PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

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

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

MEETING REGISTRATION:

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

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Minutes- Special Meeting February 2, 2026
   Feb 2 2026 Minutes - special meeting.pdf
2. Minutes - February 2, 2026
   Feb 2 2026 Minutes.pdf

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. Election of officers
2. Public Hearing - An reduction of guaranteed surety for the subdivision Presidents Pointe Phase 5 located off President's Pointe Blvd. An reduction in the amount of $4,831,638.01 of a $6,954,629.75 remaining bonded amount

   Legal Notice PP Phase 5.docx
3. Consideration - 26-1-BRR- For an reduction of guaranteed surety for the subdivision Presidents Pointe Phase 5 located off President's Pointe Blvd. An reduction in the amount of $4,831,638.01 of a $6,954,629.75 Guaranteed surety bond.

   26-1-2026-01-16 presidents pointe phase 5 asbuilt reduction letter.pdf
   26-1-2026-01-16 presidents pointe phase 5 bond reduction.pdf
   26-1-2026-01-16 presidents pointe phase 5 asbuilt plan.pdf
   26-1-BRR-CRC 26-1-BRR.1.27.26.pdf
   PC26-03 Pres Pointe Ph 5 Bond Reduction.docx

4. Public Hearing to accept public comments on a reduction of guaranteed surety for the subdivision Riverpointe (Ranson Heights) located off Rt. 340 and Jefferson Terrace Rd. An reduction in the amount of $1,211,382.90 of a $2,290,547.25 remaining guaranteed surety bonded amount.

   Legal Notice Bond Reduction #2 Riverpointe Phase 4.docx

5. Consideration - to accept public comments on a reduction of guaranteed surety for the subdivision Riverpointe (Ranson Heights) Phase 4. An reduction in the amount of $1,211,382.90 of a $2,290,547.25 remaining bonded amount.

   25-42-2025-12-01 ranson heights phase 4 bond reduction letter.pdf
   25-42-2025-12-01 ranson heights phase 4 bond estimate -reduction 2.pdf
   25-42-2025-12-01 ranson heights phase 4 asbuilt.pdf
   25-42-BRR-2025-12-04 Ranson Heights Phase 4 (Riverpoint) Bond Reduction Review- 2nd Memorandum.pdf
   PC26-04 Riverpointe ph 4 Bond Reduction.docx

V. ADJOURMENT

AGENDA ITEM 1

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **APPROVAL OF MINUTES**

SUBJECT: Minutes- Special Meeting February 2, 2026

ATTACHMENTS:

Feb 2 2026 Minutes - special meeting.pdf

PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION
(Special Meeting)

312 S. Mildred Street,
Ranson WV 25438

www.ransonwv.gov

February 2, 2026 | 6:00 P.M. | Council Chamber

I. CALL TO ORDER

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

II. PLANNING COMMISSION BUSINESS

President Colandrea requested a special meeting for 6PM immediately preceding the regular meeting scheduled for 7PM. The purpose of the special meeting was to help train and onboard newly appointed members. Colandrea presented an overview of the purpose, responsibilities, and proceedings for the City's Community Development Department and Planning Commission.

V. ADJOURMENT

The special meeting was adjourned at 6:52PM. Motion made by Mr. Bound and seconded by Ms. Ringgold. The regular meeting scheduled for 7PM commenced soon after.

_____

Andy Colandrea, President

_____

Planning Commission Member

AGENDA ITEM 2

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **APPROVAL OF MINUTES**

SUBJECT: Minutes - February 2, 2026

ATTACHMENTS:

Feb 2 2026 Minutes.pdf

PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

312 S. Mildred Street,
Ranson WV 25438

www.ransonwv.gov

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

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Minutes – December 1, 2025

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

IV. PLANNING COMMISSION OLD BUSINESS

IV. PLANNING COMMISSION NEW BUSINESS

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

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

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

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

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

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

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

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

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

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

   President Colandrea opened the public hearing. Amanda Stroud gave public comment inquiring about the developer's possible sidewalks, street trees, and civic space. There we no other public comments so President Colandrea closed the public hearing.

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

Andy Colandrea-President	**Abstain**
Jaden Bound	**Motion**
Lizz Klein	**Yes**
Antoinette Ringgold	**Yes**
Mike Fagan	**Second/No**

Marcus Enterprises LLC responded to Ms. Stroud's concerns and explained the reasoning behind the project plan based on cost analysis and their efforts to preserve affordable housing and that the road complies with Ranson's workforce housing vision. The new subdivision will not connect to Flowing Springs Road.

President Colandrea asked the Planning Commission if there was a motion. After Mr. Bound motioned, Mr. Fagan seconded but asked the body to discuss the public comments. After discussion, he ultimately voted no on the final tally of 3-1.

7. Subdivision Bond/Surety Updated to 2025 Numbers

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

V. ADJOURMENT

The meeting was adjourned at 7:28PM. Motion made by Mr. Bound and seconded by Mr. Fagan. The Community Development Director stated that the next Planning Commission meeting will be held on March 2, 2026, at 7:00PM.

_____

Andy Colandrea, President

_____

Planning Commission Member

AGENDA ITEM 1

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION BUSINESS**

SUBJECT: Election of officers

Sec. 16-7. - Election of officers.

At its first regular meeting in each year the *commission* shall elect from its members a president and vice-president. The vice-president shall have the power and authority to act as president of the *commission* during the absence or disability of the president.

ATTACHMENTS:

AGENDA ITEM 2

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION BUSINESS**

SUBJECT:

Public Hearing - An reduction of guaranteed surety for the subdivision Presidents Pointe Phase 5 located off President's Pointe Blvd. An reduction in the amount of $4,831,638.01 of a $6,954,629.75 remaining bonded amount

An guaranteed surety for the subdivision Presidents Pointe Phase 5 located off President's Pointe Blvd.

ATTACHMENTS:

Legal Notice PP Phase 5.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on March 2, 2026, at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on a reduction of guaranteed surety for the subdivision Presidents Pointe Phase 5 located off President's Pointe Blvd The reduction is for a reduction of $4,831,638.01 of a $6,954,629.75 remaining bonded amount.

All persons are invited to attend and make comments about the bond reduction. If you cannot attend but wish to comment, you may write to the following address prior to February 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 February 27, 2026, will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM 3

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION BUSINESS**

SUBJECT: Consideration - 26-1-BRR- For an reduction of guaranteed surety for the subdivision Presidents Pointe Phase 5 located off President's Pointe Blvd. An reduction in the amount of $4,831,638.01 of a $6,954,629.75 Guaranteed surety bond.

For an reduction of guaranteed surety bond for the subdivision Presidents Pointe Phase 5 located off President's Pointe Blvd.

- Waterline
- Sanitary sewer
- Storm sewer
- Earthwork has been completed
- Curb and gutter
- Base pavement
- Portions of sidewalk
- Curb cuts for driveways

ATTACHMENTS:

26-1-2026-01-16 presidents pointe phase 5 asbuilt reduction letter.pdf
26-1-2026-01-16 presidents pointe phase 5 bond reduction.pdf
26-1-2026-01-16 presidents pointe phase 5 asbuilt plan.pdf
26-1-BRR-CRC 26-1-BRR.1.27.26.pdf
PC26-03 Pres Pointe Ph 5 Bond Reduction.docx

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

January 16, 2026

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

RE: Presidents Pointe Phase 5 Bond Reduction

Dear Mrs. Stanley,

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

Per our site visit the following has been installed:

- Waterline
- Sanitary sewer
- Storm sewer
- Earthwork has been completed
- Curb and gutter
- Base pavement
- Portions of sidewalk
- Curb cuts for driveways

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

Sincerely,

Devon Taylor

Devon Taylor
Associate

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

Project Presidents Pointe Date: 1/14/2026

Section 5 C.O.R. File No. _____

Bond Amount Approved: $ _____

By: _____ **Date:** _____

Official Use Do Not Write In This Box

				Bond Estimate		Bond Reduction Release		
						% Complete To Date	$ Amount Complete To Date	$ Amount To Be Completed
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
1.1	**Erosion & Sediment Control**							
1	Stabilized Construction Entrance	EA	$ 2,475.00	1	$ 2,475.00	100%	$ 2,475.00	$ -
2	Silt Fence - Standard	LF	$ 4.40	0	$ -		$ -	$ -
3	Silt Fence - Super	LF	$ 18.15	2762	$ 50,130.30	100%	$ 50,130.30	$ -
4	Earth Dike Construction (1)	LF	$ 3.96	0	$ -		$ -	$ -
5	Inlet Protection Device	EA	$ 388.14	60	$ 23,288.10	100%	$ 23,288.10	$ -
6	Outlet Protection Device	EA	$ 385.00	2	$ 770.00		$ -	$ 770.00
7	Stone Check Dams	EA	$ 192.50	0	$ -		$ -	$ -
8	Sediment Trap Excavation	CY	$ 15.35	0	$ -		$ -	$ -
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,456.24	0	$ -		$ -	$ -
10	Impermeable Liner for Sediment Basin/Pond	SY	$ 22.83	0	$ -		$ -	$ -
11	Rip-Rap Apron/Plunge Pool	CY	$ 122.72	0	$ -		$ -	$ -
12	Grass Waterway/Drainage Swale	LF	$ 11.99	0	$ -		$ -	$ -
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.10	1,591,840	$ 157,592.14	100%	$ 157,592.14	$ -
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.12	1,510,002	$ 182,710.24		$ -	$ 182,710.24
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 550.13	0	$ -		$ -	$ -
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 545.34	0	$ -		$ -	$ -
17	Mulch, Shredded Bark or Wood Chip (35 cy/ac)	CY	$ 89.10	0	$ -		$ -	$ -
18	Sod	SY	$ 5.90	0	$ -		$ -	$ -
19	Soil Stabilizing Matt - Biodegradable	SY	$ 4.95	0	$ -		$ -	$ -
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 11.00	0	$ -		$ -	$ -
21	Geotextile Fabric	SF	$ 3.30	0	$ -		$ -	$ -
22	4 ft Safety Fence	LF	$ 8.84	0	$ -		$ -	$ -
23	6 ft Chain Link Safety Fence	LF	$ 11.00	0	$ -		$ -	$ -
24	Tree Protection	LF	$ 3.30	0	$ -		$ -	$ -
25	Temporary Utility Line Stream Crossing/Diversion	EA	$ 1,375.00	0	$ -		$ -	$ -
1.2	**Site Preparation & Demolition**							
1	Clearing & Grubbing - Light Cover	ACRE	$ 7,342.50	0	$ -		$ -	$ -
2	Clearing & Grubbing - Moderate Cover	ACRE	$ 10,725.00	0	$ -		$ -	$ -
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 13,475.00	0	$ -		$ -	$ -
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 15,950.00	0	$ -		$ -	$ -
5	Sawcut Existing Asphalt Pavement	LF	$ 2.20	0	$ -		$ -	$ -
6	Sawcut Existing Concrete Pavement	LF	$ 3.52	0	$ -		$ -	$ -
7	Removal of Asphalt Pavement	SY	$ 8.25	0	$ -		$ -	$ -
8	Removal of Fencing	LF	$ 5.67	0	$ -		$ -	$ -
9	Removal of Power Pole	EA	$ 8,415.00	0	$ -		$ -	$ -

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

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
1.3	**Earthwork**							
1	Strip Topsoil	CY	$ 4.13	0	$ -		$ -	$ -
2	Common Excavation	CY	$ 25.01	13870	$ 346,944.18	100%	$ 346,944.18	$ -
3	Borrow Material - On Site	CY	$ 22.34	0	$ -		$ -	$ -
4	Borrow Material - Imported from Off Site	CY	$ 40.26	0	$ -		$ -	$ -
5	Rock Excavation	CY	$ 99.00	0	$ -		$ -	$ -
6	Furnish Topsoil	CY	$ 52.76	0	$ -		$ -	$ -
2.1	**Paved Surface Construction**							
1	Subgrade	CY	$ 73.37	2550	$ 187,093.50	100%	$ 187,093.50	$ -
2	Fabric for Subgrade Stabilization	SY	$ 3.19	0	$ -		$ -	$ -
3	Aggregate Base Course	CY	$ 97.30	2550	$ 248,102.25	100%	$ 248,102.25	$ -
4	Open Graded Free Draining Base Course	CY	$ 120.89	0	$ -		$ -	$ -
5	Free Draining Base Trench	LF	$ 12.08	0	$ -		$ -	$ -
6	Outlet Pipe	LF	$ 39.75	0	$ -		$ -	$ -
7	Bituminous Asphalt Tack Coat	SY	$ 0.51	0	$ -		$ -	$ -
8	Superpave Asphalt Base Course - Type 25	TN	$ 93.50	2496	$ 233,376.00	100%	$ 233,376.00	$ -
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70	0	$ -		$ -	$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70	1248	$ 146,889.60		$ -	$ 146,889.60
11	Reinforced Concrete Pavement	CY	$ 450.55	0	$ -		$ -	$ -
12	Standard Milling	SY	$ 7.07	0	$ -		$ -	$ -
13	Controlled Low Strength Material	CY	$ 368.98	0	$ -		$ -	$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 104.07	868	$ 90,333.63	100%	$ 90,333.63	$ -
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50	0	$ -		$ -	$ -
16	Concrete Curb & Gutter	LF	$ 66.00	6313	$ 416,658.00	100%	$ 416,658.00	$ -
17	Concrete Curb Only	LF	$ 55.00	3109	$ 170,995.00	100%	$ 170,995.00	$ -
18	Bituminous Asphalt Walkway	SF	$ 14.85	0	$ -		$ -	$ -
19	Concrete Sidewalk	SY	$ 97.13	3837	$ 372,687.81	60%	$ 223,612.69	$ 149,075.12
20	Bed Course Material (for sidewalk)	CY	$ 88.57	0	$ -		$ -	$ -
21	Concrete Curb Ramp	EA	$ 2,750.00	0	$ -		$ -	$ -
22	Detectable Warning Surface	EA	$ 486.72	26	$ 12,654.64		$ -	$ 12,654.64
23	Concrete Precast Wheel Stops	EA	$ 275.00	0	$ -		$ -	$ -
24	One Direction Lane Arrow	EA	$ 275.00	0	$ -		$ -	$ -
25	Multi Directional Land Arrow	EA	$ 460.90	0	$ -		$ -	$ -
26	Bicycle Shared Lane Marking	EA	$ 302.50	0	$ -		$ -	$ -
27	Bicycle Lane Marking	EA	$ 302.50	0	$ -		$ -	$ -
28	Pavement Letters	EA	$ 82.27	0	$ -		$ -	$ -
29	4" Edge/Lane Line - Painted	LF	$ 0.51	0	$ -		$ -	$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.66	0	$ -		$ -	$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.83	0	$ -		$ -	$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76	0	$ -		$ -	$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17	0	$ -		$ -	$ -
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97	0	$ -		$ -	$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 4.95	0	$ -		$ -	$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 7.37	0	$ -		$ -	$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 9.24	0	$ -		$ -	$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.07	0	$ -		$ -	$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.70	0	$ -		$ -	$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 9.90	0	$ -		$ -	$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58	0	$ -		$ -	$ -
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 14.85	295	$ 4,380.75		$ -	$ 4,380.75
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	0	$ -		$ -	$ -
44	Handicapped Parking Symbol	EA	$ 341.17	0	$ -		$ -	$ -
45	0.08 in Flat Sheet Sign	SF	$ 49.50	0	$ -		$ -	$ -
46	City standard sign post	LF	$ 27.50	16	$ 440.00		$ -	$ 440.00
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 467.50	13	$ 6,077.50		$ -	$ 6,077.50
48	Guard Rail - Steel Beam & Posts	LF	$ 20.16	0	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
49	Fence - Chain Link 6' High	LF	$ 45.24	0	$ -		$ -	$ -
50	Fence - Wood 3-Rail	LF	$ 33.00	0	$ -		$ -	$ -
51	Fence - Decorative Iron, 42" High	LF	$ 82.50	0	$ -		$ -	$ -
52	Pedestrian/Bicycle Barrier Railing - Wood - 42" high	LF	$ 57.20	0	$ -		$ -	$ -
53	Lights - Street and Parking Lot (light fixture, pole, foundation, & wiring)	EA	$ 13,200.00	22	$ 290,400.00		$ -	$ 290,400.00
54	Bollards (wood or steel)	EA	$ 495.00	0	$ -		$ -	$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	DOH estimate required.	0			$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
3.1	**Landscaping**							
1	Transplanting Trees (6' or less)	EA	$ 148.50	0	$ -		$ -	$ -
2	Transplanting Shrubs	EA	$ 126.50	0	$ -		$ -	$ -
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 165.00	0	$ -		$ -	$ -
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 412.50	0	$ -		$ -	$ -
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 550.00	0	$ -		$ -	$ -
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 330.00	177	$ 58,410.00		$ -	$ 58,410.00
7	Plant Ground Cover	EA	$ 7.70	0	$ -		$ -	$ -
8	Plant Wetlands or Bioretention Vegetation	EA	$ 27.50	0	$ -		$ -	$ -
9	Plant Screen Trees	EA	$ 165.00	0	$ -		$ -	$ -
10	Plant Street/Shade Trees	EA	$ 550.00	0	$ -		$ -	$ -
11	Mulching (wood landscape mulch in place)	CY	$ 89.10	0	$ -		$ -	$ -
4.1	**Sanitary Sewer System**							
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 121.00	0	$ -		$ -	$ -
2	6" PVC Schedule 80 Pipe	LF	$ 168.76	654	$ 110,370.35	100%	$ 110,370.35	$ -
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	4461	$ 488,256.45	100%	$ 488,256.45	$ -
4	10" PVC Schedule 80 Pipe	LF	$ 121.55	0	$ -		$ -	$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	34	$ 226,939.09	100%	$ 226,939.09	$ -
6	Grease Trap	EA	$ 6,875.00	0	$ -		$ -	$ -
7	4" Service Lateral (20' to Edge of R.O.W./Property Line)	LF	$ 68.31	652	$ 44,538.12	100%	$ 44,538.12	$ -
8	Sanitary Sewer Pump Station (sewage pump)	EA	Detailed estimate required.	0			$ -	$ -
9	Road Bore/Crossing (with Pipe & Steel Casing)	LF	$ 440.00	0	$ -		$ -	$ -
4.2	**Potable Water System**							
1	3/4" Copper Service Line	LF	$ 117.76	0	$ -		$ -	$ -
2	1" Copper Service Line	LF	$ 193.60	0	$ -		$ -	$ -
3	2" Copper Service Line	LF	$ 39.60	0	$ -		$ -	$ -
4	4" Ductile Iron Pipe	LF	$ 57.20	0	$ -		$ -	$ -
5	6" Ductile Iron Pipe	LF	$ 74.80	0	$ -		$ -	$ -
6	8" Ductile Iron Pipe	LF	$ 92.40	3902	$ 360,544.80	100%	$ 360,544.80	$ -
7	10" Ductile Iron Pipe	LF	$ 104.50	713	$ 74,508.50	100%	$ 74,508.50	$ -
8	12" Ductile Iron Pipe	LF	$ 115.50	763	$ 88,126.50	100%	$ 88,126.50	$ -
9	Fire Hydrant with 6" line	EA	$ 5,513.77	7	$ 38,596.40	100%	$ 38,596.40	$ -
10	4" Gate Valve & Box	EA	$ 1,225.13	0	$ -		$ -	$ -
11	6" Gate Valve & Box	EA	$ 1,954.65	0	$ -		$ -	$ -
12	8" Gate Valve & Box	EA	$ 1,617.98	0	$ -		$ -	$ -
13	10" Gate Valve & Box	EA	$ 2,420.00	0	$ -		$ -	$ -
14	12" Gate Valve & Box	EA	$ 4,271.09	0	$ -		$ -	$ -
15	Pressure Reducing Valve & Vault	EA	Detailed estimate required.	0			$ -	$ -
16	Tapping Sleeve & Valve for Water Service Connection	EA	$ 726.00	0	$ -		$ -	$ -
17	Water Meter Setter, Box & Service Line Tap	EA	$ 3,335.29	0	$ -		$ -	$ -
5.1	**Storm Water Management & Storm Drainage**							
	SWM Basin/Ponds							
1	Excavation - Basin/Pond	CY	$ 25.01	0	$ -		$ -	$ -
2	Excavation - Core Trench	CY	$ 25.01	0	$ -		$ -	$ -
3	Embankment Construction - On-Site Material	CY	$ 22.34	0	$ -		$ -	$ -
4	Embankment Construction - Imported Material	CY	$ 40.26	0	$ -		$ -	$ -
5	Impervious Core	SF	$ 1.98	0	$ -		$ -	$ -
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,300.59	0	$ -		$ -	$ -
7	Corrugated Metal Pipe Control Structure	EA	$ 6,456.24	0	$ -		$ -	$ -
8	Dewatering Pipes or Structures	EA	$ 558.02	0	$ -		$ -	$ -
9	Filter Stone for Dewatering Pipe (1" to 2" dia. clean)	CY	$ 53.12	0	$ -		$ -	$ -
10	Antiseep Collar	f width	$ 165.00	0	$ -		$ -	$ -
11	Trash Rack	ch dia.	$ 55.00	0	$ -		$ -	$ -
12	Water Tight Pipe Bands	ch dia.	$ 8.25	0	$ -		$ -	$ -

