PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

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

February 3, 2025 | 7:00 P.M. | Council Chamber

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. December 9, 2024 Minutes
   Planning Commission minutes 1292024.docx

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. 2025 Election of Officers
2. Public Hearing - Final plat proposal for President's Pointe Phase 5 located off President's Pointe Avenue including 145 lots (Lots 335-480),
   Legal Notice PP Phase 5 1062024.docx
3. 24-30-FP- Consideration - Applicant Stanley Martin Companies, LLC submitted Application for Final plat proposal for President's Pointe Phase 5 located off President's Pointe Avenue including 145 lots (Lots 335-480)
   24-30-FP-2024-10-04 presidents point phase 5 record plat 162025.pdf
   24-30-presidents pointe phase 5 final plat application.pdf
4. Public Hearing - Accepting the bond, President's Pointe Phase 5 located off President's Pointe Avenue including 145 lots (Lots 335-480),
   Legal Notice PP Phase 5 1062024.docx
5. 24-30-FP-Consideration - Applicant Stanley Martin Companies, LLC submitted Application Accepting the bond, President's Pointe Phase 5 located off President's Pointe Avenue including 145 lots (Lots 335-480),
   PC25-02 PP Phase 5 Bond 01062025.docx
   24-30-FP-presidents pointe phase 5 bond worksheet (1) 01062025 122025.pdf
6. Public Hearing - Development agreement for Phase 5 of President's Pointe.
   Legal Notice PP Phase 5 1062024.docx
7. PC25-01 - Consideration - Applicant Stanley Martin Companies, LLC submitted Application Development agreement for Phase 5 of President's Pointe.
   Presidents Point_Phase5_Development Agreement 1292025.docx
   Presidents Point_Phase5_Development Agreement 010625.docx

8. Public Hearing To accept Land Development Plan and Plat for the property known as Potomac Towne Center Village 1, parcels 088E001700000000, 088000100050000, and088000900020000 (consisting of 191+/- acres) located off Rte. 9 and North Fairfax Blvd, Ranson, WV, 25438.
   Legal Notice for LDPP-Potomac Towne Center Vil 1 1062024.docx

9. 24-30-FP-Consideration - Applicant Madison Greens, LLC submitted Application t o accept Land Development Plan and Plat for the property known as Potomac Towne Center Village 1, parcels 088E001700000000, 088000100050000, and088000900020000 (consisting of 191+/- acres) located off Rte. 9 and North Fairfax Blvd, Ranson, WV, 25438.
   PPC25-03 LDPP Potomac Towne Center Village 1 162025.docx
   24-50-LDPP-12-02-2024 Potomac Towne Center Application Review - Memorandum 1062025.pdf
   24-50-LDPP-24-29-LDPP-ldpp - rev 11.19.2024 162025.pdf

10. Public Hearing - Final plat proposal for Lakeland Place at Fairfax Crossing located off North Fairfax Blvd including Parcels A-C & Residues A-E.
    Legal Notice Lakeland FFC Plat 2032025.docx

11. 24-54 Applicant Piedmont Design Group, LLC submitted application for owner Ed Scott Consideration Final plat proposal for Lakeland Place at Fairfax Crossing located off North Fairfax Blvd including Parcels A-C & Residues A-E.
    24-54-ctub final plat 12.17.24.pdf
    24-54-final-plat-checklist.pdf
    2024-12-20 Lakeland Place at Fairfax Plat Review - Memorandum.pdf

12. Public Hearing - to accept public comments on a major subdivision located on parcel 08801850000 on Racetrack Street.
    Legal Notice Racetrack Street 02032024.docx

13. 24-56-MAJ_SUB Consideration - Applicant ILA Properties Inc. submitted application for JBG Homes, LLC to accept public comments on a major subdivision located on parcel 08801850000 on Racetrack Street.
    2025-01-27 Racetrack Plat Review - Memorandum.pdf
    24-56-MAJ_SUB-01-16-25_Racetrack Townhome Subdivision.pdf

14. 25-2-SP- Consideration - JBG Homes, LLC submitted application to accept public comments on a major subdivision located on parcel 08801850000 on Racetrack Street.
    25-2-SP-application-for-review print.pdf
    25-2-SP-RESUBMISSION 2 DRAWINGS.pdf

15. Public Hearing- To accept public comments on a release of guarantee for the subdivision Briar Run Phase 6. The release is for as they have satisfied $187,770.94 the entirety of the bond obligation.
    Legal Notice Bond Release Briar Run Phase 6 232025.docx

16. 24-49-BRR Applicant Dan Ryan Builders Group for Consideration to Release of guarantee bond for the subdivision Briar Run Phase 6. The release is for as they have satisfied $187,770.94 the entirety of the bond obligation.
    2024-11-14 BR Ph VIBC Bond Estimate (Bond Release).pdf
    PC25-04 Briar Run Bond Release.docx

17. Public Hearing to accept public comments on a petition to rezone the following parcels 0810002800000000,0810001300000000,0810001200000000, and 0810001100000000

located off Wiltshire Road and Bassett Lane, Ranson WV 25438 (Consisting of 389.86 acres) from Rural Reserve to R6.
Legal Notice for Rezoning Bane Farm LLC 02032024.docx

18. 25-1-REZ - Consideration Applicant Integrity Federal Services submitted an application for Allen Lloyd - To petition to rezone the following parcels 0810002800000000, 0810001300000000, 0810001200000000, and 0810001100000000 located off Wiltshire Road and Bassett Lane, Ranson, WV 25438 (Consisting of 389.86 acres) from Rural Reserve to R6.
25-1-REZ-5096-0101-ZMA_BANE-FINAL PACKAGE.pdf
25-1-REZ-BANE_Rezoning-Application.pdf
2025-01-09_Bane Farm Rezoning Application Review - Memorandum.pdf

19. Public Hearing - To accept public comments on a petition to rezone the following parcel 08 9000200000000 located off Cranes Lane, Ranson, WV 25438 (Consisting of 160.65 acres) from Rural Reserve to SmartCode New Community.
Legal Notice for Rezoning Sleepy Hollow.docx

20. 25-3-REZ-Consideration - To accept public comments on a petition to rezone the following parcel 08 9000200000000 located off Cranes Lane, Ranson, WV 25438 (Consisting of 160.65 acres) from Rural Reserve to SmartCode New Community.
2025-02-03 REZONING PLAN.pdf

21. Public Hearing is to accept public comments on the final plat proposal for Parkland Meadows Phase 1, located off W Beltline Avenue, S Mildred Street, and N George Street, Ranson WV (Lots T1-T6 & T60 -T73).
Legal Notice Parkland Meadows 02032024.docx

22. 24-51-FP Applicant K&D Development Services LLC, submitted application for New Vision Development LLC, Consideration to accept public comments on the final plat proposal for Parkland Meadows Phase 1, located off W Beltline Avenue, S Mildred Street, and N George Street, Ranson WV (Lots T1-T6 & T60 -T73).
24-51-FP-20241217 Foundry Centre Final Plat Rev (1).pdf

23. Public Hearing is to accept public comments on the Development Agreement proposal for Parkland Meadows Phase 1, located off W Beltline Avenue, S Mildred Street, and N George Street, Ranson WV (Lots T1-T6 & T60 -T73).
Legal Notice Parkland Meadows.docx

24. 24-51-FP- Consideration - Applicant K&D Development submitted application for New Vision Development LLC, for Development Agreement proposal for Parkland Meadows Phase 1, located off W Beltline Avenue, S Mildred Street, and N George Street, Ranson WV (Lots T1-T6 & T60 -T73).
PC25-06 Parkland Meadows Development Agreement.docx
Parkland Development Agreement.docx

25. Public Hearing - Bond for Parkland Meadows Phase 1, located off W Beltline Avenue, S Mildred Street, and N George Street, Ranson WV (Lots T1-T6 & T60 -T73).
Legal Notice Parkland Meadows.docx

26. 24-51-FP- Consideration - Applicant K&D Development Services LLC, submitted application for New Vision Development LLC, Bond for Parkland Meadows Phase 1, located off W Beltline Avenue, S Mildred Street, and N George Street, Ranson WV (Lots T1-T6 & T60 -

T73).
24-51-FP-20241217 Foundry Bonding Estimate Oasis- Current (1).pdf
PC25-05 Parkland Meadows Bond.docx

V. ADJOURMENT

AGENDA ITEM II.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: APPROVAL OF MINUTES

SUBJECT: December 9, 2024 Minutes

ATTACHMENTS:

Planning Commission minutes 1292024.docx

PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

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

December 9, 2024 | 7:00 P.M. | Council Chamber

I. CALL TO ORDER

Mike Anderson, President	Present
Andy Colandrea	Absent
Doug Davis	Present
Jason Gore	Present
Jaden Bound	Present

APPROVAL OF MINUTES

Mike Anderson, President	Abstain
Andy Colandrea	Absent
Doug Davis	Yes
Jason Gore	Motion
Jayden Bound	Second

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. Public Hearing - Release of guarantee for the subdivision Briar Run Phase 6. The release is for as they have satisfied $187,770.94 the entirety of the bond obligation.
   President Mike Anderson opened the Public Hearing, no comments closed the public hearing
2. Consideration - Release of guarantee for the subdivision Briar Run Phase 6. The release is for as they have satisfied $187,770.94 the entirety of the bond obligation.
   Applicants were not present, no Action taken
3. Public Hearing - Final plat proposal for Huntwell West Phase 2A located off North Mildred Street and Old Leetown Road, Ranson WV (Lots 301-445), accepting the bond.

   President Mike Anderson opened the Public Hearing, no comments closed the public hearing.
4. Consideration - Final plat proposal for Huntwell West Phase 2A located off North Mildred Street and Old Leetown Road, Ranson WV (Lots 301-445), accepting the bond.

Mike Anderson, President	Abstain
Andy Colandrea	Absent
Doug Davis	Yes
Jason Gore	Motion
Jayden Bound	Second

5. Public Hearing - Development Agreement proposal for Huntwell West Phase 2A located off North Mildred Street and Old Leetown Road, Ranson WV

   President Mike Anderson opened the Public Hearing, no comments closed the public hearing.

6. Consideration - Development Agreement proposal for Huntwell West Phase 2A located off North Mildred Street and Old Leetown Road, Ranson WV

Mike Anderson, President	Abstain
Andy Colandrea	Absent
Doug Davis	Yes
Jason Gore	Second
Jayden Bound	Motion

7. Public Hearing is to accept public comments on entering into a Bond agreement for Phase 2A of Huntwell West, located off North Mildred Street and Old Leetown Road, Ranson WV (Lots 301-445).
   President Mike Anderson opened the Public Hearing, no comments closed the public hearing.

8. Consideration - Bond agreement for Phase 2A of Huntwell West, Ranson WV (Lots 301-445).

Mike Anderson, President	Abstain
Andy Colandrea	Absent
Doug Davis	Yes
Jayden Bound	Motion
Jason Gore	Second

V. ADJOURMENT

The meeting was Adjourn at 7:09PM. Motion by Jason Gore, second by Jaden Bound. Next meeting will be January 6, 2025 at 7:00 PM. Ranson City Hall 312 S. Mildred Street, Ranson WV 25438.

_____

Mike Anderson, President

_____

Planning Commission Member

AGENDA ITEM IV.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 2025 Election of Officers

In Accordance to sec. 16-7- Election of Officers, at its first regular meeting in each year the Commission shall elect from its members a president and vice-president. The vice-president shall have the power and authority to act as president of the commission during the absence or disability of the president.

ATTACHMENTS:

AGENDA ITEM IV.2

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing - Final plat proposal for President's Pointe Phase 5 located off President's Pointe Avenue including 145 lots (Lots 335-480),

ATTACHMENTS:

Legal Notice PP Phase 5 1062024.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Monday, February 3, 2025, at 7:00 PM at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for President's Pointe Phase 5 located off President's Pointe Avenue including 145 lots (Lots 335-480), accepting the bond, and entering a development agreement for Phase 5 of President's Pointe. 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 February 3, 2025, will be provided to the Planning Commission, and inserted into the official record.

AGENDA ITEM IV.3

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 24-30-FP- Consideration - Applicant Stanley Martin Companies, LLC submitted Application for Final plat proposal for President's Pointe Phase 5 located off President's Pointe Avenue including 145 lots (Lots 335-480)

ATTACHMENTS:

24-30-FP-2024-10-04 presidents point phase 5 record plat 162025.pdf
24-30-presidents pointe phase 5 final plat application.pdf

NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 8 PARCEL 1 AND IS CURRENTLY ZONED SC–NC.
2. THE PROPERTY DELINEATED HEREON IS IN THE NAME OF STANLEY MARTIN HOMES, LLC AT DEED BOOK 1230 PAGE 240, AMONG THE LAND RECORDS OF JEFFERSON COUNTY, WEST VIRGINIA.
3. PROPERTY OWNER'S ADDRESS: 11710 PLAZA AMERICA DR STE 1100 RESTON, VA
4. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON EXISTING LAND RECORDS AND SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. IN NOVEMBER 2014 AND JUNE 2015. 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 364,375 FEET.
6. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
7. PORTIONS OF THE SITE ARE LOCATED IN AREA AE, PORTIONS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN BY FEMA PANEL(S) #54037C01303, 54037C0136E, & 54037C01377 DATED 12/18/2009.
8. THE DEVELOPER, IN SIGNING THIS PLAT, AGREES TO ABIDE BY ALL CONDITIONS TERMS AND SPECIFICATIONS PROVIDED HEREON; AND TO COMPLETE ALL THE IMPROVEMENTS REQUIRED BY THE PRELIMINARY PLAT.
9. PROPERTY CORNERS ARE TO BE SET USING ⅝" REBAR WITH I.D. CAPS. ALL OTHER CORNERS ARE AS NOTED. CORNERS MARKS TO BE IN PLACED PRIOR TO CONVEYANCE OF INDIVIDUAL LOTS.
10. RELATED APPLICATIONS:
    LDPP–14–014 APPROVED 3/2/15
    RZNG–14–001 APPROVED 3/2/15
    RES–PC–19–02 APPROVED 3/4/19
    18–9–CD APPROVED 4/18/19
    27–7–CD APPROVED 7/16/21
    22–126–FP APPROVED 1/13/23
    PC–23–9 APPROVED 5/02/23
    24–6–CD APPROVED 5/10/24
11. RELATED PERMITS:
    HEALTH DEPARTMENT: SEWER#20829, WATER #20830
    WVDOH: #05–2019–0253
    WVDEP: #WVR110165
12. RELATED MAINTENANCE AGREEMENT:
    RETENTION POND CONSTRUCTION AND EASEMENT AGREEMENT: DATED DECEMBER 16, 2004, RECORDED AS DEED BOOK 1006 PAGE 684.
13. ALL RESIDENTIAL AND NON–RESIDENTIAL BUILDING LOTS SHALL HAVE STABILIZED CONSTRUCTION ENTRANCES AND PERIMETER SILT FENCES INSTALLED PRIOR TO BEGINNING CONSTRUCTION OF THE LOT.

YARD REQUIREMENTS:	T3	T4
FRONT:	20' MIN., 30' MAX.	18' MAX.
FRONT SECONDARDY:	2' MIN, 12' MAX	10' MAX
SIDE:	5 FT.	0' or 6' MIN. TOTAL
REAR:	10' MIN.	3' MIN.

OWNER'S CERTIFICATION AND DEDICATION

WE, STANLEY MARTIN HOMES, LLC, 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 12/13/2021 AND RECORDED AMONG THE LAND RECORDS OF JEFFERSON COUNTY IN BOOK 1272, PAGE 505 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 A PORTION OF THE LANDS CONVEYED BY DEED DATED AND RECORDED IN THE LAND RECORDS OF JEFFERSON COUNTY, AT PAGE 359, BOOK 1059, AND FURTHER SUBDIVIDED BY D.B. 1232 PG. 11 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

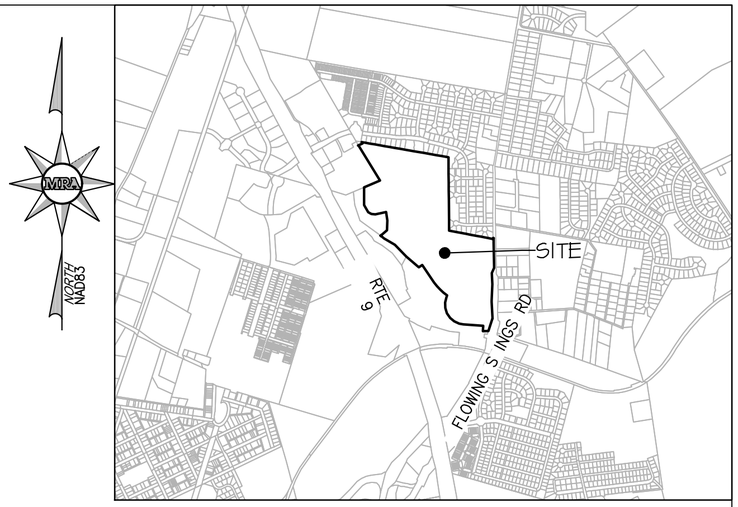
DATE

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:
STANLEY MARTIN HOMES, LLC
11710 PLAZA AMERICA DR STE 1100
RESTON VA, 20190
(703)–636–9235



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

FINAL PLAT

PRESIDENTS POINTE - SECTION 5

STANLEY MARTIN HOMES, LLC
DISTRICT: 08, MAP: 08, PARCEL: 01
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 HIRST RD, SUITE 106
PURCELLVILE, VIRGINIA 20132
PHONE: (703)-994-4047
MRAGTA.COM

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DATE	REVISIONS	JOB NO.: 22479
10–1–2024	ADDRESS COUNTY REVISIONS	SCALE: 1" = 100'
		DATE: 06/26/24
		DRAWN BY: JET
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 1 OF 8

L:\Projects\Presidents Point\Site Plan Phase 5\PLAT\PPS RECORD PLAT.dwg, 10/3/2024 3:30:04 PM, DWG To PDF-Lines Overwrite.pc3

PROPERTY CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C-1	006° 02' 27"	2,500.00'	263.58'	131.91'	N 36° 34' 56" W	263.46'
C-2	007° 06' 04"	226.78'	28.11'	14.07'	N 37° 09' 46" W	28.09'
C-3	051° 34' 13"	550.00'	495.84'	266.20'	S 54° 23' 19" E	479.22'
C-4	044° 36' 38"	150.00'	116.79'	61.54'	S 78° 44' 37" W	113.86'
C-5	015° 01' 19"	180.00'	47.19'	23.73'	S 26° 03' 03" E	47.06'
C-6	051° 34' 13"	425.00'	383.15'	205.70'	S 54° 23' 19" E	370.31'
C-7	077° 14' 44"	150.00'	202.23'	119.84'	N 40° 19' 34" W	187.26'
C-8	006° 24' 19"	350.00'	39.64'	19.84'	N 01° 32' 25" E	39.62'
C-9	006° 28' 05"	200.00'	22.58'	11.30'	N 36° 47' 45" W	22.57'
C-10	002° 19' 13"	2,530.00'	102.45'	51.23'	N 38° 32' 30" W	102.44'
C-11	000° 33' 15"	2,530.00'	24.47'	12.24'	N 37° 06' 15" W	24.47'
C-12	000° 27' 13"	2,530.00'	20.03'	10.01'	N 36° 36' 01" W	20.03'
C-13	000° 27' 12"	2,530.00'	20.02'	10.01'	N 36° 08' 44" W	20.02'
C-14	000° 27' 12"	2,530.00'	20.01'	10.01'	N 35° 41' 31" W	20.01'
C-15	006° 03' 20"	2,530.00'	267.39'	133.82'	N 36° 35' 22" W	267.26'
C-16	000° 26' 02"	2,530.00'	19.16'	9.58'	N 34° 46' 40" W	19.16'
C-17	006° 03' 20"	2,530.00'	267.39'	133.82'	N 36° 35' 22" W	267.26'
C-18	000° 32' 46"	2,530.00'	24.11'	12.06'	N 33° 50' 05" W	24.11'
C-19	006° 03' 20"	2,530.00'	267.39'	133.82'	N 36° 35' 22" W	267.26'
C-20	006° 01' 33"	2,470.00'	259.77'	130.01'	N 36° 34' 24" W	259.65'
C-21	006° 56' 13"	199.78'	24.19'	12.11'	N 37° 04' 51" W	24.17'
C-22	007° 15' 09"	247.00'	31.27'	15.65'	N 37° 11' 17" W	31.24'
C-23	016° 36' 06"	14.00'	4.06'	2.04'	N 41° 23' 10" E	4.04'
C-24	017° 06' 20"	14.00'	4.18'	2.11'	S 58° 14' 23" W	4.16'
C-25	085° 17' 38"	14.00'	20.84'	12.84'	N 07° 02' 24" E	18.97'
C-26	002° 02' 43"	210.00'	7.50'	3.75'	N 34° 35' 04" W	7.50'
C-27	090° 00' 00"	14.00'	21.99'	14.00'	S 78° 33' 42" E	19.80'
C-28	090° 10' 40"	14.07'	22.14'	14.11'	N 81° 56' 15" W	19.93'
C-29	090° 00' 00"	14.00'	21.99'	14.00'	N 11° 26' 18" E	19.80'
C-30	091° 55' 51"	14.02'	22.49'	14.50'	N 77° 33' 24" W	20.16'
C-31	092° 02' 48"	14.00'	22.49'	14.51'	S 10° 24' 54" W	20.15'
C-32	045° 38' 24"	577.00'	459.63'	242.79'	S 56° 22' 57" E	447.58'
C-33	004° 01' 35"	577.00'	40.55'	20.28'	S 83° 12' 08" E	40.54'
C-34	000° 43' 34"	523.00'	6.63'	3.31'	S 33° 55' 29" E	6.63'
C-35	004° 11' 21"	523.00'	38.24'	19.13'	S 36° 22' 57" E	38.23'
C-36	004° 11' 57"	523.00'	38.33'	19.17'	S 40° 34' 36" E	38.32'
C-37	001° 45' 17"	523.00'	16.02'	8.01'	S 43° 33' 14" E	16.02'
C-38	001° 45' 11"	523.00'	16.00'	8.00'	S 45° 18' 28" E	16.00'
C-39	001° 45' 11"	523.00'	16.00'	8.00'	S 47° 03' 39" E	16.00'
C-40	001° 45' 17"	523.00'	16.02'	8.01'	S 48° 48' 53" E	16.02'
C-41	004° 34' 21"	523.00'	41.74'	20.88'	S 51° 58' 42" E	41.73'
C-42	004° 35' 13"	523.00'	41.87'	20.95'	S 56° 33' 29" E	41.86'
C-43	001° 45' 22"	523.00'	16.03'	8.02'	S 59° 43' 47" E	16.03'
C-44	001° 45' 14"	523.00'	16.01'	8.00'	S 61° 29' 05" E	16.01'
C-45	001° 45' 10"	523.00'	16.00'	8.00'	S 63° 14' 17" E	16.00'
C-46	001° 45' 13"	523.00'	16.01'	8.00'	S 64° 59' 29" E	16.01'
C-47	001° 45' 22"	523.00'	16.03'	8.02'	S 66° 44' 47" E	16.03'
C-48	005° 00' 04"	523.00'	45.65'	22.84'	S 70° 07' 30" E	45.64'
C-49	005° 01' 20"	523.00'	45.84'	22.94'	S 75° 08' 12" E	45.83'
C-50	001° 45' 54"	523.00'	16.11'	8.06'	S 78° 31' 49" E	16.11'
C-51	001° 45' 34"	523.00'	16.06'	8.03'	S 80° 17' 33" E	16.06'
C-52	001° 45' 20"	523.00'	16.03'	8.01'	S 82° 02' 59" E	16.02'
C-53	001° 45' 12"	523.00'	16.01'	8.00'	S 83° 48' 16" E	16.00'
C-54	000° 38' 33"	435.00'	4.88'	2.44'	S 84° 53' 39" E	4.88'
C-55	002° 03' 38"	435.00'	15.64'	7.82'	S 83° 32' 34" E	15.64'
C-56	002° 03' 40"	435.00'	15.65'	7.83'	S 81° 22' 58" E	15.65'
C-57	002° 07' 08"	435.00'	16.09'	8.04'	S 79° 17' 34" E	16.09'
C-58	002° 07' 43"	435.00'	16.16'	8.08'	S 77° 10' 09" E	16.16'
C-59	003° 48' 28"	435.00'	28.91'	14.46'	S 74° 12' 04" E	28.90'
C-60	003° 47' 20"	435.00'	28.77'	14.39'	S 70° 24' 10" E	28.76'
C-61	002° 06' 47"	435.00'	16.04'	8.02'	S 67° 27' 06" E	16.04'
C-62	002° 06' 32"	435.00'	16.01'	8.01'	S 65° 20' 26" E	16.01'
C-63	002° 06' 27"	435.00'	16.00'	8.00'	S 63° 13' 57" E	16.00'

PROPERTY CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C-64	002° 06' 32"	435.00'	16.01'	8.01'	S 61° 07' 27" E	16.01'
C-65	002° 06' 48"	435.00'	16.05'	8.02'	S 59° 00' 46" E	16.04'
C-66	003° 41' 30"	435.00'	28.03'	14.02'	S 56° 06' 37" E	28.02'
C-67	003° 51' 42"	435.00'	29.32'	14.66'	S 52° 20' 02" E	29.31'
C-68	002° 06' 34"	435.00'	16.03'	8.01'	S 49° 20' 51" E	16.02'
C-69	002° 06' 28"	435.00'	16.00'	8.00'	S 47° 14' 18" E	16.00'
C-70	002° 06' 28"	435.00'	16.00'	8.00'	S 45° 07' 49" E	16.00'
C-71	002° 06' 34"	435.00'	16.03'	8.01'	S 43° 01' 16" E	16.02'
C-72	003° 46' 27"	435.00'	28.65'	14.33'	S 40° 04' 43" E	28.65'
C-73	003° 45' 23"	435.00'	28.52'	14.26'	S 36° 18' 47" E	28.51'
C-74	000° 52' 23"	435.00'	6.63'	3.31'	S 33° 54' 54" E	6.63'
C-75	007° 09' 16"	190.00'	23.73'	11.88'	S 29° 54' 04" E	23.71'
C-76	004° 53' 42"	190.00'	16.23'	8.12'	S 23° 57' 35" E	16.23'
C-77	002° 58' 21"	190.00'	9.86'	4.93'	S 20° 01' 34" E	9.86'
C-78	024° 06' 10"	14.00'	5.89'	2.99'	S 30° 35' 28" E	5.85'
C-79	009° 47' 16"	123.00'	21.01'	10.53'	S 61° 19' 56" W	20.99'
C-80	051° 34' 13"	523.00'	471.50'	253.13'	S 54° 23' 19" E	455.64'
C-81	025° 01' 55"	14.00'	6.12'	3.11'	S 06° 01' 26" E	6.07'
C-82	004° 01' 53"	170.00'	11.96'	5.98'	S 20° 33' 20" E	11.96'
C-83	006° 04' 12"	170.00'	18.01'	9.01'	S 25° 36' 22" E	18.00'
C-84	004° 55' 14"	170.00'	14.60'	7.30'	S 31° 06' 05" E	14.60'
C-85	015° 01' 19"	170.00'	44.57'	22.41'	S 26° 03' 03" E	44.44'
C-86	015° 01' 19"	190.00'	49.81'	25.05'	S 26° 03' 03" E	49.67'
C-87	051° 34' 13"	435.00'	392.16'	210.54'	S 54° 23' 19" E	379.02'
C-88	001° 37' 20"	415.00'	11.75'	5.88'	S 34° 22' 22" E	11.75'
C-89	002° 29' 07"	415.00'	18.00'	9.00'	S 36° 25' 36" E	18.00'
C-90	002° 12' 40"	415.00'	16.02'	8.01'	S 38° 46' 29" E	16.02'
C-91	006° 32' 51"	415.00'	47.43'	23.74'	S 43° 09' 15" E	47.40'
C-92	006° 36' 55"	415.00'	47.92'	23.98'	S 49° 44' 09" E	47.89'
C-93	002° 29' 25"	415.00'	18.04'	9.02'	S 54° 17' 19" E	18.04'
C-94	002° 12' 34"	415.00'	16.00'	8.00'	S 56° 38' 19" E	16.00'
C-95	002° 29' 07"	415.00'	18.00'	9.00'	S 58° 59' 09" E	18.00'
C-96	002° 12' 44"	415.00'	16.03'	8.02'	S 61° 20' 07" E	16.03'
C-97	006° 39' 38"	415.00'	48.24'	24.15'	S 65° 46' 21" E	48.22'
C-98	006° 38' 10"	415.00'	48.07'	24.06'	S 72° 25' 15" E	48.04'
C-99	002° 12' 45"	415.00'	16.02'	8.01'	S 76° 50' 43" E	16.02'
C-100	002° 29' 08"	415.00'	18.00'	9.00'	S 79° 11' 39" E	18.00'
C-101	002° 12' 36"	415.00'	16.01'	8.00'	S 81° 32' 31" E	16.01'
C-102	002° 29' 28"	415.00'	18.04'	9.02'	S 83° 53' 33" E	18.04'
C-103	001° 12' 12"	171.00'	3.72'	1.86'	S 57° 02' 24" W	3.72'
C-104	051° 34' 13"	415.00'	374.13'	200.86'	S 54° 23' 19" E	361.54'
C-105	006° 24' 19"	323.00'	36.58'	18.31'	N 01° 32' 25" E	36.56'
C-106	024° 18' 38"	123.00'	52.19'	26.49'	S 88° 53' 37" W	51.80'
C-107	077° 14' 44"	123.00'	165.83'	98.27'	N 40° 19' 34" W	153.55'
C-108	016° 11' 07"	171.00'	50.00'	25.17'	S 65° 44' 03" W	49.83'
C-109	016° 11' 07"	171.00'	50.00'	25.17'	S 81° 55' 10" W	49.83'
C-110	011° 02' 12"	171.00'	34.10'	17.10'	N 84° 28' 10" W	34.04'
C-111	044° 36' 38"	171.00'	137.81'	72.61'	S 78° 44' 37" W	134.36'
C-112	016° 04' 07"	171.00'	49.64'	24.98'	N 70° 55' 01" W	49.48'
C-113	016° 11' 07"	171.00'	50.00'	25.17'	N 54° 47' 24" W	49.83'
C-114	016° 11' 07"	171.00'	50.00'	25.17'	N 38° 36' 17" W	49.83'
C-115	016° 11' 07"	171.00'	50.00'	25.17'	N 22° 25' 10" W	49.83'
C-116	012° 37' 22"	171.00'	38.99'	19.58'	N 08° 00' 56" W	38.92'
C-117	077° 14' 44"	171.00'	238.63'	141.42'	N 40° 19' 34" W	220.97'
C-118	005° 25' 37"	377.00'	35.71'	17.87'	N 01° 00' 34" E	35.70'
C-119	001° 03' 42"	377.00'	6.99'	3.49'	N 04° 15' 13" E	6.99'
C-120	006° 24' 19"	377.00'	42.69'	21.37'	N 01° 32' 25" E	42.67'
C-121	016° 36' 06"	14.00'	4.06'	2.04'	S 76° 54' 53" E	4.04'
C-122	016° 36' 06"	14.00'	4.06'	2.04'	N 86° 29' 02" E	4.04'
C-123	011° 15' 00"	50.00'	9.82'	4.92'	S 16° 41' 41" W	9.80'
C-124	011° 15' 00"	30.00'	5.89'	2.95'	S 16° 41' 41" W	5.88'
C-125	003° 20' 34"	171.00'	10.33'	5.16'	N 77° 16' 47" W	10.33'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L-1	7.42	N 56° 26' 18" E
L-2	53.70	N 30° 19' 38" W
L-3	76.51	S 56° 38' 19" W
L-4	76.58	S 56° 38' 19" W
L-5	52.78	N 36° 49' 20" W
L-6	7.45	S 56° 26' 18" W
L-7	10.00	N 56° 26' 19" E
L-8	22.00	N 56° 26' 18" E
L-9	10.00	S 56° 26' 18" W
L-10	10.00	S 56° 26' 18" W
L-11	10.00	S 56° 26' 21" W
L-12	84.49	N 56° 26' 21" E
L-13	22.00	N 56° 26' 18" E
L-14	86.99	S 56° 38' 19" W
L-15	87.00	S 56° 38' 19" W
L-16	14.15	S 52° 37' 00" W
L-17	80.49	N 56° 26' 21" E
L-18	132.07	S 56° 26' 18" W
L-19	132.07	S 56° 26' 18" W
L-20	54.33	N 22° 11' 56" E
L-21	39.94	N 11° 04' 11" E
L-22	40.23	N 11° 04' 11" E
L-23	58.35	N 22° 18' 59" E
L-24	25.96	S 56° 26' 18" W
L-25	11.00	N 33° 33' 42" W
L-26	73.67	S 56° 26' 18" W
L-27	5.00	S 56° 26' 18" W
L-28	5.00	N 56° 26' 18" E
L-29	5.00	S 33° 33' 42" E
L-30	5.00	S 33° 25' 50" E
L-31	20.00	S 33° 33' 42" E
L-32	20.00	S 33° 33' 42" E
L-33	20.00	S 33° 33' 42" E
L-34	10.00	N 56° 26' 18" E
L-35	20.00	N 32° 56' 58" W
L-36	13.49	N 57° 03' 14" E
L-37	76.89	S 51° 41' 17" W
L-38	13.07	S 52° 33' 08" W
L-39	12.02	S 04° 41' 13" W
L-40	42.93	S 49° 41' 13" W
L-41	14.14	S 11° 26' 18" W
L-42	14.14	S 78° 33' 42" E
L-43	88.12	N 15° 45' 06" E
L-44	88.06	N 15° 45' 06" E
L-45	88.03	N 15° 45' 06" E
L-46	88.00	N 15° 45' 06" E
L-47	15.09	S 71° 59' 34" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L-48	143.68	S 21° 30' 37" E
L-49	13.36	N 56° 26' 18" E
L-50	88.00	S 56° 26' 18" W
L-51	88.00	S 56° 26' 18" W
L-52	9.66	N 43° 09' 15" E
L-53	20.00	S 46° 30' 12" E
L-54	9.11	S 43° 09' 15" W
L-55	88.70	S 20° 53' 50" W
L-56	88.67	S 20° 53' 50" W
L-57	24.96	S 51° 07' 00" W
L-58	27.55	S 33° 51' 21" E
L-59	22.27	S 28° 35' 26" W
L-60	88.76	S 43° 34' 19" W
L-61	88.71	S 43° 34' 19" W
L-62	88.00	S 35° 44' 08" W
L-63	88.00	S 35° 44' 08" W
L-64	88.00	N 50° 06' 34" E
L-65	88.10	N 50° 06' 38" E
L-66	88.05	N 50° 06' 33" E
L-67	88.02	N 50° 06' 38" E
L-68	27.73	N 04° 47' 04" E
L-69	89.57	S 56° 26' 18" W
L-70	89.33	S 56° 26' 18" W
L-71	22.15	S 51° 51' 36" W
L-72	13.64	N 52° 33' 08" E
L-73	4.50	S 04° 49' 25" W
L-74	54.00	S 85° 12' 56" E
L-75	4.09	N 09° 48' 14" E
L-76	4.09	S 09° 48' 14" W
L-77	5.00	S 56° 26' 23" W
L-78	10.00	N 33° 33' 12" W
L-79	5.00	N 56° 26' 23" E
L-80	5.00	S 51° 47' 07" W
L-81	10.00	N 38° 11' 23" W
L-82	5.00	N 51° 47' 07" E
L-83	5.38	N 56° 11' 30" E

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
LOTS 335-480	403,607	9.2655
PARCEL A	1,754	0.0403
PARCEL B	1,660	0.0381
PARCEL C	2,290	0.0526
PARCEL D	68,867	1.5810
PARCEL E	24,796	0.5692
PARCEL F	6,720	0.1543
PUBLIC RIGHT-OF-WAY	170,168	3.9065
TOTAL SECTION 5	679,862	15.6075
RESIDUE AREA I	238,564	5.4767
RESIDUE AREA II	2,335,801	53.6226

FINAL PLAT

PRESIDENTS POINTE - SECTION 5

STANLEY MARTIN HOMES, LLC
DISTRICT: 08, MAP: 08, PARCEL: 01
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 HIRST RD, SUITE 106
PURCELLVILE, VIRGINIA 20132
PHONE: (703)-994-4047
MRAGTA.COM

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DATE	REVISIONS	JOB NO.: 22479
10-1-2024	ADDRESS COUNTY REVISIONS	SCALE: N/A
		DATE: 06/26/24
		DRAWN BY: JET
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 2 OF 8

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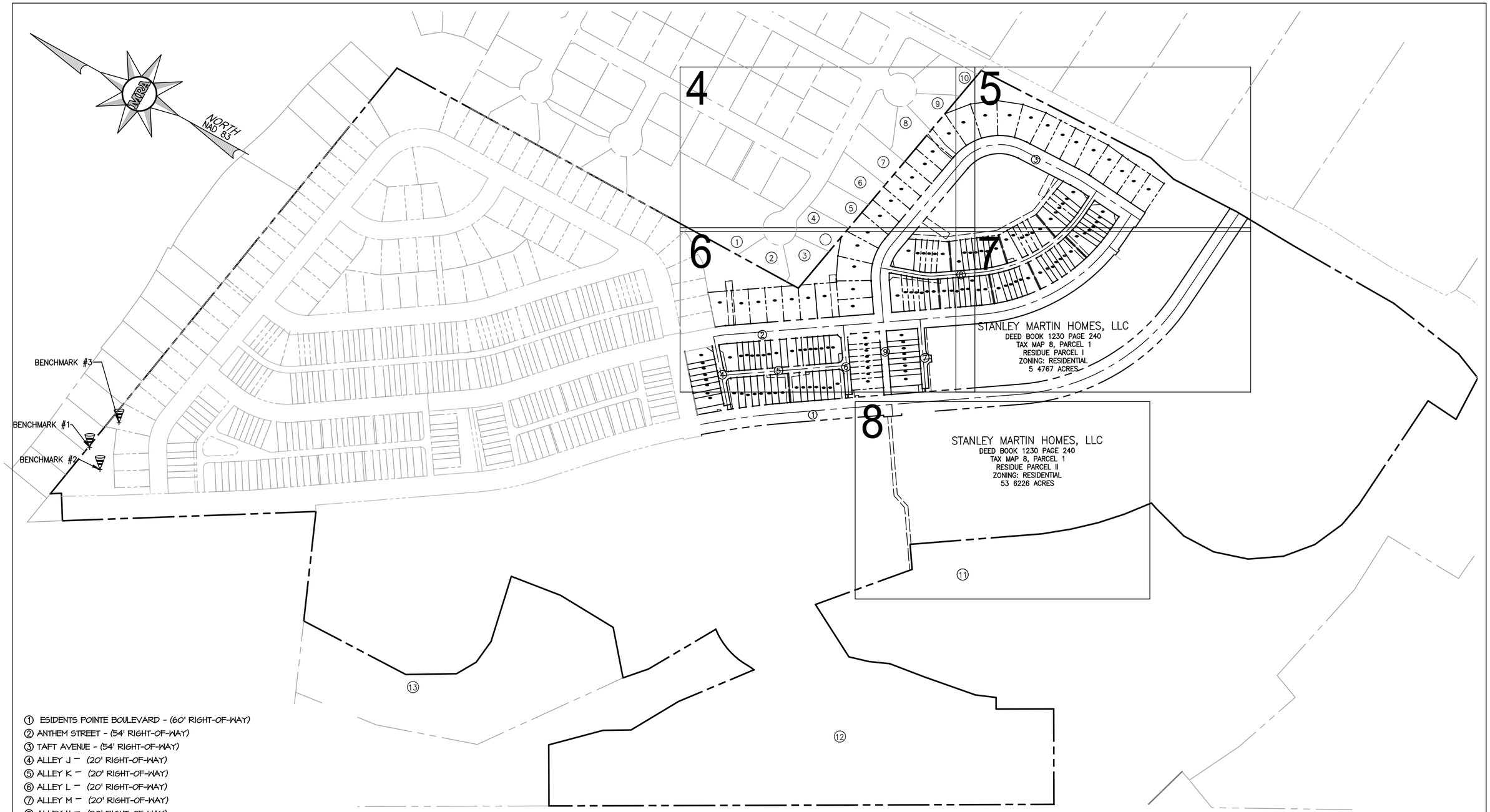

Scale 1" = 200'

① ESIDENTS POINTE BOULEVARD - (60' RIGHT-OF-WAY)
② ANTHEM STREET - (54' RIGHT-OF-WAY)
③ TAFT AVENUE - (54' RIGHT-OF-WAY)
④ ALLEY J – (20' RIGHT-OF-WAY)
⑤ ALLEY K – (20' RIGHT-OF-WAY)
⑥ ALLEY L – (20' RIGHT-OF-WAY)
⑦ ALLEY M – (20' RIGHT-OF-WAY)
⑧ ALLEY N – (20' RIGHT-OF-WAY)
⑨ DEMOCRACY MEWS – (20' RIGHT-OF-WAY)

BENCHMARK TABLE

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	303033.3070	2436599.7270	531.88	REBAR WITH CAP
2	302974.4970	2436557.2430	528.13	REBAR WITH CAP
3	302992.4070	2436709.3760	542.90	REBAR WITH CAP

ADJACENT PROPERTY OWNERS

REFERENCE NUMBER	OWNER	PARCEL ID	DEED BOOK / INSTRUMENT
1	BRIAR RUN ESTATES OWNERS ASSOCIATION INC	02-004E-SWM	1060/442
2	PARADIS RICHARD C	02-004E-001A	1010/724
3	NEAL LARRY V & DONNA M	02-004E-0094	944/195
4	ANDERSON TARA N	02-004E-0095	1112/699
5	DION MICHAEL R & LORETTA S	02-004E-0096	970/278
6	SNOW NANA L	02-004E-0097	1116/636
7	CUNNINGHAM ALEXANDER M	02-004E-0098	1042/356
8	HANIGAN SEAN P & ALICE M	02-004E-0100	944/35
9	BREEDEN LISA	02-004E-0101	1249/82
10	MILLER ROBERT T & NANCY ANN	02-004E-0102	976/20
11	CITY OF RANSON BUILDING COMMISSION	08-001-0010	1045/491
12	CITY OF RANSON BUILDING COMMISSION	08-001-0011	1045/491
13	POTOMAC MARKETPLACE OWNERS ASSOCIATION	08-001-0007	1019/352

FINAL PLAT

PRESIDENTS POINTE - SECTION 5

STANLEY MARTIN HOMES, LLC
DISTRICT: 08, MAP: 08, PARCEL: 01
CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

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

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10-1-2024	ADDRESS COUNTY REVISIONS	JOB NO.: 22479
		SCALE: 1" = 100'
		DATE: 06/26/24
		DRAWN BY: JET
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 3 OF 8

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NORTH
NAD 83

40 0 40 80 120

Scale 1" = 40'

10
9
8
7
6
5
4
4
3
2
1

S 44° 45' 02" E 81.34'
N 43° 18'
85.38'
20.34'
N 27° 07' 03" E 114.38'
354
7,115 SF
353
7,310 SF
L-29
L-20
20' WATERLINE EASEMENT
S 11° 02' 56" W 103.00'
C-124
C-125
C-123
C-113
C-112
L-22
L-21
4.58'
S 78° 57' 04" E 849.17' (T)
50.00'
352
5,150 SF
351
5,150 SF
350
5,150 SF
349
5,150 SF
348
5,150 SF
347
5,150 SF
346
6,344 SF
345
7,122 SF
5.10'
10' SETBACK (TYP)
5' SETBACK (TYP)
30' MAXIMUM SETBACK (TYP)
20' MINIMUM SETBACK (TYP)
50.00'
50.00' (T)
320.44' (T)
S 78° 57' 04" E 320.44'
N 78° 57' 04" W 320.44'
192.28'
71.97'
C-110
15.40'
N 00° 44' 16" W 108.56'
N 70° 50' 41" E 56.26'
S 65° 01' 28" W 69.56'
PARCEL D
68,867 SF
PARCEL E
24,796 SF
PARCEL F
6,720 SF
S 00° 15' 24" E 374.65'
S 78° 57' 04" E 849.17'
S 33° 33' 42" E 20.00'
20' STORM ESMT
N 56° 26' 18" E 29.07'
N 56° 26' 18" E 29.07'
N 33° 33' 42" W 255.30'(T)
36.67'
69.15'
S 33° 33' 42" E 106.25'(T)
N 56° 11' 30" E 103.00'
L-35
L-36
L-83
56.78'
N 05° 10' 07" E 84.61'
20' STORM ESMT
20.11'
S 05° 10' 07" W 86.67'
15' SANITARY EASMENT
S 24° 52' 08" E
S 36° 16' 11" E 149.90'

TAFT AVE
(54' RIGHT-OF-WAY)

FINAL PLAT

PRESIDENTS POINTE - SECTION 5

STANLEY MARTIN HOMES, LLC
DISTRICT: 08, MAP: 08, PARCEL: 01
CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

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

MORRIS & RITCHIE ASSOCIATES, INC.
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205 HIRST RD, SUITE 106
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10-1-2024	ADDRESS COUNTY REVISIONS	JOB NO.: 22479
		SCALE: 1" = 40'
		DATE: 06/26/24
		DRAWN BY: JET
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 4 OF 8

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10

STANLEY MARTIN HOMES, LLC
DEED BOOK 1230 PAGE 240
TAX MAP 8, PARCEL 1
RESIDUE PARCEL II
ZONING: RESIDENTIAL
53 6226 ACRES

EX. FLOWING SPRINGS ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

NORTH
NAD 83

S 02° E 81.34'
S 36° 35' 17" E 79.66'
S 20° 28' 44" E 78.87'
S 08° 59' 13" E 72.60'
S 01° 38' 22" E 209.89' (T)
N 45° 18' 10" E 101.11'
N 58° 28' 16" E 104.34'
N 75° 40' 23" E 101.64'
N 88° 21' 32" E 104.11'
N 88° 21' 41" E 104.05'
N 88° 21' 38" E 103.94'
N 07° 07' 17" E 72.39' (T)
N 04° 47' 04" E 129.68' (T)
S 36° 16' 11" E 114.38'
S 36° 16' 11" E 154.25'
S 36° 16' 11" E 149.90'
S 01° 42' 15" E 175.33' (T)
N 01° 42' 15" W 175.33'
N 01° 42' 15" W 175.33' (T)
S 57° 44' 01" E 122.69'
S 57° 44' 01" E 128.47'
S 33° 33' 42" E 122.71'
S 43° 34' 19" W 88.27'
S 20° 53' 50" W 88.20'
S 26° 44' 02" W 88.11'
S 35° 44' 08" W 88.00'
S 43° 48' 57" W 88.20'
S 85° 12' 56" E 109.00'
S 85° 12' 56" E 108.03'
S 85° 12' 56" E 103.83'
S 85° 12' 56" E 103.00'
S 88° 16' 38" E 106.03'
S 04° 47' 04" W 88.93'
S 04° 48' 14" W 30.50'
N 85° 12' 56" W 68.12'
N 04° 47' 04" E 87.42'
N 88° 17' 19" E 68.75'
S 88° 17' 19" W 68.74'
S 79° 56' 52" E 121.43'
N 01° 42' 41" W 20.00'

C-1 C-5 C-6 C-7 C-8 C-11 C-12 C-13 C-14 C-15 C-16 C-17 C-18 C-19 C-20 C-21 C-22 C-23 C-24 C-25 C-26 C-27 C-28 C-29 C-30 C-31 C-32 C-33 C-34 C-35 C-36 C-37 C-38 C-39 C-40 C-41 C-42 C-43 C-44 C-45 C-46 C-47 C-48 C-49 C-50 C-51 C-52 C-53 C-54 C-55 C-56 C-57 C-58 C-59 C-60 C-61 C-62 C-63 C-64 C-65 C-66 C-67 C-68 C-69 C-70 C-71 C-72 C-73 C-74 C-75 C-76 C-77 C-78 C-79 C-80 C-81 C-82 C-83 C-84 C-85 C-86 C-87 C-88 C-89 C-90 C-91 C-92 C-93 C-94 C-95 C-96 C-97 C-98 C-99 C-100 C-101 C-102 C-103 C-104 C-105 C-106 C-107 C-108 C-109 C-110 C-111 C-112 C-113 C-114 C-115 C-116 C-117 C-118 C-119 C-120 C-121 C-122

