$ -	$ -
8	Removal of Fencing	LF	$ 7.76	0	$ -			$ -	$ -
9	Removal of Power Pole	EA	$ 10,320.17	0	$ -			$ -	$ -
10	Removal of Structures/Buildings	EA	Detailed estimate required.	0	$ -			$ -	$ -
1.3	**Earthwork**								
1	Strip Topsoil	CY	$ 6.15	0	$ -			$ -	$ -
2	Common Excavation	CY	$ 30.96	0	$ -			$ -	$ -
3	Borrow Material - On Site	CY	$ 28.05	1500	$ 42,075.00			$ -	$ 42,075.00
4	Borrow Material - Imported from Off Site	CY	$ 39.31	0	$ -			$ -	$ -
5	Rock Excavation	CY	$ 114.70	0	$ -			$ -	$ -
6	Furnish Topsoil	CY	$ 58.96	0	$ -			$ -	$ -
2.1	**Paved Surface Construction**								
1	Subgrade	CY	$ 81.99	675	$ 55,343.25			$ -	$ 55,343.25
2	Fabric for Subgrade Stabilization	SY	$ 3.28		$ -			$ -	$ -
3	Aggregate Base Course	CY	$ 108.73	282	$ 30,661.86			$ -	$ 30,661.86
4	Open Graded Free Draining Base Course	CY	$ 135.10		$ -			$ -	$ -
5	Free Draining Base Trench	LF	$ 13.50		$ -			$ -	$ -
6	Outlet Pipe	LF	$ 44.43		$ -			$ -	$ -
7	Bituminous Asphalt Tack Coat	SY	$ 2.19	3384	$ 7,410.96			$ -	$ 7,410.96
8	Superpave Asphalt Base Course - Type 25	TN	$ 104.49	163	$ 17,031.87			$ -	$ 17,031.87
9	Superpave Asphalt Base Course - Type 19	TN	$ 119.24		$ -			$ -	$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 131.53		$ -			$ -	$ -

11	Reinforced Concrete Pavement	CY	$ 503.49		$ -		$ -	$ -
12	Standard Milling	SY	$ 7.90		$ -		$ -	$ -
13	Controlled Low Strength Material	CY	$ 412.34		$ -		$ -	$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 116.30	155	$ 18,026.50		$ -	$ 18,026.50
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 153.66		$ -		$ -	$ -
16	Concrete Curb & Gutter	LF	$ 48.00	5682	$ 272,736.00		$ -	$ 272,736.00
17	Concrete Curb Only	LF	$ 53.11		$ -		$ -	$ -
18	Bituminous Asphalt Walkway	SF	$ 16.59		$ -		$ -	$ -
19	Concrete Sidewalk	SY	$ 87.35	847	$ 73,985.45		$ -	$ 73,985.45
20	Bed Course Material (for sidewalk)	CY	$ 98.98	210	$ 20,785.80		$ -	$ 20,785.80
21	Concrete Curb Ramp	EA	$ 3,073.14	20	$ 61,462.80		$ -	$ 61,462.80
22	Detectable Warning Surface	EA	$ 812.22	20	$ 16,244.40		$ -	$ 16,244.40
23	Concrete Precast Wheel Stops	EA	$ 201.85		$ -		$ -	$ -
24	One Direction Lane Arrow	EA	$ 307.31		$ -		$ -	$ -
25	Multi Directional Land Arrow	EA	$ 515.06		$ -		$ -	$ -
26	Bicycle Shared Lane Marking	EA	$ 338.05		$ -		$ -	$ -
27	Bicycle Lane Marking	EA	$ 338.05		$ -		$ -	$ -
28	Pavement Letters	EA	$ 119.41		$ -		$ -	$ -
29	4" Edge/Lane Line - Painted	LF	$ 1.58		$ -		$ -	$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.74		$ -		$ -	$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.92		$ -		$ -	$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.85		$ -		$ -	$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.30		$ -		$ -	$ -
34	8" Edge/Lane Line - Thermoplastic	LF	$ 2.20		$ -		$ -	$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 5.53		$ -		$ -	$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 8.24		$ -		$ -	$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 10.33		$ -		$ -	$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermopla	LF	$ 7.90		$ -		$ -	$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermopla	LF	$ 8.60		$ -		$ -	$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermopla	LF	$ 11.06		$ -		$ -	$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 4.00	352	$ 1,408.00		$ -	$ 1,408.00
42	12" Crosswalk/Stop/Transverse Line - Preformed Ther	LF	$ 16.59		$ -		$ -	$ -
43	24" Stop Line - Preformed Thermoplastic	LF	$ 27.66		$ -		$ -	$ -
44	Handicapped Parking Symbol	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 E911 Addressing Ordinance	EA	$ 491.07	4	$ 1,964.28		$ -	$ 1,964.28
48	Guard Rail - Steel Beam & Posts	LF	$ 45.73		$ -		$ -	$ -
49	Fence - Chain Link 6' High	LF	$ 52.39		$ -		$ -	$ -
50	Fence - Wood 3-Rail	LF	$ 47.68		$ -		$ -	$ -
51	Fence - Decorative Iron, 42" High	LF	$ 92.19		$ -		$ -	$ -
52	Pedestrian/Bicycle Barrier Railing - Wood - 42" high	LF	$ 64.05		$ -		$ -	$ -
53	Lights - Parking Lot (light fixture, foundation, & wiring)	EA	$ 8,147.45	7	$ 57,032.15		$ -	$ 57,032.15
54	Bollards (wood or steel)	EA	$ 758.19		$ -		$ -	$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	DOH estimate required.		$ -		$ -	$ -
3.1	**Landscaping**							
1	Transplanting Trees (6' or less)	EA	$ 230.04		$ -		$ -	$ -
2	Transplanting Shrubs	EA	$ 141.36		$ -		$ -	$ -
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 184.39		$ -		$ -	$ -
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 455.31		$ -		$ -	$ -
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 695.65	40	$ 27,826.00		$ -	$ 27,826.00
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 486.83	51	$ 24,828.33		$ -	$ 24,828.33
7	Plant Ground Cover	EA	$ 8.60		$ -		$ -	$ -
8	Plant Wetlands or Bioretention Vegetation	EA	$ 30.73		$ -		$ -	$ -
9	Plant Screen Trees	EA	$ 239.08		$ -		$ -	$ -
10	Plant Street/Shade Trees	EA	$ 509.46		$ -		$ -	$ -
11	Mulching (wood landscape mulch in place)	CY	$ 99.57		$ -		$ -	$ -
4.1	**Sanitary Sewer System**							
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 135.22		$ -		$ -	$ -
2	6" PVC Schedule 80 Pipe	LF	$ 131.02		$ -		$ -	$ -
3	8" PVC Schedule 80 Pipe	LF	$ 105.34	2505	$ 263,876.70		$ -	$ 263,876.70
4	10" PVC Schedule 80 Pipe	LF	$ 119.55		$ -		$ -	$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,356.23	14	$ 88,987.22		$ -	$ 88,987.22
6	Grease Trap	EA	$ 6,779.08		$ -		$ -	$ -
7	4" Service Lateral (20' to Edge of R.O.W./Property Line	LF	$ 76.34	1020	$ 77,866.80		$ -	$ 77,866.80
8	Sanitary Sewer Pump Station (sewage pump)	EA	Detailed estimate required.		$ -		$ -	$ -
9	Road Bore/Crossing (with Pipe & Steel Casing)	LF	Detailed estimate required.				$ -	$ -
4.2	**Potable Water System**							
1	3/4" Copper Service Line	LF	$ 131.59	1533	$ 201,727.47		$ -	$ 201,727.47
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	1159	$ 135,857.98		$ -	$ 135,857.98

7	10" Ductile Iron Pipe	LF	$ 126.31		$ -			$ -	$ -
8	12" Ductile Iron Pipe	LF	$ 135.38	1584	$ 214,441.92			$ -	$ 214,441.92
9	Fire Hydrant with 6" line	LF	$ 5,955.99	2	$ 11,911.98			$ -	$ 11,911.98
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 Valve & Vault	EA	Detailed estimate required.		$ -			$ -	$ -
16	Tapping Sleeve & Valve for Water Service Connection	EA	Detailed estimate required.					$ -	$ -
17	Water Meter Setter, Box & Service Line Tap	EA	$ 2,965.22	58	$ 171,982.76			$ -	$ 171,982.76
5.1	**Storm Water Management & Storm Drainage**								
	SWM Basin/Ponds								
1	Excavation - Basin/Pond	CY	$ 26.44	3520	$ 93,068.80			$ -	$ 93,068.80
2	Excavation - Core Trench	CY	$ 23.16		$ -			$ -	$ -
3	Embankment Construction - On-Site Material	CY	$ 25.11		$ -			$ -	$ -
4	Embankment Construction - Imported Material	CY	$ 47.17		$ -			$ -	$ -
5	Impervious Core	SF	$ 2.21		$ -			$ -	$ -
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,093.91		$ -			$ -	$ -
7	Corrugated Metal Pipe Control Structure	EA	$ 7,214.88		$ -			$ -	$ -
8	Dewatering Pipes or Structures	EA	$ 1,046.21	1	$ 1,046.21			$ -	$ 1,046.21
9	Filter Stone for Dewatering Pipe (1" to 2" dia. clean)	CY	$ 66.40		$ -			$ -	$ -
10	Antiseep Collar	Each per foot of width	$ 59.36		$ -			$ -	$ -
11	Trash Rack	Each per inch dia.	$ 60.57	48	$ 2,907.36			$ -	$ 2,907.36
12	Water Tight Pipe Bands	Each per inch dia.	$ 12.07		$ -			$ -	$ -
13	Bio-Retention Basin	SF	$ 43.02		$ -			$ -	$ -
	PVC Slotted Pipe								
14	4" PVC Slotted or Perforated Drain Pipe	LF	$ 18.44		$ -			$ -	$ -
15	6" PVC Slotted or Perforated Drain Pipe	LF	$ 19.67		$ -			$ -	$ -
16	8" PVC Slotted or Perforated Drain Pipe	LF	$ 30.57		$ -			$ -	$ -
17	12" PVC Slotted or Perforated Drain Pipe	LF	$ 42.66		$ -			$ -	$ -
	Corrugate Metal Pipe (Circular)								
18	15" Storm Drain Pipe	LF	$ 132.13		$ -			$ -	$ -
19	18" Storm Drain Pipe	LF	$ 118.78		$ -			$ -	$ -
20	24" Storm Drain Pipe	LF	$ 173.32		$ -			$ -	$ -
21	30" Storm Drain Pipe	LF	$ 199.38		$ -			$ -	$ -
22	36" Storm Drain Pipe	LF	$ 263.73		$ -			$ -	$ -
23	42" Storm Drain Pipe	LF	$ 290.09		$ -			$ -	$ -
24	48" Storm Drain Pipe	LF	$ 308.81		$ -			$ -	$ -
25	54" Storm Drain Pipe	LF	$ 348.01		$ -			$ -	$ -
26	60" Storm Drain Pipe	LF	$ 354.83		$ -			$ -	$ -
	Reinforced Concrete Pipe (circular)								
27	15" Storm Drain Pipe	LF	$ 192.32		$ -			$ -	$ -
28	18" Storm Drain Pipe	LF	$ 125.37		$ -			$ -	$ -
29	24" Storm Drain Pipe	LF	$ 141.37		$ -			$ -	$ -
30	30" Storm Drain Pipe	LF	$ 172.85		$ -			$ -	$ -
31	36" Storm Drain Pipe	LF	$ 272.11		$ -			$ -	$ -
32	42" Storm Drain Pipe	LF	$ 277.14		$ -			$ -	$ -
33	48" Storm Drain Pipe	LF	$ 442.70		$ -			$ -	$ -
34	54" Storm Drain Pipe	LF	$ 438.49		$ -			$ -	$ -
35	60" Storm Drain Pipe	LF	$ 466.13		$ -			$ -	$ -
	High Density Polyethylene (HDPE) Pipe (Circular)								
36	15" Storm Drain Pipe	LF	$ 129.16	332	$ 42,881.12			$ -	$ 42,881.12
37	18" Storm Drain Pipe	LF	$ 155.61	201	$ 31,277.61			$ -	$ 31,277.61
38	24" Storm Drain Pipe	LF	$ 172.80	507				$ -	$ -
39	30" Storm Drain Pipe	LF	$ 230.77	257	$ 59,307.89			$ -	$ 59,307.89
40	36" Storm Drain Pipe	LF	$ 251.56	17	$ 4,276.52			$ -	$ 4,276.52
41	42" Storm Drain Pipe	LF	$ 279.78	164	$ 45,883.92			$ -	$ 45,883.92
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	1	$ 1,395.78			$ -	$ 1,395.78
47	24" Metal End Section	EA	$ 1,650.66	2	$ 3,301.32			$ -	$ 3,301.32
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	1	$ 4,068.55			$ -	$ 4,068.55
51	48" Metal End Section	EA	$ 4,672.58		$ -			$ -	$ -
52	54" Metal End Section		$ 5,363.56		$ -			$ -	$ -
53	60" Metal End Section		$ 7,958.47		$ -			$ -	$ -
	End Sections (Circular) - Concrete								
54	15" RCP End Section	EA	$ 1,085.89		$ -			$ -	$ -
55	18" RCP End Section	EA	$ 1,179.15		$ -			$ -	$ -

56	24" RCP End Section	EA	$ 1,397.01		$ -			$ -	$ -
57	30" RCP End Section	EA	$ 1,783.56		$ -			$ -	$ -
58	36" RCP End Section	EA	$ 2,147.41		$ -			$ -	$ -
59	42" RCP End Section	EA	$ 3,027.42		$ -			$ -	$ -
60	48" RCP End Section	EA	$ 3,407.70		$ -			$ -	$ -
61	54" RCP End Section	EA	$ 3,904.36		$ -			$ -	$ -
62	60" RCP End Section	EA	$ 4,524.56		$ -			$ -	$ -
	Corrugated Metal Pipe Arch								
63	17" x 13" Storm Drain Pipe	LF	$ 132.54		$ -			$ -	$ -
64	21" x 15" Storm Drain Pipe	LF	$ 103.76		$ -			$ -	$ -
65	24" x 18" Storm Drain Pipe	LF	$ 193.60		$ -			$ -	$ -
66	35" x 24" Storm Drain Pipe	LF	$ 202.43		$ -			$ -	$ -
67	42" x 29" Storm Drain Pipe	LF	$ 233.62		$ -			$ -	$ -
68	57" x 38"Storm Drain Pipe	LF	$ 243.17		$ -			$ -	$ -
69	64" x 43" Storm Drain Pipe	LF	$ 311.00		$ -			$ -	$ -
	Reinforced Concrete Elliptical Pipe								
70	23" x 14" Storm Drain Pipe	LF	$ 213.10		$ -			$ -	$ -
71	30" x 19" Storm Drain Pipe	LF	$ 237.01		$ -			$ -	$ -
72	38" x 24" Storm Drain Pipe	LF	$ 286.19		$ -			$ -	$ -
73	45" x 29" Storm Drain Pipe	LF	$ 419.99		$ -			$ -	$ -
74	53" x 34" Storm Drain Pipe	LF	$ 571.59		$ -			$ -	$ -
75	60" x 38" Storm Drain Pipe	LF	$ 576.95		$ -			$ -	$ -
76	68" x 43" Storm Drain Pipe	LF	$ 393.36		$ -			$ -	$ -
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)								
77	17" x 13" Metal End Section	EA	$ 629.21		$ -			$ -	$ -
78	21" x 15" Metal End Section	EA	$ 702.00		$ -			$ -	$ -
79	24" x 18" Metal End Section	EA	$ 792.87		$ -			$ -	$ -
80	35" x 24" Metal End Section	EA	$ 1,060.57		$ -			$ -	$ -
81	42" x 29" Metal End Section	EA	$ 1,352.18		$ -			$ -	$ -
82	57" x 38" Metal End Section	EA	$ 1,424.05		$ -			$ -	$ -
83	64" x 43" Metal End Section	EA	$ 1,816.79		$ -			$ -	$ -
	End Sections - Reinforced Concrete Elliptical Pipe								
84	23" x 14" RCP End Section	EA	$ 1,254.37		$ -			$ -	$ -
85	30" x 19" RCP End Section	EA	$ 1,387.49		$ -			$ -	$ -
86	38" x 24" RCP End Section	EA	$ 1,876.32		$ -			$ -	$ -
87	45" x 29" RCP End Section	EA	$ 2,187.69		$ -			$ -	$ -
88	53" x 34" RCP End Section	EA	$ 2,842.27		$ -			$ -	$ -
89	60" x 38" RCP End Section	EA	$ 2,624.46		$ -			$ -	$ -
90	68" x 43" RCP End Section	EA	$ 3,435.77		$ -			$ -	$ -
	Storm Drain Structures								
91	Drop Inlet	EA	$ 5,128.73		$ -			$ -	$ -
92	Curb Inlet - 6' Opening	EA	$ 6,966.44	6	$ 41,798.64			$ -	$ 41,798.64
93	Curb Inlet - 10' Opening	EA	$ 8,294.14	6	$ 49,764.84			$ -	$ 49,764.84
94	Curb Inlet - 12' Opening	EA	$ 8,914.33		$ -			$ -	$ -
95	Curb Inlet - 16' Opening	EA	$ 10,033.69		$ -			$ -	$ -
96	Curb Inlet - 20' Opening	EA	$ 10,914.45		$ -			$ -	$ -
97	Manhole (4' dia., 6' height or less)	EA	$ 7,401.63	6	$ 44,409.78			$ -	$ 44,409.78
	Outfall & Channel Protection								
98	Concrete Endwall/Wingwall	SF	$ 122.67		$ -			$ -	$ -
99	Gabion Basket Structure	CY	$ 282.48		$ -			$ -	$ -
100	Rip-Rap Stone - Class 1	CY	$ 103.45	69	$ 7,138.05			$ -	$ 7,138.05
5.1	**Civic Standards**								
1	Small Playground Tot Lot (< 10 Children)	EA	$ 22,126.60		$ -			$ -	$ -
2	Medium Playground Tot Lot (10-50 Children)	EA	$ 61,462.77		$ -			$ -	$ -
3	Large Playground Tot Lot (50+ Children)	EA	$ 122,925.53		$ -			$ -	$ -
6.1	**Miscellaneous Site Construction & Structures**								
1	Bus Stop Enclosure	EA	$ 4,354.44		$ -			$ -	$ -
2	Mail Box Cluster	EA	$ 2,817.87		$ -			$ -	$ -
3	Construction Stake-out	AC	$ 11,883.89	7.06	$ 83,900.26			$ -	$ 83,900.26
4	Traffic Control During Construction	LS	Detailed estimate required.		$ -			$ -	$ -
5	Special Items not specially included in worksheet items	EA	Detailed estimate required.					$ -	$ -
6	Set Property Corners	EA	$ 147.51	86	$ 12,685.86			$ -	$ 12,685.86

Grand Total All Costs	$ 2,724,893.94
Mobilization (5%)	$ 136,244.70
15% Contingency	$ 429,170.80
Subtotal (Mobilization , Contingency)	$ 565,415.49
TOTAL BOND AMOUNT	$ 3,290,309.44

Completed	$ -	$ 2,724,893.94	Remaining Work
20% Guaranty	**$ -**	$ 136,244.70	Mobilization (5%)
		$ 429,170.80	Contingency (15%)
Subtotal Release	$ -	$ 565,415.49	Subtotal (Contingency, Mobilization)
		$ 3,290,309.44	Subtotal (Remaining Work, Contingency, Mobilization)
	Remaining Bond	**$ 3,290,309.44**	Subtotal w/ Guaranty
		$ -	Surety to Release
		$ -	Contingency , Mobilization to Release
	Approved Release Total	**$ -**	

A Resolution of The Planning Commission of The City of Ranson Approving A Development Agreement and Accepting A Guarantee Surety (Bond) For Required Physical Improvements Between the Ranson Planning Commission and Huntwell WV LLC for a Subdivision Known As "Huntwell West," Phase 3B, Lots 465-493, Lots 505-515, Lots 527-538, Lots 562-573, Lots 585-589, Lots 601-605, Lots 610-614, And Lots 997-1003

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

WHEREAS The Planning Commission of the City of Ranson, pursuant to its authority under Section 16-60 of the Ranson Municipal Code hereby approves the attached Development Agreement by and between the Ranson Planning Commission and Huntwell WV LLC for the subdivision commonly referred to and known as "Huntwell West," for Phase 3B, Lots 465-493, Lots 505-515, Lots 527-538, Lots 562-573, Lots 585-589, Lots 601-605, Lots 610-614, and Lots 997-1003.

WHEREAS The Planning Commission hereby accepts the corporate surety in lieu of completion of the required on-site improvements, as described in Section 16-82 of the Ranson Municipal Code and as outlined in the Development Agreement presented to the Planning Commission on November 2nd, 2026, for "Huntwell West", for Phase 3B, Lots 465-493, Lots 505-515, Lots 527-538, Lots 562-573, Lots 585-589, Lots 601-605, Lots 610-614, and Lots 997-1003.

WHEREAS The approved bonded amount shall be held in the amount of Three Million Two Hundred Ninety Thousand Three Hundred and Nine and Forty-Four Cents. ($3,290,309.44)

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

THEREFORE This Resolution and executed Development Agreement shall become effective immediately upon its arrival.

Signed and approved this 2nd day of November 2026

_____

ATTEST: Michael Fagan, President

_____

Darla Armstrong, City Clerk AFFIX CITY SEAL

AGENDA ITEM 5

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public hearing to accept public comments on a Development Agreement for Huntwell West Phase 3B, located off Huntwell West Blvd.

ATTACHMENTS:

legal notice - Huntwell West 3B 11.2.26.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on November 2, 2026, at 7:00 PM at Ranson City Hall, 312 S. Mildred Street, Ranson, WV 25438. The purpose of the public hearing is to accept public comments on the final plat proposal for Huntwell West Phase 3B, located off Huntwell West Blvd, accepting the bond for Huntwell West Phase 3B, and entering into a development agreement for Huntwell West Phase 3B. This plan includes 86 lots (465-493, 505-515, 527-538, 562-573, 585-589, 601-605, 610-614, 997-1003). All persons are invited to attend and make comments about the proposed final plat, bond, and development agreement.

Copies of the proposed final plat, bond, and development agreement are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to October 27, 2026, will be provided to the Planning Commission, and inserted into the official record

AGENDA ITEM 6

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Consideration - Applicant Hunter Wilson submitted a Development Agreement for Huntwell West Phase 3B, located off Huntwell West Blvd.

Applicant submitted a Development Agreement for Phase 3B, Lots 465-493, Lots 505-515, Lots 527-538, Lots 562-573, Lots 585-589, Lots 601-605, Lots 610-614, And Lots 997-1003.

ATTACHMENTS:

Huntwell 3B dev agreement.pdf
26-26-FP-2026-09-23 Huntwell 3B application_Redacted.pdf

RECORDING REQUESTED By
City of Ranson Planning Commission

WHEN RECORDED RETURN To

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

DEVELOPMENT AGREEMENT HUNTWELL WEST 3B BETWEEN THE CITY OF RANSON AND HUNTWELL WV LLC

THIS AGREEMENT is made and entered into by and between the City of Ranson Planning Commission, hereinafter referred to as "City" and sometimes "Ranson" and Huntwell WV LLC, hereinafter referred to as "Subdivider/Developer" or "Developer," for a subdivision known as Huntwell West Phase 3B, both of whom understand and agree as follows:

WITNESSETH:

WHEREAS, Subdivider/Developer has presented to City for approval a final subdivision or parcel map (hereinafter called "Map") entitled and Final Plat Showing Phase 3B, and

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

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

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

NOW THEREFORE, in the best interest of the City of Ranson and in consideration of Developer posting security; and, in order to insure satisfactory performance by Developer of its obligations under Ranson's Land Development ordinances; and to clarify that a recorded final plat for Phase 3B will have to be recorded to ensure consistency with the approved Land Development Plan and Plat, the parties agree as follows:

1. Performance of Work

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

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

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

3. Specifications

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

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

Director: The City Manager of the City of Ranson.

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

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

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

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

4. Work: Time for Completion

City hereby fixes the time for the completion of said work is within two years after the date of approval of the final or parcel map for recordation with the County Recorder of Jefferson County, West Virginia, or for such period of time needed by Subdivider/ Developer to top coat the roads to be constructed with asphalt following completion of the construction of the homes approved under Phase 3B.

At least two (2) calendar days prior to the commencement of work hereunder, Subdivider/Developer shall notify the City of the date fixed by Subdivider/Developer for commencement thereof, so that the City shall be able to provide services of inspection.

5. Time of Essence – Extension

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

6. Repairs or Replacements

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

7. Permits: Compliance with Law

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

8. Superintendence by Subdivider/Developer

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

9. Inspection by City of Ranson

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

10. Contract Security

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

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

The said bonds shall be in cash, letter of credit, or bonds provided by a surety satisfactory to the City, or in such other form as may be provided for by law. The said bonds shall be worded and dated to become effective immediately upon failure of the Subdivider/Developer to complete the work subject to the bonds within the two-year period allowed or any extensions thereof allowed by the City.

11. Hold-Harmless Agreement

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

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

12. Subdivider/Developer's Insurance

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

Compensation insurance

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

Public Liability and Property Damage Insurance

Subdivider/Developer shall take out and maintain during the life of this agreement such public liability and property damage insurance with coverage limits adequate to fully insure the City, its elective and

appointive boards, commissions, officers, agents, and employees, Subdivider/Developer and any contractor or subcontractor performing work covered by this agreement from claims for damages for personal injury, including death, as well as from claims for property damage which may arise from Subdivider/Developer's or any contractor's or subcontractor's operations hereunder, whether such operations be by Subdivider/Developer or any contractor or subcontractor, or by anyone directly or indirectly employed by either Subdivider/Developer or any contractor or subcontractor.

Contractual Liability Insurance

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

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

13. Title to Improvements

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

14. Repair or Reconstruction of Defective Work

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

15. Subdivider/Developer not Agent of City

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

16. Cost of Engineering and Inspection

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

17. Notice of Breach and Default

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

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

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

19. Substantial Completion and Completion

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

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

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

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

Huntwell WV LLC
PO Box 1875
Martinsburg, WV 25402

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

21. Binding Effect of Agreement

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

22. Authority

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

DATED this 2nd day of November 2026.

RANSON PLANNING COMMISSION

By: _____
Michael Fagan
Planning Commission President

SUBDIVIDER/DEVELOPER

Huntwell WV LLC

By: L. Hunter Wilson

Its: Authorized Agent

City of Ranson

Community Development Department

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

RANSON
AT THE CENTER OF OPPORTUNITY.

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

APPLICATION FOR REVIEW

PROJECT NAME: Huntwell West Phase 3B

PROJECT DESCRIPTION: 86 lots (29 single family, 57 town-homes)

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

SITE AREA (ACRES): 12.0956 **# OF LOTS:** 86 **AREA IN LOTS:** 7.0580 AC

AREA IN SWM: 0.61 AC **AREA IN RIGHT OF WAY:** 3.43 AC

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

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

SEWER FLOW (GALLONS PER DAY AT BUILD-OUT): 33,540

SUBMITTAL/FEE INFORMATION

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

OWNER/APPLICANT INFORMATION

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

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

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

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

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

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

OWNER'S WRITTEN AUTHORIZATION

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

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

Signature (owner): _____ Date: 09/23/26

Signature: (applicant) _____ Date: _____

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

Date Received: _____ **By:** _____

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

AGENDA ITEM 7

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public hearing is to accept public comments for a development agreement of a 80,000sq.ft. expansion to the existing hospital at 300 S. Preston Street, Ranson, WV 25438.

ATTACHMENTS:

legal notice - Jefferson Medical Center dev agreement 11.2.26.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on November 2, 2026, at 7:00PM at Ranson City Hall, 312 S. Mildred Street, Ranson, WV 25438. The purpose of the public hearing is to accept public comments on a development agreement for an 80,000sq.ft. expansion to the existing hospital at 300 S. Preston Street, Ranson, WV 25438. All persons are invited to attend and make comments about the proposed development agreement.

Copies of the development agreement are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write to the following address prior to October 27, 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 October 27, 2026, will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM 8

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Consideration - Applicant Jefferson Medical Center submitted a development agreement for an 80,000sq.ft. expansion to the existing hospital at 300 S. Preston Street, Ranson, WV 25438.

Applicant submitted an application for an 80,000sq.ft. addition to the existing hospital to house medical clinic space along with associated site improvement.

ATTACHMENTS:

26-21-SP-E608 - ELECTRICAL SITE PHOTOMETRICS.pdf
26-21-SP-hospital ROW 3rd and 4th.pdf
PC 26-16.pdf
Application-for-Review_Redacted.pdf
26-21-SP-Jefferson Medical Bond-Estimate.pdf
staff report WVU hospital ROW abandonment and dev agreement.docx
City of Ranson Agreement 2.pdf
2026-04 WVU Medical Alleyway.pdf
PC 26-17.docx
site plan WVU hospital expansion.pdf

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	P1B4		0	Gardco by Signify	GL18-9L-740-T4M	Gullwing GL18, 40 LED's, 4000K CCT, 70 CRI, TYPE T4M OPTIC	1	8693	1	53.6	Max: 6091cd
	P1A4		16	Gardco by Signify	GL18-7L-730-T4M	Gullwing GL18, 40 LED's, 3000K CCT, 70 CRI, TYPE T4M OPTIC	1	6647	1	41.7	Max: 4658cd
	P1B2		0	Gardco by Signify	GL18-9L-740-T2M	Gullwing GL18, 40 LED's, 4000K CCT, 70 CRI, TYPE T2M OPTIC	1	8930	1	53.6	Max: 4625cd
	P1A2		3	Gardco by Signify	GL18-7L-730-T2M	Gullwing GL18, 40 LED's, 3000K CCT, 70 CRI, TYPE T2M OPTIC	1	6828	1	41.7	Max: 3536cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.2 fc	2.6 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.3 fc	4.8 fc	0.1 fc	48.0:1	13.0:1



Plan View
Scale - 1" = 50ft

CMTA

PERMIT SET

PAULA R. GUFFEY
REGISTERED
14327
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

WVU JMC WEST ADDITION

300 S PRESTON ST, RANSON, WV 25438

ELECTRICAL SITE PHOTOMETRICS

CLIENT/CMTA JOB #:	225037
DATE:	07/20/2026
DRAWN:	JB
CHECKED:	AP

REVISIONS

3	ADDENDUM 04	07/22/2026

E608

FILENAME: Autodesk Docs://25037 - WVU JMC West/Architectural/25037_WVU_JEFFERSON MEDICAL CENTER_ARCH.rvt
PLOT TIME: 7/20/2026 3:46:11 PM

FOX & ASSOCIATES INC.
Est. 1966
ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

82 Worman's Mill Ct
Suite G
Frederick, MD 21701
Phone: 301-695-0880
Fax: 301-293-6009

April 16, 2026

City of Ranson
312 South Mildred St.
Ranson, WV 25438

Attn: Mr. Todd Wilt
City Manager

Re: Jefferson Medical Center Alleyway Abandonment

Dear Mr. Wilt:

On behalf of our client, The Charles Town General Hospital, dba Jefferson Medical Center, please accept this letter as our formal request to the City of Ranson to abandon the 4th Avenue right-of-way and the 3rd Avenue alley right-of-way, which bisect the hospital property. The areas of interest are indicated on the attached plat.

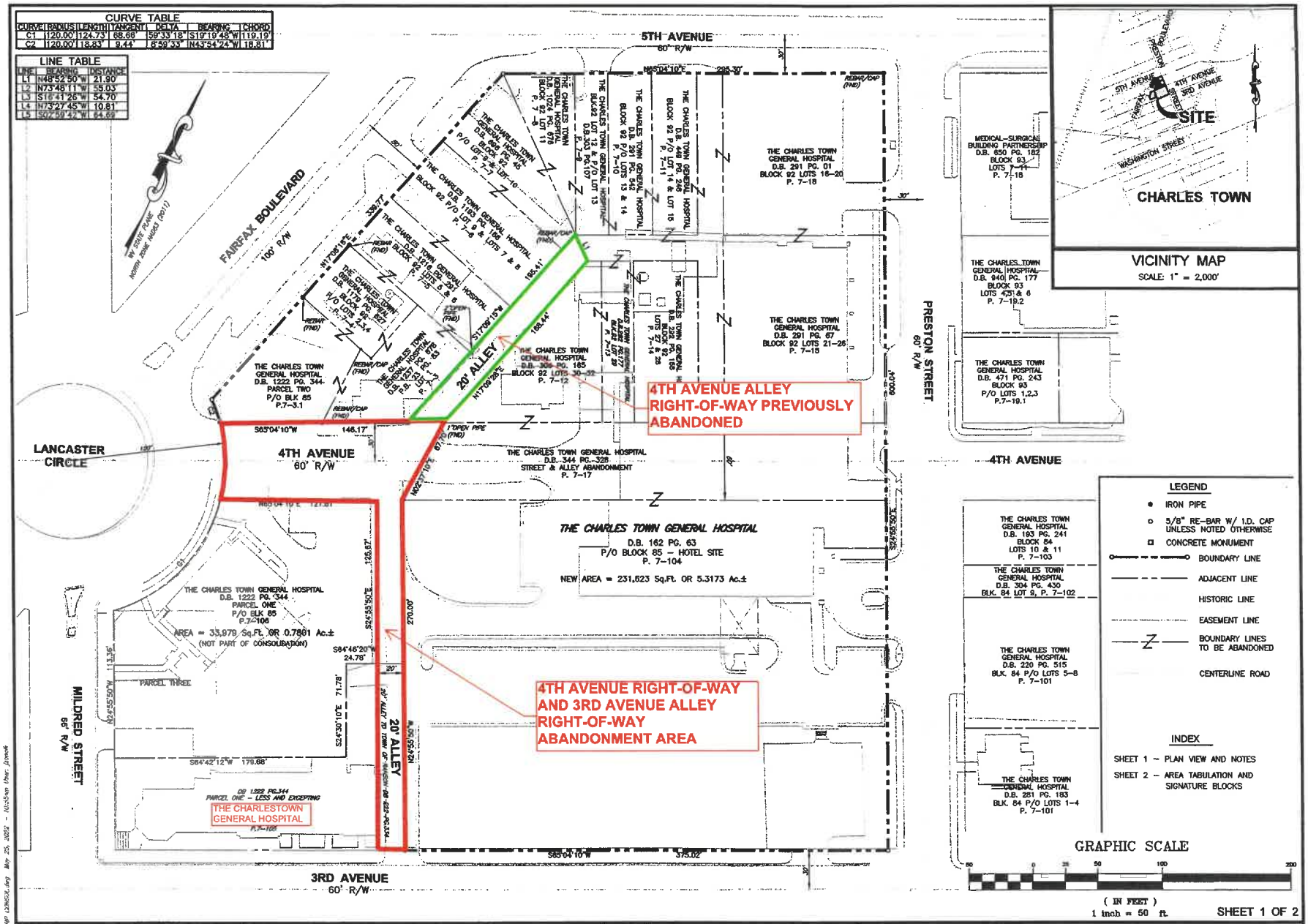
As you may be aware, the Jefferson Medical Center is currently undertaking a major renovation and expansion project in excess of $60 million, which will transform the area along Fairfax Blvd. between 4th Avenue and 5th Avenue. This project will encompass all of the 4th Avenue right-of-way and a portion of the 3rd Avenue right-of-way. This transformation will improve both the aesthetic and functional use of the property, contributing to a safer and more integrated campus environment.

The City of Ranson previously abandoned the 4th Avenue alleyway across the hospital property. As you may be aware, it has long been the intention of Jefferson Medical Center to request that these rights-of-way be abandoned by the City. Since the hospital now owns all adjoining properties, the time for this request is appropriate. Following the transfer of alley ownership from the City to the hospital, we intend to consolidate all of the parcels into one.

We look forward to working with the City of Ranson on this project. If you have any questions, please feel free to call me at 301-695-0880 x223 or by email jceci@foxassociatesinc.com.

Sincerely,
FOX & ASSOCIATES, INC.

Joseph H. Ceci, P.E.
Vice President



SHEET 1 OF 2

OWNER / DEVELOPER

THE CHARLES TOWN GENERAL HOSPITAL
300S PRESTON STREET
RANSON, WEST VIRGINIA 25438
PHONE: 304–260–1453
CONTACT: SCOTT MATHIS

FOX & ASSOCIATES, INC.
ENGINEERS•SURVEYORS•PLANNERS
851 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7260
FAX:(301)733-1853
112 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-8029

1. ZONING – TOWN CENTER (TS)
2. BY GRAPHIC PLOTTING, THESE PROPERTIES ARE IN ZONE "X" PER F.I.R.M. MAP 54037C136E DATED DECEMBER 18, 2009. BASED ON THE ABOVE INFORMATION, IT APPEARS THAT NO PORTION OF THESE PROPERTIES ARE IN A SPECIAL FLOOD HAZARD AREA.
3. THE INTENT OF THIS PLAT IS TO CONSOLIDATE PROPERTIES OWNED BY THE CHARLES TOWN GENERAL HOSPITAL INTO ONE PARCEL.
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
5. SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, COVENANTS AND CONDITIONS OF RECORD.
6. THE PERIMETER AND ALL BOUNDARIES SHOWN HEREON HAVE BEEN ESTABLISHED BY A NETWORK OF TRAVERSE CONTROL HAVING A RELATIVE ERROR OF CLOSURE OF 1:15000 OR BETTER.

DATE	REVISIONS
11/08/20	ADDED PARCEL 7–3
09/02/21	ADDRESSED PC COMMENTS
10/04/21	ADDRESSED PC COMMENTS
05/25/22	UPDATED CONTACT

STEVEN H. SELCKMANN
LICENSED
No. 12286
STATE OF WEST VIRGINIA
PROFESSIONAL SURVEYOR

BOUNDARY LINE ADJUSTMENT PLAT
OF THE PROPERTIES OF

THE CHARLES TOWN GENERAL HOSPITAL
(dba) JEFFERSON MEDICAL CENTER

TAX MAP 7 - PARCELS
3.1, 3 THRU 15, 17, 18 & 104

SITUATED AT 300S PRESTON STREET
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

DATE: FEB. 2020 SCALE: 1" = 50' P.B. 26 PG. 401 RECORDED 7/5/22 DWG. No. C–4132–1

Resolution PC - 2026-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANSON ACCEPTING A GUARANTEE SURETY (BOND) FOR REQUIRED PHYSICAL IMPROVEMENTS BETWEEN THE RANSON PLANNING COMMISSION AND WEST VIRGINIA UNIVERSITY HOSPITALS – EAST, INC, FOR AN EXPANSION PROJECT FOR JEFFERSON MEDICAL CENTER.

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

WHEREAS West Virginia University Hospitals – East, Inc applied for a Guarantee Surety Bond application in the amount of $287,295.44 on August 28, 2026, for improvements for an expansion project for Jefferson Medical Center.

WHEREAS The improvements to be covered by the bond are erosion and sediment control, earthwork, paving/roads, water/sewer services, and site construction/structures.

WHEREAS The Planning Commission hereby accepts the corporate surety in lieu of completion of the required on-site improvements, as described in Section 16-82 of the Ranson Municipal Code for West Virginia University Hospitals – East, Inc, for an expansion project for Jefferson Medical Center.

WHEREAS The approved bonded amount shall be held in the amount of Two Hundred Eighty-Seven Thousand Two Hundred Ninety-Five and Forty-Four cents. ($287,295.44).

WHEREAS This Resolution is hereby directed to be forwarded to the City Clerk for recording with the Jefferson County Clerk.

AND THEREFORE This Resolution and bond shall become effective immediately upon its adoption.

Signed and approved this 5th day of October 2026

Michael Fagan, President

ATTEST:

Darla Armstrong, City Clerk

AFFIX CITY SEAL

City of Ranson

Community Development Department

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

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

APPLICATION FOR REVIEW

PROJECT NAME: Jefferson Medical Center West Addition

PROJECT DESCRIPTION: 80,000sf addition to the existing hospital to house medical clinic space along with associated site improvements.

MAP#: 7 **PARCEL#:** 3-8,10,11,15,17,18,104-106 **CURRENT ZONING:** T5 **PROPOSED ZONING:** T5

SITE AREA (ACRES): 6.51 **# OF LOTS:** 2 **AREA IN LOTS:** 6.51

AREA IN SWM: 5.56 **AREA IN RIGHT OF WAY:** 0

WATER SERVICE: PUBLIC [XX] **PRIVATE** [ ] **PROVIDER** CTUB

SEWER SERVICE: PUBLIC [XX] **PRIVATE** [ ] **PROVIDER** CTUB

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

SUBMITTAL/FEE INFORMATION

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

OWNER/APPLICANT INFORMATION

Owner I (Print) THE CHARLES TOWN GENERAL HOSPITAL DBA JEFFERSON MEDICAL CENTER Percent of Ownership 100
Address 300 S. Preston St. Ranson, WV 25438
Phone: [redacted] Fax/Email: [redacted]

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

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

Applicant (Print) Fox & Associates, Inc
Address [redacted]
Phone: [redacted] Fax/Email: [redacted]

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

Engineer/Surveyor (Print) Fox & Associates, Inc
Address: [redacted]
Phone: [redacted] Fax/Email: [redacted]

OWNER'S WRITTEN AUTHORIZATION

Please direct all correspondence to: [XX] Owner(s) [ ] Developer [XX] Engineer

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

Signature (owner): Nicole Dollison Date: 10/01/2026

Signature: (applicant) [signature] Date: 09/30/2026

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

Date Received: _____ **By:** _____

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

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

Project Name: Jefferson Medical Center West Expansion Date: 8/28/2026

Section: 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 Entrance	EA	$ 3,389.56	3	$ 10,168.68
2	Silt Fence - Standard	LF	$ 5.98		$ -
3	Silt Fence - Super	LF	$ 22.04	768	$ 16,926.72
4	Earth Dike Construction (1)	LF	$ 15.42		$ -
5	Inlet Protection Device	EA	$ 546.50		$ -
6	Outlet Protection Device	EA	$ 435.44		$ -
7	Stone Check Dams	EA	$ 274.71		$ -
8	Sediment Trap Excavation	CY	$ 23.22		$ -
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,554.94		$ -
10	Impermeable Liner for Sediment Basin/Pond	SY	$ 25.51		$ -
11	Rip-Rap Apron/Plunge Pool	CY	$ 137.14		$ -
12	Grass Waterway/Drainage Swale	LF	$ 18.17		$ -
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.17		$ -
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.26	2000	$ 520.00
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 614.78		$ -
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 609.42		$ -
17	Mulch, Shredded Bark or Wood Chip (35 cy/ac)	CY	$ 99.57		$ -
18	Sod	SY	$ 11.51		$ -
19	Soil Stabilizing Matt - Biodegradable	SY	$ 23.42		$ -
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 26.80		$ -
21	Geotextile Fabric	SF	$ 5.86		$ -
22	4 ft Safety Fence	LF	$ 9.88		$ -
23	6 ft Chain Link Safety Fence	LF	$ 12.29		$ -
24	Tree Protection	LF	$ 9.07		$ -
25	Temporary Utility Line Stream Crossing/Diversion	EA	$ 1,686.30		$ -
1.2	**Site Preparation & Demolition**				
1	Clearing & Grubbing - Light Cover	ACRE	$ 10,936.79		$ -
2	Clearing & Grubbing - Moderate Cover	ACRE	$ 14,186.26		$ -
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 21,574.93		$ -
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 21,397.15		$ -
5	Sawcut Existing Asphalt Pavement	LF	$ 2.46	310	$ 762.60
6	Sawcut Existing Concrete Pavement	LF	$ 3.93		$ -
7	Removal of Asphalt Pavement	SY	$ 9.77	2210	$ 21,591.70
8	Removal of Fencing	LF	$ 7.76		$ -
9	Removal of Power Pole	EA	$ 10,320.17		$ -
10	Removal of Structures/Buildings	EA	Detailed estimate required.		
1.3	**Earthwork**				
1	Strip Topsoil	CY	$ 6.15		$ -
2	Common Excavation	CY	$ 30.96		$ -
3	Borrow Material - On Site	CY	$ 28.05		$ -
4	Borrow Material - Imported from Off Site	CY	$ 39.31	100	$ 3,931.00
5	Rock Excavation	CY	$ 114.70		$ -
6	Furnish Topsoil	CY	$ 58.96	20	$ 1,179.20
2.1	**Paved Surface Construction**				
1	Subgrade	CY	$ 81.99		$ -
2	Fabric for Subgrade Stabilization	SY	$ 3.28		$ -

3	Aggregate Base Course	CY	$ 108.73	90	$ 9,785.70
4	Open Graded Free Draining Base Course	CY	$ 135.10		$ -
5	Free Draining Base Trench	LF	$ 13.50		$ -
6	Outlet Pipe	LF	$ 44.43		$ -
7	Bituminous Asphalt Tack Coat	SY	$ 2.19		$ -
8	Superpave Asphalt Base Course - Type 25	TN	$ 104.49		$ -
9	Superpave Asphalt Base Course - Type 19	TN	$ 119.24	120	$ 14,308.80
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 131.53	40	$ 5,261.20
11	Reinforced Concrete Pavement	CY	$ 503.49		$ -
12	Standard Milling	SY	$ 7.90		$ -
13	Controlled Low Strength Material	CY	$ 412.34		$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 116.30		$ -
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 153.66	41	$ 6,300.06
16	Concrete Curb & Gutter	LF	$ 48.00		$ -
17	Concrete Curb Only	LF	$ 53.11	325	$ 17,260.75
18	Bituminous Asphalt Walkway	SF	$ 16.59		$ -
19	Concrete Sidewalk	SY	$ 87.35	290	$ 25,331.50
20	Bed Course Material (for sidewalk)	CY	$ 98.98		$ -
21	Concrete Curb Ramp	EA	$ 3,073.14	8	$ 24,585.12
22	Detectable Warning Surface	EA	$ 812.22	8	$ 6,497.76
23	Concrete Precast Wheel Stops	EA	$ 201.85		$ -
24	One Direction Lane Arrow	EA	$ 307.31		$ -
25	Multi Directional Land Arrow	EA	$ 515.06		$ -
26	Bicycle Shared Lane Marking	EA	$ 338.05		$ -
27	Bicycle Lane Marking	EA	$ 338.05		$ -
28	Pavement Letters	EA	$ 119.41		$ -
29	4" Edge/Lane Line - Painted	LF	$ 1.58		$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.74		$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.92		$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.85		$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.30	301	$ 391.30
34	8" Edge/Lane Line - Thermoplastic	LF	$ 2.20		$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 5.53		$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 8.24		$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 10.33		$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.90		$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 8.60		$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 11.06		$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 4.00		$ -
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 16.59	931	$ 15,445.29
43	24" Stop Line - Preformed Thermoplastic	LF	$ 27.66	52	$ 1,438.32
44	Handicapped Parking Symbol	EA	$ 337.51		$ -
45	0.08 in Flat Sheet Sign	SF	$ 55.32	25	$ 1,383.00
46	City standard sign post	LF	$ 162.25	4	$ 649.00
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 491.07		$ -
48	Guard Rail - Steel Beam & Posts	LF	$ 45.73		$ -
49	Fence - Chain Link 6' High	LF	$ 52.39		$ -
50	Fence - Wood 3-Rail	LF	$ 47.68		$ -
51	Fence - Decorative Iron, 42" High	LF	$ 92.19		$ -
52	Pedestrian/Bicycle Barrier Railing - Wood - 42" high	LF	$ 64.05		$ -
53	Lights - Parking Lot (light fixture, foundation, & wiring)	EA	$ 8,147.45		$ -
54	Bollards (wood or steel)	EA	$ 758.19		$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	DOH estimate required.		
3.1	**Landscaping**				
1	Transplanting Trees (6' or less)	EA	$ 230.04		$ -
2	Transplanting Shrubs	EA	$ 141.36		$ -
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 184.39		$ -
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 455.31		$ -
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 695.65		$ -
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 486.83		$ -
7	Plant Ground Cover	EA	$ 8.60		$ -
8	Plant Wetlands or Bioretention Vegetation	EA	$ 30.73		$ -
9	Plant Screen Trees	EA	$ 239.08		$ -

10	Plant Street/Shade Trees	EA	$ 509.46		$ -
11	Mulching (wood landscape mulch in place)	CY	$ 99.57		$ -
4.1	**Sanitary Sewer System**				
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 135.22		$ -
2	6" PVC Schedule 80 Pipe	LF	$ 131.02		$ -
3	8" PVC Schedule 80 Pipe	LF	$ 105.34		$ -
4	10" PVC Schedule 80 Pipe	LF	$ 119.55		$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,356.23		$ -
6	Grease Trap	EA	$ 6,779.08		$ -
7	4" Service Lateral (20' to Edge of R.O.W./Property Line)	LF	$ 76.34		$ -
8	Sanitary Sewer Pump Station (sewage pump)	EA	Detailed estimate required.		
9	Road Bore/Crossing (with Pipe & Steel Casing)	LF	ailed estimate required.		
4.2	**Potable Water System**				
1	3/4" Copper Service Line	LF	$ 131.59		$ -
2	1" Copper Service Line	LF	$ 130.55		$ -
3	2" Copper Service Line	LF	$ 62.86		$ -
4	4" Ductile Iron Pipe	LF	$ 61.80		$ -
5	6" Ductile Iron Pipe	LF	$ 86.69		$ -
6	8" Ductile Iron Pipe	LF	$ 117.22		$ -
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	1	$ 5,955.99
10	4" Gate Valve & Box	EA	$ 1,241.17	1	$ 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 Valve & Vault	EA	Detailed estimate required.		
16	Tapping Sleeve & Valve for Water Service Connection	EA	Detailed estimate required.		
17	Water Meter Setter, Box & Service Line Tap	EA	$ 2,965.22		$ -
5.1	**Storm Water Management & Storm Drainage**				
	SWM Basin/Ponds				
1	Excavation - Basin/Pond	CY	$ 26.44		$ -
2	Excavation - Core Trench	CY	$ 23.16		$ -
3	Embankment Construction - On-Site Material	CY	$ 25.11		$ -
4	Embankment Construction - Imported Material	CY	$ 47.17		$ -
5	Impervious Core	SF	$ 2.21		$ -
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,093.91		$ -
7	Corrugated Metal Pipe Control Structure	EA	$ 7,214.88		$ -
8	Dewatering Pipes or Structures	EA	$ 1,046.21		$ -
9	Filter Stone for Dewatering Pipe (1" to 2" dia. clean)	CY	$ 66.40		$ -
10	Antiseep Collar	Each per foot of width	$ 59.36		$ -
11	Trash Rack	Each per inch dia.	$ 60.57		$ -
12	Water Tight Pipe Bands	Each per inch dia.	$ 12.07		$ -
13	Bio-Retention Basin	SF	$ 43.02		$ -
	PVC Slotted Pipe				
14	4" PVC Slotted or Perforated Drain Pipe	LF	$ 18.44		$ -
15	6" PVC Slotted or Perforated Drain Pipe	LF	$ 19.67		$ -
16	8" PVC Slotted or Perforated Drain Pipe	LF	$ 30.57		$ -
17	12" PVC Slotted or Perforated Drain Pipe	LF	$ 42.66		$ -
	Corrugate Metal Pipe (Circular)				
18	15" Storm Drain Pipe	LF	$ 132.13		$ -
19	18" Storm Drain Pipe	LF	$ 118.78		$ -
20	24" Storm Drain Pipe	LF	$ 173.32		$ -
21	30" Storm Drain Pipe	LF	$ 199.38		$ -
22	36" Storm Drain Pipe	LF	$ 263.73		$ -
23	42" Storm Drain Pipe	LF	$ 290.09		$ -
24	48" Storm Drain Pipe	LF	$ 308.81		$ -
25	54" Storm Drain Pipe	LF	$ 348.01		$ -
26	60" Storm Drain Pipe	LF	$ 354.83		$ -
	Reinforced Concrete Pipe (circular)				
27	15" Storm Drain Pipe	LF	$ 192.32		$ -
28	18" Storm Drain Pipe	LF	$ 125.37		$ -
29	24" Storm Drain Pipe	LF	$ 141.37		$ -

30	30" Storm Drain Pipe	LF	$ 172.85		$ -
31	36" Storm Drain Pipe	LF	$ 272.11		$ -
32	42" Storm Drain Pipe	LF	$ 277.14		$ -
33	48" Storm Drain Pipe	LF	$ 442.70		$ -
34	54" Storm Drain Pipe	LF	$ 438.49		$ -
35	60" Storm Drain Pipe	LF	$ 466.13		$ -
	High Density Polyethylene (HDPE) Pipe (Circular)				
36	15" Storm Drain Pipe	LF	$ 129.16	5	$ 645.80
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 Pipe	LF	$ 132.54		$ -
64	21" x 15" Storm Drain Pipe	LF	$ 103.76		$ -
65	24" x 18" Storm Drain Pipe	LF	$ 193.60		$ -
66	35" x 24" Storm Drain Pipe	LF	$ 202.43		$ -
67	42" x 29" Storm Drain Pipe	LF	$ 233.62		$ -
68	57" x 38"Storm Drain Pipe	LF	$ 243.17		$ -
69	64" x 43" Storm Drain Pipe	LF	$ 311.00		$ -
	Reinforced Concrete Elliptical Pipe				
70	23" x 14" Storm Drain Pipe	LF	$ 213.10		$ -
71	30" x 19" Storm Drain Pipe	LF	$ 237.01		$ -
72	38" x 24" Storm Drain Pipe	LF	$ 286.19		$ -
73	45" x 29" Storm Drain Pipe	LF	$ 419.99		$ -
74	53" x 34" Storm Drain Pipe	LF	$ 571.59		$ -
75	60" x 38" Storm Drain Pipe	LF	$ 576.95		$ -
76	68" x 43" Storm Drain Pipe	LF	$ 393.36		$ -
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)				
77	17" x 13" Metal End Section	EA	$ 629.21		$ -
78	21" x 15" Metal End Section	EA	$ 702.00		$ -
79	24" x 18" Metal End Section	EA	$ 792.87		$ -
80	35" x 24" Metal End Section	EA	$ 1,060.57		$ -
81	42" x 29" Metal End Section	EA	$ 1,352.18		$ -
82	57" x 38" Metal End Section	EA	$ 1,424.05		$ -
83	64" x 43" Metal End Section	EA	$ 1,816.79		$ -
	End Sections - Reinforced Concrete Elliptical Pipe				
84	23" x 14" RCP End Section	EA	$ 1,254.37		$ -
85	30" x 19" RCP End Section	EA	$ 1,387.49		$ -
86	38" x 24" RCP End Section	EA	$ 1,876.32		$ -
87	45" x 29" RCP End Section	EA	$ 2,187.69		$ -
88	53" x 34" RCP End Section	EA	$ 2,842.27		$ -

89	60" x 38" RCP End Section	EA	$ 2,624.46		$ -
90	68" x 43" RCP End Section	EA	$ 3,435.77		$ -
	Storm Drain Structures				
91	Drop Inlet	EA	$ 5,128.73		$ -
92	Curb Inlet - 6' Opening	EA	$ 6,966.44		$ -
93	Curb Inlet - 10' Opening	EA	$ 8,294.14		$ -
94	Curb Inlet - 12' Opening	EA	$ 8,914.33		$ -
95	Curb Inlet - 16' Opening	EA	$ 10,033.69		$ -
96	Curb Inlet - 20' Opening	EA	$ 10,914.45		$ -
97	Manhole (4' dia., 6' height or less)	EA	$ 7,401.63		$ -
	Outfall & Channel Protection				
98	Concrete Endwall/Wingwall	SF	$ 122.67		$ -
99	Gabion Basket Structure	CY	$ 282.48		$ -
100	Rip-Rap Stone - Class 1	CY	$ 103.45		$ -
5.1	**Civic Standards**				
1	Small Playground Tot Lot (< 10 Children)	EA	$ 22,126.60		$ -
2	Medium Playground Tot Lot (10-50 Children)	EA	$ 61,462.77		$ -
3	Large Playground Tot Lot (50+ Children)	EA	$ 122,925.53		$ -
6.1	**Miscellaneous Site Construction & Structures**				
1	Bus Stop Enclosure	EA	$ 4,354.44		$ -
2	Mail Box Cluster	EA	$ 2,817.87		$ -
3	Construction Stake-out	AC	$ 11,883.89	0.3	$ 3,565.17
4	Traffic Control During Construction	LS	Detailed estimate required.	20 days x $1,000	$ 20,000.00
5	Special Items not specially included in worksheet items BRICK SIDEWALK	EA	Detailed estimate required.	$40.00 x 570s.f.	$ 22,800.00
6	Set Property Corners	EA	$ 147.51		$ -

Grand Total All Costs	$ 237,925.83
Mobilization (5%)	$ 11,896.29
15% Contingency	$ 37,473.32
Subtotal (Mobilization and Contingency)	$ 49,369.61
TOTAL BOND AMOUNT	$ 287,295.44

Site Plan

Staff Report

Jefferson Medical Center West Expansion

PROJECT: 26-21-SP

10-26-2026

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

Application Information

Joe Ceci
Fox & Associates Inc.
82 Worman's Mill Ct, Suite G
Frederick, MD 21701

Project Summary

The proposed project is an 80,000 sq.ft. expansion to the existing hospital. The development proposed by this plan will include building construction, construction of paved parking areas and drive aisles, installation of water and sewer services to the building, and installation of storm drain and stormwater management facilities to serve the property.

The Ranson Planning Commission approved this site plan and bond with conditional approval on October 5, 2026.

This staff report expands on those items and a development agreement.

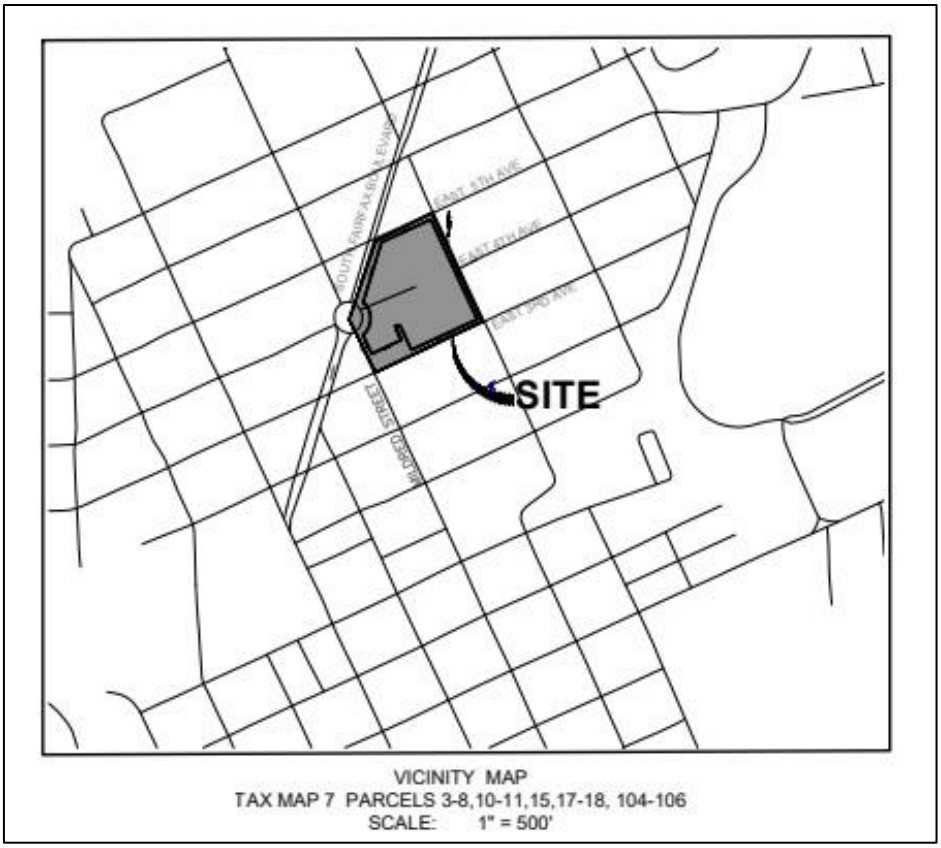
Location and Site Information

Location: 300 S Preston St
Current Zoning: T5 **Gross Site Area:** 6.51 acres

Next Steps

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

Thank you,
City of Ranson
Community Development Department



VICINITY MAP
TAX MAP 7 PARCELS 3-8,10-11,15,17-18, 104-106
SCALE: 1" = 500'



Conditional Approval Items

As discussed at the October 5, 2026 Ranson Planning Commission meeting, the following items were listed as part of the contingent approval:

Right of Way Abandonment of 4th Avenue and 3rd Avenue Alley

The applicant has requested ROW abandonment for 4th Avenue and 3rd Avenue alley. The proposal was shared to staff and presented before City Council on August 18, 2026, as Ordinance 2026-04. On August 18, the Council had the first reading of the request. The second reading and approval of the abandonment occurred on October 6, 2026 by City Council.

Currently, the abandonment is being processed by the Jefferson County Clerk. The applicant is aware that they are unable to commence work in these areas until all transfers are processed and completed by the County.

Approval and acceptance by both parties of a development agreement, including coordination with the WV DOH for Sidewalks, Parking, and Traffic Improvements along 5th Street

The City has been coordinating with WVDOH for sidewalk/parking/traffic improvements along 5th Street, including the block along the Medical Center perimeter. Staff submitted the hospital plans to Ranson's project coordinator Bob Anderson, who in turn submitted them to Kyle Oliver at WVDOH for incorporation into their design process for the 5th Street project. The State is also preparing to start design work.

Staff are awaiting feedback and input from the State regarding the hospital's submitted plans. Given the differing timelines and speed of the WVDOH, the City of Ranson, and the hospital, it became apparent that there would be a delay in receiving feedback and the State commencing work on this section of street. This continued collaboration with the WVDOH is included in the development agreement. The hospital has pledged to remain receptive and willing to work with all parties in the months and years ahead.

The hospital and City of Ranson have agreed upon a revised development agreement, with the above mentioned under Section 1 "Performance of Work."

The applicant must also sign and record the previous approved site plan prior to commencing work outside of early grading and Erosion/Sediment control.

THE RANSON PLANNING COMMISSION APPROVES THIS SITE PLAN/IMPROVEMENT PLAN ON 10/15/2024 WITH THE FOLLOWING CONDITIONS:

1. City Council approval of a Right of Way Abandonment for
2. Portions of 4th Avenue and 3rd Avenue Alley.
3. Approval and acceptance by both parties of a development agreement.

PLANNING COMMISSION PRESIDENT'S SIGNATURE — DATE 10/21/24

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

OWNER'S SIGNATURE — DATE 10/24/24

RECORDING REQUESTED By
City of Ranson Planning Commission

WHEN RECORDED RETURN To

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

DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RANSON AND

THE CHARLES TOWN GENERAL HOSPITAL dba JEFFERSON MEDICAL CENTER

THIS AGREEMENT is made and entered into by and between the City of Ranson Planning Commission, hereinafter referred to as "City" and sometimes "Ranson" and The Charles Town General Hospital dba Jefferson Medical Center, hereinafter referred to as "Developer," for a hospital expansion project, both of whom understand and agree as follows:

WITNESSETH:

WHEREAS, Developer has presented to City for approval a site plan or parcel map (hereinafter called "Map") entitled and

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

WHEREAS, this agreement is executed pursuant to the provisions of land use planning as set forth in West Virginia Code §8A-1 et-seq and the Regulations in Chapters 16 and 19A of the Ranson Municipal Code.

WHEREAS, the Developer has submitted a Site Plan, approved by the Ranson Planning Commission,

NOW THEREFORE, in the best interest of the City of Ranson and in consideration of Developer posting under Ranson's Land Development ordinances; and to clarify that the construction of the Jefferson Medical Center expansion will have to be recorded to ensure consistency with the approved site plan, the parties agree as follows:

1. Performance of Work

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

Continued Cooperation with the City and the West Virginia Department of Highways

As part of a conditional approval given at the October 5, 2026 Ranson Planning Commission meeting, in order to remain aligned with the approved site plan, compliance with the following items are requested in stride with the WVDOH 5th Street project:

A. The City is coordinating with the WVDOH for sidewalk, parking, and traffic improvements along 5th Street, including the block along the Medical Center perimeter and Lancaster Circle. As of the date of this agreement, the WVDOH is in the planning stages of their design work and has received copies of the approved site plan for the Jefferson Medical Center. The City has requested that the WVDOH incorporate this site plan into their design. Likewise, the City requests through this Agreement that the Developer cooperates with the WVDOH in their streetscape project, recognizing that the Medical Center development may be completed by the time that the WVDOH commences construction.

B. In partnership with the City and State, Developer agrees to remain receptive and collaborative in future discussions and coordination as the adjacent projects along 5th Street move forward in the coming years until the site plan construction is completed and found acceptable by both governing parties.

C. The City will work with the Developer to place adequate streetlights along the 5th Street sidewalk in coordination with City and WVDOH streetscape standards.

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

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

3. Specifications

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

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

Director: The City Manager of the City of Ranson.

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

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

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

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

4. Work: Time for Completion

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

5. Time of Essence – Extension

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

6. Repairs or Replacements

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

7. Permits: Compliance with Law

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

8. Superintendence by Developer

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

9. Inspection by City of Ranson

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

10. Contract Security

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

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

The said bonds shall be in cash, letter of credit, or bonds provided by a surety satisfactory to the City, or in such other form as may be provided for by law. The said bonds shall be worded and dated to become effective immediately upon failure of the Developer to complete the work subject to the bonds within the five-year period allowed or any extensions thereof allowed by the City.

11. Hold-Harmless Agreement

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

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

12. Developer's Insurance

Developer shall not commence work under this agreement until Developer shall have obtained all insurance and/or bonding required under this paragraph and provided proof of the same to the City, nor shall Developer allow any contractor or subcontractor to commence work on his contract or

subcontract until all similar insurance required of the contractor or subcontractor shall have been so obtained and approved. All requirements herein provided shall appear either in the body of the insurance policies or as endorsements and shall specifically bind the insurance carrier.

Compensation insurance

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

Public Liability and Property Damage Insurance

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

Contractual Liability Insurance

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

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

13. Title to Improvements

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

14. Repair or Reconstruction of Defective Work

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

15. Developer not Agent of City

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

16. Cost of Engineering and Inspection

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

17. Notice of Breach and Default

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

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

In the event of any such notice of breach and default under Section 17, Developer's surety shall have the duty to take over and complete the work and the improvement herein specified; provided, however, that if the surety, within five (5) days after the serving upon it of such notice of breach, does not give City written notice of its intention to take over the performance of the contract, and does not commence performance thereof within five (5) days after notice to City of such election, City may take over the work and prosecute the same to completion, by contract or by any other method City may deem advisable, for the account and at the expense of Developer, and Developer's surety shall be liable to City for any costs or damages incurred by the City; and, in such event, City, without liability for so doing, may take possession of, and utilize in completing the work, such materials, appliances, plants, equipment, and other property belonging to Developer as may be on the site of the work and necessary therefor.

19. Substantial Completion and Completion

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

20. Notices

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

City of Ranson Attn: City Manager

312 South Mildred Street

Ranson, WV 25438

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

The Charles Town General Hospital dba Jefferson Medical Center

300 South Preston Street

Ranson, WV 25438

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

21. Binding Effect of Agreement

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

22. Authority

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

DATED: this 2nd day of November 2026.

RANSON PLANNING COMMISSION

By: _____

Its: President

DEVELOPER

_____

THE CHARLES TOWN GENERAL HOSPITAL
dba JEFFERSON MEDICAL CENTER

By: David Dillison

Its: CEO

Ordinance: 2026-04

An Ordinance Vacating, Abandoning, and Annulling Portions of the Fourth Avenue Right of Way and the Third Avenue Alley Right of Way

WHEREAS, the City of Ranson, West Virginia (the "City"), holds or otherwise maintains public rights in certain portions of the Fourth Avenue right of way and the Third Avenue alley right of way, which rights of way are depicted on the plat attached hereto as Exhibit 1 (collectively, the "Annulment Area"); and

WHEREAS, pursuant to W. Va. Code §8-12-5(1), the City has plenary power and authority by ordinance to vacate, discontinue, and close streets, avenues, roads, alleys, ways, sidewalks, drains, and gutters within its corporate limits; and

WHEREAS, the Annulment Area traverses and bisects property owned by The Charles Town General Hospital, doing business as Jefferson Medical Center ("Jefferson Medical Center"), and the Annulment Area is not needed for public travel or public access, as more fully set forth in the staff report presented in connection with this Ordinance; and

WHEREAS, by letter dated April 16, 2026, Jefferson Medical Center, through its engineer, Fox and Associates, Inc., formally requested that the City vacate, abandon, and annul the Fourth Avenue right of way and the Third Avenue alley right of way within the Annulment Area, as depicted on Exhibit 1; and

WHEREAS, Jefferson Medical Center is undertaking a renovation and expansion project with an anticipated investment in excess of sixty million dollars ($60,000,000), which project will transform and improve the area along Fairfax Boulevard between Fourth Avenue and Fifth Avenue; and

WHEREAS, the proposed project will encompass the entirety of the Fourth Avenue right of way within the Annulment Area and a portion of the Third Avenue alley right of way, and the vacation, abandonment, and annulment of the Annulment Area will facilitate the expansion, redevelopment, and integrated use of the Jefferson Medical Center campus; and

WHEREAS, by correspondence dated July 31, 2026, the West Virginia Division of Highways, through its District Five Traffic Engineer, advised that it had reviewed proposed plans for a new connection to Lancaster Circle and indicated agreement with the concept of eliminating the existing Fourth Avenue connection to Lancaster Circle and relocating access further south to improve safety and operations, subject to completion of the Division's plan review; and

WHEREAS, the proposed vacation and abandonment will improve the aesthetic, functional, and operational use of the property and contribute to a safer, more cohesive, and more integrated healthcare campus; and

WHEREAS, the City previously abandoned a portion of the Fourth Avenue alleyway across the Jefferson Medical Center property, and it has been the longstanding intention of Jefferson Medical Center to seek the abandonment of the remaining public rights of way that traverse or bisect its property; and

WHEREAS, based on representations made by Jefferson Medical Center's engineer, Jefferson Medical Center, together with its affiliate WVU Medicine, owns or controls all properties adjoining the Annulment Area, and the vacation, abandonment, and annulment of the Annulment Area will permit the affected parcels to be consolidated into a single parcel or integrated campus, thereby facilitating the continued development and use of the Jefferson Medical Center property; and

WHEREAS, the vacation, abandonment, and annulment of the Annulment Area will facilitate the continued expansion, redevelopment, and use of Jefferson Medical Center for healthcare related purposes and is consistent with the City's economic development, community development, and public health objectives; and

WHEREAS, upon consideration of the staff report and the record and information presented in connection with this Ordinance, Council finds that the Annulment Area is not needed for public travel, access, or utility purposes, subject to the reservation of easements for existing utility infrastructure provided herein, and that the vacation, abandonment, and annulment of the Annulment Area will not adversely affect any other property owner or the public generally; and

WHEREAS, it is in the best interests of the City of Ranson and the public generally that the Annulment Area be vacated, abandoned, and annulled as public rights of way; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Ranson, West Virginia, as follows:

Vacation.
The Fourth Avenue right of way and the Third Avenue alley right of way, or portions thereof, comprising the Annulment Area and depicted on Exhibit 1 attached hereto and incorporated herein by reference, are hereby vacated, abandoned, and annulled as public rights of way of the City of Ranson.

Reservation of Utility Easements.
Nothing in this Ordinance shall be construed to vacate, release, or extinguish any easement, right, or interest held by the City, or by any public utility, for the continued maintenance, repair, replacement, or operation of any water, sewer, storm drainage, or other utility infrastructure that may be located within the Annulment Area, whether or not such infrastructure is shown on Exhibit 1. The City reserves unto itself, and unto any applicable utility provider, such easement rights as may be necessary for the continued operation and maintenance of that infrastructure.

Note: If the utility review confirms the Annulment Area is clear of City infrastructure, this section can be shortened to a simple recital rather than a reserved easement. Recommend keeping it as a reservation unless and until that confirmation is in hand, given the plat's own disclaimer that it was not prepared from a title report.

Findings.
Ranson City Council finds and determines that the vacation and annulment authorized by this Ordinance serves the public interest by facilitating the expansion and redevelopment of the Jefferson Medical Center campus, supporting a significant healthcare related capital investment, improving the safety and functionality of the campus, promoting economic development, and facilitating the continued provision and expansion of healthcare services within the City.

Recordation.
Following the enactment and effectiveness of this Ordinance, the City Clerk shall cause a duly certified copy of this Ordinance, together with Exhibit 1, to be recorded in the Office of the Clerk of the Jefferson County Commission.

First Reading:	August 18, 2026
Public Hearing:	October 6, 2026
Second Reading:	October 6, 2026

Enacted this 6th day of October 2026

Adopted by the City Council of the City of Ranson after a 1st reading on August 18, 2026 and a 2nd reading on October 6, 2026 by a vote of 6 in the affirmative, 0 in the negative, 0 absent, with 1 abstaining.

Kenneth Suits, Mayor

ATTEST:

Darla Armstrong, City Clerk

Resolution PC - 2026-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANSON APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE RANSON PLANNING COMMISSION AND THE CHARLES TOWN GENERAL HOSPITAL DBA JEFFERSON MEDICAL CENTER FOR AN EXPANSION PROJECT

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

WHEREAS The Planning Commission of the City of Ranson, pursuant to its authority under Section 16-60 of the Ranson Municipal Code, hereby approves the attached Development Agreement by and between the Ranson Planning Commission and Jefferson Medical Center for an expansion project.

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

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

WHEREAS This Resolution is hereby directed to be forwarded to the City Clerk for recording with the Jefferson County Clerk.

AND THEREFORE This Resolution and executed Development Agreement shall become effective immediately upon its adoption.

Signed and approved this 2nd day of November 2026

_____
Michael Fagan, President

ATTEST:

_____
Darla Armstrong, City Clerk

AFFIX CITY SEAL

IMPROVEMENT PLANS FOR
WVU MEDICINE
JEFFERSON MEDICAL CENTER WEST ADDITION
300 S. PRESTON ST.
CITY OF RANSON, WEST VIRGINIA



VICINITY MAP
TAX MAP 7 PARCELS 3-8,10-11,15,17-18, 104-106
SCALE: 1" = 500'

SHEET INDEX

SHEET No.	DESCRIPTION
1	COVERSHEET
2	LEGEND AND NOTES
3	FINAL SITEPLAN
4	EXISTING CONDITION AND DEMOLITION PLAN
5	PAVING, STRIPING & DIMENSION PLAN
6	SITE UTILITIES PLAN
7	WATER, SEWER AND SITE PROFILES
8	GRADING, STORM DRAIN AND SEDIMENT CONTROL PLAN
9	STORM DRAIN PROFILES
10	STORM DRAIN PROFILES
11	SWM DETAILS & RETAINING WALLS
12	STORMWATER MANAGEMENT NOTES AND DETAILS
13	SITE NOTES AND DETAILS
14	SITE NOTES AND DETAILS
15	WATER AND SEWER DETAILS
16	SITE DETAILS
17	LANDSCAPE PLAN
18	LANDSCAPE NOTES AND DETAILS
19	SEDIMENT & EROSION CONTROL NOTES AND DETAILS
20	SEDIMENT & EROSION CONTROL NOTES AND DETAILS
21	CURB RAMP GRADING DETAIL
E608	ELECTRICAL SITE PHOTOMETRICS

THE RANSON PLANNING COMMISSION APPROVES THIS SITE PLAN/IMPROVEMENT PLAN ON__/_/__ WITH THE FOLLOWING CONDITIONS:

1. _____
2. _____
3. _____

PLANNING COMMISSION PRESIDENT'S SIGNATURE DATE

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

OWNER'S SIGNATURE DATE

DISTURBED AREA QUANTITIES

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 4.16 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 14,075 C.Y. OF EXCAVATION AND 1,837 C.Y. OF FILL.

* THESE QUANTITIES ARE APPROXIMATE AND SHALL NOT BE USED BY THE CONTRACTOR FOR BIDDING PURPOSES.

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE SEALED PLANS REASONABLY MEET OR EXCEED MINIMUM ACCEPTABLE ENGINEERING STANDARDS AND THOSE STATE AND COUNTY CODE PROVISIONS APPLICABLE ON SAID DATE.