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

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
	Reinforced Concrete Pipe (circular)							
30	15" Storm Drain Pipe	LF	$ 312.02	1983.66	$ 618,931.67	100%	$ 618,931.67	$ -
31	18" Storm Drain Pipe	LF	$ 118.94	544.4	$ 64,752.57	100%	$ 64,752.57	$ -
32	24" Storm Drain Pipe	LF	$ 136.22	319.51	$ 43,524.93	100%	$ 43,524.93	$ -
33	30" Storm Drain Pipe	LF	$ 180.69	962.78	$ 173,960.87	100%	$ 173,960.87	$ -
34	36" Storm Drain Pipe	LF	$ 259.58	579.11	$ 150,324.22	100%	$ 150,324.22	$ -
35	42" Storm Drain Pipe	LF	$ 246.40	114.07	$ 28,106.85	100%	$ 28,106.85	$ -
36	48" Storm Drain Pipe	LF	$ 665.17	95.01	$ 63,197.80	100%	$ 63,197.80	$ -
37	54" Storm Drain Pipe	LF	$ 316.80	122.14	$ 38,693.95	100%	$ 38,693.95	$ -
38	60" Storm Drain Pipe	LF	$ 352.00	0	$ -		$ -	$ -
	High Density Polyethlyene (HDPE) Pipe (Circular)							
39	15" Storm Drain Pipe	LF	$ 126.32	0	$ -		$ -	$ -
40	18" Storm Drain Pipe	LF	$ 169.63	0	$ -		$ -	$ -
41	24" Storm Drain Pipe	LF	$ 180.58	0	$ -		$ -	$ -
42	30" Storm Drain Pipe	LF	$ 312.33	0	$ -		$ -	$ -
43	36" Storm Drain Pipe	LF	$ 209.91	0	$ -		$ -	$ -
44	42" Storm Drain Pipe	LF	$ 250.80	0	$ -		$ -	$ -
45	48" Storm Drain Pipe	LF	$ 297.00	0	$ -		$ -	$ -
46	54" Storm Drain Pipe	LF	$ 308.00	0	$ -		$ -	$ -
47	60" Storm Drain Pipe	LF	$ 319.00	0	$ -		$ -	$ -
	End Sections (Circular) - Metal (for CMP and HDPE Pipe)							
48	15" Metal End Section	EA	$ 797.50	0	$ -		$ -	$ -
49	18" Metal End Section	EA	$ 697.76	0	$ -		$ -	$ -
50	24" Metal End Section	EA	$ 960.88	0	$ -		$ -	$ -
51	30" Metal End Section	EA	$ 1,240.92	0	$ -		$ -	$ -
52	36" Metal End Section	EA	$ 1,210.00	0	$ -		$ -	$ -
53	42" Metal End Section	EA	$ 1,430.00	0	$ -		$ -	$ -
54	48" Metal End Section	EA	$ 1,760.00	0	$ -		$ -	$ -
55	54" Metal End Section		$ 2,200.00	0	$ -		$ -	$ -
56	60" Metal End Section		$ 2,200.00	0	$ -		$ -	$ -
	End Sections (Circular) - Concrete							
57	15" RCP End Section	EA	$ 533.50	0	$ -		$ -	$ -
58	18" RCP End Section	EA	$ 621.50	0	$ -		$ -	$ -
59	24" RCP End Section	EA	$ 830.50	0	$ -		$ -	$ -
60	30" RCP End Section	EA	$ 1,314.50	0	$ -		$ -	$ -
61	36" RCP End Section	EA	$ 1,941.50	0	$ -		$ -	$ -
62	42" RCP End Section	EA	$ 1,974.50	0	$ -		$ -	$ -
63	48" RCP End Section	EA	$ 2,348.50	0	$ -		$ -	$ -
64	54" RCP End Section	EA	$ 3,074.50	0	$ -		$ -	$ -
65	60" RCP End Section	EA	$ 3,800.50	0	$ -		$ -	$ -
	Corrugated Metal Pipe Arch							
66	17" x 13" Storm Drain Pipe	LF	$ 171.48	0	$ -		$ -	$ -
67	21" x 15" Storm Drain Pipe	LF	$ 112.79	0	$ -		$ -	$ -
68	24" x 18" Storm Drain Pipe	LF	$ 173.24	0	$ -		$ -	$ -
69	35" x 24" Storm Drain Pipe	LF	$ 198.00	0	$ -		$ -	$ -
70	42" x 29" Storm Drain Pipe	LF	$ 209.06	0	$ -		$ -	$ -
71	57" x 38"Storm Drain Pipe	LF	$ 244.20	0	$ -		$ -	$ -
72	64" x 43" Storm Drain Pipe	LF	$ 278.30	0	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
	Reinforced Concrete Elliptical Pipe							
73	23" x 14" Storm Drain Pipe	LF	$ 118.94	0	$ -		$ -	$ -
74	30" x 19" Storm Drain Pipe	LF	$ 136.22	0	$ -		$ -	$ -
75	38" x 24" Storm Drain Pipe	LF	$ 180.69	0	$ -		$ -	$ -
76	45" x 29" Storm Drain Pipe	LF	$ 259.58	0	$ -		$ -	$ -
77	53" x 34" Storm Drain Pipe	LF	$ 665.17	0	$ -		$ -	$ -
78	60" x 38" Storm Drain Pipe	LF	$ 665.17	0	$ -		$ -	$ -
79	68" x 43" Storm Drain Pipe	LF	$ 352.00	0	$ -		$ -	$ -
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)							
80	17" x 13" Metal End Section	EA	$ 797.50	0	$ -		$ -	$ -
81	21" x 15" Metal End Section	EA	$ 697.76	0	$ -		$ -	$ -
82	24" x 18" Metal End Section	EA	$ 709.50	0	$ -		$ -	$ -
83	35" x 24" Metal End Section	EA	$ 1,240.92	0	$ -		$ -	$ -
84	42" x 29" Metal End Section	EA	$ 1,210.00	0	$ -		$ -	$ -
85	57" x 38" Metal End Section	EA	$ 1,760.00	0	$ -		$ -	$ -
86	64" x 43" Metal End Section	EA	$ 2,200.00	0	$ -		$ -	$ -
	End Sections - Reinforced Concrete Elliptical Pipe							
86	23" x 14" RCP End Section	EA	$ 621.50	0	$ -		$ -	$ -
88	30" x 19" RCP End Section	EA	$ 830.50	0	$ -		$ -	$ -
89	38" x 24" RCP End Section	EA	$ 1,314.50	0	$ -		$ -	$ -
90	45" x 29" RCP End Section	EA	$ 1,941.50	0	$ -		$ -	$ -
91	53" x 34" RCP End Section	EA	$ 1,974.50	0	$ -		$ -	$ -
92	60" x 38" RCP End Section	EA	$ 2,348.50	0	$ -		$ -	$ -
93	68" x 43" RCP End Section	EA	$ 3,074.50	0	$ -		$ -	$ -
	Storm Drain Structures							
94	Drop Inlet	EA	$ 3,879.85	4	$ 15,519.42	100%	$ 15,519.42	$ -
95	Curb Inlet - 6' Opening	EA	$ 4,620.00	39	$ 180,180.00	100%	$ 180,180.00	$ -
96	Curb Inlet - 10' Opening	EA	$ 5,280.00	14	$ 73,920.00	100%	$ 73,920.00	$ -
97	Curb Inlet - 12' Opening	EA	$ 6,050.00	0	$ -		$ -	$ -
98	Curb Inlet - 16' Opening	EA	$ 6,820.00	0	$ -		$ -	$ -
99	Curb Inlet - 20' Opening	EA	$ 7,370.00	0	$ -		$ -	$ -
100	Manhole (4' dia., 6' height or less)	EA	$ 6,674.79	8	$ 53,398.31	100%	$ 53,398.31	$ -
	Outfall & Channel Protection							
101	Concrete Endwall/Wingwall	SF	$ 110.00	0	$ -		$ -	$ -
102	Gabion Basket Structure	CY	$ 275.50	0	$ -		$ -	$ -
103	Rip-Rap Stone - Class 1	CY	$ 122.72	0	$ -		$ -	$ -
5.1	**Civc Standards**							
1	Small Playground Tot Lot (< 10 Childred)	EA	$ 19,800.00	1	$ 19,800.00		$ -	$ 19,800.00
2	Medium Playground Tot Lot (10-50 Childred)	EA	$ 55,000.00	0	$ -		$ -	$ -
3	Large Playground Tot Lot (50+ Childred)	EA	$ 110,000.00	0	$ -		$ -	$ -
6.1	**Miscellaneous Site Construction & Structures**							
1	Bus Stop Enclosure	EA	$ 3,850.00	0	$ -		$ -	$ -
2	Mail Box Cluster	EA	$ 1,100.00	2	$ 2,200.00		$ -	$ 2,200.00
3	Construction Stake-out	AC	$ 11,000.00	0	$ -		$ -	$ -
4	Traffic Control During Construction	LS	Detailed estimate required.	0			$ -	$ -
5	Set Property Corners	EA	$ 132.00	360	$ 47,520.00		$ -	$ 47,520.00

Grand Total All Costs	$ 6,008,319.44	Completed	$ 5,086,991.58	$ 921,327.86	Remaining Work
Mobilization (5%)	$ 300,415.97	20% Guaranty	$ 1,017,398.32	$ 46,066.39	Mobilization (5%)
15% Contingency	$ 946,310.31			$ 138,199.18	Contingency (15%)
TOTAL BOND AMOUNT	$ 6,954,629.75			$ 1,105,593.43	Subtotal

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost				
							Remaining Bond Total	$ 2,122,991.75	Subtotal + Guaranty
							Approved Release Total	**$ 4,831,638.01**	

PRESIDENTS POINTE

SECTION 5

~~CONSTRUCTION DRAWINGS~~

CITY OF RANSON, WV

ASBUILT

GENERAL NOTES

1. THE PROPERTY DELINEATED HEREON IS NOW IN THE NAME OF STANLEY MARTIN HOMES, LLC AMONG THE LAND RECORDS OF JEFFERSON COUNTY, WEST VIRGINIA.
2. EXISTING TOPOGRAPHY SHOWN IS BASED ON A FIELD RUN SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. IN NOVEMBER 2014 AND JUNE 2015 AND AERIAL TOPOGRAPHY PROVIDED BY STANLEY MARTIN HOMES, LLC. A FIELD VISIT WAS MADE IN FEBRUARY 2018 AND IT WAS DETERMINED NO FILL OR DISTURBANCE HAS OCCURRED SINCE THE LAST FIELD RUN SURVEY. HORIZONTAL DATUM IS BASED ON NAD83 AND VERTICAL DATUM IS BASED ON NAD 88.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE "WEST VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" AND IN ACCORDANCE WITH THE CITY ORDINANCE 16-113 C.3. EROSION AND SEDIMENT CONTROL.
4. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF WEST VIRGINIA OR ANY OTHER ORDINANCE ENACTED BY THE CITY OF RANSON.
5. ALL UNDERGROUND UTILITIES WITHIN STREET RIGHT-OF-WAYS SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUB SURFACE MATERIAL, CURB AND GUTTER, OR SIDEWALK.
6. CONTRACTORS SHALL ARRANGE FOR THE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE CONSTRUCTION INCLUDING TEST HOLES TO PHYSICALLY LOCATE UNDERGROUND UTILITIES AS NECESSARY. SEE TEST PIT NOTE ON SHEET 2.
7. THESE PLANS MAKE NO REPRESENTATION AS TO SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
8. THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES, AS SHOWN HEREON, ARE APPROXIMATE ONLY. NO GUARANTEE IS HEREIN MADE OR IMPLIED THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN. IT SHALL BE THE CONTRACTOR'S AND/OR THE OWNER'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES AND TO VERIFY THE TYPE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING THE WORK. ANY DISCREPANCIES IN OR FROM THE INFORMATION SHOWN HEREON SHALL BE REPORTED TO MORRIS & RITCHIE ASSOCIATES, INC. PRIOR TO COMMENCING CONSTRUCTION.
9. IN ORDER TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF A GIVEN UTILITY AND TO ASSIST THE CONTRACTOR AND/OR OWNER IN DETERMINING AREAS OF SPECIAL CONCERN, MORRIS & RITCHIE ASSOCIATES, INC. HAS INDICATED HEREON CERTAIN LOCATIONS WHERE TEST PITS SHOULD BE EXCAVATED PRIOR TO COMMENCING CONSTRUCTION. THESE INDICATIONS ARE NOT INTENDED TO BE ALL INCLUSIVE AND WILL NOT RELIEVE THE CONTRACTOR AND/OR OWNER OF THE RESPONSIBILITY OF DIGGING ADDITIONAL TEST PITS, AS MIGHT BE REQUIRED BY ACTUAL SITE CONDITIONS. ANY DISCREPANCIES FOUND BETWEEN ACTUAL AND ASSUMED CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF MORRIS & RITCHIE ASSOCIATES, INC. SEE TEST PIT NOTE ON SHEET 2
10. APPROVAL OF THIS PLAN DOES NOT GRANT APPROVAL TO TRESPASS ON OFF-SITE PROPERTY.

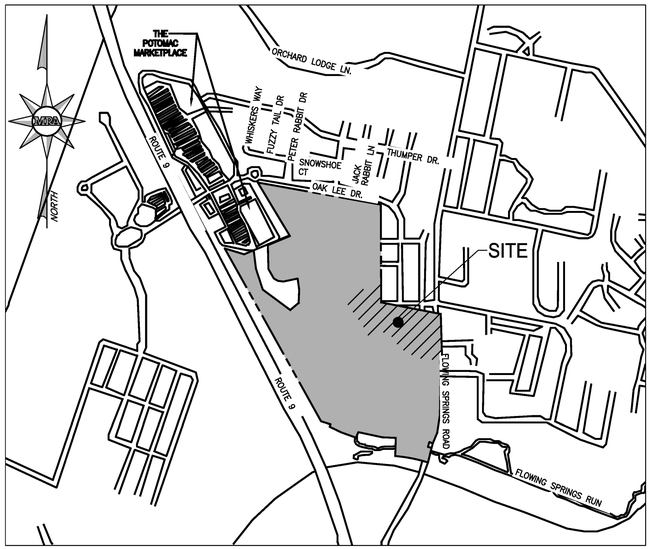
    WATER AND SANITARY SEWER UTILITIES SHALL BE INSTALLED IN CONFORMANCE TO CHARLES TOWN UTILITY BOARD AND WV AMERICAN WATER
11. THE APPROVAL OF THESE PLANS SHALL NOT RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, & FEDERAL REQUIREMENTS.
12. DURING ALL CONSTRUCTION STAGES, ACCESS FOR FIRE AND RESCUE VEHICLES AND ADEQUATE STANDPIPE SYSTEMS WILL BE PROVIDED. THIS COMMITMENT DOES NOT RELIEVE THE OWNERS FROM COMPLYING WITH ALL OTHER LEGAL REQUIREMENTS RELATING TO FIRE AND RESCUE ACCESS AND SYSTEMS.
13. A PRECONSTRUCTION MEETING, INCLUDING MRA, CITY OF RANSON PERSONNEL, CHARLES TOWN UTILITY BOARD AND WV AMERICAN WATER, INC. IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. A 5 DAY MINIMUM NOTICE IS REQUIRED.
14. CONTRACTOR TO SCHEDULE INSPECTIONS WITH CITY STAFF A MINIMUM OF 5 DAYS IN ADVANCE. CONTACT CITY STAFF AT 304-725-1010.
15. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MAINS, AND ANY DAMAGE TO THEM DUE TO HIS NEGLIGENCE SHALL BE REPAIRED IMMEDIATELY AT HIS OWN EXPENSE.
16. THE CONTRACTOR SHALL NOTE THAT IN CASE OF A DISCREPANCY BETWEEN THE SCALED AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN. MRA SHOULD BE CONTACTED TO RESOLVE DISCREPANCY
17. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
18. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
19. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES AT LEAST (5) FIVE WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:
    A. MISS UTILITY 811
    B. WV AMERICAN WATER REQUIRES 2 WEEKS NOTICE FOR INSPECTION OF INSTALLATION. INSPECTION FEES WILL APPLY.
    C. CHARLES TOWN UTILITY BOARD
20. ALL REFERENCES TO TAMPED FILL WITHIN THIS PLAN SET THAT REFER TO AASHTO DESIGNATION T-180 METHOD-C AND/OR ASTM D-1557 SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% IN ACCORDANCE WITH ASTM D-698 IN MAXIMUM 8 INCH LIFTS. ALL COMPACTION MUST COMPLY WITH ARTICLE 16 SECTION 2-307.
21. THIS PROJECT IS SERVED BY PUBLIC WATER AND SEWER.
22. CONTRACTOR SHALL VERIFY TO HIS SATISFACTION, THE FINAL EARTHWORK NUMBERS PRIOR TO COMMENCEMENT OF SITE WORK. MRA MAKES NO GUARANTEE THAT ON SITE SOILS WILL BE SUITABLE FOR STRUCTURAL FILL, OR THAT THE EARTHWORK WILL BALANCE. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE ACTUAL EARTHWORK NUMBERS ENCOUNTERED DURING CONSTRUCTION.
23. ALL SPOT ELEVATIONS ALONG PROPOSED CURB AND GUTTER ARE TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
24. IF ANY ARCHEOLOGICAL, HISTORIC RESOURCES OR CEMETERIES ARE DISCOVERED DURING EXCAVATION THE CONTRACTOR SHALL STOP WORK IMMEDIATELY IN THE AREA OF DISCOVERY AND NOTIFY THE CITY OF RANSON AND MORRIS & RITCHIE ASSOCIATES, INC. NO FURTHER WORK IN THE AREA SHALL BE PERMITTED UNTIL RELEASED BY THE CITY OF RANSON AND MORRIS & RITCHIE ASSOCIATES, INC.
27. ALL PROPOSED DEVELOPMENT SIGNAGE, BOTH TEMPORARY AND PERMANENT SHALL REQUIRE A SEPARATE BUILDING PERMIT AND SHOULD NOT BE INCLUDED IN THIS APPLICATION. PLEASE REFER TO SECT. 19-15. SIGNS, FOR ALL SIGNAGE REQUIREMENTS AND STANDARDS. ANY MONUMENT SIGNAGE THAT WILL BE LIT MUST BE REVIEWED AND APPROVED BY THE CITY OF RANSON PRIOR TO INSTALLATION.

PLANNING COMMISSION APPROVAL

WITH THE APPROVAL OF A GENERAL DEVELOPMENT PLAN DATED 08-23-15, 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



VICINITY MAP
SCALE: 1"=1000'

APPLICANT
STANLEY MARTIN HOMES, LLC
14200 PARK MEADOW DRIVE, SUITE 100N
CHANTILLY, VIRGINIA 20151
703-636-9232
CONTACT: ANDREW BOLTON

OWNER
STANLEY MARTIN HOMES, LLC
11710 PLAZA AMERICA DRIVE, SUITE 1100
RESTON, VIRGINIA 20190

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

PROJECT NOTES

1. TAX PARCEL NUMBER: MAP 8, PARCEL I
2. EXISTING USE: RESIDENTIAL (SECTION 1,2 & 3), VACANT
3. PROPOSED USE: RESIDENTIAL
4. ZONING: SC-NC
5. LOCATION: BETWEEN FLOWING SPRINGS ROAD AND PRESIDENTS POINTE AVE.
6. PHASE 5 AREA OF DISTURBANCE: 36.54 AC
   TOTAL AREA OF DISTURBANCE: 84.63 AC
7. NUMBER OF UNITS PROPOSED (SECTION 5):
   TOWNHOUSE 16' (REAR LOAD GARAGE)=54
   TOWNHOUSE 18' (REAR LOAD GARAGE)=12
   TOWNHOUSE 20' (REAR LOAD GARAGE)=31
   TOWNHOUSE 22' (REAR LOAD GARAGE)=18
   SINGLE FAMILY HOMES 50'=26
   SINGLE FAMILY HOMES 52'=5
   TOTAL LOTS =146
8. DEVELOPMENT PLAN & PLAT APPROVED AUGUST 28, 2015
   RZNG-14-001 & LDPP-14-014

ANTICIPATED START DATE: 08/2024
ANTICIPATED FINAL BUILD OUT: 08/27

JON K. ERICKSON LICENSED PROFESSIONAL ENGINEER 01/16/2026

Sheet List Table	
Sheet Number	Sheet Title
~~1~~	~~COVER SHEET~~
2	SITE NOTES & DETAILS
3	FINAL SITE PLAN
4	EXISTING CONDITIONS OVERVIEW
5	EXISTING CONDITIONS
6	EXISTING CONDITIONS
7	EXISTING CONDITIONS
8	PROJECT OVERVIEW PLAN
~~9~~	~~LAYOUT AND UTILITY PLAN~~
~~10~~	~~LAYOUT AND UTILITY PLAN~~
~~11~~	~~LAYOUT AND UTILITY PLAN~~
~~12~~	~~LAYOUT AND UTILITY PLAN~~
~~13~~	~~LAYOUT AND UTILITY PLAN~~
~~14~~	~~LAYOUT AND UTILITY PLAN~~
~~15~~	~~LAYOUT AND UTILITY PLAN~~
16	GRADING PLAN
17	GRADING PLAN
18	GRADING PLAN
19	GRADING PLAN
20	GRADING PLAN
21	GRADING PLAN
22	GRADING PLAN
23	GRADING PLAN
~~24~~	~~ALLEY N & ALLEY K PLAN & PROFILE~~
~~25~~	~~ALLEY J & ALLEY L & ALLEY M PLAN & PROFILE~~
~~26~~	~~ANTHEM ST PLAN & PROFILE~~
~~27~~	~~ANTHEM ST & PRESIDENTS POINTE AVENUE PLAN & PROFILE~~
~~28~~	~~TAFT AVENUE PLAN & PROFILE~~
~~29~~	~~STORM PROFILES~~
~~30~~	~~STORM PROFILES~~
~~31~~	~~STORM PROFILES~~
32	STORM COMPUTATIONS
33	SD HYDRAULIC GRADELINE COMPUTATIONS
34	SD INLET & OUTLET COMPUTATIONS
35	SANITARY LATERAL TABLE
36	SANITARY AND WATER PROFILES
37	SANITARY PROFILES
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46	EROSION & SEDIMENT CONTROL PLAN PHASE I
47	EROSION & SEDIMENT CONTROL PLAN PHASE I
48	EROSION & SEDIMENT CONTROL PHASE II
49	EROSION & SEDIMENT CONTROL PLAN PHASE II
50	EROSION & SEDIMENT CONTROL PLAN PHASE II
51	EROSION & SEDIMENT DETAILS
52	EROSION & SEDIMENT NARRATIVE
53	SOILS MAP
54	PRE-DEVELOPED DRAINAGE AREA
55	POST-DEVELOPED DRAINAGE MAP & SWM NARRATIVE
56	WATER QUALITY MAP
57	SWM NARRATIVE
58	SWM DETAILS
59	SWM EXHIBIT POST- DEVELOPED DRAINAGE MAP
60	SWM EXHIBIT- SWM NARRATIVE & DETAILS
61	SWM EXHIBIT- SWM POND DETAILS
62	LANDSCAPE DETAILS
63	LANDSCAPE & SIGNAGE PLAN
64	SIGNAGE DETAIL
65	LIGHTING PLAN
66	VEHICLE TURNING PLAN
67	VEHICLE TURNING PLAN
68	VEHICLE TURNING PLAN
69	HANDICAP RAMP DETAILS

REV. #	DATE	REVISIONS
1	06/07/24	CITY, CTUB, & WVAW COMMENTS
2	08/13/24	CTUB, & WVAW COMMENTS
3	08/30/24	WVAW COMMENTS

OWNER'S NAME: STANLEY MARTIN HOMES, LLC
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COVER SHEET

PRESIDENTS POINTE SECTION 5
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CITY OF RANSON, WEST VIRGINIA

JOB NO.:	22479
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DATE:	02/27/24
DRAWN BY:	DLT
DESIGN BY:	JKE
REVIEW BY:	JKE
SHEET:	~~1 OF 69~~

ASBUILT

20 0 20 40 60

Scale 1" = 20'

NORTH
NAD 83

HARE CT.