L-1 L-2 L-3 L-4 L-5 L-6 L-7 L-8 L-9 L-10 L-11 L-12 L-13 L-14 L-15 L-16 L-17 L-18 L-19 L-20 L-21 L-22 L-23 L-24 L-25 L-26 L-27 L-28 L-29 L-30 L-31 L-32 L-33 L-34 L-35 L-36 L-37 L-38 L-39 L-40 L-41 L-42 L-43 L-44 L-45 L-46 L-47 L-48 L-49 L-50 L-51 L-52 L-53 L-54 L-55 L-56 L-57 L-58 L-59 L-60 L-61 L-62 L-63 L-64 L-65 L-66 L-67 L-68 L-69 L-70 L-71 L-72 L-73 L-74 L-75 L-76

354 7,115 SF	355 6,717 SF	356 6,501 SF	357 6,208 SF
358 5,204 SF	359 5,200 SF	360 5,199 SF	361 5,136 SF
362 5,347 SF	363 5,163 SF	364 5,150 SF	365 5,150 SF
366 3,282 SF	367 1,674 SF	368 1,502 SF	369 1,691 SF
370 1,444 SF	371 3,579 SF	372 3,144 SF	373 1,464 SF
374 1,661 SF	375 1,469 SF	376 1,680 SF	377 1,488 SF
378 3,568 SF	379 3,536 SF	380 1,684 SF	381 1,512 SF
382 1,701 SF	383 1,500 SF	384 3,560 SF	385 3,579 SF
386 1,444 SF	387 1,691 SF	388 1,502 SF	389 1,674 SF
390 3,282 SF	401 1,408 SF	402 1,408 SF	403 1,408 SF
404 1,408 SF	405 2,937 SF	406 2,947 SF	407 1,410 SF
408 1,408 SF	409 1,408 SF	410 1,410 SF	411 3,126 SF
412 3,016 SF	413 1,409 SF	414 1,409 SF	415 1,408 SF
416 1,409 SF	417 1,411 SF	418 3,274 SF	419 3,284 SF
420 31,420 SF	421 1,414 SF	422 1,411 SF	423 1,409 SF
424 1,408 SF	425 2,634 SF	PARCEL D 68,867 SF	

TAFT AVE
(54' RIGHT-OF-WAY)

ALLEY N
(20' RIGHT-OF-WAY)

ANTHEM CT
(54' RIGHT-OF-WAY)

PARCEL D
68,867 SF

15' SANITARY EASMENT

STORM ESMT

20' STORM ESMT

20' WATER ESMT

5' ACCESS ESMT

5' SETBACK (TYP)

6' SETBACK (TYP)

3' SETBACK (TYP)

10' SETBACK (TYP)

10' SECONDARY SETBACK (TYP)

18' MAX SETBACK (TYP)

30' MAXIMUM SETBACK (TYP)

20' MINIMUM SETBACK (TYP)

STANLEY MARTIN HOMES, LLC
DEED BOOK 1230 PAGE 240
TAX MAP 8, PARCEL 1
RESIDUE PARCEL II
ZONING: RESIDENTIAL
53 6226 ACRES

40 0 40 80 120

Scale 1" = 40'

FINAL PLAT

PRESIDENTS POINTE - SECTION 5

STANLEY MARTIN HOMES, LLC
DISTRICT: 08, MAP: 08, PARCEL: 01
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 HIRST RD, SUITE 106
PURCELLVILE, VIRGINIA 20132
PHONE: (703)-994-4047
MRAGTA.COM

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DATE	REVISIONS	
10-1-2024	ADDRESS COUNTY REVISIONS	JOB NO.: 22479
		SCALE: 1" = 40'
		DATE: 06/26/24
		DRAWN BY: JET
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 5 OF 8

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NORTH
NAD 83

PARCEL E
24,796 SF

PARCEL F
6,720 SF

S 00° 15' 24" E 849.17'

S 78° 57' 04" E 374.65'

N 70° 50' 41" E 56.26'

S 65° 01' 28" W 69.56'

N 16° 09' 44" W 106.04'

N 00° 44' 16" W 108.56'

S 33° 33' 42" E 106.25'(T)

N 56° 11' 30" E 103.00'

S 33° 33' 42" E 103.22'

S 33° 33' 42" E 444.05' (T)

N 33° 33' 42" W 761.09'

N 33° 33' 42" W 255.30'(T)

N 56° 26' 18" E 29.07'

S 33° 33' 42" E 20.00'

20' STORM ESMT

5' SETBACK (TYP)

10' SETBACK (TYP)

30' MAXIMUM SETBACK (TYP)

20' MINIMUM SETBACK (TYP)

2' SECONDARY SETBACK (TYP)

18' MAX SETBACK (TYP)

10' SECONDARY SETBACK (TYP)

3' SETBACK (TYP)

6' SETBACK (TYP)

TAFT AVE
(54' RIGHT-OF-WAY)

ALLEY N
(20' RIGHT-OF-WAY)

ALLEY K
(20' RIGHT-OF-WAY)

ALLEY L
(20' RIGHT-OF-WAY)

ALLEY M
(20' RIGHT-OF-WAY)

ANTHEM ST
(54' RIGHT-OF-WAY)

DEMOCRACY MEWS

EX. PRESIDENTS POINTE AVENUE
(60' RIGHT-OF-WAY)

STORM ESMT

5' ACCESS ESMT

WATER ESMT

20' STORM ESMT

20' WATER ESMT

10' WATER ESMT

10' SAN ESMT

PARCEL A
1,754 SF

PARCEL B
1660 SF

PARCEL C
2,240 SF

STANLEY MARTIN HOMES, LLC
DEED BOOK 1230 PAGE 240
TAX MAP 8, PARCEL 1
RESIDUE PARCEL II
53 6226 ACRES

FINAL PLAT

PRESIDENTS POINTE - SECTION 5

STANLEY MARTIN HOMES, LLC
DISTRICT: 08, MAP: 08, PARCEL: 01
CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

Scale 1" = 40'

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ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 HIRST RD, SUITE 106
PURCELLVILE, VIRGINIA 20132
PHONE: (703)-994-4047
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JON K. ERICKSON LICENSED No. 2302 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

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		REVIEW BY: JKE
		SHEET: 6 OF 8

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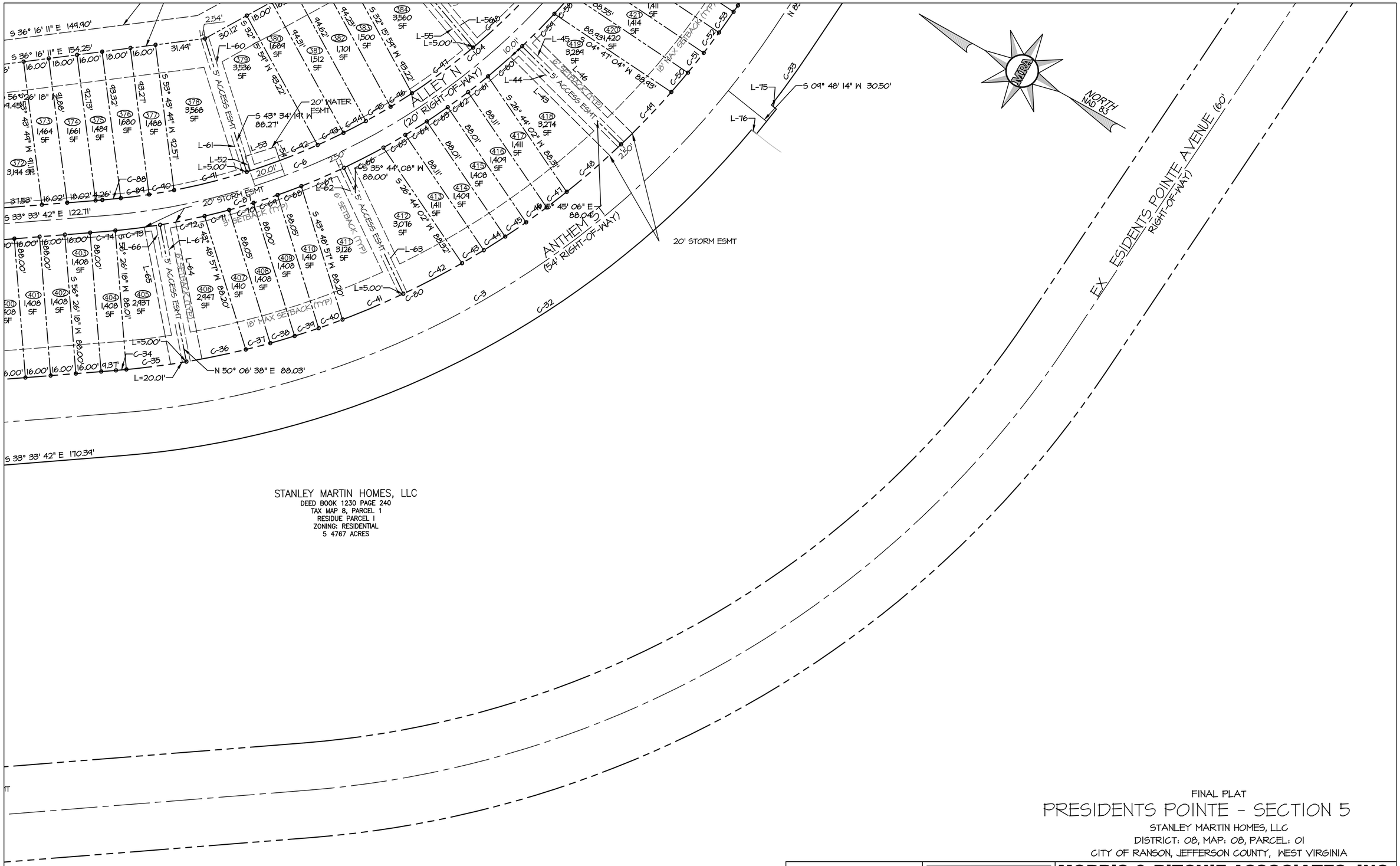

STANLEY MARTIN HOMES, LLC
DEED BOOK 1230 PAGE 240
TAX MAP 8, PARCEL 1
RESIDUE PARCEL I
ZONING: RESIDENTIAL
5 4767 ACRES

STANLEY MARTIN HOMES, LLC
DEED BOOK 1230 PAGE 240
TAX MAP 8, PARCEL 1
RESIDUE PARCEL II
ZONING: RESIDENTIAL
53 6226 ACRES

40 0 40 80 120
Scale 1" = 40'

FINAL PLAT
PRESIDENTS POINTE - SECTION 5
STANLEY MARTIN HOMES, LLC
DISTRICT: 08, MAP: 08, PARCEL: 01
CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

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S 33° 33' 42" E 437.83'

N 56° 26' 18" E 34.00'

' 42" E 283.19'

L-27

12.00'

10.00'

L-28

S 33° 33' 42" E 54.00'(TOTAL)

10'
SANITARY EASMENT

10'
SANITARY EASMENT

2.60'

S 33° 35' 03" E 394.85'

N 56° 24' 59" E 75.00'

7.71'

S 48° 54' 58" E 307.08'

11

STANLEY MARTIN HOMES, LLC
DEED BOOK 1230 PAGE 240
TAX MAP 8, PARCEL 1
RESIDUE PARCEL II
ZONING: RESIDENTIAL
53 6226 ACRES

NORTH
NAD 83

40 0 40 80 120

Scale 1" = 40'

FINAL PLAT

PRESIDENTS POINTE - SECTION 5

STANLEY MARTIN HOMES, LLC
DISTRICT: 08, MAP: 08, PARCEL: 01
CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

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City of Ranson

Community Development Department

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

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

APPLICATION FOR REVIEW

PROJECT NAME: Presidents Pointe Phase 5

PROJECT DESCRIPTION: Final Plat for Presidents Pointe Phase 5 Subdivision

MAP#: 8 **PARCEL#:** 1 **CURRENT ZONING:** SC-NC **PROPOSED ZONING:** SC-NC

SITE AREA (ACRES): 15.6075 AC **# OF LOTS:** 146 **AREA IN LOTS:** 9.2655 AC

AREA IN SWM: N/A **AREA IN RIGHT OF WAY:** 3.9065 AC

WATER SERVICE: PUBLIC ☑ **PRIVATE** ☐ **PROVIDER** WVAM

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

SEWER FLOW (GALLONS PER DAY AT BUILD-OUT): N/A

SUBMITTAL/FEE INFORMATION

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

DocuSign Envelope ID: 7CC5CD09-0B67-46A5-A7D3-B588A424E8DE

OWNER/APPLICANT INFORMATION

Owner I (Print) Stanley Martin Companies, LLC Percent of Ownership 100
Address 11710 Plaza America Drive, Ste 1100
Phone: 703-636-9232 Fax/Email: webersj@stanleymartin.com

Owner II (Print) _____ Percent of Ownership_____
Address_____
Phone: _____ Fax/Email: _____

Owner III (Print) _____ Percent of Ownership_____
Address_____
Phone: _____ Fax/Email: _____

Applicant (Print) _____
Address_____
Phone: _____ Fax/Email: _____

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

Engineer/Surveyor (Print) Morris & Ritchie Associates, Inc.
Address: 205 E Hirst Road, Ste 106
Phone: 703-994-4047 Fax/Email: jerickson@mragta.com

OWNER'S WRITTEN AUTHORIZATION

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

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

Signature (owner): DocuSigned by: FFBCE476F7D8420... Date: 6/27/2024 | 2:18 PM EDT

Signature: (applicant) DocuSigned by: FFBCE476F7D8420... Date: 6/27/2024 | 2:18 PM EDT

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

Date Received: _____ By: _____

Fee paid: _____ Check Number: _____

AGENDA ITEM IV.4

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing - Accepting the bond, President's Pointe Phase 5 located off President's Pointe Avenue including 145 lots (Lots 335-480),

ATTACHMENTS:

Legal Notice PP Phase 5 1062024.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Monday, February 3, 2025, at 7:00 PM at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for President's Pointe Phase 5 located off President's Pointe Avenue including 145 lots (Lots 335-480), accepting the bond, and entering a development agreement for Phase 5 of President's Pointe. 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 February 3, 2025, will be provided to the Planning Commission, and inserted into the official record.

AGENDA ITEM IV.5

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 24-30-FP-Consideration - Applicant Stanley Martin Companies, LLC submitted Application Accepting the bond, President's Pointe Phase 5 located off President's Pointe Avenue including 145 lots (Lots 335-480),

ATTACHMENTS:

PC25-02 PP Phase 5 Bond 01062025.docx
24-30-FP-presidents pointe phase 5 bond worksheet (1) 01062025 122025.pdf

Resolution #: PC-25-02

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

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 development agreement presented January 6, 2025, to the Planning Commission, for Phase 5 of the subdivision.

Section 2. The approved bonded amount will be held in the amount of $6,954,629.75

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 January 2025.

_____
Mike Anderson, President

ATTEST:

_____
Planning Commission Member

AFFIX CITY SEAL

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

Project Presidents Pointe _____ Date: 1/2/2025

Section Phase 5 _____ 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		$ -
3	Silt Fence - Super	LF	$ 18.15	2,762	$ 50,130.30
4	Earth Dike Construction (1)	LF	$ 3.96		$ -
5	Inlet Protection Device	EA	$ 388.14	60	$ 23,288.10
6	Outlet Protection Device	EA	$ 385.00	2	$ 770.00
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	1,591,840	$ 157,592.14
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.12	1,510,002	$ 182,710.24
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	Detailed estimate required.		

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	13870	$ 346,944.18
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	2550	$ 187,093.50
2	Fabric for Subgrade Stabilization	SY	$ 3.19		$ -
3	Aggregate Base Course	CY	$ 97.30	2550	$ 248,102.25
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	2496	$ 233,376.00
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70		$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70	1248	$ 146,889.60
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	868	$ 90,333.63
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50		$ -
16	Concrete Curb & Gutter	LF	$ 66.00	6313	$ 416,658.00
17	Concrete Curb Only	LF	$ 55.00	3109	$ 170,995.00
18	Bituminous Asphalt Walkway	SF	$ 14.85		$ -
19	Concrete Sidewalk	SY	$ 97.13	3837	$ 372,687.81
20	Bed Course Material (for sidewalk)	CY	$ 88.57		$ -
21	Concrete Curb Ramp	EA	$ 2,750.00		$ -
22	Detectable Warning Surface	EA	$ 486.72	26	$ 12,654.64
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	295	$ 4,380.75
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	16	$ 440.00

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 467.50	13	$ 6,077.50
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	22	$ 290,400.00
54	Bollards (wood or steel)	EA	$ 495.00		$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	DOH estimate required.		

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	177	$ 58,410.00
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	654	$ 110,370.35
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	4461	$ 488,256.45
4	10" PVC Schedule 80 Pipe	LF	$ 121.55		$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	34	$ 226,939.09
6	Grease Trap	EA	$ 6,875.00		$ -
7	4" Service Lateral (20' to Edge of R.O.W./Property Line)	LF	$ 68.31	652	$ 44,538.12
8	Sanitary Sewer Pump Station (sewage pump)	EA	Detailed estimate required.		
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	3902	$ 360,544.80
7	10" Ductile Iron Pipe	LF	$ 104.50	713	$ 74,508.50
8	12" Ductile Iron Pipe	LF	$ 115.50	763	$ 88,126.50
9	Fire Hydrant with 6" line	EA	$ 5,513.77	7	$ 38,596.40
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.		
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	Each per foot of width	$ 165.00		$ -
11	Trash Rack	Each per inch dia.	$ 55.00		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
12	Water Tight Pipe Bands	Each per inch dia.	$ 8.25		$ -
	Low Impact Development BMP				
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	$ 312.02	1984	$ 618,931.67
31	18" Storm Drain Pipe	LF	$ 118.94	544	$ 64,752.57
32	24" Storm Drain Pipe	LF	$ 136.22	320	$ 43,524.93
33	30" Storm Drain Pipe	LF	$ 180.69	963	$ 173,960.87
34	36" Storm Drain Pipe	LF	$ 259.58	579	$ 150,324.22
35	42" Storm Drain Pipe	LF	$ 246.40	114	$ 28,106.85
36	48" Storm Drain Pipe	LF	$ 665.17	95	$ 63,197.80
37	54" Storm Drain Pipe	LF	$ 316.80	122	$ 38,693.95
38	60" Storm Drain Pipe	LF	$ 352.00		$ -
	High Density Polyethlyene (HDPE) Pipe (Circular)				
39	15" Storm Drain Pipe	LF	$ 126.32		$ -
40	18" Storm Drain Pipe	LF	$ 169.63		$ -
41	24" Storm Drain Pipe	LF	$ 180.58		$ -
42	30" Storm Drain Pipe	LF	$ 312.33		$ -
43	36" Storm Drain Pipe	LF	$ 209.91		$ -
44	42" Storm Drain Pipe	LF	$ 250.80		$ -
45	48" Storm Drain Pipe	LF	$ 297.00		$ -
46	54" Storm Drain Pipe	LF	$ 308.00		$ -
47	60" Storm Drain Pipe	LF	$ 319.00		$ -
	End Sections (Circular) - Metal (for CMP and HDPE Pipe)				
48	15" Metal End Section	EA	$ 797.50		$ -
49	18" Metal End Section	EA	$ 697.76		$ -
50	24" Metal End Section	EA	$ 960.88		$ -
51	30" Metal End Section	EA	$ 1,240.92		$ -
52	36" Metal End Section	EA	$ 1,210.00		$ -
53	42" Metal End Section	EA	$ 1,430.00		$ -
54	48" Metal End Section	EA	$ 1,760.00		$ -
55	54" Metal End Section		$ 2,200.00		$ -
56	60" Metal End Section		$ 2,200.00		$ -
	End Sections (Circular) - Concrete				
57	15" RCP End Section	EA	$ 533.50		$ -
58	18" RCP End Section	EA	$ 621.50		$ -
59	24" RCP End Section	EA	$ 830.50		$ -
60	30" RCP End Section	EA	$ 1,314.50		$ -
61	36" RCP End Section	EA	$ 1,941.50		$ -
62	42" RCP End Section	EA	$ 1,974.50		$ -
63	48" RCP End Section	EA	$ 2,348.50		$ -
64	54" RCP End Section	EA	$ 3,074.50		$ -
65	60" RCP End Section	EA	$ 3,800.50		$ -
	Corrugated Metal Pipe Arch				
66	17" x 13" Storm Drain Pipe	LF	$ 171.48		$ -
67	21" x 15" Storm Drain Pipe	LF	$ 112.79		$ -
68	24" x 18" Storm Drain Pipe	LF	$ 173.24		$ -
69	35" x 24" Storm Drain Pipe	LF	$ 198.00		$ -
70	42" x 29" Storm Drain Pipe	LF	$ 209.06		$ -
71	57" x 38"Storm Drain Pipe	LF	$ 244.20		$ -
72	64" x 43" Storm Drain Pipe	LF	$ 278.30		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
	Reinforced Concrete Elliptical Pipe				
73	23" x 14" Storm Drain Pipe	LF	$ 118.94		$ -
74	30" x 19" Storm Drain Pipe	LF	$ 136.22		$ -
75	38" x 24" Storm Drain Pipe	LF	$ 180.69		$ -
76	45" x 29" Storm Drain Pipe	LF	$ 259.58		$ -
77	53" x 34" Storm Drain Pipe	LF	$ 665.17		$ -
78	60" x 38" Storm Drain Pipe	LF	$ 665.17		$ -
79	68" x 43" Storm Drain Pipe	LF	$ 352.00		$ -
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)				
80	17" x 13" Metal End Section	EA	$ 797.50		$ -
81	21" x 15" Metal End Section	EA	$ 697.76		$ -
82	24" x 18" Metal End Section	EA	$ 709.50		$ -
83	35" x 24" Metal End Section	EA	$ 1,240.92		$ -
84	42" x 29" Metal End Section	EA	$ 1,210.00		$ -
85	57" x 38" Metal End Section	EA	$ 1,760.00		$ -
86	64" x 43" Metal End Section	EA	$ 2,200.00		$ -
	End Sections - Reinforced Concrete Elliptical Pipe				
86	23" x 14" RCP End Section	EA	$ 621.50		$ -
88	30" x 19" RCP End Section	EA	$ 830.50		$ -
89	38" x 24" RCP End Section	EA	$ 1,314.50		$ -
90	45" x 29" RCP End Section	EA	$ 1,941.50		$ -
91	53" x 34" RCP End Section	EA	$ 1,974.50		$ -
92	60" x 38" RCP End Section	EA	$ 2,348.50		$ -
93	68" x 43" RCP End Section	EA	$ 3,074.50		$ -
	Storm Drain Structures				
94	Drop Inlet	EA	$ 3,879.85	4	$ 15,519.42
95	Curb Inlet - 6' Opening	EA	$ 4,620.00	39	$ 180,180.00
96	Curb Inlet - 10' Opening	EA	$ 5,280.00	14	$ 73,920.00
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	8	$ 53,398.31
	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	1	$ 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		$ -
6.1	**Miscellaneous Site Construction & Structures**				
1	Bus Stop Enclosure	EA	$ 3,850.00		$ -
2	Mail Box Cluster	EA	$ 1,100.00	2	$ 2,200.00
3	Construction Stake-out	AC	$ 11,000.00		$ -
4	Traffic Control During Construction	LS	Detailed estimate required.		
5	Set Property Corners	EA	$ 132.00	360	$ 47,520.00

Grand Total All Costs	$ 6,008,319.44
Mobilization (5%)	$ 300,415.97
15% Contingency	$ 946,310.31
TOTAL BOND AMOUNT	$ 6,954,629.75

AGENDA ITEM IV.6

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing - Development agreement for Phase 5 of President's Pointe.

ATTACHMENTS:

Legal Notice PP Phase 5 1062024.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Monday, February 3, 2025, at 7:00 PM at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for President's Pointe Phase 5 located off President's Pointe Avenue including 145 lots (Lots 335-480), accepting the bond, and entering a development agreement for Phase 5 of President's Pointe. 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 February 3, 2025, will be provided to the Planning Commission, and inserted into the official record.

AGENDA ITEM IV.7

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: PC25-01 - Consideration - Applicant Stanley Martin Companies, LLC submitted Application Development agreement for Phase 5 of President's Pointe.

ATTACHMENTS:

Presidents Point_Phase5_Development Agreement 1292025.docx
Presidents Point_Phase5_Development Agreement 010625.docx

RECORDING REQUESTED By
City of Ranson Planning Commission

WHEN RECORDED RETURN To

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

DEVELOPMENT AGREEMENT FOR PRESIDENTS POINTE PHASE 5

THE CITY OF RANSON AND STANLEY MARTIN COMPANIES

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 Stanley Martin Companies, hereinafter referred to as "Developer," for a subdivision known as President's Pointe, both of whom understand and agree as follows:

WITNESSETH:

WHEREAS, the City approved the Zoning and Land Development Plan and Plat for President's Pointe recorded at Book 1222, Page 368, in accordance to Chapter 19A of the Ranson Municipal Code;

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

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

NOW THEREFORE, in the best interest of the City of Ranson and in consideration of Developer posting security; and, in order to insure satisfactory performance by Developer of its obligations under Ranson's Land Development ordinances; and to clarify that a recorded final plat for Phase 5 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
   Developer will do and perform, or cause to be done and performed, at Developer's own expense, in a good and workmanlike manner and furnish all required materials, all under the direction and to the satisfaction of the City, all of the work and improvements required by the Ranson Planning Commission for this subdivision in accordance with the approved 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 respective special districts having to do with the said types of work.

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 satisfaction of said City. The actual work of surveying shall be performed by the Developer's engineer.

3. Specifications
   The work embraced herein shall be done in accordance with the provisions of all applicable ordinances, regulations and policies adopted by the City of Ranson in effect at the time of building permit issuance, including but not limited to: West Virginia Code §8A, the Ranson Municipal Code, the Ranson Design Guidelines, and/or the Ranson Standard Engineering Detail Manual. In case of conflict between any of the aforementioned authorities, the Ranson standard shall prevail. In case of conflict between any of the aforementioned authorities, the plans and this agreement, the approved plans and this agreement shall take precedence over and be used in lieu of such conflicting portions of the aforementioned authorities.

4. Work: Time for Completion
   City hereby fixes the time for the completion of all public infrastructure improvements in Phase 5 to be within three (3) years after the date of approval of this Agreement unless a written extension is granted by the Planning Commission. However, in no case shall the time of completion for required infrastructure extend beyond four (4) years beyond the date of approval of this Agreement. Absent a written extension by the Planning Commission, the Planning Commission reserve the right to call the bond to complete the infrastructure in accordance with the approved plan. Nothing in this agreement, however, shall be construed to limit the Planning Commission's right to call the bond at any time if exigent circumstances require such action. Such circumstances shall be determined at the sole discretion of the Ranson Planning Commission.

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

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

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

8. Superintendence by Developer or its Designated Representative
   Developer shall give personal superintendence to the work on said improvement, or have a competent foreman or superintendent, satisfactory to the City, on the work at all times during progress, with authority to act for the Developer.

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

10. Subdivision Surety
    Developer shall post subdivision surety consistent with Ranson Municipal Code 16-80 et seq. *See Exhibit A for surety documents. for Phase 5.*

11. Hold-Harmless Agreement
    Developer hereby agrees to, and shall, hold City, its elective and appointive boards, commissions, officers, agents and employees, harmless from any liability for damage or claims for damage for personal injury, including death, as well as from claims for property damage which may arise from Developer's or Developer's contractors', subcontractors', agents', or employees' operations under this agreement, whether such operations be by Developer or by any of Developer's contractors, subcontractors, or by any one or more persons directly or indirectly employed by, or acting as agent for Developer or any of Developer's contractors, or subcontractors. Developer agrees to and shall defend City and its elective and appointive boards, commission, officers, agents and employees from any suits or actions at law or in equity for damages caused, or alleged to have been caused, by reason of any of the aforesaid operations; provided as follows: That the aforesaid hold-harmless agreement by Developer shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered by reason of any of the aforesaid operations referred to in this paragraph, regardless of whether or not City has prepared, supplied or approved of, plans and/or specifications for the 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. Developer's Insurance
    Developer shall not commence work under this agreement until Developer shall have obtained all insurance required under this paragraph, nor shall Developer allow any contractor or subcontractor to commence work on his contract or subcontract until all similar insurance required of the contractor or subcontractor shall have been so obtained and approved. All requirements herein provided shall appear either in the body of the insurance policies or as endorsements and shall specifically bind the insurance carrier.

    a. Compensation Insurance
       Developer shall maintain, during the life of this agreement, Workmen's Compensation Insurance for all Developer's employees employed at the site of the improvement, and in case any work is sublet, Developer shall require any contractor or subcontractor similarly to provide Workmen's Compensation Insurance for all contractor's or subcontractor's employees, unless such employees are covered by the protection afforded by Developer. In case any class of employees engaged in work under this agreement at the site of the project is not protected under any Workmen's Compensation Law, Developer shall provide, and shall cause each contractor and subcontractor to provide, adequate insurance for the protection of employees not otherwise protected. Developer hereby indemnifies City for any damage resulting to it from failure of either Developer or any contractor or subcontractor to take out or maintain such insurance.

    b. Public Liability and Property Damage Insurance
       Developer shall take out and maintain during the life of this agreement such public liability and property damage insurance as shall insure City, its elective and appointive

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

c. Contractual Liability Insurance

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

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

13. Title to Improvements

Title to, and ownership of, all street and infrastructure improvements constructed hereunder by Developer shall vest absolutely in City, upon completion of such streets in accordance with the approved plan and acceptance of such improvements by City. All infrastructure shall meet City of Ranson maintenance standards and approved by the City prior to dedication. Developer and City shall work together to turn over improvements in sections as they are completed.

14. Specific Conditions of Development

a. Developer and/or established Homeowners' Association shall be responsible for maintaining and mowing all common areas. Common areas shall include, but not be limited to, all open space, storm water management facilities, and landscaped areas. Homeowners' Association and/or Developer shall be responsible for the perpetual maintenance, trimming, and protection of buffers and landscaped plantings, including trees. Diseased, infested, dying, dead or damaged landscaping shall be replaced by Developer and/or Homeowners' Association as soon as possible but no later than the next planting season.

b. Developer shall make Builders aware that in order to receive a Use & Occupancy Certificate, the City will require

(1) finished individual driveways to include top coat,
(2) sod is to be installed on front, rear and side yards along with 4 inches of top soil on residential lots,
(3) Installation of required street trees as shown on the approved engineering plans,
(4) Seasonal bonding shall be available to achieve the same result,

c. Developer shall ensure that street lights and community landscaping is installed sequentially as development occurs and structures are built.

d. Vacant lots, and lots adjacent to public infrastructure shall be mowed and maintained

e. Developer shall have a dedicated construction entrance for the use of site and building contractors.

f. The Developer shall be responsible in screening the onsite storage of all site development materials, such as but not limited to utility service pipes, stormwater pipes, gravel and construction material, from the public streets and surrounding residents.

15. Repair or Reconstruction of Defective Work

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

16. Developer not Agent of City

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

17. Notice of Breach and Default

If after notification, 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 Developer should be adjudged a bankrupt, or Developer should make a general assignment for the benefit of Developer's insolvency or is Developer, or any of Developer's contractors, subcontractors, agents, or employees, should violate any of the provisions of this agreement, City Engineer, City Manager or his designee or Planning Commission shall serve written notice upon Developer and Developer's surety of breach of this agreement, or of any portion thereof, and default of Developer.

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

In the event of any such notice of breach Developer's surety shall have the duty to takeover and complete the work and the improvement herein specified; provided, however, that if the surety, within sixty (60) 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 ninety (90) days after notice to City of such election, City may take over the work and prosecute the same to completion, by contract or by any other method City may deem advisable, for the account and at the expense of Developer, and Developer's surety shall be liable to City for any 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 Developer as maybe on the site of the work and necessary therefor.

19. Reduction and Completion

The surety posted by the Developer may be reduced three (3) times prior to acceptance of all required improvements, upon the satisfactory completion of the subdivision improvements shown on the approved construction drawings, as per Ranson City Code 16-83.

Upon completion of all the work described in the said Agreement and upon the City authorizing a written Notice of Completion and Acceptance of said work, the Planning Commission will release all surety to 80% of the surety. The remaining 20% shall be held by the City for a period of one (1) year after the date of the Notice of Completion as a guaranteed bond to secure the performance of this Agreement and shall thereafter be released. The amount specified above for labor and materials shall be held by City for a period of one (1) year after the date official acceptance of the improvements specified in the said Agreement.

20. Enforcement and Guarantees

Pursuant to W. Va. Code § 8A-6-3, failure to meet all conditions in this Agreement shall constitute cause to deny Developer, the issuance of any of the required use, occupancy or improvement local permits, as may be appropriate. Nothing in this Agreement waives any of the remedies the Planning Commission or Ranson possesses to administer and enforce conditions under the authority granted in W. Va. Code § 8A-6-3.

City must notify Developer if requirements are not met or violations exist and Developer shall give the City written notice of its intent to cure within (5) days after the City's notice is provided. If Developer provides its written confirmation to cure to the City, the Developer shall have a 30 day right to cure period. Failure to cure within the 30 day cure period shall constitute cause for the City to withhold issuing building permits, use and occupancy permits and/or approving plats for future phases and calling surety

21. Notices

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

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

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

_____

_____

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.

22. Binding Effect of Agreement

This Agreement shall be binding on and inure to the benefit of the parties to this Agreement and their estates, heirs, personal representatives, successors and assigns. However, the homeowner association or any owner of any unit shall not be deemed a third party beneficiary and not entitled to enforce any provision hereunder.

23. 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 _____, 2024.

RANSON PLANNING COMMISSION

By: _____
Mike Anderson
Its: President

DEVELOPER

By: _____

Its: _____

STATE OF WEST VIRGINIA;
COUNTY OF JEFFERSON; to-wit:

The foregoing instrument was acknowledged before me by Mike Anderson, Ranson Planning Commission President, this ____ day of _____, 2024.

My commission expires: _____

NOTARY PUBLIC

STATE OF _____;
COUNTY OF _____; to-wit:

The foregoing instrument was acknowledged before me by _____.
for_____, its _____, this ____ day of_____, 2016.

My commission expires: _____

NOTARY PUBLIC

RECORDING REQUESTED By
City of Ranson Planning Commission

WHEN RECORDED RETURN To

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

DEVELOPMENT AGREEMENT FOR PRESIDENTS POINTE PHASE 5

THE CITY OF RANSON AND STANLEY MARTIN COMPANIES

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 Stanley Martin Companies, hereinafter referred to as "Developer," for a subdivision known as President's Pointe, both of whom understand and agree as follows:

WITNESSETH:

WHEREAS, the City approved the Zoning and Land Development Plan and Plat for President's Pointe recorded at Book 1222, Page 368, in accordance to Chapter 19A of the Ranson Municipal Code;

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

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

NOW THEREFORE, in the best interest of the City of Ranson and in consideration of Developer posting security; and, in order to insure satisfactory performance by Developer of its obligations under Ranson's Land Development ordinances; and to clarify that a recorded final plat for Phase 5 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
   Developer will do and perform, or cause to be done and performed, at Developer's own expense, in a good and workmanlike manner and furnish all required materials, all under the direction and to the satisfaction of the City, all of the work and improvements required by the Ranson Planning Commission for this subdivision in accordance with the approved 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 respective special districts having to do with the said types of work.

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 satisfaction of said City. The actual work of surveying shall be performed by the Developer's engineer.

3. Specifications
   The work embraced herein shall be done in accordance with the provisions of all applicable ordinances, regulations and policies adopted by the City of Ranson in effect at the time of building permit issuance, including but not limited to: West Virginia Code §8A, the Ranson Municipal Code, the Ranson Design Guidelines, and/or the Ranson Standard Engineering Detail Manual. In case of conflict between any of the aforementioned authorities, the Ranson standard shall prevail. In case of conflict between any of the aforementioned authorities, the plans and this agreement, the approved plans and this agreement shall take precedence over and be used in lieu of such conflicting portions of the aforementioned authorities.

4. Work: Time for Completion
   City hereby fixes the time for the completion of all public infrastructure improvements in Phase 5 to be within three (3) years after the date of approval of this Agreement unless a written extension is granted by the Planning Commission. However in no case shall the time of completion for required infrastructure extend beyond four (4) years beyond the date of approval of this Agreement. Absent a written extension by the Planning Commission, the Planning Commission reserve the right to call the bond to complete the infrastructure in accordance with the approved plan. Nothing in this agreement, however, shall be construed to limit the Planning Commission's right to call the bond at any time if exigent circumstances require such action. Such circumstances shall be determined at the sole discretion of the Ranson Planning Commission.

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

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

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

8. Superintendence by Developer or its Designated Representative
   Developer shall give personal superintendence to the work on said improvement, or have a competent foreman or superintendent, satisfactory to the City, on the work at all times during progress, with authority to act for the Developer.

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

10. Subdivision Surety
    Developer shall post subdivision surety consistent with Ranson Municipal Code 16-80 et seq. *See Exhibit A for surety documents. for Phase 5.*

11. Hold-Harmless Agreement
    Developer hereby agrees to, and shall, hold City, its elective and appointive boards, commissions, officers, agents and employees, harmless from any liability for damage or claims for damage for personal injury, including death, as well as from claims for property damage which may arise from Developer's or Developer's contractors', subcontractors', agents', or employees' operations under this agreement, whether such operations be by Developer or by any of Developer's contractors, subcontractors, or by any one or more persons directly or indirectly employed by, or acting as agent for Developer or any of Developer's contractors, or subcontractors. Developer agrees to and shall defend City and its elective and appointive boards, commission, officers, agents and employees from any suits or actions at law or in equity for damages caused, or alleged to have been caused, by reason of any of the aforesaid operations; provided as follows: That the aforesaid hold-harmless agreement by Developer shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered by reason of any of the aforesaid operations referred to in this paragraph, regardless of whether or not City has prepared, supplied or approved of, plans and/or specifications for the 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. Developer's Insurance
    Developer shall not commence work under this agreement until Developer shall have obtained all insurance required under this paragraph, nor shall Developer allow any contractor or subcontractor to commence work on his contract or subcontract until all similar insurance required of the contractor or subcontractor shall have been so obtained and approved. All requirements herein provided shall appear either in the body of the insurance policies or as endorsements and shall specifically bind the insurance carrier.

    a. Compensation Insurance
       Developer shall maintain, during the life of this agreement, Workmen's Compensation Insurance for all Developer's employees employed at the site of the improvement, and in case any work is sublet, Developer shall require any contractor or subcontractor similarly to provide Workmen's Compensation Insurance for all contractor's or subcontractor's employees, unless such employees are covered by the protection afforded by Developer. In case any class of employees engaged in work under this agreement at the site of the project is not protected under any Workmen's Compensation Law, Developer shall provide, and shall cause each contractor and subcontractor to provide, adequate insurance for the protection of employees not otherwise protected. Developer hereby indemnifies City for any damage resulting to it from failure of either Developer or any contractor or subcontractor to take out or maintain such insurance.

    b. Public Liability and Property Damage Insurance
       Developer shall take out and maintain during the life of this agreement such public liability and property damage insurance as shall insure City, its elective and appointive

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

c. Contractual Liability Insurance

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

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

13. Title to Improvements

Title to, and ownership of, all street and infrastructure improvements constructed hereunder by Developer shall vest absolutely in City, upon completion of such streets in accordance with the approved plan and acceptance of such improvements by City. All infrastructure shall meet City of Ranson maintenance standards and approved by the City prior to dedication. Developer and City shall work together to turn over improvements in sections as they are completed.

14. Specific Conditions of Development

a. Developer and/or established Homeowners' Association shall be responsible for maintaining and mowing all common areas. Common areas shall include, but not be limited to, all open space, storm water management facilities, and landscaped areas. Homeowners' Association and/or Developer shall be responsible for the perpetual maintenance, trimming, and protection of buffers and landscaped plantings, including trees. Diseased, infested, dying, dead or damaged landscaping shall be replaced by Developer and/or Homeowners' Association as soon as possible but no later than the next planting season.

b. Developer shall make Builders aware that in order to receive a Use & Occupancy Certificate, the City will require

(1) finished individual driveways to include top coat,
(2) sod is to be installed on front, rear and side yards along with 4 inches of top soil on residential lots,
(3) Installation of required street trees as shown on the approved engineering plans,
(4) Seasonal bonding shall be available to achieve the same result,

c. Developer shall ensure that street lights and community landscaping is installed sequentially as development occurs and structures are built.

d. Vacant lots, and lots adjacent to public infrastructure shall be mowed and maintained

e. Developer shall have a dedicated construction entrance for the use of site and building contractors.

f. The Developer shall be responsible in screening the onsite storage of all site development materials, such as but not limited to utility service pipes, stormwater pipes, gravel and construction material, from the public streets and surrounding residents.

15. Repair or Reconstruction of Defective Work

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

16. Developer not Agent of City

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

17. Notice of Breach and Default

If after notification, 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 Developer should be adjudged a bankrupt, or Developer should make a general assignment for the benefit of Developer's insolvency or is Developer, or any of Developer's contractors, subcontractors, agents, or employees, should violate any of the provisions of this agreement, City Engineer, City Manager or his designee or Planning Commission shall serve written notice upon Developer and Developer's surety of breach of this agreement, or of any portion thereof, and default of Developer.

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

In the event of any such notice of breach Developer's surety shall have the duty to takeover and complete the work and the improvement herein specified; provided, however, that if the surety, within sixty (60) 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 ninety (90) days after notice to City of such election, City may take over the work and prosecute the same to completion, by contract or by any other method City may deem advisable, for the account and at the expense of Developer, and Developer's surety shall be liable to City for any 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 Developer as maybe on the site of the work and necessary therefor.

19. Completion/Planning Commission Reduction

Upon completion of all the work described in the said Agreement and upon the City authorizing a written Notice of Completion and Acceptance of said work, the Planning Commission will release all surety to 80% of the surety. The remaining 20% shall be held by the City for a period of one (1) year after the date of the Notice of Completion as a guaranteed bond to secure the performance of Section 17of this Agreement and shall thereafter be released. The amount specified above for labor and materials shall be held by City for a period of one (1) year after the date official acceptance of the improvements specified in the said Agreement.

20. Enforcement and Guarantees

Pursuant to W. Va. Code § 8A-6-3, failure to meet all conditions in this Agreement shall constitute cause to deny Developer, the issuance of any of the required use, occupancy or improvement local permits, as may be appropriate. Nothing in this Agreement waives any of the remedies the Planning Commission or Ranson possesses to administer and enforce conditions under the authority granted in W. Va. Code § 8A-6-3.

City must notify Developer if requirements are not met or violations exist and Developer shall give the City written notice of its intent to cure within (5) days after the City's notice is provided. If Developer provides its written confirmation to cure to the City, the Developer shall have a 30 day right to cure period. Failure to cure within the 30 day cure period shall constitute cause for the City to withhold issuing building permits, use and occupancy permits and/or approving plats for future phases and calling surety

21. Notices

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

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

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

Stanley Martin Homes
Attn: Mike Ames, Vice President of Land Development
14200 Park Meadow Drive, Suite 100N
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.

22. Binding Effect of Agreement

This Agreement shall be binding on and inure to the benefit of the parties to this Agreement and their estates, heirs, personal representatives, successors and assigns. However, the homeowner association or any owner of any unit shall not be deemed a third party beneficiary and not entitled to enforce any provision hereunder.

23. 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 _____, 2024.

RANSON PLANNING COMMISSION

By:

_____
Mike Anderson
Its: President

DEVELOPER

By: _____

Its: _____

STATE OF WEST VIRGINIA;
COUNTY OF JEFFERSON; to-wit:

The foregoing instrument was acknowledged before me by Mike Anderson, Ranson Planning Commission President, this ____ day of _____, 2024.

My commission expires: _____

NOTARY PUBLIC

STATE OF _____;
COUNTY OF _____; to-wit:

The foregoing instrument was acknowledged before me by _____.
for_____, its _____, this ____ day of_____, 2016.

My commission expires: _____

NOTARY PUBLIC

AGENDA ITEM IV.8

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing To accept Land Development Plan and Plat for the property known as Potomac Towne Center Village 1, parcels 088E001700000000, 088000100050000, and088000900020000 (consisting of 191+/- acres) located off Rte. 9 and North Fairfax Blvd, Ranson, WV, 25438.

ATTACHMENTS:

Legal Notice for LDPP-Potomac Towne Center Vil 1 1062024.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code § 8A-7-9 et seq., and W. Va. Code § 8A-5-8 et seq., and Ranson Code § 19A-1.3 et seq. The Ranson Planning Commission will hold a public hearing on February 3, 2025 at 7:00 pm at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the Land Development Plan and Plat for the property known as Potomac Towne Center Village 1, parcels 088E001700000000, 088000100050000, and
088000900020000 (consisting of 191+/- acres) located off Rte. 9 and North Fairfax Blvd, Ranson, WV, 25438. Copies of the proposed Land Development Plan and Plat are available for inspection during regular office hours of 8:00 am – 4:00 pm weekdays. All persons are invited to attend and make comments about the proposed Land Development Plan and Plat.

If you cannot attend but wish to comment, you may write, and it must be received to the following address prior to January 3, 2025, City of Ranson, Attn: Community Development Director, 312 S. Mildred Street, Ranson, WV 25438 or emailed to cityclerk@ransonwv.us. Written Comments received prior to February 3, 2025, will be provided to the Planning Commission and inserted into the official record.

AGENDA ITEM IV.9

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 24-30-FP-Consideration - Applicant Madison Greens, LLC submitted Application to accept Land Development Plan and Plat for the property known as Potomac Towne Center Village 1, parcels 088E001700000000, 088000100050000, and088000900020000 (consisting of 191+/- acres) located off Rte. 9 and North Fairfax Blvd, Ranson, WV, 25438.

ATTACHMENTS:

PPC25-03 LDPP Potomac Towne Center Village 1 162025.docx
24-50-LDPP-12-02-2024 Potomac Towne Center Application Review - Memorandum 1062025.pdf
24-50-LDPP-24-29-LDPP-ldpp - rev 11.19.2024 162025.pdf

RESOLUTION # 25-03

A RESOLUTION OF THE CITY OF RANSON PLANNING COMMISSION DECLARING THE APPLICATION OF THE LAND DEVELOPMENT PLAN AND PLAT FOR THE PROPERTY KNOWN AS "POTOMAC TOWNE CENTER, VILLAGE 1" COMPLETE AND APPROVED.

A RESOLUTION approving the Land Development Plan and Plat for the multiple parcels identified as Parcel(s) 08 8E001700000000, 08 8000100050000, 08 8000100010000, and 08 8000900020000, consisting of 228.78 acres known as the "Potomac Towne Center Village 1".

WHEREAS Madison Greens LLC has submitted a Land Development Plan and Plat application pursuant to Chapter 19A and W. Va Code §8A-5-8; and

WHEREAS West Virginia Code § 8A-5-8(c) states "At a meeting where the application is determined to be complete, the planning commission must set a date, time and place for a public hearing and a meeting to follow the public hearing to vote on the application. The public hearing must be held within forty-five days, and the planning commission must notify the applicant of the public hearing and meeting in writing unless notice is waived in writing by the applicant. The planning commission must publish a public notice of the public hearing and meeting in a local newspaper of general circulation in the area at least twenty-one days prior to the public hearing"; and

WHEREAS W. Va. Code § 8A-5-8(d) states, "[a]t a meeting at the conclusion of the public hearing or a meeting held within fourteen days after the public hearing, the planning commission shall vote to approve, deny or hold the application;" and

WHEREAS the Planning Commission has deemed the application complete and set a public hearing for Monday, January 6, 2025 at 7 p.m.; said hearing being notice as a Class I Legal Advertisement, as well as on the notice boards at City Hall and the City's website.

NOW, THEREFORE, BE IT RESOLVED BY THE RANSON PLANNING COMMSSION THAT:

1. The Ranson Planning Commission hereby declares the Land Development Plan and Plat complete.
2. The Ranson Planning Commission hereby approves the Land Development Plan and Plat application, a true copy attached to this Resolution.
3. The Ranson Planning Commission shall affix its seal on the Land Development Plan and Plat pursuant to W Va. Code § 8A-5-9.
4. A copy of this Resolution shall be forwarded to the City Clerk

Adopted this 6th day of January 2025.

By:_____
Planning Commission President

ATTEST:

_____
Planning Commission Member

AFFIX CITY SEAL

Kimley»Horn

Memorandum

To: Project Manager
Integrity Federal Services
148 S Queen Street, Suite 201
Martinsburg, WV 25401

From: Mark Phillips, P.E.
Diego Carreira

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

Date: December 02, 2024

Subject: Potomac Village – Land Development Plan & Plat Application – 1st Review

This memorandum summarizes our review of the Land Development Plan Drawings & Plat Application (dated July 15, 2024, prepared by Integrity Federal Services) as part of a proposed mixed-use development including residential and commercial uses on approximately 228.78 acres. The site is currently zoned Smart Code New Community (SC-NC), T3 – Suburban, T4 – General Neighborhood, T5 – Town Center and Highway Commercial (HC) per the City of Ranson Zoning Ordinance dated April 17, 2012.