JOSEPH H. CECI, P.E. DATE 9/2/26

SOILS		HYDRAULIC SOILS GROUP
Ub	URBAN LAND	D

OWNER / DEVELOPER

THE CHARLES TOWN GENERAL HOSPITAL
300S PRESTON STREET
RANSON, WEST VIRGINIA 25438
MR. BRADLEY FREEMAN
PH: 304-596-2847 (EXT. 232847)

Kahler Slater
WVU Medicine
O'DONNELL & NACCARATO STRUCTURAL ENGINEERS
CMTA A LEIDOS Company

PREPARED BY

FOX & ASSOCIATES, INC.
ENGINEERS•SURVEYORS•PLANNERS

981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853

82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-6009

WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

FOX & ASSOCIATES INC. Est. 1966

JOSEPH H CECI REGISTERED 16914 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 9/2/26

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA.
LICENSE No.: 16914 EXP. DATE: 12/31/26

DATE	REVISION

PROJECT NO. 25-32256
DRAWING NO. D-
DATE: SEPTEMBER 2026
DRAWN BY: JHC
CHECKED BY: JHC

SHEET 1 OF 21

H:\CARLSON PROJECTS\25\32256 KAHLER SLATER - JEFFERSON MEDICAL CENTER\DWG\CONST DOCS\CD-01.DWG, 9/2/2026 4:26:31 PM, JCECI.11

LEGEND

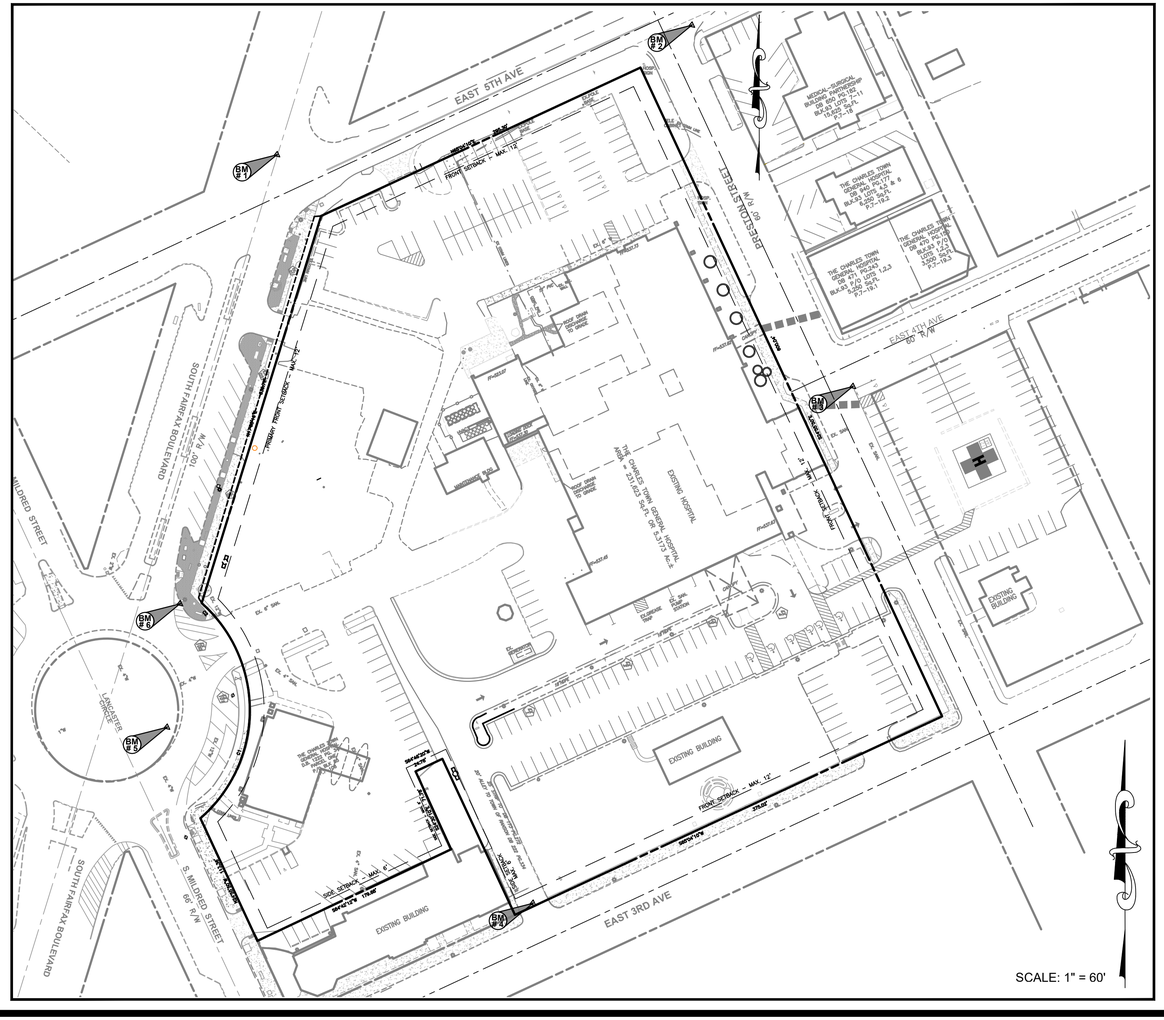
- EX. CONTOUR (2' INTERVAL) — 658
- EX. CONTOUR (10' INTERVAL) — 660
- PROP. CONTOUR (2' INTERVAL) — 658
- PROP. CONTOUR (10' INTERVAL) — 660
- SOILS LINE
- PROPOSED STORM DRAIN
- EXIST. WATER
- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- CITY/COUNTY CORPORATE LIMITS
- LIMITS OF DISTURBANCE
- TEST PIT — TP
- BENCHMARK – HORIZONTAL & VERTICAL CONTROL POINT — BM
- TRENCH REPAIR & OVERLAY
- FULL DEPTH ASPHALT PAVEMENT
- STATION / CENTERLINE
- RIGHT–OF–WAY LINE — $r^{R/W}$
- CURB & GUTTER
- EXIST. BUILDING
- PROPERTY LINE
- EXIST UTILITY POLE
- TREE LINE
- SINGLE TREE
- EXIST. SIGNS
- STREAM
- SILT FENCE — SF
- SUPER SILT FENCE — SSF
- COMPOST FILTER LOG — FL–12
- INLET PROTECTION
- EXISTING GUARD RAIL
- LIMITS OF DISTURBANCE — LOD
- DEMOLITION LINE
- PROP. GAS — GAS
- UNDERGROUND ELECTRIC — UGE
- UNDERCROUND FIBER OPTIC — UGFO
- EXIST. GAS — GAS
- PROP, SEWER
- EXIST. SEWER
- EXIST. EASEMENT
- PROP. EASEMENT
- EXISTING PAVEMENT TO BE REMOVED
- NEW FULL DEPTH ASPHALT PAVEMENT

ABBREVIATIONS

ALCMP	ALUMINIZED CORRUGATED METAL PIPE
AGIP	AT GRADE INLET PROTECTION
BF	BASEMENT FLOOR
BM	BENCHMARK
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
COG	CURB INLET ON GRADE
CONC	CONCRETE
COS	CURB INLET IN SUMP
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
E	EXISTING
EQ	EQUAL
ESMT	EASEMENT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FF	FIRST FLOOR
FH	FIRE HYDRANT
FL	FILTER LOG
FULL e	FULL SUPER ELEVATION
FUT	FUTURE
INV	INVERT
LF	LINEAR FEET
LOD	LIMITS OF DISTURBANCE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
NC	NORMAL CROWN
P	PROPOSED
PAD	ELEVATION FOR STRUCTURAL FILL
PC	POINT OF CURVATURE
PGL	PROPOSED GRADE LINE
PL	PROPERTY LINE
PR	PROPOSED
PROP	PROPOSED
PT	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
RC	REMOVE CROWN
RCP	REINFORCED CONCRETE PIPE
RW	RIGHT–OF–WAY
S	SEWER (SANITARY)
SAN	SEWER (SANITARY)
SCE	STABILIZED CONSTRUCTION ENTRANCE
SF	SILT FENCE
SSF	SUPER SILT FENCE
SW	SIDEWALK
SWM	STORMWATER MANAGEMENT
TEMP	TEMPORARY
TP	TEST PIT
TRAV PT	TRAVERSE POINT
TYP	TYPICAL
VF	VERTICAL FEET
W	WATER
W/L	WATERLINE
WT	WATER TIGHT

GENERAL NOTES

1. THE SITE IS KNOWN AS LANDS THE CHARLES TOWN GENERAL HOSPITAL BY DEED BOOK 1222 AT PAGE 344 DATED MAY 2, 2019. JEFFERSON COUNTY TAX MAP No. 7, PARCELS 3–8,10–11,15,17–18, 104–106.
2. CONTRACTOR SHALL CAREFULLY EXAMINE THE CONSTRUCTION DOCUMENTS, ACQUAINT THEMSELVES WITH ALL GOVERNING LAWS AND CODES, VISIT THE SITE AND THOROUGHLY FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS BEFORE SUBMITTING A BID.
3. THESE DOCUMENTS ARE NOT FINAL, VALID AND READY FOR USE UNLESS SEALED, SIGNED, AND DATED.
4. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN STRICT COMPLIANCE WITH THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS "STANDARD SPECIFICATIONS, ROADS & BRIDGES," LATEST REVISION. THE CHARLES TOWN UTILITY BOARD STANDARDS AND SPECIFICATIONS, AND THE CITY OF RANSON STANDARDS AND SPECIFICATIONS.
5. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION WHEN NOT SPECIFIED. IF CLEARANCE IS LESS THAN SPECIFIED ON THIS PLAN OR LESS THAN 12 INCHES, CONTACT THE FREDERICK CITY DIVISION OF ENGINEERING INSPECTOR AND FOX & ASSOCIATES, INC. BEFORE PROCEEDING WITH CONSTRUCTION.
6. THERE IS NO 100 YEAR FLOODPLAIN ON THE PROJECT SITE AS DETERMINED PER FEMA FLOOD INSURANCE RATE MAP NO. 54037C0136E, DATED DECEMBER 18, 2009.
7. THERE ARE NO WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP FOR RANSON, WV.
8. CONTRACTOR SHALL WEST VIRGINIA 811 AT 811 OR 1–800–245–4848, SEVENTY–TWO (72) HOURS PRIOR TO START OF CONSTRUCTION.
9. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION.
10. ALL CONSTRUCTION STATIONING IS APPROXIMATE AND MAY BE ADJUSTED IN ORDER TO MEET FIELD CONDITIONS, CONTACT FOX & ASSOCIATES, INC. PRIOR TO MAKING ANY MODIFICATIONS.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE UTILIZATION OF MEN, MATERIALS, EQUIPMENT OR SAFETY MEASURES IN THE PERFORMANCE OF ANY WORK ON THIS PROJECT.
12. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND LIABILITY FOR PERFORMING THE WORK CORRECTLY AND IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
13. ALL MATERIALS EXCAVATED WHICH IS UNSUITABLE FOR BACKFILL SHALL BE DISPOSED OF AT AN APPROVED LOCATION.
14. THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
15. VERTICAL DATUM IS BASED UPON NAVD88. THE HORIZONTAL IS BASED UPON WEST VIRGINIA COORDINATE SYSTEM OF 1983 NORTH ZONE.
16. AERIAL TOPOGRAPHY BY FOX & ASSOCIATES, INC. DATED JULY, 2019. ADDITIONAL FIELD RUN TOPOGRAPHY BY FOX & ASSOCIATES, INC. DATED SEPTEMBER 2022, OCT. AND DEC, 2025.
2. PAVING, CURB AND GUTTER AND FINE GRADING CONTRACTOR(S) SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE WITHIN ALL PROPOSED WORK AREAS AT ALL TIMES.
3. EXPANSION JOINT TO BE PLACED BETWEEN JOINTS OF NEW CONCRETE AND EXISTING CONCRETE.
4. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITIES TO MATCH PROPOSED GRADE.
5. FOX & ASSOCIATES, INC. HAS PERFORMED NO SUBSURFACE INVESTIGATION TO DETERMINE LOCATIONS OF ROCK, DIFFERENT SOIL TYPES, WATER TABLES, UTILITIES, ETC.
6. ANY BLASTING REQUIRED FOR SITE CONSTRUCTION SHALL REQUIRE THE CONTRACTOR TO OBTAIN PROPER PERMITS AND PERFORM BLASTING OPERATIONS IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS.
7. ALL 8" WATER LINE TO BE DI CL. 52, ALL 6" WATER LINE TO BE DI CL. 54.
8. PLACE 4" MINIMUM OF TOPSOIL IN ALL GREEN AREAS BEFORE PERMANENT SEEDING IS PERFORMED.
9. EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL TEST PIT IN THE AREA OF KNOWN UTILITIES TO VERIFY SIZE, ELEVATION, LOCATION AND TYPE PRIOR TO PERFORMING ANY WORK. ANY UTILITY, WHETHER SHOWN OR NOT, THAT IS DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER. SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, THE OWNER IS TO BE NOTIFIED IMMEDIATELY. SHOULD THE CONTRACTOR MAKE FIELD CORRECTIONS OR ADJUSTMENTS WITHOUT THE AUTHORIZATION OF THE OWNER, THEN THE CONTRACTOR ASSUMES THE RESPONSIBILITY FOR SAID CORRECTIONS OR ADJUSTMENTS.
10. ANY NECESSARY ADJUSTMENTS TO EXISTING MANHOLES, VALVE BOXES, ETC., ARE TO BE DONE SO BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ANY EXISTING FENCES, DRIVEWAYS, SIGNS, DRAINAGE PIPES, MAILBOXES, SHRUBS, TREES, ETC. DAMAGED OR REMOVED DURING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL OR BETTER.
11. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF TRAFFIC ON EXISTING ROADWAYS IN ACCORDANCE WITH THE FHWA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE WVDOH MANUAL ON TEMPORARY TRAFFIC CONTROL FOR STREETS AND HIGHWAYS, LATEST EDITIONS.
12. ALL BENCHMARKS SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION UNTIL CITY HAS GRANTED FINAL APPROVAL TO THE PROJECT.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING DUST, DIRT, DEBRIS AND MUD FROM ENTERING ALL ROADWAYS. IF DUST, DIRT, DEBRIS AND MUD HAPPEN TO OVERRIDE PREVENTION MEASURES AND ENTER THE ROADWAY, THE CONTRACTOR SHALL BE REQUIRED TO CLEAN THE ROADWAY AS SOON AS POSSIBLE, AT HIS/HER EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ELIMINATION OF DUST IN THE AIR BY THE REQUIRED WATERING OF THE GROUND AS NEEDED.
14. ONLY STEEL FORMS TO BE USED WHILE PLACING SIDEWALK FOR STRAIGHT SECTIONS AND RADII GREATER THAN TWO HUNDRED (200) FEET.
15. THE CONTRACTOR SHALL NOT (1) STAGE WORK, (2) STORE MATERIALS OR (3) PERMIT PARKING OF EQUIPMENT AND/OR CONSTRUCTION–RELATED VEHICLES IN THE PUBLIC RIGHTS–OF–WAY OR PUBLICLY–OWNED PROPERTY. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ENSURE THAT PROPER AND APPROPRIATE AREAS ARE SECURED FOR THESE USES FOR THE DURATION OF THE PROJECT.
16. ON–SITE UTILITIES SHALL COMPLY WITH CITY PLUMBING CODE REQUIREMENTS.
17. IF ROAD OR ANY PART OF ROAD IS TO BE CLOSED, A DETAILED DETOUR AND/OR CLOSURE PLAN SHALL BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR APPROVAL.
18. IF TEMPORARY PARKING, INGRESS/EGRESS OR PEDESTRIAN RESTRICTIONS SHALL BE REQUIRED DURING PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SIGNS AND NOTIFYING ALL AFFECTED RESIDENTS/BUSINESSES AT LEAST 1 DAY IN ADVANCE. CONTRACTOR IS RESPONSIBLE FOR CONTACTING APPROPRIATE CITY OR COUNTY AUTHORITY BEFORE ANY OF THE ABOVE MODIFICATIONS ARE ENACTED.
19. THE SITE SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE WEST VIRGINIA ACCESSIBILITY CODE, THE AMERICAN DISABILITIES ACT 2010 (ADA), AND ANSI A117.1. IF THERE ARE CONFLICTING REQUIREMENTS, THE MOST STRINGENT SHALL APPLY.
20. ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CITY, STATE AND FEDERAL LABOR AND INDUSTRY REGULATIONS TO INCLUDE CITY SAFETY & HEALTH POLICY, OSHA, ETC.
21. DEVELOPER IS RESPONSIBLE FOR ALL COSTS RELATED TO TEMPORARY AND PERMANENT TRAFFIC CONTROL (PAVEMENT MARKINGS, SIGNAGE, SIGNALIZATION, TRAFFIC BARRIERS, FLAGGERS, ETC.).
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING SILT AND DEBRIS OUT OF STORM DRAIN SYSTEM DURING CONSTRUCTION AND SHALL CLEAN THE SYSTEM THOROUGHLY, AT THE CONTRACTOR'S EXPENSE.
23. MATERIALS USED IN THE MANUFACTURE OF PUBLIC WATER SUPPLY COMPONENTS, APPURTENANCES, PIPE, STORAGE TANK, VALVE, FIXTURE, OR OTHER MATERIALS WHICH COME IN CONTACT WITH WATER INTENDED FOR USE IN PUBLIC WATER SUPPLY MUST MEET THE APPLICABLE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)/NATIONAL SANITATION FOUNDATION (NSF 61 AND NSF 372) STANDARDS FOR DIRECT OR INDIRECT DRINKING WATER ADDITIVES, THIS APPLIES TO ANY PRODUCT WHICH COMES IN CONTACT WITH WATER INTENDED FOR USE IN PUBLIC WATER SUPPLY.
24. CITY AND SHALL INCLUDE CERTIFICATION INFORMATION FOR BOTH THE SAMPLE COLLECTOR AND LABORATORY."
25. THESE DRAWINGS REPRESENT THE FINISHED PRODUCT, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND HAVE CONTROL OVER, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AS WELL AS ANY ASSOCIATED SAFETY PRECAUTIONS AND PROGRAMS, AND ALL INCIDENTAL OR TEMPORARY DEVICES REQUIRED TO CONSTRUCT THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL PORTIONS OF THE WORK.
26. CONTRACTOR SHALL NOT TAP OR OTHERWISE PENETRATE EXISTING SEWER MAIN LINES WITHOUT PRIOR APPROVAL. CONTRACTOR IS RESPONSIBLE TO AVOID SPILLAGE OF RAW SEWAGE. CONTRACTOR SHALL PROVIDE ALL SEWER PLUGGING AND PUMPING EQUIPMENT NECESSARY TO AVOID SPILLAGE.



BENCHMARKS

POINT #	NORTHING	EASTING	ELEVATION
BM 1	294347.2575	2432632.4085	519.18
BM 2	294455.9191	2432980.2602	547.33
BM 3	294152.9132	24331115.2733	534.91
BM 4	293719.4844	2432847.0123	539.00
BM 5	293867.1276	2432540.2154	521.04
BM 6	293970.6530	2432551.1210	519.42

OWNER / DEVELOPER

THE CHARLES TOWN GENERAL HOSPITAL
dba JEFFERSON MEDICAL CENTER
300 S. PRESTON ST.
RANSON, WV 25438

Kahler Slater
WVU Medicine
O'DONNELL & NACCARATO STRUCTURAL ENGINEERS
CMTA A Liscence Company

FOX & ASSOCIATES INC. Est. 1966
FOX & ASSOCIATES, INC.
ENGINEERS•SURVEYORS•PLANNERS
981 MT. AETNA ROAD 82 WORMANS MILL COURT
HAGERSTOWN, MD. 21740 SUITE 'G'
PHONE: (301)733-8503 FREDERICK, MD. 21701
or (301)416-7250 PHONE: (301)695-0880
FAX: (301)733-1853 FAX: (301)293-8009
WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY | REVISION | DATE

LEGEND & NOTES
WEST VIRGINIA UNIVERSITY MEDICINE JEFFERSON MEDICAL CENTER

SITUATED AT 300 S. PRESTON ST
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: AS NOTED

PROFESSIONAL CERTIFICATION

JOSEPH H. CECI REGISTERED 16914 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 9/2/26

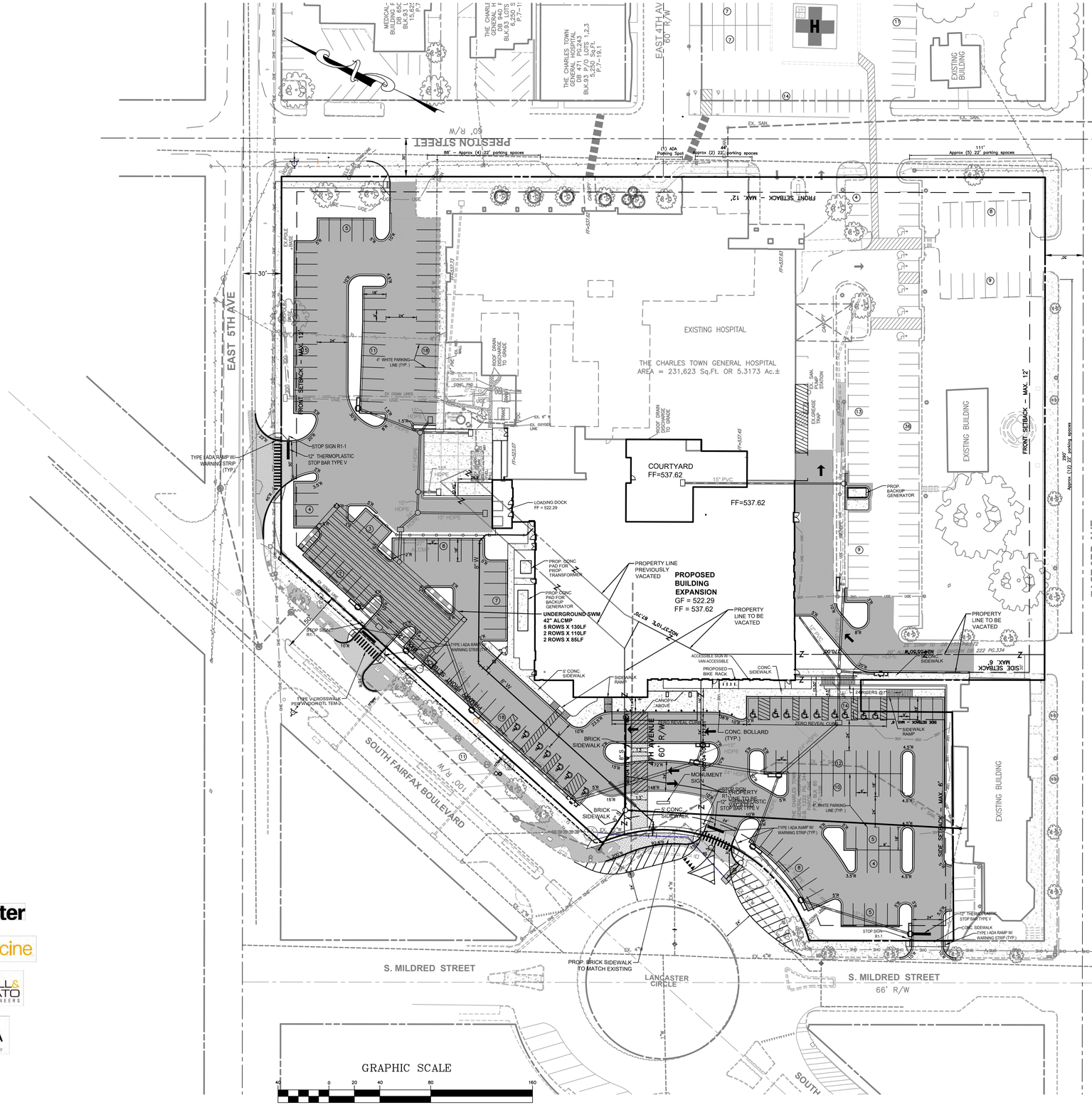
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA

LICENSE No.: 16914 EXP. DATE: 12/31/26

PROJECT NO. 25-32256
DRAWING NO. D-
DATE: SEPTEMBER 2026
DRAWN BY: JHC
CHECKED BY: JHC

SHEET 2 OF 21

H:\CARLSON PROJECTS\25\32256 KAHLER SLATER - JEFFERSON MEDICAL CENTER\DWG\CONST DOCS\CD-01.DWG, 9/2/2026 4:27:10 PM, JCECI.11



ZONING NOTES

1. **PURPOSE STATEMENT:** THE PROJECT PROPOSES TO EXPAND THE EXISTING JEFFERSON MEDICAL CENTER. THE PROPOSED BUILDING EXPANSION IS TO BE LOCATED ON THE WEST SIDE OF THE SITE AND WILL PROVIDE PHYSICAL CONNECTIONS TO THE EXISTING JEFFERSON MEDICAL CENTER. ADDITIONAL PARKING IS PROPOSED AND ADJUSTMENTS TO THE LOCATION OF THE ACCESS OFF LANCASTER CIRCLE.
2. **CURRENT ZONING DISTRICT:** T5 - TOWN CENTER
3. **USE:** CURRENT USE: HOSPITAL
   PROPOSED: HOSPITAL
4. **FLOODPLAIN**: THERE IS NO 100-YEAR FLOODPLAIN SHOWN PER FEMA FLOOD INSURANCE RATE MAP NO. 54037C0136E DATED DECEMBER 18, 2009.
5. **WETLANDS**: THERE ARE NO WETLANDS ON SITE PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS NATIONAL INVENTORY MAP.
6. **SITE:** THE SITE IS KNOWN AS LANDS THE CHARLES TOWN GENERAL HOSPITAL BY DEED BOOK 1222 AT PAGE 344 DATED MAY 2, 2019. JEFFERSON COUNTY TAX MAP NO. 7, PARCELS 3-8,10-11,15,17-18, 104-106.
7. VERTICAL DATUM IS BASED UPON NAVD88. THE HORIZONTAL IS BASED UPON WEST VIRGINIA COORDINATE SYSTEM OF 1983 NORTH ZONE.
8. AERIAL TOPOGRAPHY BY FOX & ASSOCIATES, INC. DATED JULY, 2019. ADDITIONAL FIELD RUN TOPOGRAPHY BY FOX & ASSOCIATES, INC. DATED SEPTEMBER 2022, OCT. AND DEC, 2025.
9. SOILS INFORMATION TAKEN FROM THE USDA-NRCS SOILS SURVEY OF JEFFERSON COUNTY, WEST VIRGINIA", SEPTEMBER 2025 EDITION.
10. UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE SOURCES. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BEFORE COMMENCEMENT OF ANY CONSTRUCTION.

ZONING WAIVERS

THE FOLLOWING ZONING WAIVERS RECEIVED ADMINISTRATIVE APPROVAL FROM THE CONSOLIDATED REVIEW COMMITTEE ON FEBRUARY 10, 2026.

1. **TABLE 14. T5L / T5 STANDARDS: BUILDING PLACEMENT**
   MAXIMUM SETBACK ALLOWED ALONG BOTH THE PRIMARY AND SECONDARY FRONTAGE IS 12'. THIS IS EXCEEDED ALONG ALL FRONTAGES.
2. **TABLE 14. T5L / T5 STANDARDS: BUILDING FORM, FACADE BUILDOUT AT SETBACK**
   THE FACADE BUILDOUT AT THE SETBACK LINE IS REQUIRED TO BE A MINIMUM OF 60%. HOWEVER, THE BUILDING IS LOCATED MORE CENTRAL TO THE SITE AND DOES NOT MEET THE MAX SETBACK REQUIREMENTS. THEREFORE, THE BUILDING ALSO DOES NOT MEET THE FACADE BUILDOUT REQUIREMENTS.
3. **TABLE 14. T5L / T5 STANDARDS: BUILDING FORM, LOT WIDTH**
   THE MAXIMUM LOT WIDTH ALLOWED IS 150'. THIS IS AN EXISTING LOT AND LOT WIDTH IS EXCEEDED ALONG ALL FRONTAGES.
4. **TABLE 14. T5L / T5 STANDARDS: PARKING LOCATION**
   PARKING NOT ALLOWED BETWEEN FRONTAGE LINE TO THE FACADE OF THE PRINCIPAL BUILDING, OR THE FIRST LAYER OF THE LOT. HOWEVER, DUE TO THE FUNCTIONALITY OF THE HOSPITAL AND THE LOCATION OF THE EXISTING BUILDING, PARKING HAS BEEN LOCATED WITHIN THE FIRST LAYER. THIS ALLOWS FOR A PATIENT DROP OFF AREA AND FOR VISITORS TO THE HOSPITAL TO HAVE EASY ACCESS TO PARKING AND THE MAIN ENTRANCES OF THE EXISTING HOSPITAL AND THE PROPOSED ADDITION.

BUILDING CALCULATIONS:

PROPOSED WEST BUILDING
FINISHED SPACE IN WEST BUILDING: 60,508 SF
SHELL SPACE IN WEST BUILDING: 19,282 SF
WEST BUILDING TOTAL: 79,790 SF

HOSPITAL ADDITION (LOADING DOCK) TOTAL: 7,141 SF

TOTAL NEW FINISHED SPACES ON THE SITE: 67,649 SF

PARKING REQUIREMENTS

Use	Code Requirement	Plan info	Required Per Plan
Medical Offices and Clinics	4 spaces per doctor plus 1 space for each employee	Existing Facility: 12 doctors * 4 = 48 140 Staff = 140 spaces Building Expansion 14 doctors * 4 = 56 78 staff = 78 spaces	48+140+56+78 = 322 total
	Total Provided (includes spaces on site and off-site)		324

NOTE: PER ARTICLE 5, SECTION 5.8.4, REQURIED PARKING MAY BE PARTIALLY FULFILLED VIA ON-STREET PARKING SPACES LOCATED ALONG THE PUBLIC PARKING LANE CORRESPONDING TO THE LOT FRONTAGE.

PARKING CALCULATIONS:
154 PROPOSED PARKING SPACES
79 EXISTING PARKING SPACES TO REMAIN ON-SITE
56 EXISTING PARKING SPACES TO REMAIN AROUND HELIPAD
35 STREET PARKING SPACES

324 TOTAL

***** THE SITE CURRENTLY ONLY MEETS THE PARKING REQUIREMENTS FOR THE EXISTING HOSPITAL AND 60,508 SQ.FT OF THE WEST EXPANSION THAT WILL BE FINISHED SPACE WITH THIS PROJECT. THERE WILL BE 19,282 SQ.FT OF SHELL SPACE AVAILABLE FOR FUTURE USE IN THE WEST EXPANSION.**

JEFFERSON MEDICAL CENTER WILL BE RESPONSIBLE TO PROVIDE ADDITIONAL OFF-SITE PARKING IN ACCORDANCE WITH THE ZONING CODE AS NEEDS AND USES ARE DETERMINED AND THE SHELL SPACE IS FITTED OUT FOR USE. PARKING SHALL BE AVAILABLE WITH FINAL USE & OCCUPANCY APPROVAL.

HANDICAP SPACES REQUIRED: 8
HANDICAP SPACES PROVIDED: 22
VAN ACCESSIBLE SPACES REQUIRED: 4
VAN ACCESSIBLE SPACES PROVIDED: 5

Kahler Slater
WVU Medicine
O'Donnell & Naccarato Structural Engineers
CMTA A Licenci Company

OWNER / DEVELOPER

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dba JEFFERSON MEDICAL CENTER
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FINAL SITE PLAN

WEST VIRGINIA UNIVERSITY MEDICINE JEFFERSON MEDICAL CENTER

SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: 1"=40'

PROFESSIONAL CERTIFICATION

JOSEPH H. CHICO REGISTERED 16914 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 12/29/26

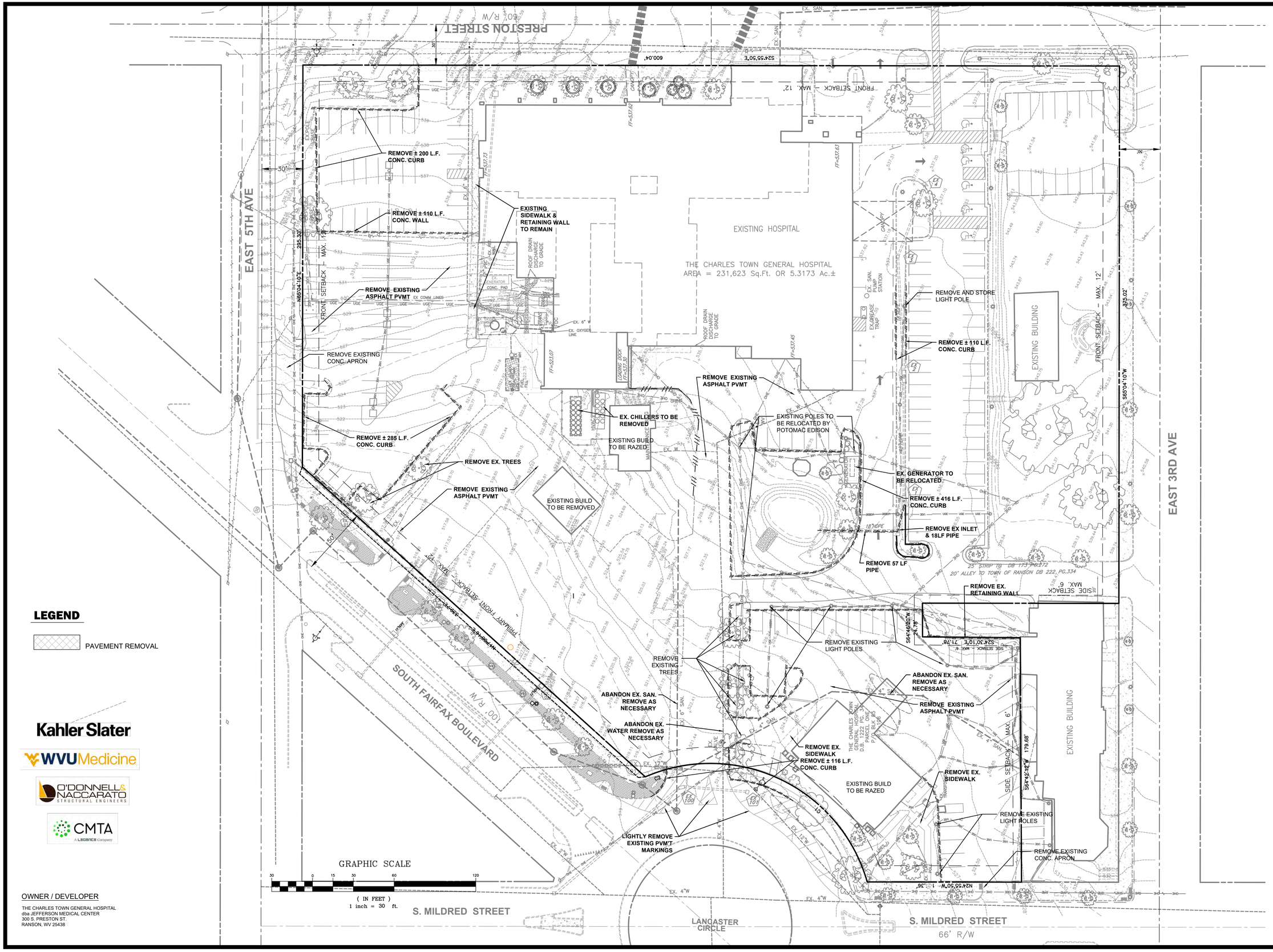
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA.

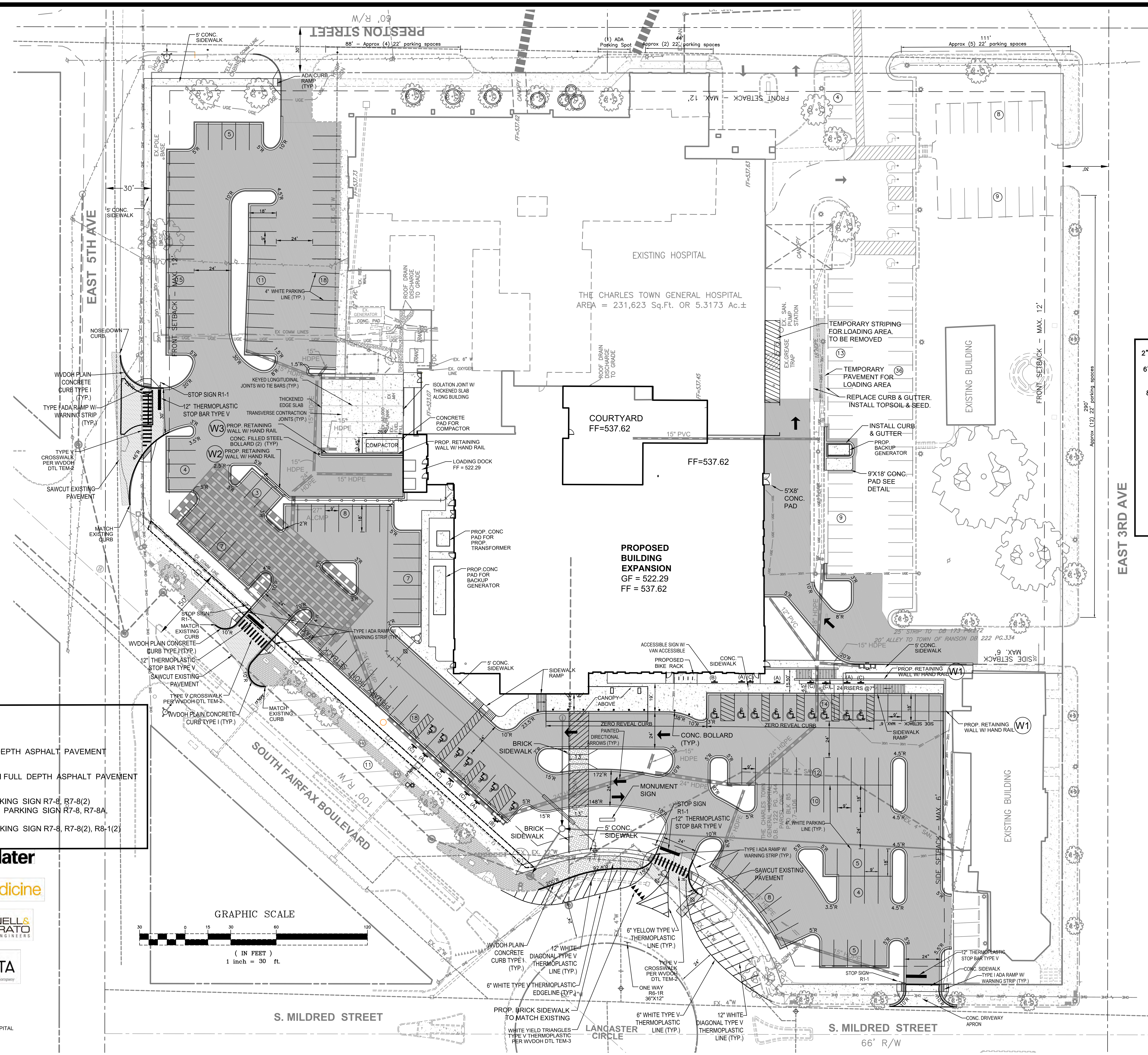
LICENSE No: 16914 EXP. DATE: 12/31/26

PROJECT NO. 25-32256
DRAWING NO. D-3662
DATE: SEPTEMBER 2026
DRAWN BY: JHC
CHECKED BY: JHC

SHEET 3 OF 21

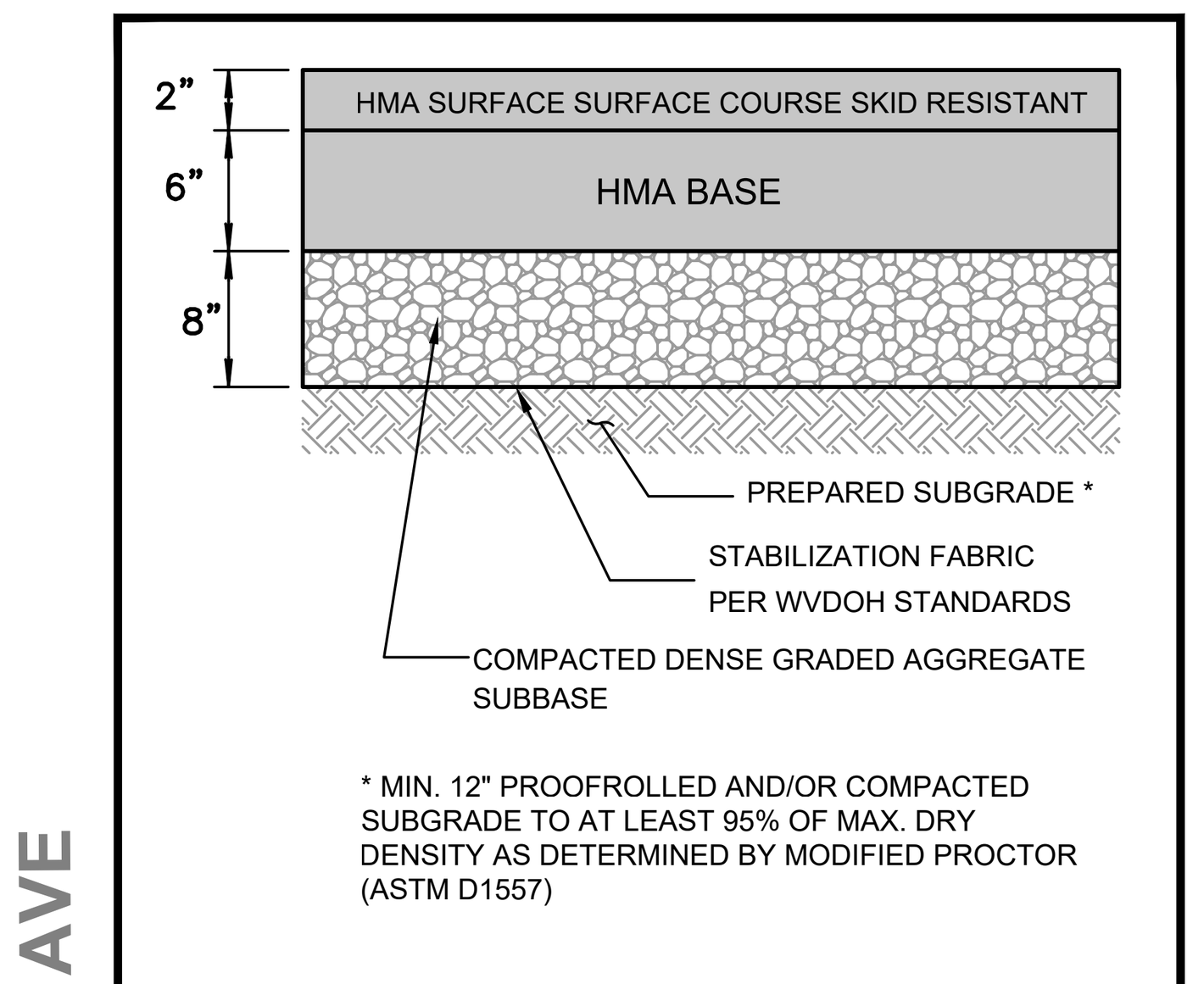
H:\CARLSON PROJECTS\25\32256 KAHLER SLATER - JEFFERSON MEDICAL CENTER\DWG\Const Docs\C0-01.dwg, 9/2/2026 4:27:36 PM, JCECI, 1:1


PRESTON STREET
60' R/W
EAST 5TH AVE
EAST 3RD AVE
SOUTH FAIRFAX BOULEVARD
100' R/W
S. MILDRED STREET
66' R/W
LANCASTER CIRCLE
EXISTING HOSPITAL
THE CHARLES TOWN GENERAL HOSPITAL
AREA = 231,623 Sq.Ft. OR 5.3173 Ac.±
EXISTING BUILDING
EXISTING BUILD TO BE RAZED
EXISTING BUILD TO BE REMOVED
REMOVE ± 200 L.F. CONC. CURB
REMOVE ± 110 L.F. CONC. WALL
EXISTING SIDEWALK & RETAINING WALL TO REMAIN
REMOVE EXISTING ASPHALT PVMT
REMOVE EXISTING CONC. APRON
REMOVE ± 285 L.F. CONC. CURB
REMOVE EX. TREES
REMOVE EXISTING ASPHALT PVMT
REMOVE AND STORE LIGHT POLE.
REMOVE ± 110 L.F. CONC. CURB
REMOVE EXISTING ASPHALT PVMT
EX. CHILLERS TO BE REMOVED
EXISTING POLES TO BE RELOCATED BY POTOMAC EDISON
EX. GENERATOR TO BE RELOCATED
REMOVE ± 416 L.F. CONC. CURB
REMOVE EX INLET & 18LF PIPE
REMOVE 57 LF PIPE
REMOVE EX. RETAINING WALL
REMOVE EXISTING LIGHT POLES
REMOVE EXISTING TREES
ABANDON EX. SAN. REMOVE AS NECESSARY
ABANDON EX. WATER REMOVE AS NECESSARY
ABANDON EX. SAN. REMOVE AS NECESSARY
REMOVE EXISTING ASPHALT PVMT
REMOVE EX. SIDEWALK
REMOVE ± 116 L.F. CONC. CURB
EXISTING BUILD TO BE RAZED
REMOVE EX. SIDEWALK
REMOVE EXISTING LIGHT POLES
REMOVE EXISTING CONC. APRON
LIGHTLY REMOVE EXISTING PVMT MARKINGS
FRONT SETBACK – MAX. 12'
SIDE SETBACK – MAX. 6'
FRONT SETBACK – MAX. 12'
295.30'
375.02'
600.04'
S24°55'50"E
N65°04'10"E
S65°04'10"W
S84°49'42"W 179.68'
S84°49'42"W 4.79'
S24°30'10"E 71.26'
N24°55'50"W 96.90'
25' STRIP IN DB 173 PG 372
20' ALLEY TO TOWN OF RANSON DB 222, PG.334
EX. 6" W
EX. OXYGEN LINE
EX. 4" SAN.
EX. 12"W
EX. 4"W
EX. 2"W
EX. W
EX. SAN.
EX. SAN. PUMP STATION
EX. GREASE TRAP
ROOF DRAIN DISCHARGE TO GRADE
GENERATOR CONC. PAD
LOADING DOCK
HVAC EQUIPMENT
CANOPY
FF=537.63
FF=537.71
FF=537.61
FF=537.45
FF=523.07
FF=522.75
THE CHARLES TOWN GENERAL HOSPITAL D.B. 1222 PG. 37 PARCEL ONE PARCEL TWO
EX. UTILITY POLE
EX. FIRE HYDRANT
EX. VALVE
EX. UGE
EX. OHE
EX. COMM. LINES
EX. GAS LINE
EX. TRANSFORMER
EX. CONCRETE
EX. ASPHALT
EX. BRICK
EX. GRAVEL
EX. CONC. CURB
EX. CONC. WALL
EX. BRICK WALL
EX. RETAINING WALL
EX. SIDEWALK
EX. CONC. APRON
EX. ASPHALT PVMT
EX. BUILDING
EX. TREES
EX. LIGHT POLE
EX. UTILITY POLE
EX. FIRE HYDRANT
EX. VALVE
EX. MANHOLE
EX. INLET
EX. GAS LINE
EX. COMM. LINES



NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF TRAFFIC ON EXISTING ROADWAYS IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE WVDOH TEMPORARY TRAFFIC CONTROL MANUAL, LATEST EDITIONS.
2. CONTRACTOR SHALL IMPLEMENT WVDOH TEMPORARY TRAFFIC CONTROL CASES A3 & A6 AS REQUIRED.
3. CONTRACTOR SHALL CONTACT KEVIN MCDONALD AT 681-320-2026 OR KEVIN.A.MCDONALD@WV.GOV TWO DAYS PRIOR TO WORKING IN THE RIGHT OF WAY AND KEN CLOHAN AT 304-350-3670 OR KENNETH.L.CLOHAN@WV.GOV TO REVIEW LAYOUT PRIOR TO PLACING SIGNS AND MARKINGS.



* MIN. 12" PROOFROLLED AND/OR COMPACTED SUBGRADE TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR (ASTM D1557)

WVDOH PAVING DETAIL

N.T.S.

LEGEND

FULL DEPTH ASPHALT PAVEMENT

WVDOH FULL DEPTH ASPHALT PAVEMENT

(A) ACCESSIBLE PARKING SIGN R7-8, R7-8(2)
(B) VAN ACCESSIBLE PARKING SIGN R7-8, R7-8A, R7-8(2), R8-1(2)
(C) ACCESSIBLE PARKING SIGN R7-8, R7-8(2), R8-1(2)

OWNER / DEVELOPER

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DRAWN BY | REVISION | DATE

PAVING, STRIPING & DIMENSION PLAN
WEST VIRGINIA UNIVERSITY MEDICINE JEFFERSON MEDICAL CENTER

SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: 1"=30'

PROFESSIONAL CERTIFICATION

JOSEPH H. CECI REGISTERED 16914 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER
9/2/26

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LICENSE No.: 16914 EXP. DATE: 12/31/26

PROJECT NO. 25-32256
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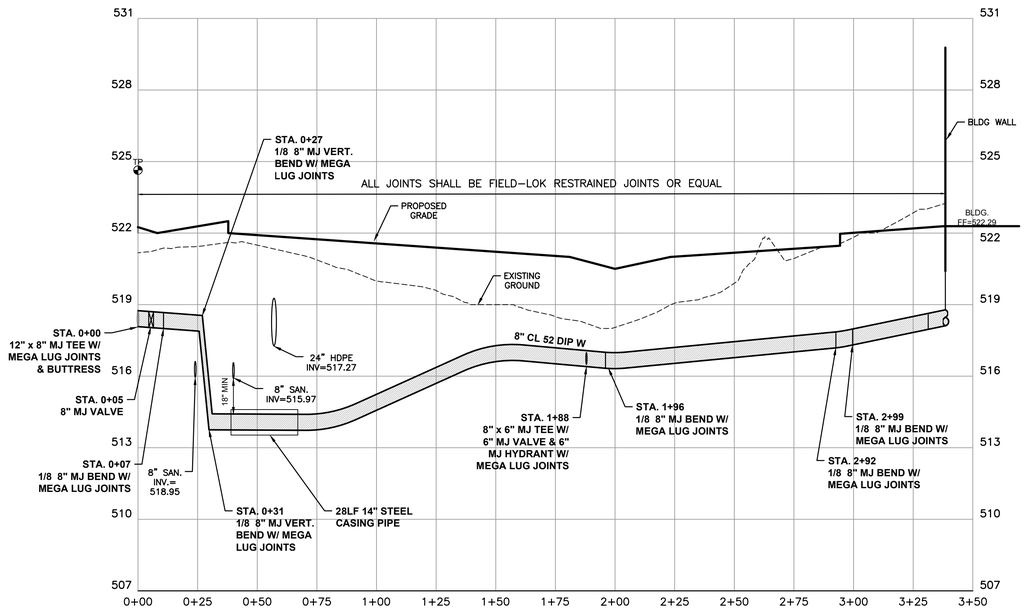
DATE: SEPTEMBER, 2026
DRAWN BY: JHC
CHECKED BY: JHC

SHEET 5 OF 21

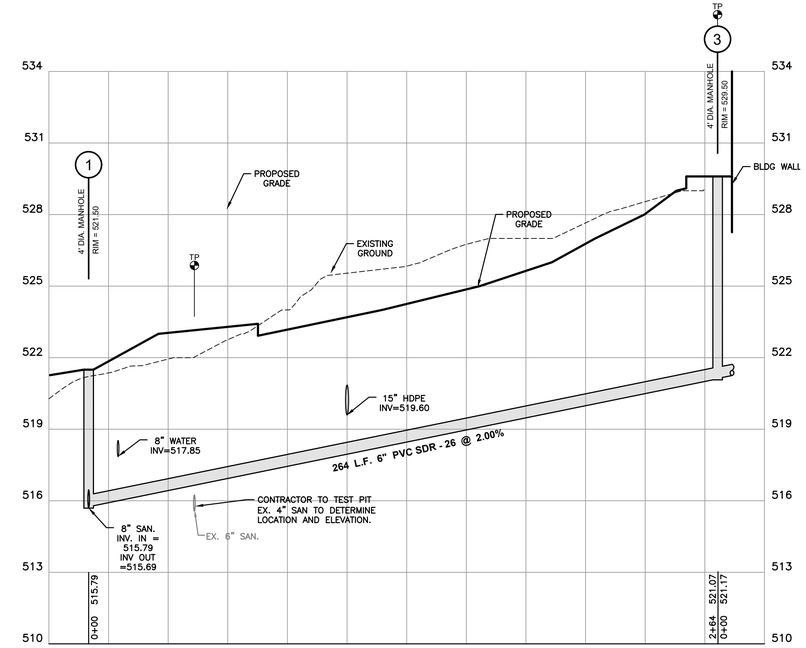
H:\CARLSON PROJECTS\25\32256 KAHLER SLATER - JEFFERSON MEDICAL CENTER\DWG\CONST DOCS\CD-01.DWG, 9/2/2026 4:28:47 PM, JCECI, 1:1

PRESTON STREET
60' R/W
EAST 5TH AVE
EAST 3RD AVE
S. MILDRED STREET
66' R/W
SOUTH FAIRFAX BOULEVARD
100' R/W
LANCASTER CIRCLE
EXISTING HOSPITAL
THE CHARLES TOWN GENERAL HOSPITAL
AREA = 231,623 Sq.Ft. OR 5.3173 Ac.±
COURTYARD
FF=537.62
FF=537.62
EXISTING BUILDING
EXISTING BUILDING
PROPOSED
BUILDING
EXPANSION
GF = 522.29
FF = 537.62
FRONT SETBACK - MAX. 12'
FRONT SETBACK - MAX. 12'
SIDE SETBACK - MAX. 6'
SIDE SETBACK - MAX. 6'
30'
50'
FF=537.62
FF=537.13
FF=537.63
FF=537.45
FF=523.07
CANOPY
CANOPY
CANOPY ABOVE
EX. SAN.
EX. SAN. PUMP STATION
EX. GREASE TRAP
EX. GENERATOR CONC. PAD
EX. COMM LINES
EX. 6" W
EX. OXYGEN LINE
EX. 1" SAN.
EX. 4" SAN.
EX. 4"W
EX. 6"W
EX. 8"W
EX. 8"S
EX. 6"S
EX. 4"W
EX. 4"W
EX. 4"W



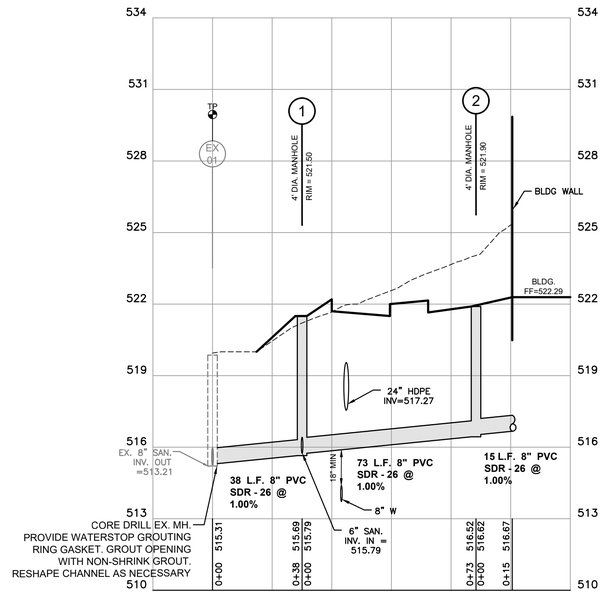
PROFILE

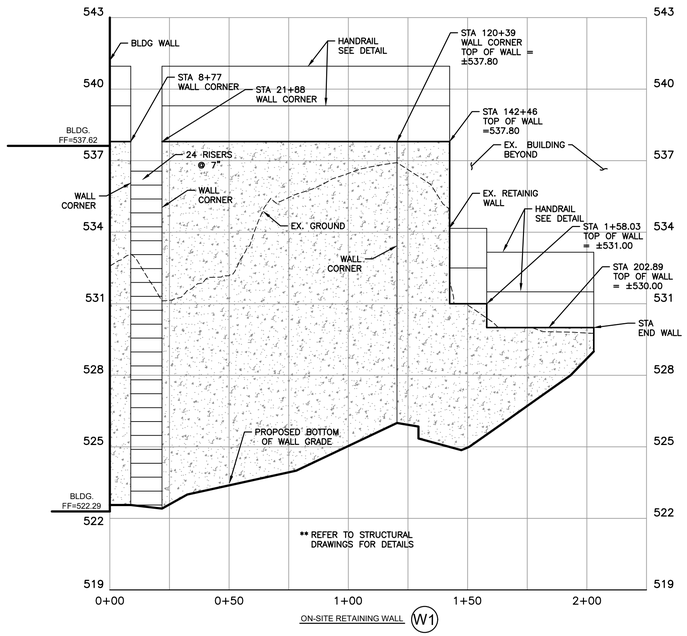
SCALE: HORIZ. - 1" = 30'
VERT. - 1" = 3'

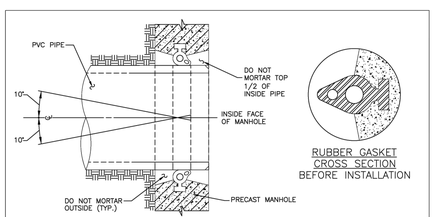


NOTES:

1. CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT ALL CROSSINGS TO DETERMINE EXACT HORIZONTAL & VERTICAL LOCATION. PROPOSED WATERLINE MAY BE ADJUSTED IN THESE AREAS IN ORDER TO AVOID CONFLICTS.
2. EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH. ALL TRENCHES SHALL BE BACK-FILLED AND STABILIZATION ON ALL DISTURBED AREAS SHALL OCCUR AT THE END OF EACH WEEK, EXCEPT FOR THE PORTION NECCESSARY TO RESUME CONSTRUCTION. ANY DISTURBED AREAS OR STOCKPILES NOT STABILIZED AT THE END OF EACH DAY SHALL BE PROTECTED AND HAVE SEDIMENT CONTROLLED BY THE USE OF STRAW BALE DIKES, EARTH BERMS AND SILT FENCES AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR.
3. ROADWAY EMBANKMENT STRUCTURAL FILL SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASSHTO T-180 METHOD "C" UTILITY TRENCH STRUCTURAL FILL SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY ASSHTO T-99 METHOD "A".







RUBBER GASKET
CROSS SECTION
BEFORE INSTALLATION

RUBBER GASKET CROSS SECTION
AFTER INSTALLATION
NTS

NOTES:

1. PRECAST MANHOLES ARE TO BE FURNISHED WITH A-LOK GASKETS OR APPROVED EQUAL.
2. FLEXIBLE PVC ADAPTER SHALL BE STRETCHED OVER PLASTIC PIPE AT CENTERLINE OF MANHOLE WALL. THE ADAPTER SHALL BE DESIGNED TO PROVIDE A WATERTIGHT SEAL AROUND THE PLASTIC PIPE.
3. A-LOK GASKET OR APPROVED EQUAL PER ASTM RUBBER GASKET SPECS C443, CAST INTEGRALLY IN MANHOLE WALL AND LOCATED AS REQUIRED. JOINT ALLOWS 10° OMNIDIRECTIONAL DEFLECTION FROM PERPENDICULAR
4. BECAUSE OF THE RUBBER GASKET'S ABILITY TO ENSURE A FLEXIBLE, WATERTIGHT JOINT, IT IS RECOMMENDED THAT NO MORTAR BE PLACED AROUND THE CONNECTOR AT ALL ON THE OUTSIDE OF THE STRUCTURE AND THAT NO MORTAR BE PLACED AROUND THE TOP HALF OF THE CONNECTOR ON THE INSIDE WHEN COMPLETING THE INVERT WORK. THE USE OF MORTAR IN EITHER OF THESE AREAS WOULD ELIMINATE THE FLEXIBILITY FOR WHICH THE CONNECTOR IS DESIGNED AND CAUSE PROBLEMS OF SHEAR.

RUBBER GASKET

SEWER MANHOLE SCHEDULE

MANHOLE	NORTHING	EASTING	RIM ELEV.	TYPE
1	N 293965.113	E 2432600.160	521.50	4' DIA. MANHOLE
2	N 293995.667	E 2432666.363	521.90	4' DIA. MANHOLE
3	N 293720.395	E 2432698.370	529.50	4' DIA. MANHOLE

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WATER & SEWER PROFILES AND DETAILS
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JEFFERSON MEDICAL CENTER
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SHEET 7 OF 21

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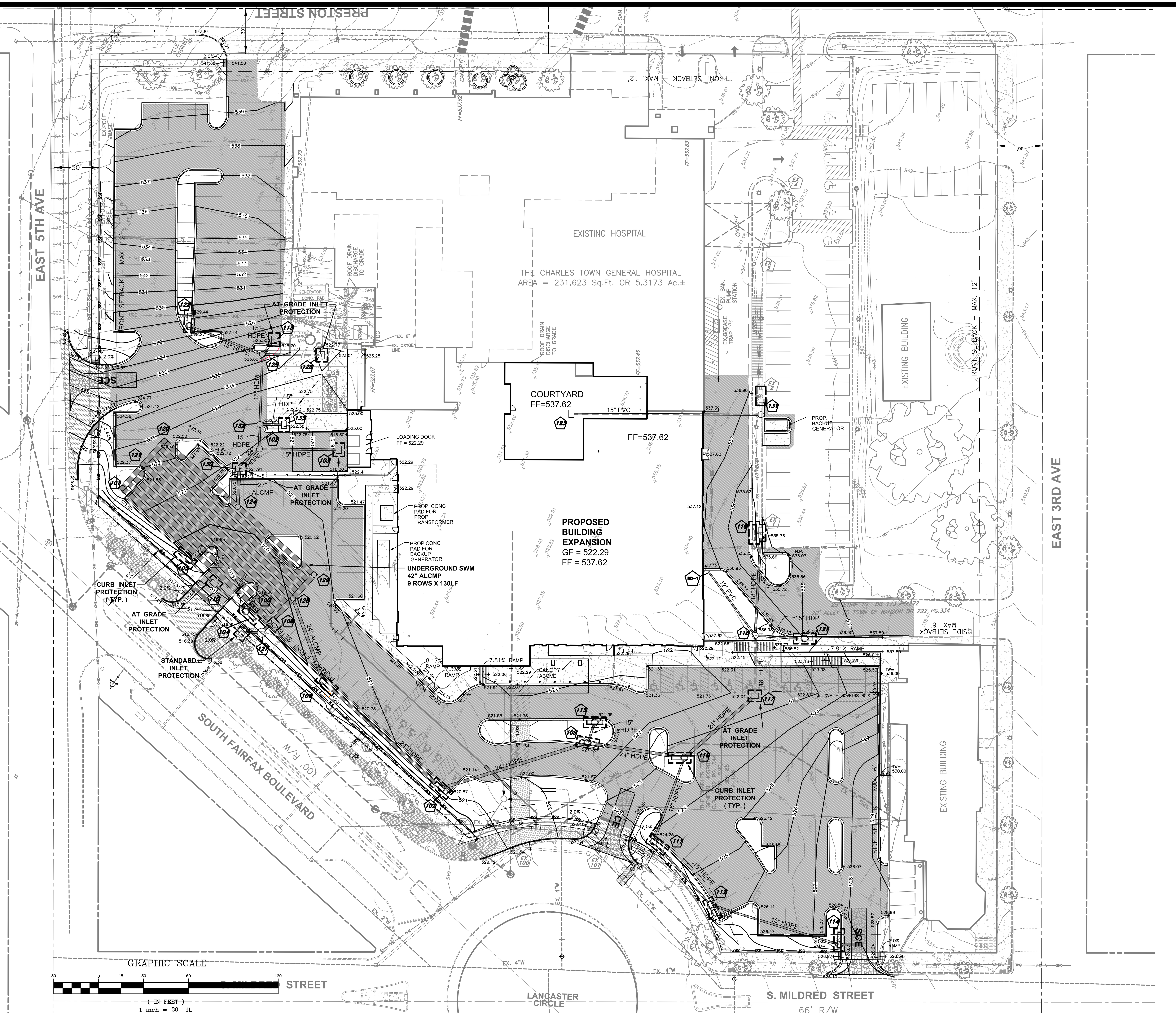

Kahler Slater

WVUMedicine

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PHONE: (301)695-0880
FAX: (301)293-6009

WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DATE	REVISION	DRAWN BY
06/08/2026	ADDED BORING LOCATIONS	

GRADING , STORM DRAIN & S.W.M.

WEST VIRGINIA UNIVERSITY MEDICINE JEFFERSON MEDICAL CENTER

SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: 1" = 30'

PROFESSIONAL CERTIFICATION

JOSEPH H. CECI REGISTERED 16914 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

9/2/26

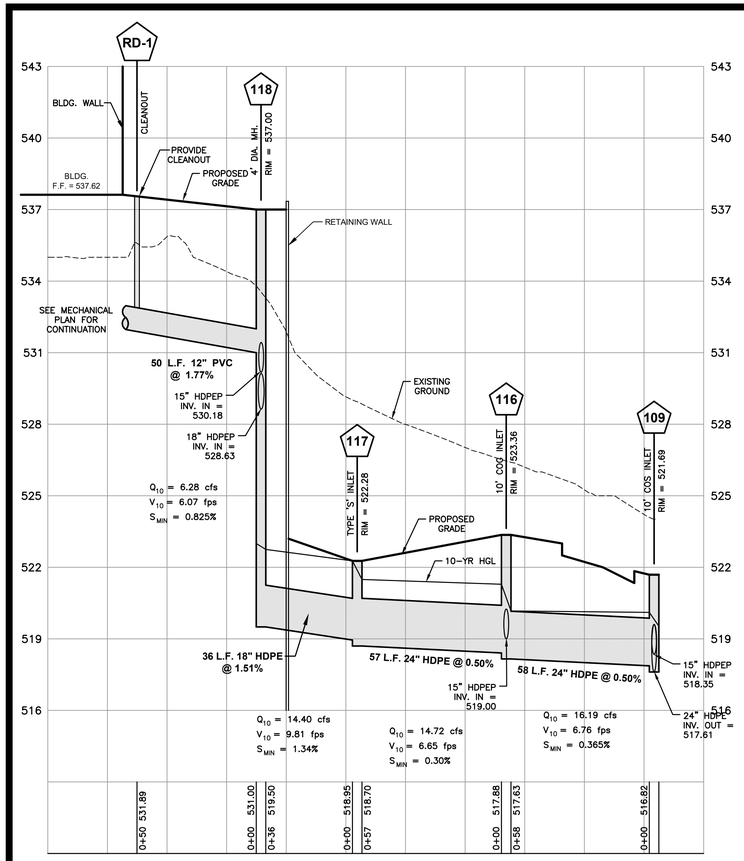
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA

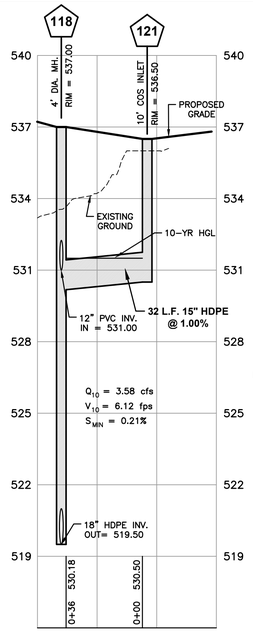
LICENSE No.: 16914 EXP. DATE: 12/31/26

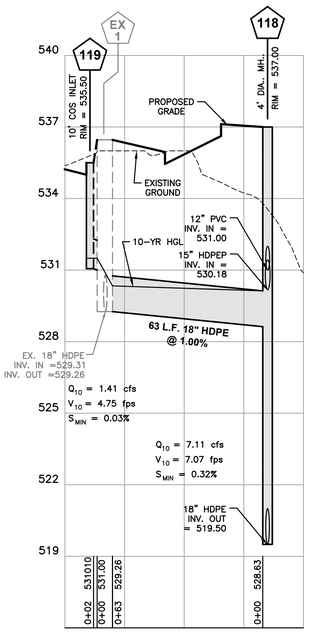
PROJECT NO. 25-32256
DRAWING NO. D-3662
DATE: SEPTEMBER, 2026
DRAWN BY: JHC
CHECKED BY: JHC

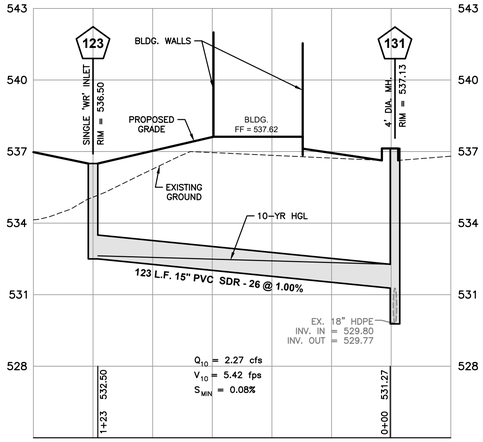
SHEET 8 OF 21

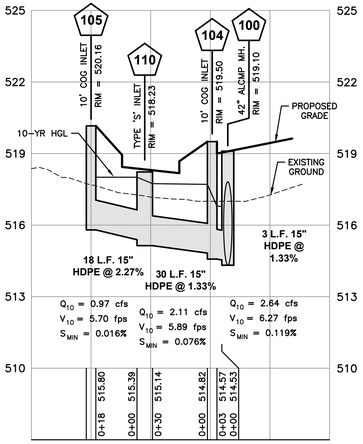
H:\CARLSON PROJECTS\25\32256 KAHLER SLATER - JEFFERSON MEDICAL CENTER\DWG\CONST DOCS\CD-01.DWG, 9/2/2026 4:31:07 PM, JCECI, 1:1

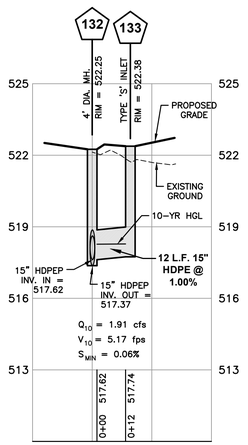


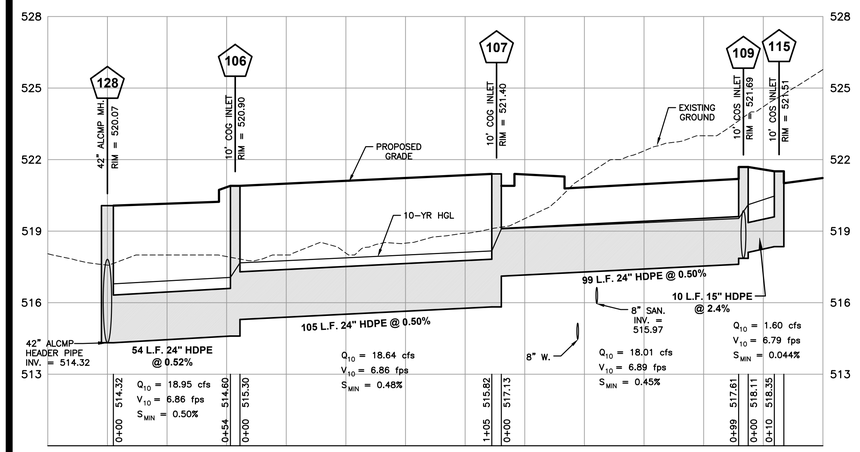












NOTE :
ALL HDPE PIPE TO BE AASHTO TYPE 'S'
ALL METAL PIPE TO BE ALCMP TYPE II

PROFILE
SCALE: HORIZ. - 1" = 30'
VERT. - 1" = 3'

STRUCTURE SCHEDULE

No.	TYPE	LOCATION NORTHING	LOCATION EASTING	STRUCTURE ELEVATION	REMARKS
100	42 DIA CMP MANHOLE	N 294172.29	E 2432647.06	RIM = 519.50	SEE DETAIL SHEET 10
101	42 DIA CMP MANHOLE	N 294281.98	E 2432680.11	RIM = 522.77	SEE DETAIL SHEET 10
102	48" DIA. MANHOLE	N 294211.72	E 2432743.03	RIM = 521.78	MSHA STD. MD - 384.01
103	DOUBLE TYPE 'S INLET	N 294163.53	E 2432764.87	RIM = 518.04	MSHA STD. MD - 374.70
104	10' COG INLET	N 294165.52	E 2432639.74	(U) 519.70	MSHA STD. MD - 374.62
		N 294176.03	E 2432642.98	(L) 519.52	
105	10' COG INLET	N 294230.99	E 2432659.93	(U) 520.16	MSHA STD. MD - 374.62
		N 294220.48	E 2432656.69	(L) 519.78	
106	10' COG INLET	N 294099.01	E 2432619.23	(U) 520.90	MSHA STD. MD - 374.62
		N 294109.52	E 2432622.47	(L) 520.71	
107	10' COS INLET	N 294010.71	E 2432592.00	(U) 521.40	MSHA STD. MD - 374.63
		N 294000.24	E 2432588.76	(L) 521.37	
108	6' x 8' CONTECH JELLYFISH	N	E	RIM = 519.51	SEE DETAL
109	10' COS INLET	N 293935.15	E 2432654.95	(U) 521.69	MSHA STD. MD - 374.63
		N 293924.52	E 2432657.76	(L) 521.69	
110	DOUBLE TYPE 'S INLET	N 294201.33	E 2432648.89	RIM=518.23	MSHA STD. MD - 374.70
111	10' COG INLET	N 293853.56	E 2432616.31	(U) 525.05	MSHA STD. MD - 374.62
		N 293864.34	E 2432618.50	(L) 524.75	
112	10' COG INLET	N 293802.50	E 2432590.28	(U) 526.16	MSHA STD. MD - 374.62
		N 293811.21	E 2432597.00	(L) 525.92	
113	SINGLE WR INLET	N 294233.64	E 2432813.29	RIM = 525.50	MSHA STD. MD - 374.06
114	10' COG INLET	N 293723.32	E 2432614.97	(U) 527.89	MSHA STD. MD - 374.62
		N 293718.70	E 2432604.98	(L) 527.55	
115	10' COS INLET	N 293937.32	E 2432671.23	(U) 521.51	MSHA STD. MD - 374.63
		N 293927.33	E 2432675.84	(L) 521.51	
116	10' COG INLET	N 293865.95	E 2432678.32	(U) 523.36	MSHA STD. MD - 374.62
		N 293875.94	E 2432673.71	(L) 523.28	
117	DOUBLE TYPE 'S INLET	N 293842.25	E 2432733.41	RIM = 522.28	MSHA STD. MD - 374.70
118	48" DIA. MANHOLE	N 293859.15	E 2432769.98	RIM = 537.00	MSHA STD. MD - 384.01
119	10' COS INLET	N 293892.43	E 2432836.20	(U) 535.50	TYPE 'A' SEE DETAIL
		N 293887.75	E 2432826.25	(L) 535.50	
120	42 DIA CMP MANHOLE	N 294271.54	E 2432720.83	RIM = 522.72	SEE DETAIL SHEET 10
121	42 DIA CMP MANHOLE	N 294277.60	E 2432700.72	RIM = 522.08	SEE DETAIL SHEET 10
122	10' COG INLET	N 294290.86	E 2432806.02	(U) 529.94	MSHA STD. MD - 374.62
		N 294286.60	E 2432795.88	(L) 528.77	
123	SINGLE WR INLET	N 294032.97	E 2432852.29	RIM = 536.50	MSHA STD. MD - 374.06
124	42" DIA CMP MANHOLE	N 294208.56	E 2432701.85	RIM = 520.32	SEE DETAIL SHEET 10
125	48" DIA. MANHOLE	N 294236.67	E 2432801.00	RIM = 520.50	MSHA STD. MD - 384.01
126	42" DIA CMP MANHOLE	N 294200.56	E 2432817.34	RIM = 522.77	SEE DETAIL SHEET 10
127					SWM CONTROL STRUCTURE SEE DETAIL
128	42 DIA CMP MANHOLE	N 294149.33	E 2432662.07	RIM = 520.07	SEE DETAIL SHEET 10
129	42 DIA CMP MANHOLE	N 294143.28	E 2432682.18	RIM = 520.61	SEE DETAIL SHEET 10
130	DOUBLE TYPE 'S INLET	N 294218.41	E 2432725.33	RIM = 521.91	MSHA STD. MD - 374.70
131	48" DIA. MANHOLE	N 293917.99	E 2432905.24	RIM = 573.13	MSHA STD. MD - 384.01
132	48" DIA. MANHOLE	N 294218.36	E 2432757.96	RIM =	MSHA STD. MD - 384.01
133	DOUBLE TYPE 'S INLET	N 294203.70	E 2432764.62	RIM =	MSHA STD. MD - 374.70

Kahler Slater
WVU Medicine
O'DONNELL & NACCARATO STRUCTURAL ENGINEERS
CMTA A LEGANCE Company

OWNER / DEVELOPER
THE CHARLES TOWN GENERAL HOSPITAL
dba JEFFERSON MEDICAL CENTER
300 S. PRESTON ST.
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DRAWN BY | REVISION | DATE

STORM DRAIN PROFILES
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JEFFERSON MEDICAL CENTER
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DATE: SEPTEMBER, 2026
DRAWN BY: JHC
CHECKED BY: JHC

SHEET 9 OF 21

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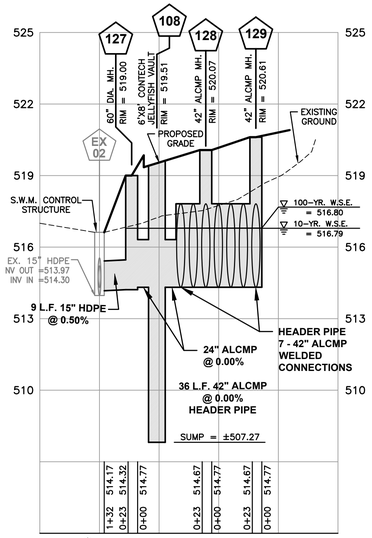

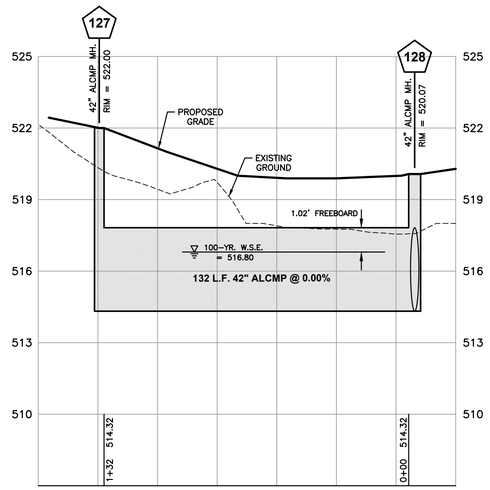

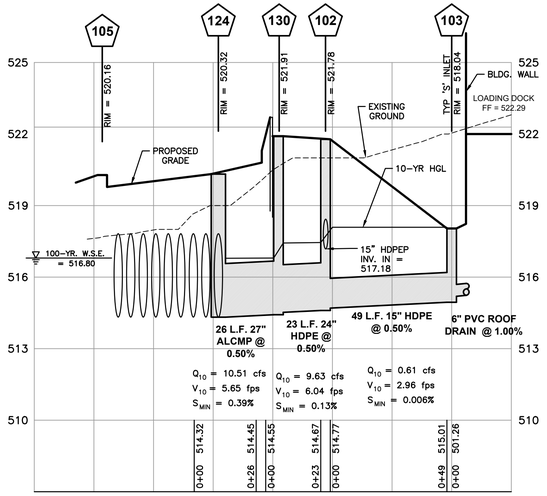

PROFILE

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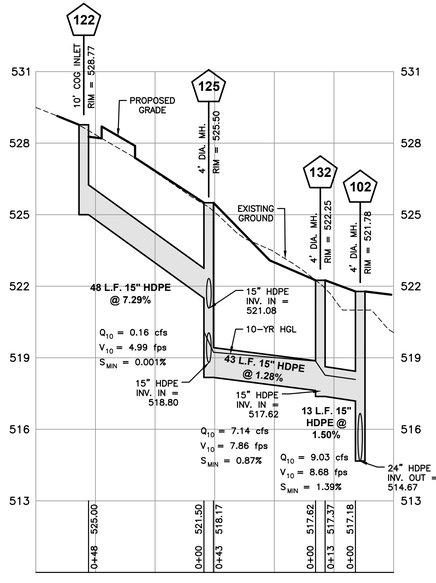

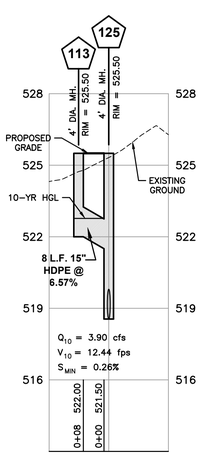

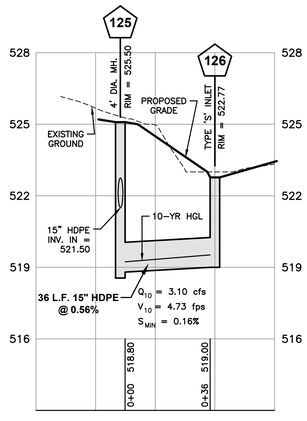

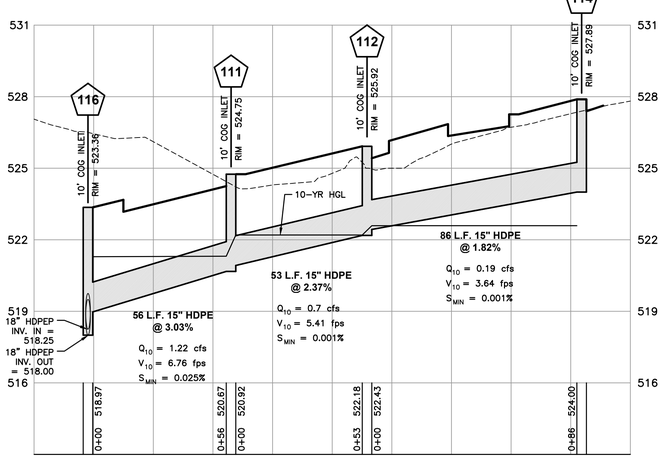

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Kahler Slater

WVUMedicine

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DATE: SEPTEMBER, 2026
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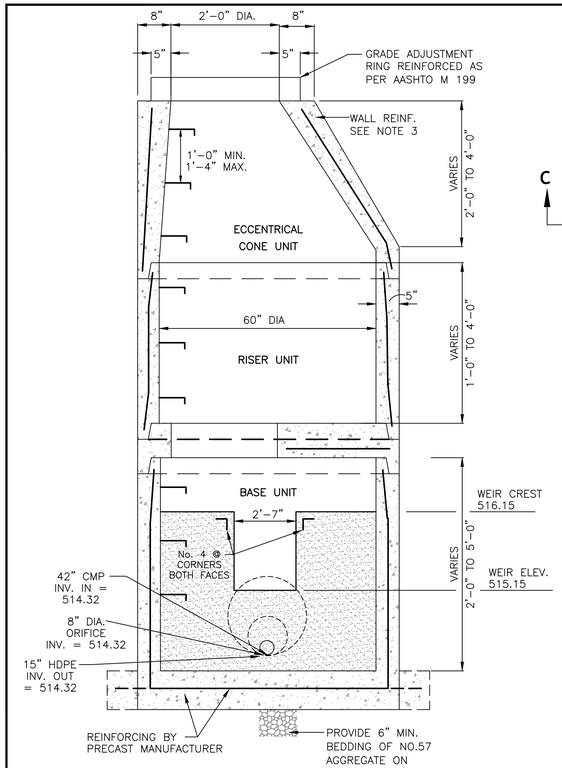
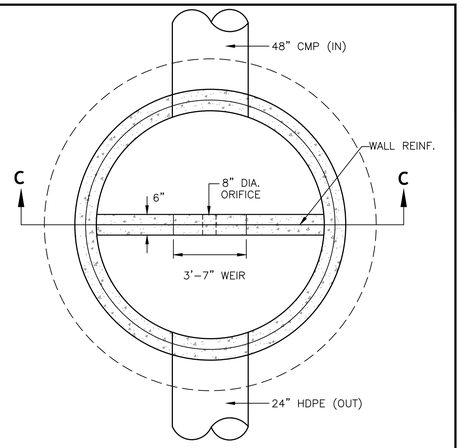
SHEET 10 OF 21

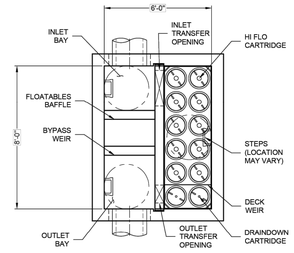
H:\CARLSON PROJECTS\25\32256 KAHLER SLATER - JEFFERSON MEDICAL CENTER\DWG\CONST DOCS\CD-01.DWG, 9/2/2026 4:33:25 PM, JCECIL



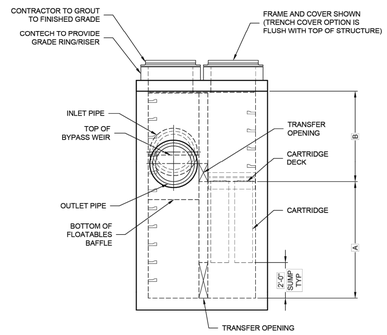


STRUCTURE (127) SECTION VIEW C-C

(SHOWN WITHOUT FRAME & COVER)
NOT TO SCALE



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)

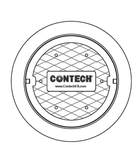


ELEVATION VIEW

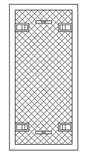
JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD

CARTRIDGE SELECTION				
CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HI-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	1.96	1.47	0.98	0.54
DECK TO INSIDE TOP (MIN) (B)	5.00	4.00	4.00	4.00



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



24" TRENCH COVER
(LENGTH VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID					*
WATER QUALITY FLOW RATE (cfs)					*
PEAK FLOW RATE (cfs)					*
RETURN PERIOD OF PEAK FLOW (yrs)					*
# OF CARTRIDGES REQUIRED (HF / DD)					*
CARTRIDGE LENGTH					*
PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL
INLET #1	*	*	*	*	*
INLET #2	*	*	*	*	*
OUTLET	*	*	*	*	*

SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION		*
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*
NOTES/SPECIAL REQUIREMENTS:		

* PER ENGINEER OF RECORD

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

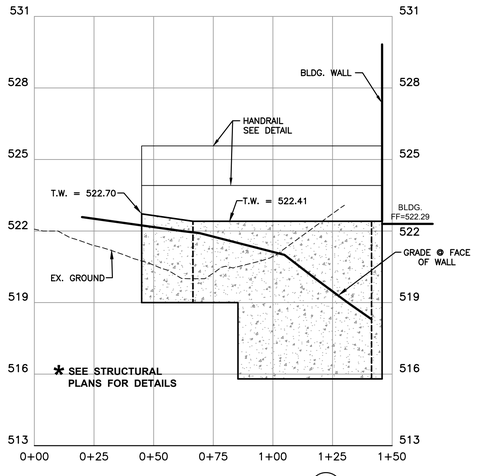
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

Jellyfish® Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,726; 8,221,616; US 8,123,935; OTHER INTERNATIONAL PATENTS PENDING.