BRUNE RUN DRIVE
50' R/W

APPROXIMATE LOCATION OF EX. WATERLINE

EXISTING 20' UTILITY EASEMENT

TEST PIT

LOCATE EXISTING WATERLINE AND CONNECT

10' REAR SETBACK

EXISTING SHED

PROPOSED 20' WATERLINE EASEMENT

20' MBPD MAX. FROM SETBACK

EXISTING SHED

LOW PT. TEE W/ 2" VALVES

TAFT AVENUE
ST-52

PR. 8" SDR-35 PVC

8" C900 PVC

PR. 8" SDR-35 PVC

6" C&G

PR. 15" RCP

10' MULCH TRAIL

APPROXIMATE LOCATION OF SHED 21. PLAYGROUND SHED TO REMAIN IN FIELD CONDITION. SHED TO BE MOVED WITHIN GREEN SPACE AND CONFORM TO THE CITY'S CODE AND ORDINANCE

MATCHLINE SHEET 10

MATCHLINE SHEET 12

DATE	REV. #	REVISIONS
06/07/24	1	CITY, CTUB, & WVAM COMMENTS
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PROFESSIONAL ENGINEER
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LAYOUT AND UTILITY PLAN

PRESIDENTS POINTE SECTION 5
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CITY OF RANSON, WEST VIRGINIA

01/16/2026

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SHEET 2 OF 16

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ZONED: RURAL RESERVE

NORTH NAD 83

MATCHLINE SHEET 9

MATCHLINE SHEET 13

PLAINS SPRINGS ROAD ROUTE 17 VARIABLE WIDTH R/W

GRAY ROCK ROAD

ZONED: RURAL RESERVE

ZONED: HIGHWAY COMMERCIAL

TAFT AVENUE ST-54-52

ALLISON PARK DRIVE RA-20-9

PROPOSED IC SANITARY EASEMENT

494.29
TR 514

01/16/2026

REV. #	DATE	REVISIONS
1	05/07/24	CITY, CTUB, & WVAM COMMENTS
2	06/13/24	CTUB, & WVAM COMMENTS
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SHEET 3 OF 16

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SHEET 4 OF 16	
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SCALE: 1"=20'	
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08/13/24	2	CTUB, & WVAM COMMENTS
08/30/24	3	WVAM COMMENTS

MATCHLINE SHEET 9

MATCHLINE SHEET 11

MATCHLINE SHEET 13

MATCHLINE SHEET 15

ANTHEM ST
ST-54-32

TAFT AVENUE
ST-54-32

ALLEY N
RA-20-18

ALLEY M
RA-20-18

DEMOCRACY MEWS

FUTURE LOTS

REV. #	DATE	REVISIONS
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2	08/13/24	CTUB, & WVAW COMMENTS
3	08/30/24	WVAW COMMENTS

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SHEET: ~~12 OF 69~~

JAMES K. KNIGHT
LICENSED
PROFESSIONAL ENGINEER
01/16/2026

NORTH

Scale 1" = 20'

SHEET 5 OF 16

ASBUILT

27

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MATCHLINE SHEET 10

MATCHLINE SHEET 12

NORTH (NAD 83)

Scale 1" = 20'

20 0 20 40 60

SHEET 6 OF 16

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DATE	REV. #	REVISIONS
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08/13/24	2	CTUB, & WVAM COMMENTS
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JOHN ERICKSEN LANE, REGISTERED PROFESSIONAL ENGINEER, 28050, STATE OF VIRGINIA, 08/30/2024

JOHN ERICKSEN KEARNEY, LANDSCAPE ARCHITECT, PROFESSIONAL, 01/16/2026

LAYOUT AND UTILITY PLAN

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CITY OF RANSON, WEST VIRGINIA

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REVIEW BY: JKE
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MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 15

NATIONAL ST.

ALLEY J
RA-20-12

ALLEY K
RA-20-12

PRESIDENTS POINTE AVENUE
(EX. 60' R/W)

PRESIDENTS POINTE AVENUE
ST-60-88

12" C909 PVC #10" RAW LINE

PROPOSED RIPRAP
22'x26.50'x12

EX. STORM WATER
MANAGEMENT ESMT
PB:28 PG:327

10' EXISTING SANITARY ESMT

EXISTING
SEDIMENT

Scale 1" = 20'

REV. #	DATE	REVISIONS
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JAKE ERICKSON
REGISTERED
No. 19050
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER
08/30/24
01/16/2026

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CITY OF RANSON, WEST VIRGINIA

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SHEET 7 OF 16

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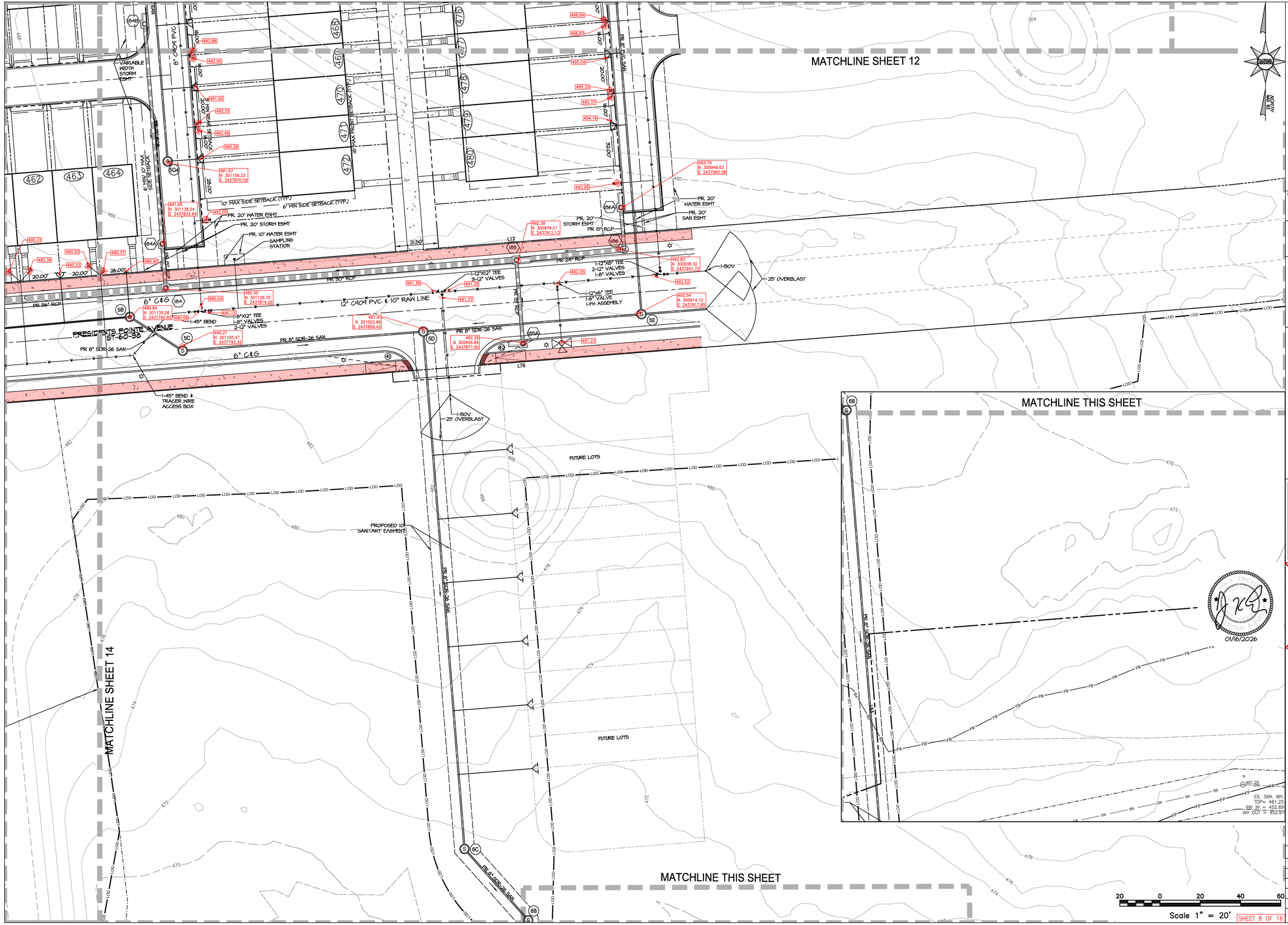

DATE	REV. #	REVISIONS
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STATE OF WEST VIRGINIA
08/30/24

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CITY OF RANSON, WEST VIRGINIA

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SHEET 8 OF 16

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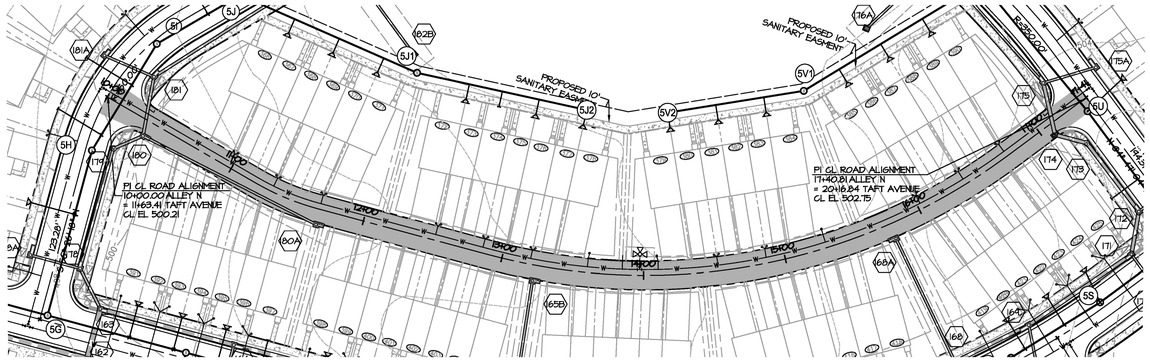
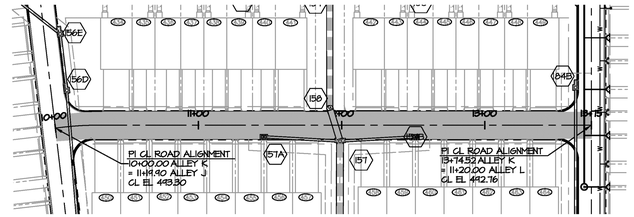
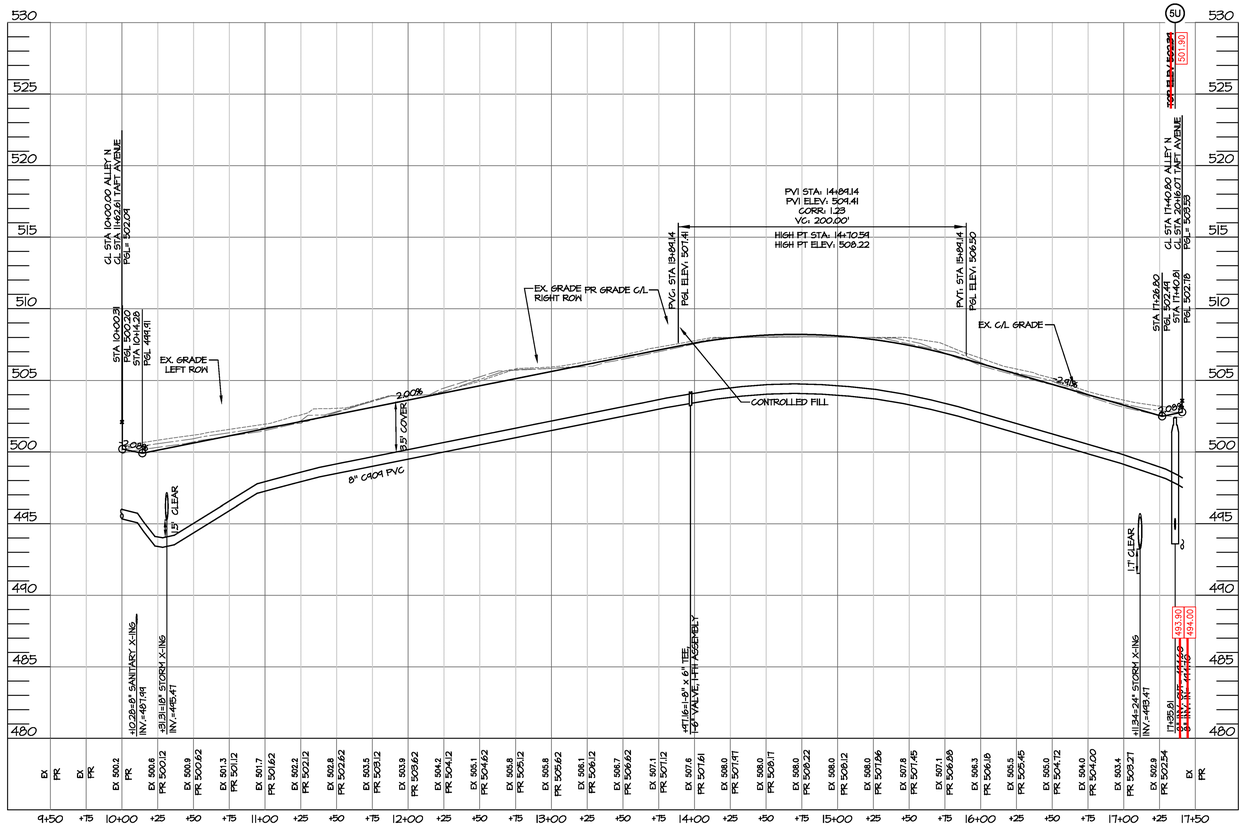


ALLEY N
RA-20-18
20 MPH POSTED SPEED

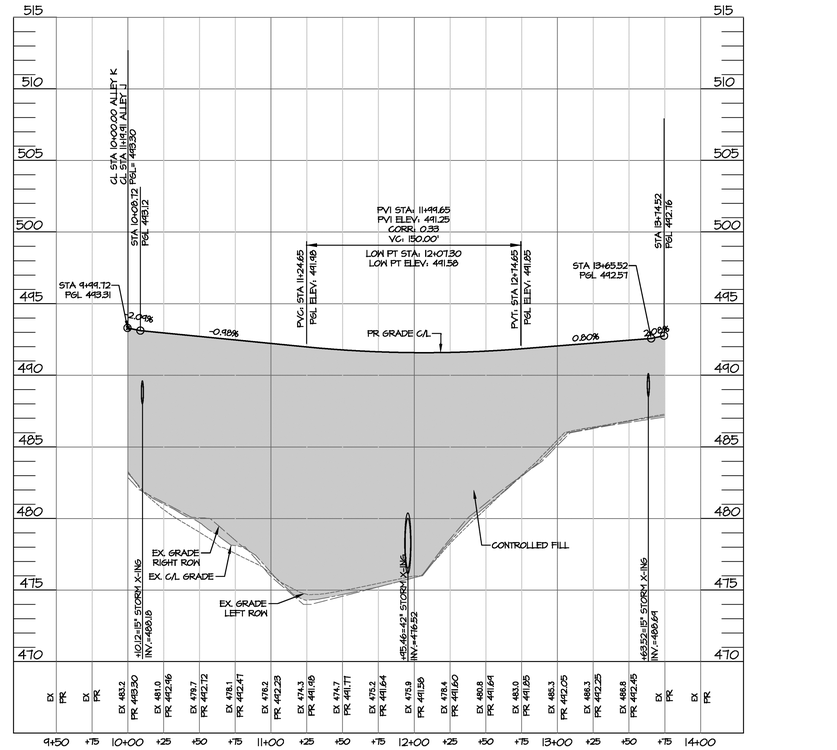


ALLEY K
RA-20-18
20 MPH POSTED SPEED

SEE SHEET 3 FOR TYPICAL ROAD SECTIONS.



ALLEY N PROFILE
SCALE: H: 1"=50'
V: 1"=5'



ALLEY K PROFILE
SCALE: H: 1"=50'
V: 1"=5'

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Scale 1" = 50'

SHEET 9 OF 16

01/16/2026

REV. #	DATE	REVISIONS
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3	08/30/24	WVAW COMMENTS

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JAMES K. KERCHEVAL
LICENSED
PROFESSIONAL ENGINEER
STATE OF WEST VIRGINIA
08/30/24

ALLEY N & ALLEY K PLAN & PROFILE

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CITY OF RANSON, WEST VIRGINIA

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REVIEW BY:	JKE
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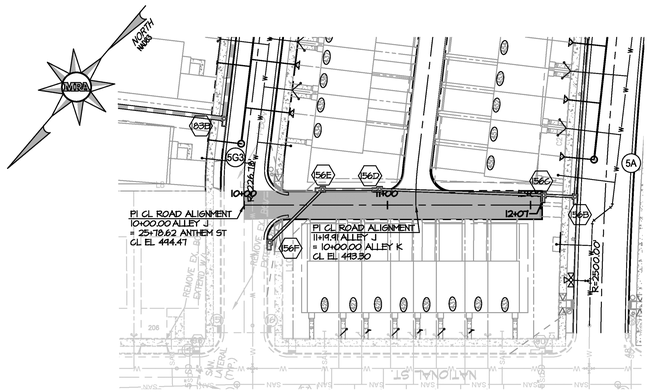
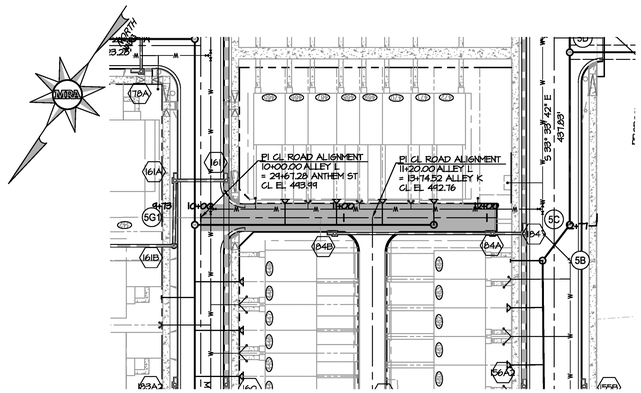
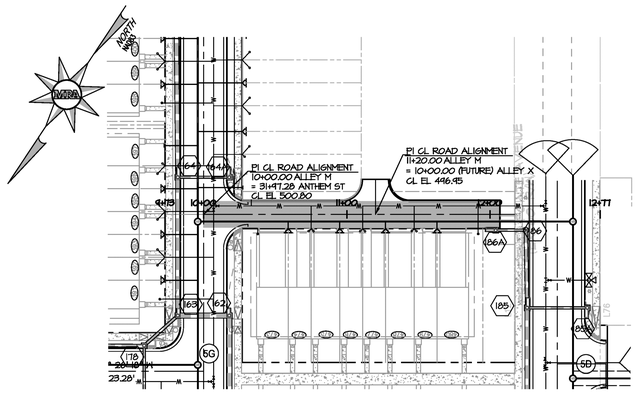


ALLEY J
RA-20-18
20 MPH POSTED SPEED

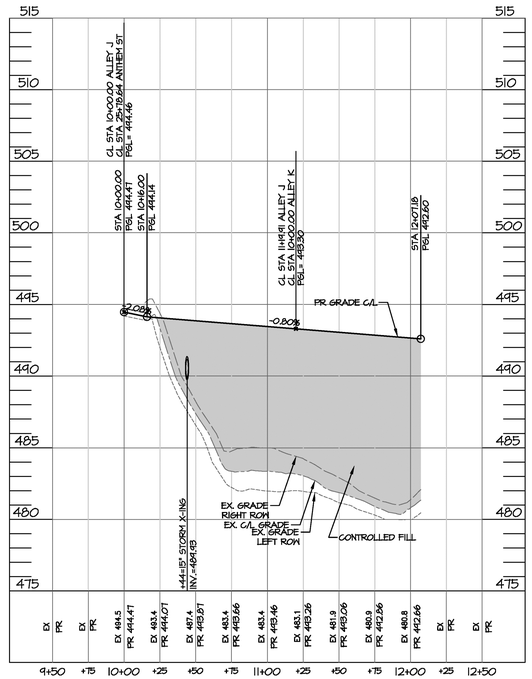


ALLEY L
RA-20-18
20 MPH POSTED SPEED

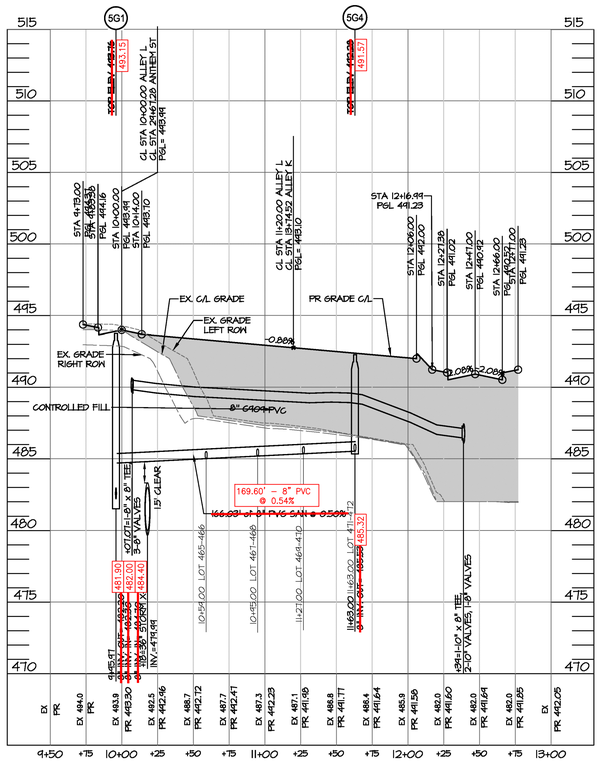


ALLEY M
RA-20-18
20 MPH POSTED SPEED

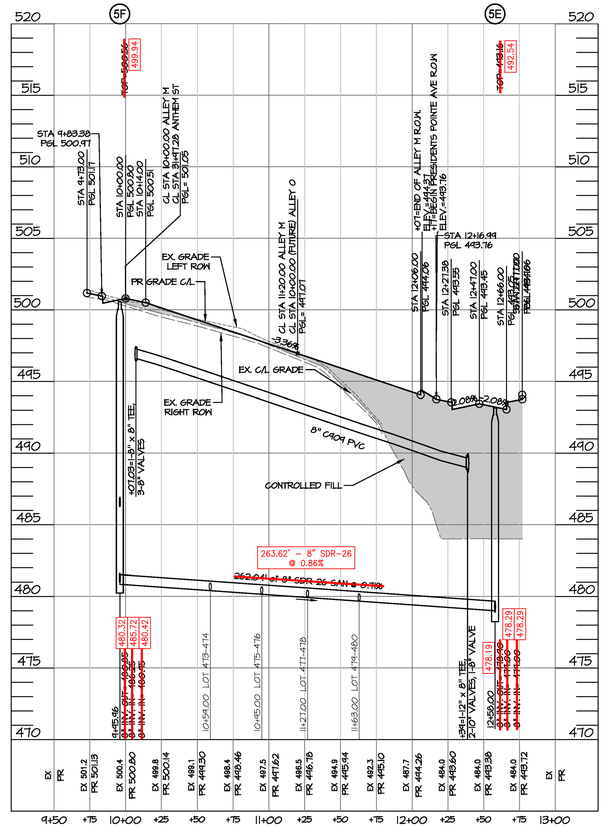
SEE SHEET 3 FOR TYPICAL ROAD SECTIONS.



