PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

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

May 6, 2024 | 7:00 P.M. | Council Chamber

LIVE STREAMING : https://ransonwv.gov/your-government/agendas-and-minutes/

I. APPROVAL OF MINUTES

1. Minutes - April 22, 2024
   4222024.docx

II. OLD BUSINESS

III. PLANNING COMMISSION BUSINESS

1. 24-4-FP-Public Hearing - Plat: application for Shenandoah Springs Phase 3A, Lots 228-258. Submitted by Morris and Ritchie

   Legal Notice Shenandoah Springs 3a.docx

2. 24-4-FP- Consideration - Plat: application for Shenandoah Springs Phase 3A, Lots 228-258 Submitted by Morris and Ritchie

   24-4-final plat application 3a.pdf
   24-4-FP-shenandoah springs section 3a record plat 3-29-24 (1) (1).pdf

3. 24-4-FP- Public Hearing on Bond application for Shenandoah Springs for Phase 3a
   Legal Notice Shenandoah Springs 3a.docx

4. 24-4-FP- Bond Consideration: Bond application for Shenandoah Springs for Phase 3a. Submitted by Morris and Ritchie
   PC24-08 Shenendoah Springs Phase 3A Bond.docx
   24-4-FP-ss phase 3a bond estimate.xlsx

5. 24-4-FP- Public Hearing - Development Agreement: Phase 3 of Shenandoah Springs submitted by Morris and Ritchie.
   Legal Notice Shenandoah Springs 3a 562024.docx

6. 24-4-FP- Consideration Development Agreement: Phase 3 of Shenandoah Springs. Submitted by Ritchie and Morris
   Shenandoah Springs Development Agreement Phase 3.docx
   PC24-09 Shen Springs Phase 3 Development Agreement.docx

7. 24-16-FP- Public Hearing - Final plat proposal for Ranson Heights Phase 4 Submitted by Ritchie and Morris
   Legal Notice Ranson Heights Phase 4 562024.docx

8. 24-16 FP-Consideration Plat application on behalf of DR Horton for Ranson Heights Phase 4, Lots 335-428, Submitted by Ritchie and Morris.
   24-16-phase 4 plat application - ranson heights - 2024 - 03 - 13.pdf
   24-16-FP-ranson heights section 4 plat 04-11-24 (1) (2).pdf

9. 24-16-FP - Public Hearing Development Agreement for Ranson Heights Phase 4. Submitted by Morris and Ritchie.
   PC24-11 Ranson Heights Phase 4 Development Agreement.docx
   Legal Notice Ranson Heights Phase 4 562024.docx

10. 24-16-FP- Consideration - Development Agreement for Phase 4 of Ranson Heights. Submitted by DR Horton
    Ranson Ranson Heights Development Agreement Phase 4 (1).docx

11. 24-16- FP- Public Hearing - Bond: for Ranson Heights Phase 4.
    Legal Notice Ranson Heights Phase 4 562024.docx

12. 24-16-FP-Consideration - Bond for Phase 4 of Ranson Heights. Submitted by Morris and Ritchie.
    PC24-10 Ranson Heights Phase 4 Bond.docx
    24-16-ranson heights phase 4 bond estimate 3-21-24.xlsx

13. 21-68-LDPP and 20-107-REZ- Integrity Federal Services for site Potomac Town Center.

    21-68-LDPP-2021-09-12_Potomac Towne Center_LDPP (1).pdf
    20-107-REZ-2021-03-08_ptc_zoning_addendum (1) (1).pdf
    3079-0110_Concept Plan-Rev4.23.pdf

14. 23-77-SP-Consideration for a site plan for current address 425 E 6th Avenue Ranson, WV. Submitted by Jespreet Kaur.
    23-77-SP-Signed Site Plan Application Form.pdf
    23-77-SP-240425 singh townhouses sp.pdf

IV. ADJOURMENT

AGENDA ITEM I.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: Approval of Minutes

AGENDA SECTION: APPROVAL OF MINUTES

SUBJECT:

ATTACHMENTS:

4222024.docx

PLANNING COMMISSION

~ AGENDA ~

SPECIAL MEETING

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

April 22, 2024 | 7:00 P.M. | Council Chamber

LIVE STREAMINGhttps://ransonwv.gov/your-government/agendas-and-minutes/

i. CALL TO ORDER
President Mike Anderson Call meeting to order 7:03 P.M.

Mike Anderson	Present
Douglas Davis	Absent
Andy Colandrea	Present
Jaydn Bound	Present
Jason Gore	Absent
Reiley Stanley	Present
Darla Armstrong	Present

II. APPROVAL OF MINUTES
Approved

III. COUNCIL BUSINESS

1. 24-8-FP-Public Hearing- Final plat proposal for Huntwell West Phase 1B located off North Mildred Street and Old Leetown Road, Ranson WV (Lots 116-222)

   President Mike Anderson Open the hearing. no Comments online, or in Council Chamber.
   President closed the Public Hearing.
   Votes 2-0

Mike Anderson	Abstain
Douglas Davis	Absent
Andy Colandrea	Motion
Jaydn Bound	Second
Jason Gore	Absent

DRAFT

2. 24-8-FP-Consideration - Applicant Morris and Richie Associates for F inal plat proposal for Huntwell West Phase 1B located off North Mildred Street and Old Leetown Road, Ranson WV (Lots 116-222)
   No Discussion

3. 24-8-FP- Public Hearing - Accepting the bond for Huntwell West Phase 1B located off North Mildred Street and Old Leetown Road, Ranson WV (Lots 116-222)
   President Mike Anderson Open the hearing. no Comments online, or in Council Chamber.
   President closed the Public Hearing.
   Votes 2-0

Mike Anderson	Abstain
Douglas Davis	Absent
Andy Colandrea	Motion
Jaydn Bound	Second
Jason Gore	Absent

4. 24-8-FP-Consideration - Applicant Richie Morris submitted application on A ccepting the bond for Phase 1B of Huntwell West.
   No Discussion

5. 24-13-LDPP - Public Hearing Bridgeforth Property Land Development Plan and Plat, application submitted by Morris and Richie
   President Mike Anderson Open the hearing. no Comments online, or in Council Chamber.
   President closed the Public Hearing.
   Votes 2-0

Mike Anderson	Abstain
Douglas Davis	Absent
Andy Colandrea	Second
Jaydn Bound	Motion
Jason Gore	Absent

6. 24-13-LDPP-Consideration - Applicant Morris and Richie Associates submitted application Land Development Plan and Plat for Bridgeforth Property

   No Discussion or Comments

DRAFT

7. 24-14-REZ Public Hearing - Morris and Richie Submitted application -Rezoning Bridgeforth - 1982 North Mildred Street, Ranson WV
President Mike Anderson Open the hearing. no Comments online, or in Council Chamber.
President closed the Public Hearing.
Votes 2-0

Mike Anderson	Abstain
Douglas Davis	Absent
Andy Colandrea	Second
Jaydn Bound	Motion
Jason Gore	Absent

8. 24-14-REZ Consideration- Applicant Richie & Morris submitted application Rezoning Bridgeforth 1982 North Mildred Street, Ranson WV,

No Discussion or Comments

iv. ADJOURNMENT:

The meeting was adjourned at 7:14 P.M. Next Planning meeting will be May 6, 2024 at 7:00 PM. Ranson City Council Chambers 312 South Mildred Street, Ranson, WV 25438.

_____
President, Mike Anderson

_____

_____
Board Member

DRAFT

AGENDA ITEM III.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: Presentation

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

Legal Notice Shenandoah Springs 3a.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Monday, May 6, 2024, at 7 pm at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Shenandoah Springs Phase 3A, accepting the bond for Shenandoah Springs Phase 3A, and a Development Agreement for Phase 3 of Shenandoah Springs. All persons are invited to attend and make comments about the proposed final plat.

Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to Friday, May 3, 2024, will be provided to the Planning Commission, and inserted into the official record.

Reiley Stanley
Dept. of Community Development

AGENDA ITEM III.2

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: Presentation

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

1. Review supporting documents
2. Commission discussion/questions for staff
3. Vote

ATTACHMENTS:

24-4-final plat application 3a.pdf
24-4-FP-shenandoah springs section 3a record plat 3-29-24 (1) (1).pdf

SMARTCODE FINAL PLAT APPLICATION

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

OFFICE USE ONLY
Application # _____

Date Received: _____ Fee: _____

Application Accepted By: _____ Payment Type: _____

Comments:

APPLICANT:
NAME: U.S. Home, LLC dba Lennar Corporation-Stuart Hagenlock

ADDRESS: 14280 Park Meadow Drive CITY/STATE Chantilly, VA ZIP: 20151

PHONE # 703-449-6538 FAX # _____ EMAIL stuart.hagenlock@lennar.com

PROPERTY OWNERS:
NAME: U.S. Home, LLC

ADDRESS: 14280 Park Meadow Drive CITY/STATE Chantilly, VA ZIP: 20151

PHONE # 703-449-6538 FAX # _____ EMAIL stuart.hagenlock@lennar.com

☐ **CHECK HERE IF LISTING ADDITIONAL OWNERS ON SEPARATE PAGE.**

ATTORNEY/AGENT (CHECK ONE IF APPLICABLE): ☐ **ATTORNEY** ☐ **AGENT**

NAME: _____

ADDRESS: _____ CITY/STATE _____ ZIP: _____

PHONE # _____ FAX # _____ EMAIL _____

SIGNATURES:
APPLICANT SIGNATURE: _____

PROPERTY OWNER SIGNATURE: _____

ATTORNEY / AGENT SIGNATURE: _____

PLEASE DIRECT CORRESPONDENCE TO: ☐ OWNER ☒ AGENT ☐ ATTORNEY

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

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

SMARTCODE FINAL PLAT APPLICATION

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

LOCATION AND PROPERTY INFORMATION

PROPERTY ADDRESS (FOR ZONING PURPOSES): Mountain Laurel Blvd

MAP AND PARCEL NUMBER(S) FOR CERTIFIED ADDRESS: 08-0008-0024

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

ZONING DISTRICT SC-NC TOTAL ACREAGE 12.64 ac

INSTRUCTIONS

- ❑ The final plat shall be legibly drawn in black or blue waterproof ink on permanent material acceptable to the recording authority of the state. The scale shall not be smaller than one inch equals 100 feet or alternate scale approved by the agent, and the size of the sheet shall be 18 X 24 inches, including a one and one-half inch margin for binding along the left edge. When more than one sheet is required, an index sheet of the same size shall be submitted showing the entire subdivision drawn to scale. The applicant shall submit, and the agent shall retain, the number of copies and all supporting documentation as required by the city.
- ❑ In addition, an electronic version of the approved plat, in formats acceptable to the city shall be submitted. At a minimum, one electronic version shall be changeable, such as CAD, and one electronic version shall be non-changeable, such as PDF.
- ❑ The final plat shall be accompanied by:
    - Copies of protective covenants in form for recording, including covenants governing the maintenance of undedicated public spaces or reservations.
    - Such other certificates, affidavits, endorsements, or agreements as may be required by the planning commission.
    - Certification that the applicant has installed all improvements in accord with the conditions of the planning commission and this article or a surety bond has been submitted and accepted and public improvement agreement to complete the construction of all improvements required by this article and in accordance with division 6.
    - Approvals from all affected state and federal agencies including, but not limited to:
        - State department of health;
        - State department of environmental protection for erosion and sediment control and groundwater protection and underground injection control plan;
        - Potomac Edison;
        - Jefferson County office of emergency services—Addressing office for 911 road naming;
        - Corps of engineers; and
        - Others as required by the City Manager or his designee or the planning commission.

APPLICATION CONTINUED ON NEXT PAGE

SMARTCODE FINAL PLAT APPLICATION

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

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

- ❑ All plat boundaries and property corners shall be tied to state plane coordinates or shall be referenced to magnetic meridian and show declination from true north. If the subdivision is referenced to the state grid, northing and easting coordinates shall be shown for a minimum of three key boundary points. The plat will specify the average grid factor and distances shall be reflected as geodetic.
- ❑ The name of the subdivision and plat title for referencing when recording and the tax map and parcel number of all the tracts shown on the plat.
- ❑ The district or municipality, county and state where the property is located.
- ❑ Names and location of adjoining subdivisions, and location and ownership names of adjoining unsubdivided property. The plat shall also contain the current conveyance reference for the adjoining landowners.
- ❑ The evidence of possession on or near the property line.
- ❑ General location information shall be provided. The name and location of any creeks, rivers or roads near the property and any other identifiable landmarks shall be noted to locate the property. The plat shall include ties to significant objects.
- ❑ Grid North or true and magnetic north reference with declination, graphic scale and date of survey;
- ❑ The name, address, and signature of the current or past owner of the land and the current conveyance reference for the subject property;
- ❑ The name, address, signature, and seal of the registered professional land surveyor responsible for the preparation of the plat, and certification that the plat represents a survey made by that individual and that all monuments shown thereon actually exist, and that their location, size, and material are correctly shown.
- ❑ The measured length and direction of each boundary line by distance, bearing and quadrant. All boundary lines shall be described with lengths to hundredths of a foot and bearings to the nearest second. The error of closure for the property boundary shall be 1:15,000. The plat shall identify any overlaps and gaps in record lines, former deed or grant lines as needed.
- ❑ Description of the accurate location and material of all permanent existing and proposed reference monuments including whether the monuments were found or set. All corners shall contain markers.
- ❑ The exact layout for the subdivision, including:
  - All plats shall include a metes and bounds description with a description of the point of beginning street and alley lines, their names, bearings, angles of intersections and widths, including widths along the line of any obliquely intersecting street.
  - A table that indicates the dimensions of all arcs, radii, points of curvature, and tangent bearings.
  - All easements or right-of-ways, when provided for or owned by public utilities, with the limitation of the easement right definitely stated on the final plat.
  - All lot lines shall be described with lengths to hundredths of a foot and bearings to the nearest second.
  - The area, acreage or square footage of the subdivided and residue property.
- ❑ The subdivision name, lots, blocks and plat reference. Lots numbered in numerical order, and blocks lettered in alphabetical order throughout the entire subdivision. Numbers will be contained within circles, and block letters will be contained within squares.
- ❑ Building setback lines, the minimum as fixed by the zoning ordinance, any other set back lines established by public authority, and those stipulated in any deed restrictions.
- ❑ Accurate outlines of any areas to be reserved for common use in the subdivision or for general public use with purposes indicated thereon. The outlined area of the property and all significant parts, including streets, alleys and non-lotted areas of a subdivision shall be identified;
- ❑ A written offer of dedication of streets and other public property.
- ❑ The final plat shall provide a space for an owner's (individual or corporation) certification and dedication, surveyor's certificate, and planning commission approval.

1. THE PROPERTIES SHOWN HEREON ARE LOCATED ON TAX MAP 9 PARCEL 8 AND ARE CURRENTLY ZONED SC–NC.

2. THE PROPERTIES DELINEATED HEREON ARE IN THE NAME OF U.S. HOMES CORPORATION. AT DEED BOOK 1266 PAGE 423, AMONG THE LAND RECORDS OF JEFFERSON COUNTY, WEST VIRGINIA.

3. PROPERTY OWNER'S ADDRESS: 14280 PARK MEADOW DRIVE CHANTILLY, VA 20151.

4. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON EXISTING LAND RECORDS AND SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. IN APRIL 2021. NORTH MERIDIAN INFORMATION AS SHOWN HEREON IS REFERENCED TO THE WEST VIRGINIA STATE GRID, NORTH ZONE AND WAS ESTABLISHED BY GPS METHODS. COMBINED SCALE FACTOR 0.99993710.

5. THE ERROR OF CLOSURE FOR THE EXTERIOR BOUNDARY IS 1 IN 4025373.7 FEET.

6. THIS PLAT HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT.

7. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X – AREAS DETERMINED TO BE OUTSIDE THE 500–YEAR FLOODPLAIN. THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 54037C0137E, DATED DECEMBER 18, 2009.

8. THE DEVELOPER, IN SIGNING THIS PLAT, AGREES TO ABIDE BY ALL CONDITIONS TERMS AND SPECIFICATIONS PROVIDED HEREON; AND TO COMPLETE ALL THE IMPROVEMENTS REQUIRED BY THE PRELIMINARY PLAT.

9. PROPERTY CORNERS ARE TO BE SET USING $\frac{5}{8}$" REBAR WITH I.D. CAPS. ALL OTHER CORNERS ARE AS NOTED. CORNER MARKERS TO BE IN PLACE PRIOR TO CONVEYANCE OF INDIVIDUAL LOTS.

10. THE WVDOH ENTRANCE PERMIT NUMBER IS 5–03–0256

11. ALL WATERLINE EASEMENTS SHALL BE DEDICATED TO JEFFERSON UTILITIES.

12. ALL SANITARY SEWER EASEMENTS SHALL BE DEDICATED TO CHARLES TOWN UTILITY BOARD.

13. THE CURRENT SETBACKS SHOWN HEREIN ARE BASED ON THE CURRENT ZONING ORDINANCE AND ARE SUBJECT TO CHANGE BASED ON FUTURE ZONING CHANGES.

YARD REQUIREMENTS:	T3	T4
FRONT:	20' MIN., 30' MAX.	18' MAX.
SIDE:	8 FT. MIN. TOTAL	0' or 6' MIN. TOTAL
REAR:	24' MIN.	3' MIN.

OWNER'S CERTIFICATION AND DEDICATION

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

THE SUBDIVISION SHOWN HEREON IS SUBJECT TO A DEVELOPERS AGREEMENT DATED __ AND RECORDED AMONG THE LAND RECORDS OF JEFFERSON COUNTY IN BOOK 1263, PAGE 33 AND ALL APPROVED LAND DEVELOPMENT PLANS AND CONSTRUCTION DRAWINGS APPROVED BY THE CITY OF RANSON.

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

OWNER

DATE

SURVEYOR'S CERTIFICATE

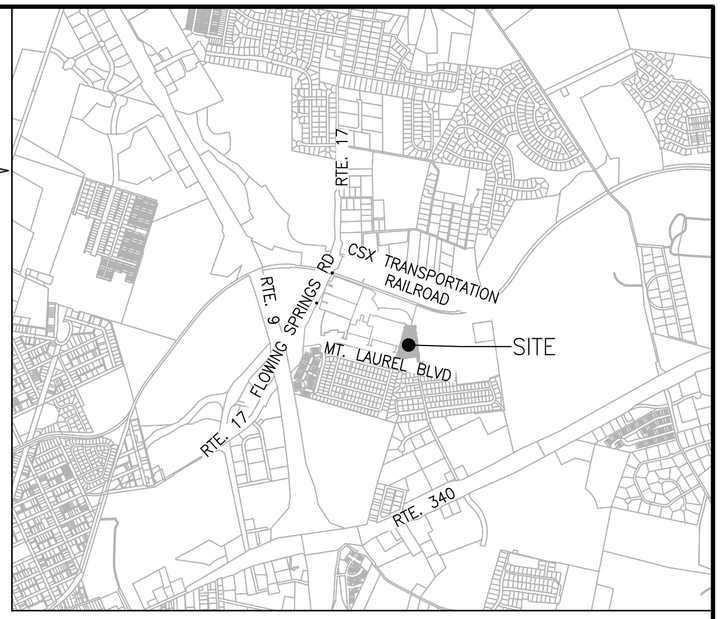
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY DEED DATED AND RECORDED IN THE LAND RECORDS OF JEFFERSON COUNTY, WV AT PAGE 1266, BOOK 33, AND THAT THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES OF THE CITY OF RANSON AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPILED WITH.

JON K. ERICKSON PS #2302

DATE

AREA TABULATION	
EXISTING SECTION 2	26.5956 AC.(1,158,504 SF)
LOTS 228–258	3.1724 AC.(138,191 SF)
PARCEL A	40.3672 AC.(1,758,395 SF)
RIGHT–OF–WAY	1.7922 AC.(78,068 SF)
TOTAL	71.9274 AC. (3,133,158 SF)

NORTH NAD83



VICINITY MAP
SCALE: 1" = 2000'

PLANNING COMMISSION APPROVAL

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

PLANNING COMMISSION PRESIDENT

DATE

OWNER/DEVELOPER'S STATEMENT OF ACCEPTANCE

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

OWNER/DEVELOPER: DATE
U.S. HOMES, LLC
14280 PARK MEADOW DR, CHANTILLY VA, 20151
(703)–449–6500

LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- PROP.R/W LINE
- PROP.PROPERTY LINE
- PROP.EASEMENT LINE
- IPF IRON PIN TO FOUND
- IRON PIN TO BE SET
- EX. EASEMENT
- EX. R/W LINE

RECORD PLAT

SHENANDOAH SPRINGS 3A

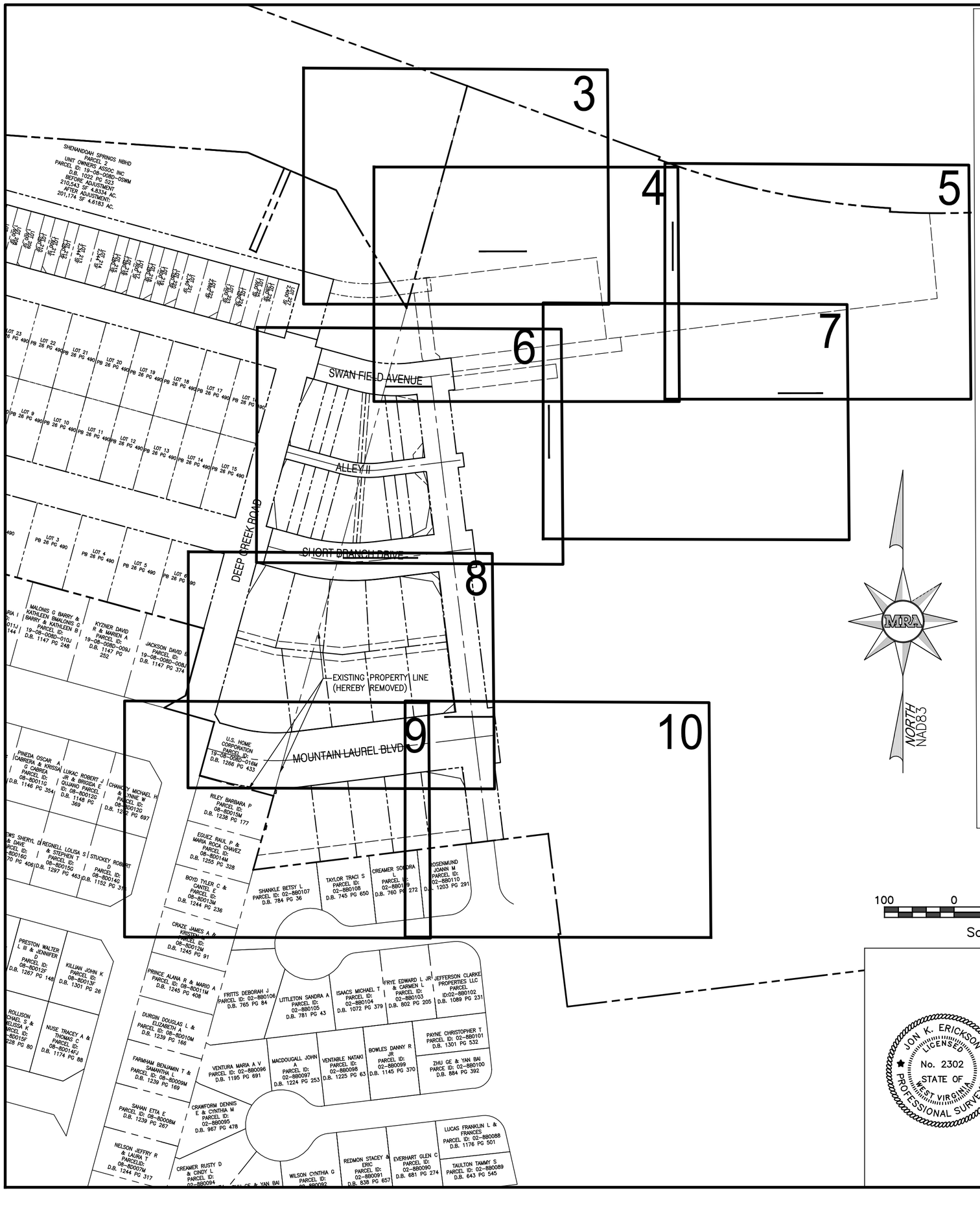
DB 1266 PG 423
DISTRICT: 08, MAP: 008D, PARCEL
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

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

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

Copyright 2023 Morris & Ritchie Associates, Inc.

DATE	REVISIONS	JOB NO.: 21163
		SCALE: N/A
		DATE: 01/11/24
		DRAWN BY: CRC
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 1 OF 10



LINE TABLE		
LINE #	LENGTH	DIRECTION
L–1	4.11	N 83° 01' 55" E
L–2	4.04	N 66° 26' 36" W
L–3	4.04	S 83° 02' 42" E
L–4	14.14	N 29° 44' 41" W
L–5	25.72	N 74° 44' 42" W
L–6	8.92	S 83° 01' 55" W
L–7	9.00	N 83° 01' 55" E
L–8	20.00	S 06° 58' 05" E
L–9	9.00	N 83° 01' 55" E
L–10	9.00	N 83° 01' 55" E
L–11	9.00	S 83° 01' 55" W
L–12	9.00	N 83° 01' 55" E
L–13	8.92	S 83° 01' 55" W
L–14	4.11	N 29° 27' 32" W
L–15	7.53	S 51° 57' 32" E
L–16	4.14	S 06° 58' 29" E
L–17	20.00	S 06° 57' 36" E
L–18	32.13	S 77° 22' 51" E
L–19	22.21	N 39° 20' 16" E
L–20	5.97	N 06° 56' 51" W
L–21	23.43	N 46° 45' 44" W
L–22	14.35	N 38° 01' 02" E
L–23	14.35	N 51° 58' 05" W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C–1	86.50'	223.00'	22.22°	S 85° 51' 22" E	85.96'
C–2	54.30'	140.00'	22.22°	S 85° 51' 22" E	53.96'
C–3	62.06'	160.00'	22.22°	S 85° 51' 22" E	61.67'
C–4	105.89'	273.00'	22.22°	S 85° 51' 22" E	105.23'
C–5	123.62'	327.00'	21.66°	S 86° 08' 44" E	122.88'
C–6	79.34'	210.00'	21.65°	S 85° 34' 04" E	78.86'
C–7	17.19'	223.00'	4.42°	S 76° 57' 09" E	17.19'
C–8	27.09'	223.00'	6.96°	S 82° 38' 26" E	27.07'
C–9	16.19'	223.00'	4.16°	S 88° 12' 02" E	16.19'
C–10	26.03'	223.00'	6.69°	N 86° 22' 32" E	26.01'
C–11	25.93'	140.00'	10.61°	S 80° 03' 02" E	25.90'
C–12	28.37'	140.00'	11.61°	N 88° 50' 15" E	28.32'
C–13	31.68'	160.00'	11.35°	S 80° 28' 15" E	31.63'
C–14	30.23'	160.00'	10.82°	N 88° 26' 39" E	30.18'
C–15	4.04'	14.00'	16.54°	N 88° 38' 27" W	4.03'
C–16	11.63'	273.00'	2.44°	S 75° 57' 52" E	11.63'
C–17	16.04'	273.00'	3.37°	S 78° 52' 06" E	16.04'
C–18	50.33'	273.00'	10.56°	S 85° 50' 01" E	50.26'
C–19	27.89'	273.00'	5.85°	N 85° 57' 30" E	27.87'
C–20	51.37'	327.00'	9.00°	S 79° 48' 32" E	51.32'
C–21	50.63'	327.00'	8.87°	S 88° 44' 41" E	50.58'
C–22	21.62'	327.00'	3.79°	N 84° 55' 34" E	21.61'
C–23	30.90'	210.00'	8.43°	S 78° 57' 40" E	30.88'
C–24	48.43'	210.00'	13.21°	S 89° 47' 02" E	48.32'
C–25	35.27'	290.00'	6.97°	N 86° 30' 57" E	35.24'
C–26	68.65'	177.00'	22.22°	S 85° 51' 22" E	68.22'
C–27	77.21'	290.00'	15.26°	S 82° 22' 22" E	76.99'
C–28	341.05'	1165.92'	16.76°	S 78° 07' 20" E	339.84'
C–29	204.36'	1170.92'	10.00°	N 88° 29' 52" E	204.10'

100 0 100 200 300

Scale 1" = 100'

RECORD PLAT

SHENANDOAH SPRINGS 3A

D.B 1266 PG. 423
DISTRICT: 08, MAP: 008D, PARCEL
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

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

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 EAST HIRST ROAD, SUITE 106
PURCELLVILLE, VIRGINIA 20132
PHONE: (703)-994-4047
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		DATE: 01/11/24
		DRAWN BY: CRC
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 2 OF 10

S 69° 46' 11" E 902.47'

S 69° 44' 32" E 295.09'

PR SWM EASEMENT

EXISTING PROPERTY LINE
(HEREBY REMOVED)

PARCEL A
1,758,345 SF
40.37 AC

S 15° 08' 14" W 288.52'

PR. SWM EASEMENT

NORTH
NAD83

20 0 20 40 60

Scale 1" = 20'

EX. 20' UTILITY ESMT
PB: 21 PG: 91

N 83° 02' 28" E 263.22'

PR 20' UTILITY EASEMENT

MATCHLINE SHEET 4

RECORD PLAT
SHENANDOAH SPRINGS 3A
D.B 1266 PG. 423
DISTRICT: 08, MAP: 008D, PARCEL
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

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		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 3 OF 10

EXISTING PROPERTY LINE
(HEREBY REMOVED)

PARCEL A
1,758,395 SF
40.37 AC

S 15° 08' 14" W 288.52'

PR. SWM EASEMENT

MATCHLINE SHEET 3

EX. 20' UTILITY ESMT
PB: 21 PG: 91

N 83° 02' 28" E 263.22'

PR 20' UTILITY EASEMENT

N 06° 57' 28" W 95.22'

S 06° 57' 32" E 109.42'

PR 20' UTILITY EASEMENT

EXISTING PROPERTY LINE
(HEREBY REMOVED)

PARCEL A
1,758,395 SF
40.37 AC

L-15 L-19

L-7

C-26

N 83° 01' 55" E 54.03'

N 83° 01' 52" E 225.19'

PR 20' ACCESS
EASEMENT

S 06° 58' 05" E 46.00'

S 83° 01' 52" W 245.19'

N 83° 02' 24" E 151.54'

PR 20' UTILITY
EASEMENT

S 83° 02' 24" W 151.54'

L-6

MATCHLINE SHEET 6

C-1 (TOTAL)

C-8

C-9

N 74° 04' 43" W 1.97'

L-1

C-10

L-18

PR SITE DISTANCE
EASEMENT

S 25° 16' 58" E 2.43'

PR 20' UTILITY
EASEMENT

S 06° 58' 05" E 117.96'

PR 20' ACCESS
EASEMENT

N 83° 01' 52" E 225.19'

MATCHLINE SHEET 5

NORTH
NAD83

20 0 20 40 60

Scale 1" = 20'

RECORD PLAT

SHENANDOAH SPRINGS 3A

D.B 1266 PG. 423
DISTRICT: 08, MAP: 008D, PARCEL
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

JON K. ERICKSON
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		SHEET: 4 OF 10

C-28

S 03° 29' 52" W 5.00'

C-29

NORTH
NAD83

MATCHLINE SHEET 4

PR. SWM EASEMENT

S 05° 14' 05" E 123.15'

S 83° 01' 52" W 479.02'

S 83° 01' 52" W 479.02'

PARCEL A
1,758,345 SF
40.37 AC

20 0 20 40 60

Scale 1" = 20'

MATCHLINE SHEET 7

RECORD PLAT

SHENANDOAH SPRINGS 3A

D.B 1266 PG. 423
DISTRICT: 08, MAP: 008D, PARCEL
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

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		SHEET: 5 OF 10

EXISTING PROPERTY LINE (HEREBY REMOVED)

PR 20' UTILITY EASEMENT

PARCEL A
1,758,345 SF
40.37 AC

S 74° 44' 39" E 60.83'

C-26

L-15

L-16

N 83° 01' 55" E 59.03'

N 83° 01' 52" E 225.19'

PR 20' ACCESS EASEMENT

S 83° 01' 52" W 245.19'

N 83° 02' 24" E 151.54'

PR 20' UTILITY EASEMENT

S 83° 02' 24" W 151.54'

L-17

NORTH NAD83

S 06° 58' 05" E 46.00'

L-6

N 15° 18' 57" E 46.00'

SWAN FIELD AVENUE
(46' RIGHT-OF-WAY)

MATCHLINE SHEET 4

10.0'

30.00'

S 74° 44' 39" E 70.83' (TOTAL)

16.00'

16.00'

8.83'

C-7

C-8

C-1 (TOTAL)

C-9

C-10

N 74° 04' 43" W 1.97'

L-1

PR SITE DISTANCE EASEMENT

S 25° 16' 58" E 2.43'

L-18

PR 20' UTILITY EASEMENT

S 27° 16' 00" W 44.78'

10' SETBACK (TYP)

18' SETBACK (TYP)

PR 10' ACCESS & UTILITY EASEMENT

N 15° 15' 21" E 100.42'

DEEP CREEK ROAD
(46' RIGHT-OF-WAY)

LOT 228
3,209 SF 0.07 AC

LOT 229
1,616 SF 0.04 AC

LOT 230
1,616 SF 0.04 AC

LOT 231
3,651 SF 0.08 AC

LOT 232
3,516 SF 0.08 AC

LOT 233
1,506 SF 0.06 AC

LOT 234
2,765 SF 0.06 AC

101.00'

101.00'

101.00'

12' SETBACK (TYP)

101.70'

N 04° 40' 03" E 101.91'

101.91'

45.48'

43.02'

S 06° 58' 05" E 41.50'

ROCKY RUN DRIVE
(46' RIGHT-OF-WAY)

S 06° 58' 05" E 41.50'

PR UTILITY EASEMENT

PR SITE DISTANCE EASEMENT

L-19

L-20

N 03° 10' 20" E 17.09'

L-7

L-8

L-9

L-2

26.00'

3' SETBACK (TYP)

16.00'

16.00'

N 74° 44' 39" W 71.85' (TOTAL)

19.85'

C-11

C-12

C-2 (TOTAL)

17.43'

16.00'

S 83° 01' 55" W 63.50' (TOTAL)

L-3

ALLEY 11
(20' RIGHT-OF-WAY)

26.00'

S 74° 44' 39" E 71.85' (TOTAL)

16.00'

20.00'

15.85'

C-13

C-3 (TOTAL)

C-14

7.44'

N 83° 01' 55" E 59.45' (TOTAL)

16.00'

16.00'

26.02'

C-15

PR SITE DISTANCE EASEMENT

S 19° 15' 19" E 20.27'

L-21

PR 10' ACCESS & UTILITY EASEMENT

PR 20' UTILITY EASEMENT

N 06° 58' 30" W 64.79'

S 06° 58' 30" E 90.92'

S 06° 58' 05" E 91.50'

N. 15° 15' 21" E 100.42'

N 04° 55' 52" W 44.90'

PR SITE DISTANCE EASEMENT

LOT 235
3,029 SF 0.07 AC

LOT 236
1,616 SF 0.04 AC

LOT 237
2,019 SF 0.05 AC

LOT 238
1,604 SF 0.04 AC

LOT 239
3,972 SF 0.09 AC

LOT 240
3,971 SF 0.09 AC

LOT 241
1,464 SF 0.03 AC

LOT 242
1,464 SF 0.03 AC

LOT 243
2,744 SF 0.06 AC

101.00'

100.75'

99.60'

95.25'

94.78'

S 04° 24' 03" W 94.78'

91.50'

91.50'

91.50'

30.00'