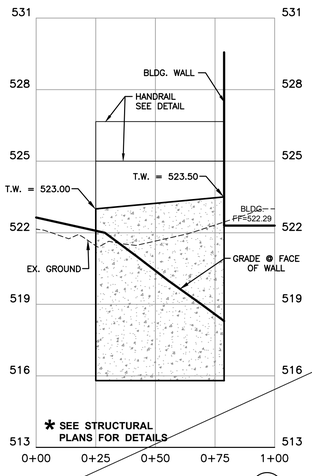
CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JFPD0806
STANDARD DETAIL
PEAK DIVERSION CONFIGURATION

I:\COMMON\CAD\TREATMENT\713 JELLYFISH FILTER\HEC-91\STANDARD DRAWINGS\JFPDDIVDIG\JFPD0806.DTL NEW.DWG 1/29/2018 10:39 AM



LOADING DOCK RETAINING WALL (W2)



LOADING DOCK RETAINING WALL (W3)

PROFILE
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PHONE: (301)695-0880
FAX: (301)293-6009
WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY
REVISION
DATE

SWM DETAILS & RETAINING WALLS
WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER
SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: 1"=30'

PROFESSIONAL CERTIFICATION

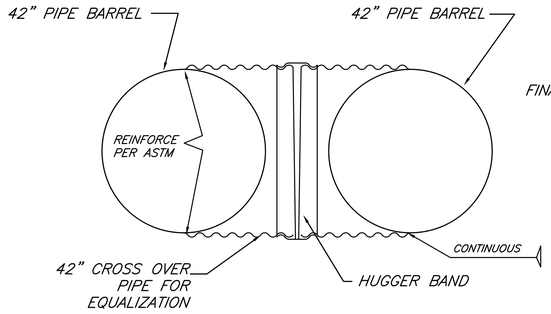
JOSEPH H CECIL REGISTERED 16914 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER
9/2/26

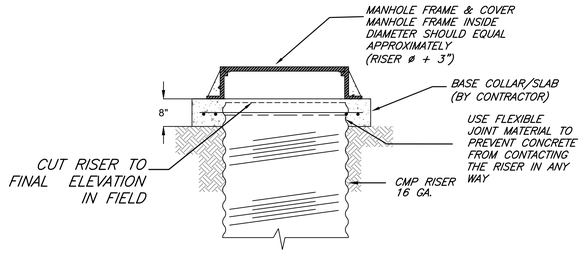
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA
LICENSE No.: 16914 EXP. DATE: 12/31/26

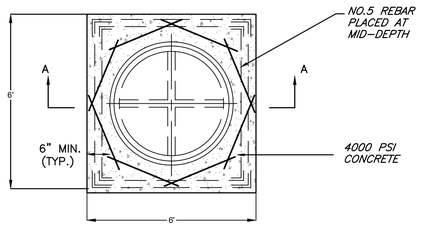
PROJECT NO. 25-32256
DRAWING NO. D-3662
DATE: SEPTEMBER, 2026
DRAWN BY: JHC
CHECKED BY: JHC

SHEET 11 OF 21

H:\CARLSON PROJECTS\25\32256 KAHLER SLATER - JEFFERSON MEDICAL CENTER\DWG\CONST DOCS\CD-01.DWG, 9/2/2026 4:33:44 PM, JCECIL

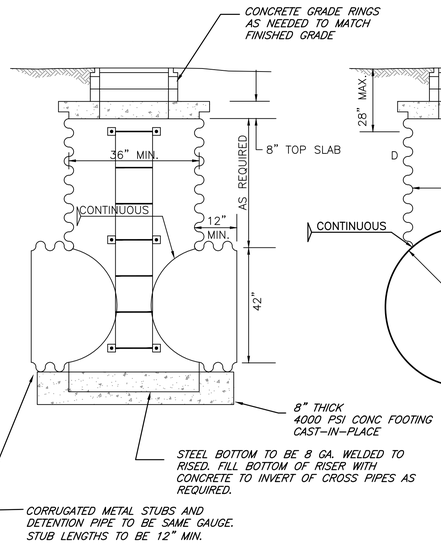


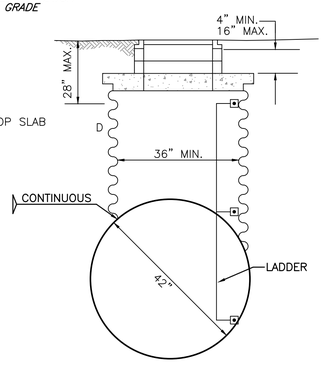




DETAIL MANHOLE COVER / INLET GRATE

NOT TO SCALE



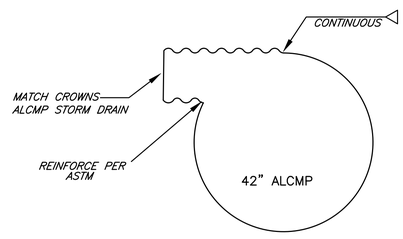


NOTE:

1. ALL CMP TO BE ALCMP TYPE II

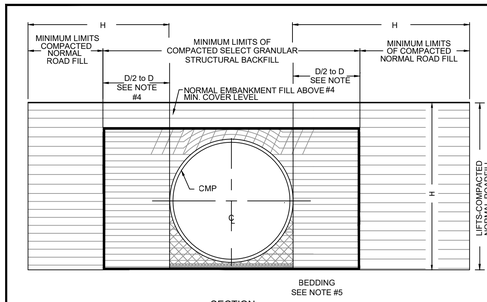
CORRUGATED METAL PIPE MANHOLE

NOT TO SCALE



STORM DRAIN CONNECTION

NOT TO SCALE



SECTION

CRITICAL BACKFILL ZONE, PROPER COMPACTION MUST BE ACHIEVED

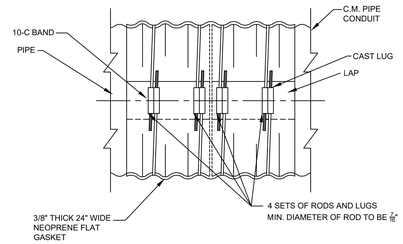
INITIAL LIFTS OVER CROWN OF STRUCTURE AS INDICATED BY SHADED AREA TO BE COMPACTED TO REQUIRED DENSITY WITH HAND OPERATED EQUIPMENT OR WITH SMALL TRACTOR (D-4 OR SMALLER) DRAWN EQUIPMENT.

SELECT GRANULAR STRUCTURAL BACKFILL LIMITS.

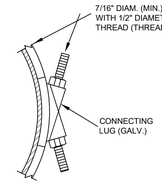
NOTES:

1. ALL SELECT GRANULAR BACKFILL TO BE PLACED IN A BALANCED FASHION IN THIN LIFTS (6"-8" LOOSE TYPICALLY) AND COMPACTED TO 90 PERCENT DENSITY PER AASHTO T-180.
2. COMPLETE AND REGULAR MONITORING OF THE CSP SHAPE IS NECESSARY DURING ALL BACKFILLING OF THE STRUCTURE.
3. PREVENT EXCESSIVE DISTORTION OF SHAPE AS NECESSARY BY VARYING COMPACTION METHODS AND EQUIPMENT.
4. THIS WIDTH SHOULD BE EQUAL TO 1/2 DIA. TO ONE DIA. WIDTH TYPICALLY. GREATER OR LESSER DISTANCE MAY BE REQUIRED. DISTANCE DEPENDS ON BEARING LOAD FOR ANY GIVEN LOADING, STRUCTURE SHAPE AND BACKFILL MATERIAL. THIS MUST BE EVALUATED BY THE PROJECT ENGINEER FOR EACH SPECIFIC SITUATION.
5. BEDDING ZONE SHOULD BE FREE OF DEBRIS. PLACE BEDDING MATERIAL AT MIN. THICKNESS EQUAL TO TWICE THE CORRUGATION DEPTH.
6. EMBANKMENT WIDTH H TO BE SUCH THAT A STABLE EMBANKMENT CAPABLE OF RESISTING SIDE PRESSURES FROM CSP PIPE-ARCH SHAPE WILL BE MAINTAINED THROUGHOUT THE LIFE OF INSTALLATION. THIS WIDTH TO BE DETERMINED BY THE PROJECT ENGINEER.

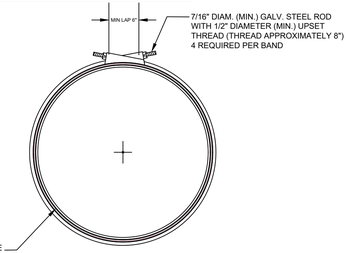
CORRUGATED METAL PIPE
TYPICAL BACKFILL SECTION



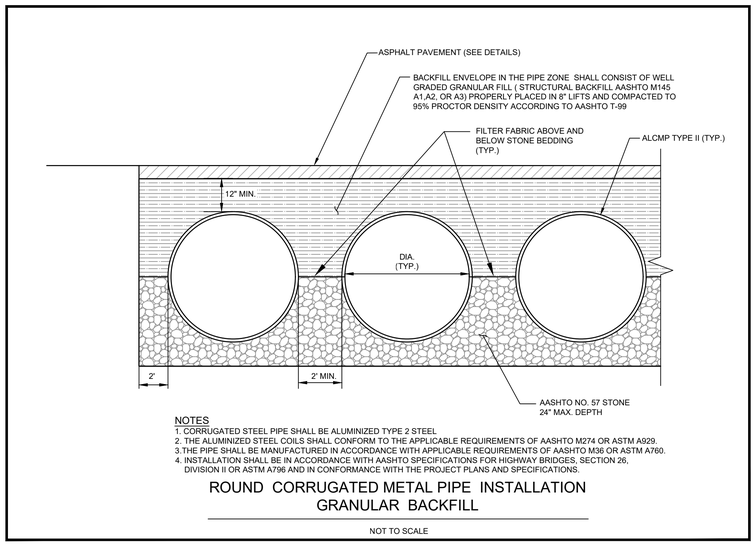
OPEN CELL NEOPRENE GASKET, ASTM SPECIFICATION D-1056, GRADE 2C3, SKINNED ALL FOUR SIDES OF ONE-PIECE CONSTRUCTION



CONNECTING LUG DETAILS



WATERTIGHT COUPLING BAND
FOR ANNULAR OR REROLLED HELICAL PIPE



NOTES
1. CORRUGATED STEEL PIPE SHALL BE ALUMINIZED TYPE 2 STEEL
2. THE ALUMINIZED STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M274 OR ASTM A929.
3. THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF AASHTO M36 OR ASTM A760.
4. INSTALLATION SHALL BE IN ACCORDANCE WITH AASHTO SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II OR ASTM A796 AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.

ROUND CORRUGATED METAL PIPE INSTALLATION
GRANULAR BACKFILL

NOT TO SCALE

Kahler Slater

WVUMedicine

O'DONNELL & NACCARATO STRUCTURAL ENGINEERS

CMTA A LEGENCE Company

OWNER / DEVELOPER

THE CHARLES TOWN GENERAL HOSPITAL
dba JEFFERSON MEDICAL CENTER
300 S. PRESTON ST.
RANSON, WV 25438

FOX & ASSOCIATES INC. Est. 1966
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WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY | REVISION | DATE

STORMWATER MANAGEMENT NOTES AND DETAILS
WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER
SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: AS NOTED

PROFESSIONAL CERTIFICATION

JOSEPH H. CECI REGISTERED 16914 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 12/31/26

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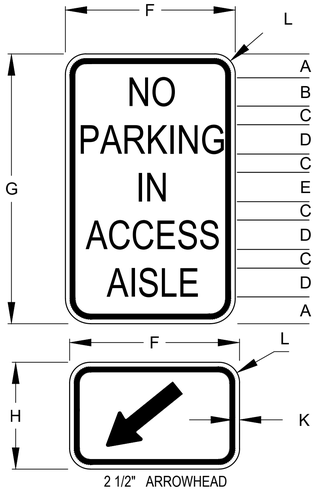
SHEET 12 OF 21

H:\CARLSON PROJECTS\25\32256 KAHLER SLATER - JEFFERSON MEDICAL CENTER\DWGS\CONST DOCS\CD-01.DWG, 9/2/2026 4:34:01 PM, JCECI



* REDUCE SPACING 50 PERCENT
COLORS
LEGEND AND BORDER - GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKROUND - WHITE
ARROW MAY BE REMOVED IF NECESSARY

RESERVED PARKING R7-8
VAN ACCESSIBLE R7-8A
MAXIMUM FINE R7-8(2)
N.T.S.

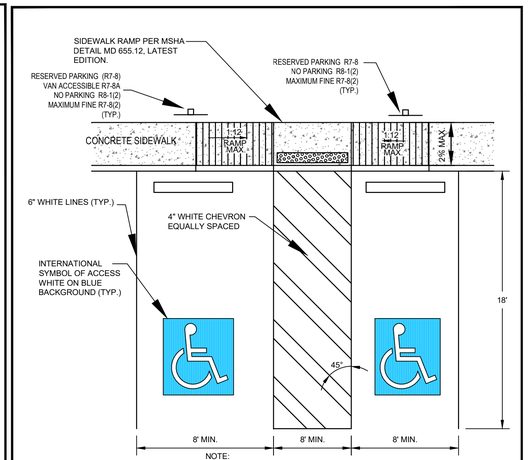


2 1/2" ARROWHEAD
NOTE: ARROWHEAD TO FACE LEFT OR
RIGHT DEPENDING ON SIGN PLACEMENT.

SIGN SIZE	DIMENSION (INCHES)										
	A	B	C	D	E	F	G	H	J	K	L
STANDARD	1 3/4	2 1/2	1	2	1 1/2	12	18	6	3/8	1/2	1 1/2

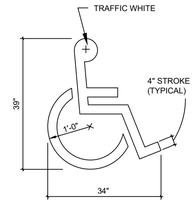
LEGEND AND BORDER - RED
BACKROUND - WHITE (RETROFLECTIVE)

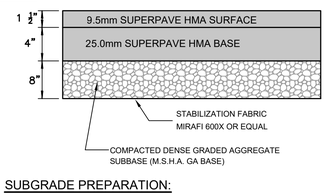
ACCESS AISLE SIGN R8-1(2)
N.T.S.



NOTE:
2% MAXIMUM SLOPE IN ALL DIRECTIONS FOR
ENTIRE ADA SPACE, AISLE AND ACCESSIBLE ROUTE.

ACCESSIBLE PARKING SPACE WITH CURB
N.T.S.



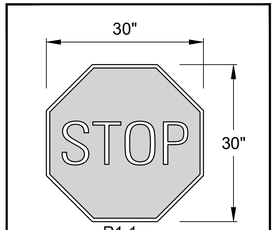


SUBGRADE PREPARATION:

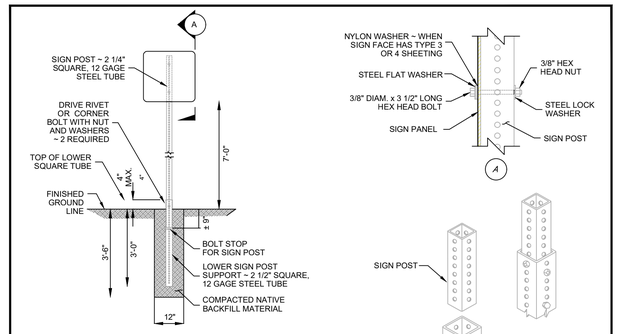
1. FILL AREAS TO BE PAVED SHALL HAVE SOIL PLACED IN 8 INCH LIFTS AND COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY. MAXIMUM DENNSITY SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D-698 STANDARD PROCTOR.
2. AFTER THE SUBGRADE IN CUTS AND FILLS HAS BEEN FINALLY SHAPED TO THE SPECIFIED CROSS SECTION, IT SHALL BE CAREFULLY AND THOROUGHLY PROOF ROLLED WITH A 20 TON ROLLER OR EQUIVALENT TO DETERMINE SOFT OR UNSUITABLE AREAS. PRIOR TO PAVING, SOFT OR UNSUITABLE ARES SHALL BE REMOVED AND BACKFILLED WITH SUITABLE MATERIAL TO THE REQUIREMENTS OF No. 1 ABOVE.
3. NO PAVEMENT SHALL BE PLACED ON FROZEN OR FROSTED SUBGRADES THAT WILL NOT ADEQUATELY SUPPORT THE PAVEMENT.
4. IF ROCK IN ENCOUNTERED IN THE SUBGRADE, REMOVE AN ADDITIONAL 6 INCHES BELOW SUBGRADE AND BACKFILL WITH SUITABLE MATERIAL TO THE REQUIREMENTS OF No. 1 ABOVE.

* NOTE: FINAL PAVEMENT SECTION IS SUBJECT TO MODIFICATION BY THE GEOTECHNICAL ENGINEER

PAVING DETAIL
N.T.S.



R1-1
30"x30"

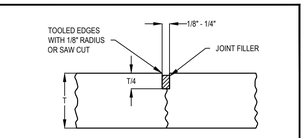


GENERAL NOTES

GENERAL
SIGN POSTS SHALL BE INSTALLED PLUMB TO THE GROUND. LEANING POSTS WILL NOT BE ACCEPTED. THE COMPLETED SIGN/POST SYSTEMS SHALL MEET THE REQUIREMENTS AS DETAILED ON THIS SHEET AND AS REQUIRED BY THE MANUFACTURER OF THE SYSTEM.
SHEETING
ALL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SHA'S STANDARD SIGN BOOK, LATEST EDITION.
BLANKS
THE ALUMINUM SIGN BLANKS SHALL CONFORM TO ASTM B-209, ALLOY 6061-T6 OR 5052-H38. BLANKS SHALL HAVE A THICKNESS OF 0.080". ALL DIMENSIONS SHALL BE AS SHOWN IN THESE DETAILS.
HARDWARE
BOLTS, NUTS, SPACERS AND RIVETS SHALL MEET POST MANUFACTURER'S REQUIREMENTS FOR P**ROPER OPERATION OF THE BREAK AWAY SYSTEMS SUPPLIED. ALL HARDWARE SHALL HAVE A CORROSION RESISTANT FINISH PER POST MANUFACTURE'S REQUIREMENTS.**
POSTS
THE STEEL POSTS, BASES AND SLEEVES SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR COLD ROLLED CARBON SHEET STEEL, COMMERCIAL QUALITY, ASTM A-446, GRADE A. DIMENSIONS OF THE COMPONENTS SHALL BE AS DETAILED ON THIS SHEET. ALL POSTS SHALL BE GALVANIZED. THE YIELD STRENGTH OF THE POST, SLEEVE AND ANCHOR SHALL BE 52,000 PSI. THE POSTS, SLEEVE AND ANCHOR SHALL BE MANUFACTURED FROM HOT DIPPED GALVANIZED STEEL WITH 1.25 OUNCE COATING CONFORMING TO ASTM A-525, ALSO REFERRED TO AS G-90. BOTH INTERIOR AND EXTERIOR FACES OF THE COMPONENTS SHALL BE GALVANIZED.

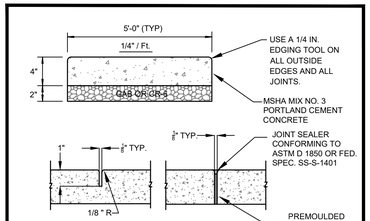
THE POST SHALL BE FLUSH OR RECESSED DOWN BELOW THE TOP OF THE SIGN.

ON - SITE SIGN SUPPORT DETAIL
NOT TO SCALE



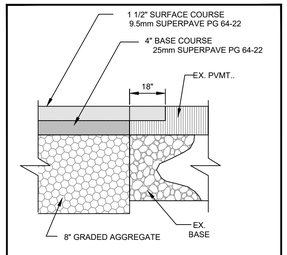
R6-1R
36"x12"

(A) ACCESSIBLE PARKING SIGN R7-8, R7-8(2)
(B) VAN ACCESSIBLE PARKING SIGN R7-8, R7-8A, R7-8(2), R8-1(2)
(C) ACCESSIBLE PARKING SIGN R7-8, R7-8(2), R8-1(2)



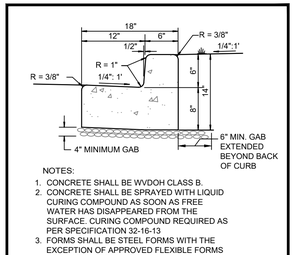
NOTES:
1. CONCRETE SHALL BE CLASS B CONCRETE AS DESIGNATED BY THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS SPECIFICATIONS.
2. CONCRETE SHALL BE SPRAYED WITH LIQUID CURING COMPOUND AS SOON AS FREE WATER HAS DISAPPEARED FROM THE SURFACE. CURING COMPOUND REQUIRED AS PER SPECIFICATION 32-16-13
3. FORMS SHALL BE STEEL FORMS WITH THE EXCEPTION OF APPROVED FLEXIBLE FORMS FOR RADIAL FORMATION.
4. SIDEWALK SHALL HAVE A LIGHT BROOM FINISH.
5. SIDEWALKS TO BE SCRIBED IN 5' MAXIMUM LENGTHS AND BRUSH FINISHED, EXPANSION JOINTS TO BE SPACED EVERY 15 FEET AND BETWEEN CURB AND SIDEWALK WHERE ADJACENT.

STANDARD CONCRETE SIDEWALK
NOT TO SCALE



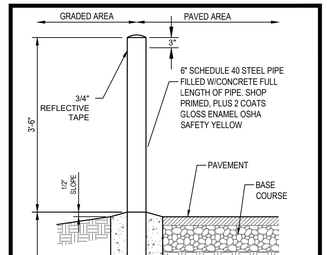
NOTES:
1. WHERE PROPOSED PAVEMENT CONNECTS TO EXISTING PAVEMENT, SAW CUT THE EX. PAVEMENT FOR THE FULL LENGTH OF THE CONNECTION. FOR THE 1 1/2" SURFACE COURSE, THE EX. PAVEMENT MUST BE MILLED BACK A MINIMUM OF 18" TO ALLOW FOR A SMOOTH OVERLAP.
2. FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO PROVIDE A SMOOTH TRANSITION BOTH VERTICALLY AND HORIZONTALLY FROM EXISTING TO PROPOSED PAVING SECTION.

PAVEMENT TIE-IN DETAIL
NOT TO SCALE



NOTES:
1. CONCRETE SHALL BE WVDOH CLASS B.
2. CONCRETE SHALL BE SPRAYED WITH LIQUID CURING COMPOUND AS SOON AS FREE WATER HAS DISAPPEARED FROM THE SURFACE. CURING COMPOUND REQUIRED AS PER SPECIFICATION 32-16-13
3. FORMS SHALL BE STEEL FORMS WITH THE EXCEPTION OF APPROVED FLEXIBLE FORMS FOR RADIAL FORMATION.
4. ALL CURB SHALL BE A MINIMUM OF 5' IN LENGTH.
5. IF HAND FORMED USE MAGNESIUM OR WOOD TROWEL WITH BRUSHED FINISH. IF CURB IS EXTRUDED BRUSH FINISH.

COMBINATION CURB AND GUTTER
N.T.S.



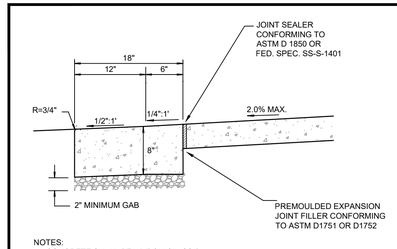
NOTES:
1. ALL BOLLARDS TO BE SET PLUMB.
2. PROVIDE HDPE BOLLARD COVER.

BOLLARD DETAIL
NTS

SUBGRADE PREPARATION

A. FILL AREAS TO BE PAVED SHALL HAVE SOIL PLACED IN 8 INCH LIFTS AND COMPACTED TO 92 PERCENT OF MAXIMUM DENSITY. THE LAST TWO LIFTS SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY. MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH ASSHTO T-180 METHOD
C. CERTIFICATION BY A GEOTECHNICAL ENGINEER LICENSED BY THE STATE OF WEST VIRGINIA MAY BE REQUIRED.
B. MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D-698 STANDARD PROCTOR.
C. AFTER THE SUBGRADE IN CUTS AND FILLS HAS BEEN FINALLY SHAPED TO THE SPECIFIC CROSS SECTION, IT SHALL BE CAREFULLY AND THOROUGHLY PROOF ROLLED WITH A 20 TON ROLLER OR EQUIVALENT TO DETERMINE SOFT OR UNSUITABLE AREAS. PRIOR TO PAVING SOFT OR SUITABLE MATERIAL TO THE REQUIREMENTS OF ITEM "A" ABOVE.
D. NO PAVEMENT SHALL BE PLACED ON FROZEN SUBGRADES NOR ON SUBGRADES THAT WILL NOT ADEQUATELY SUPPORT THE PAVEMENT.
E. IF ROCK IS ENCOUNTERED IN THE SUBGRADE, REMOVE AN ADDITIONAL 6 INCHES BELOW SUBGRADE AND BACKFILL WITH SUITABLE MATERIAL TO THE REQUIREMENTS OF ITEM "A".

CONCRETE PAVEMENT SECTION
NOT TO SCALE



NOTES:
1. CONCRETE SHALL BE WVDOH CLASS B.
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3. FORMS SHALL BE STEEL FORMS WITH THE EXCEPTION OF APPROVED FLEXIBLE FORMS FOR RADIAL FORMATION.
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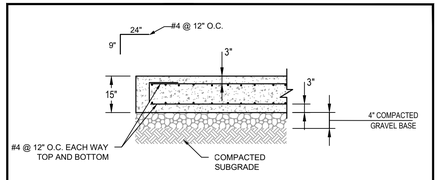
5. IF HAND FORMED USE MAGNESIUM OR WOOD TROWEL WITH BRUSHED FINISH. IF CURB IS EXTRUDED BRUSH FINISH.

'ZERO' REVEAL SPILL CURB AND GUTTER
N.T.S.



NOTE: CONCRETE SHALL BE 4000 PSI @ 28 DAYS.
REBAR SHALL BE GRADE 60 DEFORMED BARS.
GRAVEL BASE SHALL MEET REQUIREMENTS OF MSHA G.A. BASE.

COMPACTOR PAD DETAIL
NO SCALE

Kahler Slater
WVU Medicine
O'DONNELL & NACCARATO STRUCTURAL ENGINEERS
CMTA A LEGENCE Company

OWNER / DEVELOPER
THE CHARLES TOWN GENERAL HOSPITAL
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JEFFERSON COUNTY

SCALE: AS NOTED

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9/2/26

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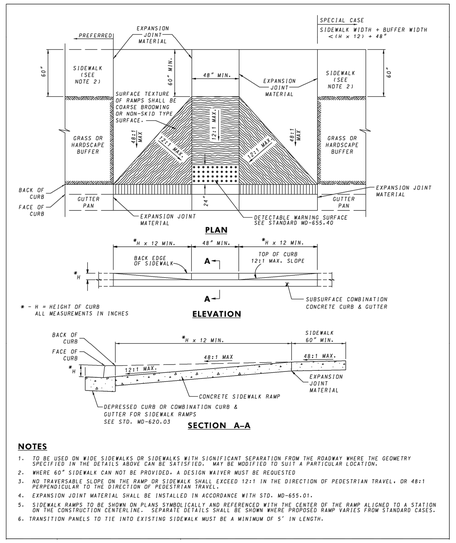
CHECKED BY: JHC

SHEET 13 OF 21

H:\CARLSON PROJECTS\25132256 KAHLER SLATER - JEFFERSON MEDICAL CENTER\DWG\CONST DOCS\CD-01.DWG, 9/2/2026 4:34:13 PM, JCECI, 1:1



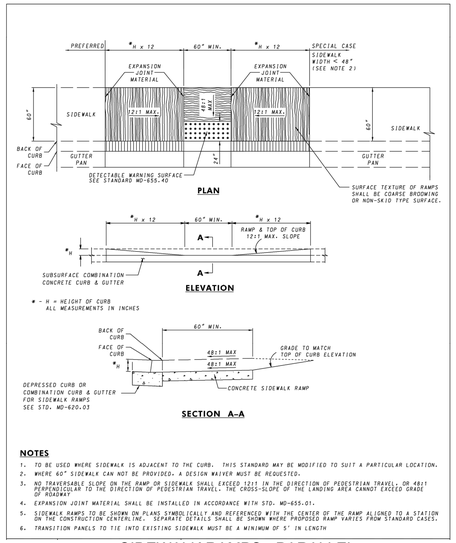
* - H = HEIGHT OF CURB ALL MEASUREMENTS IN INCHES

NOTES

1. TO BE USED ON WIDE SIDEWALKS OR SIDEWALKS WITH SIGNIFICANT SEPARATION FROM THE ROADWAY WHERE THE GEOMETRY SPECIFIED IN THE DETAILS ABOVE CAN BE SATISFIED. MAY BE MODIFIED TO SUIT A PARTICULAR LOCATION.
2. WHERE 60" SIDEWALK CAN NOT BE PROVIDED, A DESIGN WAIVER MUST BE REQUESTED
3. NO TRAVERSABLE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 12:1 IN THE DIRECTION OF PEDESTRIAN TRAVEL, OR 48:1 PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
4. EXPANSION JOINT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH STD. MD-655.01.
5. SIDEWALK RAMPS TO BE SHOWN ON PLANS SYMBOLICALLY AND REFERENCED WITH THE CENTER OF THE RAMP ALIGNED TO A STATION ON THE CONSTRUCTION CENTERLINE. SEPARATE DETAILS SHALL BE SHOWN WHERE PROPOSED RAMP VARIES FROM STANDARD CASES.
6. TRANSITION PANELS TO TIE INTO EXISTING SIDEWALK MUST BE A MINIMUM OF 5' IN LENGTH.

SIDEWALK RAMPS - PERPENDICULAR

N.T.S.



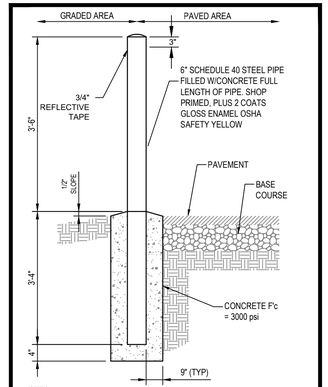
* - H = HEIGHT OF CURB ALL MEASUREMENTS IN INCHES

NOTES

1. TO BE USED WHERE SIDEWALK IS ADJACENT TO THE CURB. THIS STANDARD MAY BE MODIFIED TO SUIT A PARTICULAR LOCATION.
2. WHERE 60" SIDEWALK CAN NOT BE PROVIDED, A DESIGN WAIVER MUST BE REQUESTED.
3. NO TRAVERSABLE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 12:1 IN THE DIRECTION OF PEDESTRIAN TRAVEL, OR 48:1 PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL. THE CROSS-SLOPE OF THE LANDING AREA CANNOT EXCEED GRADE OF ROADWAY.
4. EXPANSION JOINT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH STD. MD-655.01.
5. SIDEWALK RAMPS TO BE SHOWN ON PLANS SYMBOLICALLY AND REFERENCED WITH THE CENTER OF THE RAMP ALIGNED TO A STATION ON THE CONSTRUCTION CENTERLINE. SEPARATE DETAILS SHALL BE SHOWN WHERE PROPOSED RAMP VARIES FROM STANDARD CASES.
6. TRANSITION PANELS TO TIE INTO EXISTING SIDEWALK MUST BE A MINIMUM OF 5' IN LENGTH

SIDEWALK RAMPS - PARALLEL

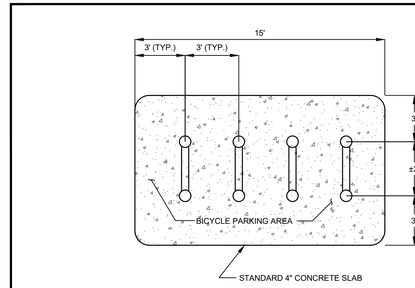
N.T.S.



NOTES:
1. ALL BOLLARDS TO BE SET PLUMB.
2. PROVIDE HDPE BOLLARD COVER.

BOLLARD DETAIL

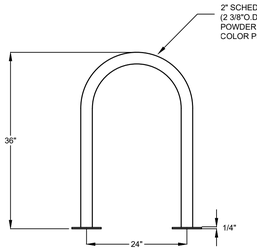
NTS



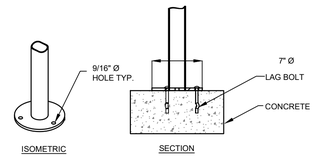
NOTES:
1. MAINTAIN 2' CLEAR SPACE FROM ANY BUILDING WALL OR OTHER OBSTRUCTION.
2. PROVIDE ONE BICYCLE PARKING SIGN AT EACH LOCATION.

TYPICAL BICYCLE PARKING PAD

NOT TO SCALE



FRONT VIEW

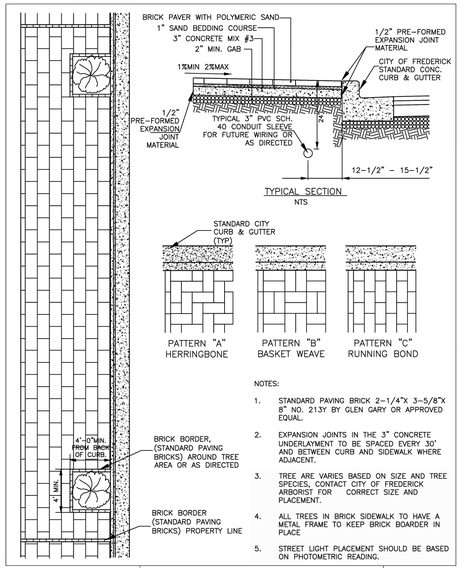


SURFACE FLANGE MOUNT (SF)

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. OWNER TO SELECT COLOR (FINISH).
3. SEE SITE PLAN FOR LOCATION.

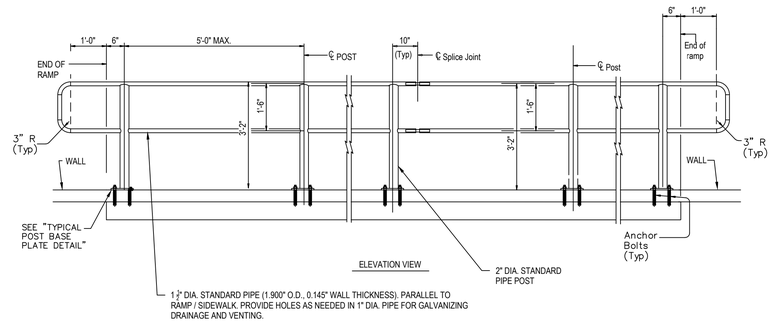
SURFACE MOUNT 2 BICYCLE RACK

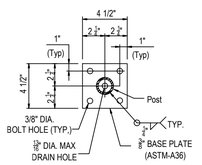
NOT TO SCALE



NOTES:
1. STANDARD PAVING BRICK 2-1/4"X 3-5/8"X 8" NO. 213Y BY GLEN GARY OR APPROVED EQUAL.
2. EXPANSION JOINTS IN THE 3" CONCRETE UNDERLAYMENT TO BE SPACED EVERY 30' AND BETWEEN CURB AND SIDEWALK WHERE ADJACENT.
3. TREE ARE VARIES BASED ON SIZE AND TREE SPECIES, CONTACT CITY OF FREDERICK ARBORIST FOR CORRECT SIZE AND PLACEMENT.
4. ALL TREES IN BRICK SIDEWALK TO HAVE A METAL FRAME TO KEEP BRICK BOARDER IN PLACE
5. STREET LIGHT PLACEMENT SHOULD BE BASED ON PHOTOMETRIC READING.

BRICK SIDEWALK DETAIL

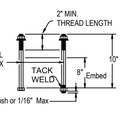




TYPICAL POST BASE PLATE DETAIL

HANDRAIL DETAIL

NTS



3/4" DIA. HEX HEAD ANCHOR BOLT (ASTM-A307) OR THREADED ROD (ASTM-A36) WITH ONE HARDENED STEEL WASHER PLACED UNDER HEX NUT. ONE ADDITIONAL HEX NUT WILL BE FURNISHED FOR EACH THREADED ROD.

CAST-IN-PLACE ANCHOR BOLT OPTIONS

(USED FO POST BASE PLATES ONLY)

NOTES

DESIGNED ACCORDING TO ADA STANDARDS, WEST VIRGINIA ACCESSIBILITY STANDARDS, UNIFORM BUILDING CODE, AND AASHTO LRFD SPECIFICATIONS.

HANDRAIL ANCHORAGE DETAILS SHOWN ON THIS STANDARD MAY REQUIRE MODIFICATION FOR SELECT STRUCTURE TYPES. SEE APPROPRIATE DETAILS ELSEWHERE IN PLANS FOR THESE MODIFICATIONS.

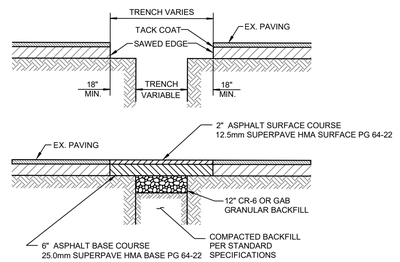
PIPE WILL CONFORM TO ASTM-A53 GRADE B OR A500 GRADE B. STEEL PLATES AND STEEL BARS WILL CONFORM TO ASTM-A36. MECHANICAL TUBING (MT) WILL CONFORM TO ASTM A513 GRADE 1015 OR HIGHER. GALVANIZE ALL STEEL COMPONENTS EXCEPT REINFORCING STEEL UNLESS NOTED OTHERWISE.

EPOXY ANCHOR BOLTS FOR WALL MOUNT AND POST BASE PLATE WILL BE 1" DIA. ASTM A36 THREADED RODS WITH ONE HEX NUT AND ONE HARDENED STEEL WASHER AT EACH BOLT. 1" DIA. THREADED ROD EMBEDMENT DEPTH FOR WALL MOUNTS IS 3 " AND EMBEDMENT DEPTH FOR POST BASE PLATE IS 8".

EMBED THREADED RODS INTO CONCRETE WITH A TYPE III (CLASS C) EPOXY MEETING THE REQUIREMENTS OF DMS-6100, "EPOXIES AND ADHESIVES". MIX AND DISPENSE ADHESIVE WITH THE MANUFACTURER'S STATIC MIXING NOZZLE/DUAL CARTRIDGE SYSTEM. CORE DRILL HOLES (PERCUSSION DRILLING NOT PERMITTED).

OPTIONAL CAST-IN-PLACE ANCHOR BOLTS WILL BE 1" DIA ASTM A307 GRADE A BOLTS (OR A36 THREADED RODS WITH ONE TACK WELDED HEX NUT EACH) WITH ONE HEX NUT AND ONE HARDENED STEEL WASHER AT EACH BOLT. EMBEDMENT DEPTH OF CAST-IN-PLACE BOLT WILL BE 8" FOR POST BASE PLATE.

HANDRAILS AND ANY WALL OR OTHER SURFACE ADJACENT TO THEM WILL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.



ASPHALT TRENCH REPAIR

NOT TO SCALE

NOTES:
1. WHERE PROPOSED PAVEMENT CONNECTS TO EXISTING PAVEMENT, SAW CUT THE EX. PAVEMENT FOR THE FULL LENGTH OF THE CONNECTION.
2. FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO PROVIDE A SMOOTH TRANSITION BOTH VERTICALLY AND HORIZONTALLY FROM EXISTING TO PROPOSED PAVING SECTION.

UTILITY TRENCH BACKFILL / PAVEMENT REPAIR DETAIL

NOT TO SCALE

Kahler Slater

WVU Medicine

O'DONNELL & NACCARATO STRUCTURAL ENGINEERS

CMTA A LEGANCE Company

OWNER / DEVELOPER

THE CHARLES TOWN GENERAL HOSPITAL
dba JEFFERSON MEDICAL CENTER
300 S. PRESTON ST.
RANSON, WV 25438

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WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY | REVISION | DATE

SITE DETAILS
WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER
SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: AS NOTED

PROFESSIONAL CERTIFICATION

JOSEPH H. CECIL REGISTERED 16914 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 12/31/26

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA

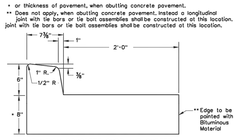
LICENSE No: 16914 EXP. DATE: 12/31/26

PROJECT NO. 25-32256
DRAWING NO. D-3662
DATE: SEPTEMBER, 2026
DRAWN BY: JHC
CHECKED BY: JHC

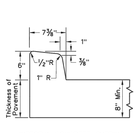
SHEET 14 OF 21

H:\CARLSON PROJECTS\25\32256 KAHLER SLATER - JEFFERSON MEDICAL CENTER\DWG\CONST DOCS\CD-D].DWG, 9/2/2026 4:37:25 PM, JCCL. 1:1

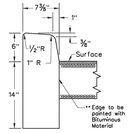
* or thickness of pavement, when abutting concrete pavement.
** Does not apply, when abutting concrete pavement. Instead a longitudinal joint with tie bars or tie bolt assemblies shall be constructed at this location. Joint with tie bars or tie bolt assemblies shall be constructed at this location.



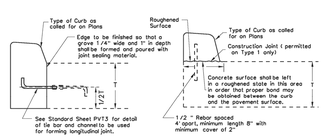
COMBINATION CONCRETE CURB AND GUTTER
TYPE I



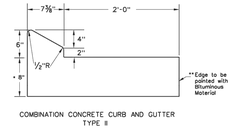
INTEGRAL CONCRETE CURBING
TYPE I



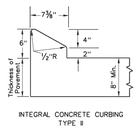
PLAIN CONCRETE CURBING
TYPE I



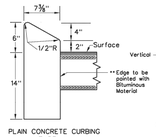
DETAILS SHOWING PLACING OF CONCRETE CURB BY SEPARATE METHODS



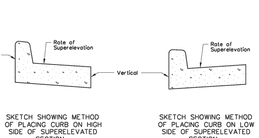
COMBINATION CONCRETE CURB AND GUTTER
TYPE II



INTEGRAL CONCRETE CURBING
TYPE II

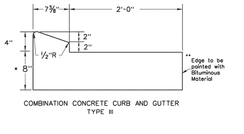


PLAIN CONCRETE CURBING
TYPE II

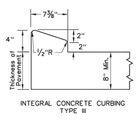


SKETCH SHOWING METHOD OF PLACING CURB ON HIGH SIDE OF SUPERELEVATED SECTION

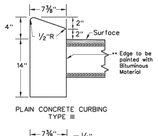
SKETCH SHOWING METHOD OF PLACING CURB ON LOW SIDE OF SUPERELEVATED SECTION



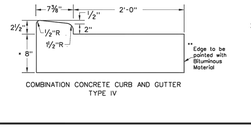
COMBINATION CONCRETE CURB AND GUTTER
TYPE III



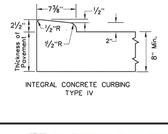
INTEGRAL CONCRETE CURBING
TYPE III



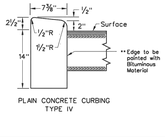
PLAIN CONCRETE CURBING
TYPE III



COMBINATION CONCRETE CURB AND GUTTER
TYPE IV



INTEGRAL CONCRETE CURBING
TYPE IV



PLAIN CONCRETE CURBING
TYPE IV

NOTES

For all Concrete Curbing, the face of the curbing shall be offset a minimum of two feet from the edge of traffic lane, unless otherwise shown on the Plans.

Construction of Concrete Curbing shall be by the "Separate Method" when sawed joints are constructed in the pavement.

All curb joints shall be made by acceptable forming methods.

For Combination Concrete Curbs And Gutters, the slope of the 2'-0" wide concrete gutter shall conform to the pavement slope or as otherwise specified on the Plans.

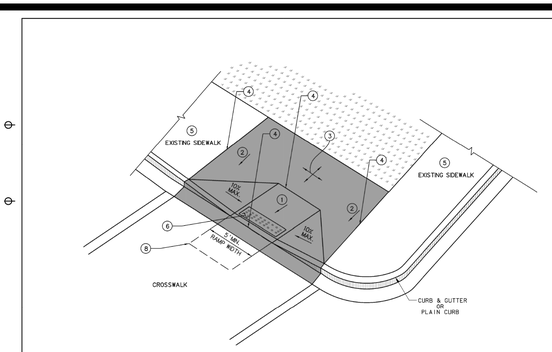
WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
STANDARD DETAIL

PREPARED 7-1-99

REVISION DATE
5-15-2015
10-22-2015

CONCRETE CURBING AND SIDEWALK (SHEET 1 of 2)

STANDARD SHEET PVT6



TYPE I RAMP

LEGEND

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

PAY LIMITS FOR CURB RAMPS (EXCLUDING DWS)

NOT TO SCALE

NOTES

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

RAMP CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 609 OF THE CURRENT WVDOT, DOH STANDARD SPECIFICATIONS ROADS AND BRIDGES AND ANY SUBSEQUENT DOH SUPPLEMENTAL SPECIFICATIONS, AND THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG) DATED JULY 26, 2011. RAMP SURFACE SHALL INCLUDE A "DETECTABLE WARNING SURFACE" (SEE PVT7 SHT. 11 OF 13) AS SHOWN FOR EACH RAMP TYPE. A COARSE BROOM FINISH, TRANSVERSE TO FLARE SLOPES, OR EQUAL NON-SKID FINISH SHALL BE PROVIDED ON CONCRETE SURFACES.

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

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

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

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

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

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

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

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

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

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

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

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

WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
STANDARD DETAIL

PREPARED 1-4-1999

REVISION DATE
5-15-2015
10-22-2015
5/24/23
6/24/25

SIDEWALK RAMPS (Sheet 1 of 13) TYPE I RAMP

STANDARD SHEET PVT 7



SYMBOLS

WORK AREA
SIGN
S SIGN ON PORTABLE OR PERMANENT SUPPORT
CONES OR DRUMS

GENERAL NOTES

1. OVERNIGHT OPERATIONS ILLUSTRATED AND IF SO DIRECTED DRUMS FOR DAYLIGHT OPERATIONS ONLY, USE CONES OR DRUMS AS DIRECTED BY THE ENGINEER.
2. ANY UNATTENDED OBSTACLE OR EXCAVATION IN THE WORK AREA OVERNIGHT SHALL BE PROTECTED BY TYPE I OR TYPE II BARRICADES.
3. IF THE WORK OPERATION REQUIRES THAT FOUR OR MORE WORK VEHICLES ENTER THE THROUGH TRAFFIC LANES IN A ONE HOUR PERIOD A FLAGGER SHALL BE PROVIDED AND THE FLAGGER SIGN SHALL BE USED (A) 500 FT. IN ADVANCE).
4. ALL VEHICLES, EQUIPMENT, WORKERS AND THEIR ACTIVITIES ARE RESTRICTED AT ALL TIMES TO ONE SIDE OF THE PAVEMENT, UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
5. FLASHING WARNING LIGHTS AND/OR FLAGS MAY BE USED TO CALL ATTENTION TO THE ABOVE WARNING SIGNS AS NEEDED ON THE PLANS, AND/OR AS DIRECTED BY THE ENGINEER.

* WORK VEHICLE IF USED SHALL HAVE DUAL FLASHERS AND FLASHING AMBER DOME LIGHT OPERATING.

SUGGESTED ADVANCE WARNING SIGN SPACING

ROAD TYPE	DISTANCE BETWEEN SIGNS (IN FT)		
	A	B	C
URBAN SLOW SPEED**	100	100	100
URBAN HIGH SPEED**	350	350	350
RURAL	500	500	500
EXPRESSWAY/FREEWAY	1,000	1,000	2,640

**SPEED CATEGORY TO BE DETERMINED BY WV DOH

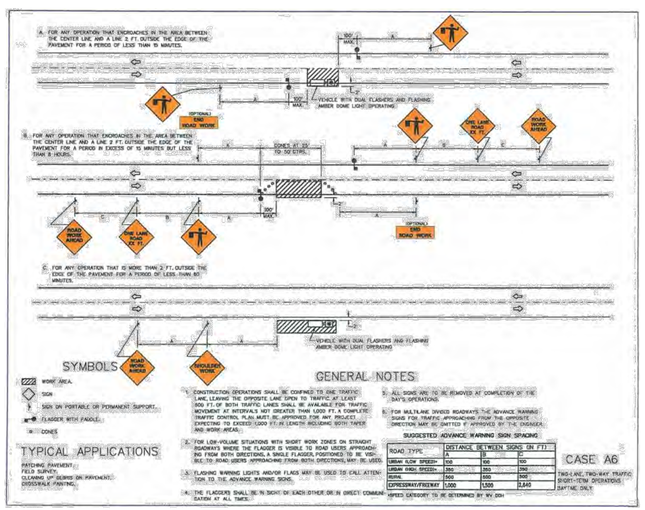
CASE A3

TWO-LANE, TWO-WAY TRAFFIC DAY OR NIGHT OPERATIONS (STATIONARY)

WHERE, AT ANY TIME, ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES WILL ENCROACH* IN THE AREA BETWEEN 2 FT. AND 15 FT. FROM THE EDGE OF PAVEMENT.

TYPICAL APPLICATIONS

CULVERT EXTENSIONS
GUARD RAIL INSTALLATION AND MAINTENANCE
GUARDRAIL INSTALLATION AND MAINTENANCE
LANDSCAPING OPERATIONS
CLEANING DITCHES AND DRAINAGE STRUCTURES
SHOULDER REPAIR
ADJACENT WORK ON SIDE ROADS/BRIDGES
SIGNING OPERATIONS



SYMBOLS

WORK AREA
SIGN
S SIGN ON PORTABLE OR PERMANENT SUPPORT
FLAGGER WITH PADDLE
CONES

GENERAL NOTES

1. CONSTRUCTION OPERATIONS SHALL BE CONFINED TO ONE TRAFFIC LANE, LEAVING THE OPPOSITE LANE OPEN TO TRAFFIC AT LEAST 500 FT. OF BOTH TRAFFIC LANES SHALL BE AVAILABLE FOR TRAFFIC MOVEMENT AT INTERVALS NOT GREATER THAN 1,000 FT. A COMPLETE TRAFFIC CONTROL PLAN MUST BE APPROVED FOR ANY PROJECT EXPECTING TO EXCEED 1,000 FT. IN LENGTH INCLUDING BOTH TAPER AND WORK AREAS.
2. FOR LOW-VOLUME SITUATIONS WITH SHORT WORK ZONES ON STRAIGHT ROADWAYS WHERE THE FLAGGER IS VISIBLE TO ROAD USERS APPROACHING FROM BOTH DIRECTIONS, A SINGLE FLAGGER POSITIONED TO BE VISIBLE TO ROAD USERS APPROACHING FROM BOTH DIRECTIONS, MAY BE USED.
3. FLASHING WARNING LIGHTS AND/OR FLAGS MAY BE USED TO CALL ATTENTION TO THE ADVANCE WARNING SIGNS.
4. THE FLAGGERS SHALL BE IN SIGHT OF EACH OTHER OR IN DIRECT COMMUNICATION AT ALL TIMES.
5. ALL SIGNS ARE TO BE REMOVED AT COMPLETION OF THE DAY'S OPERATIONS.
6. FOR MULTILANE DIVIDED ROADWAYS THE ADVANCE WARNING SIGNS FOR TRAFFIC APPROACHING FROM THE OPPOSITE DIRECTION MAY BE OMITTED IF APPROVED BY THE ENGINEER.

SUGGESTED ADVANCE WARNING SIGN SPACING

ROAD TYPE	DISTANCE BETWEEN SIGNS (IN FT)		
	A	B	C
URBAN SLOW SPEED**	100	100	100
URBAN HIGH SPEED**	350	350	350
RURAL	500	500	500
EXPRESSWAY/FREEWAY	1,000	1,000	2,640

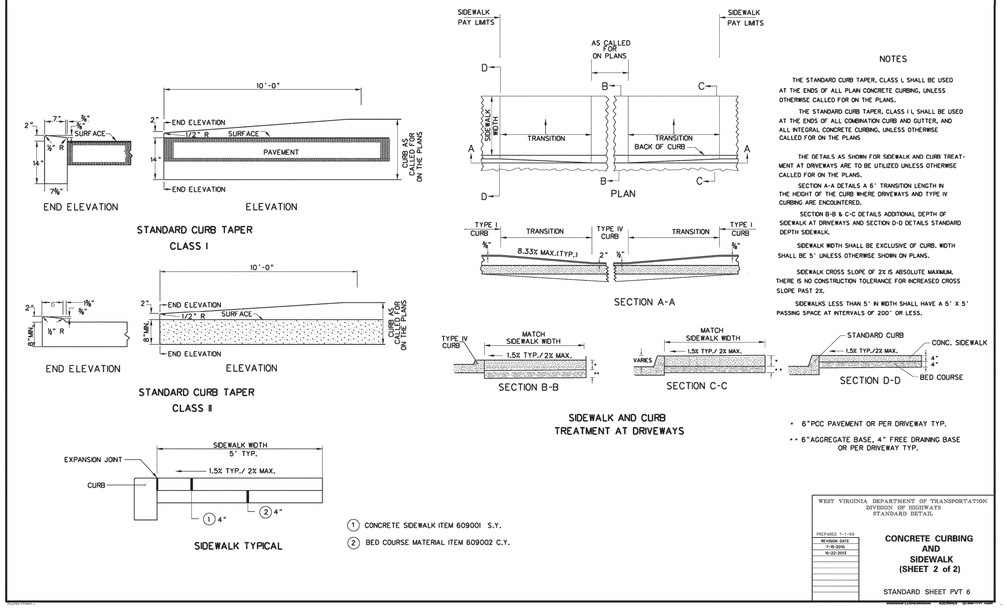
**SPEED CATEGORY TO BE DETERMINED BY WV DOH

CASE A6

TWO-LANE, TWO-WAY TRAFFIC
SHORT-TERM OPERATIONS
DAYTIME ONLY

TYPICAL APPLICATIONS

PATCHING PAVEMENT
FIELD SURVEY
CLEANING UP BERMS ON PAVEMENT
CROSSWALK PAINTING



NOTES

THE STANDARD CURB TAPER, CLASS I, SHALL BE USED AT THE ENDS OF ALL PLAIN CONCRETE CURBING, UNLESS OTHERWISE CALLED FOR ON THE PLANS.

THE STANDARD CURB TAPER, CLASS I I, SHALL BE USED AT THE ENDS OF ALL COMBINATION CURB AND GUTTER, AND ALL INTEGRAL CONCRETE CURBING, UNLESS OTHERWISE CALLED FOR ON THE PLANS.

THE DETAILS AS SHOWN FOR SIDEWALK AND CURB TREATMENT AT DRIVEWAYS ARE TO BE UTILIZED UNLESS OTHERWISE CALLED FOR ON THE PLANS.

SECTION A-A DETAILS A 6' TRANSITION LENGTH IN THE HEIGHT OF THE CURB WHERE DRIVEWAYS AND TYPE IV CURBING ARE ENCOUNTERED.

SECTION B-B & C-C DETAILS ADDITIONAL DEPTH OF SIDEWALK AT DRIVEWAYS AND SECTION D-D DETAILS STANDARD DEPTH SIDEWALK.

SIDEWALK WIDTH SHALL BE EXCLUSIVE OF CURB. WIDTH SHALL BE 5' UNLESS OTHERWISE SHOWN ON PLANS.

SIDEWALK CROSS SLOPE OF 2% IS ABSOLUTE MAXIMUM. THERE IS NO CONSTRUCTION TOLERANCE FOR INCREASED CROSS SLOPE PAST 2%.

SIDEWALKS LESS THAN 5' IN WIDTH SHALL HAVE A 5' X 5' PASSING SPACE AT INTERVALS OF 200' OR LESS.

1. CONCRETE SIDEWALK ITEM 609001 S.Y.
2. BED COURSE MATERIAL ITEM 609002 C.Y.

- 6"PCC PAVEMENT OR PER DRIVEWAY TYP.
- - 6"AGGREGATE BASE, 4" FREE DRAINING BASE OR PER DRIVEWAY TYP.

WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
STANDARD DETAIL

PREPARED 7-1-99

REVISION DATE
5-15-2015
10-22-2015

CONCRETE CURBING AND SIDEWALK (SHEET 2 of 2)

STANDARD SHEET PVT 6

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WVDOH RIGHT-OF-WAY SITE DETAILS
WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER
SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: AS NOTED

PROFESSIONAL CERTIFICATION

JOSEPH H. CECI REGISTERED 16914 STATE OF VIRGINIA PROFESSIONAL ENGINEER
9/2/24

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA

LICENSE No.: 16914 EXP. DATE: 12/31/26

PROJECT NO. 25-32256
DRAWING NO. D-3662
DATE: SEPTEMBER, 2026
DRAWN BY: JHC
CHECKED BY: JHC

SHEET 15 OF 21

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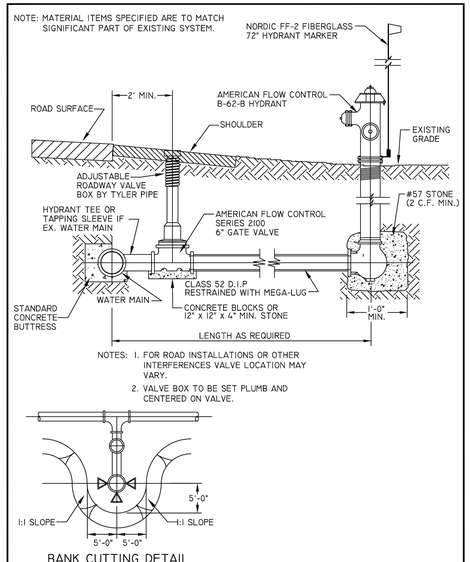
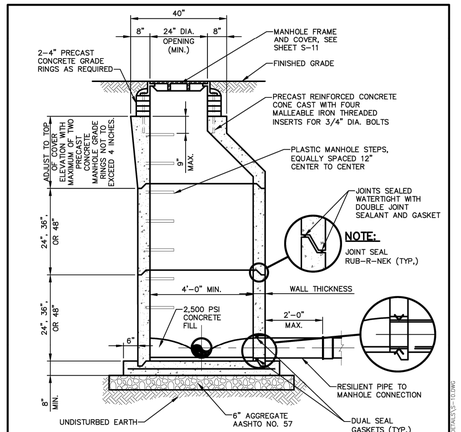


Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 • Fax: (304) 725-4313	FIRE HYDRANT WITH TAPPING SLEEVE AND VALVE DETAIL	Standard Detail No. W-5 NOT TO SCALE APRIL 2015



NOTE:
SEE SHEET S-10A FOR MANHOLE NOTES

Charles Town Utility Board 661 S. George Street, Suite 101, Charles Town, WV 25414 Phone: (304) 725-2316 Fax: (304) 725-4313	PRECAST MANHOLE WITH ECCENTRIC TOP DETAIL	Standard Detail No. S-10 NOT TO SCALE JULY 2025

GENERAL NOTES:

1. CONCRETE MANHOLES AND BASES SHALL CONFORM TO ASTM C-478.
2. REINFORCING STEEL SHALL CONFORM TO ASTM A-185.
3. FOR MANHOLES IN FLOODPLAINS AND/OR WHERE GROUNDWATER IS PRESENT, THE EXTERIOR SURFACE OF THE MANHOLE SHALL BE COATED WITH (2) TWO COATS OF A BITUMASTIC COATING SYSTEM, 8 MILS DFT PER COAT OF CARBOLINE 300M OR EQUAL.
4. FOR FORCE MAIN DISCHARGES AND TWO (2) DOWNSTREAM MANHOLES, THE ENTIRE INTERIOR SURFACE OF THE MANHOLE SHALL BE COATED WITH A MINIMUM 50 MIL DFT AROMATIC POLYUREA COATING SYSTEM, OBIC 1000 OR EQUAL.
5. ALL MANHOLE CONCRETE SHALL CONTAIN A 1% BY WEIGHT OF CEMENT CONCRETE WATERPROOFING ADMIXTURE, XYPEX C-1000 OR EQUAL.
6. MANHOLES FOR SEWER PIPE 24"-36" SHALL HAVE A 5'-0" MIN. INSIDE DIAMETER, AND POTENTIALLY SHALL BE USED IF ANGLE OF DEFLECTION DOES NOT PERMIT USE WITH A 4' MANHOLE.
7. FLOW CHANNELS SHALL PRECISELY ALIGN WITH THE ORIENTATION OF THE INCOMING/OUTGOING DISCHARGE SEWERS, FLOW CHANNEL RADIUS SHALL NOT EXCEED 90°. ALL LEDGES SHALL BE POSITIVELY SLOPED FROM MANHOLE WALL TO THE FLOW CHANNELS.

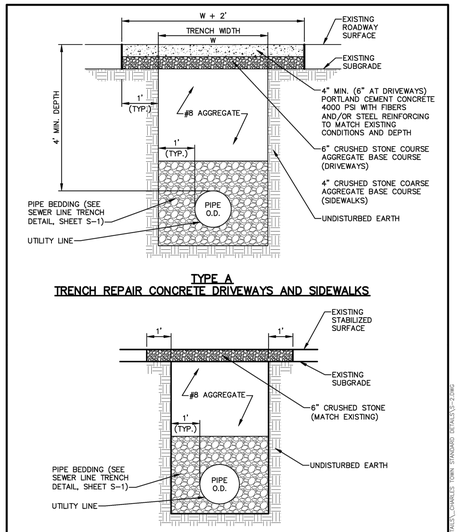
MANHOLE STEPS NOTES:

1. DISTANCE FROM RIM OF MANHOLE TO TOP OF STEP SHALL NOT EXCEED 30".
2. DISTANCE FROM BOTTOM STEP TO FLOOR OF MANHOLE SHALL NOT BE GREATER THAN 2 FEET.
3. DO NOT LOCATE STEPS OVER CHANNELS.

DROP CONNECTION NOTE:

AN INSIDE DROP CONNECTION SHALL BE INSTALLED WHEN THE PIPE INVERTS INTO THE MANHOLE ARE 2'-0" OR MORE ABOVE INVERT OUT OF THE MANHOLE. THE ENTIRE OUTER SURFACE AND CONCRETE ENCASEMENT AROUND THE MANHOLE AND THE CONNECTIONS SHALL BE COATED WITH TWO COATS OF BITUMASTIC.

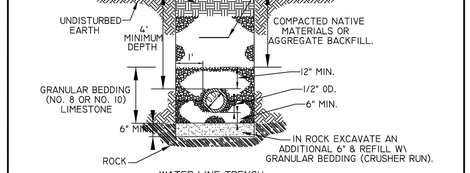
Charles Town Utility Board 661 S. George Street, Suite 101, Charles Town, WV 25414 Phone: (304) 725-2316 Fax: (304) 725-4313	PRECAST MANHOLE NOTES	Standard Detail No. S-10A NOT TO SCALE JULY 2025



TYPE A
TRENCH REPAIR CONCRETE DRIVEWAYS AND SIDEWALKS

TYPE B
TRENCH REPAIR STABILIZED AREAS

Charles Town Utility Board 661 S. George Street, Suite 101, Charles Town, WV 25414 Phone: (304) 725-2316 Fax: (304) 725-4313	TYPE A AND B TRENCH REPAIR DETAILS	Standard Detail No. S-2 NOT TO SCALE JULY 2025



WATER LINE TRENCH

NOTES:

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

Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 • Fax: (304) 725-4313	WATER LINE TRENCH DETAIL	Standard Detail No. W-9 NOT TO SCALE APRIL 2015

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WATER AND SEWER DETAILS
WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER
SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: AS NOTED

PROFESSIONAL CERTIFICATION

JOSEPH H. CECIL REGISTERED 16914 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 9/2/26

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA

LICENSE No: 16914 EXP. DATE: 12/31/26

PROJECT NO. 25-32256
DRAWING NO. D-3662
DATE: SEPTEMBER, 2026
DRAWN BY: JHC
CHECKED BY: JHC

SHEET 16 OF 21

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DATE	REVISION	DRAWN BY

LANDSCAPE PLAN
WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER
SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: 1"=30'

PROFESSIONAL CERTIFICATION

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SHEET 17 OF 21

PLANT LIST

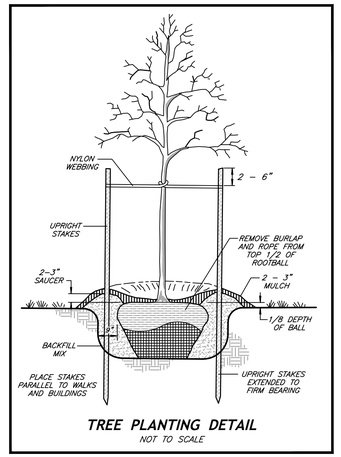
Trees					
Key	**Qty.**	**Botanical Name**	**Common Name**	**Size**	**Condition**
AR	5	Acer rubrum 'Armstrong'	Armstrong Red Maple	2-1/2" cal. min.	B&B
AS	5	Acer grandidentatum x saccharum 'Hipzam'	Highland Park Maple	2-1/2" cal. min.	B&B
CC	3	Cercis canadensis	Redbud	5-6'T	B&B
GT	4	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	2-1/2" cal. min.	B&B
LS	2	Liquidambar styraciflua 'Ward' Cherokee	Cherokee Sweetgum	2-1/2" cal. min.	B&B
ML	1	Magnolia x loebneri 'Leonard Messel'	Leonard Messel Magnolia	5-6'T	B&B
NS	4	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2-1/2" cal. min.	B&B
TT	5	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2-1/2" cal. min.	B&B
Total	**29**				

Shrubs					
Key	**Qty.**	**Botanical Name**	**Common Name**	**Size**	**Condition**
CA	15	Cotoneaster apiculatus	Cranberry cotoneaster	24" T / 5 gal	Cont.
CO	18	Cotoneaster hessei	Hessei cotoneaster	24" T / 5 gal	Cont.
CH	8	Clethra alnifolia 'Hummingbird'	Hummingbird summersweet	24" T / 5 gal	Cont.
HP	5	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	24" T / 5 gal	Cont.
ID	12	Ilex glabra ' Densa'	Densa Inkberry	24" T / 5 gal	Cont.
IG	11	Ilex glabra 'Shamrock'	Shamrock Inkberry	24" T / 5 gal	Cont.
IV	9	Itea virginica	Virginia Sweetspire	24" T / 5 gal	Cont.
JC	20	Juniperus chinensis 'Gold Lace'	Gold Lace Juniper	24" T / 5 gal	Cont.
JH	9	Juniperus horizontalis	Creeping juniper	24" T / 5 gal	Cont.
PL	8	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	24" T / 5 gal	Cont.
SP	19	Syringa pubescens 'Miss Kim'	Miss Kim Lilac	24" T / 5 gal	Cont.
VC	6	Viburnum carlesii	Koreanspice viburnum	24" T / 5 gal	Cont.
WG	15	Weigela florida 'Variegata'	Variegated Weigela	24" T / 5 gal	Cont.

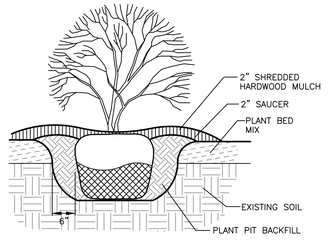
Perennials, Grasses and Vines					
Key	**Qty.**	**Botanical Name**	**Common Name**	**Size**	**Condition**
CK	41	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal	Cont.
LM	57	Liriope muscari	Creeping Lilyturf	1 Gal	Cont.
PV	18	Panicum virgatum	Northwind Upright Switchgrass	2 Gal	Cont.
PA	27	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 Gal	Cont.
SN	18	Salvia nemorosa 'Rosenwein'	Rose wine sage	1 Gal	Cont.
BC	11	Bignonia capreolata	Crossvine	3 gal	Cont.

LANDSCAPE NOTES

1. The landscape contractor shall verify the quantities of plant material shown on the plan and shall provide and plant all material in accordance with the plan.
2. Plant material shall conform to the current issue of the American Standard for Nursery Stock published by the American Association of Nurserymen.
3. Plant material shall be installed in accordance with the "Landscape Specification Guidelines" by the Landscape Contractors Association of Maryland, the District of Columbia and Virginia (latest edition).
4. The landscape contractor shall notify Miss Utility to verify the location of utilities in the field before proceeding with the installation.
5. All plants six feet in height and taller are to be staked as noted in the "Landscape Specification Guidelines" and the staking detail on this plan.
6. Planting areas are to have a minimum 18" depth of clean soil for the entire area of the planting. Clean soil must include existing on-site soil, but must be free of chemical substances and debris over 1½" diameter. The top 4 inches of the soil shall be topsoil meeting the criteria of the "Landscape Specification Guidelines".
7. The plants are to be planted into prepared planting beds. A 2" layer of organic material, as defined in the "Landscape Specification Guidelines", shall be thoroughly cultivated into the bed area. The backfill mixture for trees and shrubs shall be existing soil mixed with ¼ organic material, plus compost.
8. The edge of the mulch bed shall be formed as a 2" to 3" deep "V" trench to separate the mulch bed from the grass lawn area. The trench shall form a smooth, continuous curve, as shown on the Landscape Plan. The "V" trench shall be maintained, as necessary, to prevent the encroachment of grass into the bed.
9. After planting, the entire bed is to receive 2" to 3" of mulch. Mulch shall be composted, shredded, hardwood bark mulch, dark brown in color.
10. The landscape contractor shall use a pre-emergent, soil applied, herbicide on the mulched bed areas, in accordance with the manufacturer's recommendations. Apply the pre-emergent herbicide only when all foliage is dry to prevent foliar burn.
11. All trees that are not in designated planter beds shall receive a 4'-5' diameter mulch bed around the trunk with 2" to 3" of dark, shredded, hardwood bark mulch.
12. The landscaping is to be maintained with living plant material. The warranty is for a (1) one year period, excluding bulbs and annuals, commencing on the date of initial acceptance. All plants shall be alive and in satisfactory growth at the end of the guarantee period. Any material that is 25% dead or more shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died back, or 25% of the crown is dead. The warranty may be void if proper care, by the owner or the owner's maintenance contractor, is not provided.



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

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LANDSCAPE NOTES AND DETAILS

WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER

SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: AS NOTED

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CHECKED BY: JHC

SHEET 18 OF 21

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SEDIMENT & EROSION CONTROL NOTES

1. ALL SOIL EROSION/SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE "2006 WEST VIRGINIA SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL" AND THE PROVISIONS OF THE APPROVED PLAN.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES (BMP'S) ARE TO BE CONSTRUCTED AND/OR INSTALLED PRIOR TO OR AT THE INITIATION OF GRADING IN ACCORDANCE WITH "2006 WEST VIRGINIA SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL", AND THE APPROVED PLAN.
3. FOR INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, TEMPORARY OR PERMANENT STABILIZATION MUST BE COMPLETED WITHIN:
   A. THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND
   B. SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.
6. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 7 DAY STABILIZATION REQUIREMENT, AS WELL AS, STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION (AS APPLICABLE).
7. ALL CONSTRUCTED CHANNELS AND SWALES SHALL HAVE SPECIFIED TREATMENT INSTALLED TO THE DESIGN FLOW DEPTH COMPLETED DOWNSTREAM TO UPSTREAM AS CONSTRUCTION PROGRESSES. AN INSTALLATION DETAIL SHALL BE SHOWN ON THE PLANS.
8. ALL STORM DRAIN AND SANITARY SEWER LINES NOT IN PAVED AREAS ARE TO BE SEEDED AND MULCHED WITHIN 3 DAYS OF INITIAL BACKFILL UNLESS OTHERWISE SPECIFIED ON PLANS.
9. ELECTRIC POWER, TELEPHONE, AND GAS LINES ARE TO BE COMPACTED, SEEDED, AND MULCHED WITHIN 3 DAYS AFTER INITIAL BACKFILL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. NO SLOPE SHALL BE GREATER THAN 2:1.
11. DURING CONSTRUCTION, ALL SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED AFTER EACH RAINFALL AND REPAIRED IF NECESSARY. SEDIMENT TO BE REMOVED TO A SUITABLE DISPOSAL AREA AND STABILIZED WITH PERMANENT VEGETATIVE COVER.
12. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SEDIMENT AND EROSION CONTROL MEASURES UNTIL DISTURBED AREAS ARE STABILIZED.
13. AFTER FINE GRADING, ALL DISTURBED AREAS ARE TO BE PERMANENTLY SEEDED AND MULCHED IN ACCORDANCE WITH PERMANENT SEEDING SUMMARY.
14. ALL SPOIL AND/OR BORROW MUST COME FROM AND GO TO A SITE WITH AN APPROVED EROSION AND SEDIMENT CONTROL PLAN.
15. CONTRACTOR TO ONLY OPEN UP LENGTH OF TRENCH THAT CAN BE CONSTRUCTED AND BACKFILLED IN ONE WORKING DAY IN PAVED AREAS.
16. IN AREAS WHERE THE CONSTRUCTION TAKES PLACE OUTSIDE OF THE EXISTING ROADBED, CONTRACTOR TO INSTALL SILT FENCE ALONG THE DOWNHILL SIDE OF THE TRENCH BEFORE BEGINNING CONSTRUCTION AND PLACE EXCAVATED MATERIAL FROM THE TRENCH ON THE UPHILL SIDE.
17. IF DEWATERING OF THE TRENCH IS REQUIRED, CONTRACTOR TO PUMP WATER TO A FILTER BAG TO DEWATER.
18. CONTRACTOR TO SWEEP STREETS OF ANY DEBRIS OR SEDIMENTS CAUSED BY CONSTRUCTION OPERATIONS AND DISPOSE OF AT AN APPROVED LOCATION.
19. CONTRACTOR TO STABILIZE ALL DISTURBED AREAS WITH SEED & MULCH OR APPROPRIATE STREET REPAIR.

STOCKPILE NOTES

1. NO STOCKPILING ALLOWED ON ASPHALT.
2. ALL STOCKPILES LEFT AT THE END OF EACH WEEK NEED TO BE STABILIZED UNTIL THE NEXT REDISTURBANCE.