Kimley-Horn's review of this application is limited to the drawings and plat application provided. Based upon our review, we have no further comment.

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

KIMLEY-HORN & ASSOCIATES, INC.

Mark Phillips, P.E.
Project Manager

LAND DEVELOPMENT PLAN & PLAT APPLICATION

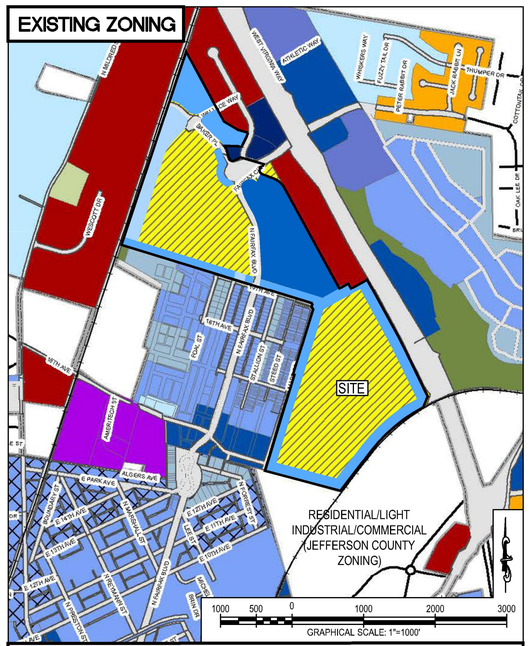
POTOMAC TOWNE CENTER

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

ORIGINAL APPLICATION BY GORDON – APPROVED: SEPTEMBER 13, 2021

REVISED BY FREDERICK, SEIBERT, & ASSOCIATES, INC - NOVEMBER 2024

EXISTING ZONING



TAX INFORMATION			DEED		PARCEL CONTROL NUMBER
DISTRICT	MAP	PARCEL	BOOK	PAGE	
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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

OWNER/APPLICANT
MADISON GREENS LLC
9729 GARIS SHOP ROAD
HAGERSTOWN, MD 21740

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

LOCATION MAP



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

COVER SHEET

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

SCALE:	HORIZ.: 1" = 1000' VERT.:
DATE:	6/25/2024
JOB:	3079-0110
DRAWN: ABP	CHECK: JAE
CADD: COVER SHEET.DWG	
NCS:	
SHEET:	1 OF 10

F:\LE FILE 3 (PROJECTS\3079\CIVIL\LDP\3079CC TOWNE CENTER PRELIMINARY ENGINEERING PLAN\CONCEPT PLANS\USES\LDP\COVER SHEET.DWG
Current at: 6/25/2024 11:39:39 AM by ABP
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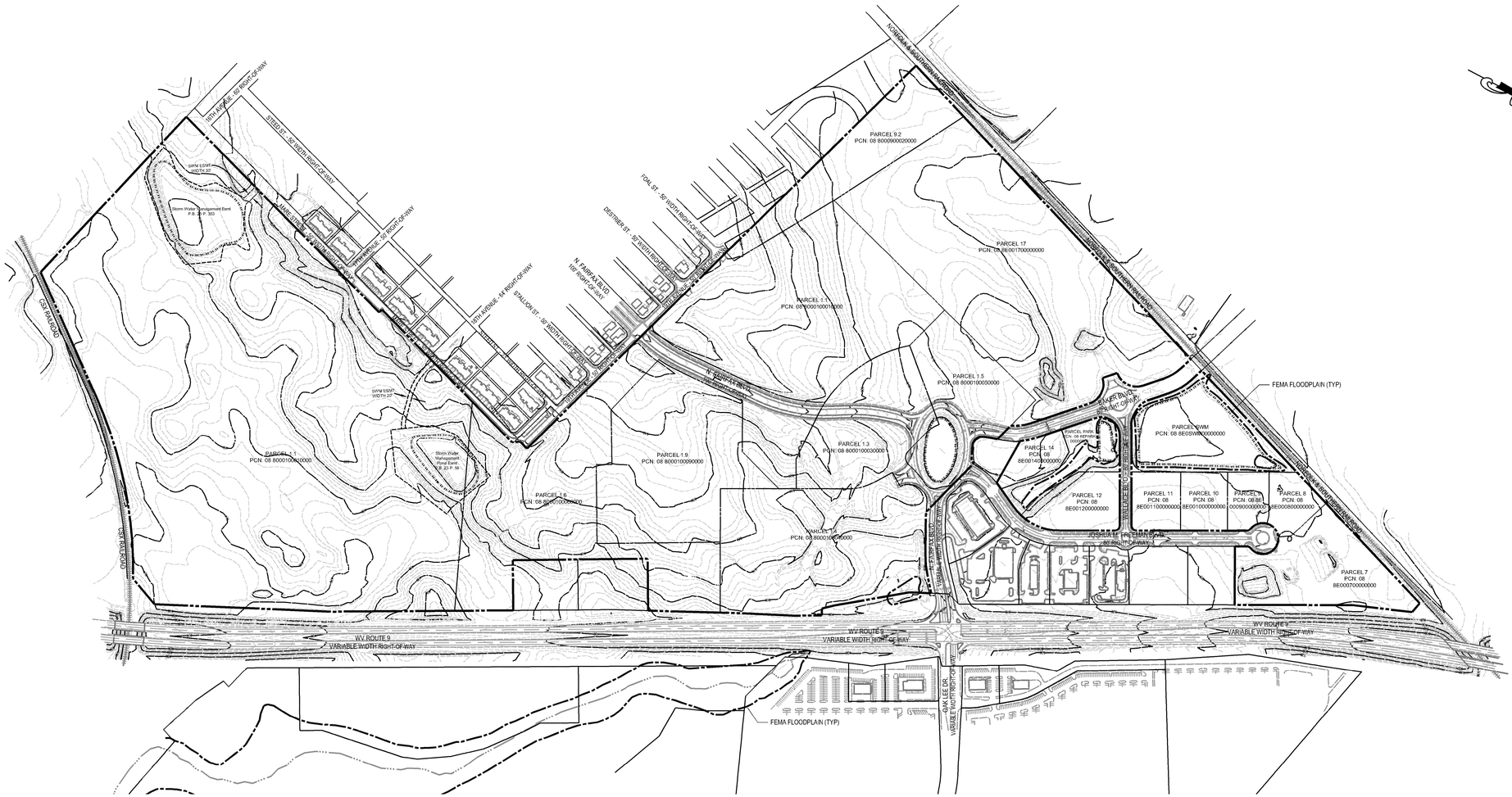


300 150 0 300 600 900

GRAPHICAL SCALE: 1"=300'

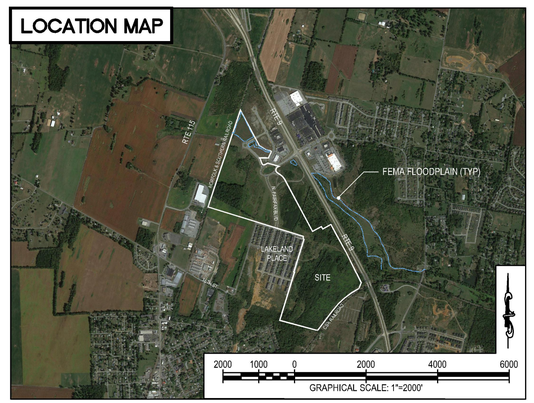
LEGEND:

- 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
- 550 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.

LOCATION MAP



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1. 07/15/2024 -CITY OF RANSON ORC COMMENTS

EXISTING CONDITIONS

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: AS NOTED VERT.:
DATE:	6/25/2024
JOB:	3079-0110
DRAWN: ABP	CHECK: JAE
CADD: EX COND.DWG	
NCS:	
SHEET:	2 OF 10

FILEPATH: S:\PROJECTS\3000s\3079\CIVIL\TOWNE CENTER PRELIM\MAP ENGINEERING\ARCHDRAFT\EX. MERGED\EXCOND.DWG - MS
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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%**

*INFORMATION OBTAINED FROM THE USDA'S NCRS WEB SOIL SURVEY ON 3/29/2021.

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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" = 200' VERT.:
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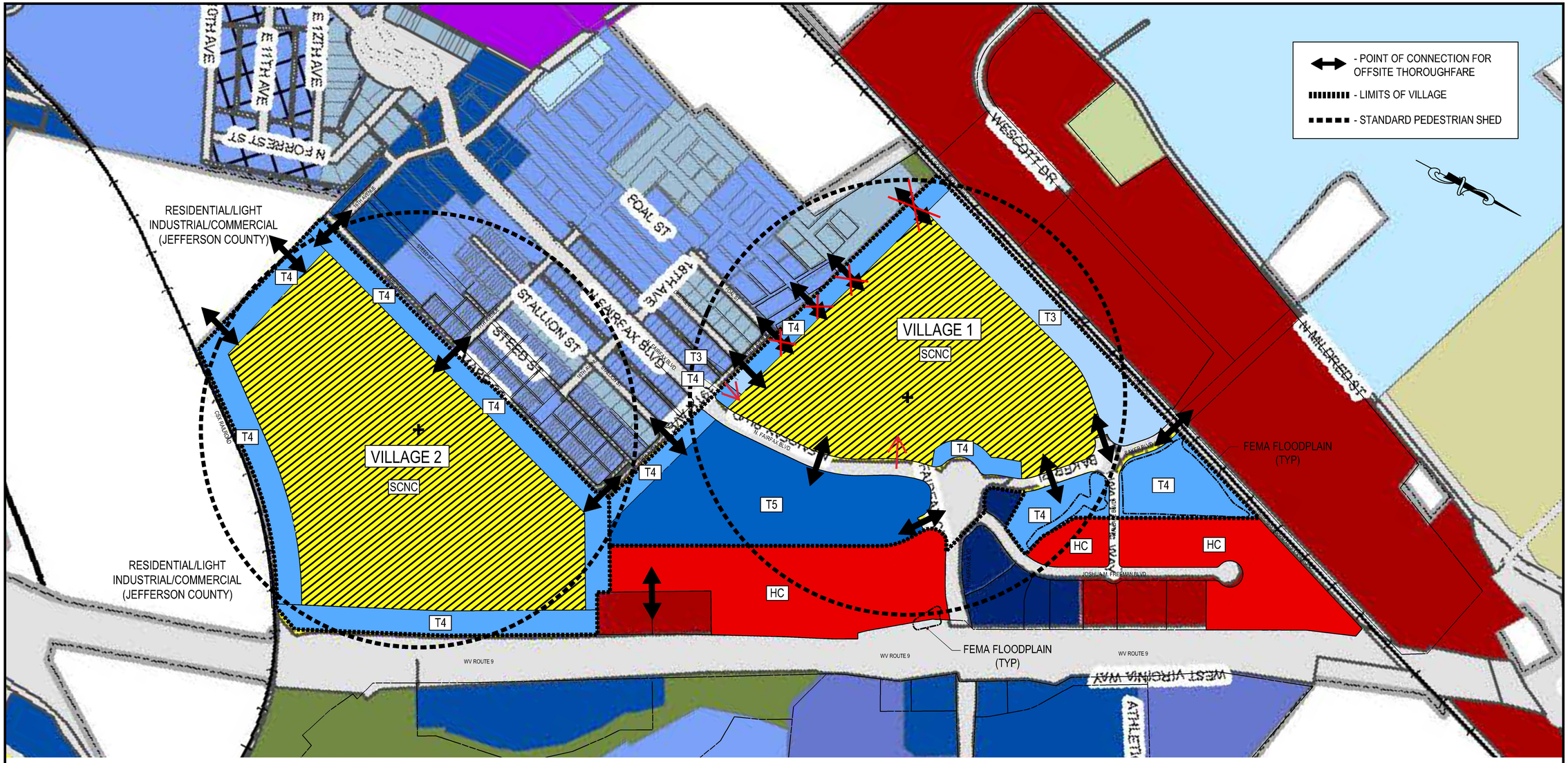

RR - RURAL RESERVE	T4 - GENERAL NEIGHBORHOOD
R6 - R-6 RESIDENTIAL	T4O - GENERAL NEIGHBORHOOD OPEN
R7 - R-7 RESIDENTIAL	T5L - TOWN CENTER LIMITED
HC - HIGHWAY COMMERCIAL	T5 - TOWN CENTER
I - INDUSTRIAL	SD - SPECIAL DISTRICT
SC - SMARTCODE NEW COMMUNITY	MUX - MIXED USE - RETIRED
T1 - NATURAL	NCX - NEIGHBORHOOD 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

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

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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ZONING

POTOMAC TOWNE CENTER

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

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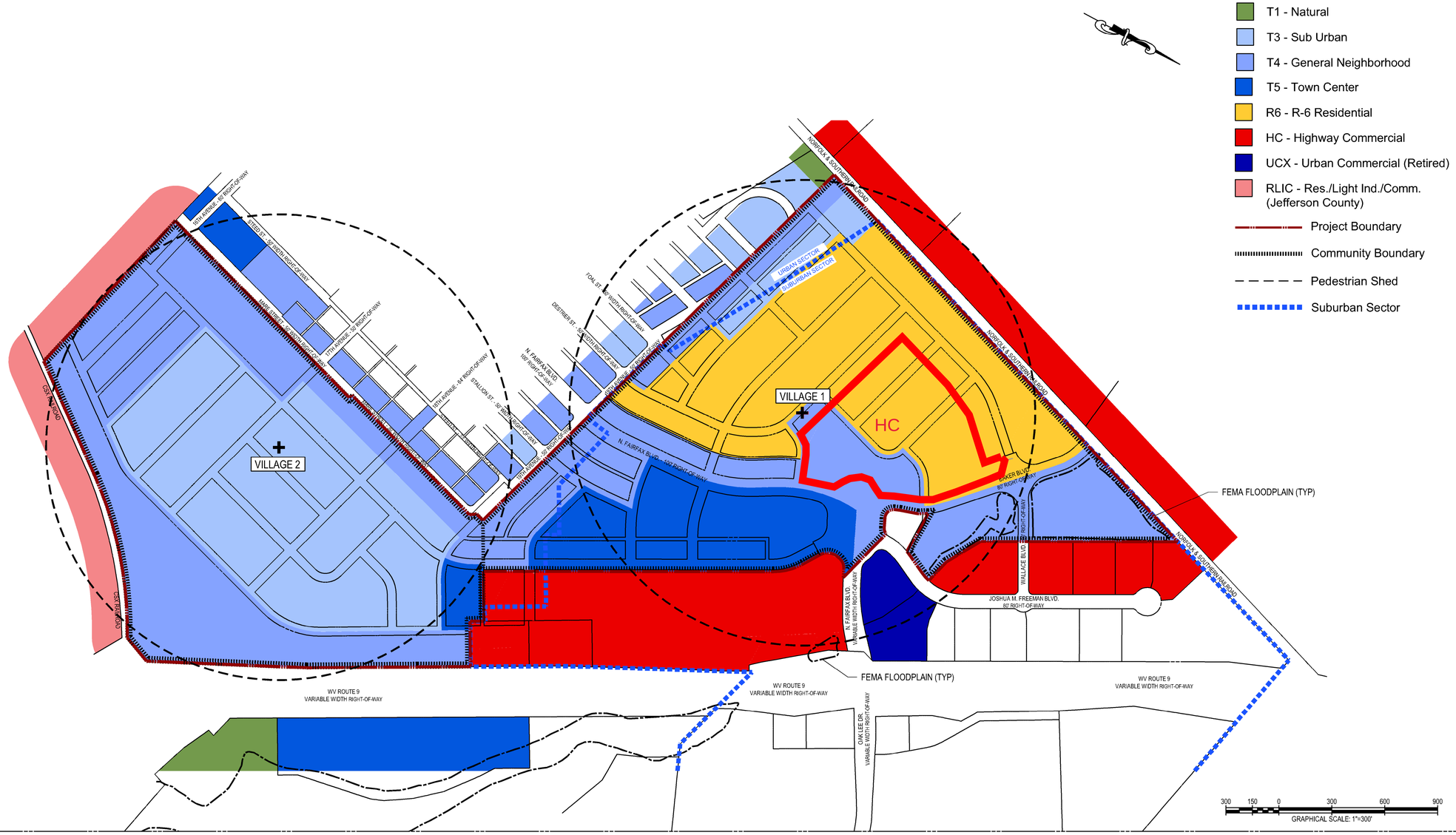
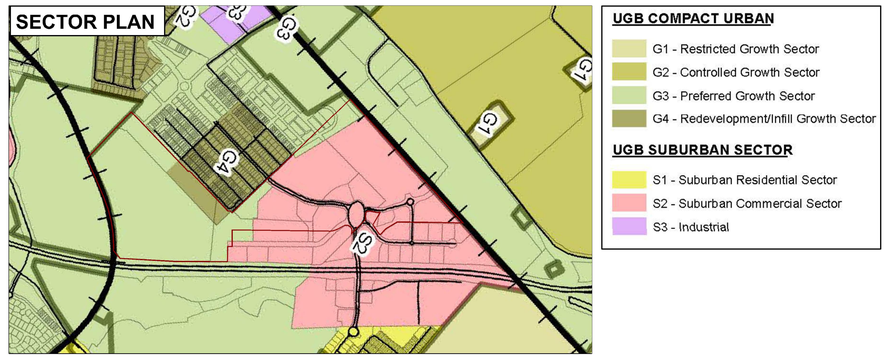


TRANSECT ZONE COMPLIANCE			
VILLAGE 1 - MEDIUM INTENSITY			
T ZONE	ACREAGE	PERCENTAGE	REQUIREMENT
T3	3.93	~~47.72%~~ 37.48%	10%-50%
R6	~~44.87~~ 34.40		
T4	~~34.47~~ 30.07	~~33.70%~~ 29.4%	20-50%
T5	19.00	18.58%	20% Max
TOTALS	102.27	100.00%	
HC	14.06	13.75	N/A

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.



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PROPOSED COMMUNITY

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ: 1" = 300' VERT.:
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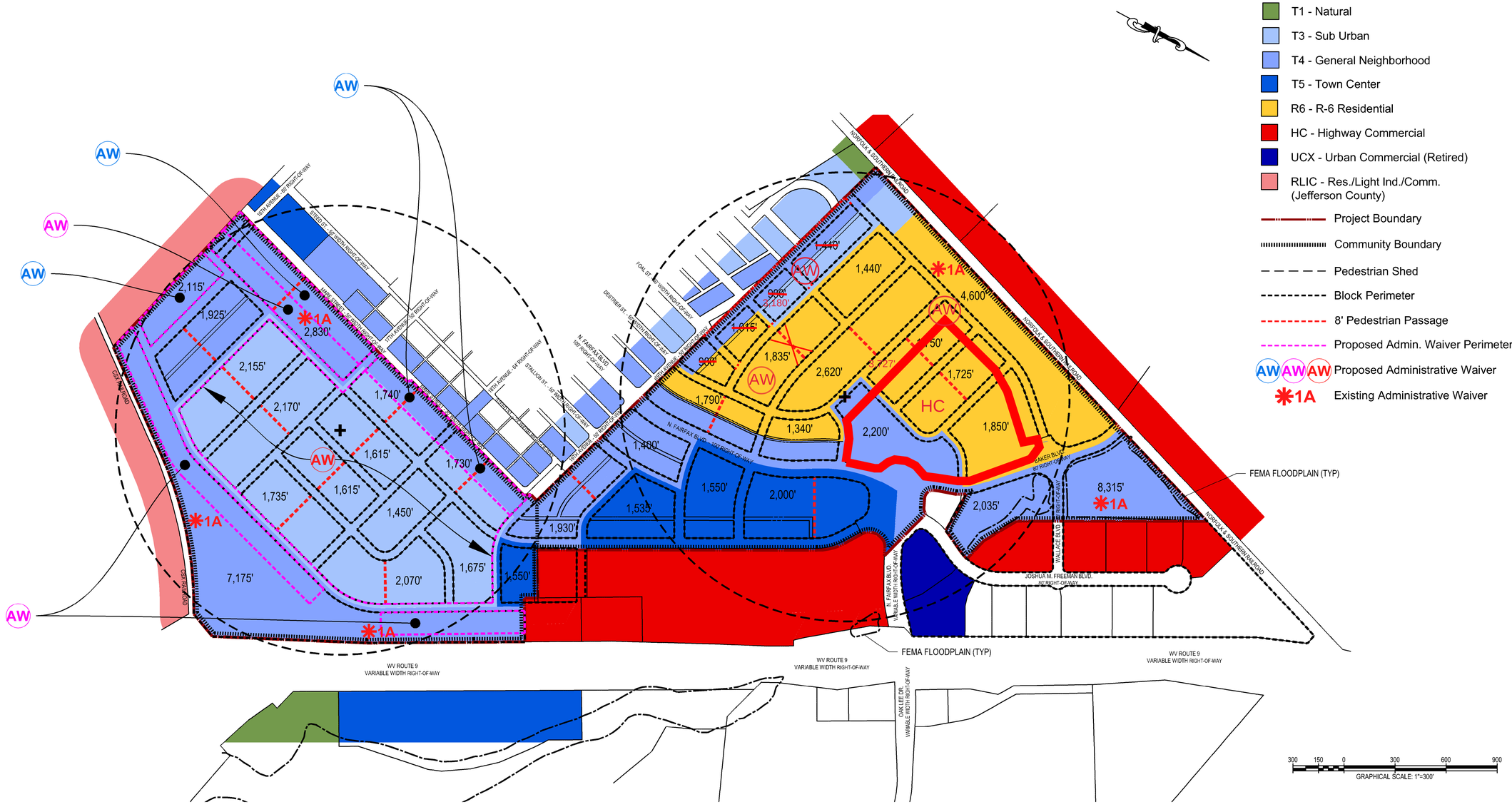

*ADMINISTRATIVE WAIVERS - PREVIOUSLY GRANTED

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

ADMINISTRATIVE WAIVERS - PROPOSED

- (AW) Waiver to alley requirement in T4 district.
- (AW) Waiver to allow garages to protrude up to 12' 4" past the facade of the principal building.
- (AW) Waiver to alley requirement in T4 district & to allow garages to protrude up to 12' 4" past the facade of the principal building.

(AW) Waiver to allow block length greater than 2,600 ft./2,400 ft. in T3/T4 district (3,180 ft./3,727 ft.)
Waiver to pedestrian pathway subdividing blocks exceeding 500 ft.

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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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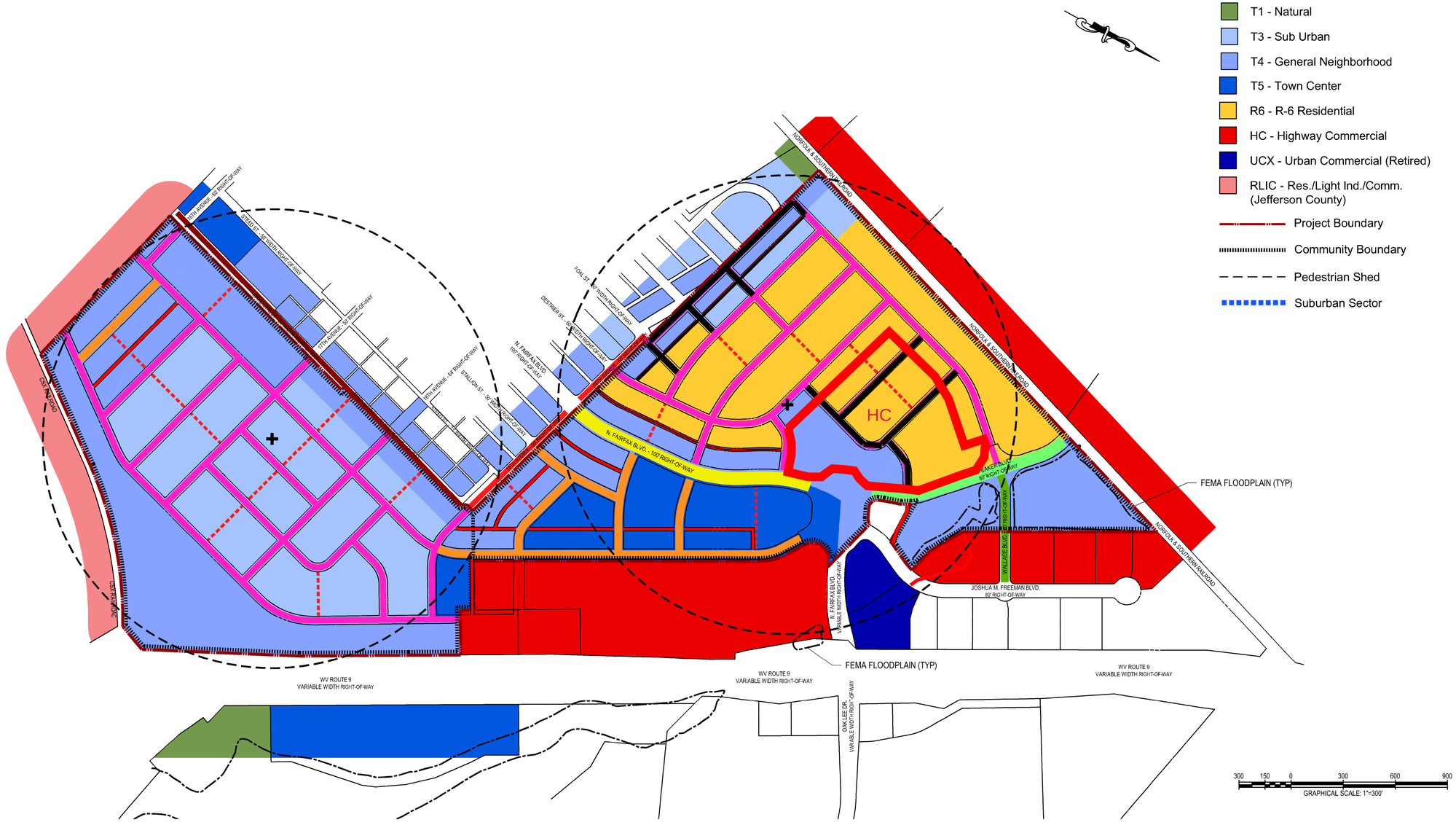

PROPOSED ASSEMBLIES		
Key	Thoroughfare	Approved T-Zones
	RL-20-18	T3, T4, T5
	DR-50-28*	T3, T4
	ST-58-36*	T4, T5
	AV-100-38**	T3, T4, T5

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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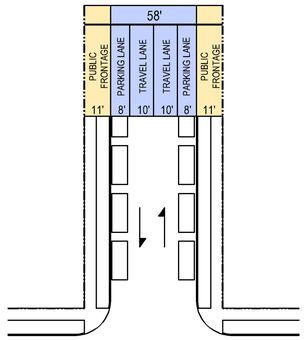

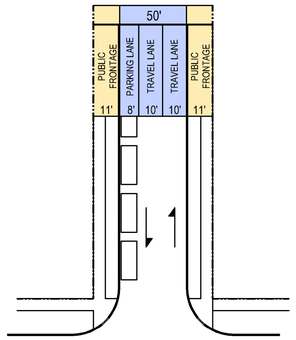

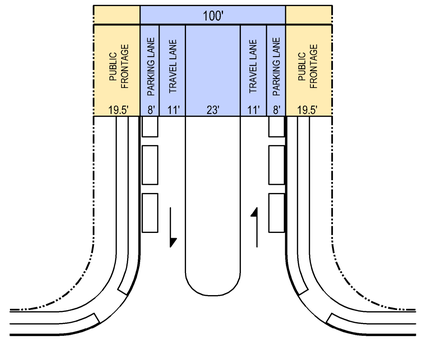

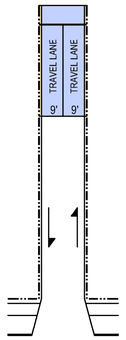

NOTES:

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	Radius	Taper
	Radius	10 ft.	20 ft.	35 ft.	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

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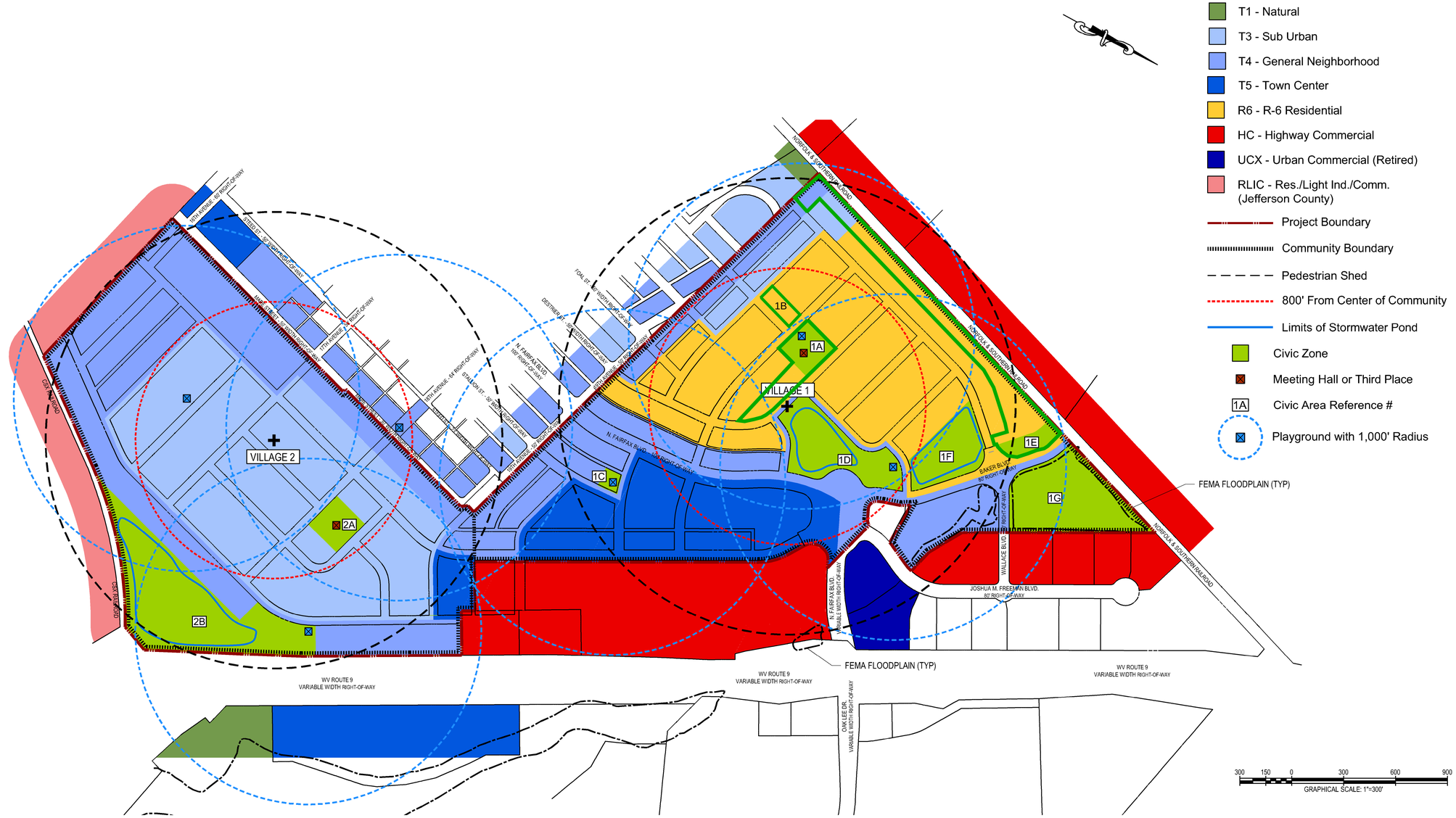

VILLAGE 1						
REFERENCE #	TYPE	PERMITTED T-ZONE	T-ZONE	MIN. PERIMETER	PERMITTED AREA (AC)	AREA (AC)
1A	SQUARE w/ CIVIC BUILDING & PLAYGROUND	T2O - T5	T3	50%	0.25 - 5	~~1.20~~ 2.19
1B	~~REMOVED~~ GREEN					0.27
1C	PLAYGROUND	T1 - T5	T4	NA	NA	0.29
~~1D~~	~~GREEN~~	~~T2O - T5~~	~~T4~~	~~NA~~	~~0.5 - 8~~	~~4.40~~
1E	GREEN	T2O - T5	T3	NA	0.5 - 8	~~8.80~~ 5.43
~~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~~ 14.38

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~~ 14.38	~~15.44%~~ 14.06%
VILLAGE 2	89.1	4.46	11.61	13.03%
TOTALS	191.37	9.58	~~27.40~~ 25.99	~~14.32%~~ 13.58%

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.

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

SEAL:

REVISIONS

CIVIC STANDARDS

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ.: 1" = 300' VERT.:
DATE: 6/25/2024
JOB: 3079-0110
DRAWN: ABP CHECK: JAE
CADD: TRANSECT DISTRICTS-R.DWG
NCS:
SHEET: 9 OF 10



STORMWATER MANAGEMENT

TWO (2) 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 WEST VIRGINIA AMERICAN WATER.

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

ELECTRIC SERVICE WILL BE PROVIDED BY POTOMAC EDISON.

INTEGRITY
FEDERAL SERVICES
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING
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SEAL:

REVISIONS

STORMWATER & UTILITIES

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 300' VERT.:
DATE:	6/25/2024
JOB:	3079-0110
DRAWN: ABP	CHECK: JAE
CADD: SWM.DWG	
NCS:	
SHEET:	10 OF 10

FILE PATH: P:\PROJECTS\3079\CIVIL\07-11 POTOMAC TOWNE CENTER PRELIMINARY ENGINEERING\PLANS\CONCEPT PLANS\FIGURES\SWM.DWG
DATE/TIME: ### - 10:12:00 AM BY: ABP
XREF: XREFS: NOT ATTACHED
PLOT: PLOTTED: 6/25/2024 - 9:54:00 AM BY: ABP
PROJECT DATA: P:\PROJECTS\3079\CIVIL\07-11 POTOMAC TOWNE CENTER PRELIMINARY ENGINEERING\PLANS\CONCEPT PLANS\FIGURES\SWM.DWG

AGENDA ITEM IV.10

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing - Final plat proposal for Lakeland Place at Fairfax Crossing located off North Fairfax Blvd including Parcels A-C & Residues A-E.

ATTACHMENTS:

Legal Notice Lakeland FFC Plat 2032025.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Monday, February 3, 2025 at 7:00 PM at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Lakeland Place at Fairfax Crossing located off North Fairfax Blvd including Parcels A-C & Residues A-E. 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 January 31, 2025, will be provided to the Planning Commission, and inserted into the official record.

AGENDA ITEM IV.11

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 24-54 Applicant Piedmont Design Group, LLC submitted application for owner Ed Scott Consideration Final plat proposal for Lakeland Place at Fairfax Crossing located off North Fairfax Blvd including Parcels A-C & Residues A-E.

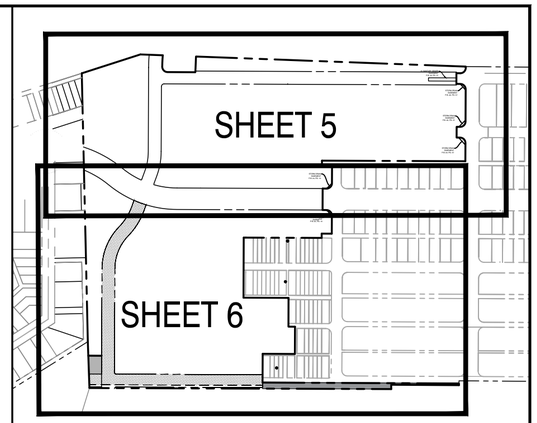
The purpose of this plat is to create parcels for conveyance to CTUB and neighboring stakeholders.

ATTACHMENTS:

24-54-ctub final plat 12.17.24.pdf
24-54-final-plat-checklist.pdf
2024-12-20 Lakeland Place at Fairfax Plat Review - Memorandum.pdf

FINAL PLAT FOR
LAKELAND PLACE at FAIRFAX CROSSING
PARCELS A - C & RESIDUES A - E

CITY OF RANSON, RANSON DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA
TAX MAP DISTRICT 8 , MAP 8, PARCEL 1.2
PLAT BOOK 25 PAGE 276; DEED BOOK 1203 PAGE 55



KEYMAP

OWNERS CERTIFICATION AND DEDICATION

WE, FAIRFAX CROSSING REAL ESTATE L.L.C. A WEST VIRGINIA LIMITED LIABILITY COMPANY, IS THE OWNER OF PROPERTY SHOWN AND DESCRIBED HERON, CONSENT 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 WALKWAY, AND OTHER EASEMENTS, TO PUBLIC USE, UNLESS OTHERWISE NOTED ON THE PLAT.

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

THE DEVELOPER AND THE CITY OF RANSON SHALL GRANT WATERLINE EASEMENT TO CHARLES TOWN UTILITY BOARD AND WEST VIRGINIA AMERICAN WATER OVER ALL PUBLIC STREET RIGHT-OF-WAYS AND UTILITY EASEMENTS SHOWN ON THIS PLAT UNLESS NOTED AS "EXCLUSIVE".

DEVELOPER'S STATEMENT OF ACCEPTANCE

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

July 22, 2024

EDWARD SCOTT, FAIRFAX CROSSING, LLC. DATE

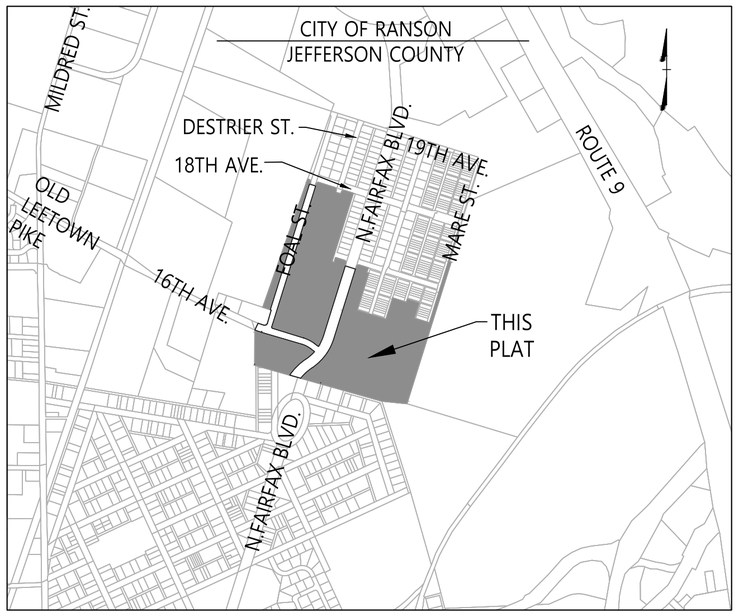
SURVEYOR'S CERTIFICATE

I, MICHAEL T. WILEY, A WEST VIRGINIA PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PERIMETER BOUNDARY OF THIS SEALED PLAT IS ACCURATE, COMPLETE AND REASONABLY MEETS OR EXCEEDS MINIMUM ACCEPTABLE SURVEYING STANDARDS AND THOSE STATE AND/OR COUNTY CODE PROVISIONS APPLICABLE ON THIS DATE. THIS SUBDIVISION COMPLIES WITH THE CITY OF RANSON CHARTER, PART I, CHAPTER 16, ARTICLE II, DIVISION 4, SEC. 16-62 (10) FOR CLOSURE WITHIN 1:15,000

Sep 22, 2024

MICHAEL T. WILEY, P.E., P.S. DATE
WEST VIRGINIA PROFESSIONAL SURVEYOR NO. 1044; EXP. DATE 6-30-2025
FOR PIEDMONT DESIGN GROUP, LLC
WEST VIRGINIA CERTIFICATE OF AUTHORIZATION NO. 9-5636; EXP. DATE 12-31-2024

MICHAEL T. WILEY LICENSED No. 1044 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR



VICINITY MAP
SCALE: 1" = 2000 FT.

GENERAL NOTES

1. PROPERTY IS ZONED T-3, T-4, AND T-5 TRANSECTS PER SMART CODE SECTIONS UNDER CHAPTER 19 OF THE CITY CODE. INFRASTRUCTURE FOR THE PROJECT HAS BEEN PARTIALLY COMPLETED AND PORTIONS HAVE BEEN OR WILL BE DEDICATED TO THE CITY.
2. PROPERTY COMPRISES APPROXIMATELY 36.46 ACRES.
3. PROPERTY IS OWNED BY FAIRFAX CROSSING REAL ESTATE, LLC; RECORDED AMONG THE JEFFERSON COUNTY , WEST VIRGINIA LAND RECORDS IN DEED BOOK 1203, PAGE 55 ON 03/13/2018.
4. BOUNDARY AND TOPOGRAPHY SURVEYED BY GREENMAN PEDERSEN, INC. DATE: 10/18/2018.
5. HORIZONTAL DATUM: WEST VIRGINIA NORTH ZONE NAD 83. VERTICAL DATUM: NAVD 88.

LOT TABULATION

	AREA SQ. FT.	AREA ACRE
PARENT PARCEL	1,588,029	36.4561
PARCEL A	22,620	0.5193
PARCEL B	296	0.0068
PARCEL C	5173	0.1187
RESIDUE A	88,390	2.0292
RESIDUE B	143,267	3.2890
RESIDUE C	58,868	1.3514
RESIDUE D	605,140	13.8921
RESIDUE E	565,158	12.9742
DEDICATED RIGHT-OF-WAY (MARE ST. AND 16TH AVE. WEST)	99,116	2.2754
TOTAL	1,588,029	36.4561

APPROVED:

DATE

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	COMMENT

SEAL

MICHAEL T. WILEY LICENSED No. 1044 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

OWNER:
FAIRFAX CROSSING REAL ESTATE, LLC
117 W. PATRICK STREET
FREDERICK, MD 21701
ATTN.: ED SCOTT
(301) 676-8444

FINAL PLAT FOR PARCELS A - C & RESIDUE A - E
COVER

TAX MAP DISTRICT 8 , MAP 8, PARCEL 1.2
PLAT BOOK 25 PAGE 276; DEED BOOK 1203 PAGE 55
CITY OF RANSON, RANSON DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

PIEDMONT DESIGN GROUP
5283 CORPORATE DRIVE
SUITE 300 FREDERICK, MD 21703
301-695-6614

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SHEET 1 of 5

Plotted: Dec 17, 2024 at 2:11pm
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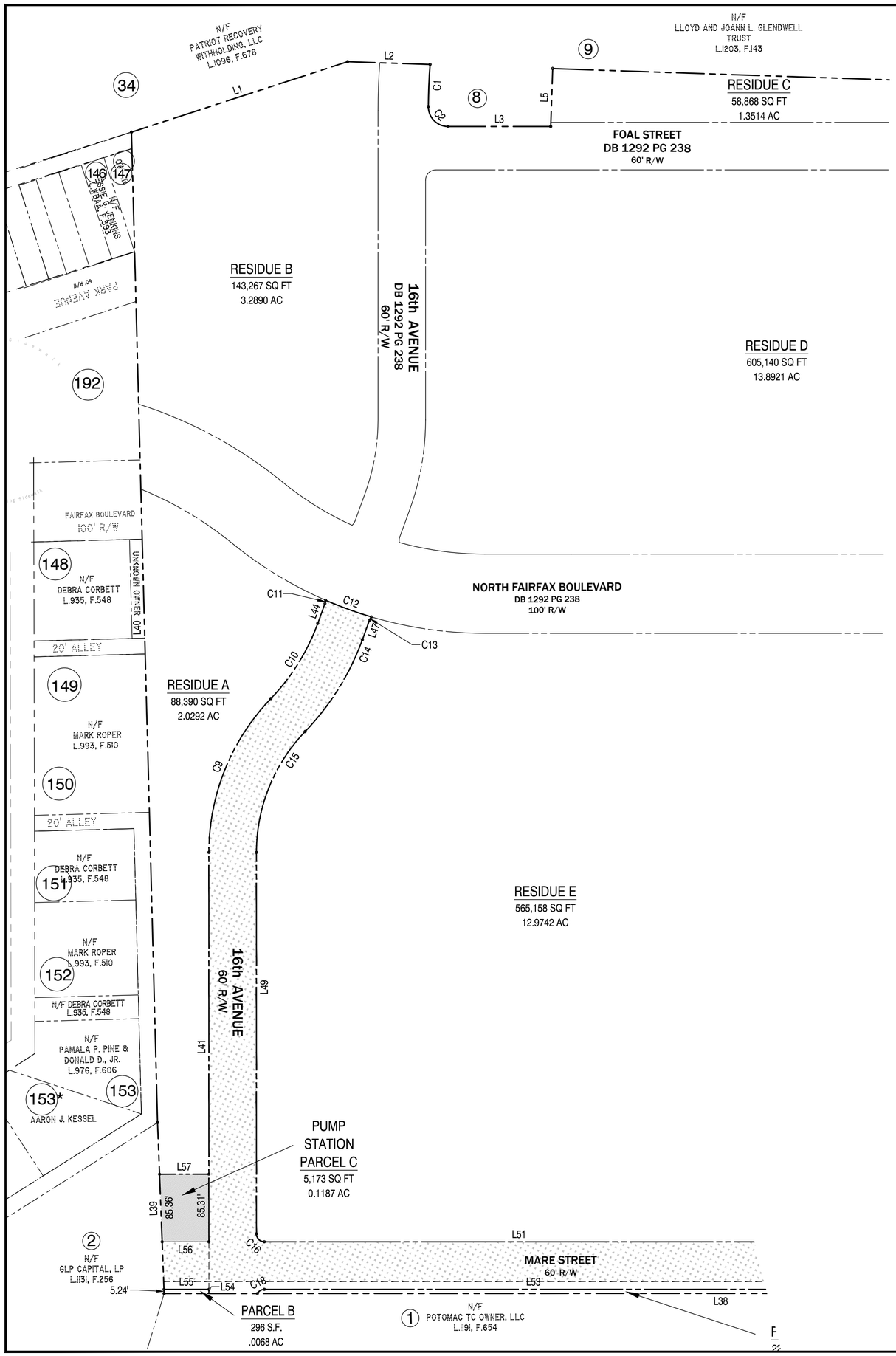

Parcel Number	Owner Address	Property Owner(s)	District Name	Map	Zoning	Deed Book	Deed Page
1	C/O PMAS, 6290 MONTROSE RD, ROCKVILLE, MD 20852	INWOOD 165 LLC	8	8	F	1235	693
2	PO BOX 64568, CHICAGO, IL 60664	GLP CAPTIAL LP	8	8	C	1131	256
8	208 S MILDRED ST, RANSON, WV 25438	JEFFERSON COUNTY AMBULANCE AUTHORITY	8	8	R	1052	521
9	133 HEATH CT, CHARLES TOWN, WV 25414	LLOYD GLENDWELL & JOANN L TRUST	8	8	F	1203	143
34	42702 DALLES TRADE CT, STERLING, VA 20166	PATRIOT RECOVERY WITHHOLDING LLC	8	8	C	1096	678
146	309 W WASHINGTON ST, CHARLES TOWN, WV 25414	PROSPECT ENTERPRISES INC	8	3	R	867	33
147	C/O KARLA BERRY, 14 ROBELEI DR, RANSON, WV 25438	JENKINS BESSIE G	8	3	R	WBAA	393
148	128 EASTLAND DR, CHARLES TOWN, WV 25414	CORBETT DEBRA R BATTLE	8	3	R	935	548
149	418 S SAMUEL ST, CHARLES TOWN, WV 25414	ROPER MARK	8	3	R	993	510
150	418 S SAMUEL ST, CHARLES TOWN, WV 25414	ROPER MARK	8	3	R	993	510
151	128 EASTLAND DR, CHARLES TOWN, WV 25414	CORBETT DEBRA R BATTLE	8	3	R	935	548
152	418 S SAMUEL ST, CHARLES TOWN, WV 25414	ROPER MARK	8	3	R	993	510
153	244 NEW THOMAS DR, CHARLES TOWN, WV 25414	PINE DONALD D JR & PAMELA P	8	3	R	976	606
153*	600 N FORREST ST, RANSON, WV 25438	KESSEL AARON J	8	3	R	1126	3
192	312 S MILDRED ST, RANSON, WV 25438	CITY OF RANSON BUILDING COMM	8	3	R	931	138

DATE	COMMENT

SEAL

MICHAEL T. WILEY LICENSED No. 1044 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