ALLEY J PROFILE
SCALE: H: 1"=50'
V: 1"=5'



ALLEY L PROFILE
SCALE: H: 1"=50'
V: 1"=5'



ALLEY M PROFILE
SCALE: H: 1"=50'
V: 1"=5'

50 0 50 100 150
Scale 1" = 50'

SHEET 10 OF 16

DATE	REV. #	REVISIONS
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ALLEY J & ALLEY L & ALLEY M PLAN & PROFILE

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REVIEW BY:	JKE
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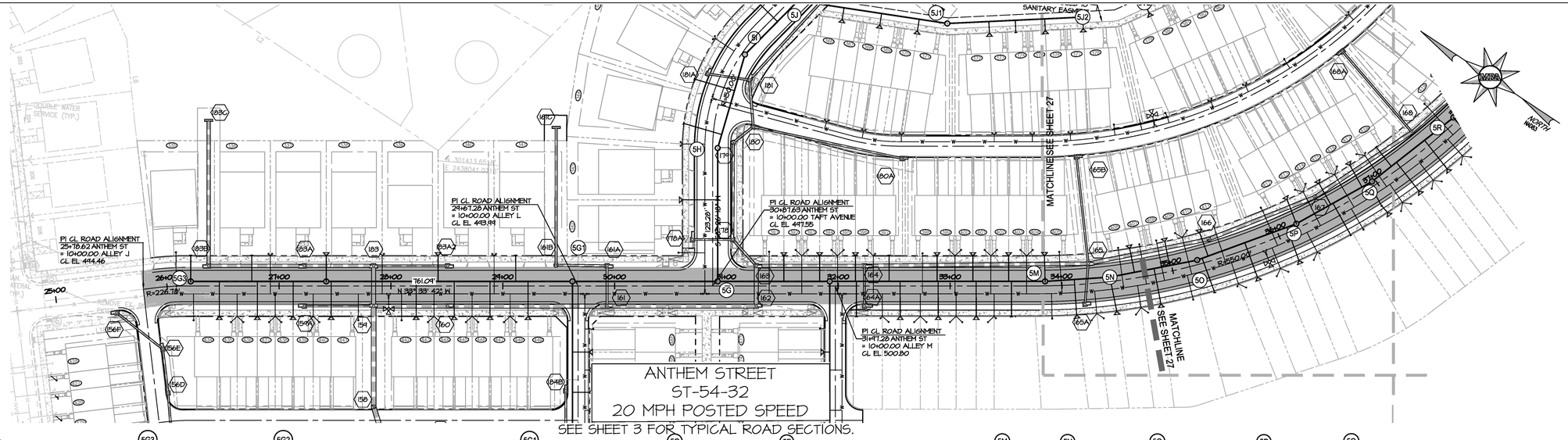
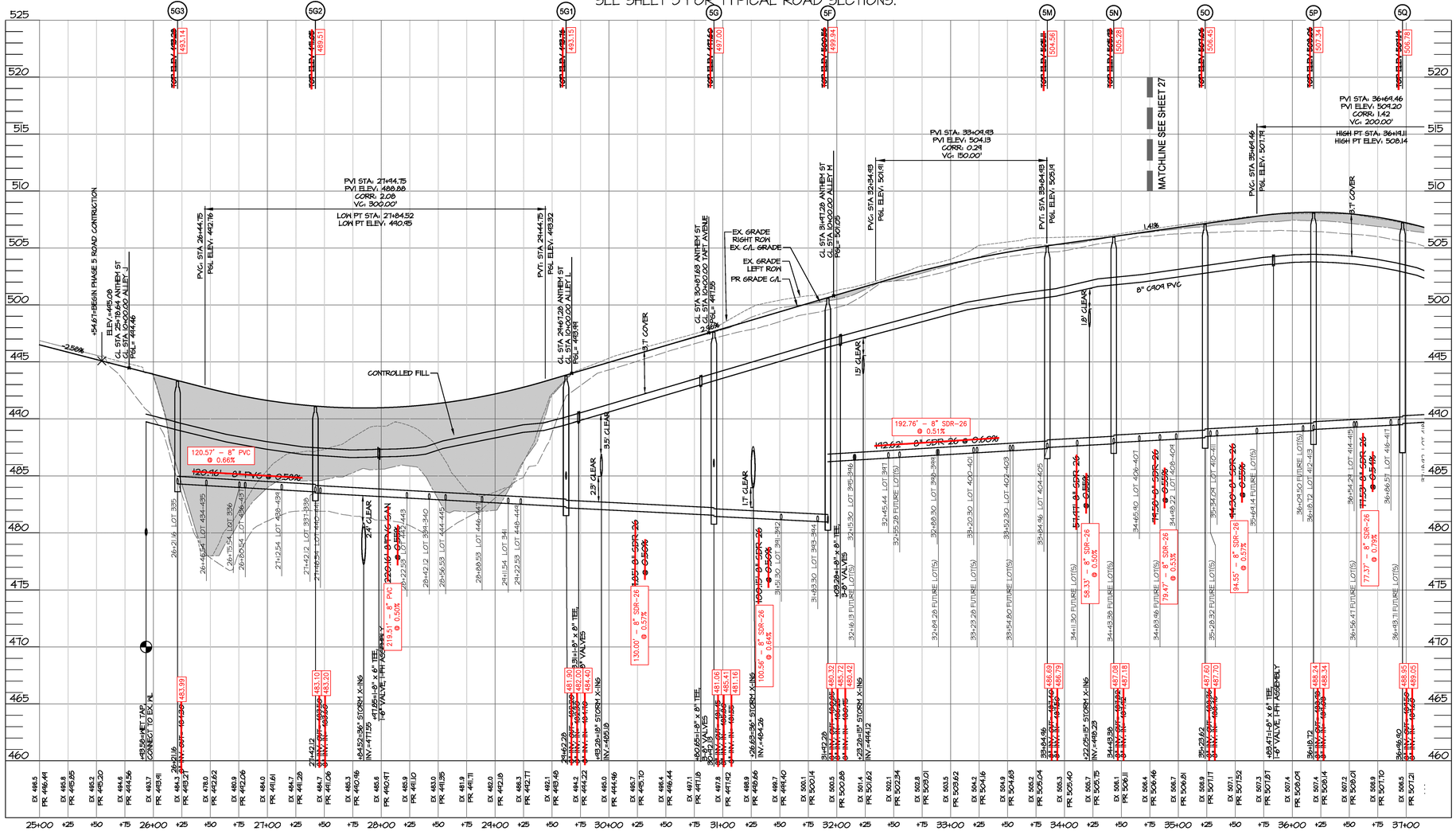
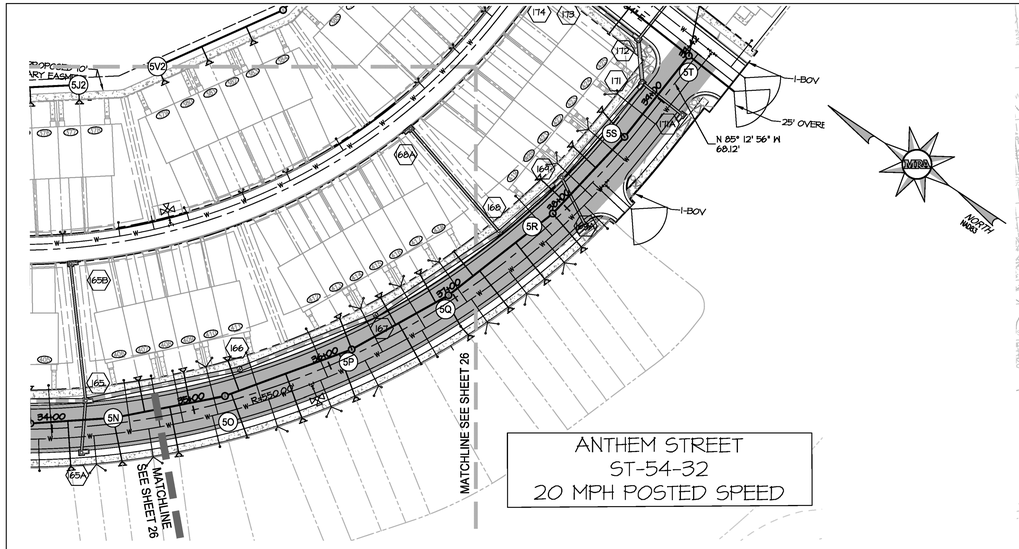
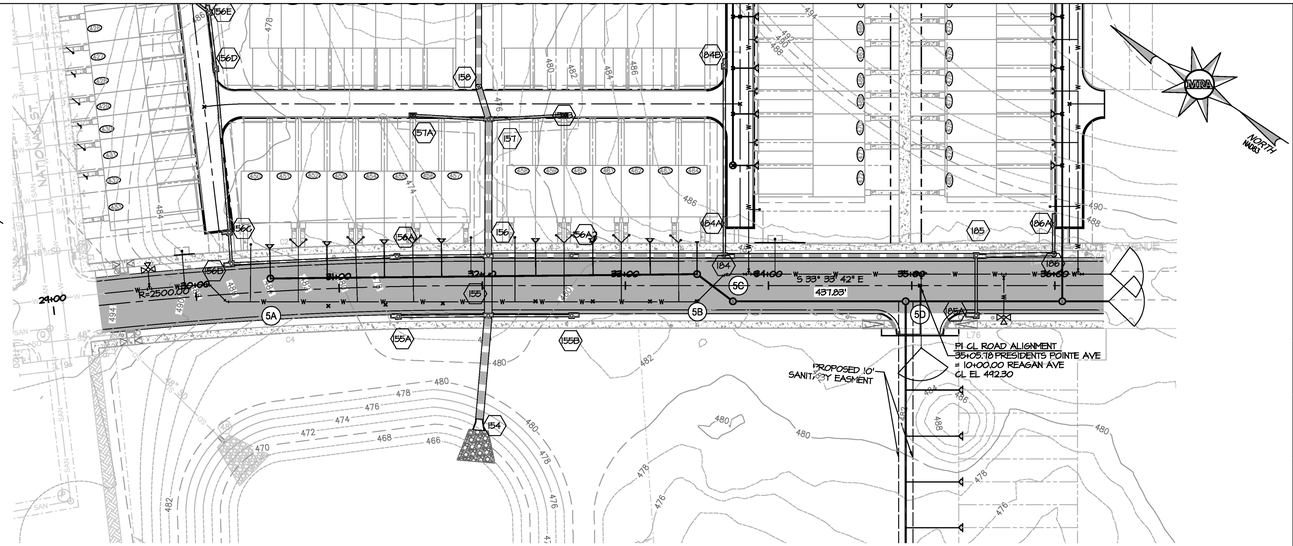



+54+71-BEGIN PHASE 5 ROAD CONTRUCTION
ELEV.=445.09
CL STA 25+18.64 ANTHEM ST
CL STA 0+00.00 ALLEY J
PGL= 444.46
-2.50%
PVG: STA 26+44.75
PGL ELEV: 442.76
PVI: STA 27+44.75
PVI ELEV: 488.88
CORR: 2.08
VC= 300.00'
LOW PT STA: 27+84.52
LOW PT ELEV: 490.95
PVI: STA 21+44.75
PGL ELEV: 449.32
CL STA 24+67.28 ANTHEM ST
CL STA 0+00.00 ALLEY L
PGL= 449.84
CL STA 30+67.83 ANTHEM ST
CL STA 0+00.00 TAFT AVENUE
PGL= 447.55
-2.50%
PVI: STA 33+09.83
PVI ELEV: 504.13
CORR: 0.29
VC= 150.00'
PVG: STA 32+34.83
PGL ELEV: 501.91
CL STA 31+47.28 ANTHEM ST
CL STA 0+00.00 ALLEY M
PGL= 500.80
PVI: STA 35+64.83
PGL ELEV: 505.91
PVI: STA 36+69.46
PVI ELEV: 509.20
CORR: 1.62
VC= 200.00'
HIGH PT STA: 36+99.11
HIGH PT ELEV: 508.14
PVG: STA 35+64.46
PGL ELEV: 507.74
MATCHLINE SEE SHEET 27
CONTROLLED FILL
EX. GRADE RIGHT ROW
EX. C/L GRADE
EX. GRADE LEFT ROW
PR GRADE C/L
3.5' CLEAR
2.5' CLEAR
1.7' CLEAR
1.5' CLEAR
1.8' CLEAR
3.1' COVER
1.41%
8" C909 PVC
120.57' – 8" PVC @ 0.66%
120.46' – 8" PVC @ 0.58%
219.51' – 8" PVC @ 0.50%
130.00' – 8" SDR-26 @ 1.73%
110.05' – 8" SDR-26 @ 0.55%
100.56' – 8" SDR-26 @ 0.64%
192.76' – 8" SDR-26 @ 0.51%
142.62' – 8" SDR-26 @ 0.60%
58.33' – 8" SDR-26 @ 0.50%
79.47' – 8" SDR-26 @ 0.53%
94.55' – 8" SDR-26 @ 0.57%
77.37' – 8" SDR-26 @ 0.79%
14+30.01 SDR-26 @ 0.55%
14+30.01 SDR-26 @ 0.55%
11+85.01 SDR-26 @ 0.55%
+43.59+WET TAP CONNECT TO EX MH
+54.65+8" x 6" TEE
+47.65+8" x 6" TEE
+47.55 – 6" VALVE, HH ASSEMBLY
+52.52+36" STORM X-ING
INV.=417.55
+80.65+8" x 8" TEE
+80.65+8" x 8" TEE
+26.63+36" STORM X-ING
INV.=404.26
+29.28+18" STORM X-ING
INV.=482.18
+22.05+18" STORM X-ING
INV.=448.23
+93.47+8" x 6" TEE
+93.47+8" x 6" TEE
+93.47+6" VALVE, HH ASSEMBLY
+93.28+8" x 8" TEE
8" VALVES
+29.28+15" STORM X-ING
INV.=444.12
+54.71+8" x 8" TEE
8" VALVES
+54.71+8" x 6" TEE
6" VALVES
+54.71+8" x 6" TEE
6" VALVES
+54.71+8" x 6" TEE
6

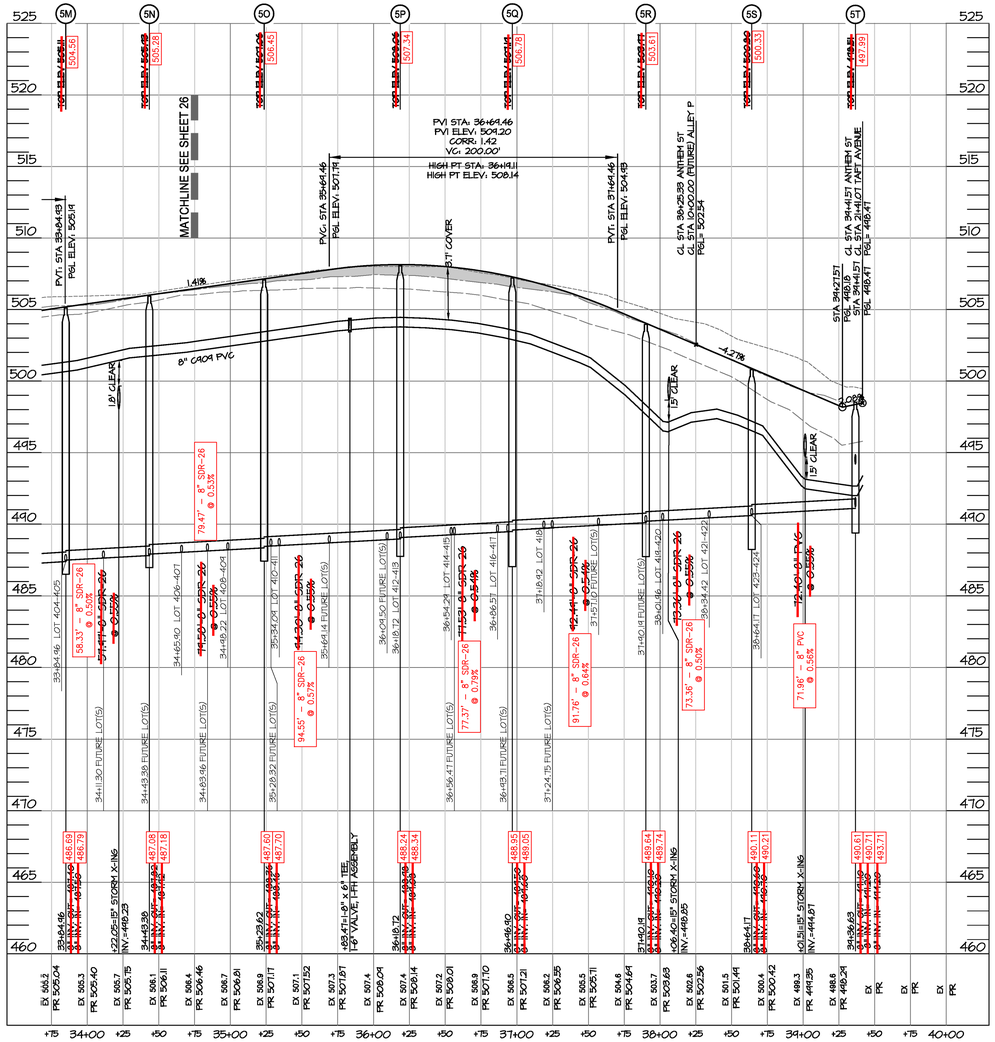


ANTHEM STREET
ST-54-32
20 MPH POSTED SPEED



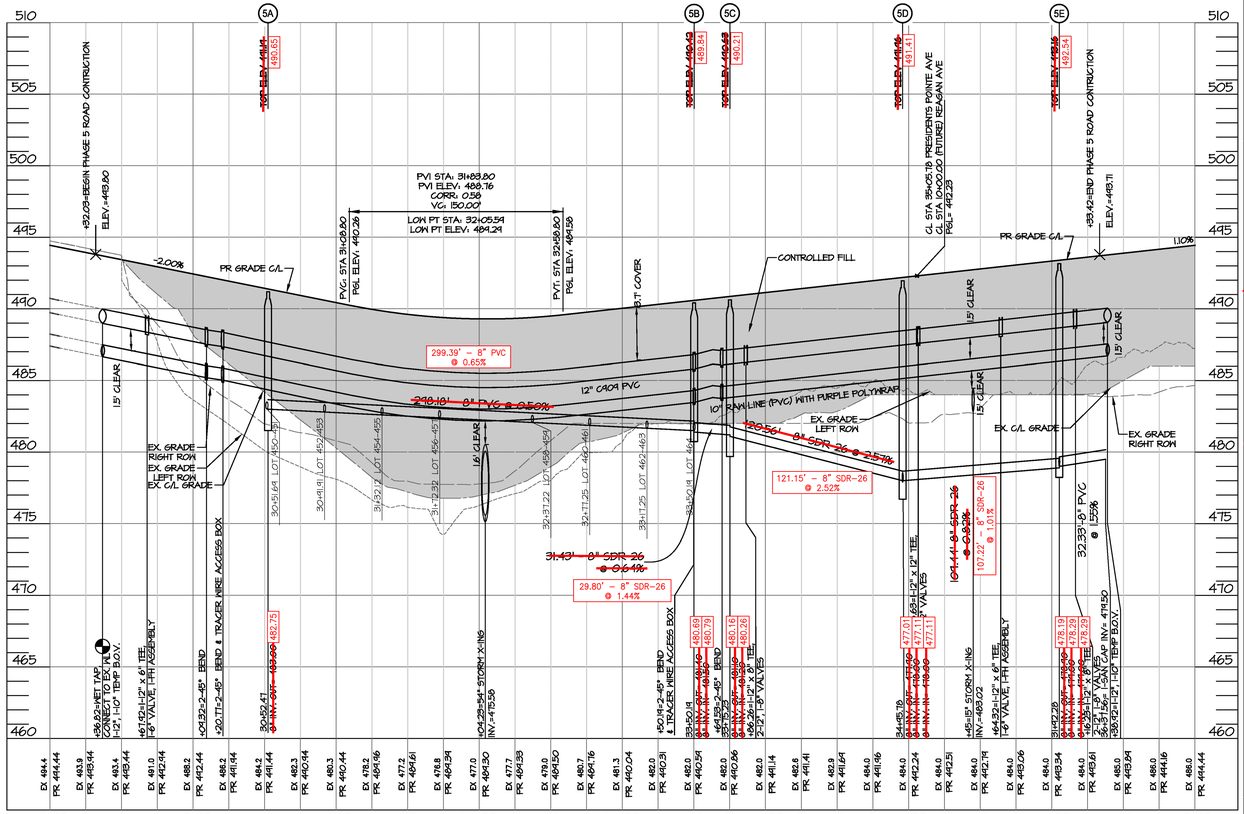
SEE SHEET 3 FOR TYPICAL ROAD SECTIONS.