TEMPORARY SEEDING

INTRODUCTION TEMPORARY EROSION CONTROL MEASURES CONSIST OF SEEDING AND MULCHING, OR MATTING USED TO PRODUCE A QUICK GROUND COVER TO REDUCE EROSION ON EXPOSED SOILS THAT MAY BE REDISTURBED OR PERMANENTLY STABILIZED AT A LATER DATE.

CONDITIONS WHERE PRACTICE APPLIES

USE THIS METHOD WHERE EXPOSED SOIL SURFACES ARE NOT TO BE FINE-GRADED FOR PERIODS LONGER THAN 21 DAYS. SUCH AREAS INCLUDE DENUDED AREAS, SOIL STOCKPILES, DIKES, DAMS, SIDES OF SEDIMENT BASINS, TEMPORARY ROAD BANKS, ETC. A PERMANENT VEGETATIVE COVER SHALL BE APPLIED TO AREAS THAT WILL BE LEFT UNWORKED FOR A PERIOD OF MORE THAN SIX MONTHS.

CONSTRUCTION SPECIFICATIONS

PRIOR TO SEEDING, INSTALL NECESSARY EROSION CONTROL PRACTICES SUCH AS DIKES, WATERWAYS, AND BASINS.

PLANT SELECTION SELECT PLANTS APPROPRIATE TO THE SEASON AND SITE CONDITIONS.

SEEDBED PREPARATION TO CONTROL EROSION ON BARE SOIL SURFACES, PLANTS MUST BE ABLE TO GERMINATE AND GROW. SEEDBED PREPARATION IS ESSENTIAL. IF THE AREA HAS BEEN RECENTLY LOOSENED OR DISTURBED, NO FURTHER ROUGHENING IS REQUIRED. WHEN THE AREA IS COMPACTED, CRUSTED, OR HARDENED, THE SOIL SURFACE MUST BE LOOSENED BY DISKING, RAKING, HARROWING, OR OTHER ACCEPTABLE MEANS (SEE SURFACE ROUGHENING SECTION).

SEEDING SEED SHALL BE EVENLY APPLIED WITH A BROADCAST SEEDER, DRILL, CULTIPACKER SEEDER OR HYDROSEEDER. SMALL GRAINS SHALL BE PLANTED NO MORE THAN 1.5 INCHES DEEP. SMALL SEEDS, SUCH AS ANNUAL RYE, SHALL BE PLANTED NO MORE THAN QUARTER INCH DEEP. OTHER GRASSES AND LEGUMES SHALL BE PLANTED NO MORE THAN HALF INCH DEEP.

MULCHING TEMPORARY SEEDING CONDUCTED IN FALL FOR WINTER COVER AND DURING HOT AND DRY SUMMER MONTHS SHALL BE MULCHED WITH STRAW OR HAY ACCORDING TO THE STANDARD FOR MULCHING. HYDROMULCHES (FIBER MULCH) MAY NOT PROVIDE ADEQUATE TEMPERATURE AND MOISTURE CONTROL.

MAINTENANCE AREAS THAT FAIL TO ESTABLISH A VEGETATIVE COVER ADEQUATE TO PREVENT RILL EROSION SHOULD BE RE-SEEDED AS SOON AS SUCH AREAS ARE IDENTIFIED.

Table 3.10.1 Temporary seed chart

PLANT NAMES		PLANTING DATES	APPLICATION RATE LBS/ACRE
COMMON	SCIENTIFIC		
Annual Ryegrass	*Lolium multiflorum*	2/16 – 5/15 8/1 – 11/1	40
Field Bromegrass	*Bromus ciliatus*	3/1 – 6/15 8/1 – 9/15	40
Spring Oats	*Avena sativa*	3/1 –6/15	100
Winter Rye	*Secale cereale*	8/15 –2/28	170
Winter Wheat	*Triticum aestivum*	8/15 – 2/28	180
Japanese Millet	*Echinochloa crusgalli*	5/15 – 8/15	30
Redtop	*Agrostis alba*	3/1 – 6/15	10
Annual Ryegrass and Spring Oats	*Lolium multiflorum* *Avena sativa*	3/1 – 6/15	30 70
German/Foxtail Millet	*Setaria italica*	5/1 – 8/1	40
Hairy Vetch	*Vicia villosa*	8/15 – 4/1	60

*Inoculation is required. If a hydroseeder is utilized, the application rate is 5 times the recommended rate.

PERMANENT SEEDING

PERMANENT SEEDING IS THE ESTABLISHMENT OF PERENNIAL VEGETATIVE COVER ON DISTURBED AREAS BY PLANTING SEED.

PURPOSE1.TO REDUCE EROSION AND DECREASE SEDIMENT YIELD FROM DISTURBED AREAS.2.TO PERMANENTLY STABILIZE DISTURBED AREAS IN A MANNER THAT IS ECONOMICAL,ADAPTABLE TO SITE CONDITIONS AND ALLOWS SELECTION OF THE MOST APPROPRIATE

CONDITIONS WHERE PLANT MATERIALS PRACTICE APPLIES. DISTURBED AREAS WHERE PERMANENT, LONG-LIVED VEGETATIVE COVER IS NEEDED TOSTABILIZE THE SOIL.2.ROUGH-GRADED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR SIX MONTHS ORMORE.

SOILS

SOILS IN WEST VIRGINIA USUALLY REQUIRE SOME NITROGEN FERTILIZATION ALONG WITH PHOSPHORUS AND POTASSIUM TO ESTABLISH PLANTS. EXCEPT FOR SHALLOW LIMESTONE SOILS IN GREENBRIER, POCAHONTAS, JEFFERSON AND BERKELEY COUNTIES, AND SOME SMALL POCKETS ELSEWHERE, LIME IS UNIVERSALLY NEEDED.
MICROCLIMATES, OR LOCALIZED CLIMATE CONDITIONS, AFFECT PLANT GROWTH. A SOUTH-FACING SLOPE IS DRIER AND HOTTER THAN A NORTH-FACING SLOPE, AND MAY REQUIRE DROUGHT-TOLERANT PLANTS. SHADED AREAS REQUIRE SHADE-TOLERANT PLANTS; THE WINDWARD SIDE OF A RIDGE WILL BE DRIER THAN THE LEEWARD, ETC. SHALEY SOILS ARE DROUGHTY.
THE ADDITION OF LIME IS EQUALLY AS IMPORTANT AS APPLYING FERTILIZER. LIME IS BEST KNOWN AS A PH OR ACIDITY MODIFIER, BUT IT ALSO SUPPLIES CALCIUM AND MAGNESIUM, WHICH ARE PLANT NUTRIENTS. MORE IMPORTANTLY, THE CORRECT PH FREES UP NUTRIENTS TO THE PLANT. SOILS WITH A PH THAT IS TOO LOW WILL NOT ALLOW A PLANT TO UTILIZE NITROGEN AND PHOSPHORUS PROPERLY, RAISING THE PH CAN ALSO PREVENT ALUMINUM TOXICITY BY MAKING ALUMINUM LESS SOLUBLE IN THE SOIL. MANY SOILS IN WEST VIRGINIA ARE HIGH IN ALUMINUM, WHICH CAN STUNT THE GROWTH OF PLANT ROOTS. ALSO REMEMBER THAT RAINFALL IS ACIDIC, COMPOUNDING THE LOW PH PROBLEM IN THE SOIL.

SEED MIXTURES

ONCE THE SOIL TEMPERATURE IS CORRECT, THE TWO KEY LIMITING FACTORS OF SEED GERMINATION ARE PH AND MOISTURE. IF YOU CONTROL THESE TWO FACTORS, YOUR CHANCES OF SUCCESS ARE GREATLY ENHANCED.
AS PREVIOUSLY NOTED, THE ESTABLISHMENT OF HIGH QUALITY TURF FREQUENTLY INVOLVES PLANTING ONE SINGLE SPECIES. HOWEVER, IN SEEDINGS FOR EROSION CONTROL PURPOSES, THE INCLUSION OF MORE THAN ONE SPECIES SHOULD ALWAYS BE CONSIDERED. MIXTURES NEED NOT BE EXCESSIVE IN POUNDAGE OR SEED COUNT. THE ADDITION OF A QUICK-GROWING ANNUAL PROVIDES EARLY PROTECTION AND FACILITATES ESTABLISHMENT OF ONE OR TWO PERENNIALS IN A MIX. MORE COMPLEX MIXTURES MIGHT INCLUDE A QUICK-GROWING ANNUAL, ONE OR TWO LEGUMES AND MORE THAN ONE PERENNIAL GRASS. THE ADDITION OF A NURSE CROP (QUICK-GROWING ANNUALS ADDED TO PERMANENT MIXTURES) IS A SOUND PRACTICE FOR SOIL STABILIZATION, PARTICULARLY ON DIFFICULT SITES - THOSE WITH STEEP SLOPES, POOR, ROCKY, ERODIBLE SOILS, THOSE SEEDED OUTSIDE OF THE OPTIMUM SEEDING PERIODS OR IN ANY SITUATION WHERE THE PERMANENT COVER DEVELOPMENT IS LIKELY TO BE SLOW. THE NURSE CROP GERMINATES AND GROWS RAPIDLY, HOLDING THE SOIL UNTIL THE SLOWER-GROWING PERENNIAL (PERMANENT) SEEDLINGS BECOME ESTABLISHED.

MAINTENANCE

EVEN WITH CAREFUL, WELL-PLANNED SEEDING OPERATIONS, FAILURES OCCUR. WHEN IT IS CLEAR THAT PLANTS HAVE NOT GERMINATED ON AN AREA OR HAVE DIED, THESE AREAS MUST BE PREPARED AND RESEEDED IMMEDIATELY TO PREVENT EROSION DAMAGE. IT IS EXTREMELY IMPORTANT TO DETERMINE WHY GERMINATION DID NOT TAKE PLACE AND MAKE ANY NECESSARY CORRECTIVE ACTIONS. **HEALTHY VEGETATION IS THE MOST EFFECTIVE EROSION CONTROL AVAILABLE.** SOME HIGHLY ACIDIC SOILS (ESPECIALLY AROUND VARIOUS COAL SEAMS IN THE COALFIELDS) WILL RESIST THE BEST EFFORTS TO REVEGETATE THEM. IN THESE CASES, TOPSOLING WILL BE THE ONLY WAY TO ESTABLISH VEGETATION.

Table 3.11.1 Permanent seeding

SEED MIX	PLANT NAMES		APPLICATION RATE LBS/ACRE
	COMMON	SCIENTIFIC	
A	Kentucky 31 Fescue Red Fescue Birdsfoot Trefoil	*Festuca arundinacea* *Festuca rubra* *Lotus corniculatus*	65 20 5
B	Switchgrass Perennial Ryegrass Redtop Birdsfoot Trefoil	*Panicum virgatum* *Lolium perenne* *Agrostis alba* *Lotus corniculatus*	15 20 5 15
C	Red Fescue Kentucky Bluegrass Merion Bluegrass	*Festuca rubra* *Poa pratensis* *Poa pratensis*	20 40 30
D	Kentucky 31 Fescue Red Fescue Kentucky Bluegrass White Dutch Clover	*Festuca arundinacea* *Festuca rubra* *Poa pratensis* *Trifolium repens*	45 20 25 5
E	Perennial Ryegrass Switchgrass Crownvetch or Perennial Pea	*Lolium perenne* *Panicum virgatum* *Coronilla varia* *Lathyrus latifolius*	30 15 20 30
F	Orchardgrass Ladino Clover Redtop	*Dactylis glomerata* *Trifolium repens* *Agrostis alba*	20 5 5
G	Birdsfoot Trefoil Weeping Lovegrass Perennial Ryegrass	*Lotus corniculatus* *Eragrostis curvula* *Lolium perenne*	15 45 10
H	Crownvetch Orchardgrass	*Coronilla varia* *Dactylis glomerata*	25 40
I	Crownvetch Perennial Ryegrass	*Coronilla varia* *Lolium perenne*	25 30
J	Perennial Pea Orchardgrass	*Lathyrus latifolius* *Dactylis glomerata*	30 30
K	Deertongue Birdsfoot Trefoil Weeping Lovegrass	*Panicum clandestinum* *Lotus corniculatus* *Eragrostis curvula*	30 15 5
L	Orchardgrass Serecia Lespedeza Ladino Clover	*Dactylis glomerata* *Lespedeza cunata* *Trifolium repens*	30 40 5
M	Perennial Ryegrass Ladino Clover Redtop	*Lolium perenne* *Trifolium repens* *Agrostis alba*	50 5 5
N	Crownvetch Orchardgrass Redtop	*Coronilla varia* *Dactylis glomerata* *Agrostis alba*	15 30 5

Kahler Slater

WVU Medicine

O'DONNELL & NACCARATO STRUCTURAL ENGINEERS

CMTA A LEIDOS Company

OWNER / DEVELOPER

THE CHARLES TOWN GENERAL HOSPITAL
dba JEFFERSON MEDICAL CENTER
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RANSON, WV 25438

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SEDIMENT & EROSION CONTROL NOTES AND DETAILS
WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER

SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: AS NOTED

PROFESSIONAL CERTIFICATION

JOSEPH H. CECH REGISTERED 16914 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 9/2/26

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA

LICENSE No: 16914 EXP. DATE 12/31/26

PROJECT NO. 25-32256
DRAWING NO. D-3662
DATE: SEPTEMBER, 2026
DRAWN BY: JHC
CHECKED BY: JHC

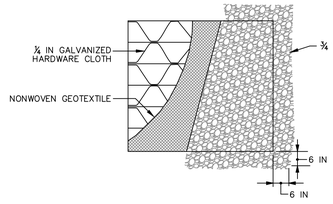
SHEET 19 OF 21

H:\CARLSON PROJECTS\25\32256 KAHLER SLATER - JEFFERSON MEDICAL CENTER\DWG\CONST DOCS\CD-01.DWG, 9/2/2026 4:38:52 PM, JCECH, 1:1

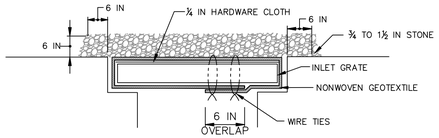
DETAIL E-9-2 AT-GRADE INLET PROTECTION

STANDARD SYMBOL: AGIP

MAXIMUM DRAINAGE AREA = 1 ACRE



PLAN / CUT AWAY VIEW



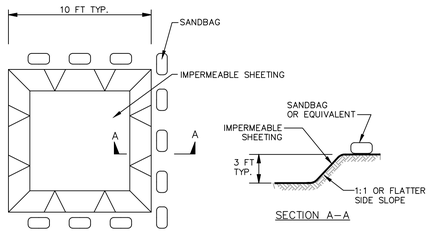
CROSS SECTION

CONSTRUCTION SPECIFICATIONS

1. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
2. LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS. SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.
3. PLACE CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE GRATE.
4. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

DETAIL H-6 ONSITE CONCRETE WASHOUT STRUCTURE

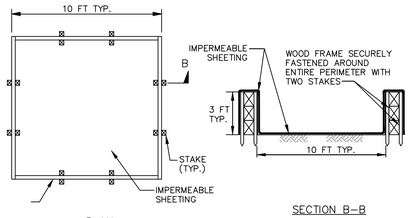
STANDARD SYMBOL: CWS



PLAN

SECTION A–A

EXCAVATED WASHOUT STRUCTURE



PLAN

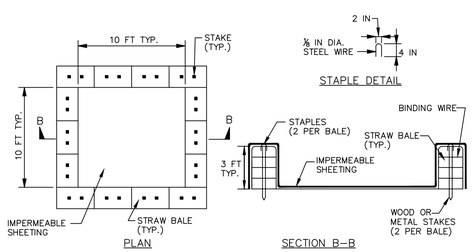
SECTION B–B

WASHOUT STRUCTURE WITH WOOD PLANKS

1 OF 2

DETAIL H-6 ONSITE CONCRETE WASHOUT STRUCTURE

STANDARD SYMBOL: CWS



PLAN

SECTION B–B

NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION SPECIFICATIONS

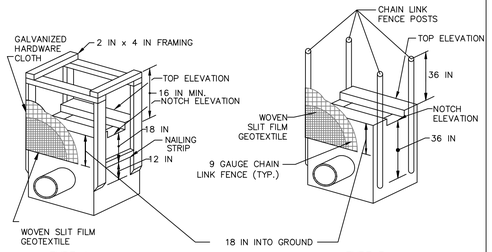
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

2 OF 2

DETAIL E-9-1 STANDARD INLET PROTECTION

STANDARD SYMBOL: SIP

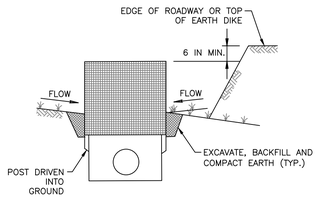
TYPE A MAXIMUM DRAINAGE AREA = ¼ ACRE
TYPE B MAXIMUM DRAINAGE AREA = 1 ACRE



TYPE A

TYPE B

ISOMETRIC VIEW



SECTION FOR TYPE A AND B

1 OF 2

3.02 - STABILIZED CONSTRUCTION ENTRANCE

Introduction

Large quantities of mud can be tracked onto public and private roads causing dangerous driving conditions and muddy runoff when it rains. Construction entrances are stabilized to reduce the amount of sediment transported onto paved roads by vehicles or equipment by constructing a stabilized pad of stone at entrances to construction sites.

Conditions Where Practice Applies

Stabilized Construction Entrances shall be installed wherever construction traffic enters and leaves a site.

Design Criteria

1. Use 2-4 inch stone for low volume entrances, larger stone (4-6 inch) for heavy use or material delivery entrances.
2. Length is as required, but not less than 70 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness should be not less than 6 inches.
4. The width shall be a minimum of 10 feet, but not less than the full width at points where ingress or egress occurs.
5. Geotextile fabric shall be placed over the entire area prior to the placing of stone.
6. All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If a culvert is impractical, a mountable berm with 5:1 slopes shall be used.
7. If necessary, divert any water running down access road to a sediment trap located on either side of the Stabilized Construction Entrance.

Maintenance

The entrance shall be maintained in a condition that will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.

Wheels on all vehicles shall be cleaned to remove sediment prior to entrance onto public rights-of-way. If washing is required, it shall be done on an area stabilized with stone and which drains into approved sediment trapping device. If the street is washed precautions must be taken to prevent muddy water from running into waterways or storm sewers.

Inspection and needed maintenance should be provided daily but at a minimum every seven days and after every rain of 0.5 inch or greater.

FIGURE 3.02.1

STONE CONSTRUCTION ENTRANCE

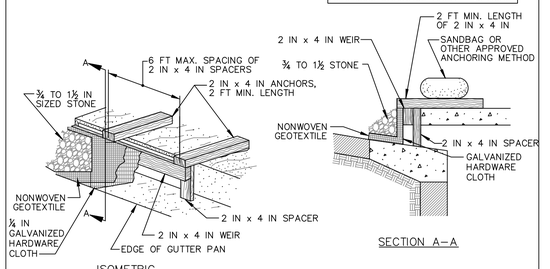
SOURCE: ADAPTED from 1983 Maryland Standards for Soil Erosion and Sediment Control and Va. DSWC

3.02-2

DETAIL E-9-3 CURB INLET PROTECTION

STANDARD SYMBOL: CIP

MAXIMUM DRAINAGE AREA = ¼ ACRE



SECTION A–A

ISOMETRIC

CONSTRUCTION SPECIFICATIONS

1. USE NOMINAL 2 INCH x 4 INCH LUMBER
2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
3. NAIL THE 2x4 WEIR TO 9 INCH LONG VERTICAL SPACERS (MAXIMUM 6 FEET APART).
4. ATTACH A CONTINUOUS PIECE OF ¼ INCH GALVANIZED HARDWARE CLOTH, WITH A MINIMUM WIDTH OF 30 INCHES AND A MINIMUM LENGTH OF 4 FEET LONGER THAN THE THROAT OPENING, TO THE 2x4 WEIR, EXTENDING IT 2 FEET BEYOND THROAT ON EACH SIDE.
5. PLACE A CONTINUOUS PIECE OF NONWOVEN GEOTEXTILE OF THE SAME DIMENSIONS AS THE HARDWARE CLOTH OVER THE HARDWARE CLOTH AND SECURELY ATTACH TO THE 2x4 WEIR.
6. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL TO 2x4 ANCHORS (MINIMUM 2 FEET LENGTH). EXTEND THE ANCHORS ACROSS THE INLET TOP AND HOLD IN PLACE BY SANDBAGS OR OTHER APPROVED ANCHORING METHOD.
7. INSTALL END SPACERS A MINIMUM OF 1 FOOT BEYOND THE ENDS OF THE THROAT OPENING.
8. FORM THE HARDWARE CLOTH AND THE GEOTEXTILE TO THE CONCRETE GUTTER AND FACE OF CURB TO SPAN THE INLET OPENING. COVER THE HARDWARE CLOTH AND GEOTEXTILE WITH CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE.
9. AT NON-SUMP LOCATIONS, INSTALL A TEMPORARY SANDBAG OR ASPHALT BERM TO PREVENT INLET BYPASS.
10. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

Kahler Slater

WVU Medicine

O'DONNELL & NACCARATO STRUCTURAL ENGINEERS

CMTA A LEIDOS Company

OWNER / DEVELOPER

THE CHARLES TOWN GENERAL HOSPITAL
dba JEFFERSON MEDICAL CENTER
300 S. PRESTON ST.
RANSON, WV 25438

FOX & ASSOCIATES INC. Est. 1966

FOX & ASSOCIATES, INC.
ENGINEERS•SURVEYORS•PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853

82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-6009

WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY | REVISION | DATE

SEDIMENT & EROSION CONTROL NOTES AND DETAILS

WEST VIRGINIA UNIVERSITY MEDICINE JEFFERSON MEDICAL CENTER

SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: AS NOTED

PROFESSIONAL CERTIFICATION

JOSEPH H. CECIL REGISTERED 16914 STATE OF VIRGINIA PROFESSIONAL ENGINEER

12/3/26

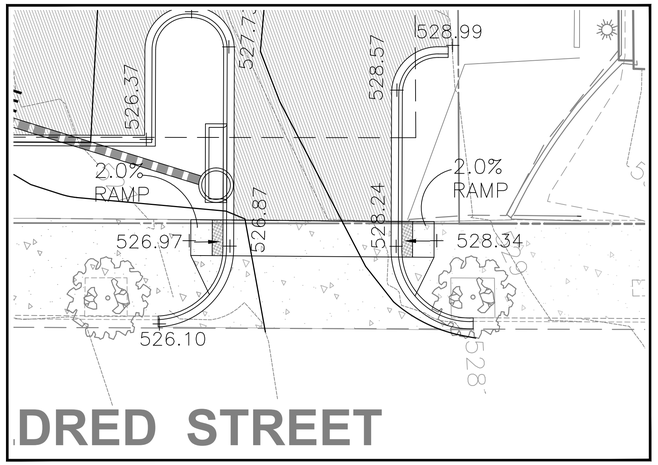
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA

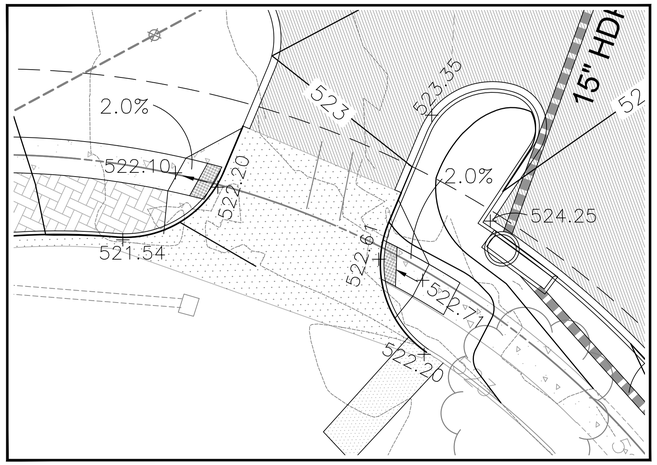
LICENSE No: 16914 EXP. DATE: 12/31/26

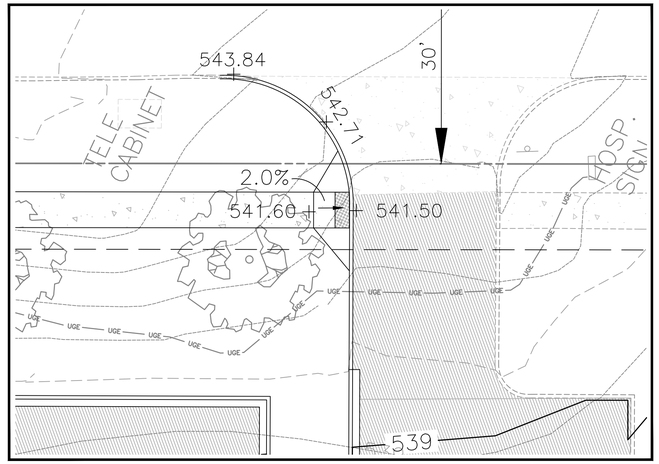
PROJECT NO. 25-32256
DRAWING NO. D-3662
DATE: SEPTEMBER, 2026
DRAWN BY: JHC
CHECKED BY: JHC

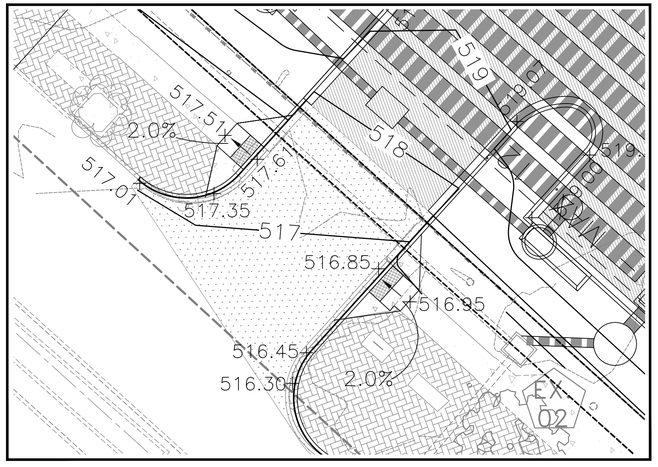
SHEET 20 OF 21

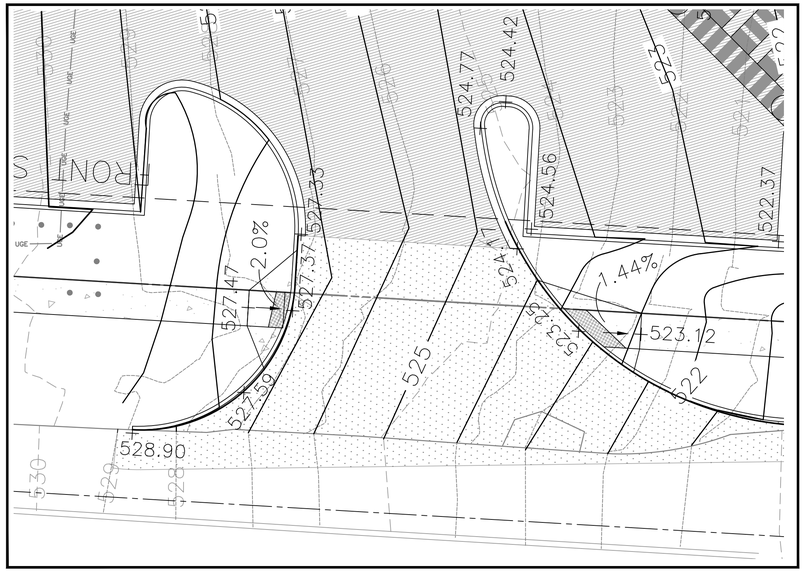
H:\CARLSON PROJECTS\25\32256 KAHLER SLATER - JEFFERSON MEDICAL CENTER\DWG\CONST DOCS\CD-01.DWG, 9/2/2026 4:59:05 PM, JCECIL











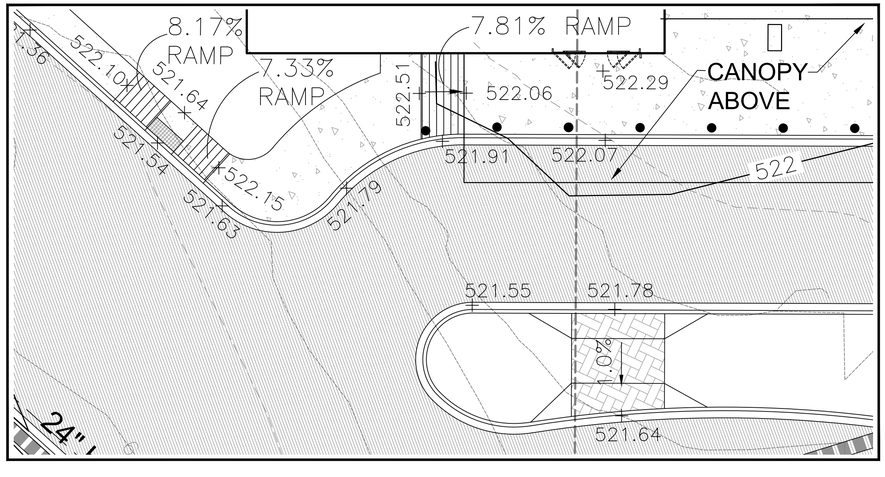
CURB RAMP NOTES

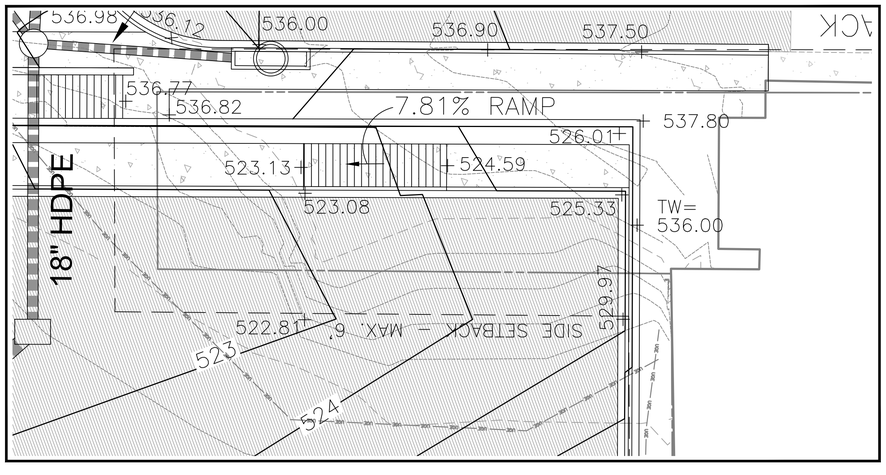
1. THE TYPE OF RAMP TO BE USED SHALL BE AS SPECIFIED ON THE PLANS.
2. RAMP CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 609 OF THE CURRENT WVDOT, DOH STANDARD SPEFICIATIONS ROADS AND BRIDGES AND ANY SUBSEQUENT DOH SUPPLEMENTAL SPECIFICATIONS, AND THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG) DATED JULY 26, 2011. RAMP SURFACE SHALL INCLUDE A "DETECTABLE WARNING SURFACE" (SEE PVT7 SHT. 11 OF 13) AS SHOWN FOR EACH RAMP TYPE. A COARSE BROOM FINISH, TRANSVERSE TO FLARE SLOPES, OR EQUAL NON-SKID FINISH SHALL BE PROVIDED ON CONCRETE SURFACES.
3. NO TRAVERSABLE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 12:1 IN THE DIRECTION OF PEDESTRIAN TRAVEL, OR 48:1 PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL. THE CROSS-SLOPE OF THE LANDING AREA CANNOT EXCEED GRADE OF ROADWAY.
5. IF THE 8.33% (12:1) SLOPE CANNOT BE OBTAINED DUE TO GRADE OF THE ADJACENT ROADWAY, THE SLOPED PORTION OF THE RAMP SHALL BE EXTENDED TO A MINIMUM LENGTH OF 15 '-0'.
6. NORMAL GUTTER FLOW LINE AND PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA, UNLESS OTHERWISE SHOWN OR SPECIFIED. POSITIVE DRAINAGE MUST BE MAINTAINED SO THAT NO PONDING OCCURS WITHIN THE RAMP OR CLEAR SPACE AREA.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.





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WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY:
REVISION
DATE

CURB RAMP GRADING DETAIL

WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER

SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: 1"=10'

PROFESSIONAL CERTIFICATION

JOSEPH H. CECIL REGISTERED 16914 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 12/31/26

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA.

LICENSE No: 16914 EXP. DATE: 12/31/26

PROJECT NO. 25-32256
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SHEET 21 OF 21

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AGENDA ITEM 9

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public hearing - to accept public comments on the proposed site plan for a proposed “Riverside Church” and ancillary parking area

ATTACHMENTS:

legal notice - Riverside Church site plan 11.2.26.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on November 2, 2026, at 7:00 PM at Ranson City Hall, 312 S. Mildred Street, Ranson, WV 25438. The purpose of the public hearing is to accept public comments on the proposed site plan for a proposed "Riverside Church" and ancillary parking area, located off 2121 War Admiral Blvd. Ranson, WV 25438. All persons are invited to attend and make comments about the site plan.

Copies of the proposed site plan are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to October 27, 2026, will be provided to the Planning Commission, and inserted into the official record.

AGENDA ITEM 10

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Consideration of a proposed site plan for Riverside Church and an ancillary parking area.

Site plan for Riverside Church and an ancillary parking area, located off 2121 War Admiral Blvd. Ranson, WV 25438.

ATTACHMENTS:

Riverside Church staff report.docx
25-33-SP-riverside site application__Redacted.pdf
25-33-SP-260922_Full_Set site plan.pdf
25-33-SP-CRC 25-33-SP (1).docx
25-33-SP-Riverside Church site plan review.docx
25-33-SP-WVDOH_District_5_Sidewalk_Correspondence.pdf
application for sidewalk waiver.pdf
august 2026 comments response.pdf
CTUB approval.pdf
CTUB Riverside Church_Site Plan Review_2nd Submission_8-31-26.pdf
february 2026 comments response.pdf
waiver for sidewalks.pdf
well letter for church.pdf

Site Plan
STAFF REPORT

Riverside Church

PROJECT: 25-33-SP

10-28-2026

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

Application Information

Chuck Brank, PE
Alpha Associates, Inc.
535 W King St
Martinsburg, WV 25401

Project Summary

Site plan for a new church along War Admiral Boulevard with ancillary parking and storm water management facilities.

Location and Site Information

Location: future Riverside Church along War Admiral Boulevard
Current Zoning: T5
Gross Site Area: 4.49 acres

Staff Recommendation

No further comments on the site plan.

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

Next Steps

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

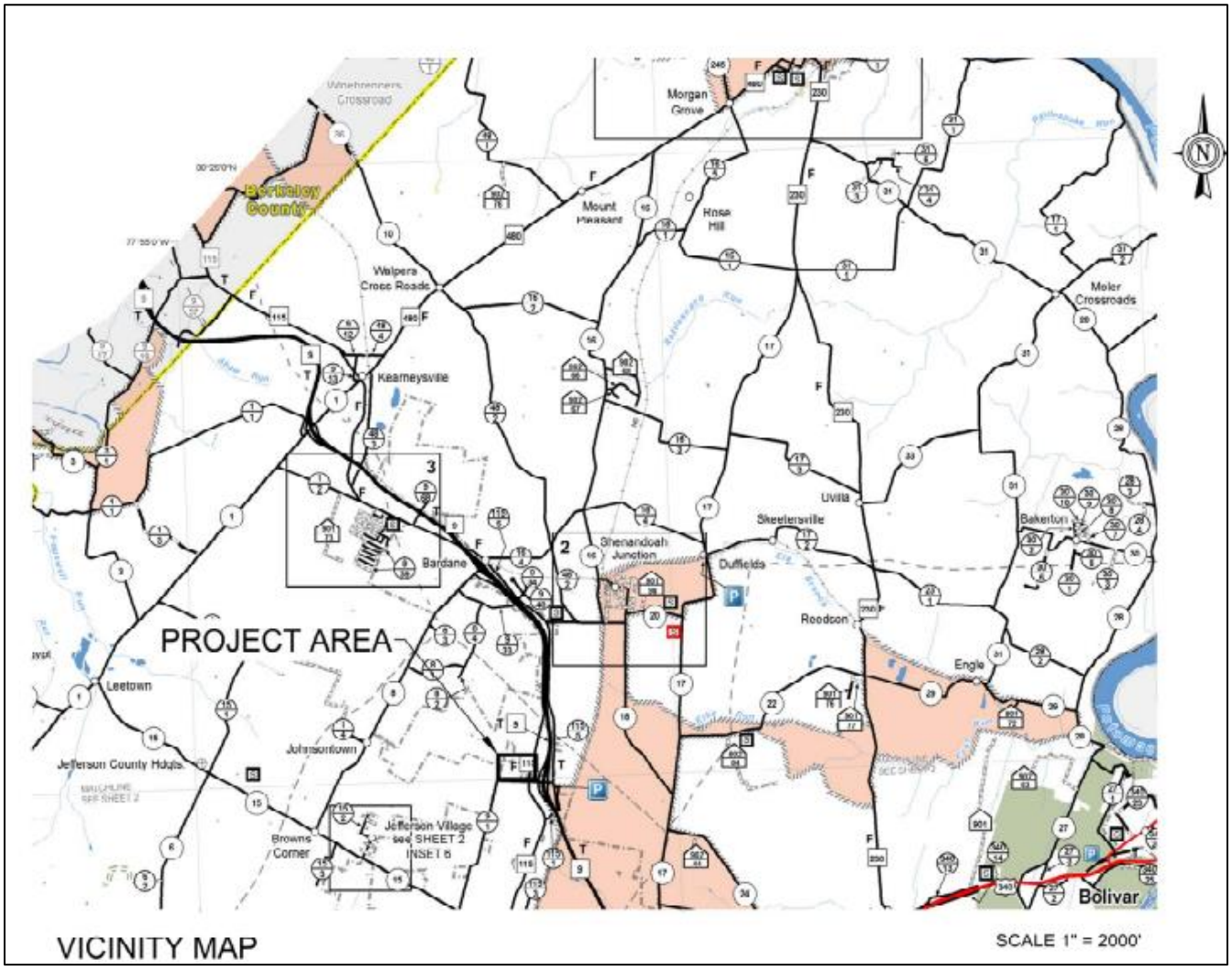
Thank you,
City of Ranson
Community Development Department

Description

Riverside Church is a proposed new structure, located off War Admiral Blvd, directly north from its intersection with Currie Rd.

Parcel 08-0010-0004-0000 is the future site of the proposed Riverside Church. The property is zoned T5. The building footprint is 6,000 square feet, with a future expansion of an additional

4,000 square feet. The church will use Charles Town Utility Board for sewer and a private well for water.




War Admiral Blvd
War Admiral Blvd
Frank Woodruff Buckles Fwy
115/5
9
Charles Town Rd
Currie Rd
Currie Rd
Currie Rd
Frank


RIVERSIDE

Waivers/Deviations

Private Well
Due to the lack of economic feasibility and "ready access" from both Charles Town and WV American Water, the applicant has requested the use of a private well for their water source. At the request of the Jefferson County Health Dept, the City of Ranson has recommended the use of a private well and has sent a letter (included in the agenda packet). The applicant understands that the permit to construct a well will ultimately be reviewed and decided upon by the Health Dept.

Sidewalks
The WVDOH and Ranson Consolidated Review Committee have recommended that the installation of sidewalks is not necessary or advised given the largely rural and undeveloped character of the immediate surrounds of the project site. A waiver was granted.

The applicant is receptive to the possible installation of sidewalks in the future within the private parcel of land, should surrounding conditions change.

SMARTCODE SITE PLAN APPLICATION

City of Ranson, West Virginia • Department of Community Development
312 S. Mildred Street, Ranson West Virginia 25438 • Phone: 304-725-1010 • www.cityofransonwv.net

OFFICE USE ONLY
Application # _____
Date Received: _____ Fee: _____
Application Accepted By: _____ Payment Type: _____
Comments:

APPLICANT:
NAME: Riverside Church
ADDRESS: [redacted] CITY/STATE Shenandoah Junction, WV ZIP: 25442
PHONE # [redacted] FAX # _____ EMAIL [redacted]

PROPERTY OWNERS:
NAME: Same as Applicant
ADDRESS: same as above CITY/STATE _____ ZIP: _____
PHONE # _____ FAX # _____ EMAIL _____
☐ CHECK HERE IF LISTING ADDITIONAL OWNERS ON SEPARATE PAGE.

ATTORNEY/AGENT (CHECK ONE IF APPLICABLE): ☐ ATTORNEY ■ AGENT
NAME: Charles B. Branch, PE, Senior Principal Alpha Associates, Inc.
ADDRESS: [redacted] ZIP: 25401
PHONE # [redacted] FAX # _____ EMAIL [redacted]

[redacted]
APPLICANT SIGNATURE:
PROPERTY OWNER SIGNATURE: trustee, RIVERSIDE CHURCH
ATTORNEY / AGENT SIGNATURE: CB Branch

PLEASE DIRECT CORRESPONDENCE TO: ☐ OWNER ■ AGENT ☐ ATTORNEY

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City staff review of this application is dependent upon the accuracy of the information provided that any inaccurate or inadequate information provided by me/my firm/my agent, etc. may delay review of this application.

PLEASE NOTE: INCOMPLETE INFORMATION WILL RESULT IN REJECTION OF THIS SUBMITTAL.
FOR ALL QUESTIONS REGARDING THIS FORM AND FEES, PLEASE CALL: 304-725-1010.
ALL FEES MUST BE PAID WITH APPLICATION SUBMITTAL. PLEASE MAKE ALL CHECKS PAYABLE TO THE CITY OF RANSON.

SMARTCODE SITE PLAN APPLICATION

City of Ranson, West Virginia • Department of Community Development
312 S. Mildred Street, Ranson West Virginia 25438 • Phone: 304-725-1010 • www.cityofransonwv.net

LOCATION AND PROPERTY INFORMATION

PROPERTY ADDRESS (FOR ZONING PURPOSES): 2121 War Admiral Blvd. Ranson, WV 25438

MAP AND PARCEL NUMBER(S) FOR CERTIFIED ADDRESS: Map 10, Parcels 4

☐ CHECK HERE IF LISTING ADDITIONAL PARCEL NUMBERS ON SEPARATE PAGE.

ZONING DISTRICT Ranson Corporation TOTAL ACREAGE 5.0084

SITE PLAN APPLICATION CHECKLIST – ATTACH MAP(S) AND OTHER DOCUMENTS INCLUDING THE FOLLOWING INFORMATION:

☑ All maps shall include north arrow, scale, and date.

I. Map information:

☑ The date and substance of any revisions to the plat are to be indicated in a revision block that is drawn on the plat.

☑ The name and address of the owner(s) of the land, and the name and address of the applicant, if other than the owner.

☑ A letter from the owner, signed application, or power of attorney, if different from the applicant, authorizing the applicant to act as agent with full authority.

☑ North arrow, scale, and date.

☑ All site plans as described below shall provide a space on the plan for property owner certification to be placed on the plan once approved by the planning department. The note shall read as follows:

> The owner of this property hereby affirms that these plans meet the requirements of the Ranson Zoning and Subdivision Ordinances and the above conditions of approval set forth by the Ranson Planning Commission. (Owner's Signature) (Date)

II. Site Conditions

☑ Vicinity map at a scale of 2,000 feet or more to the inch indicating the location of the property with respect to surrounding property and streets. The map shall show all streets and property within 1,000 feet of the applicant's property. All property held by the applicant in the area shall be identified.

☑ All existing pertinent features, either natural or man-made, that may influence the design of the site, such as watercourses, tree groves, specimen trees of greater than 2' caliper (excluding those within tree groves to remain), swamps, known sink holes, floodplain, jurisdictional wetlands per Army Corps of Engineers, outstanding natural topographic features, items on the National Register of Historic Places, grave sites, existing buildings, sewers, water mains, culverts, overhead utility lines, fire hydrants, and location of underground utilities within the tract.

☑ Existing topography with two-foot contour intervals. Contour lines (may be extrapolated) shall be shown 50 feet beyond the site boundary.

☑ Location, widths, and names of all existing improved or unimproved streets or alleys on or within 100 feet of the subdivision. Recorded, but unimproved streets shall be shown with dashed lines.

☑ Location of individual wells and/or septic tanks.

☑ Zoning classification and existing use of the tract and adjoining properties.

APPLICATION CONTINUED ON NEXT PAGE

SMARTCODE SITE PLAN APPLICATION

City of Ranson, West Virginia • Department of Community Development
312 S. Mildred Street, Ranson West Virginia 25438 • Phone: 304-725-1010 • www.cityofransonwv.net

III. Proposed Development:

- ☑ A drawing on a scale no smaller than 1" = 100 feet of proposed layout with lot widths and building setbacks.
- ☑ Lot occupation – lot coverage, building placement.
- ☑ Building form – façade alignment, façade buildout, setback encroachments, encroachment depths, private frontage type.
- ☑ Building configuration – Building height, building elevation, designation of land use with total number of residential units and square footage for commercial uses, fenestration.
- ☑ Outbuilding information – height, accessory unit use, accessory unit size.
- ☑ Architectural standards.
- ☑ The approximate location, dimensions, and area of all property proposed to be dedicated or temporarily reserved for public use, or to be reserved by a blanket covenant for use of all property owners in the community unit and conditions for such conveyance or reservation. Also, the location, dimensions, area, and purposes of any proposed easements.

IV. Site Improvements:

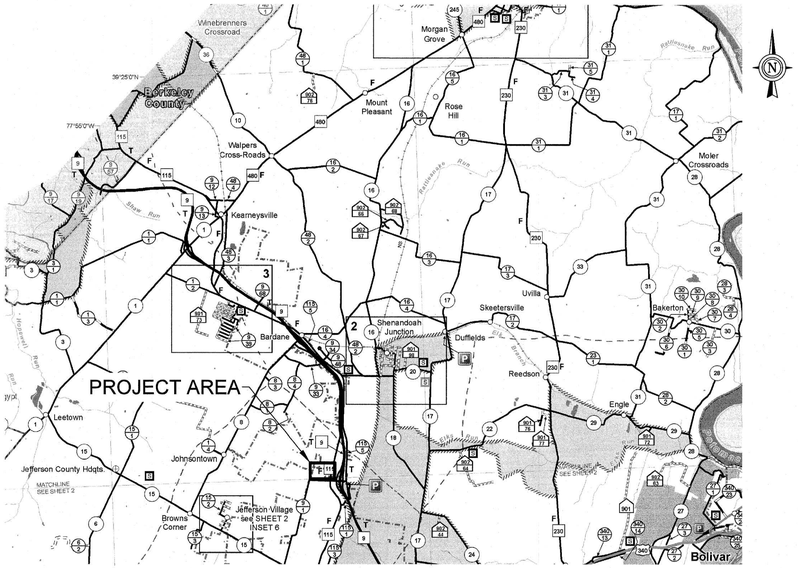
- ☑ Driveways and Parking – number of spaces, location and dimensions of all parking and loading areas, handicapped spaces, driveways, parking aisles, curbing, and islands.
- ☑ Roadway design plans and profiles.
  - The locations, width, and names of proposed streets and alleys (street names shall not be duplicated, and they shall be reviewed and approved by central dispatch). Proposed elevations at the centerline of the street shall be shown at the beginning and end of each street, at street intersections, and at all points where there is a change in grade or direction. A profile of each street, at a minimum scale of one inch = fifty feet horizontal and one inch = five feet vertical with grades indicated shall be included.
  - The cross-section of each street, at a scale of one inch = ten feet or less, showing the width and type of pavement, the size and type of curb and gutter, the location and width of sidewalks, utilities, and street trees.
- ☑ Stormwater management plan: Refer to stormwater management ordinances for plan preparation details. S.16-97.
- ☑ Utility plan.
  - Connections with existing public water supply. Provide both plan and profile view of the proposed water lines including size, depth, slope, invert elevations, materials, and valve locations.
  - Connections with existing public sanitary sewer system or alternative means of sewage treatment and disposal. Provide both plan and profile view of the proposed sewer lines including size, depth, slope, invert elevations, and materials.
  - Calculations showing the estimated amount of water consumption and sewage generated by the proposed development.
  - The locations of proposed fire hydrants, gas, electric, cable and telephone service
- ☑ Grading plan. Showing existing and proposed topography showing locations of proposed buildings, driveways, parking lots, and utilities.
- ☑ Landscape, lighting, fencing and signage plan(s), with information sufficient to demonstrate compliance with code
  - Location of all proposed landscaping, fencing, street lighting, and signage may be shown on one plan unless it is necessary to separate the information for clarity.
  - Location of trees and vegetation to be retained.
- ☑ The location and design of any exterior oil/grease separator or trap if applicable.
- ☑ For commercial development, the location of any dumpster pads for waste disposal with necessary screening enclosure.
- ☑ Location of existing survey monuments and proposed new monuments.

RIVERSIDE CHURCH

SITE PLAN

FOR

WAR ADMIRAL BLVD. NEW CHURCH CONSTRUCTION



VICINITY MAP

SCALE 1" = 2000'

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

CITY OF RANSON CONSTRUCTION NOTES

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

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

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

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

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

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

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

LIST OF PERMITS

- WVDOH ENCROACHMENT PERMIT # - PENDING
- WV BUREAU OF HEALTH WELL PERMIT # - PENDING
- WVDEP NPDES PERMIT # - PENDING

CITY OF RANSON - COMPLETE LIST OF WAIVERS/VARIANCES			
ORDINANCE	SECTION OF ORDINANCE	DESCRIPTION OF WAIVER OR VARIANCE	DATE GRANTED
		NONE REQUESTED	

SHEET INDEX	
SHEET NO.	SHEET TITLE
C000	COVER SHEET
C001	GENERAL NOTES
C100	EXISTING CONDITIONS
C101	SITE PLAN
C102	LANDSCAPE PLAN
C200	SWM DETAILS
C201	SWM PROFILES
C202	ROAD PROFILE
C203	SSW AND FORCE MAIN PROFILES
C204	PIPE NETWORK PROFILES
C300	E&S CONTROL PLAN AND DETAILS
C500	DETAILS
C501	SEWAGE LIFT STATION AND TRENCH DETAILS

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

1) _____

2) _____

3) _____

_____ _____
PLANNING COMMISSION PRESIDENT DATE

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

_____ _____
OWNER DATE

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

SITE PLAN FOR RIVERSIDE CHURCH

CHARLES B. BRANCH REGISTERED 15056 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

OWNER/DEVELOPER:
RIVERSIDE CHURCH

ADDRESS:
283 HAYBINE DRIVE,
SHENANDOAH
JUNCTION, WV 25442

PHONE:
520-243-3023

ATTN:
JENNIFER VERDUGO

REVISIONS

No.	ITEM	DATE

PROJ. NO.: 2408078.00
DATE: 8/19/2026
SHEET NO.:

C000

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ALL RIGHTS RESERVED

SITE PLAN
FOR
RIVERSIDE CHURCH

RANSON CORP. DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg. 656
JEFFERSON COUNTY, WEST VIRGINIA

COVER SHEET

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SYMBOLS, ABBREVIATIONS, AND LINETYPES

- EXISTING BUILDING OUTLINE
- EXISTING CONTOURS
- EXISTING INDEX CONTOURS (WITH ANNOTATION) (420)
- EXISTING SANITARY SEWER (SA)
- EXISTING ELECTRIC (E)
- EXISTING STORM (ST)
- EXISTING WATER (W)
- EXISTING PAVING
- EXISTING PROPERTY LINE
- EXISTING CONCRETE
- EXISTING FENCE (X)
- EXISTING OVERHEAD WIRES (OHW)
- EXISTING TREE LINE
- NEW CONTOURS
- NEW INDEX CONTOURS (WITH ANNOTATION) (420)
- NEW SANITARY SEWER (SA)
- NEW FORCE MAIN (FM)
- NEW STORM (ST)
- NEW WATER (W)
- NEW PAVING
- NEW CONCRETE
- NEW CENTERLINE
- NEW FENCE (X)
- SILT FENCE (SF)
- SUPER SILT FENCE (SSF)
- NEW BUILDING OUTLINE
- BUILDING RESTRICTION LINE (BRL)
- UTILITY POLE
- GUY POLE/WIRE
- BENCH MARK/SURVEY CONTROL
- WATER VALVE
- WATER METER
- SANITARY SEWER CLEANOUT
- EXISTING TREES
- WFP — WOODEN FENCE POST
- 5/8" IRON ROD W/ CAP FOUND
- 5/8" IRON ROD FOUND

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

ZONING ORDINANCE SUMMARY:

1. CURRENT ZONE: T-5
   PROPOSED USE: CHURCH

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

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

4. PARKING CALCULATIONS:
   REQUIRED: CHURCH: 1 SPACE FOR EACH 5 SEATS. 200 SEATS, TOTAL REQUIRED = 40 SPACES.

   PROPOSED: 65 (INCLUDING 2 VAN ACCESSIBLE HANDICAP SPOTS AND 2 HANDICAP SPOTS)

5. IMPERVIOUS COVERAGE CALCULATIONS:
   EXISTING IMPERVIOUS = ± 5,584.21 SF
   POST CONSTRUCTION IMPERVIOUS = ± 47,785.57 SF

EXISTING UTILITIES:

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

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

SEQUENCE OF CONSTRUCTION - SITE WORK

1. APPLY FOR AND OBTAIN A BUILDING PERMIT FROM THE CITY OF RANSON.
2. CONTACT MISS UTILITY.
3. INSTALL E & S CONTROLS.
4. ROUGH GRADE SITE, INCLUDING STORM WATER BASINS.
5. LAY SANITARY SEWER PIPE.
6. INSTALL LIFT STATION AND FORCE MAIN
7. LAY STORM DRAIN PIPES.
8. LAY WATER SERVICE LINE.
9. INSTALL POWER CONDUIT & LIGHT POLE BASES.
10. INSTALL SWM BASINS.
11. FINE GRADE SITE.
12. INSTALL NEW SIDEWALKS.
13. ASPHALT PAVEMENT DRIVEWAY AND PARKING AREAS.
14. COMPLETE SWM BASINS, INCLUDING PLANTINGS.
15. SEED & MULCH AREAS NOT OTHERWISE LANDSCAPED.
16. REMOVE E & S CONTROLS WHEN ALL IS STABILIZED.

SITE INFORMATION

1. THE USE OF THE SITE WILL BE A CHURCH.
2. SOURCE OF BOUNDARY INFORMATION: PLAT OF BOUNDARY AND IMPROVEMENT LOCATION SURVEY DATED 8/4/1999 BY EDWARD JOHNSON, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY IN D.B. 931 PG. 118.
3. PROPERTY ADDRESS: PROPERTY IS VACANT, THEREFORE NO 911 ADDRESS HAS BEEN ASSIGNED.
   PROPERTY IS LOCATED ON THE WESTERN SIDE OF WAR ADMIRAL BLVD AND IS THE SECOND PARCEL NORTH OF CURRIE ROAD.
4. THIS PROPERTY IS LOCATED ON FEMA MAP PANEL 54037C0130E, EFFECTIVE DATE 12/18/2009, AND IS DESIGNATED AS ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOOD PLAIN.
5. THE SOILS ON THE SITE ARE AS FOLLOWS:
   PmC - POPLIMENTO SILT LOAM, 8 TO 15 PERCENT SLOPES
   HbB - HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES
6. THERE ARE NO WETLANDS ON THE SITE PER THE US FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY.
7. KNOWN EASEMENTS ARE SHOWN HEREON.
8. THE VARIOUS UTILITIES SERVING THE BUILDINGS WILL BE GRANTED EASEMENTS, AS NECESSARY, IN THE LOCATION OF THE "AS-BUILT" UTILITIES, AFTER OR DURING THE CONSTRUCTION PHASE.
9. PROJECT LIMITS ARE NOT WITHIN 500' OF A STREAM.
10. NO RIGHT OF WAYS ARE PROPOSED WITH THIS PROJECT.
11. THERE ARE NO FUTURE EASEMENTS OR RIGHTS OF WAYS TO CONNECT TO ADJOINING PROPERTIES.
12. THERE ARE NO DEED RESTRICTIONS EXISTING OR PROPOSED.
13. ALL IMPROVEMENTS WILL BE BID AS ONE GENERAL CONTRACT.
14. PROPOSED BUILDING FOOTPRINT IS 6,000 SQUARE FEET, WITH A FUTURE EXPANSION OF AN ADDITIONAL 4,000 SQUARE FEET.

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

SITE PLAN FOR RIVERSIDE CHURCH

CHARLES B. BRADY REGISTERED 15051 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

OWNER/DEVELOPER:
RIVERSIDE CHURCH

ADDRESS:
283 HAYBINE DRIVE,
SHENANDOAH
JUNCTION, WV 25442

PHONE:
520-243-3023

ATTN:
JENNIFER VERDUGO

REVISIONS

No.	ITEM	DATE

PROJ. NO.: 2408078.00
DATE: 8/19/2026
SHEET NO.:

C001

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SITE PLAN
FOR
RIVERSIDE CHURCH

RANSON CORP. DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg. 656
JEFFERSON COUNTY, WEST VIRGINIA

GENERAL NOTES

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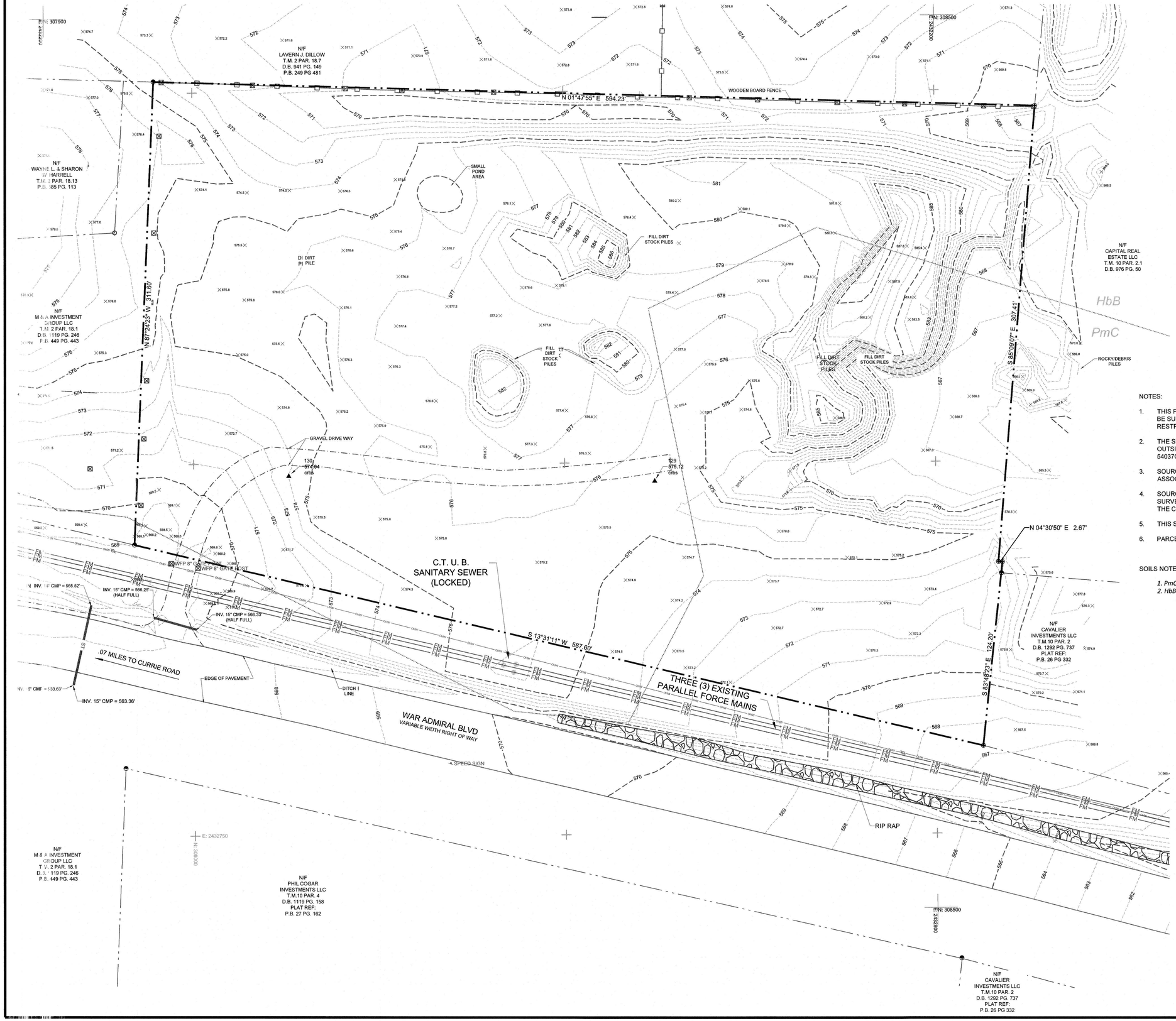

WVCS NAD83 (4701)

LEGEND

T.M.	TAX MAP NUMBER
PAR.	PARCEL NUMBER
D.B.	DEED BOOK
PG.	PAGE NUMBER
P.B.	PLAT BOOK
N/F	NOW OR FORMERLY
	5/8" REBAR WITH CAP FOUND
	REBAR FOUND
	IRON PIPE FOUND
	METAL FENCE POST
	WOODEN FENCE POST
	UTILITY POLE
	SANITARY MANHOLE
	SIGN
	AXLE FOUND
	PROPERTY LINE
	ADJOINER LINE
	EDGE OF GRAVEL
OHW	OVER HEAD WIRES
	WOODEN BOARD FENCE
	MAJOR CONTOURS
	MINOR CONTOURS
	EDGE OF PAVEMENT
	SOILS
	STORM CULVERT

NOTES:

1. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS OR EXEMPTIONS NOT SHOWN HEREON.
2. THE SITE IS CONSIDERED TO BE IN ZONE "X": AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL FLOOD ZONE PER FEMA MAP PANEL NUMBER 54037C0130E, EFFECTIVE DATE 12/18/2009.
3. SOURCE OF CONTOURS: FIELD SURVEY COMPLETED ON 11/19/2024 BY ALPHA ASSOCIATES INC.
4. SOURCE OF BOUNDARY: PLAT OF BOUNDARY AND IMPROVEMENT LOCATION SURVEY DATED 8/4/1999 BY EDWARD JOHNSON, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY D.B. 931 PG. 118.
5. THIS SITE APPEARS TO BE A TOP SOIL FILL SITE.
6. PARCEL ACREAGE = 5.0084 ACRES

SOILS NOTE:

1. PmC- POPLIMENTO SILT LOAM, 8 to 15 PERCENT SLOPES.
2. HbB--HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES

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

SITE PLAN
FOR
RIVERSIDE CHURCH

CHARLES B. BRUNK
REGISTERED
15050
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

OWNER/DEVELOPER:
RIVERSIDE CHURCH

ADDRESS:
283 HAYBINE DRIVE,
SHENANDOAH
JUNCTION, WV 25442

PHONE:
520-243-3023

ATTN:
JENNIFER VERDUGO

REVISIONS

No.	ITEM	DATE

PROJ. NO.: 2408078.00
DATE: 8/19/2026
SHEET NO.:

C100

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SITE PLAN
FOR
RIVERSIDE CHURCH

RANSON CORP. DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg. 656
JEFFERSON COUNTY, WEST VIRGINIA

EXISTING CONDITIONS

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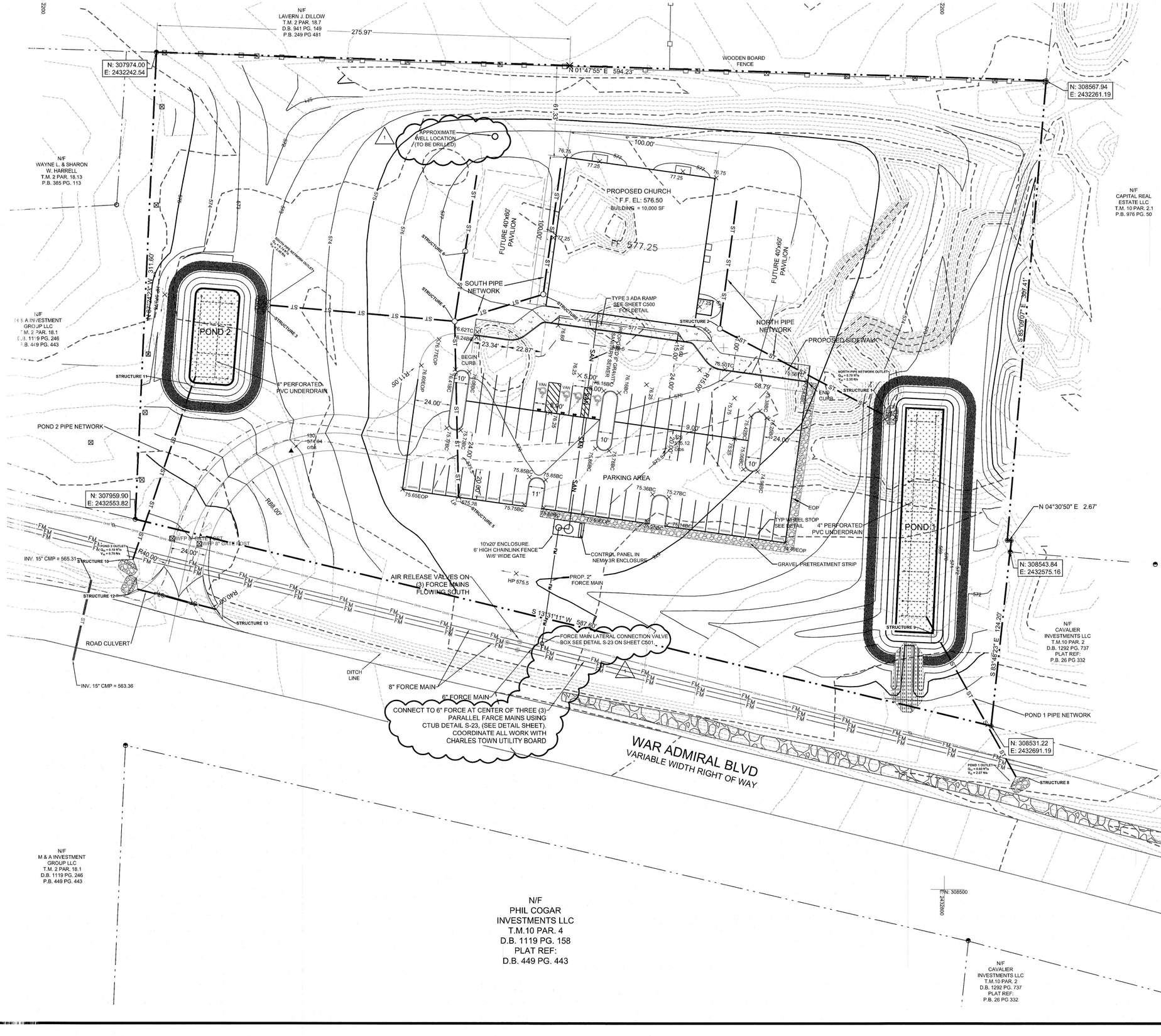

LEGEND

T.M.	TAX MAP NUMBER
PAR.	PARCEL NUMBER
D.B.	DEED BOOK
PG.	PAGE NUMBER
P.B.	PLAT BOOK
N/F	NOW OR FORMERLY
	5/8" REBAR WITH CAP FOUND
	REBAR FOUND
	IRON PIPE FOUND
	METAL FENCE POST
	WOODEN FENCE POST
	UTILITY POLE
	SANITARY MANHOLE
	SIGN
	AXLE FOUND
	PROPERTY LINE
	ADJOINER LINE
	EDGE OF GRAVEL
OHW	OVER HEAD WIRES
	WOODEN BOARD FENCE
	MAJOR CONTOURS
	MINOR CONTOURS
	EDGE OF PAVEMENT
	SOILS
	STORM CULVERT
	PROPOSED LIGHT POLE
JB	PROPOSED JUNCTION BOX
	3" PVC SCHEDULE 80 LIGHTING CONDUIT

HATCH LEGEND

- NORTH AMERICAN GREEN SC150 COCONUT MATTING OR APPROVED EQUAL
- TOP OF 6' WIDE BERM
- RIP-RAP PRETREATMENT AND OUTLET PROTECTION ARMORING
- BIORETENTION FILTER MATERIAL

POND MIN. FILTER VOLUME REQUIREMENTS *BIORETENTION ONLY*	
POND	MIN BIO VOL REQUIRED
1	6,263 (ft³)
2	3,451 (ft³)

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

SITE PLAN
FOR
RIVERSIDE CHURCH

CHARLES S. B. BRANNON
REGISTERED
15056
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

OWNER/DEVELOPER:
RIVERSIDE CHURCH

ADDRESS:
283 HAYBINE DRIVE,
SHENANDOAH
JUNCTION, WV 25442

PHONE:
520-243-3023

ATTN:
JENNIFER VERDUGO

REVISIONS

No.	ITEM	DATE
1	PROPOSED WELL NEAR SW CORNER OF BUILDING AND REVISED FORCE MAIN CONNECTION TO 6" EXIST. FORCE MAIN	9/22/26

PROJ. NO.: 2408078.00
DATE: 9/22/2026
SHEET NO.:

C101

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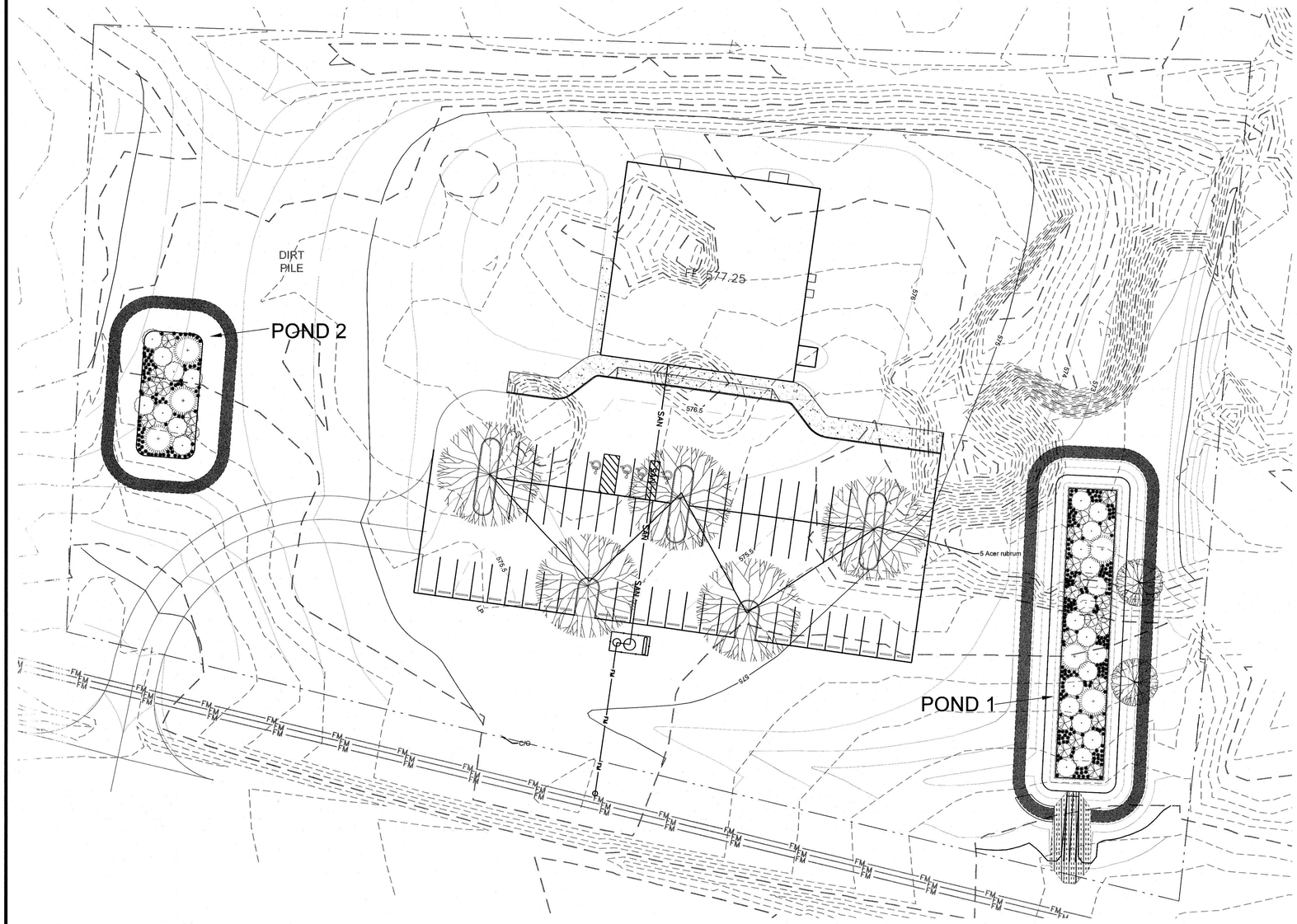
SITE PLAN
FOR
RIVERSIDE CHURCH

RANSON CORP. DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg. 656
JEFFERSON COUNTY, WEST VIRGINIA

SITE PLAN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5 Acer rubrum
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BIORETENTION SPECIFICATIONS

1. MATERIAL SPECIFICATIONS
   A. SOIL MEDIA SHALL MEET THE REQUIREMENTS OF TABLE BR-5 FROM THE WV STORMWATER MANAGEMENT & DESIGN GUIDANCE MANUAL, PROVIDED HEREON FOR REFERENCE.

   B. UNDERDRAIN GRAVEL SHALL MEET THE REQUIREMENTS OF TABLE BR-7 FROM THE WV STORMWATER MANAGEMENT & DESIGN GUIDANCE MANUAL, PROVIDED HEREON FOR REFERENCE.

2. COMPACTION
   A. IT IS VERY IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF THE BIORETENTION AREA AND THE REQUIRED BACKFILL. WHEN POSSIBLE, USE EXCAVATION HOES TO REMOVE ORIGINAL SOIL. IF BIORETENTION AREAS ARE EXCAVATED USING A LOADER, THE CONTRACTOR SHOULD USE WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TURF TYPE TIRES. USE OF EQUIPMENT WITH NARROW TRACKS OR NARROW TIRES, RUBBER TIRES WITH LARGE LUGS, OR HIGH PRESSURE TIRES WILL CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION RATES AND IS NOT ACCEPTABLE. COMPACTION WILL SIGNIFICANTLY CONTRIBUTE TO DESIGN FAILURE. COMPACTION CAN BE ALLEVIATED AT THE BASE OF THE BIORETENTION FACILITY BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER, OR SUBSOILER. THESE TILLING OPERATIONS ARE TO REFRACTURE THE SOIL PROFILE THROUGH THE 12 INCH COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE ENGINEER. ROTOTILLERS TYPICALLY DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.

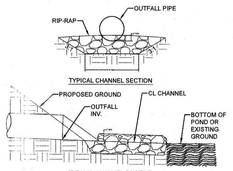
   B. PRIOR TO BACKFILLING, PUMP ANY PONDED WATER BEFORE PREPARING (ROTOTILLING) BASE. BACKFILL THE TOPSOIL TO FINAL GRADE. WHEN BACKFILLING THE BIORETENTION FACILITY, PLACE SOIL IN LIFTS 12" TO 18", DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION BASIN. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS AND SAND. GRADE BIORETENTION MATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS.

3. PLANT MATERIAL
   A. SURFACE OF BIO-RETENTION SHALL BE PLANTED WITH GRASS IN ACCORDANCE WITH THE SEED BED PREPARATION AND THE SEEDING NOTES ON SHEET C301

4. MISCELLANEOUS
   A. THE BIORETENTION FACILITY MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

5. INSPECTION
   A. THE CONTRACTOR SHALL EMPLOY A QUALIFIED INSPECTION PROFESSIONAL TO OBSERVE AND PROVIDE REPORTS ON THE FOLLOWING STAGES OF THE STORMWATER FACILITY CONSTRUCTION:
      1. DURING CONSTRUCTION OF THE FACILITY EMBANKMENT.
      2. DURING EXCAVATION TO SUBGRADE OF THE FILTRATION PRACTICE.
      3. DURING PLACEMENT AND BACKFILL OF UNDERDRAIN SYSTEMS (IF PRESENT).
      4. DURING PLACEMENT OF GEOTEXTILES AND ALL FILTER MEDIA.
      5. DURING CONSTRUCTION OF INLET AND OUTLET FACILITIES.
      6. UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION.
   B. WRITTEN INSPECTION REPORTS SHALL INCLUDE (1) THE DATE & LOCATION OF INSPECTION, (2) WHETHER CONSTRUCTION WAS IN COMPLIANCE WITH THE APPROVED PLANS, (3) AND ANY VARIATIONS FROM THE APPOVED PLANS AND CONSTRUCTION SPECIFICATIONS.

6. MAINTENANCE
   A. SEE TABLE BR-9 ON THIS SHEET FOR BIORETENTION MAINTENANCE TASKS.



SW1 - OUTFALL CHANNEL DETAIL
NOT TO SCALE

BR-7.2. BIORETENTION INSTALLATION GUIDELINES

THE FOLLOWING IS A TYPICAL CONSTRUCTION SEQUENCE TO PROPERLY INSTALL A BIORETENTION BASIN.

STEP 1. CONSTRUCTION OF THE BIORETENTION AREA MAY ONLY BEGIN AFTER THE ENTIRE DRAINAGE AREA HAS BEEN STABILIZED WITH VEGETATION. IT MAY BE NECESSARY TO BLOCK CERTAIN CURB OR OTHER INLETS WHILE THE BIORETENTION AREA IS BEING CONSTRUCTED. THE PROPOSED SITE SHOULD BE CHECKED FOR EXISTING UTILITIES PRIOR TO ANY EXCAVATION.

STEP 2. THE DESIGNER AND THE INSTALLER SHOULD HAVE A PRECONSTRUCTION MEETING, CHECKING THE BOUNDARIES OF THE DRAINAGE AREA AND THE ACTUAL INLET ELEVATIONS TO ENSURE THEY CONFORM TO ORIGINAL DESIGN. SINCE OTHER CONTRACTORS MAY BE RESPONSIBLE FOR CONSTRUCTING PORTIONS OF THE SITE, IT IS QUITE COMMON TO FIND SUBTLE DIFFERENCES IN SITE GRADING, DRAINAGE AND PAVING ELEVATIONS

STEP 3. TEMPORARY APPROVED EROSION AND SEDIMENT CONTROLS ARE NEEDED DURING CONSTRUCTION OF THE BIORETENTION AREA TO DIVERT STORMWATER AWAY FROM THE BIORETENTION AREA UNTIL IT IS COMPLETED. SPECIAL PROTECTION MEASURES SUCH AS EROSION CONTROL FABRICS MAY BE NEEDED TO PROTECT VULNERABLE SIDE SLOPES FROM EROSION DURING THE CONSTRUCTION PROCESS. IN CASES WHERE THE BIORETENTION IS CO-LOCATED WITH EROSION AND SEDIMENT CONTROL PRACTICES (E.G., SEDIMENT TRAPS), THE CONDITIONS NOTED IN SECTION BR-7.1 MUST BE FOLLOWED.

STEP 4. ANY PRE-TREATMENT CELLS SHOULD BE EXCAVATED FIRST AND THEN SEALED TO TRAP SEDIMENTS.