OWNER:
FAIRFAX CROSSING REAL ESTATE, LLC
117 W. PATRICK STREET
FREQUENCY, MD 21701
ATTN.: ED SCOTT
(301) 676-8444

FINAL PLAT FOR PARCELS A - C & RESIDUES A - E ADJOINERS PLAN 1

TAX MAP DISTRICT 8 , MAP 8, PARCEL 1.2

PLAT BOOK 25 PAGE 276; DEED BOOK 1203 PAGE 55

CITY OF RANSON, RANSON DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

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SHEET 2 of 5

Plotted: Dec 17, 2024 at 11:23am
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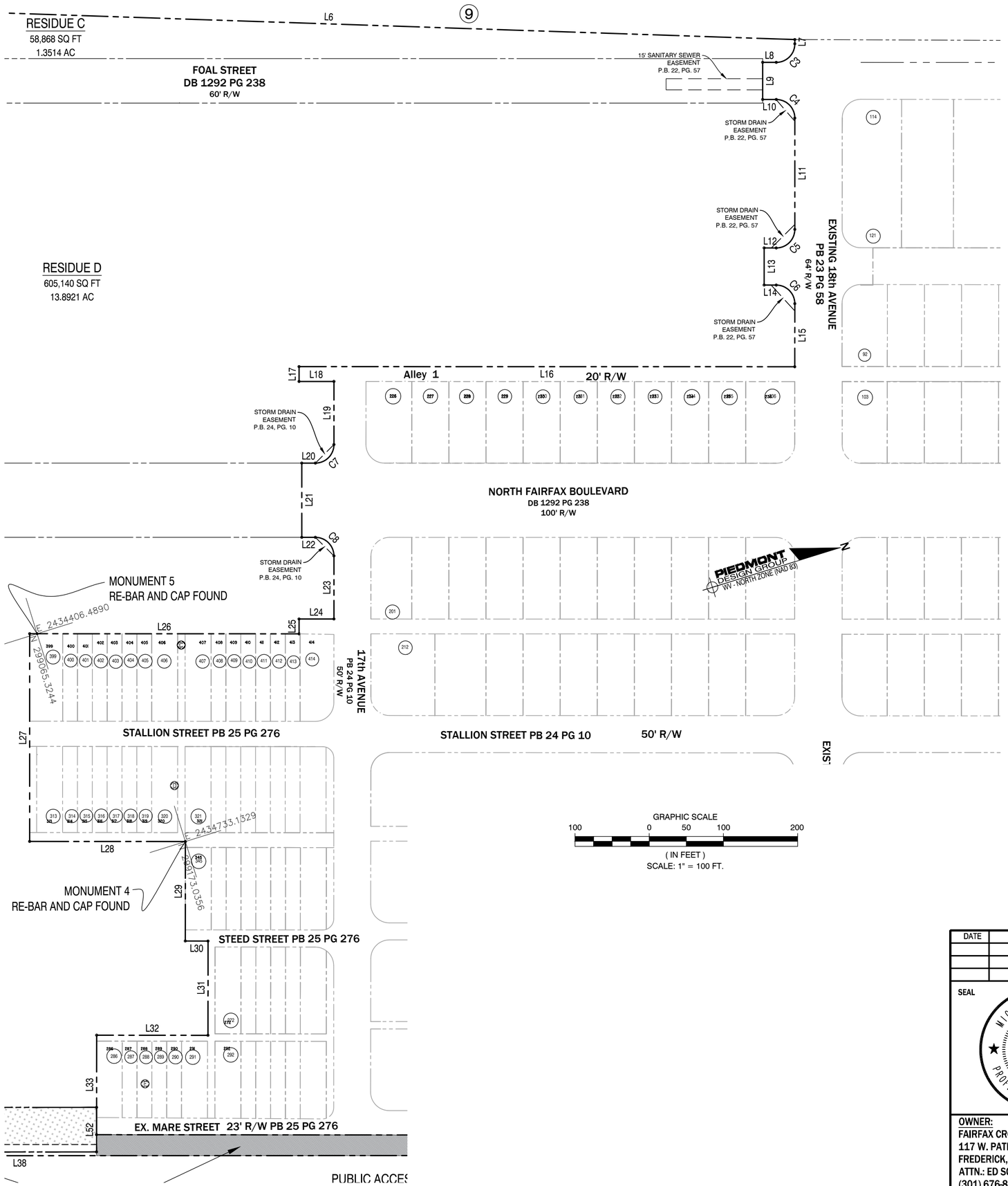

Parcel Number	Owner Address	Property Owner(s)	District Name	Map	Zoning	Deed Book	Deed Page
92	1306 DESTRIER ST, RANSON, WV 25438	DENISON TERESA A - TR	8	8C	R	1196	355
103	1305 N FAIRFAX BLVD, RANSON, WV 25438	DUNLAP SARAH N	8	8C	R	1174	243
114	1308 FOAL ST, RANSON, WV 25438	RAWLS CRAIG	8	8C	R	1219	187
121	1307 DESTRIER ST, RANSON, WV 25438	MEEHAN JAMES & ELIZABETH	8	8C	R	1072	109
201	1206 N FAIRFAX BLVD, RANSON, WV 25438	KELLY JANET K	8	8C	R	1131	430
212	1207 STALLION ST, RANSON, WV 25438	CAMACHO ROBERT C & LEAH A WRIGHT	8	8C	R	1220	456
226	1207 N FAIRFAX BLVD, RANSON, WV 25438	WILLS CANDIDA L	8	8C	R	1190	671
227	1213 N FAIRFAX BLVD, RANSON, WV 25438	HERMAN JAMES J & SHEILA A CHRISTENSEN	8	8C	R	1157	321
228	1217 N FAIRFAX BLVD, RANSON, WV 25438	ROACH MATTHEW N & JESSICA K	8	8C	R	1149	261
229	1221 N FAIRFAX BLVD, RANSON, WV 25438	HUANG HARRY & RONGJUAN LIU	8	8C	R	1146	270
230	1225 N FAIRFAX BLVD, RANSON, WV 25438	ALLEN LAVASHA E	8	8C	R	1173	572
231	1231 N FAIRFAX BLVD, RANSON, WV 25438	LI YING HAO	8	8C	R	1228	596
232	1235 N FAIRFAX BLVD, RANSON, WV 25438	LEON LOUIS G & CINDY V CRUZ	8	8C	R	1147	611
233	211 LYNNHAVEN DR, WINCHESTER, VA 22602	DENISON TERESA A & RICHARD B BARRON ET AL	8	8C	R	WB31	312
234	1245 N FAIRFAX BLVD, RANSON, WV 25438	ROMAN KYMBERLY A	8	8C	R	1152	260
235	1251 N FAIRFAX BLVD, RANSON, WV 25438	BURNETT JOHN J	8	8C	R	1149	207
236			8	8C	R	1144	296
272	1150 STEED ST, RANSON, WV 25438	PACIFIC LISA M	8	8F	R	1118	566
286	1135 MARE ST, RANSON, WV 25438	DEBAISE HILLARY	8	8F	R	1198	146
287	1137 MARE ST, RANSON, WV 25438	HAMPTON LUKE & BREANNA	8	8F	R	1238	397
288	1139 MARE ST, RANSON, WV 25438	FUENTES ESTHER L & ALEXANDER MARIN-ROSALES	8	8F	R	1168	251
289	42867 SPRING MORNING CT, ASHBURN, VA 20148	BUTLER DANIEL M	8	8F	R	1213	515
290	1143 MARE ST, RANSON, WV 25438	BAKER COURTNEY L & CHRISTIAN E HIRALDO DIAZ	8	8F	R	1233	640
291	1145 MARE ST, RANSON, WV 25438	CORMIER CHRISTOPHER P	8	8F	R	1111	662
292	1151 MARE ST, RANSON, WV 25438	MARCHYSHYN HAILEY & JOSHUA	8	8F	R	1208	28
313	1128 STALLION ST, RANSON, WV 25438	PEZDEK AMY J	8	8F	R	1145	600
314	1130 STALLION ST, RANSON, WV 25438	HERNANDEZ MAYRA P	8	8F	R	1236	551
316	265 TRAPPER RIDGE, HEDGESVILLE, WV 25427	GOLDEN CAROL W	8	8F	R	1149	255
317	1136 STALLION ST, RANSON, WV 25438	ROJAS JAIME M	8	8F	R	1145	329
318	1138 STALLION ST, RANSON, WV 25438	MEASE MICHAEL R	8	8F	R	1145	331
319	1140 STALLION ST, RANSON, WV 25438	OPSETH BRANDON R	8	8F	R	1150	620
320	1142 STALLION ST, RANSON, WV 25438	ROBINSON CLARISSA M	8	8F	R	1224	624
321	156 CARDINAL WAY APT 23, LEWISBURG, WV 24901	BOURDEAUX LAURIE L	8	8F	R	1141	586
345	1147 STEED ST, RANSON, WV 25438	GUTHRIE MARY K	8	8F	R	1127	746
399	51 ROCK LN, HARPERS FERRY, WV 25425	REED ASHLEY N	8	8F	R	1134	457
400	75 SPUR CT, SHENANDOAH JUNCTION, WV 25442	SKAGGS SUK Y & JOHN D JR	8	8F	R	1196	115
401	1131 STALLION ST, RANSON, WV 25438	HUBLER DAVID A & TIFFANY M	8	8F	R	1140	441
402	1133 STALLION ST, RANSON, WV 25438	ANDERSON KENNETH R	8	8F	R	1142	462
403	1135 STALLION ST, RANSON, WV 25438	REED ANDREW & BRITTANIE	8	8F	R	1226	296
404	1137 STALLION ST, RANSON, WV 25438	VIERNES CATHERINE C & RALPH L HAMMOCK	8	8F	R	1136	7
405	1139 STALLION ST, RANSON, WV 25438	BROWN STEPHEN D	8	8F	R	1139	559
406	1141 STALLION ST, RANSON, WV 25438	KELLY SEAN & KELSEY FIDLER	8	8F	R	1178	682
407	41597 WAKEHURST PL, LEESBURG, VA 20176	CHOI SOON	8	8F	R	1197	314
408	1149 STALLION ST, RANSON, WV 25438	LONG DANYELLE R	8	8F	R	1214	603
409	1151 STALLION ST, RANSON, WV 25438	YELVERTON JOANN	8	8F	R	1148	221
410	1153 STALLION ST, RANSON, WV 25438	HOLLINGSWORTH ANGELA F & KILE P	8	8F	R	1160	232
411	1155 STALLION ST, RANSON, WV 25438	ITANI WAEL	8	8F	R	1231	580
412	1157 STALLION ST, RANSON, WV 25438	DEGRANGE RONALD L JR & CHELSEA L MISENHEIMER	8	8F	R	1152	472
413	1159 STALLION ST, RANSON, WV 25438	HENDRICKSON ROBIN K & STEPHEN T	8	8F	R	1149	265
414	1161 STALLION ST, RANSON, WV 25438	ROJAS JAVIER & ISABEL N	8	8F	R	1149	365

DATE	COMMENT

SEAL

MICHAEL T. WILEY LICENSED No. 1044 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

OWNER:
FAIRFAX CROSSING REAL ESTATE, LLC
117 W. PATRICK STREET
FREDERICK, MD 21701
ATTN.: ED SCOTT
(301) 676-8444

FINAL PLAT FOR PARCELS A - C & RESIDUES A - E
ADJOINERS PLAN 2

TAX MAP DISTRICT 8 , MAP 8, PARCEL 1.2

PLAT BOOK 25 PAGE 276; DEED BOOK 1203 PAGE 55

CITY OF RANSON, RANSON DISTRICT
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SHEET 3 of 5

Plotted: Dec 17, 2024 at 11:23am
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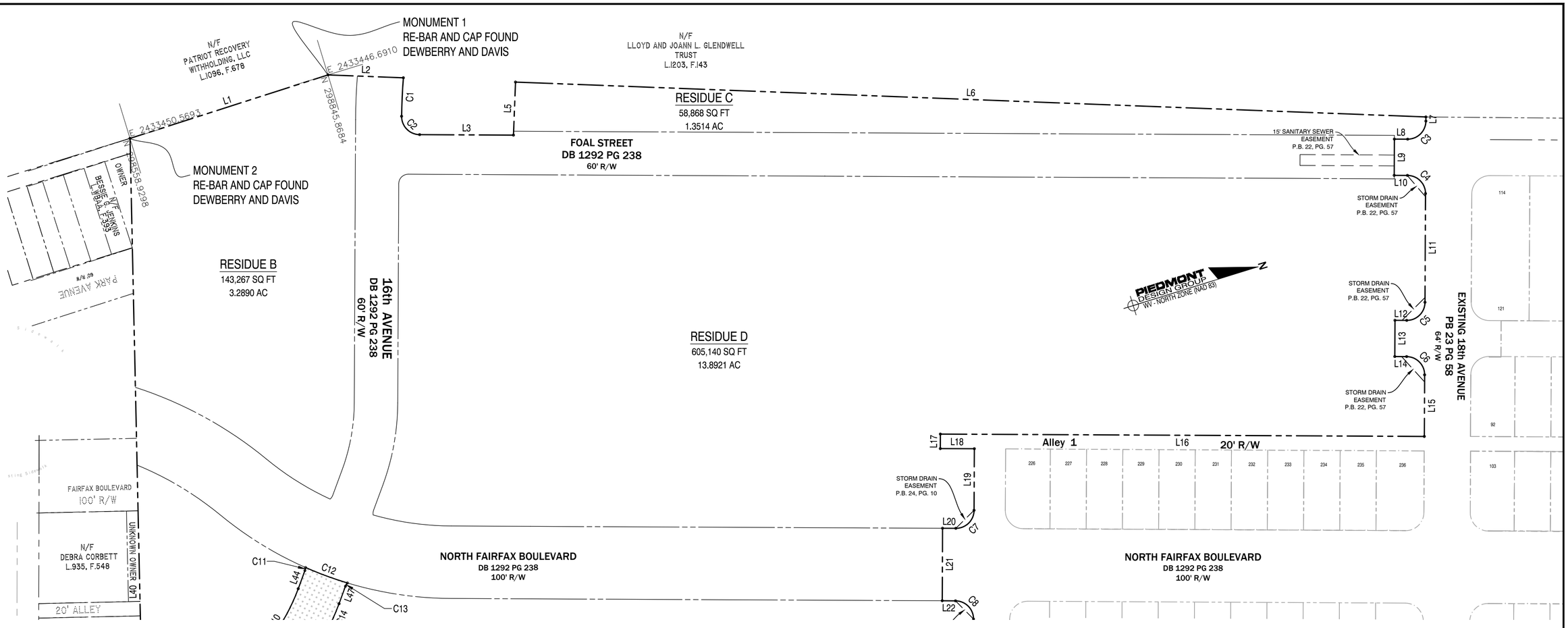

Line Table		
Line #	Length	Direction
L1	286.98	N0° 46' 28"W
L2	104.14	N19° 11' 31"E
L3	129.48	N17° 17' 20"E
L5	73.21	N70° 44' 10"W
L6	1257.41	N19° 11' 31"E
L7	5.76	S72° 43' 16"E
L8	18.33	S17° 16' 44"W
L9	50.00	S72° 43' 16"E
L10	18.33	N17° 16' 44"E
L11	150.00	S72° 43' 16"E
L12	16.33	S17° 16' 44"W
L13	50.00	S72° 43' 16"E
L14	16.33	N17° 16' 44"E
L15	85.00	S72° 43' 16"E
L16	668.00	S17° 16' 44"W
L17	20.00	S72° 43' 16"E
L18	47.01	N17° 16' 44"E
L19	84.95	S72° 43' 16"E
L20	18.33	S17° 16' 44"W
L21	100.00	S72° 43' 16"E

Line Table		
Line #	Length	Direction
L22	18.33	N17° 16' 44"E
L23	85.00	S72° 43' 16"E
L24	47.00	S17° 16' 44"W
L25	20.00	S72° 43' 16"E
L26	363.00	S17° 17' 13"W
L27	279.81	S72° 42' 51"E
L28	209.91	N17° 18' 21"E
L29	134.06	S72° 41' 39"E
L30	30.65	N17° 19' 24"E
L31	127.00	S72° 40' 36"E
L32	150.00	S17° 19' 24"W
L33	134.00	S72° 40' 36"E
L34	915.05	N17° 19' 24"E
L35	7.70	S72° 33' 22"E
L36	315.60	S17° 23' 15"W
L37	20.21	S72° 43' 59"E
L38	1405.63	S17° 15' 19"W
L39	215.93	N74° 56' 42"W
L40	1250.51	N74° 14' 24"W
L41	491.50	N72° 43' 53"W

Line Table		
Line #	Length	Direction
L44	26.71	N52° 43' 40"W
L47	25.79	S52° 43' 40"E
L49	481.50	S72° 43' 53"E
L51	679.77	N17° 16' 07"E
L52	60.00	S72° 40' 36"E
L53	679.72	S17° 16' 07"W
L54	5.22	S72° 43' 53"E
L55	56.67	N17° 16' 07"E
L56	58.99	S17° 16' 07"W
L57	62.29	N17° 15' 22"E

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C1	53.21	768.00	3° 58' 10"	26.61	S70° 21' 41"E	53.20
C2	39.43	25.00	90° 22' 20"	25.16	N62° 28' 17"E	35.47
C3	39.28	25.00	90° 00' 54"	25.01	S27° 43' 16"E	35.36
C4	39.28	25.00	90° 00' 54"	25.01	N62° 16' 44"E	35.36
C5	39.28	25.00	90° 00' 54"	25.01	S27° 43' 16"E	35.36
C6	39.28	25.00	90° 00' 54"	25.01	N62° 16' 44"E	35.36
C7	39.28	25.00	90° 00' 54"	25.01	S27° 43' 16"E	35.36
C8	39.28	25.00	90° 00' 54"	25.01	N62° 16' 44"E	35.36
C9	214.51	280.00	43° 53' 44"	112.83	N50° 47' 01"W	209.31
C10	112.59	270.00	23° 53' 31"	57.12	N40° 46' 55"W	111.77

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C11	4.31	13.00	18° 59' 40"	2.17	N62° 13' 30"W	4.29
C12	61.73	504.00	7° 01' 05"	30.91	N37° 15' 22"E	61.70
C13	5.29	13.57	22° 20' 41"	2.68	S41° 54' 00"E	5.26
C14	137.61	330.00	23° 53' 31"	69.82	S40° 46' 55"E	136.61
C15	168.55	220.00	43° 53' 44"	88.65	S50° 47' 01"E	164.45
C16	15.71	10.00	90° 00' 00"	10.00	N62° 16' 07"E	14.14
C18	10.71	10.00	61° 21' 31"	5.93	S13° 24' 38"E	10.20

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
SCALE: 1" = 30 FT.

LEGEND

- EXISTING MONUMENT
- EXISTING PROPERTY CORNERS
- PROPOSED CORNER TO BE SET
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- R.O.W. LINE
- BRL — BUILDING RESTRICTION LINE
- UTILITY EASEMENT

DATE	COMMENT

SEAL

MICHAEL T. WILEY LICENSED No. 1044 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

OWNER:
FAIRFAX CROSSING REAL ESTATE, LLC
117 W. PATRICK STREET
FREDERICK, MD 21701
ATTN.: ED SCOTT
(301) 676-8444

FINAL PLAT FOR PARCELS A - C & RESIDUES A - E RESIDUE B - D

TAX MAP DISTRICT 8 , MAP 8, PARCEL 1.2

PLAT BOOK 25 PAGE 276; DEED BOOK 1203 PAGE 55

CITY OF RANSON, RANSON DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

PIEDMONT DESIGN GROUP
5283 CORPORATE DRIVE
SUITE 300 FREDERICK, MD 21703
301-695-6614

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SHEET 4 of 5

Plotted: Dec 17, 2024 at 11:24am
C:\Users\andru\OneDrive\Documents\DROPBOX\Wormald Companies Dropbox\Andrulis Dropbox\DWG\FAIRFAX CROSSING\FINAL PLAT for CTUB\CTUB-FINAL PLAT.dwg

FAIRFAX BOULEVARD
100' R/W

N/F
DEBRA CORBETT
L.935, F.548

URBANNA CHARLES

L40

20' ALLEY

N/F
MARK ROPER
L.993, F.510

20' ALLEY

N/F
DEBRA CORBETT
L.935, F.548

N/F
MARK ROPER
L.993, F.510

N/F DEBRA CORBETT
L.935, F.548

N/F
PAMALA P. PINE &
DONALD D., JR.
L.976, F.606

AARON J. KESSEL

E 2434654.0709
N 298219.2821

E 2434862.5935
N 298163.1936

N/F
GLP CAPITAL, LP
L.1131, F.256

5.24'

L57

L39
85.36'
85.31'

L56

L55

L54

C16

C17

L53

L52

L51

L38

L41

L69

C11

C12

C13

L44

L47

C10

C14

C9

C15

RESIDUE A
88,390 SQ FT
2.0292 AC

16th AVENUE
60' R/W

NON-EXCLUSIVE
ACCESS & UTILITY
EASEMENT
DB 1328 PG 231

EXCLUSIVE
SEWAGE PUMP
STATION
& UTILITY
EASEMENT
DB 1328 PG 231

PUMP
STATION
PARCEL C
5,173 SQ FT
0.1187 AC

MARE STREET
60' R/W

PARCEL B
296 S.F.
.0068 AC

N/F
POTOMAC TC OWNER, LLC
L.1191, F.654

MONUMENT 3
RE-BAR AND CAP FOUND
DEWBERRY AND DAVIS

NORTH FAIRFAX BOULEVARD
DB 1292 PG 238
100' R/W

STORM DRAIN
EASEMENT
P.B. 24, PG. 10

L19

L20

C7

L21

L22

C8

L23

L24

L25

L26

MONUMENT 5
RE-BAR AND CAP FOUND

E 2434406.4890
N 299065.3244

399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414

17th AVENUE
PB 24 PG 10
50' R/W

STALLION STREET PB 25 PG 276

L27

323 324 325 326 327 328 329 330 331

E 2434733.1329
N 299175.0356

L28

L29

MONUMENT 4
RE-BAR AND CAP FOUND

STEED STREET PB 25 PG 276

L30

L31

272

L32

286 287 288 289 290 291 292

L33

EX. MARE STREET 23' R/W PB 25 PG 276

L34

L35

L36

L37

PARCEL A
22,620 SQ FT
0.5193 AC

PUBLIC ACCESS &
MAINTENANCE EASEMENT
25,376 SQ FT
0.5826 AC

RESIDUE E
565,158 SQ FT
12.9742 AC

226 227 228 229 230 231 232 233 234 235 236

NORTH FAIRFAX BOULEVARD
DB 1292 PG 238
100' R/W

STALLION STREET PB 24 PG 10 50' R/W

EXISTING 18th AVENUE
PB 23 PG 58
64' R/W

FAIRFAX CROSSING PARK

PIEDMONT DESIGN GROUP
WV - NORTH ZONE (NAD 83)

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
SCALE: 1" = 30 FT.

LEGEND

- EXISTING MONUMENT
- EXISTING PROPERTY CORNERS
- PROPOSED CORNER TO BE SET
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- R.O.W. LINE
- BRL — BUILDING RESTRICTION LINE
- UTILITY EASEMENT

DATE	COMMENT

SEAL

MICHAEL T. WILEY
LICENSED
No. 1044
STATE OF
WEST VIRGINIA
PROFESSIONAL SURVEYOR

OWNER:
FAIRFAX CROSSING REAL ESTATE, LLC
117 W. PATRICK STREET
FREDERICK, MD 21701
ATTN.: ED SCOTT
(301) 676-8444

FINAL PLAT FOR PARCELS A - C & RESIDUES A - E
PARCELS A - C, RESIDUE A AND E

TAX MAP DISTRICT 8 , MAP 8, PARCEL 1.2

PLAT BOOK 25 PAGE 276; DEED BOOK 1203 PAGE 55

CITY OF RANSON, RANSON DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

PIEDMONT DESIGN GROUP
5283 CORPORATE DRIVE
SUITE 300 FREDERICK, MD 21703
301-695-6614

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SHEET
5 of 5

Plotted: Dec 17, 2024 at 11:24am
C:\Users\andru\OneDrive\Documents\DROPBOX\Wormald Companies Dropbox\Andrulis Dropbox\DWG\FAIRFAX CROSSING\FINAL PLAT for CTUB\CTUB-FINAL PLAT.dwg

Ranson Planning Commission
Final Plat Requirements Checklist

4.13 Final Plat Requirements– Applicant must submit three (3) copies of the plan with appropriate fees.

Neighborhood Name	N/A	**Map/Parcel**	8 / 1.2	**Residential**		
Date Submitted	12-17-2024	**Deed Book/Page**	25/276	**Commercial**		
Control Number		**Project Area**		**Open Space**		
Property Owner(s) Ed Scott		**Address**			**Phone #**	

#	Standard	Provided	Comments
1	The Final Plat shall be legibly drawn in black or blue waterproof ink on tracing cloth or other permanent material acceptable to the recording authority of the State of West Virginia. The scale shall not be smaller than one (1) inch equals one hundred (100) feet or alternate scale approved by the Agent, and the size of the sheet shall be eighteen (18) by twenty-four (24) inches, including a one and one-half (1 ½) 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 supporting documentation as required by the City.	☑ Yes ☐ No	
2	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. These versions shall be available to the City for future computer application.	☐ Yes ☑ No	

#	Standard	Provided	Comments
3A	All Plat boundaries and property corners shall be tied to WV State Plane Coordinates or shall be referenced to magnetic meridian and show declination from true north. If the subdivision is referenced to the WV 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	☐ Yes ☐ No	
3B	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	☐ Yes ☐ No	
3C	The District or municipality, county and state where the property is located	☐ Yes ☐ No	
3D	Names and location of adjoining subdivisions, and location and ownership names of adjoining un-subdivided property. The plat shall also contain the current conveyance reference for the adjoining landowners	☐ Yes ☐ No	
3E	The evidence of possession on or near the property line	☐ Yes ☐ No	
3F	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.	☐ Yes ☐ No	
3G	Grid North or true and magnetic north reference with declination, graphic scale and date of survey	☐ Yes ☐ No	
3H	The name, address, and signature of the current or past Owner of the land and the current conveyance reference for the subject property	☐ Yes ☐ No	
3I	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.	☐ Yes ☐ No	

#	Standard	Provided	Comments
3J	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.	☑ Yes ☐ No	
3K	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.	☑ Yes ☐ No	
3L-1	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.	☐ Yes ☑ No	
3L-2	A table that indicates the dimensions of all arcs, radii, points of curvature, and tangent bearings.	☑ Yes ☐ No	
3L-3	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.	☑ Yes ☐ No	
3L-4	All lot lines shall be described with lengths to hundredths of a foot and bearings to the nearest second.	☑ Yes ☐ No	
3L-5	The area, acreage or square footage of the subdivided and residue property.	☑ Yes ☐ No	
3-M	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.	☑ Yes ☐ No	
3-N	Building setback lines, the minimum as fixed by the Zoning Ordinance, any other set back lines established by the public authority, and those stipulated in any deed restrictions.	☑ Yes ☐ No	

#	Standard	Provided	Comments
3-O	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;	☒ Yes ☐ No	
3-P	A written offer of dedication of streets and other public property.	☒ Yes ☐ No	
3-Q	The Final Plat shall provide a space for an Owner's (individual or corporation) Certification and Dedication, Surveyor's Certificate, and Planning Commission approval.	☒ Yes ☐ No	
4-A	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.	☐ Yes ☒ No	
4-B	Such other certificates, affidavits, endorsements, or agreements as may be required by the Planning Commission.	☒ Yes ☐ No	
4-C	Certification that the Applicant has installed all improvements in accord with the conditions of the Planning Commission and this Ordinance or a surety bond has been submitted and accepted and Public Improvement Agreement to complete the construction of all improvements required by this Chapter and in accordance with Article 6 of this Ordinance.	☐ Yes ☐ No	
4-D	Approvals from all affected State and Federal agencies	☐ Yes ☐ No	

Checklist Use Verification (CUV) of Engineer/Surveyor (applicant) preparing plans on behalf of the applicant/owner. This checklist shall be used by the applicant during the preparation of the submitted plans. The applicant shall fill in each text block in the above checklist items and sign below indicating that this checklist was used during the preparation of the submitted plans. Failure to provide a completed and signed CUV with the application package will cause the application to not be accepted and immediately returned to the applicant.

I hereby verify that I have used this checklist during the preparation of the attached plan set:

Signed:  Date: 12-17-2024

Kimley»Horn

Memorandum

To: Michael T. Wiley, P.S.
Piedmont Design Group
5283 Corporate Drive, Suite 300
Frederick, MD 21703

From: Mark Phillips, P.E.
Diego Carreira

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

Date: December 20, 2024

Subject: Final Plat and Application Review – Lakeland Place at Fairfax Crossing – 1st Submission

This memorandum summarizes our review of the Foundry Centre Final Plat and Application. This application is for a proposed residential development site as shown on the plats provided (dated December 17, 2024 prepared by Piedmont Design Group).

Kimley-Horn's review of this application is limited to the Plats and Application provided. Based upon our review we have no comments.

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

KIMLEY-HORN & ASSOCIATES, INC.

Mark Phillips, P.E.
Project Manager

AGENDA ITEM IV.12

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing - to accept public comments on a major subdivision located on parcel 08801850000 on Racetrack Street.

ATTACHMENTS:

Legal Notice Racetrack Street 02032024.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Monday, February 3, 2025, at 7:00 PM at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on a major subdivision located on parcel 08801850000 on Racetrack Street. 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 January 31, 2025, will be provided to the Planning Commission, and inserted into the official record.

Reiley Stanley
Dept. of Community Development

AGENDA ITEM IV.13

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 24-56-MAJ_SUB Consideration - Applicant ILA Properties Inc. submitted application for JBG Homes, LLC to accept public comments on a major subdivision located on parcel 08801850000 on Racetrack Street.

ATTACHMENTS:

2025-01-27 Racetrack Plat Review - Memorandum.pdf
24-56-MAJ_SUB-01-16-25_Racetrack Townhome Subdivision.pdf

Kimley»Horn

Memorandum

To: Michael S. Roberts, P.S.
Roberts Land Surveying
2068 Palmer Road
Hedgesville, WV 25427

From: Mark Phillips, P.E.
Diego Carreira

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

Date: January 27, 2025

Subject: Final Plat and Application Review – Racetrack Townhomes – 2nd Submission

This memorandum summarizes our review of the Racetrack Townhomes Final Plat and Application. This application is for a proposed residential development site as shown on the plats provided (dated November 18, 2024 prepared by Roberts Land Surveying).

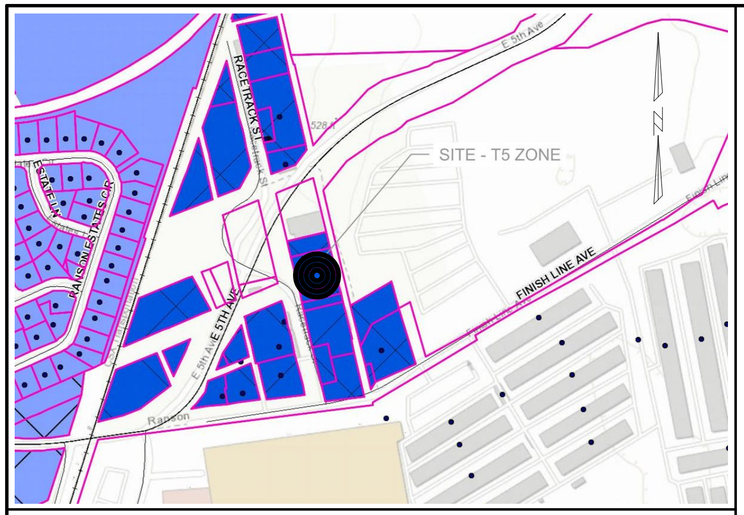
Kimley-Horn's review of this application is limited to the Plats and Application provided. Based upon our review we no further comments.

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

KIMLEY-HORN & ASSOCIATES, INC.



Mark Phillips, P.E.
Project Manager



VICINITY MAP – NTS

GENERAL NOTES

1. THE PROPERTIES DELINEATED HEREON ARE LOCATED ON RANSON CORPORATION, TAX MAP 5, PARCELS 185, 186 & 186.1.

2. THE PROPERTIES SHOWN HEREON ARE NOT WITHIN A 100 YEAR FLOOD PLAIN AND FLOODWAY AS PER FEMA FLOOD INSURANCE RATE MAP 54037C 0136E WITH AN EFFECTIVE DATE OF DECEMBER 18, 2009. THE PROPERTIES ARE LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

4. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

5. ALL RESIDENTIAL AND NON-RESIDENTIAL BUILDING LOTS SHALL HAVE PERIMETER SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCES INSTALLED PRIOR TO BEGINNING CONSTRUCTION ON THE LOT.

OWNERS CERTIFICATE:

I, WE, JBG HOMES LLC, THE OWNER OF THE PROPERTY SHOWN HEREON AND ACQUIRED BY DEED DATED SEPTEMBER 15, 2022 AND RECORDED IN DEED BOOK 1288 AT PAGE 283, BY SIGNING THIS PLAT, AGREE TO ABIDE BY ALL CONDITIONS, TERMS, AND SPECIFICATIONS PROVIDED HEREON AND HEREBY ADOPT THIS PLAN OF MINOR SUBDIVISION OF LAND, AS SHOWN HEREON AND HAVE HEREUNDER AFFIXED THEIR SIGNATURE INDICATING THIS PLAN OF SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUST, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING SUBDIVISION PLAN OTHER THAN THOSE SHOWN HEREON

_____ _____
JBG HOMES LLC DATE

SURVEYOR'S CERTIFICATION

I, MICHAEL S. ROBERTS, A WEST VIRGINIA PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS SEALED PLAT IS ACCURATE, COMPLETE AND REASONABLY MEETS OR EXCEEDS MINIMUM ACCEPTABLE SURVEYING STANDARDS AND THOSE STATE AND OR COUNTY CODE PROVISIONS APPLICABLE ON SAID DATE; THAT THE PERIMETER AND ALL LOT BOUNDARIES SHOWN HEREON HAVE BEEN ESTABLISHED BY A NETWORK OF TRAVERSE CONTROL HAVING A RELATIVE ERROR OF CLOSURE OF 1:15,000 OR BETTER AND THAT THE PERIMETER BOUNDARY SURVEY WAS COMPLETED ON NOVEMBER 18, 2024.

_____ _____
MICHAEL S. ROBERTS, P.S. DATE

MICHAEL S. ROBERTS LICENSED No. 799 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

0 15 30 60
1 INCH = 30 FEET

PLAT NORTH
WV GRID NORTH (WVDOH)

LEGEND
- CAPPED REBAR (SET)
- CAPPED REBAR (FOUND)
- ORIGINAL LOT LINE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- WATER METER
- UTILITY POLE
- GUY WIRE

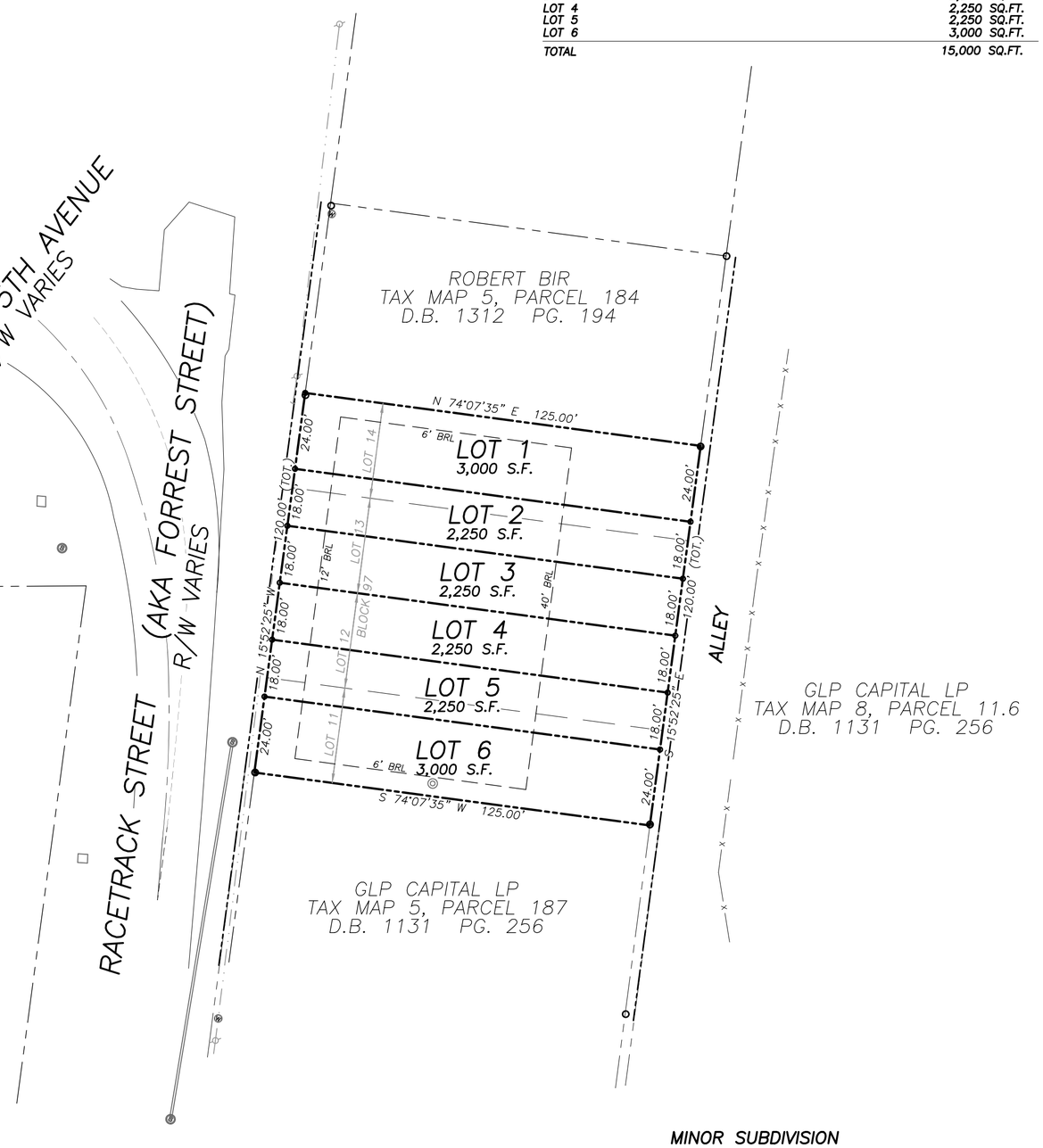
AREA TABULATION:

ORIGINAL AREA

LOT 11	3,750 SQ.FT.
LOT 12	3,750 SQ.FT.
LOT 13	3,750 SQ.FT.
LOT 14	3,750 SQ.FT.
TOTAL	15,000 SQ.FT.

SUBDIVISION AREA

LOT 1	3,000 SQ.FT.
LOT 2	2,250 SQ.FT.
LOT 3	2,250 SQ.FT.
LOT 4	2,250 SQ.FT.
LOT 5	2,250 SQ.FT.
LOT 6	3,000 SQ.FT.
TOTAL	15,000 SQ.FT.



MINOR SUBDIVISION

LOTS 1 THROUGH 6

FORMERLY LOTS 11, 12, 13 AND 14 – BLOCK 97
CHARLES TOWN MINING, MANUFACTURING
AND IMPROVEMENT COMPANY

PROPERTY OF

JBG HOMES LLC

4119 CHARLES TOWN ROAD, KEARNEYSVILLE WV 25430
304-279-6688
DEED BOOK 1288 PAGE 283
TAX MAP 5, PARCELS 185, 186 & 186.1
RANSON CORPORATION, JEFFERSON COUNTY, WV

DATE: 11-18-24
REV.: 01-15-25
DRAWN: MSR
CHECKED: MSR
SCALE: 1"=30'
DWG NO: 24-060
SHEET 1 OF 1

SEAL

PLANNING COMMISSION APPROVAL

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

_____ DATE
(PLANNING COMMISSION)

ROBERTS LAND SURVEYING
2068 PALMER ROAD – HEDGESVILLE, WV 25427
304.671.5406
miker002395@frontier.com

AGENDA ITEM IV.14

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 25-2-SP- Consideration - JBG Homes, LLC submitted application to accept public comments on a major subdivision located on parcel 08801850000 on Racetrack Street.

ATTACHMENTS:

25-2-SP-application-for-review print.pdf
25-2-SP-RESUBMISSION 2 DRAWINGS.pdf

City of Ranson

Community Development Department

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

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

RANSON
AT THE CENTER OF OPPORTUNITY.

APPLICATION FOR REVIEW

PROJECT NAME: Racetrack Street Townhomes

PROJECT DESCRIPTION: 6 townhomes on Racetrack Street

MAP#: 5 **PARCEL#:** 185 **CURRENT ZONING:** T5 **PROPOSED ZONING:** T5

SITE AREA (ACRES): 0.34 **# OF LOTS:** 6 **AREA IN LOTS:** 0.34 Acres

AREA IN SWM: 0.34 Acres **AREA IN RIGHT OF WAY:** 0 Acres

WATER SERVICE: PUBLIC ☑ **PRIVATE** ☐ **PROVIDER** _____

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

SEWER FLOW (GALLONS PER DAY AT BUILD-OUT): 1050

SUBMITTAL/FEE INFORMATION

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

OWNER/APPLICANT INFORMATION

Owner I (Print) JBG Homes, LLC Percent of Ownership 100
Address 4115 Charles Town Road, Kearneysville, WV 25430
Phone: 304-989-1723 Fax/Email: trevor@jbgbuilders.com

Owner II (Print) _____ Percent of Ownership_____
Address_____
Phone: _____ Fax/Email: _____

Owner III (Print) _____ Percent of Ownership_____
Address_____
Phone: _____ Fax/Email: _____

Applicant (Print) JBG Homes, LLC
Address 4115 Charles Town Road, Kearneysville, WV 25430
Phone: 304-989-1723 Fax/Email: trevor@jbgbuilders.com

Developer (Print) JBG Homes, LLC
Address 4115 Charles Town Road, Kearneysville, WV 25430
Phone: 304-989-1723 Fax/Email: trevor@jbgbuilders.com

Engineer/Surveyor (Print) ILA Properties, inc
Address: 4115 Charles Town Road, Kearneysville, WV 25430
Phone: 304-989-1723 Fax/Email: trevor@jbgbuilders.com

OWNER'S WRITTEN AUTHORIZATION

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

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

Signature (owner):_____ Date: 1/14/2025

Signature: (applicant) LLOYD.TREVOR.LAURENCE.1244924154 Digitally signed by LLOYD.TREVOR.LAURENCE.1244924154 Date: 2025.01.14 14:38:27 -05'00' Date: 1/14/2025

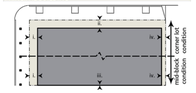
**********For Office Use Only**********

Date Received: _____ **By:** _____

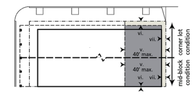
Fee paid: _____ **Check Number:** _____

TABLE 14. TSL / T5 STANDARDS

A. BUILDING PLACEMENT	
PRINCIPAL BUILDING	

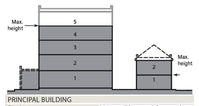


i. Front Setback (Principal)	12 ft. max.
ii. Front Setback (Secondary)	12 ft. max.
iii. Side Setback	6 ft. max.
iv. Rear Setback	3 ft. min.
OUTBUILDING	

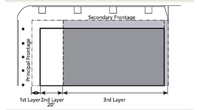


v. Front Setback (Principal)	40 ft. max. from rear property line
vi. Side Setback	0 ft. or 3 ft. at corner
vii. Rear Setback	3 ft. min.
ENCROACHMENTS	
i. Setback Encroachments	
Open Porch	100% max.
Balcony and / or Bay Window	100% max.
Stoop, Lightwell or Terrace	100% max.
ii. Sidewalk Encroachments	
Awning or Gallery	100% max.
iii. Encroachment Depths	
Open Porch	10 ft. max.
Balcony and / or Bay Window	6 ft. max.
Stoop, Lightwell or Terrace	6 ft. max.
Gallery	within 2 ft. of curb
Awning	within 2 ft. of curb

B. BUILDING FORM	
HEIGHT	



PRINCIPAL BUILDING	
Stories	4 max., 5 by special exception
To Eave / Parapet	80 ft. max., 90 ft. by special exception
OUTBUILDING BUILDING	
Stories	2
To Eave / Parapet	35 ft. max.
MASS	
Lot Width	20* ft. min., 150 ft. max.
Lot Coverage	90% max.
Facade Buildout at Setback	60% min. – 100% max.
PARKING AND STORAGE LOCATION	



PARKING	
1st layer (see Table 15)	not permitted
2nd layer (see Table 15)	not permitted
3rd layer (see Table 15)	permitted
TRASH & STORAGE ** LOCATION	
1st layer (see Table 15)	not permitted
2nd layer (see Table 15)	not permitted
3rd layer (see Table 15)	permitted

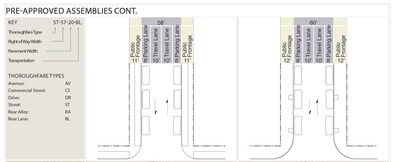
* 16 ft. minimum width is permitted if on site parking is provided.

** Storage includes boats and recreational vehicles.

TABLE 6. PRIVATE FRONTAGES

	SECTION		PLAN	
FIRST LOT LAYER REGULATIONS	PRIVATE FRONTAGE	PUBLIC FRONTAGE	PRIVATE FRONTAGE	PUBLIC FRONTAGE
COMMON LAWN				
Transect District	T2, T2O, T3, T4, SDB			
Permitted Elements				
Encroachments into setback	Porch no less than 6 feet deep			
Surface Treatment	Grass, groundcover, continuing without interruption, except sidewalks or driveways.			
Special Requirements				
FENCED LAWN				
Transect District	T2O, T3, T4			
Permitted Elements	Fences, hedges and walls			
Encroachments into setback	80% of setback			
Surface Treatment	Grass, groundcover			
Special Requirements	Fences, hedges and walls shall be along frontage lines or parallel with the facade of the principal building			
TERRACE				
Transect District	T2O, T4, T4O, TSL, T5, SDB			
Permitted Elements	May be combined with stoop			
Encroachments into setback	Terraces may encroach 100% of setback, no less than 6 ft. Terraces shall be raised a minimum of 12" from average sidewalk grade.			
Surface Treatment	Paved, terraces may be landscaped			
Special Requirements	Ramps for wheelchair access may be located within first layer			

PRE-APPROVED ASSEMBLIES CONT.



Assembly Designation	ST-58-36	CS-60-36
Thoroughfare Type	Street	Commercial Street
Transect District	T2O, T4, T4O, T5	T4O, T5
Right-of-Way Width	58 ft.	60 ft.
Pavement Width	36 ft.	36 ft.
Transportation Way		
Vehicular Lane(s)	Two Lanes: Two way, one lane each way @ 10 ft.	Two Lanes: Two way, one lane each way @ 10 ft.
Parking Lanes	Two lanes parallel @ 8 ft.	Two lane parallel @ 8 ft.
Striping	Required	Required
Median Width	n/a	n/a
Median Planting	n/a	n/a
Median Surface	n/a	n/a
Target Speed	25 mph	25 mph
Bicycle Provision	Sharrow	Sharrow
Transit Provision	Bus route	Bus route
Public Frontage	D, F	F
Assembly Width	11 ft.	11 ft. / 12 ft.
Public Frontage Type	D	F
Transect District	T2O, T4, T4O	T4O, T5 / T4O, T5
Curbing: Type	Raised Curb	Raised Curb
Curbing: Curb Cut Radius	15 ft.	15 ft.
Walkway: Width	5 ft.	5 ft.
Walkway: Surface	Concrete	Concrete
Planter: Type | Size	Continuous | 6 ft.	Tree well | 6 ft.
Planter: Arrangement	Regular	Regular
Planter: Species	Alternating	Alternating
Planter: Spacing	40 ft. o.c. avg.	30 ft. o.c. avg.
Planter: Surface	Ground cover or grass	Pervious paving
Street Tree Size: Width	Large Shade 3 ft.	Large Shade 6 ft.
Verge: Lighting Type	Pipe, Column	Column
Verge: Lighting Spacing	50 ft. o.c.	50 ft. o.c.

Assembly Designation	CS-60-36
Thoroughfare Type	Commercial Street
Transect District	T4O, T5
Right-of-Way Width	60 ft.
Pavement Width	36 ft.
Transportation Way	
Vehicular Lane(s)	Two Lanes: Two way, one lane each way @ 10 ft.
Parking Lanes	Two lane parallel @ 8 ft.
Striping	Required
Median Width	n/a
Median Planting	n/a
Median Surface	n/a
Target Speed	25 mph
Bicycle Provision	Sharrow
Transit Provision	Bus route
Public Frontage	F
Assembly Width	12 ft.
Public Frontage Type	F
Transect District	T4O, T5
Curbing: Type	Raised Curb
Curbing: Curb Cut Radius	20 ft.
Walkway: Width	12 ft.
Walkway: Surface	Concrete
Planter: Type | Size	Tree well | 6 ft.
Planter: Arrangement	Regular
Planter: Species	Alternating
Planter: Spacing	30 ft. o.c. avg.
Planter: Surface	Pervious paving
Street Tree Size: Width	Large Shade 6 ft.
Verge: Lighting Type	Column
Verge: Lighting Spacing	50 ft. o.c.