PRESIDENTS POINTE AVENUE
ST-60-38
20 MPH POSTED SPEED



ANTHEM ST PROFILE

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



PRESIDENTS POINTE AVE PROFILE

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

50 0 50 100 150
Scale 1" = 50'

01/16/2026

DATE	REV. #	REVISIONS
06/07/24	1	CITY, CTUB, & WVAW COMMENTS
08/13/24	2	CTUB, & WVAW COMMENTS
08/30/24	3	WVAW COMMENTS

OWNER'S NAME: STANLEY MARTIN HOMES, LLC
ADDRESS: 14200 PARK MEADOW DRIVE, SUITE 100N CHANTILLY, VA 20151

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 EAST HIRST ROAD, SUITE 106
PURCELLVILLE VA 20132
PHONE: (703) 994-4047
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ANTHEM ST & PRESIDENTS POINTE AVENUE PLAN & PROFILE

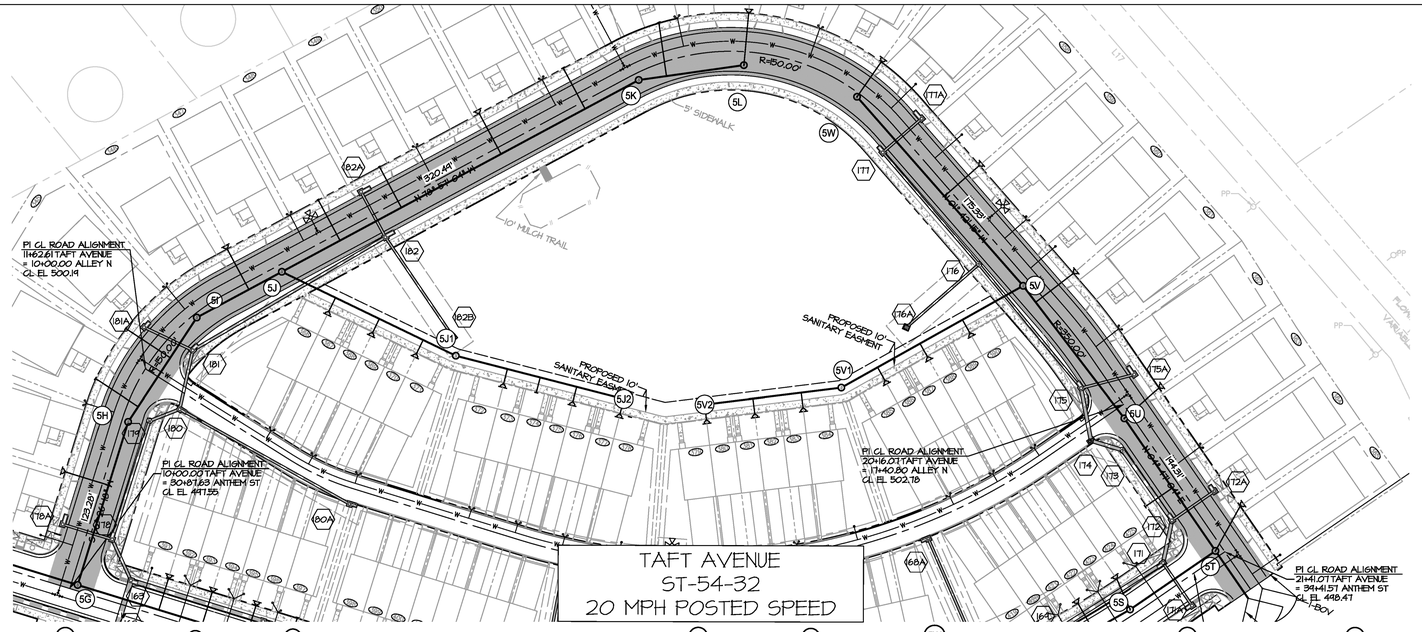
PRESIDENTS POINTE SECTION 5
100% CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

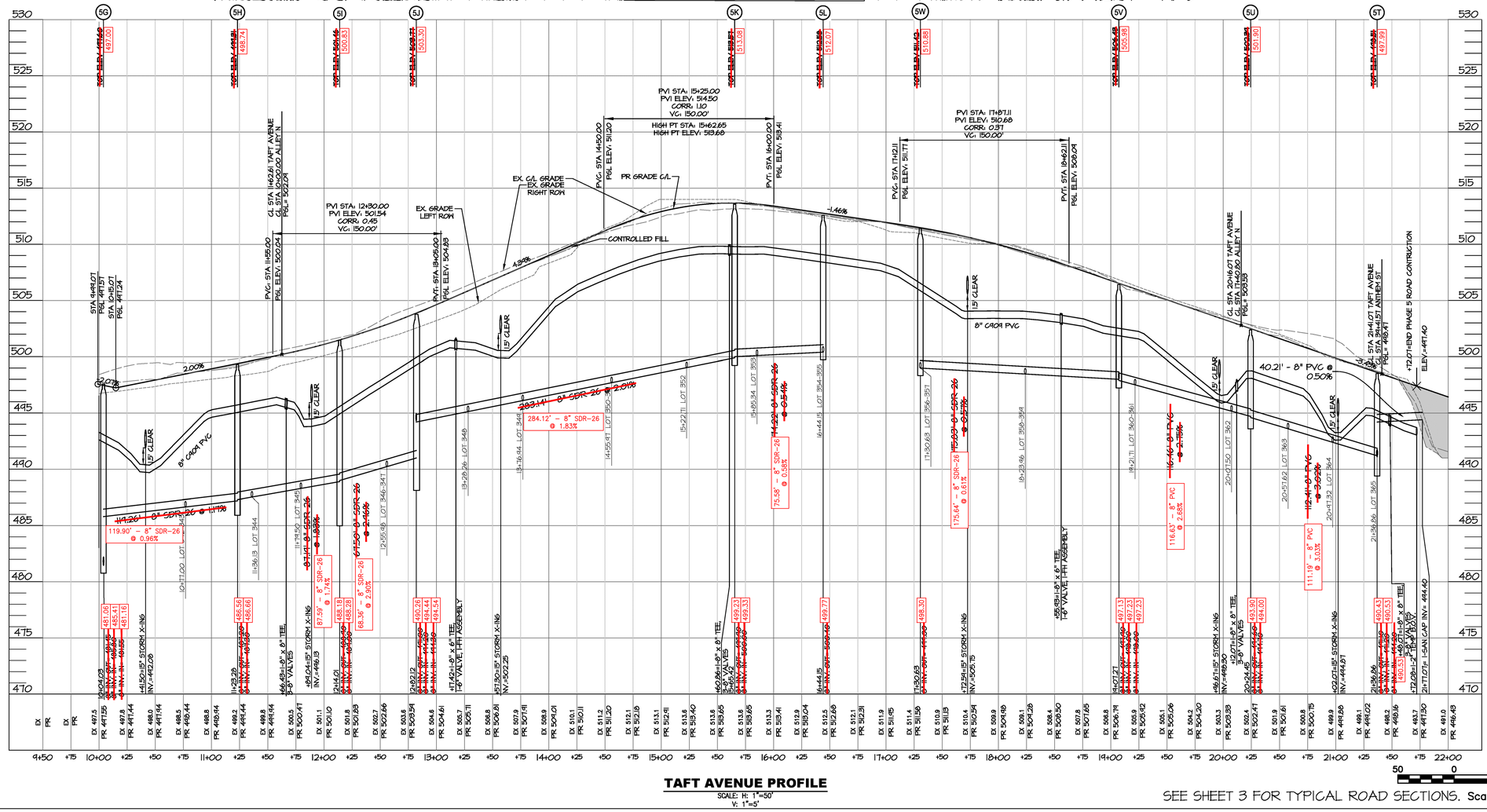
JOB NO.:	22479
SCALE:	1" = 50'
DATE:	02/27/24
DRAWN BY:	DLT
DESIGN BY:	JKE
REVIEW BY:	JKE
SHEET:	~~27 OF 69~~

SHEET 12 OF 16

ASBUILT

L:\Projects\Presidents Pointe\Cadd\Plan Phase 5\Sheet\SHEET PLAN & PROFILE.dwg, 8/30/2024 3:53:58 PM, DWG To PDF.ctb, Dave Hartley, pc3





SEE SHEET 3 FOR TYPICAL ROAD SECTIONS. Scale 1" = 50'

DATE	REV. #	REVISIONS
06/07/24	1	CITY, CTUB, & WVAW COMMENTS
08/13/24	2	CTUB, & WVAW COMMENTS
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PURCELLVILLE VA 20132
PHONE: (703) 994-4047
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01/16/2026

NICK ERICKSON LICENSED PROFESSIONAL ENGINEER 042004 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 08/30/24

TAFT AVENUE PLAN & PROFILE

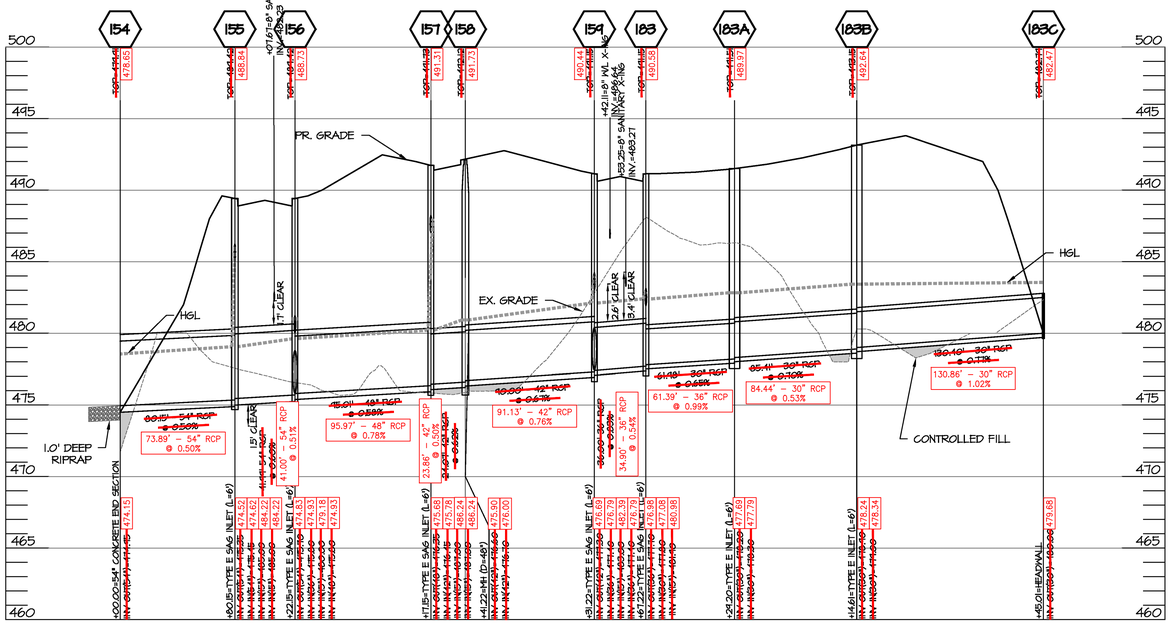
PRESIDENTS POINTE SECTION 5
100% CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	22479
SCALE:	1" = 50'
DATE:	02/27/24
DRAWN BY:	DLT
DESIGN BY:	JKE
REVIEW BY:	JKE
SHEET:	~~28 OF 69~~

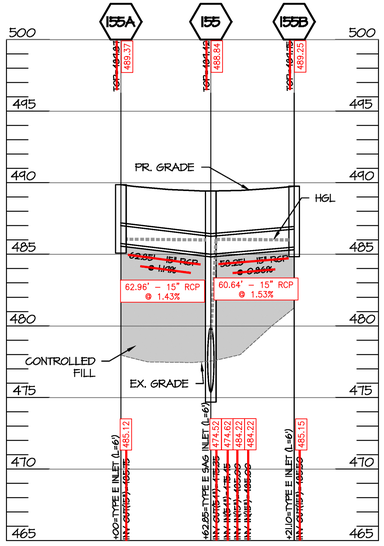
SHEET 13 OF 16

ASBUILT

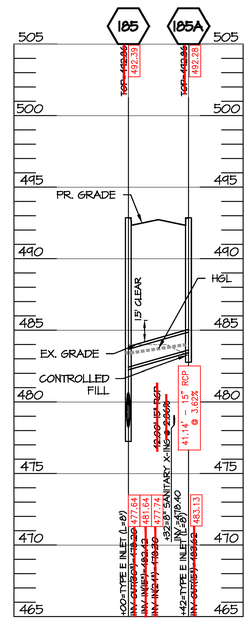
L:\Projects\Presidents Point\Sale Plan\Phase 5\Sheet\SAT\5 ROAD PLAN & PROFILE.dwg, 8/30/2024 3:55:31 PM, DWG To PDF.pc3, Users Ownership.pc3



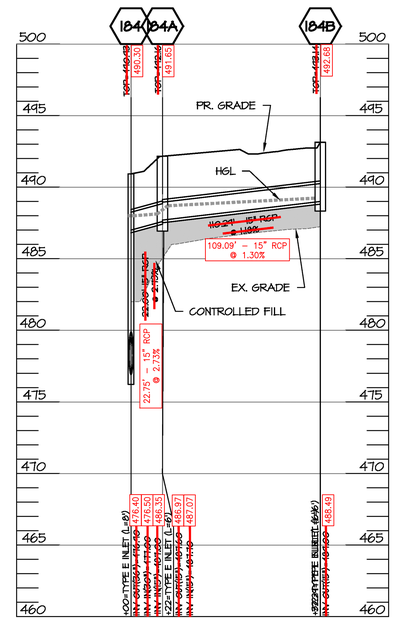
SD 154-183C PROFILE
SCALE: H: 1"=50'
V: 1"=5'



SD 155B-155B PROFILE
SCALE: H: 1"=50'
V: 1"=5'



SD 185-185A PROFILE
SCALE: H: 1"=50'
V: 1"=5'



SD 184-184B PROFILE
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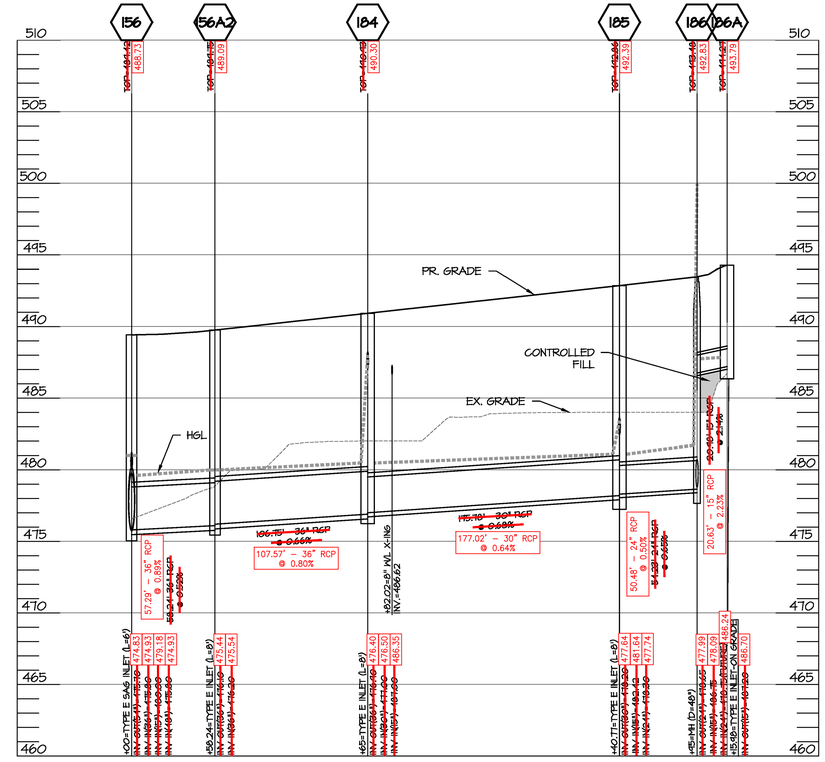
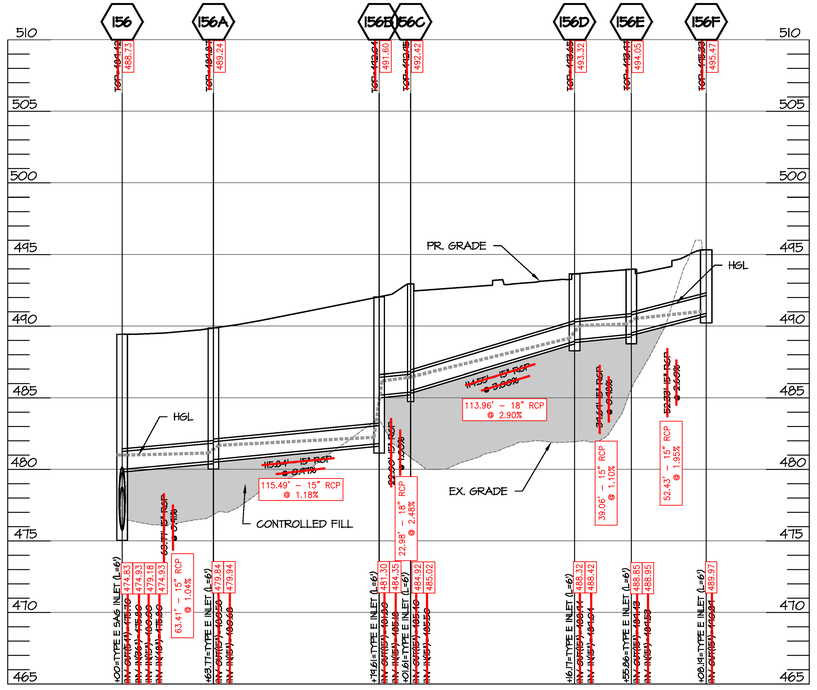
V: 1"=5'



SD 156-186C PROFILE
SCALE: H: 1"=50'
V: 1"=5'



SD 156-156F PROFILE
SCALE: H: 1"=50'
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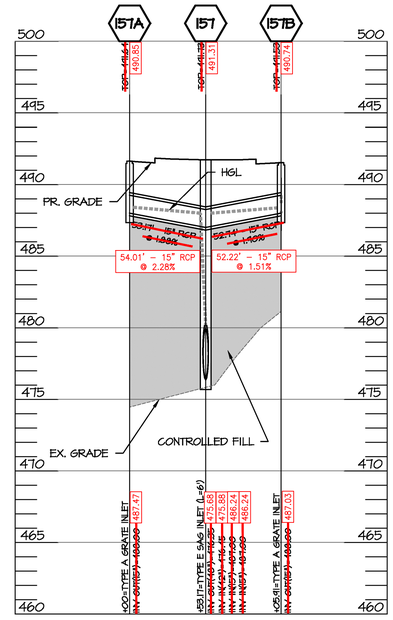

SD 157A-157B PROFILE
SCALE: H: 1"=50'
V: 1"=5'

01/16/2026

REV. #	DATE	REVISIONS
1	06/07/24	CITY, CTUB, & WVAM COMMENTS
2	08/13/24	CTUB, & WVAM COMMENTS
3	08/30/24	WVAM COMMENTS

OWNER'S NAME: STANLEY MARTIN HOMES, LLC

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ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 EAST HIRST ROAD, SUITE 106
PURCELLVILLE VA 20132
PHONE: (703) 994-4047
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MRA

JAMES K. ERICKSON LICENSED PROFESSIONAL ENGINEER 040564 STATE OF VIRGINIA 08/30/24

STORM PROFILES

PRESIDENTS POINTE SECTION 5
100% CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	22479
SCALE:	1"=50'
DATE:	02/27/24
DRAWN BY:	DLT
DESIGN BY:	JKE
REVIEW BY:	JKE
SHEET:	~~29 OF 69~~

SHEET 14 OF 16

ASBUILT

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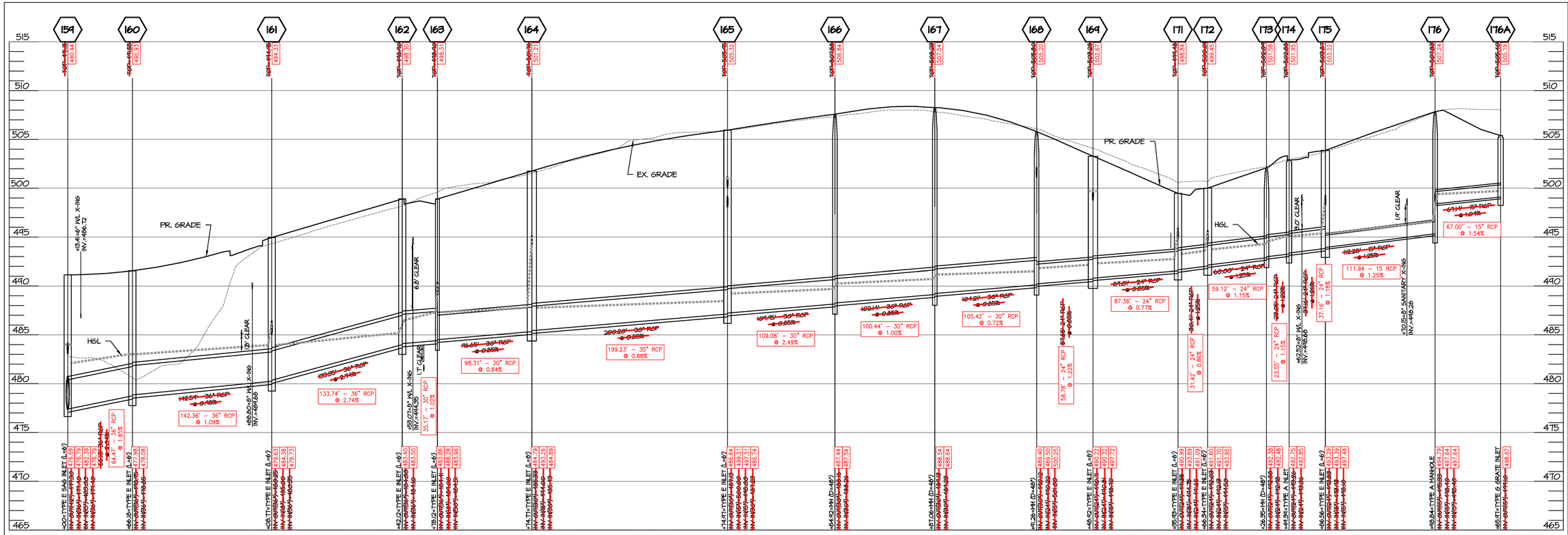
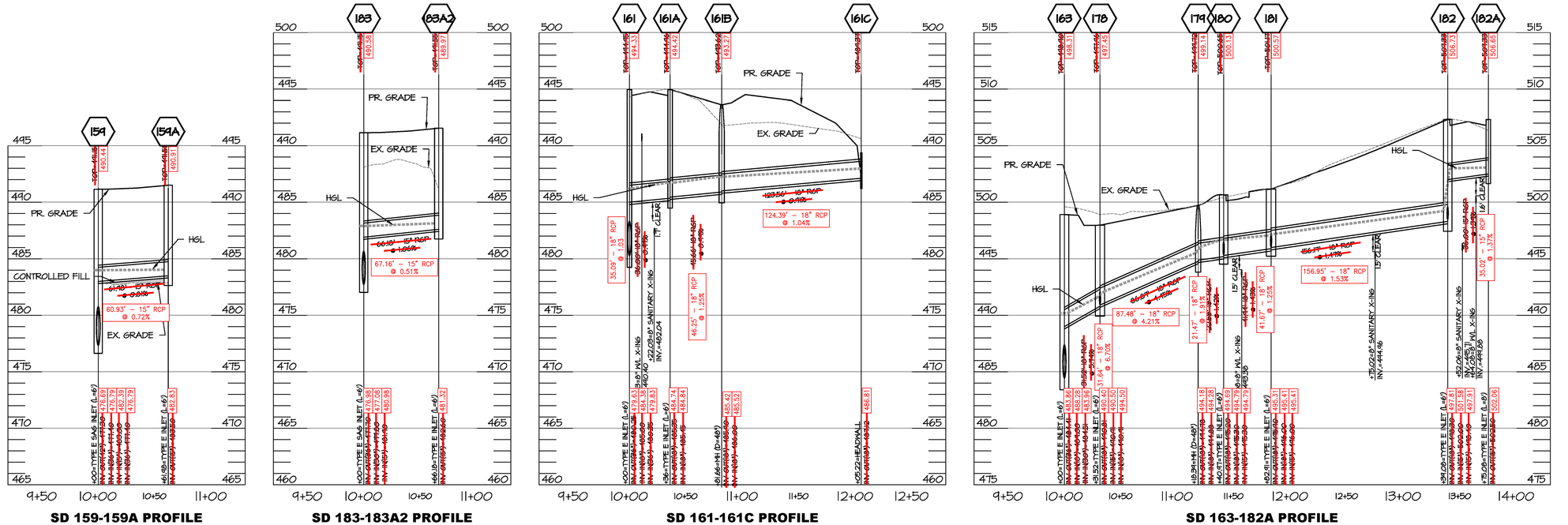
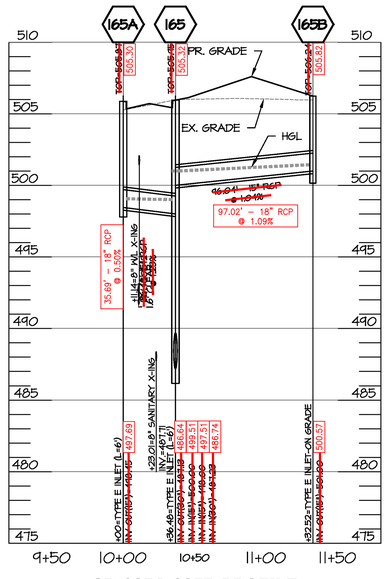


SD 159-176A PROFILE

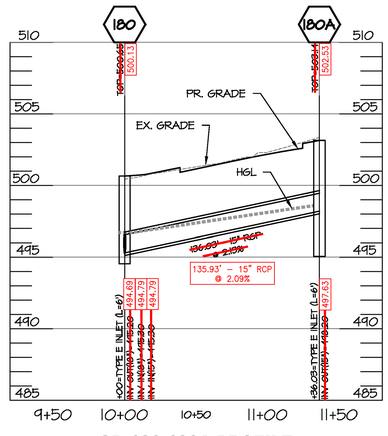
SCALE: H: 1"=50'
V: 1"=5'


159
159A
183
183A2
161
161A
161B
161C
163
178
179
180
181
182
182A
178
178A
PR. GRADE
EX. GRADE
HGL
CONTROLLED FILL
15' CLEAR
60.93' – 15" RCP @ 0.72%
67.16' – 15" RCP @ 0.51%
35.09' – 18" RCP @ 1.03%
124.39' – 18" RCP @ 1.04%
46.25' – 18" RCP @ 1.25%
87.48' – 18" RCP @ 4.21%
21.47' – 18" RCP @ 1.91%
41.61' – 18" RCP @ 1.25%
156.95' – 18" RCP @ 1.53%
35.02' – 15" RCP @ 1.37%
35.08' – 15" RCP @ 7.95%
00+00 TYPE E SAG INLET (I-46)
01+39 TYPE E SAG INLET (I-46)
02+39 TYPE E INLET (I-46)
03+26 TYPE E INLET (I-46)
04+66 HH (D=48")
05+22 HEADWALL
00+00 TYPE E INLET (I-46)
01+10 TYPE E INLET (I-46)
01+80 TYPE E INLET (I-46)
02+40 TYPE E INLET (I-46)
03+00 TYPE E INLET (I-46)
03+60 TYPE E INLET (I-46)
04+20 TYPE E INLET (I-46)
04+71 TYPE E INLET (I-46)
05+42 HH (D=48")
06+27 TYPE E INLET (I-46)
07+06 HH (D=48")
08+11 HH (D=48")
08+92 TYPE E INLET (I-46)
09+85 TYPE E INLET (I-46)
10+66 TYPE E INLET (I-46)
11+26 HH (D=48")
12+05 TYPE E INLET (I-46)
12+34 TYPE E INLET (I-46)
13+29 HH (D=48")
13+94 TYPE A INLET
14+56 TYPE E INLET (I-46)
15+39 TYPE E INLET (I-46)
16+49 TYPE A MANHOLE
17+65 TYPE 6 GRATE INLET
00+00 TYPE E INLET (I-46)
01+10 TYPE E INLET (I-46)
01+80 TYPE E INLET (I-46)
02+40 TYPE E INLET (I-46)
03+00 TYPE E INLET (I-46)
03+60 TYPE E INLET (I-46)
04+20 TYPE E INLET (I-46)
04+71 TYPE E INLET (I-46)
05+42 HH (D=48")
06+27 TYPE E INLET (I-46)
07+06 HH (D=48")
08+11 HH (D=48")
08+92 TYPE E INLET (I-46)
09+85 TYPE E INLET (I-46)
10+66 TYPE E INLET (I-46)
11+26 HH (D=48")
12+05 TYPE E INLET (I-46)
12+34 TYPE E INLET (I-46)
13+29 HH (D=48")
13+94 TYPE A INLET
14+56 TYPE E INLET (I-46)
15+39 TYPE E INLET (I-46)
16+49 TYPE A MANHOLE
17+65 TYPE 6 GRATE INLET
00+00 TYPE E INLET (I-46)
01+39 TYPE E INLET (I-46)
02+39 TYPE E INLET (I-46)
03+26 TYPE E INLET (I-46)
04+66 HH (D=48")
05+22 HEADWALL



SD 165A-165B PROFILE

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



SD 180-180A PROFILE

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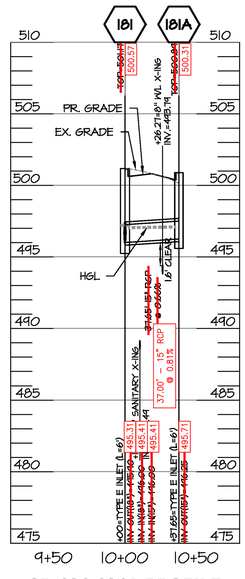
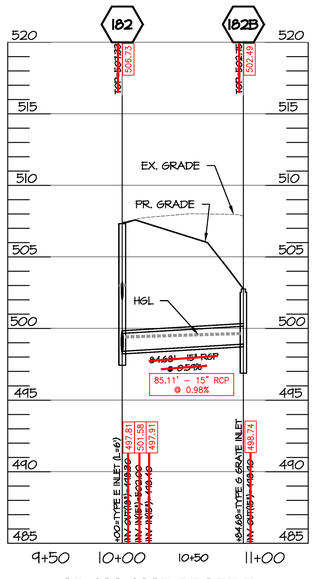
V: 1"=5'



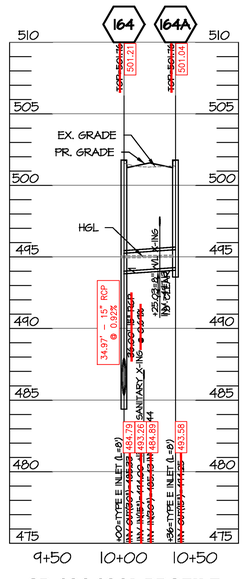
SD 181-181A PROFILE

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



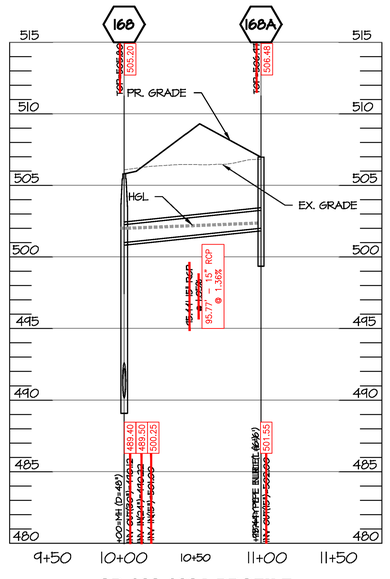
SD 182-182B PROFILE

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



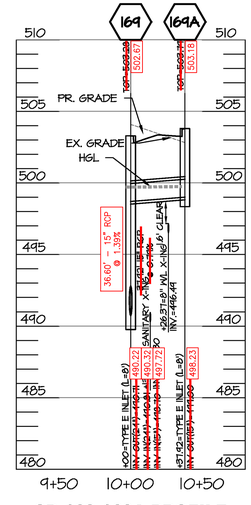
SD 164-164A PROFILE

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



SD 168-168A PROFILE

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



SD 169-169A PROFILE

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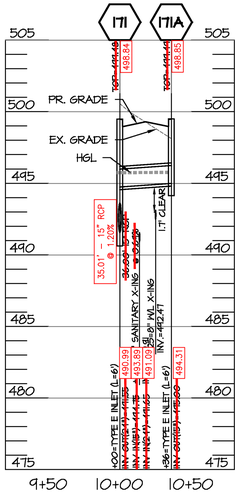
V: 1"=5'



SD 171-171A PROFILE

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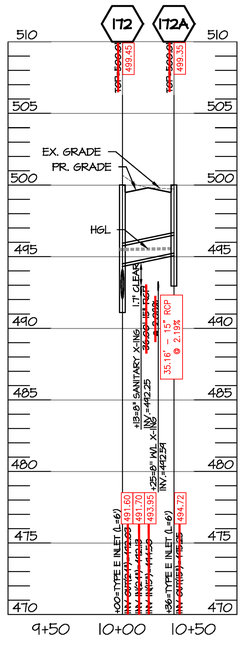
V: 1"=5'



SD 172-172A PROFILE

SCALE: H: 1"=50'
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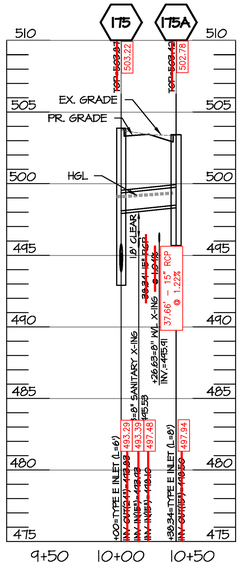
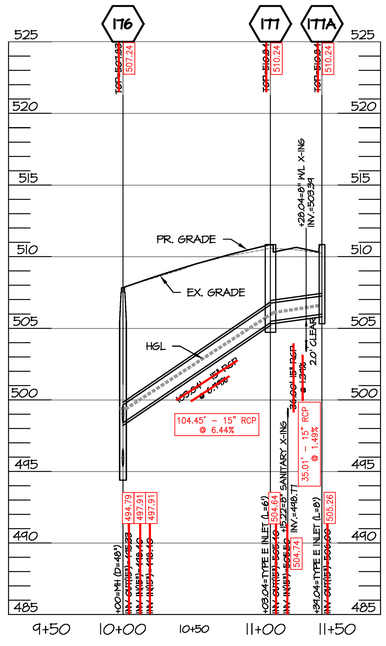


SD 175-175A PROFILE

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



SD 176-177A PROFILE

SCALE: H: 1"=50'
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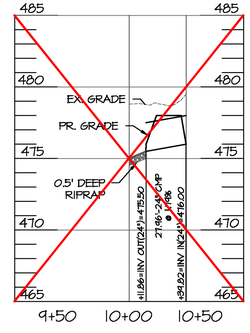

TEMP. CULVERT PIPE PROFILE

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

01/16/2026

08/30/24

DATE	REV. #	REVISIONS
06/07/24	1	CITY, CTUB, & WVAW COMMENTS
08/13/24	2	CTUB, & WVAW COMMENTS
08/30/24	3	WVAW COMMENTS

OWNER'S NAME: STANLEY MARTIN HOMES, LLC

ADDRESS: 14200 PARK MEADOW DRIVE, SUITE 100N CHANTILLY, VA 20151

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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PRESIDENTS POINTE SECTION 5
100% CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

STORM PROFILES

JOB NO.:	22479
SCALE:	1"=50'
DATE:	02/27/24
DRAWN BY:	DLT
DESIGN BY:	JKE
REVIEW BY:	JKE
SHEET:	~~31 OF 69~~

SHEET 16 OF 16

ASBUILT

BOND REDUCTION REVIEW
CRC REPORT

Presidents Pointe – Phase 5

PROJECT: 26-1-BRR

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

Application Information

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

Project Description

Phase 5 Bond Reduction request construction completed in accordance with the Residential site plans with a total site area of 36.54 acres. The Bond Release Request is for $4,831,638.01 of a $6,954,629.75 total bond amount which will result in $2,122,991.75 total bond remaining. The site is currently zoned SmartCode New Community (SC-NC) per the City of Ranson Zoning Ordinance dated April 17, 2012.

Location and Site Information

Location: Presidents Pointe Phase 5
Current Zoning: SmartCode New Community
Gross Site Area: 36.54 acres

Engineering & Zoning Review

No comments/prior comments have been addressed by applicant.

Next Steps

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

Thank you,
City of Ranson
Community Development Department

Resolution #: PC-26-03

A Resolution of the Planning Commission of the City of Ranson to Reduce the Guarantee Surety (Bond) for the Required Physical Improvements for the subdivision known as President's Pointe Phase 5.

WHEREAS, The Planning Commission accepts the reduction of guaranteed surety (bond) for the completion of the President's Pointe Phase 5 complete improvements and infrastructure of the following items:

- Waterline
- Sanitary sewer
- Storm sewer
- Earthwork has been completed
- Curb and gutter
- Base pavement
- Portions of sidewalk
- Curb cuts for driveways

The reduction is for $4,831,638.01 of a $6,954,629.75 total bond amount.

WHEREAS, The City Manager or his designee is authorized and hereby directed to send notice to the current surety guarantee releasing these funds once the bond reduction has been recorded with the County Clerk.

NOW THEREFORE The Planning Commission reduces the corporate surety in lieu of completion of required on-site improvements as described in 16-82, and as outlined in the development agreement accepted by the Planning Commission on March 2, 2026.

Signed and approved this 2nd day of March.

_____
Andy Colandrea, President

ATTEST:

_____
Planning Commission Member

AFFIX CITY SEAL

AGENDA ITEM 4

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 reduction of guaranteed surety for the subdivision Riverpointe (Ranson Heights) located off Rt. 340 and Jefferson Terrace Rd. An reduction in the amount of $1,211,382.90 of a $2,290,547.25 remaining guaranteed surety bonded amount.

ATTACHMENTS:

Legal Notice Bond Reduction #2 Riverpointe Phase 4.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on March 2, 2026, at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on a reduction of guaranteed surety for the subdivision Riverpointe Phase 4 located off Route 340 and Jefferson Terrace Rd. The reduction is for a reduction of $1,211,382.90 of a $2,290,547.25 remaining bonded amount.

All persons are invited to attend and make comments about the bond reduction. If you cannot attend but wish to comment, you may write to the following address prior to February 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 February 27, 2026, will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM 5

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION BUSINESS**

SUBJECT: Consideration - to accept public comments on a reduction of guaranteed surety for the subdivision Riverpointe (Ranson Heights) Phase 4. An reduction in the amount of $1,211,382.90 of a $2,290,547.25 remaining bonded amount.

Remaining Bonded amount for the following items:

- Portion of the street trees
- Mailbox cluster boxes
- A few handicap ramp

ATTACHMENTS:

25-42-2025-12-01 ranson heights phase 4 bond reduction letter.pdf
25-42-2025-12-01 ranson heights phase 4 bond estimate -reduction 2.pdf
25-42-2025-12-01 ranson heights phase 4 asbuilt.pdf
25-42-BRR-2025-12-04 Ranson Heights Phase 4 (Riverpoint) Bond Reduction Review- 2nd Memorandum.pdf
PC26-04 Riverpointe ph 4 Bond Reduction.docx

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

December 1, 2025

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

RE: Ranson Heights Phase 4 Bond Reduction #2

Dear Mrs. Stanley,

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

Per our site visit the following has been installed:

- Portion of the street trees
- Mailbox cluster boxes
- A few handicap ramps

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

Sincerely,

Devon Taylor

Devon Taylor
Associate

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

Project Ranson Heights ____ Date: 12/1/2025

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

Bond Amount Approved: $ _____

By: _____ **Date:** _____

Official Use Do Not Write In This Box

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

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost						
8	Removal of Fencing	LF	$ 5.67	0	$ -	0%	$ -	$ -		$ -	$ -
9	Removal of Power Pole	EA	$ 8,415.00	0	$ -	0%	$ -	$ -		$ -	$ -
10	Removal of Structures/Buildings	EA	Detailed estimate required.	0		0%	$ -	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost						
1.3	**Earthwork**										
1	Strip Topsoil	CY	$ 4.13	0	$ -	0%	$ -	$ -		$ -	$ -
2	Common Excavation	CY	$ 25.01	9019.37	$ 225,610.52	100%	$ 225,610.52	$ -		$ -	$ -
3	Borrow Material - On Site	CY	$ 22.34	23074	$ 515,496.23	100%	$ 515,496.23	$ -		$ -	$ -
4	Borrow Material - Imported from Off Site	CY	$ 40.26	0	$ -	0%	$ -	$ -		$ -	$ -
5	Rock Excavation	CY	$ 99.00	0	$ -	0%	$ -	$ -		$ -	$ -
6	Furnish Topsoil	CY	$ 52.76	0	$ -	0%	$ -	$ -		$ -	$ -
2.1	**Paved Surface Construction**										
1	Subgrade	CY	$ 73.37	0	$ -	0%	$ -	$ -		$ -	$ -
2	Fabric for Subgrade Stabilization	SY	$ 3.19	0	$ -	0%	$ -	$ -		$ -	$ -
3	Aggregate Base Course	CY	$ 97.30	1764	$ 171,628.38	100%	$ 171,628.38	$ -		$ -	$ -
4	Open Graded Free Draining Base Course	CY	$ 120.89	0	$ -	0%	$ -	$ -		$ -	$ -
5	Free Draining Base Trench	LF	$ 12.08	0	$ -	0%	$ -	$ -		$ -	$ -
6	Outlet Pipe	LF	$ 39.75	0	$ -	0%	$ -	$ -		$ -	$ -
7	Bituminous Asphalt Tack Coat	SY	$ 0.51	0	$ -	0%	$ -	$ -		$ -	$ -
8	Superpave Asphalt Base Course - Type 25	TN	$ 93.50	1727	$ 161,474.50	100%	$ 161,474.50	$ -		$ -	$ -
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70	0	$ -	0%	$ -	$ -		$ -	$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70	863	$ 101,575.10	0%	$ -	$ 101,575.10		$ -	$ 101,575.10
11	Reinforced Concrete Pavement	CY	$ 450.55	0	$ -	0%	$ -	$ -		$ -	$ -
12	Standard Milling	SY	$ 7.07	0	$ -	0%	$ -	$ -		$ -	$ -
13	Controlled Low Strength Material	CY	$ 368.98	0	$ -	0%	$ -	$ -		$ -	$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 104.07	0	$ -	0%	$ -	$ -		$ -	$ -
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50	876	$ 120,450.00	100%	$ 120,450.00	$ -		$ -	$ -
16	Concrete Curb & Gutter	LF	$ 66.00	4889.6	$ 322,713.60	100%	$ 322,713.60	$ -		$ -	$ -
17	Concrete Curb Only	LF	$ 55.00	6037	$ 332,035.00	100%	$ 332,035.00	$ -		$ -	$ -
18	Bituminous Asphalt Walkway	SF	$ 14.85	0	$ -	0%	$ -	$ -		$ -	$ -
19	Concrete Sidewalk	SY	$ 97.13	2524.9	$ 245,243.54	13%	$ 31,881.66	$ 213,361.88		$ -	$ 213,361.88
20	Bed Course Material (for sidewalk)	CY	$ 88.57	374	$ 33,125.93	13%	$ 4,306.37	$ 28,819.56		$ -	$ 28,819.56
21	Concrete Curb Ramp	EA	$ 2,750.00	13	$ 35,750.00	0%	$ -	$ 35,750.00	31%	$ 11,082.50	$ 24,667.50
22	Detectable Warning Surface	EA	$ 486.72	13	$ 6,327.32	0%	$ -	$ 6,327.32	31%	$ 1,961.47	$ 4,365.85
23	Concrete Precast Wheel Stops	EA	$ 275.00	0	$ -	0%	$ -	$ -		$ -	$ -
24	One Direction Lane Arrow	EA	$ 275.00	0	$ -	0%	$ -	$ -		$ -	$ -
25	Multi Directional Land Arrow	EA	$ 460.90	0	$ -	0%	$ -	$ -		$ -	$ -
26	Bicycle Shared Lane Marking	EA	$ 302.50	0	$ -	0%	$ -	$ -		$ -	$ -
27	Bicycle Lane Marking	EA	$ 302.50	0	$ -	0%	$ -	$ -		$ -	$ -
28	Pavement Letters	EA	$ 82.27	0	$ -	0%	$ -	$ -		$ -	$ -
29	4" Edge/Lane Line - Painted	LF	$ 0.51	0	$ -	0%	$ -	$ -		$ -	$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.66	0	$ -	0%	$ -	$ -		$ -	$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.83	0	$ -	0%	$ -	$ -		$ -	$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76	0	$ -	0%	$ -	$ -		$ -	$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17	0	$ -	0%	$ -	$ -		$ -	$ -
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97	0	$ -	0%	$ -	$ -		$ -	$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 4.95	0	$ -	0%	$ -	$ -		$ -	$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 7.37	0	$ -	0%	$ -	$ -		$ -	$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 9.24	0	$ -	0%	$ -	$ -		$ -	$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.07	0	$ -	0%	$ -	$ -		$ -	$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.70	0	$ -	0%	$ -	$ -		$ -	$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 9.90	0	$ -	0%	$ -	$ -		$ -	$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58	0	$ -	0%	$ -	$ -		$ -	$ -
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 14.85	0	$ -	0%	$ -	$ -		$ -	$ -
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	0	$ -	0%	$ -	$ -		$ -	$ -
44	Handicapped Parking Symbol	EA	$ 341.17	0	$ -	0%	$ -	$ -		$ -	$ -
45	0.08 in Flat Sheet Sign	SF	$ 49.50	0	$ -	0%	$ -	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost						
46	City standard sign post	LF	$ 27.50	66	$ 1,815.00	100%	$ 1,815.00	$ -		$ -	$ -
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 467.50	19	$ 8,882.50	100%	$ 8,882.50	$ -		$ -	$ -
48	Guard Rail - Steel Beam & Posts	LF	$ 20.16	0	$ -	0%	$ -	$ -		$ -	$ -
49	Fence - Chain Link 6' High	LF	$ 45.24	0	$ -	0%	$ -	$ -		$ -	$ -
50	Fence - Wood 3-Rail	LF	$ 33.00	0	$ -	0%	$ -	$ -		$ -	$ -
51	Fence - Decorative Iron, 42" High	LF	$ 82.50	0	$ -	0%	$ -	$ -		$ -	$ -
52	Pedestrian/Bicycle Barrier Railing - Wood - 42" high	LF	$ 57.20	0	$ -	0%	$ -	$ -		$ -	$ -
53	Lights - Street and Parking Lot (light fixture, pole, foundation, & wiring)	EA	$ 13,200.00	33	$ 435,600.00	0%	$ -	$ 435,600.00		$ -	$ 435,600.00
54	Bollards (wood or steel)	EA	$ 495.00	0	$ -	0%	$ -	$ -		$ -	$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	DOH estimate required.	0		0%	$ -	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost						
3.1	**Landscaping**										
1	Transplanting Trees (6' or less)	EA	$ 148.50	0	$ -	0%	$ -	$ -		$ -	$ -
2	Transplanting Shrubs	EA	$ 126.50	0	$ -	0%	$ -	$ -		$ -	$ -
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 165.00	0	$ -	0%	$ -	$ -		$ -	$ -
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 412.50	0	$ -	0%	$ -	$ -		$ -	$ -
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 550.00	0	$ -	0%	$ -	$ -		$ -	$ -
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 330.00	0	$ -	0%	$ -	$ -		$ -	$ -
7	Plant Ground Cover	EA	$ 7.70	0	$ -	0%	$ -	$ -		$ -	$ -
8	Plant Wetlands or Bioretention Vegetation	EA	$ 27.50	0	$ -	0%	$ -	$ -		$ -	$ -
9	Plant Screen Trees	EA	$ 165.00	0	$ -	0%	$ -	$ -		$ -	$ -
10	Plant Street/Shade Trees	EA	$ 550.00	31	$ 17,050.00	0%	$ -	$ 17,050.00	40%	$ 6,820.00	$ 10,230.00
11	Mulching (wood landscape mulch in place)	CY	$ 89.10	0	$ -	0%	$ -	$ -		$ -	$ -
4.1	**Sanitary Sewer System**										
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 121.00	0	$ -	0%	$ -	$ -		$ -	$ -
2	6" PVC Schedule 80 Pipe	LF	$ 168.76	1159	$ 195,595.16	100%	$ 195,595.16	$ -		$ -	$ -
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	4153	$ 454,545.85	100%	$ 454,545.85	$ -		$ -	$ -
4	10" PVC Schedule 80 Pipe	LF	$ 121.55	0	$ -	0%	$ -	$ -		$ -	$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	28	$ 186,891.01	100%	$ 186,891.01	$ -		$ -	$ -
6	Grease Trap	EA	$ 6,875.00	0	$ -	0%	$ -	$ -		$ -	$ -
7	4" Service Lateral (20' to Edge of R.O.W./Property Line)	LF	$ 68.31	643	$ 43,923.33	100%	$ 43,923.33	$ -		$ -	$ -
8	Sanitary Sewer Pump Station (sewage pump)	EA	Detailed estimate required.	0		0%	$ -	$ -		$ -	$ -
9	Road Bore/Crossing (with Pipe & Steel Casing)	LF	$ 440.00	0	$ -	0%	$ -	$ -		$ -	$ -
4.2	**Potable Water System**										
1	3/4" Copper Service Line	LF	$ 117.76	514	$ 60,526.07	100%	$ 60,526.07	$ -		$ -	$ -
2	1" Copper Service Line	LF	$ 193.60	1109	$ 214,702.40	100%	$ 214,702.40	$ -		$ -	$ -
3	2" Copper Service Line	LF	$ 39.60	0	$ -	0%	$ -	$ -		$ -	$ -
4	4" Ductile Iron Pipe	LF	$ 57.20	0	$ -	0%	$ -	$ -		$ -	$ -
5	6" Ductile Iron Pipe	LF	$ 74.80	165	$ 12,342.00	100%	$ 12,342.00	$ -		$ -	$ -
6	8" Ductile Iron Pipe	LF	$ 92.40	5566	$ 514,298.40	100%	$ 514,298.40	$ -		$ -	$ -
7	10" Ductile Iron Pipe	LF	$ 104.50	0	$ -	0%	$ -	$ -		$ -	$ -
8	12" Ductile Iron Pipe	LF	$ 115.50	854	$ 98,637.00	100%	$ 98,637.00	$ -		$ -	$ -
9	Fire Hydrant with 6" line	LF	$ 5,513.77	3	$ 16,541.32	100%	$ 16,541.32	$ -		$ -	$ -
10	4" Gate Valve & Box	EA	$ 1,225.13	0	$ -	0%	$ -	$ -		$ -	$ -
11	6" Gate Valve & Box	EA	$ 1,954.65	0	$ -	0%	$ -	$ -		$ -	$ -
12	8" Gate Valve & Box	EA	$ 1,617.98	8	$ 12,943.83	100%	$ 12,943.83	$ -		$ -	$ -
13	10" Gate Valve & Box	EA	$ 2,420.00	0	$ -	0%	$ -	$ -		$ -	$ -
14	12" Gate Valve & Box	EA	$ 4,271.09	0	$ -	0%	$ -	$ -		$ -	$ -
15	Pressure Reducing Valve & Vault	EA	Detailed estimate required.	0		0%	$ -	$ -		$ -	$ -
16	Tapping Sleeve & Valve for Water Service Connection	EA	$ 726.00	0	$ -	0%	$ -	$ -		$ -	$ -
17	Water Meter Setter, Box & Service Line Tap	EA	$ 3,335.29	173	$ 577,004.82	100%	$ 577,004.82	$ -		$ -	$ -
5.1	**Storm Water Management & Storm Drainage**										
	SWM Basin/Ponds										
1	Excavation - Basin/Pond	CY	$ 25.01	0	$ -	0%	$ -	$ -		$ -	$ -
2	Excavation - Core Trench	CY	$ 25.01	0	$ -	0%	$ -	$ -		$ -	$ -
3	Embankment Construction - On-Site Material	CY	$ 22.34	0	$ -	0%	$ -	$ -		$ -	$ -
4	Embankment Construction - Imported Material	CY	$ 40.26	0	$ -	0%	$ -	$ -		$ -	$ -
5	Impervious Core	SF	$ 1.98	0	$ -	0%	$ -	$ -		$ -	$ -
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,300.59	0	$ -	0%	$ -	$ -		$ -	$ -
7	Corrugated Metal Pipe Control Structure	EA	$ 6,456.24	0	$ -	0%	$ -	$ -		$ -	$ -
8	Dewatering Pipes or Structures	EA	$ 558.02	0	$ -	0%	$ -	$ -		$ -	$ -
9	Filter Stone for Dewatering Pipe (1" to 2" dia. clean)	CY	$ 53.12	0	$ -	0%	$ -	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost						
10	Antiseep Collar	f width	$ 165.00	0	$ -	0%	$ -	$ -		$ -	$ -
11	Trash Rack	ch dia.	$ 55.00	0	$ -	0%	$ -	$ -		$ -	$ -
12	Water Tight Pipe Bands	ch dia.	$ 8.25	0	$ -	0%	$ -	$ -		$ -	$ -
	Low Impact Development BMP										
13	Urban Bioretention Basin (in sidewalk areas)	SF	$ 55.00	0	$ -	0%	$ -	$ -		$ -	$ -
14	Bioretention Basin	SF	$ 38.50	0	$ -	0%	$ -	$ -		$ -	$ -
15	Grass Channel	SF	$ 30.00	0	$ -	0%	$ -	$ -		$ -	$ -
16	Permeable Pavers	SY	$ 50.00	0	$ -	0%	$ -	$ -		$ -	$ -
	PVC Slotted Pipe										
17	4" PVC Slotted or Perforated Drain Pipe	LF	$ 16.50	0	$ -	0%	$ -	$ -		$ -	$ -
18	6" PVC Slotted or Perforated Drain Pipe	LF	$ 17.60	0	$ -	0%	$ -	$ -		$ -	$ -
19	8" PVC Slotted or Perforated Drain Pipe	LF	$ 21.85	0	$ -	0%	$ -	$ -		$ -	$ -
20	12" PVC Slotted or Perforated Drain Pipe	LF	$ 36.30	0	$ -	0%	$ -	$ -		$ -	$ -
	Corrugate Metal Pipe (Circular)										
21	15" Storm Drain Pipe	LF	$ 171.48	0	$ -	0%	$ -	$ -		$ -	$ -
22	18" Storm Drain Pipe	LF	$ 112.79	0	$ -	0%	$ -	$ -		$ -	$ -
23	24" Storm Drain Pipe	LF	$ 173.24	0	$ -	0%	$ -	$ -		$ -	$ -
24	30" Storm Drain Pipe	LF	$ 198.00	0	$ -	0%	$ -	$ -		$ -	$ -
25	36" Storm Drain Pipe	LF	$ 209.06	0	$ -	0%	$ -	$ -		$ -	$ -
26	42" Storm Drain Pipe	LF	$ 244.20	0	$ -	0%	$ -	$ -		$ -	$ -
27	48" Storm Drain Pipe	LF	$ 278.30	0	$ -	0%	$ -	$ -		$ -	$ -
28	54" Storm Drain Pipe	LF	$ 313.50	0	$ -	0%	$ -	$ -		$ -	$ -
29	60" Storm Drain Pipe	LF	$ 352.00	0	$ -	0%	$ -	$ -		$ -	$ -

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

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

	Total
Grand Total All Costs	$ 6,196,040.94
Mobilization (5%)	$ 309,802.05
15% Contingency	$ 975,876.45
TOTAL BOND AMOUNT	$ 7,171,917.39

	Reduction 1				
Completed	$ 1,051,339.06	Completed	$ 50,223.97	$ 1,001,115.09	Remaining Work
Mobilization	$ 52,566.95	20% Guaranty	$ 10,044.79	$ 50,055.75	Mobilization (5%)
Contingency	$ 157,700.86			$ 150,167.26	Contingency (15%)
Guarantee	$ 1,028,940.38			$ 1,201,338.11	Subtotal

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost							
							Remaining Bond total	$	2,290,547.25			$ 1,211,382.90 Subtotal + Guaranty
								$	-		**Remaining Bond Total**	**$ 1,079,164.35**
											Approved Release Total	**$ 1,211,382.90**

RANSON HEIGHTS
PHASE 4
CONSTRUCTION DRAWINGS
CITY OF RANSON, WV

ASBUILT DRAWING

GENERAL NOTES

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

PLANNING COMMISSION APPROVAL

WITH THE APPROVAL OF A GENERAL DEVELOPMENT PLAN DATED 08-23-15, ASSOCIATED CONSTRUCTION DRAWINGS DATED XX-XX-XXXX, AND DEVELOPMENT AGREEMENT DATED XX-XX-XXXX, THIS PLAT MEETS THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES OF THE CITY OF RANSON AND HAS BEEN APPROVED FOR RECORDATION BY THE CITY OF RANSON PLANNING COMMISSION.

PLANNING COMMISSION PRESIDENT _____ DATE _____

AS-BUILT CERTIFICATION

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

JON K ERICKSON WVPS#2302 NOVEMBER 21, 2025



VICINITY MAP
SCALE: 1"=2000'

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

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

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

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11/21/25

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

2 SANITARY SEWER LATERAL TABLE UPDATE.

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

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

PROJECT NOTES

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

ANTICIPATED START DATE: TBD
ANTICIPATED FINAL BUILD OUT: TBD

PLAN SUBMISSION DATE: 01/27/2023

ASBUILT

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

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COVER SHEET

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

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

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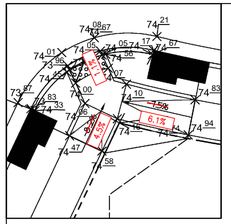
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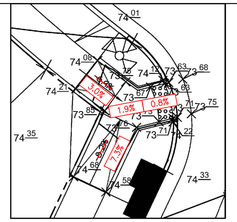
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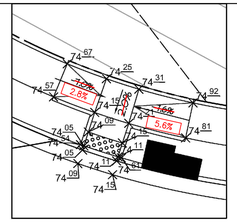
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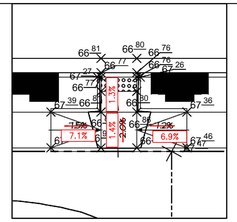
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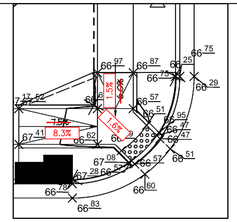
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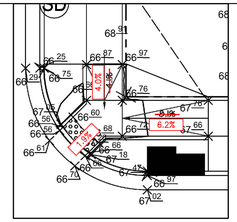
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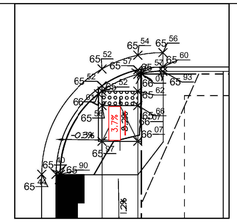
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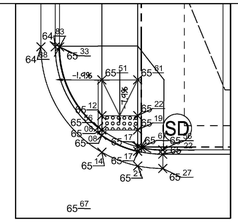
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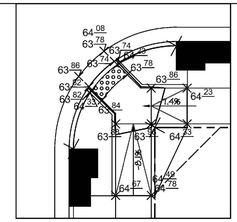
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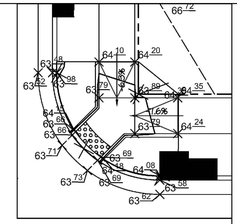
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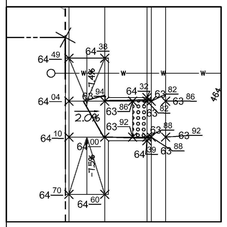
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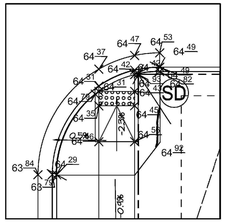
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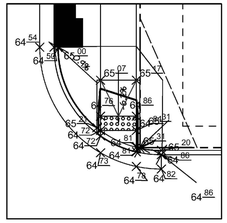
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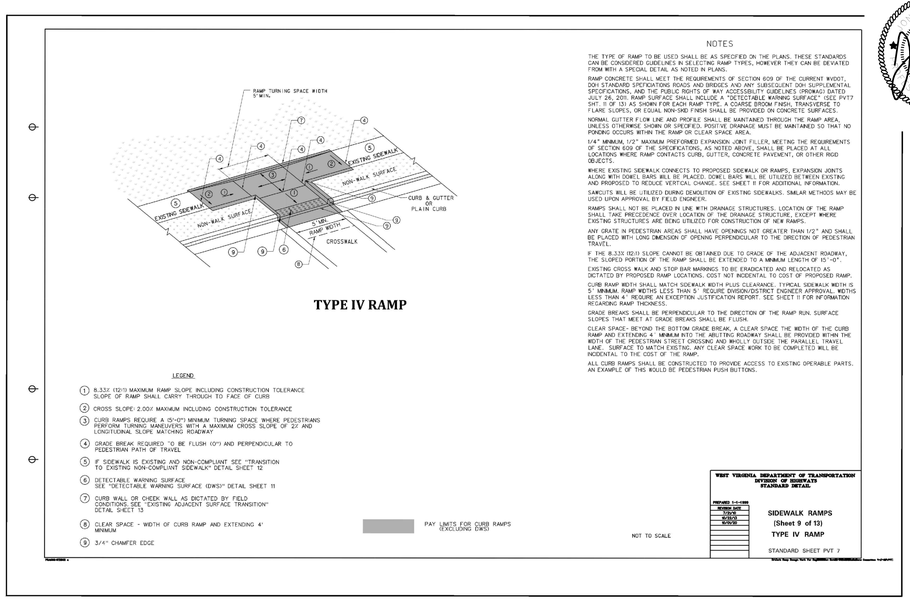

TYPE IV RAMP

NOTES

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

RAMP CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 609 OF THE CURRENT WVDOT, DOH STANDARD SPECIFICATIONS ROADS AND BRIDGES AND ANY SUBSEQUENT DOH SUPPLEMENTAL SPECIFICATIONS, AND THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG) DATED JULY 26, 2011. RAMP SURFACE SHALL INCLUDE A "DETECTABLE WARNING SURFACE" (SEE PVT7 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 DIVISION/DISTRICT ENGINEER APPROVAL. WIDTHS LESS THAN 4' REQUIRE AN EXCEPTION JUSTIFICATION REPORT. SEE SHEET 11 FOR INFORMATION REGARDING RAMP THICKNESS.

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

CLEAR SPACE- BEYOND THE BOTTOM GRADE BREAK, A CLEAR SPACE THE WIDTH OF THE CURB RAMP AND EXTENDING 4' MINIMUM INTO THE 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.

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 60"x60" 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

WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
STANDARD DETAIL

REVISED 5-5-2006	
REVISED DATE	
5/15/15	
5/31/18	

SIDEWALK RAMPS
(Sheet 9 of 13)
TYPE IV RAMP

STANDARD SHEET PVT 7

11/21/25

ASBUILT

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

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HANDICAP DETAILS

RANSON HEIGHTS - PHASE 4

CONSTRUCTION DRAWINGS
CITY OF RANSON, WV

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

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Scale 1" = 30'

DATE	REVISIONS
05/12/23	COMMENTS FROM CTUB AND CITY
07/02/24	1 STORM REVISIONS
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RANSON HEIGHTS - PHASE 4

GRADING PLAN

CONSTRUCTION DRAWINGS
CITY OF RANSON, WV

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

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MATCH LINE SEE SHEET 11

EX POND #2

FOREBAY #4

50' R-3 RIP-RAP

GABION WALL TOP=458.00

20' STM EASEMENT

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

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

ECLIPSE STREET (ST-60-36)

ALLEY 1 (RA-20-18)

DEER ORCHARD AVENUE (RA-60-36)

ASPHALT TRAIL

10 YR WSEL=467.41

10 YR WSEL=466.64

10 YR WSEL=466.78

10 YR WSEL=464.17

NORTH WD 93

DATE	REVISIONS
05/12/23	COMMENTS FROM CTUB AND CITY
07/02/24	3 STORM REVISIONS
11/01/24	4 SANITARY LAT. TABLE REV.
01/15/25	5 ADDITIONAL WATER SERVICE
05/16/25	6 REMOVAL OF RETAINING WALLS

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MIRA

RICHARD J. DIMEO
DISTRICT OF COLUMBIA
PROFESSIONAL ENGINEER
11/21/25

GRADING PLAN

RANSON HEIGHTS - PHASE 4

CONSTRUCTION DRAWINGS
CITY OF RANSON, WV

JOB NO.:	21206X02
SCALE:	1"=30'
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REVIEW BY:	JAE
SHEET	4 OF 9

Scale 1" = 30'

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11/21/25

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SANITARY PROFILES

RANSON HEIGHTS - PHASE 4

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JOB NO.: 21206X02
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DATE: 01/27/2023
DRAWN BY: MAL
DESIGN BY: JMM
REVIEW BY: JAE
SHEET 5 OF 9

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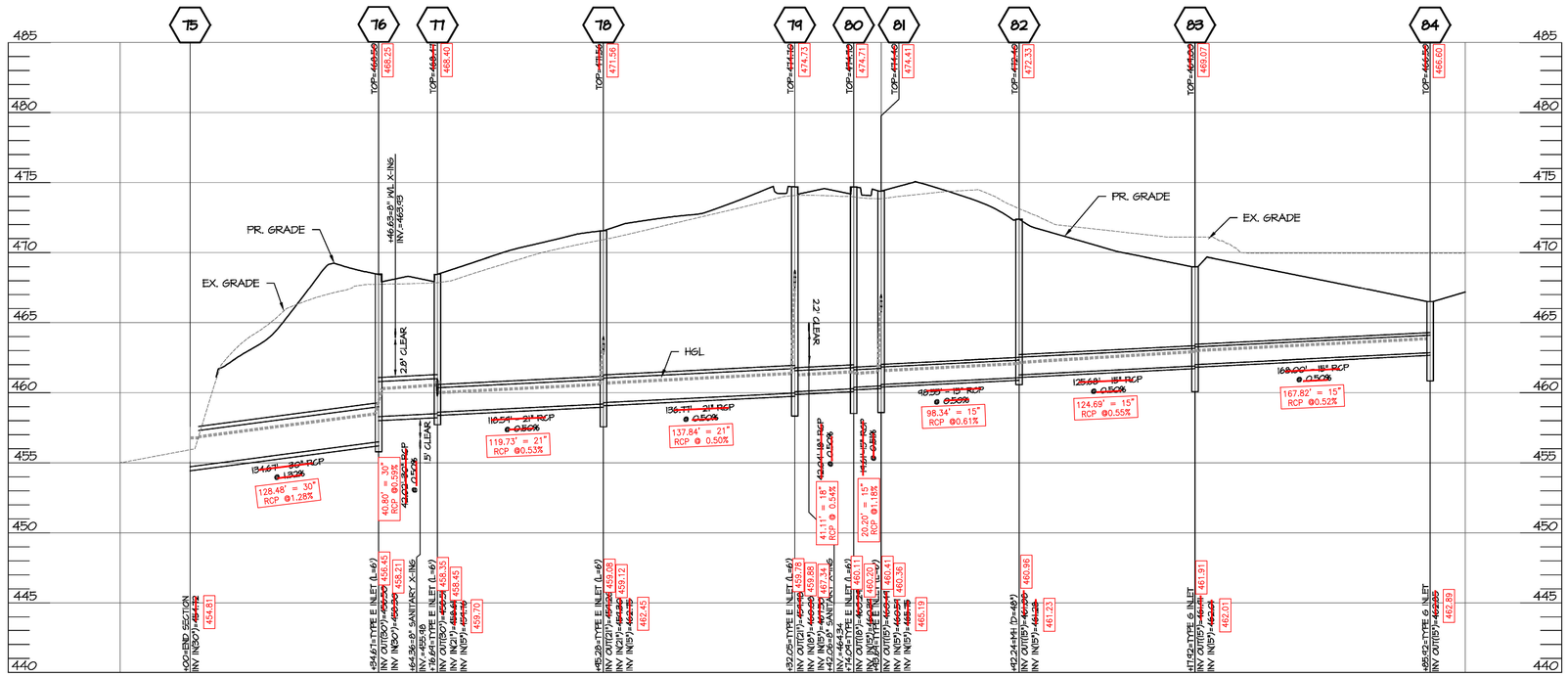

STM 75-84 PROFILE
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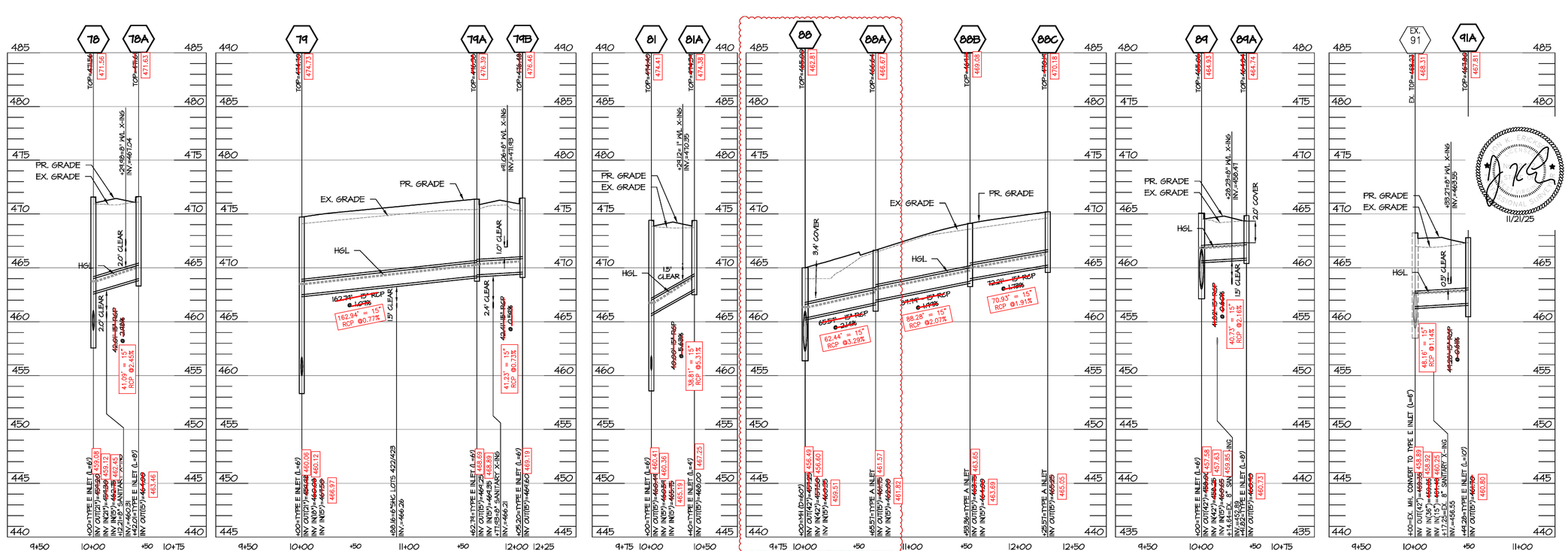
V: 1"=5'

STM 77-77C PROFILE
SCALE: H: 1"=50'
V: 1"=5'



STM 78-78A PROFILE
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V: 1"=5'

STM 79-79B PROFILE
SCALE: H: 1"=50'
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STM 81-81A PROFILE
SCALE: H: 1"=50'
V: 1"=5'

STM 88-88C PROFILE
SCALE: H: 1"=50'
V: 1"=5'

STM 89-89A PROFILE
SCALE: H: 1"=50'
V: 1"=5'

STM 91-91A PROFILE
SCALE: H: 1"=50'
V: 1"=5'

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DATE	REVISIONS
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STORM PROFILES

RANSON HEIGHTS - PHASE 4

CONSTRUCTION DRAWINGS
CITY OF RANSON, WV

JOB NO.:	21206X02
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DESIGN BY:	JMM
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SH	SHEET 6 OF 9

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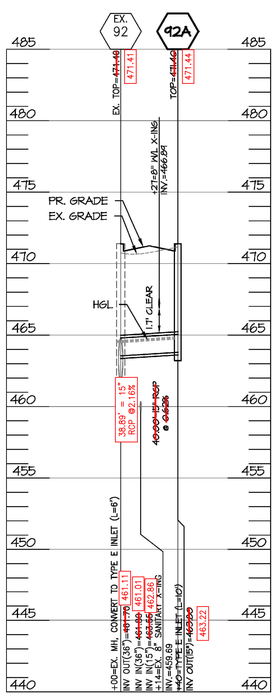

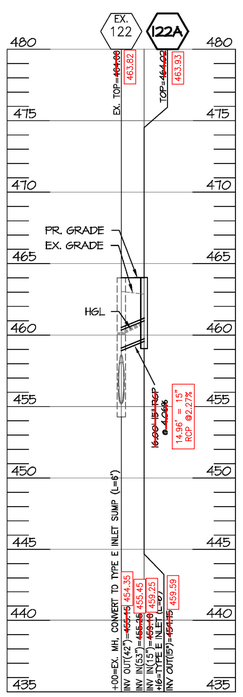

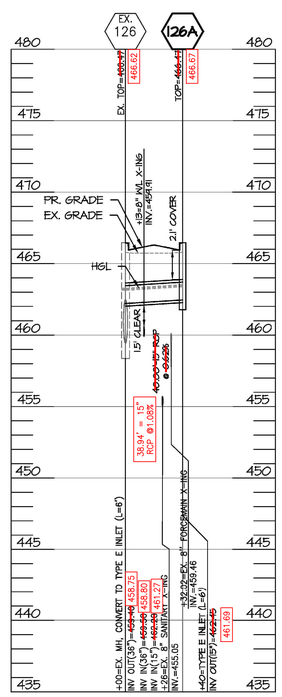

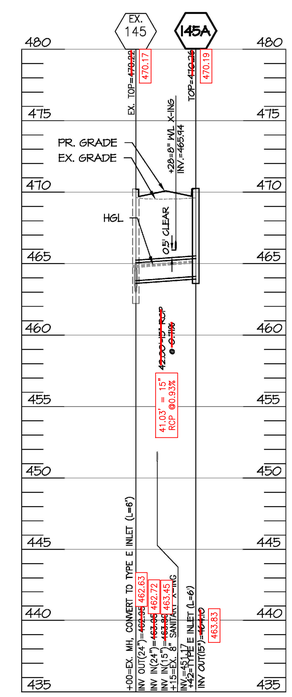

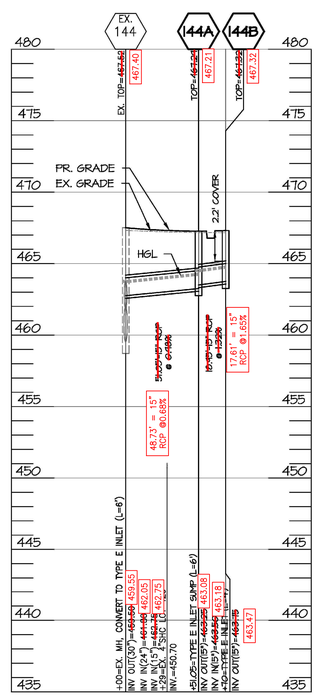

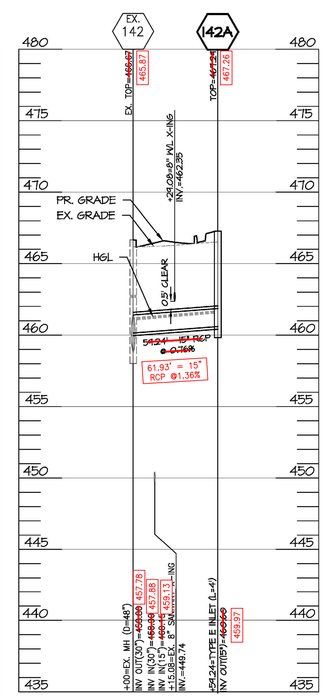

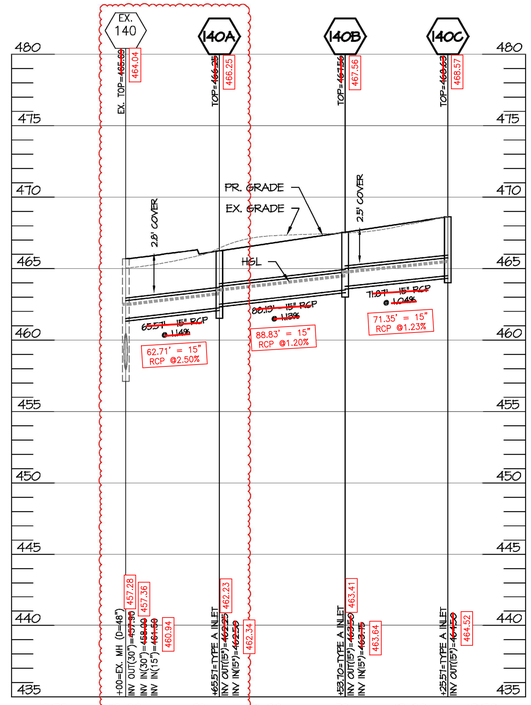

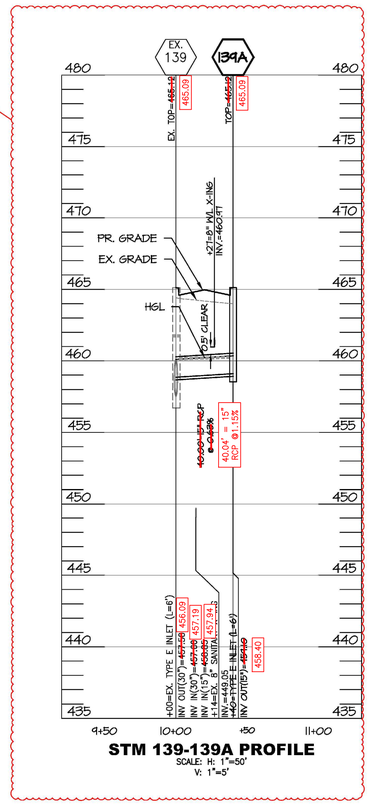

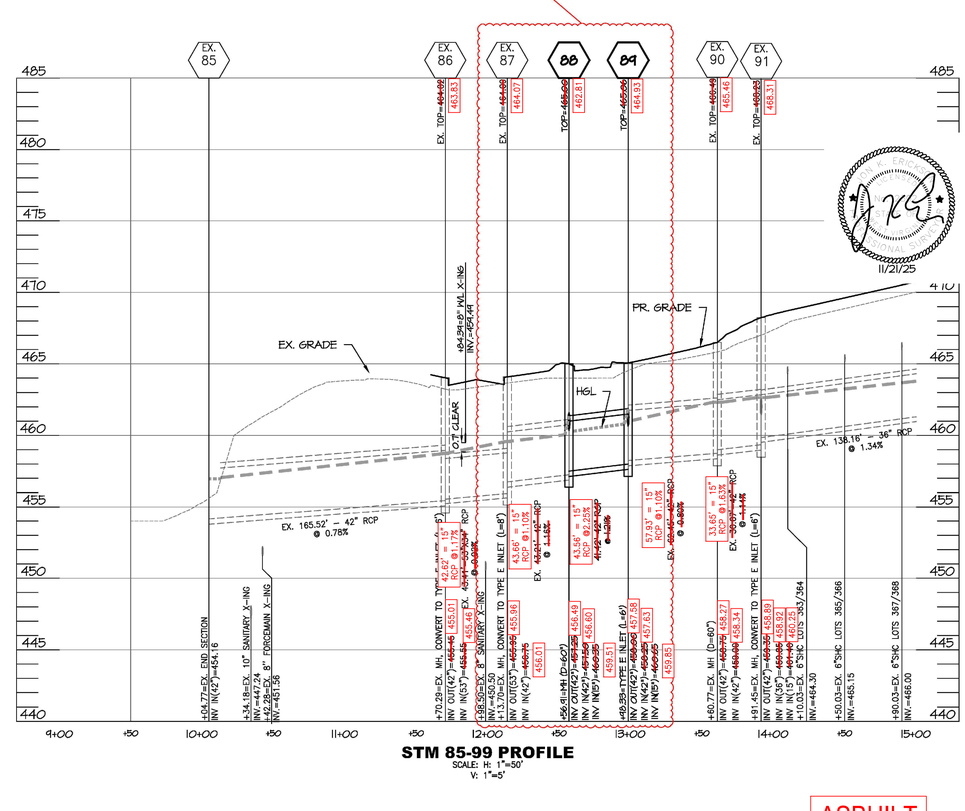

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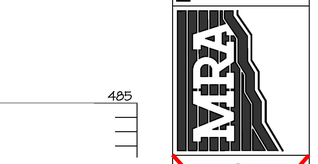

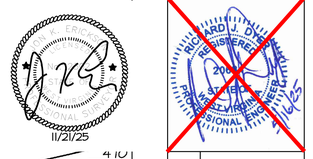

STORM PROFILES

RANSON HEIGHTS - PHASE 4

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CITY OF RANSON, WV

JOB NO.:	21206X02
SCALE:	AS SHOWN
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DRAWN BY:	MAL
DESIGN BY:	JMM
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SH	SHEET 7 OF 9

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340 339 338 337 336 335
341 342 343 344 345
331 332 333 334
PHASE 3
PHASE 4
PHASE 1
PHASE 2
CIVIC SPACE-GREENS +/- 0.44 AC
CIVIC SPACE-GREENS +/- 3.41 AC (PER LDPP)
39.00'
MAILBOX (12)
MAILBOX (13)
MAILBOX (6)
5' CONC. WALK
6" CAST
6" C&G
ROW
VALEGRO STREET (ST-60-36)
ALLEY 5 (RA-20-18)
ALOMA STREET ST-60-36
DESERT ORCHID AVENUE (RA-60-36)
PROPOSED LIGHT POLE (TYP.)
4" CURB
20' STM EASEMENT
EX. DOUBLE 6" SAN LATERAL (TYP.)
EX. 8" PVC SAN
EX. 15" RCP
EX. 42" RCP
EX. 10" PVC SAN
EX. 18" PVC SAN
EX. POND #2
TEMP. STATION (BY OTHERS)
FOREBAY #4
50' - R-3 RIP-RAP
GABION WALL TOP=458.00
MATCH LINE SEE SHEET 44
GRAPHICAL SCALE: 1" = 30'

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

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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HAROLD DYE
REGISTERED
PROFESSIONAL ENGINEER
11/21/25

LANDSCAPE LIGHTING & SIGNAGE PLAN

RANSON HEIGHTS - PHASE 4

CONSTRUCTION DRAWINGS
CITY OF RANSON, WV

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

ASBUILT

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MATCH LINE SEE SHEET 43

NORTH
NAD 83

LEGEND
AR QR
TC ZS

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

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

50' - R-3 RIP-RAP

FOREBAY #4

GABION WALL TOP=458.00

20' STM EASEMENT

8' ASPHALT TRAIL

ZENYATTA AVENUE (ST-60-36)

ECLIPSE STREET (ST-60-38)

ARROGATE AVENUE ST-60-36

ALLEY 1 (RA-20-16)

DESERT ORCHID AVENUE (RA-60-36)

PROPOSED LIGHT POLE (TYP.)

4' SHOULDER

FOR LANDSCAPING PURPOSES ONLY

GRAPHICAL SCALE: 1" = 30'

ASBUILT

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

MORRIS & RITCHIE ASSOCIATES, INC.
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LANDSCAPE LIGHTING & SIGNAGE PLAN

RANSON HEIGHTS - PHASE 4

CONSTRUCTION DRAWINGS
CITY OF RANSON, WV

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

11/21/25

5/16/25

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Kimley»Horn

Memorandum

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

From: Mark Phillips, P.E.
Diego Carreira

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

Date: December 4, 2025

Subject: Ranson Heights – Phase 4 Bond Reduction Review – 2nd Submission

This memorandum summarizes our review of the Ranson Heights – Phase 4 Bond Reduction request (dated December 1, 2025, prepared by Morris & Ritchie Associates, Inc) for construction completed in accordance with the Residential site plans with a total site area of 69.63 acres. The Bond Release Request is for $1,211,382.90 of a $2,290,547.25 remaining total bond amount. The site is currently zoned SmartCode New Community (SC-NC) per the City of Ranson Zoning Ordinance dated April 17, 2012.

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

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

KIMLEY-HORN & ASSOCIATES, INC.

Mark Phillips, P.E.
Project Manager

Resolution #: PC-26-04

A Resolution of the Planning Commission of the City of Ranson to Reduce the Guarantee Surety (Bond) for the Required Physical Improvements for the subdivision known as Riverpointe Phase 4 (Ranson Heights).

WHEREAS, The Planning Commission accepts the reduction of guaranteed surety (bond) for the completion of the Riverpointe (Ranson Heights) Phase 4 complete improvements and infrastructure of the following items:

- Portion of the street trees
- Mailbox cluster boxes
- A few handicap ramps

The reduction is for $1,211,382.90 of a $7,171,917.39 total bond amount.

WHEREAS, The City Manager or his designee is authorized and hereby directed to send notice to the current surety guarantee releasing these funds once the bond reduction has been recorded with the County Clerk.

NOW THEREFORE The Planning Commission reduces the corporate surety in lieu of completion of required on-site improvements as described in 16-82, and as outlined in the development agreement accepted by the Planning Commission on March 2, 2026.

Signed and approved this 2nd day of March.

_____
Andy Colandrea, President

ATTEST:

_____
Planning Commission Member

AFFIX CITY SEAL