STEP 5. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO ITS APPROPRIATE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT HAVE TO SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA. CONTRACTORS SHOULD USE A CELL CONSTRUCTION APPROACH IN LARGER BIORETENTION BASINS, WHEREBY THE BASIN IS SPLIT INTO 500 TO 1,000 SQ. FT. TEMPORARY CELLS WITH A 10-15 FOOT EARTH BRIDGE IN BETWEEN, SO THAT CELLS CAN BE EXCAVATED FROM THE SIDE.

STEP 6. IT MAY BE NECESSARY TO RIP THE BOTTOM SOILS TO A DEPTH OF 6 TO 12 INCHES TO PROMOTE GREATER INFILTRATION.

STEP 7. IF USING A FILTER FABRIC, PLACE THE FABRIC ON THE SIDES OF THE BIORETENTION AREA WITH A 6-INCH OVERLAP ON THE SIDES. IF AN UNDERDRAIN STONE STORAGE LAYER WILL BE USED, PLACE THE APPROPRIATE DEPTH OF NO.57 STONE ON THE BOTTOM. PLACE 1-1/2" OF CHOKER STONE ON TOP OF STONE.

STEP 8. DELIVER THE SOIL MEDIA FROM AN APPROVED VENDOR, AND STORE IT ON AN ADJACENT IMPERVIOUS AREA OR PLASTIC SHEETING. APPLY THE MEDIA IN 12-INCH LIFTS UNTIL THE DESIRED TOP ELEVATION OF THE BIORETENTION AREA IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT, AND ADD ADDITIONAL MEDIA, AS NEEDED, TO ACHIEVE THE DESIGN ELEVATION. PLACE FABRIC FOR SEPARATION ON TOP OF MEDIA.

STEP 9. PLACE TOPSOIL ON TOP OF MEDIA.

STEP 10. FERTILIZE, SEED AND MULCH ENTIRE SWM BASIN.

STEP 11. WATER GRASS DURING WEEKS OF NO RAIN FOR THE FIRST TWO MONTHS.

STEP 12. IF CURB CUTS OR INLETS ARE BLOCKED DURING BIORETENTION INSTALLATION, UNBLOCK THESE AFTER THE DRAINAGE AREA AND SIDE SLOPES HAVE GOOD VEGETATIVE COVER. IT IS RECOMMENDED THAT UNBLOCKING CURB CUTS AND INLETS TAKE PLACE AFTER TWO TO THREE STORM EVENTS IF THE DRAINAGE AREA INCLUDES NEWLY INSTALLED ASPHALT, SINCE NEW ASPHALT TENDS TO PRODUCE A LOT OF FINES AND GRIT DURING THE FIRST SEVERAL STORMS.

STEP 13. CONDUCT THE FINAL CONSTRUCTION INSPECTION, THEN LOG THE GPS COORDINATES FOR EACH BIORETENTION FACILITY AND SUBMIT THEM FOR ENTRY INTO THE LOCAL MAINTENANCE TRACKING DATABASE.

BR-5 SOIL MEDIA CRITERIA AND TESTING FOR BIORETENTION

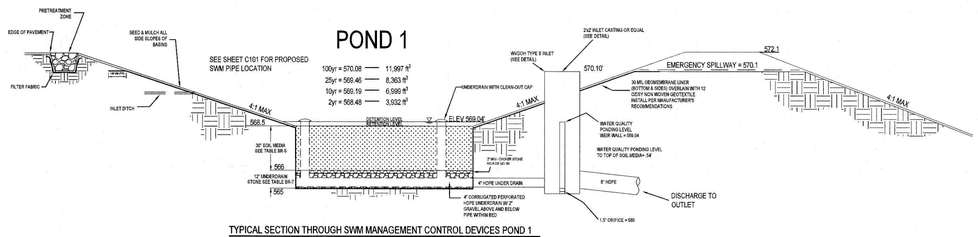
SOIL MEDIA CRITERION	DESCRIPTION	STANDARDS
GENERAL COMPOSITION	SOIL MEDIA MUST HAVE THE PROPER PROPORTIONS SAND, FINES, AND ORGANIC MATTER TO PROMOTE PLANT GROWTH, DRAIN AT THE PROPER RATE, AND FILTER POLLUTANTS.	70% - 80% SAND; 8% - 26% TOP SOIL; 3% - 5% ORGANIC MATTER (AGED COMPOST)
SAND	SILICA BASED COARSE AGGREGATE LOCALLY-APPROVED PULVERIZED GLASS MAY BE SUBSTITUTED IF THE LOCAL AUTHORITY UNDERTAKES TESTING TO VERIFY COMPLIANCE WITH THE SPECIFICATION AND ALSO LACK OF HEAVY MATERIALS	SIEVE / SIZE / % PASSING ⅜ IN / 9.5MM / 100 NO. 4 / 4.75MM / 95-100 NO. 8 / 2.36MM / 80-100 NO. 16 / 1.18MM / 45-85 NO. 30 / 0.6MM / 15-60 NO. 50 / 0.3MM / 3-15 NO. 100 / 0.15MM / 0-4
TOP SOIL	LOAMY SAND OR SANDY LOAM	USDA TEXTURAL TRIANGLE
ORGANIC MATTER	WELL AGED, CLEAN COMPOST	APPENDIX D
P-INDEX OR PHOSPHORUS (P) CONTENT	SOIL MEDIA WITH HIGH P LEVELS WILL EXPORT P THROUGH THE MEDIA AND POTENTIALLY TO DOWNSTREAM CONVEYANCES OR RECEIVING WATERS	P CONTENT = 7 TO 23 MG/KG
CATION EXCHANGE CAPACITY (CEC)	THE CEC IS DETERMINED BY THE AMOUNT OF HUMUS OR ORGANIC MATTER. HIGHER CEC WILL PROMOTE POLLUTANT REMOVAL	EFFECTIVE PARTICAL SIZE (D10 > 0.30MM UNIFORMITY COEFFICIENT (D60/D10) < 4.0 CEC > 10 MILLIEQUIVALENTS PER 100 GRAMS
INFILTRATION RATE	THIS REFERS TO THE INFILTRATION OF THE SOIL MEDIA, AND NOT THE UNDERLYING SOIL. A MINIMUM RATE IS REQUIRED TO ALLOW THE SOIL MEDIA TO PROPERLY DRAIN.	MINIMUM INFILTRATION RATE = 1-2 INCHES/HOUR (MOST SOIL MEDIA WILL HAVE MUCH HIGHER RATES)
SOIL MEDIA DEPTH	THE DEPTH OF SOIL MEDIA FOR VARIOUS APPLICATIONS	SEE DETAILS FOR DEPTH

BR-7 MATERIALS SPECIFICATIONS

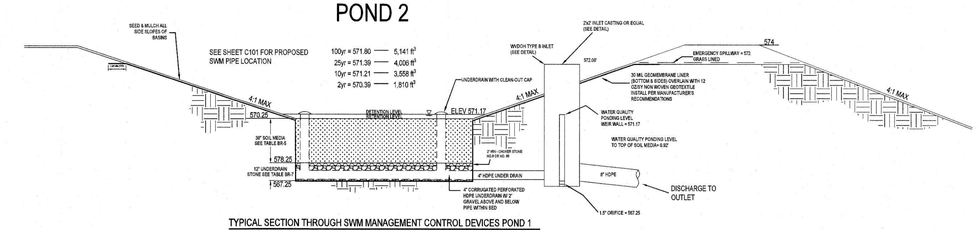
MATERIAL	SPECIFICATION	NOTES
FILTER MEDIA	• 70%-88% SAND • 8%-26% TOP SOIL • 3%-5% ORGANIC MATTER IN THE FORM OF LEAF COMPOST. • SUPPLIED BY QUALIFIED VENDOR • REFER TO TABLE BR-5 FOR SPECIFIC MEDIA MATERIAL COMPOSITION	SEE DETAILS FOR DEPTH. THE VOLUME OF FILTER MEDIA USED SHOULD BE BASED ON 110% OF THE PLAN VOLUME, TO ACCOUNT FOR SETTLING OR COMPACTION.
FILTER MEDIA TESTING	BETWEEN 7 AND 21 MG./KG. OF P IN THE SOIL MEDIA. CECs GREATER THAN 10.	QUALIFIED VENDORS SHOULD TEST MEDIA IN BATCHES.
UNDERDRAIN STONE	1 IN. DIAMETER STONE SHOULD BE DOUBLE WASHED AND CLEAN AND FREE OF ALL FINES. (E.G. ASTM D448 NO. 57 STONE).	SEE DETAILS FOR DEPTH.

BR-9 MAINTENANCE TASKS FOR BIORETENTION PRACTICES

MAINTENANCE TASKS	
• FOR THE FIRST 6 MONTHS FOLLOWING CONSTRUCTION, THE PRACTICE AND DRAINAGE AREA SHOULD BE INSPECTED AT LEAST TWICE AFTER STORM EVENTS THAT EXCEED 0.25" OF RAINFALL. CONDUCT ANY NEEDED REPAIRS OR STABILIZATION. • INSPECTORS SHOULD LOOK FOR BARE OR ERODING AREAS IN THE DRAINAGE AREA OR AROUND THE BIORETENTION AREA, AND MAKE SURE THEY ARE IMMEDIATELY STABILIZED. • FERTILIZATION MAY BE NEEDED DURING THE FIRST FALL. • WATERING IS NEEDED ONCE A WEEK DURING THE FIRST 2 MONTHS, AND THEN AS NEEDED DURING FIRST GROWING SEASON (APRIL-OCTOBER), DEPENDING ON RAINFALL.	UPON ESTABLISHMENT
• MOWNG OF GRASS FILTER STRIPS AND BIORETENTION WITH TURF COVER.	AT LEAST MONTHLY DURING THE GROWING SEASON
• SPOT WEEDING, TRASH REMOVAL, AND RAKING	TWICE DURING GROWING SEASON
• CONDUCT A MAINTENANCE INSPECTION • INSPECT EACH CHECK DAM AT A MINIMUM ONCE EVERY FOUR CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.25 INCHES OF RAIN PER 24 HOUR PERIOD. CHECK TO SEE IF WATER HAS FLOWED AROUND THE EDGES OF THE STRUCTURE. • REPLACE STONE AND REPAIR DAMS AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT AND CONFIGURATION. • SEDIMENT SHOULD BE REMOVED FROM BEHIND THE CHECK DAMS WHEN IT HAS ACCUMULATED TO ONE HALF OF THE ORIGINAL HEIGHT OF THE DAM. DISPOSE OF THE SEDIMENT IN AN APPROPRIATE PLACE.	AS NEEDED



TYPICAL SECTION THROUGH SWM MANAGEMENT CONTROL DEVICES POND 1
NOT TO SCALE



TYPICAL SECTION THROUGH SWM MANAGEMENT CONTROL DEVICES POND 1
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ALPHA ARCHITECTS ENGINEERS
ALPHA ASSOCIATES, INC.
535 WEST KING STREET
MARTINSBURG, WV 25401
PHONE: 304-264-0051
www.thinkALPHAfirst.com

SITE PLAN FOR RIVERSIDE CHURCH

CHARLES B. BRADY REGISTERED PROFESSIONAL ENGINEER 15681 STATE OF WEST VIRGINIA

OWNER/DEVELOPER:
RIVERSIDE CHURCH

ADDRESS:
283 HAYBINE DRIVE,
SHENANDOAH
JUNCTION, WV 25442

PHONE:
520-243-3023

ATTN:
JENNIFER VERDUGO

REVISIONS

No.	ITEM	DATE

PROJ. NO.: 2408078.00
DATE: 8/19/2026
SHEET NO.:

C200

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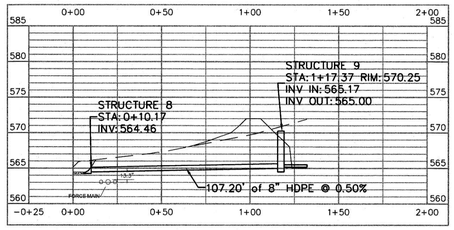
SITE PLAN
FOR
RIVERSIDE CHURCH

RANSON CORP. DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg. 656
JEFFERSON COUNTY, WEST VIRGINIA

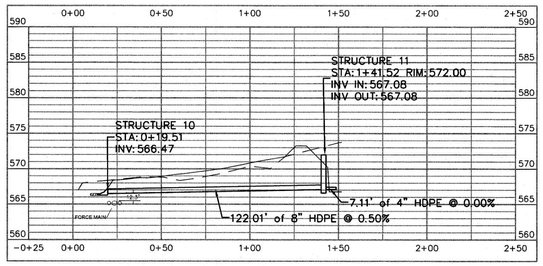
SWM DETAILS

8/19/2026 source: dwg: c:\projects\2408078.00 riverside church\civil\working\2408078.00_riverside church_c200_swm details.dwg



POND 1 PIPE NETWORK

SCALE: 1"=40' HOR / 1"=10' VER



POND 2 PIPE NETWORK

SCALE: 1"=40' HOR / 1"=10' VER

STRUCTURE SCHEDULE

STRUCT. NO.	STRUCT. TYPE	RIM ELEV.	INVT. IN	INVT. OUT	REMARKS
1	FLARED END SECTION			570.00	
2	NYLOPLAST INLET	575.90	572.65	570.58	
3	FLARED END SECTION			570.84	
4	NYLOPLAST INLET	576.78	573.26	571.46	
			572.52		
			571.46		
5	WVDOH TYPE B INLET	575.44		572.05	
6	NYLOPLAST INLET	576.82	573.49	573.49	
7	NYLOPLAST INLET	576.82	572.83	575.90	
8	FLARED END SECTION			564.41	
9	WVDOH TYPE B INLET	570.25	565.17	565.00	OUTLET CONTROL STRUCTURE POND 1
10	FLARED END SECTION			566.37	
11	WVDOH TYPE B INLET	572.00	567.08	567.08	OUTLET CONTROL STRUCTURE POND 2
12	FLARED END SECTION				
13	FLARED END SECTION				

ALPHA ASSOCIATES, INC.
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SITE PLAN
FOR
RIVERSIDE CHURCH

CHARLES B. BRANDT
REGISTERED
15058
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

OWNER/DEVELOPER:
RIVERSIDE CHURCH

ADDRESS:
283 HAYBINE DRIVE,
SHENANDOAH
JUNCTION, WV 25442

PHONE:
520-243-3023

ATTN:
JENNIFER VERDUGO

REVISIONS

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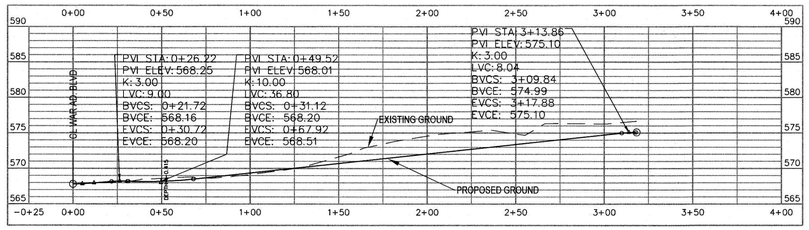
SITE PLAN
FOR
RIVERSIDE CHURCH

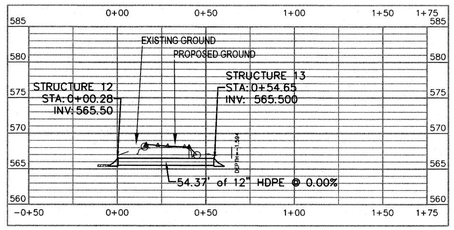
RANSON CORP. DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg. 656
JEFFERSON COUNTY, WEST VIRGINIA

SWM PROFILES



MAIN ROAD

SCALE: 1"=40' HOR / 1"=10' VER



ROAD CULVERT

SCALE: 1"=40' HOR / 1"=10' VER

ALPHA ASSOCIATES, INC.
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SITE PLAN
FOR
RIVERSIDE CHURCH

CHARLES B. BRANCH
REGISTERED
15058
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

OWNER/DEVELOPER:
RIVERSIDE CHURCH

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SHENANDOAH
JUNCTION, WV 25442

PHONE:
520-243-3023

ATTN:
JENNIFER VERDUGO

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SITE PLAN
FOR
RIVERSIDE CHURCH

RANSON CORP. DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg. 656
JEFFERSON COUNTY, WEST VIRGINIA

ROAD PROFILE

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SANITARY SEWER

SCALE: 1"=40' HOR / 1"=10' VER

ALPHA ASSOCIATES, INC.
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SITE PLAN
FOR
RIVERSIDE CHURCH

CHARLES B. BRANCH
REGISTERED
15058
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

OWNER/DEVELOPER:
RIVERSIDE CHURCH

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JUNCTION, WV 25442

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SITE PLAN
FOR
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RANSON CORP. DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg. 656
JEFFERSON COUNTY, WEST VIRGINIA

SSW AND FORCE MAIN PROFILES

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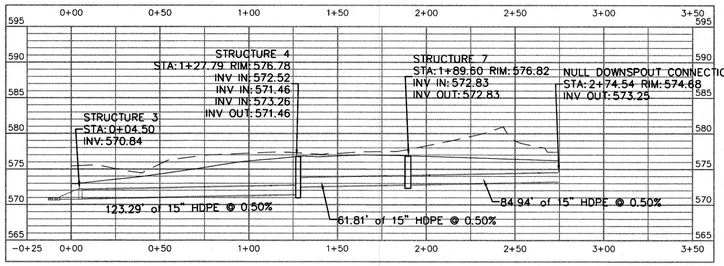
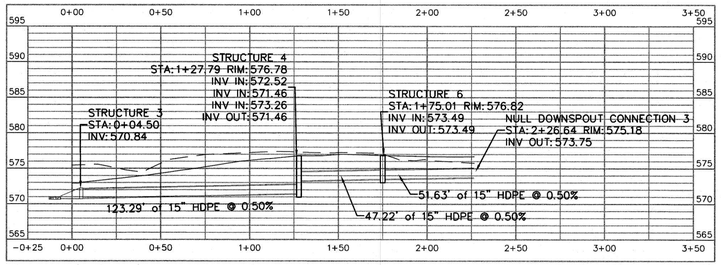


SOUTH PIPE NETWORK PIPES 1-3

SCALE: 1"=40' HOR / 1"=10' VER



SOUTH PIPE NETWORK PIPES 1-5

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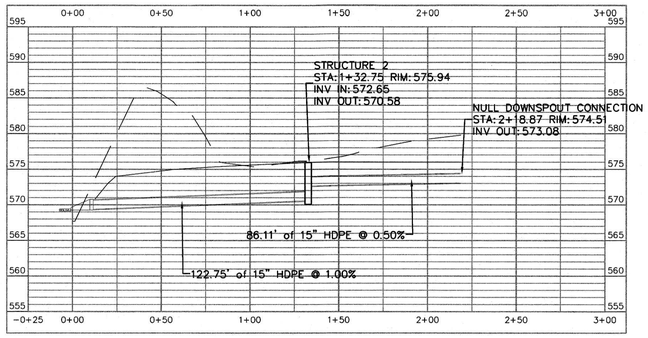

NORTH PIPE NETWORK

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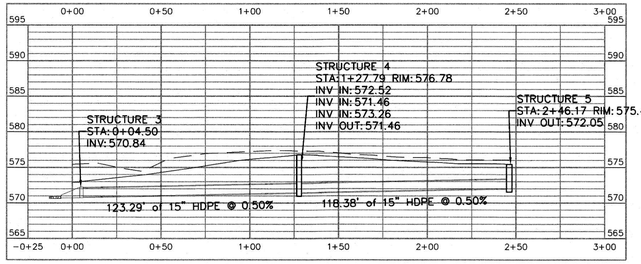
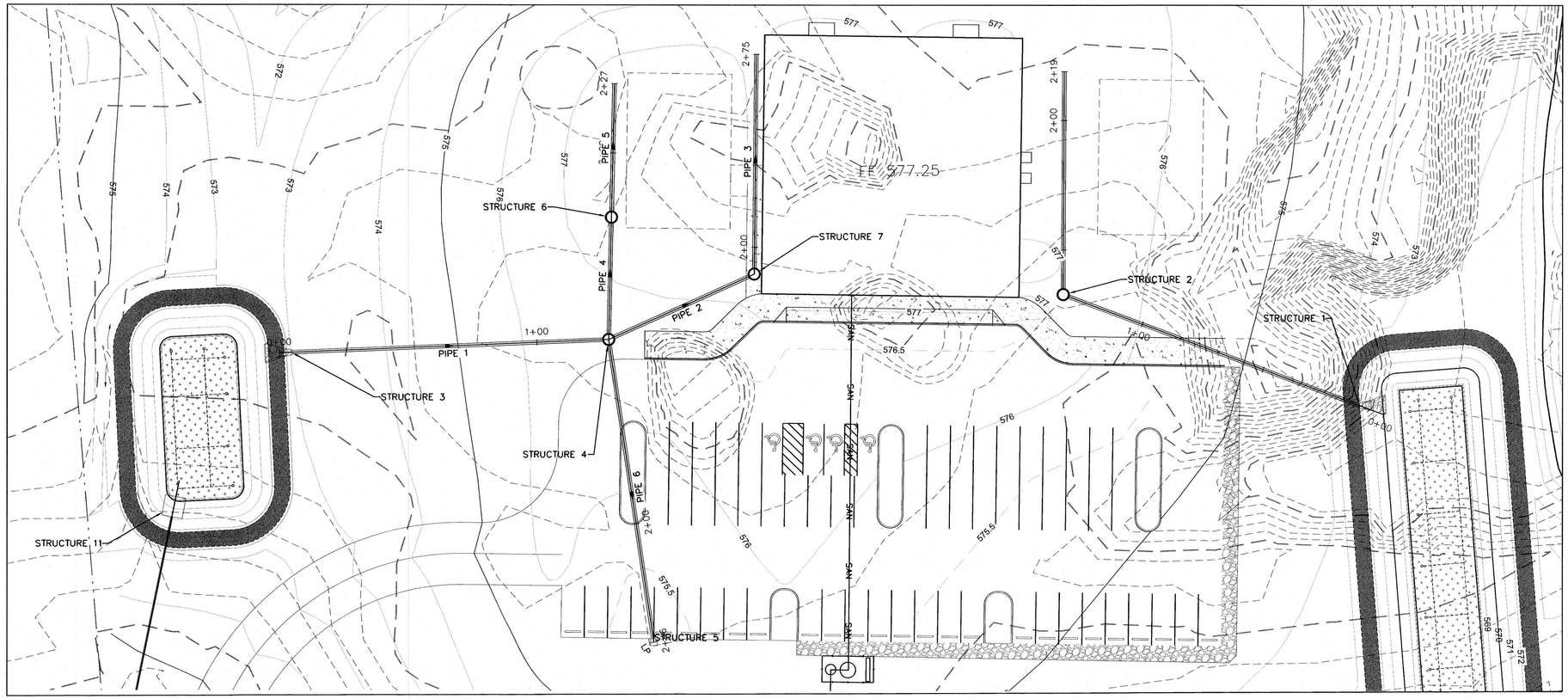
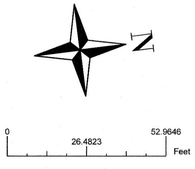


SOUTH PIPE NETWORK PIPES 1-6

SCALE: 1"=40' HOR / 1"=10' VER





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CHARLES B. BRAUN
REGISTERED
15056
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

OWNER/DEVELOPER:
RIVERSIDE CHURCH

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JUNCTION, WV 25442

PHONE:
520-243-3023

ATTN:
JENNIFER VERDUGO

REVISIONS

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DATE: 8/19/2026
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SITE PLAN
FOR
RIVERSIDE CHURCH

RANSON CORP. DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg. 656
JEFFERSON COUNTY, WEST VIRGINIA

PIPE NETWORK PROFILES

SITE PLAN FOR RIVERSIDE CHURCH

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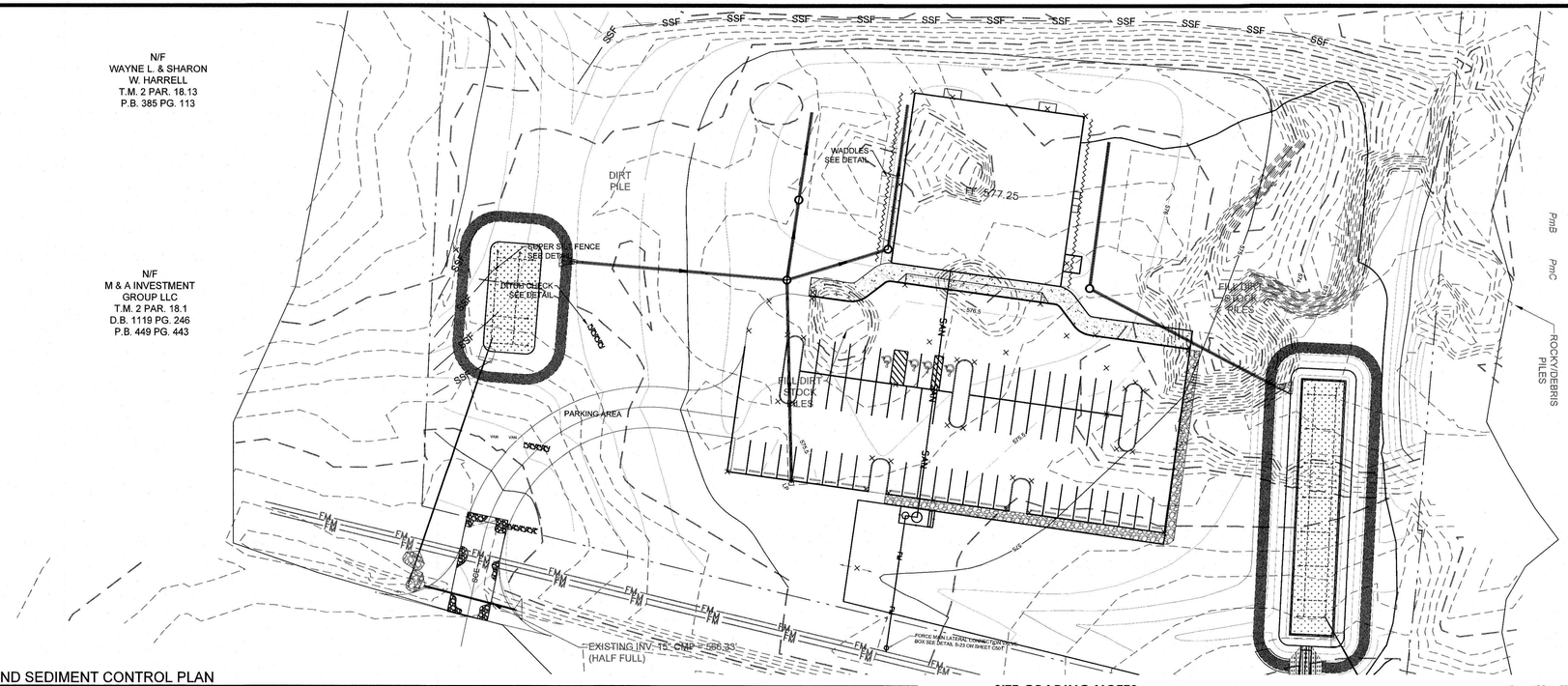
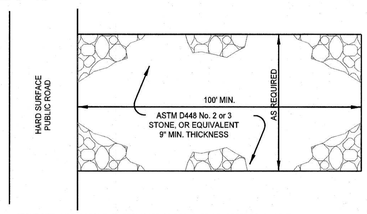


0 20 40 80 Feet
1"=40'

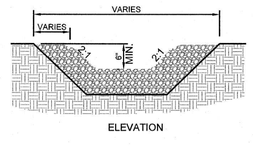
EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"=40'



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

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

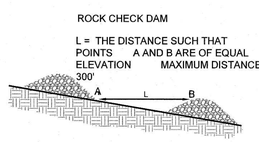
ROCK CHECK DAM



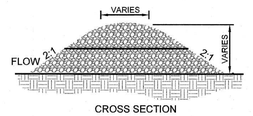
ELEVATION

ROCK CHECK DAM

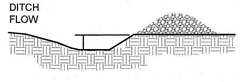
L = THE DISTANCE SUCH THAT
POINTS A AND B ARE OF EQUAL
ELEVATION MAXIMUM DISTANCE
300'



CHECK DAM SPACING

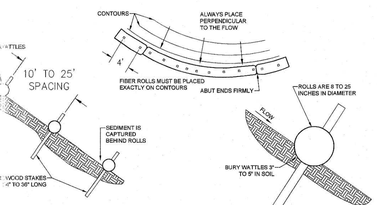


CROSS SECTION



CHECK DAM WITH SUMP

ROCK CHECK DAM DETAIL
NO SCALE



CONSTRUCTION SPECIFICATIONS

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

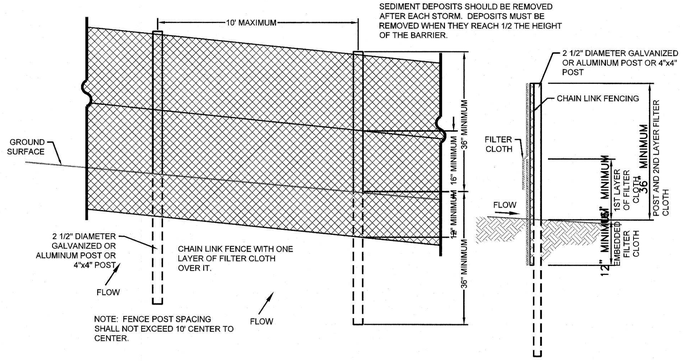
MAINTENANCE

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

WATTLES DETAIL
NOT TO SCALE

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

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



SUPER SILT FENCE DETAIL
NO SCALE

SITE GRADING NOTES

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

SEDIMENT AND EROSION CONTROL NOTES

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

SEED BED PREPARATION

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

SEEDING NOTES

1. PERMANENT SEEDING MIXTURE
   SEED:KY 31 FESCUE 45 LB/AC
   RED FESCUE 20 LB/AC
   KY BLUEGRASS 25 LB/AC
   WHITE DUTCH CLOVER 5 LB/AC
   FERTILIZER: RATE DETERMINED BY SOIL TEST
   MULCH: 1.5 TONS STRAW PER ACRES
   ASPHALT: SS-1 OR EQUIVALENT 150 GAL. PER ACRES
   (20 LBS./ACRES CROWN VETCH WILL BE ADDED TO ABOVE SEEDING MIXTURE TO STABILIZE CRITICAL AREAS)
   LIME: RATE DETERMINED BY SOIL TEST
2. TEMPORARY SEEDING MIXTURE
   SEED: ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) 40 LB/AC OR
   (FEB 16 – MAY 15 & AUG 1 – NOV 1)
   OR – WINTER RYE (SECALE CEREALE) 170 LB/AC (AUG 15 – FEB 28)
   OR – WINTER WHEAT (TRITICUM AESTIVUM 180 LB/AC (AUG 15 – FEB 28)
   OR – JAPANESE MILLET (ECHINOCHLOA CRUSGALLI) 30 LB/AC (MAY 15 – AUG 15)
   MULCH: 1.5 TONS STRAW PER ACRE
   ASPHALT: SS-1 OR EQUIVALENT 150 GAL. PER ACRE
3. SEED DATES
   MARCH 1ST – JUNE 15TH
   AUGUST 15TH – SEPTEMBER 15TH

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

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

SITE PLAN
FOR
RIVERSIDE CHURCH

CHARLES B. BRANDON
REGISTERED
15096
STATE OF
VIRGINIA
PROFESSIONAL ENGINEER

OWNER/DEVELOPER:
RIVERSIDE CHURCH

ADDRESS:
283 HAYBINE DRIVE,
SHENANDOAH
JUNCTION, WV 25442

PHONE:
520-243-3023

ATTN:
JENNIFER VERDUGO

REVISIONS

No.	ITEM	DATE

PROJ. NO.: 2408078.00
DATE: 8/21/2026
SHEET NO.:
C300

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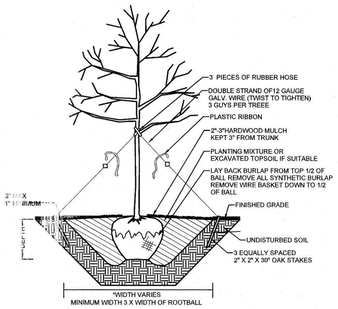
SITE PLAN
FOR
RIVERSIDE CHURCH

RANSON CORP. DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg. 656
JEFFERSON COUNTY, WEST VIRGINIA

E&S CONTROL PLAN & DETAILS

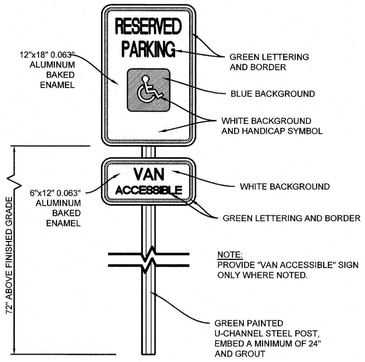


HARDWOOD TREE PLANTING DETAIL WITH STAKES

NO SCALE

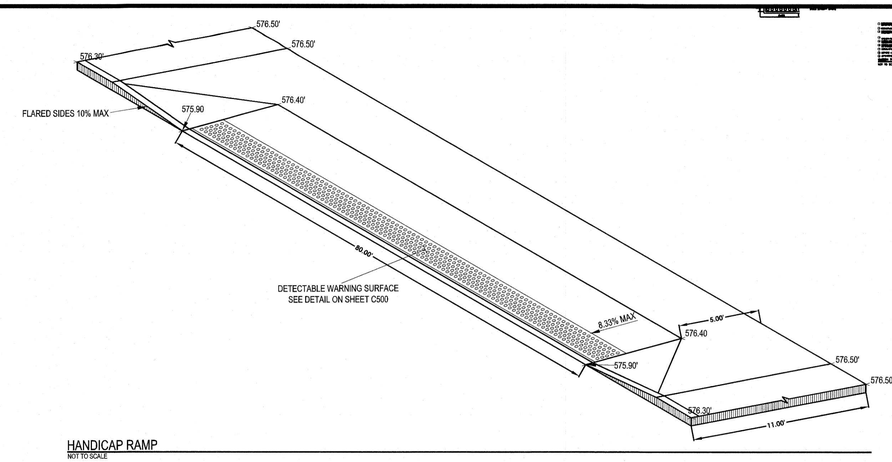
LANDSCAPING NOTES:

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



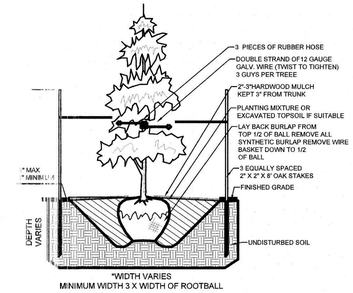
PHYSICALLY CHALLENGED PARKING SIGN ASSEMBLY

NOT TO SCALE



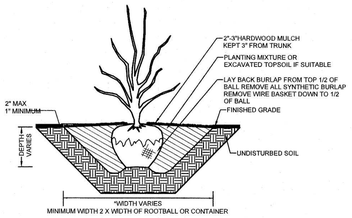
HANDICAP RAMP

NOT TO SCALE



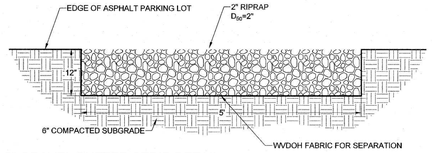
EVERGREEN TREE PLANTING DETAIL WITH STAKES

NO SCALE



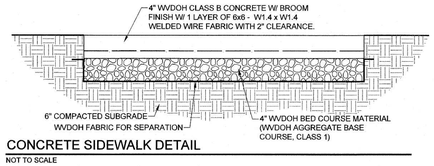
SHRUB PLANTING DETAIL

NO SCALE



5" GRAVEL BUFFER STRIP DETAIL

NOT TO SCALE



CONCRETE SIDEWALK DETAIL

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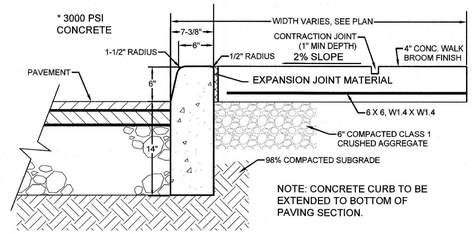
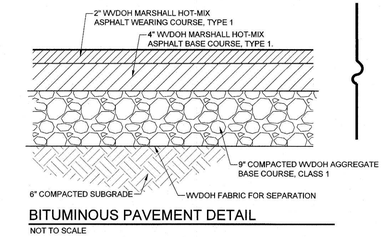


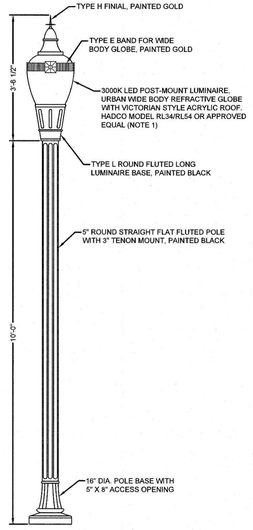
CURB AND SIDEWALK DETAIL

NO SCALE



BITUMINOUS PAVEMENT DETAIL

NOT TO SCALE

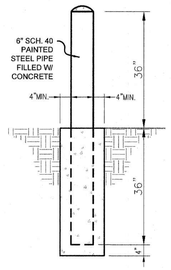


NOTES:

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

CITY OF RANSON
POST-TOP STREETLIGHT DETAIL

NOT TO SCALE



TYPE 1 - 6" BOLLARD DETAIL

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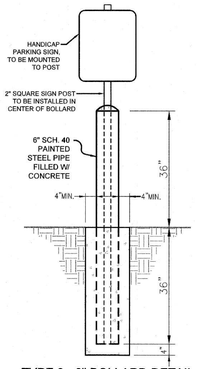
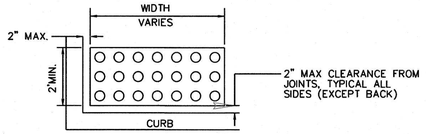


TYPE 2 - 6" BOLLARD DETAIL

NOT TO SCALE



DETECTABLE WARNING SURFACE (DWS)

NOTES

DETECTABLE WARNING SURFACES (DWS'S) SHALL ONLY BE PURCHASED FROM VENDORS ON THE WEST VIRGINIA DIVISION OF HIGHWAYS APPROVED VENDOR LIST 609.2 - DETECTABLE WARNING SURFACES.

DESIGN AND PLACEMENT OF DETECTABLE WARNING SURFACE (DWS) SHALL BE IN ACCORDANCE WITH SECTION 609 OF THE CURRENT WVDOT, DOH STANDARD SPECIFICATIONS ROADS AND BRIDGES AND SUBSEQUENT DOH SUPPLEMENTAL SPECIFICATIONS AND THE PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) DATED JULY 26, 2011.

DETECTABLE WARNING SURFACES SHALL EXTEND ACROSS THE FULL WIDTH OF THE CURB RAMP THRESHOLD WHERE THE CURB IS FLUSH WITH THE ROADWAY AND SHALL BE PLACED AT THE BACK OF THE CURB WITH A 0" MINIMUM, 2" MAXIMUM BORDER DIMENSION FROM JOINTS ON EACH SIDE OF THE DWS. WHERE THE BACK OF THE CURB EDGE IS TOOLED TO PROVIDE A RADIUS, THE BORDER DIMENSION SHOULD BE MEASURED FROM THE END OF THE RADIUS.

DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET, OR HIGHWAY. EITHER LIGHT ON DARK OR DARK ON LIGHT.

A WET OR PLASTIC SET-IN-PLACE DETECTABLE WARNING SURFACE (DWS) SHALL BE INSTALLED AT THE TIME OF THE PLACEMENT OF THE CURB RAMP, WHILE THE CONCRETE IS STILL PLASTIC.

MOLD-IN-PLACE CONCRETE DOMES, BRICK PAVERS, OR IRON OR STEEL WARNING SYSTEMS SHALL NOT BE USED.

SET-IN-PLACE DWS SHALL BE USED IN NEW CONSTRUCTION. SURFACE MOUNTED DWS ARE NOT PERMITTED.

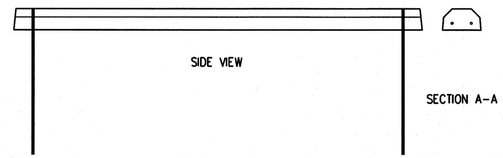
CONCRETE SHALL BE EDGED AROUND THE DWS AT TIME OF PLACEMENT.

A SINGLE DWS PANEL SHALL BE USED WITH CURB RAMP WIDTHS OF 5' OR LESS.

ANY CUTTING OF DWS DURING INSTALLATION SHALL BE APPROVED BY PROJECT ENGINEER.

IF DWS IS CUT TO CONFORM TO A SPECIFIC SHAPE OF RAMP AND ANCHORING DEVICES BECOME PART OF THE WASTE, THEN ANCHOR WILL BE REMOVED AND REATTACHED INTO THE DWS AT THE ORIGINAL EDGE OFFSET AS PER MANUFACTURER.

ALL DOWEL BARS SHALL BE EPOXY COATED IN ACCORDANCE WITH SECTION 709.1 OF THE CURRENT WVDOH STANDARD SPECIFICATIONS ROADS AND BRIDGES.



	A	B	C	D	WEIGHT
6" STANDARD CURB BUMPER	72"	71"	6"	60"	228 LBS.

INSTALL CURB BUMPER 2' FROM EDGE OF AREA TO BE PROTECTED.

CURB BUMPER DETAIL

NO SCALE

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

SITE PLAN FOR RIVERSIDE CHURCH

CHARLES B. BRANCH REGISTERED 15058 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

OWNER/DEVELOPER:
RIVERSIDE CHURCH

ADDRESS:
283 HAYBINE DRIVE,
SHENANDOAH JUNCTION, WV 25442

PHONE:
520-243-3023

ATTN:
JENNIFER VERDUGO

REVISIONS

No.	ITEM	DATE

PROJ. NO.: 2408078.00
DATE: 8/19/2026
SHEET NO.:

C500

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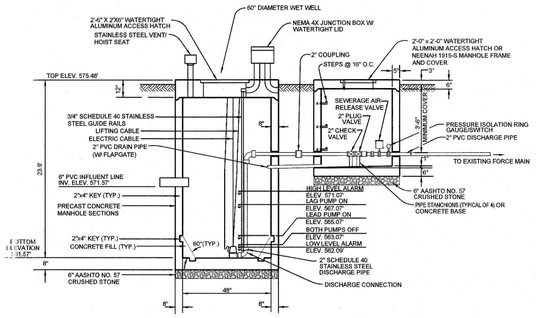
SITE PLAN
FOR
RIVERSIDE CHURCH

RANSON CORP. DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg. 656
JEFFERSON COUNTY, WEST VIRGINIA

DETAILS

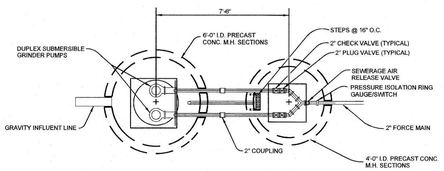


LIFT STATION AND VALVE VAULT SECTION

NOT TO SCALE

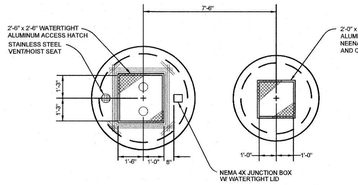
NOTES:

1. ALL CONCRETE SHALL MEET OR EXCEED ASTM C478 AND SHALL HAVE A MINIMUM 28-DAY STRENGTH OF 4000 PSI. ALL REINFORCING STEEL SHALL BE GRADE 60. ALL SECTIONS SHALL BE JOINED WITH BUTYL MASTIC AND SHALL BE ADEQUATELY LUBRICATED. ALL INTERNAL JOINT SURFACES SHALL BE TROWELED SMOOTH USING A BITUMINOUS WATERPROOFING MATERIAL. ALL OF THE INTERIOR SHALL BE COATED WITH CS-55 SEALANT. ALL ITEMS SET IN PLACE DURING POURING SHALL BE ANCHORED WITH 4000 PSI STAINLESS STEEL ANCHOR BOLTS. RESILIENT PIPE-TO-MANHOLE CONNECTIONS (ASTM C923) SHALL BE PROVIDED AT ALL PIPE PENETRATIONS.
2. THE CHECK VALVES SHALL BE BALL CHECK VALVES OF CAST IRON CONSTRUCTION WITH HOLLOW STEEL BALL COATED WITH VULCANIZED NITRIL RUBBER. THE BALL CHECK VALVES SHALL BE RATED FOR A MINIMUM PRESSURE OF 150 PSI.
3. PLUG VALVES ARE TO BE OF THE NON-LUBRICATED ECCENTRIC PLUG TYPE. VALVES ARE TO BE RATED FOR 175 LB. WOG AND CAST IN ASTM A126 CLASS B CAST IRON. ALL VALVES MUST HAVE A FULL ROUND PORT TO ASSURE MINIMUM TURBULENCE AND MINIMUM PRESSURE DROP. VALVES ARE TO HAVE A BALANCE PLUG, COATED WITH BUNA-N NEOPRENE OR OTHER MATERIAL AS REQUIRED TO ASSURE LOW TORQUE AND BUBBLE-TIGHT SHUT-OFF. VALVES TO BE CORROSION RESISTANT. SEAT IS TO BE RAISED, WELDED NICKEL.
4. STEPS IN THE VALVE PIT SHALL BE PREFORMED STEEL REINFORCED BAR ENCAPSULATED WITH INJECTION MOLDED POLYPROPYLENE WITH SERRATED TREAD AND END LUGS TO PREVENT FEET FROM SLIPPING.
5. THE MANUFACTURER SHALL PROVIDE THE SERVICES OF A FACTORY TRAINED TECHNICIAN FOR ONE (1) DAY FOR INITIAL START-UP OF THE STATION AND FOR INSTRUCTION OF THE OWNER'S OPERATION AND MAINTENANCE PERSONNEL.
6. SUBMERSIBLE GRINDER PUMPS SHALL OPERATE ON 1 HP 230 VOLT SINGLE PHASE POWER. EACH SHALL BE CAPABLE OF DELIVERING A MINIMUM OF 12 GPM AT 70 FEET OF TOTAL DYNAMIC HEAD. EACH SHALL ALSO OPERATE AT A TOTAL DYNAMIC HEAD AS LOW AS 48 FEET, WITHOUT CAVITATION. 939 GALLONS OF STORAGE SHALL BE PROVIDED BETWEEN THE "BOTH PUMPS OFF" LEVEL AND THE "HIGH LEVEL ALARM" LEVEL. PUMPS SHALL BE AN E-1 DUPLEX GRINDER PUMPS 1 HP 1725 RPM OR APPROVED EQUAL.
7. THE AUTOMATIC CONTROL CENTER SHALL BE MANUFACTURED BY THE PUMP STATION MANUFACTURER AND SHALL BE MOUNTED AT THE PUMP STATION. THE PANEL SHALL BE NEMA 4X. THE POWER SUPPLY SHALL BE 208 VOLTS, 3 PHASE, 60 HERTZ. THE CONTROL PANEL SHALL CONTROL THE PUMPS BASED ON LIQUID LEVEL AND THE PRESSURE SWITCH LOCATED IN THE VALVE PIT. PUMPING SHALL BEGIN WHEN THE "LEAD PUMP ON" LEVEL IS REACHED. PUMPING SHALL STOP WHEN THE "BOTH PUMPS OFF" LEVEL IS REACHED. THE PANEL SHALL INCLUDE APPROPRIATE MOLDED CASE INDUSTRIAL BREAKERS, MAGNETIC MOTOR STARTERS, AND A HAND/OFF/AUTOMATIC SELECTOR SWITCH. PUMPS SHALL ALTERNATE AFTER EACH PUMPING CYCLE. THE CONTROL PANEL SHALL ALSO PROVIDE FOR EACH PUMP A TEMPERATURE SENSOR ALARM/SHUTDOWN, OVERLOAD RELAY ALARM/SHUTDOWN WITH MANUAL RESET, A PUMP FAILURE ALARM, RUN LIGHTS, NON-RESETABLE ELAPSED TIME METER, AND MOISTURE SENSOR ALARM. A LOW LEVEL ALARM AND A HIGH LEVEL ALARM WITH A FLASHING RED LIGHT SHALL BE PROVIDED. DRY CONTACTS SHALL BE PROVIDED FOR THE ALARM MONITOR AT A REMOTE LOCATION. EACH MERCURY FLOAT SHALL HAVE PANEL LIGHTS TO INDICATE POSITION. AN ACKNOWLEDGED PUSH-BUTTON SWITCH SHALL BE PROVIDED TO DEACTIVATE AND RESET THE LOCAL ALARM. A LIGHTNING ARRESTOR SHALL BE PROVIDED. A POWER MONITOR ALARM SHALL BE PROVIDED TO INDICATE LOW VOLTAGE, HIGH VOLTAGE, PHASE UNBALANCE, OR SINGLE PHASE. RELAYS SHALL BE PROVIDED TO STEP START PUMPS IN THE EVENT OF POWER FAILURE. A TEMPERATURE SELF-LIMITING CONDENSATION HEATER SHALL BE PROVIDED. EXTERNAL QUICK DISCONNECT SWITCHES SHALL BE PROVIDED.
8. THE MANUFACTURER OF THE LIFT STATION SHALL GUARANTEE FOR ONE (1) YEAR FROM THE DATE OF INSTALLATION, OR 18 MONTHS FROM THE DATE OF SHIPMENT, THAT THE STRUCTURE AND ALL EQUIPMENT WILL BE FREE FROM DEFECTS IN DESIGN, MATERIAL AND WORKMANSHIP. WARRANTIES AND GUARANTEES BY THE SUPPLIER OF VARIOUS COMPONENTS IN LIEU OF A SINGLE SOURCE RESPONSIBILITY BY THE MANUFACTURER WILL NOT BE ACCEPTED. THE MANUFACTURER SHALL BE SOLELY RESPONSIBLE FOR THE GUARANTEE OF THE STATION AND ALL COMPONENTS. IN THE EVENT A COMPONENT FAILS TO PERFORM AS SPECIFIED OR IS PROVED DEFECTIVE IN SERVICE DURING THE GUARANTEE PERIOD, THE MANUFACTURER SHALL PROVIDE A REPLACEMENT PART, WITHOUT COST, TO THE OWNER. HE SHALL FURTHER PROVIDE, WITHOUT COST, SUCH LABOR AS MAY BE REQUIRED TO REPLACE, REPAIR OR MODIFY MAJOR COMPONENTS SUCH AS THE STATION STRUCTURE, PUMPS, PUMP MOTORS, SEWAGE PIPING MANIFOLD, ETC.
9. ALL EXCAVATION/BACKFILL SHALL BE DONE IN ACCORDANCE WITH THE LATEST WVDOH SPECIFICATIONS.
10. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO CURRENT WV DEPARTMENT OF HEALTH DEPARTMENT REQUIREMENTS.



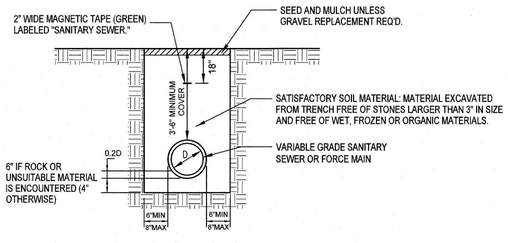
LIFT STATION PLAN

SCALE: 1/2"=1'-0"



LIFT STATION TOP SLAB PLAN

SCALE: 1/2"=1'-0"

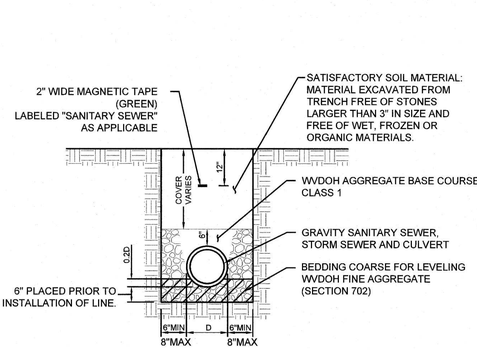


TRENCH DETAIL A FOR VARIABLE GRADE SANITARY SEWER AND FOR FORCE MAIN

NOT TO SCALE

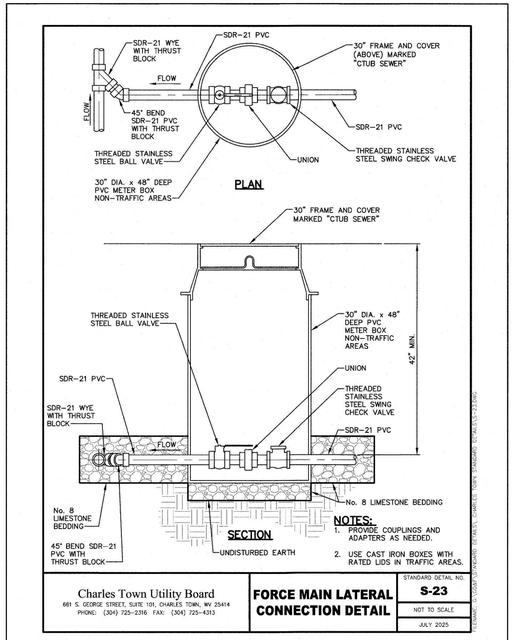
NOTES:

1. THE CONTRACTOR SHALL BACKFILL ALL TRENCHES IN LIFTS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. ALL TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY UNIT WEIGHT ACCORDING TO THE STANDARD PROCTOR METHOD (ASTM D698). THE CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING. TESTS SHALL BE PERFORMED EVERY 200 LINEAR FEET OF TRENCH EVERY LAYER. THREE (3) COPIES OF ALL TEST RESULTS SHALL BE PROVIDED BY THE INDEPENDENT TESTING AGENCY DIRECTLY TO THE ENGINEER. ALL BACKFILLS NOT ACHEIVING THE DEGREE OF COMPACTION SPECIFIED SHALL BE REMOVED, RECOMPACTED, AND RETESTED UNTIL THE SPECIFIED COMPACTION IS OBTAINED.
2. THE CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL SURPLUS EXCAVATED MATERIAL.



TRENCH DETAIL FOR GRAVITY SANITARY SEWER, STORM SEWER + CULVERT

NO SCALE



Charles Town Utility Board
661 S. GEORGE STREET, SUITE 101, CHARLES TOWN, WV 25414
PHONE: (304) 725-2316 FAX: (304) 725-4313

FORCE MAIN LATERAL CONNECTION DETAIL

STANDARD DETAIL NO.: **S-23**
NOT TO SCALE
JULY 2025

LEGEND, CHARLES TOWN UTILITY BOARD, CHARLES TOWN, JEFFERSON COUNTY, WEST VIRGINIA

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

SITE PLAN
FOR
RIVERSIDE CHURCH

CHARLES B. BRANNON
REGISTERED
15056
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

OWNER/DEVELOPER:
RIVERSIDE CHURCH

ADDRESS:
283 HAYBINE DRIVE,
SHENANDOAH
JUNCTION, WV 25442

PHONE:
520-243-3023

ATTN:
JENNIFER VERDUGO

REVISIONS

No.	ITEM	DATE

PROJ. NO.: 2408078.00
DATE: 8/19/2026
SHEET NO.:

C501

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SITE PLAN
FOR
RIVERSIDE CHURCH

RANSON CORP. DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg. 656
JEFFERSON COUNTY, WEST VIRGINIA

SEWAGE LIFT STATION AND TRENCH DETAILS

G:\PDW\C-3D Drawings\Construction Drawings\Riverside Church\Riverside Church_2408078.dwg, 8/19/2026 8:47:36 AM, Brannon

Site Plan
CRC REPORT

Riverside Church
PROJECT: 25-33-SP

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

Application Information

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

Project Description

Site plan for a new church along War Admiral Boulevard

Location and Site Information

Location: Riverside Church along War Admiral Boulevard
Current Zoning: Mixed Use
Gross Site Area: 5 acres

Engineering & Zoning Review

1. Per the City of Ranson Zoning Ordinance 17-22. A sidewalk is required along the entire site frontage with War Admiral Boulevard. The sidewalk should have a connection to the site and subsequent church/parking.
    a. Please share the email provided by WVDOH District 5 regarding the comment response
    b. If that is the case the sidewalk shall be placed within the site along the entirety of War Admiral Boulevard per the Ordinance for future connection.
2. Please provide a curb ramp grading detail to confirm the ADA ramp is graded to ADA requirements.
    a. The curb ramp detail provided is not adequate. It needs to show the actual slopes, grades and elevations of the ramp to confirm ADA/PROWAG compliance.

Next Steps

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

Thank you,
City of Ranson
Community Development Department

Site Plan
STAFF REPORT

Riverside Church

PROJECT: 25-33-SP

10-20-2026

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

Application Information

Chuck Brank, PE
Alpha Associates, Inc.
535 W King St
Martinsburg, WV 25401

Project Summary

Site plan for a new church along War Admiral Boulevard

Location and Site Information

Location: future Riverside Church along War Admiral Boulevard
Current Zoning: T5
Gross Site Area: 4.49 acres

Engineering & Planning/Zoning Review

No comments on the bond and site plan.

Next Steps

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

Thank you,
City of Ranson
Community Development Department

Chuck Branch

From: McDonald, Kevin A <kevin.a.mcdonald@wv.gov>
Sent: Wednesday, October 15, 2025 7:32 AM
To: Chuck Branch
Subject: Re: [EXTERNAL] Re: Riverside Church - Ranson, WV

CAUTION: External Sender. Do not click on links or open attachments from senders you do not trust.

Yeah, that's fine with me.

On Tue, Oct 14, 2025 at 1:47 PM Chuck Branch <chuck.branch@thinkalphafirst.com> wrote:

Kevin,

I am not aware of any future sidewalk plans. With your permission, I would like to use the phrase "Any sidewalk should be placed off of WVDOH ROW." in response to the request for a sidewalk.

Thanks,

Chuck

From: McDonald, Kevin A <kevin.a.mcdonald@wv.gov>
Sent: Tuesday, October 14, 2025 1:17 PM
To: Chuck Branch <chuck.branch@thinkalphafirst.com>
Subject: [EXTERNAL] Re: Riverside Church - Ranson, WV

CAUTION: External Sender. Do not click on links or open attachments from senders you do not trust.

Good afternoon Chuck. Do they have plans for future sidewalk installation in the area, why is it needed? Any sidewalk should be placed off of WVDOH ROW.

On Tue, Oct 14, 2025 at 1:10 PM Chuck Branch <chuck.branch@thinkalphafirst.com> wrote:

Good Afternoon Kevin,

We are currently developing plans for a new church project located on War Admiral Blvd (Route 115). in Ranson, WV. Please see the attached preliminary plans. The City of Ranson has asked to provide a

sidewalk along the project's frontage, but this will be within WVDOH R/W and there are no other sidewalks along War Admiral Blvd anywhere in the area. Is this something that would be permitted by the district? Any assistance would be appreciated.

Thanks,

Chuck

Charles B. Branch, PE

Senior Principal and Civil Engineer

Alpha Associates, Incorporated

209 Prairie Avenue

Morgantown, WV 26501

Office: 304-296-8216 ext.: 115

Cell: 304-376-4179

Fax: 304-296-8216

SMARTCODE ADMINISTRATIVE WAIVER APPLICATION

City of Ranson, West Virginia • Department of Community Development
312 S. Mildred Street, Ranson West Virginia 25438 • Phone: 304-725-1010 • www.cityofransonwv.net

OFFICE USE ONLY
Application # _____
Date Received: _____ Fee: _____
Application Accepted By: _____ Payment Type: _____
Comments:

APPLICANT:
NAME: RIVERSIDE CHURCH
ADDRESS: WAR ADMIRAL BLVD. CITY/STATE RANSON, WV ZIP: 25438
PHONE # 520-243-3023 FAX # _____ EMAIL pastorjenverdugo@gmail.com

PROPERTY OWNERS:
NAME: RIVERSIDE CHURCH
ADDRESS: 283 HAYBINE DR. CITY/STATE SHENANDOAH JUNCTION, WV ZIP: 25442
PHONE # 520-243-3023 FAX # _____ EMAIL pastorjenverdugo@gmail.com
☐ CHECK HERE IF LISTING ADDITIONAL OWNERS ON SEPARATE PAGE.

ATTORNEY/AGENT (CHECK ONE IF APPLICABLE): ☐ ATTORNEY ☐ AGENT
NAME: ALPHA ASSOCIATES
ADDRESS: 535 W. KING ST. CITY/STATE MARTINSBURG, WV ZIP: 25401
PHONE # 304-264-0051 FAX # _____ EMAIL chuck.branch@thinkalphafirst.com

SIGNATURES:
APPLICANT SIGNATURE: J. Verdugo
PROPERTY OWNER SIGNATURE: J. Verdugo
ATTORNEY / AGENT SIGNATURE: CB

PLEASE DIRECT CORRESPONDENCE TO: ☑ OWNER ☑ AGENT ☐ ATTORNEY

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City staff review of this application is dependent upon the accuracy of the information provided that any inaccurate or inadequate information provided by me/my firm/my agent, etc. may delay review of this application.

PLEASE NOTE: INCOMPLETE INFORMATION WILL RESULT IN REJECTION OF THIS SUBMITTAL.
FOR ALL QUESTIONS REGARDING THIS FORM AND FEES, PLEASE CALL: 304-725-1010.
ALL FEES MUST BE PAID WITH APPLICATION SUBMITTAL. PLEASE MAKE ALL CHECKS PAYABLE TO THE **CITY OF RANSON**.

SMARTCODE ADMINISTRATIVE WAIVER APPLICATION

City of Ranson, West Virginia • Department of Community Development
312 S. Mildred Street, Ranson West Virginia 25438 • Phone: 304-725-1010 • www.cityofransonwv.net

LOCATION AND PROPERTY INFORMATION

PROPERTY ADDRESS (FOR ZONING PURPOSES): PROPERTY IS VACANT. NO 911 ADDRESS IS ASSIGNED.

MAP AND PARCEL NUMBER(S) FOR CERTIFIED ADDRESS: RANSON CORP - MAP 10 PARCEL 4

☐ CHECK HERE IF LISTING ADDITIONAL PARCEL NUMBERS ON SEPARATE PAGE.

ZONING DISTRICT T-5 TOTAL ACREAGE 4.49

DESCRIPTION OF REQUEST

LIST THE SPECIFIC ORDINANCE REQUIREMENTS YOU ARE REQUESTING A WAIVER FROM (INCLUDE SECTION NUMBERS):

DESCRIBE THE REQUEST IN AS MUCH DETAIL AS NECESSARY TO FULLY EXPLAIN THE REQUESTED DEVIATION:

DESCRIBE THE REASON FOR THE DEVIATION IN AS MUCH DETAIL AS NECESSARY TO FULLY EXPLAIN WHY THE REQUESTED DEVIATION IS NECESSARY:

ATTACH MAP(S) AND OTHER DOCUMENTS TO FULLY EXPLAIN THE REQUESTED DEVIATION.

At a minimum, the map(s) and documentation must include:

- ☐ Title, scale, date, and approximate north arrow on all maps
- ☐ Existing structures or land uses on the property
- ☐ Boundary lines of the property (certified boundary not required)
- ☐ Existing zoning of all abutting properties
- ☐ Location of requested deviation

APPLICATION CONTINUED ON NEXT PAGE

SMARTCODE ADMINISTRATIVE WAIVER APPLICATION

City of Ranson, West Virginia • Department of Community Development
312 S. Mildred Street, Ranson West Virginia 25438 • Phone: 304-725-1010 • www.cityofransonwv.net

IMPACT OF REQUEST

DESCRIBE HOW REQUEST IS CONSISTENT WITH CH. 19A, S. 1.2 *INTENT*: _____

_____

DESCRIBE HOW REQUEST IS CONSISTENT WITH COMPREHENSIVE PLAN: _____

_____

DESCRIBE HOW REQUEST WILL NOT MATERIALLY ENDANGER PUBLIC HEALTH OR SAFETY OR CONSTITUTE A PUBLIC NUISANCE: _____

_____

DESCRIBE HOW REQUEST WILL NOT SUBSTANTIALLY INJURE VALUE OF ADJOINING PROPERTY: _____

_____

DESCRIBE HOW REQUEST WILL BE IN HARMONY WITH PROXIMATE LAND USES AND CONSISTENT WITH PURPOSES OF THE ZONING DISTRICT: _____

_____

DESCRIBE HOW REQUEST WILL ADVANCE THE INTENDED FORM OF THE DEVELOPMENT: _____

_____

DESCRIBE HOW REQUEST WILL ADVANCE PEDESTRIAN FRIENDLY DEVELOPMENT: _____

_____

DESCRIBE HOW REQUEST WILL PROVIDE FOR THE ENHANCEMENT, COORDINATION, OR DEMARCATION BETWEEN THE PUBLIC AND PRIVATE REALM: _____

_____

WAIVER REQUESTS WITH SPECIFIC REQUIREMENTS

The following elements have specific standards for administrative waivers within Ch. 19A:

- ☐ Block face length and block perimeter [3.5.3 and 3.5.4]
- ☐ Building setbacks [5.5.2]
- ☐ Hedges or fences in place of streetscreens [5.6.6]
- ☐ Open parking areas on b-grids [5.9.1]
- ☐ Spacing of public planting and public lighting [5.10.2 and 7.2.5]
- ☐ Building heights for industrial uses in SDI [6.1.2]

DOES YOUR REQUESTED DEVIATION RELATE TO ANY OF THE ELEMENTS LISTED IN THIS SECTION? ☐ **YES** ☒ **NO**

IF YES, DESCRIBE HOW REQUEST MEETS THE SPECIFIC STANDARDS LISTED IN THE RELEVANT ORDINANCE SECTION: _____

_____

_____

_____

☑ **CHECK HERE IF ANSWERS TO ANY QUESTION ON THIS PAGE APPEAR ON SEPARATE PAGE.**

List the specific Ordinance requirements you are requesting a waiver from (Include Section numbers):
Section 17-22 – Sidewalk Construction

Describe the request in as much detail as necessary to fully explain the requested deviation:
The Riverside Church plans to build a new church building with parking and storm water management facilities on the subject property located on War Admiral Blvd. The Church requests to deviate from the requirement to construct a sidewalk along War Admiral Blvd which is the street adjacent to the project property as required in Article II Sec.17.22. Specifically, the Church requests not to build any sidewalk along the frontage.

Describe the reason for the deviation in as much detail as necessary to fully explain why the requested deviation is necessary:
War Admiral Blvd is a two-lane highway, with shoulders but no existing sidewalks, running in a North/South direction along the property frontage. The property surrounding the Riverside Church site is rural in character. To the North the area is mostly undeveloped with some scattered equipment storage locations. The nearest residence to the north is over a quarter of a mile away. To the south the property is mostly agricultural. There are low density residential properties to the west along the north side of Currie Road. Currie Road is a two-lane neighborhood arterial road with no shoulders or sidewalks. The property to the east of the church site is mostly undeveloped and it lies between War Admiral Blvd and Highway 9 which is a high-speed divided highway also running north and south. The Riverside Church is requesting this deviation because any sidewalk constructed along the road frontage would be a singular section of sidewalk within a sidewalk desert that would virtually serve no one. There are no sidewalks within easy walking distance of the subject property in any direction. Due to the rural and underdeveloped nature of the project location it would stand to reason that sidewalk construction serving this, or any surrounding property should be developed as part of a larger coordinated sidewalk plan. It should also be noted that WVDOH has not reviewed or approved any sidewalk plan within the R/W in this area.

Describe how request is consistent with Ch. 19A, S. 1.2 Intent:
Not allowing this deviation will make this property inconsistent in visual character of its neighboring properties as the only property with a sidewalk. The sidewalk as required would be a stand-alone element within the transportation corridor. There is no other existing sidewalk within the corridor to plan or coordinate any type of connection. Due to the size of the properties and the low density of development it would be more beneficial to implement a large-scale pedestrian trail/ sidewalk plan than to wait for sidewalks to be constructed as development occurs.

Describe how request is consistent with Comprehensive Plan:
This request is not consistent with the comprehensive plan. But it is a single use building on a single parcel of property. Surrounded by undeveloped, underdeveloped, low density residential and agricultural use properties. If the subject property were surrounded by developments with sidewalks adjacent to War Admiral Blvd it would be reasonable to include a sidewalk with this

project. If a sidewalk were installed it would be for the purpose of compliance with the Comprehensive Plan and Zoning Code only. There are no existing sidewalks, walking trails or paths within easy walking distance of the project property.

Describe how request will not substantially injure value of adjoining property:
Granting this deviation will not substantially injure adjoining properties because it does not change the conditions of the existing transportation corridor. No gap in pedestrian infrastructure will be created because no pedestrian infrastructure exists. No sidewalk is the status quo.

Describe how request will be in harmony with proximate land uses and consistent with purposes of the zoning district:
Since no sidewalks currently exist the requested deviation will keep the project property in harmony with proximate land uses. While the potential for Blended Mixed-Use development exists in the area, the current land use appears to be large parcels of undeveloped, underdeveloped, and agricultural properties. The transportation system consists of two-lane roads with no sidewalks. It is neither efficient nor methodical to try to create a system of sidewalks by requiring their actual construction only when development takes place, usually one property at a time. Properties that are already developed without sidewalks will create gaps in the system. And if owners of large parcels decide to develop their property they will be required to construct large sections of sidewalk regardless of the size of the development.

Describe how request will advance the intended form of the development:
This request allows the project property to continue to blend with the neighboring properties. A section of sidewalk adjacent to War Admiral Blvd would be an anomaly at this time.

Describe how the request will advance pedestrian friendly development:
Until the surrounding properties are developed enough to create foot traffic any sidewalk construction will be for the purpose of code compliance only. A large-scale pedestrian trail/sidewalk plan would do more to advance pedestrian friendly development than a single section of sidewalk in an area that is currently devoid of sidewalks.

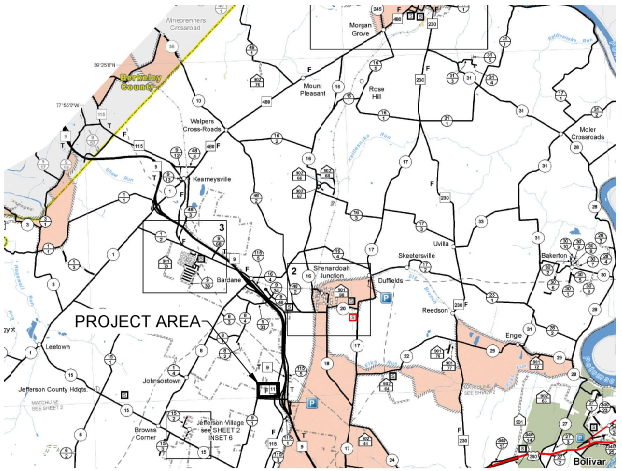
Describe how request will provide for the enhancement, coordination, or demarcation between the public and private realm:
The request will not affect the existing conditions between the public and private realm.

RIVERSIDE CHURCH

SITE PLAN

FOR

WAR ADMIRAL BLVD. NEW CHURCH CONSTRUCTION



VICINITY MAP

SCALE 1" = 2000'

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

CITY OF RANSON CONSTRUCTION NOTES

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

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

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

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

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

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

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

LIST OF PERMITS

- WVDOH ENCROACHMENT PERMIT # - PENDING
- WV BUREAU OF HEALTH WELL PERMIT # - PENDING
- WVDEP NPDES PERMIT # - PENDING

CITY OF RANSON - COMPLETE LIST OF WAIVERS/VARIANCES			
ORDINANCE	SECTION OF ORDINANCE	DESCRIPTION OF WAIVER OR VARIANCE	DATE GRANTED
		NONE REQUESTED	

SHEET INDEX	
SHEET NO.	SHEET TITLE
C000	COVER SHEET
C001	GENERAL NOTES
C100	EXISTING CONDITIONS
C101	SITE PLAN
C102	LANDSCAPE PLAN
C200	SWM DETAILS
C201	SWM PROFILES
C202	ROAD PROFILE
C203	SSW AND FORCE MAIN PROFILES
C204	PIPE NETWORK PROFILES
C300	E&S CONTROL PLAN AND DETAILS
C500	DETAILS
C501	SEWAGE LIFT STATION AND TRENCH DETAILS

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

1) _____

2) _____

3) _____

_____ _____

PLANNING COMMISSION PRESIDENT DATE

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

_____ _____

OWNER DATE

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

SITE PLAN FOR RIVERSIDE CHURCH

OWNER/DEVELOPER:
RIVERSIDE CHURCH

ADDRESS:
283 HAYBINE DRIVE,
SHENANDOAH
JUNCTION, WV 25442

PHONE:
520-243-3023

ATTN:
JENNIFER VERDUGO

REVISIONS

No.	ITEM	DATE

PROJ. NO.: 2408078.00
DATE: 8/19/2026
SHEET NO.:

C000

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SITE PLAN
FOR
RIVERSIDE CHURCH

RANSON CORP. DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg. 656
JEFFERSON COUNTY, WEST VIRGINIA

COVER SHEET

SYMBOLS, ABBREVIATIONS, AND LINETYPES

- EXISTING BUILDING OUTLINE
- EXISTING CONTOURS
- EXISTING INDEX CONTOURS (WITH ANNOTATION)
- EXISTING SANITARY SEWER
- EXISTING ELECTRIC
- EXISTING STORM
- EXISTING WATER
- EXISTING PAVING
- EXISTING PROPERTY LINE
- EXISTING CONCRETE
- EXISTING FENCE
- EXISTING OVERHEAD WIRES
- EXISTING TREE LINE
- NEW CONTOURS
- NEW INDEX CONTOURS (WITH ANNOTATION)
- NEW SANITARY SEWER
- NEW FORCE MAIN
- NEW STORM
- NEW WATER
- NEW PAVING
- NEW CONCRETE
- NEW CENTERLINE
- NEW FENCE
- SILT FENCE
- SUPER SILT FENCE
- NEW BUILDING OUTLINE
- BUILDING RESTRICTION LINE (BRL)
- UTILITY POLE
- GUY POLE/WIRE
- BENCH MARK/SURVEY CONTROL
- WATER VALVE
- WATER METER
- SANITARY SEWER CLEANOUT
- EXISTING TREES
- WFP — WOODEN FENCE POST
- 5/8" IRON ROD W/ CAP FOUND
- 5/8" IRON ROD FOUND

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

ZONING ORDINANCE SUMMARY:

1. CURRENT ZONE: T-5
   PROPOSED USE: CHURCH
2. LANDSCAPING:
   - IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO REPLACE ANY TREES THAT DIE. ALL BUFFER YARDS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
3. SITE LIGHTING:
   SITE LIGHTING IS PROPOSED FOR THIS SITE IN THE FORM OF TEN STANDARD RANSON LIGHTS AT LOCATIONS SHOWN ON THE LANDSCAPE AND LIGHTING PLAN. STREET LIGHT DETAIL IS SHOWN ON SHEET C500.
4. PARKING CALCULATIONS:
   REQUIRED: CHURCH: 1 SPACE FOR EACH 5 SEATS, 200 SEATS, TOTAL REQUIRED = 40 SPACES.

   PROPOSED: 65 (INCLUDING 2 VAN ACCESSIBLE HANDICAP SPOTS AND 2 HANDICAP SPOTS)
5. IMPERVIOUS COVERAGE CALCULATIONS:
   EXISTING IMPERVIOUS = ± 5,584.21 SF
   POST CONSTRUCTION IMPERVIOUS = ± 47,785.57 SF

EXISTING UTILITIES:

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

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

SEQUENCE OF CONSTRUCTION - SITE WORK

1. APPLY FOR AND OBTAIN A BUILDING PERMIT FROM THE CITY OF RANSON.
2. CONTACT MISS UTILITY.
3. INSTALL E & S CONTROLS.
4. ROUGH GRADE SITE, INCLUDING STORM WATER BASINS.
5. LAY SANITARY SEWER PIPE.
6. INSTALL LIFT STATION AND FORCE MAIN
7. LAY STORM DRAIN PIPES.
8. LAY WATER SERVICE LINE.
9. INSTALL POWER CONDUIT & LIGHT POLE BASES.
10. INSTALL SWM BASINS.
11. FINE GRADE SITE.
12. INSTALL NEW SIDEWALKS.
13. ASPHALT PAVEMENT DRIVEWAY AND PARKING AREAS.
14. COMPLETE SWM BASINS, INCLUDING PLANTINGS.
15. SEED & MULCH AREAS NOT OTHERWISE LANDSCAPED.
16. REMOVE E & S CONTROLS WHEN ALL IS STABILIZED.

SITE INFORMATION

1. THE USE OF THE SITE WILL BE A CHURCH.
2. SOURCE OF BOUNDARY INFORMATION: PLAT OF BOUNDARY AND IMPROVEMENT LOCATION SURVEY DATED 8/4/1999 BY EDWARD JOHNSON, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY IN D.B. 931 PG. 118.
3. PROPERTY ADDRESS: PROPERTY IS VACANT, THEREFORE NO 911 ADDRESS HAS BEEN ASSIGNED.
   PROPERTY IS LOCATED ON THE WESTERN SIDE OF WAR ADMIRAL BLVD AND IS THE SECOND PARCEL NORTH OF CURRIE ROAD.
4. THIS PROPERTY IS LOCATED ON FEMA MAP PANEL 54037C0130E, EFFECTIVE DATE 12/18/2009, AND IS DESIGNATED AS ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOOD PLAIN.
5. THE SOILS ON THE SITE ARE AS FOLLOWS:
   PmC - POPLIMENTO SILT LOAM, 8 TO 15 PERCENT SLOPES
   HbB - HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES
6. THERE ARE NO WETLANDS ON THE SITE PER THE US FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY.
7. KNOWN EASEMENTS ARE SHOWN HEREON.
8. THE VARIOUS UTILITIES SERVING THE BUILDINGS WILL BE GRANTED EASEMENTS, AS NECESSARY, IN THE LOCATION OF THE "AS-BUILT" UTILITIES, AFTER OR DURING THE CONSTRUCTION PHASE.
9. PROJECT LIMITS ARE NOT WITHIN 500' OF A STREAM.
10. NO RIGHT OF WAYS ARE PROPOSED WITH THIS PROJECT.
11. THERE ARE NO FUTURE EASEMENTS OR RIGHTS OF WAYS TO CONNECT TO ADJOINING PROPERTIES.
12. THERE ARE NO DEED RESTRICTIONS EXISTING OR PROPOSED.
13. ALL IMPROVEMENTS WILL BE BID AS ONE GENERAL CONTRACT.
14. PROPOSED BUILDING FOOTPRINT IS 6,000 SQUARE FEET, WITH A FUTURE EXPANSION OF AN ADDITIONAL 4,000 SQUARE FEET.