N 74° 44' 39" W 54.37' (TOTAL)

16.00'

8.37'

C-16

C-17

C-18

C-4 (TOTAL)

C-19

22.34'

S 83° 01' 55" W 84.34' (TOTAL)

16.00'

16.00'

30.00'

N 09° 40' 03" E 36.25'

PR SITE DISTANCE EASEMENT

S 62° 35' 44" W 29.99'

L-22

20 0 20 40 60

Scale 1" = 20'

MATCHLINE SHEET 8

MATCHLINE SHEET 7

RECORD PLAT

SHENANDOAH SPRINGS 3A

D.B 1266 PG. 423
DISTRICT: 08, MAP: 008D, PARCEL
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

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

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		SHEET: 6 OF 10

S 06° 59' 05" E 117.46'

PR 20' ACCESS EASEMENT

S 83° 01' 52" W 479.02'

S 83° 01' 52" W 479.02'

N 83° 01' 52" E 225.19'

L-17

PARCEL A
1,758,395 SF
40.37 AC

NORTH
NAD83

MATCHLINE SHEET 5

MATCHLINE SHEET 6

20 0 20 40 60

Scale 1" = 20'

RECORD PLAT

SHENANDOAH SPRINGS 3A

D.B 1266 PG. 423
DISTRICT: 08, MAP: 008D, PARCEL
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

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		SHEET: 7 OF 10

MATCHLINE SHEET 6

SHORT BRANCH ROAD
(54' RIGHT-OF-WAY)

DEEP CREEK ROAD
(46' RIGHT-OF-WAY)

ROCKY RUN DRIVE
(46' RIGHT-OF-WAY)

S 74° 45' 36" E 57.54'

S 31° 25' 54" W 51.36'

PR SITE DISTANCE EASEMENT

C-20 C-5 C-21 C-22

N 83° 01' 55" E 84.35' (TOTAL)

N 83° 01' 55" E 55.95'

N 83° 01' 55" E 28.40'

L-23

PR 20' UTILITY EASEMENT

N 81° 00' 09" W 46.78'

PR SITE DISTANCE EASEMENT

S 29° 51' 03" E 26.08'

L-11

54.00'

N 15° 15' 21" E 111.10'

25' SETBACK (TYP)

12' SETBACK (TYP)

8' SETBACK (TYP)

24' SETBACK (TYP)

N 14° 41' 30" E 111.12'

LOT 244
6,460 SF
0.15 AC

LOT 245
6,434 SF
0.15 AC

LOT 246
6,174 SF
0.14 AC

LOT 247
5,426 SF
0.12 AC

LOT 248
5,684 SF
0.13 AC

S 05° 41' 27" W 105.81'

N 03° 10' 49" W 102.44'

N 00° 58' 05" W 101.50'

12' SETBACK (TYP)

S 06° 58' 05" E 101.50'

N 06° 46' 33" W 50.14'

S 74° 44' 39" E 57.86'

S 84° 14' 39" E 94.81'

PR 20' ACCESS AND UTILITY EASEMENT

N 83° 01' 55" E 150.57'

N 74° 44' 39" W 58.69'

N 74° 44' 39" W 54.52'

8.91'

68.54'

N 84° 14' 39" W 96.76' (TOTAL)

54.63'

28.21'

38.96'

32.31'

6.64'

56.77'

52.36'

N 83° 01' 55" E

4.41'

151.72' (TOTAL)

56.00'

60.41'

N 84° 14' 39" W 98.70'

S 83° 01' 55" W 151.64'

PR 20' UTILITY EASEMENT

S 06° 58' 05" E 203.00'

S 06° 58' 05" E 101.50'

N 06° 47' 39" W 101.48'

N 15° 15' 21" E 115.20'

120.84'

107.11'

101.50'

101.50'

S 44° 03' 06" W 20.13'

LOT 249
11,261 SF
0.26 AC

LOT 250
6,647 SF
0.15 AC

LOT 251
6,159 SF
0.14 AC

LOT 252
5,984 SF
0.14 AC

LOT 253
6,132 SF
0.14 AC

L-12

60.39'

MATCHLINE SHEET 10

S 74° 07' 21" E 75.00'

L-4

L-5

C-23

C-24

C-6 (TOTAL)

56.05'

59.83'

S 83° 02' 05" W 237.41' (TOTAL)

59.00'

N 15° 15' 24" E 79.19'

MATCHLINE SHEET 9

EXISTING PROPERTY LINE
(HEREBY REMOVED)

U.S. HOME CORPORATION
PARCEL ID: 19-08-008D-016M
D.B. 1266 PG 433

MOUNTAIN LAUREL BLVD
(80' RIGHT-OF-WAY)

ROW DEDICATED IN SECTION 1A
PB 26 PG 490

N 74° 44' 42" W 33.72'

S 74° 44' 42" E 110.00'

53.00'

15.96'

20 0 20 40 60

Scale 1" = 20'

NORTH
NAD83

RECORD PLAT

SHENANDOAH SPRINGS 3A

D.B 1266 PG. 423
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CITY OF RANSON
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		REVIEW BY: JKE
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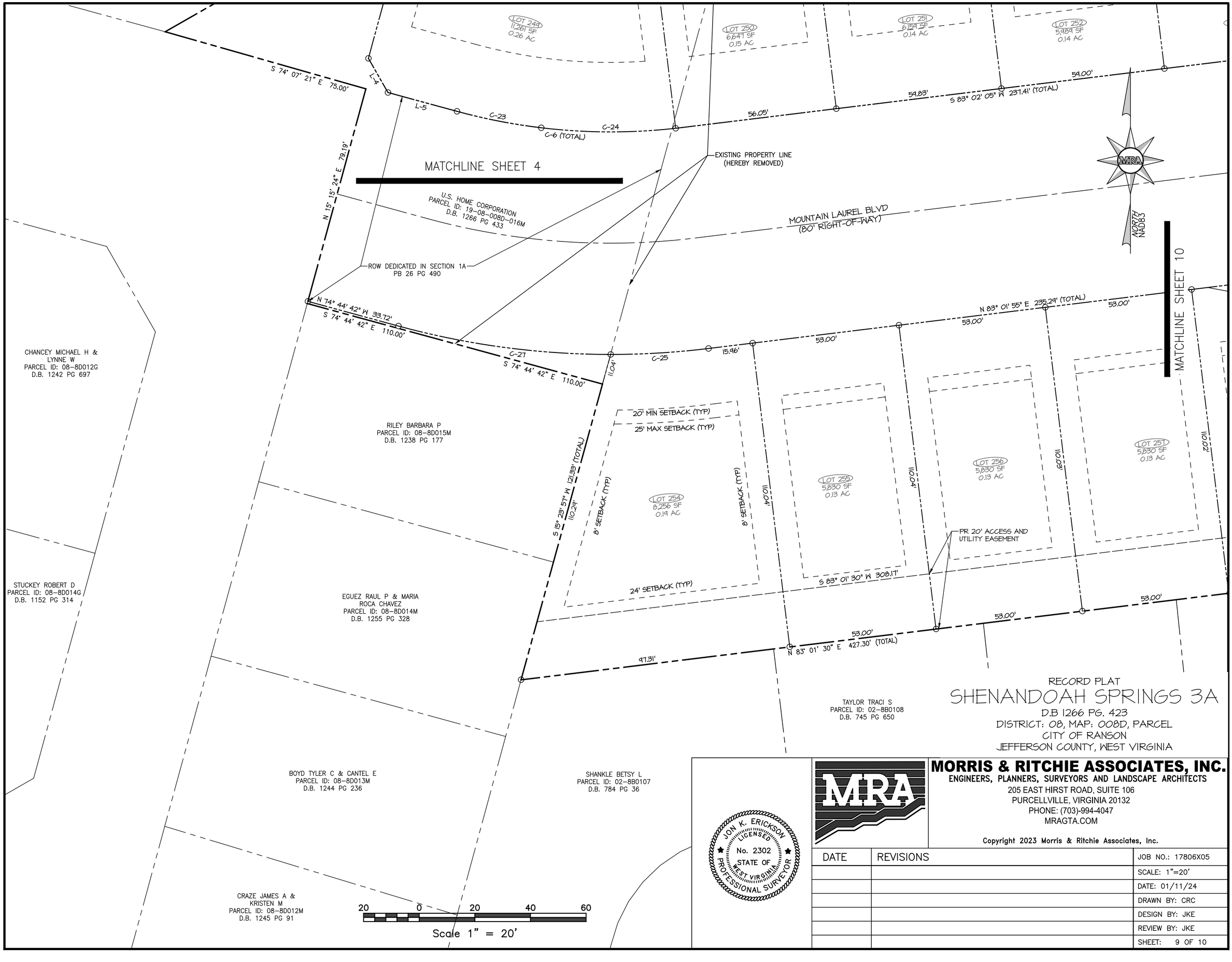

RECORD PLAT

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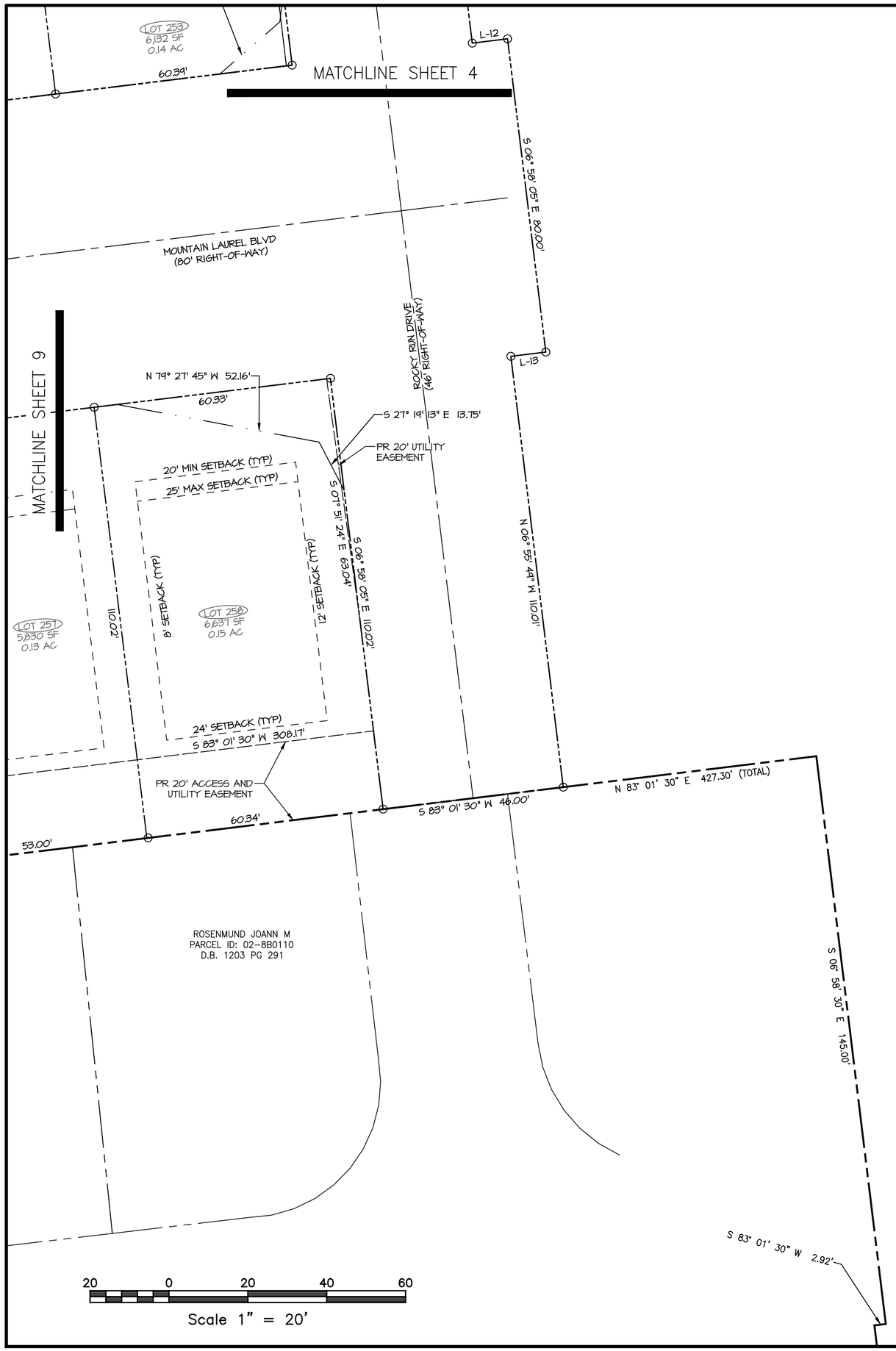

RECORD PLAT

SHENANDOAH SPRINGS 3A

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		SHEET: 10 OF 10

AGENDA ITEM III.3

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: Presentation

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

Legal Notice Shenandoah Springs 3a.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Monday, May 6, 2024, at 7 pm at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Shenandoah Springs Phase 3A, accepting the bond for Shenandoah Springs Phase 3A, and a Development Agreement for Phase 3 of Shenandoah Springs. All persons are invited to attend and make comments about the proposed final plat.

Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to Friday, May 3, 2024, will be provided to the Planning Commission, and inserted into the official record.

Reiley Stanley
Dept. of Community Development

AGENDA ITEM III.4

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: Presentation

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

1. Review supporting documents
2. Commission discussion/questions for staff
3. Vote

ATTACHMENTS:

PC24-08 Shenendoah Springs Phase 3A Bond.docx
24-4-FP-ss phase 3a bond estimate.xlsx

Resolution #: PC-24-08

A Resolution of the Planning Commission of the City of Ranson to Accept the Guarantee Surety (Bond) for the Required Physical Improvements for a Subdivision Shenandoah Springs Phase 3A

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

Section 1. The Planning Commission accepts the Corporate Surety in lieu of completion of required on-site improvements as described in 16-82, and as outlined in the revised development agreement presented May 6, 2024 to the Planning Commission, for Phase 3A of the subdivision.

Section 2. The approved bonded amount will be held in the amount of $3,958,757.32.

Section 3. This Resolution and a copy of the surety policy is hereby directed to be forwarded to the City Clerk for communication to the Ranson City Council and for recording within the land records of the Jefferson County Clerk.

Signed and approved this 6th day of May 2024.

_____
Mike Anderson, President

ATTEST:

_____
Planning Commission Member

AFFIX CITY SEAL

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

Project Name: Shenandoah Springs ____ Date: 4/29/2024

Section: Phase 3A ____ C.O.R. File No. _____

Bond Amount Approved: $ _____

By: _____ **Date:** _____

Official Use Do Not Write In This Box

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
1.1	**Erosion & Sediment Control**				
1	Stabilized Construction Entrance	EA	$ 2,475.00	1	$ 2,475.00
2	Silt Fence - Standard	LF	$ 4.40	1471	$ 6,472.40
3	Silt Fence - Super	LF	$ 18.15	781	$ 14,175.15
4	Earth Dike Construction (1)	LF	$ 3.96	393	$ 1,556.28
5	Inlet Protection Device	EA	$ 388.14	23	$ 8,927.11
6	Outlet Protection Device	EA	$ 385.00	1	$ 385.00
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		$ -
12	Grass Waterway/Drainage Swale	LF	$ 11.99	0	$ -
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.10	544,641	$ 53,919.46
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.12	487,528	$ 58,990.89
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	12.66	$ 92,956.05
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	$ -
10	Removal of Structures/Buildings	EA	$ -	0	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
1.3	**Earthwork**				
1	Strip Topsoil	CY	$ 4.13	6740	$ 27,802.50
2	Common Excavation	CY	$ 25.01	3915	$ 97,929.81
3	Borrow Material - On Site	CY	$ 22.34	33867	$ 756,622.65
4	Borrow Material - Imported from Off Site	CY	$ 40.26		$ -
5	Rock Excavation	CY	$ 99.00		$ -
6	Furnish Topsoil	CY	$ 52.76		$ -
2.1	**Paved Surface Construction**				
1	Subgrade	CY	$ 73.37	607	$ 44,535.59
2	Fabric for Subgrade Stabilization	SY	$ 3.19		$ -
3	Aggregate Base Course	CY	$ 97.30	814	$ 79,198.13
4	Open Graded Free Draining Base Course	CY	$ 120.89		$ -
5	Free Draining Base Trench	LF	$ 12.08		$ -
6	Outlet Pipe	LF	$ 39.75		$ -
7	Bituminous Asphalt Tack Coat	SY	$ 0.51		$ -
8	Superpave Asphalt Base Course - Type 25	TN	$ 93.50		$ -
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70	595	$ 63,486.50
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70	297	$ 34,956.90
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	270	$ 28,099.17
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50	0	$ -
16	Concrete Curb & Gutter	LF	$ 66.00	4349	$ 287,034.00
17	Concrete Curb Only	LF	$ 55.00	3267	$ 179,685.00
18	Bituminous Asphalt Walkway	SF	$ 14.85	0	$ -
19	Concrete Sidewalk	SY	$ 97.13	1442	$ 140,061.46
20	Bed Course Material (for sidewalk)	CY	$ 88.57	0	$ -
21	Concrete Curb Ramp	EA	$ 2,750.00	27	$ 74,250.00
22	Detectable Warning Surface	EA	$ 486.72	27	$ 13,141.36
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	810	$ 12,028.50
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	127	$ 3,143.25
44	Handicapped Parking Symbol	EA	$ 341.17	0	$ -
45	0.08 in Flat Sheet Sign	SF	$ 49.50	13	$ 659.34

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
46	City standard sign post	LF	$ 27.50	96	$ 2,640.00
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 467.50	8	$ 3,740.00
48	Guard Rail - Steel Beam & Posts	LF	$ 20.16	0	$ -
49	Fence - Chain Link 6' High	LF	$ 45.24	0	$ -
50	Fence - Wood 3-Rail	LF	$ 33.00	0	$ -
51	Fence - Decorative Iron, 42" High	LF	$ 82.50	0	$ -
52	Pedestrian/Bicycle Barrier Railing - Wood - 42" high	LF	$ 57.20	0	$ -
53	Lights - Street and Parking Lot (light fixture, pole, foundation, & wiring)	EA	$ 13,200.00	9	$ 118,800.00
54	Bollards (wood or steel)	EA	$ 495.00	0	$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	$ -	0	0

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
3.1	**Landscaping**				
1	Transplanting Trees (6' or less)	EA	$ 148.50	0	$ -
2	Transplanting Shrubs	EA	$ 126.50	0	$ -
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 165.00	0	$ -
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 412.50	0	$ -
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 550.00	11	$ 6,050.00
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 330.00	31	$ 10,230.00
7	Plant Ground Cover	EA	$ 7.70	0	$ -
8	Plant Wetlands or Bioretention Vegetation	EA	$ 27.50	0	$ -
9	Plant Screen Trees	EA	$ 165.00	0	$ -
10	Plant Street/Shade Trees	EA	$ 550.00	0	$ -
11	Mulching (wood landscape mulch in place)	CY	$ 89.10	0	$ -
4.1	**Sanitary Sewer System**				
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 121.00	0	$ -
2	6" PVC Schedule 80 Pipe	LF	$ 168.76	0	$ -
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	1146	$ 125,429.70
4	10" PVC Schedule 80 Pipe	LF	$ 121.55	0	$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	8	$ 53,397.43
6	Grease Trap	EA	$ 6,875.00	0	$ -
7	4" Service Lateral	LF	$ 68.31	692	$ 47,270.52
8	Sanitary Sewer Pump Station (sewage pump)	EA	$ 25,000.00	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	401	$ 47,219.76
2	1" Copper Service Line	LF	$ 193.60	304	$ 58,854.40
3	2" Copper Service Line	LF	$ 39.60	0	$ -
4	4" Ductile Iron Pipe	LF	$ 57.20	0	$ -
5	6" Ductile Iron Pipe	LF	$ 74.80	0	$ -
6	8" Ductile Iron Pipe	LF	$ 92.40	529	$ 48,879.60
7	10" Ductile Iron Pipe	LF	$ 104.50	0	$ -
8	12" Ductile Iron Pipe	LF	$ 115.50	504	$ 58,212.00
9	Fire Hydrant with 6" line	EA	$ 5,513.77	1	$ 5,513.77
10	4" Gate Valve & Box	EA	$ 1,225.13	0	$ -
11	6" Gate Valve & Box	EA	$ 1,954.65	1	$ 1,954.65
12	8" Gate Valve & Box	EA	$ 1,617.98	0	$ -
13	10" Gate Valve & Box	EA	$ 2,420.00	0	$ -
14	12" Gate Valve & Box	EA	$ 4,271.09	14	$ 59,795.27
15	Pressure Reducing Valve & Vault	EA	$ -	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	3740	$ 93,552.36
2	Excavation - Core Trench	CY	$ 25.01	422	$ 10,555.91
3	Embankment Construction - On-Site Material	CY	$ 22.34	3400	$ 75,959.40
4	Embankment Construction - Imported Material	CY	$ 40.26		$ -
5	Impervious Core	SF	$ 1.98	2850	$ 5,643.00
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,300.59		$ -
7	Corrugated Metal Pipe Control Structure	EA	$ 6,456.24		$ -
8	Dewatering Pipes or Structures	EA	$ 558.02		$ -
9	Filter Stone for Dewatering Pipe (1" to 2" dia. clean)	CY	$ 53.12		$ -
10	Antiseep Collar	width	$ 165.00		$ -
11	Trash Rack	ch dia.	$ 55.00		$ -
12	Water Tight Pipe Bands	ch dia.	$ 8.25		$ -
	Low Impact Development BMP				

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

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
	Reinforced Concrete Pipe (circular)				
30	15" Storm Drain Pipe	LF	$ 112.02	665	$ 74,489.98
31	18" Storm Drain Pipe	LF	$ 118.94	0	$ -
33	24" Storm Drain Pipe	LF	$ 136.22	0	$ -
34	30" Storm Drain Pipe	LF	$ 180.69	337	$ 60,891.18
35	36" Storm Drain Pipe	LF	$ 259.57	0	$ -
36	42" Storm Drain Pipe	LF	$ 246.40	302	$ 74,412.80
37	48" Storm Drain Pipe	LF	$ 665.17	0	$ -
38	54" Storm Drain Pipe	LF	$ 316.80	0	$ -
39	60" Storm Drain Pipe	LF	$ 352.00		$ -
	High Density Polyethlyene (HDPE) Pipe (Circular)				
40	15" Storm Drain Pipe	LF	$ 126.32	0	$ -
41	18" Storm Drain Pipe	LF	$ 169.63	0	$ -
42	24" Storm Drain Pipe	LF	$ 180.58	0	$ -
43	30" Storm Drain Pipe	LF	$ 312.33	0	$ -
44	36" Storm Drain Pipe	LF	$ 209.91	0	$ -
45	42" Storm Drain Pipe	LF	$ 250.80	0	$ -
46	48" Storm Drain Pipe	LF	$ 297.00	0	$ -
47	54" Storm Drain Pipe	LF	$ 308.00	0	$ -
48	60" Storm Drain Pipe	LF	$ 319.00	0	$ -
	End Sections (Circular) - Metal (for CMP and HDPE Pipe)				
49	15" Metal End Section	EA	$ 797.50	0	$ -
50	18" Metal End Section	EA	$ 697.76	0	$ -
51	24" Metal End Section	EA	$ 960.88	0	$ -
52	30" Metal End Section	EA	$ 1,240.92	0	$ -
53	36" Metal End Section	EA	$ 1,210.00	0	$ -
54	42" Metal End Section	EA	$ 1,430.00	0	$ -
55	48" Metal End Section	EA	$ 1,760.00	0	$ -
56	54" Metal End Section		$ 2,200.00	0	$ -
57	60" Metal End Section		$ 2,200.00	0	$ -
	End Sections (Circular) - Concrete				
58	15" RCP End Section	EA	$ 533.50	0	$ -
59	18" RCP End Section	EA	$ 621.50	0	$ -
60	24" RCP End Section	EA	$ 830.50	0	$ -
61	30" RCP End Section	EA	$ 1,314.50	0	$ -
62	36" RCP End Section	EA	$ 1,941.50	0	$ -
63	42" RCP End Section	EA	$ 1,974.50	0	$ -
64	48" RCP End Section	EA	$ 2,348.50	0	$ -
65	54" RCP End Section	EA	$ 3,074.50	0	$ -
66	60" RCP End Section	EA	$ 3,800.50	0	$ -
	Corrugated Metal Pipe Arch				
67	17" x 13" Storm Drain Pipe	LF	$ 171.48	0	$ -
68	21" x 15" Storm Drain Pipe	LF	$ 112.79	0	$ -
69	24" x 18" Storm Drain Pipe	LF	$ 173.24	0	$ -
70	35" x 24" Storm Drain Pipe	LF	$ 198.00	0	$ -
71	42" x 29" Storm Drain Pipe	LF	$ 209.06	0	$ -
72	57" x 38"Storm Drain Pipe	LF	$ 244.20	0	$ -
73	64" x 43" Storm Drain Pipe	LF	$ 278.30		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
	Reinforced Concrete Elliptical Pipe				
74	23" x 14" Storm Drain Pipe	LF	$ 118.94	0	$ -
75	30" x 19" Storm Drain Pipe	LF	$ 136.22	0	$ -
76	38" x 24" Storm Drain Pipe	LF	$ 180.69	0	$ -
77	45" x 29" Storm Drain Pipe	LF	$ 259.58	0	$ -
78	53" x 34" Storm Drain Pipe	LF	$ 665.17	0	$ -
79	60" x 38" Storm Drain Pipe	LF	$ 665.17	0	$ -
80	68" x 43" Storm Drain Pipe	LF	$ 352.00	0	$ -
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)				
81	17" x 13" Metal End Section	EA	$ 797.50	0	$ -
82	21" x 15" Metal End Section	EA	$ 697.76	0	$ -
83	24" x 18" Metal End Section	EA	$ 709.50	0	$ -
84	35" x 24" Metal End Section	EA	$ 1,240.92	0	$ -
85	42" x 29" Metal End Section	EA	$ 1,210.00	0	$ -
86	57" x 38" Metal End Section	EA	$ 1,760.00	0	$ -
87	64" x 43" Metal End Section	EA	$ 2,200.00	0	$ -
	End Sections - Reinforced Concrete Elliptical Pipe				
88	23" x 14" RCP End Section	EA	$ 621.50	0	$ -
89	30" x 19" RCP End Section	EA	$ 830.50	0	$ -
90	38" x 24" RCP End Section	EA	$ 1,314.50	0	$ -
91	45" x 29" RCP End Section	EA	$ 1,941.50	0	$ -
92	53" x 34" RCP End Section	EA	$ 1,974.50	0	$ -
93	60" x 38" RCP End Section	EA	$ 2,348.50	0	$ -
94	68" x 43" RCP End Section	EA	$ 3,074.50	0	$ -
	Storm Drain Structures				
95	Drop Inlet	EA	$ 3,879.85	5	$ 19,399.27
97	Curb Inlet - 6' Opening	EA	$ 4,620.00	15	$ 69,300.00
99	Curb Inlet - 10' Opening	EA	$ 5,280.00	2	$ 10,560.00
100	Curb Inlet - 12' Opening	EA	$ 6,050.00		$ -
101	Curb Inlet - 16' Opening	EA	$ 6,820.00		$ -
102	Curb Inlet - 20' Opening	EA	$ 7,370.00		$ -
103	Manhole (4' dia., 6' height or less)	EA	$ 6,674.79	6	$ 40,048.73
	Outfall & Channel Protection				
104	Concrete Endwall/Wingwall	SF	$ 110.00	0	$ -
105	Gabion Basket Structure	CY	$ 275.50	0	$ -
106	Rip-Rap Stone - Class 1	CY	$ 122.72	44	$ 5,399.50
5.1	**Civc Standards**				
1	Small Playground Tot Lot (< 10 Childred)	EA	$ 19,800.00	0	$ -
2	Medium Playground Tot Lot (10-50 Childred)	EA	$ 55,000.00	0	$ -
3	Large Playground Tot Lot (50+ Childred)	EA	$ 110,000.00	0	$ -
6.1	**Miscellaneous Site Construction & Structures**				
1	Bus Stop Enclosure	EA	$ 3,850.00	0	$ -
2	Mail Box Cluster	EA	$ 1,100.00	0	$ -
3	Construction Stake-out	AC	$ 11,000.00	13	$ 140,030.00
4	Traffic Control During Construction	LS	$ -		0
5	Set Property Corners	EA	$ 132.00	71	$ 9,372.00

Grand Total All Costs	$	3,420,092.72
Mobilization (5%)	$	171,004.64
15% Contingency	$	538,664.60
TOTAL BOND AMOUNT	$	3,958,757.32

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

Project Name: ____ Date: _____

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

Bond Amount Approved: $ _____

By: _____ **Date:** _____

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

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
9	Removal of Power Pole	EA	$ 8,415.00		$ -
10	Removal of Structures/Buildings	EA	Detailed estimate required.		#VALUE!

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
1.3	**Earthwork**				
1	Strip Topsoil	CY	$ 4.13		$ -
2	Common Excavation	CY	$ 25.01		$ -
3	Borrow Material - On Site	CY	$ 22.34		$ -
4	Borrow Material - Imported from Off Site	CY	$ 40.26		$ -
5	Rock Excavation	CY	$ 99.00		$ -
6	Furnish Topsoil	CY	$ 52.76		$ -
2.1	**Paved Surface Construction**				
1	Subgrade	CY	$ 73.37		$ -
2	Fabric for Subgrade Stabilization	SY	$ 3.19		$ -
3	Aggregate Base Course	CY	$ 97.30		$ -
4	Open Graded Free Draining Base Course	CY	$ 120.89		$ -
5	Free Draining Base Trench	LF	$ 12.08		$ -
6	Outlet Pipe	LF	$ 39.75		$ -
7	Bituminous Asphalt Tack Coat	SY	$ 0.51		$ -
8	Superpave Asphalt Base Course - Type 25	TN	$ 93.50		$ -
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70		$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70		$ -
11	Reinforced Concrete Pavement	CY	$ 450.55		$ -
12	Standard Milling	SY	$ 7.07		$ -
13	Controlled Low Strength Material	CY	$ 368.98		$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 104.07		$ -
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50		$ -
16	Concrete Curb & Gutter	LF	$ 66.00		$ -
17	Concrete Curb Only	LF	$ 55.00		$ -
18	Bituminous Asphalt Walkway	SF	$ 14.85		$ -
19	Concrete Sidewalk	SY	$ 97.13		$ -
20	Bed Course Material (for sidewalk)	CY	$ 88.57		$ -
21	Concrete Curb Ramp	EA	$ 2,750.00		$ -
22	Detectable Warning Surface	EA	$ 486.72		$ -
23	Concrete Precast Wheel Stops	EA	$ 275.00		$ -
24	One Direction Lane Arrow	EA	$ 275.00		$ -
25	Multi Directional Land Arrow	EA	$ 460.90		$ -
26	Bicycle Shared Lane Marking	EA	$ 302.50		$ -
27	Bicycle Lane Marking	EA	$ 302.50		$ -
28	Pavement Letters	EA	$ 82.27		$ -
29	4" Edge/Lane Line - Painted	LF	$ 0.51		$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.66		$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.83		$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76		$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17		$ -
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97		$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 4.95		$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 7.37		$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 9.24		$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.07		$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.70		$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 9.90		$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58		$ -
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 14.85		$ -
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75		$ -
44	Handicapped Parking Symbol	EA	$ 341.17		$ -
45	0.08 in Flat Sheet Sign	SF	$ 49.50		$ -
46	City standard sign post	LF	$ 27.50		$ -

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

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

	' HVFUSWRQ	8 QLW	□□□□8 QLW& RWW	4 XDQWLW	7 RWDO& RWW
□□	7 UDVK 5 DFN	FK GLD	□		□
□□	: DWU7 UKV8 LSH %DQG/	FK GLD	□		□
	Low Impact Development BMP				
□□	8 UEDQ %RUHWHQWLRQ %DVLQ □1O VLGHZ DONDUHDV □	6)	□		□
□□	%RORHWHQWLRQ %DVLQ	6)	□		□
□□	□UDVV & KDQQHO	6)	□		□
□□	3 HUP HDE9 0I3 DYHLV	6 <	□		□
	PVC Slotted Pipe				
□□	□□39 & 6 GWWG RU3 HURUDWG " UDLQ3 LSH	/)	□		□
□□	□□39 & 6 GWWG RU3 HURUDWG " UDLQ3 LSH	/)	□		□
□□	□□39 & 6 GWWG RU3 HURUDWG " UDLQ3 LSH	/)	□		□
□□	□□□39 & 6 GWWG RU3 HURUDWG " UDLQ3 LSH	/)	□		□
	Corrugate Metal Pipe (Circular)				
□□	□□□6 VRUP " UDLQ3 LSH	/)	□		□
□□	□□□6 VRUP " UDLQ3 LSH	/)	□		□
□□	□□□6 VRUP " UDLQ3 LSH	/)	□		□
□□	□□□6 VRUP " UDLQ3 LSH	/)	□		□
□□	□□□6 VRUP " UDLQ3 LSH	/)	□		□
□□	□□□6 VRUP " UDLQ3 LSH	/)	□		□
□□	□□□6 VRUP " UDLQ3 LSH	/)	□		□
□□	□□□6 VRUP " UDLQ3 LSH	/)	□		□
□□	□□□6 VRUP " UDLQ3 LSH	/)	□		□

,WHP 1R	' HVFULSWLRQ	8QLW	8QLW&RVW	4XDQWLW	7RWDO&RVW
	Reinforced Concrete Pipe (circular)				
□□	□□□6 VRUP " UDLQ3 LSH	/)	□□□□

,WP 1R	' HVFUSWRQ	8 QW	8 QW& RW	4 XDQWW	7 RWDO& RW
	Reinforced Concrete Elliptical Pipe				
	6 WRUP UDLQ3 LSH	/)			
	6 WRUP UDLQ3 LSH	/)			
	6 WRUP UDLQ3 LSH	/)			
	6 WRUP UDLQ3 LSH	/)			
	6 WRUP UDLQ3 LSH	/)			
	6 WRUP UDLQ3 LSH	/)			
	6 WRUP UDLQ3 LSH	/)			
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)				
	0 HWDO(QG6 HFWRQ	($			
	0 HWDO(QG6 HFWRQ	($			
	0 HWDO(QG6 HFWRQ	($			
	0 HWDO(QG6 HFWRQ	($			
	0 HWDO(QG6 HFWRQ	($			
	0 HWDO(QG6 HFWRQ	($			
	0 HWDO(QG6 HFWRQ	($			
	End Sections - Reinforced Concrete Elliptical Pipe				
	5 & 3 (QG6 HFWRQ	($			
	5 & 3 (QG6 HFWRQ	($			
	5 & 3 (QG6 HFWRQ	($			
	5 & 3 (QG6 HFWRQ	($			
	5 & 3 (QG6 HFWRQ	($			
	5 & 3 (QG6 HFWRQ	($			
	5 & 3 (QG6 HFWRQ	($			
	Storm Drain Structures				
	' URS QBW	($			
	& XLE QBW 2 SHQLQJ	($			
	& XLE QBW 2 SHQLQJ	($			
	& XLE QBW 2 SHQLQJ	($			
	& XLE QBW 2 SHQLQJ	($			
	& XLE QBW 2 SHQLQJ	($			
	0 DQKROH GD KH KV WRUDBW	($			
	Outfall & Channel Protection				
	& RQFUHWH(QGZDOO IQJZDOO	6)			
	DEIRQ%DVH6WRFKW&DVW	&<			
	5 IS:5 DS:6 WRCH &DVW	&<			
5.1	**Civc Standards**				
	6 P DOO DU JURXQG7 RW RW & KOOLHG	($			
	0 HQXP 3 DU JURXQG7 RW RW & KOOLHG	($			
	/ DJH3 DU JURXQG7 RW RW & KOOLHG	($			
6.1	**Miscellaneous Site Construction & Structures**				
	%XV6 WRS(CFGRVXUH	($			
	0 DLO%R& OVWMU	($			
	& RQWKFWRQ6 WQH HRXW	$&			
	7UDIILF & RQWRO XLQJ & RQWKFWRQ	/ 6	HWDOIG HWP DWH UHTXLUHG		9 $ / 8 (
	6 HW8 URSHUW & RLQHV	($			
	UDQG7 RWDO& RW	9 $ / 8 (
	0 REL DURQ	9 $ / 8 (
	& RQWUHF	9 $ / 8 (
	72 7$/ 2 1 ' $ 0 2 8 1 7	9 $ / 8 (

Construction Bond - Estimate

3URMHFW1DPH _____ 'DWH _____

6HFWRQ _____ &2 5)LOH1R _____

Bond Amount Approved: BBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBB

By: BBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBB **Date:** BBBBBBBBBBBBB

Official Use Do Not Write In This Box

				%RQG(VWLPDWH	
,WHP1R	'HVFULSWLRQ	8QLW	8QLW&RVW	4XDQWLW\	7RWDO&RVW
1.1	**Erosion & Sediment Control**				
	6WDELOLHG&RQVWUFWLRQ(QWUDQFH	(\$			
	6LOW)HQFH6WUDLJKW	/)			
	6LOW)HQFH6XSHU	/)			
	(DUWK'LNH&RQVWUFWLRQ	/)			
	,QOHW3URWHFWLRQ'HYLFH	(\$			
	2XWOHW3URWHFWLRQ'HYLFH	(\$			
	6WRQH&KHFN'DPV	(\$			
	6HGLPHQW7UDS(FDYDWLRQ	&<			
	5LVHU6WUFWXUH1RU6HGLPHQW%DVLQ3RQG	(\$			
	,PSHUPHDEOH/LQHUIRU6HGLPHQW%DVLQ3RQG	6<			
	5LS5DS\$SURQ3OXQJH3RRO	&<			
	5UDVV'DPZD'UDLQDJH6ZDOH	/)			
	7HPSRUDU6HHGLQJ(DFH	6)			
	3HUPDQHQW6HHGLQJ(DFH	6)			
	0XOFK6WUDZ RU+D(DFH	71			
	0XOFK RRG&HOOXORVH)LEHU(DFH	71			
	0XOFK6KUHGGHG%DUN RRG&KLS(DF	&<			
	6RG	6<			
	6RLO6WDELOL]LQJ0DW%ORFN UDGDE	6<			
	6RLO6WDELOL]LQJ0DW1RQ%ORFN UDGDE	6<			
	&HRWH[WLOH)DEULF	6)			
	7HPS6LHYH)HQFH	/)			
	7HPS&KDLQ/LQN6LHYH)HQFH	/)			
	7UHH3URWHFWLRQ	/)			
	7HPSRUDU8WLOLW/LQH6WHDP&URVVLQJ	(\$			
1.2	**Site Preparation & Demolition**				
	&OHDULQJ UXEEOLQJ/LJKW&RYHU	\$&5(			
	&OHDULQJ UXEEOLQJ0RGHUDWH&RYHU	\$&5(			
	&OHDULQJ UXEEOLQJ+HDY&RYHU	\$&5(			
	&OHDULQJ UXEEOLQJ9HU+HDY&RYHU	\$&5(			
	6DZFXW(LVWLQJ\$VSKDOW3DYHPHQW	/)			
	6DZFXW(LVWLQJ&RQFUHWH3DYHPHQW	/)			
	5HPRYDO\$VSKDOW3DYHPHQW	6<			
	5HPRYDO)HQFLQJ	/)			
	5HPRYDO3RZHU3ROH	(\$			

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
10	Removal of Structures/Buildings	EA	Detailed estimate required.		#VALUE!