RACETRACK ROAD TOWNHOMES

MULTI-FAMILY DEVELOPMENT PLAN

CITY OF RANSON
JEFFERSON COUNTY, WV

TAX MAP 5, PARCELS 185, 186 & 186.1, DB 1288 PG 283

OWNER/APPLICANT
JBG HOMES, LLC
4115 CHARLES TOWN ROAD
KEARNEYSVILLE, WV 25430

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

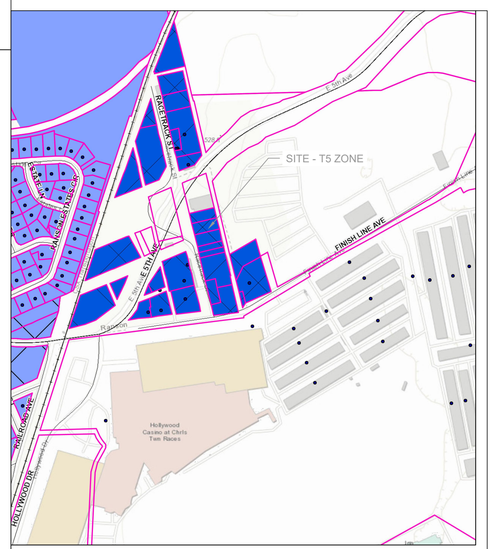
OWNER'S SIGNATURE _____ DATE 1/14/2025

THE RANSON PLANNING COMMISSION APPROVES THIS SITE PLAN ON _____
WITH THE FOLLOWING CONDITIONS:
1.)_____
2.)_____
3.)_____

(PLANNING COMMISSION PRESIDENT SIGNATURE) (DATE)

GENERAL NOTES:

1. THE PROPOSED SITE IMPROVEMENTS FOR RACETRACK ROAD TOWNHOMES DEVELOPMENT PLAN INCLUDE, BUT ARE NOT LIMITED TO, THE CONSTRUCTION OF MULTI-FAMILY RESIDENTIAL UNITS (TOTALING 6 UNIT), PARKING AREAS AND PUBLIC UTILITIES. THE DEVELOPMENT IS LOCATED IN THE CITY OF RANSON, JEFFERSON COUNTY, WV. THE SUBJECT PROPERTY SHOWN HEREIN IS LOCATED ON TAX MAP 5, PARCELS 185, 186 &186.1. THE PROPERTY OWNER IS JBG HOMES, LLC AS RECORDED IN D.B. 1288 PG 283.
2. THE TOTAL EXISTING SITE ACREAGE FOR THE SUBJECT PARCELS IS 0.34 ACRES.
3. THE TOPOGRAPHIC CONTOUR INTERVAL IS ONE (1) FOOT. TOPOGRAPHIC INFORMATION WAS COMPILED FROM A FIELD TOPOGRAPHIC SURVEY PREPARED BY ROBERTS LAND SURVEYING DATED NOVEMBER 2024. HORIZONTAL DATUM IS REFERENCED TO THE WEST VIRGINIA COORDINATE SYSTEM OF 1983, NORTH ZONE. VERTICAL DATUM IS REFERENCED TO NAVD 88.
4. PERIMETER BOUNDARY INFORMATION SHOWN HEREON IS PER A FIELD RUN SURVEY PERFORMED BY ROBERTS LAND SURVEYING IN NOVEMBER 2024. IT HAS BEEN ESTABLISHED BY A NETWORK OF TRAVERSE CONTROL HAVING A RELATIVE ERROR OF CLOSURE OF 1:7500 OR BETTER.
5. THE PROPERTY IS LOCATED IN THE T5-GENERAL NEIGHBORHOOD ZONING DISTRICT.
6. THE SUBJECT PROPERTY IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP 54037C 0136E WITH AN EFFECTIVE DATE OF DECEMBER 18, 2009. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AREA (ZONE A). THE PROPERTY IS IN ZONE X.
7. THE CURRENT NATIONAL WETLANDS INVENTORY MAP DOES NOT SHOW WETLANDS/SENSITIVE AREAS ON THE SUBJECT PROPERTY.
8. CHANGES OR REVISIONS IN CONSTRUCTION PLANS AND SPECIFICATIONS SHALL NOT BE MADE UNLESS FIRST APPROVED BY THE CITY OF RANSON AND/OR OTHER APPROPRIATE AGENCIES.



ZONING MAP

STORMWATER MANAGEMENT NARRATIVE:

WATER QUANTITY CALCULATIONS
THE DRAINAGE AREA FOR THIS SITE IS 0.34 ACRES INCLUDING THE DISTURBED AREA IN THE RIGHT-OF-WAY. WE HAVE EVALUATED THE PRE-DEVELOPMENT VERSES POST DEVELOPMENT FLOWS FOR THE ENTIRE AREA AND THE REQUIRED VOLUME OF STORMWATER IS 457 CUBIC FEET WHICH IS THE DIFFERENCE BETWEEN THE PRE-DEVELOPMENT AND POST DEVELOPED FLOWS. WE HAVE PROVIDED THIS REQUIRED VOLUME IN THE GRASS SWALES LOCATED AT EACH SIDE OF THE UNIT. THE GRASS SWALES WILL FLOW ALONG THE ALLEY AND INTO A ROCK ENERGY DISSIPATER TO REDUCE THE CHANCE OF EROSION AT OUTFALL.

EXISTING:
TIME OF CONCENTRATION: 6 Mins
VOLUME: 377 CF
PEAK FLOW: 0.18 CFS

PROPOSED:
TIME OF CONCENTRATION: 6 Mins
VOLUME: 834 CF
PEAK FLOW: 0.44 CFS

REQUIRED VOLUME: 457 CF

PROPOSED VOLUME: =6 GRASS SWALES X 186 SF PER SWALE X 0.5' AVG DEPTH PER SWALE = 6 X 186 X 0.5 = 558 CF

WATER QUALITY CALCULATIONS
THE PROPOSED DEVELOPMENT UTILIZES GRASS SWALES TO DETAIN AND TREAT THE RUNOFF FROM IMPERVIOUS AREAS. THE SWALES HAVE BEEN DESIGNED FLAT TO PROMOTE INFILTRATION INTO NATURAL SOILS. THE SITE QUALIFIES FOR 3 VOLUME CREDITS BASED ON ITS DENSITY AND PROXIMITY TO PUBLIC TRANSIT. BASED ON THE CALCULATIONS BELOW THE VOLUMES OF THE SWALES ARE SUFFICIENT TO TREAT THE REQUIRED VOLUME PER THE WV STORMWATER MANAGEMENT AND DESIGN GUIDANCE MANUAL.

TOTAL AREA OF SITE = 0.34 ACRES
SITE Rv= .43
DEVELOPMENT CREDITS:
HIGH DENSITY DEVELOPMENT = 0.2 IN
VERTICAL DENSITY = 0.2 IN
MIXED USE OR TRANSIT ORIENTED DEVELOPMENT = 0.2 IN
TOTAL = 0.6 IN REDUCTION
TOTAL REQUIRED TREATMENT VOLUME = .34 X .43 X (1 IN - 0.6) = .34 X .43 X .40 IN = 211 CF
VOLUME PROVIDED = 558 CF

WATER AND SEWAGE PEAK FLOW :

PER 64 CSR 77, TABLE 64-77 E: 6 HOMES :
25 GPM DESIGN PEAK FLOW RATE

6" SDR SEWER PIPE AT MINIMUM SLOPE HAS A CAPACITY OF ±179 GPM SO CAPACITY OF PROPOSED PIPES ARE SUFFICIENT.

PARKING TABULATION:

REQUIRED: (RESIDENTIAL)
1.0 SPACES PER UNIT
TOTAL PARKING SPACES REQUIRED = 6 SPACES

PROVIDED:
TOTAL PARKING SPACES PROVIDED = 12 SPACES

SEWAGE PIPE CAPACITY CALCUALTIONS

NUMBER OF HOMES	PEAK FLOW (GPM)*	DIAM - D (IN.)	SLOPE (%)	MANNING'S "N"	FULL PIPE CAPICITY (GPM)	PIPE CAPACITY AT 0.60*D	NOTES
6	25.0	6	0.50	0.013	179	120	OK

*PER 64 CSR 77 TABLE 64-77 E

SMART CODE ORDINANCE SUMMARY:

	Required	Provided
Building Placement		
Principal Building		
Front Setback (Principal)	12' max	12'
Front Setback (Secondary)	12' max	12'
Side Setback	6' max	6'
Rear Setback	3' min	40'
Encroachments		
Setback Encroachments		
Open Porch	100% max	n/a
Balcony and /or Bay window	100% max	n/a
Stoop, lightwell or Terrace	100% max	n/a
Sidewalk Encroachments		
Awning or Gallery	100% max	n/a
Encroachment Depths		
Open Porch	10' max	n/a
Balcony and /or Bay window	6' max	n/a
Stoop, lightwell or Terrace	6' max	n/a
Gallery	within 2' of curb	n/a
Awning	within 2' of curb	n/a
Building Form		
Height		
Principal Building		
Stories	4 max	2
Outbuilding		
Stories	2	n/a
To Eave/Parapet	35' max	n/a
Mass		
Lot Width	20' min*, 150' max	4x18' & 2x24'
	*(16' min width is permitted if on site parking is provided)	
Lot Coverage	90% max	80%
Façade Buildout at Setback	60% min - 100% max	60%
Parking and Storage Location		
Parking		
3rd layer parking	1 provided in 3rd layer	2 spaces provided in 3rd layer
Trash and Storage		
3rd layer trash and storage	Space required in 3rd layer	Space provided in 3rd layer

REV/NO	DATE	DESCRIPTION	BY

ILA PROPERTIES, INC
4115 CHARLES TOWN ROAD
KEARNEYSVILLE, WV 25430

RACETRACK ROAD TOWNHOMES
RANSON, WV

PROJECT NO: XX-XXX
DRAWING FILE: CS.DWG

DRAWN BY:	CHECKED BY:	SCALE:	DATE:
TLL	TLL	AS SHOWN	January 14, 2025

TREVOR LLOYD LEWIS REGISTERED 19190 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 1/14/25

COVER SHEET

SHEET NUMBER:
CS

GENERAL NOTES

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO PERFORMING ANY EARTH DISTURBANCE ACTIVITIES.

2. ALL MATERIALS USED FOR FILL OR BACKFILL SHALL BE FREE OF ANY DEBRIS, WASTE, OR FROZEN MATERIALS, AND SHALL CONTAIN LESS THAN TWO PERCENT (2%) VEGETATIVE ORGANIC MATERIALS BY WEIGHT. ANY ISOLATED VEGETATIVE ORGANIC MATERIAL THAT IS GREATER THEN TWO (2) INCHES IN DIAMETER SHALL BE REMOVED FROM THE FILL MATERIAL AND AREAS PRIOR TO PLACEMENT OF FILL. ALL FILL MATERIAL SHALL BE FREE OF ROCK LARGER THAN SIX (6) INCHES IN ANY DIMENSION. ALL PROPOSED FILL MATERIAL SHALL BE APPROVED BY A PROFESSIONAL ENGINEER OR QUALIFIED REPRESENTATIVE PRIOR TO PLACEMENT. REPRESENTATIVE SAMPLES OR PROPOSED FILL MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR A MINIMUM OF ONE (1) WEEK PRIOR TO THE PLACEMENT OF PROPOSED MATERIAL TO ALLOW ADEQUATE TIME FOR LABORATORY TESTING.

3. SATISFACTORY MATERIAL FOR USE AS FILL FOR PUBLIC STREETS INCLUDE MATERIALS CLASSIFIED IN ASTM D-2487 AS GW, GP, GM, GC, SW, SP, SM, SC, MLCL AND CL GROUPS. THE MOISTURE CONTENT SHALL BE CONTROLLED WITHIN PLUS OR MINUS 2 PERCENTAGE POINTS OF OPTIMUM TO FACILITATE COMPACTION. GENERALLY, UNSATISFACTORY MATERIALS INCLUDE MATERIALS CLASSIFIED IN ASTM D-2487 AS PT, CH, MH, OL, OH, AND ANY SOIL TOO WET TO FACILITATE COMPACTION, CH AND MH SOILS MAY BE USED SUBJECT TO RESULTS OF LABORATORY TESTS.

4. AFTER COMPLETION OF TESTING AND/OR BEARING EVALUATION AND PROVIDED THAT A FIRM, STABLE SUBGRADE IS PRESENT, FILL SHOULD BE PLACED AND COMPACTED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

4.A. FREE WATER SHALL BE PREVENTED FROM APPEARING ON THE SURFACE DURING OR SUBSEQUENT TO COMPACTION OPERATIONS.

4.B. ALL FILL MATERIAL COMPACTED BY HAND-OPERATED TAMPERS OR LIGHT COMPACTION EQUIPMENT SHALL BE PLACED IN MAXIMUM 6-INCH LOOSE FILL MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT SHALL BE PLACE IN MAXIMUM 12-INCH LOOSE LIFTS. VIBRATORY COMPACTION EQUIPMENT SHALL BE USED FOR GRANULAR MATERIAL, AND SLOTTED STEEL-WHEEL OR SHEEPSFOOT ROLLERS SHALL BE USED FOR COHESIVE, FINE-GRAINED SOILS.

4.C. EACH FILL LAYER SHALL BE MOISTENED OR AERATED AS NECESSARY TO OBTAIN THE REQUIRED COMPACTION, SOIL MATERIAL WHICH IS REMOVED BECAUSE IT IS TOO WET TO PERMIT PROPER COMPACTION CAN BE STOCKPILED, OR SPREAD AND ALLOWED TO DRY. WHEN THE SOIL IS TOO DRY, WATER SHOULD BE APPLIED UNIFORMLY TO THE SUBGRADE SURFACE OR TO THE LAYER TO BE COMPACTED.

4.D. ALL NEW FILL PLACED FOR THE PROJECT SHALL BE COMPACTED TO AT LEAST 98 PERCENT OF THE LABORATORY MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD (ASTM D-698). THE MOISTURE CONTENT OF THE SOIL SHALL BE AT OR WITHIN TWO (2) PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT.

5. FIELD DENSITY TESTS ON THE BUILDING SITE SHALL BE PERFORMED IN ACCORDANCE WITH ASTM D-6938 (NUCLEAR METHOD). A MINIMUM OF THREE (3) FIELD DENSITY TESTS SHALL BE CONDUCTED FOR EACH LIFT OF FILL PLACED OR A MINIMUM OF EVERY 2,500 SQUARE FEET OF FILL PLACED, WHICHEVER IS GREATER, TO VERIFY THE COMPACTION.

6. MATERIALS TESTING FOR CONSTRUCTION WITHIN THE WVDOH RIGHT-OF-WAY SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS ROAD AND BRIDGE SPECIFICATIONS.

7. ALL EXCAVATION AND FILL PLACEMENT SHALL BE TO THE LINES AND GRADES AS SHOWN ON THESE CONSTRUCTION PLANS. CHANGES OR REVISIONS TO THESE CONSTRUCTION PLANS SHALL NOT BE MADE WITHOUT APPROVAL BY THE OWNER, ENGINEER AND ALL APPLICABLE REGULATORY AGENCIES.

8. SUBGRADE ON CUT SHALL BE COMPACTED FOR A MINIMUM OF ONE (1) FOOT IN SUBGRADE IN FILL SHALL MEET THE COMPACTION REQUIREMENTS STATED ABOVE AT ALL LEVELS.

9. AREAS OF WET OR SOFT MATERIAL UNDER ROADS OR BUILDINGS SHALL BE PARTIALLY OVER-EXCAVATED AND REPLACED WITH SUITABLE MATERIAL AS DIRECTED BY A GEOTECHNICAL ENGINEER.

10. AGGREGATE USED IN BASE COURSES SHALL BE CONSTRUCTED ON A COMPACTED SUBGRADE FREE OF ORGANIC MATTER. AGGREGATE SHALL BE WVDOH CLASS 1 AGGREGATE AND SHALL BE PLACED AND COMPACTED IN A MOIST CONDITION SO THAT THE FINES REMAIN MIXED WITH THE COARSER MATERIAL.

11. ASPHALTIC CONCRETE, WHERE APPLICABLE, SHALL BE APPLIED TO THE PREPARED GRAVEL SUBBASE FOLLOWING THE APPLICATION OF A LIQUID ASPHALT PRIME COAT. ASPHALT SHALL CONSIST OF THE PLANT-MIXED BITUMINOUS MATERIAL ROLLED SMOOTH. THE ASPHALT SURFACE SHALL BE SMOOTH, SEAMLESS AND OF A UNIFORM TEXTURE. ASPHALT MATERIAL SHALL COMPLY WITH THE MINIMUM SPECIFICATIONS REQUIRED BY HE WVDOH ROAD AND BRIDGE SPECIFICATIONS.

12. ROADWORK WITHIN EXISTING OR PLANNED WVDOH RIGHT-OF-WAY SHALL CONFORM TO THE LATEST EDITIONS OF THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS ROAD AND BRIDGE SPECIFICATIONS AND STANDARDS AND WEST VIRGINIA E & SC REGULATIONS.

13. CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR AND EQUIPMENT REQUIRED AND SHALL PERFORM ALL WORK INCLUDING RESTORATION FOR THE COMPLETED INSTALLATION OF UTILITY SYSTEMS AND ALL OTHER IMPROVEMENTS SHOWN OR IMPLIED AS NECESSARY. UNLESS OTHERWISE NOTED, SPECIFICATIONS FOR ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND CONTRACT SPECIFICATIONS OF THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS.

14. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES IN WRITING WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES, WITHOUT CLARIFICATION FROM THE ENGINEER OF RECORD, SHALL BE DONE AT THE CONTRACTOR'S RISK.

15. CONTRACTOR TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. DAMAGE TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

16. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKEOUT. ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE CONTRACT DOCUMENTS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING WORK.

17. ANY UNUSUAL SUBSURFACE CONDITIONS ENCOUNTERED DURING THE COURSE OF THE WORK SHALL BE BROUGHT TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER/OWNER.

18. ACCESS BY EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. ACCESS TO FIRE HYDRANTS MUST NOT BE IMPEDED AT ANY TIME BY PARKED CARS OR EQUIPMENT, CONSTRUCTION MATERIALS, SOIL STOCKPILES, ETC.

19. ALL EXCAVATION AND TRENCHING SHALL BE PERFORMED IN ACCORDANCE WITH OSHA RULES AND REGULATIONS.

20. THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES, AS SHOWN HEREON, ARE APPROXIMATE ONLY. NO GUARANTEE IS HEREIN MADE OR IMPLIED THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN. IT SHALL BE THE CONTRACTOR'S AND/OR THE OWNER'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND TO VERIFY THE TYPE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING THE WORK. ANY DISCREPANCIES IN OR FROM THE INFORMATION SHOWN HEREON SHALL BE REPORTED TO THE ENGINEER, PRIOR TO COMMENCING CONSTRUCTION.

21. UNLESS OTHERWISE NOTED OR SHOWN HEREON, ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND.

22. THE CONTRACTOR SHALL ADVISE THE ENGINEER, OF ANY EXISTING SUBSURFACE SPRINGS OR DRAINS ENCOUNTERED DURING THE COURSE OF CONSTRUCTION, SO THAT ADEQUATE PROVISIONS MAY BE MADE TO EXTEND AND/OR CONNECT THE SPRING AND/OR DRAIN TO THE NEAREST EXISTING OR PROPOSED STORM DRAINAGE STRUCTURE.

23. UNLESS OTHERWISE NOTED, ALL PROPOSED ELEVATIONS AS SHOWN HEREON ARE FINISHED GRADE.

24. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.

25. THE CONTRACTOR SHALL MILL TO A DEPTH OF 1.5" AND CONSTRUCT A STANDARD 10' WVDOH HEEL-IN TO PROVIDE A SMOOTH TRANSITION BETWEEN THE EXISTING AND NEW ASPHALT PAVEMENT.

26. THE CONTRACTOR SHALL REMOVE THE EXISTING PAVEMENT AND MAINTAIN A TEMPORARY DUST-FREE GRAVEL SURFACE SUITABLE FOR VEHICULAR INGRESS AND EGRESS DURING CONSTRUCTION.

27. CHANGES OR REVISIONS TO THESE CONSTRUCTION PLANS SHALL NOT BE MADE WITHOUT APPROVAL BY THE OWNER, ENGINEER AND ALL APPLICABLE REGULATORY AGENCIES.

28. CONTRACTOR TO MAINTAIN LIMITS OF CLEARING AND GRADING AND ENSURE CONSTRUCTION MATERIALS AND DEBRIS ARE CONFINED WITHIN THE CLEARING AND GRADING LIMITS AS SHOWN TO PRECLUDE ANY OFFSITE DISTURBANCE TO EXISTING VEGETATION AND/OR SLOPES ADJACENT TO THE SITE.

29. LETTERS OF PERMISSION ARE REQUIRED FOR OFFSITE CLEARING AND / OR GRADING.

30. BOUNDARY AND TOPOGRAPHIC SURVEY DATA WAS OBTAINED FROM A PROFESSIONAL SURVEYOR LICENSED IN WEST VIRGINIA.

31. THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES WITHIN 100' OF THE SITE'S PERIMETER.

SEEDING AND MAINTENANCE NOTES:

- AT A MINIMUM INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROLS WILL BE CONDUCTED EVERY 4 DAYS AND WITHIN 24 HOURS OF A RAIN EVENT OF 0.25 INCHES OR GREATER OF RAINFALL IN 24 HOURS.
- EXCEPT AS NOTED BELOW, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOUR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED.
- WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASED IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURED SHALL BE INITIATED AS SOON AS CONDITIONS ALLOW.
- WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G., THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY HALTED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH DAY AFTER CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED.
- AREAS WHERE THE SEED HAS FAILED TO GERMINATE ADEQUATELY (UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70%) WITHIN 30 DAYS AFTER SEEDING AND MULCHING MUST BE RESEEDED IMMEDIATELY, OR AS SOON AS WEATHER CONDITIONS ALLOW.

EARTHWORK NOTES

A. GENERAL: PROVIDE APPROVED BORROW SOIL MATERIALS FROM OFF-SITE WHEN SUFFICIENT APPROVED SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS.

B. SATISFACTORY SOIL MATERIALS ARE DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SM, SW, AND SP. EXISTING GC, SC, ML, AND CL MATERIALS SHALL BE CONSIDERED SATISFACTORY SOIL MATERIAL WHEN APPROVED BY THE GEOTECHNICAL ENGINEER.

C. UNSATISFACTORY SOIL MATERIALS ARE DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS GC, SC, ML, MH, CL, CH, OL, OH, AND PT.

D. SUBBASE AND BASE MATERIAL: THE SUBBASE AND BASE COURSE MATERIALS SPECIFIED BY CLASS ON THE DRAWINGS SHALL BE COMPOSED OF MATERIALS MEETING THE REQUIREMENTS OF WVDOT SECTION 704.6.1 "GENERAL", SECTION 704.6.2 "GRADATION, QUALITY, AND CRUSHED PARTICLE REQUIREMENTS", AND TABLE 704.6.2 "GRADATION AND QUALITY REQUIREMENTS" FOR THE CLASS SHOWN ON THE DRAWINGS. MATERIALS SPECIFIED BY SIZE NUMBER ON THE DRAWINGS SHALL MEET THE REQUIREMENTS OF WVDOT SECTION 704 "STONE AND CRUSHED AGGREGATE" AND TABLE 703.4 "STANDARD SIZES OF COARSE AGGREGATES - AASHTO M 43" FOR THE SIZE NUMBER SHOWN ON THE DRAWINGS.

E. ENGINEERED FILL: SUBBASE OR BASE MATERIALS FOR THE CLASS SHOWN ON THE DRAWINGS.

F. BEDDING MATERIAL: SUBBASE OR BASE MATERIALS WITH 100 PERCENT PASSING A 1 INCH (25 MM) SIEVE AND NOT MORE THAN 8 PERCENT PASSING A NO. 200 (75 MICROMETER) SIEVE.

G. DRAINAGE FILL: WASHED, EVENLY GRADED MIXTURE OF CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL, ASTM D448, COARSE AGGREGATE GRADING SIZE 57, WITH 100 PERCENT PASSING A 1-1/2 INCH (38 MM) SIEVE AND NOT MORE THAN 5 PERCENT PASSING A NO. 8 (2.36 MM) SIEVE.

H. FILTERING MATERIAL: EVENLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL OR CRUSHED STONE AND NATURAL SAND, WITH 100 PERCENT PASSING A 1-1/2 INCH (38 MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 50 (300 MICROMETER) SIEVE.

I. IMPERVIOUS FILL: CLAYEY GRAVEL AND SAND MIXTURE CAPABLE OF COMPACTING TO A DENSE STATE.

J. BACKFILL AND FILL MATERIALS: SATISFACTORY SOIL MATERIALS FREE OF CLAY, ROCK OR GRAVEL LARGER THAN 4 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION AND OTHER DELETERIOUS MATTER.

K. RIPRAP: STONE FOR RIPRAP SHALL CONSIST OF DURABLE FIELD STONE OR ROUGH UNHEWN QUARRY STONE AS NEARLY RECTANGULAR IN SECTION AS IS PRACTICABLE. THE MATERIAL SHALL HAVE A MAXIMUM WEIGHTED LOSS OF 30 PERCENT WHEN SUBJECTED TO FIVE CYCLES OF SODIUM SULFATE SOUNDNESS TEST, ASTM C 88. LIMESTONE OR SANDSTONE SHALL BE CONSIDERED FOR APPROVAL WHILE SHALE, SILTSTONE, AND/OR CLAYSTONE ARE CONSIDERED UNSATISFACTORY MATERIAL TYPES. MATERIALS SHALL BE CONSIDERED SATISFACTORY WHEN APPROVED BY THE GEOTECHNICAL ENGINEER.

PLACEMENT AND COMPACTION

A. REMOVE VEGETATION, DEBRIS, UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACEMENT OF FILLS. PLOW STRIP, OR BREAK UP SLOPED SURFACES FLATTER THAN 1 VERTICAL TO 4 HORIZONTAL SO THAT FILL MATERIAL WILL BOND WITH LISTING SURFACE. FILL SHALL BE PLACED AND COMPACTED ON A S(H):1(V) SLOPE OR MUST BE STEPPED OR BENCHED AS REQUIRED TO FLATTEN IF NOT SPECIFICALLY APPROVED BY QUALIFIED PERSONNEL UNDER THE DIRECTION OF AN EXPERIENCED SOIL ENGINEER.

B. INITIAL SITE PREPARATION WILL REQUIRE REMOVAL OF ANY CONSTRUCTION REMNANTS, INCLUDING ALL FOUNDATIONS, FLOOR SLABS, UNDERGROUND UTILITIES, SEPTIC TANKS, ETC., AND APPROPRIATE DISPOSAL FOR THE MATERIALS ENCOUNTERED.

C. PROOF ROLL THE EXPOSED SUBGRADE (AFTER OLD CONSTRUCTION REMNANT REMOVAL OPERATIONS, IF ANY, AND AFTER ALL UNSUITABLE SURFACE SOILS ARE STRIPPED, INCLUDING TOPSOIL AND SURFACE FILL SOILS CONTAINING UNDESIRABLE MATERIAL) WITH A HEAVY RUBBER_TIRED VEHICLE IN THE PRESENCE OF AND APPROVED BY THE SOILS CONSULTANT TO DETECT LOOSE, SOFT, WET AND UNSTABLE AREAS.

D. UNDERCUT TO A SUITABLE BEARING SUBGRADE ALL LOOSE, SOFT, WET AND UNSTABLE AREAS TO THE SATISFACTION OF THE SOILS CONSULTANT. THE SUITABILITY OF THE EXPOSED SUBGRADE IN THE PROPOSED FOUNDATION INFLUENCE ZONE SHALL BE DETERMINED USING THE PARAMETERS PROVIDED IN THE FOUNDATION DESIGN PARAMETERS SECTION OF THE GEOTECHNICAL REPORT.

E. SCARIFY THE SUBGRADE, MOISTURE CONDITION AND RE-COMPACT TO THE REQUIRED IN_PLACE DENSITY, AND BACKFILL THE EXCAVATIONS OR LOW AREAS RAISED WITH STRUCTURAL COMPACTED FILL. SUBGRADE PREPARATION, AND THE SELECTION, PLACEMENT, AND COMPACTION OF STRUCTURAL FILL SHOULD BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

F. OVER_EXCAVATE THE VARIABLE SUPPORT FILL SOILS BETWEEN BORING LOCATIONS AS MAY BE NECESSARY.

G. PROTECT FOUNDATIONS FROM FROST AND WEATHER DAMAGE DURING AND AFTER CONSTRUCTION.

H. ADDITIONAL DETAILED REQUIREMENTS OF SOILS PREPARATION ARE CONTAINED WITHIN THE GEOTECHNICAL REPORT BOUND WITHIN THESE SPECIFICATIONS.

I. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND_OPERATED TAMPERS.

J. BEFORE COMPACTION, MOISTEN OR AERATE EACH LAYER AS NECESSARY TO PROVIDE OPTIMUM MOISTURE CONTENT. COMPACT EACH LAYER TO REQUIRED PERCENTAGE OF MAXIMUM DRY DENSITY OR RELATED DRY DENSITY FOR EACH AREA CLASSIFICATION. DO NOT PLACE BACKFILL OR FILL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST OR ICE.

K. PLACE BACKFILL AND FILL MATERIALS EVENLY ADJACENT TO STRUCTURES, PIPING, OR CONDUIT TO REQUIRED ELEVATIONS PREVENT WEDGING ACTION OF BACKFILL AGAINST STRUCTURES OR DISPLACEMENT OF PIPING OR CONDUIT BY CARING MATERIAL UNIFORMLY AROUND STRUCTURE, PIPING, OR CONDUIT TO APPROPRIATELY SAME ELEVATION IN EACH LIFT.

L. CONTROL SOIL AND FILL COMPACTION, PROVIDING MINIMUM PERCENTAGE OF DENSITY SPECIFIED IN THE GEOTECHNICAL REPORT FOR EACH AREA CLASSIFICATION INDICATED BELOW. CORRECT IMPROPERLY COMPACTED AREAS OR LIFTS AS DIRECTED BY ENGINEER/DESIGNER IF SOIL DENSITY TESTS INDICATE INADEQUATE COMPACTION.

1. CONSTRUCTION MONITORING AND TESTING OF SUBGRADES AND GRADES FOR FILL, FOUNDATION, FLOOR SLAB AND PAVEMENT; AND FILL SELECTION, PLACEMENT AND COMPACTION SHALL BE PERFORMED BY A LICENSED SOILS ENGINEER AND/OR HIS REPRESENTATIVES AT THE OWNER'S EXPENSE.

2. ALL COMPACTED FILL, SUBGRADES, AND GRADES SHALL BE (A) UNDERLAIN BY SUITABLE BEARING MATERIAL, (B) FREE OF ALL ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL, AND (C) OBSERVED, TESTED AND APPROVED BY QUALIFIED ENGINEERING PERSONNEL REPRESENTING A LICENSED SOILS ENGINEER. PREPARATION OF SUBGRADES AFTER STRIPPING VEGETATION, ORGANIC OR OTHER UNSUITABLE MATERIALS SHALL CONSIST OF (A) PROOF ROLLING TO DETECT SOFT, WET, YIELDING SOILS OR OTHER UNSTABLE MATERIALS THAT MUST BE UNDERCUT, (B) SCARIFYING TOP 6 TO 8 INCHES, (C) MOISTURE CONDITIONING THE SOILS AS REQUIRED, AND (D) RE-COMPACTION TO SAME MINIMUM IN_SITU DENSITY REQUIRED FOR SIMILAR MATERIALS INDICATED HEREIN. NOTE: COMPACTION REQUIREMENTS FOR STRUCTURE AND PAVEMENT SUBGRADE ARE HIGHER THAN OTHER AREAS. WEATHER AND CONSTRUCTION EQUIPMENT MAY DAMAGE COMPACTED FILL SURFACE AND REWORKING AND RETESTING MAY BE NECESSARY TO ASSURE PROPER PERFORMANCE.

3. IN OVER EXCAVATION AND FILL AREAS, THE COMPACTED FILL MUST EXTEND (A) A MINIMUM OF 5 FOOT LATERAL DISTANCE BEYOND THE EXTERIOR EDGE OF THE FOUNDATION. THE COMPACTED FILL MATERIALS SHALL BE FREE OF DELETERIOUS, ORGANIC, OR FROZEN MATTER, SHALL CONTAIN NO CHEMICALS THAT MAY RESULT IN THE MATERIAL BEING CLASSIFIED AS "CONTAMINATED," AND SHALL BE LOW_EXPANSIVE WITH A MAXIMUM LIQUID LIMIT (ASTM D-423) AND PLASTICITY INDEX (ASTM D_ 424) OF 30 AND 15, RESPECTIVELY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP 12 INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM 3 INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM 4 INCH DIAMETER UNLESS SPECIFICALLY APPROVED BY A LICENSED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON_FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW OR SP PER UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D_2487).

4. FOR STRUCTURAL FILL PLACED BELOW A STRUCTURE FOUNDATION OR FLOOR SLAB, THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 100 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY STANDARD PROCTOR (ASTM D_698). THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN ±3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY RECOMMENDED AND/OR APPROVED BY THE SOILS ENGINEER MONITORING THE PLACEMENT AND COMPACTION. COHESIVE SOILS WITH MODERATE TO HIGH EXPANSION POTENTIALS (PL> 15) SHOULD, HOWEVER, BE PLACED, COMPACTED AND MAINTAINED PRIOR TO CONSTRUCTION AT MOISTURE CONTENT OF 2 TO 4 PERCENT ABOVE OPTIMUM MOISTURE CONTENT TO LIMIT FUTURE HEAVE. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION.

5. FOR STRUCTURAL FILL PLACED BELOW WALKWAYS AND PAVEMENT, THE DENSITY OF THE COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 98 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY STANDARD PROCTOR (ASTM D_698). THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN ±3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY RECOMMENDED AND/OR APPROVED BY THE SOILS ENGINEER MONITORING THE PLACEMENT AND COMPACTION.

6. EXCAVATION, FILLING, SUBGRADE AND GRADE PREPARATION SHALL BE PERFORMED IN A MANNER AND SEQUENCE THAT WILL PROVIDE DRAINAGE AT ALL TIMES AND PROPER CONTROL OF EROSION. PRECIPITATION SPRINGS, AND SEEPAGE WATER ENCOUNTERED SHALL BE PUMPED OR DRAINED TO PROVIDE A SUITABLE WORKING PLATFORM. SPRINGS OR WATER SEEPAGE ENCOUNTERED DURING GRADING/FOUNDATION CONSTRUCTION MUST BE CALLED TO THE SOIL ENGINEER'S ATTENTION IMMEDIATELY FOR POSSIBLE CONSTRUCTION PROCEDURE REVISION OR INCLUSION OF AN UNDERDRAIN SYSTEM.

7. NON_STRUCTURAL FILL ADJACENT TO STRUCTURAL FILL SHOULD TYPICALLY BE PLACED IN UNISON TO PROVIDE LATERAL SUPPORT. BACKFILL ALONG WALLS MUST BE PLACED AND COMPACTED WITH CARE TO ENSURE EXCESSIVE UNBALANCED LATERAL PRESSURES DO NOT DEVELOP. THE TYPE OF FILL MATERIAL PLACED ADJACENT TO BELOW GRADE WALLS (I.E. BASEMENT WALLS AND RETAINING WALLS) MUST BE PROPERLY TESTED AND APPROVED BY AN EXPERIENCED SOILS ENGINEER WITH CONSIDERATION FOR THE LATERAL PRESSURE USED IN THE WALL DESIGN. FOR NON-STRUCTURAL FILL PLACED IN YARD AND LANDSCAPE AREAS, THE DENSITY OF THE COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY STANDARD PROCTOR (ASTM D_698).

8. FOR NON_STRUCTURAL FILL PLACED AS A UNIFORMLY DISTRIBUTED LOAD, REFERRED TO AS SURCHARGE LOAD, THE DENSITY OF THE COMPACTED FILL SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY STANDARD PROCTOR (ASTM D_698).

9. WHEREVER, IN THE OPINION OF THE SOILS ENGINEER OR THE OWNER'S REPRESENTATIVES, AN UNSTABLE CONDITION IS BEING CREATED EITHER BY CUTTING OR FILLING, THE WORK SHALL NOT PROCEED INTO THAT AREA UNTIL AN APPROPRIATE GEOTECHNICAL EXPLORATION AND ANALYSIS HAS BEEN PERFORMED AND THE GRADING PLAN REVISED, IF FOUND NECESSARY.

10. MOISTURE CONTROL: WHERE SUBGRADE OR LAYER OF SOIL MATERIAL MUST BE MOISTURE CONDITIONED BEFORE COMPACTION, UNIFORMLY APPLY WATER TO SURFACE OF SUBGRADE OR LAYER OF SOIL MATERIAL. APPLY WATER IN MINIMUM QUANTITY AS NECESSARY TO PREVENT FREE WATER FROM APPEARING ON SURFACE DURING OR SUBSEQUENT TO COMPACTION OPERATIONS.

a. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, SOIL MATERIAL THAT IS TOO WET TO PERMIT COMPACTION TO SPECIFIED DENSITY.

b. STOCKPILE OR SPREAD SOIL MATERIAL THAT HAS BEEN REMOVED BECAUSE IT IS TOO WET TO PERMIT COMPACTION. ASSIST DRYING BY DISCING, HARROWING, OR PULVERIZING UNTIL MOISTURE CONTENT IS REDUCED TO A SATISFACTORY VALUE.

REV/NO	DATE	DESCRIPTION	BY

ILA PROPERTIES, INC

4115 CHARLES TOWN ROAD
KEARNEYSVILLE, WV 25430

RACETRACK ROAD
TOWNHOMES
RANSON, WV

PROJECT NO: XX-XXX
DRAWING FILE:
CS.DWG

DRAWN BY:	CHECKED BY:	SCALE:	DATE:
TLL	TLL	AS SHOWN	January 14, 2025

TREVOR LLOYD
REGISTERED
19190
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
1/14/25

GENERAL NOTES

SHEET NUMBER:
GN

WV GRID
STATE NORTH

EXISTING FENCELINE

ALLEY

S 15°52'25" E 120.00'

3' PORTION OF R/W VACATED BY TOWN COUNCIL

-5.1%

N 74°07'35" E 125.00'

JBG HOMES LLC
4115 CHARLES TOWN ROAD, KEARNEYSVILLE WV 25430
304-279-6688
DEED BOOK 1288 PAGE 283
TAX MAP 5, PARCELS 185, 186 & 186.1
RANSON CORPORATION, JEFFERSON COUNTY, WV

S 74°07'35" W 125.00'

ROBERT BIR
TAX MAP 5, PARCEL 184
D.B. 1312 PG. 194

GLP CAPITAL LP
TAX MAP 5, PARCEL 187
D.B. 1131 PG. 256

-4.5%

EXISTING UTILITY POLE

EXISTING OVERHEAD UTILITY LINES

N 15°52'25" W 120.00'

EXISTING OVERHEAD UTILITY LINES

3' PORTION OF R/W VACATED BY TOWN COUNCIL

RACE TRACK STREET
R/W VARIES

EXISTING 8" SEWER MAIN

EXISTING EDGE OF ASPHALT

0 10 20 Feet

REV.NO.	DATE	DESCRIPTION	BY

ILA PROPERTIES, INC

ILA PROPERTIES, INC
4115 CHARLES TOWN ROAD
KEARNEYSVILLE, WV 25430

RACETRACK ROAD TOWNHOMES
RANSON, WV

PROJECT NO: XX-XXX
DRAWING FILE: SITE PLAN.DWG

DRAWN BY:	TLL
CHECKED BY:	TLL
SCALE:	AS SHOWN
DATE:	January 14, 2025

TREVOR L. LLOYD
REGISTERED
19190
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

EXISTING CONDITIONS

SHEET NUMBER:
C-01

WV GRID
STATE NORTH

EXISTING FENCELINE

ALLEY

S 15°52'25" E 120.00'

3.00' TYP.
5.00' TYP.
10.00' TYP.

5.00'

PROPOSED 10'X43' GRAVEL DRIVEWAY, TYP.

43.00'

PROPOSED 10' X10' CONCRETE PATIO, TYP.

GRASS SWALE, SEE GRADING PLAN

6.00'

18.00' TYP.

108.00'

6.00'

N 74°07'35" E 125.00'

S 74°07'35" W 125.00'

ROBERT BIR
TAX MAP 5, PARCEL 184
D.B. 1312 PG. 194

GLP CAPITAL LP
TAX MAP 5, PARCEL 187
D.B. 1131 PG. 256

LOT: 1	LOT: 2	LOT: 3	LOT: 4	LOT: 5	LOT: 6
3000.00 SQ.FT.	2250.00 SQ.FT.	2250.00 SQ.FT.	2250.00 SQ.FT.	2250.00 SQ.FT.	3000.00 SQ.FT.
0.07 AC	0.05 AC	0.05 AC	0.05 AC	0.05 AC	0.07 AC

60.00'

INSTALL RAILING FOR LOT 6 ONLY, EAST SIDE OF STAIR

4" SINGLE SANITARY SERVICE LATERAL (CTUB)

4.00'

15.00'

12.00'

12.00'

EXISTING 8" SANITARY TO BE ABANDONED AT PROPERTY LINE AND REDUCED TO 4" SERVICE LATERAL (CTUB)

515

END OF LINE CLEANOUT

6.3%

CONCRETE STEPS, TYP.

N 15°52'25" W 120.00'

3' PORTION OF R/W VACATED BY TOWN COUNCIL

230' WATER EXTENSION WITH 3X DOUBLE SERVICE LINES (CTUB)

PROPOSED 5' CONCRETE SIDEWALK (120' LONG) 1.5% CROSS SLOPE/2% MAX, SLOPE DOWN TOWARD RACETRACK STREET

100' OF 6" SANITARY SEWER EXTENSION AND 6" DOUBLE SERVICE LATERALS EXCEPT WHERE NOTED (CTUB)

RACE TRACK STREET
R/W VARIES

0 10 20 Feet

REV NO.	DATE	DESCRIPTION	BY

ILA PROPERTIES, INC

ILA PROPERTIES, INC
4115 CHARLES TOWN ROAD
KEARNEYSVILLE, WV 25430

RACETRACK ROAD TOWNHOMES
RANSON, WV

PROJECT NO: XX-XXX
DRAWING FILE: SITE PLAN.DWG

DRAWN BY:	CHECKED BY:	SCALE:	DATE:
TLL	TLL	AS SHOWN	January 14, 2025

TREVOR L. LLOYD REGISTERED 19190 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 1/14/25

SITE PLAN

SHEET NUMBER:
C-02

WV GRID STATE NORTH

ALLEY

EXISTING FENCELINE

PROPOSED ENERGY DISSIPATER, TYP.

PROPOSED 10'X43' GRAVEL DRIVEWAY, TYP.

HIGH POINT OF DITCH. DITCH RUNS BOTH DIRECTIONS

PROPOSED GRASS SWALE ALONG INSIDE OF PROPERTY LINE

PROPOSED 720 SF HYBRID ARMOR MATTING. SEE DETAIL. INSTATURF SHEARFORCE 10 OR EQUAL

PROPOSED ENERGY DISSIPATER, TYP.

CONCRETE STEPS, TYP.

ROBERT BIR
TAX MAP 5, PARCEL 184
D.B. 1312 PG. 194

GLP CAPITAL LP
TAX MAP 5, PARCEL 187
D.B. 1131 PG. 256

RACE TRACK STREET
R/W VARIES

230' WATER EXTENSION WITH 3X DOUBLE SERVICE LINES (CTUB)

LOT: 1 3000.00 SQ.FT. 0.07 AC — FFE: 516.00
LOT: 2 2250.00 SQ.FT. 0.05 AC — FFE: 515.34
LOT: 3 2250.00 SQ.FT. 0.05 AC — FFE: 514.67
LOT: 4 2250.00 SQ.FT. 0.05 AC — FFE: 514.00
LOT: 5 2250.00 SQ.FT. 0.05 AC — FFE: 513.34
LOT: 6 3000.00 SQ.FT. 0.07 AC — FFE: 512.67

60.00'

108.00'

18.00' (TYP.)

6.00'

43.10'

5.00'

REV NO	DATE	DESCRIPTION	BY

ILA PROPERTIES, INC
4115 CHARLES TOWN ROAD
KEARNEYSVILLE, WV 25430

RACETRACK ROAD TOWNHOMES
RANSON, WV

PROJECT NO: XX-XXX
DRAWING FILE: SITE PLAN.DWG

DRAWN BY:	CHECKED BY:	SCALE:	DATE:
TLL	TLL	AS SHOWN	January 14, 2025

TREVOR LLOYD REGISTERED 19190 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 1/14/25

GRADING PLAN

SHEET NUMBER: C-03

0 10 20 Feet

WV GRID NORTH STATE

EXISTING FENCELINE

PROPOSED ROCK CONSTRUCTION ENTRANCE

PROPOSED SUPER SILT FENCE

PROPOSED CONCRETE WASHOUT PIT

PROPOSED LIMITS OF DISTURBANCE

ALLEY

ROBERT BIR
TAX MAP 5, PARCEL 184
D.B. 1312 PG. 194

GLP CAPITAL LP
TAX MAP 5, PARCEL 187
D.B. 1131 PG. 256

RACE TRACK STREET
R/W VARIES

REV NO.	DATE	DESCRIPTION	BY

ILA PROPERTIES, INC

4115 CHARLES TOWN ROAD
KEARNEYSVILLE, WV 25430

RACETRACK ROAD
TOWNHOMES
RANSON, WV

PROJECT NO: XX-XXX
DRAWING FILE:
SITE PLAN.DWG

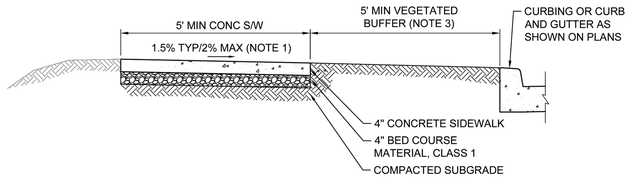
DRAWN BY:	CHECKED BY:	SCALE:	DATE:
TLL	TLL	AS SHOWN	January 14, 2025

TREVOR LLOYD REGISTERED 19190 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 1/14/25

EROSION CONTROL PLAN

SHEET NUMBER:
C-04

0 10 20 Feet

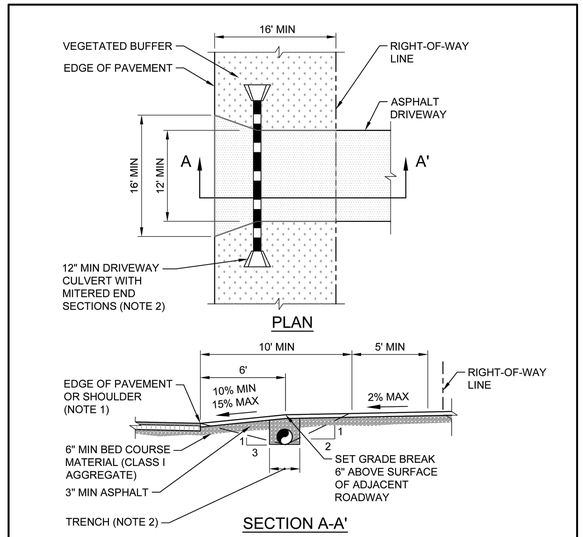


NOTES:

1. SIDEWALK CROSS SLOPE OF 2% IS ABSOLUTE MAX. THERE IS NO CONSTRUCTION TOLERANCE FOR INCREASED CROSS-SLOPE IN EXCESS OF 2%.
2. MAXIMUM ALLOWABLE LONGITUDINAL SLOPE IS 5% OR SLOPE OF ADJACENT ROADWAY, WHICHEVER IS GREATER.
3. SUBJECT TO APPROVAL BY THE CITY, VEGETATED BUFFER MAY BE OMITTED WHERE SIDEWALK IS ADJACENT TO A PARKING LANE OR A BIKE LANE.