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

SITE PLAN FOR RIVERSIDE CHURCH

OWNER/DEVELOPER:
RIVERSIDE CHURCH

ADDRESS:
283 HAYBINE DRIVE,
SHENANDOAH JUNCTION, WV 25442

PHONE:
520-243-3023

ATTN:
JENNIFER VERDUGO

REVISIONS

No.	ITEM	DATE

PROJ. NO.: 2408078.00
DATE: 8/19/2026
SHEET NO.:

C001

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SITE PLAN
FOR
RIVERSIDE CHURCH

RANSON CORP. DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg. 656
JEFFERSON COUNTY, WEST VIRGINIA

GENERAL NOTES



LEGEND

T.M.	TAX MAP NUMBER
PAR.	PARCEL NUMBER
D.B.	DEED BOOK
PG.	PAGE NUMBER
P.B.	PLAT BOOK
n/k	NOW OR FORMERLY
	5/8" REBAR WITH CAP FOUND
	REBAR FOUND
	IRON PIPE FOUND
	METAL FENCE POST
	WOODEN FENCE POST
	UTILITY POLE
	SANITARY MANHOLE
	SIGN
	AXLE FOUND
	PROPERTY LINE
	ADJOINER LINE
	EDGE OF GRAVEL
	OVER HEAD WIRES
	WOODEN BOARD FENCE
	MAJOR CONTOURS
	MINOR CONTOURS
	EDGE OF PAVEMENT
	SOILS
	STORM CULVERT

NOTES:

1. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS OR EXEMPTIONS NOT SHOWN HEREON.
2. THE SITE IS CONSIDERED TO BE IN ZONE "X": AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL FLOOD ZONE PER FEMA MAP PANEL NUMBER 54037C0130E, EFFECTIVE DATE 12/19/2006.
3. SOURCE OF CONTOURS: FIELD SURVEY COMPLETED ON 11/19/2024 BY ALPHA ASSOCIATES INC.
4. SOURCE OF BOUNDARY: PLAT OF BOUNDARY AND IMPROVEMENT LOCATION SURVEY DATED 8/4/1999 BY EDWARD JOHNSON, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY D.B. 831 PG. 118.
5. THIS SITE APPEARS TO BE A TOP SOIL FILL SITE.
6. PARCEL ACREAGE = 5.0084 ACRES

SOILS NOTE:

1. PmC– POPLIMENTO SILT LOAM, 8 to 15 PERCENT SLOPES.
2. HbB–HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES

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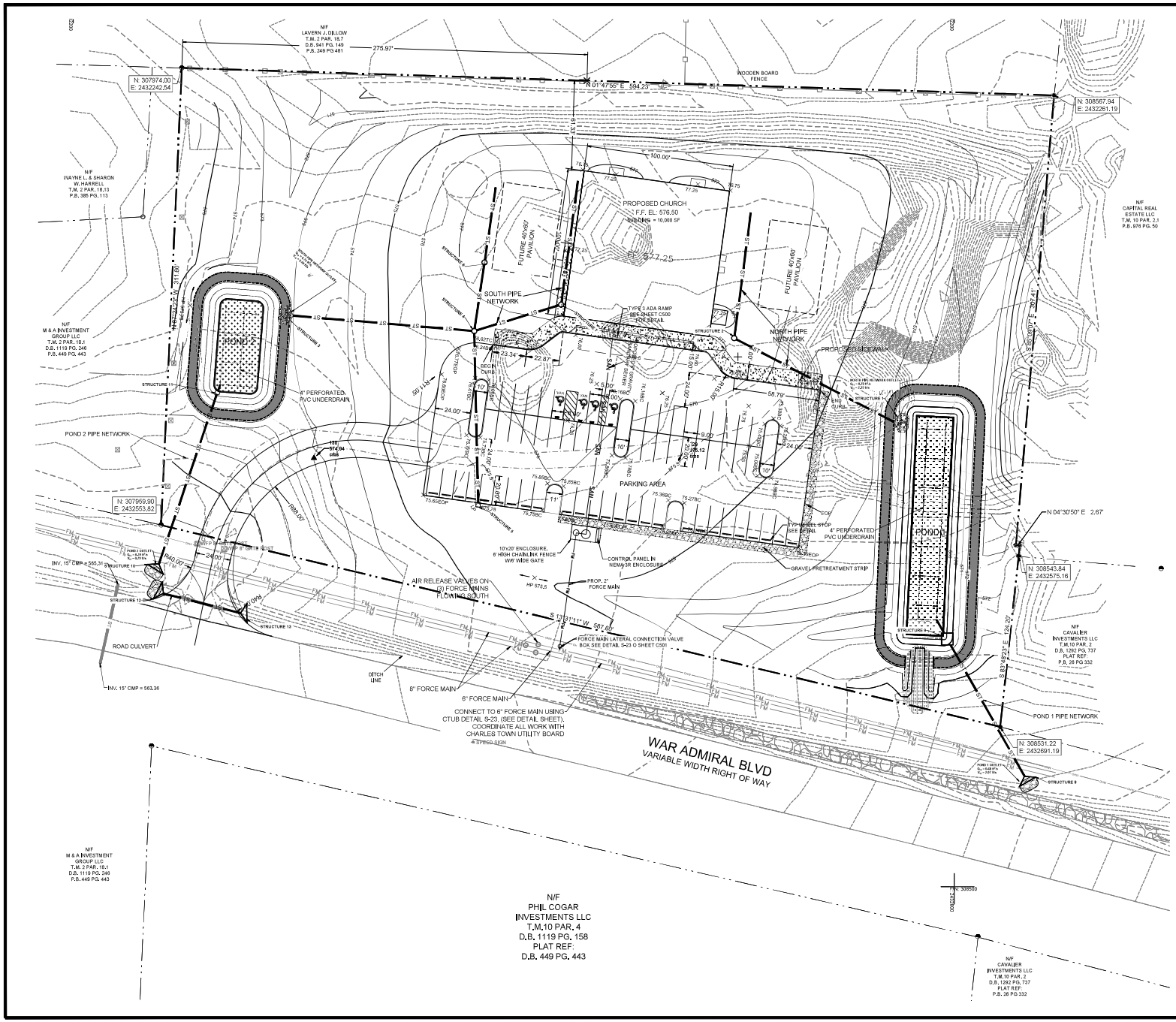
SITE PLAN
FOR
RIVERSIDE CHURCH

RANSON CORP. DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg. 656
JEFFERSON COUNTY, WEST VIRGINIA

EXISTING CONDITIONS



LEGEND

T.M.	TAX MAP NUMBER
PAR.	PARCEL NUMBER
D.B.	DEED BOOK
PG.	PAGE NUMBER
P.B.	PLAT BOOK
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	REBAR FOUND
	IRON PIPE FOUND
	METAL FENCE POST
	WOODEN FENCE POST
	UTILITY POLE
	SANITARY MANHOLE
	SIGN
	AXLE FOUND
	PROPERTY LINE
	ADJOINER LINE
	EDGE OF GRAVEL
	OVER HEAD WIRES
	WOODEN BOARD FENCE
	MAJOR CONTOURS
	MINOR CONTOURS
	EDGE OF PAVEMENT
	SOILS
	STORM CULVERT
	PROPOSED LIGHT POLE
JB	PROPOSED JUNCTION BOX
	2" PVC SCHEDULE 80 LIGHTING CONDUIT

HATCH LEGEND

	NORTH AMERICAN GREEN SC150 COCONUT MATTING OR APPROVED EQUAL
	TOP OF 6' WIDE BERM
	RIP-RAP PRETREATMENT AND OUTLET PROTECTION ARMORING
	BIORETENTION FILTER MATERIAL

POND MIN. FILTER VOLUME REQUIREMENTS *BIORETENTION ONLY*

POND	MIN BIO VOL REQUIRED
1	6,283 (ft³)
2	3,451 (ft³)

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REVISIONS

No.	ITEM	DATE

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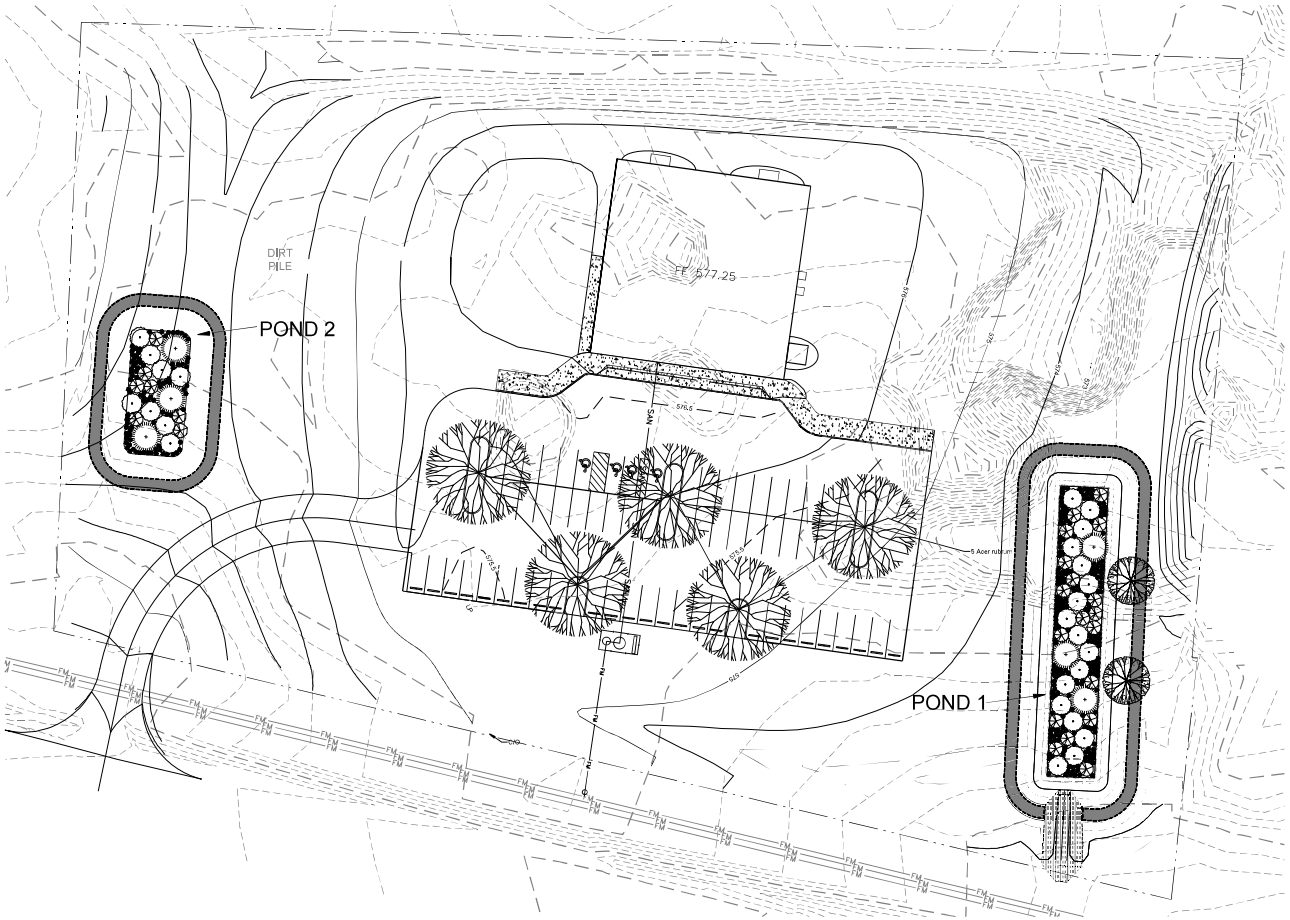
SITE PLAN
FOR
RIVERSIDE CHURCH

RANSON CORP, DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg. 656
JEFFERSON COUNTY, WEST VIRGINIA

SITE PLAN



0 15 30 60 Feet
1:360.0006

Notes:

Mulch is double shredded hardwood dyed brown 4" layer on weed barrier fabric.

Weed barrier fabric is not required for tree rings.
Lawn areas shall be seeded. Seed mixture for lawn grass is a 60% 3 variety mixture of Kentucky Bluegrass with 20% Perennial Ryegrass and 20% Fine Fescue.

Tree ring and planting bed edges shall be a smooth continuous cut to provide clean separation between sod and mulch.

LANDSCAPING NOTES:

- IT WILL BE THE RESPONSIBILITY OF THE LANDOWNER TO REPLACE ANY TREES THAT DIE.
- SCREEN PLANTING SPACING ALONG NORTH AND EAST PROPERTY LINES SHALL BE IN ACCORDANCE WITH JCPC STANDARD DETAIL M-54, OPTION F

LEGEND

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D.B.	DEED BOOK
PG.	PAGE NUMBER
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N/F	NOW OR FORMERLY
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	REBAR FOUND
	IRON PIPE FOUND
	METAL FENCE POST
	WOODEN FENCE POST
	UTILITY POLE
	SANITARY MANHOLE
	SIGN
	AXLE FOUND
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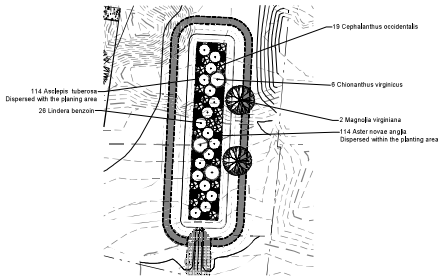
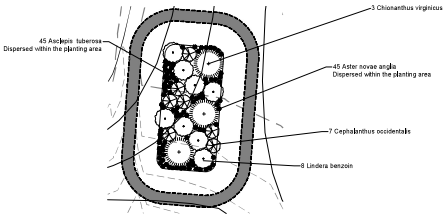
	ADJOINER LINE
	EDGE OF GRAVEL
OHW	OVER HEAD WIRES
	WOODEN BOARD FENCE
	MAJOR CONTOURS
	MINOR CONTOURS
	EDGE OF PAVEMENT
	SOILS
	STORM CULVERT
	PROPOSED LIGHT POLE
JB	PROPOSED JUNCTION BOX
	3" PVC SCHEDULE 80 LIGHTING CONDUIT



POND 1



POND 2

PLANT LIST

TREES

QUANTITY	BOTANICAL NAME	COMMON NAME	CULTIVAR	SIZE	ROOT	SPACING	COMMENTS
5	Acer rubrum	Red Maple		1 1/2" to 2" Caliper	Balled and Burlapped	See Plan	
9	Chionanthus virginicus	Fringetree		1 1/2" to 2" Caliper	Balled and Burlapped	See Plan	
6	Magnolia virginiana	Sweetbay Magnolia		1 1/2" to 2" Caliper	Balled and Burlapped	See Plan	
SHRUBS							
27	Cephalanthus occidentalis	Buttonbush		3 Gallon	Container Grown	See Plan	May be Balled and Burlapped
36	Lindera benzoin	Spicebush		3 Gallon	Container Grown	See Plan	
PERENNIALS							
218	Asclepis tuberosa	Butterflyweed		1 Gallon	Container Grown	See Plan	Dispersed throughout planting area
104	Aster novae angla	New England Aster		1 Gallon	Container Grown	See Plan	Dispersed throughout planting area

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SITE PLAN
FOR
RIVERSIDE CHURCH

OWNER/DEVELOPER:
RIVERSIDE CHURCH

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REVISIONS

No.	ITEM	DATE

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SITE PLAN
FOR
RIVERSIDE CHURCH

RANSON CORP, DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg. 656
JEFFERSON COUNTY, WEST VIRGINIA

LANDSCAPE PLAN

P:\projects\2024_jobs\2408078\drawings\construction\102-Amp- mastic 8/21/2026

BIORETENTION SPECIFICATIONS

1. MATERIAL SPECIFICATIONS
   A. SOIL MEDIA SHALL MEET THE REQUIREMENTS OF TABLE BR-5 FROM THE WV STORMWATER MANAGEMENT & DESIGN GUIDANCE MANUAL, PROVIDED HEREON FOR REFERENCE.
   B. UNDERDRAIN GRAVEL SHALL MEET THE REQUIREMENTS OF TABLE BR-7 FROM THE WV STORMWATER MANAGEMENT & DESIGN GUIDANCE MANUAL, PROVIDED HEREON FOR REFERENCE.
2. COMPACTION
   A. IT IS VERY IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF THE BIORETENTION AREA AND THE REQUIRED BACKFILL. WHEN POSSIBLE, USE EXCAVATION HOES TO REMOVE ORIGINAL SOIL. IF BIORETENTION AREAS ARE EXCAVATED USING A LOADER, THE CONTRACTOR SHOULD USE WIDE TRACK OR MARSH TRACK EQUIPMENT. OR LIGHT EQUIPMENT WITH TURF TYPE TIRES. USE OF EQUIPMENT WITH NARROW TRACKS OR NARROW TIRES. RUBBER TIRES WITH LARGE LUGS, OR HIGH PRESSURE TIRES WILL CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION RATES AND IS NOT ACCEPTABLE. COMPACTION WILL SIGNIFICANTLY CONTRIBUTE TO DESIGN FAILURE. COMPACTION CAN BE ALLEVIATED AT THE BASE OF THE BIORETENTION FACILITY BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER, OR SUBSOILER. THESE TILLING OPERATIONS ARE TO FRACTURE THE SOIL PROFILE THROUGH THE 12 INCH COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE ENGINEER. ROTOTILLERS TYPICALLY DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.
   B. PRIOR TO BACKFILLING, PUMP ANY PONDED WATER BEFORE PREPARING (ROTOTILLING) BASE, BACKFILL THE TOPSOIL TO FINAL GRADE, WHEN BACKFILLING THE BIORETENTION FACILITY, PLACE SOIL IN LIFTS 12" TO 18". DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION BASIN. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS AND SAND, GRADE BIORETENTION MATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS.
3. PLANT MATERIAL
   A. SURFACE OF BIO-RETENTION SHALL BE PLANTED WITH GRASS IN ACCORDANCE WITH THE SEED BED PREPARATION AND THE SEEDING NOTES ON SHEET C301
4. MISCELLANEOUS
   A. THE BIORETENTION FACILITY MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
5. INSPECTION
   A. THE CONTRACTOR SHALL EMPLOY A QUALIFIED INSPECTION PROFESSIONAL TO OBSERVE AND PROVIDE REPORTS ON THE FOLLOWING STAGES OF THE STORMWATER FACILITY CONSTRUCTION:
      1. DURING CONSTRUCTION OF THE FACILITY EMBANKMENT.
      2. DURING EXCAVATION TO SUBGRADE OF THE FILTRATION PRACTICE.
      3. DURING PLACEMENT AND BACKFILL OF UNDERDRAIN SYSTEMS (IF PRESENT).
      4. DURING PLACEMENT OF GEOTEXTILES AND ALL FILTER MEDIA.
   5. DURING CONSTRUCTION OF INLET AND OUTLET FACILITIES.
   6. UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION.
   B. WRITTEN INSPECTION REPORTS SHALL INCLUDE (1) THE DATE & LOCATION OF INSPECTION; (2) WHETHER CONSTRUCTION WAS IN COMPLIANCE WITH THE APPROVED PLANS; (3) ANY VARIATIONS FROM THE APPROVED PLANS AND CONSTRUCTION SPECIFICATIONS.
6. MAINTENANCE
   A. SEE TABLE BR-9 ON THIS SHEET FOR BIORETENTION MAINTENANCE TASKS.

BR-7.2, BIORETENTION INSTALLATION GUIDELINES

THE FOLLOWING IS A TYPICAL CONSTRUCTION SEQUENCE TO PROPERLY INSTALL A BIORETENTION BASIN.

STEP 1. CONSTRUCTION OF THE BIORETENTION AREA MAY ONLY BEGIN AFTER THE ENTIRE DRAINAGE AREA HAS BEEN STABILIZED WITH VEGETATION. IT MAY BE NECESSARY TO BLOCK CERTAIN CURB OR OTHER INLETS WHILE THE BIORETENTION AREA IS BEING CONSTRUCTED. THE PROPOSED SITE SHOULD BE CHECKED FOR EXISTING UTILITIES PRIOR TO ANY EXCAVATION.

STEP 2. THE DESIGNER AND THE INSTALLER SHOULD HAVE A PRECONSTRUCTION MEETING. CHECKING THE BOUNDARIES OF THE DRAINAGE AREA AND THE ACTUAL INLET ELEVATIONS TO ENSURE THEY CONFORM TO ORIGINAL DESIGN. SINCE OTHER CONTRACTORS MAY BE RESPONSIBLE FOR CONSTRUCTING PORTIONS OF THE SITE, IT IS QUITE COMMON TO FIND SUBTLE DIFFERENCES IN SITE GRADING, DRAINAGE AND PAVING ELEVATIONS!

STEP 3. TEMPORARY APPROVED EROSION AND SEDIMENT CONTROLS ARE NEEDED DURING CONSTRUCTION OF THE BIORETENTION AREA TO DIVERT STORMWATER AWAY FROM THE BIORETENTION AREA UNTIL IT IS COMPLETED. SPECIAL PROTECTION MEASURES SUCH AS EROSION CONTROL FABRICS MAY BE NEEDED TO PROTECT VULNERABLE SIDE SLOPES FROM EROSION DURING THE CONSTRUCTION PROCESS. IN CASES WHERE THE BIORETENTIONS CO-LOCATED WITH EROSION AND SEDIMENT CONTROL PRACTICES (E.G., SEDIMENT TRAPS), THE CONDITIONS NOTED IN SECTION BR-7.1 MUST BE FOLLOWED.

STEP 4. ANY PRE-TREATMENT CELLS SHOULD BE EXCAVATED FIRST AND THEN SEALED TO TRAP SEDIMENTS.

STEP 5. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO ITS APPROPRIATE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT HAVE TO SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA. CONTRACTORS SHOULD USE A CELL CONSTRUCTION APPROACH IN LARGER BIORETENTION BASINS, WHEREBY THE BASINS SPLIT INTO 500 TO 1,000 SQ. FT. TEMPORARY CELLS WITH A 10-15 FOOT EARTH BRIDGE IN BETWEEN. SO THAT CELLS CAN BE EXCAVATED FROM THE SIDE.

STEP 6. IT MAY BE NECESSARY TO RIP THE BOTTOM SOILS TO A DEPTH OF 6 TO 12 INCHES TO PROMOTE GREATER INFILTRATION.

STEP 7. IF USING A FILTER FABRIC, PLACE THE FABRIC ON THE SIDES OF THE BIORETENTION AREA WITH A 6-INCH OVERLAP ON THE SIDES. IF AN UNDERDRAIN STONE STORAGE LAYER WILL BE USED, PLACE THE APPROPRIATE DEPTH OF NO.57 STONE ON THE BOTTOM. PLACE 1-1/2" OF CHOKER STONE ON TOP OF STONE.

STEP 8. DELIVER THE SOIL MEDIA FROM AN APPROVED VENDOR, AND STORE IT ON AN ADJACENT IMPERVIOUS AREA OR PLASTIC SHEETING. APPLY THE MEDIA IN 12-INCH LIFTS UNTIL THE DESIRED TOP ELEVATION OF THE BIORETENTION AREA IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT, AND ADD ADDITIONAL MEDIA, AS NEEDED. TO ACHIEVE THE DESIGN ELEVATION, PLACE FABRIC FOR SEPARATION ON TOP OF MEDIA.

STEP 9. PLACE TOPSOIL ON TOP OF MEDIA.

STEP 10. FERTILIZE, SEED AND MULCH ENTIRE SWM BASIN.

STEP 11. WATER GRASS DURING WEEKS OF NO RAIN FOR THE FIRST TWO MONTHS.

STEP 12. IF CURB CUTS OR INLETS ARE BLOCKED DURING BIORETENTION INSTALLATION, UNBLOCK THESE AFTER THE DRAINAGE AREA AND SIDE SLOPES HAVE GOOD VEGETATIVE COVER. IT IS RECOMMENDED THAT UNBLOCKING CURB CUTS AND INLETS TAKE PLACE AFTER TWO TO THREE STORM EVENTS IF THE DRAINAGE AREA INCLUDES NEWLY INSTALLED ASPHALT, SINCE NEW ASPHALT TENDS TO PRODUCE A LOT OF FINES AND GRIT DURING THE FIRST SEVERAL STORMS.

STEP 13. CONDUCT THE FINAL CONSTRUCTION INSPECTION. THEN LOG THE GPS COORDINATES FOR EACH BIORETENTION FACILITY AND SUBMIT THEM FOR ENTRY INTO THE LOCAL MAINTENANCE TRACKING DATABASE.

BR-5 SOIL MEDIA CRITERIA AND TESTING FOR BIORETENTION

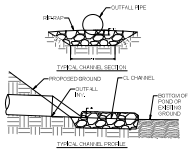
SOIL MEDIA CRITERION	DESCRIPTION	STANDARDS
GENERAL COMPOSITION	SOIL MEDIA MUST HAVE THE PROPER PROPORTIONS SAND, FINES, AND ORGANIC MATTER TO PROMOTE PLANT GROWTH, DRAIN AT THE PROPER RATE, AND FILTER POLLUTANTS.	70% - 80% SAND; 8% - 20% TOP SOIL; 3% - 5% ORGANIC MATTER (AGED COMPOST)
SAND	SILICA BASED COARSE AGGREGATE LOCAL, WASHED PULVERIZED GLASS MAY BE SUBSTITUTED IF THE LOCAL AUTHORITY UNDERTAKES TESTING TO VERIFY COMPLIANCE WITH THE SPECIFICATION AND ALSO LACK OF HEAVY MATERIALS	SIEVE / SIZE / % PASSING #3 / 9.5MM / 100 NO. 4 / 4.75MM / 95-100 NO. 8 / 2.36MM / 85-100 NO. 16 / 1.18MM / 45-85 NO. 30 / 0.6MM / 15-60 NO. 50 / 0.3MM / 3-10 NO. 100 / 0.15MM / 0-3 PROPOSED STORM PIPE
TOP SOIL	LOAMY SAND OR SANDY LOAM	USDA TEXTURAL TRIANGLE
ORGANIC MATTER	WELL AGED, CLEAN COMPOST	APPENDIX D
PANDEY OR PHOSPHORUS (P) CONTENT	SOIL MEDIA WITH HIGH P LEVELS WILL EXPORT P THROUGH THE MEDIA AND POTENTIALLY TO DOWNSTREAM CONVEYANCES OF RECEIVING WATERS	P CONTENT = 7 TO 23 MG/KG
CATION EXCHANGE CAPACITY (CEC)	THE CEC IS DETERMINED BY THE AMOUNT OF HUMUS OR ORGANIC MATTER, HIGHER CEC WILL PROMOTE POLLUTANT REMOVAL	EFFECTIVE PARTICAL SIZE (D10 *) 0.25MM UNIFORMITY COEFFICIENT (D60/D10) < 4.0 (D60 = 10% WILL BE FINER THAN THIS DIAMETER)
INFILTRATION RATE	THIS REFERS TO THE INFILTRATION OF THE SOIL MEDIA, AND NOT THE UNDERLYING SOIL. A HIGH INFILTRATION RATE IS REQUIRED TO ALLOW THE SOIL MEDIA TO PROPERLY DRAIN.	MINIMUM INFILTRATION RATE = 4.3 INCHES/HOUR (MOST SOIL MEDIA WILL HAVE MUCH HIGHER RATES)
SOIL MEDIA DEPTH	THE DEPTH OF SOIL MEDIA FOR VARIOUS APPLICATIONS	SEE DETAILS FOR DEPTH

BR-7 MATERIALS SPECIFICATIONS

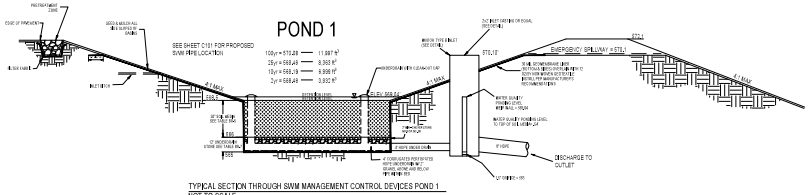
MATERIAL	SPECIFICATION	NOTES
FILTER MEDIA	• 70%-85% SAND • 8%-20% TOP SOIL • 3%-5% ORGANIC MATTER IN THE FORM OF LEAF COMPOST. • SUPPLIED BY QUALIFIED VENDOR • REFER TO TABLE BR-5 FOR SPECIFIC MEDIA MATERIAL COMPOSITION	SEE DETAILS FOR DEPTH. THE VOLUME OF FILTER MEDIA USED SHOULD BE BASED ON 110% OF THE PLAN VOLUME, TO ACCOUNT FOR SETTLING OR COMPACTION.
FILTER MEDIA TESTING	SET WHERE 7 AND 23 MG/KG, OF P IN THE SOIL MEDIA, CECS GREATER THAN 10	QUALIFIED VENDORS SHOULD TEST MEDIA IN BATCHES.
UNDERDRAIN STONE	1 IN. DIAMETER STONE SHOULD BE DOUBLE WASHED AND CLEAN AND FREE OF ALL FINES, (E.G., ASTM D448 NO. 57 STONE)	SEE DETAILS FOR DEPTH.

BR-9 MAINTENANCE TASKS FOR BIORETENTION PRACTICES

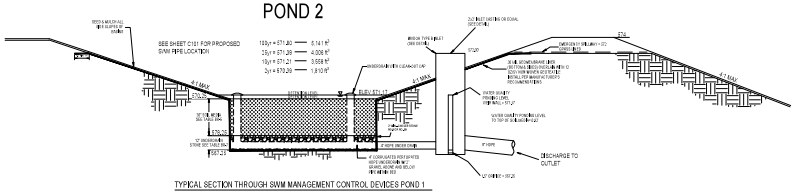
MAINTENANCE TASKS	
• FOR THE FIRST 6 MONTHS FOLLOWING CONSTRUCTION, THE PRACTICE AND DRAINAGE AREA SHOULD BE INSPECTED AT LEAST TWICE AFTER STORM EVENTS THAT EXCEED 0.5" OF RAINFALL. CONDUCT ANY NEEDED REPAIRS OR STABILIZATION. • INSPECTORS SHOULD LOOK FOR BARE OR ERODING AREAS IN THE DRAINAGE AREA OR AROUND THE BIORETENTION AREA, AND MAKE SURE THEY ARE IMMEDIATELY STABILIZED. • FERTILIZATION MAY BE NEEDED DURING THE FIRST FALL. • WATERING IS NEEDED ONCE A WEEK DURING THE FIRST 2 MONTHS, AND THEN AS NEEDED DURING FIRST GROWING SEASON (APRIL – OCTOBER), DEPENDING ON RAINFALL.	UPON ESTABLISHMENT
• MOWING OF GRASS FILTER STRIPS AND BIORETENTION WITH TURF COVER.	AT LEAST MONTHLY DURING THE GROWING SEASON
• SPOT WEEDING, TRASH REMOVAL AND RAKING	TWICE DURING GROWING SEASON
• CONDUCT A MAINTENANCE INSPECTION. • INSPECT EACH CHECK DAM AT A MINIMUM ONCE EVERY FOUR CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.25 INCHES OF RAIN PER 24 HOUR PERIOD. CHECK TO SEE IF WATER HAS FLOWED AROUND THE EDGES OF THE STRUCTURE. • REPLACE STONE AND REPAIR DAMS AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT AND CONFIGURATION. • SEDIMENT SHOULD BE REMOVED FROM BEHIND THE CHECK DAMS WHEN IT HAS ACCUMULATED TO ONE HALF OF THE ORIGINAL HEIGHT OF THE DAM. DISPOSE OF THE SEDIMENT IN AN APPROPRIATE PLACE.	AS NEEDED



SW1 - OUTFALL CHANNEL DETAIL
NOT TO SCALE



TYPICAL SECTION THROUGH SWM MANAGEMENT CONTROL DEVICES POND 1
NOT TO SCALE



TYPICAL SECTION THROUGH SWM MANAGEMENT CONTROL DEVICES POND 1
NOT TO SCALE

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

SITE PLAN
FOR
RIVERSIDE CHURCH

OWNER/DEVELOPER:
RIVERSIDE CHURCH

ADDRESS:
283 HAYBINE DRIVE,
SHENANDOAH JUNCTION, WV 25442

PHONE:
520-243-3023

ATTN:
JENNIFER VERDUGO

REVISIONS

No.	ITEM	DATE

PROJ. NO.: 2408078.00
DATE: 8/19/2026
SHEET NO.:

C200

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SITE PLAN
FOR
RIVERSIDE CHURCH

RANSON CORP, DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg. 656
JEFFERSON COUNTY, WEST VIRGINIA

SWM DETAILS

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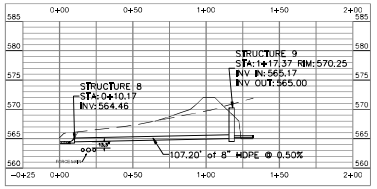
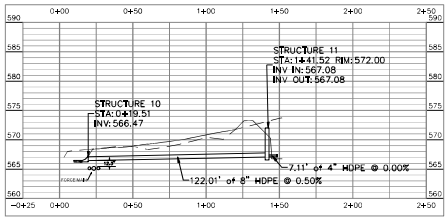


POND 1 PIPE NETWORK

SCALE: 1"=40' HOR / 1"=10' VER



POND 2 PIPE NETWORK

SCALE: 1"=40' HOR / 1"=10' VER

STRUCTURE SCHEDULE

STRUCT. NO.	STRUCT. TYPE	RIM ELEV.	INVT. IN	INVT. OUT	REMARKS
1	FLARED END SECTION			570.00	
2	NYLOPLAST INLET	575.90	572.65	570.98	
3	FLARED END SECTION			570.84	
4	NYLOPLAST INLET	576.78	573.26 572.62 571.46	571.46	
5	WASH TYPE B INLET	575.44		572.05	
6	NYLOPLAST INLET	576.82	573.49	573.49	
7	NYLOPLAST INLET	576.82	573.83	575.90	
8	FLARED END SECTION			564.41	
9	WASH TYPE B INLET	570.25	565.17	565.00	OUTLET CONTROL STRUCTURE POND 1
10	FLARED END SECTION			566.37	
11	WASH TYPE B INLET	572.00	567.08	567.08	OUTLET CONTROL STRUCTURE POND 2
12	FLARED END SECTION				
13	FLARED END SECTION				

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SITE PLAN
FOR
RIVERSIDE CHURCH

OWNER/DEVELOPER:
RIVERSIDE CHURCH

ADDRESS:
283 HAYBINE DRIVE,
SHENANDOAH
JUNCTION, WV 25442

PHONE:
520-245-3023

ATTN:
JENNIFER VERDUGO

REVISIONS

No.	ITEM	DATE

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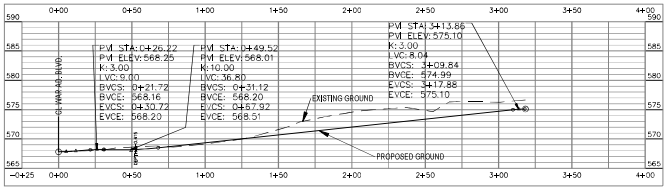
SITE PLAN
FOR
RIVERSIDE CHURCH

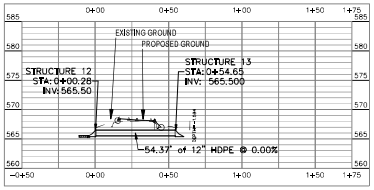
RANSON CORP. DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg. 656
JEFFERSON COUNTY, WEST VIRGINIA

SWM PROFILES

Plotted By: Amy Arbogast
Last Saved By: Amy Arbogast
File Name: C:\Users\Amy Arbogast\Alpha Associates, Inc\Alpha Projects - Documents\2024\2024078.00 Riverside Church\Construction\C201 SWM Profiles.dwg
Plot Date: 8/21/2026



MAIN ROAD
SCALE: 1"=40' HOR / 1"=10' VER



ROAD CULVERT
SCALE: 1"=40' HOR / 1"=10' VER

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SITE PLAN
FOR
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OWNER/DEVELOPER:
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SHENANDOAH
JUNCTION, WV 25442

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ATTN:
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REVISIONS

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SITE PLAN
FOR
RIVERSIDE CHURCH

RANSON CORP. DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg. 656
JEFFERSON COUNTY, WEST VIRGINIA

ROAD PROFILE

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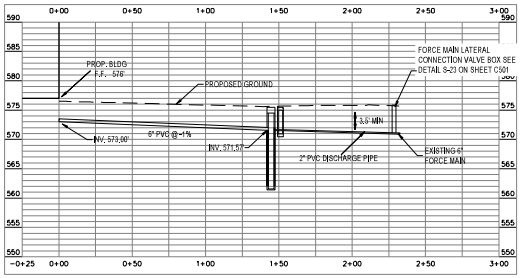

SANITARY SEWER

SCALE: 1"=40' HOR / 1"=10' VER

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SITE PLAN
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ADDRESS:
283 HAYBINE DRIVE,
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JUNCTION, WV 25442

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SITE PLAN
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RANSON CORP. DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg. 656
JEFFERSON COUNTY, WEST VIRGINIA

SSW AND FORCE MAIN PROFILES

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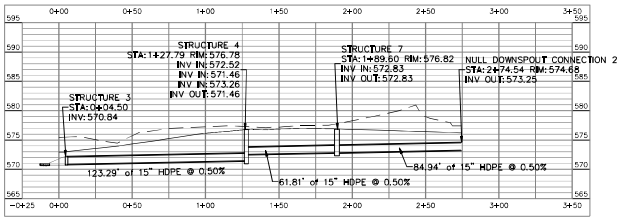
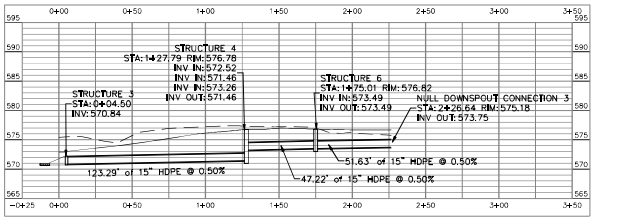


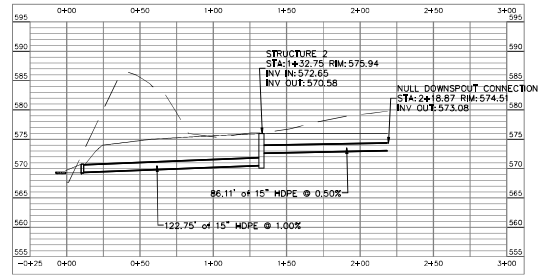
SOUTH PIPE NETWORK PIPES 1-3

SCALE: 1"=40' HOR / 1"=10' VER



SOUTH PIPE NETWORK PIPES 1-5

SCALE: 1"=40' HOR / 1"=10' VER



NORTH PIPE NETWORK

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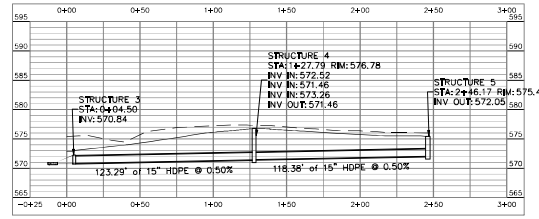
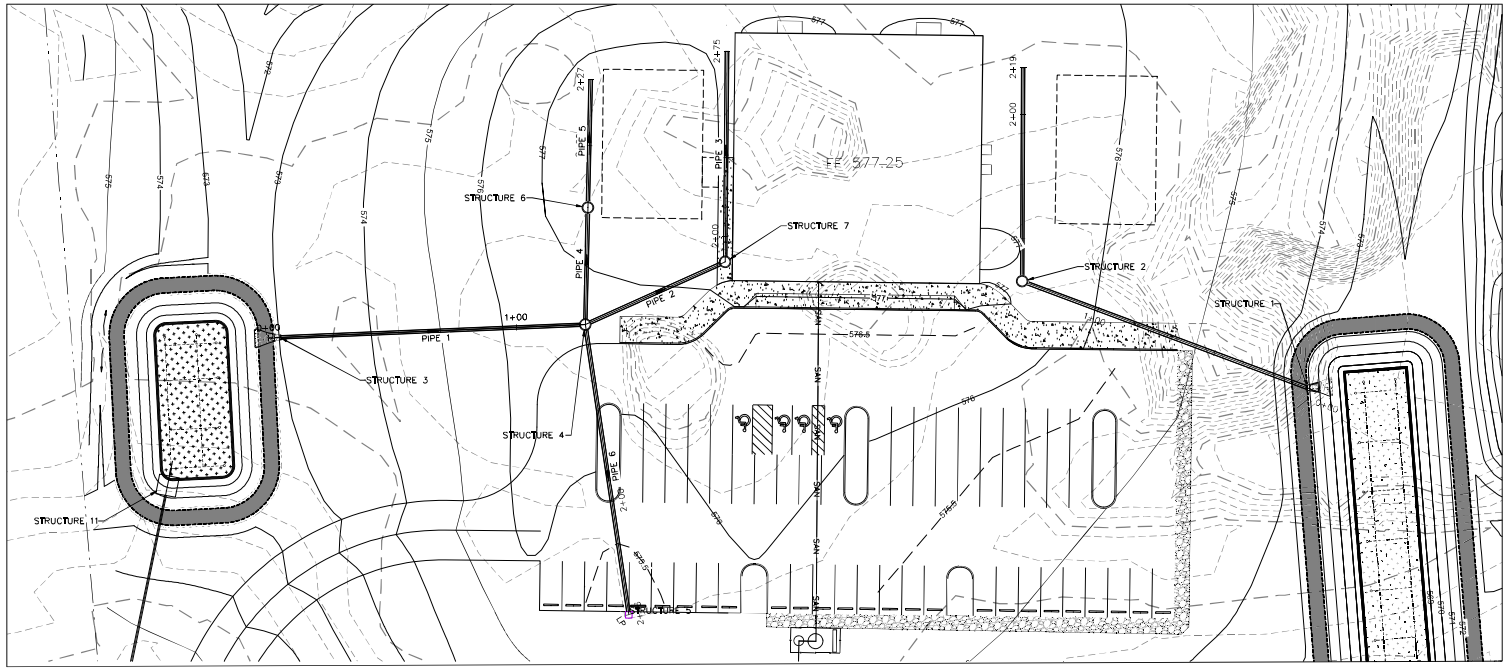
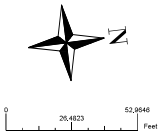


SOUTH PIPE NETWORK PIPES 1-6

SCALE: 1"=40' HOR / 1"=10' VER





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SITE PLAN
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REVISIONS

No.	ITEM	DATE

PROJ. NO.: 2408078.00
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SHEET NO.:

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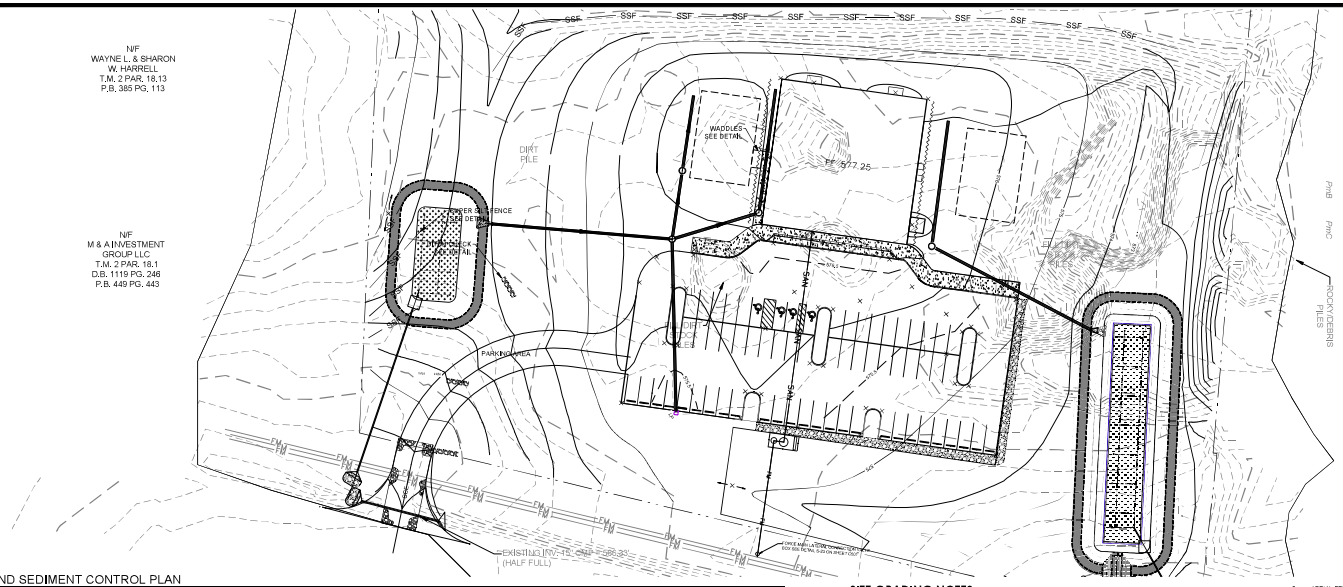
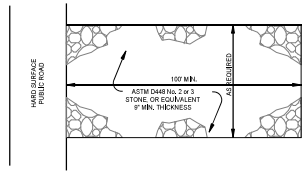
SITE PLAN
FOR
RIVERSIDE CHURCH

RANSON CORP. DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg. 656
JEFFERSON COUNTY, WEST VIRGINIA

PIPE NETWORK PROFILES

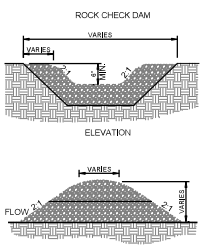


EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"=40'

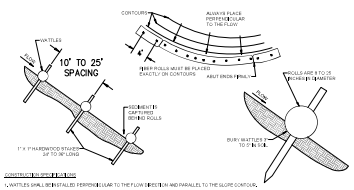


1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED BUT NOT LESS THAN 100 FEET.
3. THICKNESS - NOT LESS THAN (6) INCHES.
4. WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL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

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



ROCK CHECK DAM DETAIL
NO SCALE



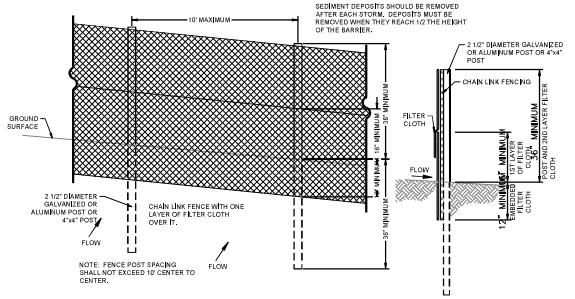
CONSTRUCTION SPECIFICATIONS

1. WATTLES SHALL BE INSTALLED PERPENDICULAR TO THE FLOW DIRECTION AND PARALLEL TO THE SLOPE CONTOUR.
2. NARROW TRENCHES SHOULD BE DUG ACROSS THE SLOPE ON CONTOUR TO A DEPTH OF 2" TO 5" INCHES ON CLAY SOILS AND 3" TO 7" INCHES ON LOAM SOILS WITH GRADUAL SLOPES. ON LOOSE SOILS, STEEP SLOPES, AND DOWNSLOPE RAINFALL EVENTS, THE TRENCHES SHOULD BE DUG TO A DEPTH OF 5" TO 7" INCHES, OR 1/2 TO 2/3 OF THE THICKNESS OF THE WATTLE.
3. START CONSTRUCTION OF TRENCHES AND INSTALLATION OF WATTLES FROM THE BASE OF THE SLOPE AND WORK UPHILL. EXCAVATED MATERIAL SHOULD BE SPREAD EVENLY ALONG THE UPHILL SLOPE AND COMPACTED USING HAND TAMPERS OR OTHER METHODS. CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF 3' TO 30' FEET APART DEPENDING ON THE STEEPNESS OF THE SLOPE, SOIL TYPE, AND RAINFALL. PLACE THE FIRST WATTLE AT THE BOTTOM OF THE SLOPE BEGINNING THE TRENCHING SHOULD BE CONTINUOUS.
4. INSTALL THE WATTLES SNUGLY INTO THE TRENCHES AND ABUT ENDS TIGHTLY TO END TO PREVENT RUNOFF FROM FLOWING BETWEEN WATTLES. DO NOT OVERLAP THE ENDS.
5. INSTALL STAKES AT EACH END OF THE WATTLE, AND AT APPROPRIATE INTERVALS ALONG THE ENTIRE LENGTH OF THE WATTLE.
6. IF REQUIRED, INSTALL PILOT HOLES FOR THE STAKES USING A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE AND INTO THE SOIL.
7. AT A MINIMUM, WOODEN STAKES SHOULD BE APPROXIMATELY 1 IN X 1 IN X 24 INCHES. YELLOW CUTTINGS OR SIMILAR REBAR CAN ALSO BE USED FOR STAKES. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING TWO INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE.

MAINTENANCE

1. INSPECT WATTLES AT A MINIMUM ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES OF RAIN PER 24 HOUR PERIOD.
2. REPAIR OR REPLACE SPLIT, TORN, UNRAVELING, OR FLATTENED WATTLES.
3. REMOVE SEDIMENT ACCUMULATIONS WHEN IT REACHES ½ THE HEIGHT BETWEEN THE TOP OF THE WATTLE AND THE GROUND SURFACE.
4. REMOVE ANY TRASH OR DEBRIS PROMPTLY.
5. REMOVE OR REPLANT VEGETATION AS NECESSARY UNTIL THE SLOPE IS STABILIZED.

WATTLES DETAIL
NOT TO SCALE



SUPER SILT FENCE DETAIL
NO SCALE

SITE GRADING NOTES

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

SEDIMENT AND EROSION CONTROL NOTES

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

SEED BED PREPARATION

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

SEEDING NOTES

1. PERMANENT SEEDING MIXTURE

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

2. TEMPORARY SEEDING MIXTURE

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

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

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

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

SITE PLAN
FOR
RIVERSIDE CHURCH

OWNER/DEVELOPER:
RIVERSIDE CHURCH

ADDRESS:
283 HAYBINE DRIVE,
SHENANDOAH JUNCTION, WV 25442

PHONE:
520-243-3023

ATTN:
JENNIFER VERDUGO

REVISIONS

No.	ITEM	DATE

PROJ. NO.: 2408078,00
DATE: 8/21/2026
SHEET NO.:
C300

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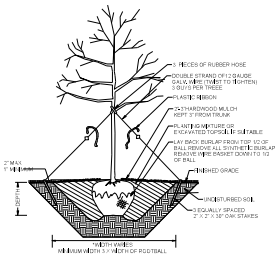
SITE PLAN
FOR
RIVERSIDE CHURCH

RANSON CORP, DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg. 656
JEFFERSON COUNTY, WEST VIRGINIA

E&S CONTROL PLAN & DETAILS

P:\projects\2024_jobs\24080078\drawings\ecp\Current\01 construction\300 dwg- mweiss 8/21/2026

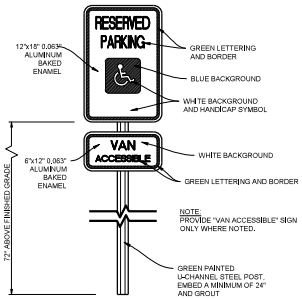


HARDWOOD TREE PLANTING DETAIL WITH STAKES

NO SCALE

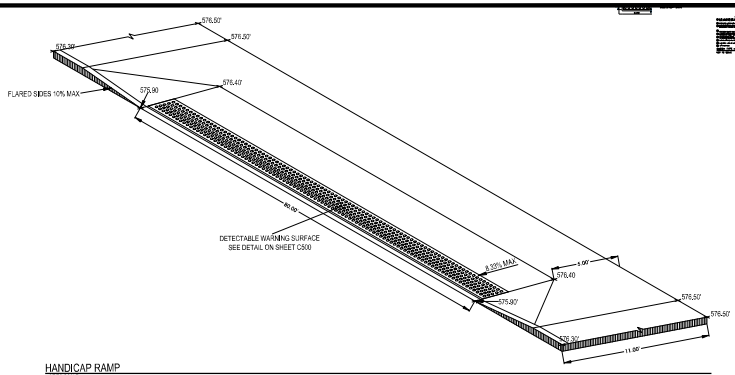
LANDSCAPING NOTES:

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



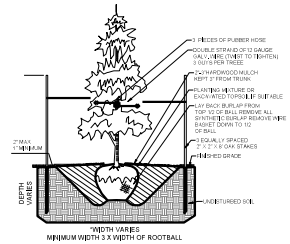
PHYSICALLY CHALLENGED PARKING SIGN ASSEMBLY

NOT TO SCALE



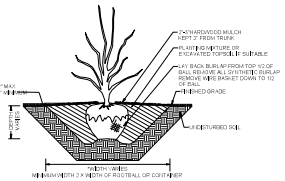
HANDICAP RAMP

NOT TO SCALE



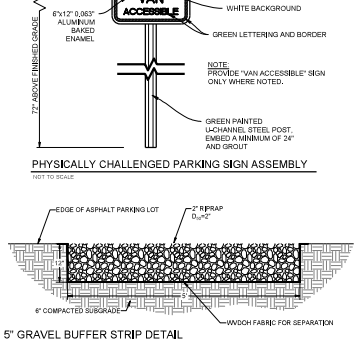
EVERGREEN TREE PLANTING DETAIL WITH STAKES

NO SCALE



SHRUB PLANTING DETAIL

NO SCALE

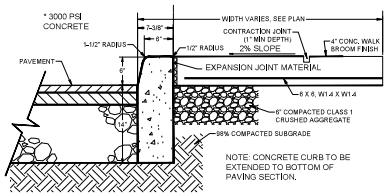


5" GRAVEL BUFFER STRIP DETAIL

NOT TO SCALE

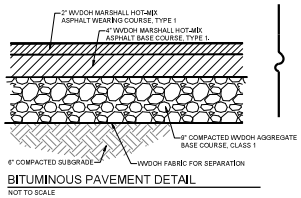
CONCRETE SIDEWALK DETAIL

NOT TO SCALE



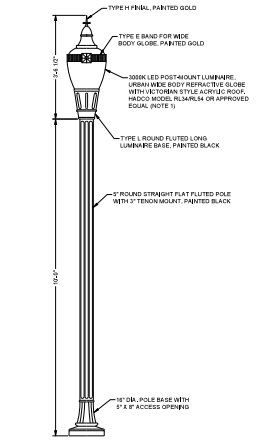
CURB AND SIDEWALK DETAIL

NO SCALE



BITUMINOUS PAVEMENT DETAIL

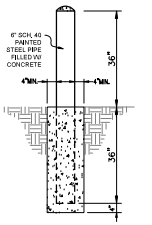
NOT TO SCALE



NOTES:
1. PROVIDE TYPE III (RL34) OR TYPE V (RL54) LIGHT DISTRIBUTION AS SHOWN ON PLANS. PROVIDE TYPE V DISTRIBUTION WHERE REQUIRED TO PREVENT LIGHT SPILLOVER ONTO ADJACENT RESIDENTIAL USES.
2. SEE CITY OF RANSON DETAIL L-5.02 FOR LIGHT POLE FOUNDATION.
3. BASED UPON CITY OF RANSON DETAIL SHEET

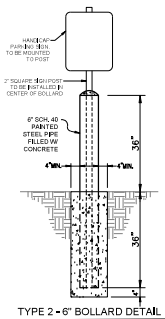
CITY OF RANSON
POST-TOP STREETLIGHT DETAIL

NOT TO SCALE



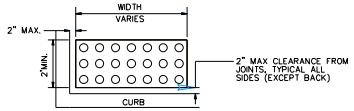
TYPE 1 - 6" BOLLARD DETAIL

NOT TO SCALE



TYPE 2 - 6" BOLLARD DETAIL

NOT TO SCALE



DETECTABLE WARNING SURFACE (DWS)

NOTES

DETECTABLE WARNING SURFACES (DWS'S) SHALL ONLY BE PURCHASED FROM VENDORS ON THE WEST VIRGINIA DIVISION OF HIGHWAYS APPROVED VENDOR LIST 609.2 - DETECTABLE WARNING SURFACES.

DESIGN AND PLACEMENT OF DETECTABLE WARNING SURFACE (DWS) SHALL BE IN ACCORDANCE WITH SECTION 609 OF THE CURRENT WVDOT, DOH STANDARD SPECIFICATIONS ROADS AND BRIDGES AND SUBSEQUENT DOH SUPPLEMENTAL SPECIFICATIONS AND THE PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) DATED JULY 26, 2011.

DETECTABLE WARNING SURFACES SHALL EXTEND ACROSS THE FULL WIDTH OF THE CURB RAMP THRESHOLD WHERE THE CURB IS FLUSH WITH THE ROADWAY AND SHALL BE PLACED AT THE BACK OF THE CURB WITH A 0" MINIMUM, 2" MAXIMUM BORDER DIMENSION FROM JOINTS ON EACH SIDE OF THE DWS. WHERE THE BACK OF THE CURB EDGE IS TOOLED TO PROVIDE A RADIUS, THE BORDER DIMENSION SHOULD BE MEASURED FROM THE END OF THE RADIUS.

DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET, OR HIGHWAY. EITHER LIGHT ON DARK OR DARK ON LIGHT.

A WET OR PLASTIC SET-IN-PLACE DETECTABLE WARNING SURFACE (DWS) SHALL BE INSTALLED AT THE TIME OF THE PLACEMENT OF THE CURB RAMP, WHILE THE CONCRETE IS STILL PLASTIC.

MOLD-IN-PLACE CONCRETE DOMES, BRICK PAVERS, OR IRON OR STEEL WARNING SYSTEMS SHALL NOT BE USED.

SET-IN-PLACE DWS SHALL BE USED IN NEW CONSTRUCTION. SURFACE MOUNTED DWS ARE NOT PERMITTED.

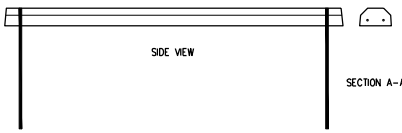
CONCRETE SHALL BE EDGED AROUND THE DWS AT TIME OF PLACEMENT.

A SINGLE DWS PANEL SHALL BE USED WITH CURB RAMP WIDTHS OF 5' OR LESS.

ANY CUTTING OF DWS DURING INSTALLATION SHALL BE APPROVED BY PROJECT ENGINEER.

IF DWS IS CUT TO CONFORM TO A SPECIFIC SHAPE OF RAMP AND ANCHORING DEVICES BECOME PART OF THE WASTE. THEN ANCHOR WILL BE REMOVED AND REATTACHED INTO THE DWS AT THE ORIGINAL EDGE OFFSET AS PER MANUFACTURER.

ALL DOWEL BARS SHALL BE EPOXY COATED IN ACCORDANCE WITH SECTION 709.1 OF THE CURRENT WVDOH STANDARD SPECIFICATIONS ROADS AND BRIDGES.



	A	B	C	D	WEIGHT
6' STANDARD CURB BUMPER	72"	71"	6"	60"	228 LBS.

INSTALL CURB BUMPER 2' FROM EDGE OF AREA TO BE PROTECTED.

CURB BUMPER DETAIL

NO SCALE

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

SITE PLAN
FOR
RIVERSIDE CHURCH

OWNER/DEVELOPER:
RIVERSIDE CHURCH

ADDRESS:
283 HAYBINE DRIVE,
SHENANDOAH JUNCTION, WV 25442

PHONE:
520-243-3023

ATTN:
JENNIFER VERDUGO

REVISIONS

No.	ITEM	DATE

PROJ. NO.: 2408078.00
DATE: 8/19/2026
SHEET NO.:
C500

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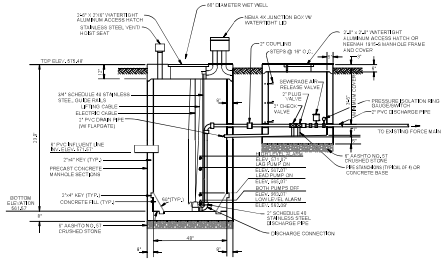
SITE PLAN
FOR
RIVERSIDE CHURCH

RANSON CORP. DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg. 656
JEFFERSON COUNTY, WEST VIRGINIA

DETAILS

F:\Projects\2024_Jobs\2408078\00\Drawings\Architectural\01 construction\500.dwg - mwatts 8/19/2026


66" DIAMETER WET WELL
NEMA 4X JUNCTION BOX W/ WATERTIGHT LID
24"W x 36"H WATERTIGHT ALUMINUM ACCESS HATCH W/ STAINLESS STEEL VENT/ HOIST SEAT
24" x 24" WATERTIGHT ALUMINUM ACCESS HATCH OR NEENAH R1754-B MANHOLE FRAME AND COVER
2" COUPLING
STEPS @ 16" O.C.
TOP ELEV = 511.41
BEVERAGE LIP RELEASE VALVE
2" CHECK VALVE
PRESSURE ISOLATION RING (SAUDESWAY OR
2" PVC DISCHARGE PIPE
24" SCHEDULE 40 ST'KLESS STEEL SLEEVE W/ LIFTING CABLE ELECTRIC CABLE
2" PVC COMPOSITE PIPE (W/ FLAPGATE)
TO EXISTING FORCE MAIN
6" PVC INFLUENT LINE (GRAVITY)
12"x6" REDUCER
12"x6" TEE
12"x6" HEX BUSHING
6" GATE VALVE
6" PVC PIPE
6" 90° BEND
6" PVC PIPE
6" 90° BEND
12"x6" HEX BUSHING
12"x6" TEE
6" GATE VALVE
6" PVC PIPE
6" 90° BEND
12"x6" HEX BUSHING
12"x6" TEE
12" HEX (TYP.)
PRECAST CONCRETE MANHOLE SECTIONS
12" KEY (TYP.)
CONCRETE FILL (TYP.)
BOTTOM ELEVATION 501.27
BOTTOM
6" JUNCTION BOX W/ WATERTIGHT LID
6" GATE VALVE
6" PVC PIPE
6" 90° BEND
6" PVC PIPE
6" 90° BEND
6" PVC PIPE
6" 90° BEND

Alpha
ARCHITECTS ENGINEERS

August 21, 2026

City of Ranson
Community Development Department

Attn: Zach Holland

RE: Riverside Church Site Plan
File #25-33-SP

Dear Mr. Holland:

The following are Alpha Associates responses to the Review Comments made for the above referenced project (your comments are in italics and our responses are in **bold** type) as follows:

Engineering and Zoning Review Comments:

1. *Per the City of Ranson Zoning Ordinance 17-22. A sidewalk is required along the entire site frontage with War Admiral Blvd. The sidewalk should have a connection to the site and subsequent church/parking.*
   - **a.** *Please share the email provided by WVDOH District 5 regarding the comment response*
   - **b.** *If that is the case the sidewalk shall be placed within the site along the entirety of War Admiral Blvd. per the Ordinance for future connection.*

Email correspondence with District Five is attached. The applicant requests a meeting to discuss the viability of a frontage sidewalk.

2. *Please provide a curb ramp grading detail to confirm the ADA ramp is graded to ADA requirements.*
   - a. *The curb ramp detail provided is not adequate. It needs to show the actual slopes, grades and elevations of the ramp to confirm ADA/PROWAG compliance.*

A revised detail has been placed on sheet C500.

Sincerely,
ALPHA ASSOCIATES, INC.
Charles B. Branch

Charles B. Branch, PE
Senior Principal
Chuck.branch@thinkalphafirst.com

Charles Town
Utility Board

661 S. George Street, Suite 101, Charles Town, WV 25414
Phone: (304) 725-2316 ♦ Fax: (304) 725-4313 ♦ Web: www.ctubwv.com

UTILITY BOARD

CHAIRMAN
City of Charles Town Mayor Micheal George

VICE CHAIRMAN
John Maxey

TREASURER
Duke Pierson

SECRETARY
Ashley Stottlemyer

Board Member
Heidi Parker

Board Member
Patrick Kratovil

UTILITY MANAGER
Paul Mantello

September 22, 2026

Kim Coomler
Alpha Associates, Inc.
Martinsburg, WV 25401

Re: Riverside Church - Site Plan Approval

Dear Mrs. Coomler:

We have reviewed the revised plans and find the plan acceptable for approval.

Please notify us of any changes to these plans and provide as-built drawings upon completion in electronic format in accordance with the CTUB Sanitary Sewer Specifications.

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

Sincerely,

Travis Markley
Engineering Technician

Charles Town
Utility Board

661 S. George Street, Suite 101, Charles Town, WV 25414
Phone: (304) 725-2316 ♦ Fax: (304) 725-4313 ♦ Web: www.ctubwv.com

UTILITY BOARD

CHAIRMAN
City of Charles Town Mayor Micheal George

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John Maxey

TREASURER
Duke Pierson

SECRETARY
Ashley Stottlemyer

Board Member
Heidi Parker

Board Member
Patrick Kratovil

UTILITY MANAGER
Paul Mantello

August 31, 2026

Kim Coomler
Alpha Associates, Inc.
Martinsburg, WV 25401

Re: Riverside Church - Site Plan – 2nd Submission

Dear Mrs. Coomler:

We have reviewed the plans for the above referenced site and offer the following comments:

General:

1.) Show the proposed 2" forcemain connecting to the middle 6" forcemain along War Admiral Boulevard. The 6" line is currently being used, and the outside 8" lines are future use.

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

Sincerely,

Travis Markley
Engineering Technician

Alpha
ARCHITECTS ENGINEERS

February 26, 2026

City of Ranson
Community Development Department

RE: Riverside Church Site Plan
File #25-33-SP

Dear Ms. Stanley:

The following are Alpha Associates responses to the Review Comments made for the above referenced project (your comments are in italics and our responses are in **bold** type) as follows:

Engineering Comments:

1. *It is our understanding this parcel has been rezoned to T5. Please update the plans to reference this zoning and all subsequent setback and bulk area regulations.* **Zoning has been revised to T5 and all setbacks and bulk ara regulations have been addressed.**

2. *Please provide the licensed engineer's professional engineering seal/stamp to all plan sheets.* **Stamp/signature will be provided prior to submission of final approved drawings.**

3. *Please provide the proposed building footprint in aquare feet.* **Proposed building footprint shown on the Site Plan.**

4. *Per the City of Ranson Zoning Ordinance 17-22. A sidewalk is required along the entire site frontage with War Admiral Boulevard. The sidewalk should have a connection to the site and subsequent church/parking.* **No other sidewalk is planned in the area and any sidewalk along War Admiral Blvd. would have to be placed in the WVDOH R/W. WVDOH District 5 has informed us in an email that "Any sidewalk should be placed off of WVDOH ROW". A sidewalk from the parking lot to the WVDOH R/W has been provided.**

5. *Please provide a label for all of the storm sewer pipes/culverts, inlets, and end sections so they can be referenced. On the plans 45-degree bends are proposed for storm sewer pipes. This is not standard and a structure i.e. manhole should be provided at these bends to allow access.* **All structures, pipe, culverts have been labeled and a structure schedule is provided. Most 45-degree bends have been eliminated. The only bends to remain are on 4" underdrain pipes and a cleanout is provided.**

6. *The Hydraulic analysis is lacking the following items- Storm sewer profiles with 10-year HGL's, storm computations including inlet calculations, spread calculations, HGL calculations, and culvert capacity calculations.* **Storm sewer profiles have been**

209 Prairie Avenue / Morgantown, WV 26501-5934
304.296.8216 / 800.640.8216 / 304.296.8216 fax

think Alpha first.com

provided for all storm sewer pipes. HGL's and calculations including inlet, spread and culvert capacity calculations are included in the revised Hydraulic Report.

7. *For all storm sewer systems standard details need to be provided including structure types, and culvert materials. Additionally, the pipe flow direction shall be shown on the site plan along with the size of pipe.* **A structure schedule has been provided for all drainage structures. The pipe size, material and flow direction is shown for all pipes on the site plan.**

8. Based on the grading plan, it appears a small area of ponding is being created north of the church pad where the 575 contour creates a bottom with no outlet from adjacent grading. **This area has been regraded to prevent ponding in this area.**

9. *There will be significant sheet flow across the proposed driveway from west to east, please confirm spread calculations and that no inlets are needed prior to leaving the pavement. Further, the sheet flow leaving the pavement should include a gravel diaphragm to pre-treat the runoff before flowing into the adjacent ponds.* **Spread calculations are provided in the revised Hydraulic Report. A gravel diaphragm has been added to pre-treat the runoff from the parking lot.**

10. *Confirm that all ponds provide the required freeboard for the 100-year storm which is a minimum of 2'. For instance, Pond 7 – the 100-year storm is actually above the emergency spillway. The 100-year storm should be contained within the pond through the primary orifice.* **The pond and calculations have been revised to provide the minimum freeboard and the 100-year storm is contained within each pond through the primary spillway.**

11. *Please provide a landscaping plan which depicts the proposed planting locations and tree types.* **A landscaping plan and landscape schedule has been provided.**

12. *Please provide a 2-phase E&S control plan. The E&S Plan as provided is incomplete and does not depict the initial E&S control that will be necessary during the initial site grading. Is the intent that the proposed ponds operate as sediment traps or basins?* **The E&S plan has been revised to depict a 2-phase plan addressing initial grading operations. The ponds will NOT act as sediment traps or basins during construction.**

13. *Please provide a photometric plan depicting the illuminance values in the church parking lot area.* **The parking lot will be lit from wallpacks mounted on the Church itself. A photometric plan for these fixtures will be provided as soon as available.**

14. *Please provide a curb ramp grading detail to confirm the ADA ramp is graded to ADA requirements.* **A curb ramp grading detail is provided.**

15. *Please confirm how water is being provided to the site? Are any hydrants being proposed to meet fire code requirements?* **Water is being provided by a well. No fire hydrants are proposed for the site.**

16. *Given that there will be no curb along the eastern boundary of the parking lot concrete wheel stops should be provided for all of the parking laong the east side fo the parking lot.*

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Wheel stops have been proposed for all the spaces along the eastern side of the parking lot.

17. *Based on the Pond 3 profile the bottom of the pond media is at an elevation of 569'. This will conflict with the proposed PVC Discharge Pipe from the sanitary sewer outlet. Please confirm proper clearance is provided.* ***The sanitary sewer discharge pipe has been relocated and a profile is provided.***

Utility Comments:

1. *Show the forcemain under the SWM pond to have a minimum of 3' of cover to ensure it does not freeze during winter months.* **Sanitary sewer relocated, minimum 3' minimum cover provided.**

2. *Show valve box on forcemain per CTUB Forcemain Lateral Connection Detail S-23. Show on plan and profile views.* **CTUB Detail S-23 shown on plan and profile.**

3. *Include CTUB Forcemain Lateral Connection Detail S-23 to plans.* **CTUB Detail S-23 included on the detail sheet.**

4. *Remove CTUB water details from plans. The water system will be owned by West Virginia American Water.* **CTUB water details removed from plans.**

A revised Plan has been uploaded online addressing all comments. Please let us know if you have any questions or require additional information at this time.

Sincerely,
ALPHA ASSOCIATES, INC.

CHARLES B. BRANCH

Charles B. Branch, PE
Senior Principal
Chuck.branch@thinkalphafirst.com

MEMORANDUM

TO: Chuck Branch, Alpha Associates, Inc

FROM: Community Development Department

DATE: October 15, 2026

SUBJECT: Smart Code Request from the required installation of sidewalks as pertained to Ranson Code including, but not limited to, sections 19A – Article 5 and 7

Parcel(s): 08-0010-0004-0000
Address: War Admiral Blvd (directly north from its intersection with Currie Rd)

Administrative Waiver Review:

Parcel 08-0010-0004-0000 is the future site of the proposed Riverside Church. The property is zoned T5. The building footprint is 6,000 square feet, with a future expansion of an additional 4,000 square feet. The church will use Charles Town Utility Board for sewer and a private well for water.

- The applicant is requesting a deviation request for SmartCode requirements of sidewalks along any public street or streets adjacent to the parcel of land including, but not limited to, sections 19A-Article 5 and 7.

An administrative waiver is a ruling that would permit a practice that is not consistent with a specific provision of Chapter 19A but is justified by the provisions of Section 1.2. Intent. The City Manager or his Zoning Administrator designee shall have the authority to approve or disapprove administratively a request for an administrative waiver.

The Zoning Administrator has determined the following:

Administrative Waiver Determination:

In Accordance with the Administrative Waiver procedure Chapter 19A Article 1.5 Deviations, the following deviation have been granted:

- Following correspondence with the WV DOH, who did not recommend installation of sidewalks in the right of way on War Admiral Blvd, and the Public Works Director, the Zoning Administrator has determined that sidewalks are not warranted or practical, as the site is mainly rural and disconnected from the more developed areas of the City to the south.
- The applicant has, however, remained receptive to the possible installation of sidewalks in the future within the private parcel of land, should surroundings conditions change.

Summer R. Wilkes
Community Development Director

Summer R. Wilkes 10/15/2026

City of Ranson

Community Development Department

312 South Mildred Street
Ranson, West Virginia 25438-1621
Phone (304) 725-1010 | Fax (304) 728-8579
Director: Summer R. Wilkes
Email: swilkes@ransonwv.us

Planning Commission:
Mike Fagan, President
Jaden Bound, V. Pres.
Lizz Klein
Antoinette Ringgold
Chris Tarvin

9/21/2026

Jefferson County Health Department
1948 Wiltshire Road
Suite 1 (Entrance A)
Kearneysville, WV 25430

To Whom it May Concern,

The Community Development Department and on-call engineer of the City of Ranson have deemed the site plan complete for the proposed "Riverside Church," located off 2121 War Admiral Blvd. Ranson, WV 25438. Tax Map 10, Parcel 4.

The applicant has received preliminary approval from the Charles Town Utility Board for use of public sewer. For water supply, the applicant proposes the design and use of a private well. Given the existing distance of both the American Water and Charles Town Utility Board connections and lack of "ready-access" and economic feasibility for the applicant, the City of Ranson finds it acceptable for the alternative of a private-well to be installed at the project site.

Although staff have reviewed and deemed this project complete, formal approval of this project will not be granted until the City of Ranson Planning Commission holds a public hearing on the site plan and takes possible action at an upcoming regular meeting. Following a vote of approval from the Planning Commission, the applicant will be eligible to apply for and receive permits for construction and commence work.

Please contact me if you have any questions regarding the site plan for Riverside Church.

Summer R. Wilkes

Summer R. Wilkes
Community Development Director

AGENDA ITEM 1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **INFORMATION ONLY**

SUBJECT: Hagerstown/Eastern Panhandle Metropolitan Planning Organization (HEPMPO) Regional Intersection Safety study to identify dangerous intersections and recommend improvements.

The study will use crash data, engineering analysis, and public feedback to identify intersections with safety concerns and develop potential improvements for motorists, pedestrians, cyclists, and other road users.

ATTACHMENTS:

11-2-26 PC Staff report HEPMPO regional intersection study.docx
HEPMPO Intersection study.pptx

City of Ranson

Community Development Department

312 South Mildred Street
Ranson, West Virginia 25438-1621
Phone (304) 724-5452
Email: permits@ransonwv.us

MEMO TO: City of Ranson Planning Commission

FROM: Summer Wilkes, Community Development Director / Zoning Administrator / Floodplain Administrator

RE: HEPMPO Regional Intersection Safety Study

DATE of Meeting: November 2, 2026

The Hagerstown – Eastern Panhandle Metropolitan Planning Organization (HEPMPO) has launched a Regional Intersection Safety Study as part of its ongoing regional transportation planning efforts. Their consultant will conduct an intersection-focused High-Injury Network (HIN) screening to identify intersections across the region with elevated safety risk. A structured prioritization process will then be used to select the top five candidate locations in each community of Berkeley County, WV, Jefferson County, WV, and Washington County, MD. Detailed safety analyses will be completed for these fifteen intersections, culminating in conceptual design recommendations to support implementation.

A key part of this planning effort is a public survey to identify locations where stakeholders and citizens perceive intersection safety concerns. The survey will be conducted prior to intersection prioritization, as public input will serve as one of the criteria used in the prioritization framework. In addition, HEPMPO is interested in identifying specific locations of safety concerns along with suggestions for improvement. HEPMPO requested assistance from its regional partners to spread the word and encourage citizens to take the survey. Ms. Wilkes represents the City of Ranson on HEPMPO's technical advisory committee. Planning Commission members are encouraged to take the survey themselves and may elect to discuss the survey at a future meeting. The attached PowerPoint provides a list of the top 20 intersections identified in Jefferson County – please notice the four intersections in and near Ranson.

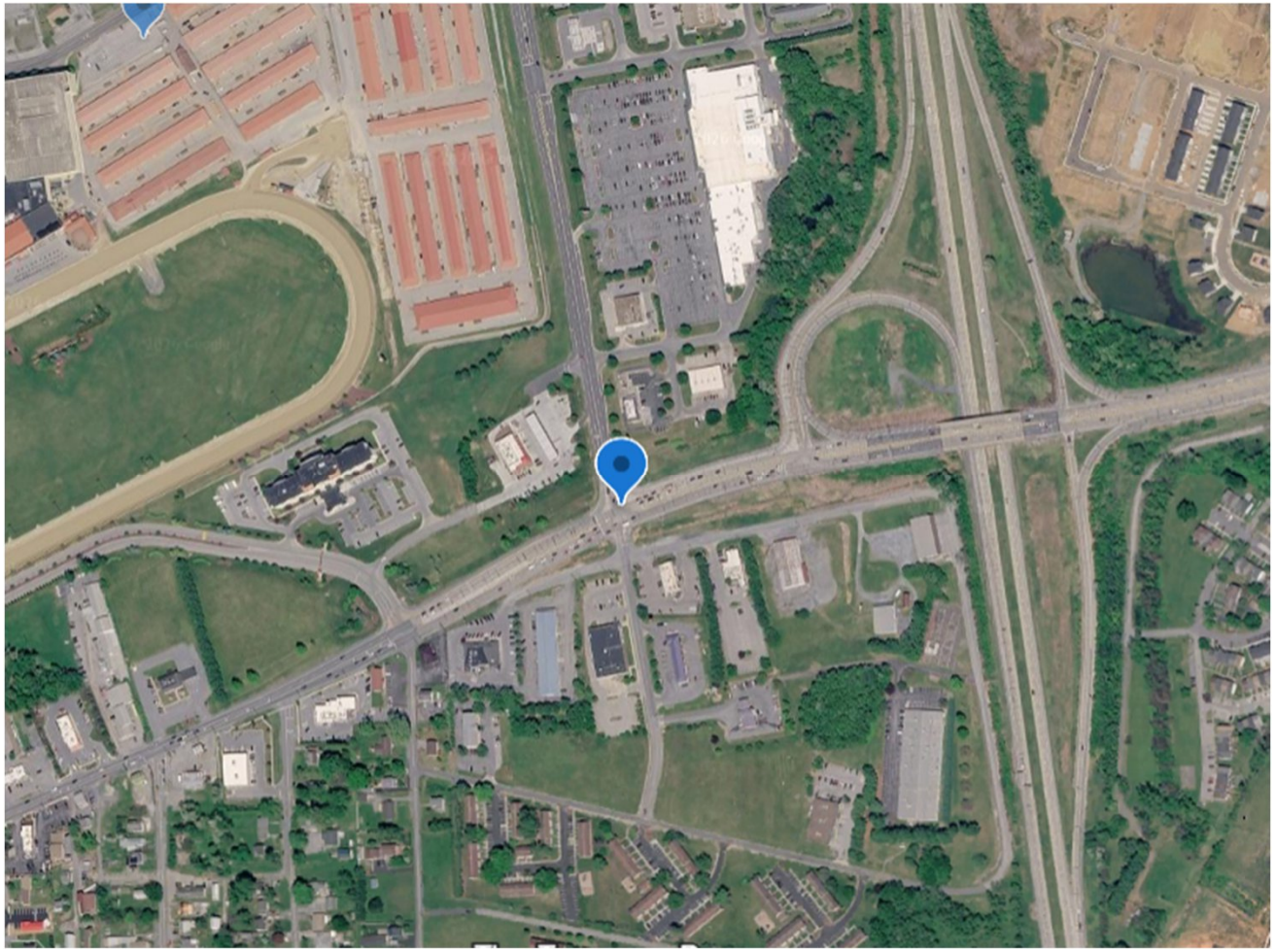
PUBLIC NOTICE: The Hagerstown/Eastern Panhandle MPO (HEPMPO) hereby notifies all interested persons that a public survey on the area's Regional Intersection Safety Study is now open.
The public survey will be open from October 15, 2026 to November 15, 2026.
The survey is available online at:
http://live.metroquestsurvey.com/?u=ge5q5p#!/
The survey seeks public input on ranking the region's top intersections for safety concerns, improvement priorities, suggestions and ideas.
Questions and all written comments should be directed to Matt Mullenax at 240-313-2081, mmullenax@hepmpo.net or mailed to the HEPMPO office at 33 W. Washington St., Suite 402, Hagerstown, MD 21740.
Only written comments will be accepted.