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

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

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

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		$ -
31	18" Storm Drain Pipe	LF	$ 118.94		$ -
32	24" Storm Drain Pipe	LF	$ 136.22		$ -
33	30" Storm Drain Pipe	LF	$ 180.69		$ -
34	36" Storm Drain Pipe	LF	$ 259.58		$ -
35	42" Storm Drain Pipe	LF	$ 246.40		$ -
36	48" Storm Drain Pipe	LF	$ 665.17		$ -
37	54" Storm Drain Pipe	LF	$ 316.80		$ -
38	60" Storm Drain Pipe	LF	$ 352.00		$ -
	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		$ -
95	Curb Inlet - 6' Opening	EA	$ 4,620.00		$ -
96	Curb Inlet - 10' Opening	EA	$ 5,280.00		$ -
97	Curb Inlet - 12' Opening	EA	$ 6,050.00		$ -
98	Curb Inlet - 16' Opening	EA	$ 6,820.00		$ -
99	Curb Inlet - 20' Opening	EA	$ 7,370.00		$ -
100	Manhole (4' dia., 6' height or less)	EA	$ 6,674.79		$ -
	Outfall & Channel Protection				
101	Concrete Endwall/Wingwall	SF	$ 110.00		$ -
102	Gabion Basket Structure	CY	$ 275.50		$ -
103	Rip-Rap Stone - Class 1	CY	$ 122.72		$ -
5.1	**Civc Standards**				
1	Small Playground Tot Lot (< 10 Childred)	EA	$ 19,800.00		$ -
2	Medium Playground Tot Lot (10-50 Childred)	EA	$ 55,000.00		$ -
3	Large Playground Tot Lot (50+ Childred)	EA	$ 110,000.00		$ -
6.1	**Miscellaneous Site Construction & Structures**				
1	Bus Stop Enclosure	EA	$ 3,850.00		$ -
2	Mail Box Cluster	EA	$ 1,100.00		$ -
3	Construction Stake-out	AC	$ 11,000.00		$ -
4	Traffic Control During Construction	LS	Detailed estimate required.		#VALUE!
5	Set Property Corners	EA	$ 132.00		$ -

	Total
Grand Total All Costs	#VALUE!
Mobilization (5%)	#VALUE!
15% Contingency	#VALUE!
TOTAL BOND AMOUNT	#VALUE!

AGENDA ITEM III.5

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: Presentation

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

Legal Notice Shenandoah Springs 3a 562024.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Monday, May 6, 2024, at 7 pm at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Shenandoah Springs Phase 3A, accepting the bond for Shenandoah Springs Phase 3A, and a Development Agreement for Phase 3 of Shenandoah Springs. All persons are invited to attend and make comments about the proposed final plat.

Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to Friday, May 3, 2024, will be provided to the Planning Commission, and inserted into the official record.

Reiley Stanley
Dept. of Community Development

AGENDA ITEM III.6

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: Presentation

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

1. Review supporting documents
2. Commission discussion/questions for staff
3. Vote

ATTACHMENTS:

Shenandoah Springs Development Agreement Phase 3.docx
PC24-09 Shen Springs Phase 3 Development Agreement.docx

RECORDING REQUESTED By
City of Ranson Planning Commission

WHEN RECORDED RETURN To

Reiley Stanley
Community Development Director
City of Ranson
312 S. Mildred Street
Ranson, WV 25438

DEVELOPMENT AGREEMENT SHENANDOAH SPRINGS BETWEEN THE CITY OF RANSON AND U.S HOME CORPORATION dba LENNAR;

THIS AGREEMENT is made and entered into by and between the City of Ranson Planning Commission, hereinafter referred to as "City" and sometimes "Ranson" and U.S Home Corporation, dba Lennar., hereinafter referred to as "Subdivider/Developer" or "Developer," for a subdivision known as Shenandoah Springs, both of whom understand and agree as follows:

WITNESSETH:

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

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

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

WHEREAS, the Developer has submitted a revised Land Development Plan and Plat, approved by the Ranson Planning Commission, since the prior Development Agreement was recorded that is not entirely consistent with the final plat recorded within the land records.

NOW THEREFORE, in the best interest of the City of Ranson and in consideration of Developer posting renewed security; and, in order to ensure satisfactory performance by Developer of its obligations under Ranson's Land Development ordinances; and to clarify that the recorded final plat for Phase 4 will have to be recorded to ensure consistency with the approved Land Development Plan and Plat, the parties agree as follows:

1. Performance of Work

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

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

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

3. Specifications

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

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

Director: The City Manage of the City of Ranson.

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

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

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

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

4. Work: Time for Completion

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

5. Time of Essence – Extension

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

6. Repairs or Replacements

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

7. Permits: Compliance with Law

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

8. Superintendence by Subdivider/Developer

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

9. Inspection by City of Ranson

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

10. Contract Security

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

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

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

11. Hold-Harmless Agreement

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

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

12. Subdivider/Developer's Insurance

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

Compensation insurance

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

Public Liability and Property Damage Insurance

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

operations be by Subdivider/Developer or any contractor or subcontractor, or by anyone directly or indirectly employed by either Subdivider/Developer or any contractor or subcontractor.

Contractual Liability Insurance

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

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

13. Title to Improvements

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

14. Repair or Reconstruction of Defective Work

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

15. Subdivider/Developer not Agent of City

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

16. Cost of Engineering and Inspection

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

17. Notice of Breach and Default

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

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

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

19. Substantial Completion and Completion

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

20. Notices

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

City of Ranson

Attn: City Manager

312 South Mildred Street

Ranson, WV 25438

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

U.S. Home Corporation dba Lennar

14280 Park Meadow Drive, Ste 108

Chantilly, VA 20151

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

21. Binding Effect of Agreement

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

22. Authority

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

DATED this _____ day of _____, 20___.

RANSON PLANNING COMMISSION

By: _____

Mike Anderson

Its: President

SUBDIVIDER/DEVELOPER

_____

U.S Home Corporation dba Lennar

By: _____

Its: _____

OWNER

_____

U.S Home Corporation dba Lennar

By: _____

Its: _____

RESOLUTION#: PC-24-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANSON APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE RANSON PLANNING COMMISSION AND LENNAR HOMES. FOR A SUBDIVISION "SHENANDOAH SPRIGS PHASE 3"

WHEREAS Morris and Ritchie applied for Phase 3A plat of Shenandoah Springs on behalf of Lennar Homes. Plat is for 30 lots. This phase includes T3 and T4 zoning on 12.64 acres. A true copy of the Record Plat is attached.

WHEREAS Consideration of the Development Agreement was advertised in the Spirit of Jefferson on April 10, 2024, and April 17, 2024 in accordance with Ranson Code 16-62

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

NOW THEREFORE, The Planning Commission of the City of Ranson pursuant to its authority within Ranson Municipal Code 16-60 approves the attached Development Agreement by and between the Ranson Planning Commission and Lennar Homes, for a subdivision commonly referred to and known as "Shenandoah Springs Phase 3".

AND THEREFORE, The Planning Commission hereby authorizes the City Manager or his designee to execute any and all documents necessary to carry out the conditions of the attached Development Agreement., including any documents requested by financial institutions, lenders, attorneys, lienholders, contractors, sureties, and/or third parties.

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

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

Signed and approved this 6th day of May, 2024.

_____

Planning Commission
President

ATTEST:

_____

Planning Commission Member

AFFIX CITY SEAL

AGENDA ITEM III.7

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: Presentation

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

Legal Notice Ranson Heights Phase 4 562024.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Monday, May 6, 2024, at 7 pm at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Ranson Heights Phase 4 located off Route 9 and Route 340 in Ranson WV, accepting the bond for Ranson Heights Phase 4 and entering a Development Agreement for Ranson Heights Phase 4. All persons are invited to attend and make comments about the proposed final plat.

Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to Friday, May 3, 3024, will be provided to the Planning Commission, and inserted into the official record.

AGENDA ITEM III.8

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: Presentation

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

1. Review supporting documents
2. Commission discussion/questions for staff
3. Vote

ATTACHMENTS:

24-16-phase 4 plat application - ranson heights - 2024 - 03 - 13.pdf
24-16-FP-ranson heights section 4 plat 04-11-24 (1) (2).pdf

SMARTCODE FINAL PLAT APPLICATION

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

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

APPLICANT:
NAME: D.R. Horton
ADDRESS: 181 Harry Truman Pkwy CITY/STATE Annapolis, MD ZIP: 21401
PHONE # 443-924-4947 FAX # _____ EMAIL DCUrgo@drhorton.com

PROPERTY OWNERS:
NAME: CNB Bank, Inc.
ADDRESS: 101 S Washington St CITY/STATE Berkeley Springs, WV ZIP: 25411
PHONE # 304-258-7392 FAX # _____ EMAIL mharrell@cnb.bank
☐ **CHECK HERE IF LISTING ADDITIONAL OWNERS ON SEPARATE PAGE.**

ATTORNEY/AGENT (CHECK ONE IF APPLICABLE): ☐ **ATTORNEY** ☐ **AGENT**
NAME: _____
ADDRESS: _____ CITY/STATE _____ ZIP: _____
PHONE # _____ FAX # _____ EMAIL _____

SIGNATURES:
APPLICANT SIGNATURE: _____
PROPERTY OWNER SIGNATURE: _____
ATTORNEY / AGENT SIGNATURE: _____

PLEASE DIRECT CORRESPONDENCE TO: ☐ OWNER ☐ AGENT ☐ ATTORNEY

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

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

SMARTCODE FINAL PLAT APPLICATION

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

LOCATION AND PROPERTY INFORMATION

PROPERTY ADDRESS (FOR ZONING PURPOSES): N/A

MAP AND PARCEL NUMBER(S) FOR CERTIFIED ADDRESS: TM 8 Parcel 8

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

ZONING DISTRICT SC-NC TOTAL ACREAGE 69.63

INSTRUCTIONS

- ❑ The final plat shall be legibly drawn in black or blue waterproof ink on permanent material acceptable to the recording authority of the state. The scale shall not be smaller than one inch equals 100 feet or alternate scale approved by the agent, and the size of the sheet shall be 18 X 24 inches, including a one and one-half inch margin for binding along the left edge. When more than one sheet is required, an index sheet of the same size shall be submitted showing the entire subdivision drawn to scale. The applicant shall submit, and the agent shall retain, the number of copies and all supporting documentation as required by the city.
- ❑ In addition, an electronic version of the approved plat, in formats acceptable to the city shall be submitted. At a minimum, one electronic version shall be changeable, such as CAD, and one electronic version shall be non-changeable, such as PDF.
- ❑ The final plat shall be accompanied by:
    - Copies of protective covenants in form for recording, including covenants governing the maintenance of undedicated public spaces or reservations.
    - Such other certificates, affidavits, endorsements, or agreements as may be required by the planning commission.
    - Certification that the applicant has installed all improvements in accord with the conditions of the planning commission and this article or a surety bond has been submitted and accepted and public improvement agreement to complete the construction of all improvements required by this article and in accordance with division 6.
    - Approvals from all affected state and federal agencies including, but not limited to:
        - State department of health;
        - State department of environmental protection for erosion and sediment control and groundwater protection and underground injection control plan;
        - Potomac Edison;
        - Jefferson County office of emergency services—Addressing office for 911 road naming;
        - Corps of engineers; and
        - Others as required by the City Manager or his designee or the planning commission.

APPLICATION CONTINUED ON NEXT PAGE

SMARTCODE FINAL PLAT APPLICATION

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

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

- ❑ All plat boundaries and property corners shall be tied to state plane coordinates or shall be referenced to magnetic meridian and show declination from true north. If the subdivision is referenced to the state grid, northing and easting coordinates shall be shown for a minimum of three key boundary points. The plat will specify the average grid factor and distances shall be reflected as geodetic.
- ❑ The name of the subdivision and plat title for referencing when recording and the tax map and parcel number of all the tracts shown on the plat.
- ❑ The district or municipality, county and state where the property is located.
- ❑ Names and location of adjoining subdivisions, and location and ownership names of adjoining unsubdivided property. The plat shall also contain the current conveyance reference for the adjoining landowners.
- ❑ The evidence of possession on or near the property line.
- ❑ General location information shall be provided. The name and location of any creeks, rivers or roads near the property and any other identifiable landmarks shall be noted to locate the property. The plat shall include ties to significant objects.
- ❑ Grid North or true and magnetic north reference with declination, graphic scale and date of survey;
- ❑ The name, address, and signature of the current or past owner of the land and the current conveyance reference for the subject property;
- ❑ The name, address, signature, and seal of the registered professional land surveyor responsible for the preparation of the plat, and certification that the plat represents a survey made by that individual and that all monuments shown thereon actually exist, and that their location, size, and material are correctly shown.
- ❑ The measured length and direction of each boundary line by distance, bearing and quadrant. All boundary lines shall be described with lengths to hundredths of a foot and bearings to the nearest second. The error of closure for the property boundary shall be 1:15,000. The plat shall identify any overlaps and gaps in record lines, former deed or grant lines as needed.
- ❑ Description of the accurate location and material of all permanent existing and proposed reference monuments including whether the monuments were found or set. All corners shall contain markers.
- ❑ The exact layout for the subdivision, including:
  - All plats shall include a metes and bounds description with a description of the point of beginning street and alley lines, their names, bearings, angles of intersections and widths, including widths along the line of any obliquely intersecting street.
  - A table that indicates the dimensions of all arcs, radii, points of curvature, and tangent bearings.
  - All easements or right-of-ways, when provided for or owned by public utilities, with the limitation of the easement right definitely stated on the final plat.
  - All lot lines shall be described with lengths to hundredths of a foot and bearings to the nearest second.
  - The area, acreage or square footage of the subdivided and residue property.
- ❑ The subdivision name, lots, blocks and plat reference. Lots numbered in numerical order, and blocks lettered in alphabetical order throughout the entire subdivision. Numbers will be contained within circles, and block letters will be contained within squares.
- ❑ Building setback lines, the minimum as fixed by the zoning ordinance, any other set back lines established by public authority, and those stipulated in any deed restrictions.
- ❑ Accurate outlines of any areas to be reserved for common use in the subdivision or for general public use with purposes indicated thereon. The outlined area of the property and all significant parts, including streets, alleys and non-lotted areas of a subdivision shall be identified;
- ❑ A written offer of dedication of streets and other public property.
- ❑ The final plat shall provide a space for an owner's (individual or corporation) certification and dedication, surveyor's certificate, and planning commission approval.

1. THE PROPERTIES SHOWN HEREON ARE LOCATED ON TAX MAP 8 PARCEL 27 AND ARE CURRENTLY ZONED SC–NC.
2. THE PROPERTIES DELINEATED HEREON ARE IN THE NAME OF CNB BANK INC AT DEED BOOK 1225 PAGE 153, AMONG THE LAND RECORDS OF JEFFERSON COUNTY, WEST VIRGINIA.
3. PROPERTY OWNER'S ADDRESS: 1015 WASHINGTON ST, BERKELEY SPRINGS, WV
4. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON EXISTING LAND RECORDS AND SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. IN APRIL 2021.
5. THIS PLAT HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT.
6. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X – AREAS DETERMINED TO BE OUTSIDE THE 500–YEAR FLOODPLAIN. THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 54037C0137E, DATED DECEMBER 18, 2009.
7. THE DEVELOPER, IN SIGNING THIS PLAT, AGREES TO ABIDE BY ALL CONDITIONS TERMS AND SPECIFICATIONS PROVIDED HEREON; AND TO COMPLETE ALL THE IMPROVEMENTS REQUIRED BY THE PRELIMINARY PLAT.
8. PROPERTY CORNERS ARE TO BE SET USING $\frac{5}{8}$" REBAR WITH I.D. CAPS. ALL OTHER CORNERS ARE AS NOTED. CORNER MARKERS TO BE IN PLACE PRIOR TO CONVEYANCE OF INDIVIDUAL LOTS.
9. ALL WATERLINE EASEMENTS SHALL BE DEDICATED TO JEFFERSON UTILITIES.
10. ALL SANITARY SEWER EASEMENTS SHALL BE DEDICATED TO CHARLES TOWN UTILITY BOARD.
11. THE CURRENT SETBACKS SHOWN HEREIN ARE BASED ON THE CURRENT ZONING ORDINANCE AND ARE SUBJECT TO CHANGE BASED ON FUTURE ZONING CHANGES.

YARD REQUIREMENTS:	T3	T4
FRONT:	20' MIN., 30' MAX.	18' MAX.
SIDE:	5' MIN.	0' or 6' MIN. TOTAL
REAR:	10' MIN.	3' MIN.

OWNER'S CERTIFICATION AND DEDICATION

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

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

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

OWNER

DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY DEED DATED AND RECORDED IN THE LAND RECORDS OF JEFFERSON COUNTY, WV AT PAGE 1022, BOOK 523, AND THAT THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES OF THE CITY OF RANSON AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPILED WITH.

JON K. ERICKSON PS #2302

DATE

PLANNING COMMISSION APPROVAL

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

PLANNING COMMISSION PRESIDENT

DATE

OWNER/DEVELOPER'S STATEMENT OF ACCEPTANCE

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

DATE

OWNER/DEVELOPER:
CNB BANK INC
101 WASHINGTON ST, BERKELEY SPRINGS, WV 25411
(304)–258–1520

AREA TABULATION

LOTS 335–428	8.5861 AC. (374,011 SF)
PARCEL A	3.4139 AC. (148,711 SF)
PARCEL B	0.3927 AC. (17,108 SF)
PARCEL C	0.1862 AC. (8,112 SF)
RIGHT–OF–WAY	3.6052 AC. (157,042 SF)
TOTAL	16.1841 AC. (704,984 SF)

NORTH NAD83



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- PROP.R/W LINE
- PROP.PROPERTY LINE
- PROP.EASEMENT LINE
- IRON PIN TO BE SET
- EX. EASEMENT
- EX. R/W LINE

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

FINAL PLAT

RANSON HEIGHTS - SECTION 4

DB 1225 PG 153
DISTRICT: 08, MAP: 08, PARCEL: 27
CITY OF RANSON, WEST VIRGINIA

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

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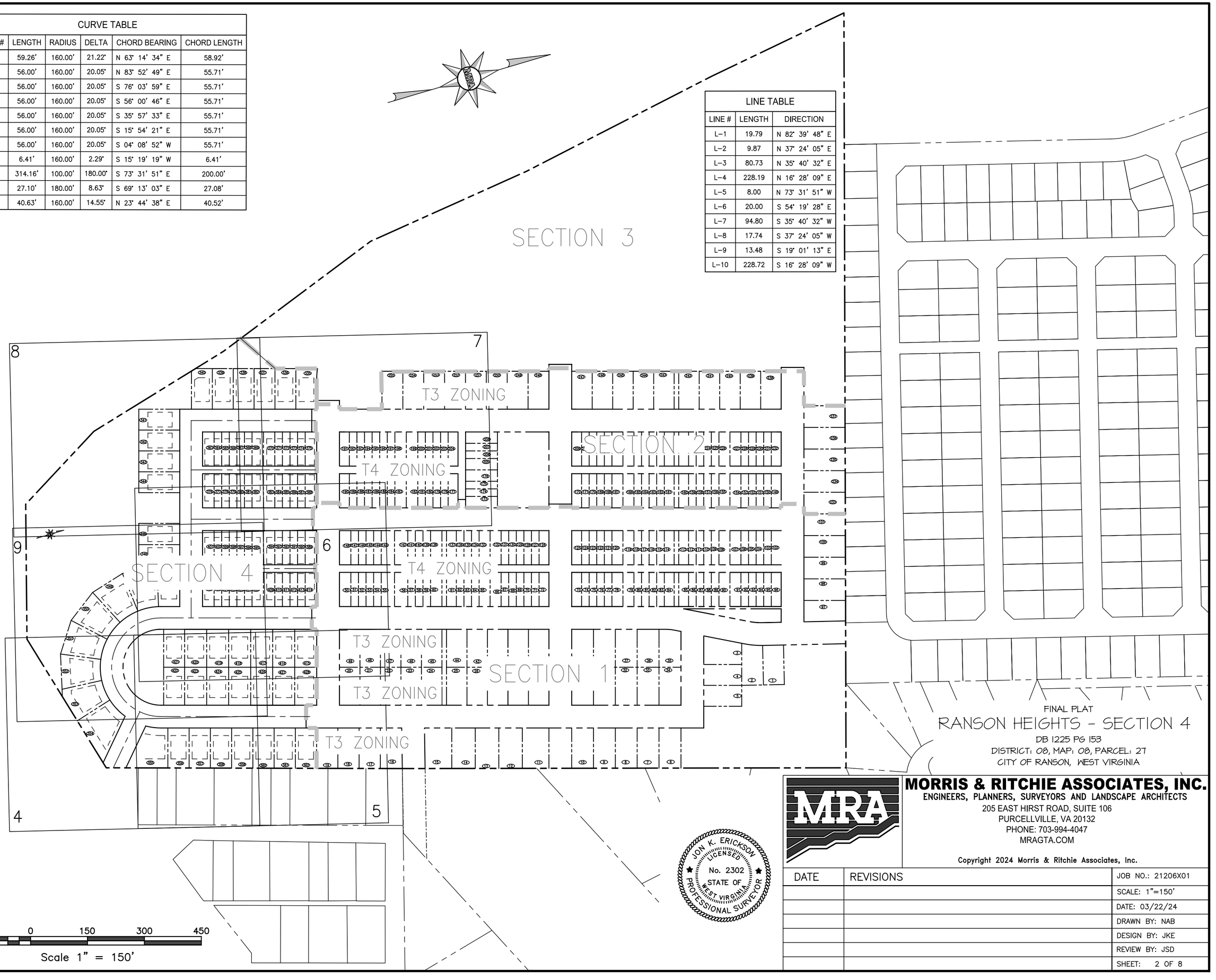
DATE	REVISIONS	JOB NO.: 21206X01
		SCALE:
		DATE: 03/22/24
		DRAWN BY: NAB
		DESIGN BY: JKE
		REVIEW BY: JSD
		SHEET: 1 OF 8

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C–1	59.26'	160.00'	21.22°	N 63° 14' 34" E	58.92'
C–2	56.00'	160.00'	20.05°	N 83° 52' 49" E	55.71'
C–3	56.00'	160.00'	20.05°	S 76° 03' 59" E	55.71'
C–4	56.00'	160.00'	20.05°	S 56° 00' 46" E	55.71'
C–5	56.00'	160.00'	20.05°	S 35° 57' 33" E	55.71'
C–6	56.00'	160.00'	20.05°	S 15° 54' 21" E	55.71'
C–7	56.00'	160.00'	20.05°	S 04° 08' 52" W	55.71'
C–8	6.41'	160.00'	2.29°	S 15° 19' 19" W	6.41'
C–9	314.16'	100.00'	180.00°	S 73° 31' 51" E	200.00'
C–10	27.10'	180.00'	8.63°	S 69° 13' 03" E	27.08'
C–11	40.63'	160.00'	14.55°	N 23° 44' 38" E	40.52'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L–1	19.79	N 82° 39' 48" E
L–2	9.87	N 37° 24' 05" E
L–3	80.73	N 35° 40' 32" E
L–4	228.19	N 16° 28' 09" E
L–5	8.00	N 73° 31' 51" W
L–6	20.00	S 54° 19' 28" E
L–7	94.80	S 35° 40' 32" W
L–8	17.74	S 37° 24' 05" W
L–9	13.48	S 19° 01' 13" E
L–10	228.72	S 16° 28' 09" W



FINAL PLAT

RANSON HEIGHTS – SECTION 4

DB 1225 PG 153
DISTRICT: 08, MAP: 08, PARCEL: 27
CITY OF RANSON, WEST VIRGINIA

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

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 EAST HIRST ROAD, SUITE 106
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		DESIGN BY: JKE
		REVIEW BY: JSD
		SHEET: 2 OF 8

NORTH NAD83

CIVIC SPACE-GREENS PARCEL A 148,711 SF 3.4139 AC

CIVIC SPACE-GREENS PARCEL B 17,108 SF 0.3927 AC

MATCHLINE SHEET 8

MATCHLINE SHEET 4

RTE 340 ROW WIDTH VARIES

RTE 340 ROW WIDTH VARIES

ECLIPSE STREET (60' ROW)

ECLIPSE STREET (60' ROW)

ARROGATE AVENUE (60' ROW)

VARIABLE WIDTH STORM EASEMENT (HEREBY CREATED)

VARIABLE WIDTH STORM SEWER EASEMENT (HEREBY CREATED)

EASEMENT IS SETBACK

LOT 351 1,742 SF 0.1771 AC

LOT 352 1,742 SF 0.1771 AC

LOT 353 1,859 SF 0.1804 AC

LOT 354 10,216 SF 0.2345 AC

LOT 355 9,101 SF 0.2089 AC

LOT 356 5,907 SF 0.1356 AC

LOT 357 5,915 SF 0.1358 AC

LOT 358 5,923 SF 0.1360 AC

LOT 359 5,931 SF 0.1361 AC

LOT 421 5,541 SF 0.1272 AC

LOT 420 5,800 SF 0.1331 AC

LOT 419 5,800 SF 0.1331 AC

LOT 418 5,800 SF 0.1331 AC

LOT 422 5,541 SF 0.1272 AC

LOT 423 5,800 SF 0.1331 AC

LOT 424 5,800 SF 0.1331 AC

LOT 425 5,800 SF 0.1331 AC

S 56° 00' 46" W 92.47'

S 23° 57' 38" W 107.00'

S 16° 03' 54" E 112.41'

S 03° 54' 25" W 107.00'

8' SETBACK (TYP)

20' SETBACK (TYP)

24' SETBACK (TYP)

8' SETBACK (TYP)

19.44'

N 74° 49' 33" E 398.15'

74.74'

S 16° 08' 48" E 101.83'

129.79'

S 48° 10' 28" E 135.50'

15.71'

51.75'

S 48° 10' 28" E 122.02'

N 73° 34' 23" W 64.13'

S 73° 34' 23" E 74.25'

N 73° 31' 51" W 105.41'

N 73° 31' 51" W 105.55'

N 73° 31' 51" W 105.69'

N 73° 31' 51" W 105.83'

N 73° 31' 51" W 105.98'

S 73° 21' 26" E 20.00'

110.62'

N 16° 38' 26" E 283.72'

S 16° 38' 35" W 303.64'

N 16° 38' 50" E 691.18'

C-1 C-2 C-3 C-4 C-9 C-11

L-3 L-6 L-7 L-8 L-9

S 34° 08' 13" E 103.46'

N 74° 04' 08" W 63.61'

S 74° 04' 08" E 63.17'

100.00'

200.00'

N 73° 31' 51" W 100.00'

S 16° 28' 09" W 55.41'

S 16° 28' 09" W 58.00'

N 16° 28' 09" E 403.41'

N 64° 00' 30" E 127.49'

N 64° 00' 30" E 63.54'

7.00'

55.41'

58.00'

58.00'

58.00'

N 16° 28' 09" E 410.41'

9.85'

18.17'

56.00'

N 16° 28' 09" E 410.17'

CNB BANK INC 19-02-008A-0008 DB 1225 PG 153

CNB BANK INC 19-02-008A-0008 DB 1225 PG 153

DUDASH ROBERT J JR 19-02-008A-0007 DB 1160 PG 179

30 0 30 60 90

Scale 1" = 30'

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

FINAL PLAT

RANSON HEIGHTS - SECTION 4

DB 1225 PG 153

DISTRICT: 08, MAP: 08, PARCEL: 27

CITY OF RANSON, WEST VIRGINIA

MORRIS & RITCHIE ASSOCIATES, INC.
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		DATE: 03/22/24
		DRAWN BY: NAB
		DESIGN BY: JKE
		REVIEW BY: JSD
		SHEET: 3 OF 8

MATCHLINE SHEET 5

MATCHLINE SHEET 3

CIVIC SPACE-GREENS PARCEL B
17,108 SF
0.3927 AC

LOT 421 5,541 SF 0.1272 AC
LOT 420 5,800 SF 0.1331 AC
LOT 419 5,800 SF 0.1331 AC
LOT 418 5,800 SF 0.1331 AC
LOT 417 5,800 SF 0.1331 AC
LOT 416 5,800 SF 0.1331 AC
LOT 415 5,800 SF 0.1331 AC
LOT 422 5,541 SF 0.1272 AC
LOT 423 5,800 SF 0.1331 AC
LOT 424 5,800 SF 0.1331 AC
LOT 425 5,800 SF 0.1331 AC
LOT 426 5,800 SF 0.1331 AC
LOT 427 5,800 SF 0.1331 AC
LOT 428 5,800 SF 0.1331 AC

N 74° 04' 08" W 63.61'
S 74° 04' 08" E 63.17'
N 73° 31' 51" W 100.00'
S 73° 31' 51" E 200.00'
N 73° 31' 51" W 200.00'
S 16° 28' 09" W 55.41'
S 16° 28' 09" W 58.00'
N 16° 28' 09" E 403.41'
N 16° 28' 09" E 410.41'
S 64° 00' 30" E 127.44'
63.59'
100.00'
55.41'
58.00'

L-3
L-6
L-7
L-8

DESERT ORCHID AVENUE (60' ROW)

LOT 49
LOT 48
LOT 20
LOT 21

NORTH NAD83

ECLIPSE STREET (60' ROW)

EXISTING ROW (HEREBY VACATED)

9.85'
L-9
C-11
18.17'
56.00'
N 16° 28' 09" E 410.17'
122.02'
S 19° 34' 23" W 84.19'
S 19° 34' 23" E 74.25'
EASEMENT IS SETBACK

LOT 355 9,101 SF 0.2089 AC
LOT 356 5,907 SF 0.1356 AC
LOT 357 5,915 SF 0.1358 AC
LOT 358 5,923 SF 0.1360 AC
LOT 359 5,931 SF 0.1361 AC
LOT 360 5,939 SF 0.1363 AC
LOT 361 5,947 SF 0.1365 AC
LOT 362 5,954 SF 0.1367 AC

N 73° 31' 51" W 105.41'
N 73° 31' 51" W 105.55'
N 73° 31' 51" W 105.69'
N 73° 31' 51" W 105.83'
N 73° 31' 51" W 105.98'
N 73° 31' 51" W 106.12'
N 73° 31' 51" W 106.26'
N 73° 31' 51" W 106.40'

VARIABLE WIDTH STORM SEWER EASEMENT (HEREBY CREATED)
N 16° 38' 26" E 283.72'
S 73° 21' 28" E 20.00'
110.62'
S 16° 38' 35" W 303.64'
N 16° 36' 50" E 691.18'

LOT 19
LOT 18
LOT 17

CNB BANK INC 19-02-008A-0008 DB 1223 PG 153
CNB BANK INC 19-02-008A-0008 DB 1225 PG 153
DUDASH ROBERT J JR 19-02-008A-0007 DB 1160 PG 179
ALBIN LEWIS G 19-02-008A-0006 DB 547 PG 542
LLOYD RONALD V 19-02-008A-0005 DB 1023 PG 82
LLOYD RONALD V 19-02-008A-0004 DB 1025 PG 82
BARON, MARSHALL G & SANDRA K 19-02-008A-0003 DB 1025 PG 82

LEGEND

- EXISTING SANITARY EASEMENT TO BE VACATED
- EXISTING STORM EASEMENT TO BE VACATED

30 0 30 60 90
Scale 1" = 30'

FINAL PLAT
RANSON HEIGHTS - SECTION 4
DB 1225 PG 153
DISTRICT: 08, MAP: 08, PARCEL: 27
CITY OF RANSON, WEST VIRGINIA

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		REVIEW BY: JSD
		SHEET: 4 OF 8

CIVIC SPACE-GREENS PARCEL A
148,711 SF
3.4139 AC

ALOMA STREET
(60' ROW)

ZENTMATTA AVENUE
(60' ROW)

ALLEY 1
(20' ROW)

ECLIPSE STREET
(60' ROW)

DESERT ORCHID AVENUE
(60' ROW)