NOT TO SCALE

	CONCRETE SIDEWALK WITH BUFFER CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
RANSON		SW-01	1 OF 1	12/1/2023



NOTES:

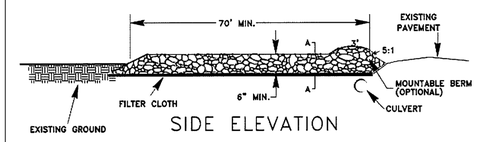
1. LOT DEVELOPMENT WITHOUT A SIDEWALK REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY AND FEE-IN-LIEU PAYMENT INTO THE CITY'S SIDEWALK FUND.
2. TRENCH WIDTH, BEDDING, AND BACKFILL PER SECTION 604 OF THE WVDOH STANDARD SPECIFICATIONS. IF HDPE PIPE IS USED, BACKFILL SHALL BE CONTROLLED LOW STRENGTH MATERIAL. PROVIDE 9" MIN COVER OVER PIPE.

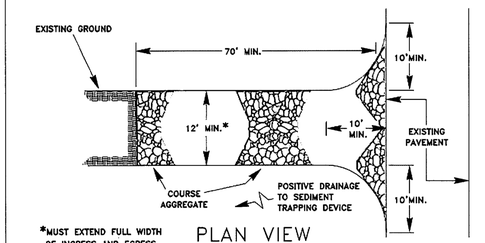
NOT TO SCALE

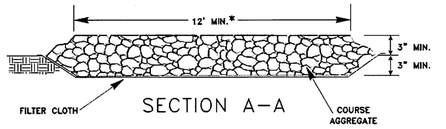
	RESIDENTIAL DRIVEWAY APRON - NO SIDEWALK CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
RANSON		DW-05	1 OF 1	12/1/2023

FIGURE 3.02.1

STONE CONSTRUCTION ENTRANCE





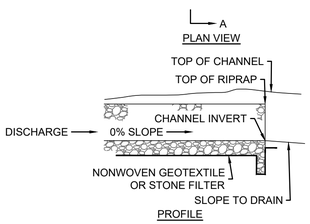


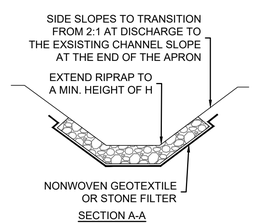
SOURCE: ADAPTED from 1983 Maryland Standards for Soil Erosion and Sediment Control and Va. DSWC

3.02-2

CONSTRUCTION SPECIFICATIONS

1. RIPRAP AND STONE MUST CONFORM TO THE SPECIFIED CLASS.
2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, AND PROTECT FROM PUNCTURING, CUTTING, OR TEARING. REPAIR AND DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE BY PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE. PROVIDE A MINIMUM OF ONE FOOT OVERLAP FOR ALL REPAIRS AND FOR JOINING TWO PIECES OF GEOTEXTILE TOGETHER.
3. PREPARE THE SUBGRADE FOR GEOTEXTILE OR STONE FILTER TO 1 ½ INCH STONE FOR 6 INCH MINIMUM DEPTH) AND RIPRAP TO THE REQUIRED LINES AND GRADES. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
4. EXTEND GEOTEXTILE AT LEAST 6 INCHES BEYOND EDGES OF RIPRAP AND EMBED AT ELAST 4 INCHES AT SIDES OF RIPRAP.
5. CONSTRUCT RIPRAP OUTLET TO FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERYLYING MATERIALS. PLACE STONE FOR RIPRAP OUTLET IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. PLACE RIPRAP IN A MANNER TO PREVENT DAMAGE TO THE STONE FILTER BLANKET OR GEOTEXTILE. HAND PLACE TO THE EXTENT NECESSARY.
6. WHERE NO ENDWALL IS USED, CONSTRUCT THE UPSTREAM END OF THE APRON SO THAT THE WIDTH IS TWO TIMES THE DIAMETER OF THE OUTLET PIPE, AND EXTEND THE STONE UNDER THE OUTLET BY A MINIMUM OF 18 INCHES.
7. CONSTRUCT APRON WITH 0% SLOPE ALONG ITS LENGTH AND WITHOUT OBSTRUCTIONS. PLACE STONE SO THAT IT BLENDS IN WITH EXISTING GROUND.
8. MAINTAIN LINE, GRADE, AND CROSS SECTION. KEEP OUTLET FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. AFTER HIGH FLOWS INSPECT FOR SCOUR AND DISLODGED RIPRAP. MAKE NECESSARY REPAIRS IMMEDIATELY.



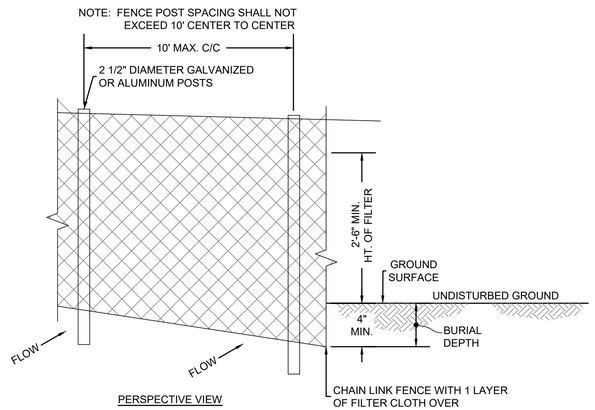


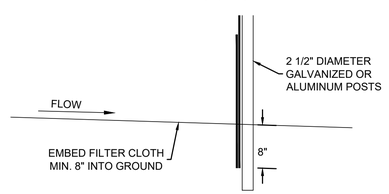
RIPRAP	
STONE DIAMETER	THICKNESS (T)
4	9 IN
9	21 IN
18	41 IN

* RIP RAP THICKNESS SHALL BE 1.5 TIMES THE MAXIMUM STONE DIAMETER EXAMPLES SHOWN ABOVE

ROCK OUTLET PROTECTION / ENERGY DISSIPATER

NOT TO SCALE





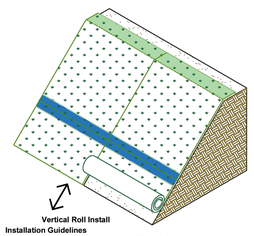
SUPER SILT FENCE

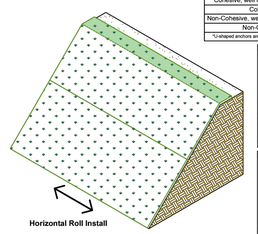
NOT TO SCALE

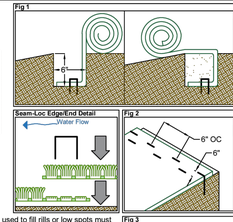
ShearForce10 Hybrid Turf Instant Armor Mat Installation Guide for Slopes (Not To Scale)

ShearForce10 Recommended Anchors		
Soil Type	***Minimum Anchor**	**Alternate Anchors**
Cohesive, well compacted or undisturbed	8"x2"x8" wire U-staple	12" Fabric Pin, 8" Plastic Stake
Cohesive, loose	12"x2"x12" wire U-staple	18" Fabric Pin, 12" Plastic Stake
Non-Cohesive, well compacted or undisturbed	12"x2"x12", ¾" Rebar U-staple	24" Fabric Pin, 18" Earth Anchor
Non-Cohesive, loose	18"x2"x18", ¾" Rebar U-staple	36" Percussion Earth Anchor

*U-shaped anchors are recommended as they can be shared between adjacent rolls when seaming, reducing total anchors needed during installation.







Installation Guidelines

1. **Select appropriate anchors for matting based on soil type and consistency (See Recommended Anchors Table).**
2. **Prepare seedbed.**
   Prepare a smooth seedbed on the soil surface and eliminate any existing rills, soil clods, sticks or rocks larger than 2-inches in diameter. Any soil used to fill rills or low spots must be adequately compacted before seedbed preparation.
3. **Apply seed and fertilizer.**
   Apply seed, fertilizer and other amendments at the specified rates, either by broadcasting, drilling or hydro-seeding.
4. **Position and anchor leading edge of mats at the top of, or over the shoulder of the slope** with one of the following acceptable methods:
   - **4.1. 6-inch Covered Anchor Trench (Figure 1)**
     Construct a 6-inch wide by 6-inch deep anchor trench across the top width of the slope. Position the leading edges of the mat (or nubbed Seam-Loc side edge for horizontal installations) in the bottom of the trench, with the topside (simulated turf surface) facing down. Make sure mat rolls are properly aligned with slope direction. Position adjacent rolls according to Step 5 (to ensure proper overlap). Anchor edges of all mats into bottom of trench on 1-foot centers. Backfill trench, compact soil and apply additional seed to compacted soil surface. Unroll material over compacted anchor trench (Fig 1).
   - **4.2. Double Row Anchor Check (Figure 2)**
     Where trenching is not practical or desired, an anchor check may be used alternatively to secure the leading edge of the mats. Position the leading edges of the mats (or nubbed Seam-Loc edges for horizontal installations) with the topside (simulated turf surface) facing up, ensuring that mat rolls are properly aligned with slope direction. Position adjacent rolls according to Step 5 (to ensure proper overlap). Secure leading edges of mats with a row of anchors spaced 6-inches apart, with a second staggered row of anchors spaced 6-inches apart, approximately 6-inches behind the first row (Fig 2).
5. **Seam adjacent rolls. (Seam-Loc Edge Detail)**
   Unroll material down (vertically) or across (horizontally) the slope face, slightly stretch and relax mat to remove any wrinkles. Let unrolled mats rest in sunlight for a minimum of 15 minutes to normalize surface temperature before anchoring. Overlap roll edges by placing full-turf roll edges on top of nubbed Seam-Loc edges (2-inch turf inset) of adjacent rolls. If necessary, simply step on overlaps to flatten and snap Seam-Loc edges together.
6. **Anchor mat to soil. (Figure 3)**
   Starting at the top and working downslope, fasten mats with a row of anchors spaced 1.5-feet apart across the mat width, and anchor rows spaced 1.5 - 2.0-feet apart down the mat length, making sure all overlaps and factory pre-fabricated seams (6-ft wide rolls only) are secured, according to Fig. 3. Installations on non-cohesive sandy soils and/or on slopes >= 1:1 and/or with significant overland flow, should use the 1.5-foot row spacing along mat length. Use additional anchors as necessary to smooth any remaining wrinkles and ensure that mats are in intimate contact with the underlying soil surface.
7. **Seam consecutive roll ends. (Seam-Loc End Detail)**
   Overlap roll ends "shingle-style" by placing full-turf roll ends (tail of upslope rolls) on top of nubbed Seam-Loc roll ends (3-inch turf inset at head of downslope rolls), and secure with a row of anchors spaced 6-inches apart (Fig 4).

Additional Tips for Fast & Effective Installation

- Install mat with simulated turf on top and fabric backing against soil surface.
- For best vegetative results, do not install on top of any additional erosion control blanket, TRM, or fabric.
- Overlap adjacent rolls by placing full-turf roll edjes on top of nubbed Seam-Loc roll edges (2-inch turf inset). Ensure that all overlaps and seams are properly anchored and secure. If necessary, simply step on overlaps to flatten and snap Seam-Loc edges together.
- Continuous fabric contact with the underlying soil surface is very important for effective product performance. Unroll mat and let rest in sunlight for a minimum of 15 minutes to normalize surface temperature before anchoring the mat body. Work out any wrinkles in material before anchoring. If there are areas where some wrinkles remain, additional anchors may be necessary to ensure good fabric-to-soil contact.
- In bends or reaches that are not straight, miter cut roll joints to prevent wrinkles in material.
- Use a heavy duty utility knife or commercial-grade shears to cut material as necessary.
- When seaming cut roll ends or edges, DO NOT OVERLAP. Simply butt together cut ends or edges and seam together with a single row of anchors spaced 6-inches apart.

Effective Date: SEP 2020

SLOPE REINFORCEMENT

NOT TO SCALE

REV/ NO.	DATE	DESCRIPTION	BY

ILA PROPERTIES, INC

4115 CHARLES TOWN ROAD
KEARNEYSVILLE, WV 25430

RACETRACK ROAD TOWNHOMES
RANSON, WV

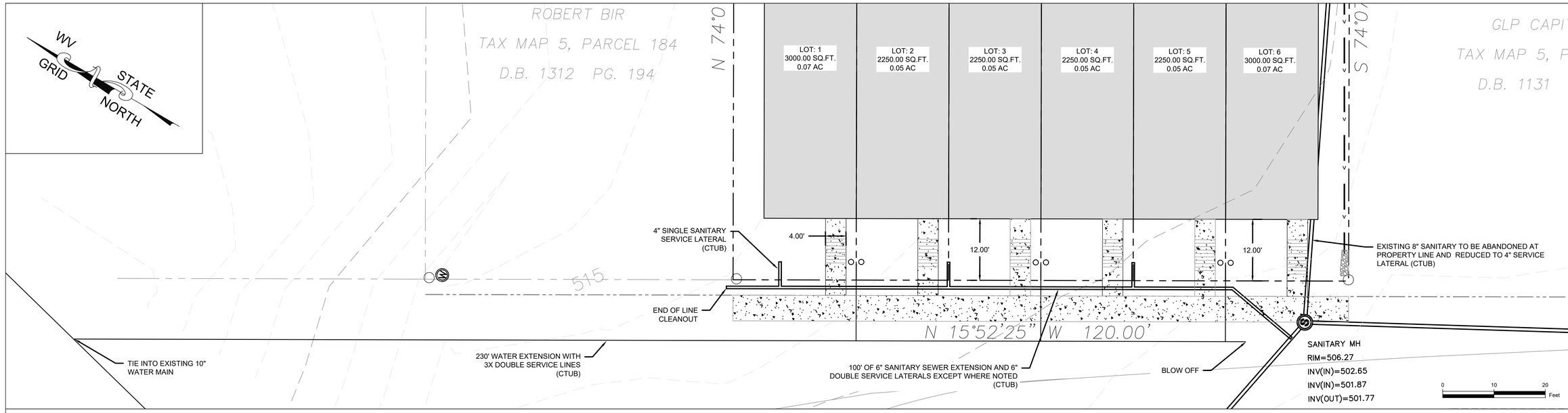
PROJECT NO: XX-XXX
DRAWING FILE: CS.DWG

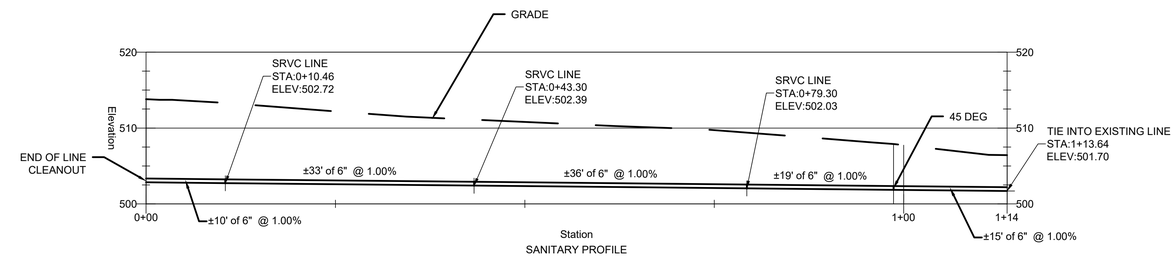
DRAWN BY:	CHECKED BY:	SCALE:	DATE:
TLL	TLL	AS SHOWN	January 14, 2025

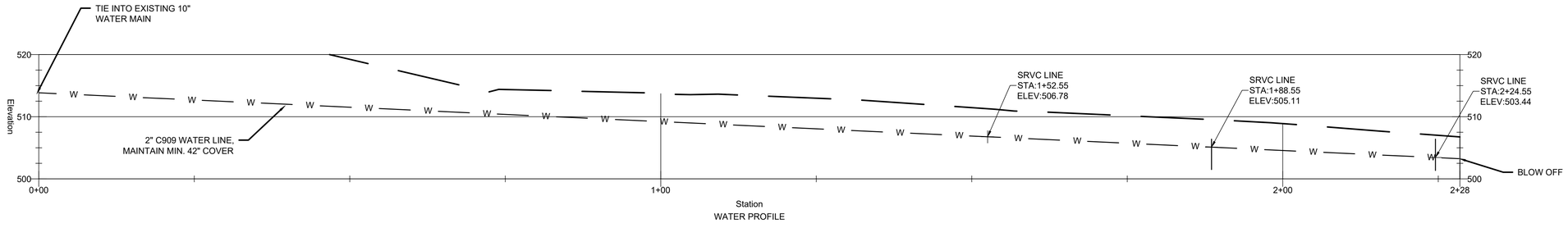
TREVOR LLOYD REGISTERED 19190 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 1/14/25

SITE DETAILS

SHEET NUMBER:
C-05







REV NO.	DATE	DESCRIPTION	BY

ILA PROPERTIES, INC

4115 CHARLES TOWN ROAD
KEARNEYSVILLE, WV 25430

RACETRACK ROAD
TOWNHOMES
RANSON, WV

PROJECT NO: XX-XXX
DRAWING FILE:
SITE PLAN.DWG

DRAWN BY:	TLL	SCALE:	AS SHOWN
CHECKED BY:	TLL	DATE:	January 14, 2025

TREVOR L. LLOYD
REGISTERED
19190
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
1/14/25

UTILITY PLAN

SHEET NUMBER:
C-100

AGENDA ITEM IV.15

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing- To accept public comments on a release of guarantee for the subdivision Briar Run Phase 6. The release is for as they have satisfied $187,770.94 the entirety of the bond obligation.

ATTACHMENTS:

Legal Notice Bond Release Briar Run Phase 6 232025.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on February 3, 2025, at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on a release of guarantee for the subdivision Briar Run Phase 6. The release is for as they have satisfied $187,770.94 the entirety of the bond obligation.

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

Reiley Stanley
Dept. of Community Development

AGENDA ITEM IV.16

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 24-49-BRR Applicant Dan Ryan Builders Group for Consideration to Release of guarantee bond for the subdivision Briar Run Phase 6. The release is for as they have satisfied $187,770.94 the entirety of the bond obligation.

ATTACHMENTS:

2024-11-14 BR Ph VIBC Bond Estimate (Bond Release).pdf
PC25-04 Briar Run Bond Release.docx

City of Ranson, West Virginia

Construction Bond - Reduction Form

Date Submitted: Orig Submission 10/31/2019, Re-submission 11/09/20 Project #18-17
Re-Re-Submission 10/26/21, final submission per Engineer Review 12/28/21, Release submission 11/14/24

Engineer/Consultant's Name: Ryan P. Perks, PE (GORDON)

Project/Subdivision Name: Briar Run

Section/Description: Phase 6, Section B & C (Lots 301-348 and 364-403)

Bond Amount Approved: $_____

By: _____ **Date:** _____

Official Use, Do Not Write In This Box

		Bond Estimate				Bond Reduction/Release		
						% Complete	$ Amount Complete	$ Amount Remaining
Item No.	Description	Unit	Unit Cost	Quantity	Total Cost	To Date	To Date	To Be Completed
2.1	**Erosion & Sediment Control**							
1	Stabilized Construction Entrance	EA	$2,250.00	1	$2,250.00	100.00%	$2,250.00	$0.00
2	Silt Fence - Standard	LF	$5.00	1000	$5,000.00	100.00%	$5,000.00	$0.00
5	Inlet Protection Device	EA	$180.00	15	$2,700.00	100.00%	$2,700.00	$0.00
6	Outlet Protection Device	EA	$300.00	1	$300.00	100.00%	$300.00	$0.00
13	Seeding with Straw Mulch - Temporary	SF	$0.15	10000	$1,500.00	100.00%	$1,500.00	$0.00
14	Seeding with Straw Mulch - Permanent	SF	$0.20	10000	$2,000.00	100.00%	$2,000.00	$0.00
2.2	**Site Preparation & Demolition**							
2.3	**Earthwork**							
8	Replace Topsoil	CY	$6.00	500	$3,000.00	100.00%	$3,000.00	$0.00
9	Ditchlines	LF	$5.00	1200	$6,000.00	100.00%	$6,000.00	$0.00
2.4	**Paved Surface Construction**							
3	6" Thick Aggregate Base	SY	$10.50	2940	$30,870.00	100.00%	$30,870.00	$0.00
8	Bituminous Asphalt Base Course - 3"	SY	$10.00	2940	$29,400.00	100.00%	$29,400.00	$0.00
11	Bituminous Asphalt Surface Course - 1-1/2"	SY	$8.00	5700	$45,600.00	100.00%	$45,600.00	$0.00
15	Concrete Curb & Gutter	LF	$35.00	1870	$65,450.00	100.00%	$65,450.00	$0.00
18	Concrete Sidewalk	SF	$7.00	16100	$112,700.00	100.00%	$112,700.00	$0.00
22	Pavement Lines/Stripes	LF	$5.00	560	$2,800.00	100.00%	$2,800.00	$0.00

23	Pavement - Handicapped Parking Symbol & Hatch Lines	Per Space	$200.00	2	$400.00	100.00%	$400.00	$0.00
24	Sign - Traffic Control (Stop, Speed Limit, Directional, etc.)	EA	$200.00	3	$600.00	100.00%	$600.00	$0.00
25	Sign - Handicapped Parking Sign	EA	$200.00	2	$400.00	100.00%	$400.00	$0.00
26	Sign - Street Name per E911 Addressing Ordinance	EA	$200.00	2	$400.00	100.00%	$400.00	$0.00
28	4' Fence - Stockade/Split Rail or Vinyl	LF	$20.00	1200	$24,000.00	100.00%	$24,000.00	$0.00
29	Lights - Parking Lot (light fixture, foundation, & wiring)	EA	$3,500.00	3	$10,500.00	100.00%	$10,500.00	$0.00
	2.5 Landscaping							
6	Plant Tree (6' or less) - Flowering	EA	$250.00	72	$18,000.00	100.00%	$18,000.00	$0.00
11	Mulching (wood landscape mulch in place)	CY	$3.00	72	$216.00	100.00%	$216.00	$0.00
	2.6 Sanitary Sewer System							
7	4" Service Lateral (20' to Edge of R.O.W./Property Line)	EA	$1,200.00	11	$13,200.00	100.00%	$13,200.00	$0.00
	2.7 Potable Water System							
17	Water Meter Setter, Box & Service Line Tap	EA	$1,500.00	51	$76,500.00	100.00%	$76,500.00	$0.00
	2.8 Storm Water Management & Storm Drainage							
	2.9 Miscellaneous Site Construction & Structures							
3	Gazebo, Tot Lot, or other Amenities, etc (Provide Cost Estimate)	LS	$50,000.00	1	$50,000.00	100.00%	$50,000.00	$0.00
6	Set Property Corners	LOT	$350.00	88	$30,800.00	100.00%	$30,800.00	$0.00
7	Construction Stake-out ($10,000 min)	LOT	$500.00	88	$44,000.00	100.00%	$44,000.00	$0.00
8	Construction Management/As-Builts ($10,000 min)	LOT	$500.00	88	$44,000.00	100.00%	$44,000.00	$0.00

Grand Total All Costs	$622,586.00	$622,586.00	$0.00
15% Contingency	$93,387.90	$93,387.90	$0.00
TOTAL BOND AMOUNT	$715,973.90	$715,973.90	$0.00

RESOLUTION: PC-25-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANSON TO RELEASE OF GUARNETEED SURETY AS DESCIBED IN RANSON CODE OF ORDINANCE SECTION 16-83 FOR THE REQUIRED PHYSICAL IMPROVEMENTS FOR A SUBDIVISION COMMONLY REFERRED TO AND KNOWN AS BRIAR RUN PHASE VI

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

Section 1. The Ranson Planning Commission agrees to release Bond # 017170733 with Developer's Surety and Liberty Mutual securing the physical improvements, or parts thereof, of Briar Run Phase VI, pursuant to the authority granted in W. VA. Code § 8A-6-3 as (1) staff has inspected the development and all necessary documents; and (2) the Contractor has submitted satisfactory evidence that construction of the improvements of Briar Run VI, has been completed.

Section 2. The President of the Planning Commission and/or Community Development Director is hereby authorized to execute any and all documents necessary to release the aforesaid Bonds.

Section 3. Community Development Director shall forward this Resolution to Principle DRB Group and all necessary parties to carry out the purpose and functions of this Resolution.

Signed and approved this 3rd day of February 2025.

_____
Mike Anderson
President

ATTEST:

_____
Planning Commission
Member

AFFIX CITY SEAL

AGENDA ITEM IV.17

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing to accept public comments on a petition to rezone the following parcels 0810002800000000,0810001300000000,0810001200000000, and 0810001100000000 located off Wiltshire Road and Bassett Lane, Ranson WV 25438 (Consisting of 389.86 acres) from Rural Reserve to R6.

ATTACHMENTS:

Legal Notice for Rezoning Bane Farm LLC 02032024.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code § 8A-7-9 et seq., W. Va. Code § 8A-5-8 et seq., and Ranson Code § 19A-1.3 et seq., the Ranson Planning Commission will hold a public hearing on Monday, February 3, 2025, at 7 pm at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on a petition to rezone the following parcels 0810002800000000,0810001300000000,0810001200000000, and 0810001100000000 located off Wiltshire Road and Bassett Lane, Ranson, WV 25438 (Consisting of 389.86 acres) from Rural Reserve to R6. Upon recommendation and approval of the zoning map amendment by the Ranson Planning Commission, an ordinance amending the zoning map will be presented to the City Council for two readings.

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

AGENDA ITEM IV.18

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 25-1-REZ - Consideration Applicant Integrity Federal Services submitted an application for Allen Lloyd - To petition to rezone the following parcels 0810002800000000, 0810001300000000, 0810001200000000, and 0810001100000000 located off Wiltshire Road and Bassett Lane, Ranson, WV 25438 (Consisting of 389.86 acres) from Rural Reserve to R6.

ATTACHMENTS:

25-1-REZ-5096-0101-ZMA_BANE-FINAL PACKAGE.pdf
25-1-REZ-BANE_Rezoning-Application.pdf
2025-01-09_Bane Farm Rezoning Application Review - Memorandum.pdf

BANE FARM

RESIDENTIAL R6

APPLICATION FOR ZONING MAP AMENDMENT

CITY OF RANSON
WEST VIRGINIA

December 31, 2024

Prepared By:
INTEGRITY FEDERAL SERVICES

Prepared For:
KT INVESTMENT PARTNERS, LLC

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Exhibit 2 – Existing Land Use & Zoning

Exhibit 3 – Proposed Land Use & Zoning

Exhibit 4 – Boundary Exhibit

Exhibit 5 – Draft Subdivision Plat, 2023

Exhibit 6 – Boundary Description

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Part 1 – Executive Summary

Introduction. KT Investment Partners, LLC seeks a rezoning for the approximately 389.86-acre tract of real Property (as further described in this Application, the "Property"). The proposed rezoning would replace the current Rural Reserve (RR) zoning designation for the following parcels: Tax Map 10 Parcels 11, 12, 13, & 28. These parcels are 74.15 acres, 177.90 acres, 122.00 acres, and 15.81 acres, respectively. The Property is proposed to be rezoned from Rural Reserve (RR) to the Residential R-6 zoning district.

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

The R-6 Zone is easy to implement, which benefits developers in the planning process, and it is easy to administer, which benefits the City of Ranson. It is the Applicants intention that the property to be developed as a 55+ Active Adult Residential Community of single family (attached and detached) dwellings. The community is envisioned to be highly amenitized, providing access to recreation opportunities for seniors in the community.

Basis for Rezoning. The R-6 zone is well suited for the development of a single-family subdivision for senior housing and fits the objectives of the Blended Mixed-Use designation in the Comprehensive Plan. The primary uses under this designation are residential uses including single family detached and single family attached homes.

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

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

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

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

Housing Action Item 3 of The Comprehensive Plan states, *"Encourage development of housing types that fall between single family homes and larger apartment complexes to increase housing diversity and affordability. This will likely require a zoning update.".* Housing that falls within these parameters is considered "missing middle" housing. The requested rezoning to the R6 district will promote the development of "missing middle" housing on the Property.

Part 1 – Executive Summary

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

Comprehensive Plan – The proposed zoning amendment is consistent with Ranson's newly adopted 2024-2034 Comprehensive Plan. As discussed in more detail in this application, the Plan proposes that the Property be designated as "Blended Mixed Use", a designation that includes various types of housing.

Proposed Use – Residential development, aligned with the R-6 district. The property will be developed as an age restricted single family subdivision with single family attached and detached homes. It is envisioned to be a highly amenitized Active Adult Community for ages 55+.

Benefit Analysis – Ranson will benefit from land zoned for single family residential development, outside of areas zoned under SmartCode. The proposed zoning map amendment is poised to provide much needed residential development in the area surrounding the Currie Road and Wiltshire Road Interchanges with Route 9 and increase the available stock of homes within the City. R6 zoning will provide immediate neighborhood connections, providing housing on the north side of Ranson, and near the Clay Hill Farm properties recently rezoned to R6.

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

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

- The property will be served by public water and sewer through regulated utilities. The development of the site does not require any onsite wells, and all wastewater is conveyed to the City of Charles Town for treatment.
- All development will be fully regulated by federal, state and local environmental laws.
- The zoning amendment does not include any provisions that would relax environmental standards.
- Proximity to the new Ranson Elementary School, forthcoming K-12 campus complex, and proposed YMCA facility will directly enhance the walkability of the community and diminish the need for additional transportation services for seniors and children.
- Proximity to the Rt 9 interchanges at both Currie Road (Rt. 9/1) and Wiltshire Road (Rt. 8) ensures convenient access for deliveries and residents without encroaching upon neighboring residential subdivisions or neighborhoods.

Conclusion. KT Investment Partners, LLC's application for a zoning map amendment to the R-6 District meets all standards required for approval. The Property is suitable for residential use, is supported by existing infrastructure, and does not negatively impact low-income communities. The proposed rezoning is supported by the newly adopted 2024-2034 Comprehensive Plan.

The proposed 55+ community will be the first of it's kind in Jefferson County. The demographic associated with these communities have limited impact on school systems and typically generate higher levels of tax revenues. Taking these factors into account, KT Investment Partners, LLC respectfully requests the zoning map amendment be approved by the City of Ranson.

Part 2 – Property Information



BANE FARM LLC PROPERTIES

See Exhibit 1 – Existing Conditions Exhibit for full detail

Parcel Descriptions

DB 1017 Page 356
City of Ranson (District 8), Tax Map 10, Parcel 11
74.15 Acres

DB 1017 Page 356
City of Ranson (District 8), Tax Map 10, Parcel 12
177.90 Acres

DB 1017 Page 356
City of Ranson (District 8), Tax Map 10, Parcel 13
122.00 Acres

DB 1049 Page 301
City of Ranson (District 8), Tax Map 10, Parcel 28
15.81 Acres

Part 2 – Property Information

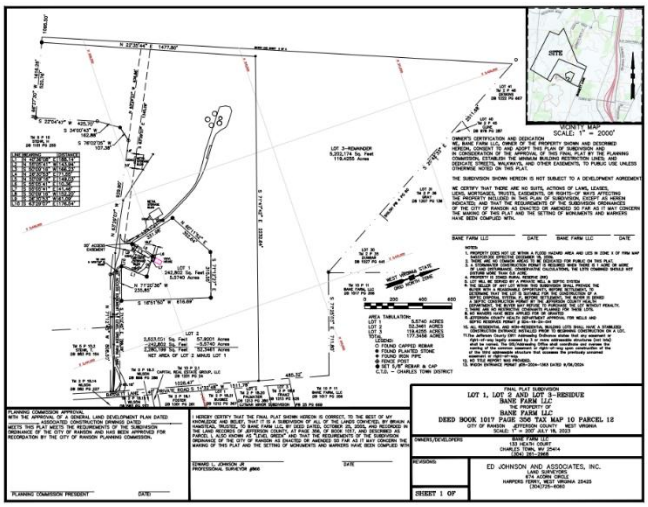
The Property is situated between Wiltshire Road (Rt. 8) to the West and War Admiral Boulevard (Rt. 115) to the East. The property can also be accessed from the South by Basset Lane, via Currie Road (Rt. 9/1). The recently rezoned Clay Hill East Parcel is directly adjacent to the parcel's Southern pipestem along Basset Lane. The Property is approximately 3.5 miles from Ranson City Hall.



Rt. 115 / Rt. 9 interchange at Currie Road

The parcel is predominantly comprised of open farmland, with perimeter trees situated along the property lines.

The structures located on the Property are remnants of the historical farming operations, and remain inhabited at present day. The land occupied by these structures is propsed to be subdivided off of the parent tract as depicted in Exhibit 5 – Draft Subdivision Plat, 2023. See image below for reference.



See Exhibit 5 – Draft Subdivision Plat, 2023 for full scale document

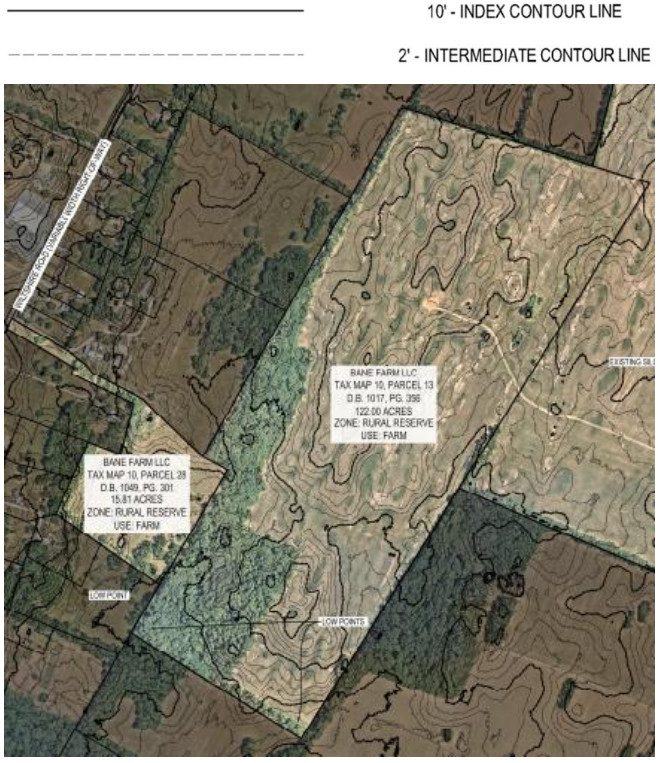
The parcel features a central ridgeline that gradually slopes from east and west, with an approximate elevation change of 47 feet from the highpoint at the existing structures, to the eastern edge towards War Admiral Boulevard (Rt 115).

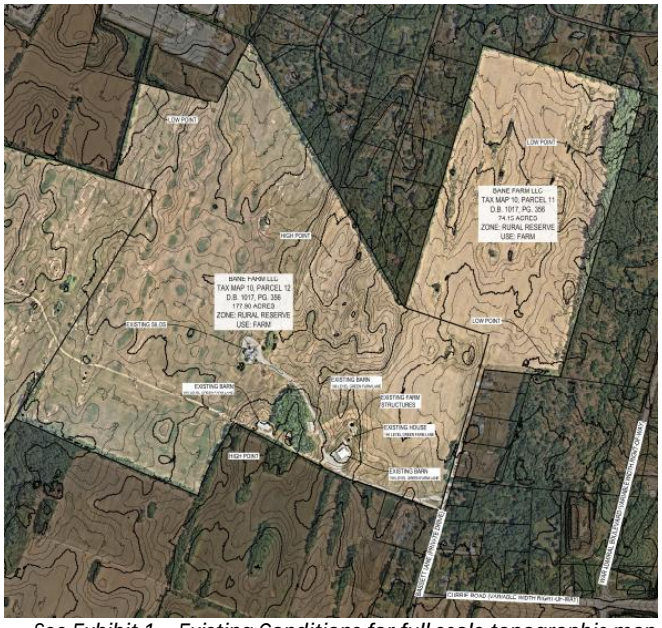
Historically and presently, the Property has been utilized for agricultural activities, including grazing, hay, and row crops.

There are no FEMA floodplains mapped on the parcel.

Topography

The Property features rolling topography, with its center elevated higher than the western and eastern portions. Rock outcroppings can be seen scattered across the Property, especially prominent on parcels 11 and 13. The highest point reaches an elevation of 602', while the lowest point sits at 555'. Slopes across the Property remain under 10%.





See Exhibit 1 – Existing Conditions for full scale topographic map

Part 3 – Proposed Uses

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

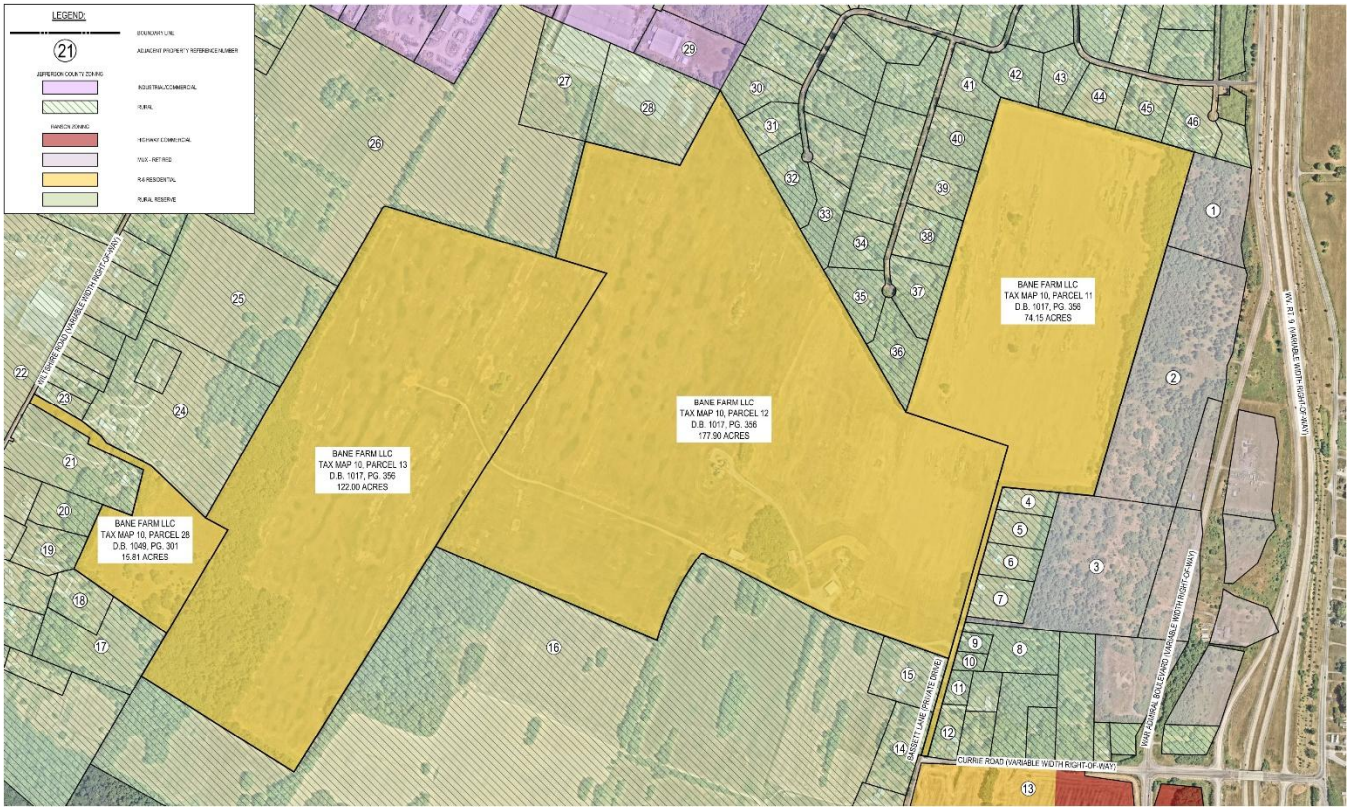
Permitted Uses By Right

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

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

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

See Exhibit 3 - Proposed Land Use and Zoning for full size image



Part 4 – Adjacent Lands

Much of the Property is adjacent to residential uses, with farm uses adjacent to the Property's western and southern boundaries. The farm use along the southern boundary, owned by Hank Stehr, is contained within a conservation easement. The property is adjacent to two (2) commercial and one (1) Industrial parcels to the North.

These parcels contain Speedway Motors and Mountain State Machine Tool.

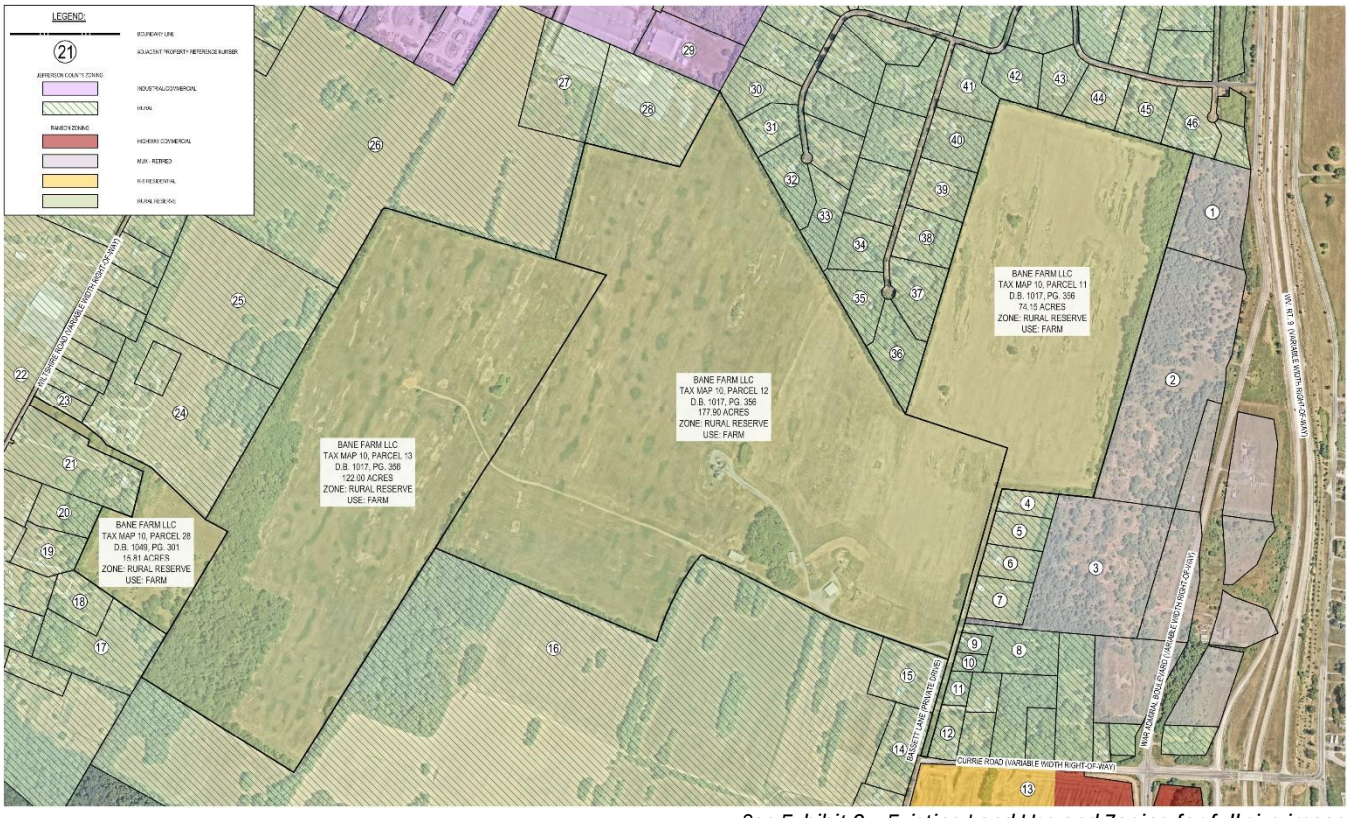
Individual properties, existing zoning and existing uses are noted below.

The abbreviation *"JC"*, as seen in the table below, represents Jefferson County Zoning jurisdiction.

Adjacent Property Information								
Ref. #	District	Map	Parcel	Adjacent Property Owner	Zone	Use	Deed Book	Deed Page
1	8	10	3	POTOMAC DEVELOPMENT CO LLC	MUX - Mixed Use *(Retired)*	Residential	966	251
2	8	10	1.1	CAPITAL REAL ESTATE LLC	MUX - Mixed Use *(Retired)*	Residential	1201	29
3	8	10	2.1	CAPITAL REAL ESTATE LLC	MUX - Mixed Use *(Retired)*	Residential	1201	29
4	2	2	18.9	MARK M & LORI L FRANZ	Rural *(JC Zoning)*	Residential	1213	525
5	8	10	18.20	ROBERT C & RENEE M PALMATIER	Rural *(JC Zoning)*	Residential	1213	385
6	8	10	18.21	KRISTY L & MATTHEW J BUGBEE	Rural *(JC Zoning)*	Residential	1212	367
7	2	2	18.10	CECIL F FOSTER JR	Rural *(JC Zoning)*	Residential	1301	261
8	2	2	18.3	RICHARD D WILSON	Rural *(JC Zoning)*	Residential	868	268
9	2	2	18.15	RICHARD D WILSON	Rural *(JC Zoning)*	Residential	582	227
10	2	2	18.14	RICHARD D WILSON	Rural *(JC Zoning)*	Residential	582	227
11	2	2	18.11	JOHN D & KIMBERLY D MOLLOHAN	Rural *(JC Zoning)*	Residential	854	287
12	2	2	18.4	LARRY M & KATHERINE M B TITUS	Rural *(JC Zoning)*	Residential	1130	330
13	8	10	9	STRIDER LLC	Rural *(JC Zoning)*	Farm	972	711
14	2	5	10.3	DOUGLAS & ABIGAIL STEHR	Rural *(JC Zoning)*	Residential	1263	255
15	2	5	10.2	TONY A & LINDA D STEHR	Rural *(JC Zoning)*	Residential	983	154
16	2	5	10	STEHR HANK A	Rural *(JC Zoning)*	Farm	1101	255
17	2	2	5.14	TIMOTHY W & HEATHER R RUNION	Rural *(JC Zoning)*	Farm	1066	102
18	2	2	5.17	TIMOTHY W & HEATHER R RUNION	Rural *(JC Zoning)*	Residential	869	149
19	2	2	5.11	JOHN C T MERCER	Rural *(JC Zoning)*	Residential	1208	302
20	2	2	5.22	HEATHER R RUNION	Rural *(JC Zoning)*	Residential	1078	109
21	2	2	5	DERRICK S BAER & LINEKA M QUIJANO	Rural *(JC Zoning)*	Residential	1132	36
22	7	10	15.1	TIMOTHY W & SUSAN D SMITH	Rural *(JC Zoning)*	Farm	1162	50
23	2	2	5.7	AMANDA SITES	Rural *(JC Zoning)*	Residential	1270	698
24	2	2	5.10	CHRISTOPHER B OTT ET AL	Rural *(JC Zoning)*	Farm	WB31	585
25	2	2	5.9	CHRISTOPHER B OTT ET AL	Rural *(JC Zoning)*	Farm	WB31	585
26	2	2	2	WILLIAM M & DELORIS M NICEWARNER	Rural *(JC Zoning)*	Farm	433	250
27	2	2	2.2	B&J PARTNERSHIP LTD DBA SPEEDWAY PROPERTIES	Rural *(JC Zoning)*	Commercial	1252	571
28	2	2	17.1	B&J PARTNERSHIP LTD DBA SPEEDWAY PROPERTIES	Rural *(JC Zoning)*	Commercial	1252	571
29	2	2	1.28	MOUNTAIN STATE MACHINE TOOL INC	Industrial Commercial *(JC Zoning)*	Industrial	808	295
30	2	2	48	GLENN M & SANDRA B WILT	Rural *(JC Zoning)*	Residential	747	614
31	2	2	47	RANDY L & PAMELA K GOETZ	Rural *(JC Zoning)*	Residential	1160	253
32	2	2	46	LUCINDA E DESKINS	Rural *(JC Zoning)*	Residential	1222	667

Part 4 – Adjacent Lands

33	2	2	45	ROBERT F & KATHLEEN M CLINE	Rural *(JC Zoning)*	Residential	978	287
34	2	2	37	EMIL L LOOMIS JR ET AL	Rural *(JC Zoning)*	Residential	722	572
35	2	2	36	THOMAS GRAY	Rural *(JC Zoning)*	Residential	1307	136
36	2	2	35	KATHERINE B DUNBAR	Rural *(JC Zoning)*	Residential	1027	441
37	2	2	34	LEO R LUDOVICI ET AL	Rural *(JC Zoning)*	Residential	1257	19
38	2	2	33	RUEL D HICKS	Rural *(JC Zoning)*	Residential	1210	437
39	2	2	32	SEAN D & ROANN L FEIGO	Rural *(JC Zoning)*	Residential	1145	32
40	2	2	31	REBEKAH D LEWIS	Rural *(JC Zoning)*	Residential	1148	502
41	2	2	30	BONNIE BALLENGER	Rural *(JC Zoning)*	Residential	1070	467
42	2	2	29	JAMES L & GAIL R COLUNGA	Rural *(JC Zoning)*	Residential	596	214
43	2	2	27	WILLIAM P & CRYSTAL A SCOTT	Rural *(JC Zoning)*	Residential	1185	592
44	2	2	26	AMY C & JOHN WAJDA	Rural *(JC Zoning)*	Residential	1213	330
45	2	2	25	SARAH MIDDLEMISS	Rural *(JC Zoning)*	Residential	1232	514
46	2	2	24	EDWARD D HUFFMAN	Rural *(JC Zoning)*	Residential	1221	168



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

Part 5 – Transportation and Utilities

Route 8, Route 115, and Route 9

The Property is served by excellent vehicular transportation infrastructure. Access to the four-lane divided WV Route 9 is provided towards the east and west of the parcel. To the west, the Route 9 interchange at Wiltshire Road (Rt. 8) is approximately 1.8 miles from the Property. To the east, the Route 9 interchange at Currie Road (Rt. 9/1) is approximately 0.4 miles from the Property via Basset Lane (Private Drive), and 0.8 miles via War Admiral Boulevard (Rt. 115). WV Route 9 provides access to the I-81 corridor, northern Virginia and Maryland.

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



Rt. 115 / Rt. 9 Interchange at Currie Road

Trails and Sidewalks

The proposed development of the adjacent Clay Hill Parcels to the south contemplates a trail connection along N. Mildred Street (Route 115). This infrastructure is a huge leap in meeting the transportation goals and actions stated in the Comprehensive Plan to "*Improve pedestrian and bicycle connectivity*". The plan proposes meeting this goal by *"Prioritize sidewalks, crosswalks, and cycling amenities, focusing on safe routes to schools…".*

The proximity of the Property to the proposed extension of the trail network would allow the proposed community to provide future pedestrian connectivity to the Rt. 9 Bike Trail network, at the intersection of Bassett Lane and Currie Road.

This will foster the highly amenitized, active adult community that the developers envision on the Property. Providing easily accessible recreational opportunities for this demographic is an area that the Ranson community has voiced a need for. The development of the Property under the R6 district will facilitate this goal.

Water and Sewer

Water and sewer utilities are located in the Route 115 right-of-way, and to the north within the Burr/Bardane Industrial Park. The Property has access to both public water and sanitary sewer utilities. These utilities possess adequate capacity for the site's development.

Sanitary sewer services are provided by the Charles Town Utility Board, while potable water service is to be supplied by WV American Water.

Electrical and Communications

Power and communication lines are located in the Currie Road (Rt. 9/1) right-of-way and the Wiltshire Road (Rt. 8) right-of-way. These utilities will support development on the property.



Electrical and Communication lines in the Wiltshire Road ROW



End of the Route 9 Bike Trail at Currie Road

Part 6 – Public Health, Safety and Welfare

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

- The Property will be served by public water and sewer through regulated utilities. The development of the site does not require any onsite wells, and all wastewater is conveyed to the City of Charles Town for treatment.
- All development will be fully regulated by federal, state and local environmental laws.
- The zoning amendment does not include any provisions that would relax environmental standards.
- Proximity to the new Ranson Elementary School, forthcoming K-12 campus complex, and proposed YMCA facility will directly enhance the walkability of the community and diminish the need for additional transportation services for seniors and children.
- Proximity to the Rt 9 interchanges at both Currie Road (Rt. 9/1) and Wiltshire Road (Rt. 8) ensures convenient access for deliveries and residents without encroaching upon neighboring residential subdivisions or neighborhoods.

Part 7 – Comprehensive Plan Compatibility

The 2024-2034 Ranson Comprehensive Plan supports the proposed zoning amendment through its text, Land Use Goals and Actions, Housing Goals and Actions, and the location of the Property within the North Preferred Development Area.

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

The following citations are taken from the Ranson Comprehensive Plan.

Chapter 1 – Introduction

Ranson Vision

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

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

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

The zoning map amendment creates the optimal location for residential development that supports the employment and commuting trends seen in Ranson, while also supporting context sensitive walkability and affordable housing.

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

The Property's location ensures convenient access for commuters to major roadways without encroaching upon neighboring residential subdivisions or increasing the traffic burden on Ranson's downtown roadways.

Chapter 2 – Demographics

Age

The city of Ranson boasts a noticeably younger demographic profile when compared to the broader Jefferson County, with each age group showing a slight tilt towards youthfulness.

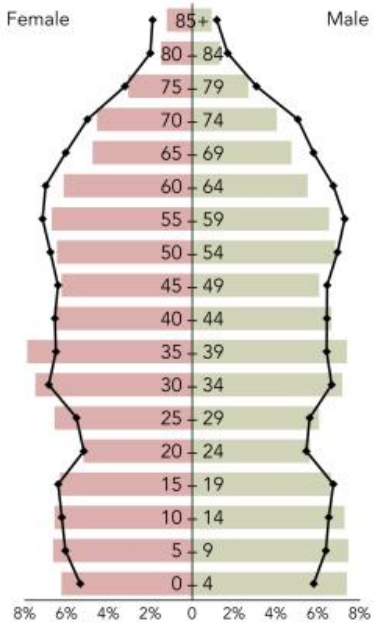
Conversely, Ranson's population within the retirement age range, specifically between 55 and 74 years old, is lower than that in Jefferson County. This discrepancy serves as an indicator of certain potential shortcomings within the city's offerings, particularly for the retirement demographic.

There are opportunities to improve its appeal for older residents. Such improvements could involve strengthening health care services, developing more shopping facilities, enhancing public transportation, and increasing housing options.

These initiatives could make Ranson more appealing to retirees as well as contribute to creating a more inclusive, age-friendly city that caters to the needs of all its residents, irrespective of their age.

The requested rezoning is consistent with these demographic considerations. Development of an Active Adult (55+) Residential Community under the R6 Zone will increase housing diversity by allowing both single family attached and detached dwellings.

Additionally, utilization of existing infrastructure facilitates cost-effective housing options for a broad range of households, from young professionals to retirees. Dots on the Image below represent comparison to Jefferson County.



Age Comparison (Source: US Census, ESRI)

Part 7 – Comprehensive Plan Compatibility

Chapter 3 – Land Use

Future Land Use Map, Blended Mixed Use

The Downtown and Blended Mixed Use sections of Ranson are envisioned to be walkable, compact, mixed-use areas.

Ranson's Blended Mixed Use context is modeled after the historic neighborhoods of Old Town. These neighborhoods are lined with a variety of residential types: single-family homes, two-family dwellings, triplexes, and townhouses.

A distinct feature of these neighborhoods is the abundance of sidewalks, fostering a pedestrian-friendly environment.

The development of the Property would create a highly amenitized, pedestrian friendly residential community on the north end of Ranson. This promotes connectivity to the new Route 9 Bike Trail, Ranson Elementary School and forthcoming K-12 campus complex. A pedestrian friendly environment is recognized as an important element of the Blended Mixed Use area.

Chapter 3 – Land Use

Land Use Goals

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

Transportation

Existing transportation infrastructure supports development of the Property. Per the Comprehensive Plan, the proposed development optimizes existing infrastructure, a strategic objective for the City of Ranson.

The Property is served by excellent vehicular transportation infrastructure. Access to the four-lane divided WV Route 9 is provided towards the east and west of the parcel. To the west, the Route 9 interchange at Wiltshire Road (Rt. 8) is approximately 1.8 miles from the Property. To the east, the Route 9 interchange at Currie Road (Rt. 9/1) is approximately 0.4 miles from the Property via Basset Lane (Private Drive), and 0.8 miles via War Admiral Boulevard (Rt. 115). WV Route 9 is a 4-lane divided highway that connects the property to I-81, which is only 12.5 miles from the site.

Infrastructure – Water and Sewer

Water and sewer lines are located in the Route 115 right-of-way, and to the north within the Burr/Bardane Industrial Park. The Property has access to both public water and sanitary sewer utilities. These utilities possess adequate capacity for the site's development.

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

Context Sensitive Growth

The R-6 zone on the Property is well suited in terms of compatibility with its existing neighbors. There are two commercial or industrial users adjacent to the property, which are located to the North in the Burr/Bardane Industrial Park. There is an active farm use along the Southern boundary that has been placed in a conservation easement. Uses on the balance of the land are Residential and Farmland that will likely be developed into similar residential neighborhoods. The existing residential homes and conserved farmland will be buffered from the proposed development.

Affordable Housing

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

Chapter 4 – Housing

Current State of Housing

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

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

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

Chapter 4 – Housing

Housing Goals

- Improve and increase the availability of affordable housing.

The requested rezoning is consistent with this goal. Development of residential housing under the R6 Zone will increase housing affordability by reducing infrastructure costs.

Utilization of existing infrastructure facilitates cost-effective housing options for a broad range of households, from young professionals to retirees.

Part 7 – Comprehensive Plan Compatibility

Chapter 4 – Housing

Housing Actions

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

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

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

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

Development under this district is a familiar process, that allows for community engagement.

R-6 zoning is easy to apply, which benefits developers in the planning process, and it is easy to administer, which benefits the City of Ranson.

Chapter 5 – Transportation

Transportation Goals

- Promote active transportation and trail connectivity: Expand the network of sidewalks, bike lanes, and trails.
- Foster transportation connectivity to major City features, including Potomac Marketplace and getting across the railroad tracks to the West and across Route 9 to the East, Jefferson Medical Center and the new Ranson Elementary School.

Transportation Actions

- Improve pedestrian and bicycle connectivity: Prioritize sidewalks, crosswalks, and cycling amenities, focusing on safe routes to schools…

The development of the Property under R6 zoning will promote active transportation and trail connectivity by providing opportunities for additional trail connections to Ranson's existing pedestrian and bike trail network.

The proposed development of the adjacent Clay Hill Parcels to the south of the Property contemplates a trail connection along N. Mildred Street (Rt. 115), to the intersection with Currie Road (Rt. 9/1).

The proximity of the Property to the proposed extension of the trail network would allow the proposed community to provide future pedestrian connectivity at the intersection of Bassett Lane and Currie Road.

Chapter 13 – Renewal, Development, & Finance

Identifying Preferred Development Areas

In Ranson, strategic development in areas with pre-existing infrastructure provides a compelling economic advantage, promising both immediate gains and long-term financial prudence.

Utilization of the existing infrastructure facilitates cost-effective housing options, meeting the goals of the Comprehensive Plan.

KT Investment Partners, LLC's application for a zoning map amendment to the R-6 District meets all standards required for approval. The Property is suitable for residential use, is supported by existing infrastructure, and does not negatively impact low-income communities. The proposed rezoning is supported by the newly adopted 2024-2034 Comprehensive Plan through its text, goals, and actions.

Taking these factors into account KT Investment Partners, LLC respectfully requests the zoning map amendment be approved by the City of Ranson.



LEGEND:

- BOUNDARY LINE
- 10' - INDEX CONTOUR LINE
- 2' - INTERMEDIATE CONTOUR LINE

WV STATE GRID NORTH (NAD83)

300 150 0 300 600 900

GRAPHICAL SCALE: 1"=300'

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REVISIONS

EXHIBIT 1 - EXISTING CONDITIONS

BANE FARM ZONING MAP AMENDMENT

TAX MAP 10, PARCEL(S) 11, 12, 13, 28; D.B. 1017, PG. 356 & D.B. 1049, PG. 301
CITY OF RANSON (08) TAX DISTRICT
RANSON, WEST VIRGINIA

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CADD:	5096-0101-BANE REZONING-12.24.DWG
NCS:	N/A
SHEET:	1 OF 4

FILE PATH: G:\PROJECT DOCS\5096-0101 BANE FARM\PERMITS\08 (01) BANE REZONING 12.24.DWG
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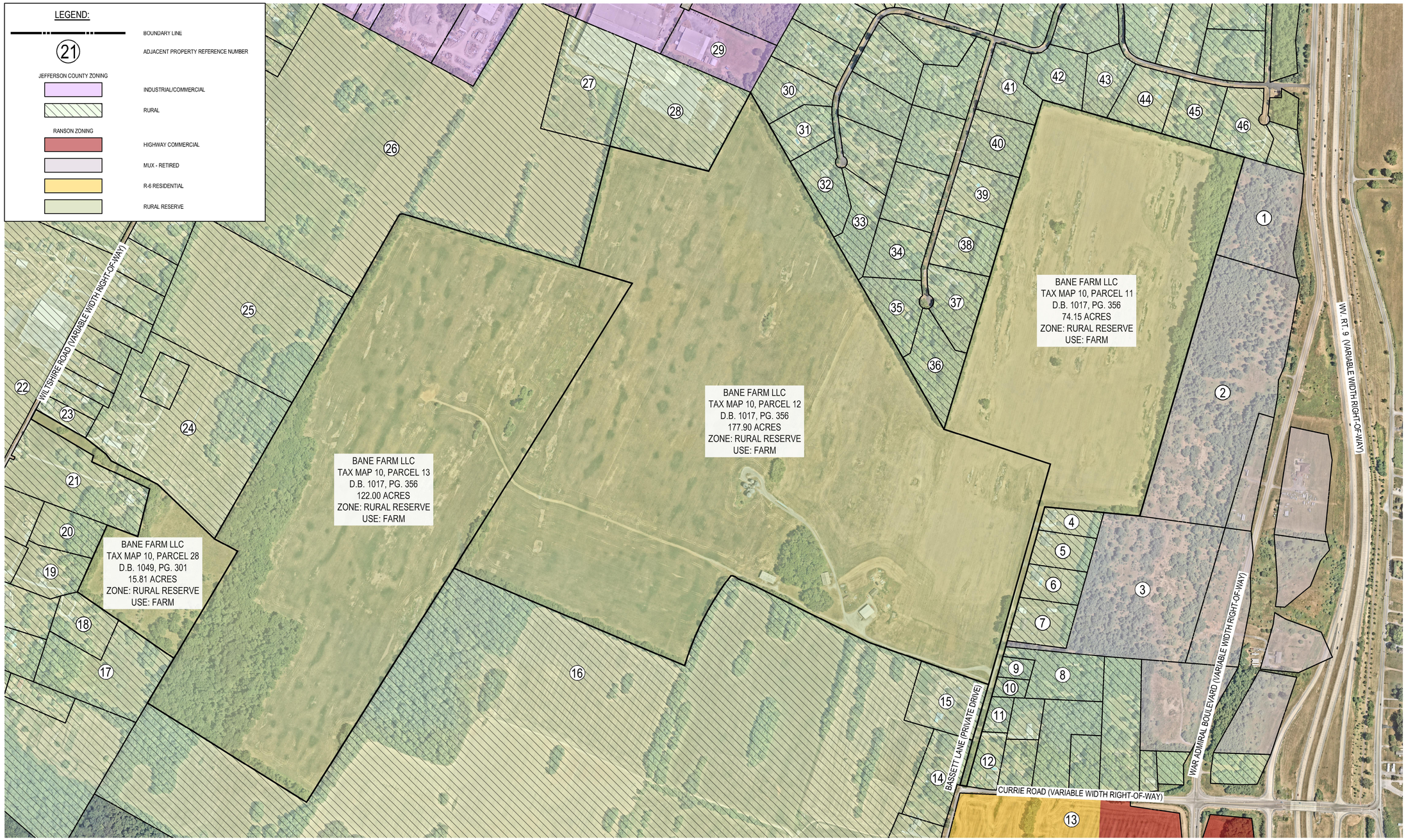

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15	2	5	10.2	TONYA & LINDA D STEHR	Rural (JC Zoning)	Residential	983	154
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Adjacent Property Information - Continued

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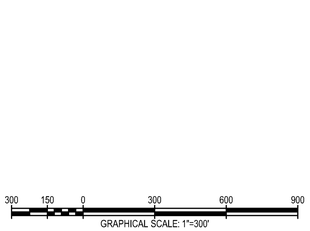

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EXHIBIT 2 - EXISTING LAND USE AND ZONING

BANE FARM
ZONING MAP AMENDMENT

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CITY OF RANSON (08) TAX DISTRICT
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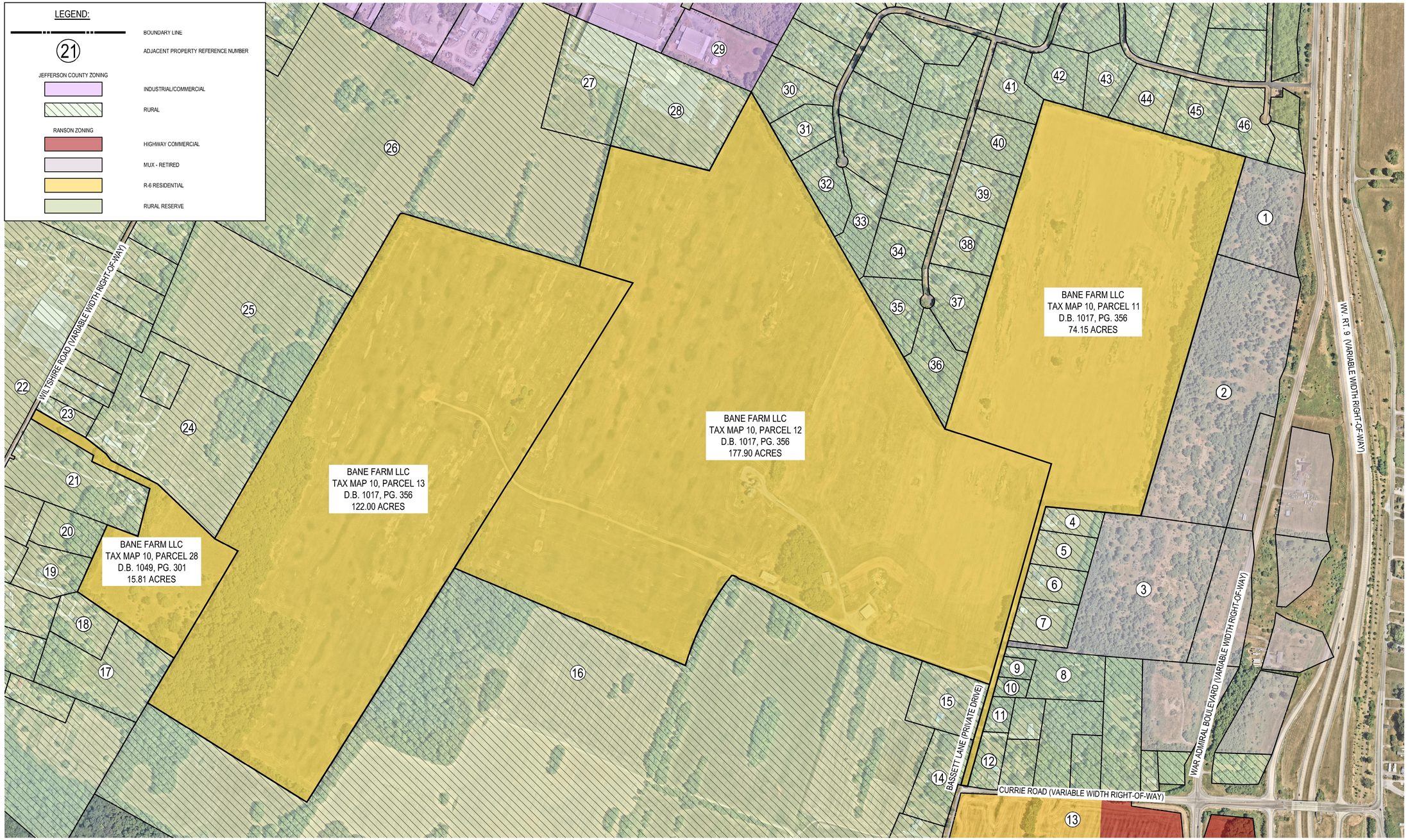

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WV STATE GRID NORTH (NAD83)

300 150 0 300 600 900
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EXHIBIT 3 - PROPOSED LAND USE AND ZONING

BANE FARM ZONING MAP AMENDMENT

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FILE PATH: Z:\PROJECTS\5096\FILES\01 BANE FARM\ZONING\5096-01 BANE REZONING 12-24.DWG
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LEGEND:

BOUNDARY LINE

21 — ADJACENT PARCEL REFERENCE NUMBER

NOTE:
BOUNDARY INFORMATION WAS COMPILED FROM AVAILABLE RECORDS AND DOES NOT REFLECT A FIELD SURVEY OF THE PROPERTY.

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

WV STATE GRID NORTH (NAD83)

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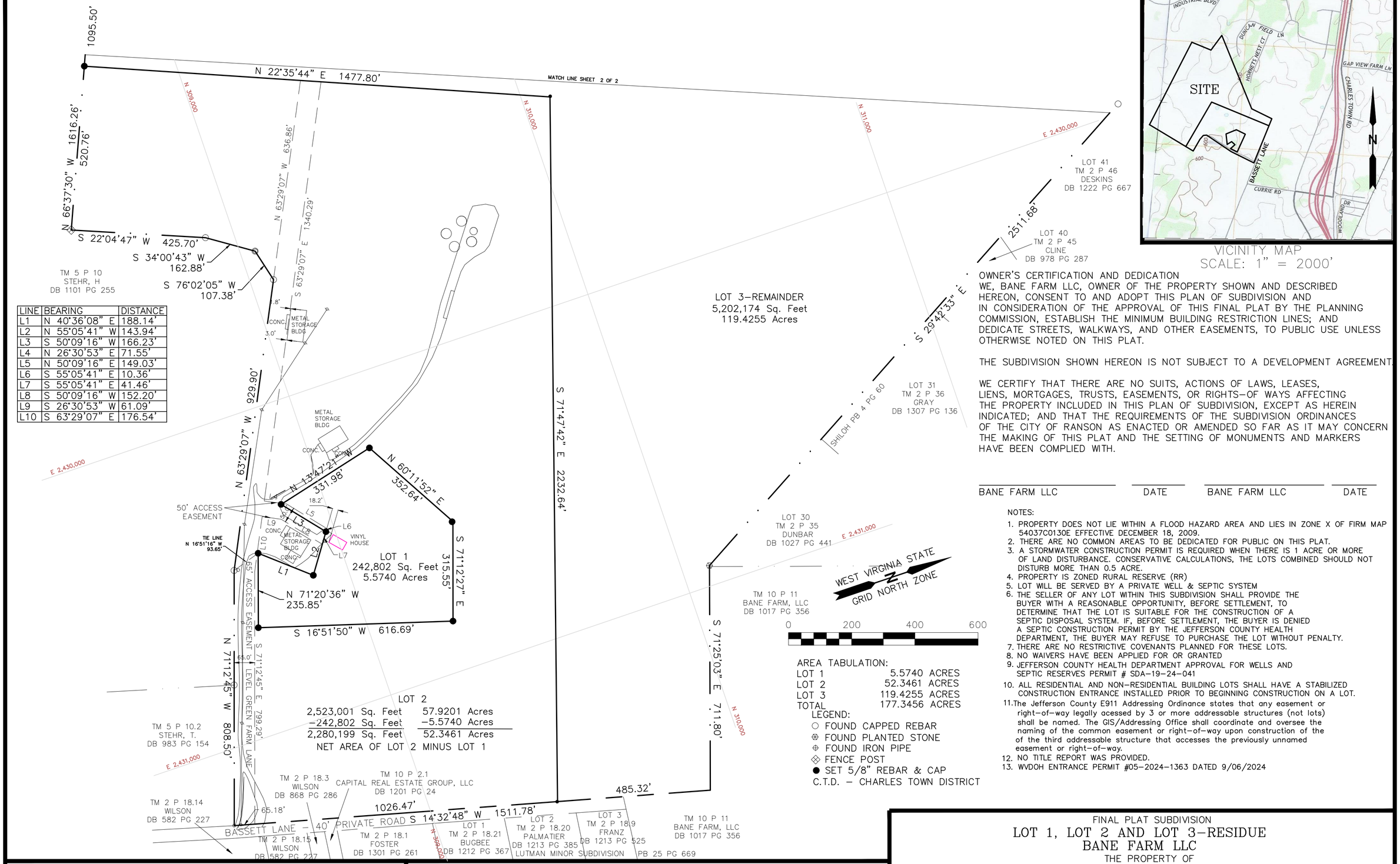


VICINITY MAP
SCALE: 1" = 2000'

AREA TABULATION:

LOT 1	5.5740 ACRES
LOT 2	52.3461 ACRES
LOT 3	119.4255 ACRES
TOTAL	177.3456 ACRES

LEGEND:
- ○ FOUND CAPPED REBAR
- ⊛ FOUND PLANTED STONE
- ⊕ FOUND IRON PIPE
- ◇ FENCE POST
- ● SET 5/8" REBAR & CAP

C.T.D. – CHARLES TOWN DISTRICT

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

THE SUBDIVISION SHOWN HEREON IS NOT SUBJECT TO A DEVELOPMENT AGREEMENT.

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

BANE FARM LLC _____ DATE _____ BANE FARM LLC _____ DATE _____

NOTES:
1. PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AND LIES IN ZONE X OF FIRM MAP 54037C0130E EFFECTIVE DECEMBER 18, 2009.
2. THERE ARE NO COMMON AREAS TO BE DEDICATED FOR PUBLIC ON THIS PLAT.
3. A STORMWATER CONSTRUCTION PERMIT IS REQUIRED WHEN THERE IS 1 ACRE OR MORE OF LAND DISTURBANCE. CONSERVATIVE CALCULATIONS, THE LOTS COMBINED SHOULD NOT DISTURB MORE THAN 0.5 ACRE.
4. PROPERTY IS ZONED RURAL RESERVE (RR)
5. LOT WILL BE SERVED BY A PRIVATE WELL & SEPTIC SYSTEM
6. THE SELLER OF ANY LOT WITHIN THIS SUBDIVISION SHALL PROVIDE THE BUYER WITH A REASONABLE OPPORTUNITY, BEFORE SETTLEMENT, TO DETERMINE THAT THE LOT IS SUITABLE FOR THE CONSTRUCTION OF A SEPTIC DISPOSAL SYSTEM. IF, BEFORE SETTLEMENT, THE BUYER IS DENIED A SEPTIC CONSTRUCTION PERMIT BY THE JEFFERSON COUNTY HEALTH DEPARTMENT, THE BUYER MAY REFUSE TO PURCHASE THE LOT WITHOUT PENALTY.
7. THERE ARE NO RESTRICTIVE COVENANTS PLANNED FOR THESE LOTS.
8. NO WAIVERS HAVE BEEN APPLIED FOR OR GRANTED
9. JEFFERSON COUNTY HEALTH DEPARTMENT APPROVAL FOR WELLS AND SEPTIC RESERVES PERMIT # SDA–19–24–041
10. ALL RESIDENTIAL AND NON–RESIDENTIAL BUILDING LOTS SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE INSTALLED PRIOR TO BEGINNING CONSTRUCTION ON A LOT.
11. The Jefferson County E911 Addressing Ordinance states that any easement or right–of–way legally acessed by 3 or more addressable structures (not lots) shall be named. The GIS/Addressing Office shall coordinate and oversee the naming of the common easement or right–of–way upon construction of the of the third addressable structure that accesses the previously unnamed easement or right–of–way.
12. NO TITLE REPORT WAS PROVIDED.
13. WVDOH ENTRANCE PERMIT #05–2024–1363 DATED 9/06/2024

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

PLANNING COMMISSION PRESIDENT _____ DATE: _____

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED, BY BRAUN A. HAMSTEAD, TRUSTEE, TO BANE FARM LLC, BY DEED DATED, OCTOBER 25, 2005, AND RECORDED IN THE LAND RECORDS OF JEFFERSON COUNTY, AT PAGE 356, OF BOOK 1017, AND DESCRIBED AS PARCEL I, ALSO KNOWN AS "LEVEL GREEN" AND THAT THE REQUIREMENTS 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.

EDWARD L. JOHNSON JR
PROFESSIONAL SURVEYOR #866

DATE _____

FINAL PLAT SUBDIVISION
LOT 1, LOT 2 AND LOT 3–RESIDUE
BANE FARM LLC
THE PROPERTY OF
BANE FARM LLC
DEED BOOK 1017 PAGE 356 TAX MAP 10 PARCEL 12
CITY OF RANSON JEFFERSON COUNTY WEST VIRGINIA
SCALE: 1" = 200' JULY 18, 2023

OWNERS/DEVELOPERS
BANE FARM LLC
133 HEATH COURT
CHARLES TOWN, WV 25414
(304) 261–2968

REVISIONS:

SHEET 1 OF

ED JOHNSON AND ASSOCIATES, INC.
LAND SURVEYORS
674 ACORN CIRCLE
HARPERS FERRY, WEST VIRGINIA 25425
(304)725–6060



FINAL PLAT SUBDIVISION

LOT 1, LOT 2 AND LOT 3–RESIDUE

BANE FARM LLC

THE PROPERTY OF

BANE FARM LLC

DEED BOOK 1017 PAGE 356 TAX MAP 10 PARCEL 12

CITY OF RANSON JEFFERSON COUNTY WEST VIRGINIA

SCALE: 1" = 200' JULY 18, 2023

SHEET 2 OF 2

ED JOHNSON AND ASSOCIATES, INC.
LAND SURVEYORS
674 ACORN CIRCLE
HARPERS FERRY, WEST VIRGINIA 25425
(304)725–6060

ED JOHNSON & ASSOCIATES, INC.
LAND SURVEYORS
LICENSED IN WV, VA & MD

Edward L. Johnson, Jr., PS, President
674 Acorn Circle
Harpers Ferry, West Virginia 25425

Telephone (304) 725-6060

Description of the Lands of
Bane Farm, LLC
Tax Map 10, Parcels 11, 12, 13 and 28
City of Ranson
Jefferson County, West Virginia
December 17, 2024

Beginning at a point in the easterly right-of way line of WV Route 8 (Wiltshire Road) said point also being a corner common to Sites thence with Sites' line and Ott

1. South 59º19'04" East 578.61 feet to a point thence continuing with Ott the following five (5) courses
2. South 36°31'35" East 55.02 feet thence
3. South 62°20'46" East 340.00 feet thence
4. South 45º29'10" East 522.20 feet thence
5. North 31º29'42" East 730.95 feet thence
6. North 28º52'31"East,1080.69 feet to a cornber to Nicewarner thence with His lines the following three (3) courses
7. North 29º05'41" East 617.32 feet thence
8. South 73º25'21" East 1180.63 feet thence
9. North 14º45'19" East 824.56 feet to a corner to B&J Partnership, LTD thence with their lines
10. South 75º06'38" East 656.88 feet and
11. North 28º51'42" East 582.35 feet to a corner common to Mountain State Machine Tool, Inc. and Lot 43 of Shiloh Subdivision thence running with Lots 43, 42, 41, 40, 31 and 30
12. South 29º42'33" East 2511.68 feet to a corner of aforesaid Lot 30 thence continuing with Lots 30, 29, 28, 27, 26, and 25 of Shiloh Subdivision
13. North 16°50'42" East 2233.19 feet to a corner to Lot 25 thence again with Shiloh Subdivision, Lots 24, 22, 21, 20 and Lot 19 in part
14. South 74º02'07" East 1327.80 feet to a corner of Potomac Development Company LLC thence with their line and Capital Real Estate, LLC
15. South 15º00'31" West 2429.01 feet to a point in the line of an adjoining parcel of Capital Real Estate, LLC, thence continuing with this parcel and Lot 3 of David Lutman Minor subdivision, and crossing Bassett Lane
16. North 83º24'58" West 694.02 feet to the northerly right-of-way line of said Bassett Lane thence continuing with said right-of -way line
17. South 14º32'48" West 1235.34 feet to a corner to Tony A.Stehr, et ux thence with their line

18. North 71º12’45” West 445.60 feet to a corner of Hank A. Stehr thence with Hank Stehr’s lines the following eight (8) courses
19. North 71º12’45” West 362.90 feet thence
20. North 63º29’07” West 929.90 feet thence
21. South 76º02’05” West 107.38 feet thence
22. South 34º00’43” West 162.88 feet thence
23. South 22º04’47” West 425.70 feet thence
24. North 66º37’52” West 1616.05 feet thence
25. South 31º41’50” West 1796.43 feet thence
26. North 58º23’03” West 1239.39 feet to a point in the line of Runion thence
27. North 30º40’13” East 327.99 feet and
28. North 54º44’22” West 789.95 feet to a corner of Mercer thence with Mercer and Runion
29. North 25º33’13” East 481.24 feet to a point in the line of Baer thence with Baer the following five (5) courses
30. South 67º59’05” East 211.71 feet thence
31. North 15º29’24” East 316.75 feet thence
32. North 62º20’46” West 431.32 feet thence
33. North 22º37’11” East 43.54 feet thence
34. North 59º19’03” West 509.66 feet to poiunt in the easterly right-of-way line of said WV Route 8 thence
35. North 28º30’34” East 49.24 feet to the point of beginning containing 389.0275 acres based upon a compilation of deeds and plats.

City of Ranson

312 South Mildred Street
Ranson, West Virginia 25438-1621
Phone (304) 725-1010 Fax (304) 728-8579

Rezoning Application

City of Ranson
Planning and Zoning Department

Submittal Date: 12/31/2024	Development District:_____
Official Submittal:_____ (Staff Use Only)	Fee Paid: $11,496.50 (389.86 acres)
Taken By:_____	Rezoning Request: $1,000 plus $100 per acre for first ten (10) acres, then $25.00 per acre thereafter. Proffer Amendments: $1,000 flat fee
Project Number:_____	Payment Type:_____

Development Information

Project Name: Bane Farm			**Total Area (acres):** 389.86
Current Zoning: Rural Reserve	**Proposed Zoning:** Residential (R6)	**Map Number:** 10	**Parcel:** 11, 12, 13, & 28

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

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

Situated between Whiltshire Road and War Admiral Boulevard. See attached for further information.

What is the existing use of the property?

Farm Land; See attached for further information

What is the proposed use of the property?

Active Adult Residential Community (55+); See attached for further information

Rezoning Application Checklist

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

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

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

[ ] **Signed development agreement.**

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

___ Charles Town Water	**___ Alleghany Power**	**___ WV Div. of Highway**
___ Charles Town Sewer	**___ Comcast**	**___ Norfolk Southern**
___ Public Service District	**___ Frontier Comm.**	**___ CSX**
___ Jefferson Utilities	**___ WV Dept. of Env. Protection**	**___ Jay Watson (for: Ambulance/F&R)**
___ Jefferson Co. Health Dept.	**___ WV Div. of Culture& History**	

Owner/Applicant Information

Owner I (Print): Bane Farm, Llc **Percent of Ownership:** 100%

Address: 171 Veronica Ln

Charles Town, WV 25414

Phone: (304) 261-2968 **Fax:** **Email:** awlbass@comcast.net

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

Address:

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

Developer (Print): KT Investment Partners, LLC Attention: Bob Karen **Percent of Ownership:** 0%

Address: 6326 Nodding Night Court

Columbia, MD 21044

Phone: 410-804-1336 **Fax:** **Email:** rhkaren@comcast.net

Consultant (Print): Integrity Federal Services **Percent of Ownership:** 0%

Address: 148 S. Queen Street, Suite 201, Martinsburg, WV 25401

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

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

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

Signature: Date: 12/17/24

Signature: Date:

Signature: Date:

Procedures for Rezoning Property

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

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

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

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

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

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

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

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

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

e.) A complete description of the request.

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

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

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

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

Kimley»Horn

Memorandum

To: Project Manager
Integrity Federal Services
148 S. Queen Street, Suite 201
Martinsburg, WV 25401

From: Mark Phillips, P.E.
Diego Carreira

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

Date: January 9, 2025

Subject: Rezoning Application Review – Bane Farm, LLC

This memorandum summarizes our review of the Bane Farm Rezoning Application. This application proposes a rezoning of the 389.86 acre Bane Farm LLC property from Rural Reserve (RR) to Residential R-6 zoning district as shown on the plats provided (dated December 31, 2024 prepared by Integrity Federal Services).

Kimley-Horn's review of this application is limited to the Plat and Application provided. Based upon our review, all necessary information for the Rezoning Application has been provided. Kimley-Horn has no comments.

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

KIMLEY-HORN & ASSOCIATES, INC.



Mark Phillips, P.E.
Project Manager

AGENDA ITEM IV.19

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing - To accept public comments on a petition to rezone the following parcel 08 9000200000000 located off Cranes Lane, Ranson, WV 25438 (Consisting of 160.65 acres) from Rural Reserve to SmartCode New Community.

ATTACHMENTS:

Legal Notice for Rezoning Sleepy Hollow.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code § 8A-7-9 et seq., W. Va. Code § 8A-5-8 et seq., and Ranson Code § 19A-1.3 et seq., the Ranson Planning Commission will hold a public hearing on Monday, February 3, 2025, at 7 pm at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on a petition to rezone the following parcel 08 9000200000000 located off Cranes Lane, Ranson, WV 25438 (Consisting of 160.65 acres) from Rural Reserve to SmartCode New Community. Upon recommendation and approval of the zoning map amendment by the Ranson Planning Commission, an ordinance amending the zoning map will be presented to the City Council for two readings.

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

AGENDA ITEM IV.20

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 25-3-REZ-Consideration - To accept public comments on a petition to rezone the following parcel 08 9000200000000 located off Cranes Lane, Ranson, WV 25438 (Consisting of 160.65 acres) from Rural Reserve to SmartCode New Community.

ATTACHMENTS:

2025-02-03 REZONING PLAN.pdf

OWNER/APPLICANT:
SLEEPY HOLLOW PARTNERSHIP
C/O RON MARCUS
741 E WASHINGTON STREET, CHARLES TOWN, WV 25414

CIVIL ENGINEER:
IMEG CONSULTANT CORP
9301 INNOVATION DRIVE, SUITE 150, MANASSAS, VA 20110

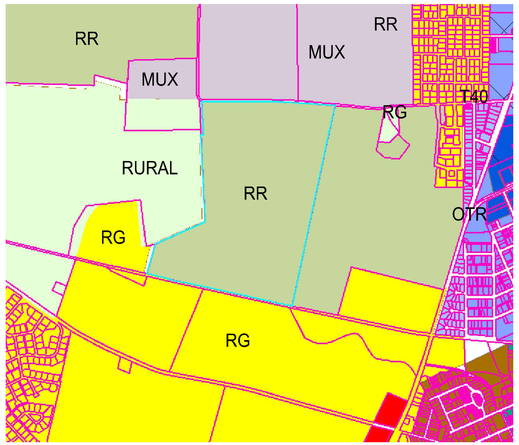
PROPERTY INFORMATION

TD / MAP / PCL	DEED BOOK / PAGE	OWNER & MAILING ADDRESS
8 / 9 / 0002.0000	628 / 229	SLEEPY HOLLOW PARTNERSHIP 741 E WASHINGTON CHARLES TOWN, WV 25414



VICINITY MAP

2000 1000 0 2000 4000
GRAPHIC SCALE
1" = 2000'



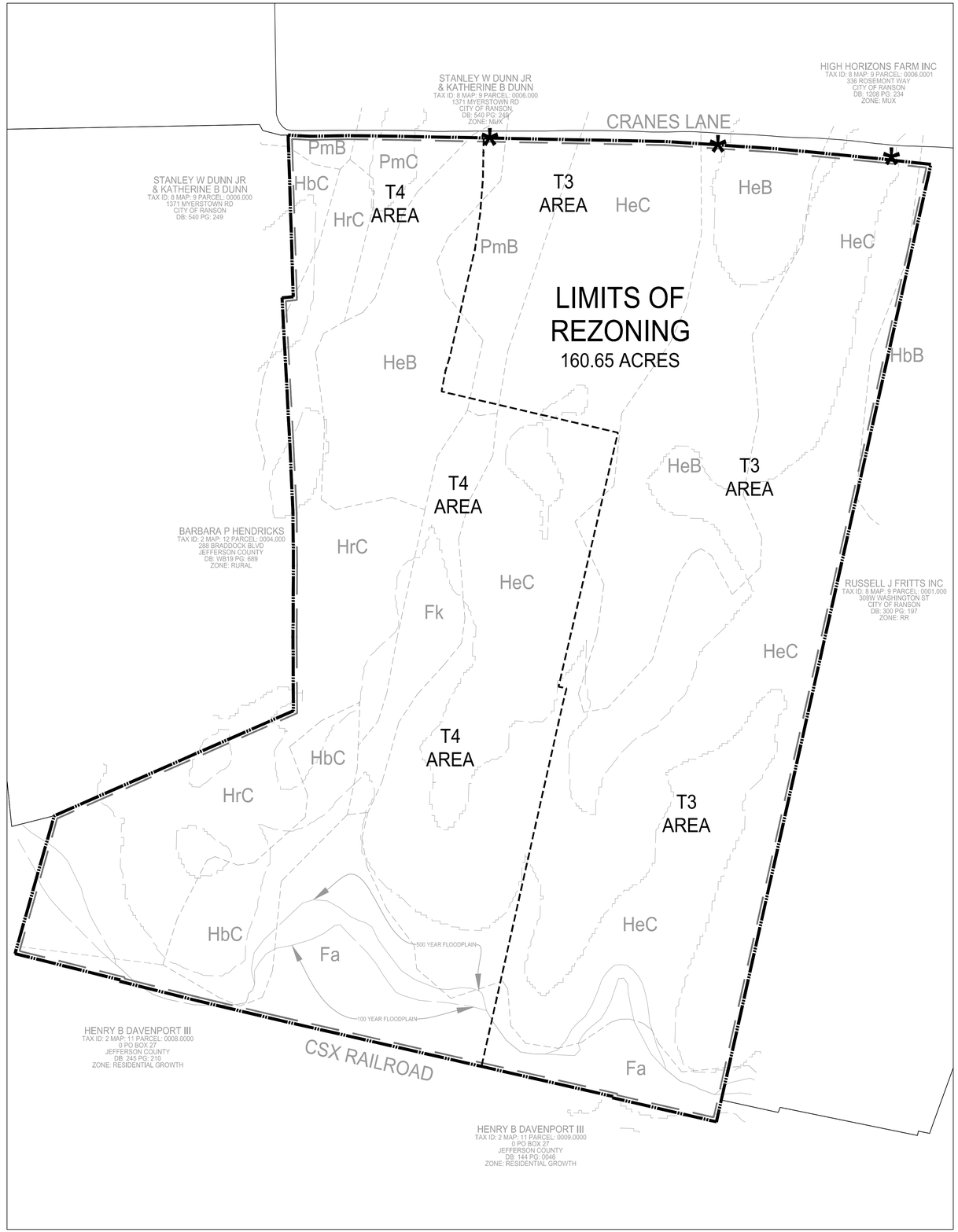
PROJECT NOTES:

1. THE SUBJECT PROPERTY IS LISTED AS TAXING DISTRICT #8 MAP # 9 AND PARCEL # 2.
2. THE SUBJECT PROPERTY IS ZONED RR WITH A GROSS SITE AREA OF 160.65 ACRES.
3. RESIDENTIAL, COMMUNITY, AND CIVIL USES ARE PROPOSED FOR THIS PROPERTY.
4. WATER SERVICE FOR THE PROPERTY WILL BE PROVIDED BY CHARLES TOWN UTILITY BOARD OR WEST VIRGINIA AMERICAN WATER. SANITARY SEWER FOR THE PROPERTY WILL BE PROVIDED BY CHARLES TOWN UTILITY BOARD.
5. ON-SITE STORMWATER AND BEST MANAGEMENT PRACTICES WILL BE PROVIDE TO HANDLE STORMWATER MANAGEMENT FOR THE SUBJECT PROPERTY.
6. THE TOPOGRAPHIC CONTOUR INTERVAL DEPICTED IS 20 FEET, PROVIDED BY USGS.
7. THERE IS 100 YEAR AND 500 YEAR FLOODPLAIN ON SITE AS NOTED ON THE PLAN. FLOODPLAIN DATA OBTAINED FROM FEMA.
8. BOUNDARY INFORMATION IS BASED ON PUBLIC RECORD INFORMATION AND GIS DATA.

EXISTING CONDITIONS:

THE PROPERTY IS LOCATED IN RANSON CORPORATION DISTRICT 8, OF JEFFERSON COUNTY, WEST VIRGINIA. THE PROPERTY IS CURRENTLY USED FOR AGRICULTURE. THE TOTAL AREA OF THE PROPERTY IS 160.65 ACRES AND THE APPLICATION AREA IS 160.65 ACRES. THERE IS FEMA FLOODPLAIN ON THE PROPERTY BUT IT IS LOCATED TO THE SOUTH AND NOT WITHIN THE PROPOSED DEVELOPMENT AREA.

THE SITE IS CURRENTLY RR (RURAL RESERVE). THIS APPLICATION PROPOSED THE 160.65 ACRES TO BE ZONED TO SMART CODE NEW COMMUNITY. SC-NC IS INTENDED TO SUPPORT THE CITY OF RANSON'S VISION FOR THE G3 PREFERRED GROWTH SECTOR. THIS SITE IS A SUPPORTED EXPANSION AREA OF THE 2034 COMPREHENSIVE PLAN AND IS LISTED ON THE FUTURE LAND USE MAP AS SUBURBAN RESIDENTIAL. PER 2034 COMPREHENSIVE PLAN, SUBURBAN RESIDENTIAL IS COMPRISED OF SINGLE-FAMILY HOMES, TOWNHOUSES, AND APARTMENTS. SUBURBAN RESIDENTIAL WILL BE PRIMARILY FOR LIVING SPACES, ENSURING QUIET, SINGLE-USE RESIDENTIAL. THIS APPLICATION INTENDS TO REZONE THIS PARCEL TO A USE APPLICABLE WITH THE 2034 COMPREHENSIVE PLAN GOAL OF SUBURBAN RESIDENTIAL.



LEGEND:

- PROPERTY BOUNDARY
- REZONING AREA
- TRANSECT AREA
- POINTS OF CONNECTION *
- SOIL AREA
- 20' MAJOR CONTOUR

PROPOSED COMMUNITY UNIT TYPE:

VILLAGE (LOW) ITENSITY, SHALL USE THE ALLOCATION PERCENTAGES OF CHAPTER 19A TABLE 3 AS A GUIDELINES.

ACREAGE REQUIREMENTS:

THE VILLAGE SHALL CONSIST OF NO FEWER THAN 40 ACRES AND NO MORE THAN 100 ACRES PER VILLAGE. PROPOSED VILLAGE LOW INTENSITY AREA: 160.65 ACRES (AREA SPLIT BETWEEN TWO TRANSECT DISTRICTS AS SEEN BELOW)

PROPOSED VILLAGE LOW-T4: 79.04 ACRES
MAX DENSITY ALLOWED: 1,897 UNITS
PROPOSED DENSITY: 320 UNITS

PROPOSED VILLAGE LOW-T3: 83.26 ACRES
MAX DENSITY ALLOWED: 583 UNITS
PROPOSED DENSITY: 277 UNITS

TRANSECT DISTRICTS:

THE VILLAGE SHALL INCLUDE TRANSECT DISTRICTS AS ALLOCATED ON TABLE 3.

PARKING REQUIREMENTS:

PER CHAPTER 19A-ARTICLE 5-TABLE 9:
T4: 1.5 per DU
T3: 2 per DU

SOIL INFORMATION

SYMBOL	NAME	SLOPE
Fa	Fairplay silt loam	N/A
Fk	Funkstown silt loam	N/A
HbB	Hagerstown silt loam	3% - 8%
HbC	Hagerstown silt loam	8% -15%
HeB	Hagerstown silt loam, very rocky	3% - 8%
HeC	Hagerstown silt loam, very rocky	8% -15%
HrC	Hagerstown silt loam, Rock Outcrop	8% -15%
PmB	Poplimento silt loam	3% - 8%
PmC	Poplimento silt loam	8% -15%

VIRGINIA STATE GRID NORTH
NAD 83

200 100 0 200 400
GRAPHIC SCALE
1" = 200'

IMEG
9301 Innovation Dr, Suite 150
Manassas, VA 20110 P 703.393.9887
engineering • surveying • land planning

SPRING HILL
REZONING REQUEST
PARCEL # 0800090002000
CITY OF RANSON

MARK	DATE	DESCRIPTION

PROJECT No.: 25000581.00
DRAWING No.: 113958
DATE: 02/03/2025
SCALE:
DESIGN: GB
DRAWN: GB
CHECKED:

SHEET TITLE:

REZONING PLAN

SHEET No.
1

G:\2025\25000581.00\Design\Civil\C3D\Plot\SheetSetFiles\113958 REZONING REQUEST.dwg, 2/3/2025 11:34:41 AM, Garrett D. Brown,

AGENDA ITEM IV.21

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing is to accept public comments on the final plat proposal for Parkland Meadows Phase 1, located off W Beltline Avenue, S Mildred Street, and N George Street, Ranson WV (Lots T1-T6 & T60 -T73).

ATTACHMENTS:

Legal Notice Parkland Meadows 02032024.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Monday, February 3, 2025, at 7:00 PM at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Parkland Meadows Phase 1, located off W Beltline Avenue, S Mildred Street, and N George Street, Ranson WV (Lots T1-T6 & T60 -T73). There will also be a public hearing for accepting the bond and development agreement for Parkland Meadows Phase 1. All persons are invited to attend and make comments about the proposed final plat, bond and development agreement.

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 January 31, 2025, will be provided to the Planning Commission, and inserted into the official record.

Reiley Stanley
Dept. of Community Development

AGENDA ITEM IV.22

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 24-51-FP Applicant K&D Development Services LLC, submitted application for New Vision Development LLC, Consideration to accept public comments on the final plat proposal for Parkland Meadows Phase 1, located off W Beltline Avenue, S Mildred Street, and N George Street, Ranson WV (Lots T1-T6 & T60 -T73).

ATTACHMENTS:

24-51-FP-20241217 Foundry Centre Final Plat Rev (1).pdf

PLAT NOTES

1. THE PROPERTY BOUNDARIES SHOWN HEREON ARE REFERENCED TO THE WEST VIRGINIA STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

2. ALL DISTANCES SHOWN ARE GEODETIC WITH A SCALE FACTOR OF 0.99993816.

3. RIGHT-OF-WAY DEDICATED IN SECTION 1 IS AS FOLLLOWS:

   OASIS AVENUE - N. GEORGE STREET TO MILDRED STREET - 42,664.3 SF (0.9794 AC.)

   ALLEY FROM N. GEORGE STREET TO JOVIAL DRIVE - 3,150.5 SF (0.0723 AC.)

   ALLEY FROM MILDRED STREET TO MYSTIC DRIVE - 6,415.5 SF (0.1473 AC.)

   TOTAL RIGHT-OF-WAY DEDICATION - 52,230.3 SF (1.1990 AC.)

4. LOT AREA IN SECTION 1 IS AS FOLLOWS:

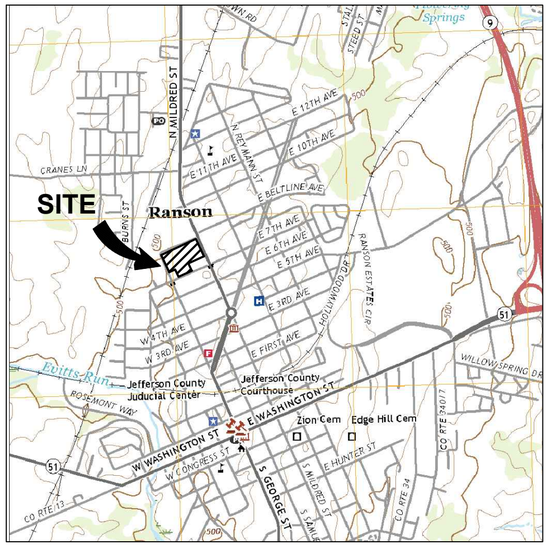
   LOTS T1 - T6 - 7,827.1 SF (0.1797 AC.)

   LOTS T60 - T73 - 20,686.5 SF (0.4749 AC.)

   TOTAL LOT AREA - 28,513.6 SF (0.6549 AC.)

FINAL PLAT
for
FOUNDRY CENTRE
MIXED USE DEVELOPMENT
SECTION 1
OASIS AVENUE
(LOTS T1 - T6 & T60 - T73)

RANSON CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA
NOVEMBER 22, 2024



LOCATION 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 Seal) Date: _____

_____(Planning Commission President)

SITE DATA

TAX MAP/PARCEL	TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
RECORDED DEED REFERENCE	DEED BOOK 1283, PAGE 439
PROPERTY ZONING DESIGNATION	T5L - TOWN CENTER LIMITED
BUILDING SETBACKS	FRONT (PRINCIPAL) - 12' MAX, FRONT (SECONDARY) - 12' MAX. SIDE - 6' MAX, REAR - 3' MIN.
PROPOSED USE	SINGLE-FAMILY ATTACHED RESIDENTIAL
# OF LOTS PROPOSED	84
PARKING SPACES REQUIRED	2/DWELLING UNIT
PARKING SPACES PROVIDED	172 (ON LOT) 106 (ON-STREET) 278 TOTAL
TOTAL TRACT AREA	6.60 AC.
ALLEY ANNULMENT AREA	0.07 AC.
TOTAL PROJECT AREA	6.67 AC.
TOTAL RIGHT-OF-WAY AREA	2.79 AC. (41.8%)
TOTAL CIVIC SPACE AREA	0.63 AC. (9.4%)
TOTAL TOWNHOUSE LOT AREA	2.66 AC. (39.9%)
TRACT RESIDUE AREA	0.59 AC. (8.8%)
GROSS LOT DENSITY	12.6 LOTS/AC
TOTAL AREA OF DISTURBANCE	6.67 AC.
TOTAL IMPERVIOUS AREA	5.79 AC,

OWNER / DEVELOPER
NEW VISION DEVELOPMENT, LLC
187 OLD LEETOWN PIKE
KEARNEYSVILLE, WV 24530

OWNER'S CERTIFICATION AND DEDICATION

We, New Vision Development, LLC a Limited Liability Company by Todd Secatello, Member, Owner(s) 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, unless otherwise noted on this Plat.
The subdivision shown hereon is subject to a development 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 rights-of-way(s) affecting the property included in this plan of Subdivision, except as herein indicated, and that the requirements of the Subdivision Ordinances of the City of Ranson as enacted or amended so far as it may concern the making of this Plat and the setting of monuments and markers have been complied with.

(Corporate Seal) Date: _____
New Vision Development, LLC

By: _____
Member

Attn: _____

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct; that it is a subdivision of part the lands conveyed, by The City of Ranson to New Vision Development, LLC by deed dated March 7, 2023, and recorded in the Land Records of Jefferson County, at Page 1298,of Book 286, and that the requirements of the Subdivision Ordinances of the City of Ranson as enacted or amended so far as it may concern the making of this Plat and the setting of monuments and markers have been complied with.

_____ _____
Daniel F. Llewellyn, PS (License No. 2120) Date

PROJECT NO.:	071-01
DATE:	11/22/2024
SCALE:	1" = 30'
DRAWN BY:	DFL

REVISIONS		
1	CITY OF RANSON	12/17/24

SHEET
T-1

FINAL PLAT
TITLE SHEET

DANIEL F. LLEWELLYN LICENSED No. 2120 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

Site planning, design& Survey
232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

PROPERTY CORNER LEGEND
- REBAR FOUND
- CALCULATED POINT
- PIPE FOUND
- BRASS MONUMENT FOUND
- 5/8" REBAR W/CAP SET

CSX TRANSPORTATION
(35' RIGHT-OF-WAY)

BELTLINE AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)

N:294,954.82
E:2,431,174.40

N 65°13'32" E 711.00'

N:295,252.76
E:2,431,819.96

N/F
City of Ranson
(DB 1298 /Pg 286)
TM 4 /Parcel 2.1
Zoned: T5L
Use: Municipal

N/F
Corporation of Ranson
(DB 1072 /Pg 735)
TM 4 /Parcel 2.3
Zoned: T5L
Use: Municipal

DRAINAGE EASEMENT

N/F
City of Ranson
(DB 1210 /Pg 259)
TM 4 /Parcel 2
Zoned: T5L
Use: Municipal

SHEET PT-1

CIVIC SPACE
(UNDERGROUND SWM)
27,277.4 SF
0.6262 AC.

JOVIAL DRIVE
(60' RIGHT-OF-WAY)

MIRAGE ALLEY
(20' RIGHT-OF-WAY)

MYSTIC DRIVE
(60' RIGHT-OF-WAY)

NOVA ALLEY
(20' RIGHT-OF-WAY)

GALA STREET
(60' RIGHT-OF-WAY)

RESIDUE
PARCEL
RESERVED
FOR FUTURE
DEVELOPMENT
25,600.5 SF
0.5877 AC.

N 24°52'51" W 355.00'

S 24°52'51" E 355.00'

SHEET PT-2

GEORGE STREET
(60' RIGHT-OF-WAY)

OASIS AVENUE
(60' RIGHT-OF-WAY)

OASIS AVENUE
(60' RIGHT-OF-WAY)

OASIS AVENUE
(60' RIGHT-OF-WAY)

WEST VIRGINIA STATE ROUTE 115
MILDRED STREET
(66' RIGHT-OF-WAY)

SECTION 1

T-1 T-2 T-3 T-4 T-5 T-6

T-7 T-8 T-9 T-10 T-11 T-12 T-13 T-14 T-15 T-16 T-17

T-18 T-19 T-20 T-21 T-22 T-23 T-24 T-25 T-26 T-27

T-48 T-47 T-46 T-45 T-44 T-43 T-42 T-41 T-40 T-39 T-38

T-37 T-36 T-35 T-34 T-33 T-32 T-31 T-30 T-29 T-28

T-49 T-50 T-51 T-52 T-53 T-54 T-55 T-56 T-57 T-58 T-59

T-84 T-83 T-82 T-81 T-80 T-79 T-78 T-77 T-76 T-75 T-74

SECTION 1

T-60 T-61 T-62 T-63 T-64 T-65 T-66 T-67 T-68 T-69 T-70 T-71 T-72 T-73

N:294,633.16
E:2,431,323.57

S 65°13'32" W 181.32'

EXISTING ALLEY
(20' RIGHT-OF-WAY)

N 24°46'28" W
20.00'

S 24°46'28" E
20.00'

S 65°13'32" W 280.72'

N:294,931.11
E:2,431,969.14

EXISTING ALLEY
(20' RIGHT-OF-WAY)

N 65°13'32" E 60.24'

PROPOSED ALLEY
(26' RIGHT-OF-WAY)

N/F
Julian Breeden, et al
(DB 1066 /Pg 122)
TM 4 /Parcel 123
Zoned: T4
Use: Residential

N/F
Lou Ann Spaur
(DB 969 /Pg 3)
TM 4 /Parcel 122
Zoned: T4
Use: Residential

N/F
Lou Ann Spaur
(DB 1099 /Pg 366)
TM 4 /Parcel 125
Zoned: T4
Use: Residential

N 24°52'51" W 130.00'

JOVIAL DRIVE
(60' RIGHT-OF-WAY)

MIRAGE ALLEY
(20' RIGHT-OF-WAY)

MYSTIC DRIVE
(60' RIGHT-OF-WAY)

S 24°52'51" E 130.00'

N/F
Gerald A. Keyser
(DB 652 /Pg 308)
TM 4 /Parcel 130
Zoned: T4
Use: Residential

N/F
Clyde A. Robinson
(DB 278 /Pg 452)
TM 4 /Parcel 131
Zoned: T4
Use: Residential

N/F
Linda A. Whitmore, et al
(DB 456 /Pg 408)
TM 4 /Parcel 132
Zoned: T4
Use: Residential

N/F
Ronald E. and Kimberly F. Grall
(DB 1166 /Pg 21)
TM 4 /Parcel 133
Zoned: T4
Use: Residential

N/F
Windewald Enperprises LLC
(DB 926 /Pg 372)
TM 4 /Parcel 135
Zoned: T5
Use: Commercial

S 65°13'32" W 269.86'

SEVENTH AVENUE
(60' RIGHT-OF-WAY)

SHEET PT-1

SHEET PT-2

N/F
Southern States Cooperative Inc.
(DB 595 /Pg 277)
TM 4 /Parcel 139
Zoned: T5
Use: Residential

N/F
City of Ranson Building Commissioner
(DB 1019 /Pg 266)
TM 4 /Parcel 138
Zoned: T5
Use: Residential

N/F
City of Ranson Building Commissioner
(DB 1019 /Pg 266)
TM 4 /Parcel 137
Zoned: T5
Use: Residential

N/F
G A K Inc.
(DB 506 /Pg 684)
TM 4 /Parcel 136
Zoned: T5
Use: Commercial

N/F
Brian E. Burke
(DB 619 /Pg 720)
TM 4 /Parcel 121
Zoned: T4
Use: Residential

N/F
Potowmack Properties LLC
(DB 1129 /Pg 301)
TM 4 /Parcel 120
Zoned: T4
Use: Residential

N/F
G7 Properties LLC
(DB 1206 /Pg 563)
TM 4 /Parcel 115
Zoned: T4
Use: Commercial

N/F
Matthew D. Moncherry
(DB 1277 /Pg 538)
TM 4 /Parcel 114
Zoned: T4
Use: Residential

N/F
Behzad Touhidi-Beghini
(DB 1256 /Pg 257)
TM 4 /Parcel 109
Zoned: T4
Use: Residential

N/F
Jerry Kusar, III
(DB 1280 /Pg 458)
TM 4 /Parcel 108
Zoned: T4
Use: Residential

N/F
Emerald M. Lynch
(DB 1067 /Pg 445)
TM 4 /Parcel 107
Zoned: T4 Use: Residential

N/F
Potowmack Properties LLC
(DB 1129 /Pg 301)
TM 4 /Parcel 107
Zoned: T4
Use: Residential

WV SPC NORTH ZONE

PROJECT NO.:	071-01
DATE:	11/22/2024
SCALE:	1" = 50'
DRAWN BY:	DFL

SHEET
T-2

REVISIONS		
1	CITY OF RANSON	12/17/24

FINAL PLAT SHEET INDEX

DANIEL F. LLEWELLYN
LICENSED
No. 2120
STATE OF
WEST VIRGINIA
PROFESSIONAL SURVEYOR

Site planning, design& Survey
232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

CIVIC SPACE
(UNDERGROUND SWM)
27,277.4 SF
0.6262 AC.

DRAINAGE EASEMENT

N/F
City of Ranson
(DB 1210 /Pg 259)
TM 4 /Parcel 2
Zoned: T5L
Use: Municipal

GEORGE STREET
(60' RIGHT-OF-WAY)

OASIS AVENUE
(60' RIGHT-OF-WAY)

S 65°13'32" W 121.52'
N 65°13'32" E 163.45'
N 74°39'25" E 36.49'
N 65°13'32" E 574.55'
N 65°13'32" E 121.41'
0' FRONT SETBACK
N 65°13'32" E 64.50'
S 65°13'32" W 64.50'
S 65°13'32" W 121.29'
S 65°13'32" W 181.28'
N 65°13'32" E 181.27'
N 65°13'32" E 60.24'
N 65°13'32" E 60.00'
S 65°13'32" W 60.62'

T-1 1,377.1 SF 0.0316 AC. 21.41'
T-2 1,290.0 SF 0.0296 AC. 20.00'
T-3 1,290.0 SF 0.0296 AC. 20.00'
T-4 1,290.0 SF 0.0296 AC. 20.00'
T-5 1,290.0 SF 0.0296 AC. 20.00'
T-6 1,290.0 SF 0.0296 AC. 20.00'
T-15 1,290.0 SF 0.0296 AC. 20.00'
T-16 1,290.0 SF 0.0296 AC. 20.00'
T-17 1,290.0 SF 0.0296 AC. 20.00'
T-18 1,290.0 SF 0.0296 AC. 20.00'
T-19 1,290.0 SF 0.0296 AC. 20.00'
T-20 1,290.0 SF 0.0296 AC. 20.00'
T-21 1,290.0 SF 0.0296 AC. 20.00'
T-22 1,757.6 SF 0.0403 AC. 27.25'
T-23 1,757.6 SF 0.0403 AC. 27.25'
T-24 1,290.0 SF 0.0296 AC. 20.00'
T-25 1,290.0 SF 0.0296 AC. 20.00'
T-26 1,290.0 SF 0.0296 AC. 20.00'
T-27 1,290.0 SF 0.0296 AC. 20.00'
0' SIDE SETBACK
S 65°13'32" W 64.50'

T-4 1,290.0 SF 0.0296 AC. 20.00'
T-40 1,290.0 SF 0.0296 AC. 20.00'
T-39 1,290.0 SF 0.0296 AC. 20.00'
T-38 1,290.0 SF 0.0296 AC. 20.00'
T-37 1,290.0 SF 0.0296 AC. 20.00'
T-36 1,290.0 SF 0.0296 AC. 20.00'
T-35 1,290.0 SF 0.0296 AC. 20.00'
T-34 1,290.0 SF 0.0296 AC. 20.00'
T-33 1,757.6 SF 0.0403 AC. 27.25'
T-32 1,757.6 SF 0.0403 AC. 27.25'
T-31 1,290.0 SF 0.0296 AC. 20.00'
T-30 1,290.0 SF 0.0296 AC. 20.00'
T-29 1,290.0 SF 0.0296 AC. 20.00'
T-28 1,290.0 SF 0.0296 AC. 20.00'
0' SIDE SETBACK
S 65°13'32" W 64.50'

T-57 1,290.0 SF 0.0296 AC. 20.00'
T-58 1,290.0 SF 0.0296 AC. 20.00'
T-59 1,290.0 SF 0.0296 AC. 20.00'
T-60 2,119.5 SF 0.0487 AC. 32.86'
T-61 1,290.0 SF 0.0296 AC. 20.00'
T-62 1,290.0 SF 0.0296 AC. 20.00'
T-63 1,531.9 SF 0.0352 AC. 23.75'
T-64 1,531.9 SF 0.0352 AC. 23.75'
T-65 1,290.0 SF 0.0296 AC. 20.00'
T-75 1,290.0 SF 0.0296 AC. 20.00'
T-76 1,290.0 SF 0.0296 AC. 20.00'
0' SIDE SETBACK
S 65°13'32" W 64.50'

N 24°52'51" W 64.50' 0' SIDE SETBACK
S 24°46'28" E 64.50' 0' SIDE SETBACK
S 32°47'52" E 38.45'
38.07'
5.30'
5' REAR SETBACK
0' FRONT SETBACK
N 24°46'28" W 214.50'
S 24°46'28" E 214.50'
S 24°46'28" E 60.00'
N 24°46'28" W 64.50' 0' SIDE SETBACK

DRAINAGE EASEMENT 100.8 SF

EX. ALLEY RIGHT-OF-WAY HEREBY VACATED

EX. ALLEY RIGHT-OF-WAY HEREBY VACATED N 24°52'51" W 5.98'

EXISTING ALLEY (20' RIGHT-OF-WAY)

PROPOSED ALLEY (26' RIGHT-OF-WAY)

2.03' BUILDING ENCROACHMENT

N/F
Julian Breeden, et al
(DB 1066 /Pg 122)
TM 4 /Parcel 123
Zoned: T4
Use: Residential

N/F
Lou Ann Spaur
(DB 1099 /Pg 366)
TM 4 /Parcel 125
Zoned: T4
Use: Residential

N/F
Lou Ann Spaur
(DB 969 /Pg 3)
TM 4 /Parcel 122
Zoned: T4
Use: Residential

JOVIAL DRIVE
(60' RIGHT-OF-WAY)
S 24°46'28" E

MIRAGE ALLEY
(20' RIGHT-OF-WAY)

MYSTIC DRIVE
(60' RIGHT-OF-WAY)
S 24°46'28" E

N/F
Gerald A. Keyser
(DB 652 /Pg 308)
TM 4 /Parcel 130
Zoned: T4
Use: Residential

N/F
Clyde A. Robinson
(DB 278 /Pg 452)
TM 4 /Parcel 131
Zoned: T4
Use: Residential

Linda A.
(DB 45
TM 4 /
Zo
Use: F

WV SPC NORTH ZONE

SEVENTH AVENUE
(60' RIGHT-OF-WAY)

30 0 30 60
Scale: 1" = 30'

PROPERTY CORNER LEGEND
- REBAR FOUND
- CALCULATED POINT
- PIPE FOUND
- BRASS MONUMENT FOUND
- 5/8" REBAR W/CAP SET

PROJECT NO.:	071-01
DATE:	11/22/2024
SCALE:	1" = 30'
DRAWN BY:	DFL

SHEET
PT-1

REVISIONS		
1	CITY OF RANSON	12/17/24

FINAL PLAT

DANIEL F. LLEWELLYN LICENSED No. 2120 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

Site planning, design& Survey

232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

FOUNDRY CENTRE

DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

T-41
1,290.0 SF
0.0296 AC.

T-40
1,290.0 SF
0.0296 AC.

T-39
1,290.0 SF
0.0296 AC.

T-38
1,290.0 SF
0.0296 AC.
0' SIDE SETBACK

T-56
1,290.0 SF
0.0296 AC.

T-57
1,290.0 SF
0.0296 AC.

T-58
1,290.0 SF
0.0296 AC.

T-59
1,290.0 SF
0.0296 AC.
0' SIDE SETBACK

T-77
1,290.0 SF
0.0296 AC.

T-76
1,290.0 SF
0.0296 AC.

T-75
1,290.0 SF
0.0296 AC.

T-74
1,290.0 SF
0.0296 AC.
0' SIDE SETBACK

20.00'

S 65°13'32" W 64.50'

S 65°13'32" W 111.49'

OASIS AVENUE
(60' RIGHT-OF-WAY)

N 65°13'32" E
574.55'

OASIS AVENUE
(60' RIGHT-OF-WAY)

WEST VIRGINIA STATE ROUTE 115
MILDRED STREET
(66' RIGHT-OF-WAY)

N 65°13'32" E 64.50'
0' SIDE SETBACK

N 65°13'32" E 320.60'
0' FRONT SETBACK

T-37
1,290.0 SF
0.0296 AC.

T-36
1,290.0 SF
0.0296 AC.

T-35
1,290.0 SF
0.0296 AC.

T-34
1,290.0 SF
0.0296 AC.

T-33
1,757.6 SF
0.0403 AC.

T-32
1,757.6 SF
0.0403 AC.

T-31
1,290.0 SF
0.0296 AC.

T-30
1,290.0 SF
0.0296 AC.

T-29
1,290.0 SF
0.0296 AC.

T-28
1,290.0 SF
0.0296 AC.
0' SIDE SETBACK

32.86' 20.00' 20.00' 23.75' 23.75' 20.00' 20.00' 20.00' 20.00' 23.75' 23.75' 20.00' 20.00' 32.74'

T-60
2,119.5 SF
0.0487 AC.

T-61
1,290.0 SF
0.0296 AC.

T-62
1,290.0 SF
0.0296 AC.

T-63
1,531.9 SF
0.0352 AC.

T-64
1,531.9 SF
0.0352 AC.

T-65
1,290.0 SF
0.0296 AC.

T-66
1,290.0 SF
0.0296 AC.

T-67
1,290.0 SF
0.0296 AC.

T-68
1,290.0 SF
0.0296 AC.

T-69
1,531.9 SF
0.0352 AC.

T-70
1,531.9 SF
0.0352 AC.

T-71
1,290.0 SF
0.0296 AC.

T-72
1,290.0 SF
0.0296 AC.

T-73
2,119.5 SF
0.0487 AC.

S 24°46'28" E 64.50'
0' SIDE SETBACK

N 24°46'28" W 64.50'
0' SIDE SETBACK

EX. ALLEY
RIGHT-OF-WAY
HEREBY VACATED

N 65°13'32" E 60.00'

S 65°13'32" W 60.62'

5' REAR SETBACK

S 65°13'32" W 320.72'

N 65°13'32" E

EXISTING ALLEY
(20' RIGHT-OF-WAY)

S 65°13'32" W 320.21'

S 24°46'28" E 214.50'
5' REAR SETBACK

N 24°46'28" W 214.50'
5' REAR SETBACK

S 24°46'28" E 214.50'
0' FRONT SETBACK

MIRAGE ALLEY
(20' RIGHT-OF-WAY)

MYSTIC DRIVE
(60' RIGHT-OF-WAY)

S 24°46'28" E

27.25'

N/F
Gerald A. Keyser
(DB 652 /Pg 308)
TM 4 /Parcel 130
Zoned: T4
Use: Residential

N/F
Clyde A. Robinson
(DB 278 /Pg 452)
TM 4 /Parcel 131
Zoned: T4
Use: Residential

N/F
Linda A. Whitmore, et al
(DB 456 /Pg 408)
TM 4 /Parcel 132
Zoned: T4
Use: Residential

N/F
Ronald E. and Kimberly F. Grall
(DB 1166 /Pg 21)
TM 4 /Parcel 133
Zoned: T4
Use: Residential

N/F
Windewald Enperprises LLC
(DB 926 /Pg 372)
TM 4 /Parcel 135
Zoned: T5
Use: Commercial

N/F
G A K Inc.
(DB 506 /Pg 684)
TM 4 /Parcel 136
Zoned: T5
Use: Commercial

N/F
City of Ranson Building Commissioner
(DB 1019 /Pg 266)
TM 4 /Parcel 138
Zoned: T5
Use: Residential

N/F
City of Ranson Building Commissioner
(DB 1019 /Pg 266)
TM 4 /Parcel 137
Zoned: T5
Use: Residential

SEVENTH AVENUE
(60' RIGHT-OF-WAY)

WV SPC
NORTH ZONE

30 0 30 60
Scale: 1" = 30'

PROPERTY CORNER LEGEND
- REBAR FOUND
- CALCULATED POINT
- PIPE FOUND
- BRASS MONUMENT FOUND
- 5/8" REBAR W/CAP SET

PROJECT NO.:	071-01
DATE:	11/22/2024
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DRAWN BY:	DFL

SHEET
PT-2

REVISIONS		
1	CITY OF RANSON	12/17/24

FINAL PLAT

DANIEL F. LLEWELLYN
LICENSED
No. 2120
STATE OF
WEST VIRGINIA
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Site planning, design& Survey
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FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

AGENDA ITEM IV.23

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing is to accept public comments on the Development Agreement proposal for Parkland Meadows Phase 1, located off W Beltline Avenue, S Mildred Street, and N George Street, Ranson WV (Lots T1-T6 & T60 -T73).

ATTACHMENTS:

Legal Notice Parkland Meadows.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Monday, February 3, 2025, at 7:00 PM at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Parkland Meadows Phase 1, located off W Beltline Avenue, S Mildred Street, and N George Street, Ranson WV (Lots T1-T6 & T60 -T73). There will also be a public hearing for accepting the plat, bond and development agreement for Parkland Meadows Phase 1. All persons are invited to attend and make comments about the proposed final plat, bond and development agreement.

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 January 31, 2025, will be provided to the Planning Commission, and inserted into the official record.

Reiley Stanley
Dept. of Community Development

AGENDA ITEM IV.24

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 24-51-FP- Consideration - Applicant K&D Development submitted application for New Vision Development LLC, for Development Agreement proposal for Parkland Meadows Phase 1, located off W Beltline Avenue, S Mildred Street, and N George Street, Ranson WV (Lots T1-T6 & T60 -T73).

ATTACHMENTS:

PC25-06 Parkland Meadows Development Agreement.docx
Parkland Development Agreement.docx

RESOLUTION: PC-25-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANSON APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE RANSON PLANNING COMMISSION AND NEW VISION DEVELOPMENT LLC FOR A SUBDIVISION COMMONLY REFERRED TO AND KNOWN AS "PARKLAND MEADOWS PHASE 1"

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 New Vision Development LLC, for a subdivision commonly referred to and known as "Parkland Meadows Phase 1"

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 New Vision Development LLC, 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 3rd day of February 2025.

_____
Planning Commission
President

ATTEST:

_____
Planning Commission Member

AFFIX CITY SEAL

RECORDING REQUESTED By
City of Ranson Planning Commission

WHEN RECORDED RETURN To

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

DEVELOPMENT AGREEMENT FOR PARKLAND COMMONS PHASE 1

THE CITY OF RANSON AND NEW VISION DEVELOPMENT LLC

THIS AGREEMENT is made and entered into by and between the City of Ranson Planning Commission, hereinafter referred to as "City" and sometimes "Ranson" and New Vision Development LLC, hereinafter referred to as "Developer," for a subdivision known as Parkland Commons Subdivisions, both of whom understand and agree as follows:

WITNESSETH:

WHEREAS, the City approved the Zoning and Land Development Plan and Plat for President's Pointe recorded at Book 1278, Page 715, in accordance to Chapter 19A of the Ranson Municipal Code;

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

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

NOW THEREFORE, in the best interest of the City of Ranson and in consideration of Developer posting security; and, in order to insure satisfactory performance by Developer of its obligations under Ranson's Land Development ordinances; and to clarify that a recorded final plat for Phase 5 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
   Developer will do and perform, or cause to be done and performed, at Developer's own expense, in a good and workmanlike manner and furnish all required materials, all under the direction and to the satisfaction of the City, all of the work and improvements required by the Ranson Planning Commission for this subdivision in accordance with the approved 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 respective special districts having to do with the said types of work.

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 satisfaction of said City. The actual work of surveying shall be performed by the Developer's engineer.

3. Specifications
   The work embraced herein shall be done in accordance with the provisions of all applicable ordinances, regulations and policies adopted by the City of Ranson in effect at the time of building permit issuance, including but not limited to: West Virginia Code §8A, the Ranson Municipal Code, the Ranson Design Guidelines, and/or the Ranson Standard Engineering Detail Manual. In case of conflict between any of the aforementioned authorities, the Ranson standard shall prevail. In case of conflict between any of the aforementioned authorities, the plans and this agreement, the approved plans and this agreement shall take precedence over and be used in lieu of such conflicting portions of the aforementioned authorities.

4. Work: Time for Completion
   City hereby fixes the time for the completion of all public infrastructure improvements in Phase 5 to be within three (3) years after the date of approval of this Agreement unless a written extension is granted by the Planning Commission. However, in no case shall the time of completion for required infrastructure extend beyond four (4) years beyond the date of approval of this Agreement. Absent a written extension by the Planning Commission, the Planning Commission reserve the right to call the bond to complete the infrastructure in accordance with the approved plan. Nothing in this agreement, however, shall be construed to limit the Planning Commission's right to call the bond at any time if exigent circumstances require such action. Such circumstances shall be determined at the sole discretion of the Ranson Planning Commission.

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

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

7. Permits and Covenants: Compliance Requirements
   Developer shall, at Developer's expense, obtain all necessary permits and licenses for the construction of such improvements, give all necessary notices and pay all fees and taxes required by law. Developer acknowledges that it is the holder and grantee of a land use covenant executed pursuant to the Voluntary Remediation and Redevelopment Act, W. Va. Code § 22-22, and the Uniform Environmental Covenants Act, W. Va. Code § 22-22B, to restrict the activities on, and uses of, the subject property, and that it shall accordingly maintain and ensure strict compliance with the pledges and duties included in said covenant.

8. Superintendence by Developer or its Designated Representative
   Developer shall give personal superintendence to the work on said improvement, or have a competent foreman or superintendent, satisfactory to the City, on the work at all times during progress, with authority to act for the Developer.

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

10. Subdivision Surety
    Developer shall post subdivision surety consistent with Ranson Municipal Code 16-80 et seq. *See Exhibit A for surety documents. for Phase 5.*

11. Hold-Harmless Agreement
    Developer hereby agrees to, and shall, hold City, its elective and appointive boards, commissions, officers, agents and employees, harmless from any liability for damage or claims for damage for personal injury, including death, as well as from claims for property damage which may arise from Developer's or Developer's contractors', subcontractors', agents', or employees' operations under this agreement, whether such operations be by Developer or by any of Developer's contractors, subcontractors, or by any one or more persons directly or indirectly employed by, or acting as agent for Developer or any of Developer's contractors, or subcontractors. Developer agrees to and shall defend City and its elective and appointive boards, commission, officers, agents and employees from any suits or actions at law or in equity for damages caused, or alleged to have been caused, by reason of any of the aforesaid operations; provided as follows: That the aforesaid hold-harmless agreement by Developer shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered by reason of any of the aforesaid operations referred to in this paragraph, regardless of whether or not City has prepared, supplied or approved of, plans and/or specifications for the 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. Developer's Insurance
    Developer shall not commence work under this agreement until Developer shall have obtained all insurance required under this paragraph, nor shall Developer allow any contractor or subcontractor to commence work on his contract or subcontract until all similar insurance required of the contractor or subcontractor shall have been so obtained and approved. All requirements herein provided shall appear either in the body of the insurance policies or as endorsements and shall specifically bind the insurance carrier.

    a. Compensation Insurance
       Developer shall maintain, during the life of this agreement, Workmen's Compensation Insurance for all Developer's employees employed at the site of the improvement, and in case any work is sublet, Developer shall require any contractor or subcontractor similarly to provide Workmen's Compensation Insurance for all contractor's or subcontractor's employees, unless such employees are covered by the protection afforded by Developer. In case any class of employees engaged in work under this agreement at the site of the project is not protected under any Workmen's Compensation Law, Developer shall provide, and shall cause each contractor and subcontractor to provide, adequate insurance for the protection of employees not otherwise protected. Developer hereby indemnifies City for any damage resulting to it from failure of either

Developer or any contractor or subcontractor to take out or maintain such insurance.

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

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

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

13. Title of Improvements

Title to all streets, sidewalk and stormwater infrastructure improvements constructed here under by Developer shall be dedicated for public use and shall vest absolutely in the City upon completion of such improvements in accordance with the approved plan and upon acceptance of such improvements by ordinance of the Ranson City Council IAW W.Va. Code §8-11-3 and Ranson City Code §2-26. All infrastructure improvements shall meet City of Ranson construction standards as a prior condition of acceptance by the City Council. Developers and City shall work together to convey to the City improvements in sections as they are completed.

14. Specific Conditions of Development

a. Developer and/or established Homeowners' Association shall be responsible for maintaining and mowing all common areas. Common areas shall include, but not be limited to, all open space, storm water management facilities, and landscaped areas. Homeowners' Association and/or Developer shall be responsible for the perpetual maintenance, trimming, and protection of buffers and landscaped plantings, including trees. Diseased, infested, dying, dead or damaged landscaping shall be replaced by Developer and/or Homeowners' Association as soon as possible but no later than the next planting season.

b. Developer shall make Builders aware that in order to receive a Use & Occupancy Certificate, the City will require
    (1) finished individual driveways to include top coat,
    (2) sod is to be installed on front, rear and side yards along with 4 inches of top soil on residential lots,
    (3) Installation of required street trees as shown on the approved engineering plans,
    (4) Seasonal bonding shall be available to achieve the same result,

c. Developer shall ensure that street lights and community landscaping is installed sequentially as development occurs and structures are built.

d. Vacant lots, and lots adjacent to public infrastructure shall be mowed and maintained

e. Developer shall have a dedicated construction entrance for the use of site and building contractors.

f. The Developer shall be responsible in screening the onsite storage of all site development materials, such as but not limited to utility service pipes, stormwater pipes, gravel and construction material, from the public streets and surrounding residents.

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

16. Developer not Agent of City
Neither Developer nor any of Developer's agents or contractors are or shall be considered to be agents of City in connection with the performance of Developer's obligations under this agreement.

17. Notice of Breach and Default
If after notification, 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 Developer should be adjudged a bankrupt, or Developer should make a general assignment for the benefit of Developer's insolvency or is Developer, or any of Developer's contractors, subcontractors, agents, or employees, should violate any of the provisions of this agreement, City Engineer, City Manager or his designee or Planning Commission shall serve written notice upon Developer and Developer's surety of breach of this agreement, or of any portion thereof, and default of Developer.

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

In the event of any such notice of breach Developer's surety shall have the duty to takeover and complete the work and the improvement herein specified; provided, however, that if the surety, within sixty (60) 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 ninety (90) days after notice to City of such election, City may take over the work and prosecute the same to completion, by contract or by any other method City may deem advisable, for the account and at the expense of Developer, and Developer's surety shall be liable to City for any 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 Developer as maybe on the site of the work and necessary therefor.

19. Reduction and Completion

The surety posted by the Developer may be reduced three (3) times prior to acceptance of all required improvements, upon the satisfactory completion of the subdivision improvements shown on the approved construction drawings, as per Ranson City Code 16-83.

Upon completion of all the work described in the said Agreement and upon the City authorizing a written Notice of Completion and Acceptance of said work, the Planning Commission will release all surety to 80% of the surety. The remaining 20% shall be held by the City for a period of one (1) year after the date of the Notice of Completion as a guaranteed bond to secure the performance of this Agreement and shall thereafter be released. The amount specified above for labor and materials shall be held by City for a period of one (1) year after the date official acceptance of the improvements specified in the said Agreement.

20. Enforcement and Guarantees

Pursuant to W. Va. Code § 8A-6-3, failure to meet all conditions in this Agreement shall constitute cause to deny Developer, the issuance of any of the required use, occupancy or improvement local permits, as may be appropriate. Nothing in this Agreement waives any of the remedies the Planning Commission or Ranson possesses to administer and enforce conditions under the authority granted in W. Va. Code § 8A-6-3.

City must notify Developer if requirements are not met or violations exist and Developer shall give the City written notice of its intent to cure within (5) days after the City's notice is provided. If Developer provides its written confirmation to cure to the City, the Developer shall have a 30 day right to cure period. Failure to cure within the 30 day cure period shall constitute cause for the City to withhold issuing building permits, use and occupancy permits and/or approving plats for future phases and calling surety

21. Notices

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

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

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

_____

_____

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.

22. Binding Effect of Agreement
This Agreement shall be binding on and inure to the benefit of the parties to this Agreement and their estates, heirs, personal representatives, successors and assigns. However, the homeowner association or any owner of any unit shall not be deemed a third party beneficiary and not entitled to enforce any provision hereunder.

23. 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 _____, 2024.

RANSON PLANNING COMMISSION

By:

_____
Mike Anderson
Its: President

DEVELOPER

By: _____

Its: _____

STATE OF WEST VIRGINIA;
COUNTY OF JEFFERSON; to-wit:

The foregoing instrument was acknowledged before me by Mike Anderson, Ranson Planning Commission President, this ____ day of _____, 2025.

My commission expires: _____

NOTARY PUBLIC

STATE OF _____;
COUNTY OF _____; to-wit:

The foregoing instrument was acknowledged before me by _____.
for_____, its _____, this ____ day of_____, 2025.

My commission expires: _____

NOTARY PUBLIC

AGENDA ITEM IV.25

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing - Bond for Parkland Meadows Phase 1, located off W Beltline Avenue, S Mildred Street, and N George Street, Ranson WV (Lots T1-T6 & T60 -T73).

ATTACHMENTS:

Legal Notice Parkland Meadows.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Monday, February 3, 2025, at 7:00 PM at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Parkland Meadows Phase 1, located off W Beltline Avenue, S Mildred Street, and N George Street, Ranson WV (Lots T1-T6 & T60 -T73). There will also be a public hearing for accepting the plat, bond and development agreement for Parkland Meadows Phase 1. All persons are invited to attend and make comments about the proposed final plat, bond and development agreement.

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 January 31, 2025, will be provided to the Planning Commission, and inserted into the official record.

Reiley Stanley
Dept. of Community Development

AGENDA ITEM IV.26

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 24-51-FP- Consideration - Applicant K&D Development Services LLC, submitted application for New Vision Development LLC, Bond for Parkland Meadows Phase 1, located off W Beltline Avenue, S Mildred Street, and N George Street, Ranson WV (Lots T1-T6 & T60 -T73).

ATTACHMENTS:

24-51-FP-20241217 Foundry Bonding Estimate Oasis- Current (1).pdf
PC25-05 Parkland Meadows Bond.docx

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

Project Name: Foundry Centre Date: 12/17/2024

Section: Section 1 - Oasis (Lots T1 - T9 & T60 - T73 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		$ -
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		$ -
9	Removal of Power Pole	EA	$ 8,415.00		$ -
10	Removal of Structures/Buildings	EA	$ -		$ -

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	406	$ 29,782.79
2	Fabric for Subgrade Stabilization	SY	$ 3.19	2436	$ 7,769.42
3	Aggregate Base Course	CY	$ 97.30	406	$ 39,494.56
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	2436	$ 1,232.39
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	1370	$ 90,420.00
17	Concrete Curb Only	LF	$ 55.00		$ -
18	Bituminous Asphalt Walkway	SF	$ 14.85		$ -
19	Concrete Sidewalk	SY	$ 97.13	761	$ 73,926.72
20	Bed Course Material (for sidewalk)	CY	$ 88.57	85	$ 7,490.35
21	Concrete Curb Ramp	EA	$ 2,750.00	26	$ 71,500.00
22	Detectable Warning Surface	EA	$ 486.72	26	$ 12,654.64
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	360	$ 182.16
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	1560	$ 5,577.00
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 14.85		$ -
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	167	$ 4,133.25
44	Handicapped Parking Symbol	EA	$ 341.17		$ -
45	0.08 in Flat Sheet Sign	SF	$ 49.50		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
46	City standard sign post	LF	$ 27.50	192	$ 5,280.00
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 467.50	18	$ 8,415.00
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	16	$ 211,200.00
54	Bollards (wood or steel)	EA	$ 495.00		$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	$ -		$ -

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	27	$ 14,850.00
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	692	$ 75,744.87
4	10" PVC Schedule 80 Pipe	LF	$ 121.55		$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	6	$ 40,048.07
6	Grease Trap	EA	$ 6,875.00		$ -
7	4" Service Lateral (20' to Edge of R.O.W./Property Line)	LF	$ 68.31	14	$ 956.34
8	Sanitary Sewer Pump Station (sewage pump)	EA	$ -		$ -
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	666	$ 61,538.40
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	4	$ 22,055.09
10	4" Gate Valve & Box	EA	$ 1,225.13		$ -
11	6" Gate Valve & Box	EA	$ 1,954.65	4	$ 7,818.58
12	8" Gate Valve & Box	EA	$ 1,617.98	11	$ 17,797.77
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	0	$ -
17	Water Meter Setter, Box & Service Line Tap	EA	$ 3,335.29	10	$ 33,352.88
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		$ -
	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	$ 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	425	$ 53,688.96
40	18" Storm Drain Pipe	LF	$ 169.63		$ -
41	24" Storm Drain Pipe	LF	$ 180.58	126	$ 22,711.04
42	30" Storm Drain Pipe	LF	$ 312.33		$ -
43	36" Storm Drain Pipe	LF	$ 209.91	202	$ 42,331.06
44	42" Storm Drain Pipe	LF	$ 250.80	13	$ 3,260.40
45	48" Storm Drain Pipe	LF	$ 297.00		$ -
46	54" Storm Drain Pipe	LF	$ 308.00		$ -
47	60" Storm Drain Pipe	LF	$ 319.00		$ -
	End Sections (Circular) - Metal (for CMP and HDPE Pipe)				
48	15" Metal End Section	EA	$ 797.50		$ -
49	18" Metal End Section	EA	$ 697.76		$ -
50	24" Metal End Section	EA	$ 960.88		$ -
51	30" Metal End Section	EA	$ 1,240.92		$ -
52	36" Metal End Section	EA	$ 1,210.00		$ -
53	42" Metal End Section	EA	$ 1,430.00		$ -
54	48" Metal End Section	EA	$ 1,760.00		$ -
55	54" Metal End Section		$ 2,200.00		$ -
56	60" Metal End Section		$ 2,200.00		$ -
	End Sections (Circular) - Concrete				
57	15" RCP End Section	EA	$ 533.50		$ -
58	18" RCP End Section	EA	$ 621.50		$ -
59	24" RCP End Section	EA	$ 830.50		$ -
60	30" RCP End Section	EA	$ 1,314.50		$ -
61	36" RCP End Section	EA	$ 1,941.50		$ -
62	42" RCP End Section	EA	$ 1,974.50		$ -
63	48" RCP End Section	EA	$ 2,348.50		$ -
64	54" RCP End Section	EA	$ 3,074.50		$ -
65	60" RCP End Section	EA	$ 3,800.50		$ -
	Corrugated Metal Pipe Arch				
66	17" x 13" Storm Drain Pipe	LF	$ 171.48		$ -
67	21" x 15" Storm Drain Pipe	LF	$ 112.79		$ -
68	24" x 18" Storm Drain Pipe	LF	$ 173.24		$ -
69	35" x 24" Storm Drain Pipe	LF	$ 198.00		$ -
70	42" x 29" Storm Drain Pipe	LF	$ 209.06		$ -
71	57" x 38"Storm Drain Pipe	LF	$ 244.20		$ -
72	64" x 43" Storm Drain Pipe	LF	$ 278.30		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
	Reinforced Concrete Elliptical Pipe				
73	23" x 14" Storm Drain Pipe	LF	$ 118.94		$ -
74	30" x 19" Storm Drain Pipe	LF	$ 136.22		$ -
75	38" x 24" Storm Drain Pipe	LF	$ 180.69		$ -
76	45" x 29" Storm Drain Pipe	LF	$ 259.58		$ -
77	53" x 34" Storm Drain Pipe	LF	$ 665.17		$ -
78	60" x 38" Storm Drain Pipe	LF	$ 665.17		$ -
79	68" x 43" Storm Drain Pipe	LF	$ 352.00		$ -
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)				
80	17" x 13" Metal End Section	EA	$ 797.50		$ -
81	21" x 15" Metal End Section	EA	$ 697.76		$ -
82	24" x 18" Metal End Section	EA	$ 709.50		$ -
83	35" x 24" Metal End Section	EA	$ 1,240.92		$ -
84	42" x 29" Metal End Section	EA	$ 1,210.00		$ -
85	57" x 38" Metal End Section	EA	$ 1,760.00		$ -
86	64" x 43" Metal End Section	EA	$ 2,200.00		$ -
	End Sections - Reinforced Concrete Elliptical Pipe				
86	23" x 14" RCP End Section	EA	$ 621.50		$ -
88	30" x 19" RCP End Section	EA	$ 830.50		$ -
89	38" x 24" RCP End Section	EA	$ 1,314.50		$ -
90	45" x 29" RCP End Section	EA	$ 1,941.50		$ -
91	53" x 34" RCP End Section	EA	$ 1,974.50		$ -
92	60" x 38" RCP End Section	EA	$ 2,348.50		$ -
93	68" x 43" RCP End Section	EA	$ 3,074.50		$ -
	Storm Drain Structures				
94	Drop Inlet	EA	$ 3,879.85		$ -
95	Curb Inlet - 6' Opening	EA	$ 4,620.00	1	$ 4,620.00
96	Curb Inlet - 10' Opening	EA	$ 5,280.00	2	$ 10,560.00
97	Curb Inlet - 12' Opening	EA	$ 6,050.00	4	$ 24,200.00
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	2	$ 13,349.58
	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	$ -		$ -
5	Set Property Corners	EA	$ 132.00		$ -

Grand Total All Costs	$ 1,017,941.33
Mobilization (5%)	$ 50,897.07
15% Contingency	$ 160,325.76
TOTAL BOND AMOUNT	$ 1,178,267.09

Resolution# PC-25-05

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 Parkland Meadows Phase 1:

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 February 3, 2025, to the Planning Commission, for Phase 1 of the subdivision known as Parkland Meadows Phase 1.

Section 2. The approved bonded amount will be held in the amount of $1,178,267.09.

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

Signed and approved this 3rd day of February 2025.

_____
Mike Anderson, President

ATTEST:

_____
Planning Commission Member

AFFIX CITY SEAL

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City of Ranson

Community Development Department

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

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

APPLICATION FOR REVIEW

PROJECT NAME: Presidents Pointe Phase 5

PROJECT DESCRIPTION: Final Plat for Presidents Pointe Phase 5 Subdivision

MAP#: 8 **PARCEL#:** 1 **CURRENT ZONING:** SC-NC **PROPOSED ZONING:** SC-NC

SITE AREA (ACRES): 15.6075 AC **# OF LOTS:** 146 **AREA IN LOTS:** 9.2655 AC

AREA IN SWM: N/A **AREA IN RIGHT OF WAY:** 3.9065 AC

WATER SERVICE: PUBLIC ☑ **PRIVATE** ☐ **PROVIDER** WVAM

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

SEWER FLOW (GALLONS PER DAY AT BUILD-OUT): N/A

SUBMITTAL/FEE INFORMATION

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

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OWNER/APPLICANT INFORMATION

Owner I (Print) Stanley Martin Companies, LLC Percent of Ownership 100
Address 11710 Plaza America Drive, Ste 1100
Phone: 703-636-9232 Fax/Email: webersj@stanleymartin.com

Owner II (Print) _____ Percent of Ownership_____
Address_____
Phone: _____ Fax/Email: _____

Owner III (Print) _____ Percent of Ownership_____
Address_____
Phone: _____ Fax/Email: _____

Applicant (Print) _____
Address_____
Phone: _____ Fax/Email: _____

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

Engineer/Surveyor (Print) Morris & Ritchie Associates, Inc.
Address: 205 E Hirst Road, Ste 106
Phone: 703-994-4047 Fax/Email: jerickson@mragta.com

OWNER'S WRITTEN AUTHORIZATION

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

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

Signature (owner): DocuSigned by: FFBCE476F7D8420... Date: 6/27/2024 | 2:18 PM EDT

Signature: (applicant) DocuSigned by: FFBCE476F7D8420... Date: 6/27/2024 | 2:18 PM EDT

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

Date Received: _____ By: _____

Fee paid: _____ Check Number: _____