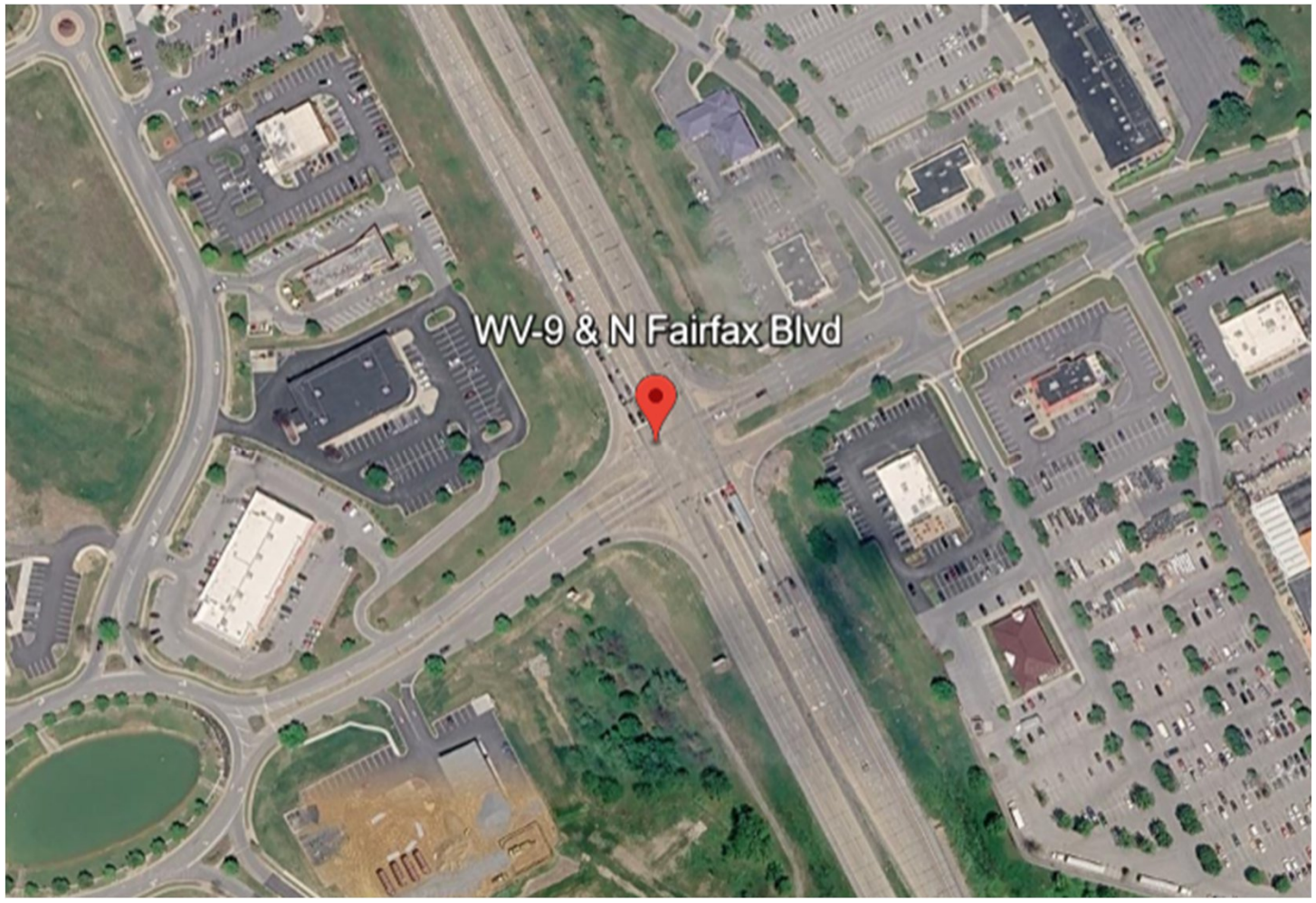
Jefferson County: Top 20 Intersections

	Intersection	Total Crashes	# of VRU Crashes	# of KA Crashes	# of BC Crashes	# of O Crashes	Modified EPDO Weight	PSI	Crash Rate	Exist. Project
1	WV-51 & Flowing Springs Way	78	1	3	16	59	1,096	-	#10	
2	US-340 & Patrick Henry Way	83	1	3	15	65	1,090	-	#5	Yes
3	WV-9 & N Fairfax Blvd/Oak Lee Dr	79	0	2	14	63	796	-	-	Yes
4	US-340 & Augustine Ave	27	0	2	5	20	640	-	-	Yes
5	US-340 & Old Country Club Rd	52	0	1	11	40	457	-	#14	
6	US-340 & Shoreline Dr	46	0	1	8	37	416	-	#20	Yes
7	US-340 & WV-9	33	0	1	7	25	392	-	-	
8	WV-51 & S Charles St	30	2	1	7	22	388	#5	-	
9	WV-51 & Prospect Ave/Hollywood Dr	20	0	1	7	12	379	-	-	
10	William L Wilson Fwy & Bakerton Rd	28	0	1	6	21	375	-	-	
11	WV-51 & WV-115	18	1	1	1	16	307	#25	-	
12	WV-480 & Morgan Grove Rd	5	0	1	0	4	283	-	-	Yes
13	US-340 & Jefferson Ter	66	1	0	13	53	216	-	#9	Yes
14	WV-51 & US-340 S	25	0	0	8	17	118	-	-	
15	WV-51 & S West St	23	0	0	2	21	46	#12	-	Yes
16	WV-51 & Jefferson Ave	22	0	0	2	20	45	#21	-	
17	Flowing Springs Rd & Saratoga Dr	7	0	0	3	4	42	-	-	
18	Charles Town Rd & Luther Jones Rd	4	0	0	3	1	39	-	-	
19	WV-45 & Old Martinsburg Rd	8	0	0	2	6	31	-	-	
20	US-340 & Shipley School Rd	6	0	0	2	4	29	-	-	

	Intersection	Total Crashes	# of VRU Crashes	# of KA Crashes	# of BC Crashes	# of O Crashes	Modified EPDO Weight	PSI	Crash Rate	Exist. Project
1	WV-51 & Flowing Springs Way	78	1	3	16	59	1,096	-	#10	



	Intersection	Total Crashes	# of VRU Crashes	# of KA Crashes	# of BC Crashes	# of O Crashes	Modified EPDO Weight	PSI	Crash Rate	Exist. Project
3	WV-9 & N Fairfax Blvd/Oak Lee Dr	79	0	2	14	63	796	-	-	Yes



	Intersection	Total Crashes	# of VRU Crashes	# of KA Crashes	# of BC Crashes	# of O Crashes	Modified EPDO Weight	PSI	Crash Rate	Exist. Project
17	Flowing Springs Rd & Saratoga Dr	7	0	0	3	4	42	-	-	



	Intersection	Total Crashes	# of VRU Crashes	# of KA Crashes	# of BC Crashes	# of O Crashes	Modified EPDO Weight	PSI	Crash Rate	Exist. Project
18	Charles Town Rd & Luther Jones Rd	4	0	0	3	1	39	-	-	



AGENDA ITEM 2

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **INFORMATION ONLY**

SUBJECT: Chapter V Article VIII Flood Plain Ordinance changes

On May 27, 2026, the City of Ranson received a letter from the Federal Emergency Management Agency (FEMA) that a new Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) for the City of Ranson has been completed, which establishes an updated flood hazard determination for the City. Because the FIS report has been completed, we are required to update our floodplain ordinance within 6 months of the letter's date, which would be November 27, 2026. As a condition of continued eligibility in the National Flood Insurance Program (NFIP), the City must adopt or show evidence of adoption of regulations that meet the standards of 44 CFR Part 60.3(b) by the FIRM effective date.

The last time that the floodplain ordinance was updated was in January 2010. I contacted the State NFIP/CTP Coordinator for guidance as to the best course of action to update our ordinance. The Coordinator sent me a model ordinance as a guide to ensure compliance with all requirements of 44 CFR Part 60.3(b) since our last update. The proposed ordinance is based on the model ordinance provided.

Although there are several changes, these changes are minor in nature. There are updated definitions, changes in terminology, new training and reporting requirements for the Floodplain Administrator, some newer scientific standards, procedures for the BZA for variances to the ordinance, and updated square footage and valuation figures. The main standards have not changed, such as freeboard requirements, and do not require additional restrictions on development standards.

Since this Article is not part of the zoning ordinance, it does not need to be reviewed or recommended by the Planning Commission. This briefing is for information only. It is important for the Planning Commission to be aware of these updates given the impact of the Floodplain Ordinance for growth and development issues. The following attachment was submitted to the City Council for a first reading on October 20, 2026. A public hearing and second reading are scheduled for November 17, 2027.

ATTACHMENTS:

2026 Floodplain ordinance - sw redlined CC.docx
2026 Floodplain ordinance - clean copy final.docx

Ordinance 2026-05 – Amending the Ranson Municipal Code, PART II – The Code Chapter 5 – Buildings; Construction and Related Activities Article VIII. Flood Plain Ordinance

AN ORDINANCE to amend the entire Article VIII of the Ranson Municipal Code as more specifically set forth below to meet the requirements of Section 44 CFR Part 60.3(d) of the National Flood Insurance Program.

WHEREAS, the City Council seeks to be in compliance with Section 44 CFR Part 60.3(d) of the National Flood Insurance Program, to continue eligibility in the National Flood Insurance Program,

NOW THEREFORE, be it enacted and ordained by the Council of the City of Ranson, West Virginia, Chapter 5, Article VIII of the Ranson Municipal Code is amended as follows:

ARTICLE VIII. FLOODPLAIN ORDINANCE[1]

Sec. 5-160. Authority.

(a) The provisions of this article have been prepared with the intention of meeting the requirements of the National Flood Insurance Act of 1968 (42 U.S.C. 4001 et seq.) Amended by the Congress of the United States through the 15th of February, 1975 (Public Law 91-152).

(b) Authority to adopt, administer and enforce this article is vested in the community pursuant to W. Va. Code, §§ 8-12-14, 7-1-3v, 7-1-3n and 7-1-3kk and W. Va. Code, §§ 8A-4-2, 8A-5-7, 8A-7-2.

(Ord. No. 206, 1-19-10)

Sec. 5-161. Intent.

The intent of this article is to:

(1) Promote the general health, welfare, and safety of the community.

(2) Encourage the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future and protect natural drainage.

[1]Editor's note(s)—Ord. No. 206, adopted January 19, 2010, repealed and reenacted article VIII, §§ 5-161—5-168, in its entirety, which pertained to flood damage control, and derived from Ord. No. 164, adopted October 2, 2006, and Ord. No. 205, adopted December 15, 2009.

(3) Minimize danger to public health and safety by protecting water supply and sanitary sewage disposal in cooperation with the county sanitarian.

(4) Assure the county assessor obtains information concerning improvement of real property as required by W. Va. Code, § 11-3-3A.

(5) Assure county E-911 addresses are obtained to maintain the currency of established emergency response dispatch systems.

(6) Reduce financial burdens imposed on the community, its governmental units, and its residents, by preventing the unwise design and construction of development in areas subject to flooding.

(Ord. No. 206, 1-19-10)

Sec. 5-162. Abrogation and greater restrictions.

This article supersedes any ordinance currently in effect in flood prone areas. Any ordinance, however, shall remain in full force and effect to the extent that its provisions are more restrictive. If there is any conflict between any of the provisions of this Ordinance, the more restrictive shall apply.

(Ord. No. 206, 1-19-10)

Sec. 5-163. Applicability.

It shall be unlawful for any contractor, person, partnership, business, or corporation to undertake or cause to be undertaken, any development, new construction, substantial improvement, repair of substantial damage, or the placement or relocation of any structure (including manufactured homes) within the C~~c~~ity in the Special Flood Hazard Area within the City of Ranson unless a permit application has been completed and a permit or certificate of occupancy has been obtained from the special flood hazard area administrator. In addition, where land partially or fully in the special flood hazard area is to be developed, subdivided, utilized for a manufactured home park or subdivision or otherwise developed, a site plan with elevation data must be submitted to, and approved by, the special flood hazard area administrator prior to any development.

Provision of all other codes, ordinances, and regulations shall be applicable insofar as they are consistent with the provisions of this article and the City's ~~community's~~ need to minimize the hazards and damage resulting from flooding.

(Ord. No. 206, 1-19-10)

Sec. 5-164. Matters not provided for specifically.

Where conditions are encountered that are not specifically provided for herein, the special flood hazard area administrator shall determine the applicability of the provisions of this article in accordance with its intent and shall require the applicant to take appropriate measures pursuant to such determination.

(Ord. No. 206, 1-19-10)

Sec. 5-165. Interpretations.

For the purpose of this article, the following interpretations shall apply:

(1) Words used in the present tense include the future tense.

(2) The singular includes the plural.

(3) The plural includes the singular.

(4) The word "person" includes a corporation, unincorporated association or partnership as well as an individual.

(5) The term "shall" or "will" is always mandatory.

(6) The word "building" or "structure" shall be construed as if followed by the phrase "or part thereof".

(7) The word "ordinance" [article] shall refer to the special flood hazard area ordinance.

(Ord. No. 206, 1-19-10)

Sec. 5-166. Definitions.

Unless specifically defined below, words and phrases used in this article shall be interpreted so as to give this article ~~it's~~ its most reasonable application.

Adjacent Property includes any surface tract, regardless of whether such surface tract is entirely within the City of Ranson, so long as a portion of said surface tract is located within the town, which shares an immediate and common boundary up or down stream to the property that is the subject of the application for a Special flood hazard area Permit. Adjacent property also includes all other property that may be affected by flooding.

Adversely Affect Adjacent Properties means that to adversely affect a property, the increase in the elevation of the 1% chance (100-year) base flood elevation must be more than 1 foot at any point. Stated conversely, if the effect is that the 1% chance (100-year) flood base flood elevation rises 1 foot or less, the property is not “affected.” This standard does not apply to the Floodway. If prior permit(s) has/have been approved in the same area of the Special flood hazard area, the above definition would include the cumulative impact to the base flood elevation.

Advisory Flood Height is the water surface elevation (WSEL), in feet, of the 1% annual chance (100-year) flood at a given location, as determined using hydrology and hydraulics (H&H) analysis and the best available elevation data.

Appurtenant structure means a secondary structure on the same parcel of property as the principal structure, ~~and~~ the use of which is incidental to the use of the principal structure and shall not be habitable but shall only be used for storage in association with the principal structure on said property. This does not include a gas or liquid storage tank.

Base flood means the flood, which has been selected to serve as the basis upon which the special flood hazard area management provisions of this and other ordinances have been prepared; for purposes of this article, the 100-year flood. Otherwise stated, it means the flood having a one percent (1%) chance of being equaled or exceeded in any given year.

Base flood elevation means the water surface elevation of the base flood in relation to the datum specified on the City's ~~community's~~ Flood Insurance Rate Map (FIRM) ~~flood insurance rate map~~. For the purposes of this article, the 100-year flood or one percent or greater chance of flooding in any given year ~~annual chance flood.~~

Basement means any area of the building having its floor sub grade (below ground level) on all sides.

Certificate of occupancy means a certification that the entire development, including the elevation of fill or the lowest floor of a structure, is in compliance with all of the provisions of this article.

Compensatory storage means an artificially excavated, hydraulically equivalent volume of storage within the special flood hazard area used to balance the loss of natural flood storage capacity when artificial fill or structures are placed within the ~~special flood hazard area~~ special flood hazard area.

Contractor (W. Va. Code, § 21-11-3(c)) means a person who in any capacity for compensation, other than as an employee of another, undertakes, offers to undertake, purports to have the capacity to undertake, or submits a bid to construct, alter, repair, add to, subtract from, improve, move, wreck or demolish any building, highway, road, railroad, structure or excavation associated with a project, development or improvement, or to do any part thereof, including the erection of scaffolding or other structures or works in connection therewith, where the cost of the undertaking is ~~$1,000.00~~ $2,500 (two thousand five hundred dollars) or more. "Contractor" includes a construction manager who performs management and counseling services on a construction project for a professional fee.

"Contractor" does not include:

(1) One who merely furnishes materials or supplies without fabricating or consuming them in the construction project;

(2) A person who personally performs construction work on the site of real property which the person owns or leases whether for commercial or residential purposes;

(3) A person who is licensed or registered as a professional and who functions under the control of any other licensing or regulatory board, whose primary business is real estate sales, appraisal, development, management and maintenance, who acting in his or her respective professional capacity and any employee of such professional, acting in the course of his or her employment, performs any work which may be considered to be performing contracting work;

(4) A pest control operator licensed under the provisions of W. Va. Code, ~~section seven, article 16-A, chapter 19~~ §19-16(A)-7(a) to engage in the application of pesticides for hire, unless the operator also performs structural repairs exceeding $1,000.00 on property treated for insect pests; or

(5) A corporation, partnership or sole proprietorship whose primary purpose is to prepare construction plans and specifications used by the contractors defined in W. Va. Code, § 21-11-3(c) and who employs full time a registered architect licensed to practice in this state or a registered professional engineer licensed to practice in this state. "Contractor" also does not include employees of such corporation, partnership or sole proprietorship.

Critical facility means any facility in which even a slight chance of flooding is too great a threat. Typical critical facilities include hospitals, fire stations, police stations, storage of critical records, and similar facilities. These should be given special consideration when formulating regulatory alternatives and special flood hazard area management plans. A critical facility should not be located in a special flood hazard area if at all possible. If a critical facility must be located in a special flood hazard area, it should be provided a higher level of protection so that it can continue to function and provide services during a flood.

Development means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations oil/gas well sites, pads, pits, retention ponds or storage of equipment or materials.

Flood means a general and temporary inundation of normally dry land areas.

Flood Insurance Rate Map (FIRM) means the official map on which the Federal Emergency Management Agency ~~or Federal Insurance Administration~~ has delineated both the ~~areas of~~ special flood hazard areas and the risk premium zones applicable to the City ~~community~~. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

Flood insurance study means the official report in which the Federal Emergency Management Agency has provided flood profiles, floodway information, and water surface elevations.

Floodplain means: (*Also See: Special flood hazard area)*

(1) A relatively flat or low land area adjoining a river, stream, or watercourse which is subject to partial or complete inundation;

(2) An area subject to the unusual and rapid accumulation or runoff of surface waters from any source.

Floodplain Administrator shall be a resident of West Virginia and/or a person who has completed within one year of his or her appointment the State/FEMA sponsored NFIP Class 273 entitled "Managing Floodplain Development" and remain current with State required continuing education training pursuant to W.Va. Code § 15-5-20(a). In the absence of a formally appointed Floodplain Administrator, the duties set forth in this Ordinance for the Floodplain Administrator shall be temporarily fulfilled by the City Manager or the Mayor.

Floodway means the channel of a river or other watercourse and the adjacent land area that must be reserved to discharge the base flood without increasing the water surface elevation of that flood more than one foot at any point.

Flood proofing (NON-RESIDENTIAL ONLY) means any combination of structural and non-structural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Freeboard means a factor of safety usually expressed in feet above a flood level or BFE for purposes of floodplain management. Freeboard tends to compensate for unknown factors that may contribute uncertainty to flood heights of any given flood and floodway condition, such as wave action, blockage at stream crossings, and increased runoff from urbanization of the watershed.

Highest adjacent grade means the highest natural elevation of the ground surface immediately adjacent to the development or structure foundation. This is primarily used for purposes of insurance rating in approximated floodplains. ~~prior to construction next to the proposed foundation of a structure~~.

Historic structure means any structure that is:

(1) Listed individually in the N~~n~~ational R~~r~~egister of H~~h~~istoric P~~p~~laces (a listing maintained by the D~~d~~epartment of I~~i~~nterior) or preliminarily determined by the S~~s~~ecretary of the I~~i~~nterior as meeting the requirements for individual listing on the N~~n~~ational R~~r~~egister;

(2) Certified or preliminarily determined by the S~~s~~ecretary of the I~~i~~nterior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the S~~s~~ecretary to qualify as a registered historic district;

(3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the S~~s~~ecretary of the I~~i~~nterior; or

(4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

a. By an approved state program as determined by the Ssecretary of the Iinterior; or

b. Directly by the Ssecretary of the Iinterior in states without approved programs.

Interested Person or Party includes (1) the applicant; (2) the owner(s) of the subject property; (3) at least one adult residing in any residence on the subject property at the time the Floodplain Permit Application is filed; (4) owners of any adjacent property; and (5) at least one adult residing in any residence on the adjacent property at the time the Floodplain Permit Application is filed.

Licensed manufactured home retailer means a business licensed to sell manufactured homes in the state as set forth in the State Code.

Licensed manufactured home installer means a contractor licensed to install manufactured homes in the state as set forth in the State Code.

Licensed professional surveyor means any person licensed by the West Virginia Sstate Bboard of Eexaminers of Lland Ssurveyors to engage in the practice of land surveying as defined in the State Code.

Lowest Adjacent Grade (LAG) means the lowest natural elevation of the ground surface immediately adjacent to the proposed development or structure foundation. The primary use of the LAG is to determine whether the structure is located within a special flood hazard area by comparing it to the base flood elevation.

Lowest floor means the lowest floor of the lowest enclosed area (including basement). An unfinished enclosure constructed with flood resistant materials as defined in FEMA Technical Bulletin ~~2~~ 2-93 (FIA-TB-2) and usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure has proper flood openings and is not built so as to render the structure in violation of the applicable non-elevation design requirements of this article.

Manufactured home means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

New construction means structures for which the start of construction as herein defined commenced on or after June 15, 1979 and including any subsequent improvements to such structures.

100-year flood (1% Annual Chance) means a flood that has one chance in 100 or a one percent chance of being equaled or exceeded in any given year. (See Base Flood Elevation also)

Person means any individual or group of individuals, corporation, partnership, association or other entity, including state and local governments and agencies.

Practice of engineering means any service or creative work, as described in W. Va. Code, article ~~13~~ 30-13-1 et seq., the adequate performance of which requires engineering education, training and experience in the application of special knowledge of the mathematical, physical and engineering sciences to such services or creative work as consultation, investigation, evaluation, planning and design of engineering works and systems; planning the use of land and water; teaching of advanced engineering subjects, engineering surveys and studies; and the review of construction for the purpose of assuring compliance with drawings and specifications any of which embraces such services or work, either public or private, in connection with any utilities, structures, buildings, machines, equipment, processes, work systems, projects and industrial or consumer products or equipment of a mechanical, electrical, hydraulic, pneumatic or thermal nature, insofar as they involve safeguarding life, health or property, and including such other professional services as may be necessary to the planning, progress and completion of any engineering services. Engineering surveys include all survey activities required to support the sound conception, planning, design, construction, maintenance and operation of engineered projects.

Any person who practices any branch of the profession of engineering or who, by verbal claim, sign, advertisement, letterhead, card or in any other way represents himself or herself to be a registered professional engineer, or by using another title implies that he or she is a registered professional engineer or that he or she is registered under W. Va. Code, article ~~13~~ 30-13-1 et seq., or who holds himself or herself out as able to perform, or who performs any engineering service or work or any other service designated by the practitioner which is recognized as engineering, is considered to practice or offer to practice engineering within the meaning and intent of W. Va. Code, article ~~13~~ 30-13-1 et seq.

Principally above ground is where at least 51 percent of the actual cash value of a structure, less land value, is above ground. [44 Code of Federal Regulations §59.1]

*Professional is a*ny "professional" including but not limited to a "contractor," "developer," "engineer," "architect," "hydrologist," "land surveyor," etc., acting in any capacity with respect to this Ordinance, must be licensed by the State of West Virginia, when certification or licensure from the State of West Virginia is so required.

Reasonably safe from flooding means that during the base flood, or any other known flooding by the Floodplain Administrator, water should not damage structures and any subsurface waters related to the base flood should not damage existing or proposed structures. Ways of determining Reasonably Safe from Flooding may be 3 feet above Highest Adjacent Grade, above high-water marks from historic flooding, using topographic extrapolation from contour lines or utilizing the advisory flood height data on the WV Flood Tool.

Recreational vehicle means a vehicle which is:

(1) Built on a single chassis;

(2) Four hundred square feet or less when measured at the largest horizontal projection;

(3) Designed to be self-propelled or permanently towable by a light duty truck; and

(4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Registered professional engineer means a person who has been duly registered or licensed as a registered professional engineer by the West Virginia S~~s~~tate B~~b~~oard of R~~r~~egistration for P~~p~~rofessional E~~e~~ngineers as required under W. Va. Code, article ~~13~~ 30-13-1 et seq.

Remedy a violation means to bring a structure or other development into compliance with the requirements of this article, or, if full compliance is not possible, to reduce the adverse impacts of the non-compliance to the greatest extent feasible.

Special flood hazard area means the land in the special flood hazard area subject to a one percent or greater chance of flooding in any given year. Special flood hazard areas are designated by the Federal Emergency Management Agency in flood insurance studies and on flood insurance rate maps as zones A, AE, AO, AH ~~A1-30~~, and A99. The term includes areas shown on other flood hazard maps that are specifically listed or otherwise described in this article.

Start of construction means the date the permit was issued, including permit for substantial improvement or repair of substantial damage, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond initial excavation, or the placement of a manufactured home on a foundation. Although a permit must be obtained prior to the beginning of the permitted work, permanent construction does not include land preparation, such as clearing, grading and filling, nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For an alteration, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

State coordinating office means the West Virginia Emergency Management Division ~~Division of Homeland Security and Emergency Management.~~

Stream means, as defined in W. Va. Code, § 7-1-3U, any watercourse, whether natural or man-made, distinguishable by banks and a bed, regardless of their size, through which water flows continually or intermittently, regardless of its volume.

Structure means a walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

Subdivision means development that includes the creation of individual land parcels for future sale. It does not include development where rights-of-way or easements are obtained and recorded.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to ~~it's~~ its before damage condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Substantial damage also means cumulative flood-related damages sustained by a structure on two separate occasions during a ten-year period for which the cost of repairs at the time of each flood event equals or exceeds 25 percent of the market value of the structure before the damage occurred. See "Substantial Improvement."

Substantial improvement means any repair, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement.

This term includes structures, which have incurred "substantial damage," as defined herein regardless of the actual repair work performed. The term does not, however, include any project for improvement of a structure to correct existing violation of state or local health, sanitary or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.

Historic structures undergoing repair or rehabilitation that would constitute a substantial improvement as defined above, must comply with all ordinance requirements that do not preclude the structure's continued designation as a historic structure. Documentation that a specific ordinance requirement will cause removal of the structure from the N~~n~~ational R~~r~~egister of H~~h~~istoric P~~p~~laces or the S~~s~~tate I~~i~~nventory of H~~h~~istoric P~~p~~laces must be obtained from the S~~s~~ecretary of the I~~i~~nterior or the S~~s~~tate H~~h~~istoric P~~p~~reservation O~~o~~fficer. Any exemption from ordinance requirements will be the minimum necessary to preserve the historic character and design of the structure.

For the purpose of this definition improvement is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences whether or not that alteration affects the external dimensions of the structure.

Top of bank means the lines depicted on the FIRM maps delineating each side of a stream indicate the top of bank. In the field a professional familiar with fluvial geomorphology should document the top of bank. When a professional is not employed the top of the bank will be considered to be the top of the first significant slope landward of the waters edge when it is followed by at least 50 feet of relatively flat land.

Violation means the failure of any structure or development to be fully compliant with all the requirements of this article. Any structure or other development lacking the certifications, finished construction elevation certificate or other evidence of compliance required by this article is presumed to be in violation until such time as that documentation is provided. No future improvements or developments can be made to structures found to be in violation unless the development is to bring the structure into compliance with this article.

(Ord. No. 206, 1-19-10)

Sec. 5-167. Identification and establishment of flood plain area.

(a) The identified special flood hazard area shall be those areas of the city which are subject to the 100-year flood or the 1% or greater chance of flooding in any given year as shown on the F~~f~~lood I~~i~~nsurance R~~r~~ate M~~m~~ap (FIRM) and described in the F~~f~~lood I~~i~~nsurance S~~s~~tudy (FIS) prepared for the ~~city~~ City by the Federal Emergency Management Agency (FEMA) dated ~~December 18, 2009~~ November 27, 2026 or the most recent revision thereof including all digital data developed as part of the FIS.

(b) The identified special flood hazard area shall also be those areas which have been identified as flood hazard areas by the ~~city~~ City by use of historic or other technical data and shown on an officially recognized "FIRM or the West Virginia Flood Tool specifically Advisory Flood Height data" ~~"local flood hazards map."~~ These areas shall be designated as appropriate with the level of technical data described below and shall be managed accordingly.

(Ord. No. 206, 1-19-10)

Sec. 5-168. Descriptions of special flood hazard areas.

(a) The identified special flood hazard area shall consist of the following four specific areas:

(1) The floodway area (F1) shall be those areas of AE zone identified as ~~such~~ Floodways in the FIS and as shown on the FIRM. The term shall also include floodway areas identified in studies required to be used in the approximate areas as discussed below.

(2) The AE Area Without Floodway ~~floodway fringe area~~ (F2) shall be those areas identified as an AE Zone on the FIRM included in the FIS prepared by FEMA for which specific 100-year flood elevations have been provided ~~in the FIS~~ but no Floodway has been delineated ~~which lie beyond the floodway area~~.

(3) The Approximated floodplain ~~AE area without floodway~~ (F3) shall be those areas identified as an ~~AE~~ zone on the FIRM included in the FIS prepared by FEMA for which 100-year flood elevations have been provided but no floodway has been delineated.

(4) ~~The approximated area (F4) shall be those areas identified as an A zone on the FIRM included in the FIS prepared by FEMA and for which no 100-year flood elevations have been provided.~~ Advisory Flood Heights. This information is displayed on the WV Flood Hazard Determination Tool. This data may be used (when available) by the Floodplain Administrator to determine if a property is in the Special Flood Hazard Area, also to assist to determine the height in which to elevate the structure as a permitting tool and is acceptable data to FEMA for a Letter of Map Amendment (LOMA).

(b) The AO and AH floodplain those areas identified as Zones AO and AH on the FIRM and in the FIS. These areas are subject to inundation by 1-percent-annual-chance shallow flooding

where average depths are between one and three feet. In Zones AO and AH, drainage paths shall be established to guide floodwaters around and away from structures on slopes.

(Ord. No. 206, 1-19-10)

Sec. 5-169. Changes in designation of area.

(a) The delineation of the identified special flood hazard area may be revised by the City where natural or man-made changes have occurred and/or more detailed studies conducted or undertaken by the U.S. Army Corps of Engineers ~~a river basin commission~~ or other qualified government agency or a private entity or individual can document the necessity for such changes. The process to revise the delineation of the identified special flood hazard area may be recommended by the Floodplain Administrator and executed by the City of Ranson. However, prior to any such change, approval must be obtained from the Federal Emergency Management Agency (FEMA) ~~Federal Insurance Administration (FIA)~~.

(b) The City's ~~A community's~~ base flood elevations may increase or decrease resulting from physical changes affecting flooding conditions. As soon as practicable but, not later than six months after the date such information becomes available, the City ~~community~~ shall notify FEMA ~~the NFIP administrator~~ of the changes by submitting technical or scientific data.

(c) The city may identify and regulate new local flood hazard or ponding areas. These areas may be delineated on a "local flood hazard map" using best available topographic data and locally derived information such as flood of record, historic high-water marks or approximate study methodologies.

(Ord. No. 206, 1-19-10)

Sec. 5-170. Elevations prevail.

(a) If the lowest natural grade adjacent to proposed development within an identified flood hazard area is ~~at or~~ *above* the base flood elevation, and the following is provided to the Floodplain Administrator ~~specified in the flood insurance study~~, the structure shall be considered to be outside the special flood hazard area and shall not be required to conform to the flood prevention design and construction standards or flood-related development codes in Section 5-183 of this ordinance:

1. Elevation information ~~Topographic data~~ certified by a Licensed / registered professional engineer or ~~licensed professional~~ and a site plan demonstrating that all proposed development will occur above the Base Flood Elevation, or ~~surveyor shall be submitted in sufficient detail to allow a thorough review by the special flood hazard area administrator.~~

2. A Letter of Map Amendment (LOMA) from FEMA removing the site from the SHFA. ~~The applicant is advised to apply for a letter of map amendment (LOMA) from FEMA to have the special flood hazard area designation removed from the parcel or structure.~~

(b) If the lowest natural grade adjacent to proposed development is below the base flood elevation ~~specified in the flood insurance study~~, the site shall be considered to be within the special flood hazard area and the proposed structure shall be required to conform to all appropriate provisions of this article.

(Ord. No. 206, 1-19-10)

Sec. 5-171. Boundary disputes.

Should a dispute concerning any ~~district~~ floodplain boundary arise, an initial determination shall be made by the floodplain administrator and any party aggrieved by this decision may appeal to the Board of Zoning Appeals ~~city~~. The burden of proof shall be on the appellant/applicant.

(Ord. No. 206, 1-19-10)

Sec. 5-172. Utilization of flood plain area; floodway.

(a) Within any floodway area, no encroachments, including fill, new construction, substantial improvements, or other development shall be permitted unless it has been demonstrated through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that the proposed encroachment will not result in any increase in flood levels during the occurrence of the base flood discharge ~~the base flood elevation~~. The resultant engineering study (H&H) shall include a cover letter, signed and sealed by the responsible professional, providing a statement of findings in basic terms. In addition, studies, analyses, computations, etc., shall be submitted in sufficient detail to allow a thorough technical review by the Floodplain Administrator.

(b) Because floodways present increased risk to human life and property due to their relatively faster and deeper flowing waters, the floodways shall be preserved to the greatest extent possible.

(1) New development shall not be permitted in the floodway where reasonable alternatives exist elsewhere as determined by the Floodplain Administrator. In addition to the requirements below the applicant shall demonstrate that there are no reasonable alternatives other than the floodway encroachment before a permit is issued.

(2) When the floodway is the only reasonable alternative, the applicant shall demonstrate that the floodway encroachment is the minimum necessary to accomplish the project.

(3) All permitted uses, activities, and development shall be undertaken in strict compliance with the flood proofing and related provisions contained herein, and in all other applicable codes, ordinances and regulations.

(4) When small, single lot development (not incorporating significant amounts of fill) is proposed in a special flood hazard areas for which no regulatory floodway has been designated, a regulatory floodway may, at the discretion of the Floodplain Administrator, be determined to be a width equal to the channel of the stream and the adjacent land areas to a distance of one-half the width of the special flood hazard area as measured from the top of the bank nearest the site to the upland limit of the 1% annual chance special flood hazard area boundary.

(Ord. No. 206, 1-19-10)

Sec. 5-173. Floodway fringe.

Within any floodway fringe area any development and/or use of land shall be permitted provided that all such uses, activities and/or development shall be undertaken in strict compliance with the flood-proofing and related provisions contained herein and in all other applicable codes, ordinances and regulations.

(Ord. No. 206, 1-19-10)

Sec. 5-174. AE Zone without floodway area.

Within any AE without floodway area, no new construction or development shall be allowed unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the elevation of the 100-year flood more than one foot at any point. This requirement can be satisfied by utilization of the floodway area where determined.

(Ord. No. 206, 1-19-10)

Sec. 5-175. Approximated special flood hazard area (zone "A"); administrative procedures.

(a) Within any approximated ~~floodplain~~ special flood hazard area:

(1) The Floodplain Administrator shall use elevation and floodway information from federal, state, or other acceptable sources when available to determine the elevation above which development will be reasonably safe from flooding.

(2) When data from an acceptable source is not available, the special flood hazard area administrator shall review, or shall cause to be reviewed; all proposed development to determine (1) the amount being invested, and (2) the specific flood risk at the site. The Floodplain Administrator shall then require the applicant to determine the elevation above which the development will be reasonably safe from flooding using

the techniques set forth in subsection (b). When hydrologic and hydraulic analyses are required, they shall only be undertaken by a registered professional engineer who shall certify that the methods used correctly reflect currently accepted technical concepts. The resultant study shall include a cover letter, signed by the responsible professional, providing a statement of findings in basic terms. In addition, studies, analyses, computations, etc. shall be submitted in sufficient detail to allow a thorough technical review by the Floodplain Administrator.

(3) Any development and/or use of land shall be permitted provided that all such uses, activities and/or development shall be undertaken in strict compliance with the flood-proofing and related provisions contained herein and in all other applicable codes, ordinances and regulations.

(4) Within any approximated Floodplain Zone (Zone A) without Floodway Area, no new construction or development shall be allowed unless it is demonstrated that the cumulative impact of the proposed development, when combined with all other existing and anticipated development, will not increase the elevation of the 100-year flood more than one (1) foot at any point.

(5) When Advisory Flood Height Data is available, this data will be utilized to assist in permitting and regulating development within the Special Flood Hazard Area.

(b) Development proposed in flood hazard areas without base flood elevations ("A" zones) must provide the data necessary for the Floodplain Administrator to establish a flood elevation as set forth below.

(1) *Method I—Using "point on boundary" elevation data and/or historic flood height data.* This method produces approximate flood elevations and should only be used for development that represents a low safety risk and minimal investment of $20,000.00 or less. If this method is used for structures other than appurtenant structures i.e. garages or sheds (not recommended by the state special flood hazard area management program) the lowest floor height must be elevated at least three feet above the highest adjacent grade (HAG) even when the collected elevation data would indicate a lower elevation. Three feet above HAG will result in more affordable flood insurance rates AND added safety.

(2) *Method II—USGS methodology, Quick-2 engineering program or advisory flood heights obtained through LOMA or other source.* Development that represents a low to medium safety risk and a moderate investment level of $60,001.00 to $99,000.00 must use this semi-detailed method to develop a base flood elevation. More information on the USGS methodology or the LOMA process can be obtained from the state special flood hazard area management program; local engineers can find information on the Quick-2 program at the FEMA website: www.fema.gov/plan/prevent/fhm/dl_qck22.shtm

(3) *Method III—HEC-II or HEC-ras engineering.* Development that represents a medium to high safety risk and/or a significant investment over $99,001.00 must use this detailed method to develop a base flood elevation This BFE can be used for permitting AND to obtain the lowest possible flood insurance.

(Ord. No. 206, 1-19-10)

Sec. 5-176. Alteration or relocation of a stream; stream crossing administrative procedures.

(a) Whenever a developer intends to alter or relocate a stream within the ~~floodplain~~ special flood hazard area, the developer shall notify in writing, by certified mail, the C~~c~~ity, the Floodplain Administrator, the S~~s~~tate C~~c~~oordinating O~~o~~ffice, any adjacent communities and any adjacent property owners of all such intended activities prior to the alteration or relocation of the stream. Copies of all required notifications must be submitted to the Federal Emergency Management Agency ~~Insurance Administration~~. In addition, prior to issuing the local permit, the Floodplain Administrator shall require copies of all necessary permits from those governmental agencies from which F~~f~~ederal or ~~s~~State law requires approval. ~~Contact information for state and federal permitting authorities as well as addresses for required notification of appropriate county, state and federal government agencies as of the date of publication of this article are as follows:~~

(1) ~~To coordinate regulatory issues involving stream and wetlands encroachment developers should be referred to the US Army Corps of Engineers in Huntington (866) 502-2570 Ext. 5710 or Pittsburgh (412) 395-7155 as appropriate.~~

~~(2) All proposed development, including fill, that disturbs a stream requires a permit through the WV DEP Division of Water and Waste Management (304-926-0499 Ext. 1092) or the Regional Field Offices at Fairmont (304-368-3960), Oak Hill (304-465-1919) or Romney (304-822-7266).~~

~~(3) If stream crossing is a culvert, or if bridge abutments will be placed in such a way to enter the stream the developer should also be required to contact WVDNR, Public Lands Corporation (304) 558-3225.~~

(b) The developer shall also assure the ~~c~~City in writing that the flood carrying capacity within the altered or relocated portion of the stream will be maintained. The Floodplain Administrator may require the applicant to demonstrate that the altered or relocated portion of stream will provide equal or greater conveyance than the original stream segment. If hydrologic and hydraulic (H&H) analyses are required, they shall only be undertaken by a registered professional engineer, who shall certify that the methods used correctly reflect currently accepted technical concepts. The resultant study (H&H) shall include a cover letter, signed by the responsible professional, providing a statement of findings in basic terms. In addition, studies, analyses, and computations, etc. shall be submitted in sufficient detail to allow a thorough technical review by the Floodplain Administrator.

(c) Alteration of a stream includes placement of temporary or permanent culverts, bridges or other stream crossings. The Floodplain Administrator may require the use of certain "best practice" techniques in the construction of bridges, culverts or stream crossings to prevent damage, loss of stream crossings and localized flooding caused by blockage. These techniques may include, but are not limited to, wing walls, trash grates or requiring openings to be of sufficient size to pass debris and/or anticipated future increases in flood heights.

(d) All new and replacement bridges, culverts and other stream crossings shall adhere to the relevant anchoring requirements contained in this article.

(e) The developer is required to provide the City ~~community~~ with a legal agreement detailing all scheduled inspections and maintenance to be performed on altered or relocated watercourses including culverts, bridges and other stream crossings. It shall be the responsibility of the applicant to transfer this agreement to the new owner when the land associated with the watercourse alteration is transferred. A copy of all new agreements shall be provided to the Floodplain Administrator. Failure to transfer the agreement and provide a signed copy to the Floodplain Administrator shall be subject to the violator to the penalties set forth in section 5-196.

(f) When any watercourse alteration has occurred, t~~T~~he applicant must submit any maps, computations or other material required by the Federal Emergency Management Agency (FEMA) to revise the flood ~~i~~nsurance study and/or F~~f~~lood I~~i~~nsurance R~~r~~ate M~~m~~aps, when notified by the Floodplain Administrator, and must pay any fees or other costs assessed by FEMA for this purpose.

(g) The Floodplain Administrator shall determine whether the structure is a new hydraulic structure or a replacement for a hydraulic structure that existed prior to the effective date of the original community F~~f~~lood I~~i~~nsurance R~~r~~ate M~~m~~ap.

(1) *Replacements for stream crossings constructed before the effective date of the original community F~~f~~lood I~~i~~nsurance R~~r~~ate M~~m~~ap (pre-FIRM structures).* The Floodplain Administrator will establish whether the replacement structure would be essentially identical to the existing hydraulic structure. This will include but is not limited to deck height and the amount of encroachment caused by approaches and abutments. In most cases, replacing a pre-FIRM structure with an essentially identical structure may be determined to maintain the existing flood carrying capacity of the channel. If the Floodplain Administrator is not confident the replacement structure will not have an adverse impact on flood heights, the applicant will be required to obtain a professional opinion from a qualified engineer. Either the developer or the responsible engineer shall provide a signed statement to the Floodplain Administrator assuring the ~~c~~City that the flood carrying capacity of the channel will be maintained. Specific special flood hazard area ordinance requirements such as anchoring and other requirements to prevent future flood damage to replacement stream crossings shall be strictly adhered to.

(2) *New hydraulic structures.* Developer must assure the flood plain administrator that the stream alteration will not adversely affect the flood carrying capacity of the channel. This shall be accomplished by requiring the applicant to obtain a hydraulic and hydrologic study from a registered professional engineer. The resultant study shall be accompanied by a cover letter, signed and sealed by the responsible professional, setting forth the study findings in layman's terms. A study may not be necessary if the developer can provide technical data demonstrating that the new hydraulic structure's abutments won't impinge on the channel and the lowest chord of the bridge deck will be located above Base flood elevation. Additional data will be required if fill is used to elevate approaches and/or if parts of the bridge encroach into the mapped floodway.

(3) *Replacement of hydraulic structures originally installed after the issuance of the original effective flood insurance rate map; violations.* Hydraulic structures installed without a permit and in violation of the ~~communities~~ City's special flood hazard area regulations shall be required to adhere to the requirements for new structures listed above.

(Ord. No. 206, 1-19-10)

Sec. 5-177. Criteria for building and site plan approval; generally.

Permits are required in order to determine whether all new construction or substantial improvements are:

(1) Located in an identified special flood hazard area, floodway or other special flood hazard area.

(2) Designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

(3) Constructed with material and utility equipment resistant to flood damage as outlined in FEMA Technical Bulletin ~~2~~ 2-93 (FIA-TB-2) or the most recent revision thereof.

(4) Constructed by methods and practices that minimize flood damage.

(5) Constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(6) To comply with W. Va. Code, § 11-3-3a concerning county assessor "building or real property improvement notice."

(7) Approved by county health department for water and sewer and other permits to assure facilities are designed or located in compliance with the flood damage reduction requirements of this article.

(Ord. No. 206, 1-19-10)

Sec. 5-178. Basic format.

The basic format of the permit shall include the following:

(1) Name and address of applicant.

(2) Name and address of owner of land on which proposed development is to occur.

(3) Names, addresses, and valid WV license numbers of all contractors working at the building site, or affidavits stating that work is being performed by individuals exempt from contractor licensing as set forth in W. Va. Code, title 28, series 2, section 3.9(b) or the most recent revision thereof, if known at the time the permit application is submitted. If not known, the applicant shall provide the information within 14 calendar days of execution of a contract with its contractor(s) prior to beginning construction.

(4) A description of site location sufficient to locate the project including tax map and parcel number and most recent deed book and page number.

(5) A standard site plan showing size and location of the proposed development as well as any existing buildings or structures. The site plan shall also show all adjacent roads and watercourses with direction of flow, the lowest adjacent grade to the proposed foundation and/or toe of fill, the base flood elevation and the location of the floodway boundary when applicable.

(6) An acknowledgement that the applicant agrees to pay any and all fees associated with the permitting process as set forth in section 5-193.

(7) Reserved.

(8) An acknowledgement that the applicant agrees to allow the Floodplain Administrator and authorized representatives of floodplain management programs access to the development to inspect for compliance.

(9) The contract required by W. Va. Code, title 28, series 4, and all addendums to the contract(s) shall be presented to the special flood hazard area administrator for review within ~~five~~ fourteen (14) business days of contract signing. The ~~community~~ Floodplain Administrator ~~does not require and will not~~ shall keep copies of the contracts or addendums and shall file "redacted" copies of the contracts and addendums with the Clerk of the County Court in the Applicant's Permit Application file. The Floodplain Administrator shall consult with the applicant to redact proprietary and confidential information from the contracts and addendums that are

not otherwise public information. Failure to present contract(s) or addendums for review shall void the permit. If a licensed contractor is not involved, or the work is of an aggregate value of less than $10,000.00 including materials and labor, a brief written description of proposed work and the estimated value will suffice.

(Ord. No. 206, 1-19-10)

Sec. 5-179. Elevation and flood proofing information.

(a) All applicants are encouraged to exceed the minimum elevation requirements contained herein. Flood insurance rates can be lowered significantly by increasing the elevation of the lowest floor above the freeboard height required by this article.

(b) Depending on the type of structure involved, the following information shall also be included in the application for work within the special flood hazard area:

(1) For structures to be elevated two feet above the base flood elevation:

a. A plan showing the size of the proposed structure and its relation to the lot where it is to be constructed.

b. A determination of elevations of the base flood, existing ground, proposed finished ground and lowest floor, certified by a registered professional engineer or licensed professional surveyor.

c. Plans showing the method of elevating the proposed structure including details of proposed fills, pile structures, retaining walls, foundations, erosion protection measures, etc. When required by the Floodplain Administrator, a registered professional engineer or architect shall prepare these plans.

d. Plans showing the methods used to protect utilities (including sewer, water, telephone, electric, gas, etc.) from flooding to two feet above the base flood elevation at the building site.

e. During the course of construction, as soon as the basic elements of the lowest floor are in place and before further vertical construction, it is highly recommended that the applicant check for error by obtaining elevation data completed by a registered professional engineer or licensed professional surveyor certifying the height of the lowest floor. If a mistake in elevation has been made, this is the best time to correct the error.

f. A finished construction elevation certificate must be prepared by a licensed professional surveyor or others of demonstrated qualifications. The elevation certificate must confirm that the structure in question, together with attendant utilities is elevated in compliance with permit conditions.

g. A nonconversion agreement shall be signed by the applicant whenever the ~~community~~ Floodplain Administrator determines that the area below the first

floor could be converted to a non-conforming use (generally applies to enclosed areas below base flood elevation that are five feet high or more). This agreement shall state:

1. The area below base flood elevation shall not be converted for use other than for parking, building access or for allowable storage as detailed in this article.
2. The applicant agrees to notify prospective buyers of the existence of the non-conversion agreement. It shall be the responsibility of the applicant to transfer the agreement at closing to the new owner via notarized signature, a copy of all new agreements shall be provided to the Floodplain Administrator. Failure to transfer the agreement and provide a signed copy to the Floodplain Administrator shall subject the violator to the penalties set forth in section 5-196.

(2) For structures to be flood proofed to two feet above the base flood elevation (nonresidential structures only):

a. All applicants are encouraged to exceed the minimum flood proofing requirements contained herein. Flood insurance rates can be lowered significantly by increasing the level of flood proofing above the height required by this article. In order to obtain an "elevation credited" flood insurance rate on dry flood proofed buildings, flood proofing must extend at least one foot above the base flood elevation.

b. Plans showing details of all flood proofing measures, prepared by a registered professional engineer, showing the size of the proposed structure and its relation to the lot where it is to be constructed.

c. A determination of elevations of the base flood, existing ground, proposed finished ground, lowest floor, and flood proofing limits; certified by a registered professional engineer or licensed professional surveyor.

d. A flood proofing certificate, FEMA 81-65, as revised by FEMA, shall be prepared by the registered professional engineer who prepared the plans in subsection (1), stating that the finished structure, together with attendant utility and sanitary facilities is designed so that:

1. The structure is watertight with walls substantially impermeable to the passage of water from the lowest structural element to two feet above the base flood elevation.
2. The structure will withstand the hydrostatic, hydrodynamic, buoyant, impact, and other forces resulting from the flood depths, velocities, pressures, and other factors associated with the base flood.

(3) For appurtenant structures constructed of flood resistant materials used solely for parking of vehicles, or limited storage, (appurtenant structures only):

a. A site plan prepared by a licensed professional surveyor or others of demonstrated qualifications showing elevation of existing ground, proposed finished ground and lowest floor. The plan shall also show details of proposed flood resistant materials usage and the size of the proposed structure and its relation to the lot where it is to be constructed. The location of the floodway boundary shall be represented on the plan when a floodway is present on the site.

b. An elevation certificate, based on finished construction, must be prepared by a licensed professional surveyor or others of demonstrated qualifications. The elevation certificate confirm that the structure in question, together with attendant utilities is designed so that:

1. Flood resistant materials as detailed in FEMA Technical Bulletin ~~2~~ 2-93 (FIA-TB-2) are used in the construction of the structure from the lowest structural element to two feet above the base flood elevation and that all utilities are located at least two feet above the base flood elevation.

2. Hydrostatic flood forces on exterior walls are equalized by allowing for automatic entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

A. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

B. The bottom of all openings shall be no higher than one foot above grade.

C. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

c. In addition, the applicant shall sign a non-conversion agreement and notify prospective buyers of the existence of the agreement. It shall be the responsibility of the applicant to transfer the non-conversion agreement to any new owner at closing via notarized signature. A signed copy of the transferred non-conversion agreement shall be provided to the special flood hazard area administrator. Failure to transfer the agreement and provide a signed copy to the Floodplain Administrator shall subject the violator to the penalties set forth in section 5-196.

(Ord. No. 206, 1-19-10)

Sec. 5-180. Site plan criteria.

(a) Site plans are required for all development, new construction and substantial improvements determined to be located in a mapped special flood hazard ~~floodplain~~ area and all proposed subdivisions and manufactured home parks. These proposals shall be reviewed by the Floodplain Administrator to assure that they are consistent with the need to minimize flood damage. The owner or developer shall submit a preliminary site plan to the Floodplain Administrator that includes the following information:

(1) A map showing the location of the proposed subdivision and/or development with respect to special flood hazard area areas, proposed lot sites, and fills.

(2) Name of registered professional engineer, licensed professional surveyor or other qualified person responsible for providing the information required in this section.

(3) Where the subdivision or manufactured home park lie partially or completely in the special flood hazard ~~floodplain~~ areas, the plan map shall include detailed information giving the location and elevation of proposed roads, public utilities and building sites. All such maps shall also show contours at intervals of two or five feet depending upon the slope of the land and identify accurately the boundaries of the special flood hazard ~~floodplain~~ areas. A registered professional engineer or licensed professional surveyor must certify the site plan.

(b) All subdivision proposals and other proposed new developments which are proposed to take place either fully or partially within the approximated special flood hazard ~~floodplain~~ area ~~(F4)~~ and which are greater than ten lots or two acres, whichever is the lesser, shall include base flood elevation data and shall delineate a floodway.

When a flood insurance study (FIS) is available from FEMA, the data contained in that study must be used to substantiate the base flood elevation.

(1) If a FEMA flood insurance study is not available, the required data may be available from an authoritative source, such as the U.S. Army Corps of Engineers, U.S. Geological Survey, Natural Resource Conservation Service or state and local water resource department.

(2) If the required data is not available from other sources, the applicant shall develop the technical data using detailed methodologies comparable to those contained in a flood insurance study. This data shall be prepared and certified by a registered professional engineer, who shall certify that the methods used correctly reflect currently accepted technical concepts.

(c) Where the subdivision or other development site lies partially in the special flood hazard area area and all proposed development including fill will take place on natural grade a significant vertical distance above the approximated floodplain area (zone "A") boundary depicted on the map, development of detailed base flood elevation data may not be necessary. In these cases, the site plan for the proposed development must show contours

at intervals of two or five feet, depending on the slope, and clearly delineate the area to be developed and the location of the floodplain area boundary as scaled from the FEMA map. A registered professional engineer or licensed professional surveyor must certify the site plan.

(Ord. No. 206, 1-19-10)

Sec. 5-181. Restrictions to subdivision of land in special flood hazard areas.

Subdivision of land in the special flood hazard area must result in lots that include a buildable portion outside of the identified special flood hazard area and be served by streets within the proposed subdivision having surfaces not lower than one foot below the elevation of the line defining the special flood hazard area limits. All new structures must be sited on the portion of the subdivided lot that is located outside of the identified special flood hazard area.

(Ord. No. 206, 1-19-10)

Sec. 5-182. Restrictions to development in special flood hazard areas.

The development of any proposed manufactured home (rental unit) park or other commercial (for profit and non-profit), institutional, or industrial type development project shall result in a buildable area outside of the identified special flood hazard area. The buildable area shall have a minimum building setback of 25 feet horizontal from the limits of the flood hazard area, or two feet vertical above the base flood elevation, whichever is greater in the horizontal distance from the limits of the flood hazard area. All new building and structures shall be sited on the buildable area located outside of the identified special flood hazard area.

(Ord. No. 206, 1-19-10)

Sec. 5-183. Specific requirements; design and construction standards.

In order to prevent excessive damage to buildings, structures, and related utilities and facilities, the following restrictions apply to all development, subdivision proposals, manufactured home parks, new construction and to construction of substantial improvements, and the repair of substantial damage, to existing structures occurring in the special flood hazard ~~floodplain~~ area.

(1) *Basements and lowest floors.*

a. Residential structures. All new construction, relocation, substantial improvements, including repair of substantial damage, of residential structures must have the lowest floor, including basement, ductwork and utilities, elevated to two feet above the base flood elevation.

b. Non-residential structures. All new construction, relocation, substantial improvements, including repair of substantial damage, of nonresidential

structures must have the lowest floor, including basement, ductwork and utilities, elevated to two feet above the base flood elevation; or, together with attendant utility and sanitary facilities, be designed so that the structure is water tight with walls substantially impermeable to the passage of water from the lowest structural element to two feet above the base flood elevation.

c. Openings. For all new construction, relocation, substantial improvements, and repair of substantial damage, those fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following minimum criteria:

1. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
2. The bottom of all openings shall be no higher than one foot above grade.
3. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

d. A non-conversion agreement shall be signed by the applicant on all flood-proofed structures and any elevated structures when the Floodplain Administrator ~~community~~ determines that the area below the first floor could be converted to a non-conforming use (generally applies to enclosed areas below base flood elevation that are five feet high or more). This agreement shall state:

1. The area below base flood elevation shall not be converted for use other than for parking, building access or for allowable storage as detailed in this article.
2. The applicant agrees to notify prospective buyers of the existence of the non-conversion agreement. It shall be the responsibility of the applicant to transfer the agreement at closing to the new owner via notarized signature, a copy of all new agreements shall be provided to the special flood hazard area administrator. Failure to transfer the agreement and provide a signed copy to the Floodplain Administrator shall subject the violator to the penalties set forth in section 5-196.

(2) *Manufactured home placement.* Certain unique characteristics of manufactured homes installed in special flood hazard areas pose an elevated risk of substantial damage to property. Thus, all manufactured homes to be sited within the identified special flood hazard areas of the C~~c~~ity shall be installed by a contractor possessing a

valid state manufactured home installer's license. The installer shall use an installation design engineered to withstand flood hazards specific to the particular home site. Manufactured homes to be placed or substantially improved within the special flood hazard areas shall be installed in accordance with the following standards:

a. The lowest floor, ductwork and utilities including HVAC/heat pump shall be elevated two feet above the base flood elevation.

b. Elevation shall be on reinforced piers on a permanent foundation or shall use foundation elements of at least equivalent strength engineered for use in a special flood hazard area. Installation designs incorporating dry stacked block piers shall not be used in special flood hazard areas.

c. All manufactured homes shall be securely anchored to an adequately anchored foundation system in compliance with the requirements of 42 West Virginia Code of State Regulations, Series 19, Sections ~~10.1~~10.A, 10.~~2~~B, and 10b as authorized by W. Va. Code, § ~~21-9-4~~ 21-9-1 et seq. or the most recent revisions thereof. The anchoring shall be adequate to resist flotation, collapse, or lateral movement. Methods of anchoring may include but are not limited to the over-the-top and frame ties, attached to permanent foundation elements. Ground anchors may not be adequate to satisfy flood specific anchoring requirements. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

d. Permanently attached rigid skirts and perimeter wall skirts of brick or block must have openings; this type of skirting can collapse during floods and compromise supporting piers. The openings must be designed to automatically equalize hydrostatic flood forces by allowing for entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following minimum criteria:

    1. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

    2. The bottom of all openings shall be no higher than one foot above grade.

    3. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

e. Any additions to a manufactured home shall be similarly anchored and vented.

f. Flexible skirting and rigid skirting not attached to frame or foundation of a manufactured home are not required to have openings.

g. The licensed state manufactured home installer placing the unit shall perform a site inspection and certify in writing that the manufactured home has been installed to the standards set forth in this article.

(3) *Appurtenant structures.*

a. Except as provided in subsection b., appurtenant structures shall be located out of the special flood hazard ~~floodplain~~ area or elevated to two feet above the base flood elevation.

b. Where appurtenant structures not connected to the principal structure are to be located on sites below the base flood elevation, the following flood damage reduction provisions apply:

1. Structures shall be no more than ~~600~~ 300 square feet in size and valued at less than $~~10,000.00~~ 7,000.

2. Floors shall be at or above grade on at least one side.

3. Structures shall be located, oriented and constructed to minimize flood damage.

4. Structures shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

5. Flood resistant materials as detailed in FEMA Technical Bulletin ~~2~~ 2-93 (FIA-TB-2) shall be used in the construction of the structure from the lowest structural element to two feet above the base flood elevation.

6. Machinery, electric devices or appliances, and all utilities shall be located at least two feet above the base flood elevation.

7. ~~The venting requirements contained in subsection (a)(1) are applicable and shall be strictly adhered to.~~ Opening requirements:

Hydrostatic flood forces on exterior walls are equalized by allowing for automatic entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

(i) A minimum of two openings have a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

(ii) The bottom of all openings shall be no higher than one foot (12") above grade.

(iii) Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

c. In addition, a non-conversion agreement shall be signed by the applicant stating that the use of the appurtenant structure or detached or attached garage shall not be changed from the use permitted, acknowledging that the structure may be subject to greater flood risk and that higher flood insurance premiums may be possible, and that a change in use may require full compliance with this article. The applicant agrees to notify prospective buyers of the existence of this agreement. It shall be the responsibility of the applicant to transfer the agreement at closing to the new owner via notarized signature, a copy of all new agreements shall be provided to the Floodplain Administrator. Failure to transfer the agreement and provide a signed copy to the Floodplain Administrator shall subject the violator to the penalties set forth in section 5-196.

(4) *Recreational vehicle placement.* Recreational vehicles to be placed within any special flood hazard ~~floodplain~~ area shall either:

a. Be on site for fewer than 180 consecutive days; and

b. Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect utilities and security devices, and has no permanently attached additions; or

c. Be installed in accordance with the manufactured home placement requirements and all other flood reduction requirements contained in this article.

(5) *Fill.*

a. The C~~c~~ity officially recognizes the beneficial functions the special flood hazard ~~floodplain~~ area serves in storage and transportation of water during floods. No fill shall be permitted in the floodway. Placement of fill in the ~~floodplain~~ special flood hazard area is restricted to functional purposes such as elevating a structure. Fill shall only be permitted in the same permit with the related structure or other functional purpose. Placement of fill to dispose of spoil from excavation or to elevate yards, parking lots, or fields will not generally be considered a functional purpose. The Floodplain Administrator may require the developer to provide compensatory storage before permitting fill. No fill shall be permitted unless it meets the requirements of section 5-172. All fill placed in the ~~floodplain~~ special flood hazard area shall meet or exceed the following standards.

b. Fill shall be used only to the extent to which it does not adversely affect adjacent properties. The C~~c~~ity may require the applicant to demonstrate through

engineering reports that proposed fill would not adversely affect adjacent properties. When required, hydrologic and hydraulic analyses shall be undertaken only by professional engineers who shall certify that the technical methods used correctly reflect currently accepted technical concepts. The resultant study shall include a cover letter, signed and sealed by the responsible professional, providing a statement of findings in basic terms. In addition, studies, analyses, computations, etc., shall be submitted in sufficient detail to allow a thorough technical review by the Floodplain Administrator ~~city~~. During permit review, the Floodplain Administrator ~~community~~ shall consider the following issues that have the potential to cause adverse impact to adjacent properties:

1. Unacceptable increases in flood heights.
2. Blocking drainage from adjacent property.
3. Deflection of floodwaters onto adjacent existing structures.
4. Increases to stream velocity initiating or exacerbating erosion problems.
5. Other unique site conditions may be considered when determining whether fill will cause adverse impact to adjacent property including, but not limited to, subsidence areas, Karst topography, stream blockages, and steep topography adjacent to the channel.

c. Fill shall be used only to the extent to which it does not adversely affect the capacity of channels or floodways of any tributary to the main stream, drainage ditch, or any other drainage facility or system.

d. ~~Filled site must be contoured to drain properly (avoid ponding).~~ A Fill Site must be contoured to drain properly (avoid ponding) consistent with pre-construction conditions. This provision does not apply to properly constructed impoundments which comply with the remainder of this Ordinance, and which are properly permitted by the West Virginia Department of Environmental Protection.

e. Fill shall extend beyond a structure for a sufficient distance to provide acceptable access. For residential structures, fill shall extend laterally 15 feet beyond the building line from all points before the start of sloping required in following subsection. For nonresidential structures, fill shall be placed to provide access acceptable for intended use. At grade access, with fill extending laterally 15 feet beyond the building line shall be provided to a minimum of 25 percent of the perimeter of a nonresidential structure.

f. Fill shall consist of soil or rock material only. Sanitary landfills shall not be permitted; no trash or woody debris shall be buried on site.

g. Fill material shall be compacted to provide the necessary stability and resistance to erosion, scouring or settling. Fill compaction standards must be appropriate to

proposed post fill use; particular attention is necessary when fill is being used to elevate a structure.

h. Fill slopes shall be no steeper than one vertical on two horizontal, unless substantiating data justifying steeper slopes are submitted to and approved by the Floodplain Administrator.

i. Fill site and fill must be protected from erosion.

j. Fill slopes exposed to flood waters with expected velocities during the occurrence of the base flood of five feet per second or less must be protected from erosion by covering them with grass, vines, weeds, or similar vegetative undergrowth.

k. Fill slopes exposed to flood waters with expected velocities during the occurrence of the base flood of greater than five feet per second must be protected from erosion by armoring them with stone or rock slope protection.

l. All applicants placing fill in a special flood hazard area must obtain a ~~c~~Conditional L~~l~~etter of M~~m~~ap R~~r~~evision (CLOMR) from FEMA when directed to do so by the Floodplain Administrator before a permit can be issued. After fill is finished, the applicant must convert the CLOMR to a L~~l~~etter of M~~m~~ap R~~r~~evision based on F~~f~~ill (LOMR-F) before a C~~c~~ertificate of O~~o~~ccupancy can be issued. The Floodplain Administrator is hereby appointed as the designated official to approve a request for a CLOMR-F or LOMR-F and shall cooperate with the applicant with respect to any requirements of FEMA for requesting a CLOMR-F or LOMR-F, which includes, but is not necessarily limited to, approving said request and executing Form 1, "Overview and Concurrence Form" or other form as may be required by FEMA.

m. The applicant must submit any maps, computations or other material required by the Federal Emergency Management Agency (FEMA) to revise the F~~f~~lood I~~i~~nsurance S~~s~~tudy (FIS) and/or F~~f~~lood I~~i~~nsurance R~~r~~ate M~~m~~aps (FIRM), when notified by the Floodplain Administrator, and must pay any fees or other costs assessed by FEMA for this purpose.

(6) *Placement of structures and other development.* All structures and other development shall be constructed or placed on the lot so as to offer the minimum obstruction to the flow of water and shall be designed to have a minimum obstruction effect upon the flow and height of floodwater.

a. Whenever possible, structures and other development shall be constructed with the longitudinal axis parallel to the direction of flood flow, and

b. So far as practicable, structures and other developments shall be placed approximately on the same flood-flow lines as those of adjoining structures or development.

(7) *Anchoring.*

a. All structures and other development including stream crossings shall be firmly anchored in accordance with accepted engineering practices to prevent flotation, collapse, and lateral movement, thus reducing the threat to life and property and decreasing the possibility of the blockage of bridge openings and other restricted sections of the watercourse.

b. All air ducts, large pipes, swimming pools and storage tanks located at or below the base flood elevation shall be firmly anchored to resist flotation or lateral movement.

(8) *Building and structures flood hazard area setback.*

~~a. Buildings and structures shall be set back a minimum of 25 feet horizontal from the limits of the flood hazard area, or two feet vertical above the base flood elevation, whichever is greater in the horizontal distance from the limits of the flood hazard area.~~

~~b. The floodplain administrator may consider an appeal to the flood hazard area setback requirement if the applicant demonstrates that it is impossible or impractical to allow any development without encroachment into the flood hazard area. When the flood hazard area is the only reasonable alternative, the appeal conditions shall be the minimum necessary and shall be made only after due consideration is given to varying other sitting standards, such as side, front and back lot line setbacks.~~

a. A Flood Protection Setback equal to twice the width of the watercourse channel measuring from the top of one bank to the top of the opposite bank of 50 feet, whichever is less, shall be maintained from the top of the banks of all watercourses. Specifically, as for oil and gas wells and well pads, no well pad may be prepared or well drilled within 100 feet from any perennial stream, natural or artificial lake, pond, reservoir or wetland. [See W.Va. Code §22-6A-12(b)]. To reduce erosion, natural vegetation shall be maintained in this area. Where natural vegetation does not exist along the watercourse and conditions for replanting are suitable, high priority shall be given to planting vegetation in the setback area to stabilize banks and enhance aquatic resources.

b. Necessary public works and temporary construction may be exempted from this subsection at the discretion of the Floodplain Administrator.

c. At the discretion of the Floodplain Administrator, the Flood Protection Setback requirement can be waived in whole or part if the applicant demonstrates that it is impossible to allow any development without encroachment into the Flood Protection Setback Area. The conditions shall be the minimum necessary and shall be made only after due consideration is given to varying other siting standards, such as side, front and back lot line setbacks.

(9) *Storage.*

a. No materials that are buoyant, flammable, explosive, or in times of flooding could be injurious to human, animal or plant life, shall be stored below base flood elevation except for mineral storage properly and wholly within the ground in compliance with other State environmental agency requirements.

b. Storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation or readily removable from the area within the time available after flood warning.

c. Due to the difficulty of masking the natural elevation and making it more difficult to enforce this ordinance, material that resembles "fill" material shall not be considered "storage" material for purposes of this subsection.

(10) *Utility and facility requirements.*

a. All new or replacement water systems whether public or private, shall be designed to minimize or eliminate infiltration of floodwaters into the systems.

b. All new or replacement sanitary disposal systems, whether public or private, shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.

c. All other new or replacement public and/or private utilities and facilities shall be located and constructed to minimize or eliminate flood damage.

d. Onsite waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

(11) *Drainage.*

a. Adequate drainage shall be provided to reduce exposure to the special flood hazard areas.

b. Adequate drainage paths are required around structures on slopes within zones AH and AO to guide floodwaters around and away from proposed structures.

(12) *Backflow preventers.* Back flow prevention valves should be used for all enclosed structures with sewage or drainage facilities located in the special flood hazard area.

(Ord. No. 206, 1-19-10)

Sec. 5-184. Administration; designation of Floodplain Administrator.

The city manager or his designee is hereby appointed as Floodplain Administrator to administer and implement this article by granting or denying special flood hazard area development permits in accordance with its provisions. Upon appointment of a new Floodplain Administrator, the meeting minutes with the applicable Floodplain Ordinance shall be provided to The State Coordinating Office and FEMA.

Within one year (1) of their appointment, the new Floodplain Manager must attend the State/FEMA sponsored NFIP Class 273 entitled "Managing Floodplain Development" and remain current with State required continuing education annual training. (See W.Va. Code §15-5-20a). In the absence of a formally appointed Floodplain Administrator, the duties set forth in this Ordinance for the Floodplain Administrator shall be temporarily fulfilled by the City Manager.

The Floodplain Administrator shall administer and implement this Ordinance by granting or denying floodplain development permits in accordance with its provisions. The Floodplain Administrator shall also be responsible for submitting all required reports to FEMA concerning participation in the National Flood Insurance Program.

(Ord. No. 206, 1-19-10)

Sec. 5-185. Development permits and site plan approvals required.

It shall be unlawful for any contractor, person, partnership, business, or corporation to undertake or cause to be undertaken, any development or the new construction, substantial improvement, repair of substantial damage, the placement or relocation of any structure (including manufactured homes) within the City, unless a permit application and standard site plan has been completed, and a permit has been obtained from the Floodplain Administrator. In addition, where land that is either partially or fully in the regulatory special flood hazard area is to be subdivided, utilized for a manufactured home park or subdivision or otherwise developed, a detailed site plan must be submitted to, and approved by, the Floodplain Administrator prior to any development.

(Ord. No. 206, 1-19-10)

Sec. 5-186. Approval of permits and plans.

(a) The Floodplain Administrator shall review, or shall cause to be reviewed, all permit applications and plans within 90 calendar days from the Permit Application submission date in order to determine whether the proposed development is reasonably safe from flooding. Further, the Floodplain Administrator shall review all objections, comments, protest letters and other writings submitted in opposition of said Floodplain Permit Application and give due consideration to the same before granting or denying said Permit. ~~The Floodplain Administrator shall review, or shall cause to be reviewed; all permit applications and plans in order to determine whether proposed building sites are reasonably safe from flooding.~~

(b) All permits and plans shall be approved only after it has been determined that the proposed work to be undertaken will be in conformance with the requirements of the state and all other applicable codes and ordinances.

(c) The Floodplain Administrator shall not issue a permit to any person who does not possess a valid contractor's license when a contractor's license is required by W. Va. Code, § 21-11-~~10~~ 7.

(d) The Floodplain Administrator, before issuance of the permit, shall require the applicant to furnish satisfactory proof that such person is duly licensed as a contractor under the provisions of the West Virginia Code. If the applicant is not licensed, a written affidavit that such person is not subject to licensure as a contractor or subcontractor as defined in W. Va. Code, § 21-11-~~3~~6 shall be provided to the Floodplain Administrator and placed in the permit file.

(e) The Floodplain Administrator shall require copies of all necessary permits from those governmental agencies from which federal or state law requires approval.

(f) The Floodplain Administrator shall provide a copy of all permits to the county assessor as required by W. Va. Code, § 11-3-3A.

(g) The Floodplain Administrator shall provide a copy of all permits for new structures to the county E-911 addressing coordinator.

(h) The county E-911 addressing coordinator shall provide a copy of all requests for addresses for new structures to the county Floodplain Administrator.

(i) The city shall provide sufficient space to allow the Floodplain Administrator to keep on file in perpetuity, in a location safe from natural hazards, all information collected during the course of the administration of this article.

(Ord. No. 206, 1-19-10)

Sec. 5-187. Application procedures.

Application for a permit and/or site plan approvals shall be made, in writing, on the forms supplied by the city, and shall include all information stipulated under sections 5-177 through 5-180.

(Ord. No. 206, 1-19-10)

Sec. 5-188. Changes.

After the issuance of a permit or site plan approval by the Floodplain Administrator, no changes of any kind shall be made to the application, permit, or any of the plans, specification or other documents submitted with the application without the written consent or approval of the Floodplain Administrator.

(Ord. No. 206, 1-19-10)

Sec. 5-189. Permit placards.

The Floodplain Administrator shall issue a permit placard, which shall be prominently displayed on the premises during the time construction is in progress. This placard shall show

the number of the permit, the date of its issuance and be signed by the Floodplain Administrator.

(Ord. No. 206, 1-19-10)

Sec. 5-190. Start of construction.

Work on the proposed development shall begin within 180 days after the date of issuance of the permit or the permit shall expire unless a time extension is granted, in writing, by the Floodplain Administrator. All work on the proposed development must be completed within 18 months of permit issuance, at which time the permit shall expire, unless a time extension is granted in writing by the Floodplain Administrator. The request for an extension shall be in writing and shall state the reasons for the extension. When considering an extension, the Floodplain Administrator shall consider the following criteria:

(1) Has the developer diligently pursued the completion of the proposed development during the 18 months?

(2) Will the granting of the extension be detrimental to public safety, health, or welfare or injurious to other property?

(Ord. No. 206, 1-19-10)

Sec. 5-191. Inspections, stop-work orders, violation notice and revocations.

(a) *Inspections.*

(1) Upon learning of a potential violation of this article, the Floodplain Administrator or staff shall investigate to determine whether a violation has occurred.

(2) During the construction period, the Floodplain Administrator or other authorized official may inspect the premises to determine that the work is progressing in compliance with the information provided on the permit application and with all applicable laws and ordinances.

(3) The Floodplain Administrator or other authorized official may inspect any development covered by this or previous ordinance to determine whether any portion of the development has been altered to be in non-compliance with the requirements of this article.

(b) *Stop-work orders.* The Floodplain Administrator shall immediately issue, or cause to be issued, a "stop-work order" for any development found ongoing without having obtained a special flood hazard area determination or a permit. Disregard of a stop work order shall subject the violator to the penalties described in section 5-196.

(c) *Violation notice and revocations.* When it appears after investigation that a permitted development is non-compliant with the provisions of this law and/or the conditions of the

permit, the Floodplain Administrator shall notify the violator by means of written violation notice. The violation notice shall specify the nature of the violation and request that the violation be corrected within 15 days from the date appearing on the notice. Failure to correct the violation within this time period shall be cause for revocation of the permit and the governing body, or authorized employee or agent to:

(1) Seek an injunction in the Circuit Court of Jefferson County to restrain the violator from continuing the violation, including but not limited to requests for the removal of structures or land uses from the property involved; and

(2) Seek a misdemeanor conviction in magistrate court or circuit court.

(Ord. No. 206, 1-19-10)

Sec. 5-192. Certificate of occupancy.

(a) In areas of flood hazard, it shall be unlawful to occupy, or to permit the use or occupancy, of any building or premises, or both, or part thereof hereafter created, erected, installed, changed, converted or wholly or partly altered or enlarged in its use or structure until a Certificate of Occupancy has been issued by the ~~local~~ Floodplain Administrator stating that the building or land conforms to the requirements of this article. Occupying or using a building or premises in violation of this section shall subject the violator to the penalties described in section 5-196.

(b) In areas of flood hazard, it shall be unlawful to inspect and approve a permanent utility connection to any building or premises, or both, or part thereof hereafter created, erected, installed or rebuilt until the inspector is in possession of a copy of the Certificate of Occupancy issued by the ~~local~~ Floodplain Administrator stating that the particular development being inspected conforms to the requirements of this article. Inspection and approval of utilities in violation of this section shall subject the violator to the penalties described in section 5-196.

(c) In areas of flood hazard, it shall be unlawful to install a permanent utility connection to any building or premises, or both, or part thereof hereafter created, erected, installed or rebuilt until a Certificate of Occupancy has been issued by the ~~local~~ Floodplain Administrator stating that the development conforms to the requirements of this article. Installation of utilities in violation of this section shall subject the violator to the penalties described in section 5-196.

(d) A Certificate of Occupancy shall be issued by the Floodplain Administrator ~~local administrator~~ upon satisfactory completion of all development in areas of special flood hazard.

(e) Issuance of the certificate shall be based upon the inspections conducted as prescribed in this article or local administrative procedures, and any finished construction elevation

certificate, hydraulic data, flood proofing certificate, or encroachment analyses which may have been required as a condition of permit approval.

(Ord. No. 206, 1-19-10)

Sec. 5-193. Fees.

(a) A special flood hazard area determination fee of $100.00 payable to the City shall be assessed on all proposed development.

(b) Proposed development determined to be occurring in a special flood hazard area regulated by this article shall be assessed an additional fee, payable to the City based upon a set schedule approved by the City using the estimated value of the proposed construction as determined by the Floodplain Administrator.

(c) In addition, the applicant shall be responsible for reimbursing the City for any additional costs for services necessary for review and/or inspection of proposed development. Services include, but are not limited to, professional engineering and surveying. The Floodplain Administrator may require a deposit towards these additional costs. Additional costs may include reimbursement for contracted services.

(d) Due to the increased cost of processing, when any work for which a permit is required by this article is started or proceeded with prior to obtaining a permit the fees above specified shall be doubled. The additional fee is intended to partially reimburse the ~~county~~ City for the additional cost of processing permits for work already underway. To more fully recover this cost, the fees above shall be tripled for every subsequent occurrence by the same person. Payment of the increased fee shall not relieve any person from complying fully with the requirements of this article in the execution of the work or from other penalties prescribed herein.