CIVIC SPACE-GREENS PARCEL B
17,108 SF
0.3927 AC

MATCHLINE SHEET 7

MATCHLINE SHEET 6

MATCHLINE SHEET 4

5' WIDE INGRESS/EGRESS EASEMENT (HEREBY CREATED)

EXISTING ROW (HEREBY VACATED)

EX STORM EASEMENT (HATCHED PORTION TO BE VACATED)

VARIABLE WIDTH STORM EASEMENT (HEREBY CREATED)

VARIABLE WIDTH STORM SEWER EASEMENT (HEREBY CREATED)

20' STM EASEMENT

EX ROW (HEREBY VACATED)

18' SETBACK (TYP)

20' SETBACK (TYP)

24' SETBACK (TYP)

3' SETBACK (TYP)

8' SETBACK (TYP)

LOT 345 6,048 SF 0.1388 AC

LOT 346 6,299 SF 0.1446 AC

LOT 347 6,222 SF 0.1428 AC

LOT 348 7,152 SF 0.1780 AC

LOT 420 5,800 SF 0.1331 AC

LOT 421 5,541 SF 0.1272 AC

LOT 417 5,800 SF 0.1331 AC

LOT 418 5,800 SF 0.1331 AC

LOT 419 5,800 SF 0.1331 AC

LOT 190 | LOT 189 | LOT 188 | LOT 187 | LOT 186

LOT 148 | LOT 147 | LOT 146 | LOT 145 | LOT 144

LOT 50 | LOT 51 | LOT 52 | LOT 53 | LOT 54

NORTH NAD83

LEGEND

- EXISTING SANITARY EASEMENT TO BE VACATED
- EXISTING STORM EASEMENT TO BE VACATED

Scale 1" = 30'

FINAL PLAT

RANSON HEIGHTS - SECTION 4

DB 1225 PG 153
DISTRICT: 08, MAP: 08, PARCEL: 27
CITY OF RANSON, WEST VIRGINIA

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		REVIEW BY: JSD
		SHEET: 5 OF 8

SECTION 3
SECTION 4

FUTURE DEVELOPMENT

PARCEL C
8,112 SF
0.1862 AC

LEGEND

EXISTING SANITARY EASEMENT TO BE VACATED

EXISTING STORM EASEMENT TO BE VACATED

NORTH NAD83

N 16° 28' 09" E 321.40'
55.00' | 55.00' | 55.00' | 57.04'

C-10

24' SETBACK (TYP)

LOT 338 5,885 SF 0.1351 AC
LOT 337 5,885 SF 0.1351 AC
LOT 336 5,885 SF 0.1351 AC
LOT 335 5,903 SF 0.1355 AC

N 73° 31' 51" W 107.00'

8' SETBACK (TYP)

20' SETBACK (TYP)

N 73° 31' 51" W 80.00'

55.00' | 55.00' | 55.00' | 55.00'
N 16° 28' 09" E 360.82'

MATCHLINE SHEET 7

LOT 255 T3 ZONING
LOT 254 T3 ZONING
LOT 253 T3 ZONING
LOT 252 T3 ZONING
LOT 251 T3 ZONING

VALEGRO STREET
(60' ROW)

5' WIDE INGRESS/ EGRESS EASEMENT (HEREBY CREATED)

EXISTING ROW (HEREBY VACATED)

N 16° 28' 09" E 300.82'

N 73° 31' 51" W 90.00'

20.00' | 30.00' | 30.00' | 20.00' | 20.00' | 20.00' | 20.00' | 30.41'

LOT 309 1,800 SF 0.0413 AC
LOT 310 2,700 SF 0.0620 AC
LOT 311 1,800 SF 0.0413 AC
LOT 312 1,800 SF 0.0413 AC
LOT 313 1,800 SF 0.0413 AC
LOT 314 1,800 SF 0.0413 AC
LOT 315 2,737 SF 0.0628 AC

S 73° 31' 51" E 90.00'

S 16° 28' 09" W 300.82'

ALLEY 5
(20' ROW)

2.50'

EX ROW (HEREBY VACATED)

10.00'

S 73° 31' 51" E 90.00'

3' SETBACK (TYP)

N 73° 31' 51" W 8.00'

LOT 381 1,800 SF 0.0413 AC
LOT 382 2,700 SF 0.0620 AC
LOT 383 2,700 SF 0.0620 AC
LOT 384 1,800 SF 0.0413 AC
LOT 385 1,800 SF 0.0413 AC
LOT 386 1,800 SF 0.0413 AC
LOT 387 1,800 SF 0.0413 AC
LOT 388 2,737 SF 0.0628 AC

S 73° 31' 51" E 90.00'

N 73° 31' 51" W 90.00'

8' SETBACK (TYP)

18' SETBACK (TYP)

ALOMA STREET
(60' ROW)

5' WIDE INGRESS/ EGRESS EASEMENT (HEREBY CREATED)

5' WIDE INGRESS/ EGRESS EASEMENT (HEREBY CREATED)

EXISTING ROW (HEREBY VACATED)

S 73° 31' 51" E 90.00'

DESERT ORCHID AVENUE
(60' ROW)

VALEGRO STREET
(60' ROW)

LOT 191 | LOT 192 | LOT 193 | LOT 194 | LOT 195 | LOT 196 | LOT 197 | LOT 198 | LOT 199 | LOT 200 | LOT 201 | LOT 202 | LOT 203 | LOT 204

ALLEY 5
(20' ROW)

LOT 208
LOT 207
LOT 206
LOT 205

LOT 190 | LOT 189 | LOT 188 | LOT 187 | LOT 186 | LOT 185 | LOT 184 | LOT 183 | LOT 182 | LOT 181 | LOT 180

MATCHLINE SHEET 5

30 0 30 60 90

Scale 1" = 30'

FINAL PLAT

RANSON HEIGHTS - SECTION 4

DB 1225 PG 153
DISTRICT: 08, MAP: 08, PARCEL: 27
CITY OF RANSON, WEST VIRGINIA

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

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

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DATE	REVISIONS	
		JOB NO.: 21206X01
		SCALE: 1"=30'
		DATE: 03/22/24
		DRAWN BY: NAB
		DESIGN BY: JKE
		REVIEW BY: JSD
		SHEET: 6 OF 8

LEGEND

- EXISTING SANITARY EASEMENT TO BE VACATED
- EXISTING STORM EASEMENT TO BE VACATED

NORTH NAD83

RTE 9 W
ROW WIDTH VARIES

SECTION 3
SECTION 4

PARCEL C
8,112 SF
0.1862 AC

N 15° 12' 46" W 401.12'

CIVIC
SPACE-GREENS
PARCEL A
148,711 SF
3.4139 AC

N 30° 27' 53" W 265.16'

EX SANITARY EASEMENT

EX STORM EASEMENT

EX STORM EASEMENT

N 16° 28' 09" E 321.40'

12.50' | 44.36' | 55.00' | 55.00'

24' SETBACK (TYP)

8' SETBACK (TYP)

20' SETBACK (TYP)

N 73° 31' 51" W 100.44'

N 73° 31' 51" W 107.00'

N 73° 31' 51" W 107.00'

N 73° 31' 51" W 107.00'

LOT 340
5,885 SF
0.1351 AC

LOT 339
5,885 SF
0.1351 AC

LOT 338
5,885 SF
0.1351 AC

MATCHLINE SHEET 6

30.82' | 55.00' | 55.00' | 55.00'

N 16° 28' 09" E 360.82'

S 16° 28' 09" W 108.00'

55.00'

LOT 341
5,940 SF
0.1364 AC

LOT 342
5,940 SF
0.1364 AC

LOT 343
5,940 SF
0.1364 AC

LOT 344
5,940 SF
0.1364 AC

S 73° 31' 51" E 220.00'

ZENYATTA AVENUE
(60' ROW)

VALEGRO STREET
(60' ROW)

N 16° 28' 09" E 300.82'

30.41' | 20.00' | 20.00' | 20.00' | 20.00' | 20.00' | 30.00'

EX STORM EASEMENT

LOT 363
2,787 SF
0.0628 AC

LOT 364
1,800 SF
0.0413 AC

LOT 365
1,800 SF
0.0413 AC

LOT 366
1,800 SF
0.0413 AC

LOT 367
1,800 SF
0.0413 AC

LOT 368
1,800 SF
0.0413 AC

LOT 369
2,700 SF
0.0620 AC

N 73° 31' 51" W 90.00'

VARIABLE WIDTH
STORM EASEMENT
(HEREBY CREATED)

30.41' | 20.00' | 20.00' | 20.00' | 20.00' | 20.00' | 30.00'

7.99'

S 16° 28' 09" W 300.82'

ALLEY 5
(20' ROW)

N 16° 28' 09" E 300.82'

3' SETBACK (TYP)

LOT 376
2,787 SF

S 16°

30 0 30 60 90

Scale 1" = 30'

MATCHLINE SHEET 8

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

FINAL PLAT

RANSON HEIGHTS - SECTION 4

DB 1225 PG 153
DISTRICT: 08, MAP: 08, PARCEL: 27
CITY OF RANSON, WEST VIRGINIA

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		DRAWN BY: NAB
		DESIGN BY: JKE
		REVIEW BY: JSD
		SHEET: 7 OF 8

MATCHLINE SHEET 7

NORTH NAD83

RTE 340
ROW WIDTH VARIES

N 74° 04' 29" W 355.52'

LEGEND

EXISTING SANITARY EASEMENT TO BE VACATED

EXISTING STORM EASEMENT TO BE VACATED

EX STORM EASEMENT

N 05° 42' 17" W 20.00'

20' STORM EASEMENT (HEREBY CREATED)

N 04° 01' 04" E 93.01'

44.15'

48.86'

S 16° 28' 09" W 108.00'

S 16° 28' 09" W 60.24'

56.00'

S 73° 31' 51" E 122.53'

66.59'

LOT 345
6,048 SF
0.1388 AC

LOT 346
6,299 SF
0.1446 AC

LOT 348
7,152 SF
0.1780 AC

LOT 347
6,222 SF
0.1428 AC

LOT 349
7,142 SF
0.1771 AC

LOT 350
7,142 SF
0.1771 AC

LOT 351
7,142 SF
0.1771 AC

LOT 352
7,142 SF
0.1771 AC

LOT 353
7,859 SF
0.1804 AC

S 15° 54' 21" E 92.97'

S 84° 17' 43" W 126.00'

N 84° 17' 43" E 125.89'

N 15° 44' 32" W 107.21'

S 84° 07' 16" W 101.00'

S 05° 51' 39" E 92.97'

S 64° 04' 03" W 101.00'

S 44° 00' 50" W 101.00'

S 56° 00' 46" E 92.97'

S 23° 57' 38" W 107.00'

S 76° 03' 54" E 112.41'

S 03° 54' 25" W 101.00'

N 74° 49' 33" E 398.15'

74.74'

19.44'

S 16° 08' 48" E 101.83'

24' SETBACK (TYP)

8' SETBACK (TYP)

20' SETBACK (TYP)

8' SETBACK (TYP)

107.00'

S 05° 19' 56" E 10.15'

44.54'

9.43'

9.62'

VARIABLE WIDTH STORM EASEMENT (HEREBY CREATED)

C-1 C-2 C-3 C-4 C-5 C-6 C-7 C-8

CIVIC SPACE-GREENS PARCEL A
148,711 SF
3.4139 AC

CIVIC SPACE-GREENS PARCEL B
17,108 SF
0.3927 AC

MATCHLINE SHEET 3

RTE 340
ROW WIDTH VARIES

VARIABLE WIDTH STORM EASEMENT (HEREBY CREATED)

ECLIPSE STREET (60' ROW)

N 64° 00' 30" E 127.49'

N 64° 00' 30" E 63.59'

MATCHLINE SHEET 4

30 0 30 60 90

Scale 1" = 30'

(HEREBY CREATED)

N 16° 28' 09" E 300.82'

30.41' 20.00' 20.00' 20.00' 20.00' 20.00' 30.00'

EX STORM EASEMENT (HATCHED PORTION TO BE VACATED)

ZENTARTA AVENUE (60' ROW)

S 73° 31' 51" E 90.00'

N 73° 31' 51" W 90.00'

LOT 401 2,737 SF 0.0628 AC
LOT 400 1,800 SF 0.0413 AC
LOT 399 1,800 SF 0.0413 AC
LOT 398 1,800 SF 0.0413 AC
LOT 397 1,800 SF 0.0413 AC
LOT 396 1,800 SF 0.0413 AC
LOT 395 2,700 SF 0.0620 AC

L-10

ALLEY 1
(20' ROW)

7.99'

3' SETBACK (TYP)

LOT 402 2,737 SF 0.0628 AC
LOT 403 1,800 SF 0.0413 AC
LOT 404 1,800 SF 0.0413 AC
LOT 405 1,800 SF 0.0413 AC
LOT 406 1,800 SF 0.0413 AC
LOT 407 1,800 SF 0.0413 AC
LOT 408 2,700 SF 0.0620 AC

8' SETBACK (TYP)

18' SETBACK (TYP)

8.85' SETBACK (TYP)

2.50'

5' WIDE INGRESS/EGRESS EASEMENT (HEREBY CREATED)

ECLIPSE STREET (60' ROW)

10.93'

L-2

11.00'

55.41'

58.00'

N 16° 28' 09" E 410.41'

L-8

S 34° 08' 13" E 109.46'

N 74° 04' 08" W 63.61'

S 74° 04' 08" E 63.17'

100.00'

200.00'

L-3

L-7

S 16° 28' 09" W 55.41'

S 16° 28' 09" W 58.00'

L-6

N 73° 31' 51" W 100.00'

LOT 421 5,541 SF 0.1272 AC
LOT 420 5,800 SF 0.1331 AC
LOT 419 5,800 SF 0.1331 AC
LOT 418 5,800 SF 0.1331 AC
LOT 417 5,800 SF 0.1331 AC

FINAL PLAT

RANSON HEIGHTS - SECTION 4

DB 1225 PG 153
DISTRICT: 08, MAP: 08, PARCEL: 27
CITY OF RANSON, WEST VIRGINIA

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

DATE	REVISIONS	JOB NO.: 21206X01
		SCALE: 1"=30'
		DATE: 03/22/24
		DRAWN BY: NAB
		DESIGN BY: JKE
		REVIEW BY: JSD
		SHEET: 8 OF 8

AGENDA ITEM III.9

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: Presentation

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

PC24-11 Ranson Heights Phase 4 Development Agreement.docx
Legal Notice Ranson Heights Phase 4 562024.docx

RESOLUTION#: PC-24-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANSON APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE RANSON PLANNING COMMISSION AND DR HORTON FOR A SUBDIVISION COMMONLY REFERRED TO AND KNOWN AS "RANSON HEIGHTS PHASE 4"

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

Section 1. The Planning Commission of the City of Ranson pursuant to its authority within Ranson Municipal Code 16-60 approves the attached Development Agreement by and between the Ranson Planning Commission and DR Horton, for a subdivision commonly referred to and known as "Ranson Heights Phase 4".

Section 2. The Planning Commission President is authorized and hereby directed to execute the Development Agreement on behalf of the City of Ranson Planning Commission.

Section 3. The Planning Commission hereby authorizes the City Manager or his designee to execute any and all documents necessary to carry out the conditions of the attached Development Agreement, whether express or implied, and any documents necessary for the transfer of property to Lennar, including any documents requested by financial institutions, lenders, attorneys, lienholders, contractors, sureties, and/or third parties.

Section 4. This Resolution and executed Development Agreement shall become effective immediately upon its adoption.

Signed and approved this 6th day of May, 2024.

_____
Planning Commission
President

ATTEST:

_____
Planning Commission Member

AFFIX CITY SEAL

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Monday, May 6, 2024, at 7 pm at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Ranson Heights Phase 4 located off Route 9 and Route 340 in Ranson WV, accepting the bond for Ranson Heights Phase 4 and entering a Development Agreement for Ranson Heights Phase 4. All persons are invited to attend and make comments about the proposed final plat.

Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to Friday, May 3, 3024, will be provided to the Planning Commission, and inserted into the official record.

AGENDA ITEM III.10

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: Presentation

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

Ranson Ranson Heights Development Agreement Phase 4 (1).docx

RECORDING REQUESTED By
City of Ranson Planning Commission

WHEN RECORDED RETURN To

Reiley Stanley
Community Development Director
City of Ranson
312 S. Mildred Street
Ranson, WV 25438

DEVELOPMENT AGREEMENT RANSON HEIGHTS BETWEEN THE CITY OF RANSON AND D.R. HORTON, INC.

THIS AGREEMENT is made and entered into by and between the City of Ranson Planning Commission, hereinafter referred to as "City" and sometimes "Ranson" and D.R. Horton, Inc., hereinafter referred to as "Subdivider/Developer" or "Developer," for a subdivision known as Ranson Heights Neighborhood, both of whom understand and agree as follows:

WITNESSETH:

WHEREAS, Subdivider/Developer has presented to City for approval a final subdivision or parcel map (hereinafter called "Map") entitled and Final Plat Showing Phase 4, Lots 335-428; and

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

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

WHEREAS, the Developer has submitted a revised Land Development Plan and Plat, approved by the Ranson Planning Commission, since the prior Development Agreement was recorded that is not entirely consistent with the final plat recorded within the land records.

NOW THEREFORE, in the best interest of the City of Ranson and in consideration of Developer posting renewed security; and, in order to ensure satisfactory performance by Developer of its obligations under Ranson's Land Development ordinances; and to clarify that the recorded final plat for Phase 4 will have to be recorded to ensure consistency with the approved Land Development Plan and Plat, the parties agree as follows:

1. Performance of Work

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

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

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

3. Specifications

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

Whenever in the said State Standard Specifications the following terms are used, they shall be understood to mean the following

State, Department of Transportation, City or Owner: City of Ranson, West Virginia.

Director: The City Manage of the City of Ranson.

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

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

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

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

4. Work: Time for Completion

~~City hereby fixes~~ the time for the completion of said work is within two years after the date of approval of the final or parcel map for recordation with the County Recorder of Jefferson County, West Virginia. At least two (2) calendar days prior to the commencement of work hereunder, Subdivider/Developer

shall notify the City of the date fixed by Subdivider/Developer for commencement thereof, so that the City shall be able to provide services of inspection.

5. Time of Essence – Extension

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

6. Repairs or Replacements

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

7. Permits: Compliance with Law

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

8. Superintendence by Subdivider/Developer

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

9. Inspection by City of Ranson

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

10. Contract Security

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

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

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

11. Hold-Harmless Agreement

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

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

12. Subdivider/Developer's Insurance

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

Compensation insurance

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

Public Liability and Property Damage Insurance

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

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

Contractual Liability Insurance

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

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

13. Title to Improvements

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

14. Repair or Reconstruction of Defective Work

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

15. Subdivider/Developer not Agent of City

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

16. Cost of Engineering and Inspection

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

17. Notice of Breach and Default

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

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

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

19. Substantial Completion and Completion

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

20. Notices

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

City of Ranson

Attn: City Manager

312 South Mildred Street

Ranson, WV 25438

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

D.R. Horton, Inc.

137 Mitchells Chance Road, Suite 300

Edgewater, MD 21037

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

21. Binding Effect of Agreement

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

22. Authority

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

DATED this _____ day of _____, 20___.

RANSON PLANNING COMMISSION

By: _____

Mike Anderson

Its: President

SUBDIVIDER/DEVELOPER

_____

D.R. Horton, Inc.

By: _____

Its: _____

OWNER

_____

CNB Bank, Inc.

By: _____

Its: _____

AGENDA ITEM III.11

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: Presentation

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

Bond covers all core infrastructure, the playground, and utilities. Submitted by Morris and Ritchie.

ATTACHMENTS:

Legal Notice Ranson Heights Phase 4 562024.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Monday, May 6, 2024, at 7 pm at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Ranson Heights Phase 4 located off Route 9 and Route 340 in Ranson WV, accepting the bond for Ranson Heights Phase 4 and entering a Development Agreement for Ranson Heights Phase 4. All persons are invited to attend and make comments about the proposed final plat.

Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to Friday, May 3, 3024, will be provided to the Planning Commission, and inserted into the official record.

AGENDA ITEM III.12

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: Presentation

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

PC24-10 Ranson Heights Phase 4 Bond.docx
24-16-ranson heights phase 4 bond estimate 3-21-24.xlsx

Resolution #: PC-24-10

A Resolution of the Planning Commission of the City of Ranson to Accept the Guarantee Surety (Bond) for the Required Physical Improvements for a Subdivision Ranson Heights Phase 4

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

Section 1. The Planning Commission accepts the Corporate Surety in lieu of completion of required on-site improvements as described in 16-82, and as outlined in the revised development agreement presented May 6, 2024, to the Planning Commission, for Phase 4 of the subdivision.

Section 2. The approved bonded amount will be held in the amount of $7,138,021.39.

Section 3. This Resolution and bond shall become effective immediately upon its adoption.

Signed and approved this 6th day of May, 2024.

_____
Mike Anderson, President

ATTEST:

_____
Planning Commission Member

AFFIX CITY SEAL

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

Project Name: Ranson Heights Date: 4/29/2024

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

Bond Amount Approved: $ _____

By: _____ **Date:** _____

Official Use Do Not Write In This Box

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
1.1	**Erosion & Sediment Control**				
1	Stabilized Construction Entrance	EA	$ 2,475.00	1	$ 2,475.00
2	Silt Fence - Standard	LF	$ 4.40	1086	$ 4,778.40
3	Silt Fence - Super	LF	$ 18.15	2427	$ 44,050.05
4	Earth Dike Construction (1)	LF	$ 3.96	3178	$ 12,584.88
5	Inlet Protection Device	EA	$ 388.14	46	$ 17,854.21
6	Outlet Protection Device	EA	$ 385.00	3	$ 1,155.00
7	Stone Check Dams	EA	$ 192.50		$ -
8	Sediment Trap Excavation	CY	$ 15.35		$ -
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,456.24		$ -
10	Impermeable Liner for Sediment Basin/Pond	SY	$ 22.83		$ -
11	Rip-Rap Apron/Plunge Pool	CY	$ 122.72		$ -
12	Grass Waterway/Drainage Swale	LF	$ 11.99		$ -
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.10	635976	$ 62,961.62
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.12	100959	$ 12,216.04
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 550.13		$ -
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 545.34		$ -
17	Mulch, Shredded Bark or Wood Chip (35 cy/ac)	CY	$ 89.10		$ -
18	Sod	SY	$ 5.90		$ -
19	Soil Stabilizing Matt - Biodegradable	SY	$ 4.95		$ -
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 11.00		$ -
21	Geotextile Fabric	SF	$ 3.30		$ -
22	4 ft Safety Fence	LF	$ 8.84		$ -
23	6 ft Chain Link Safety Fence	LF	$ 11.00		$ -
24	Tree Protection	LF	$ 3.30		$ -
25	Temporary Utility Line Stream Crossing/Diversion	EA	$ 1,375.00		$ -
1.2	**Site Preparation & Demolition**				
1	Clearing & Grubbing - Light Cover	ACRE	$ 7,342.50		$ -
2	Clearing & Grubbing - Moderate Cover	ACRE	$ 10,725.00		$ -
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 13,475.00		$ -
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 15,950.00		$ -
5	Sawcut Existing Asphalt Pavement	LF	$ 2.20		$ -
6	Sawcut Existing Concrete Pavement	LF	$ 3.52		$ -
7	Removal of Asphalt Pavement	SY	$ 8.25		$ -
8	Removal of Fencing	LF	$ 5.67		$ -
9	Removal of Power Pole	EA	$ 8,415.00		$ -
10	Removal of Structures/Buildings	EA	$ 300.00		0

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
1.3	**Earthwork**				
1	Strip Topsoil	CY	$ 4.13		$ -
2	Common Excavation	CY	$ 25.01	9019	$ 225,610.52
3	Borrow Material - On Site	CY	$ 22.34	23074	$ 515,496.23
4	Borrow Material - Imported from Off Site	CY	$ 40.26		$ -
5	Rock Excavation	CY	$ 99.00		$ -
6	Furnish Topsoil	CY	$ 52.76		$ -
2.1	**Paved Surface Construction**				
1	Subgrade	CY	$ 73.37		$ -
2	Fabric for Subgrade Stabilization	SY	$ 3.19		$ -
3	Aggregate Base Course	CY	$ 97.30	1764	$ 171,628.38
4	Open Graded Free Draining Base Course	CY	$ 120.89		$ -
5	Free Draining Base Trench	LF	$ 12.08		$ -
6	Outlet Pipe	LF	$ 39.75		$ -
7	Bituminous Asphalt Tack Coat	SY	$ 0.51		$ -
8	Superpave Asphalt Base Course - Type 25	TN	$ 93.50	1727	$ 161,474.50
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70		$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70	863	$ 101,575.10
11	Reinforced Concrete Pavement	CY	$ 450.55	0	$ -
12	Standard Milling	SY	$ 7.07	0	$ -
13	Controlled Low Strength Material	CY	$ 368.98		$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 104.07	876	$ 91,166.20
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50		$ -
16	Concrete Curb & Gutter	LF	$ 66.00	4890	$ 322,713.60
17	Concrete Curb Only	LF	$ 55.00	6037	$ 332,035.00
18	Bituminous Asphalt Walkway	SF	$ 14.85		$ -
19	Concrete Sidewalk	SY	$ 97.13	2525	$ 245,243.54
20	Bed Course Material (for sidewalk)	CY	$ 88.57	374	$ 33,125.93
21	Concrete Curb Ramp	EA	$ 2,750.00	13	$ 35,750.00
22	Detectable Warning Surface	EA	$ 486.72	13	$ 6,327.32
23	Concrete Precast Wheel Stops	EA	$ 275.00		$ -
24	One Direction Lane Arrow	EA	$ 275.00		$ -
25	Multi Directional Land Arrow	EA	$ 460.90		$ -
26	Bicycle Shared Lane Marking	EA	$ 302.50		$ -
27	Bicycle Lane Marking	EA	$ 302.50		$ -
28	Pavement Letters	EA	$ 82.27		$ -
29	4" Edge/Lane Line - Painted	LF	$ 0.51		$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.66		$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.83		$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76		$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17		$ -
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97		$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 4.95		$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 7.37		$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 9.24		$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.07		$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.70		$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 9.90		$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58		$ -
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 14.85		$ -
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75		$ -
44	Handicapped Parking Symbol	EA	$ 341.17		$ -
45	0.08 in Flat Sheet Sign	SF	$ 49.50		$ -
46	City standard sign post	LF	$ 27.50	66	$ 1,815.00
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 467.50	19	$ 8,882.50
48	Guard Rail - Steel Beam & Posts	LF	$ 20.16		$ -
49	Fence - Chain Link 6' High	LF	$ 45.24		$ -
50	Fence - Wood 3-Rail	LF	$ 33.00		$ -
51	Fence - Decorative Iron, 42" High	LF	$ 82.50		$ -
52	Pedestrian/Bicycle Barrier Railing - Wood - 42" high	LF	$ 57.20		$ -
53	Lights - Street and Parking Lot (light fixture, pole, foundation, & wiring)	EA	$ 13,200.00	33	$ 435,600.00
54	Bollards (wood or steel)	EA	$ 495.00		$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	$ -		0

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
3.1	**Landscaping**				
1	Transplanting Trees (6' or less)	EA	$ 148.50		$ -
2	Transplanting Shrubs	EA	$ 126.50		$ -
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 165.00		$ -
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 412.50		$ -
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 550.00		$ -
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 330.00		$ -
7	Plant Ground Cover	EA	$ 7.70		$ -
8	Plant Wetlands or Bioretention Vegetation	EA	$ 27.50		$ -
9	Plant Screen Trees	EA	$ 165.00		$ -
10	Plant Street/Shade Trees	EA	$ 550.00	31	$ 17,050.00
11	Mulching (wood landscape mulch in place)	CY	$ 89.10		$ -
4.1	**Sanitary Sewer System**				
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 121.00		$ -
2	6" PVC Schedule 80 Pipe	LF	$ 168.76	1159	$ 195,595.16
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	4153	$ 454,545.85
4	10" PVC Schedule 80 Pipe	LF	$ 121.55		$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	28	$ 186,891.01
6	Grease Trap	EA	$ 6,875.00		$ -
7	Service Lateral	LF	$ 68.31	643	$ 43,923.33
8	Sanitary Sewer Pump Station (sewage pump)	EA	$ 25,000.00		$ -
9	Road Bore/Crossing (with Pipe & Steel Casing)	LF	$ 440.00		$ -
4.2	**Potable Water System**				
1	3/4" Copper Service Line	LF	$ 117.76	514	$ 60,526.07
2	1" Copper Service Line	LF	$ 193.60	1109	$ 214,702.40
3	2" Copper Service Line	LF	$ 39.60		$ -
4	4" Ductile Iron Pipe	LF	$ 57.20		$ -
5	6" Ductile Iron Pipe	LF	$ 74.80	165	$ 12,342.00
6	8" Ductile Iron Pipe	LF	$ 92.40	5566	$ 514,298.40
7	10" Ductile Iron Pipe	LF	$ 104.50		$ -
8	12" Ductile Iron Pipe	LF	$ 115.50	854	$ 98,637.00
9	Fire Hydrant with 6" line	EA	$ 5,513.77	3	$ 16,541.32
10	4" Gate Valve & Box	EA	$ 1,225.13		$ -
11	6" Gate Valve & Box	EA	$ 1,954.65		$ -
12	8" Gate Valve & Box	EA	$ 1,617.98	8	$ 12,943.83
13	10" Gate Valve & Box	EA	$ 2,420.00		$ -
14	12" Gate Valve & Box	EA	$ 4,271.09		$ -
15	Pressure Reducing Valve & Vault	EA	$ -		$ -
16	Tapping Sleeve & Valve for Water Service Connection	EA	$ 726.00		$ -
17	Water Meter Setter, Box & Service Line Tap	EA	$ 3,335.29	173	$ 577,004.82
5.1	**Storm Water Management & Storm Drainage**				
	SWM Basin/Ponds				
1	Excavation - Basin/Pond	CY	$ 25.01	0	$ -
2	Excavation - Core Trench	CY	$ 25.01	0	$ -
3	Embankment Construction - On-Site Material	CY	$ 22.34	0	$ -
4	Embankment Construction - Imported Material	CY	$ 40.26	0	$ -
5	Impervious Core	SF	$ 1.98	0	$ -
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,300.59	0	$ -
7	Corrugated Metal Pipe Control Structure	EA	$ 6,456.24	0	$ -
8	Dewatering Pipes or Structures	EA	$ 558.02	0	$ -
9	Filter Stone for Dewatering Pipe (1" to 2" dia. clean)	CY	$ 53.12	0	$ -
10	Antiseep Collar	oot of width	$ 165.00	0	$ -
11	Trash Rack	per inch dia.	$ 55.00	0	$ -
12	Water Tight Pipe Bands	per inch dia.	$ 8.25	0	$ -
	Low Impact Development BMP				
13	Urban Bioretention Basin (in sidewalk areas)	SF	$ 55.00	0	$ -
14	Bioretention Basin	SF	$ 38.50	0	$ -
15	Grass Channel	SF	$ 30.00	0	$ -
16	Permeable Pavers	SY	$ 50.00	0	$ -
	PVC Slotted Pipe				
17	4" PVC Slotted or Perforated Drain Pipe	LF	$ 16.50	0	$ -
18	6" PVC Slotted or Perforated Drain Pipe	LF	$ 17.60	0	$ -
19	8" PVC Slotted or Perforated Drain Pipe	LF	$ 21.85	0	$ -
20	12" PVC Slotted or Perforated Drain Pipe	LF	$ 36.30	0	$ -
	Corrugate Metal Pipe (Circular)				

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
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	$ -

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	Reinforced Concrete Pipe (circular)				
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	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)				
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	End Sections - Reinforced Concrete Elliptical Pipe				
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	Storm Drain Structures				
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5.1	**Civc Standards**				
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6.1	**Miscellaneous Site Construction & Structures**				
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Construction Bond - Estimate

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Bond Amount Approved: BBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBB

By: BBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBBB **Date:** BBBBBBBBBBBBBB

Official Use Do Not Write In This Box

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1.1	**Erosion & Sediment Control**				
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	6LOW)HQFH6WUDLJKW	/)			
	6LOW)HQFH6XSHU	/)			
	(DUWK:RUN&RQVWUXFWLRQ	/)			
	,QOHW3URWHFWLRQ:HYLFH	(6			
	2 XWOHW3URWHFWLRQ:HYLFH	(6			
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	6HGLP HQW7UDS(1RFDY DWRQ	&<			
	5 IVHUG6WUFWXUHURU6HGLP HQW7DQN3RQG	(6			
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1.2	**Site Preparation & Demolition**				
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	&GDUQJ UXEEQJ 0 RGHUDW&RYHU	$&5 (			
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	6DZFXW 7WDQJ $ VSKDOW DYHP HQW	/)			
	6DZFXW 7WDQJ &RFUHWH3 DYHP HQW	/)			
	5 HP RYDO&RI $ VSKDOW DYHP HQW	6<			
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,WHP 1 R	' H-FUSWRQ	8 QW	□□□□8 QV& RW	4 XDQWW	7 RWDO& RW
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Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
1.3	**Earthwork**				
1	Strip Topsoil	CY	$ 4.13	0	$ -
2	Common Excavation	CY	$ 25.01	9019.37	$ 225,610.52
3	Borrow Material - On Site	CY	$ 22.34	23074	$ 515,496.23
4	Borrow Material - Imported from Off Site	CY	$ 40.26	0	$ -
5	Rock Excavation	CY	$ 99.00	0	$ -
6	Furnish Topsoil	CY	$ 52.76	0	$ -
2.1	**Paved Surface Construction**				
1	Subgrade	CY	$ 73.37	0	$ -
2	Fabric for Subgrade Stabilization	SY	$ 3.19	0	$ -
3	Aggregate Base Course	CY	$ 97.30	1764	$ 171,628.38
4	Open Graded Free Draining Base Course	CY	$ 120.89	0	$ -
5	Free Draining Base Trench	LF	$ 12.08	0	$ -
6	Outlet Pipe	LF	$ 39.75	0	$ -
7	Bituminous Asphalt Tack Coat	SY	$ 0.51	0	$ -
8	Superpave Asphalt Base Course - Type 25	TN	$ 93.50	1727	$ 161,474.50
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70	0	$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70	863	$ 101,575.10
11	Reinforced Concrete Pavement	CY	$ 450.55	0	$ -
12	Standard Milling	SY	$ 7.07	0	$ -
13	Controlled Low Strength Material	CY	$ 368.98	0	$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 104.07	#REF!	#REF!
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50	876	$ 120,450.00
16	Concrete Curb & Gutter	LF	$ 66.00	4889.6	$ 322,713.60
17	Concrete Curb Only	LF	$ 55.00	6037	$ 332,035.00
18	Bituminous Asphalt Walkway	SF	$ 14.85	0	$ -
19	Concrete Sidewalk	SY	$ 97.13	2524.9	$ 245,243.54
20	Bed Course Material (for sidewalk)	CY	$ 88.57	374	$ 33,125.93
21	Concrete Curb Ramp	EA	$ 2,750.00	13	$ 35,750.00
22	Detectable Warning Surface	EA	$ 486.72	13	$ 6,327.32
23	Concrete Precast Wheel Stops	EA	$ 275.00	0	$ -
24	One Direction Lane Arrow	EA	$ 275.00	0	$ -
25	Multi Directional Land Arrow	EA	$ 460.90	0	$ -
26	Bicycle Shared Lane Marking	EA	$ 302.50	0	$ -
27	Bicycle Lane Marking	EA	$ 302.50	0	$ -
28	Pavement Letters	EA	$ 82.27	0	$ -
29	4" Edge/Lane Line - Painted	LF	$ 0.51	0	$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.66	0	$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.83	0	$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76	0	$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17	0	$ -
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97	0	$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 4.95	0	$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 7.37	0	$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 9.24	0	$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.07	0	$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.70	0	$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 9.90	0	$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58	0	$ -
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 14.85	0	$ -
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	0	$ -
44	Handicapped Parking Symbol	EA	$ 341.17	0	$ -
45	0.08 in Flat Sheet Sign	SF	$ 49.50	0	$ -
46	City standard sign post	LF	$ 27.50	66	$ 1,815.00

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

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

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

	' HVFULSWLRQ	8 QLW	□□□□8 QLW& RVW	4 XDQWLW	7 RWDO& RVW
	Reinforced Concrete Pipe (circular)				
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,WP 1R	' HVFUSWRQ	8 QW	8 QW& RW	4 XDQWW	7 RWDO& RW
	Reinforced Concrete Elliptical Pipe				
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	6 WRUP UDLQ3 LSH	/)			
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	Storm Drain Structures				
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5.1	**Civc Standards**				
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6.1	**Miscellaneous Site Construction & Structures**				
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1.1	**Erosion & Sediment Control**				
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1.2	**Site Preparation & Demolition**				
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Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
1.3	**Earthwork**				
1	Strip Topsoil	CY	$ 4.13	0	$ -
2	Common Excavation	CY	$ 25.01	9019.37	$ 225,610.52
3	Borrow Material - On Site	CY	$ 22.34	23074	$ 515,496.23
4	Borrow Material - Imported from Off Site	CY	$ 40.26	0	$ -
5	Rock Excavation	CY	$ 99.00	0	$ -
6	Furnish Topsoil	CY	$ 52.76	0	$ -
2.1	**Paved Surface Construction**				
1	Subgrade	CY	$ 73.37	0	$ -
2	Fabric for Subgrade Stabilization	SY	$ 3.19	0	$ -
3	Aggregate Base Course	CY	$ 97.30	1764	$ 171,628.38
4	Open Graded Free Draining Base Course	CY	$ 120.89	0	$ -
5	Free Draining Base Trench	LF	$ 12.08	0	$ -
6	Outlet Pipe	LF	$ 39.75	0	$ -
7	Bituminous Asphalt Tack Coat	SY	$ 0.51	0	$ -
8	Superpave Asphalt Base Course - Type 25	TN	$ 93.50	1727	$ 161,474.50
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70	0	$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70	863	$ 101,575.10
11	Reinforced Concrete Pavement	CY	$ 450.55	0	$ -
12	Standard Milling	SY	$ 7.07	0	$ -
13	Controlled Low Strength Material	CY	$ 368.98	0	$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 104.07	#REF!	#REF!
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50	876	$ 120,450.00
16	Concrete Curb & Gutter	LF	$ 66.00	4889.6	$ 322,713.60
17	Concrete Curb Only	LF	$ 55.00	6037	$ 332,035.00
18	Bituminous Asphalt Walkway	SF	$ 14.85	0	$ -
19	Concrete Sidewalk	SY	$ 97.13	2524.9	$ 245,243.54
20	Bed Course Material (for sidewalk)	CY	$ 88.57	374	$ 33,125.93
21	Concrete Curb Ramp	EA	$ 2,750.00	13	$ 35,750.00
22	Detectable Warning Surface	EA	$ 486.72	13	$ 6,327.32
23	Concrete Precast Wheel Stops	EA	$ 275.00	0	$ -
24	One Direction Lane Arrow	EA	$ 275.00	0	$ -
25	Multi Directional Land Arrow	EA	$ 460.90	0	$ -
26	Bicycle Shared Lane Marking	EA	$ 302.50	0	$ -
27	Bicycle Lane Marking	EA	$ 302.50	0	$ -
28	Pavement Letters	EA	$ 82.27	0	$ -
29	4" Edge/Lane Line - Painted	LF	$ 0.51	0	$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.66	0	$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.83	0	$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76	0	$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17	0	$ -
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97	0	$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 4.95	0	$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 7.37	0	$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 9.24	0	$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.07	0	$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.70	0	$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 9.90	0	$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58	0	$ -
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 14.85	0	$ -
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	0	$ -
44	Handicapped Parking Symbol	EA	$ 341.17	0	$ -
45	0.08 in Flat Sheet Sign	SF	$ 49.50	0	$ -
46	City standard sign post	LF	$ 27.50	66	$ 1,815.00

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

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

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

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

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

	Total
Grand Total All Costs	#VALUE!
Mobilization (5%)	#VALUE!
15% Contingency	#VALUE!
TOTAL BOND AMOUNT	#VALUE!

AGENDA ITEM III.13

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: Presentation

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

Presentation to the Planning Commission by Integrity Federal Services for the site known as Potomac Town Center on project 21-68-LDPP and 20-107-REZ. They would like to either edit their approved LDPP or their approved Zoning for the area "Potomac Town Center" and are asking for feedback from the Planning Commission.

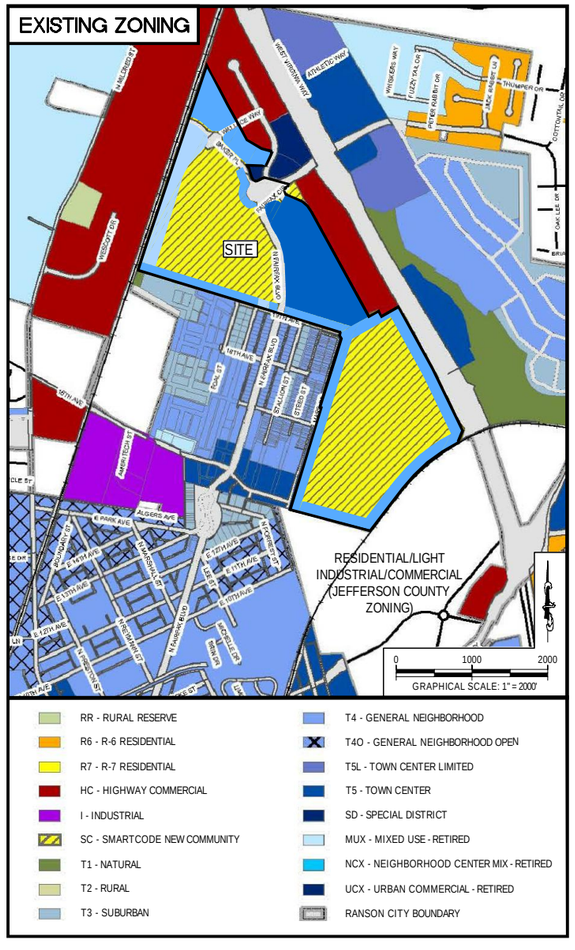
ATTACHMENTS:

21-68-LDPP-2021-09-12_Potomac Towne Center_LDPP (1).pdf
20-107-REZ-2021-03-08_ptc_zoning_addendum (1) (1).pdf
3079-0110_Concept Plan-Rev4.23.pdf

LAND DEVELOPMENT PLAN & PLAT APPLICATION

POTOMAC TOWNE CENTER

CITY of RANSON
JEFFERSON COUNTY, WV



TAX INFORMATION			DEED		PARCEL CONTROL
DISTRICT	MAP	PARCEL	BOOK	PAGE	NUMBER
8	8	1.1	1235	663	08 8000100010000
8	8	1.3	1235	663	08 8000100030000
8	8	1.4	1235	663	08 8000100040000
8	8	1.5	1191	654	08 8000100050000
8	8	1.6	1235	663	08 8000100060000
8	8	1.9	1235	663	08 8000100090000
8	8	9.2	1191	654	08 8000900020000
8	8E	14	1191	654	08 8E001400000000
8	8E	17	1191	654	08 8E001700000000
8	8E	PARK	1235	663	08 8EPARK00000000
8	8E	SWM	1191	654	08 8E0SWM00000000

OWNER/APPLICANT
INWOOD 165 LLC
6290 MONTROSE ROAD,
ROCKVILLE, MD 20852

LIST OF DRAWINGS

1. COVER SHEET
2. EXISTING CONDITIONS
3. EXISTING CONDITIONS - SOILS
4. ZONING
5. PROPOSED COMMUNITY
6. THOROUGHFARE & BLOCK STANDARDS
7. THOROUGHFARE ASSEMBLIES I
8. THOROUGHFARE ASSEMBLIES II
9. CIVIC STANDARDS
10. STORMWATER AND UTILITIES



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SECURITY CONSULTING
148 S. Queen Street, Suite 201
Martinsburg, WV 25401
Phone: 304-725-8456
www.gordon.us.com

SEAL:

REVISIONS

6/11/2021 REVISED PER CITY REVIEW 1
8/9/2021 REVISED PER CITY REVIEW 2
8/30/2021 REVISED PER CITY REVIEW 3
9/08/2021 REVISED PER CITY REVIEW 4

COVER SHEET

POTOMAC TOWNE CENTER
LAND DEVELOPMENT PLAN & PLAT APPLICATION
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ.: AS NOTED VERT.:
DATE: APRIL 12, 2021
JOB: 3079-0205
DRAWN: MAC CHECK: DCW
CADD: COVER SHEET.DWG
NCS: N/A
SHEET: 1 OF 10

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LEGEND:

- PERIMETER BOUNDARY (LIMITS OF REZONING)
- INTERIOR BOUNDARY/RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- HEADER CURB
- CURB & GUTTER
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- SIDEWALK
- BUILDINGS
- 590 INDEX CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- FEMA FLOODPLAIN
- STORMWATER POND
- STORMWATER EASEMENT

NOTES:

1. THE TOPOGRAPHIC CONTOUR INTERVAL IS TWO (2) FEET. TOPOGRAPHIC INFORMATION WAS COMPILED FROM AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY QUANTUM SPATIAL DATED MARCH 14, 2020. HORIZONTAL DATUM IS REFERENCED TO THE WEST VIRGINIA COORDINATE SYSTEM OF 1983, NORTH ZONE. VERTICAL DATUM IS REFERENCED TO NAVD 88.
2. BOUNDARY INFORMATION PROVIDED PURSUANT TO AN ALTA SURVEY OBTAINED BY THE OWNER/APPLICANT IN 2020 AND REZONING APPLICATION APPROVED IN 2021.
3. NO DEVELOPMENT IS PLANNED WITHIN THE 100 YEAR FLOOD PLAIN.
4. THE RIGHTS OF WAY FOR NORTH FAIRFAX BOULEVARD, JOSHUA M. FREEMAN BOULEVARD, AND BAKER PLACE WILL BE DEDICATED TO THE PUBLIC PRIOR TO SUBMITTING A PLAN TO DEVELOP ANY OF THE AFFECTED PARCELS.
5. NOTE 5. OWNER WILL PROVIDE AN ACCESS EASEMENT TO LOTS 22 AND 23 OF FAIRFAX CROSSING II, LLC.

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9/08/2021	REVISED PER CITY REVIEW 4

EXISTING CONDITIONS

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 500 VERT.:
DATE:	APRIL 12, 2021
JOB:	3079-0205
DRAWN: MAC	CHECK: DCW
CADD:	EX COND.DWG
NCS:	N/A
SHEET:	2 OF 10



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes

Map Unit Symbol	Map Unit Name	Acres	% of Area
Fk	Funkstown silt loam	36.3	18.9%
HbB	Hagerstown silt loam, 3 to 8 percent slopes	17.1	8.9%
HbC	Hagerstown silt loam, 8 to 15 percent slopes	14.8	7.7%
HeB	Hagerstown silt loam, 3 to 8 percent slopes, very rocky	27.2	14.2%
HeC	Hagerstown silt loam 8 to 15 percent slopes, very rocky	7.4	3.9%
He	Hagerstown-Opequon-Rock outcrop complex, 15 to 35 percent slopes	0.2	0.1%
HrC	Hagerstown-Rock outcrop complex, 8 to 15 percent slopes	11.0	5.7%
PmB	Poplimento silt loam, 3 to 8 percent slopes	24.3	12.7%
PmC	Poplimento silt loam, 8 to 15 percent slopes	27.4	14.3%
PpC	Poplimento silt loam, 8 to 15 percent slopes, very rocky	22.1	11.5%
Tm	Toms silt loam	3.5	1.8%
Uu	Urban land-Udorthents	0.1	0.1%
Totals		**191.4**	**100.0%**

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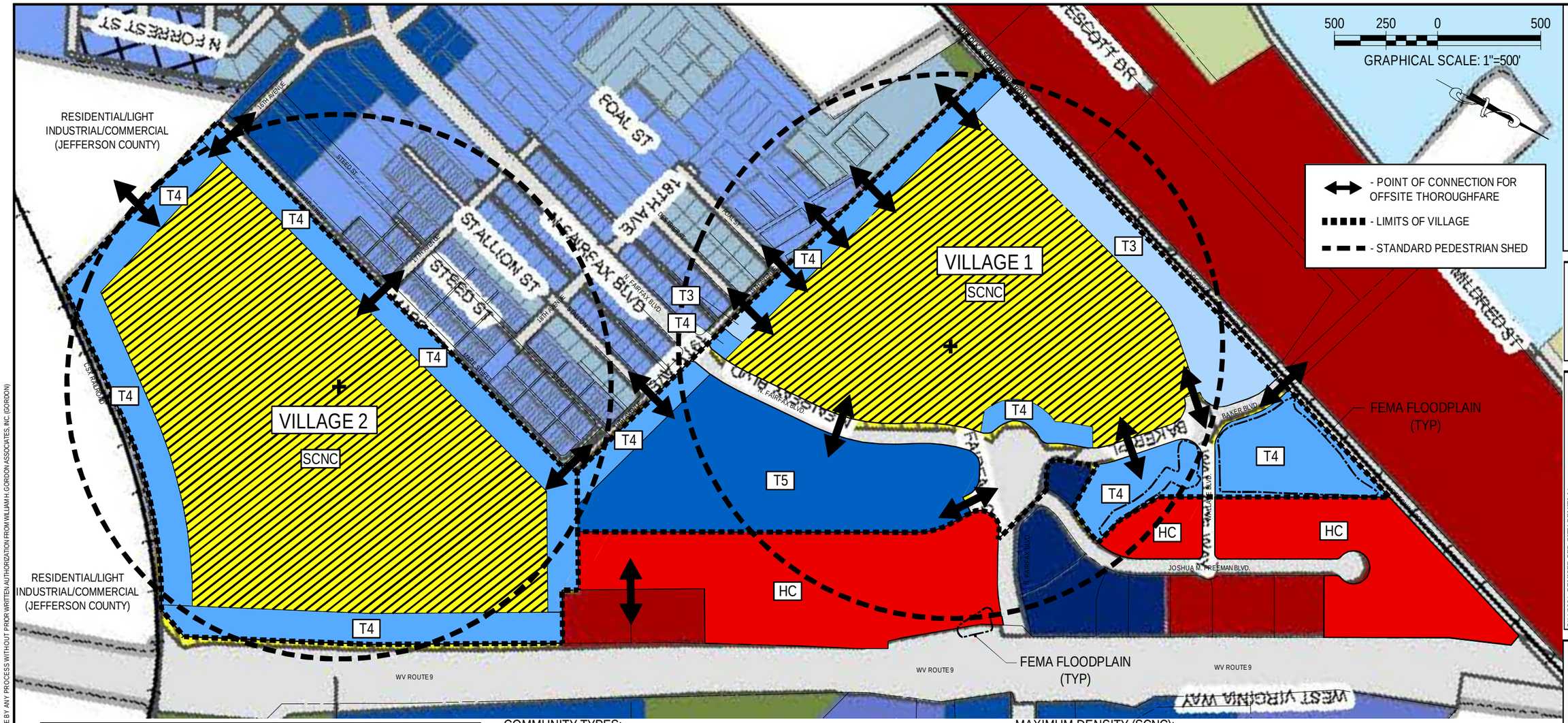
EXISTING CONDITIONS - SOILS

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ: 1" = 500'
VERT.:
DATE: APRIL 12, 2021
JOB: 3079-0205
DRAWN: MAC CHECK: DCW
CADD: EX.COND.DWG
NCS: N/A
SHEET: 3 OF 10



RR - RURAL RESERVE	T4 - GENERAL NEIGHBORHOOD
R6 - R-6 RESIDENTIAL	T4O - GENERAL NEIGHBORHOOD OPEN
R7 - R-7 RESIDENTIAL	T5L - TOWN CENTER LIMITED
HC - HIGHWAY COMMERCIAL	T5 - TOWN CENTER
RC - RACETRACK COMMERCIAL	GD - SPECIAL DISTRICT
I - INDUSTRIAL	CS - CIVIC SPACE
SC - SMARTCODE NEW COMMUNITY	MUX - MIXED USE - RETIRED
T1 - NATURAL	NCX - NEIGHBORHOOD CENTER MIX - RETIRED
T2 - RURAL	UCX - URBAN COMMERCIAL - RETIRED
T3 - SUBURBAN	RANSON CITY BOUNDARY

PROPOSED ZONING DISTRICT	AREA (AC)
HIGHWAY COMMERCIAL	37.41
SMARTCODE NEW COMMUNITY	191.37
TOTAL	228.78

COMMUNITY TYPES:

TWO (2) MEDIUM INTENSITY VILLAGES

ACREAGE:

1.3.5.b. VILLAGE: NO FEWER THAN 40 ACRES AND NO MORE THAN 200 ACRES PER VILLAGE

- VILLAGE 1 = 102.3 ACRES
- VILLAGE 2 = 89.1 ACRES

EDGE TRANSECT DISTRICTS:

- T3 AND T4 AREAS ARE ADJACENT TO LAKELAND PLACE, WHICH CONTAINS A MIX OF T3 & T4 DEVELOPMENT. THE DEVELOPMENT AT LAKELAND PLACE CONSISTS OF SINGLE FAMILY DEVELOPMENT.
- LAND ADJACENT TO THE CSX RAILROAD IS T4.
- LAND ADJACENT TO THE NORFOLK & SOUTHERN RAILROAD IS T3.
- LAND ADJACENT TO ROUTE 9 IS T4.
- LAND ADJACENT TO THE HIGHWAY COMMERCIAL ZONE IS T4 AND T5. THIS PROVIDES A TRANSITION FROM THE SUBURBAN RESIDENTIAL DEVELOPMENT TO THE COMMERCIAL DEVELOPMENT.

MAXIMUM DENSITY (SCNC):

- VILLAGE 1 (MEDIUM INTENSITY) = 2,541 DU
- VILLAGE 2 (MEDIUM INTENSITY) = 2,213 DU
- TOTAL = 4,754 DU

PERIMETER CONNECTIVITY:

CONNECTIONS ARE PROVIDED TO LAKELAND PLACE, BAKER BOULEVARD AND FAIRFAX BOULEVARD. FAIRFAX BOULEVARD WILL BE DEDICATED TO THE CITY.

ZONING APPROVAL:

A REZONING WAS PASSED FOR THE SUBJECT PROPERTY BY THE CITY OF RANSON COUNCIL AND IS RECORDED BY THE JEFFERSON COUNTY CLERKS OFFICE IN DEED BOOK 1259, PAGE 442.

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6/11/2021 REVISED PER CITY REVIEW 1
8/30/2021 REVISED PER CITY REVIEW 2
8/30/2021 REVISED PER CITY REVIEW 3
9/08/2021 REVISED PER CITY REVIEW 4

ZONING

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ: 1" = 500' VERT.:
DATE:	APRIL 12, 2021
JOB:	3079-0205
DRAWN: MAC	CHECK: DCW
CADD:	ZONING.DWG
NCS:	N/A
SHEET:	4 OF 10

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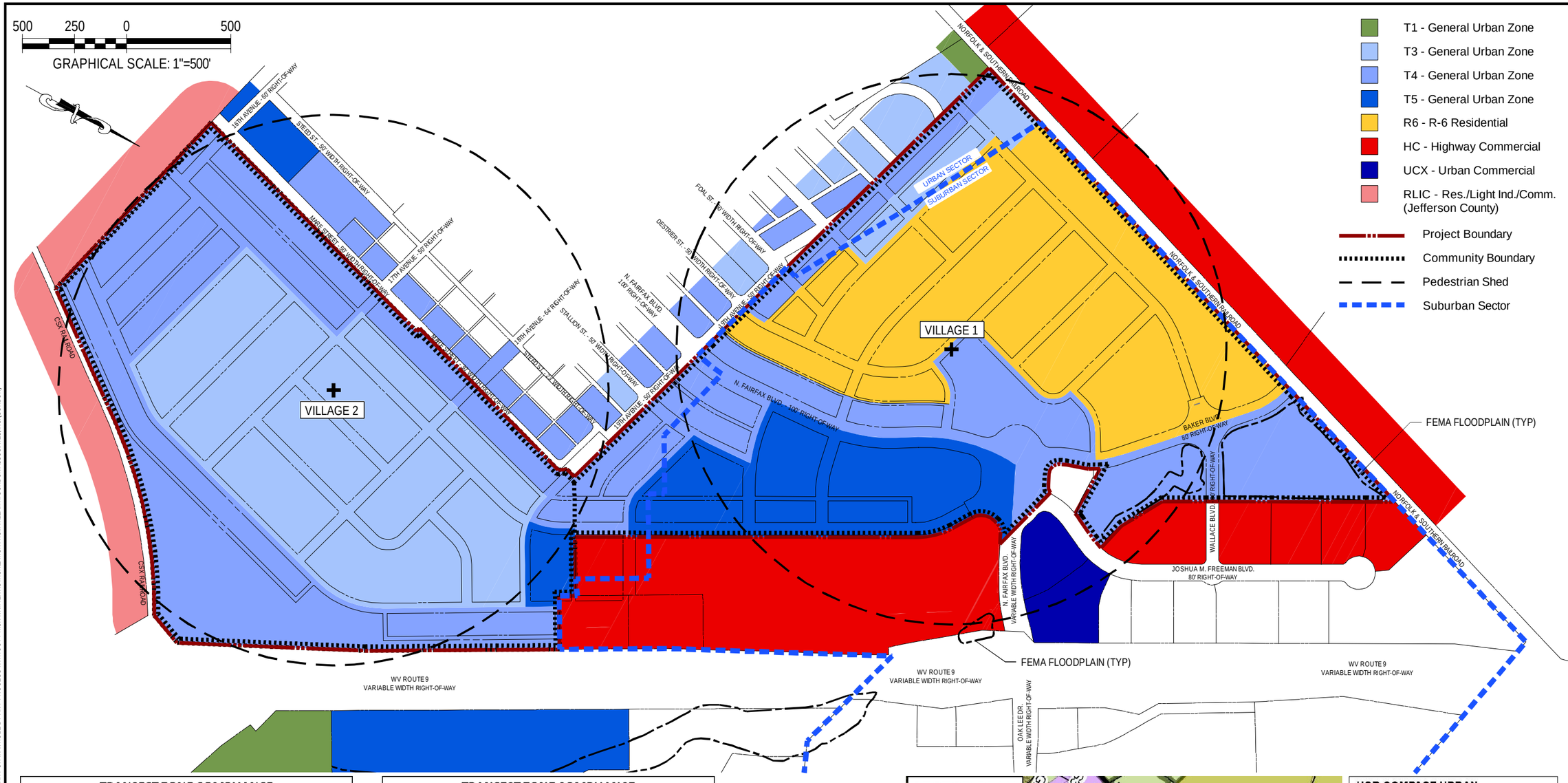
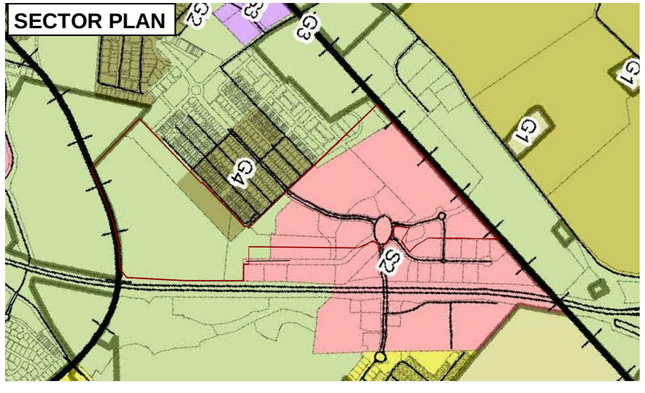


TRANSECT ZONE COMPLIANCE			
VILLAGE 1 - MEDIUM INTENSITY			
T ZONE	ACREAGE	PERCENTAGE	REQUIREMENT
T3	3.93	47.72%	10%-50%
R6	44.87		
T4	34.47	33.70%	20-50%
T5	19.00	18.58%	20% Max
TOTALS	102.27	100.00%	

TRANSECT ZONE COMPLIANCE			
VILLAGE 2 - MEDIUM INTENSITY			
T ZONE	ACREAGE	PERCENTAGE	REQUIREMENT
T3	43.85	49.21%	10%-50%
T4	43.23	48.52%	20-50%
T5	2.02	2.27%	20% Max
TOTALS	89.1	100.00%	

NOTES:

1. Ordinance No. 2020-321 allows the T3 Sub-Urban allocation of this application to be substituted within the suburban sectors of this application. (Chapter 19A. Article 3.4.4). This application is utilizing this provision within the S2 - Suburban Sector allocations.



UGB COMPACT URBAN

- G1 - Restricted Growth Sector
- G2 - Controlled Growth Sector
- G3 - Preferred Growth Sector
- G4 - Redevelopment/Infill Growth Sector

UGB SUBURBAN SECTOR

- S1 - Suburban Residential Sector
- S2 - Suburban Commercial Sector
- S3 - Industrial

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PROPOSED COMMUNITY

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ.: 1" = 500'
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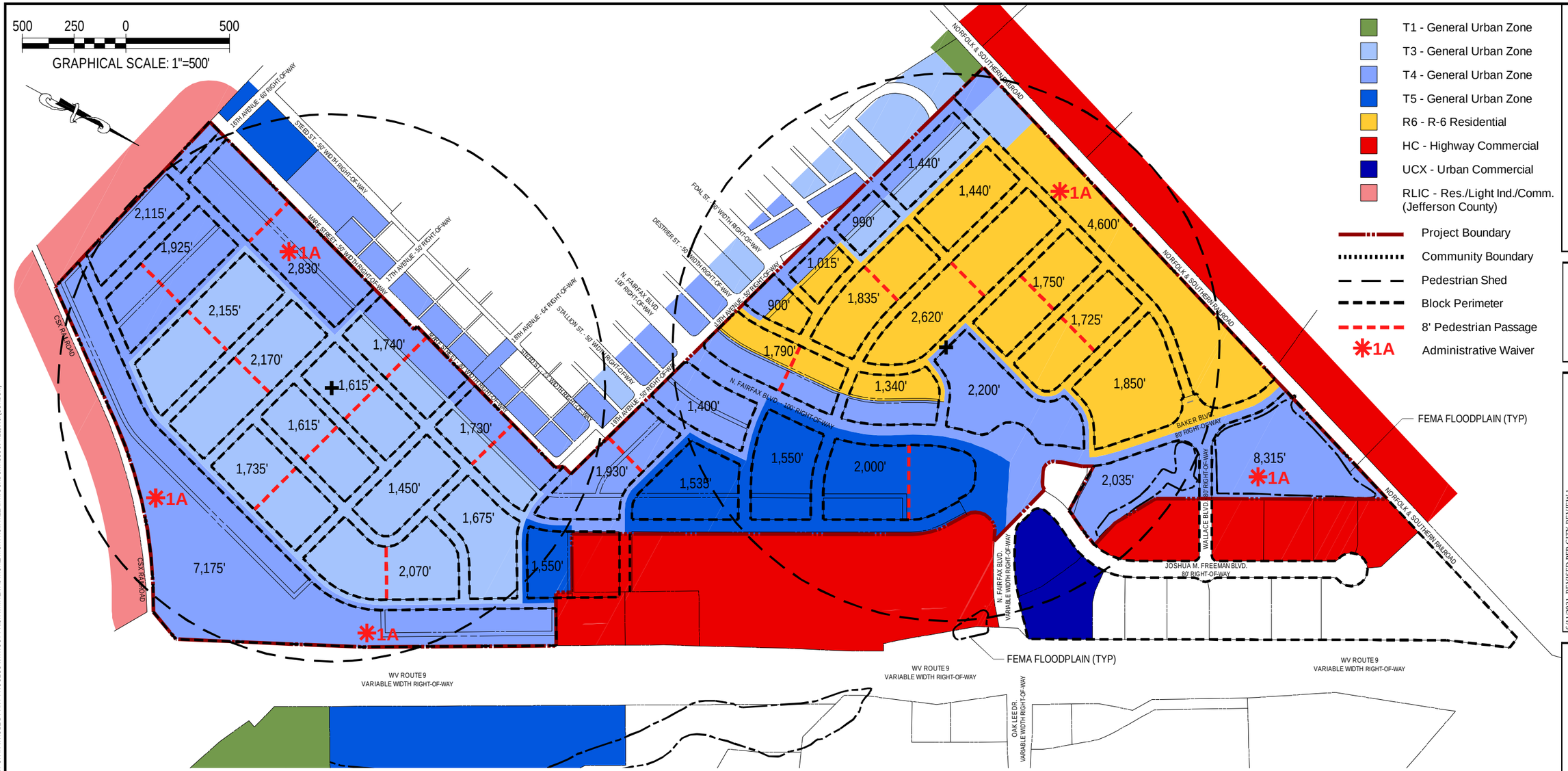

✱ADMINISTRATIVE WAIVERS

In Accordance with the Administrative Waiver procedure (16-179.5.) the blocks as shown adjacent to areas unsuitable for development and pre-existing incomplete blocks have been determined to be exempt from block face length and block perimeter requirements through administrative waiver.

- 7,175' - Block Adjacent to Route 9 and CSX Railroad
- 2,830 - Block fronting Mare Street
- 4,600 - Block adjacent to Norfolk and Southern Railroad
- 8,315 - Block within the Ranson Gateway Plat

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THOROUGHFARE & BLOCK STANDARDS

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

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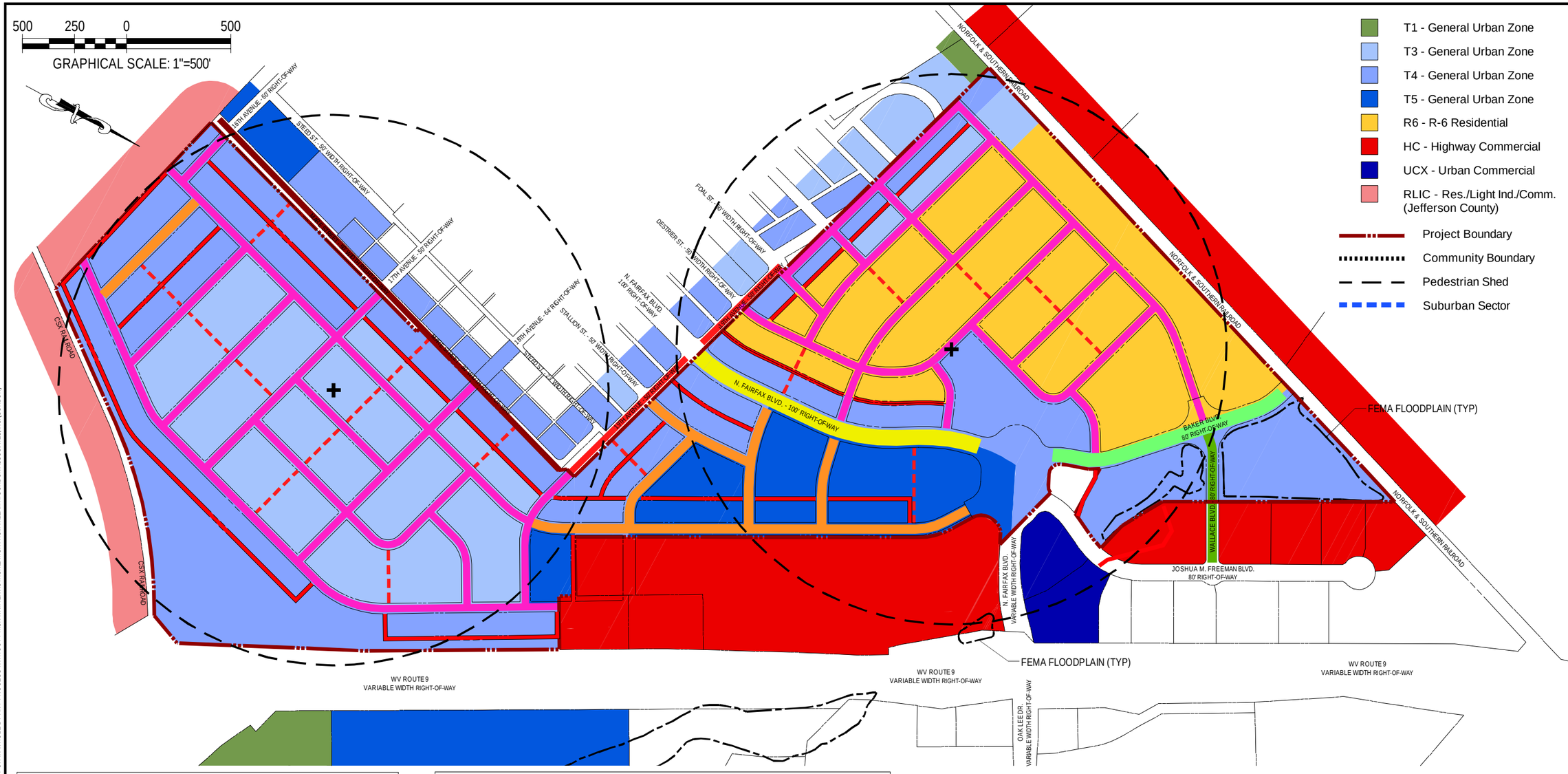

PROPOSED ASSEMBLIES		
Key	Thoroughfare	Approved T-Zones
	RL-20-18	T3, T4, T5
	DR-50-28*	T3, T4
	ST-58-36*	T4, T5
	AV-100-38**	T3, T4, T5

EXISTING ASSEMBLIES		
Key	Thoroughfare	Approved T-Zones
	ST-80-48 (Baker Blvd.)	T3, T4, T5
	ST-60-24 (Wallace Blvd.)	T3, T4, Other
	Varies (Mare St.)	T3, T4, T5
	ST-50-27 (19th St.)	T3, T4

*Pre-Approved Assembly (Ordinance), See Article 7.
**Previously Approved Assembly (Lakeland Place LDPP)
***The right-of-way for Fairfax Circle will be located 1' behind the existing sidewalk (matches current access easement line).

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THOROUGHFARE ASSEMBLIES I

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

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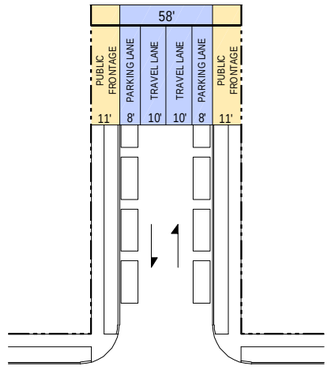
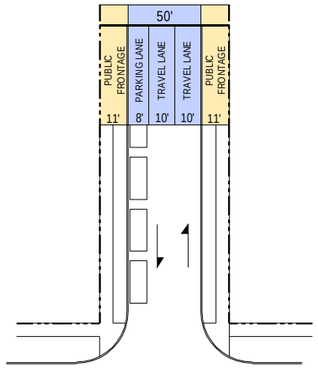
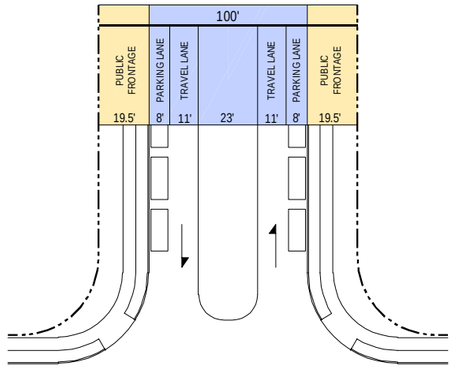
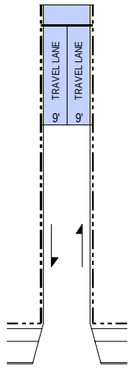


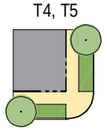
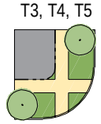
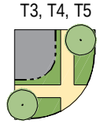






NOTES:

1. **Preappoved assemblies found in the Zoning Ordinance not shown graphically.**
2. **Existing assemblies with no proposed changes or development are not shown graphically.**

		ST-58-36	DR-50-28	AV-100-38	RL-20-18
Assembly Designation					
Thoroughfare Type		Street	Street	Avenue	Street
Transect District		T4, T5	T3, T4	T3, T4, T5	T3, T4, T5
Right-of-Way Width		58'	50'	100'	20'
Pavement Width		36'	28'	38'	18'
Transportation Way					
Vehicle Lane(s)		2 Lanes: 2 Way, 1 Lane Each Way @ 10 ft.	2 Lanes: 2 Way, 1 Lane Each Way @ 10 ft.	2 Lanes: 2 Way, 1 Lane Each Way @ 11 ft.	2 Lanes: 2 Way, 1 Lane Each Way @ 9 ft.
Parking Lane(s)		One Lane Parallel @ 8'	One Lane Parallel @ 8'	2 Lane Parallel @ 8ft.	N/A
Striping		Required	Optional	Required	N/A
Median Width		N/A	N/A	23 ft.	N/A
Median Planting		N/A	N/A	20 ft. o.c. avg.	N/A
Median Surface		N/A	N/A	Grass, ground cover and mulch	N/A
Target Speed		25 mph	25 mph	25 mph	N/A
Bicycle Provision		Sharrow	Sharrow	Sharrow	N/A
Transit Provision		N/A	N/A	Bus Route	N/A
Public Frontage					
Assembly Width		11 ft.	11 ft.	19.5 ft.	18 ft.
Public Frontage Type		D	D	C/D	N/A
Transect District		T4, T5	T3, T4, T5	T3, T4, T5	T3, T4, T5
					
Curbing	Type	Type III - Mountable	Type III - Mountable	Match Existing	Type III - Mountable / Open Swale
	Curb Cut Radius	Radius 10 ft.	Radius 20 ft.	Radius 35 ft.	Taper N/A
Walkway	Width	5 ft.	5 ft.	5 ft.	N/A
	Surface	Concrete	Concrete	Concrete	N/A
Planter	Type / Size	Continuous / 6 ft.	Continuous / 6 ft.	Continuous / 5'	N/A
	Arrangement	Regular	Regular	Regular	N/A
	Species	Alternating	Alternating	Alternating	N/A
	Spacing	40 ft. o.c. avg.	40 ft. o.c. avg.	30 ft. o.c. avg.	N/A
	Surface	Ground Cover or Grass	Ground Cover or Grass	Ground Cover or Grass	N/A
	Street Tree Size	Medium Shade	Medium Shade	Medium Shade, Ornamental	N/A
Verge	Width	4 ft.	4 ft.	4 ft.	N/A
	Lighting Type	Pipe, Column	Pipe, Column	Column - Match Existing	N/A
	Lighting Spacing	T4=100 ft. o.c. min.; T5=50 ft. o.c. min.	T3=At Intersections; T4=100 ft. o.c. min.; T5=50 ft. o.c. min.	At Intersections - Match Existing	N/A

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THOROUGHFARE ASSEMBLIES II

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ.: NTS VERT.:
DATE: APRIL 12, 2021
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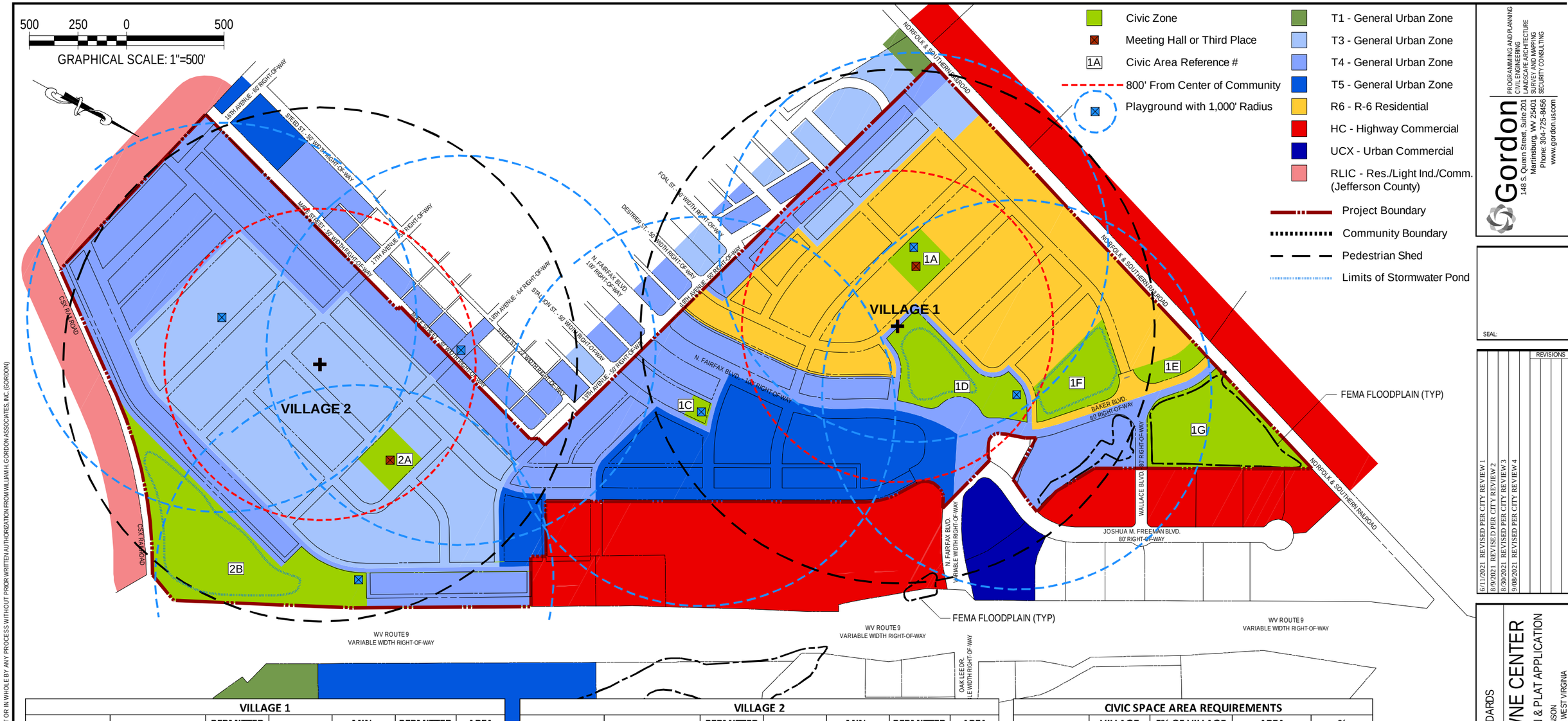

VILLAGE 1						
REFERENCE #	TYPE	PERMITTED T-ZONE	T-ZONE	MIN. PERIMETER	PERMITTED AREA (AC)	AREA (AC)
1A	SQUARE w/ CIVIC BUILDING & PLAYGROUND	T2O - T5	T3	50%	0.25 - 5	1.20
1B	REMOVED					
1C	PLAYGROUND	T1 - T5	T4	NA	NA	0.29
1D	GREEN	T2O - T5	T4	NA	0.5 - 8	4.40
1E	GREEN	T2O - T5	T3	NA	0.5 - 8	0.80
1F	GREEN	T2O - T5	T3	NA	0.5 - 8	2.90
1G	GREEN w/ PLAYGROUND	T2O - T5	T4	NA	0.5 - 8	6.20
TOTAL						15.79

VILLAGE 2						
REFERENCE #	TYPE	PERMITTED T-ZONE	T-ZONE	MIN. PERIMETER	PERMITTED AREA (AC)	AREA (AC)
2A	SQUARE w/ CIVIC BUILDING	T2O - T5	T3	50%	0.25 - 5	1.21
2B	PARK w/ PLAYGROUND	T1 - T4	T4	NA	8+	10.40
TOTAL						11.61

CIVIC SPACE AREA REQUIREMENTS				
VILLAGE	VILLAGE AREA (AC)	5% OF VILLAGE (AC)	AREA PROVIDED (AC)	% PROVIDED
VILLAGE 1	102.27	5.12	15.79	15.44%
VILLAGE 2	89.1	4.46	11.61	13.03%
TOTALS	191.37	9.58	27.40	14.32%

Civic Buildings - Meeting Hall or Third Place

A gazebo with a minimum floor area of 600 sf shall be provided in both Village 1 (Space 1A) and Village 2 (Space 2A). A minimum of 4 benches shall be provided in the vicinity of the structures.

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CIVIC STANDARDS

POTOMAC TOWNE CENTER

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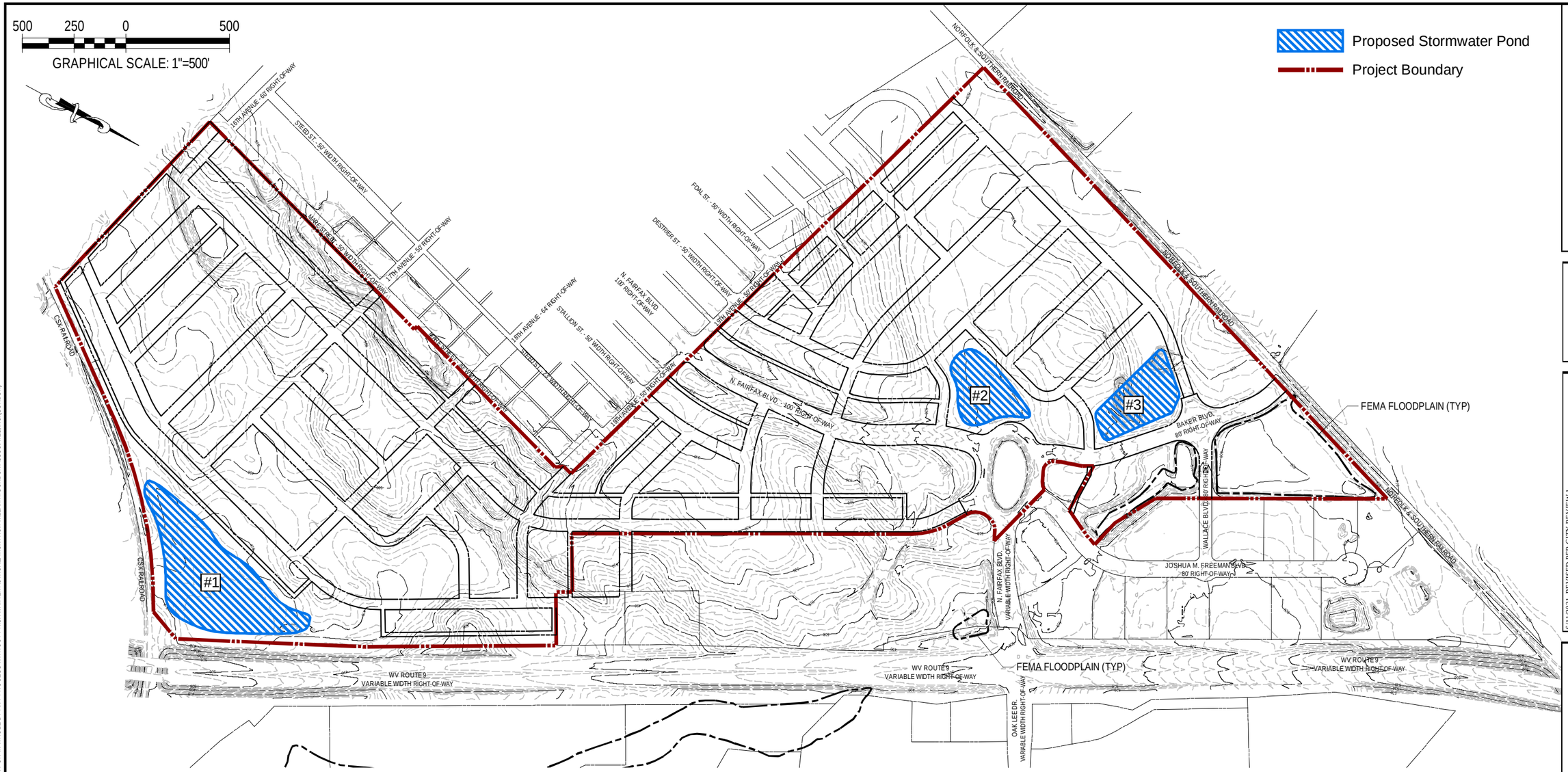

STORMWATER MANAGEMENT

TWO EXISTING STORMWATER PONDS WHICH SERVE THE ADJACENT LAKELAND PLACE DEVELOPMENT ARE LOCATED ON THE SUBJECT PROPERTY. IT IS PROPOSED THAT THESE PONDS BE RELOCATED AND CONSOLIDATED INTO A NEW POND ADJACENT TO ROUTE 9.

THREE (3) PONDS ARE PROPOSED TO PROVIDE QUANTITY CONTROL FOR THE DEVELOPMENT. MULTIPLE QUALITY CONTROL MEASURES WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT. LOW IMPACT DESIGN TECHNIQUES WILL BE UTILIZED WHERE POSSIBLE.

UTILITIES

WATER SERVICE WILL BE PROVIDED BY JEFFERSON UTILITIES.

SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CHARLES TOWN UTILITY BOARD.

ELECTRIC SERVICE WILL BE PROVIDED BY POTOMAC EDISON.

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STORMWATER AND UTILITIES

POTOMAC TOWNE CENTER

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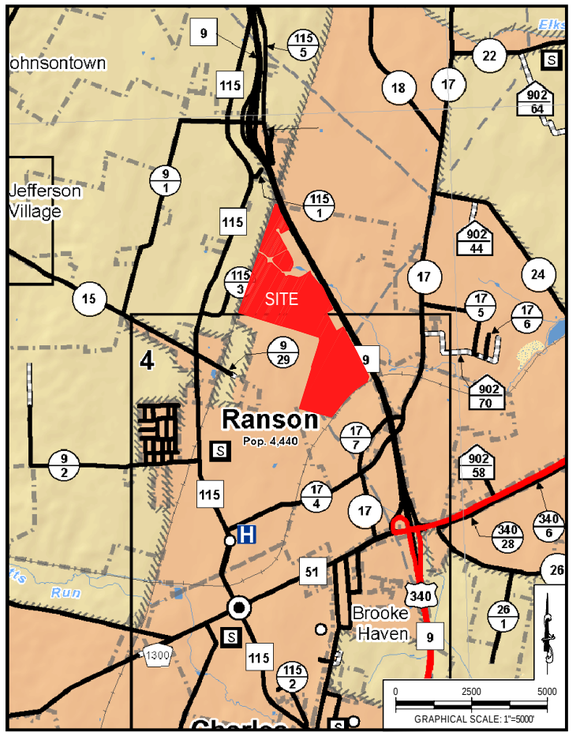
REZONING / NEW COMMUNITY APPLICATION

POTOMAC TOWNE CENTER

CITY of RANSON
JEFFERSON COUNTY, WV



TAX INFORMATION			DEED		PARCEL CONTROL
DISTRICT	MAP	PARCEL	BOOK	PAGE	NUMBER
8	8	1.1	1235	663	08 8000100010000
8	8	1.3	1235	663	08 8000100030000
8	8	1.4	1235	663	08 8000100040000
8	8	1.5	1191	654	08 8000100050000
8	8	1.6	1235	663	08 8000100060000
8	8	1.9	1235	663	08 8000100090000
8	8	9.2	1191	654	08 8000900020000
8	8E	7	1232	133	08 8E000700000000
8	8E	8	1191	654	08 8E000800000000
8	8E	9	1191	654	08 8E000900000000
8	8E	10	1191	654	08 8E001000000000
8	8E	11	1191	654	08 8E001100000000
8	8E	12	1191	654	08 8E001200000000
8	8E	14	1191	654	08 8E001400000000
8	8E	17	1191	654	08 8E001700000000
8	8E	PARK	1235	663	08 8EPARK00000000
8	8E	SWM	1191	654	08 8E0SWM00000000

OWNER/APPLICANT
POTOMAC TC OWNER LLC
6290 MONTROSE ROAD,
ROCKVILLE, MD 20852

LIST OF DRAWINGS

1. COVER SHEET
2. PARCEL INFORMATION
3. SITE TOPOGRAPHY
4. EX. CONDITIONS NARRATIVE AND AERIAL IMAGE
5. EXISTING ZONING
6. COMPREHENSIVE PLAN COMPLIANCE
7. COMMUNITY TYPE / EDGE CONDITIONS



CITY COUNCIL APPROVAL

SIGNATURE _____ DATE _____

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01/25/2021	REVISED PER CITY STAFF REPORT
02/09/2021	REVISED PER CITY CRC REPORT
03/08/2021	REVISED PER PC CONDITIONS

COVER SHEET

POTOMAC TOWNE CENTER
REZONING APPLICATION
CITY OF RANSON
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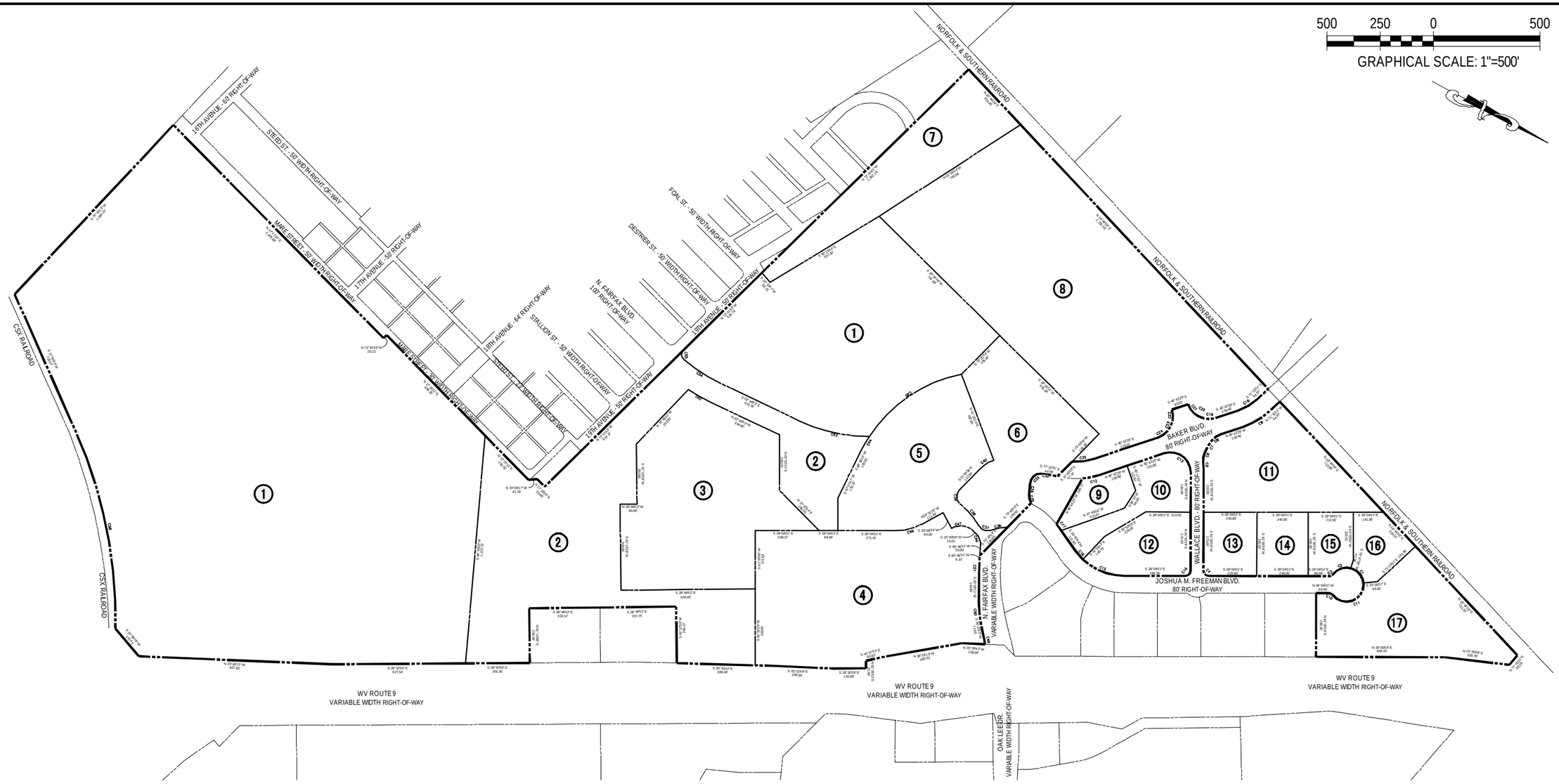

EXISTING PARCEL IDENTIFICATION						
PARCEL	TAX INFORMATION			ZONING DISTRICT		
REFERENCE #	DISTRICT	MAP	PARCEL	EXISTING	PROPOSED	EXISTING USE OF LAND
1	8	8	1.1	101.903	HC & MUX	SCNC	VACANT
2	8	8	1.6	22.585	HC & MUX	SCNC & HC	VACANT / N. FAIRFAX BLVD.
3	8	8	1.9	13.029	HC & MUX	SCNC & HC	VACANT
4	8	8	1.4	14.811	HC & UCX	HC	VACANT
5	8	8	1.3	8.249	HC	SCNC	VACANT / N. FAIRFAX BLVD.
6	8	8	1.5	7.373	HC	SCNC	VACANT / N. FAIRFAX BLVD.
7	8	8	9.2	6.643	T1, T3 & T4	SCNC	VACANT
8	8	8E	17	28.308	UCX	SCNC	VACANT
9	8	8E	14	1.372	UCX	SCNC	VACANT
10	8	8E	PARK	2.451	UCX	SCNC	VACANT / STORMWATER MANAGEMENT
11	8	8E	SWM	6.225	UCX	SCNC	VACANT / STORMWATER MANAGEMENT
12	8	8E	12	2.722	UCX	HC	VACANT
13	8	8E	11	1.724	UCX	HC	VACANT
14	8	8E	10	1.653	UCX	HC	VACANT
15	8	8E	9	1.383	UCX	HC	VACANT
16	8	8E	8	1.538	UCX	HC	VACANT
17	8	8E	7	6.815	UCX	HC	VACANT

ZONING DISTRICTS	
ABBREVIATION	DISTRICT
UCX	URBAN COMMERCIAL
MUX	MIXED USE
HC	HIGHWAY COMMERCIAL
T1, T2, & T4	SMARTCODE T-ZONES
SCNC	SMARTCODE NEW COMMUNITY

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	80.00'	97.42'	91.51'	S 21°40'46" W	69°46'15"
C2	80.00'	93.01'	87.86'	S 46°30'47" E	66°36'51"
C3	25.00'	22.58'	21.82'	S 53°56'37" E	51°45'12"
C4	25.00'	39.27'	35.36'	S 16°55'59" W	90°
C5	330.00'	30.27'	30.26'	S 59°18'19" W	5°15'19"
C6	100.00'	70.41'	68.97'	S 76°50'59" W	40°20'39"
C7	100.00'	16.24'	16.22'	N 87°37'46" W	9°18'10"
C8	100.00'	79.54'	77.46'	N 69°29'40" W	45°34'23"
C9	340.00'	145.72'	144.61'	N 58°59'10" W	24°33'23"
C10	25.00'	22.58'	21.82'	N 02°12'25" W	51°45'12"
C11	80.00'	205.42'	153.46'	N 49°52'28" W	147°07'18"
C12	340.00'	84.02'	83.80'	N 39°37'44" W	14°09'29"
C13	95.70'	181.46'	155.47'	N 07°36'45" E	108°38'28"
C14	25.00'	39.27'	35.36'	S 73°04'01" E	90°
C15	285.00'	214.94'	209.89'	S 06°27'40" E	43°12'42"
C16	285.00'	57.54'	57.44'	S 20°55'43" W	11°34'03"
C17	340.00'	19.34'	19.34'	S 25°04'57" W	3°15'34"
C18	260.00'	111.43'	110.58'	S 58°59'10" E	24°33'23"
C19	100.00'	79.54'	77.46'	S 23°55'17" E	45°34'23"
C20	100.00'	2.00'	2.00'	S 01°42'29" E	1°08'46"
C21	100.00'	79.64'	77.55'	S 20°31'59" W	45°37'41"
C22	100.00'	79.64'	77.55'	N 66°03'03" E	45°37'42"
C23	100.01'	2.00'	2.00'	N 88°17'32" E	1°08'45"

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C24	100.00'	79.54'	77.46'	S 69°29'40" E	45°34'23"
C25	260.00'	105.97'	105.24'	S 35°01'54" E	23°21'09"
C32	260.00'	33.98'	33.96'	S 21°01'10" E	7°29'18"
C33	49.00'	79.61'	71.14'	S 71°18'18" E	93°04'59"
C34	390.52'	51.57'	51.53'	N 65°56'11" E	7°33'57"
C35	49.00'	39.75'	38.67'	N 46°28'43" E	46°28'52"
C36	315.00'	79.47'	79.26'	S 38°37'29" E	14°27'17"
C37	49.00'	65.63'	60.83'	S 07°28'59" E	76°44'17"
C38	390.52'	130.83'	130.22'	S 21°17'20" W	19°11'41"
C39	49.72'	77.41'	69.83'	S 56°37'26" W	89°12'48"
C40	185.00'	81.39'	80.74'	N 61°12'50" W	25°12'28"
C41	120.00'	195.88'	57.63'	S 40°44'18" W	50°08'25"
C42	89.00'	112.66'	105.29'	S 20°35'40" E	72°31'32"
C43	256.00'	128.64'	65.71'	S 42°27'44" W	28°47'25"
C44	675.87'	75.44'	75.40'	N 88°03'02" W	6°23'43"
C45	675.87'	535.76'	521.84'	N 62°08'38" W	45°25'06"
C49	894.67'	23.89'	23.89'	S 51°08'23" W	1°31'48"
C50	500.00'	102.64'	102.46'	S 56°15'20" W	11°45'42"
C51	1,050.00'	67.30'	67.29'	S 63°58'21" W	3°40'20"
C52	850.00'	123.29'	123.18'	N 01°25'14" E	8°18'38"
C53	750.00'	338.36'	335.50'	S 15°39'34" E	25°50'57"
C54	750.00'	204.97'	204.33'	S 05°05'40" W	15°39'31"
C55	30.00'	49.42'	44.02'	S 60°06'51" W	94°22'52"
C56	2,166.55'	952.96'	945.30'	S 50°26'36" W	25°12'06"

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PARCEL INFORMATION

POTOMAC TOWNE CENTER

REZONING APPLICATION
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ: 1"=500 VERT.:
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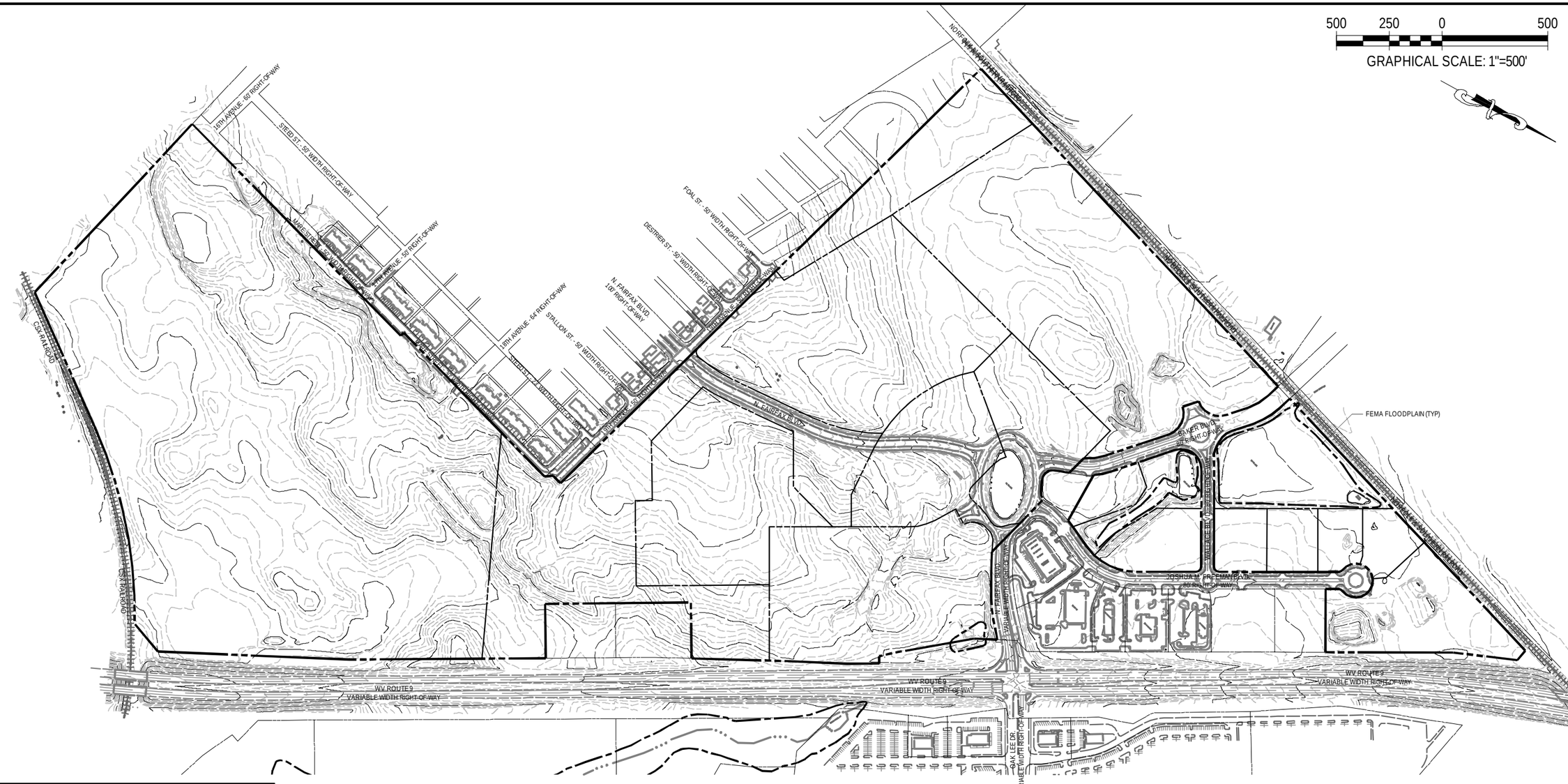
CADD: PARCELS.DWG
NCS: N/A
SHEET: 2 OF 7



LEGEND:

- PERIMETER BOUNDARY (LIMITS OF REZONING)
- INTERIOR BOUNDARY/RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- HEADER CURB
- CURB & GUTTER
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- SIDEWALK
- BUILDINGS
- 590 INDEX CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- FEMA FLOODPLAIN

NOTES:

1. THE TOPOGRAPHIC CONTOUR INTERVAL IS TWO (2) FEET. TOPOGRAPHIC INFORMATION WAS COMPILED FROM AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY QUANTUM SPATIAL DATED MARCH 14, 2020. HORIZONTAL DATUM IS REFERENCED TO THE WEST VIRGINIA COORDINATE SYSTEM OF 1983, NORTH ZONE. VERTICAL DATUM IS REFERENCED TO NAVD 88.

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SITE TOPOGRAPHY

POTOMAC TOWNE CENTER

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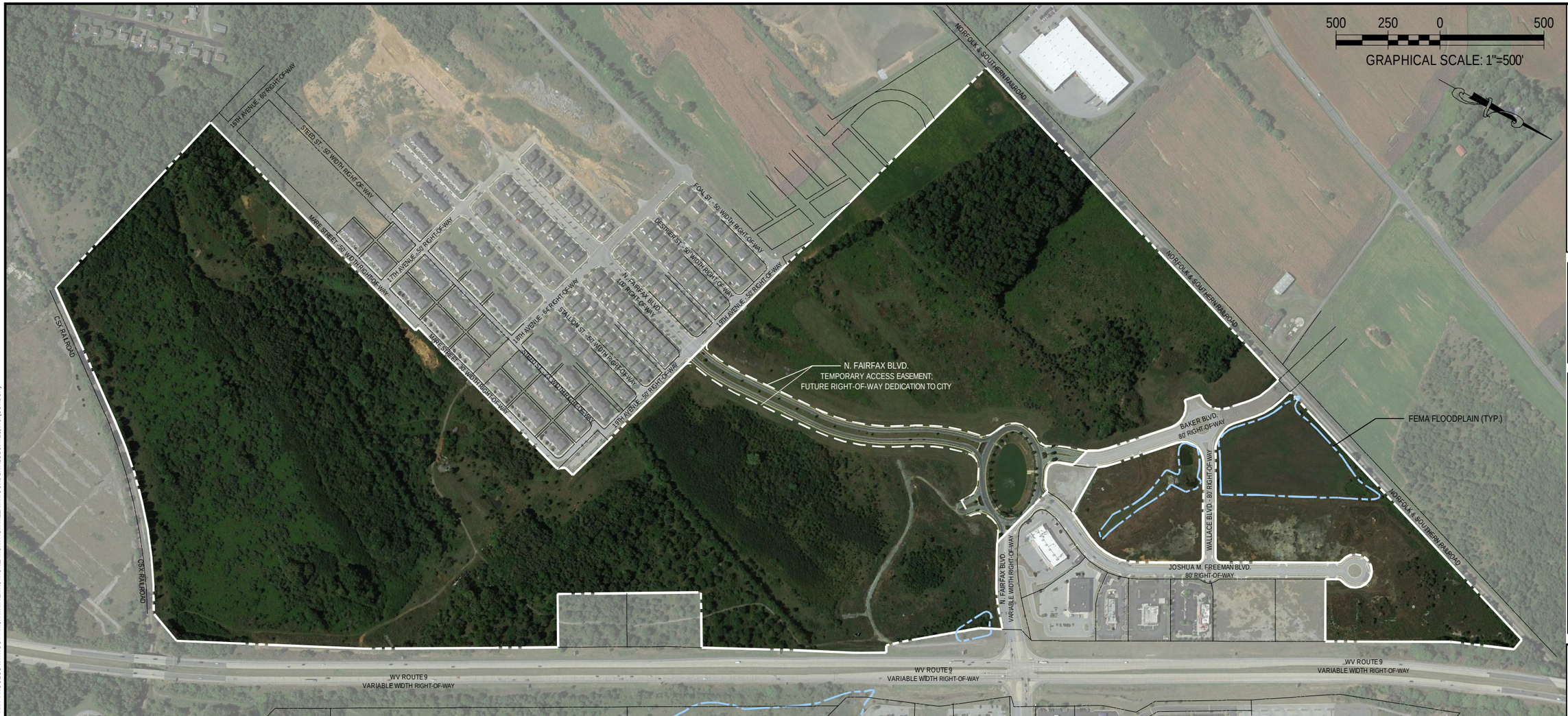

EXISTING CONDITIONS:

THE PROPERTY IS LOCATED IN DISTRICT 8 OF JEFFERSON COUNTY, WEST VIRGINIA AND IS IDENTIFIED ON TAX MAPS 8 & 8E. THE TOTAL EXISTING SITE ACREAGE FOR ALL PARCELS SUBJECT TO THIS REZONING IS 228.784 ACRES.

PERIMETER BOUNDARY INFORMATION IS PER A PLAT TITLED "MERGER PLAT OF THE PROPERTIES OF POTOMAC TC OWNER, LLC. BEING PARCELS 1.1, 1.3, 1.4, 1.5, 1.6, 1.9 AND PART OF PARK PARCELS." PREPARED BY GORDON DATED JANUARY 2020. SUPPLEMENTAL BOUNDARY INFORMATION IS PER A ALTA/NSPS LAND TITLE SURVEY TITLED "INWOOD 165, LLC MAP 8 PARCELS 1.1, 1.3, 1.6, 1.9, & 9.2 MAP 8E PARCELS 8, 9, 10, 11, 12, 14, 17, PARK, RESIDUE & SWM" PREPARED BY ALLEGHENY SURVEYS INC. DATED JANUARY 24, 2020. IT HAS BEEN ESTABLISHED BY A NETWORK OF TRAVERSE CONTROL HAVING A RELATIVE ERROR OF CLOSURE OF 1:7500 OR BETTER. ADJACENT PARCEL AND RIGHT-OF-WAY INFORMATION OBTAINED FROM JEFFERSON COUNTY TAX MAP INFORMATION AND PREVIOUS RANSON REZONING/LDPP APPLICATIONS.

THE NATIONAL WETLANDS INVENTORY MAP IDENTIFIES A RIVERINE AND FRESHWATER EMERGENT WETLANDS ON THE PROPERTY WITHIN THE SWM / FLOODPLAIN AREAS NEAR THE RTE 9 / FAIRFAX CROSSING INTERSECTION AND BETWEEN JOSHUA M. FREEMAN BLVD AND BAKER BLVD.

THE SUBJECT PROPERTY IS LOCATED ON F.E.M.A. MAP 54037C0130E DATED DECEMBER 18, 2009. THIS MAP WAS REVISED 5/23/2012 LOMAR FOR PREVIOUS DEVELOPMENT (LOMAR ID 54037C_54037C_1). A PORTION OF THIS PROPERTY (OPEN SPACE, PARK & SWM) IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AREA ZONE AE (SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED). NO DEVELOPMENT ACTIVITIES WILL OCCUR IN THE FLOODPLAIN. THE REMAINDER OF THE SUBJECT PROPERTY IS IN ZONE X.

MULTIPLE ACCESS AND UTILITY EASEMENTS ARE LOCATED THROUGH OUT THE PROPERTY. A PORTION OF NORTH FAIRFAX BLVD CROSSES THE PROPERTY VIA A PUBLIC ACCESS EASEMENT. IT IS THE APPLICANTS UNDERSTANDING THE CITY OF RANSON INITIATED THE PROCESSING OF BONDING REQUIREMENTS IN SPRING OF 2020. THE APPLICANT HAS PREPARED A DEED AND DEDICATION PLAT TO TRANSFER THE LAND TO THE CITY UPON THEIR REQUEST. TWO PARCELS ADJACENT TO ROUTE 9 WILL BE PROVIDED ACCESS WITH EASEMENT PER PRIOR PROPERTY OWNERS AGREEMENT.

PREVIOUS APPROVALS:

THE PROPERTY HAS UNDERWENT MULTIPLE ITERATIONS OF ZONING AND CONCEPTUAL PLANS. THE CURRENT ZONING LINES DO NOT MATCH PARCEL LINES AND PARCEL LINES DO NOT MATCH THE CURRENT ROAD NETWORK. THE PROPERTY WAS REZONED TO THE CURRENT ZONES BY PREVIOUS OWNERS TO THE URBAN COMMERCIAL DISTRICT (UCX), MIXED USE DISTRICT (MUX) AND HIGHWAY COMMERCIAL (HC) DISTRICT (SEE SHEET 5 FOR EXISTING ZONING). RANSON HAS SINCE "RETIRED" THE MIXED USE ZONES AND RECOMMENDS PROPERTY BE REZONED TO SMARTCODE NEW COMMUNITY (SCNC). A PORTION OF THE PROPERTY ADJACENT TO AND NORTH OF 19TH AVENUE WAS INCLUDED IN THE LAKELAND PLACE REZONING AND IS NOT COMPATIBLE WITH THE APPLICANTS PARCEL CONFIGURATION. LOTS WERE CREATED ALONG JOSHUA M FREEMAN BLVD AND BAKER BLVD PURSUANT TO THE BOULEVARD AT POTOMAC TOWNE CENTER REVISED FINAL PLAT DATED JULY 7, 2006.

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EX. CONDITIONS NARRATIVE AND AERIAL IMAGE

POTOMAC TOWNE CENTER

REZONING APPLICATION
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

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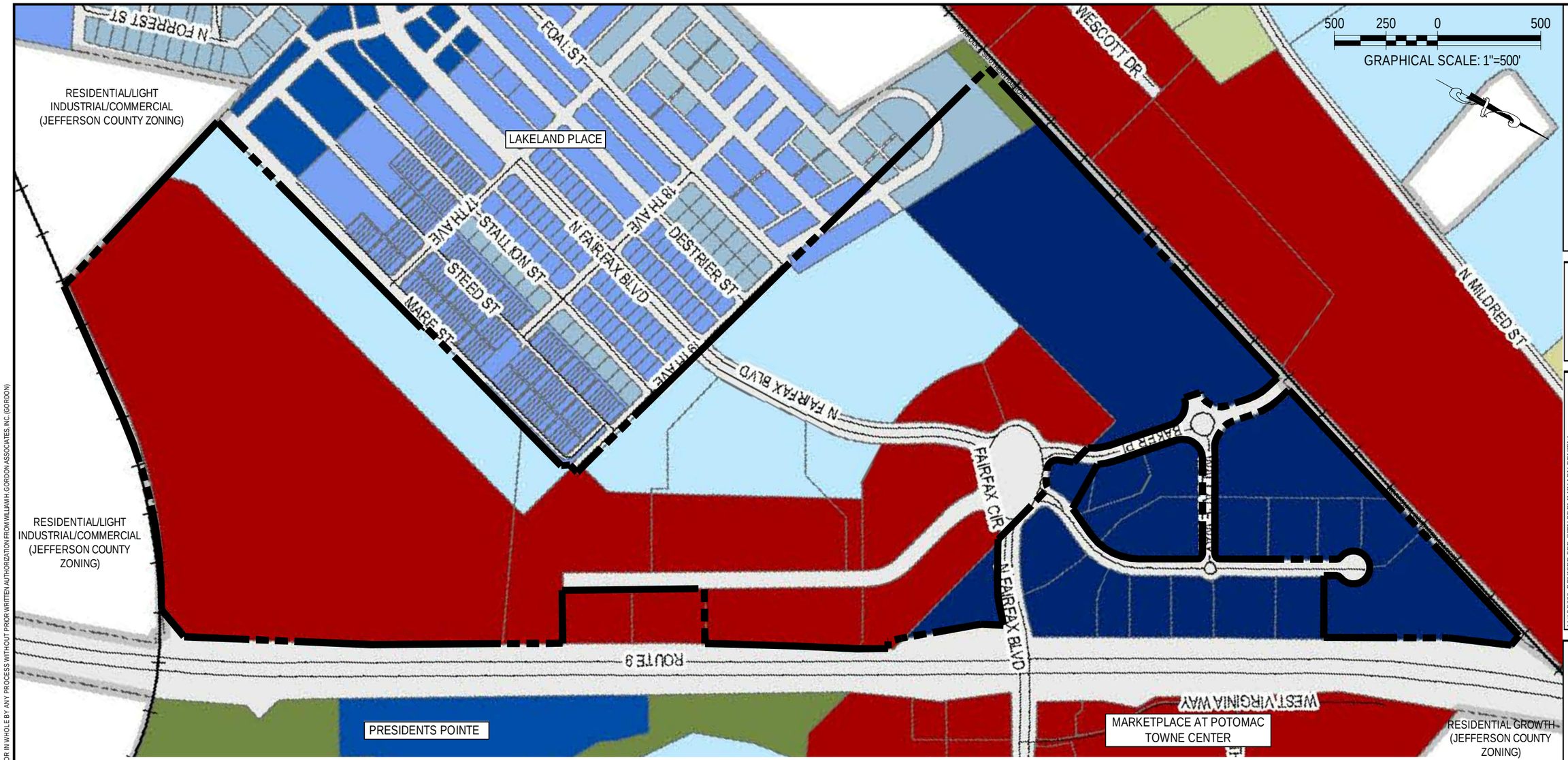

RR - RURAL RESERVE	T4 - GENERAL NEIGHBORHOOD
R6 - R-6 RESIDENTIAL	T4O - GENERAL NEIGHBORHOOD OPEN
R7 - R-7 RESIDENTIAL	T5L - TOWN CENTER LIMITED
HC - HIGHWAY COMMERCIAL	T5 - TOWN CENTER
RC - RACETRACK COMMERCIAL	GD - SPECIAL DISTRICT
I - INDUSTRIAL	CS - CIVIC SPACE
SC - SMARTCODE NEW COMMUNITY	MUX - MIXED USE - RETIRED
T1 - NATURAL	NCX - NEIGHBORHOOD CENTER MIX - RETIRED
T2 - RURAL	UCX - URBAN COMMERCIAL - RETIRED
T3 - SUBURBAN	CITY URBAN GROWTH BOUNDARY

EXISTING ZONING DISTRICT	AREA (AC)
HIGHWAY COMMERCIAL	112.07
NEIGHBORHOOD CENTER MIX	55.93
URBAN CENTER MIX	51.19
T ZONES	6.73
TOTAL	225.92

EXISTING ZONING:

SCNC IS REQUESTED FOR 191.37 ACRES TO ALLOW FOR A MIX OF COMMERCIAL, URBAN AND SUBURBAN RESIDENTIAL DEVELOPMENT. IT IS ANTICIPATED THE RESIDENTIAL DEVELOPMENT WILL HELP SUPPORT THE COMMERCIAL COMPONENT OF THE SCNS DISTRICT. THE SCNC DISTRICT WILL ALSO ALLOW FLEXIBILITY WITH FUTURE, YET TO BE DETERMINED USES.

LAKELAND PLACE IS AN APPROVED SMART CODE NEW COMMUNITY VILLAGE-MEDIUM INTENSITY WITH A MIX OF RESIDENTIAL TYPES.

THE LAYOUT OF THE PROPERTY WILL EXPAND THE CITY GRID, PROVIDE PEDESTRIAN CONNECTIVITY AND ACCESS TO ADJACENT PROPERTIES.

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EXISTING ZONING

POTOMAC TOWNE CENTER

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JEFFERSON COUNTY, WEST VIRGINIA

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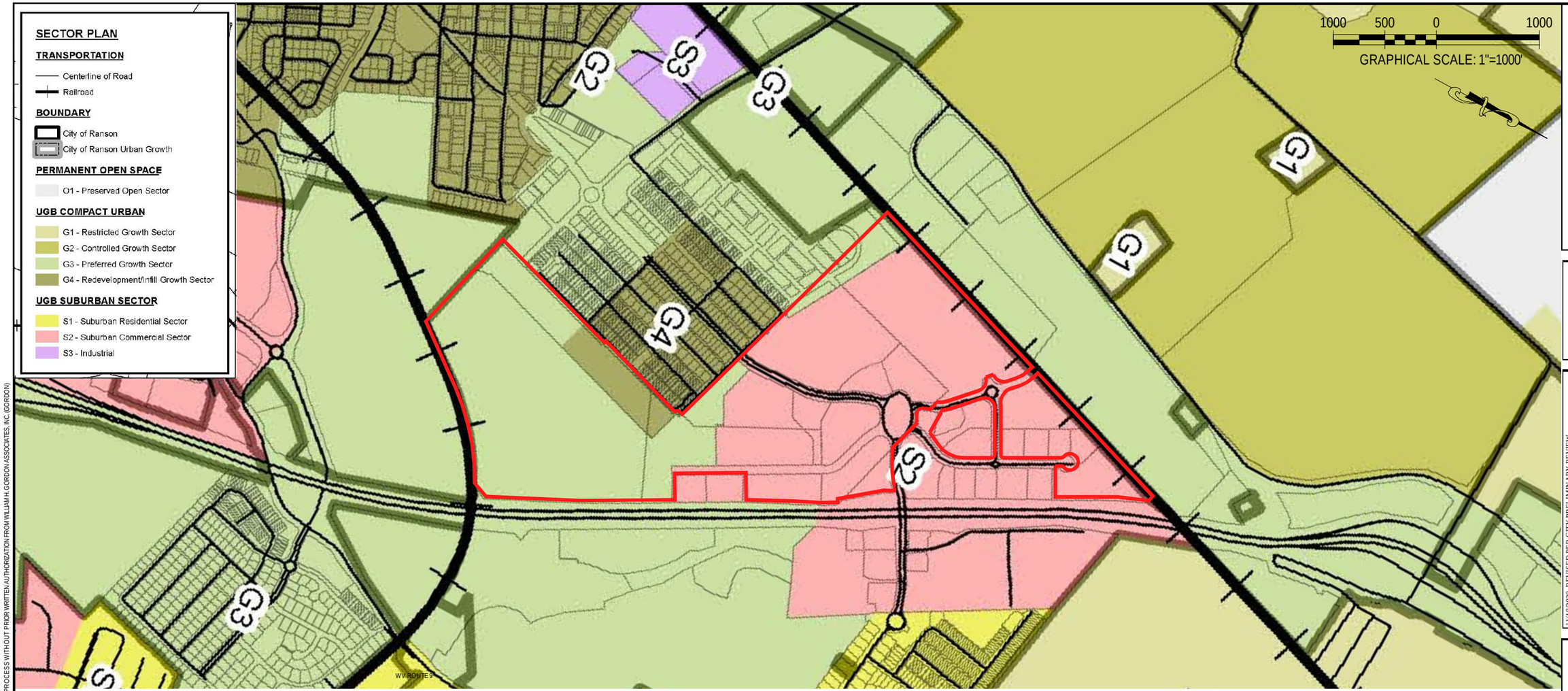

COMPREHENSIVE PLAN CONSISTENCY:

THE AREA OF REZONING IS LOCATED IN THE SUBURBAN COMMERCIAL SECTOR (S2), PREFERRED GROWTH (G3) SECTOR AND THE REDEVELOPMENT / INFILL GROWTH SECTOR (G4). ALL THREE SECTORS SUPPORT GROWTH AND DEVELOPMENT. THE PROPOSED REZONING WILL CONTAIN A MIX OF USES, CONSISTING OF BOTH RESIDENTIAL AND COMMERCIAL DEVELOPMENT. THE SECTOR PLAN WITHIN THE COMPREHENSIVE PLAN SUPPORTS THE DEVELOPMENT OF THE PROPERTY AS BOTH HIGHWAY COMMERCIAL AND SCNC.

SMARTCODE REQUIRES THAT BETWEEN 10 TO 200 ACRES BE REQUIRED FOR REZONING TO THE SCNC DISTRICT. THE PROPOSED SCNC DISTRICT WITHIN THIS APPLICATION CONTAINS 190.7 ACRES SPLIT BETWEEN COMMUNITIES, BOTH OF WHICH WILL BE THE VILLAGE COMMUNITY TYPE (MEDIUM INTENSITY). THE PROPOSED COMMUNITY TYPES MEET SMARTCODE REQUIREMENTS.

THE COMPREHENSIVE PLAN ENCOURAGES REZONING TO CHAPTER 19A, SMARTCODE, WHICH THIS APPLICATION ACHIEVES. PORTIONS OF THE PROPERTY SUBJECT TO THIS APPLICATION ARE CURRENTLY ZONED URBAN COMMERCIAL (UCX) AND MIXED USE (MUX). BOTH THE UCX AND MUX ZONES HAVE BEEN RETIRED BY THE CITY AND ARE NO LONGER UTILIZED.

THE MAJORITY OF LAND PROPOSED FOR THE HIGHWAY COMMERCIAL DISTRICT IS CURRENTLY IN THE S2 SECTOR AND REPRESENTS DEVELOPMENT ENVISIONED FOR THAT AREA. THE LAND INCLUDED WITHIN THIS DISTRICT IS ADJACENT TO ROUTE 9, A MAJOR THOROUGHFARE IN THE REGION.

SECTOR COMPLIANCE:

PREFERRED GROWTH SECTOR (G3) - THE G3 PREFERRED GROWTH SECTOR OF THE APPLICATION AREA IS A PRIORITY EXPANSION AREA OF THE 2012 CITY OF RANSON COMPREHENSIVE PLAN, AND ENCOURAGES THE USE OF CHAPTER 19A SMARTCODE. AS SUCH THIS REQUEST CONFORMS WITH THE PREFERRED VISION OF THE COMPREHENSIVE PLAN. THE G-3 PREFERRED GROWTH SECTOR FULFILLS THE CITY'S COMPREHENSIVE PLAN POLICIES FOR RESPONSIBLE GROWTH, AND ARE THE AREAS IN THE URBAN GROWTH BOUNDARY WHERE THE CITY INTENDS FOR THE MOST INTENSE DEVELOPMENT. THESE ARE THE AREAS THAT THE CITY HAVE ALSO INVESTED RESOURCES TO EXPAND AND IMPROVE INFRASTRUCTURE TO SUPPORT THIS GROWTH.

REDEVELOPMENT/INFILL GROWTH SECTOR (G4) - THE G4 INFILL GROWTH SECTOR OF THE APPLICATION AREA INTENDS TO EXPAND UPON AND/OR COMPLETE ADJACENT COMMUNITIES AND BUILD UPON THEIR DEVELOPMENT PATTERN. THE COMPREHENSIVE PLAN IDENTIFIES THIS AREA AS A PRIORITY AREA FOR DEVELOPMENT. THE EDGE ZONING OF THE G4 AREA OF THIS APPLICATION IS PROPOSED FOR T3, WHICH IS ONE OF THE PRIMARY TRANSECT ZONES FOUND IN THE ADJACENT LAKELAND PLACE COMMUNITY.

SUBURBAN COMMERCIAL SECTOR (S2) - THE SUBURBAN SECTORS SHOULD BE ASSESSED FOR REDEVELOPMENT AS NEIGHBORHOODS WHEN THE COMPREHENSIVE PLAN IS UPDATED, OR AS NEEDED. THE ZONING ORDINANCE WILL ALLOWS BOTH THE R6 AND R7 ZONING REQUIREMENTS TO BE APPLIED UNDER THE T3 ZONE. THE R6 AND R7 ZONES ARE MORE TRADITIONAL SUBURBAN ZONES WHICH MEET THE INTENT OF THE COMPREHENSIVE PLAN. THIS APPLICATION PROPOSES A MIX OF T3-T5 AND HC ZONES WITHIN THE S2 SECTOR. THE APPLICATION OF R6 AND R7 UNDER T3 AND THE HC DISTRICTS REPRESENT THE SUBURBAN CHARACTER ENVISIONED FOR THIS SECTOR OF THE APPLICATION AREA.

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COMPREHENSIVE PLAN COMPLIANCE

POTOMAC TOWNE CENTER

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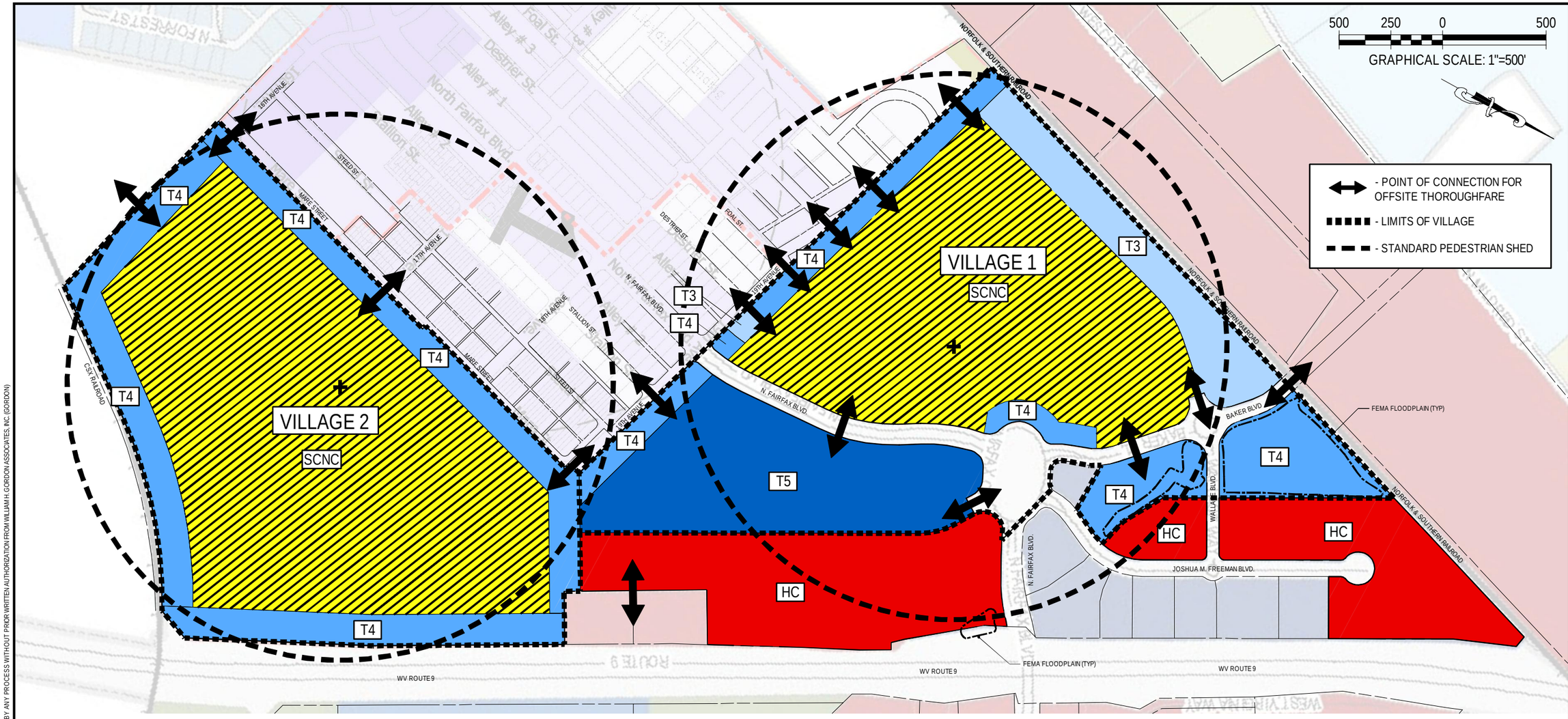

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CS - CIVIC SPACE
MUX - MIXED USE - RETIRED
NCX - NEIGHBORHOOD CENTER MIX - RETIRED
UCX - URBAN COMMERCIAL - RETIRED

PROPOSED ZONING DISTRICT	AREA (AC)
HIGHWAY COMMERCIAL	37.41
SMARTCODE NEW COMMUNITY	191.37
TOTAL	228.78

PROPOSED COMMUNITY TYPE:

TWO (2) MEDIUM INTENSITY VILLAGES

ACREAGE REQUIREMENTS:

1.3.5.b. VILLAGE: NO FEWER THAN 40 ACRES AND NO MORE THAN 200 ACRES PER VILLAGE

- VILLAGE 1 = 102.3 ACRES
- VILLAGE 2 = 89.1 ACRES

EDGE TRANSECT DISTRICTS:

- T3 AND T4 ARE PROPOSED FOR AREAS ADJACENT TO LAKELAND PLACE, WHICH CONTAINS A MIX OF T3 & T4 DEVELOPMENT. THE DEVELOPMENT AT LAKELAND PLACE CONSISTS OF SINGLE FAMILY DEVELOPMENT.
- LAND ADJACENT TO THE CSX RAILROAD WILL BE T4.
- LAND ADJACENT TO THE NORFOLK & SOUTHERN RAILROAD WILL BE T3.
- LAND ADJACENT TO ROUTE 9 WILL BE T4 (AND HC, SEE MAP).
- LAND ADJACENT TO THE HIGHWAY COMMERCIAL ZONE WILL BE T4 AND T5. THIS WILL PROVIDE A TRANSITION FROM THE SUBURBAN RESIDENTIAL DEVELOPMENT TO THE DENSER MIXED USE AND COMMERCIAL DEVELOPMENT.

MAXIMUM DENSITY (SCNC):

- VILLAGE 1 (MEDIUM INTENSITY) = 2,541 DU
- VILLAGE 2 (MEDIUM INTENSITY) = 2,213 DU
- TOTAL = 4,754 DU

PERIMETER CONNECTIVITY:

CONNECTIONS WILL BE PROVIDED TO LAKELAND PLACE, BAKER BOULEVARD AND FAIRFAX BOULEVARD. FAIRFAX BOULEVARD WILL BE DEDICATED TO THE CITY.

HIGHWAY COMMERCIAL

HIGHWAY COMMERCIAL (HC) IS REQUESTED FOR 37.41 ACRES AND IS BEING SOUGHT TO TAKE ADVANTAGE OF LAND ADJACENT TO ROUTE 9 AND JOSHUA M FREEMAN BOULEVARD. THE PROXIMITY TO ROUTE 9, A MAJOR THOROUGHFARE IN THE COUNTY, WILL ALLOW THIS LAND TO SERVE AS A REGIONAL COMMERCIAL DESTINATION.

Gordon
PROGRAMMING AND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEY AND MAPPING
SECURITY CONSULTING
148 S. Queen Street, Suite 201
Martinsburg, WV 25401
Phone: 304-725-8456
www.gordon.us.com

SEAL:

REVISIONS

11/18/2020	REVISED PER CITY PRELIMINARY REVIEW
01/25/2021	REVISED PER CITY STAFF REPORT
02/09/2021	REVISED PER CITY CRC REPORT
03/08/2021	REVISED PER PC CONDITIONS

COMMUNITY TYPE / EDGE CONDITIONS

POTOMAC TOWNE CENTER
REZONING APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1"=500' VERT.:
DATE:	OCTOBER 15, 2020
JOB:	3079-0205
DRAWN:	MAC
CHECK:	DCW
CADD:	EDGE CONDITIONS.DWG
NCS:	N/A
SHEET:	7 OF 7

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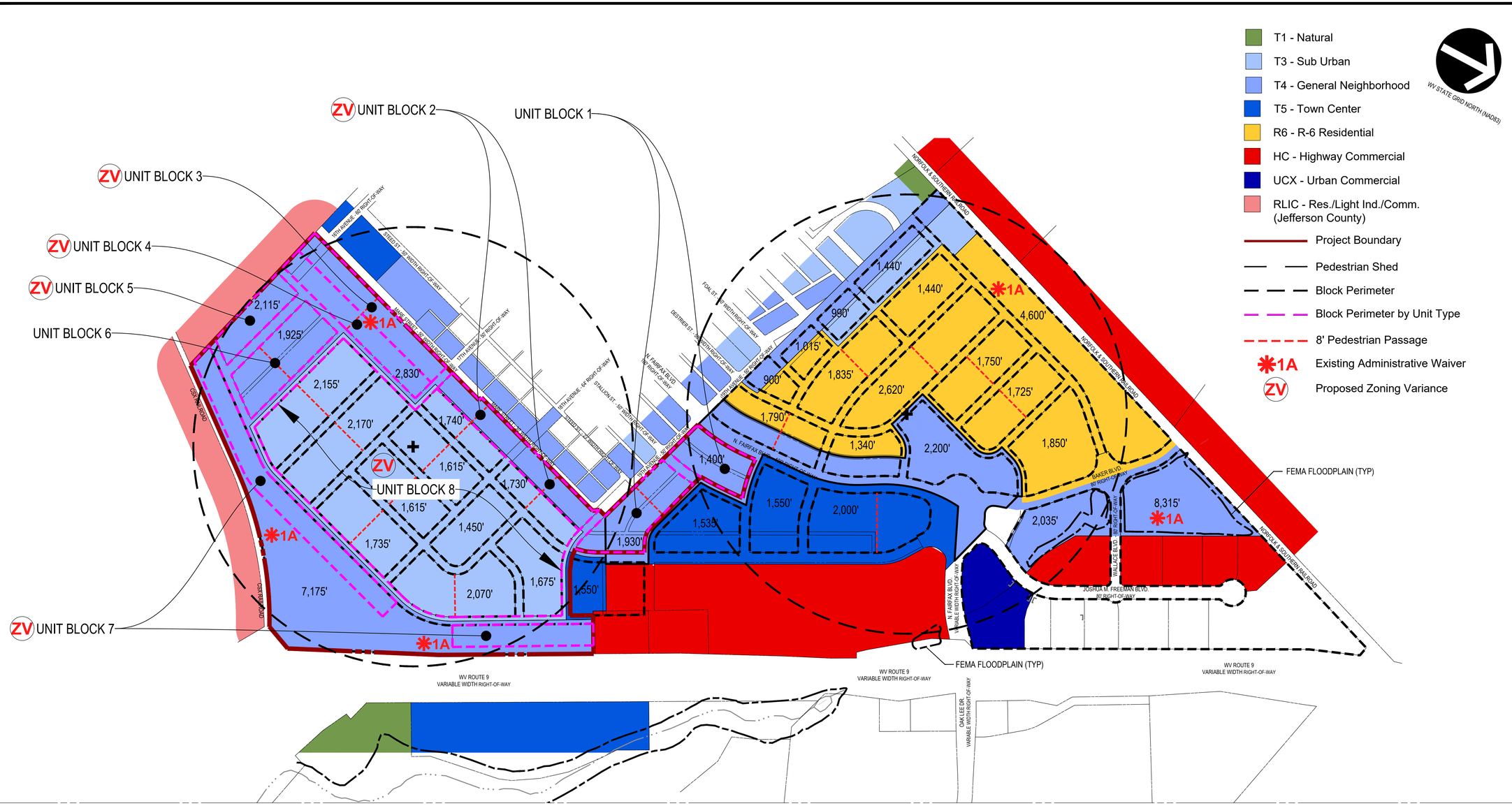

***ADMINISTRATIVE WAIVERS - GRANTED**

In Accordance with the Administrative Waiver procedure (16-179.5.) the blocks as shown adjacent to areas unsuitable for development and pre-existing incomplete blocks have been determined to be exempt from block face length and block perimeter requirements through administrative waiver.

- 7,175' - Block Adjacent to Route 9 and CSX Railroad
- 2,830 - Block fronting Mare Street
- 4,600 - Block adjacent to Norfolk and Southern Railroad
- 8,315 - Block within the Ranson Gateway Plat

ZV ZONING VARIANCES - PROPOSED

- Unit Block(s) 2, 3, & 5 - Variance to alley requirement in T4 district.
- Unit Block(s) 4 & 7 - Variance to alley requirement in T4 district & to allow garages to protrude up to 16' past the facade of the principal building.
- Unit Block 8 - Variance to allow garages to protrude up to 16' past the facade of the principal building.

BLOCKS BY UNIT TYPE & ZONING DISTRICT

T4 ZONING

- Unit Block 1 - Units: 80 Rear Load Garage (2-car), Townhouse
- Unit Block 2 - Units: 48 No Garage, Townhouse
- Unit Block 3 - Units: 41 No Garage, Townhouse
- Unit Block 4 - Units: 14 Front Load Garage (2-car), Single Family Detached
- Unit Block 5 - Units: 22 Front Load Garage (1-car), Townhouse
- Unit Block 6 - Units: 54 Rear Load Garage (2-car) Townhouse
- Unit Block 7 - Units: 45 Front Load Garage (2-car), Single Family Detached

TOTAL T4 UNITS ESTIMATED = 304

T3 ZONING

- Unit Block 8 - Units: Front Load Garage (2-car), mix of Single Family Detached & Duplex
- Unit Block 8 - Units: 84 Front Load Garage (2-car), Duplex
- Unit Block 8 - Units: 101 Front Load Garage (2-car), Single Family Detached

TOTAL T3 UNITS ESTIMATED = 185

TOTAL PROPOSED UNITS = 489 (245 TH, 84 DUPLEX, 160 SFD)

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

INTEGRITY FEDERAL SERVICES
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING
148 S. Queen Street, Suite 201 • Martinsburg, WV 25401 • Phone: 304-725-8456 • www.ifs-se.com

SEAL:

REVISIONS

CONCEPT PLAN

POTOMAC TOWNE CENTER CONCEPT PLAN

TAX MAP 8, PARCEL(S) 1.1, 1.6, & 1.9 ; D.B. 1235, PG. 693
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 300' VERT.: N/A
DATE:	04-23-2024
JOB:	3079-0110
DRAWN: ABP	CHECK: CW
CADD: 3079-0110_CONCEPT.DWG	
NCS:	
SHEET:	1 OF 1

FILEPATH: G:\PROJECTS\RANSON_GIS\14 POTOMAC TOWNE CENTER PRELIMINARY ENGINEERING\04_ARCH\CAD FILES\POTOMAC TOWNE CENTER CONCEPT.DWG
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AGENDA ITEM III.14

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: Presentation

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

23-77-SP-Signed Site Plan Application Form.pdf
23-77-SP-240425 singh townhouses sp.pdf

SMARTCODE SITE PLAN APPLICATION

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

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

APPLICANT:
NAME: Jaspreet Kaur
ADDRESS: 18438 Cattail Spring Drive CITY/STATE Leesburg, VA ZIP: 20176
PHONE # 703-771-2266 FAX # _____ EMAIL Raman@ppdmv.com

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

ATTORNEY/AGENT (CHECK ONE IF APPLICABLE): ☐ ATTORNEY ■ AGENT
NAME: Richard W. Klein, PE
ADDRESS: 535 W. King Street CITY/STATE Martinsburg, WV ZIP: 25401
PHONE # 304-264-0051 FAX # _____ EMAIL Richard.klein@thinkalphafirst.com

SIGNATURES:
APPLICANT SIGNATURE: Jaspreet Kaur
PROPERTY OWNER SIGNATURE: Jaspreet Kaur
ATTORNEY / AGENT SIGNATURE: Richard W Klein

PLEASE DIRECT CORRESPONDENCE TO: ☐ OWNER ■ AGENT ☐ ATTORNEY

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

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

SMARTCODE SITE PLAN APPLICATION

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

LOCATION AND PROPERTY INFORMATION

PROPERTY ADDRESS (FOR ZONING PURPOSES): 425 E. 6th Ave. Ranson, WV 25438

MAP AND PARCEL NUMBER(S) FOR CERTIFIED ADDRESS: T.M. 5 Par. 101 (Block 112, Lots 35, 36, & 37)

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

ZONING DISTRICT T4 TOTAL ACREAGE 10,000 SF (0.2296 Ac.)

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

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

I. Map information:

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

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

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

☑ North arrow, scale, and date.

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

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

II. Site Conditions

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

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

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

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

N/A ☐ Location of individual wells and/or septic tanks.

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

APPLICATION CONTINUED ON NEXT PAGE

SMARTCODE SITE PLAN APPLICATION

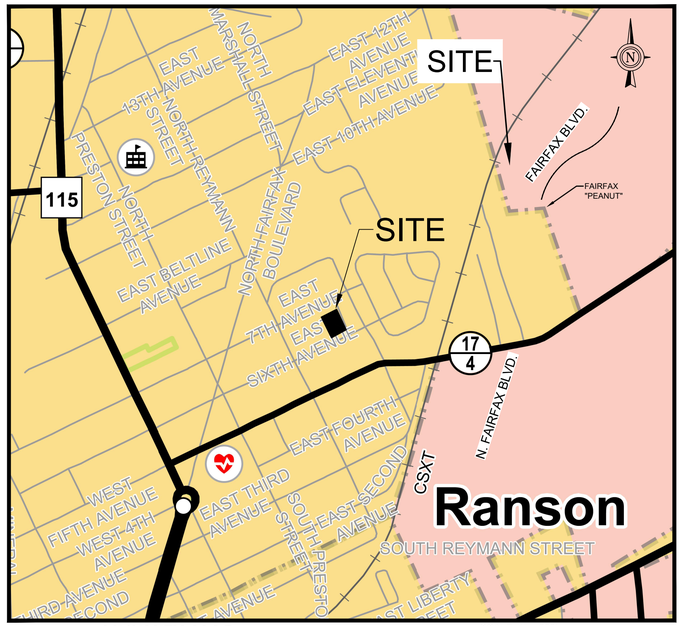
City of Ranson, West Virginia • Department of Community Development
312 S. Mildred Street, Ranson West Virginia 25438 • Phone: 304-725-1010 • www.cityofransonwv.net

III. Proposed Development:

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

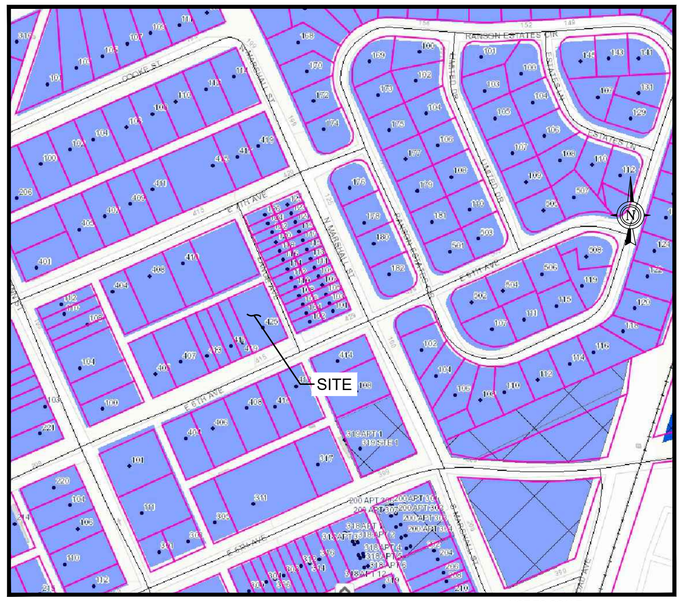
IV. Site Improvements:

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



VICINITY MAP

SCALE: 1" = 600'



ZONING MAP

NOT TO SCALE

ZONING LEGEND

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

SITE PLAN

SINGH TOWNHOMES

CITY OF RANSON, JEFFERSON COUNTY, WV

RANSON CORPORATION, TAX MAP 5 PARCEL 101

SHEET INDEX	
SHEET NO.	SHEET TITLE
C000	COVER SHEET
C001	GENERAL NOTES
C100	EXISTING CONDITIONS
C101	DEMOLITION PLAN
C102	SITE PLAN
C500	DETAILS

CITY OF RANSON CONSTRUCTION NOTES

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

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

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

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

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

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

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

1) _____

2) _____

3) _____

_____ _____

PLANNING ADMINISTRATOR DATE

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

_____ _____

OWNER DATE

ALPHA ASSOCIATES, INC.
535 WEST KING STREET
MARTINSBURG, WV 25401
PHONE: 304-264-0051
FAX: 304-264-0707
www.thinkALPHAfirst.com

TOWNHOMES SITE PLAN
FOR
RAMAN SINGH & JASPREET KAUR

OWNER/DEVELOPER:
JASPREET KAUR

ADDRESS:
18438 CATTAIL SPRING DR.
LEESBURG, VA 20176

PHONE:
703-771-2266

ATTN:
RAMAN SINGH

REVISIONS

No.	ITEM	DATE
1.	CTUB COMMENTS	10/20/2023
	ADDRESSED	
2.	CTUB COMMENTS	10/24/2023
	ADDRESSED	
3.	GRADING UPDATE PER	1/10/2024
	ARCHITECTURAL LAYOUT	
4.	CITY REVIEW COMMENTS	3/20/2024
5.	CITY REVIEW COMMENTS	4/2/2024
6.	CITY REVIEW COMMENTS	4/25/2024

PROJ. NO.: 2305043.00
DATE: 10/26/2023
SHEET NO.:

C000

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TOWNHOMES SITE PLAN
FOR
RAMAN SINGH & JASPREET KAUR
RANSON CORPORATION, T.M. 5 PAR. 101 D.B. 1293 Pg. 136
BLOCK 112, LOTS 35, 36, & 37 JEFFERSON COUNTY, WEST VIRGINIA

COVER SHEET

z:\projects\2023_jobs\2305043\00\drawings\civil\current\construction\c000.dwg -tlostello
1/10/2024

SYMBOLS, ABBREVIATIONS, AND LINETYPES

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

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

ZONING ORDINANCE SUMMARY:

1. ZONING REQUIREMENTS
   - CURRENT ZONE: T4
   PROPOSED USE: RESIDENTIAL
2. ENVIRONMENTAL
   - ENVIRONMENTAL STANDARDS CONTAINED IN SECTIONS 8.9.A.1 - 8.9A.8 OF THE JEFFERSON COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE REGARDING NOISE, ODOR, SMOKE, AMBIENT AIR QUALITY, VIBRATION, GLARE, HEAT, TOXIC MATERIALS & FIRE HAZARDS APPLY TO THIS PROJECT.
3. LANDSCAPING:
   - IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO REPLACE ANY TREES THAT DIE. ALL BUFFER YARDS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
4. SITE LIGHTING:
   NO STREET LIGHTS ARE PROPOSED FOR THIS RESIDENTIAL DEVELOPMENT.
5. USE REQUIREMENTS:

	REQUIRED
MINIMUM LOT SIZE:	NO REQUIREMENT
MAXIMUM DENSITY	NO REQUIREMENT
MINIMUM LOT WIDTH:	20' (MIN),
MAXIMUM BUILDING HEIGHT:	3-STORIES MAX, 48' TO EAVE MAX
MAXIMUM LOT COVERAGE	70% (MAX)
BUILDING SETBACKS	
FRONT:	18' (MAX)
SECONDARY FRONT:	10' (MAX)
SIDE:	0' OR 6' (MIN.)
REAR:	3' (MIN)

6. PARKING TABULATIONS:
   REQUIRED: 1.5 SPACES PER UNIT; 4.5 SPACES REQUIRED FOR UNITS ON 6TH AVE.; 3 SPACES REQUIRED FOR UNITS ON LANCE ST.
   PROVIDED: FOR THE 3 UNITS ON 6TH AVENUE, 4 PARALLEL PARKING SPACES & 1 DRIVEWAY SPACE FOR A TOTAL OF 5.
   FOR THE 2 UNITS ON LANCE STREET, 1 GARAGE SPACE AND 1 DRIVEWAY SPACE FOR EACH UNIT FOR A TOTAL OF 4.
7. IMPERVIOUS COVERAGE CALCULATIONS:
   EXISTING IMPERVIOUS REMOVED = ± 1,900 SF
   PROPOSED IMPERVIOUS ADDED = ± 4,217 SF

   NET IMPERVIOUS GAIN = ± 2,317 SF, THEREFORE, SWM IS NOT REQUIRED

EXISTING UTILITIES:

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

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

SITE INFORMATION

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS OR EXEMPTIONS NOT SHOWN HEREON.
2. THE SITE IS CONSIDERED TO BE IN ZONE "X": AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL FLOOD ZONE PER FEMA MAP PANEL NUMBER 54037C0136E, EFFECTIVE DATE 12/18/2009.
3. SOURCE OF CONTOURS: FIELD SURVEY COMPLETED IN JULY OF 2023.
4. SOURCE OF BOUNDARY: PLAT OF CHARLES TOWN MINING AND MANUFACTURING LOCATED ON THE WALL OF THE JEFFERSON COUNTY COURTHOUSE, ALIGNED TO FOUND MONUMENTS AND PARTY WALLS OF ADJOINING TOWN HOUSES.
5. THE ADDRESS OF THE PROPERTY IS 425 E. 6TH AVE. RANSON, WV 25438.
6. SUMMARY OF LOT SIZES.(BLOCK 112)
   EXISTING LOT 35: ± 3,750 SF
   EXISTING LOT 36: ± 3,125 SF
   EXISTING LOT 37: ± 3,125 SF
   TOTAL AREA OF PROPERTY = 10,000 SF = 0.2296 ACRES

   PROPOSED LOT 35: ± 2,070 SF
   PROPOSED LOT 36: ± 1,380 SF
   PROPOSED LOT 37: ± 2,070 SF
   PROPOSED LOT 35A: ± 2,400 SF
   PROPOSED LOT 36A: ± 2,080 SF
7. THE SOILS ON THE SITE ARE AS FOLLOWS: (PER THE USDA WEB SOIL SURVEY)
   UwC - URBAN LAND - HAGERSTOWN COMPLEX, 0 TO 15% SLOPES
8. THERE ARE NO WETLANDS ON THE SITE PER THE US FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY.
9. KNOWN EASEMENTS AND/OR RIGHT-OF-WAYS ARE SHOWN HEREON.
10. PROJECT LIMITS ARE NOT WITHIN 500' OF A STREAM.
11. NO RIGHT OF WAYS ARE PROPOSED WITH THIS PROJECT.
12. THERE ARE NO FUTURE EASEMENTS OR RIGHTS OF WAYS TO CONNECT TO ADJOINING PROPERTIES.
13. WATER USAGE CALCULATIONS: 1,400 GPD
14. SEWAGE USAGE CALCULATIONS: 1,400 GPD
    (NO GREASE TRAPS ARE REQUIRED FOR THIS DEVELOPMENT)
15. NO DEED RESTRICTIONS ARE ANTICIPATED AT THIS TIME.
16. NO PROPERTY IS BEING DEDICATED TO, OR RESERVED FOR PUBLIC USE AT THIS TIME.

ALPHA ASSOCIATES, INC.
535 WEST KING STREET
MARTINSBURG, WV 25401
PHONE: 304-264-0051
FAX: 304-264-0707
www.thinkALPHAfirst.com

TOWNHOMES SITE PLAN
FOR
RAMAN SINGH & JASPREET KAUR

OWNER/DEVELOPER:
JASPREET KAUR

ADDRESS:
18438 CATTAIL SPRING DR.
LEESBURG, VA 20176

PHONE:
703-771-2266

ATTN:
RAMAN SINGH

REVISIONS

No.	ITEM	DATE
1.	CTUB COMMENTS	10/20/2023
	ADDRESSED	
2.	CTUB COMMENTS	10/24/2023
	ADDRESSED	
3.	GRADING UPDATE PER	1/10/2024
	ARCHITECTURAL LAYOUT	
4.	CITY REVIEW COMMENTS	3/20/2024
5.	CITY REVIEW COMMENTS	4/2/2024
6.	CITY REVIEW COMMENTS	4/25/2024

PROJ. NO.: 2305043.00
DATE: 10/26/2023
SHEET NO.:

C001

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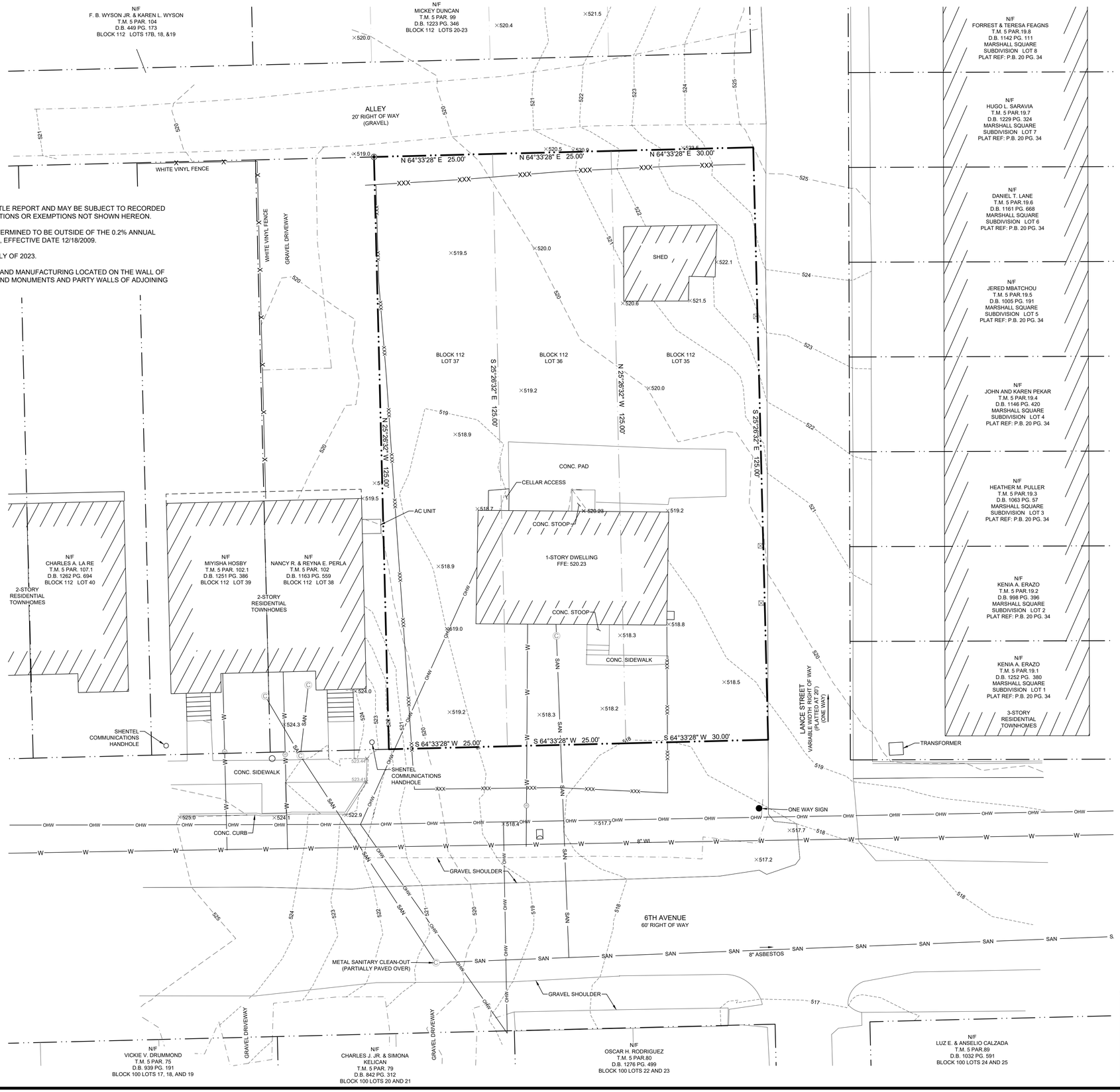
TOWNHOMES SITE PLAN
FOR
RAMAN SINGH & JASPREET KAUR
RANSON CORPORATION, T.M. 5 PAR. 101 D.B. 1293 Pg. 136
BLOCK 112, LOTS 35, 36, & 37 JEFFERSON COUNTY, WEST VIRGINIA

GENERAL NOTES

z:\projects\2023_jobs\2305043\00\drawings\civil\current\construction\c001.dwg - dzoslallo
3/20/2024

NOTES:

1. THIS PLAn WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS OR EXEMPTIONS NOT SHOWN HEREON.
2. THE SITE IS CONSIDERED TO BE IN ZONE "X": AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL FLOOD ZONE PER FEMA MAP PANEL NUMBER 54037C0136E, EFFECTIVE DATE 12/18/2009.
3. SOURCE OF CONTOURS: FIELD SURVEY COMPLETED IN JULY OF 2023.
4. SOURCE OF BOUNDARY: PLAT OF CHARLES TOWN MINING AND MANUFACTURING LOCATED ON THE WALL OF THE JEFFERSON COUNTY COURTHOUSE, ALIGNED TO FOUND MONUMENTS AND PARTY WALLS OF ADJOINING TOWN HOUSES.



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

TOWNHOMES SITE PLAN
FOR
RAMAN SINGH & JASPREET KAUR

OWNER/DEVELOPER:
JASPREET KAUR

ADDRESS:
18438 CATTAIL SPRING DR.
LEESBURG, VA 20176

PHONE:
703-771-2266

ATTN:
RAMAN SINGH

REVISIONS

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FOR
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BLOCK 112, LOTS 35, 36, & 37 JEFFERSON COUNTY, WEST VIRGINIA

EXISTING CONDITIONS

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10/17/2024

N/F
F. B. WYSON JR. & KAREN L. WYSON
T.M. 5 PAR. 104
D.B. 449 PG. 173
BLOCK 112 LOTS 17B, 18, &19

N/F
MICKEY DUNCAN
T.M. 5 PAR. 99
D.B. 1223 PG. 346
BLOCK 112 LOTS 20-23

ALLEY
20' RIGHT OF WAY
(GRAVEL)

WHITE VINYL FENCE

WHITE VINYL FENCE

GRAVEL DRIVEWAY

N 64°33'28" E 25.00'

N 64°33'28" E 25.00'

N 64°33'28" E 30.00'

CHAIN-LINK FENCE TO BE REMOVED

OVERGROWTH AND BRUSH ALONG FENCE AND ROAD MUST BE REMOVED.

DEMOLISH SHED

ALL VINYL AND WOOD FENCE POSTS TO BE REMOVED

BLOCK 112
LOT 37

BLOCK 112
LOT 36

BLOCK 112
LOT 35

S 25°26'32" E 125.00'

N 25°26'32" W 125.00'

N 25°26'32" W 125.00'

S 25°26'32" E 125.00'

DEMOLISH CONCRETE PAD

DEMOLISH
CONC. STOOPS

DEMOLISH HOUSE AND
ASSOCIATED FOUNDATION

DEMOLISH CONC.
SIDEWALK AND STEPS

N/F
CHARLES A. LA RE
T.M. 5 PAR. 107.1
D.B. 1262 PG. 694
BLOCK 112 LOT 40

2-STORY
RESIDENTIAL
TOWNHOMES

N/F
MIYISHA HOSBY
T.M. 5 PAR. 102.1
D.B. 1251 PG. 386
BLOCK 112 LOT 39

2-STORY
RESIDENTIAL
TOWNHOMES

N/F
NANCY R. & REYNA E. PERLA
T.M. 5 PAR. 102
D.B. 1163 PG. 559
BLOCK 112 LOT 38

SHENTEL
COMMUNICATIONS
HANDHOLE

CONC. SIDEWALK

S 64°33'28" W 25.00'

S 64°33'28" W 25.00'

S 64°33'28" W 30.00'

SHENTEL
COMMUNICATIONS
HANDHOLE

LARGE DEAD
TREE TO BE
REMOVED

CHAIN-LINK FENCE TO BE REMOVED

MAILBOX TO REMOVED

ONE WAY SIGN
TO BE RELOCATED

CONC. CURB

GRAVEL SHOULDER

LANCE STREET
VARIABLE WIDTH RIGHT OF WAY
(PLATTED AS 20')
(ONE WAY)

TRANSFORMER

6TH AVENUE
60' RIGHT OF WAY

METAL SANITARY CLEAN-OUT
(PARTIALLY PAVED OVER)

8" ASBESTOS

8" WL

GRAVEL SHOULDER

GRAVEL DRIVEWAY

GRAVEL DRIVEWAY

N/F
VICKIE V. DRUMMOND
T.M. 5 PAR. 75
D.B. 939 PG. 191
BLOCK 100 LOTS 17, 18, AND 19

N/F
CHARLES J. JR. & SIMONA
KELICAN
T.M. 5 PAR. 79
D.B. 842 PG. 312
BLOCK 100 LOTS 20 AND 21

N/F
OSCAR H. RODRIGUEZ
T.M. 5 PAR.80
D.B. 1276 PG. 499
BLOCK 100 LOTS 22 AND 23

N/F
LUZ E. & ANSELIO CALZADA
T.M. 5 PAR.89
D.B. 1032 PG. 591
BLOCK 100 LOTS 24 AND 25

N/F
FORREST & TERESA FEAGNS
T.M. 5 PAR.19.8
D.B. 1142 PG. 111
MARSHALL SQUARE
SUBDIVISION LOT 8
PLAT REF: P.B. 20 PG. 34

N/F
HUGO L. SARAVIA
T.M. 5 PAR.19.7
D.B. 1229 PG. 324
MARSHALL SQUARE
SUBDIVISION LOT 7
PLAT REF: P.B. 20 PG. 34

N/F
DANIEL T. LANE
T.M. 5 PAR.19.6
D.B. 1161 PG. 668
MARSHALL SQUARE
SUBDIVISION LOT 6
PLAT REF: P.B. 20 PG. 34

N/F
JERED MBATCHOU
T.M. 5 PAR.19.5
D.B. 1005 PG. 191
MARSHALL SQUARE
SUBDIVISION LOT 5
PLAT REF: P.B. 20 PG. 34

N/F
JOHN AND KAREN PEKAR
T.M. 5 PAR.19.4
D.B. 1146 PG. 420
MARSHALL SQUARE
SUBDIVISION LOT 4
PLAT REF: P.B. 20 PG. 34

N/F
HEATHER M. PULLER
T.M. 5 PAR.19.3
D.B. 1063 PG. 57
MARSHALL SQUARE
SUBDIVISION LOT 3
PLAT REF: P.B. 20 PG. 34

N/F
KENIA A. ERAZO
T.M. 5 PAR.19.2
D.B. 998 PG. 396
MARSHALL SQUARE
SUBDIVISION LOT 2
PLAT REF: P.B. 20 PG. 34

N/F
KENIA A. ERAZO
T.M. 5 PAR.19.1
D.B. 1252 PG. 380
MARSHALL SQUARE
SUBDIVISION LOT 1
PLAT REF: P.B. 20 PG. 34

3-STORY
RESIDENTIAL
TOWNHOMES

0 5 10 20 Feet
1:120

WVCS OF 1983, NORTH ZONE

DEMOLITION NOTES:

1. AN ASBESTOS INSPECTION AND REPORT MUST BE PERFORMED BY A LICENSED ENVIRONMENTAL FIRM PRIOR TO FILING FOR A DEMO PERMIT.
2. A DEMO PERMIT APPLICATION SHALL BE FILED WITH THE CITY OF RANSON, INCLUDING THE ASBESTOS INSPECTION REPORT, PRIOR TO PROCEEDING.
3. ALL DEMOLISHED MATERIALS MUST BE DISPOSED OF AT A LEGAL LANDFILL.
4. E & S CONTROLS MUST BE INSTALLED PRIOR TO BEGINNING DEMOLITION WORK. SEE SHEET C102

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BLOCK 112, LOTS 35, 36, & 37 JEFFERSON COUNTY, WEST VIRGINIA

DEMOLITION PLAN

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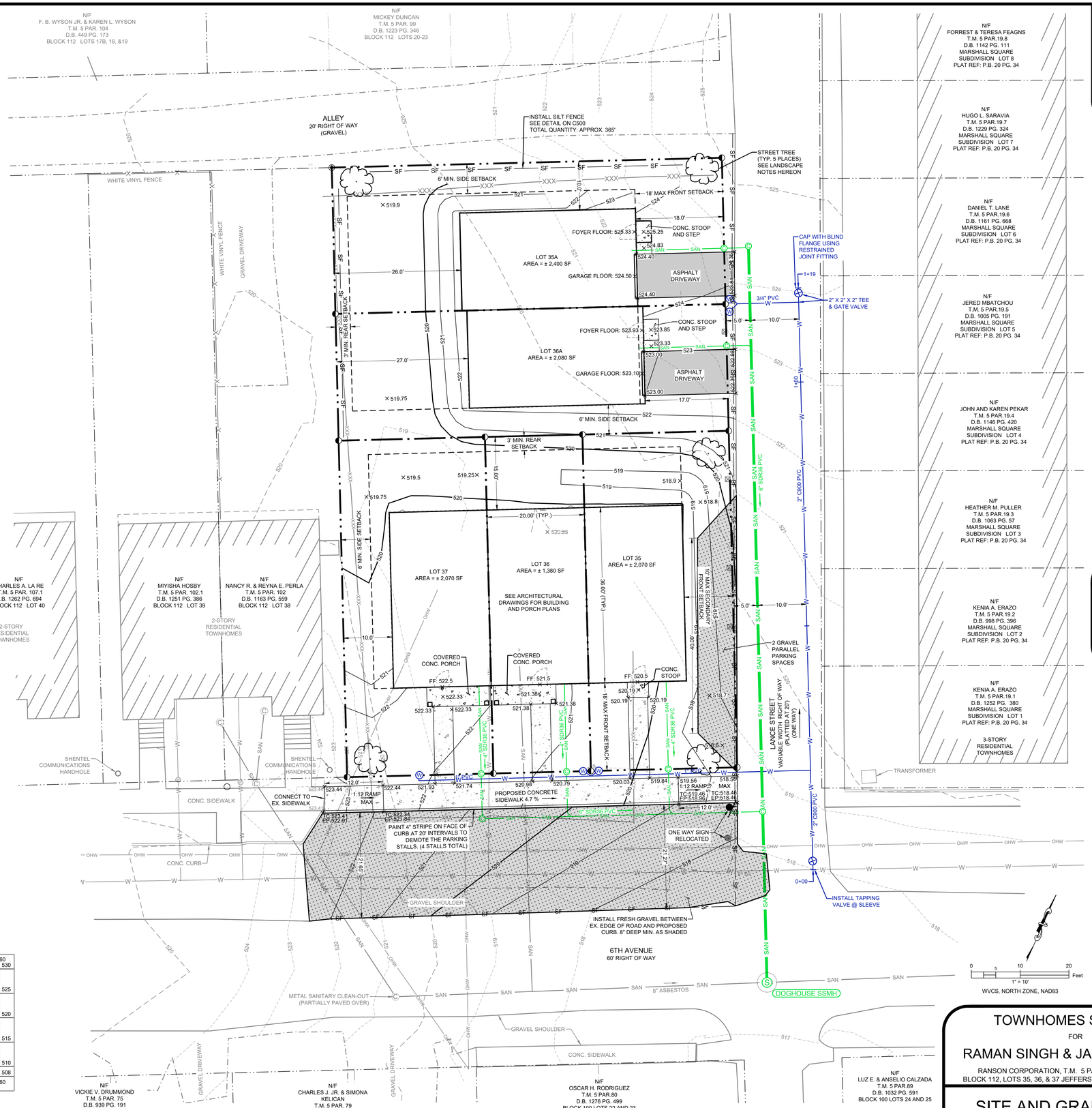
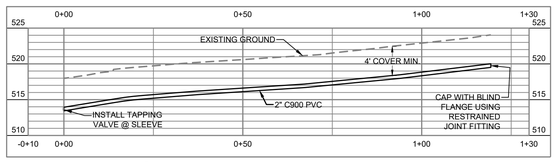
3/20/2024



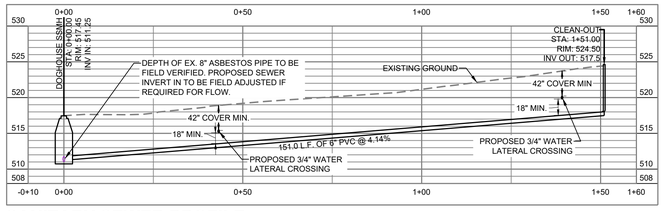
LANDSCAPING NOTES:

1. STREET TREES SHOWN HEREON MAY BE EITHER EASTERN REDBUD OR AMERICAN DOGWOOD, OR A COMBINATION THERE OF, FOR A TOTAL OF 5 TREES.
2. ALL TREES, SHRUBBERY, AND OTHER PLANTINGS THAT FAIL TO SURVIVE A PERIOD OF 12 MONTHS FOLLOWING AS-BUILT CERTIFICATION SHALL BE REPLACED BY THE BUILDER AT NO COST OR EXPENSE TO THE CITY. SAID REPLACEMENT SHALL BE WITHIN A TIME AGREED UPON BY THE PLANNING COMMISSION OR ITS REPRESENTATIVES AS OUTLINED IN THE PUBLIC IMPROVEMENT AGREEMENT



WATERLINE PROFILE

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



SANITARY SEWER PROFILE

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

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BLOCK 112, LOTS 35, 36, & 37 JEFFERSON COUNTY, WEST VIRGINIA

SITE AND GRADING PLAN

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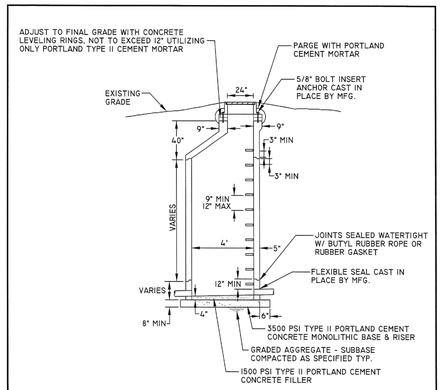
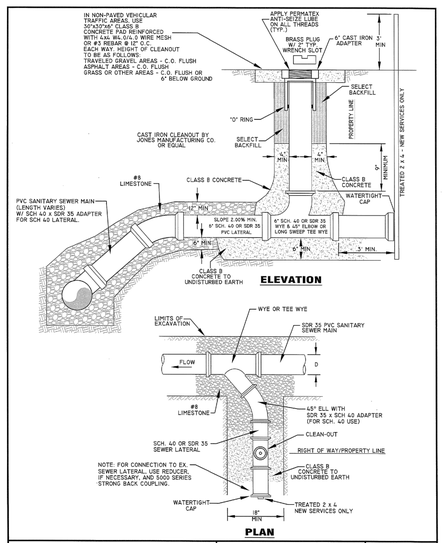
4/25/2024



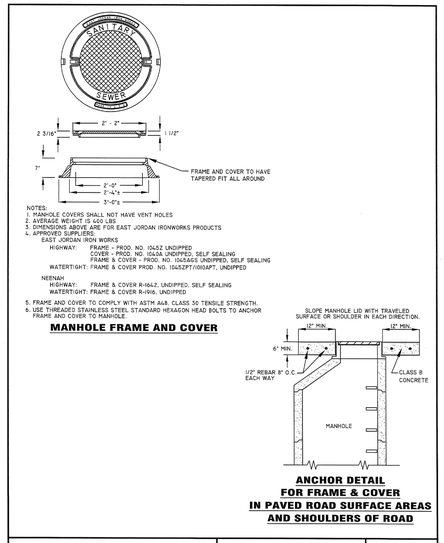
NOTES:

1. PRECAST MANHOLE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C 478 UTILIZING TYPE II PORTLAND CEMENT. 3500 PSI MIX MINIMUM.
2. 0.1' FALL TYPICAL INVERT IN TO INVERT OUT OR MATCH CROWNS FOR DIFFERING PIPE DIAMETERS.
3. COMPLETE MANHOLE SHALL PASS VACUUM TEST PRIOR TO ACCEPTANCE.

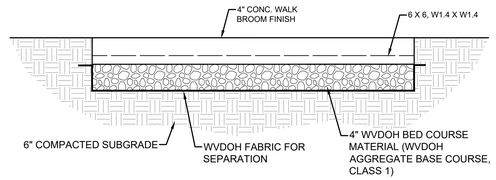
Charles Town Utility Board	PRECAST MANHOLE W/ ECCENTRIC TOP DETAIL	Standard Detail No. S-6
832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 • Fax: (304) 725-4313		NOT TO SCALE
		SEPTEMBER 2015



Charles Town Utility Board	NEW LATERAL CONNECTION DETAIL	Standard Detail No. S-13
832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 • Fax: (304) 725-4313		NOT TO SCALE
		SEPTEMBER 2015

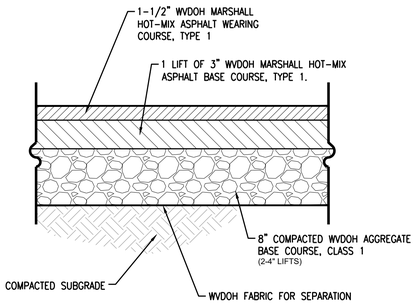


Charles Town Utility Board	MANHOLE FRAME & COVER ANCHOR FOR FRAME & COVER DETAIL	Standard Detail No. S-7
832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 • Fax: (304) 725-4313		NOT TO SCALE
		SEPTEMBER 2015



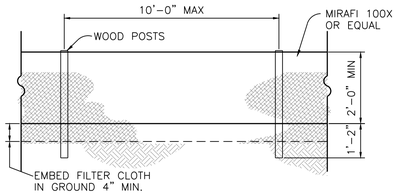
CONCRETE SIDEWALK DETAIL

NOT TO SCALE



DRIVEWAY PAVEMENT DETAIL

NOT TO SCALE

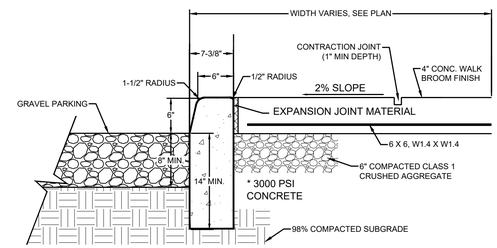


NOTE: WHERE JOINTS OCCUR IN THE FILTER FABRIC, SPLICES WILL OCCUR ONLY AT SUPPORT POSTS WITH A MINIMUM 6" OVERLAP, & SECURELY SEALED.

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

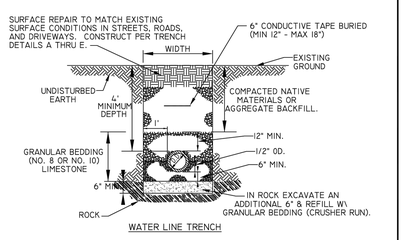
SILT FENCE DETAIL

NOT TO SCALE



CURB AND SIDEWALK DETAIL

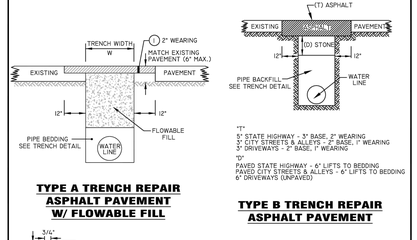
NO SCALE



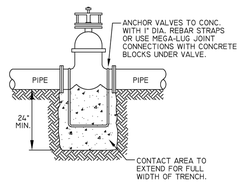
NOTES:

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

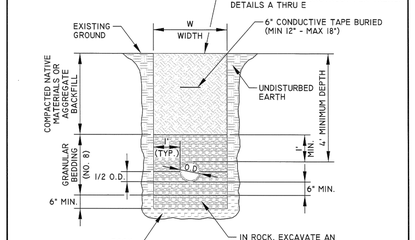
Charles Town Utility Board	WATER LINE TRENCH DETAIL	Standard Detail No. W-9
832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 • Fax: (304) 725-4313		NOT TO SCALE
		APRIL 2015



Charles Town Utility Board	TYPES A, B, & D TRENCH REPAIR DETAILS	Standard Detail No. W-10
832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 • Fax: (304) 725-4313		NOT TO SCALE
		APRIL 2015



Charles Town Utility Board	WATER VALVES DETAIL	Standard Detail No. W-3
832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 • Fax: (304) 725-4313		NOT TO SCALE
		APRIL 2015



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2. TRENCHES TO BE SHEETED AND BRACED AS REQUIRED.
3. PROVIDE BEARING FOR FULL LENGTH OF BARREL, DIG HOLES FOR THE BELL.
4. BACKFILL ON SIDES TO 1/2 O.D. OF PIPE TO HOLD PIPE IN PLACE PRIOR TO PLACING ADDITIONAL BEDDING.
5. BACKFILL TO BE COMPACTED IN 6" LAYERS TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE (+2%) IN ROADS AND STREETS. COMPACT TO MATCH EXISTING GROUND IN OTHER AREAS.
6. MAINTAIN MINIMUM OF 4' OF COVER TO THE TOP OF PIPE.
7. A CASING PIPE SHALL BE REQUIRED IN ROAD CROSSINGS WHERE SHOWN ON PLANS
8. ALL WATER LINES REQUIRE PERMIT FROM APPLICABLE REGULATORY ENTITIES. PERMIT REQUIREMENTS SUPERCEDE WHAT IS SHOWN ON THIS DETAIL.

Charles Town Utility Board	SEWER LINE TRENCH DETAIL	Standard Detail No. S-1
832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 • Fax: (304) 725-4313		NOT TO SCALE
		SEPTEMBER 2015

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DETAILS

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3/20/2024