(Ord. No. 206, 1-19-10)

Sec. 5-194. Appeals.

Whenever any person is aggrieved by a decision of the Floodplain Administrator with respect to the provision of this article, it is the right of that person to appeal to the ~~city council~~ Board of Zoning Appeals ~~which shall be known as the appeals board~~. Such appeal must be filed with the ~~city council~~ Board of Zoning Appeals in writing, within 30 days after notification of the decision. Upon receipt of such appeal, ~~the appeals board~~ Board of Zoning Appeals shall set a time and place not less than ten nor more than 60 days for the purpose of hearing the appeal. Notice of the time and place of the hearing shall be given to all parties at which time they may appear and be heard. The determination by the ~~appeals board~~ Board of Zoning Appeals shall be final in all cases.

(Ord. No. 206, 1-19-10)

Sec. 5-195. Appeal review criteria.

(a) All appeals contesting only the permit fee, the cumulative substantial damage requirement, the flood protection setback requirement, or the freeboard requirements, may be handled at the discretion of the ~~appeals board~~ Board of Zoning Appeals.

(b) All decisions on appeals to all other provisions of this article shall adhere to the following criteria:

(1) Affirmative decisions shall only be issued by the ~~appeals board~~ Board of Zoning Appeals upon (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the appeal would result in exceptional hardship to the applicant, and (iii) a determination that the granting of an appeal will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing locals laws or ordinance.

(2) An affirmative decision shall be issued only upon determination that it is the minimum necessary, considering the flood hazard, to afford relief. Financial hardship, as a sole criterion, shall not be considered sufficient justification to grant an appeal.

(3) An affirmative decision shall be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

(4) The ~~appeals board~~ Board of Zoning Appeals shall notify the applicant in writing over the signature of the Floodplain Administrator ~~a community official~~ that (i) the issuance of a decision to allow construction of a structure below the base flood elevation will result in increased premium rates for flood insurance, (ii) such construction below the base flood elevation increases risk to life and property. Such notifications shall be maintained with a record of all decisions as required in subsection (4); and

(5) The ~~appeals board~~ Board of Zoning Appeals shall (i) maintain a record of all decisions including justification for their issuance, and (ii) report such decisions issued in its biannual report to the Federal Insurance Administration.

(6) An affirmative decision shall not be granted for any construction, development, use or activity within any floodway area that would cause any increase in the base flood elevation.

(Ord. No. 206, 1-19-10)

Sec. 5-196. Variances

If compliance with any of the requirements of this Ordinance would result in an exceptional hardship to a prospective builder, developer or landowner, the City of Ranson may, upon request, grant relief from the strict application of the requirements.

Considerations for the issuance of Variances to this Ordinance shall adhere to the following criteria:

a. A decision granting or denying the variance request shall only be issued by the Board of Zoning Appeals upon (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that granting the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing laws, regulations or ordinances.
b. An affirmative decision granting a variance shall be issued only upon determination that it is the minimum necessary, considering the Special Flood Hazard Area, to afford relief. Financial hardship, used as sole criteria, shall not be considered sufficient justification to grant a variance.
c. An affirmative decision granting a Floodplain variance shall be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
d. The Board of Zoning Appeals shall notify the applicant in writing and signed by a majority of the Board of Zoning Appeals that (i) the issuance of a decision to allow construction of a structure below the Base Flood Elevation will result in increased premium rates for flood insurance, and (ii) such construction below the Base Flood Elevation increases risk to life and property. Such notification shall be maintained with a record of all decisions as required in this Ordinance; and
e. The Board of Zoning Appeals shall (i) maintain a record of all decisions including justification for the decisions, and (ii) report such decisions issued in its biannual report to the Federal Emergency Management Agency.
f. An affirmative decision shall not be granted for issuance of a Floodplain variance for any construction, development use or activity within any Floodway Area that would cause any increase in the Base Flood Elevation.

~~Sec. 5-196~~. Sec. 5-197 Penalties.

Any person who fails to comply with any or all of the requirements or provisions of this article or direction of the Floodplain Administrator, or any other authorized employee of the

~~community~~ City, shall be unlawful and shall be referred to the municipal attorney who shall expeditiously prosecute all such violators. A violator shall, upon conviction, pay a fine to the city of not less than $50.00 or more than $500.00 plus cost of prosecution. In default of such payment such person shall be imprisoned for a period not to exceed ten days. Each day during which any violation of this article continues shall constitute a separate offense. In addition to the above penalties, all other actions are hereby reserved including an action in equity for the proper enforcement of this article. The imposition of a fine or penalty for any violation of, or non-compliance with, this article shall not excuse the violation or non-compliance with the ordinance or permit it to continue; and all such persons shall be required to correct or remedy such violations or non-compliance within a reasonable time. Any structure constructed, reconstructed, enlarged, altered or relocated in non-compliance with this article may be declared by the Caity to be a public nuisance and abatable as such.

(Ord. No. 206, 1-19-10)

~~Sec. 5-197~~. Sec. 5-198 Governmental action and jurisdictional boundary changes.

In accordance with the Code of Federal Regulations, Title 44, Subpart (B), Section 59.22(a)(9)(v), all ~~NFIP~~ FEMA participating communities must notify the Federal Insurance Administration and the State Coordinating Office in writing whenever the boundaries of the ~~community~~ City have been modified by annexation or the ~~community~~ City has otherwise assumed or no longer has authority to adopt and enforce flood plain management regulations for a particular area. In order that all flood insurance rate maps accurately represent the ~~community's~~ City's boundaries, a copy of a map of the ~~community~~ City suitable for reproduction, clearly delineating the new corporate limits or new area for which the ~~community~~ City has assumed or relinquished flood plain management regulatory authority, must be included with the notification.

(Ord. No. 206, 1-19-10)

~~Sec. 5-198~~. Sec. 5-199. Permits for government entities.

Unless specifically exempted by law, all public utilities and municipal, county, state and federal entities are required to comply with this article and obtain all necessary permits. Any entity claiming to be exempt from the requirements of this article must provide a written statement setting forth the rationale for exemption and file the same with FEMA. In addition, the entity claiming exemption shall provide copies of all relevant legal documentation demonstrating the exemption.

(Ord. No. 206, 1-19-10)

~~Sec. 5-199~~. Sec. 5-200. Severability.

If any section, subsection, paragraph, sentence, clause, or phrase of this article shall be declared invalid for any reason whatever, such decision shall not affect the remaining portions of this article which shall remain in full force and effect and for this purpose the provisions of this article are hereby declared to be severable.

(Ord. No. 206, 1-19-10)

~~Sec. 5-199.1~~ Sec. 5-200.1 Liability.

The granting of a permit or approval of a subdivision or development plan in an identified flood-prone area, shall not constitute a representation, guarantee, or warranty of any kind by the city or by any official or employee thereof of the practicability or safety of the proposed use, and shall create no liability upon the city.

The Floodplain Administrator or any other employee or agent charged with the enforcement and administration of this article, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this article or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against any officer or employee or agent because of an act performed by that officer or employee or agent in the lawful discharge of duties and under the provisions of this article shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The Floodplain Administrator or any employee or agent shall not be liable for the cost of any action, suit, or proceeding that is instituted in pursuant of the provisions of this Code.

All applicants proposing development in or near a flood hazard area are hereby officially advised to locate development as far away from, and/or as high above, all flooding sources as possible.

(Ord. No. 206, 1-19-10)

Repeal: All ordinances in conflict with this Ordinance are hereby repealed.

Effective Date: This Ordinance shall become effective immediately upon final adoption and enactment.

First Reading: October_____, 2026.
Public Hearing: _____, 2026.
Second Reading: _____, 2026

Enacted the _____day of _____, 2026.

Adopted by the City Council of the City of Ranson after a First Reading on _____ and after a Second Reading on _____, 2026 by a vote of _____ in the affirmative, _____ in the negative, and _____ abstentions.

Ken Suits, Mayor

ATTEST:

Darla Armstrong, City Clerk

AFFIX CITY SEAL

Ordinance Amending the Ranson Municipal Code, PART II – The Code Chapter 5 Buildings; Construction and Related Activities Article VIII. Flood Plain Ordinance

AN ORDINANCE to amend the entire Article VIII of the Ranson Municipal Code as more specifically set forth below to meet the requirements of Section 44 CFR Part 60.3(d) of the National Flood Insurance Program.

WHEREAS, the City Council seeks to be in compliance with Section 44 CFR Part 60.3(d) of the National Flood Insurance Program, to continue eligibility in the National Flood Insurance Program,

NOW THEREFORE, be it enacted and ordained by the Council of the City of Ranson, West Virginia, Chapter 5, Article VIII of the Ranson Municipal Code is amended as follows:

ARTICLE VIII. FLOODPLAIN ORDINANCE[1]

Sec. 5-160. Authority.

(a) The provisions of this article have been prepared with the intention of meeting the requirements of the National Flood Insurance Act of 1968 (42 U.S.C. 4001 et seq.) Amended by the Congress of the United States through the 15th of February 1975 (Public Law 91-152).

(b) Authority to adopt, administer and enforce this article is vested in the community pursuant to W. Va. Code, §§ 8-12-14, 7-1-3v, 7-1-3n and 7-1-3kk and W. Va. Code, §§ 8A-4-2, 8A-5-7, 8A-7-2.

(Ord. No. 206, 1-19-10)

Sec. 5-161. Intent.

The intent of this article is to:

(1) Promote the general health, welfare, and safety of the community.

(2) Encourage the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future and protect natural drainage.

(3) Minimize danger to public health and safety by protecting water supply and sanitary sewage disposal in cooperation with the county sanitarian.

(4) Assure the county assessor obtains information concerning improvement of real property as required by W. Va. Code, § 11-3-3A.

(5) Assure county E-911 addresses are obtained to maintain the currency of established emergency response dispatch systems.

(6) Reduce financial burdens imposed on the community, its governmental units, and its residents, by preventing the unwise design and construction of development in areas subject to flooding.

(Ord. No. 206, 1-19-10)

Sec. 5-162. Abrogation and greater restrictions.

This article supersedes any ordinance currently in effect in flood prone areas. Any ordinance, however, shall remain in full force and effect to the extent that its provisions are more restrictive. If there is any conflict between any of the provisions of this Ordinance, the more restrictive shall apply.

(Ord. No. 206, 1-19-10)

Sec. 5-163. Applicability.

It shall be unlawful for any contractor, person, partnership, business, or corporation to undertake or cause to be undertaken, any development, new construction, substantial improvement, repair of substantial damage, or the placement or relocation of any structure (including manufactured homes) within the City in the Special Flood Hazard Area within the City of Ranson unless a permit application has been completed and a permit or certificate of occupancy has been obtained from the special flood hazard area administrator. In addition, where land partially or fully in the special flood hazard area is to be developed, subdivided, utilized for a manufactured home park or subdivision or otherwise developed, a site plan with elevation data must be submitted to, and approved by, the special flood hazard area administrator prior to any development.

Provision of all other codes, ordinances, and regulations shall be applicable insofar as they are consistent with the provisions of this article and the City's need to minimize the hazards and damage resulting from flooding.

(Ord. No. 206, 1-19-10)

Sec. 5-164. Matters not provided for specifically.

Where conditions are encountered that are not specifically provided for herein, the special flood hazard area administrator shall determine the applicability of the provisions of this article in accordance with its intent and shall require the applicant to take appropriate measures pursuant to such determination.

(Ord. No. 206, 1-19-10)

Sec. 5-165. Interpretations.

For the purpose of this article, the following interpretations shall apply:

(1) Words used in the present tense include the future tense.

(2) The singular includes the plural.

(3) The plural includes the singular.

(4) The word "person" includes a corporation, unincorporated association or partnership as well as an individual.

(5) The term "shall" or "will" is always mandatory.

(6) The word "building" or "structure" shall be construed as if followed by the phrase "or part thereof".

(7) The word "ordinance" [article] shall refer to the special flood hazard area ordinance.

(Ord. No. 206, 1-19-10)

Sec. 5-166. Definitions.

Unless specifically defined below, words and phrases used in this article shall be interpreted so as to give this article its most reasonable application.

Adjacent Property includes any surface tract, regardless of whether such surface tract is entirely within the City of Ranson, so long as a portion of said surface tract is located within the town, which shares an immediate and common boundary up or down stream to the property that is the subject of the application for a Special flood hazard area Permit. Adjacent property also includes all other property that may be affected by flooding.

Adversely Affect Adjacent Properties means that to adversely affect a property, the increase in the elevation of the 1% chance (100-year) base flood elevation must be more than 1 foot at any point. Stated conversely, if the effect is that the 1% chance (100-year) flood base flood elevation rises 1 foot or less, the property is not “affected.” This standard does not apply to the Floodway. If prior permit(s) has/have been approved in the same area of the Special flood hazard area, the above definition would include the cumulative impact to the base flood elevation.

Advisory Flood Height is the water surface elevation (WSEL), in feet, of the 1% annual chance (100-year) flood at a given location, as determined using hydrology and hydraulics (H&H) analysis and the best available elevation data.

Appurtenant structure means a secondary structure on the same parcel of property as the principal structure, the use of which is incidental to the use of the principal structure and shall not be habitable but shall only be used for storage in association with the principal structure on said property. This does not include a gas or liquid storage tank.

Base flood means the flood, which has been selected to serve as the basis upon which the special flood hazard area management provisions of this and other ordinances have been prepared; for purposes of this article, the 100-year flood. Otherwise stated, it means the flood having a one percent (1%) chance of being equaled or exceeded in any given year.

Base flood elevation means the water surface elevation of the base flood in relation to the datum specified on the City's Flood Insurance Rate Map (FIRM). For the purposes of this article, the 100-year flood or one percent or greater chance of flooding in any given year.

Basement means any area of the building having its floor sub grade (below ground level) on all sides.

Certificate of occupancy means a certification that the entire development, including the elevation of fill or the lowest floor of a structure, is in compliance with all of the provisions of this article.

Compensatory storage means an artificially excavated, hydraulically equivalent volume of storage within the special flood hazard area used to balance the loss of natural flood storage capacity when artificial fill or structures are placed within the special flood hazard area.

Contractor (W. Va. Code, § 21-11-3(c)) means a person who in any capacity for compensation, other than as an employee of another, undertakes, offers to undertake, purports to have the capacity to undertake, or submits a bid to construct, alter, repair, add to, subtract from, improve, move, wreck or demolish any building, highway, road, railroad, structure or excavation associated with a project, development or improvement, or to do any part thereof, including the erection of scaffolding or other structures or works in connection therewith, where the cost of the undertaking is $2,500 (two thousand five hundred dollars) or more. "Contractor" includes a construction manager who performs management and counseling services on a construction project for a professional fee.

"Contractor" does not include:

(1) One who merely furnishes materials or supplies without fabricating or consuming them in the construction project;

(2) A person who personally performs construction work on the site of real property which the person owns or leases whether for commercial or residential purposes;

(3) A person who is licensed or registered as a professional and who functions under the control of any other licensing or regulatory board, whose primary business is real estate sales, appraisal, development, management and maintenance, who acting in his or her respective professional capacity and any employee of such professional, acting in the course of his or her employment, performs any work which may be considered to be performing contracting work;

(4) A pest control operator licensed under the provisions of W. Va. Code, §19-16(A)-7(a) to engage in the application of pesticides for hire, unless the operator also performs structural repairs exceeding $1,000.00 on property treated for insect pests; or

(5) A corporation, partnership or sole proprietorship whose primary purpose is to prepare construction plans and specifications used by the contractors defined in W. Va. Code, § 21-11-3(c) and who employs full time a registered architect licensed to practice in this state or a registered professional engineer licensed to practice in this state. "Contractor" also does not include employees of such corporation, partnership or sole proprietorship.

Critical facility means any facility in which even a slight chance of flooding is too great a threat. Typical critical facilities include hospitals, fire stations, police stations, storage of critical records, and similar facilities. These should be given special consideration when formulating regulatory alternatives and special flood hazard area management plans. A critical facility should not be located in a special flood hazard area if at all possible. If a critical facility must be located in a special flood hazard area, it should be provided a higher level of protection so that it can continue to function and provide services during a flood.

Development means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations oil/gas well sites, pads, pits, retention ponds or storage of equipment or materials.

Flood means a general and temporary inundation of normally dry land areas.

Flood Insurance Rate Map (FIRM) means the official map on which the Federal Emergency Management Agency has delineated both the special flood hazard areas and the risk premium zones applicable to the City. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

Flood insurance study means the official report in which the Federal Emergency Management Agency has provided flood profiles, floodway information, and water surface elevations.

Floodplain means: (*Also See: Special flood hazard area)*

(1) A relatively flat or low land area adjoining a river, stream, or watercourse which is subject to partial or complete inundation;

(2) An area subject to the unusual and rapid accumulation or runoff of surface waters from any source.

Floodplain Administrator shall be a resident of West Virginia and/or a person who has completed within one year of his or her appointment the State/FEMA sponsored NFIP Class 273 entitled “Managing Floodplain Development” and remain current with State required continuing education training pursuant to W.Va. Code § 15-5-20(a). In the absence of a formally appointed Floodplain Administrator, the duties set forth in this Ordinance for the Floodplain Administrator shall be temporarily fulfilled by the City Manager or the Mayor.

Floodway means the channel of a river or other watercourse and the adjacent land area that must be reserved to discharge the base flood without increasing the water surface elevation of that flood more than one foot at any point.

Flood proofing (NON-RESIDENTIAL ONLY) means any combination of structural and non-structural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Freeboard means a factor of safety usually expressed in feet above a flood level or BFE for purposes of floodplain management. Freeboard tends to compensate for unknown factors that

may contribute uncertainty to flood heights of any given flood and floodway condition, such as wave action, blockage at stream crossings, and increased runoff from urbanization of the watershed.

Highest adjacent grade means the highest natural elevation of the ground surface immediately adjacent to the development or structure foundation. This is primarily used for purposes of insurance rating in approximated floodplains.

Historic structure means any structure that is:

(1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

(2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

(3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

(4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

a. By an approved state program as determined by the Secretary of the Interior; or

b. Directly by the Secretary of the Interior in states without approved programs.

Interested Person or Party includes (1) the applicant; (2) the owner(s) of the subject property; (3) at least one adult residing in any residence on the subject property at the time the Floodplain Permit Application is filed; (4) owners of any adjacent property; and (5) at least one adult residing in any residence on the adjacent property at the time the Floodplain Permit Application is filed.

Licensed manufactured home retailer means a business licensed to sell manufactured homes in the state as set forth in the State Code.

Licensed manufactured home installer means a contractor licensed to install manufactured homes in the state as set forth in the State Code.

Licensed professional surveyor means any person licensed by the West Virginia State Bboard of Examiners of Land Surveyors to engage in the practice of land surveying as defined in the State Code.

Lowest Adjacent Grade (LAG) means the lowest natural elevation of the ground surface immediately adjacent to the proposed development or structure foundation. The primary use of the LAG is to determine whether the structure is located within a special flood hazard area by comparing it to the base flood elevation.

Lowest floor means the lowest floor of the lowest enclosed area (including basement). An unfinished enclosure constructed with flood resistant materials as defined in FEMA Technical Bulletin 2-93 (FIA-TB-2) and usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such

enclosure has proper flood openings and is not built so as to render the structure in violation of the applicable non-elevation design requirements of this article.

Manufactured home means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

New construction means structures for which the start of construction as herein defined commenced on or after June 15, 1979 and including any subsequent improvements to such structures.

100-year flood (1% Annual Chance) means a flood that has one chance in 100 or a one percent chance of being equaled or exceeded in any given year. (See Base Flood Elevation also)

Person means any individual or group of individuals, corporation, partnership, association or other entity, including state and local governments and agencies.

Practice of engineering means any service or creative work, as described in W. Va. Code, article 30-13-1 et seq., the adequate performance of which requires engineering education, training and experience in the application of special knowledge of the mathematical, physical and engineering sciences to such services or creative work as consultation, investigation, evaluation, planning and design of engineering works and systems; planning the use of land and water; teaching of advanced engineering subjects, engineering surveys and studies; and the review of construction for the purpose of assuring compliance with drawings and specifications any of which embraces such services or work, either public or private, in connection with any utilities, structures, buildings, machines, equipment, processes, work systems, projects and industrial or consumer products or equipment of a mechanical, electrical, hydraulic, pneumatic or thermal nature, insofar as they involve safeguarding life, health or property, and including such other professional services as may be necessary to the planning, progress and completion of any engineering services. Engineering surveys include all survey activities required to support the sound conception, planning, design, construction, maintenance and operation of engineered projects.

Any person who practices any branch of the profession of engineering or who, by verbal claim, sign, advertisement, letterhead, card or in any other way represents himself or herself to be a registered professional engineer, or by using another title implies that he or she is a registered professional engineer or that he or she is registered under W. Va. Code, article ~~13~~ 30-13-1 et seq., or who holds himself or herself out as able to perform, or who performs any engineering service or work or any other service designated by the practitioner which is recognized as engineering, is considered to practice or offer to practice engineering within the meaning and intent of W. Va. Code, article ~~13~~ 30-13-1 et seq.

Principally above ground is where at least 51 percent of the actual cash value of a structure, less land value, is above ground. [44 Code of Federal Regulations §59.1]

*Professional is a*ny “professional” including but not limited to a “contractor,” “developer,” “engineer,” “architect,” “hydrologist,” “land surveyor,” etc., acting in any capacity with respect

to this Ordinance, must be licensed by the State of West Virginia, when certification or licensure from the State of West Virginia is so required.

Reasonably safe from flooding means that during the base flood, or any other known flooding by the Floodplain Administrator, water should not damage structures and any subsurface waters related to the base flood should not damage existing or proposed structures. Ways of determining Reasonably Safe from Flooding may be 3 feet above Highest Adjacent Grade, above high-water marks from historic flooding, using topographic extrapolation from contour lines or utilizing the advisory flood height data on the WV Flood Tool.

Recreational vehicle means a vehicle which is:

(1) Built on a single chassis;

(2) Four hundred square feet or less when measured at the largest horizontal projection;

(3) Designed to be self-propelled or permanently towable by a light duty truck; and

(4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Registered professional engineer means a person who has been duly registered or licensed as a registered professional engineer by the West Virginia State B~~b~~oard of Registration for Professional Engineers as required under W. Va. Code, article 30-13-1 et seq.

Remedy a violation means to bring a structure or other development into compliance with the requirements of this article, or, if full compliance is not possible, to reduce the adverse impacts of the non-compliance to the greatest extent feasible.

Special flood hazard area means the land in the special flood hazard area subject to a one percent or greater chance of flooding in any given year. Special flood hazard areas are designated by the Federal Emergency Management Agency in flood insurance studies and on flood insurance rate maps as zones A, AE, AO, AH, and A99. The term includes areas shown on other flood hazard maps that are specifically listed or otherwise described in this article.

Start of construction means the date the permit was issued, including permit for substantial improvement or repair of substantial damage, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond initial excavation, or the placement of a manufactured home on a foundation. Although a permit must be obtained prior to the beginning of the permitted work, permanent construction does not include land preparation, such as clearing, grading and filling, nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For an alteration, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

State coordinating office means the West Virginia Emergency Management Division.

Stream means, as defined in W. Va. Code, § 7-1-3U, any watercourse, whether natural or man-made, distinguishable by banks and a bed, regardless of their size, through which water flows continually or intermittently, regardless of its volume.

Structure means a walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

Subdivision means development that includes the creation of individual land parcels for future sale. It does not include development where rights-of-way or easements are obtained and recorded.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damage condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Substantial damage also means cumulative flood-related damages sustained by a structure on two separate occasions during a ten-year period for which the cost of repairs at the time of each flood event equals or exceeds 25 percent of the market value of the structure before the damage occurred. See "Substantial Improvement."

Substantial improvement means any repair, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement.

This term includes structures which have incurred "substantial damage," as defined herein regardless of the actual repair work performed. The term does not, however, include any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.

Historic structures undergoing repair or rehabilitation that would constitute a substantial improvement as defined above, must comply with all ordinance requirements that do not preclude the structure's continued designation as a historic structure. Documentation that a specific ordinance requirement will cause removal of the structure from the National Register of Historic Places or the State Inventory of Historic Places must be obtained from the Secretary of the Interior or the State Historic Preservation Officer. Any exemption from ordinance requirements will be the minimum necessary to preserve the historic character and design of the structure.

For the purpose of this definition improvement is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences whether or not that alteration affects the external dimensions of the structure.

Top of bank means the lines depicted on the FIRM maps delineating each side of a stream indicate the top of bank. In the field a professional familiar with fluvial geomorphology should document the top of bank. When a professional is not employed the top of the bank will be considered to be the top of the first significant slope landward of the water’s edge when it is followed by at least 50 feet of relatively flat land.

Violation means the failure of any structure or development to be fully compliant with all the requirements of this article. Any structure or other development lacking the certifications, finished construction elevation certificate or other evidence of compliance required by this article is presumed to be in violation until such time as that documentation is provided. No future improvements or developments can be made to structures found to be in violation unless the development is to bring the structure into compliance with this article.

(Ord. No. 206, 1-19-10)

Sec. 5-167. Identification and establishment of flood plain area.

(a) The identified special flood hazard area shall be those areas of the city which are subject to the 100-year flood or the 1% or greater chance of flooding in any given year as shown on the Flood Insurance Rate Map (FIRM) and described in the Flood Insurance Study (FIS) prepared for the City by the Federal Emergency Management Agency (FEMA) dated November 27, 2026 or the most recent revision thereof including all digital data developed as part of the FIS.

(b) The identified special flood hazard area shall also be those areas which have been identified as flood hazard areas by the City by use of historic or other technical data and shown on an officially recognized **"**FIRM or the West Virginia Flood Tool specifically Advisory Flood Height data." These areas shall be designated as appropriate with the level of technical data described below and shall be managed accordingly.

(Ord. No. 206, 1-19-10)

Sec. 5-168. Descriptions of special flood hazard areas.

(a) The identified special flood hazard area shall consist of the following four specific areas:

(1) The floodway area (F1) shall be those areas of AE zone identified as Floodways in the FIS and as shown on the FIRM. The term shall also include floodway areas identified in studies required to be used in the approximate areas as discussed below.

(2) The AE Area Without Floodway (F2) shall be those areas identified as an AE Zone on the FIRM included in the FIS prepared by FEMA for which specific 100-year flood elevations have been provided but no Floodway has been delineated.

(3) The Approximated floodplain (F3) shall be those areas identified as an zone on the FIRM included in the FIS prepared by FEMA for which 100-year flood elevations have been provided but no floodway has been delineated.

(4) Advisory Flood Heights. This information is displayed on the WV Flood Hazard Determination Tool. This data may be used (when available) by the Floodplain Administrator to determine if a property is in the Special Flood Hazard Area, also to assist to determine the height in which to elevate the structure as a permitting tool and is acceptable data to FEMA for a Letter of Map Amendment (LOMA).

(b) The AO and AH floodplain those areas identified as Zones AO and AH on the FIRM and in the FIS. These areas are subject to inundation by 1-percent-annual-chance shallow flooding where average depths are between one and three feet. In Zones AO and AH, drainage paths shall be established to guide floodwaters around and away from structures on slopes.

(Ord. No. 206, 1-19-10)

Sec. 5-169. Changes in designation of area.

(a) The delineation of the identified special flood hazard area may be revised by the City where natural or man-made changes have occurred and/or more detailed studies conducted or undertaken by the U.S. Army Corps of Engineers or other qualified government agency or a private entity or individual can document the necessity for such changes. The process to revise the delineation of the identified special flood hazard area may be recommended by the Floodplain Administrator and executed by the City of Ranson. However, prior to any such change, approval must be obtained from the Federal Emergency Management Agency (FEMA).

(b) The City's base flood elevations may increase or decrease resulting from physical changes affecting flooding conditions. As soon as practicable but, not later than six months after the date such information becomes available, the City shall notify FEMA of the changes by submitting technical or scientific data.

(c) The city may identify and regulate new local flood hazard or ponding areas. These areas may be delineated on a "local flood hazard map" using best available topographic data and locally derived information such as flood of record, historic high-water marks or approximate study methodologies.

(Ord. No. 206, 1-19-10)

Sec. 5-170. Elevations prevail.

(a) If the lowest natural grade adjacent to proposed development within an identified flood hazard area is *above* the base flood elevation, and the following is provided to the Floodplain Administrator, the structure shall be considered to be outside the special flood hazard area and shall not be required to conform to the flood prevention design and construction standards or flood-related development codes in Section 5-183 of this ordinance:

1. Elevation information certified by a Licensed / registered professional engineer and a site plan demonstrating that all proposed development will occur above the Base Flood Elevation.

2. A Letter of Map Amendment (LOMA) from FEMA removing the site from the SHFA.

(b) If the lowest natural grade adjacent to proposed development is below the base flood elevation, the site shall be considered to be within the special flood hazard area and the proposed structure shall be required to conform to all appropriate provisions of this article.

(Ord. No. 206, 1-19-10)

Sec. 5-171. Boundary disputes.

Should a dispute concerning any floodplain boundary arise, an initial determination shall be made by the floodplain administrator and any party aggrieved by this decision may appeal to the Board of Zoning Appeals. The burden of proof shall be on the appellant/applicant.

(Ord. No. 206, 1-19-10)

Sec. 5-172. Utilization of flood plain area; floodway.

(a) Within any floodway area, no encroachments, including fill, new construction, substantial improvements, or other development shall be permitted unless it has been demonstrated through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that the proposed encroachment will not result in any increase in flood levels during the occurrence of the base flood discharge. The resultant engineering study (H&H) shall include a cover letter, signed and sealed by the responsible professional, providing a statement of findings in basic terms. In addition, studies, analyses, computations, etc., shall be submitted in sufficient detail to allow a thorough technical review by the Floodplain Administrator.

(b) Because floodways present increased risk to human life and property due to their relatively faster and deeper flowing waters, the floodways shall be preserved to the greatest extent possible.

(1) New development shall not be permitted in the floodway where reasonable alternatives exist elsewhere as determined by the Floodplain Administrator. In addition to the requirements below the applicant shall demonstrate that there are no reasonable alternatives other than the floodway encroachment before a permit is issued.

(2) When the floodway is the only reasonable alternative, the applicant shall demonstrate that the floodway encroachment is the minimum necessary to accomplish the project.

(3) All permitted uses, activities, and development shall be undertaken in strict compliance with the flood proofing and related provisions contained herein, and in all other applicable codes, ordinances and regulations.

(4) When small, single lot development (not incorporating significant amounts of fill) is proposed in a special flood hazard areas for which no regulatory floodway has been designated, a regulatory floodway may, at the discretion of the Floodplain Administrator, be determined to be a width equal to the channel of the stream and the adjacent land areas to a distance of one-half the width of the special flood hazard area as measured from the top of the bank nearest the site to the upland limit of the 1% annual chance special flood hazard area boundary.

(Ord. No. 206, 1-19-10)

Sec. 5-173. Floodway fringe.

Within any floodway fringe area any development and/or use of land shall be permitted provided that all such uses, activities and/or development shall be undertaken in strict compliance with the flood-proofing and related provisions contained herein and in all other applicable codes, ordinances and regulations.

(Ord. No. 206, 1-19-10)

Sec. 5-174. AE Zone without floodway area.

Within any AE without floodway area, no new construction or development shall be allowed unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the elevation of the 100-year flood more than one foot at any point. This requirement can be satisfied by utilization of the floodway area where determined.

(Ord. No. 206, 1-19-10)

Sec. 5-175. Approximated special flood hazard area (zone "A"); administrative procedures.

(a) Within any approximated special flood hazard area:

(1) The Floodplain Administrator shall use elevation and floodway information from federal, state, or other acceptable sources when available to determine the elevation above which development will be reasonably safe from flooding.

(2) When data from an acceptable source is not available, the special flood hazard area administrator shall review, or shall cause to be reviewed; all proposed development to determine (1) the amount being invested, and (2) the specific flood risk at the site. The Floodplain Administrator shall then require the applicant to determine the elevation above which the development will be reasonably safe from flooding using the techniques set forth in subsection (b). When hydrologic and hydraulic analyses are required, they shall only be undertaken by a registered professional engineer who shall certify that the methods used correctly reflect currently accepted technical concepts. The resultant study shall include a cover letter, signed by the responsible professional, providing a statement of findings in basic terms. In addition, studies, analyses, computations, etc. shall be submitted in sufficient detail to allow a thorough technical review by the Floodplain Administrator.

(3) Any development and/or use of land shall be permitted provided that all such uses, activities and/or development shall be undertaken in strict compliance with the flood-proofing and related provisions contained herein and in all other applicable codes, ordinances and regulations.

(4) Within any approximated Floodplain Zone (Zone A) without Floodway Area, no new construction or development shall be allowed unless it is demonstrated that the cumulative impact of the proposed development, when combined with all other existing and anticipated development, will not increase the elevation of the 100-year flood more than one (1) foot at any point.

(5) When Advisory Flood Height Data is available, this data will be utilized to assist in permitting and regulating development within the Special Flood Hazard Area.

(b) Development proposed in flood hazard areas without base flood elevations ("A" zones) must provide the data necessary for the Floodplain Administrator to establish a flood elevation as set forth below.

(1) *Method I—Using "point on boundary" elevation data and/or historic flood height data.* This method produces approximate flood elevations and should only be used for development that represents a low safety risk and minimal investment of $20,000.00 or less. If this method is used for structures other than appurtenant structures i.e. garages or sheds (not recommended by the state special flood hazard area management program) the lowest floor height must be elevated at least three feet above the highest adjacent grade (HAG) even when the collected elevation data would indicate a lower elevation. Three feet above HAG will result in more affordable flood insurance rates AND added safety.

(2) *Method II—USGS methodology, Quick-2 engineering program or advisory flood heights obtained through LOMA or other source.* Development that represents a low to medium safety risk and a moderate investment level of $60,001.00 to $99,000.00 must use this semi-detailed method to develop a base flood elevation. More information on the USGS methodology or the LOMA process can be obtained from the state special flood hazard area management program; local engineers can find information on the Quick-2 program at the FEMA website: www.fema.gov/plan/prevent/fhm/dl_qck22.shtm

(3) *Method III—HEC-II or HEC-ras engineering.* Development that represents a medium to high safety risk and/or a significant investment over $99,001.00 must use this detailed method to develop a base flood elevation This BFE can be used for permitting AND to obtain the lowest possible flood insurance.

(Ord. No. 206, 1-19-10)

Sec. 5-176. Alteration or relocation of a stream; stream crossing administrative procedures.

(a) Whenever a developer intends to alter or relocate a stream within the special flood hazard area, the developer shall notify in writing, by certified mail, the City, the Floodplain Administrator, the State Coordinating Office, any adjacent communities and any adjacent property owners of all such intended activities prior to the alteration or relocation of the

stream. Copies of all required notifications must be submitted to the Federal Emergency Management Agency. In addition, prior to issuing the local permit, the Floodplain Administrator shall require copies of all necessary permits from those governmental agencies from which Federal or State law requires approval.

(b) The developer shall also assure the City in writing that the flood carrying capacity within the altered or relocated portion of the stream will be maintained. The Floodplain Administrator may require the applicant to demonstrate that the altered or relocated portion of stream will provide equal or greater conveyance than the original stream segment. If hydrologic and hydraulic (H&H) analyses are required, they shall only be undertaken by a registered professional engineer, who shall certify that the methods used correctly reflect currently accepted technical concepts. The resulting study (H&H) shall include a cover letter, signed by the responsible professional, providing a statement of findings in basic terms. In addition, studies, analyses, computations, etc. shall be submitted in sufficient detail to allow a thorough technical review by the Floodplain Administrator.

(c) Alteration of a stream includes placement of temporary or permanent culverts, bridges or other stream crossings. The Floodplain Administrator may require the use of certain "best practice" techniques in the construction of bridges, culverts or stream crossings to prevent damage, loss of stream crossings and localized flooding caused by blockage. These techniques may include, but are not limited to, wing walls, trash grates or requiring openings to be of sufficient size to pass debris and/or anticipated future increases in flood heights.

(d) All new and replacement bridges, culverts and other stream crossings shall adhere to the relevant anchoring requirements contained in this article.

(e) The developer is required to provide the City with a legal agreement detailing all scheduled inspections and maintenance to be performed on altered or relocated watercourses including culverts, bridges and other stream crossings. It shall be the responsibility of the applicant to transfer this agreement to the new owner when the land associated with the watercourse alteration is transferred. A copy of all new agreements shall be provided to the Floodplain Administrator. Failure to transfer the agreement and provide a signed copy to the Floodplain Administrator shall be subject to the violator to the penalties set forth in section 5-196.

(f) When any watercourse alteration has occurred, the applicant must submit any maps, computations or other material required by the Federal Emergency Management Agency (FEMA) to revise the flood ~~i~~nsurance study and/or Flood Insurance Rate Maps, when notified by the Floodplain Administrator, and must pay any fees or other costs assessed by FEMA for this purpose.

(g) The Floodplain Administrator shall determine whether the structure is a new hydraulic structure or a replacement for a hydraulic structure that existed prior to the effective date of the original community Flood Insurance Rate Map.

(1) *Replacements for stream crossings constructed before the effective date of the original community Flood Insurance Rate Map (pre-FIRM structures).* The Floodplain Administrator will establish whether the replacement structure would be essentially

identical to the existing hydraulic structure. This will include but is not limited to deck height and the amount of encroachment caused by approaches and abutments. In most cases, replacing a pre-FIRM structure with an essentially identical structure may be determined to maintain the existing flood carrying capacity of the channel. If the Floodplain Administrator is not confident the replacement structure will not have an adverse impact on flood heights, the applicant will be required to obtain a professional opinion from a qualified engineer. Either the developer or the responsible engineer shall provide a signed statement to the Floodplain Administrator assuring the City that the flood carrying capacity of the channel will be maintained. Specific special flood hazard area ordinance requirements such as anchoring and other requirements to prevent future flood damage to replacement stream crossings shall be strictly adhered to.

(2) *New hydraulic structures.* Developer must assure the flood plain administrator that the stream alteration will not adversely affect the flood carrying capacity of the channel. This shall be accomplished by requiring the applicant to obtain a hydraulic and hydrologic study from a registered professional engineer. The resultant study shall be accompanied by a cover letter, signed and sealed by the responsible professional, setting forth the study findings in layman's terms. A study may not be necessary if the developer can provide technical data demonstrating that the new hydraulic structure's abutments won't impinge on the channel and the lowest chord of the bridge deck will be located above Base flood elevation. Additional data will be required if fill is used to elevate approaches and/or if parts of the bridge encroach into the mapped floodway.

(3) *Replacement of hydraulic structures originally installed after the issuance of the original effective flood insurance rate map; violations.* Hydraulic structures installed without a permit and in violation of the City’s special flood hazard area regulations shall be required to adhere to the requirements for new structures listed above.

(Ord. No. 206, 1-19-10)

Sec. 5-177. Criteria for building and site plan approval; generally.

Permits are required in order to determine whether all new construction or substantial improvements are:

(1) Located in an identified special flood hazard area, floodway or other special flood hazard area.

(2) Designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

(3) Constructed with material and utility equipment resistant to flood damage as outlined in FEMA Technical Bulletin 2-93 (FIA-TB-2) or the most recent revision thereof.

(4) Constructed by methods and practices that minimize flood damage.

(5) Constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(6) To comply with W. Va. Code, § 11-3-3a concerning county assessor "building or real property improvement notice."

(7) Approved by county health department for water and sewer and other permits to assure facilities are designed or located in compliance with the flood damage reduction requirements of this article.

(Ord. No. 206, 1-19-10)

Sec. 5-178. Basic format.

The basic format of the permit shall include the following:

(1) Name and address of applicant.

(2) Name and address of owner of land on which proposed development is to occur.

(3) Names, addresses, and valid WV license numbers of all contractors working at the building site, or affidavits stating that work is being performed by individuals exempt from contractor licensing as set forth in W. Va. Code, title 28, series 2, section 3.9(b) or the most recent revision thereof, if known at the time the permit application is submitted. If not known, the applicant shall provide the information within 14 calendar days of execution of a contract with its contractor(s) prior to beginning construction.

(4) A description of site location sufficient to locate the project including tax map and parcel number and most recent deed book and page number.

(5) A standard site plan showing size and location of the proposed development as well as any existing buildings or structures. The site plan shall also show all adjacent roads and watercourses with direction of flow, the lowest adjacent grade to the proposed foundation and/or toe of fill, the base flood elevation and the location of the floodway boundary when applicable.

(6) An acknowledgement that the applicant agrees to pay any and all fees associated with the permitting process as set forth in section 5-193.

(7) Reserved.

(8) An acknowledgement that the applicant agrees to allow the Floodplain Administrator and authorized representatives of floodplain management programs access to the development to inspect for compliance.

(9) The contract required by W. Va. Code, title 28, series 4, and all addendums to the contract(s) shall be presented to the special flood hazard area administrator for review within fourteen (14) business days of contract signing. The Floodplain Administrator shall keep copies of the contracts or addendums and shall file “redacted” copies of the

contracts and addendums with the Clerk of the County Court in the Applicant's Permit Application file. The Floodplain Administrator shall consult with the applicant to redact proprietary and confidential information from the contracts and addendums that are not otherwise public information. Failure to present contract(s) or addendums for review shall void the permit. If a licensed contractor is not involved, or the work is of an aggregate value of less than $10,000.00 including materials and labor, a brief written description of proposed work and the estimated value will suffice.

(Ord. No. 206, 1-19-10)

Sec. 5-179. Elevation and flood proofing information.

(a) All applicants are encouraged to exceed the minimum elevation requirements contained herein. Flood insurance rates can be lowered significantly by increasing the elevation of the lowest floor above the freeboard height required by this article.

(b) Depending on the type of structure involved, the following information shall also be included in the application for work within the special flood hazard area:

(1) For structures to be elevated two feet above the base flood elevation:

a. A plan showing the size of the proposed structure and its relation to the lot where it is to be constructed.

b. A determination of elevations of the base flood, existing ground, proposed finished ground and lowest floor, certified by a registered professional engineer or licensed professional surveyor.

c. Plans showing the method of elevating the proposed structure including details of proposed fills, pile structures, retaining walls, foundations, erosion protection measures, etc. When required by the Floodplain Administrator, a registered professional engineer or architect shall prepare these plans.

d. Plans showing the methods used to protect utilities (including sewer, water, telephone, electric, gas, etc.) from flooding to two feet above the base flood elevation at the building site.

e. During the course of construction, as soon as the basic elements of the lowest floor are in place and before further vertical construction, it is highly recommended that the applicant check for error by obtaining elevation data completed by a registered professional engineer or licensed professional surveyor certifying the height of the lowest floor. If a mistake in elevation has been made, this is the best time to correct the error.

f. A finished construction elevation certificate must be prepared by a licensed professional surveyor or others of demonstrated qualifications. The elevation certificate must confirm that the structure in question, together with attendant utilities is elevated in compliance with permit conditions.

g. A non-conversion agreement shall be signed by the applicant whenever the Floodplain Administrator determines that the area below the first floor could be converted to a non-conforming use (generally applies to enclosed areas below base flood elevation that are five feet high or more). This agreement shall state:

1. The area below base flood elevation shall not be converted for use other than for parking, building access or for allowable storage as detailed in this article.

2. The applicant agrees to notify prospective buyers of the existence of the non-conversion agreement. It shall be the responsibility of the applicant to transfer the agreement at closing to the new owner via notarized signature, a copy of all new agreements shall be provided to the Floodplain Administrator. Failure to transfer the agreement and provide a signed copy to the Floodplain Administrator shall subject the violator to the penalties set forth in section 5-196.

(2) For structures to be flood proofed to two feet above the base flood elevation (nonresidential structures only):

a. All applicants are encouraged to exceed the minimum flood proofing requirements contained herein. Flood insurance rates can be lowered significantly by increasing the level of flood proofing above the height required by this article. In order to obtain an "elevation credited" flood insurance rate on dry flood proofed buildings, flood proofing must extend at least one foot above the base flood elevation.

b. Plans showing details of all flood proofing measures, prepared by a registered professional engineer, showing the size of the proposed structure and its relation to the lot where it is to be constructed.

c. A determination of elevations of the base flood, existing ground, proposed finished ground, lowest floor, and flood proofing limits; certified by a registered professional engineer or licensed professional surveyor.

d. A flood proofing certificate, FEMA 81-65, as revised by FEMA, shall be prepared by the registered professional engineer who prepared the plans in subsection (1), stating that the finished structure, together with attendant utility and sanitary facilities is designed so that:

1. The structure is watertight with walls substantially impermeable to the passage of water from the lowest structural element to two feet above the base flood elevation.

2. The structure will withstand the hydrostatic, hydrodynamic, buoyant, impact, and other forces resulting from the flood depths, velocities, pressures, and other factors associated with the base flood.

(3) For appurtenant structures constructed of flood resistant materials used solely for parking of vehicles, or limited storage, (appurtenant structures only):

a. A site plan prepared by a licensed professional surveyor or others of demonstrated qualifications showing elevation of existing ground, proposed finished ground and lowest floor. The plan shall also show details of proposed flood resistant materials usage and the size of the proposed structure and its relation to the lot where it is to be constructed. The location of the floodway boundary shall be represented on the plan when a floodway is present on the site.

b. An elevation certificate, based on finished construction, must be prepared by a licensed professional surveyor or others of demonstrated qualifications. The elevation certificate confirm that the structure in question, together with attendant utilities is designed so that:

    1. Flood resistant materials as detailed in FEMA Technical Bulletin 2-93 (FIA-TB-2) are used in the construction of the structure from the lowest structural element to two feet above the base flood elevation and that all utilities are located at least two feet above the base flood elevation.

    2. Hydrostatic flood forces on exterior walls are equalized by allowing for automatic entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

        A. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

        B. The bottom of all openings shall be no higher than one foot above grade.

        C. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

c. In addition, the applicant shall sign a non-conversion agreement and notify prospective buyers of the existence of the agreement. It shall be the responsibility of the applicant to transfer the non-conversion agreement to any new owner at closing via notarized signature. A signed copy of the transferred non-conversion agreement shall be provided to the special flood hazard area administrator. Failure to transfer the agreement and provide a signed copy to the Floodplain Administrator shall subject the violator to the penalties set forth in section 5-196.

(Ord. No. 206, 1-19-10)

Sec. 5-180. Site plan criteria.

(a) Site plans are required for all development, new construction and substantial improvements determined to be located in a mapped special flood hazard area and all proposed subdivisions and manufactured home parks. These proposals shall be reviewed by the

Floodplain Administrator to assure that they are consistent with the need to minimize flood damage. The owner or developer shall submit a preliminary site plan to the Floodplain Administrator that includes the following information:

(1) A map showing the location of the proposed subdivision and/or development with respect to special flood hazard areas, proposed lot sites, and fills.

(2) Name of registered professional engineer, licensed professional surveyor or other qualified person responsible for providing the information required in this section.

(3) Where the subdivision or manufactured home park lie partially or completely in the special flood hazard areas, the plan map shall include detailed information giving the location and elevation of proposed roads, public utilities and building sites. All such maps shall also show contours at intervals of two or five feet depending upon the slope of the land and identify accurately the boundaries of the special flood hazard areas. A registered professional engineer or licensed professional surveyor must certify the site plan.

(b) All subdivision proposals and other proposed new developments which are proposed to take place either fully or partially within the approximated special flood hazard area and which are greater than ten lots or two acres, whichever is the lesser, shall include base flood elevation data and shall delineate a floodway.

When a flood insurance study (FIS) is available from FEMA, the data contained in that study must be used to substantiate the base flood elevation.

(1) If a FEMA flood insurance study is not available, the required data may be available from an authoritative source, such as the U.S. Army Corps of Engineers, U.S. Geological Survey, Natural Resource Conservation Service or state and local water resource department.

(2) If the required data is not available from other sources, the applicant shall develop the technical data using detailed methodologies comparable to those contained in a flood insurance study. This data shall be prepared and certified by a registered professional engineer, who shall certify that the methods used correctly reflect currently accepted technical concepts.

(c) Where the subdivision or other development site lies partially in the special flood hazard area and all proposed development including fill will take place on natural grade a significant vertical distance above the approximated floodplain area (zone "A") boundary depicted on the map, development of detailed base flood elevation data may not be necessary. In these cases, the site plan for the proposed development must show contours at intervals of two or five feet, depending on the slope, and clearly delineate the area to be developed and the location of the floodplain area boundary as scaled from the FEMA map. A registered professional engineer or licensed professional surveyor must certify the site plan.

(Ord. No. 206, 1-19-10)

Sec. 5-181. Restrictions to subdivision of land in special flood hazard areas.

Subdivision of land in the special flood hazard area must result in lots that include a buildable portion outside of the identified special flood hazard area and be served by streets within the proposed subdivision having surfaces not lower than one foot below the elevation of the line defining the special flood hazard area limits. All new structures must be sited on the portion of the subdivided lot that is located outside of the identified special flood hazard area.

(Ord. No. 206, 1-19-10)

Sec. 5-182. Restrictions to development in special flood hazard areas.

The development of any proposed manufactured home (rental unit) park or other commercial (for profit and non-profit), institutional, or industrial type development project shall result in a buildable area outside of the identified special flood hazard area. The buildable area shall have a minimum building setback of 25 feet horizontal from the limits of the flood hazard area, or two feet vertical above the base flood elevation, whichever is greater in the horizontal distance from the limits of the flood hazard area. All new building and structures shall be sited on the buildable area located outside of the identified special flood hazard area.

(Ord. No. 206, 1-19-10)

Sec. 5-183. Specific requirements; design and construction standards.

In order to prevent excessive damage to buildings, structures, and related utilities and facilities, the following restrictions apply to all development, subdivision proposals, manufactured home parks, new construction and to construction of substantial improvements, and the repair of substantial damage, to existing structures occurring in the special flood hazard ~~floodplain~~ area.

(1) *Basements and lowest floors.*

a. Residential structures. All new construction, relocation, substantial improvements, including repair of substantial damage, of residential structures must have the lowest floor, including basement, ductwork and utilities, elevated to two feet above the base flood elevation.

b. Non-residential structures. All new construction, relocation, substantial improvements, including repair of substantial damage, of nonresidential structures must have the lowest floor, including basement, ductwork and utilities, elevated to two feet above the base flood elevation; or, together with attendant utility and sanitary facilities, be designed so that the structure is water tight with walls substantially impermeable to the passage of water from the lowest structural element to two feet above the base flood elevation.

c. Openings. For all new construction, relocation, substantial improvements, and repair of substantial damage, those fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following minimum criteria:

1. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
2. The bottom of all openings shall be no higher than one foot above grade.
3. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

d. A non-conversion agreement shall be signed by the applicant on all flood-proofed structures and any elevated structures when the Floodplain Administrator determines that the area below the first floor could be converted to a non-conforming use (generally applies to enclosed areas below base flood elevation that are five feet high or more). This agreement shall state:

1. The area below base flood elevation shall not be converted for use other than for parking, building access or for allowable storage as detailed in this article.
2. The applicant agrees to notify prospective buyers of the existence of the non-conversion agreement. It shall be the responsibility of the applicant to transfer the agreement at closing to the new owner via notarized signature, a copy of all new agreements shall be provided to the special flood hazard area administrator. Failure to transfer the agreement and provide a signed copy to the Floodplain Administrator shall subject the violator to the penalties set forth in section 5-196.

(2) *Manufactured home placement.* Certain unique characteristics of manufactured homes installed in special flood hazard areas pose an elevated risk of substantial damage to property. Thus, all manufactured homes to be sited within the identified special flood hazard areas of the City shall be installed by a contractor possessing a valid state manufactured home installer's license. The installer shall use an installation design engineered to withstand flood hazards specific to the particular home site. Manufactured homes to be placed or substantially improved within the special flood hazard areas shall be installed in accordance with the following standards:

a. The lowest floor, ductwork and utilities including HVAC/heat pump shall be elevated two feet above the base flood elevation.

b. Elevation shall be on reinforced piers on a permanent foundation or shall use foundation elements of at least equivalent strength engineered for use in a special flood hazard area. Installation designs incorporating dry stacked block piers shall not be used in special flood hazard areas.

c. All manufactured homes shall be securely anchored to an adequately anchored foundation system in compliance with the requirements of 42 West Virginia Code of State Regulations, Series 19, Sections 10.A, 10.B., and 10b as authorized by W. Va. Code, § 21-9-1 et seq. or the most recent revisions thereof. The anchoring shall be adequate to resist flotation, collapse, or lateral movement. Methods of anchoring may include but are not limited to the over-the-top and frame ties, attached to permanent foundation elements. Ground anchors may not be adequate to satisfy flood specific anchoring requirements. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

d. Permanently attached rigid skirts and perimeter wall skirts of brick or block must have openings; this type of skirting can collapse during floods and compromise supporting piers. The openings must be designed to automatically equalize hydrostatic flood forces by allowing for entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following minimum criteria:

    1. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

    2. The bottom of all openings shall be no higher than one foot above grade.

    3. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

e. Any additions to a manufactured home shall be similarly anchored and vented.

f. Flexible skirting and rigid skirting not attached to frame or foundation of a manufactured home are not required to have openings.

g. The licensed state manufactured home installer placing the unit shall perform a site inspection and certify in writing that the manufactured home has been installed to the standards set forth in this article.

(3) *Appurtenant structures.*

a. Except as provided in subsection b., appurtenant structures shall be located out of the special flood hazard area or elevated to two feet above the base flood elevation.

b. Where appurtenant structures not connected to the principal structure are to be located on sites below the base flood elevation, the following flood damage reduction provisions apply:

1. Structures shall be no more than 300 square feet in size and valued at less than $7,000.
2. Floors shall be at or above grade on at least one side.
3. Structures shall be located, oriented and constructed to minimize flood damage.
4. Structures shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
5. Flood resistant materials as detailed in FEMA Technical Bulletin 2-93 (FIA-TB-2) shall be used in the construction of the structure from the lowest structural element to two feet above the base flood elevation.
6. Machinery, electric devices or appliances, and all utilities shall be located at least two feet above the base flood elevation.
7. Opening requirements:

   Hydrostatic flood forces on exterior walls are equalized by allowing for automatic entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

   (i) A minimum of two openings have a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
   (ii) The bottom of all openings shall be no higher than one foot (12”) above grade.
   (iii) Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

c. In addition, a non-conversion agreement shall be signed by the applicant stating that the use of the appurtenant structure or detached or attached garage shall not be changed from the use permitted, acknowledging that the structure may be subject to greater flood risk and that higher flood insurance premiums may be possible, and that a change in use may require full compliance with this article. The applicant agrees to notify prospective buyers of the existence of this agreement. It shall be the responsibility of the applicant to transfer the agreement at closing to the new owner via notarized signature, a copy of all new agreements shall be provided to the Floodplain Administrator. Failure to transfer the

agreement and provide a signed copy to the Floodplain Administrator shall subject the violator to the penalties set forth in section 5-196.

(4) *Recreational vehicle placement.* Recreational vehicles to be placed within any special flood hazard area shall either:

a. Be on site for fewer than 180 consecutive days; and

b. Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect utilities and security devices, and has no permanently attached additions; or

c. Be installed in accordance with the manufactured home placement requirements and all other flood reduction requirements contained in this article.

(5) *Fill.*

a. The City officially recognizes the beneficial functions the special flood hazard area serves in storage and transportation of water during floods. No fill shall be permitted in the floodway. Placement of fill in the special flood hazard area is restricted to functional purposes such as elevating a structure. Fill shall only be permitted in the same permit with the related structure or other functional purpose. Placement of fill to dispose of spoil from excavation or to elevate yards, parking lots, or fields will not generally be considered a functional purpose. The Floodplain Administrator may require the developer to provide compensatory storage before permitting fill. No fill shall be permitted unless it meets the requirements of section 5-172. All fill placed in the special flood hazard area shall meet or exceed the following standards.

b. Fill shall be used only to the extent to which it does not adversely affect adjacent properties. The City may require the applicant to demonstrate through engineering reports that proposed fill would not adversely affect adjacent properties. When required, hydrologic and hydraulic analyses shall be undertaken only by professional engineers who shall certify that the technical methods used correctly reflect currently accepted technical concepts. The resultant study shall include a cover letter, signed and sealed by the responsible professional, providing a statement of findings in basic terms. In addition, studies, analyses, computations, etc., shall be submitted in sufficient detail to allow a thorough technical review by the Floodplain Administrator ~~city~~. During permit review, the Floodplain Administrator shall consider the following issues that have the potential to cause adverse impact to adjacent properties:

1. Unacceptable increases in flood heights.
2. Blocking drainage from adjacent property.
3. Deflection of floodwaters onto adjacent existing structures.
4. Increases to stream velocity initiating or exacerbating erosion problems.

5. Other unique site conditions may be considered when determining whether fill will cause adverse impact to adjacent property including, but not limited to, subsidence areas, Karst topography, stream blockages, and steep topography adjacent to the channel.

c. Fill shall be used only to the extent to which it does not adversely affect the capacity of channels or floodways of any tributary to the main stream, drainage ditch, or any other drainage facility or system.

d. A Fill Site must be contoured to drain properly (avoid ponding) consistent with pre-construction conditions. This provision does not apply to properly constructed impoundments which comply with the remainder of this Ordinance, and which are properly permitted by the West Virginia Department of Environmental Protection.

e. Fill shall extend beyond a structure for a sufficient distance to provide acceptable access. For residential structures, fill shall extend laterally 15 feet beyond the building line from all points before the start of sloping required in following subsection. For nonresidential structures, fill shall be placed to provide access acceptable for intended use. At grade access, with fill extending laterally 15 feet beyond the building line shall be provided to a minimum of 25 percent of the perimeter of a nonresidential structure.

f. Fill shall consist of soil or rock material only. Sanitary landfills shall not be permitted; no trash or woody debris shall be buried on site.

g. Fill material shall be compacted to provide the necessary stability and resistance to erosion, scouring or settling. Fill compaction standards must be appropriate to proposed post fill use; particular attention is necessary when fill is being used to elevate a structure.

h. Fill slopes shall be no steeper than one vertical on two horizontal, unless substantiating data justifying steeper slopes are submitted to and approved by the Floodplain Administrator.

i. Fill site and fill must be protected from erosion.

j. Fill slopes exposed to flood waters with expected velocities during the occurrence of the base flood of five feet per second or less must be protected from erosion by covering them with grass, vines, weeds, or similar vegetative undergrowth.

k. Fill slopes exposed to flood waters with expected velocities during the occurrence of the base flood of greater than five feet per second must be protected from erosion by armoring them with stone or rock slope protection.

l. All applicants placing fill in a special flood hazard area must obtain a Conditional Letter of Map Revision (CLOMR) from FEMA when directed to do so by the Floodplain Administrator before a permit can be issued. After fill is finished, the applicant must convert the CLOMR to a Letter of Map Revision based on Fill (LOMR-F) before a Certificate of Occupancy can be issued. The Floodplain

Administrator is hereby appointed as the designated official to approve a request for a CLOMR-F or LOMR-F and shall cooperate with the applicant with respect to any requirements of FEMA for requesting a CLOMR-F or LOMR-F, which includes, but is not necessarily limited to, approving said request and executing Form 1, "Overview and Concurrence Form" or other form as may be required by FEMA.

m. The applicant must submit any maps, computations or other material required by the Federal Emergency Management Agency (FEMA) to revise the lood Insurance Study (FIS) and/or F~~l~~ood Insurance Rate Maps (FIRM), when notified by the Floodplain Administrator, and must pay any fees or other costs assessed by FEMA for this purpose.

(6) *Placement of structures and other development.* All structures and other development shall be constructed or placed on the lot so as to offer the minimum obstruction to the flow of water and shall be designed to have a minimum obstruction effect upon the flow and height of floodwater.

a. Whenever possible, structures and other development shall be constructed with the longitudinal axis parallel to the direction of flood flow, and

b. So far as practicable, structures and other developments shall be placed approximately on the same flood-flow lines as those of adjoining structures or development.

(7) *Anchoring.*

a. All structures and other development including stream crossings shall be firmly anchored in accordance with accepted engineering practices to prevent flotation, collapse, and lateral movement, thus reducing the threat to life and property and decreasing the possibility of the blockage of bridge openings and other restricted sections of the watercourse.

b. All air ducts, large pipes, swimming pools and storage tanks located at or below the base flood elevation shall be firmly anchored to resist flotation or lateral movement.

(8) *Building and structures flood hazard area setback.*

a. A Flood Protection Setback equal to twice the width of the watercourse channel measuring from the top of one bank to the top of the opposite bank of 50 feet, whichever is less, shall be maintained from the top of the banks of all watercourses. Specifically, as for oil and gas wells and well pads, no well pad may be prepared or well drilled within 100 feet from any perennial stream, natural or artificial lake, pond, reservoir or wetland. [See W.Va. Code §22-6A-12(b)]. To reduce erosion, natural vegetation shall be maintained in this area. Where natural vegetation does not exist along the watercourse and conditions for replanting are suitable, high priority shall be given to planting vegetation in the setback area to stabilize banks and enhance aquatic resources.

b. Necessary public works and temporary construction may be exempted from this subsection at the discretion of the Floodplain Administrator.

c. At the discretion of the Floodplain Administrator, the Flood Protection Setback requirement can be waived in whole or part if the applicant demonstrates that it is impossible to allow any development without encroachment into the Flood Protection Setback Area. The conditions shall be the minimum necessary and shall be made only after due consideration is given to varying other siting standards, such as side, front and back lot line setbacks.

(9) *Storage.*

a. No materials that are buoyant, flammable, explosive, or in times of flooding could be injurious to human, animal or plant life, shall be stored below base flood elevation except for mineral storage properly and wholly within the ground in compliance with other State environmental agency requirements.

b. Storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation or readily removable from the area within the time available after flood warning.

c. Due to the difficulty of masking the natural elevation and making it more difficult to enforce this ordinance, material that resembles “fill” material shall not be considered “storage” material for purposes of this subsection.

(10) *Utility and facility requirements.*

a. All new or replacement water systems whether public or private, shall be designed to minimize or eliminate infiltration of floodwaters into the systems.

b. All new or replacement sanitary disposal systems, whether public or private, shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.

c. All other new or replacement public and/or private utilities and facilities shall be located and constructed to minimize or eliminate flood damage.

d. Onsite waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

(11) *Drainage.*

a. Adequate drainage shall be provided to reduce exposure to the special flood hazard areas.

b. Adequate drainage paths are required around structures on slopes within zones AH and AO to guide floodwaters around and away from proposed structures.

(12) *Backflow preventers.* Back flow prevention valves should be used for all enclosed structures with sewage or drainage facilities located in the special flood hazard area.

(Ord. No. 206, 1-19-10)

Sec. 5-184. Administration; designation of Floodplain Administrator.

The city manager or his designee is hereby appointed as Floodplain Administrator to administer and implement this article by granting or denying special flood hazard area development permits in accordance with its provisions. Upon appointment of a new Floodplain Administrator, the meeting minutes with the applicable Floodplain Ordinance shall be provided to The State Coordinating Office and FEMA.

Within one year (1) of their appointment, the new Floodplain Manager must attend the State/FEMA sponsored NFIP Class 273 entitled "Managing Floodplain Development" and remain current with State required continuing education annual training. (See W.Va. Code §15-5-20a). In the absence of a formally appointed Floodplain Administrator, the duties set forth in this Ordinance for the Floodplain Administrator shall be temporarily fulfilled by the City Manager.

The Floodplain Administrator shall administer and implement this Ordinance by granting or denying floodplain development permits in accordance with its provisions. The Floodplain Administrator shall also be responsible for submitting all required reports to FEMA concerning participation in the National Flood Insurance Program.

(Ord. No. 206, 1-19-10)

Sec. 5-185. Development permits and site plan approvals required.

It shall be unlawful for any contractor, person, partnership, business, or corporation to undertake or cause to be undertaken, any development or the new construction, substantial improvement, repair of substantial damage, the placement or relocation of any structure (including manufactured homes) within the City, unless a permit application and standard site plan has been completed, and a permit has been obtained from the Floodplain Administrator. In addition, where land that is either partially or fully in the regulatory special flood hazard area is to be subdivided, utilized for a manufactured home park or subdivision or otherwise developed, a detailed site plan must be submitted to, and approved by, the Floodplain Administrator prior to any development.

(Ord. No. 206, 1-19-10)

Sec. 5-186. Approval of permits and plans.

(a) The Floodplain Administrator shall review, or shall cause to be reviewed, all permit applications and plans within 90 calendar days from the Permit Application submission date in order to determine whether the proposed development is reasonably safe from flooding. Further, the Floodplain Administrator shall review all objections, comments, protest letters and other writings submitted in opposition of said Floodplain Permit Application and give due consideration to the same before granting or denying said Permit.

(b) All permits and plans shall be approved only after it has been determined that the proposed work to be undertaken will be in conformance with the requirements of the state and all other applicable codes and ordinances.

(c) The Floodplain Administrator shall not issue a permit to any person who does not possess a valid contractor's license when a contractor's license is required by W. Va. Code, § 21-11-7.

(d) The Floodplain Administrator, before issuance of the permit, shall require the applicant to furnish satisfactory proof that such person is duly licensed as a contractor under the provisions of the West Virginia Code. If the applicant is not licensed, a written affidavit that such person is not subject to licensure as a contractor or subcontractor as defined in W. Va. Code, § 21-11 shall be provided to the Floodplain Administrator and placed in the permit file.

(e) The Floodplain Administrator shall require copies of all necessary permits from those governmental agencies from which federal or state law requires approval.

(f) The Floodplain Administrator shall provide a copy of all permits to the county assessor as required by W. Va. Code, § 11-3-3A.

(g) The Floodplain Administrator shall provide a copy of all permits for new structures to the county E-911 addressing coordinator.

(h) The county E-911 addressing coordinator shall provide a copy of all requests for addresses for new structures to the county Floodplain Administrator.

(i) The city shall provide sufficient space to allow the Floodplain Administrator to keep on file in perpetuity, in a location safe from natural hazards, all information collected during the course of the administration of this article.

(Ord. No. 206, 1-19-10)

Sec. 5-187. Application procedures.

Application for a permit and/or site plan approvals shall be made, in writing, on the forms supplied by the city, and shall include all information stipulated under sections 5-177 through 5-180.

(Ord. No. 206, 1-19-10)

Sec. 5-188. Changes.

After the issuance of a permit or site plan approval by the Floodplain Administrator, no changes of any kind shall be made to the application, permit, or any of the plans, specification or other documents submitted with the application without the written consent or approval of the Floodplain Administrator.

(Ord. No. 206, 1-19-10)

Sec. 5-189. Permit placards.

The Floodplain Administrator shall issue a permit placard, which shall be prominently displayed on the premises during the time construction is in progress. This placard shall show the number of the permit, the date of its issuance and be signed by the Floodplain Administrator.

(Ord. No. 206, 1-19-10)

Sec. 5-190. Start of construction.

Work on the proposed development shall begin within 180 days after the date of issuance of the permit or the permit shall expire unless a time extension is granted, in writing, by the Floodplain Administrator. All work on the proposed development must be completed within 18 months of permit issuance, at which time the permit shall expire, unless a time extension is granted in writing by the Floodplain Administrator. The request for an extension shall be in writing and shall state the reasons for the extension. When considering an extension, the Floodplain Administrator shall consider the following criteria:

(1) Has the developer diligently pursued the completion of the proposed development during the 18 months?

(2) Will the granting of the extension be detrimental to public safety, health, or welfare or injurious to other property?

(Ord. No. 206, 1-19-10)

Sec. 5-191. Inspections, stop-work orders, violation notice and revocations.

(a) *Inspections.*

(1) Upon learning of a potential violation of this article, the Floodplain Administrator or staff shall investigate to determine whether a violation has occurred.

(2) During the construction period, the Floodplain Administrator or other authorized official may inspect the premises to determine that the work is progressing in compliance with the information provided on the permit application and with all applicable laws and ordinances.

(3) The Floodplain Administrator or other authorized official may inspect any development covered by this or previous ordinance to determine whether any portion of the development has been altered to be in non-compliance with the requirements of this article.

(b) *Stop-work orders.* The Floodplain Administrator shall immediately issue, or cause to be issued, a "stop-work order" for any development found ongoing without having obtained a special flood hazard area determination or a permit. Disregard of a stop work order shall subject the violator to the penalties described in section 5-196.

(c) *Violation notice and revocations.* When it appears after investigation that a permitted development is non-compliant with the provisions of this law and/or the conditions of the permit, the Floodplain Administrator shall notify the violator by means of written violation notice. The violation notice shall specify the nature of the violation and request that the violation be corrected within 15 days from the date appearing on the notice. Failure to correct the violation within this time period shall be cause for revocation of the permit and the governing body, or authorized employee or agent to:

(1) Seek an injunction in the Circuit Court of Jefferson County to restrain the violator from continuing the violation, including but not limited to requests for the removal of structures or land uses from the property involved; and

(2) Seek a misdemeanor conviction in magistrate court or circuit court.

(Ord. No. 206, 1-19-10)

Sec. 5-192. Certificate of occupancy.

(a) In areas of flood hazard, it shall be unlawful to occupy, or to permit the use or occupancy, of any building or premises, or both, or part thereof hereafter created, erected, installed, changed, converted or wholly or partly altered or enlarged in its use or structure until a Certificate of Occupancy has been issued by the Floodplain Administrator stating that the building or land conforms to the requirements of this article. Occupying or using a building or premises in violation of this section shall subject the violator to the penalties described in section 5-196.

(b) In areas of flood hazard, it shall be unlawful to inspect and approve a permanent utility connection to any building or premises, or both, or part thereof hereafter created, erected, installed or rebuilt until the inspector is in possession of a copy of the Certificate of Occupancy issued by the Floodplain Administrator stating that the particular development being inspected conforms to the requirements of this article. Inspection and approval of utilities in violation of this section shall subject the violator to the penalties described in section 5-196.

(c) In areas of flood hazard, it shall be unlawful to install a permanent utility connection to any building or premises, or both, or part thereof hereafter created, erected, installed or rebuilt until a Certificate of Occupancy has been issued by the Floodplain Administrator stating that the development conforms to the requirements of this article. Installation of utilities in violation of this section shall subject the violator to the penalties described in section 5-196.

(d) A Certificate of Occupancy shall be issued by the Floodplain Administrator upon satisfactory completion of all development in areas of special flood hazard.

(e) Issuance of the certificate shall be based upon the inspections conducted as prescribed in this article or local administrative procedures, and any finished construction elevation certificate, hydraulic data, flood proofing certificate, or encroachment analyses which may have been required as a condition of permit approval.

(Ord. No. 206, 1-19-10)

Sec. 5-193. Fees.

(a) A special flood hazard area determination fee of $100.00 payable to the City shall be assessed on all proposed development.

(b) Proposed development determined to be occurring in a special flood hazard area regulated by this article shall be assessed an additional fee, payable to the City based upon a set schedule approved by the City using the estimated value of the proposed construction as determined by the Floodplain Administrator.

(c) In addition, the applicant shall be responsible for reimbursing the City for any additional costs for services necessary for review and/or inspection of proposed development. Services include, but are not limited to, professional engineering and surveying. The Floodplain Administrator may require a deposit towards these additional costs. Additional costs may include reimbursement for contracted services.

(d) Due to the increased cost of processing, when any work for which a permit is required by this article is started or proceeded with prior to obtaining a permit the fees above specified shall be doubled. The additional fee is intended to partially reimburse the City for the additional cost of processing permits for work already underway. To more fully recover this cost, the fees above shall be tripled for every subsequent occurrence by the same person. Payment of the increased fee shall not relieve any person from complying fully with the requirements of this article in the execution of the work or from other penalties prescribed herein.

(Ord. No. 206, 1-19-10)

Sec. 5-194. Appeals.

Whenever any person is aggrieved by a decision of the Floodplain Administrator with respect to the provision of this article, it is the right of that person to appeal to the Board of Zoning Appeals. Such appeal must be filed with the Board of Zoning Appeals in writing, within 30 days after notification of the decision. Upon receipt of such appeal, the Board of Zoning Appeals shall set a time and place not less than ten nor more than 60 days for the purpose of hearing the appeal. Notice of the time and place of the hearing shall be given to all parties at which time they may appear and be heard. The determination by the Board of Zoning Appeals shall be final in all cases.

(Ord. No. 206, 1-19-10)

Sec. 5-195. Appeal review criteria.

(a) All appeals contesting only the permit fee, the cumulative substantial damage requirement, the flood protection setback requirement, or the freeboard requirements, may be handled at the discretion of the Board of Zoning Appeals.

(b) All decisions on appeals to all other provisions of this article shall adhere to the following criteria:

(1) Affirmative decisions shall only be issued by the Board of Zoning Appeals upon (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the appeal would result in exceptional hardship to the applicant, and (iii) a determination that the granting of an appeal will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing locals laws or ordinance.

(2) An affirmative decision shall be issued only upon determination that it is the minimum necessary, considering the flood hazard, to afford relief. Financial hardship, as a sole criterion, shall not be considered sufficient justification to grant an appeal.

(3) An affirmative decision shall be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

(4) The Board of Zoning Appeals shall notify the applicant in writing over the signature of the Floodplain Administrator that (i) the issuance of a decision to allow construction of a structure below the base flood elevation will result in increased premium rates for flood insurance, (ii) such construction below the base flood elevation increases risk to life and property. Such notifications shall be maintained with a record of all decisions as required in subsection (4); and

(5) The Board of Zoning Appeals shall (i) maintain a record of all decisions including justification for their issuance, and (ii) report such decisions issued in its biannual report to the Federal Insurance Administration.

(6) An affirmative decision shall not be granted for any construction, development, use or activity within any floodway area that would cause any increase in the base flood elevation.

(Ord. No. 206, 1-19-10)

Sec. 5-196. Variances

If compliance with any of the requirements of this Ordinance would result in an exceptional hardship to a prospective builder, developer or landowner, the City of Ranson may, upon request, grant relief from the strict application of the requirements.

Considerations for the issuance of Variances to this Ordinance shall adhere to the following criteria:

a. A decision granting or denying the variance request shall only be issued by the Board of Zoning Appeals upon (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that granting the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing laws, regulations or ordinances.
b. An affirmative decision granting a variance shall be issued only upon determination that it is the minimum necessary, considering the Special Flood Hazard Area, to afford relief. Financial hardship, used as sole criteria, shall not be considered sufficient justification to grant a variance.
c. An affirmative decision granting a Floodplain variance shall be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
d. The Board of Zoning Appeals shall notify the applicant in writing and signed by a majority of the Board of Zoning Appeals that (i) the issuance of a decision to allow construction of a structure below the Base Flood Elevation will result in increased premium rates for flood insurance, and (ii) such construction below the Base Flood Elevation increases risk to life and property. Such notification shall be maintained with a record of all decisions as required in this Ordinance; and
e. The Board of Zoning Appeals shall (i) maintain a record of all decisions including justification for the decisions, and (ii) report such decisions issued in its biannual report to the Federal Emergency Management Agency.
f. An affirmative decision shall not be granted for issuance of a Floodplain variance for any construction, development, use or activity within any Floodway Area that would cause any increase in the Base Flood Elevation.

Sec. 5-197 Penalties.

Any person who fails to comply with any or all of the requirements or provisions of this article or direction of the Floodplain Administrator, or any other authorized employee of the City, shall be unlawful and shall be referred to the municipal attorney who shall expeditiously prosecute all such violators. A violator shall, upon conviction, pay a fine to the city of not less than $50.00 or more than $500.00 plus cost of prosecution. In default of such payment such person shall be imprisoned for a period not to exceed ten days. Each day during which any violation of this article continues shall constitute a separate offense. In addition to the above penalties, all other actions are hereby reserved including an action in equity for the proper enforcement of this article. The imposition of a fine or penalty for any violation of, or non-compliance with, this article shall not excuse the violation or non-compliance with the ordinance or permit it to continue; and all such persons shall be required to correct or remedy such violations or non-compliance within a reasonable time. Any structure constructed, reconstructed, enlarged, altered or relocated in non-

compliance with this article may be declared by the Caity to be a public nuisance and abatable as such.

(Ord. No. 206, 1-19-10)

Sec. 5-198 Governmental action and jurisdictional boundary changes.

In accordance with the Code of Federal Regulations, Title 44, Subpart (B), Section 59.22(a)(9)(v), all FEMA participating communities must notify the Federal Insurance Administration and the State Coordinating Office in writing whenever the boundaries of the City have been modified by annexation or the City has otherwise assumed or no longer has authority to adopt and enforce flood plain management regulations for a particular area. In order that all flood insurance rate maps accurately represent the City's boundaries, a copy of a map of the City suitable for reproduction, clearly delineating the new corporate limits or new area for which the City has assumed or relinquished flood plain management regulatory authority, must be included with the notification.

(Ord. No. 206, 1-19-10)

Sec. 5-199. Permits for government entities.

Unless specifically exempted by law, all public utilities and municipal, county, state and federal entities are required to comply with this article and obtain all necessary permits. Any entity claiming to be exempt from the requirements of this article must provide a written statement setting forth the rationale for exemption and file the same with FEMA. In addition, the entity claiming exemption shall provide copies of all relevant legal documentation demonstrating the exemption.

(Ord. No. 206, 1-19-10)

Sec. 5-200. Severability.

If any section, subsection, paragraph, sentence, clause, or phrase of this article shall be declared invalid for any reason whatever, such decision shall not affect the remaining portions of this article which shall remain in full force and effect and for this purpose the provisions of this article are hereby declared to be severable.

(Ord. No. 206, 1-19-10)

Sec. 5-200.1 Liability.

The granting of a permit or approval of a subdivision or development plan in an identified flood-prone area, shall not constitute a representation, guarantee, or warranty of any kind by the city or by any official or employee thereof of the practicability or safety of the proposed use, and shall create no liability upon the city.

The Floodplain Administrator or any other employee or agent charged with the enforcement and administration of this article, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this article or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against any officer or employee or agent because of an act performed by that officer or employee or agent in the lawful discharge of duties and under the provisions of this article shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The Floodplain Administrator or any employee or agent shall not be liable for the cost of any action, suit, or proceeding that is instituted in pursuant of the provisions of this Code.

All applicants proposing development in or near a flood hazard area are hereby officially advised to locate development as far away from, and/or as high above, all flooding sources as possible.

(Ord. No. 206, 1-19-10)

Repeal: All ordinances in conflict with this Ordinance are hereby repealed.

Effective Date: This Ordinance shall become effective immediately upon final adoption and enactment.

First Reading: October 20, 2026

Public Hearing: November 17, 2026

Second Reading: November 17, 2026

Enacted this 17th day of November 2026

Adopted by the City Council of the City of Ranson after a 1st reading on October 20, 2026 and after a 2nd reading on November 17, 2026 by a vote of ____ in the affirmative, _____in the negative with ___ abstentions.

_____

Kenneth Suits, Mayor

ATTEST:

_____

Darla Armstrong, City Clerk

AGENDA ITEM 3

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **INFORMATION ONLY**

SUBJECT: Update on Blasting Activity and Carbon Monoxide detection in Shenandoah Springs Community

Staff will provide an update regarding the blasting activities and carbon monoxide readings in nearby homes.

ATTACHMENTS: