PLANNING COMMISSION

~ AGENDA ~

REGULAR MEETING

www.ransonwv.gov

July 7, 2025 | 7:00 P.M. | Council Chamber

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. June 2, 2025 Minutes
   June 2 2025.docx

III. OLD BUSINESS

IV. PLANNING COMMISSION NEW BUSINESS

1. Public Hearing to accept public comments on a site plan for a Patriot Federal Credit Union. Frederick, Seibert, & Assiocates, INC submitted a site plan application on behalf of Patriot Federal Credit Union for a 2,883 sq ft drive thru bank to be located on Joshua M Freeman Blvd. Map 8E, Parcel 12. (088E001200000000 2.72 Acres)
   Legal Notice for Patriot Fed Credit Union.docx

2. 25-14-SP Consideration- Frederick, Seibert, & Assiocates, INC submitted a site plan application on behalf of Patriot Federal Credit Union for a 2,883 sq ft drive thru bank to be located on Joshua M Freeman Blvd. Map 8E, Parcel 12. (088E001200000000 2.72 Acres)
   25-14-application-for-review.pdf
   25-14-SP-2022-0267 patriot fcu construction set.pdf
   Approval Letter.pdf

3. Public hearing to accept public comments. Applicant Morris & Ritchie Associates on behalf of Stanley Martin Companies, LLC a revision to the previously approved Land Development Plan and Plat was submitted. This adds civic space to homes in some of the T4 zoning district on Reagan Avenue.
   Legal Notice for LDPP-Presidents Pointe.docx

4. Consideration: 25-12-LDPP Applicant Morris & Ritchie Associates on behalf of Stanley Martin Companies, LLC a revision to the previously approved Land Development Plan and Plat was submitted. This adds civic space to homes in some of the T4 zoning district on Reagan Avenue.
   25-12-smart code land development plan and plat application-presidents pointe.pdf
   25-12-LDPP-2025-04-15 president pointe ldpp.pdf
   25-12-LDPP-CRC Report 25-12-LDPP Final (1).pdf

5. Public Hearing- To accept public comments. Applicant Morris and Ritchie Associates on

behalf of US Home Corporation submitted a bond reduction request. The current bond being held is for $8,430,058.44 and they are asking for a reduction of $5,867,378.61. The amount still bonded would $2,562,67.84.

The items completed for this bond reduction were:
- Waterline has been installed
- Sanitary sewer has been installed
- Storm sewer has been installed
- Earthwork has been completed
- Curb and gutter have been installed
- Base pavement has been installed

Legal Notice Bond Reduction-Red Clover Phase 1.docx

6. Consideration: 25-13-BRR Applicant Morris and Ritchie Associates on behalf of US Home Corporation submitted a bond reduction request. The current bond being held is for $8,430,058.44 and they are asking for a reduction of $5,867,378.61. The amount still bonded would $2,562,67.84.

   25-13-2025-04-07 red clover meadows bond reduction letter.pdf
   25-13-2025-04-07 rcm phase 1 bond reduction.pdf
   25-13-2025-04-07 rcm phase 1 asbuilt plan.pdf
   PC25-19 Red Clover Phase 1 Reduction.docx

7. Public Hearing to accept public comments. Applicant Frederick, Seibert, & Associates on behalf of Madison Greens LLC, submitted an application for a final plat for Phase 1 of Madison Greens located off North Fairfax Blvd and Wallace Blvd for 60 lots. (36 single family homes, 24 town homes)
   Legal Notice Madison Greens Phase 1 plat , dev agreement, bond.docx

8. Consideration: 25-22-FP Applicant Frederick, Seibert, & Associates on behalf of Madison Greens LLC, submitted an application for a final plat for Phase 1 of Madison Greens located off North Fairfax Blvd and Wallace Blvd for 60 lots. (36 single family homes, 24 town homes)
   25-22-application-for-review - executed.pdf
   25-22-2023-0285 final plat phase 1.pdf

9. Public Hearing- To accept public comments. Applicant Frederick, Seibert, & Associates on behalf of Madison Greens LLC, submitted an application for a guaranteed surety bond for Phase 1 of Madison Greens located off North Fairfax Blvd and Wallace Blvd for 60 lots. (36 single family homes, 24 town homes) in the amount of $3,757,096.08
   Legal Notice Madison Greens Phase 1 plat , dev agreement, bond.docx

10. Consideration: 25-22-FP Applicant Frederick, Seibert, & Associates on behalf of Madison Greens LLC, submitted an application for a guaranteed surety bond for Phase 1 of Madison Greens located off North Fairfax Blvd and Wallace Blvd for 60 lots. (36 single family homes, 24 town homes) in the amount of $3,757,096.08
    25-22-FP-phase #1 final plat - bonding estimate - 5-31-2025 (2).pdf

11. Public Hearing- To enter a development agreement between Madison Greens LLC and the City of Ranson, WV for the subdivision known as Madison Greens, located off North Fairfax Blvd and Wallace Blvd, Ranson, WV.

Legal Notice Madison Greens Phase 1 plat , dev agreement, bond.docx

12. Consideration: 25-22-FP- Owner Madison Greens LLC has requested to enter a development agreement with the City of Ranson for Phase 1 of the Madison Greens development located off North Fairfax Blvd and Wallace Blvd.
    Madison Greens Phase 1.docx

V. ADJOURNMENT

1. Next meeting will be August 4, 2025 at 7:00 PM.

AGENDA ITEM II.1

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **APPROVAL OF MINUTES**

SUBJECT: June 2, 2025 Minutes

ATTACHMENTS:

June 2 2025.docx

PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

312 S. Mildred Street,

www.ransonwv.gov

June 2, 2025 | 7:00 P.M. | Council Chamber

I. CALL TO ORDER

Mike Anderson, President	**Present**
Jaden Bound	**Present**
Jason Gore	**Present**
Doug Davis	**Present**
Andy Colandrea	**Present (7:07 PM arrival)**

II. APPROVAL OF MINUTES

1. Minutes – May 5, 2025

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

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. Public Hearing - To accept public comments on a petition to rezone the following parcel 089000200000000 located off Cranes Lane, Ranson, WV 25438 (Consisting of 160.65 acres) from Rural Reserve to SmartCode New Community.

President Anderson opened the floor for public comments.

Paula Salvo spoke to the Commission and stated that she is against the rezoning, she believes it should be a less dense development due to older subdivisions in the community already being run down. She emphasized the need for sustainable development that prioritizes family homes over rental properties and highlighted concerns about road infrastructure and water management. Ms. Salvo also criticized the rapid development and its impact on local resources and emergency services.

Dr. Chrissy Wimer spoke to the Commission on behalf of Jefferson County Foundation. She gave a presentation on the wetlands that board the back of the property known as Evitts Run. She discussed the zoning ordinance and comprehensive plan for the property, emphasizing that the proposed rezoning to T-3 and T-4 zones is inappropriate due to the presence of wetlands and the hydrogeological nature of the land. She highlighted that the comprehensive plan encourages a compact, integrated development pattern that includes a blend of residences, schools, and parks, promoting active transportation and community cohesion. Dr. Wimer also noted that the Evans Run Creek watershed, which courses through the edge of the city, is crucial to the local ecosystem and serves as a habitat for various species.

Mr. Henry Davenport spoke to the Commission about owning the wetlands that board this property. He agreed with the prior speaker. He stated that there are many endangered species that live in the area. He traveled onto Cranes Lane multiple times and noticed there is only one way in and out of that area, an emergency vehicle getting down to that area would be very hard.

Mr. Marty Kable spoke to the Commission about owning a farm off Cranes Lane. He stated that traffic is an extreme problem coming off Cranes Lane from North Mildred Street. He thinks it is a dangerous situation pulling onto North Mildred Street.

President Anderson closed the Public Hearing.

2**.** 25-17-REZ-Consideration- Applicant Morris and Ritchie - To accept public comments on a petition to rezone the following parcel 089000200000000 located off Cranes Lane, Ranson, WV 25438 (Consisting of 160.65 acres) from Rural Reserve to SmartCode New Community.

The Commission denied the Rezoning Plan by the following vote:

Mike Anderson, President	**Abstain**
Jaden Bound	**No**
Jason Gore	**No**
Doug Davis	**No**
Andy Colandrea	**No**

3. Public Hearing To accept Land Development Plan and Plat for the property known as Sleepy Hollow located off Cranes Lane (consisting of 159.87+/- acres) Ranson, WV 25438

President Anderson tabled this item as it needs to have a rezoning approved which was not passed in the prior item.

4. 25-18-LDPP: Consideration-Applicant-Morris and Ritchie. To accept Land Development Plan and Plat for the property of Sleepy Hollow 089000200000000 (consisting of 159.87 acres) located off Cranes Lane, Ranson, WV 25438

President Anderson tabled this item as it needs to have a rezoning approved which was not passed in the prior item.

5. Public Hearing - To accept public comments on a petition to rezone the following parcel 081000400000000 located off War Admiral Blvd, Ranson, WV 25438 (Consisting of 9.52 acres) from MUX (retired) to SmartCode New Community T5.

President Anderson opened the floor for public comments. No comments were received from the public. President Anderson closed the Public Hearing.

6. 25-20-REZ-Consideration- Applicant Riverside Church - To accept public comments on a petition to rezone the following parcel 081000400000000 located off War Admiral Blvd, Ranson, WV 25438 (Consisting of 9.52 acres) from Rural Reserve to SmartCode New Community

Mike Anderson, President	**Abstain**
Jaden Bound	**Motion**
Jason Gore	**Absent**
Doug Davis	**Yes**
Andy Colandrea	**Abstain**

V. ADJOURMENT

The meeting was adjourned at 7:36 PM . The motion was made by Andy Colandrea and Second by Doug Davis. The Community Developer Director stated that the next Planning Commission meeting will be held on July 7, 2025, at 7:00 PM.

_____
Mike Anderson, President

_____
Planning Commission Member

AGENDA ITEM IV.1

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: OLD BUSINESS

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Public Hearing to accept public comments on a site plan for a Patriot Federal Credit Union. Frederick, Seibert, & Assiocates, INC submitted a site plan application on behalf of Patriot Federal Credit Union for a 2,883 sq ft drive thru bank to be located on Joshua M Freeman Blvd. Map 8E, Parcel 12. (088E001200000000 2.72 Acres)

ATTACHMENTS:

Legal Notice for Patriot Fed Credit Union.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 July 7, 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 proposed Site Plan for a Patriot Federal Credit Union to be located on Joshua M Freeman Blvd, Ranson, WV 25438. Map 8E, Parcel 12. (088E001200000000 2.72 Acres). Copies of the proposed Site Plan are available for inspection during regular office hours of 8:00 am – 4:00 pm weekdays, excluding holidays at City Hall. All persons are invited to attend and make comments about the proposed Site Plan.

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

Reiley Stanley
Department of Community Development

AGENDA ITEM IV.2

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: 25-14-SP Consideration- Frederick, Seibert, & Assiocates, INC submitted a site plan application on behalf of Patriot Federal Credit Union for a 2,883 sq ft drive thru bank to be located on Joshua M Freeman Blvd. Map 8E, Parcel 12. (088E001200000000 2.72 Acres)

ATTACHMENTS:

25-14-application-for-review.pdf
25-14-SP-2022-0267 patriot fcu construction set.pdf
Approval Letter.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

APPLICATION FOR REVIEW

PROJECT NAME: PATRIOT FEDERAL CREDIT UNION

PROJECT DESCRIPTION: CONSTRUCTION OF A 2,883 SF DRIVE THRU BANK

MAP#: _____ **PARCEL#:** _____ **CURRENT ZONING:** SD- SPECIAL DISTRICT **PROPOSED ZONING:** SD- SPECIAL DISTRICT

SITE AREA (ACRES): 2.72 **# OF LOTS:** 1 **AREA IN LOTS:** 2.72

AREA IN SWM: 0.00 **AREA IN RIGHT OF WAY:** 0.00

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

SEWER SERVICE: PUBLIC ☑ **PRIVATE** ☐ **PROVIDER** CHARLES TOWN UTILITY BOARD

SEWER FLOW (GALLONS PER DAY AT BUILD-OUT): 200

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) PATRIOT FEDERAL CREDIT UNION Percent of Ownership 100
Address 800 WAYNE AVENUE CHAMBERSBURG PA 17201
Phone: 717.709.4966 Fax/Email: DSTOUFFER@PATRIOTFCU.ORG

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

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

Applicant (Print) PATRIOT FEDERAL CREDIT UNION
Address 800 WAYNE AVENUE CHAMBERSBURG PA 17201
Phone: 717.709.4966 Fax/Email: DSTOUFFER@PATRIOTFCU.ORG

Developer (Print) PATRIOT FEDERAL CREDIT UNION
Address 800 WAYNE AVENUE CHAMBERSBURG PA 17201
Phone: 717.709.4966 Fax/Email: DSTOUFFER@PATRIOTFCU.ORG

Engineer/Surveyor (Print) FRDERICK SEIBERT & ASSOCIATES
Address: 128 SOUTH POTOMAC STREET HAGERSTOWN MARYLAND 21740
Phone: 301.791.3650 Fax/Email: AMYERS@FSA-INC.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): Jenna Kaczmarek Digitally signed by Jenna Kaczmarek Date: 2025.03.21 11:09:46 -04'00' Date: 03/21/2025

Signature: (applicant) Jenna Kaczmarek Digitally signed by Jenna Kaczmarek Date: 2025.03.21 11:10:18 -04'00' Date: 03/21/2025

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

Date Received: _____ By: _____

Fee paid: _____ Check Number: _____

SITE PLAN

FOR

PATRIOT FEDERAL CREDIT UNION

SITUATE AT

THE INTERSECTION OF WALLACE BLVD & JOSHUA M FREEMAN BLVD

CITY OF RANSON

JEFFERSON COUNTY, WEST VIRGINIA

APPROVALS

DISTURBED AREA QUANTITY

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY
2.00 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY
475 CU. YDS. OF EXCAVATION AND APPROXIMATELY
879 CU. YDS. OF FILL.

LIST OF APPROVALS

American Water Availability Letter (Water)
Dated:

Charles Town Utility Board Availability Letter (Sewer)
Dated:

West Virginia Department of Environmental Protection:
WV/NPDES Permit #:

West Virginia Department of Health and Human Resources State Health Permits Bureau for Public Health:
Permit #: N/A
Date: N/A
Permit #: N/A
Date: N/A

Jefferson County GIS/Addressing
Approved:_____

OWNER CERTIFICATION

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 3/12/25

APPROVAL BLOCK

The Ranson Planning Commission approves this Site Plan on __/__/__ with the following conditions.

1. _____
2. _____
3. _____

Planning Commission President's Signature — Date

CLIENT/OWNER/DEVELOPER:
PATRIOT FEDERAL CREDIT UNION
800 WAYNE AVENUE
CHAMBERSBURG, PA 17201

ATTN: DOUG STOUFFER
EMAIL: DSTOUFFER@PATRIOTFCU.ORG
PHONE: 717.709.4966

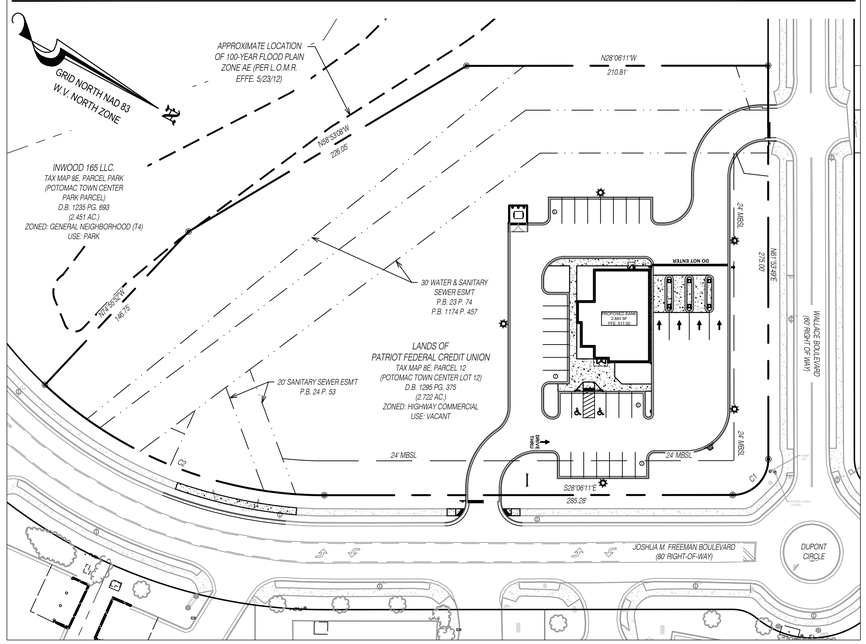
CIVIL ENGINEER / SURVEYOR:
FSA INC.
128 SOUTH POTOMAC STREET
HAGERSTOWN, MARYLAND 21740

PROJECT MANAGER: TREVOR FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
PHONE: 301.791.3650

LOCATION PLAN

SCALE: 1" = 50'

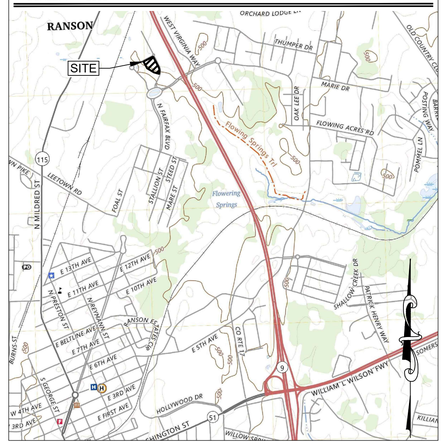
PROPERTY ID:08008E00120000



VICINITY MAP

SCALE: 1" = 2000'

ADC MAP 21, B8
USGS MAPS (CHARLES TOWN, WEST VIRGINIA)



SHEET INDEX

TYPE	NUMBER	TITLE
C-001	SHEET 01	COVER SHEET
C-002	SHEET 02	GENERAL NOTES
C-101	SHEET 03	EXISTING CONDITIONS & DEMOLITION PLAN
C-102	SHEET 04	EROSION & SEDIMENT CONTROL PLAN
C-103	SHEET 05	GRADING & UTILITY PLAN
C-104	SHEET 06	SITE & DIMENSIONING PLAN
C-501	SHEET 07	CONSTRUCTION DETAILS & NOTES - E & S CONTROLS
C-502	SHEET 08	CONSTRUCTION DETAILS & NOTES - SEWER & STORM
C-503	SHEET 09	CONSTRUCTION DETAILS & NOTES - SITE
L-101	SHEET 10	LANDSCAPE PLAN
PHOTOMETRIC PLANS (PROVIDED BY OTHERS)		
E-101	SHEET 11	PHOTOMETRIC PLAN

Know what's below. Call before you dig.

TREVOR MARK FREDERICK — REGISTERED — 24627 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER
05/02/2025

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: WEST VIRGINIA License #: 24627
Expiration Date 12-31-2026

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717-582-2644
355 SOUTHHANOVER STREET, CARLISLE, PA 17013, 717-249-0411
11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-3467
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301-791-3650

MARK	DESCRIPTION:	DATE:
	REVISED PER AGENCY COMMENTS	05.01.2025

PATRIOT FEDERAL CREDIT UNION
SITUATE AT
THE INTERSECTION OF WALLACE BLVD & JOSHUA M FREEMAN BLVD
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA
CLIENT: PATRIOT FEDERAL CREDIT UNION
PO BOX 778, CHAMBERSBURG, PA 17201
PHONE: 717.709.4966

PROJECT NO. 2022-0267
DWN BY ABRAM MYERS | DATE 02.21.2024
PROJECT MANAGER T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
PARCEL ID: 08008E00120000
SCALE AS SHOWN
SHEET TITLE

COVER SHEET

C-001
SHEET 01 OF 10

P:\SHARED FOLDERS\PROJECTS\2022\2022-0267\DWGS\2022-0267-TITLE SHEET.DWG 2025-05-01

GENERAL NOTES

1. Any damage to adjoining public roads, utilities, etc. during construction will be repaired in kind by the contractor.
2. No subsurface investigation has been performed by Frederick, Seibert and Associates, Inc. to determine ground water, rock, sinkholes or any other natural or man-made existing features.
3. FSA, Inc. assumes no liability for the location of any above ground and below ground utilities. Existing utilities are shown from the best available information. Contractor to field verify location and depth of all above and below ground utilities prior to construction.
4. The contractor shall locate existing utilities in advance of construction operations in the vicinity of proposed utilities.
5. The contractor shall take all necessary precautions to protect the existing utilities and to maintain uninterrupted service. Any damage incurred due to the contractor's operation shall be repaired immediately at the contractor's expense. Contractor to use caution in areas where low hanging wires exist.
6. All utilities shall be cleared by a minimum of 1'-0". All utility poles shall be cleared by a minimum of 2'-0" or tunneled if required.
7. The Contractor shall notify the following utilities or agencies at least five (5) days before starting work shown on these drawings:

Miss Utility	1-800-245-4848
Potomac Edison	1-800-686-0011
Mountaineer Gas	1-800-834-2070
Frontier Communications	(304) 728-8500
WVDOH	(304) 289-3521
City of Ranson	(304) 725-1010
Charles Town Utility Board	(304) 725-2316
West Virginia American Water	(304)-707-5834

8. The contractor shall be responsible for coordination of his construction with the construction of other contractors.
9. Benchmarks to be established by FSA prior to the start of construction.
10. The contractor shall notify the Architect/Engineer, before construction, of any conflicts between the plans and actual field conditions.
11. The contractor shall protect all utilities and culvert pipes during construction by insuring proper cover, increasing cover, or constructing roadway and parking through base course before loading site with heavy vehicles.
12. Job site safety is the sole responsibility of the contractor. The Contractor shall perform all excavation in accordance with O.S.H.A. Regulations for trench safety.
13. The contractor shall perform his own field inspection and surveys (if necessary) to determine the limit of earthwork needed to complete this project. Any earthwork quantities that may be shown hereon are preliminary estimates only, and are intended for Soil Erosion Control plan review, if required. There has been no correction made to the earthwork quantities shown hereon due to the compaction of fill.
14. The contractor shall be aware that in the event of discrepancy between scaled and figured dimensions shown on the plan, the figured dimensions shall govern.
15. Sediment erosion control measures shall be installed per sediment erosion control plans, details and specifications.
16. The entire area included within the proposed limits of cut and fill shall be stripped of all root material, trash and other organic and otherwise objectionable, non-complying and unsuitable soils and materials.
17. It shall be distinctly understood that failure to mention specifically any work which would naturally be required to complete the project shall not relieve the contractor of his responsibility to complete such work.
18. All handicapped parking spaces shall be designed, ramped and signed to meet the minimum requirements of the Maryland Accessibility Code and ADA Standards for Accessible Design.
19. The existing site contours shown hereon are LIDAR 1' contours and field checked by FSA in November 2022. (Contour accuracy is to plus or minus one half the contour interval).
20. Limit of disturbed areas are to be the limit of property ownership, unless otherwise noted.
21. Exterior lighting will consist of building mounted lights and pole mounted lights as shown on the utility plan.
22. The contractor shall provide MOSH safety assistance for City Utilities Department, Water and Wastewater Division Inspectors.
23. This project has a projected start date of August 2025 and a completion date of March 2026.
24. A complete set of approved plans and a copy of the grading permit must be on site and available for use by the inspector, or other representative of the City of Ranson
25. There are no Board of Zoning Appeals Cases for this property.
26. Stormwater management for this site is accounted for in the adjacent stormwater facility. See report by Dewberry, dated March 2,2006 titled "Ranson Gateway".
27. There is an existing sanitary sewer line and easement that runs through the property that is shown on the plans.
28. All existing drainage culverts and drainage easements are to be maintained and unaltered.

GENERAL C.T.U.B UTILITY NOTES

1. REFER TO THE CHARLES TOWN UTILITY BOARD (CTUB) SANITARY SEWER SYSTEM SPECIFICATIONS DATED MAY 2016, AND THE LATEST MODIFICATIONS OR REVISIONS THERETO, FOR SANITARY SEWER CONSTRUCTION METHODS, MATERIALS, FIELD QUALITY CONTROL, AND FOR ALL DETAILS AND SPECIFICATIONS FOR ALL SANITARY SEWER LINES TO BE SERVED BY THE CHARLES TOWN UTILITY BOARD.
2. SEPARATION OF WATER MAINS / SANITARY SEWERS: ALL NEW WATER MAINS SHALL CONFORM TO THE WEST VIRGINIA BUREAU FOR PUBLIC HEALTH, OFFICE OF ENVIRONMENTAL HEALTH SERVICES, ENVIRONMENTAL ENGINEERING DIVISION, PUBLIC WATER SYSTEM DESIGN STANDARDS 64CSR77 10.7 SEPARATION OF WATER MAINS, SANITARY SEWERS AND STORM SEWERS INCLUDING:

   A. PARALLEL INSTALLATION - WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.
   B. CROSSINGS - WATER MAINS SHALL CROSS ABOVE SEWERS AND SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE BOTTOM OF THE WATER MAIN AND TOP OF THE SEWER. AT CROSSINGS, ONE FULL LENGTH (20 FEET) OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED.
   C. HORIZONTAL SEPARATION - A MINIMUM OF 10 FEET SEPARATION BETWEEN SEWER LINES AND WATER LINES MUST BE MAINTAINED. IN CASES WHERE THE 10 FEET MINIMUM CANNOT BE MAINTAINED, THE SEWER PIPE SHALL BE 18" LOWER THAN THE WATER LINE AND CONSTRUCTED OF A PRESSURE TYPE PIPE. WHEN LINES ARE PLACED WITHIN 5 FEET OF EACH OTHER, PERMANENT IDENTIFICATION TAPE MUST BE BURIED DIRECTLY ABOVE THE LINES DENOTING "SEWER LINE" OR POTABLE WATER LINE.
   D. VERTICAL SEPARATION - A MINIMUM OF 18" OF SEPARATION BETWEEN THE TOP OF THE SEWER LINES AND THE BOTTOM OF WATER LINES MUST BE MAINTAINED. IN CASES WHERE THE 18" CANNOT BE MAINTAINED, THE SEWER LINE SHALL CROSS AT MIDPOINT OF A 20' LONG JOINT OF THE WATER LINE AND BE CONSTRUCTED OF PRESSURE TYPE PIPE. A SEWER LINE SHALL NOT BE CONSTRUCTED OVER TOP OF A WATER LINE. IF THE STANDARD VERTICAL INSTALLATION REQUIREMENTS CANNOT BE MAINTAINED, THE SEWER LINE SHALL BE ENCASED SO THAT THE CASING EXTENDS AT LEAST 15 FEET EACH SIDE OF THE CROSSING WITH A MINIMUM OF 18" VERTICAL SEPARATION.

3. THERE SHALL BE NO PHYSICAL CONNECTION BETWEEN THE WATER DISTRIBUTION SYSTEM AND A SANITARY SEWER SYSTEM; ANY PIPES, PUMPS, HYDRANTS OR TANKS WHEREBY UNSAFE WATER OR OTHER CONTAMINATING MATERIALS MAY BE DISCHARGED OR DRAWN INTO THE SYSTEM.

4. PIPE BEDDING - NO. 8 OR NO. 10 LIMESTONE SHALL BE USED FOR ALL PIPE BEDDING UNLESS OTHERWISE APPROVED BY CTUB. SANITARY SEWER MAIN AND SANITARY LATERALS SHALL BE INSTALLED WITH MINIMUM 6" BEDDING BELOW PIPE AND 12" OVER PIPE.

5. REFER TO THE CTUB SEWER SYSTEM SPECIFICATIONS, AND THE LATEST MODIFICATIONS OR REVISIONS THERETO, FOR:
   - A LIST OF MATERIALS REPRESENTING THE MINIMUM REQUIREMENTS ACCEPTABLE FOR USE BY CTUB.
   - ALL PIPE, FITTINGS, AND OTHER RELATED MATERIALS USED IN THE CONSTRUCTION OF LINES
   - FIRE HYDRANT STANDARDS AND SPECIFICATIONS
   - GRAVITY SEWER CONSTRUCTION METHODS & PIPELINE TESTING.
   - MANHOLES SUBMITTALS, DELIVERY, STORAGE & HANDLING, INSPECTION, PREPARATION, CONSTRUCTION METHODS, AND VACUUM TESTING.
   - CAST IN-PLACE CONCRETE SPECIFICATIONS AND REQUIREMENTS.

SANITARY SEWER:

1. ALL SANITARY SEWER LINES SHALL BE COVERED WITH A MINIMUM OF 48" OF EARTH COVERING OVER THE TOP OF PIPE.
2. SEWER LINES SHALL BE LAID IN STRAIGHT LINE WITH UNIFORM SLOPE BETWEEN MANHOLES. SEWERS ON 20%%% SLOPE OR GREATER SHALL BE ANCHORED SECURELY WITH CONCRETE ANCHORS, OR APPROVED EQUAL (SEE CTUB SEWER SYSTEM SPECIFICATIONS FOR SPACING REQUIREMENTS).
3. MANHOLES - SHALL BE PRE-CAST CONCRETE MEETING REQUIREMENTS OF AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM). THE MINIMUM BASE DIAMETER SHALL BE 48" (MINIMUM OPENING 24"). THE INSIDE BASE OF THE MANHOLE SHALL BE FILLED WITH CONCRETE TO FORM A BENCH SLOPING TOWARD THE FLOW CHANNEL. WATERTIGHT MANHOLE COVERS ARE TO BE USED WHEREVER THE MANHOLE COVERS MAY BE FLOODED BY STREET RUNOFF OR HIGH WATER. PIPE CONNECTIONS TO MANHOLES AND JOINTS ON MANHOLES SHALL BE WATERTIGHT. CONCRETE MANHOLES SHALL BE WATERPROOFED ON THE EXTERIOR WHERE GROUNDWATER CONDITIONS ARE UNFAVORABLE.
4. GRAVITY SEWER LINES SHALL BE PVC PIPE, SCHEDULE SDR-35. ALL PIPES AND FITTINGS SHALL MEET OR EXCEED ALL REQUIREMENTS OF ASTM SPECIFICATIONS D-3034 AND/OR OTHER REQUIREMENTS OF UNI-BELL UNI-B4. JOINTS SHALL BE EITHER O-RING TYPE "OR" MECHANICAL SEAL JOINT MEETING MATERIAL REQUIREMENTS OF ASTM 1784 AND JOINT REQUIREMENTS OF ASTM 3212. NO SOLVENT CEMENT JOINTS WILL BE PERMITTED IN FIELD CONSTRUCTION, EXCEPT AS SPECIFICALLY AUTHORIZED BY CTUB.
5. LATERAL PIPING AND FITTINGS, IN SIZES 4" THROUGH 6", SHALL BE PVC PIPE, SCHEDULE 40.
6. THE DEVELOPER SHALL FURNISH AND INSTALL THE WYE BRANCHES, RISER PIPE, SERVICE LATERALS, TRANSITION FITTINGS, AND INCIDENTALS WHERE SHOWN ON THE PLANS OR WHERE DIRECTED BY THE CTUB.
7. HOME OWNER INSTALLED SERVICE LATERALS - PIPE SHALL BE 4" MINIMUM SDR-35 OR SCHEDULE 40 INSTALLED AT 2%%% MINIMUM SLOPE. LATERAL SHOULD BE PLACED WITH 3 FEET MINIMUM COVER UNLESS OTHERWISE APPROVED BY CTUB. CONNECTION OF HOME OWNER LATERAL TO EXISTING LATERAL SHALL BE BY FITTING OF SAME TYPE OF PIPE. BEDDING SHALL BE NO. 8 OR NO. 10 LIMESTONE OR OTHER MATERIAL AS APPROVED BY CTUB. THE LATERAL AND CONNECTIONS SHALL BE INSPECTED AND APPROVED BY A REPRESENTATIVE OF CTUB PRIOR TO COVERING WITH BEDDING.

WEST VIRGINIA AMERICAN WATER NOTES

1. INSTALLATION OF MAINS:
   A. BEFORE ANY PIPE IS INSTALLED IN TRENCHES, IT SHALL BE INSPECTED FOR DAMAGE AND THE INSIDE OF THE PIPE SHALL BE SWABBED TO REMOVE LOOSE DIRT AND FOREIGN OBJECTS. NO DAMAGED PIPE WILL BE PERMITTED TO BE INSTALLED.
   B. BEDDING: CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED IN THE TRENCH FOR ALL BURIED PIPE. BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE. STONES FOUND IN THE TRENCH SHALL BE REMOVED FOR A DEPTH OF AT LEAST 6" BELOW THE BOTTOM OF THE PIPE. SEE TYPICAL WATER LINE TRENCH DETAIL.
   C. COVER: ALL WATER MAINS SHALL BE COVERED WITH A MINIMUM OF 48" OF EARTH COVERING TO PREVENT FREEZING. ALL MAINS LESS THAN 8" IN DIAMETER AND WITHIN 5 FEET OF A HEAVILY TRAVELED HIGHWAY SHALL HAVE A MINIMUM OF 42" OF COVERING.
   D. BLOCK: ALL TEES, BENDS, PLUGS AND HYDRANTS SHALL BE PROVIDED WITH TIE RODS OR JOINTS DESIGNED TO PREVENT MOVEMENT.
   E. PRESSURE AND LEAKAGE TESTING: ALL TYPES OF INSTALLED PIPE SHALL BE PRESSURE TESTED AND LEAK TESTED IN ACCORDANCE WITH AWWA STANDARD C600. DEVELOPER SHALL SUBMIT PLAN OF PROPOSED TESTING.
   F. DISINFECTION: ALL NEW, CLEANED OR REPAIRED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651. THE SPECIFICATIONS SHALL INCLUDE MICROBIOLOGICAL TESTING OF ALL WATER MAINS.
   G. ALL NON-METALIC MAINS SHALL BE PROVIDED WITH TRACER WIRE OR METALLIC TAPE.

2. WATER SERVICE LINES SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON BUILDING ARCHITECTURAL DRAWINGS AND UTILITY CONNECTION LOCATIONS.
3. CONTRACTOR SHALL NOTIFY WEST VIRGINIA AMERICAN WATER PRIOR TO INSTALLATION OF ANY IMPROVEMENTS WITHIN THE WATER AND SEWER EASEMENTS TO ENSURE THAT NO FENCE POSTS OR OTHER IMPROVEMENTS ARE PLACED ON TOP OF THE UTILITIES.

GENERAL NOTES

1. A PRECONSTRUCTION MEETING WITH WEST VIRGINIA AMERICAN WATER, WVAW'S 3RD PARTY INSPECTOR, THE DEVELOPER, AND THE CONTRACTOR MUST TAKE PLACE PRIOR TO THE START OF CONSTRUCTION.
2. WVAW MUST BE NOTIFIED A MINIMUM OF 2 WEEKS PRIOR TO START OF CONSTRUCTION. INSPECTION FEES WILL APPLY.
3. ALL MAINS SHALL BE PROVIDED WITH TRACER WIRE AND DETECTABLE WARNING TAPE.
4. IN THE EVENT BLASTING IS TO OCCUR ONSITE, A BLASTING PLAN MUST BE PROVIDED TO WVAW FOR REVIEW PRIOR TO START OF WORK.

ZONING DATA

ZONING DISTRICT	SD - SPECIAL DISTRICT
BUILDING HEIGHT	100 FT
MINIMUM YARD SETBACK:	
FRONT	24 FT.
SIDE	24 FT.
REAR	12 FT.

SITE DATA

PARCEL ID	08008E00120000
DISTRICT	8 - RANSON CORPORATION
BOOK / PAGE	1295 / 375
AREA SUMMARY:	
PARCEL	2.72 Ac
DISTURBED AREA	2.0 AC.
EXISTING IMPERVIOUS	0 SF / 0.0 AC (0%)
PROPOSED TOTAL IMPERVIOUS	25,717 SF / 0.59 AC (22%)
BUILDING SUMMARY:	
FOOTPRINT	2,883 SF
HEIGHT	20 FT
PROPOSED USE	DRIVE THRU BANK
HOURS OF OPERATION	MON THRU THURS - 9 AM TO 4:30 PM, FRI - 9AM TO 6PM, SAT - 9AM TO 12PM
EMPLOYEE SUMMARY:	
OFFICE	7
WATER & SEWER USAGE:	
WATER PROVIDED	WEST VIRGINIA AMERICAN WATER
SEWER PROVIDED	CHARLES TOWN UTILITY BOARD
EXISTING ALLOCATION	0 GPD
PROPOSED ALLOCATION	200 GPD
WASTE & RECYCLABLES:	
SOLID WASTE REMOVAL	ONSITE DUMPSTER
RECYCLE REMOVAL	ONSITE DUMPSTER
SITE LIGHTING:	
EXISTING	NONE
PROPOSED	POLE & BUILDING MOUNTED
SITE SIGNAGE:	
EXISTING	NONE
PROPOSED	PYLON
ADDRESS ASSIGNMENT	
FEMA PANEL #	54037C0130E, EFFECTIVE 12/18/2009, LOMR 11-03-1484P, EFFECTIVE 05/23/2012

PARKING, LOADING & BICYCLE DATA

USE	REQUIREMENT	CALCULATION	REQUIRED
FINANCIAL INSTITUTION	1 SPACE PER 200 SF GFA	2,883 SF / 200 SF	14 SPACES
TOTAL PROVIDED PARKING SPACES			**28 SPACES**

LEGEND

	EXISTING	PROPOSED
SUBJECT BOUNDARY		
BUILDING SETBACK LINE		
RIGHT OF WAY		
EASEMENT LINE		
ADJOINER BOUNDARY		
FENCE (METAL)		
FENCE (WOODEN)		
DITCH (STREAM)		
EDGE OF WATER		
WETLAND		
FLOODPLAIN		
SOIL BOUNDARY		
RAILWAY		
CENTERLINE		
EDGE OF PAVEMENT		
EDGE OF GRAVEL		
CURB		
WALL		
GUARD RAIL		
EDGE OF CONCRETE		
BUILDING		
MAIL BOX	MB	MB
SIGN (ROAD)		
SIGN (SITE)		
TRAFFIC SIGNAL		
TOPOGRAPHIC FEATURES		
CONTOUR (INDEX)	500	500
CONTOUR (INTERMEDIATE)	501.65	501.65
SPOTS ELEVATION	501.65	501.65
VEGETATION AREAS		
TREELINE		
DECIDUOUS TREES		SEE LANDSCAPE SHEET FOR LEGEND
EVERGREEN TREES		SEE LANDSCAPE SHEET FOR LEGEND
SANITARY SEWER		
GRAVITY LINE	SS	SS
FORCE MAIN LINE	FM	FM
LATERAL		
MANHOLE	SS	SS
CLEANOUT		
VALVE		
WATER		
COLD WATER LINE	W	W
HOT WATER LINE	HW	HW
MANHOLE	MH	MH
FIRE HYDRANT		
VALVE		
METER		
WELL		
STORM DRAINAGE		
STORM SEWER LINE		
ROOF DRAIN LINE	RD	RD
MANHOLE	SW	
INLETS		
CLEANOUT		
UTILITIES		
GAS LINE	G	G
ELECTRICAL LINE	UGE	UGE
FIBER OPTIC LINE		
COMMUNICATION LINE	COMM	COMM
OVERHEAD LINES	OH	OH
MANHOLE	MH	MH
PEDS, BOX, & ETC		
POLE		
LIGHT POLE		
GAS METER		
GAS VALVE		

LEGEND - ABBREVIATIONS

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ADS	ADVANCED DRAINAGE SYSTEM
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIAL
AWWA	AMERICAN WATER WORKS ASSOCIATION
BLDG	BUILDING
BOT	BOTTOM
CIP	CAST IRON PIPE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	SANITARY SEWER CLEAN-OUT
COMM	COMMUNICATION
CONC	CONCRETE
DA	DRAINAGE AREA
DIA	DIAMETER
EGL	EXISTING GRADE LINE
EX	EXISTING
EIP	EXISTING IRON PIN
FFE	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
GV	GATE VALVE
HGL	HYDRAULIC GRADE LINE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LF	LINEAR FEET
MAX	MAXIMUM
MB	MAIL BOX
MIN	MINIMUM
MJ	MECHANICAL JOINT
NO	NUMBER
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OAC	OR APPROVED EQUAL
OC	ON CENTER
PC	POINT OF CURVE
PCC	POINT OF COMPOUND CURVE
PGL	PROPOSED GRADE LINE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENT
PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
ROW	RIGHT-OF-WAY
SAN	SANITARY
SCE	STABILIZED CONSTRUCTION ENTRANCE
SDR	STANDARD DIMENSION RATIO
SIP	SET IRON PIN
SD	STORM DRAINAGE
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SY	SQUARE YARDS
TAN	TYPE AS NOTED
TEMP	TEMPORARY
TS	TOP OF STRUCTURE
TG	TOP OF GRATE
TR	TOP OF RIM
TYP	TYPICAL
UP	UTILITY POLE
VIF	VERIFY IN FIELD
WL	WATERLINE
WM	WATER METER
WV	WATER VALVE

TREVOR MARK FREDERICK — 24327 — REGISTERED — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER
05/02/2025

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: WEST VIRGINIA License #: 24327
Expiration Date 12-31-2026

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1114 2 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-3667
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 240-719-8666
FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS

MARK	DESCRIPTION:	DATE:
	REVISED PER AGENCY COMMENTS	05.01.2025

PATRIOT FEDERAL CREDIT UNION
SITUATE AT
THE INTERSECTION OF WALLACE BLVD & JOSHUA M FREEMAN BLVD
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA
CLIENT: PATRIOT FEDERAL CREDIT UNION
PO BOX 776, CHAMBERSBURG, PA 17201
PHONE: 717.709.4866

PROJECT NO.	2022-0267
DWN BY	ABRAM MYERS
DATE	02.21.2024
PROJECT MANAGER:	T. FREDERICK
EMAIL:	TFREDERICK@FSA-INC.COM
PARCEL ID:	08008E00120000
SCALE	N.T.S.
SHEET TITLE	GENERAL NOTES

C-002
SHEET 02 OF 10

GRID NORTH NAD 83
W.V. NORTH ZONE

Fk - Funkstown silt loam
Soil Properties & Characteristics:
Slope: 3 to 8 Percent
Drainage Class: moderately well drained
Depth to Seasonal High Water Table: about 20 to 28 inches
Flooding: Frequent
Erosion Hazard: Moderate
Depth to Bedrock: more than 80 inches

HgE - Hagerstown Opequon-Rock Outcrop 15 to 35 percent slopes
Soil Properties & Characteristics:
Slope: 15 to 35 Percent
Drainage Class: well drained
Depth to Seasonal High Water Table: more than 80 inches
Flooding: None
Erosion Hazard: Moderate
Depth to Bedrock: more than 80 inches

PmB - Poplimento silt loam, 3 to 8 percent slopes
Soil Properties & Characteristics:
Slope: 3 to 8 Percent
Drainage Class: well drained
Depth to Seasonal High Water Table: more than 80 inches
Flooding: None
Erosion Hazard: Moderate
Depth to Bedrock: more than 80 inches

PmC - Poplimento silt loam, 8 to 15 percent slopes
Soil Properties & Characteristics:
Slope: 8 to 15 Percent
Drainage Class: well drained
Depth to Seasonal High Water Table: more than 80 inches
Flooding: None
Erosion Hazard: Moderate
Depth to Bedrock: more than 80 inches

INWOOD 165 LLC.
TAX MAP 8E, PARCEL PARK
(POTOMAC TOWN CENTER PARK PARCEL)
D.B. 1235 PG. 693
(2.451 AC.)
ZONED: GENERAL NEIGHBORHOOD (T4)
USE: PARK

IP (FND)

N12°55'20"W 146.75'

N28°06'11"W 210.81'

N28°53'08"W 226.65'

APPROXIMATE LOCATION OF 100-YEAR-FLOOD PLAIN' ZONE AE (PER L.O.M.R. EFFE. 5/23/12)

30' WATER & SANITARY SEWER ESMT P.B. 23 P. 74, P.B. 1174 P. 457

20' SANITARY SEWER ESMT P.B. 24 P. 53

LANDS OF
PATRIOT FEDERAL CREDIT UNION
TAX MAP 8E, PARCEL 12
(POTOMAC TOWN CENTER LOT 12)
D.B. 1295 PG. 375
(2.722 AC.)
ZONED: HIGHWAY COMMERCIAL
USE: VACANT

INWOOD 165 LLC.
TAX MAP 8E, PARCEL PARK
(POTOMAC TOWN CENTER PARK PARCEL)
D.B. 1235 PG. 693
(2.451 AC.)
ZONED: GENERAL NEIGHBORHOOD (T4)
USE: PARK

S28°06'11"E 285.28'

N/F
RANSON PROPERTIES LLC
TAX MAP 8E, PARCEL 11
(POTOMAC TOWN CENTER LOT 11)
D.B. 1298 PG. 436
(1.724 AC.)
ZONED: HIGHWAY COMMERCIAL
USE: VACANT

JOSHUA M. FREEMAN BOULEVARD
(80' RIGHT-OF-WAY)

WALLACE BOULEVARD
(80' RIGHT-OF-WAY)

DUPONT CIRCLE

RIGHT-OF-WAY

24' MBSL

SAWCUT SIDEWALK AND END SIDEWALK REMOVAL
REMOVE FENCING
REMOVE PAVEMENT BETWEEN CURBS
SAWCUT SIDEWALK AND BEGIN SIDEWALK REMOVAL
SAWCUT SIDEWALK AND BEGIN SIDEWALK REMOVAL
SAWCUT SIDEWALK AND END SIDEWALK REMOVAL
SAWCUT CURB & GUTTER AND BEGIN CURB & GUTTER REMOVAL
SAWCUT PAVEMENT 1' OUTSIDE OF PROPOSED GUTTER FOR TIE IN
SAWCUT CURB & GUTTER AND END CURB & GUTTER REMOVAL
SAWCUT CURB & GUTTER AND BEGIN CURB & GUTTER REMOVAL
SAWCUT PAVEMENT 1' OUTSIDE OF GUTTER FOR TIE IN
SAWCUT CURB & GUTTER AND END CURB & GUTTER REMOVAL
SAWCUT PAVEMENT 1' OUTSIDE OF GUTTER FOR TIE IN
WOODEN FENCING TO BE REMOVED

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

TREVOR MARK FREDERICK
REGISTERED
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
24227
05/02/2025

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: WEST VIRGINIA License #: 24227
Expiration Date 12-31-2026

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1114 2 WILLIAMSPORT PIKE
GREENCASTLE, PA 17225
717-597-3507
128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
301-739-8866

MARK	DESCRIPTION:	DATE:
	REVISED PER AGENCY COMMENTS	05.01.2025

PATRIOT FEDERAL CREDIT UNION
SITUATE AT
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CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA
CLIENT: PATRIOT FEDERAL CREDIT UNION
PO BOX 778, CHAMBERSBURG, PA 17201
PHONE: 717.709.4896

PROJECT NO. 2022-0267
DWN BY ABRAM MYERS
DATE 02.21.2024
PROJECT MANAGER T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
PARCEL ID: 08008E00120000
SCALE 1" = 20'
SHEET TITLE

EXSITING CONDITIONS & DEMOLITION PLAN

C-101
SHEET 03 OF 10

P:\SHARED FOLDERS\PROJECTS\2022\2022-0267\DRAWINGS\CIVIL\SITE\2022-0267 SITE EXISTING CONDITIONS & DEMOLITION PLAN.DWG 2026-05-01

LEGEND

- SF42 — SMART FENCE-42
- LOD — LIMIT OF DISTURBANCE (2.0 AC)
- TEMPORARY STRAW AND NET MATTING
- STABILIZED CONSTRUCTION ENTRANCE WITH WASH RACK
- RIPRAP INLFOW PROTECTION
- INLET PROTECTION
- 606.0 — EXISTING CONTOURS
- 589.1 — EXISTING TEXT
- FINISHED GRADE SPOT ELEVATION
- 600 — FINISHED GRADE INDEX CONTOUR
- 595 — FINISHED GRADE INTERMEDIATE CONTOUR

GRID NORTH NAD 83 W.V. NORTH ZONE

SILT FENCE TABLE

TYPE	NUMBER	LENGTH (FT)	AVERAGE SLOPE (%)	SLOPE LENGTH (FT)	MAX SLOPE LENGTH (FT)	DETAIL REFERENCE
SMART FENCE-42	1	735	6.00	UNLIMITED	UNLIMITED	04/C-501

SWALE SCHEDULE

ID	Q10 (CFS)	V10 (FPS)	SLOPE (%)	CHANNEL WIDTH (FT)	FLOW DEPTH (FT)	MATTING TYPE
"A"	2.15	3.01	1.00	3	0.20	TEMPORARY

INLET PROTECTION TABLE

INLET ID	DRAINAGE AREA (AC.)	PROTECTION TYPE
SD1	0.21	AT GRADE INLET PROTECTION
SD2	0.56	STANDARD INLET PROTECTION

INWOOD 165 LLC.
TAX MAP 8E, PARCEL PARK
(POTOMAC TOWN CENTER PARK PARCEL)
D.B. 1235 PG. 693
(2.451 AC.)
ZONED: GENERAL NEIGHBORHOOD (T4)
USE: PARK

IP (FND)

N28°06'11"W 210.81'

STABILIZED CONSTRUCTION ENTRANCE 01 C-501

BEGIN SMART FENCE-42 #1

CONCRETE WASHOUT

END SMART FENCE-42 #1

WVDEP PUBLIC NOTICE SIGN AND RAIN GAUGE

SMART FENCE-42 04 C-501

AT GRADE INLET PROTECTION 06 C-501

STANDARD INLET PROTECTION 07 C-501

N38°53'08"W 226.65'

APPROXIMATE LOCATION OF 100-YEAR-FLOOD PLAIN' ZONE AE (PER L.O.M.R. EFFE. 5/23/12)

30' WATER & SANITARY SEWER ESMT P.B. 23 P. 74, P.B. 1174 P. 457

TEMPORARY STOCK;ILE

LIMIT OF DISTURBANCE: 2.0 AC

20' SANITARY SEWER ESMT. P.B. 24 P. 53

LANDS OF
PATRIOT FEDERAL CREDIT UNION
TAX MAP 8E, PARCEL 12
(POTOMAC TOWN CENTER LOT 12)
D.B. 1295 PG. 375
(2.722 AC.)
ZONED: HIGHWAY COMMERCIAL
USE: VACANT

PROPOSED BANK
2,883 SF
FFE: 517.00

DRIVE THRU

DO NOT ENTER

CLASS I RIPRAP ON FILTER FABRIC

SWALE A

S28°06'11"E 285.28'

JOSHUA M. FREEMAN BOULEVARD (80' RIGHT-OF-WAY)

WALLACE BOULEVARD (80' RIGHT OF WAY)

RIGHT-OF-WAY

N/F
RANSON PROPERTIES LLC
TAX MAP 8E, PARCEL 11
(POTOMAC TOWN CENTER LOT 11)
D.B. 1298 PG. 436
(1.724 AC.)
ZONED: HIGHWAY COMMERCIAL
USE: VACANT

DUPONT CIRCLE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SEQUENCE OF CONSTRUCTION

Pre-Construction Notification - Contractor shall notify West Virginia miss Utility 800-245-4848, WVDEP, City of Ranson , and the Design Engineer (301-791-3650) at least five (5) days prior to start of any work shown on these plans to schedule a pre-construction meeting.

All spoil and/or borrow material must come from and/or go to a site with a current and approved Sediment and Erosion Control Plan.

Site Benchmark Notification - The contractor shall contact Frederick Seibert & Associates (301-791-3650) prior to any construction activities beginning at the site to verify the site benchmark.

Prior to beginning construction limit of disturbance to be staked.

1. Contractor to install stabilized construction entrance as shown.
2. Contractor to install perimeter controls as shown on plans.
3. Contractor to test pit locations of existing storm drain, sanitary sewer lateral and waterline prior to beginning construction.
4. Contractor to install Swale 'A' working from downstream to upstream. Contractor to place smart fence-42 on uphill side of swale once completed.
5. Contractor can clear & grub site and demo existing features.
6. Contractor to strip topsoil and place in designated stockpile location as shown on plans. Smart Fence to be placed on the downhill side of stockpile.
7. With topsoil stripped, contractor to begin rough grading site. As site is brought to grade, contractor to install utilities as shown on plans.
8. Contractor to prepare for building pad.
9. Contractor to install curb and begin paving site.
10. Contractor to fine grade site.
11. Approval from the Sediment Control Inspector and WVDEP is needed for notice of termination (NOT) inspection before the removal of any sediment and erosion control structures.
12. Remove all sediment control devices and stabilize any disturbed area.

GENERAL E&S NOTES:

1. **Contractor to only open up length of trench that can be constructed and backfilled in one working day in paved areas.**
2. **Contractor to remove excavated materials to an approved location to waste materials.**
3. **All fill material should be brought from a location with an approved and current sediment erosion control plan.**
4. **Contractor to backfill trench with approved materials and stabilize disturbed areas the same working day.**
5. **If dewatering of the trench is required, contractor to pump water to a filter bag to dewater.**
6. **Contractor to sweep streets immediately of any debris or sediments caused by construction operations and dispose of at an approved location.**
7. **Contractor to stabilize all disturbed areas with seed and mulch or appropriate street repair.**
8. **All slopes 3:1 or greater and swales to be stabilized with temporary matting as shown.**
9. **Place 4" minimum topsoil in all green areas before permanent seeding is performed.**
10. **All sinkholes that are present or develop during construction must be remediated and certified by the site Geotechnical Engineer. Contractor to contact Geotechnical Engineer immediately after the discovery of any sinkhole.**
11. **All proposed slopes 3:1 or greater and swales must be stabilized with permanent seeding & temporary slope/channel matting.**

RAIN GAUGE

CONTRACTOR SHALL USE THE NOAA RAIN GUAGE WV-BY-2 (FALLING WATERS 2.4 NW) FOR THE LATEST RAINFALL AMOUNTS.

NOTE:

1. ALL TEMPORARY SLOPE MATTING TO BE NORTH AMERICAN GREEN S75BN BIONET OR EQUIVALENT.
2. ALL PERMANENT SLOPE MATTING TO BE NORTH AMERICAN GREEN P300 ERONET OR EQUIVALENT.

TREVOR MARK FREDERICK — REGISTERED — 24227 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER
05/02/2025

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: WEST VIRGINIA License #: 24227
Expiration Date 12-31-2026

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15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717-582-8644
555 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-249-3411
11142 RUTLAND COURT, SUITE 200, FREDERICKSBURG, VA 22408, 540-898-9400
11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-3647
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301-791-3650

MARK	DESCRIPTION:	DATE:
	REVISED PER AGENCY COMMENTS	05.01.2025

PATRIOT FEDERAL CREDIT UNION

SITUATE AT
THE INTERSECTION OF WALLACE BLVD & JOSHUA M FREEMAN BLVD
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

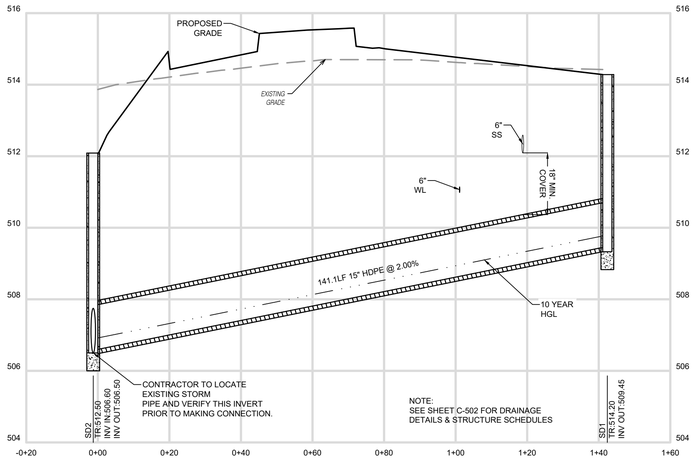
CLIENT: PATRIOT FEDERAL CREDIT UNION
PO BOX 778, CHAMBERSBURG, PA 17201
PHONE: 717.709.4666

PROJECT NO. 2022-0267
DWN BY ABRAM MYERS | DATE 02.21.2024
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
PARCEL ID: 08008E00120000
SCALE 1" = 20'
SHEET TITLE

EROSION & SEDIMENT CONTROL PLAN

C-102
SHEET 04 OF 10

GRID NORTH NAD 83
W.V. NORTH ZONE



STORM DRAIN PROFILE SD2 TO SD1
SCALE- H: 1" = 20', V: 1" = 2'

INWOOD 165 LLC.
TAX MAP 8E, PARCEL PARK
(POTOMAC TOWN CENTER PARK PARCEL)
D.B. 1235 PG. 693
(2.451 AC.)
ZONED: GENERAL NEIGHBORHOOD (T4)
USE: PARK

IP (FND)

N28°06'11"W 210.81'

N58°53'08"W 226.65'

APPROXIMATE LOCATION OF 100-YEAR-FLOOD PLAIN' ZONE AE (PER L.O.M.R. EFFE. 5/23/12)

30' WATER & SANITARY SEWER ESMT. P.B. 23 P. 74, P.B. 1174 P. 457

TIE INTO EXISTING SEWER MAIN

6" CLEANOUT

6" SANITARY SEWER

2" DOMESTIC WATERLINE

CONTRACTOR TO LOCATE EXISTING STORM DRAIN, VERIFY PIPE SIZE AND MATERIAL AND EXTEND TO NEW INLET.

TIE TO EXISTING TC-512.50 BC-512.00

TIE TO EXISTING TC-512.87 BC-512.37

CONTRACTOR TO LOCATE EXISTING WATER METER AND TIE INTO. RESET TO FINAL GRADE IF NECCESSARY

CONTRACTOR TO COORDINATE WITH MEP FOR BUILDING CONNECTIONS

PROPOSED BANK
2,883 SF
FFE: 517.00

4" ROOF DRAIN @2.00%

UNDERGROUND ELECTRIC FROM TRANSFORMER TO BUILDING

LOCATE EXISTING CONDUIT AND TIE INTO

DO NOT ENTER

DRIVE THRU

DIRECTIONAL SIGN

SWALE A

SD1

SD2

LIGHT POLE

TC-514.65 BC-514.65
514.90
514.75
TC-514.70 TC-514.20
TC-514.50 BC-514.50
TC-515.55 BC-515.05
17.76'
TC-516.40 BC-515.90
TC-516.80 BC-516.30
TC-515.95 BC-515.45
TC-516.05 BC-515.55
516.05
516.90
516.50
TC-516.40 BC-515.90
TC-516.87 BC-516.37
TC-516.70 BC-516.20
TC-516.90 BC-516.40
TC-517.00 BC-516.50
TC-516.87 BC-516.37
TC-516.70 BC-516.20
TC-516.90 BC-516.40
INV:512.85
INV:513.10
516.50
516.70
517.00
TC-516.60 BC-516.10
516.70
TC-516.50 BC-516.00
516.70
516.80
516.60
TC-516.15 BC-516.15
TC-516.20 BC-515.70
TC-516.30 BC-515.80
TC-516.25 BC-515.75
TC-516.10 BC-515.60
515.88
TC-515.80 BC-515.30
TC-516.75 BC-515.25
HP:515.50
TC-515.55 BC-515.05
514.65
514.40
TC-516.20 BC-515.70
TC-516.35 BC-515.85
TC-515.90 BC-515.40
TC-514.86 BC-514.86
TC-514.30 BC-514.30
514.35
514.74
514.64
514.25
TC-514.20 BC-514.20
TC-514.83 BC-514.83
515.00
515.50
515.40
514.90
TIE TO EXISTING TC-514.50 BC-514.00
TIE TO EXISTING TC-515.25 BC-514.75
TIE TO EXISTING 512.96
TIE TO EXISTING 511.46
TIE TO EXISTING TC-511.40 BC-510.90
TIE TO EXISTING TC-512.68 BC-512.10

S28°06'11"E 285.28'

N71°53'49"W 146.75'

20' SANITARY SEWER ESMT. P.B. 24 P. 53

LANDS OF
PATRIOT FEDERAL CREDIT UNION
TAX MAP 8E, PARCEL 12
(POTOMAC TOWN CENTER LOT 12)
D.B. 1295 PG. 375
(2.722 AC.)
ZONED: HIGHWAY COMMERCIAL
USE: VACANT

N/F
RANSON PROPERTIES LLC
TAX MAP 8E, PARCEL 11
(POTOMAC TOWN CENTER LOT 11)
D.B. 1298 PG. 436
(1.724 AC.)
ZONED: HIGHWAY COMMERCIAL
USE: VACANT

WALLACE BOULEVARD (80' RIGHT OF WAY)

JOSHUA M. FREEMAN BOULEVARD (80'-RIGHT-OF-WAY)

DUPONT CIRCLE

RIGHT-OF-WAY

24' MBSL

24' MBSL

SD #30
SD #40 TR:512.73
SD #41
SD #41A
SD #38
SD #39
SD #36
SD MH#28 TR:512.90
SD MH#27 TR:513.61
SD MH#34 TR:513.49 INV IN:506.30 INV IN:505.82 INV OUT:505.62
SD MH#11 TR:512.37 INV:496.41
SD MH#11H TR:514.01 INV:495.09
SD MH#10A TR:514.52 INV:493.62
SD HEADWALL #C9
SDMH #39
SDMH #37
TC:512.12 BC:511.66
TC:512.23 BC:512.17
TC:516.19 BC:515.69
"HELD" SIGN
ELECTRIC CONDUIT CLUSTER
ELECTRIC TRANSFORMER
COMM. PED.
FIRE HYDRANT (TYP.)
W.V.
OILWATER SEPARATOR
36" HDPE
18" HDPE
8" PVC SAN. SEW.
12" PVC W/M
C1
C2

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

TREVOR MARK FREDERICK
REGISTERED
24227
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER
05/02/2025

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: WEST VIRGINIA License #: 24227
Expiration Date 12-31-2026

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355 SOUTH HANOVER STREET CARLISLE, PA 17013 717-243-9411
11142 WILLIAMSPORT PIKE GREENCASTLE, PA 17225 717-597-1647
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301-739-8866

MARK	DESCRIPTION:	DATE:
	REVISED PER AGENCY COMMENTS	05.01.2025

PATRIOT FEDERAL CREDIT UNION
SITUATE AT
THE INTERSECTION OF WALLACE BLVD & JOSHUA M FREEMAN BLVD
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA
CLIENT: PATRIOT FEDERAL CREDIT UNION
PO BOX 778, CHAMBERSBURG, PA 17201
PHONE: 717.709.4666

PROJECT NO. 2022-0267
DWN BY ABRAM MYERS
DATE 02.21.2024
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
PARCEL ID: 08008E00120000
SCALE 1" = 20'
SHEET TITLE

GRADING & UTILITY PLAN

C-103
SHEET 05 OF 10

P:\SHARED FOLDERS\PROJECTS\2022\2022-0267\DRAWINGS\CIVIL\SHEETS\2022-0267 PB GRADING & UTILITY PLAN.DWG 2025-05-01

HATCH LEGEND		
HATCH	DESCRIPTION	SHEET/DETAIL
	SITE PAVEMENT	C-503/01
	CONCRETE PAVEMENT	C-503/02
	CONCRETE SIDEWALK	C-503/11

STRIPING LEGEND:

- A — 24" WHITE STOP BAR
- B — SINGLE WHITE LINE FOR PARKING
- C — WHITE DIRECTIONAL ARROW
- D — WHITE ADA SYMBOL

GRID NORTH NAD 83
W.V. NORTH ZONE

SANITARY SEWER ESMT
P.B. 24 P. 53

INWOOD 165 LLC.
TAX MAP 8E, PARCEL PARK
(POTOMAC TOWN CENTER PARK PARCEL)
D.B. 1235 PG. 693
(2.451 AC.)
ZONED: GENERAL NEIGHBORHOOD (T4)
USE: PARK

IP (FND)

N57°55'20"W 146.75

N58°53'08"W 226.05

APPROXIMATE LOCATION OF 100-YEAR FLOOD PLAIN ZONE AE (PER L.O.M.R. EFFE. 5/23/12)

30' WATER & SANITARY SEWER ESMT
P.B. 23 P. 74
P.B. 1174 P. 457

INWOOD 165 LLC.
TAX MAP 8E, PARCEL PARK
(POTOMAC TOWN CENTER PARK PARCEL)
D.B. 1235 PG. 693
(2.451 AC.)
ZONED: GENERAL NEIGHBORHOOD (T4)
USE: PARK

IP (FND)

N28°06'11"W 210.81'

IP (FND)

TC:512.12
BC:511.66

2' GUTTER PAN TO END HERE

TIE TO EXISTING CURB & GUTTER

49'R

25'R

R1-1 "STOP" SIGN

TC:512.23
BC:512.17

142.26'

160.82'

26'

DUMPSTER ENCLOSURE (SEE ARCH PLANS)

13.33'

18.67'

18'

9'

20'R

4.50'R

24'

03 C-503 DUMPSTER PAD

15'R

04 C-503 6" CURB & GUTTER (TYP.)

ALL LETTERS TO BE WHITE IN COLOR

DO NOT ENTER

5'R

N61°55'34"E 212.00'

R5-1 "DO NOT ENTER" SIGN
R1-1 "STOP" SIGN
R6-1 "ONE WAY" SIGN

05 C-503 CONCRETE PAVEMENT

10'

12'

CONCRETE ISLANDS

PROPOSED BANK
2,883 SF
FFE: 517.00

05 C-503 CONCRETE BOLLARDS (5)

INFILL BETWEEN CURB AND BUILDING WITH CONCRETE

82.54'

ADA SIGNAGE

6" CURB & GUTTER (TYP.) 04 C-503

8'

6'

7'R

4'R

2.60'R

R6-1 "ONE WAY" SIGN

LIGHT POLE

20'R

ALL LETTERS TO BE WHITE IN COLOR

DRIVE THRU

53.95'

30'R

24' MBSL

49'R

25'R

24'

15'R

R1-1 "STOP" SIGN

SITE PYLON SIGN

S28°06'11"E 285.28'

05 C-503 CURB OPENING

TIE TO EXISTING SIDEWALK

TIE TO EXISTING CURB & GUTTER

11 C-503 CONCRETE SIDEWALK

6" CURB & GUTTER (MATCH EXISTING GUTTER WIDTH) 04 C-503

DETECTABLE WARNING SURFACE

2' GUTTER PAN BACK TO PT.

JOSHUA M. FREEMAN BOULEVARD
(80' RIGHT-OF-WAY)

TC:517.33
BC:516.83

WALLACE BOULEVARD
(80' RIGHT OF WAY)

RIGHT-OF-WAY

N/F
RANSON PROPERTIES LLC
TAX MAP 8E, PARCEL 11
(POTOMAC TOWN CENTER LOT 11)
D.B. 1298 PG. 436
(1.724 AC.)
ZONED: HIGHWAY COMMERCIAL
USE: VACANT

LANDS OF
PATRIOT FEDERAL CREDIT UNION
TAX MAP 8E, PARCEL 12
(POTOMAC TOWN CENTER LOT 12)
D.B. 1295 PG. 375
(2.722 AC.)
ZONED: HIGHWAY COMMERCIAL
USE: VACANT

20' SANITARY SEWER ESMT
P.B. 24 P. 53

COMM PED

TC:516.24
BC:516.17

ELECTRIC TRANSFORMER

ELECTRIC CONDUIT CLUSTER

DUPONT CIRCLE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

TREVOR MARK FREDERICK
REGISTERED
24327
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
05/02/2025

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: WEST VIRGINIA License #: 24327
Expiration Date: 12-31-2026

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11142 WILLIAMSPORT PIKE
GREENCASTLE, PA 17225
717-597-3647
128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
301-739-8866

MARK	DESCRIPTION:	DATE:
	REVISED PER AGENCY COMMENTS	05.01.2025

PATRIOT FEDERAL CREDIT UNION

SITUATE AT
THE INTERSECTION OF WALLACE BLVD & JOSHUA M FREEMAN BLVD
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA
CLIENT: PATRIOT FEDERAL CREDIT UNION
PO BOX 778, CHAMBERSBURG, PA 17201
PHONE: 717.709.4866

PROJECT NO.: 2022-0267
DWN BY: ABRAM MYERS
DATE: 02.21.2024
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
PARCEL ID: 08008E00120000
SCALE: 1" = 20'
SHEET TITLE:

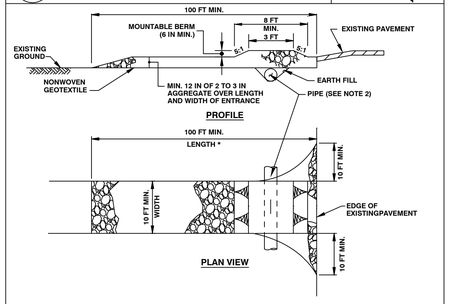
SITE & DIMENSIONING PLAN

C-104
SHEET 06 OF 10

P:\SHARED FOLDERS\PROJECTS\2022\2022-0267\PROCESS\CIVIL\ACTIVE\C-104 SITE & DIMENSIONING PLAN.DWG - 2025-05-01

01 C-501 DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL: SCE



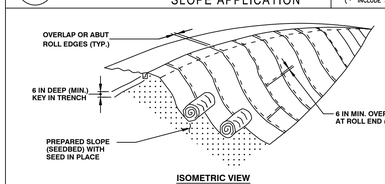
CONSTRUCTION SPECIFICATIONS

1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 100 FEET. USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 12 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

02 C-501 DETAIL B-4-6-B TEMPORARY SOIL STABILIZATION MATTING SLOPE APPLICATION

STANDARD SYMBOL: TSSMS – * lb/ft² (* INCLUDE SHEAR STRESS)



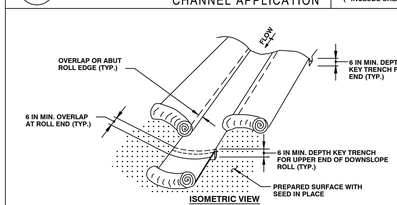
CONSTRUCTION SPECIFICATIONS

1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS 6 MONTHS MINIMUM) NATURAL OR MAN-MADE FIBERS (MOSTLY ORGANIC), MAT MUST HAVE UNIFORM THICKNESS AND DISTRIBUTION OF FIBERS THROUGHOUT AND BE SMOLDER RESISTANT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
3. SECURE MATTING USING STEEL STAPLES, WOOD STAKES, OR BIODEGRADABLE EQUIVALENT. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO ½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND A MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPED AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION & SEDIMENT CONTROL PLAN.
5. UNROLL MATTING DOWNSLOPE. LAY MAT SMOOTHLY AND FIRMLY UPON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
6. OVERLAP OR ABUT ROLL EDGES PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSLOPE MAT OVERLAPPING ON TOP OF THE DOWNSLOPE MAT.
7. KEY IN THE UPSLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
9. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

03 C-501 DETAIL B-4-6-A TEMPORARY SOIL STABILIZATION MATTING CHANNEL APPLICATION

STANDARD SYMBOL: TSSMC – * lb/ft² (* INCLUDE SHEAR STRESS)

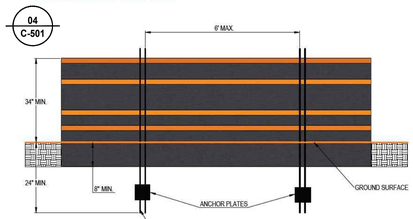


CONSTRUCTION SPECIFICATIONS

1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS 6 MONTHS MINIMUM) NATURAL OR MAN-MADE FIBERS (MOSTLY ORGANIC), MAT MUST HAVE UNIFORM THICKNESS AND DISTRIBUTION OF FIBERS THROUGHOUT AND BE SMOLDER RESISTANT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
3. SECURE MATTING USING STEEL STAPLES, WOOD STAKES, OR BIODEGRADABLE EQUIVALENT. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO ½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND A MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPED AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
5. UNROLL MATTING IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL CENTERLINE. WORK FROM CENTER OF CHANNEL OUTWARD WHEN PLACING ROLLS. LAY MAT SMOOTHLY AND FIRMLY ON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
6. KEY-IN UPSTREAM END OF EACH MAT ROLL BY DIGGING A 6 INCH (MINIMUM) TRENCH AT THE UPSTREAM END OF THE MATTING, PLACING THE ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END.
7. OVERLAP OR ABUT THE ROLL EDGES PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
9. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

04 C-501 SMARTfence® 42 Detail:



SMARTfence® 42 is NTPEP Compliant
GTX-2018-01-187

SMARTFENCE 42" INSTALLATION INSTRUCTIONS

SEDIMENT & PERIMETER CONTROL

STEP 1: Excavate trench a maximum of 4" wide and 6" deep. The trench shall be hand-cleaned following excavation to remove bulky debris such as rocks, sticks, and soil clods from the trench. Drive studded metal T-posts with anchor plates having a minimum weight of 1.25 lb./ft and a minimum 5 ft length. Drive post into ground a minimum of 18" depth. Post spacing must be no greater than 6 ft maximum.

STEP 2: Layout SMARTfence® 42 along proposed fence line next to anchor trench. Locate one end of the SMARTfence® 42 and position near the initial post. Position SMARTfence® 42 vertically along the initial post.

STEP 3: For the initial post, place the end of SMARTfence® 42 along the post height and rotate the post 360 degrees, maintaining tension on the fence system. Secure the fence to the post at all four (4) orange-colored band locations with steel wire or nylon ties.

STEP 4: For fastening SMARTfence® 42 to studded, metal T-posts using one of following methods:

- Method I (T-Post): 16-gage wire- attach SMARTfence® 42 to metal T-posts using the 16-gage 304 SS wire with mitered ends, securing the fence to the post using safety pliers.
- Method II (T-Post): 8" nylon heavy-duty, UV-stabilized, cable ties (zip-ties) with minimum 120-lb tensile strength. Puncture two 0.25" openings, spaced at a width apart that is roughly equivalent to the post width, and secure the fence to the post.

STEP 5: Drive the initial post with the attached fence into the ground to a 18" depth.

STEP 6: Drive the interior t-posts of the fence system into the ground at least 18".

STEP 7: Move to the next t-post while pulling SMARTfence® 42 tightly. Position the SMARTfence® 42 in front of the adjacent t-post in preparation for fastening the fence to the post. Fasten fence to post at all four (4) orange-colored band locations as instructed in Step 4.

STEP 8: After the interior posts have been fastened to the SMARTfence® 42, secure the fence to the final post by pulling the final section of fencing taut, then rotating the post 360 degrees, maintaining tension on the fence system. Secure the fence to the post at all four (4) orange-colored band locations with the steel wire or nylon ties per Step 4. Drive the final post into the ground to a 18" depth.

STEP 9: Place bottom 8" of fabric into the trench. Backfill trench (overfill) with soil placed around fabric. Compact soil backfill with either manual tamping (or other manual means) or via mechanical equipment such as the front wheel of a tractor, skid steer, roller, or other device (per Note 5 of ASTM D 6462 Standard Practice for Silt Fence Installation). Do not damage the fabric during compaction (damaged fabric shall be replaced).

Please contact our team at 800-448-3636 or info@acfenv.com with any questions regarding the installation process.

LET'S GET IT DONE!™

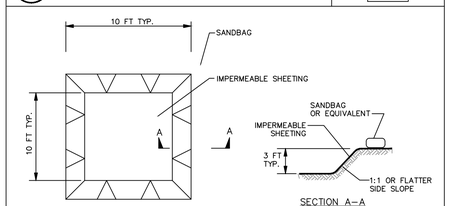
SMARTfence

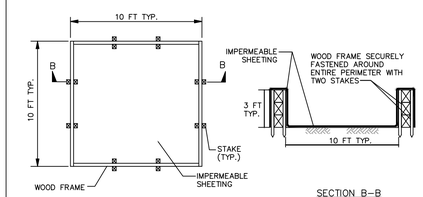
For more information, contact our Inside Sales team at 800.448.3636 email at info@acfenv.com

ACF ENVIRONMENTAL

05 C-501 DETAIL H-6 ONSITE CONCRETE WASHOUT STRUCTURE

STANDARD SYMBOL: CWS





1 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

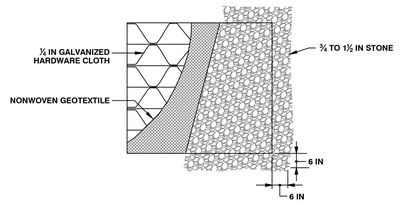
STANDARD UTILITY NOTES:

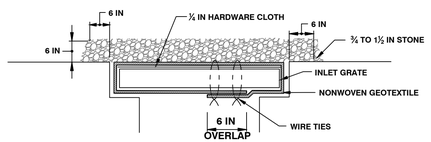
1. Contractor to only open up length of trench that can be constructed and backfilled in one working day in paved areas.
2. Contractor to place excavated materials in a dump truck and hauled to an approved location to wasted materials to paved areas.
3. Contractor to backfill trench with approved materials and stabilize disturbed areas the same working day.
4. In areas where the construction takes to place outside of the existing roadbed, Contractor to install silt fence along the downhill side of the trench before beginning construction and place excavated material from the trench on the uphill side.
5. If dewatering of the trench is required, Contractor to pump water to a filter bag to dewater.
6. Contractor to sweep streets of any debris or sediments caused by construction operations and dispose of at an approved location.
7. Contractor to stabilize all disturbed areas with seed & mulch or appropriate street repair.

06 C-501 DETAIL E-9-2 AT-GRADE INLET PROTECTION

STANDARD SYMBOL: AGIP

MAXIMUM DRAINAGE AREA = 1 ACRE





CONSTRUCTION SPECIFICATIONS

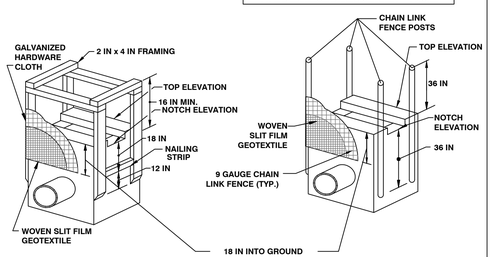
1. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
2. LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS. SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.
3. PLACE CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE GRATE.
4. STORM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

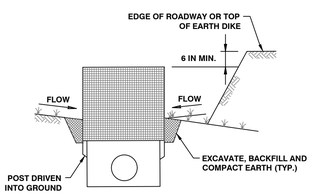
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

07 C-501 DETAIL E-9-1 STANDARD INLET PROTECTION

STANDARD SYMBOL: SIP

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





CONSTRUCTION SPECIFICATIONS

1. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
2. EXCAVATE COMPLETELY AROUND THE INLET TO A DEPTH OF 18 INCHES BELOW THE NOTCH ELEVATION.
3. FOR TYPE A, USE NOMINAL 2 INCH X 4 INCH CONSTRUCTION GRADE LUMBER POSTS, DRIVEN 1 FOOT INTO THE GROUND AT EACH CORNER OF THE INLET. PLACE NAIL STRIPS BETWEEN THE POSTS ON THE ENDS OF THE INLET. ASSEMBLE THE TOP PORTION OF THE 2X4 FRAME AS SHOWN. STRETCH ½ INCH GALVANIZED HARDWARE CLOTH TIGHTLY AROUND THE FRAME AND FASTEN SECURELY. FASTEN GEOTEXTILE SECURELY TO THE HARDWARE CLOTH WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND HARDWARE CLOTH A MINIMUM OF 18 INCHES BELOW THE WEIR CREST. THE ENDS OF THE GEOTEXTILE MUST MEET AT A POST, BE OVERLAPPED AND FOLDED, THEN FASTENED TO THE POST.

   FOR TYPE B, USE 2⅜ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND 6 FOOT LENGTH, DRIVEN A MINIMUM OF 36 INCHES BELOW THE WEIR CREST AT EACH CORNER OF THE STRUCTURE. FASTEN 9 GAUGE OR HEAVIER CHAIN LINK FENCE, 42 INCHES IN HEIGHT, SECURELY TO THE FENCE POSTS WITH WIRE TIES. FASTEN GEOTEXTILE SECURELY TO THE CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 18 INCHES BELOW THE WEIR CREST.
4. BACKFILL AROUND THE INLET IN LOOSE 4 INCH LIFTS AND COMPACT UNTIL SOIL IS LEVEL WITH THE NOTCH ELEVATION ON THE ENDS AND TOP ELEVATION ON THE SIDES.
5. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

TEMPORARY SEEDING SUMMARY

HARDINESS ZONE (FIGURE B.3): 6b SEED MIXTURE (TABLE B.1)					FERTILIZER RATE (10-20-20)	LIME RATE
NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS		
1	Barley	96	Zone 6b: Mar 15-May 31/ Aug 1-Sept 30	1"	436 lb/ac. (10 lb/1000 s.f.)	2 tons/ac. (90 lb/1000 s.f.)

PERMANENT SEEDING SUMMARY

HARDINESS ZONE (FIGURE B.3): 6b SEED MIXTURE (TABLE B.1)					FERTILIZER RATE (10-20-20)			
NO.	SPECIES	APPLICATION N RATE (lb/ac)	SEEDING DATES	SEEDING DEPTH	N	P205	K20	LIME RATE
6	Tall Fescue	40	Zone 6b: Mar 15-May 31/Aug 1-Sep 30	1/4"-1/2"	45 lb/ac. (1 lb/1000 s.f.)	90 lb/ac. (2 lb/1000 s.f.)	90 lb/ac. (2 lb/1000 s.f.)	2 tons/ac. (90 lb/1000 s.f.)
	Perennial Ryegrass	25						
	White Clover	5						

SOIL EROSION, SEDIMENT CONTROL & SEEDING NOTES

1. All soil erosion/sediment control measures shall comply with the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control" and the provisions of the approved plan.
2. All grading and stabilization shall comply with the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control", "Section B - Grading and Stabilization" and the provisions of the approved plan.
3. All soil erosion and sediment control practices (BMP's) are to be constructed and/or installed prior to or at the initiation of grading in accordance with "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control", and the approved plan.
4. For initial soil disturbance or re-disturbance, temporary or permanent stabilization must be completed within:
   a) Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and
   b) Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.
5. Stockpiles must be stabilized in accordance within the 7 day stabilization requirement, as well as, Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization (as applicable).
6. All constructed channels and swales shall have specified treatment installed to the design flow depth completed downstream to upstream as construction progresses. An installation detail shall be shown on the plans.
7. All storm drain and sanitary sewer lines not in paved areas are to be mulched and seeded within 3 days of initial backfill unless otherwise specified on plans.
8. Electric Power, telephone, and gas lines are to be compacted, seeded, and mulched within 3 days after initial backfill unless otherwise specified on plans.
9. No slope shall be greater than 2:1.

TREVOR MARK FREDERICK REGISTERED 24527 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER
05/02/2025

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: WEST VIRGINIA License #: 24527
Expiration Date: 12-31-2026

FSA FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
15 EAST MAIN STREET NEW BLOOMFIELD, PA 17068 717-582-8844
ID #2005
305 SOUTH HANOVER STREET CARLISLE, PA 17013 717-243-5411
20 WEST BALTIMORE STREET GREENCASTLE, PA 17225 717-597-3647
128 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301-739-8866

MARK	DESCRIPTION:	DATE:
	REVISED PER AGENCY COMMENTS	05.01.2025

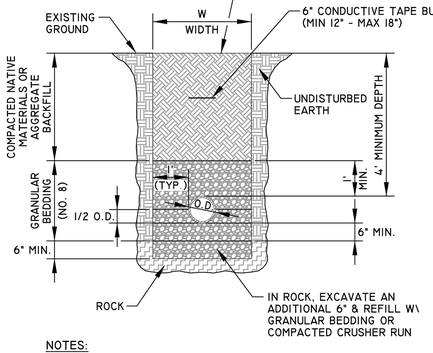
PATRIOT FEDERAL CREDIT UNION
SITUATE AT
THE INTERSECTION OF WALLACE BLVD & JOSHUA M FREEMAN BLVD
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA
CLIENT: PATRIOT FEDERAL CREDIT UNION
PO BOX 778, CHAMBERSBURG, PA 17201
PHONE: 717.709.4966

PROJECT NO: 2022-0267
DWN BY: ABRAM MYERS
DATE: 02.21.2024
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
PARCEL ID: 08008E00120000
SCALE: N.T.S.
SHEET TITLE

EROSION & SEDIMENT CONTROL DETAILS

C-501
SHEET 07 OF 10

P:\SHARED FOLDER\PROJECTS\2022\2022-0267\CONSTRUCTION\TRAILS AND NOTES.DWG 2026-04-01



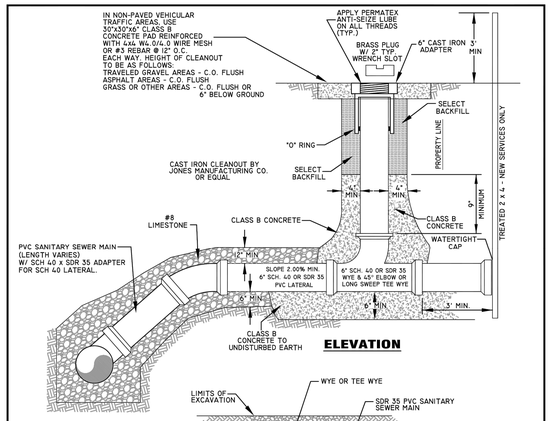
NOTES:

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

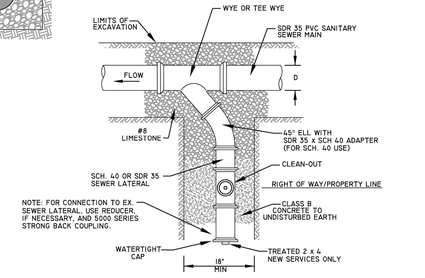
Charles Town Utility Board
832 S. George Street, P.O. Box 359, Charles Town, WV 25414
Phone: (304) 725-2316 •Fax: (304) 725-4315

SEWER LINE TRENCH DETAIL

Standard Detail No. **S-1**
NOT TO SCALE
SEPTEMBER 2015



ELEVATION

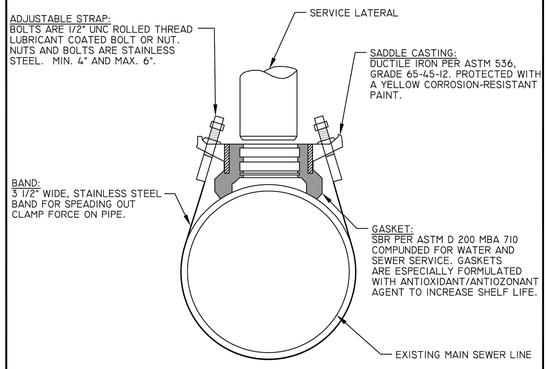


PLAN

Charles Town Utility Board
832 S. George Street, P.O. Box 359, Charles Town, WV 25414
Phone: (304) 725-2316 •Fax: (304) 725-4315

NEW LATERAL CONNECTION DETAIL

Standard Detail No. **S-13**
NOT TO SCALE
SEPTEMBER 2015



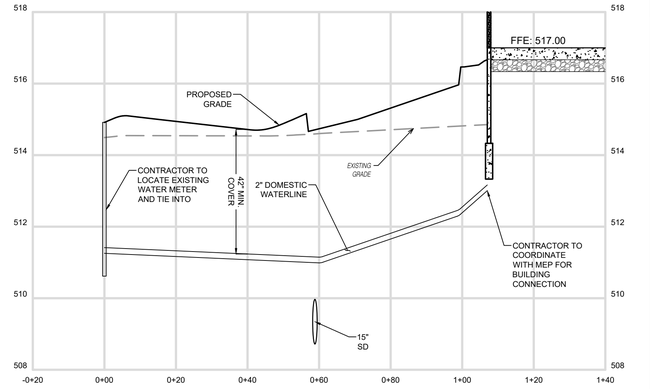
NOTES:

1. SADDLE SHALL BE CAPABLE OF ATTACHING TO VARIOUS SIZES AND MATERIALS OF GRAVITY SEWER MAIN LINES. SADDLE SHALL BE INSTALLED SO SEWER LATERAL IS AT 45° FROM VERTICAL AT MAINLINE.
2. ROMAC ORIGINAL, STYLE "CB" SEWER SADDLE.
3. PIPE STOP CAPABLE OF WITHSTANDING 1000 POUNDS OF OF THRUST IS MOLDED INTO THE CB SADDLE GASKET. CARE MUST BE TAKEN DURING SYSTEM DESIGN & INSTALLATION TO ASSURE THAT THIS THRUST LIMIT IS NOT EXCEEDED.
4. NEW LATERAL CONNECTIONS USE 4" SADDLE OR SIZE OF LATERAL IF LARGER.
5. FOR SEWER LATERAL REPLACEMENTS USE 6" SADDLE AND USE PIPE REDUCER TO CONNECT TO LATERAL.
6. A PVC REDUCER IS REQUIRED FOR LOW PRESSURE SEWER MAINS.

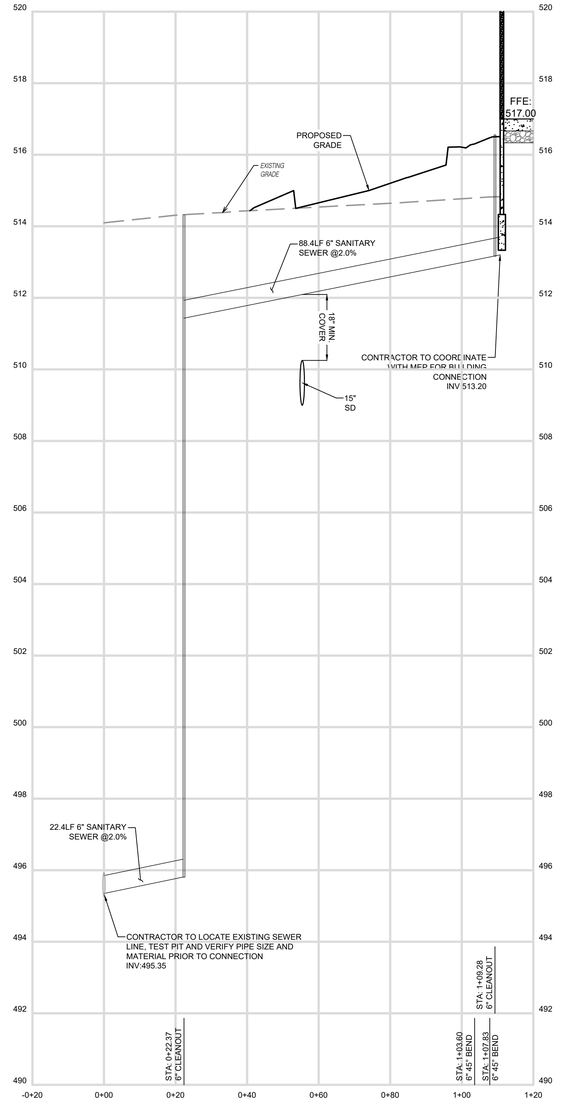
Charles Town Utility Board
832 S. George Street, P.O. Box 359, Charles Town, WV 25414
Phone: (304) 725-2316 •Fax: (304) 725-4315

SEWER SADDLE DETAIL

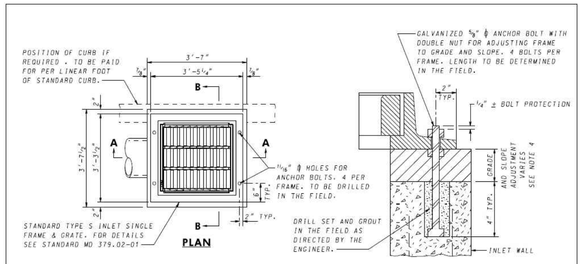
Standard Detail No. **S-15**
NOT TO SCALE
SEPTEMBER 2015



DOMESTIC WATERLINE PROFILE
SCALE- H: 1" = 20', V: 1" = 2'



6" SANITARY SEWER PROFILE
SCALE- H: 1" = 20', V: 1" = 2'



GENERAL NOTES

1. CONCRETE TO BE MIX NO.6 (4500 PSI).
2. REINFORCING WALLS -2 LAYERS OF 4x4-W4.0x W4.0 WELDED WIRE FABRIC\ BASE - 2 LAYERS OF 4x4 - W5.0 X W5.0 WELDED WIRE FABRIC
3. THREADED PLASTIC INSERTS TO BE PROVIDED FOR HANDLING.
4. GRADE AND SLOPE ADJUSTMENTS TO BE COMPLETED IN THE FIELD USING CONCRETE MIX NO.6.
5. PIPE OPENINGS TO BE PROVIDED AS REQUIRED. FOR SIZE, LOCATION AND INVERT ELEVATIONS REFER TO CONSTRUCTION PLANS.
6. PLACEMENT OF SUBGRADE DRAINAGE WILL BE AS DIRECTED BY THE ENGINEER OR AS NOTED ON THE CONSTRUCTION PLANS.
7. LADDER RUNGS SHALL BE IN ACCORDANCE WITH STANDARD MD 383.91 AND MD 383.92 OR AS DIRECTED BY THE ENGINEER.
8. MINIMUM DEPTH PAYMENT PER "EACH" INLET INCLUDES DEPTHS UP TO 3'-6". VERTICAL DEPTH PAYMENT PER LINEAR FOOT FOR DEPTHS IN EXCESS OF 3'-6".
9. FROM CURB LINE, INLET HAS BEEN DESIGNED FOR HS-25 LOADING, ACCORDING TO AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS

SPECIFICATION	CATEGORY CODE ITEMS
305	

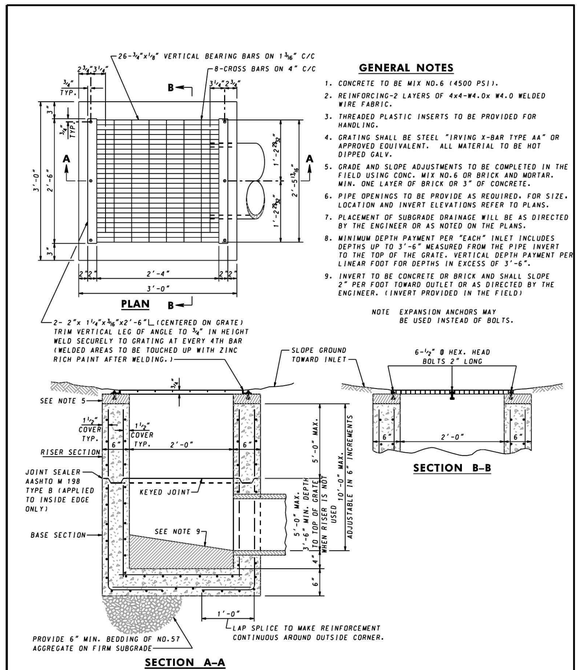
APPROVED _____ DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

REVISIONS	APPROVAL • SHA	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
APPROVAL	4-15-87	6-23-87
REVISED	8-3-10	7-26-10
REVISED	10-7-14	9-29-14
REVISED	–	

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAY AND INCIDENTAL STRUCTURES

PRECAST STANDARD TYPE S INLET SINGLE GRATE

STANDARD NO. MD 374.73



GENERAL NOTES

1. CONCRETE TO BE MIX NO.6 (4500 PSI).
2. REINFORCING-2 LAYERS OF 4x4-W4.0x W4.0 WELDED WIRE FABRIC.
3. THREADED PLASTIC INSERTS TO BE PROVIDED FOR HANDLING.
4. GRATING SHALL BE STEEL "IRVING X-BAR TYPE AA" OR APPROVED EQUIVALENT. ALL MATERIAL TO BE HOT DIPPED GALV.
5. GRADE AND SLOPE ADJUSTMENTS TO BE COMPLETED IN THE FIELD USING CONC. MIX NO.6 OR BRICK AND MORTAR. MIN. ONE LAYER OF BRICK OR 3" OF CONCRETE.
6. PIPE OPENINGS TO BE PROVIDE AS REQUIRED. FOR SIZE, LOCATION AND INVERT ELEVATIONS REFER TO PLANS.
7. PLACEMENT OF SUBGRADE DRAINAGE WILL BE AS DIRECTED BY THE ENGINEER OR AS NOTED ON THE PLANS.
8. MINIMUM DEPTH PAYMENT PER "EACH" INLET INCLUDES DEPTHS UP TO 3'-6" MEASURED FROM THE PIPE INVERT TO THE TOP OF THE GRATE. VERTICAL DEPTH PAYMENT PER LINEAR FOOT FOR DEPTHS IN EXCESS OF 3'-6".
9. INVERT TO BE CONCRETE OR BRICK AND SHALL SLOPE 2" PER FOOT TOWARD OUTLET OR AS DIRECTED BY THE ENGINEER. (INVERT PROVIDED IN THE FIELD)

NOTE EXPANSION ANCHORS MAY BE USED INSTEAD OF BOLTS.

SPECIFICATION	CATEGORY CODE ITEMS
305	

APPROVED _____ DIRECTOR – OFFICE OF HIGHWAY DEVELOPMENT

REVISIONS	APPROVAL • SHA	APPROVAL • FEDERAL HIGHWAY ADMINISTRATION
APPROVAL	4-5-87	6-23-87
REVISED	10-1-01	REVISED
REVISED		REVISED
REVISED		REVISED

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAY AND INCIDENTAL STRUCTURES

PRECAST YARD INLET

STANDARD NO. MD 381.02

STORM DRAIN PIPE SCHEDULE							
DN STRUCTURE	UP STRUCTURE	DOWN INVERT (FT)	UP INVERT (FT)	LENGTH (FT)	SLOPE (%)	MATERIAL	SIZE (IN)
SD2	SD1	507.85	510.70	141.1	2.00	HDPE	15.0

STORM DRAIN STRUCTURE SCHEDULE							
NAME	NORTHING	EASTING	RIM ELEV(FT)	INVERT-IN ELEV(FT) (1)	INVERT-IN ELEV(FT) (2)	INVERT-OUT ELEV(FT)	STRUCTURE ID
SD1	303141.07	2432363.75	514.20	N/A	N/A	509.45	MDSHA TYPE S SINGLE
SD2	303267.87	2434269.14	512.50	506.60	N/A	506.50	MDSHA PRECAST YARD INLET



Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: WEST VIRGINIA License #: 24227
Expiration Date: 12-31-2026

FSA
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355 SOUTH HANOVER STREET CARLISLE, PA 17013 717-243-5811
20 WEST BALTIMORE STREET GREENCASTLE, PA 17225 717-597-7807
126 SOUTH POTOMAC STREET HAGERSTOWN, MD 21740 301-739-8866

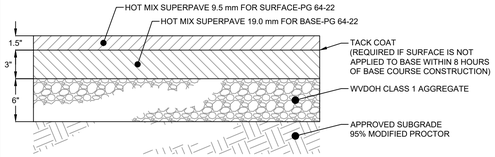
MARK	DESCRIPTION:	DATE:
	REVISED PER AGENCY COMMENTS	05.01.2025

PATRIOT FEDERAL CREDIT UNION
SITUATE AT
THE INTERSECTION OF WALLACE BLVD & JOSHUA M FREEMAN BLVD
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA
CLIENT: PATRIOT FEDERAL CREDIT UNION
PO BOX 778, CHAMBERSBURG, PA 17201
PHONE: 717-709-4966

PROJECT NO. 2022-0267
DWN BY ABRAM MYERS
DATE 02.21.2024
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
PARCEL ID 08008E00120000
SCALE N.T.S.
SHEET TITLE

SEWER & STORM DETAILS

C-502
SHEET 08 OF 10



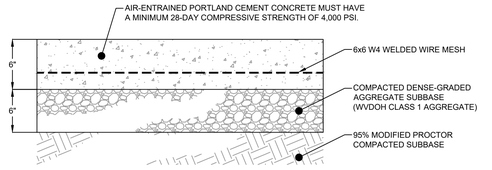
SECTION

REFER TO GEOTECH REPORT FOR PAVEMENT UNDERDRAIN SIZES AND LOCATIONS

NOTES:
The Asphalt Binder shall conform to AASHTO MP1-93 Table 1, Standard Specification for Performance Graded Asphalt Binder. Superpave mix designs shall be in conformance with AASHTO PP28-95, Standard Practice for Superpave Volumetric Design for HMA. The Performance Grading shall be achieved by the use of Neat Asphalt with polymer modification when needed.

01 / C-503 **PAVEMENT - SITE**

NOT TO SCALE

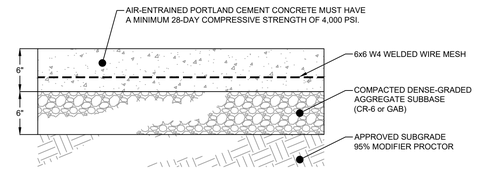


SECTION

NOTES:
Geotechnical Engineer shall specify location of expansion and control joints. Detail of expansion and control joints to be specified by site Geotechnical Engineer.

02 / C-503 **PAVEMENT - CONCRETE**

NOT TO SCALE

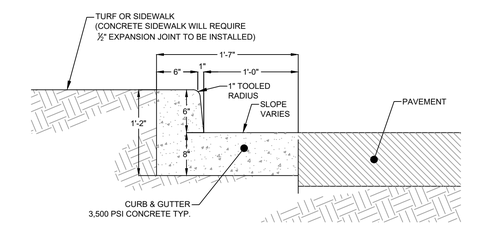


SECTION

NOTES:
See site plan for location and size of dumpster pad.
Geotechnical Engineer shall specify location of expansion and control joints.
Detail of expansion and control joints to be specified by site Geotechnical Engineer.

03 / C-503 **DUMPSTER - PAD - CONCRETE**

NOT TO SCALE

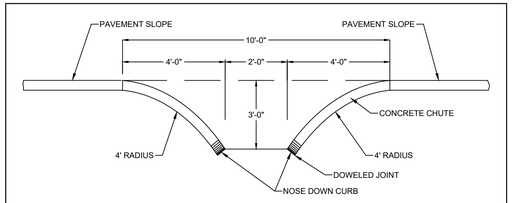


SECTION

NOTES:
1. All concrete for curb & gutter shall have a 28 day compressive strength of 3500 PSI with 5-8% air & 2-5" slump. Do Not add water to surface for finishing. Surface shall have a broom finish.
2. Saw cut joints @ a minimum of 10' & 1" expansion joints @ 40' maximum intervals. (80' for extruded curb)
3. Expansion joint material to be positioned 1/2" below the concrete surface to allow space for elastomeric polysulfide sealant or equivalent. Saw cut joints to be filled as well to a depth of 3/8".
4. The gutter pan shall have a slope of 1/2" per 1' except in super-elevated sections or where streets have no crown. In shuch cases the gutter pan on the high side of the street shall slope to match the adjacent pavement. Curb and gutter pan to be placed monolithic.
5. Excavated sub-grade shall be undisturbed earth or mechanically compacted aggregate to 95% of the max dry density with an in place moisture content +/-2% of optimum moisture content. Use dry or wet soil to achieve correct percentage.
6. Concrete shall be sprayed with liquid curing compound.
7. Curb subgrade should match the street subgrade.

04 / C-503 **CURB & GUTTER - CONCRETE**

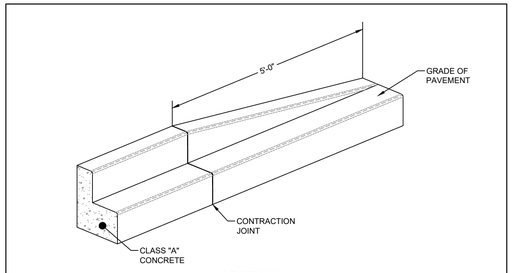
NOT TO SCALE



ELEVATION

05 / C-503 **CURB - CONCRETE - OPENING**

NOT TO SCALE

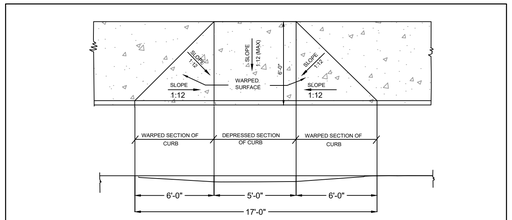


SECTION

NOTES:
1. Contractor to construct all concrete curb and gutter to specified requirements.
2. Place 20 (3/4" or 1/2") thick pre-molded expansion joint filler material at structures and at the end of the work day. Cut material to conform to the area adjacent to curb or to conform to cross sectional area of curb.

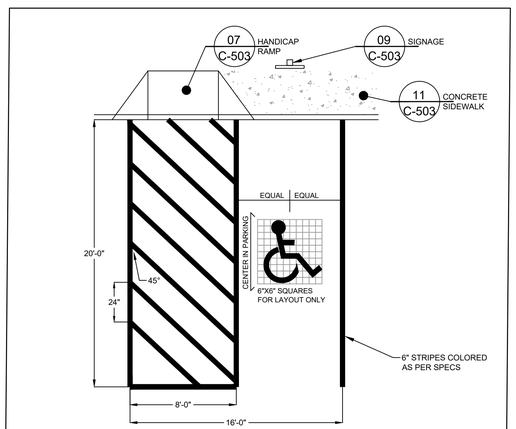
06 / C-503 **CURB - END TREATMENT**

NOT TO SCALE



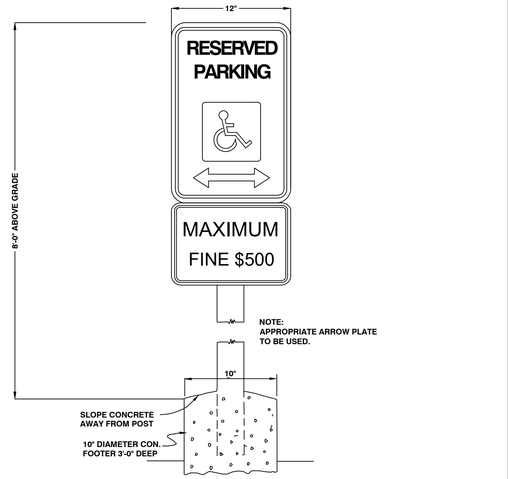
07 / C-503 **HANDICAPPED - RAMP DETAIL**

NOT TO SCALE



08 / C-503 **PARKING - HANDICAPPED(SIDEWALK RAMP)**

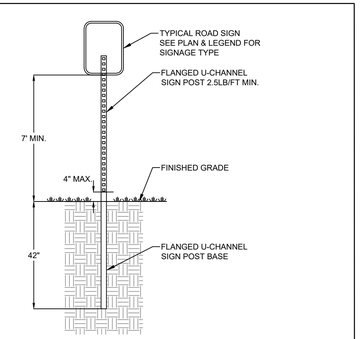
NOT TO SCALE



NOTES:
Colors: Background (white), Text & Boarder (green), Symbol (white on a blue background).
Reference state of Maryland standard highway sign booklet,
Department of Transportation P.O. Box 717-707 N. Calbert St. Baltimore, Maryland 21203

09 / C-503 **HANDICAP SIGN**

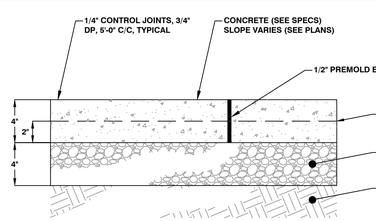
NOT TO SCALE



NOTES:
1. Mount sign at right angle to direction of traffic flow.

10 / C-503 **ROADWAY SIGN POST DETAIL**

NOT TO SCALE



SECTION

NOTES:
1. **Concrete shall be MD SHA 902.10 Mix 13 (4000 psi) or equal.**
2. **Sidewalk to have 1/4" contraction joints scored at 5'-0" intervals.**
3. **Construct 1/2" expansion joints spaced every 20' and between curb and sidewalk where adjacent or isolation from fixed objects.**
4. **Sidewalk to be brush finished.**

11 / C-503 **SIDEWALK - CONCRETE**

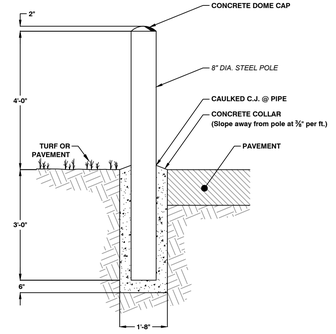
NOT TO SCALE



R1-1
(30"x30")

12 / C-503 **STOP SIGN DETAIL**

NOT TO SCALE

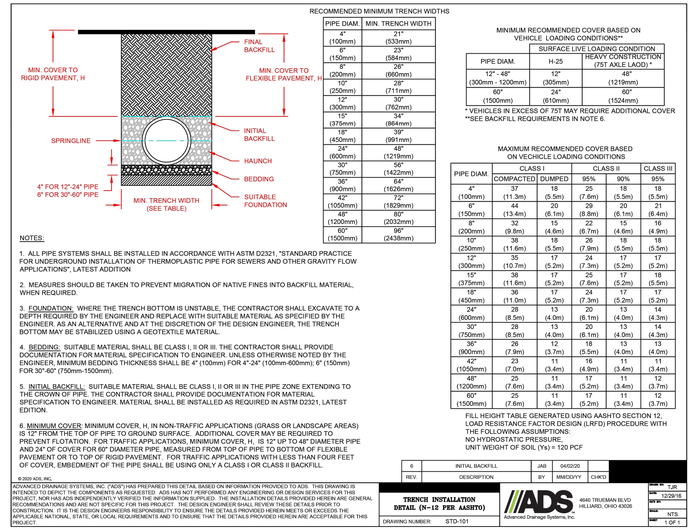


SECTION

NOTES:
1. **CONTRACTOR TO PAINT BOLLARDS ACCORDING TO THE OWNER / ARCHITECT SPEC.**

13 / C-503 **8" CONCRETE FILLED BOLLARD**

NOT TO SCALE



RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

PIPE DIAM.	SURFACE LIVE LOADING CONDITION H-25	HEAVY CONSTRUCTION (75T AXLE LAOD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

MAXIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

PIPE DIAM.	CLASS I COMPACTED	CLASS I DUMPED	CLASS II 95%	CLASS II 90%	CLASS III 95%
4" (100mm)	37 (11.3m)	18 (5.5m)	25 (7.6m)	18 (5.5m)	18 (5.5m)
6" (150mm)	44 (13.4m)	20 (6.1m)	29 (8.8m)	20 (6.1m)	21 (6.4m)
8" (200mm)	32 (9.8m)	15 (4.6m)	22 (6.7m)	15 (4.6m)	16 (4.9m)
10" (250mm)	38 (11.6m)	18 (5.5m)	26 (7.9m)	18 (5.5m)	19 (5.5m)
12" (300mm)	35 (10.7m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	17 (5.2m)
15" (375mm)	38 (11.6m)	17 (5.2m)	25 (7.6m)	17 (5.2m)	18 (5.5m)
18" (450mm)	36 (11.0m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	17 (5.2m)
24" (600mm)	28 (8.5m)	13 (4.0m)	20 (6.1m)	13 (4.0m)	14 (4.3m)
30" (750mm)	28 (8.5m)	13 (4.0m)	20 (6.1m)	13 (4.0m)	14 (4.3m)
36" (900mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	13 (4.0m)	13 (4.0m)
42" (1050mm)	23 (7.0m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	11 (3.4m)
48" (1200mm)	25 (7.6m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)
60" (1500mm)	25 (7.6m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE;
UNIT WEIGHT OF SOIL (Ys) = 120 PCF

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING TO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

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ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

REV	DESCRIPTION	BY	MM/DD/YY	CHK'D
6	INITIAL BACKFILL	JAB	04/02/20	

TRENCH INSTALLATION DETAIL (N-12 PER AASHTO)

DRAWING NUMBER: STD-101

4640 TRUEMAN BLVD
HILLIARD, OHIO 43026
Advanced Drainage Systems, Inc.

DRAWN BY: TJK
DATE: 12/29/16
SCALE: NTS
SHEET: 1 OF 1

TREVOR MARK FREDERICK
REGISTERED
24227
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
05/02/2025

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: WEST VIRGINIA License #: 24227
Expiration Date 12-31-2026

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
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20 WEST BALTIMORE STREET, GREENCASTLE, PA 17225, 717-597-3667
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301-739-8866

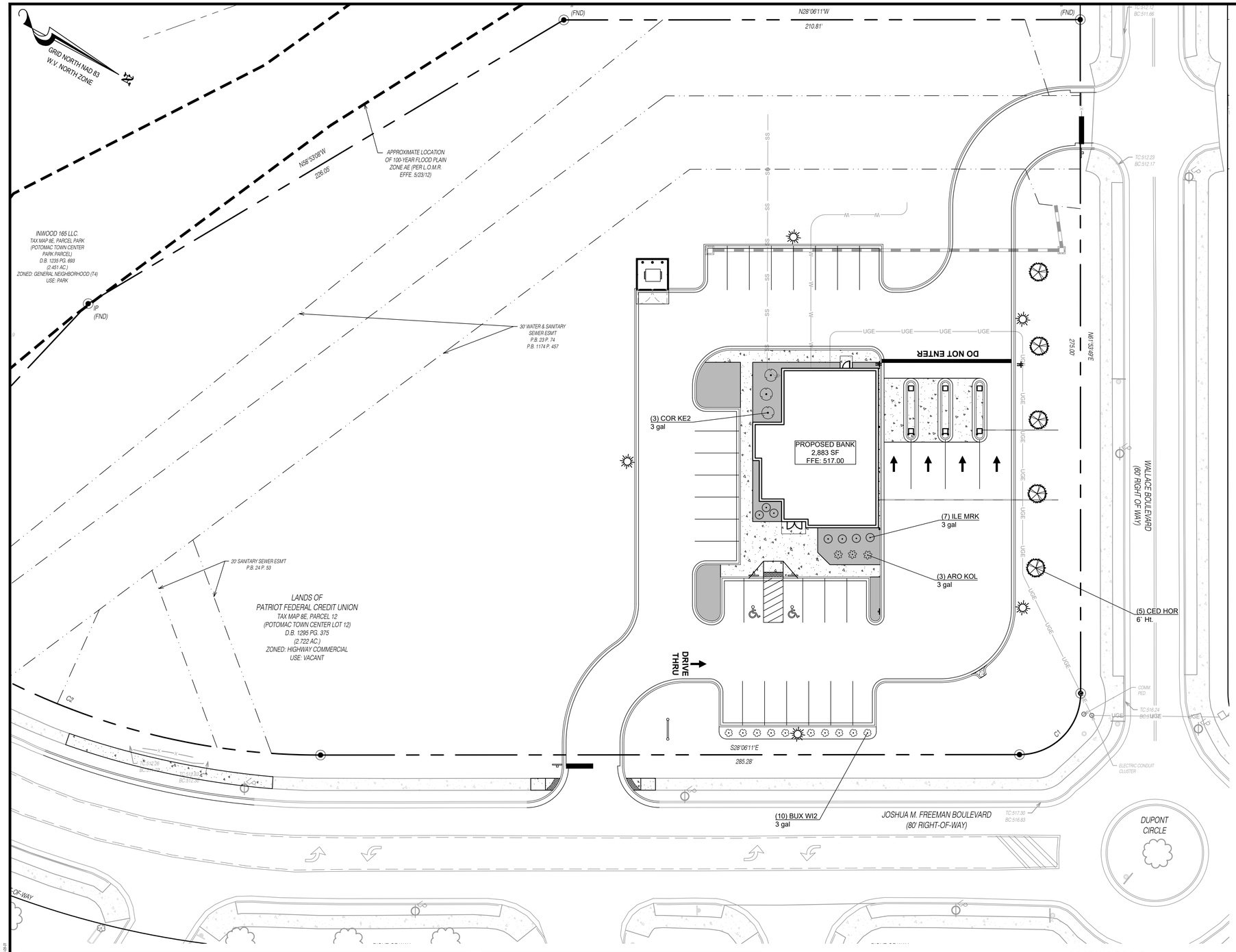
MARK	DESCRIPTION:	DATE:
	REVISED PER AGENCY COMMENTS	05.01.2025

PATRIOT FEDERAL CREDIT UNION
SITUATE AT
THE INTERSECTION OF WALLACE BLVD & JOSHUA M FREEMAN BLVD
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA
CLIENT: PATRIOT FEDERAL CREDIT UNION
PO BOX 778, CHAMBERSBURG, PA 17201
PHONE: 717.709.4866

PROJECT NO: 2022-0267
DWN BY: ABRAM MYERS
DATE: 02.21.2024
PROJECT MANAGER: T. FREDERICK
EMAIL: TFREDERICK@FSA-INC.COM
PARCEL ID: 08006E00120000
SCALE: N.T.S.
SHEET TITLE: SITE DETAILS

C-503
SHEET 09 OF 10

P:\PROJECTS\2022\2022-0267\CAD\SHEETS\2022-0267-01 R1 CONSTRUCTION SET.DWG, 2/21/2024 4:29:57 PM, T. FREDERICK, 1:1



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
TREES						
	CED HOR	Cedrus atlantica `Horstmann` / Horstmann Blue Atlas Cedar	6` Ht.	B&B	5	2/L-101
SHRUBS						
	ARO KOL	Aronia melanocarpa Low Scape Mound / Low Scape Mound Chokeberry	3 gal		3	1/L-101
	BUX WI2	Buxus microphylla japonica `Winter Gem` / Winter Gem Boxwood	3 gal		10	1/L-101
	COR KE2	Cornus sericea `Kelseyi` / Kelseyi Dogwood	3 gal		3	1/L-101
	ILE MRK	Ilex glabra `Gem Box` / Gem Box Inkberry Holly	3 gal		7	1/L-101

LEGEND		
HATCH	DESCRIPTION	AREA
	AREA TO BE LARGE DELAWARE RIVER GRAVEL (OWNER APPROVAL REQUIRED)	1,485 SF

GRAPHIC SCALE

20 0 10 20 40 80

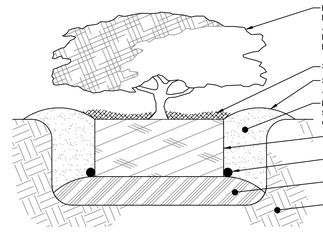
(IN FEET)
1 inch = 20 ft.

GENERAL LANDSCAPE NOTES:

1. Landscape contractor is to call Miss Utility and have all underground utilities marked prior to any digging or planting.
2. Landscape Contractor shall install all plant material in a timely fashion.
3. Landscape Contractor shall be responsible for all watering, weeding, repairs and replacements prior to final acceptance.
4. NO Substitutions of plant material without written permission of FSA. Planting plans have been proposed with plant sizes, types, and locations as important design elements.
5. Plants shall be in accordance with the current issue of American Standards for Nursery Stock published by the American Association of Nurserymen.
6. All plants shall be watered thoroughly during installation and prior to final acceptance.
7. All bark mulched areas shall be first covered with Typar Weed Barrier or approved equal.
8. All planting bed areas on the site shall be mulched with a hardwood bark mulch at a depth of approx. 3", unless noted otherwise.
9. Plant material shall be inspected yearly in order to remove and replace dead, diseased vegetation.
10. Warranted plant material that is 25% dead or more shall be considered dead and shall be replaced at no charge.
11. All plant material shall be warranted for two years. 60 days prior to the end of the warranted period, the Engineering Department shall perform an inspection. Of which there should be an 90% survival rate of all plant material. All surviving plant material shall be found in a healthy condition. The warranty shall commune on the date of initial acceptance by the owner.
12. The landscape contractor shall conduct a final inspection with the owner or owner's representative at the end of the warranty period.
13. Fertilizer Packets are to be Nutri-Pak 16-8-8 or approved equal per manufacturer's recommendations.
14. Landscape is recommended to be installed during the two growing seasons. Spring: April 15-June 15, Fall: September 1-November 1.

MAINTENANCE:

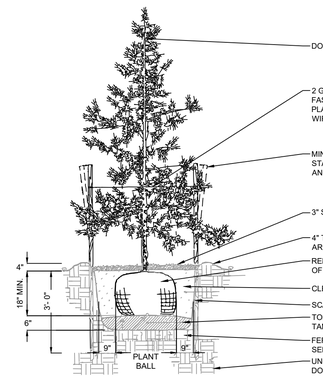
1. All trash and debris should be removed from the top of the wetland area as necessary.
2. Areas devoid of mulch shall be re-mulched on an annual basis.



SECTION

1 L-101 **CONTAINER PLANTING - SHRUB**

NOT TO SCALE



2 L-101 **EVERGREEN TREE PLANTING**

NOT TO SCALE

NOTE:

ALL TREES, SHRUBBERY, AND OTHER PLANTINGS THAT FAIL TO SURVIVE A PERIOD OF 12 MONTHS FOLLOWING AS-BUILT CERTIFICATION SHALL BE REPLACED BY THE BUILDER AT NO COST OR EXPENSE TO THE CITY. SAID REPLACEMENT SHALL BE WITHIN A TIME AGREED UPON BY THE PLANNING COMMISSION OR ITS REPRESENTATIVE AS OUTLINED IN THE PUBLIC IMPROVEMENT AGREEMENT.

TREVOR MARK FREDERICK
REGISTERED
24227
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
05/02/2025

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: WEST VIRGINIA License #: 24227
Expiration Date 12-31-2026

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717-582-2644
355 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717-243-5811
11142 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-3647
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301-739-8866

MARK	DESCRIPTION	DATE
	REVISED PER AGENCY COMMENTS	05.01.2025

PATRIOT FEDERAL CREDIT UNION

SITUATE AT
THE INTERSECTION OF WALLACE BLVD & JOSHUA M FREEMAN BLVD
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

CLIENT: PATRIOT FEDERAL CREDIT UNION
PO BOX 778, CHAMBERSBURG, PA 17201
PHONE: 717.709.4866

PROJECT NO. 2022-0267
DWN BY ABRAM MYERS | DATE 02.21.2024
PROJECT MANAGER T. FREDERICK
EMAIL TFREDERICK@FSA-INC.COM
PARCEL ID 08008E00120000
SCALE 1" = 20'
SHEET TITLE

LANDSCAPE
PLAN & DETAILS

L-101
SHEET 10 OF 10

P:\PHASE FOLDERS\PROJECTS\2022\2022-0267\CONSTRUCTION SET\2022-0267-111-LANDSCAPE PLAN.DWG 2025-05-01

Kimley»Horn

Memorandum

To: Trevor M. Frederick, PE
Frederick, Seibert & Associates, Inc.
128 South Potomac Street
Hagerstown, MD 21740

From: Mark Phillips, P.E.
Diego Carreira

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

Date: May 5, 2025

Subject: Patriot Federal Credit Union – Site Plan Review – 2nd Submission

This memorandum summarizes our review of the site plan for Patriot Federal Credit Union, (dated May 2025, prepared by Frederick, Seibert & Associates, Inc.) a proposed commercial development on a 2.72 acre site. The site is currently zoned as SD - Special District. Kimley-Horn's review does not include conformance with CTUB requirements and defers comment on the Water and Sanitary Sewer design to the CTUB.

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

Thank you for the opportunity to review these construction drawings. 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
Associate

AGENDA ITEM IV.3

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Public hearing to accept public comments. Applicant Morris & Ritchie Associates on behalf of Stanley Martin Companies, LLC a revision to the previously approved Land Development Plan and Plat was submitted. This adds civic space to homes in some of the T4 zoning district on Reagan Avenue.

ATTACHMENTS:

Legal Notice for LDPP-Presidents Pointe.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 July 7, 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 proposed President's Pointe Subdivision Revision. Copies of the proposed Land Development Plan and Plat are available for inspection during regular office hours of 9:00 am – 5:00 pm weekdays, excluding holidays at City Hall. 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 July 3, 2025: City of Ranson, Attn: Community Development Director, 312 S. Mildred Street, Ranson, WV 25438. Written Comments received prior to July 3, 2025, will be provided to the Planning Commission and inserted into the official record.

Reiley Stanley
Department of Community Development

AGENDA ITEM IV.4

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Consideration: 25-12-LDPP Applicant Morris & Ritchie Associates on behalf of Stanley Martin Companies, LLC a revision to the previously approved Land Development Plan and Plat was submitted. This adds civic space to homes in some of the T4 zoning district on Reagan Avenue.

ATTACHMENTS:

25-12-smart code land development plan and plat application-presidents pointe.pdf
25-12-LDPP-2025-04-15 president pointe ldpp.pdf
25-12-LDPP-CRC Report 25-12-LDPP Final (1).pdf

Docusign Envelope ID: 29F3E066-FD0A-4796-AAC3-FCCD9B8958F5

SMARTCODE LAND DEVELOPMENT PLAN AND PLAT APPLICATION

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

OFFICE USE ONLY
Application # _____

Date Received: _____ Fee: _____

Application Accepted By: _____ Payment Type: _____

Comments:

APPLICANT:
NAME: Stanley Martin Homes

ADDRESS: 14200 Park Meadow Dr, Ste 100 CITY/STATE Chantilly, VA ZIP: 20151

PHONE # 540-323-3318 FAX # _____ EMAIL amesme@stanleymartin.com

PROPERTY OWNERS:
NAME: Stanley Martin Companies, LLC

ADDRESS: 11710 Plaza America Drive, Ste 1100 CITY/STATE Reston, VA ZIP: 20190

PHONE # 540-323-3318 FAX # _____ EMAIL amesme@stanleymartin.com

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

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

NAME: _____

ADDRESS: _____ CITY/STATE _____ ZIP: _____

PHONE # _____ FAX # _____ EMAIL _____

SIGNATURES:
APPLICANT SIGNATURE: DocuSigned by: FFBCE476F7D8420...

PROPERTY OWNER SIGNATURE: DocuSigned by: FFBCE476F7D8420...

ATTORNEY / AGENT SIGNATURE: _____

PLEASE DIRECT CORRESPONDENCE TO: ☐ OWNER ☐ AGENT ☐ ATTORNEY

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

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

Docusign Envelope ID: 29F3E066-FD0A-4796-AAC3-FCCD9B8958F5

SMARTCODE LAND DEVELOPMENT PLAN AND PLAT APPLICATION

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

LOCATION AND PROPERTY INFORMATION

PROPERTY ADDRESS (FOR ZONING PURPOSES): Presidents Pointe Ave

MAP AND PARCEL NUMBER(S) FOR CERTIFIED ADDRESS: 08-0008-0001

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

SMARTCODE DESIGNATION:

☒ NEW COMMUNITY (SC-NC) ☐ INFILL COMMUNITY (T1-T5) ☐ TRANSECT ZONES NOT IN A COMMUNITY PLAN (T1-T5)

ZONING DISTRICT(S) SC-NC (T1-T4) TOTAL ACREAGE 144.03

DESCRIBE HOW LAND DEVELOPMENT PLAN AND PLAT IS CONSISTENT WITH COMPREHENSIVE PLAN: The G3 Preferred Growth Sector is a priority expansion area of the 2012 Comprehensive Plan. This plan encourages the use of Chapter 19A SmartCode and as such , this request conforms with the preferred vision of the Comprehensive Plan.

NARRATIVE DESCRIPTION OF STORMWATER CONTROL MEASURES: The site drains south to Flowing Springs floodplain. A portion of Section 1 and 2 drain to the existing SWM pond. Sections 2-5 and a portion of Section 6-7 will drain to a SWM pond proposed in the Section 2 construction drawings. Sections 6-7 will drain to several ponds.

TOTAL IMPERVIOUS SURFACE SQUARE FOOTAGE: 2,221,560

DESCRIBE HOW THOROUGHFARES, SIDEWALKS, PATHS, AND PASSAGES COORDINATE WITH BORDERING LAND DEVELOPMENT: Presidents Pointe Ave will provide connection from Flowing Springs Road to Oak lee Drive. Sidewalks and trails are provided within the subdivision with Flowing Springs Park located to the south.

STATEMENT DEMONSTRATING AVAILABILITY OF UTILITIES: Utilities for Section 1-3 have been installed. Section 5 is under construction and Section 4 soon to be under construction.

STATEMENT REGARDING PROTECTION OF RARE, THREATENED, OR ENDANGERED SPECIES: WV DNR found no records of any rare, endangered, or threatened species. The DNR letter was previously provided with the Section 1 construction drawings.

I CONFIRM THAT I HAVE CONTACTED THE WEST VIRGINIA DEPARTMENT OF NATURAL RESOURCES REGARDING THE PRESENCE OF RARE, THREATENED, OR ENDANGERED SPECIES ON THIS PROPERTY: ☒ YES ☐ NO

☐ **CHECK HERE IF ANSWERS TO ANY QUESTION ABOVE APPEAR ON SEPARATE PAGE.**

APPLICATION CONTINUED ON NEXT PAGE

Docusign Envelope ID: 29F3E066-FD0A-4796-AAC3-FCCD9B8958F5

SMARTCODE LAND DEVELOPMENT PLAN AND PLAT APPLICATION

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

INSTRUCTIONS

The application package must consist of seven (7) full-sized complete sets of all items listed below, one of which must contain the original signed forms, plus one (1) 11” x 17” reduced copy.

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

- ❑ Title, scale, date, and approximate north arrow on all maps

I. Existing Conditions Plan:

- ❑ Existing land conditions and topography at a maximum of 20-foot contour intervals, using USGS topography or other available topographic survey and established or approximated 100-year flood plain limits as shown on the official FEMA flood insurance maps
- ❑ Soil types from USDA
- ❑ Boundary lines of the property (certified boundary not required at this stage)
- ❑ Location map at a scale of 1" = 2,000 feet with north arrow
- ❑ Natural features to be preserved and or removed (i.e. floodplains, wetlands, items on the National Register of Historic Places or within designated historic districts, known sinkholes, etc.).
- ❑ The location and width of each existing easement within the new community land development plan and plat boundaries.
- ❑ The location, width, and name of each existing improved or unimproved street, easement, or alley within 200 feet of the proposed subdivision.
- ❑ Existing zoning of all abutting properties

II. Proposed Community Plan:

- ❑ Designation of community unit type
- ❑ Boundaries of community units based on adjusted pedestrian sheds
- ❑ Total site acreage
- ❑ Transect district locations with acreages and percentages
- ❑ Block sizes
- ❑ Thoroughfares: location and designation of thoroughfare types
- ❑ Civic space types, acreages, percentage and location
- ❑ Special requirements, if applicable (See Section 3.12.)
- ❑ Special district locations with acreages and percentage of community unit, if applicable (See Article 6. Special Districts.)
- ❑ Overlay district locations with acreages and percentage of community unit, if applicable (See Section 3.10 Overlay District Standards.)
- ❑ Any requested administrative waivers or variances (separate application form is required)

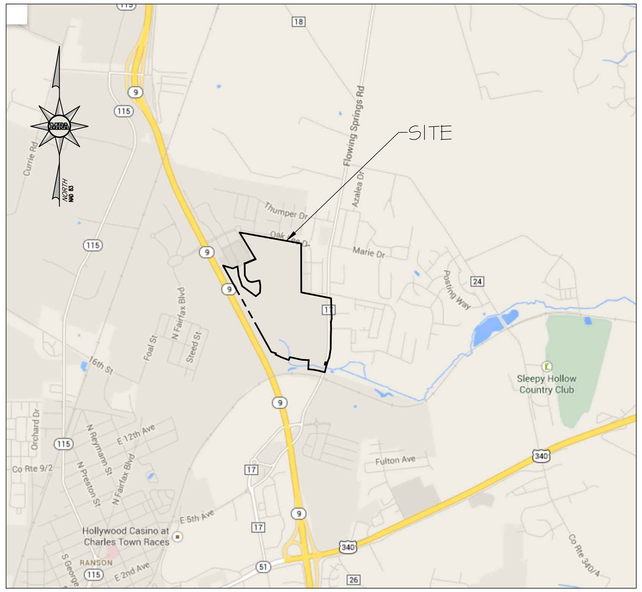
PRESIDENTS POINTE
LAND DEVELOPMENT PLAN AND PLAT APPLICATION
CITY OF RANSON, WV

PROJECT NOTES:

1. THE SUBJECT PROPERTY IS ZONED SMARTCODE-NEW COMMUNITY APPROVED BY RANSON CITY COUNCIL ON MARCH 2, 2015 WITH A GROSS SITE AREA OF 144.0278 ACRES AND IS LOCATED ON TAX MAP 8, PARCEL 1.
2. EXISTING USE IS AS FOLLOWS. PHASES 1, 2 AND 3 ARE DEVELOPED. PHASES 4 AND 5 ARE UNDER CONSTRUCTION, PHASES 6 AND 7 ARE VACANT.
3. RESIDENTIAL, COMMUNITY AND CIVIC USES ARE PROPOSED FOR THE PROPERTY.
4. A COMPLETE FLOOD PLAIN STUDY MAY BE PERFORMED AT A LATER DATE. THE DEVELOPER RESERVES THE RIGHT TO ADJUST THE OPEN SPACE CALCULATION BASED ON THE RESULTS OF THE FLOOD PLAIN STUDY.
5. AVAILABLE PUBLIC FACILITIES IN THE GENERAL AREA OF THE SUBJECT PROPERTY INCLUDE: RANSON ELEMENTARY, CHARLES TOWN MIDDLE SCHOOL, JEFFERSON HIGH SCHOOL, RANSON PARK (BASKETBALL, TENNIS, AND PLAYGROUND), SLEEPY HOLLOW GOLF AND COUNTRY CLUB, CHARLES TOWN RACES AND SLOTS AND OVER 40 DIFFERENT RECREATIONAL FACILITIES IN THE CITY OF RANSON/JEFFERSON COUNTY AREA.
6. WATER SERVICE FOR THE SUBJECT PROPERTY WILL BE PROVIDED BY WEST VIRGINIA AMERICAN WATER. SANITARY SEWER FOR THE SUBJECT PROPERTY WILL BE PROVIDED BY CHARLES TOWN UTILITY BOARD PURSUANT TO AN APPROVED ALTERNATE MAIN LINE AGREEMENT.
7. THE EXISTING STORMWATER MANAGEMENT POND WAS CONSTRUCTED WITH THE ADJACENT RETAIL SPACE (POTOMAC MARKETPLACE). THE POND AREA IS NOT INCLUDED IN THE PROJECT TABULATIONS.
8. STORMWATER PONDS HAVE BEEN PROPOSED TO HANDLE STORMWATER MANAGEMENT FOR THE SUBJECT PROPERTY.
9. THE TOTAL IMPERVIOUS SURFACE IS APPROXIMATELY 51 ACRES OR 35% OF THE TOTAL SITE.

LAND DEVELOPMENT PLAN AND PLAT REVISIONS:

REVISIONS TO THE PLAT TO INCLUDE ADDITION OF T3 AREA AND GREEN SPACE.



VICINITY MAP
SCALE: 1"=2000'

Sheet Index	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
3	COMPREHENSIVE COMPLIANCE PLAN
4	COMMUNITY TYPES & TRANSECT DISTRICTS
5	THROUGHFARES AND BLOCK STRUCTURE
6	THROUGHFARES
7	CIVIC STANDARDS
8	WAIVER LIST AND TYPICAL LOT LAYOUTS
9	ASSEMBLIES, STORMWATER AND UTILITES

Installation or dedication of Amenities	
Amenity Type	**Timeframe**
Flowing Springs Park (29.7AC)	Previously dedicated to the City of Ranson
Pump Station Parcel	Dedicated with the first final plat for President's Pointe

APPLICANT
STANLEY MARTIN HOMES, LLC
14200 PARK MEADOW DRIVE, STE 100N
CHANTILLY, VIRGINIA 20190
540-323-3318
CONTACT: MIKE AMES

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

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

LDPP APPROVAL DATE: MARCH 2, 2015
REVISED DATE: MARCH 26, 2019
REVISED DATE: OCTOBER 15, 2021
REVISED DATE: NOVEMBER 17, 2021
REVISED DATE: NOVEMBER 29, 2021
REVISED DATE: APRIL 4, 2025

DATE	REVISIONS
1/26/15	CITY COMMENTS
3/6/15	CITY COMMENTS
4/22/15	CITY COMMENTS
7/2/15	CITY COMMENTS
12/26/18	CLIENT CHANGES
3/26/19	CITY COMMENTS

DATE	REVISIONS
10/13/21	CLIENT CHANGES
11/17/21	CITY COMMENTS
12/02/21	CITY COMMENTS
01/06/22	CITY COMMENTS
04/04/25	CLIENT CHANGES

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
604 SOUTH KING STREET, SUITE 200
LEESBURG, VIRGINIA 20175
PHONE: (703) 994-0047
MRAGTA.COM

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RICHARD J. DIETZ
REGISTERED
20024
STATE OF
PROFESSIONAL ENGINEER
4/4/25

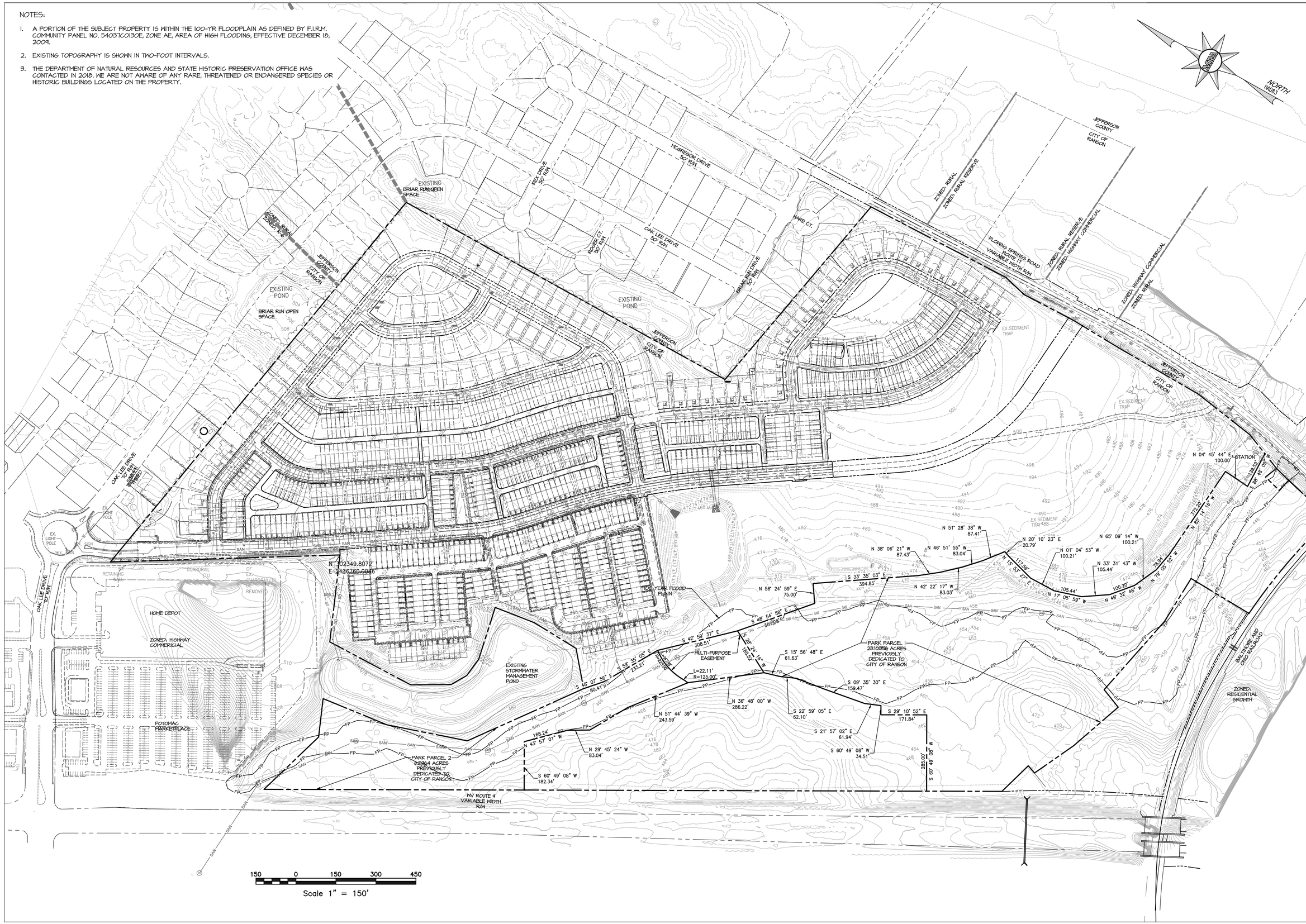
COVER SHEET

PRESIDENTS POINTE
LAND DEVELOPMENT PLAN AND PLAT
APPLICATION
CITY OF RANSON, WV

JOB NO.:	17806
SCALE:	N/A
DATE:	10/03/2014
DRAWN BY:	DLT
DESIGN BY:	JKE
REVIEW BY:	JKE
SHEET:	1 OF 9

NOTES:

1. A PORTION OF THE SUBJECT PROPERTY IS WITHIN THE 100-YR FLOODPLAIN AS DEFINED BY F.I.R.M. COMMUNITY PANEL NO. 54037C0130E, ZONE AE, AREA OF HIGH FLOODING, EFFECTIVE DECEMBER 18, 2009.
2. EXISTING TOPOGRAPHY IS SHOWN IN TWO-FOOT INTERVALS.
3. THE DEPARTMENT OF NATURAL RESOURCES AND STATE HISTORIC PRESERVATION OFFICE WAS CONTACTED IN 2018. WE ARE NOT AWARE OF ANY RARE, THREATENED OR ENDANGERED SPECIES OR HISTORIC BUILDINGS LOCATED ON THE PROPERTY.



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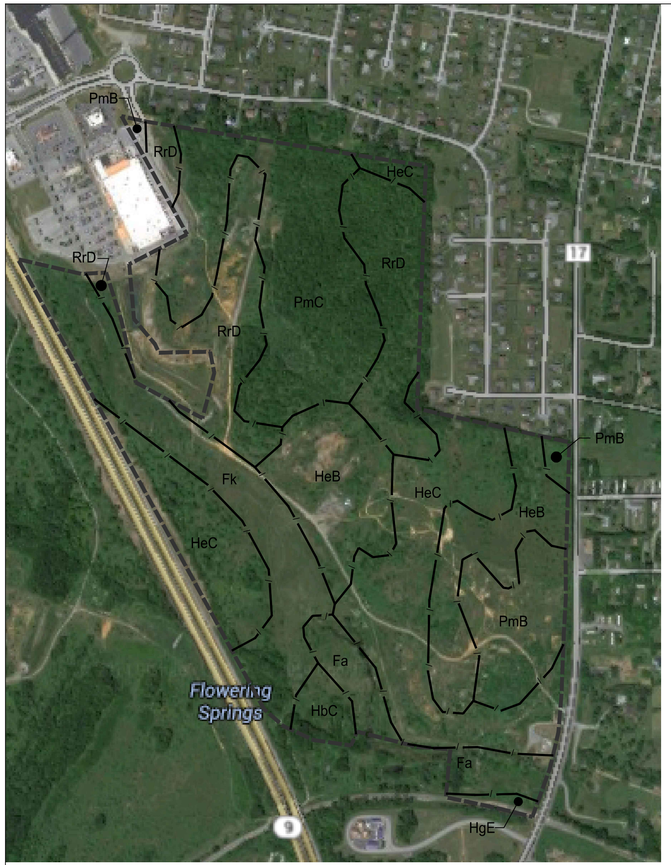
RICHARD J. DYER
REGISTERED
20604
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
4/4/25

EXISTING CONDITIONS

PRESIDENTS POINTE
LAND DEVELOPMENT PLAN AND PLAT APPLICATION
CITY OF RANSON, WV

JOB NO.:	17806
SCALE:	1"=150'
DATE:	10/03/2014
DRAWN BY:	DLT
DESIGN BY:	JKE
REVIEW BY:	JKE
SHEET:	2 OF 9



SOILS MAP
SCALE= 1"=400'

USDA SOIL DATA:

KEY	SOIL TYPE	AREA (AC)	PERCENT
Fa	FAIRPLAY (MARL) SILT LOAM	9.5	6.3%
Fk	FUNKSTOWN SILT LOAM	18.7	12.3%
HbC	HAGERSTOWN SILT LOAM, 8 TO 15 PERCENT SLOPES	4.3	2.8%
HeB	HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES, VERY ROCKY	22.5	14.8%
HeC	HAGERSTOWN SILT LOAM, 8 TO 15 PERCENT SLOPES, VERY ROCKY	32.3	21.3%
HgE	HAGERSTOWN-OPEQUON-ROCK OUTCROP COMPLEX, 15-35 PERCENT SLOPES	1.1	0.7%
PmB	POPLIMENTO SILT LOAM, 3 TO 8 PERCENT SLOPES	10.5	6.9%
PmC	POPLIMENTO SILT LOAM, 8 TO 15 PERCENT SLOPES	27.2	17.9%
RrD	RYDER-POPLIMENTO COMPLEX, 15 TO 25 PERCENT SLOPES, VERY ROCKY	25.5	16.8%

SECTOR PLAN

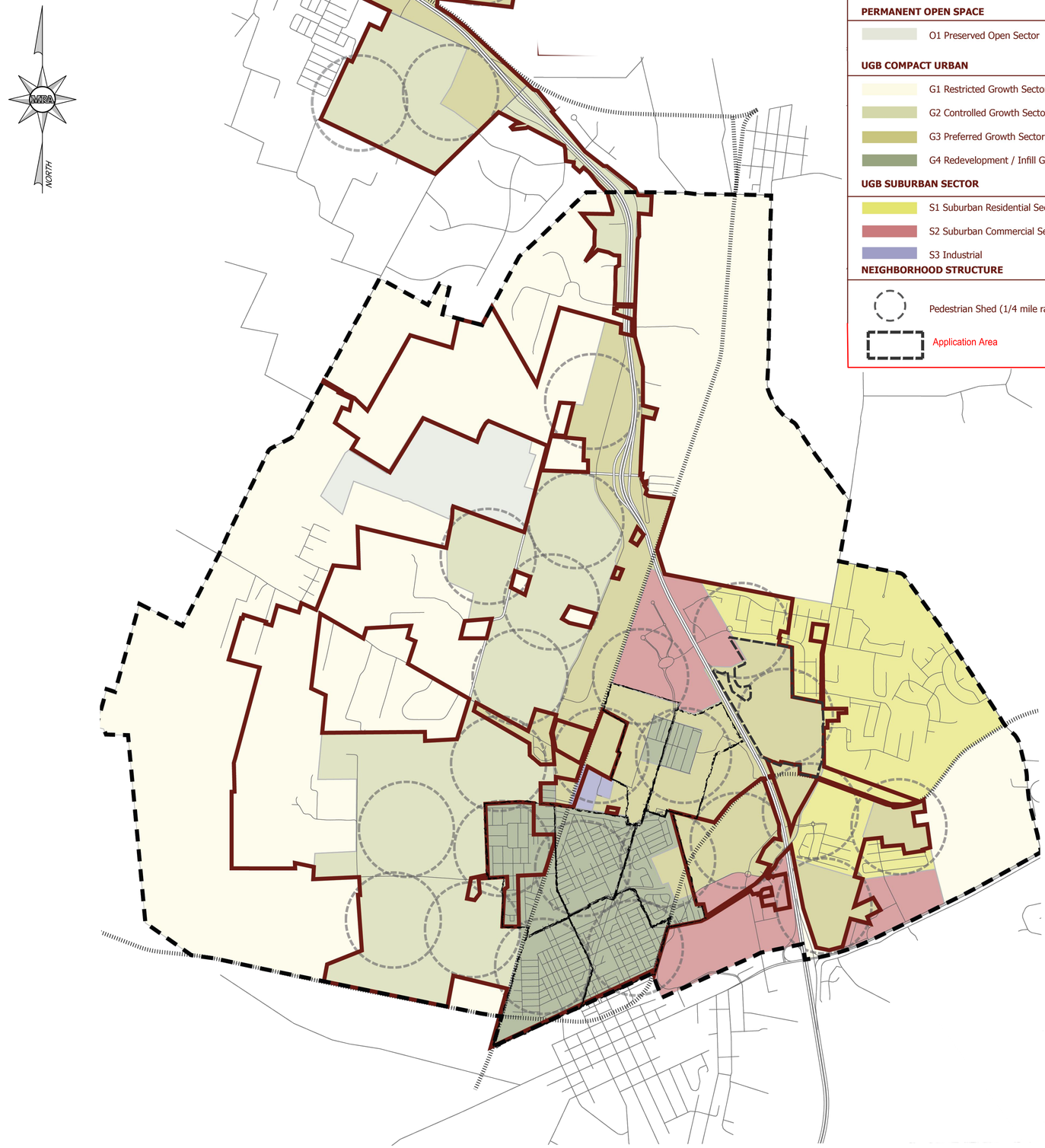
THE G3 PREFERRED GROWTH SECTOR OF THE APPLICATION AREA IS APRIORITY EXPANSION AREA OF THE 2012 CITY OF RANSON COMPREHENSIVE PLAN, AND ENCOURAGES THE USE OF CHAPTER 19A SMARTCODE. AS SUCH THIS REQUEST CONFORMS WITH THE PREFERRED VISION OF THE COMPREHENSIVE PLAN.

PERMITTED COMMUNITY UNITS

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

B. VILLAGE (VIL): NO FEWER THAN 40 ACRES AND NO MORE THAN 200 ACRES PER VIL

APPLICATION AREA IS 144 ACRES MEETING THE REQUIRMENTS OF 1.3.5



SECTOR PLAN
NOT TO SCALE

DATE	REVISIONS
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7/2/15	CITY COMMENTS
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MRAGTA.COM

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RICHARD J. TAYLOR
REGISTERED
20668
STATE OF
CALIFORNIA
PROFESSIONAL ENGINEER
4/4/25

COMPREHENSIVE COMPLIANCE PLAN

PRESIDENTS POINTE
LAND DEVELOPMENT PLAN AND PLAT
APPLICATION
CITY OF RANSON, WV

JOB NO.:	17806
SCALE:	AS SHOWN
DATE:	10/03/2014
DRAWN BY:	DLT
DESIGN BY:	JKE
REVIEW BY:	JKE
SHEET:	3 OF 9

LEGEND

- T1 NATURAL
- T3 SUB-URBAN
- T4 GENERAL URBAN
- T5 URBAN CENTER
- PEDESTRIAN SHED
- – – – MODIFIED PEDESTRIAN SHED

PROPOSED COMMUNITY UNIT TYPE

VILLAGE-MEDIUM DENSITY

ACREAGE REQUIREMENTS

13.4B VILLAGE (VIL): NO FEWER THAN 80 ACRES AND NO MORE THAN 160 ACRES
VILLAGE - 144.148 AC

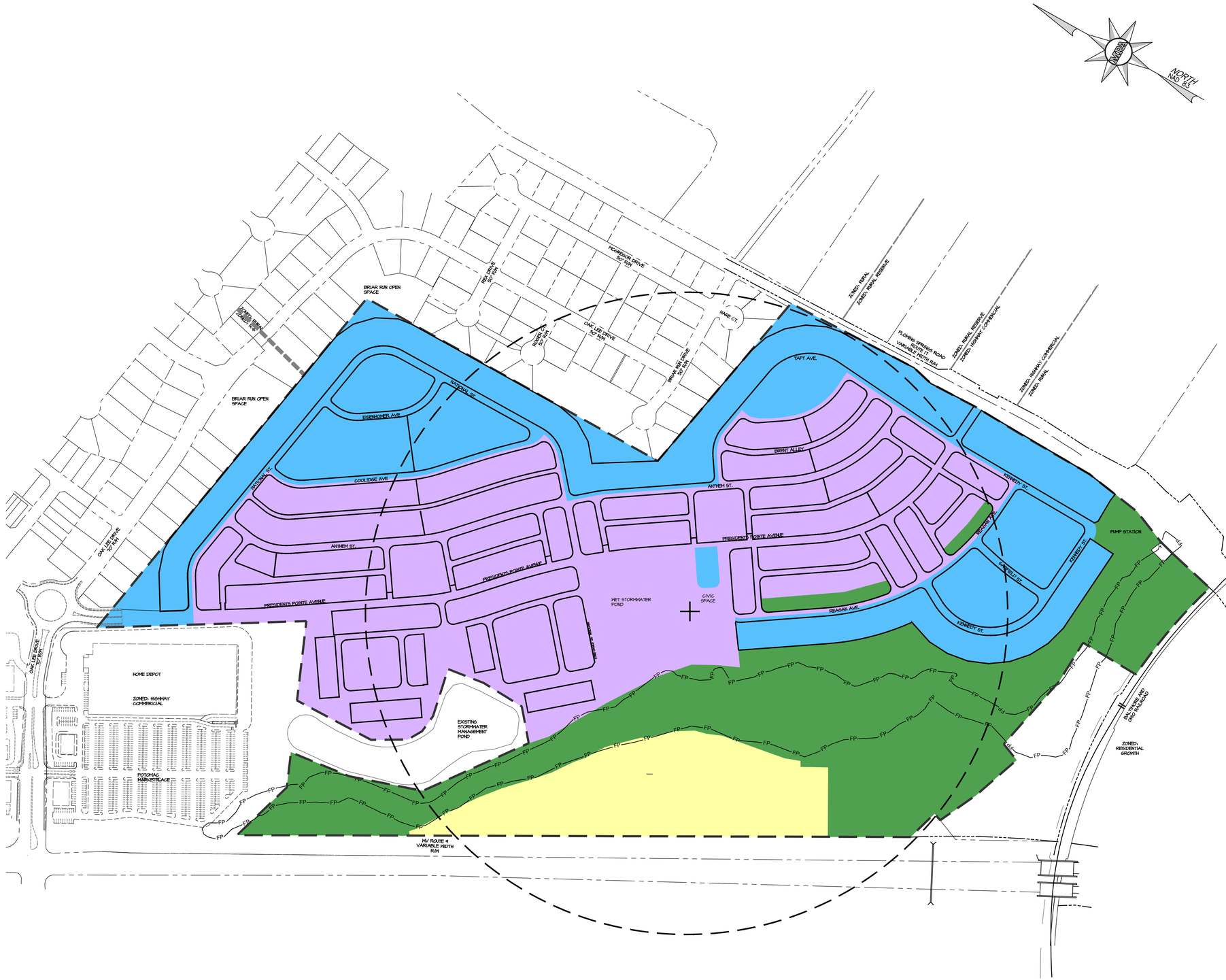
PERIMETER CONNECTIVITY

CONNECTIONS WILL BE PROVIDED ALONG OAK LEE DRIVE AND FLOWING SPRINGS ROAD.

TRANSECT DISTRICTS COMPLIANCE

ZONE	REQUIRED	ACRES	PERECENTAGE
T1	0	32.524	22.56%
T3	10-30%	39.796	27.61%
T4	30-60%	60.245	41.80%
T5	20% MAX	11.550	8.01%
TOTAL		144.115	100.00%

NOTE:
THIS PARCEL HAS BEEN ALLOCATED THE VILLAGE MEDIUM INTENSITY THROUGH THE ZONING APPROVAL WITH A TOTAL ACREAGE OF 144.115 AND HAS BEEN PLANNED IN COORDINATION WITH THE ADJACENT FLOWING SPRINGS PARK.



200 0 200 400 600

Scale 1" = 200'

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RICHARD J. HOYER
REGISTERED
20624
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

COMMUNITY TYPES & TRANSECT DISTRICTS

PRESIDENTS POINTE
LAND DEVELOPMENT PLAN AND PLAT APPLICATION
CITY OF RANSON, WV

JOB NO.: 17806
SCALE: 1"=200'
DATE: 10/03/2014
DRAWN BY: DLT
DESIGN BY: JKE
REVIEW BY: JKE
SHEET: 4 OF 9

LEGEND

- T1 NATURAL
- T3 SUB-URBAN
- T4 GENERAL URBAN
- T5 URBAN CENTER
- PROPERTY BOUNDARY
- PEDESTRIAN PASSAGE PP-12-12
- BLOCK PERIMETER
- XXXX' BLOCK PERIMETER LENGTH
- xxx' BLOCK FACE LENGTH

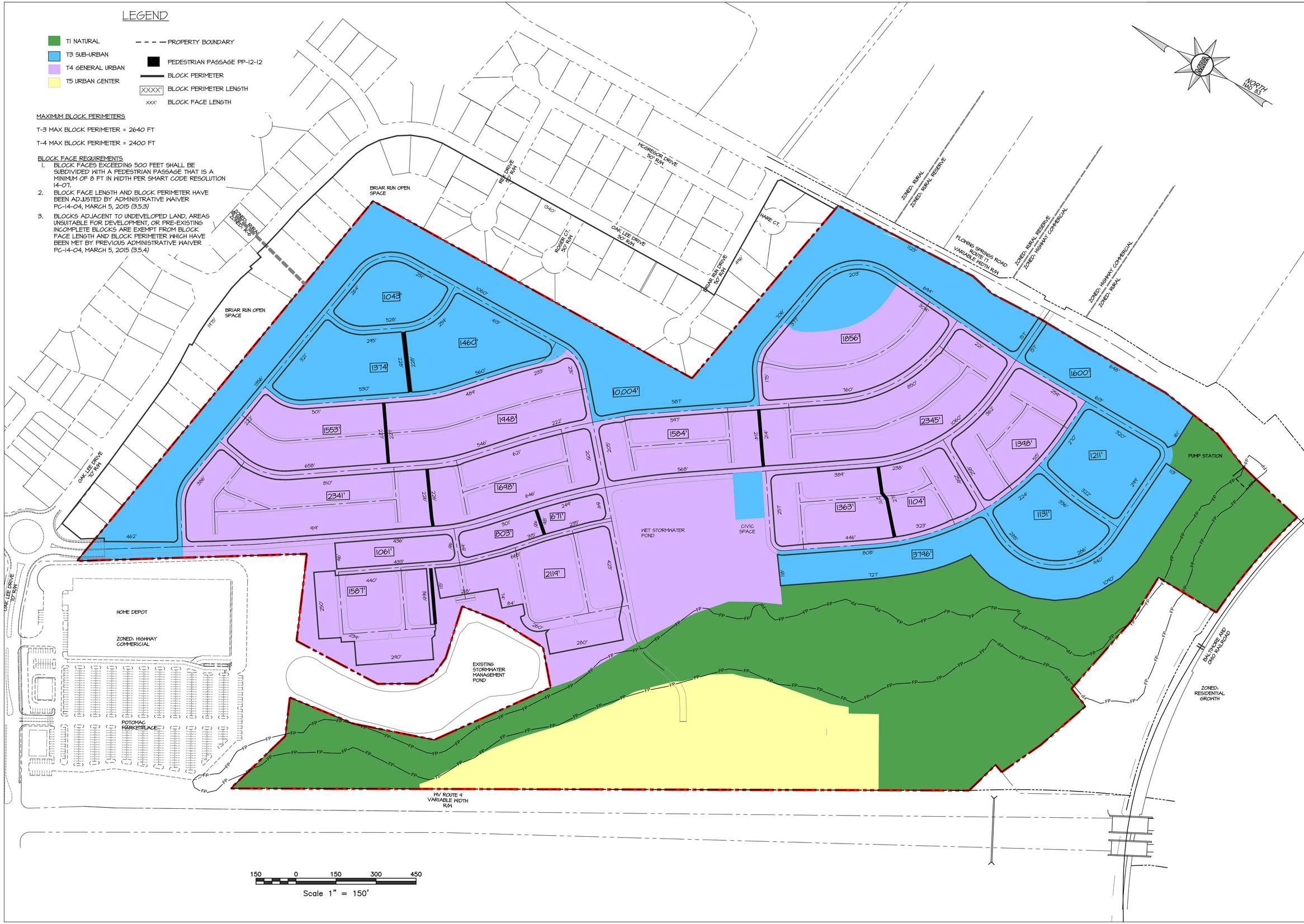
MAXIMUM BLOCK PERIMETERS

T-3 MAX BLOCK PERIMETER = 2640 FT

T-4 MAX BLOCK PERIMETER = 2400 FT

BLOCK FACE REQUIREMENTS

1. BLOCK FACES EXCEEDING 500 FEET SHALL BE SUBDIVIDED WITH A PEDESTRIAN PASSAGE THAT IS A MINIMUM OF 8 FT IN WIDTH PER SMART CODE RESOLUTION 14-07.
2. BLOCK FACE LENGTH AND BLOCK PERIMETER HAVE BEEN ADJUSTED BY ADMINISTRATIVE WAIVER PC-14-04, MARCH 5, 2015 (3.5.3)
3. BLOCKS ADJACENT TO UNDEVELOPED LAND, AREAS UNSUITABLE FOR DEVELOPMENT, OR PRE-EXISTING INCOMPLETE BLOCKS ARE EXEMPT FROM BLOCK FACE LENGTH AND BLOCK PERIMETER WHICH HAVE BEEN MET BY PREVIOUS ADMINISTRATIVE WAIVER PC-14-04, MARCH 5, 2015 (3.5.4)



DATE	REVISIONS
1/26/15	CITY COMMENTS
3/6/15	CITY COMMENTS
4/22/15	CITY COMMENTS
7/2/15	CITY COMMENTS
12/26/18	CLIENT CHANGES
3/26/19	CITY COMMENTS

REVISIONS	DATE
CLIENT CHANGES	10/13/21
CITY COMMENTS	11/17/21
CITY COMMENTS	12/02/21
CITY COMMENTS	01/06/22
CLIENT CHANGES	04/04/25

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
604 SOUTH KING STREET, SUITE 200
LEESBURG, VIRGINIA 20175
PHONE: (703) 994-0047
MRAGTA.COM

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RICHARD J. DITTMAR JR. REGISTERED 20668 STATE OF VIRGINIA PROFESSIONAL ENGINEER 4/4/25

THROUGHFARES AND BLOCK STRUCTURE

PRESIDENTS POINTE
LAND DEVELOPMENT PLAN AND PLAT APPLICATION
CITY OF RANSON, WV

JOB NO.:	17806
SCALE:	1"=150'
DATE:	10/03/2014
DRAWN BY:	DLT
DESIGN BY:	JKE
REVIEW BY:	JKE
SHEET:	5 OF 9

LEGEND

- T1 NATURAL
- T3 SUB-URBAN
- T4 GENERAL URBAN
- T5 URBAN CENTER
- PROPERTY BOUNDARY

KEY	THROUGHFARE	APPROVED T-ZONES
	ST-54-32	T3, T4
	RA-41-25	T4
	RA-20-18	T4, T5
	ST-60-38	T4, T4O, T5
	RA-20-18 WITH PARKING	T4, T5

VICINITY

NORTH
NAD 83

BRIAR RUN OPEN SPACE

MCGREGOR DRIVE 50' R/W

REID DRIVE 50' R/W

ROGER CT. 50' R/W

OAK LEE DRIVE 50' R/W

HARE CT.

BRIAR RUN DRIVE 50' R/W

ZONED: RURAL
ZONED: RURAL RESERVE

FLOWING SPRINGS ROAD
ROUTE 11
VARIABLE WIDTH R/W

ZONED: RURAL RESERVE
ZONED: HIGHWAY COMMERCIAL

ZONED: HIGHWAY COMMERCIAL
ZONED: RURAL

TAFT AVE.

NATIONAL ST.

EISENHOWER AVE

COOLIDGE AVE

ANTHEM ST.

BRENT ALLEY

PRESIDENTS POINTE AVENUE

KENNEDY ST.

REAGAN AVE.

CARTER AVE.

PUMP STATION

WET STORMWATER POND

GIVIG SPACE

NATIONAL ST. (DEAD END)

OAK LEE DRIVE 10' R/W

HOME DEPOT

ZONED: HIGHWAY COMMERICIAL

POTOMAC MARKETPLACE

EXISTING STORMWATER MANAGEMENT POND

WV ROUTE 9
VARIABLE WIDTH R/W

BALTIMORE AND OHIO RAILROAD

ZONED: RESIDENTIAL GROWTH

FP

150 0 150 300 450

Scale 1" = 150'

NOTE: FINAL LAYOUT OF BUILDING AND PARKING AREAS FOR MULTI-FAMILY PARCEL IN THE T5 DISTRICT TO BE FINALIZED AT CONSTRUCTION DRAWINGS.

DATE	REVISIONS
1/26/15	CITY COMMENTS
3/6/15	CITY COMMENTS
4/22/15	CITY COMMENTS
7/2/15	CITY COMMENTS
12/26/18	CLIENT CHANGES
3/26/19	CITY COMMENTS
10/13/21	CLIENT CHANGES
11/17/21	CITY COMMENTS
12/02/21	CITY COMMENTS
01/06/22	CITY COMMENTS
04/04/25	CLIENT CHANGES

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MRA

RICHARD J. DUKE
REGISTERED
20668
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
4/4/25

THROUGHFARES

PRESIDENTS POINTE
LAND DEVELOPMENT PLAN AND PLAT APPLICATION
CITY OF RANSON, WV

JOB NO.:	17806
SCALE:	1"=150'
DATE:	10/03/2014
DRAWN BY:	DLT
DESIGN BY:	JKE
REVIEW BY:	JKE
SHEET:	6 OF 9

LEGEND:

- PROPERTY BOUNDARY
- CIVIC SPACE
- MAIN CIVIC SPACE
- PEDESTRIAN SHED
- 800' FROM PARK BOUNDARY
- PLAYGROUND W/ 1000' RADIUS
- GREEN
- GREEN (ADJACENT PROPERTY)

NUMBER	AREA	PERIMETER	TYPE	AMENITY
1	0.6921	22%	GREEN	PLAYGROUND/TRAIL TO ADJACENT PARK
2	1.5000	52%	GREEN	PLAYGROUND
3	5.9640	66%	GREEN	CIVIC STRUCTURE/SWM POND
4	0.5884	100%	GREEN	PLAYGROUND
5	31.5386	-	PARK*	FLOWING SPRINGS PARK
6	0.6901	50%	GREEN	PLAYGROUND
7	0.1179	16%	GREEN	TRAIL TO ADJACENT PARK
8	0.3079	40%	GREEN	N/A

* A 29.7 ACRE PARK HAS BEEN DEDICATED TO THE CITY OF RANSON

TOTAL CIVIC SPACE	41.3996 AC
URBANIZED ACRES	102.7154 AC
URBANIZED AREA % CIVIC	40.3%

BRIAR RUN OPEN SPACE
BRIAR RUN OPEN SPACE
ZONED: RURAL RESERVE
ROGER CT. 50' R/W
OAK LEE DRIVE 50' R/W
REID DRIVE 50' R/W
MCGREGOR DRIVE 50' R/W
BRIAR RUN DRIVE 50' R/W
HARE CT.
ZONED: RURAL
ZONED: RURAL RESERVE
FLOWING SPRINGS ROAD
WIDTH VARIES
ZONED: RURAL RESERVE
ZONED: HIGHWAY COMMERCIAL
ZONED: HIGHWAY COMMERCIAL
ZONED: RURAL
NORTH
NAD 83
NATIONAL ST.
EISENHOWER AVE
COOLIDGE AVE
NATIONAL ST.
ANTHEM ST.
ANTHEM ST.
ANTHEM ST.
TAFT AVE.
TAFT AVE.
BRENT ALLEY
ANTHEM ST.
KENNEDY ST.
REAGAN AVE.
GARFIELD ST.
KENNEDY ST.
PRESIDENTS POINTE AVENUE
PRESIDENTS POINTE AVENUE
PRESIDENTS POINTE AVENUE
800'
REAGAN AVE.
KENNEDY ST.
PUMP STATION
OAK LEE DRIVE TO R/W
OAK LEE DRIVE TO R/W
WET STORMWATER POND
CIVIC SPACE
TRAIL
VAN BUREN ST.
GEORGE MASON ALLEY
GEORGE MASON ALLEY
HOOVER ALLEY
HARRISON ALLEY
WATSON ST. EXTD RTE
HOME DEPOT
ZONED: HIGHWAY COMMERCIAL
EXISTING STORMWATER MANAGEMENT POND
POTOMAC MARKETPLACE
FLOWING SPRINGS PARK
PREVIOUSLY DEDICATED TO
THE CITY OF RANSON
BALTIMORE AND OHIO RAILROAD
ZONED: RESIDENTIAL GROWTH
WV ROUTE 9
VARIABLE WIDTH R/W
1
2
3
4
5
6
7
8
FP

150 0 150 300 450
Scale 1" = 150'

* NOTE: ENTIRE T5 AREA IS WITHIN 800' OF PARK BOUNDARY

DATE	REVISIONS
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4/4/25

CIVIC STANDARDS

PRESIDENTS POINTE
LAND DEVELOPMENT PLAN AND PLAT APPLICATION
CITY OF RANSON, WV

JOB NO.:	17806
SCALE:	1"=150'
DATE:	10/03/2014
DRAWN BY:	DLT
DESIGN BY:	JKE
REVIEW BY:	JKE
SHEET:	7 OF 9

DEVIATION LIST
APPROVED MARCH 2, 2015

1. **5.9.3a** - Driveways at frontages shall be no wider than 10 feet in the first layer

   Deviation to allow driveways to be a minimum of 12' wide for a single car garage and a maximum of 18' wide for a double car garage in the first layer in the T-3 district.

   Justification: Single family houses in the T-3 district have 12'-18' wide front load single or double car garages. The first layer is 15' and the second layer is 6' totaling 21' from the right-of-way to the face of the garage. Due to the limited driveway length, a driveway width of 10' in the first layer results in the narrowing of the driveway width to within 6' of the garage front. The driveway needs to be 12' to 18' wide in the first layer to access the full garage. The narrowing of the driveway within 6' of the garage would make it difficult to park and back out and would encourage people to drive into the lawn. The houses in T-3 district are located along the perimeter of the subdivision and are consistent with the adjoiner's product. A similar product will not injure the value of the adjoining property. This deviation is in conformance with Chapter 1.2 Intent and the Comprehensive Plan. A larger driveway would not be an endangerment to public health or a public nuisance.

2. **5.9.2b**- Garages shall be located at the third layer except that side- or rear-entry types may be allowed in the second layer

   Deviation to allow garage to be located in the second layer, coplanar with the front façade, provided that a 6' deep covered porch/stoop at the principal entry, projects into the first layer from the front façade.

   Justification: Garages located in the second layer and coplanar with the front façade to remain consistent with Stanley Martin design that was based on a previously approved plan. Garages coplanar with the front façade are consistent with the adjoining subdivision which has garages coplanar with the front façade. The deviation will be in harmony with proximate land uses and will not injure the value of the adjoining property. Public health and public safety will not be endangered. The deviation is in conformance with Chapter 1.2 Intent and the Comprehensive Plan.

3. **5.5.2f**- Setbacks for principal buildings shall be as shown in Table 11- Table 14 and/or Table 22 and Table 23.

   Deviation to allow 10' rear setbacks for the single-family units proposed in T3.

   Justification: 10' rear setbacks are based on a previously approved plan and single-family layouts were designed based on 10' rear setbacks. This deviation is in conformance with Chapter 1.2 Intent and the Comprehensive Plan. It will not endanger public health or safety or constitute a public nuisance. The value of the adjoining property will not be injured and the deviation will be in harmony with proximate land uses.

4. **3.5.1c** – The thoroughfare network shall be structured to define blocks with 2400 ft perimeter in T4.

   Deviation to allow block perimeter maximum lengths to be measured at pedestrian passages that are aligned and meet or exceed the criteria of the Pre-Approved Pedestrian Passage Assemblies within Article 7.

   Justification: The plan is amending a previously approved sketch plan. 17 pedestrian passages have been added to the plan to comply with block length and perimeter requirements. The Pedestrian Passages meet the criteria of the Pre-Approved Pedestrian Passage Assemblies. This deviation is in Allowing block perimeter lengths to be measured at pedestrian passages conforms with Section 1.2 Intent and the Comprehensive Plan. It will not endanger public health or safety or constitute a public nuisance. The value of adjoining property will not be injured. Block perimeters measured at pedestrian passages will be in harmony with proximate land uses and consistent with purposes of the district.

5. **5.5.2f**- Setbacks for principal buildings shall be as shown in Table 11- Table 14 and/or Table 22 and Table 23.

   Deviation to allow 5' side setbacks for the single-family units proposed in T3.

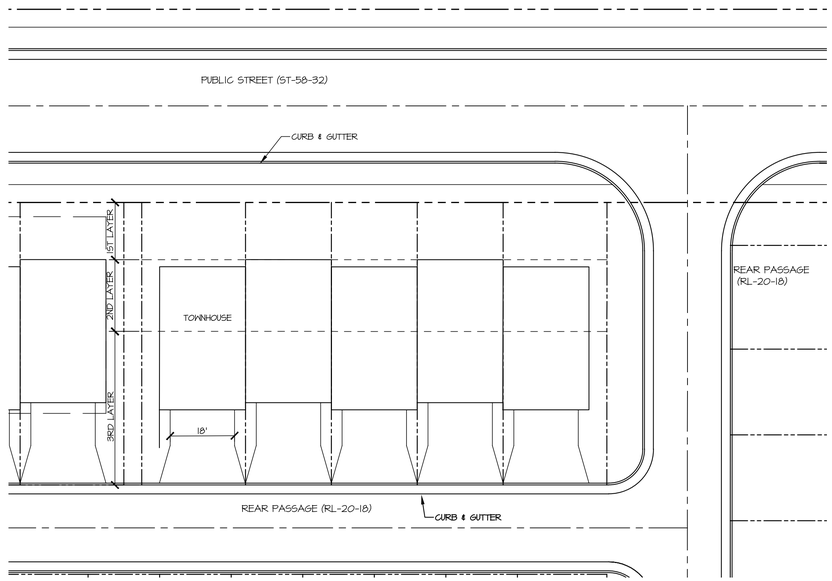
   Justification: 5' side setbacks are based on a previously approved plan and single-family layouts were designed based on 5' side setbacks. This deviation is in conformance with Chapter 1.2 Intent and the Comprehensive Plan. It will not endanger public health or safety or constitute a public nuisance. The value of the adjoining property will not be injured and the deviation will be in harmony with proximate land uses.

WAIVER LIST
APPROVED MARCH 2, 2015

1. **3.5.2.**-Block faces exceeding 500 feet shall be subdivided with a pedestrian passage that is a minimum of 8 feet in width.

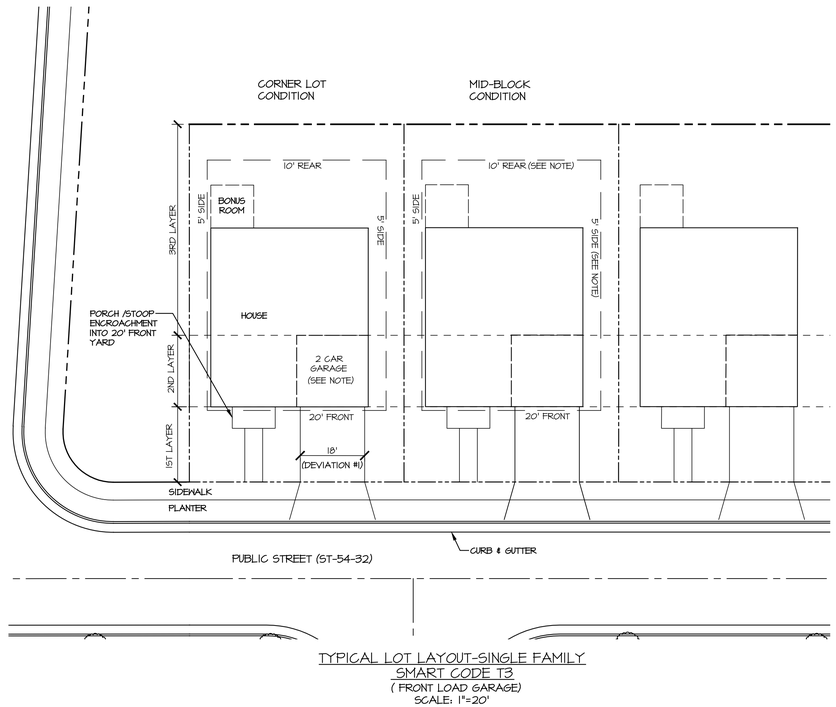
   Waiver to allow for a 10% adjustment of the block face length.

   Justification: The plan is amending a previously approved sketch plan. 17 pedestrian passages have been added to the plan to comply with the block length and perimeter requirements. All blocks meet the perimeter requirement although some exceed 500 feet in length. Block faces exceeding 500 feet in length need a 10% adjustment for up to 550 feet in length. This waiver is consistent with Section 1.2 Intent and the Comprehensive Plan. The reduced thoroughfare network will not endanger the public health of safety or injury the value of adjoining property. The location and size of the block structure will be consistent with purposes of the district. Block size will not adversely affect the district by impeding walkability as there are many pedestrian passages and sidewalks along thoroughfares.



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

NOTE: SETBACKS TO BE IN ACCORDANCE WITH TABLE 13 T4/T4O STANDARDS OF THE SMARTCODE.



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

NOTE:

1) A FRONT ACCESS, ATTACHED GARAGE SHALL BE PERMITTED IN LINE WITH THE PLANE OF THE FRONT FACADE OF THE SINGLE FAMILY STRUCTURE AS LONG AS A SIX (6) FOOT MINIMUM COVERED PORCH/STOOP IS PROVIDED.

2) NO DRIVEWAY ACCESS SHALL BE PERMITTED ALONG PRESIDENT'S POINTE AVENUE.

3) THE DEVIATIONS AND WAIVERS ON THIS SHEET HAVE BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION ON MARCH 2, 2015, THROUGH RESOLUTION PC-14-04.

DATE	REVISIONS
1/26/15	CITY COMMENTS
3/6/15	CITY COMMENTS
4/22/15	CITY COMMENTS
7/2/15	CITY COMMENTS
12/26/18	CLIENT CHANGES
3/26/19	CITY COMMENTS

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10/13/21	CLIENT CHANGES
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RICHARD J. DIVINE
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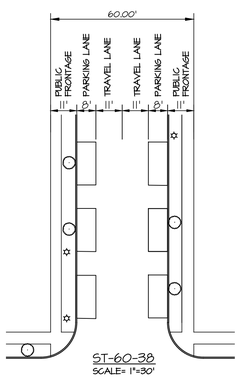
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

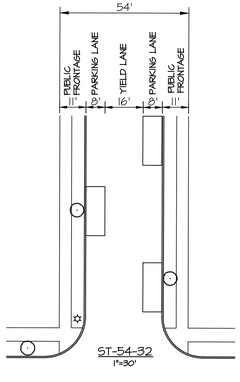
WAIVERS & TYPICAL LOT LAYOUTS

PRESIDENTS POINTE
LAND DEVELOPMENT PLAN AND PLAT
APPLICATION
CITY OF RANSON, WV

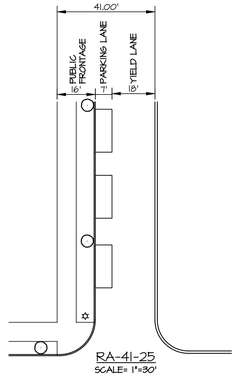
JOB NO.:	17806
SCALE:	AS SHOWN
DATE:	10/03/2014
DRAWN BY:	DLT
DESIGN BY:	JKE
REVIEW BY:	JKE
SHEET:	8 OF 9



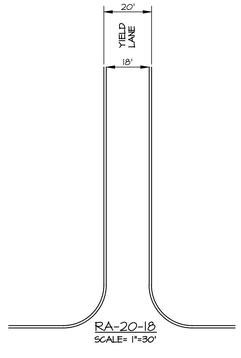
ST-60-38
SCALE: 1"=30'



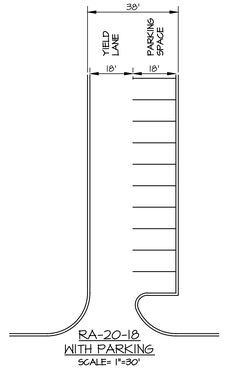
ST-54-32
1"=30'



RA-41-25
SCALE: 1"=30'



RA-20-18
SCALE: 1"=30'



RA-20-18
WITH PARKING
SCALE: 1"=30'

STORMWATER MANAGEMENT NARRATIVE:

THE SITE DRAINS SOUTH INTO THE FLOWING SPRINGS FLOODPLAIN. A PORTION OF THE SITE DRAINS INTO AN EXISTING STORMWATER MANAGEMENT POND THAT WAS CONSTRUCTED WITH THE ADJOINING HIGHWAY COMMERCIAL PARCEL. THE MAJORITY OF THE SITE WILL DRAIN INTO THE PROPOSED STORMWATER MANAGEMENT POND APPROXIMATELY LOCATED IN THE CENTER OF THE DEVELOPMENT. ADDITIONAL STORM WATER MANAGEMENT PONDS WILL BE IMPLEMENTED TO CAPTURE THE DRAINAGE FROM THE SOUTHWESTERN PORTION OF THE SITE. SOME PORTIONS OF THE SITE ARE UNCONTROLLED AND WILL BE ACCOUNTED FOR IN THE DESIGN OF THE PROPOSED STORM WATER MANAGEMENT POND. IMPLEMENTATION OF BOTH THE EXISTING AND PROPOSED STORM WATER MANAGEMENT PONDS WILL REDUCE THE POST-DEVELOPED DRAINAGE TO BELOW PRE-DEVELOPED CONDITIONS.

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

PROPOSED ASSEMBLIES

Assembly Designation		**ST-60-38**	**ST-54-32**	**RA-41-25**	**RA-20-18**	**RA-20-18**
Thoroughfare Type		Street	Street	Enhanced Rear Alley	Rear Alley	Rear Alley
Transect District		T20, T4, T40, T5	T3, T4	T4	T4	T4
Right-of-Way Width		60	54	42	20	20
Pavement Width		38	32	25	18	18
Transportation Way						
Vehicular Lane(s)		Two Lanes: two way, one lane each way @ 11 ft	Yield Lane: Two way @ 16 ft	Yield Lane: Two way @ 18 ft	Yield Lane: Two way @ 18 ft	Yield Lane: Two way @ 18 ft
Parking Spaces		Two lanes parallel @ 8 ft	Two lanes parallel @ 8 ft	One lane parallel @ 7 ft	n/a	One perpendicular @ 18 ft
Striping		Required	Optional	Optional	n/a	n/a
Median Width		n/a	n/a	n/a	n/a	n/a
Median Planting		n/a	n/a	n/a	n/a	n/a
Median Surface		n/a	n/a	n/a	n/a	n/a
Target Speed		25 mph	20 mph	20 mph	n/a	n/a
Bicycle Provision		Sharrow	Shared lane	n/a	n/a	n/a
Transit Provision		Bus route	n/a	n/a	n/a	n/a
Public Frontage						
Assembly Width		11 ft	11 ft	16 ft, one side only	n/a	n/a
Public Frontage Type		D	D	D	n/a	n/a
Transect District		T20, T4, T40	T3, T4	T4		
Curbing	Type	Raised	Raised	Raised	Mountable Curb	Mountable Curb
	Curb Cut	Radius	Radius	Radius	Taper	Taper
	Radius	15'	10'	15'	n/a	n/a
Walkway	Width	5 ft	5 ft	8 ft	n/a	n/a
	Surface	Concrete	Concrete	Concrete	n/a	n/a
Planter	Type/Size	Continuous/6 ft	Continous/ 6 ft	Continuous /8 ft	n/a	n/a
	Arrangement	Regular	Regular	Regular	n/a	n/a
	Species	Alternating	Alternating	Alternating	n/a	n/a
	Spacing	40 ft o.c. avg.	40 ft o.c. avg (T3) 30 ft o.c. avg (T4)	Regular	n/a	n/a
	Surface	Ground cover or grass	Ground cover or grass	Ground cover or grass	n/a	n/a
	Street Tree Size	Large Shade	Medium Shade	Medium shade	n/a	n/a
	Tree Species	To be selected at construction drawing stage	To be selected at construction drawing stage	To be selected at construction drawing stage		
Verge	Width	3 ft	3 ft	4 ft	n/a	n/a
	Lighting Type	Pipe, Column	Post, Column	To be selected at construction drawing state. Spacing to be per Article 7 of the SmartCode and based on lighting type chosen	n/a	n/a
	Lighting Spacing	100 ft on center min.	At intersections		n/a	n/a

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4/4/25

ASSEMBLIES, STORMWATER AND UTILITIES

PRESIDENTS POINTE
LAND DEVELOPMENT PLAN AND PLAT
APPLICATION
CITY OF RANSON, WV

JOB NO.: 17806
SCALE: AS SHOWN
DATE: 10/03/2014
DRAWN BY: DLT
DESIGN BY: JKE
REVIEW BY: JKE
SHEET: 9 OF 9

CONSTRUCTION DRAWINGS
CRC REPORT

PRESIDENT'S POINTE LDPP

PROJECT: 25-12-LDPP

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

Application Information

Applicant: Morris and Ritchie, Devon Taylor
Property Owner: Stanley Martin Companies LLC

Project Description

Presidents Pointe LDPP Revision

Location and Site Information

Location: President's Pointe

Engineering & Planning Review

All comments have been addressed.

Addressing Review

Complete. Labeling has been corrected.

This will be on the June 2nd Planning Commission agenda.

Thank you,
City of Ranson
Community Development Department

AGENDA ITEM IV.5

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Public Hearing- To accept public comments. Applicant Morris and Ritchie Associates on behalf of US Home Corporation submitted a bond reduction request. The current bond being held is for $8,430,058.44 and they are asking for a reduction of $5,867,378.61. The amount still bonded would $2,562,67.84.

The items completed for this bond reduction were:

- Waterline has been installed
- Sanitary sewer has been installed
- Storm sewer has been installed
- Earthwork has been completed
- Curb and gutter have been installed
- Base pavement has been installed

ATTACHMENTS:

Legal Notice Bond Reduction-Red Clover Phase 1.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on July 7, 2025, at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on a reduction of guaranteed surety for the subdivision Red Clover Meadows Phase 1. The reduction is for the amount of $5,867,378.61 of the fully bonded amount.

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 July 3, 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 July 3, 2025, will be provided to the Planning Commission and inserted into the official record.

Reiley Stanley
Dept. of Community Development

AGENDA ITEM IV.6

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Consideration: 25-13-BRR Applicant Morris and Ritchie Associates on behalf of US Home Corporation submitted a bond reduction request. The current bond being held is for $8,430,058.44 and they are asking for a reduction of $5,867,378.61. The amount still bonded would $2,562,67.84.

The current bond being held is for $8,430,058.44 and they are asking for a reduction of $5,867,378.61. The amount still bonded would $2,562,67.84.

The items completed for this bond reduction were:
- Waterline has been installed
- Sanitary sewer has been installed
- Storm sewer has been installed
- Earthwork has been completed
- Curb and gutter have been installed
- Base pavement has been installed

ATTACHMENTS:

25-13-2025-04-07 red clover meadows bond reduction letter.pdf
25-13-2025-04-07 rcm phase 1 bond reduction.pdf
25-13-2025-04-07 rcm phase 1 asbuilt plan.pdf
PC25-19 Red Clover Phase 1 Reduction.docx

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

April 7, 2025

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

RE: Red Clover Meadows Phase 1-Bond Reduction

Dear Mrs. Stanley,

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

Per our site visit the following has been installed:

- Waterline has been installed
- Sanitary sewer has been installed
- Storm sewer has been installed
- Earthwork has been completed
- Curb and gutter have been installed
- Base pavement has been installed

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

Sincerely,

Devon Taylor

Devon Taylor
Associate

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

Project Red Clover Meadows ____ Date: 4/7/2025

Section Phase 1 ____ C.O.R. File No. _____

Bond Amount Approved: $ _____

By: _____ **Date:** _____

Official Use Do Not Write In This Box

				Bond Estimate		Bond Reduction Release		
						% Complete To Date	$ Amount Complete To Date	$ Amount To Be Completed
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
1.1	**Erosion & Sediment Control**							
1	Stabilized Construction Entrance	EA	$ 2,475.00	1	$ 2,475.00		$ -	$ 2,475.00
2	Silt Fence - Standard	LF	$ 4.40	1254	$ 5,517.60		$ -	$ 5,517.60
3	Silt Fence - Super	LF	$ 18.15	1084	$ 19,674.60		$ -	$ 19,674.60
4	Earth Dike Construction (1)	LF	$ 3.96	4390	$ 17,384.40		$ -	$ 17,384.40
5	Inlet Protection Device	EA	$ 388.14	38	$ 14,749.13		$ -	$ 14,749.13
6	Outlet Protection Device	EA	$ 385.00	2	$ 770.00		$ -	$ 770.00
7	Stone Check Dams	EA	$ 192.50	0	$ -		$ -	$ -
8	Sediment Trap Excavation	CY	$ 15.35	0	$ -		$ -	$ -
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,456.24	1	$ 6,456.24		$ -	$ 6,456.24
10	Impermeable Liner for Sediment Basin/Pond	SY	$ 22.83	0	$ -		$ -	$ -
11	Rip-Rap Apron/Plunge Pool	CY	$ 122.72	0	$ -		$ -	$ -
12	Grass Waterway/Drainage Swale	LF	$ 11.99	0	$ -		$ -	$ -
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.10	1353741	$ 134,020.36		$ -	$ 134,020.36
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.12	133782	$ 16,187.62		$ -	$ 16,187.62
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 550.13	0	$ -		$ -	$ -
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 545.34	0	$ -		$ -	$ -
17	Mulch, Shredded Bark or Wood Chip (35 cy/ac)	CY	$ 89.10	0	$ -		$ -	$ -
18	Sod	SY	$ 5.90	0	$ -		$ -	$ -
19	Soil Stabilizing Matt - Biodegradable	SY	$ 4.95	0	$ -		$ -	$ -
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 11.00	0	$ -		$ -	$ -
21	Geotextile Fabric	SF	$ 3.30	0	$ -		$ -	$ -
22	4 ft Safety Fence	LF	$ 8.84	0	$ -		$ -	$ -
23	6 ft Chain Link Safety Fence	LF	$ 11.00	0	$ -		$ -	$ -
24	Tree Protection	LF	$ 3.30	0	$ -		$ -	$ -
25	Temporary Utility Line Stream Crossing/Diversion	EA	$ 1,375.00	0	$ -		$ -	$ -
1.2	**Site Preparation & Demolition**							
1	Clearing & Grubbing - Light Cover	ACRE	$ 7,342.50	31.10	$ 228,351.75	100%	$ 228,351.75	$ -
2	Clearing & Grubbing - Moderate Cover	ACRE	$ 10,725.00	0.00	$ -		$ -	$ -
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 13,475.00	0.00	$ -		$ -	$ -
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 15,950.00	0.00	$ -		$ -	$ -
5	Sawcut Existing Asphalt Pavement	LF	$ 2.20	0.00	$ -		$ -	$ -
6	Sawcut Existing Concrete Pavement	LF	$ 3.52	0.00	$ -		$ -	$ -
7	Removal of Asphalt Pavement	SY	$ 8.25	0.00	$ -		$ -	$ -
8	Removal of Fencing	LF	$ 5.67	0.00	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
9	Removal of Power Pole	EA	$ 8,415.00	0.00	$ -		$ -	$ -
10	Removal of Structures/Buildings	EA	Detailed estimate required.	0.00	0		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
1.3	**Earthwork**							
1	Strip Topsoil	CY	$ 4.13	34666	$ 142,997.25	100%	$ 142,997.25	$ -
2	Common Excavation	CY	$ 25.01	57261	$ 1,432,326.65	100%	$ 1,432,326.65	$ -
3	Borrow Material - On Site	CY	$ 22.34	0	$ -		$ -	$ -
4	Borrow Material - Imported from Off Site	CY	$ 40.26	9692	$ 390,199.92	100%	$ 390,199.92	$ -
5	Rock Excavation	CY	$ 99.00	0	$ -		$ -	$ -
6	Furnish Topsoil	CY	$ 52.76	0	$ -		$ -	$ -
2.1	**Paved Surface Construction**							
1	Subgrade	CY	$ 73.37	0	$ -		$ -	$ -
2	Fabric for Subgrade Stabilization	SY	$ 3.19	0	$ -		$ -	$ -
3	Aggregate Base Course	CY	$ 97.30	1251	$ 121,716.05	100%	$ 121,716.05	$ -
4	Open Graded Free Draining Base Course	CY	$ 120.89	0	$ -		$ -	$ -
5	Free Draining Base Trench	LF	$ 12.08	0	$ -		$ -	$ -
6	Outlet Pipe	LF	$ 39.75	0	$ -		$ -	$ -
7	Bituminous Asphalt Tack Coat	SY	$ 0.51	11375	$ 5,755.75	100%	$ 5,755.75	$ -
8	Superpave Asphalt Base Course - Type 25	TN	$ 93.50	2869	$ 268,251.50	100%	$ 268,251.50	$ -
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70	1919	$ 204,757.30	100%	$ 204,757.30	$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70	959	$ 112,874.30		$ -	$ 112,874.30
11	Reinforced Concrete Pavement	CY	$ 450.55	0	$ -		$ -	$ -
12	Standard Milling	SY	$ 7.07	0	$ -		$ -	$ -
13	Controlled Low Strength Material	CY	$ 368.98	0	$ -		$ -	$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 104.07	144	$ 14,986.22	100%	$ 14,986.22	$ -
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50	0	$ -		$ -	$ -
16	Concrete Curb & Gutter	LF	$ 66.00	3880	$ 256,080.00	100%	$ 256,080.00	$ -
17	Concrete Curb Only	LF	$ 55.00	3342	$ 183,810.00	100%	$ 183,810.00	$ -
18	Bituminous Asphalt Walkway	SF	$ 14.85	0	$ -		$ -	$ -
19	Concrete Sidewalk	SY	$ 97.13	854	$ 82,949.02		$ -	$ 82,949.02
20	Bed Course Material (for sidewalk)	CY	$ 88.57	0	$ -		$ -	$ -
21	Concrete Curb Ramp	EA	$ 2,750.00	27	$ 74,250.00		$ -	$ 74,250.00
22	Detectable Warning Surface	EA	$ 486.72	27	$ 13,141.36		$ -	$ 13,141.36
23	Concrete Precast Wheel Stops	EA	$ 275.00	0	$ -		$ -	$ -
24	One Direction Lane Arrow	EA	$ 275.00	0	$ -		$ -	$ -
25	Multi Directional Land Arrow	EA	$ 460.90	0	$ -		$ -	$ -
26	Bicycle Shared Lane Marking	EA	$ 302.50	0	$ -		$ -	$ -
27	Bicycle Lane Marking	EA	$ 302.50	0	$ -		$ -	$ -
28	Pavement Letters	EA	$ 82.27	0	$ -		$ -	$ -
29	4" Edge/Lane Line - Painted	LF	$ 0.51	0	$ -		$ -	$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.66	0	$ -		$ -	$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.83	0	$ -		$ -	$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76	0	$ -		$ -	$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17	0	$ -		$ -	$ -
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97	0	$ -		$ -	$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 4.95	0	$ -		$ -	$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 7.37	0	$ -		$ -	$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 9.24	0	$ -		$ -	$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.07	0	$ -		$ -	$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.70	0	$ -		$ -	$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 9.90	0	$ -		$ -	$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58	0	$ -		$ -	$ -
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 14.85	582	$ 8,648.64		$ -	$ 8,648.64
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	103	$ 2,549.25		$ -	$ 2,549.25
44	Handicapped Parking Symbol	EA	$ 341.17	1	$ 341.17		$ -	$ 341.17
45	0.08 in Flat Sheet Sign	SF	$ 49.50	55	$ 2,722.50		$ -	$ 2,722.50
46	City standard sign post	LF	$ 27.50	0	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 467.50	276	$ 129,030.00		$ -	$ 129,030.00
48	Guard Rail - Steel Beam & Posts	LF	$ 20.16	0	$ -		$ -	$ -
49	Fence - Chain Link 6' High	LF	$ 45.24	0	$ -		$ -	$ -
50	Fence - Wood 3-Rail	LF	$ 33.00	0	$ -		$ -	$ -
51	Fence - Decorative Iron, 42" High	LF	$ 82.50	0	$ -		$ -	$ -
52	Pedestrian/Bicycle Barrier Railing - Wood - 42" high	LF	$ 57.20	0	$ -		$ -	$ -
53	Lights - Street and Parking Lot (light fixture, pole, foundation, & wiring)	EA	$ 13,200.00	0	$ -		$ -	$ -
54	Bollards (wood or steel)	EA	$ 495.00	6	$ 2,970.00		$ -	$ 2,970.00
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	DOH estimate required.	0	0		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
3.1	**Landscaping**							
1	Transplanting Trees (6' or less)	EA	$ 148.50	0	$ -		$ -	$ -
2	Transplanting Shrubs	EA	$ 126.50	0	$ -		$ -	$ -
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 165.00	0	$ -		$ -	$ -
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 412.50	0	$ -		$ -	$ -
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 550.00	0	$ -		$ -	$ -
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 330.00	0	$ -		$ -	$ -
7	Plant Ground Cover	EA	$ 7.70	0	$ -		$ -	$ -
8	Plant Wetlands or Bioretention Vegetation	EA	$ 27.50	0	$ -		$ -	$ -
9	Plant Screen Trees	EA	$ 165.00	0	$ -		$ -	$ -
10	Plant Street/Shade Trees	EA	$ 550.00	70	$ 38,500.00		$ -	$ 38,500.00
11	Mulching (wood landscape mulch in place)	CY	$ 89.10	0	$ -		$ -	$ -
4.1	**Sanitary Sewer System**							
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 121.00	1029	$ 124,509.00	100%	$ 124,509.00	$ -
2	6" PVC Schedule 80 Pipe	LF	$ 168.76	1849	$ 311,956.56	100%	$ 311,956.56	$ -
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	53	$ 5,746.13	100%	$ 5,746.13	$ -
4	10" PVC Schedule 80 Pipe	LF	$ 121.55	0	$ -		$ -	$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	11	$ 73,421.47	100%	$ 73,421.47	$ -
6	Grease Trap	EA	$ 6,875.00	0	$ -		$ -	$ -
7	4" Service Lateral (20' to Edge of R.O.W./Property Line)	LF	$ 68.31	727	$ 49,661.37	100%	$ 49,661.37	$ -
8	Sanitary Sewer Pump Station (sewage pump)	EA	Detailed estimate required.	1	0		$ -	$ -
9	Road Bore/Crossing (with Pipe & Steel Casing)	LF	$ 440.00	0	$ -		$ -	$ -
4.2	**Potable Water System**							
1	3/4" Copper Service Line	LF	$ 117.76	449	$ 52,872.00	100%	$ 52,872.00	$ -
2	1" Copper Service Line	LF	$ 193.60	1680	$ 325,248.00	100%	$ 325,248.00	$ -
3	2" Copper Service Line	LF	$ 39.60	0	$ -		$ -	$ -
4	4" Ductile Iron Pipe	LF	$ 57.20	0	$ -		$ -	$ -
5	6" Ductile Iron Pipe	LF	$ 74.80	596	$ 44,580.80	100%	$ 44,580.80	$ -
6	8" Ductile Iron Pipe	LF	$ 92.40	2303	$ 212,797.20	100%	$ 212,797.20	$ -
7	10" Ductile Iron Pipe	LF	$ 104.50	0	$ -		$ -	$ -
8	12" Ductile Iron Pipe	LF	$ 115.50	314	$ 36,267.00	100%	$ 36,267.00	$ -
9	Fire Hydrant with 6" line	EA	$ 5,513.77	5	$ 27,568.86	100%	$ 27,568.86	$ -
10	4" Gate Valve & Box	EA	$ 1,225.13	0	$ -		$ -	$ -
11	6" Gate Valve & Box	EA	$ 1,954.65	0	$ -		$ -	$ -
12	8" Gate Valve & Box	EA	$ 1,617.98	7	$ 11,325.85	100%	$ 11,325.85	$ -
13	10" Gate Valve & Box	EA	$ 2,420.00	0	$ -		$ -	$ -
14	12" Gate Valve & Box	EA	$ 4,271.09	2	$ 8,542.18	100%	$ 8,542.18	$ -
15	Pressure Reducing Valve & Vault	EA	Detailed estimate required.	0	0		$ -	$ -
16	Tapping Sleeve & Valve for Water Service Connection	EA	$ 726.00	2	$ 1,452.00	100%	$ 1,452.00	$ -
17	Water Meter Setter, Box & Service Line Tap	EA	$ 3,335.29	85	$ 283,499.48	100%	$ 283,499.48	$ -
5.1	**Storm Water Management & Storm Drainage**							
	SWM Basin/Ponds							
1	Excavation - Basin/Pond	CY	$ 25.01	10605	$ 265,273.47	100%	$ 265,273.47	$ -
2	Excavation - Core Trench	CY	$ 25.01	0	$ -		$ -	$ -
3	Embankment Construction - On-Site Material	CY	$ 22.34	1640	$ 36,639.24	100%	$ 36,639.24	$ -
4	Embankment Construction - Imported Material	CY	$ 40.26	0	$ -		$ -	$ -
5	Impervious Core	SF	$ 1.98	2640	$ 5,227.20	0%	$ -	$ 5,227.20
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,300.59	10	$ 13,005.85	0%	$ -	$ 13,005.85
7	Corrugated Metal Pipe Control Structure	EA	$ 6,456.24	0	$ -		$ -	$ -
8	Dewatering Pipes or Structures	EA	$ 558.02	0	$ -		$ -	$ -
9	Filter Stone for Dewatering Pipe (1" to 2" dia. clean)	CY	$ 53.12	0	$ -		$ -	$ -
10	Antiseep Collar	f width	$ 165.00	0	$ -		$ -	$ -

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

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
	Reinforced Concrete Pipe (circular)							
30	15" Storm Drain Pipe	LF	$ 312.02	1555	$ 485,183.33	100%	$ 485,183.33	$ -
31	18" Storm Drain Pipe	LF	$ 118.94	695	$ 82,665.39	100%	$ 82,665.39	$ -
32	24" Storm Drain Pipe	LF	$ 136.22	272	$ 37,052.93	100%	$ 37,052.93	$ -
33	30" Storm Drain Pipe	LF	$ 180.69	239	$ 43,183.95	100%	$ 43,183.95	$ -
34	36" Storm Drain Pipe	LF	$ 259.58	621	$ 161,197.94	100%	$ 161,197.94	$ -
35	42" Storm Drain Pipe	LF	$ 246.40	144	$ 35,481.60	100%	$ 35,481.60	$ -
36	48" Storm Drain Pipe	LF	$ 665.17	0	$ -		$ -	$ -
37	54" Storm Drain Pipe	LF	$ 316.80	0	$ -		$ -	$ -
38	60" Storm Drain Pipe	LF	$ 352.00	0	$ -		$ -	$ -
	High Density Polyethlyene (HDPE) Pipe (Circular)							
39	15" Storm Drain Pipe	LF	$ 126.32	0	$ -		$ -	$ -
40	18" Storm Drain Pipe	LF	$ 169.63	0	$ -		$ -	$ -
41	24" Storm Drain Pipe	LF	$ 180.58	0	$ -		$ -	$ -
42	30" Storm Drain Pipe	LF	$ 312.33	0	$ -		$ -	$ -
43	36" Storm Drain Pipe	LF	$ 209.91	0	$ -		$ -	$ -
44	42" Storm Drain Pipe	LF	$ 250.80	0	$ -		$ -	$ -
45	48" Storm Drain Pipe	LF	$ 297.00	0	$ -		$ -	$ -
46	54" Storm Drain Pipe	LF	$ 308.00	0	$ -		$ -	$ -
47	60" Storm Drain Pipe	LF	$ 319.00	0	$ -		$ -	$ -
	End Sections (Circular) - Metal (for CMP and HDPE Pipe)							
48	15" Metal End Section	EA	$ 797.50	0	$ -		$ -	$ -
49	18" Metal End Section	EA	$ 697.76	0	$ -		$ -	$ -
50	24" Metal End Section	EA	$ 960.88	0	$ -		$ -	$ -
51	30" Metal End Section	EA	$ 1,240.92	0	$ -		$ -	$ -
52	36" Metal End Section	EA	$ 1,210.00	0	$ -		$ -	$ -
53	42" Metal End Section	EA	$ 1,430.00	0	$ -		$ -	$ -
54	48" Metal End Section	EA	$ 1,760.00	0	$ -		$ -	$ -
55	54" Metal End Section		$ 2,200.00	0	$ -		$ -	$ -
56	60" Metal End Section		$ 2,200.00	0	$ -		$ -	$ -
	End Sections (Circular) - Concrete							
57	15" RCP End Section	EA	$ 533.50	0	$ -		$ -	$ -
58	18" RCP End Section	EA	$ 621.50	0	$ -		$ -	$ -
59	24" RCP End Section	EA	$ 830.50	0	$ -		$ -	$ -
60	30" RCP End Section	EA	$ 1,314.50	0	$ -		$ -	$ -
61	36" RCP End Section	EA	$ 1,941.50	0	$ -		$ -	$ -
62	42" RCP End Section	EA	$ 1,974.50	0	$ -		$ -	$ -
63	48" RCP End Section	EA	$ 2,348.50	0	$ -		$ -	$ -
64	54" RCP End Section	EA	$ 3,074.50	0	$ -		$ -	$ -
65	60" RCP End Section	EA	$ 3,800.50	0	$ -		$ -	$ -
	Corrugated Metal Pipe Arch							
66	17" x 13" Storm Drain Pipe	LF	$ 171.48	0	$ -		$ -	$ -
67	21" x 15" Storm Drain Pipe	LF	$ 112.79	0	$ -		$ -	$ -
68	24" x 18" Storm Drain Pipe	LF	$ 173.24	0	$ -		$ -	$ -
69	35" x 24" Storm Drain Pipe	LF	$ 198.00	0	$ -		$ -	$ -
70	42" x 29" Storm Drain Pipe	LF	$ 209.06	0	$ -		$ -	$ -
71	57" x 38"Storm Drain Pipe	LF	$ 244.20	0	$ -		$ -	$ -
72	64" x 43" Storm Drain Pipe	LF	$ 278.30	0	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
	Reinforced Concrete Elliptical Pipe							
73	23" x 14" Storm Drain Pipe	LF	$ 118.94	0	$ -		$ -	$ -
74	30" x 19" Storm Drain Pipe	LF	$ 136.22	0	$ -		$ -	$ -
75	38" x 24" Storm Drain Pipe	LF	$ 180.69	0	$ -		$ -	$ -
76	45" x 29" Storm Drain Pipe	LF	$ 259.58	0	$ -		$ -	$ -
77	53" x 34" Storm Drain Pipe	LF	$ 665.17	0	$ -		$ -	$ -
78	60" x 38" Storm Drain Pipe	LF	$ 665.17	0	$ -		$ -	$ -
79	68" x 43" Storm Drain Pipe	LF	$ 352.00	0	$ -		$ -	$ -
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)							
80	17" x 13" Metal End Section	EA	$ 797.50	0	$ -		$ -	$ -
81	21" x 15" Metal End Section	EA	$ 697.76	0	$ -		$ -	$ -
82	24" x 18" Metal End Section	EA	$ 709.50	0	$ -		$ -	$ -
83	35" x 24" Metal End Section	EA	$ 1,240.92	0	$ -		$ -	$ -
84	42" x 29" Metal End Section	EA	$ 1,210.00	0	$ -		$ -	$ -
85	57" x 38" Metal End Section	EA	$ 1,760.00	0	$ -		$ -	$ -
86	64" x 43" Metal End Section	EA	$ 2,200.00	0	$ -		$ -	$ -
	End Sections - Reinforced Concrete Elliptical Pipe							
86	23" x 14" RCP End Section	EA	$ 621.50	0	$ -		$ -	$ -
88	30" x 19" RCP End Section	EA	$ 830.50	0	$ -		$ -	$ -
89	38" x 24" RCP End Section	EA	$ 1,314.50	0	$ -		$ -	$ -
90	45" x 29" RCP End Section	EA	$ 1,941.50	0	$ -		$ -	$ -
91	53" x 34" RCP End Section	EA	$ 1,974.50	0	$ -		$ -	$ -
92	60" x 38" RCP End Section	EA	$ 2,348.50	0	$ -		$ -	$ -
93	68" x 43" RCP End Section	EA	$ 3,074.50	0	$ -		$ -	$ -
	Storm Drain Structures							
94	Drop Inlet	EA	$ 3,879.85	0	$ -		$ -	$ -
95	Curb Inlet - 6' Opening	EA	$ 4,620.00	10	$ 46,200.00	100%	$ 46,200.00	$ -
96	Curb Inlet - 10' Opening	EA	$ 5,280.00	15	$ 79,200.00	100%	$ 79,200.00	$ -
97	Curb Inlet - 12' Opening	EA	$ 6,050.00	1	$ 6,050.00	100%	$ 6,050.00	$ -
98	Curb Inlet - 16' Opening	EA	$ 6,820.00	0	$ -		$ -	$ -
99	Curb Inlet - 20' Opening	EA	$ 7,370.00	0	$ -		$ -	$ -
100	Manhole (4' dia., 6' height or less)	EA	$ 6,674.79	12	$ 80,097.47	100%	$ 80,097.47	$ -
	Outfall & Channel Protection							
101	Concrete Endwall/Wingwall	SF	$ 110.00	0	$ -		$ -	$ -
102	Gabion Basket Structure	CY	$ 275.50	0	$ -		$ -	$ -
103	Rip-Rap Stone - Class 1	CY	$ 122.72	140	$ 17,180.24		$ -	$ 17,180.24
5.1	**Civc Standards**							
1	Small Playground Tot Lot (< 10 Childred)	EA	$ 19,800.00	1	$ 19,800.00		$ -	$ 19,800.00
2	Medium Playground Tot Lot (10-50 Childred)	EA	$ 55,000.00		$ -		$ -	$ -
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	0	$ -		$ -	$ -
2	Mail Box Cluster	EA	$ 1,100.00	1	$ 1,100.00		$ -	$ 1,100.00
3	Construction Stake-out	AC	$ 11,000.00	31	$ 341,853.79		$ -	$ 341,853.79
4	Traffic Control During Construction	LS	Detailed estimate required.	0	$ -		$ -	$ -
5	Set Property Corners	EA	$ 132.00	172	$ 22,704.00		$ -	$ 22,704.00

Grand Total All Costs	$ 7,282,987.86	Completed	$ 6,176,905.59	$ 1,106,082.26	Remaining Work
Mobilization (5%)	$ 364,149.39	20% Guaranty	$ 1,235,381.12	$ 55,304.11	Mobilization (5%)
15% Contingency	$ 1,147,070.59			$ 165,912.34	Contingency (15%)
TOTAL BOND AMOUNT	$ 8,430,058.44			$ 1,327,298.72	Subtotal

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
							Remaining Bond Total	$ 2,562,679.84 Subtotal + Guaranty
							Approved Release Total	**$ 5,867,378.61**

RED CLOVER MEADOWS

PHASE 1

~~CONSTRUCTION DRAWINGS~~

CITY OF RANSON, WV

ASBUILT

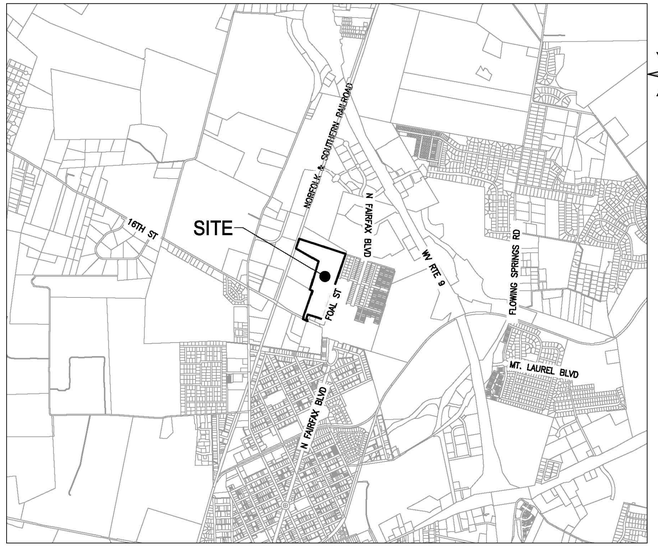
Know what's below. Call before you dig.

PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

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

GENERAL NOTES

1. THE PROPERTY DELINEATED HEREON IS NOW IN THE NAME OF U.S. HOME LLC AMONG THE LAND RECORDS OF JEFFERSON COUNTY, WEST VIRGINIA.
2. EXISTING AERIAL TOPOGRAPHY PROVIDED BY THE THRASHER GROUP AND FIELD VERIFIED BY MORRIS & RITCHIE ASSOCIATES IN MAY 2020.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE "WEST VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK".
4. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF WEST VIRGINIA OR ANY OTHER ORDINANCE ENACTED BY THE CITY OF RANSON.
5. ALL UNDERGROUND UTILITIES WITHIN STREET RIGHT-OF-WAYS SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUB SURFACE MATERIAL, CURB AND GUTTER, OR SIDEWALK.
6. CONTRACTORS SHALL ARRANGE FOR THE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE CONSTRUCTION INCLUDING TEST HOLES TO PHYSICALLY LOCATE UNDERGROUND UTILITIES AS NECESSARY.
7. THESE PLANS MAKE NO REPRESENTATION AS TO SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
8. THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES, AS SHOWN HEREON, ARE APPROXIMATE ONLY. NO GUARANTEE IS HEREIN MADE OR IMPLIED THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN. IT SHALL BE THE CONTRACTOR'S AND/OR THE OWNER'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES AND TO VERIFY THE TYPE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING THE WORK. ANY DISCREPANCIES IN OR FROM THE INFORMATION SHOWN HEREON SHALL BE REPORTED TO MORRIS & RITCHIE ASSOCIATES, INC. PRIOR TO COMMENCING CONSTRUCTION.
9. IN ORDER TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF A GIVEN UTILITY AND TO ASSIST THE CONTRACTOR AND/OR OWNER IN DETERMINING AREAS OF SPECIAL CONCERN, MORRIS & RITCHIE ASSOCIATES, INC. HAS INDICATED HEREON CERTAIN LOCATIONS WHERE TEST PITS SHOULD BE EXCAVATED PRIOR TO COMMENCING CONSTRUCTION. THESE INDICATIONS ARE NOT INTENDED TO BE ALL INCLUSIVE AND WILL NOT RELIEVE THE CONTRACTOR AND/OR OWNER OF THE RESPONSIBILITY OF DIGGING ADDITIONAL TEST PITS, AS MIGHT BE REQUIRED BY ACTUAL SITE CONDITIONS. ANY DISCREPANCIES FOUND BETWEEN ACTUAL AND ASSUMED CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF MORRIS & RITCHIE ASSOCIATES, INC.
10. APPROVAL OF THIS PLAN DOES NOT GRANT APPROVAL TO TRESPASS ON OFF-SITE PROPERTY.
11. WATER AND SANITARY SEWER UTILITIES SHALL BE INSTALLED IN CONFORMANCE TO THE CHARLES TOWN UTILITY BOARD AND WEST VIRGINIA AMERICAN WATER.
12. THE APPROVAL OF THESE PLANS SHALL NOT RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, & FEDERAL REQUIREMENTS.
13. DURING ALL CONSTRUCTION STAGES, ACCESS FOR FIRE AND RESCUE VEHICLES AND ADEQUATE STANDPIPE SYSTEMS WILL BE PROVIDED. THIS COMMITMENT DOES NOT RELIEVE THE OWNERS FROM COMPLYING WITH ALL OTHER LEGAL REQUIREMENTS RELATING TO FIRE AND RESCUE ACCESS AND SYSTEMS.
14. A PRECONSTRUCTION MEETING, INCLUDING MRA, CITY OF RANSON PERSONNEL, CHARLES TOWN UTILITY BOARD AND WEST VIRGINIA AMERICAN WATER IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. A 5 DAY MINIMUM NOTICE IS REQUIRED.
15. CONTRACTOR TO SCHEDULE INSPECTIONS WITH CITY STAFF A MINIMUM OF 5 DAYS IN ADVANCE. CONTACT CITY STAFF AT 304-724-3895.
16. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MAINS, AND ANY DAMAGE TO THEM DUE TO HIS NEGLIGENCE SHALL BE REPAIRED IMMEDIATELY AT HIS OWN EXPENSE.
17. THE CONTRACTOR SHALL NOTE THAT IN CASE OF A DISCREPANCY BETWEEN THE SCALED AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN. MRA SHOULD BE CONTACTED TO RESOLVE DISCREPANCY
18. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
19. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
20. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES AT LEAST (5) FIVE WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:
    A. MISS UTILITY 811
    B. WEST VIRGINIA AMERICAN WATER REQUIRES 2 WEEKS NOTICE FOR INSPECTION OF INSTALLATION. INSPECTION FEES WILL APPLY.
    C. CHARLES TOWN UTILITY BOARD
       661 SOUTH GEORGE STREET; SUITE 101
       CHARLES TOWN, WV 25414
       304-725-2316
21. ALL REFERENCES TO TAMPED FILL WITHIN THIS PLAN SET THAT REFER TO AASHTO DESIGNATION T-180 METHOD-C AND/OR ASTM D-1557 SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% IN ACCORDANCE WITH ASTM D-698 IN MAXIMUM 8 INCH LIFTS. ALL COMPACTION MUST COMPLY WITH ARTICLE 16 SECTION 2-307.
22. THIS PROJECT IS SERVED BY PUBLIC WATER AND SEWER.
23. CONTRACTOR SHALL VERIFY TO HIS SATISFACTION, THE FINAL EARTHWORK NUMBERS PRIOR TO COMMENCEMENT OF SITE WORK. MRA MAKES NO GUARANTEE THAT ON SITE SOILS WILL BE SUITABLE FOR STRUCTURAL FILL, OR THAT THE EARTHWORK WILL BALANCE. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE ACTUAL EARTHWORK NUMBERS ENCOUNTERED DURING CONSTRUCTION.
24. ALL SPOT ELEVATIONS ALONG PROPOSED CURB AND GUTTER ARE TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
25. IF ANY ARCHEOLOGICAL, HISTORIC RESOURCES OR CEMETERIES ARE DISCOVERED DURING EXCAVATION THE CONTRACTOR SHALL STOP WORK IMMEDIATELY IN THE AREA OF DISCOVERY AND NOTIFY THE CITY OF RANSON AND MORRIS & RITCHIE ASSOCIATES, INC. NO FURTHER WORK IN THE AREA SHALL BE PERMITTED UNTIL RELEASED BY THE CITY OF RANSON AND MORRIS & RITCHIE ASSOCIATES, INC.
26. ALL DEVELOPMENT SIGNS SHALL DEMONSTRATE COMPLIANCE WITH CITY OF RANSON SIGN ORDINANCE WHICH INCLUDES THE SEPARATE SUBMISSION OF A BUILDING PERMIT. PLEASE REFER TO SEC. 19-15. SIGNS, FOR ALL SIGNAGE REQUIREMENTS AND STANDARDS.
27. THERE ARE NO WETLANDS LOCATED ONSITE.
28. THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBERS 54037C0130E AND 54037C0136E, BOTH DATED DECEMBER 18, 2009.
29. CONTRACTOR TO ACCESS THE SITE FROM THE CONSTRUCTION ENTRANCE OFF OF EXISTING 19TH AVENUE.



VICINITY MAP
SCALE: 1"=2000'

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

Sheet List Table	
Sheet Number	Sheet Title
SHEET 1	COVER
~~2~~	~~SITE NOTES & DETAILS~~
~~3~~	~~FINAL SITE PLAN~~
~~4~~	~~EXISTING CONDITIONS~~
~~5~~	~~OVERALL PLAN VIEW~~
~~6~~	~~UTILITY AND LAYOUT PLAN~~
~~7~~	~~UTILITY AND LAYOUT PLAN~~
~~8~~	~~UTILITY AND LAYOUT PLAN~~
~~9~~	~~UTILITY AND LAYOUT PLAN~~
~~10~~	~~UTILITY AND LAYOUT PLAN~~
SHEET 2	GRADING PLAN
SHEET 3	GRADING PLAN
SHEET 4	GRADING PLAN
SHEET 5	GRADING PLAN
SHEET 6	GRADING PLAN
SHEET 7	19TH AVE & ALLEY 7 PROFILE
SHEET 8	ROAD B PROFILE
SHEET 9	18TH AVE & ALLEY 3 PROFILE
~~19~~	~~ALLEY 4 & 6 PROFILE~~
SHEET 10	17TH AVE & ALLEY 8 & 9 PROFILE
~~21~~	~~RETAINING WALL PROFILE~~
~~22~~	~~RETAINING WALL PROFILE~~
SHEET 11	STORM PROFILES
SHEET 12	STORM PROFILES
SHEET 13	STORM PROFILES
~~26~~	~~STORM COMPUTATIONS~~
~~27~~	~~STORM COMPUTATIONS~~
~~28~~	~~SANITARY LATERAL TABLE~~
~~29~~	~~SANITARY SEWER NOTES & DETAILS~~
~~30~~	~~WATERLINE DETAILS~~
~~31~~	~~WATERLINE DETAILS~~
~~32~~	~~MISCELLANEOUS DETAILS~~
~~33~~	~~MISCELLANEOUS DETAILS~~
~~34~~	~~ESC PLAN PH I~~
~~35~~	~~ESC PLAN PH I~~
~~36~~	~~ESC PLAN PH I~~
~~37~~	~~ESC PLAN PH II~~
~~38~~	~~ESC PLAN PH II~~
~~39~~	~~ESC PLAN PH II~~
~~40~~	~~EROSION & SEDIMENT NOTES~~
~~41~~	~~EROSION & SEDIMENT DETAILS~~
~~42~~	~~PRE-DEVELOPED DRAINAGE AREA~~
~~43~~	~~POST-DEVELOPED DRAINAGE AREA~~
~~44~~	~~WATER QUALITY MAP~~
~~45~~	~~SWM NARRATIVE~~
~~46~~	~~SWM POND 1 PROFILE~~
~~47~~	~~SWM POND 1 DETAILS~~
~~48~~	~~SWM POND 2 PROFILE~~
~~49~~	~~SWM POND 2 DETAILS~~
~~50~~	~~LANDSCAPE LIGHTING & SIGNAGE PLAN~~
~~51~~	~~LANDSCAPE LIGHTING & SIGNAGE PLAN~~
~~52~~	~~LANDSCAPE & SIGNAGE DETAILS~~
~~53~~	~~VEHICLE TURNING FIRE TRUCK~~
~~54~~	~~VEHICLE TURNING SCHOOL BUS~~
~~55~~	~~VEHICLE TURNING GARBAGE TRUCK~~
~~56~~	~~CURB RAMP DETAILS~~

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

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

PROJECT NOTES

1. EXISTING USE: VACANT
2. PROPOSED USE: RESIDENTIAL
3. ZONING: SC-NC
4. LOCATION: NORTH OF 16TH AVENUE WEST OF FOAL STREET
5. AREA OF DISTURBANCE: 31.08 AC
6. NUMBER OF UNITS PROPOSED: 12 SINGLE FAMILY
   73 REAR LOAD TOWNHOUSE
   85 TOTAL UNITS

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

1) _____

2) _____

3) _____

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

_____ _____
OWNER'S SIGNATURE DATE

ASBUILT

DATE	REVISIONS
04/27/23	CLIENT REV.
08/08/23	CITY, JUL, CTUB COMMENTS
08/17/23	SANITARY REVISION
08/22/23	JUL CTUB COMMENTS
11/06/23	WVAW COMMENTS
12/27/23	STORM & ESMT. REV.

DATE	REVISIONS
05/14/24	1 POND #2 REVISION

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

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COVER

RED CLOVER MEADOWS
PHASE 1
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21170X01
SCALE:	N/A
DATE:	04/21/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET	SHEET 1 OF 13

REVISIONS		
DATE	REVISIONS	
04/27/23	CLIENT REV.	
08/08/23	CITY, JUI, CTUB COMMENTS	
08/17/23	SANITARY REVISION	
08/22/23	JUI, CTUB COMMENTS	
11/06/23	WVAW COMMENTS	
12/27/23	STORM & ESMT. REV.	

REVISIONS		
DATE	REVISIONS	
05/14/24	POND #2 REVISION	1

MORRIS & RITCHIE ASSOCIATES, INC.
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PROFESSIONAL ENGINEER — JOHN K. ERICKSON — 037 — STATE OF VIRGINIA — 05/14/24

GRADING PLAN

RED CLOVER MEADOWS
PHASE 1
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21170X01
SCALE:	1"=30'
DATE:	04/21/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET	2 OF 13

ASBUILT

MATCHLINE SHEET 12

MATCHLINE SHEET 14

Scale 1" = 30'

DATE	REVISIONS
04/27/23	CLIENT REV.
08/08/23	CITY, JUI, CTUB COMMENTS
08/17/23	SANITARY REVISION
08/22/23	JUI, CTUB COMMENTS
11/06/23	WVAW COMMENTS
12/27/23	STORM & ESMT. REV.
05/14/24	POND #2 REVISION

MORRIS & RITCHIE ASSOCIATES, INC.
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MRA

ERICKSON, JOSEPH TESTERMAN, LIC. NO. 022452, STATE OF VIRGINIA, PROFESSIONAL ENGINEER, 05/14/24

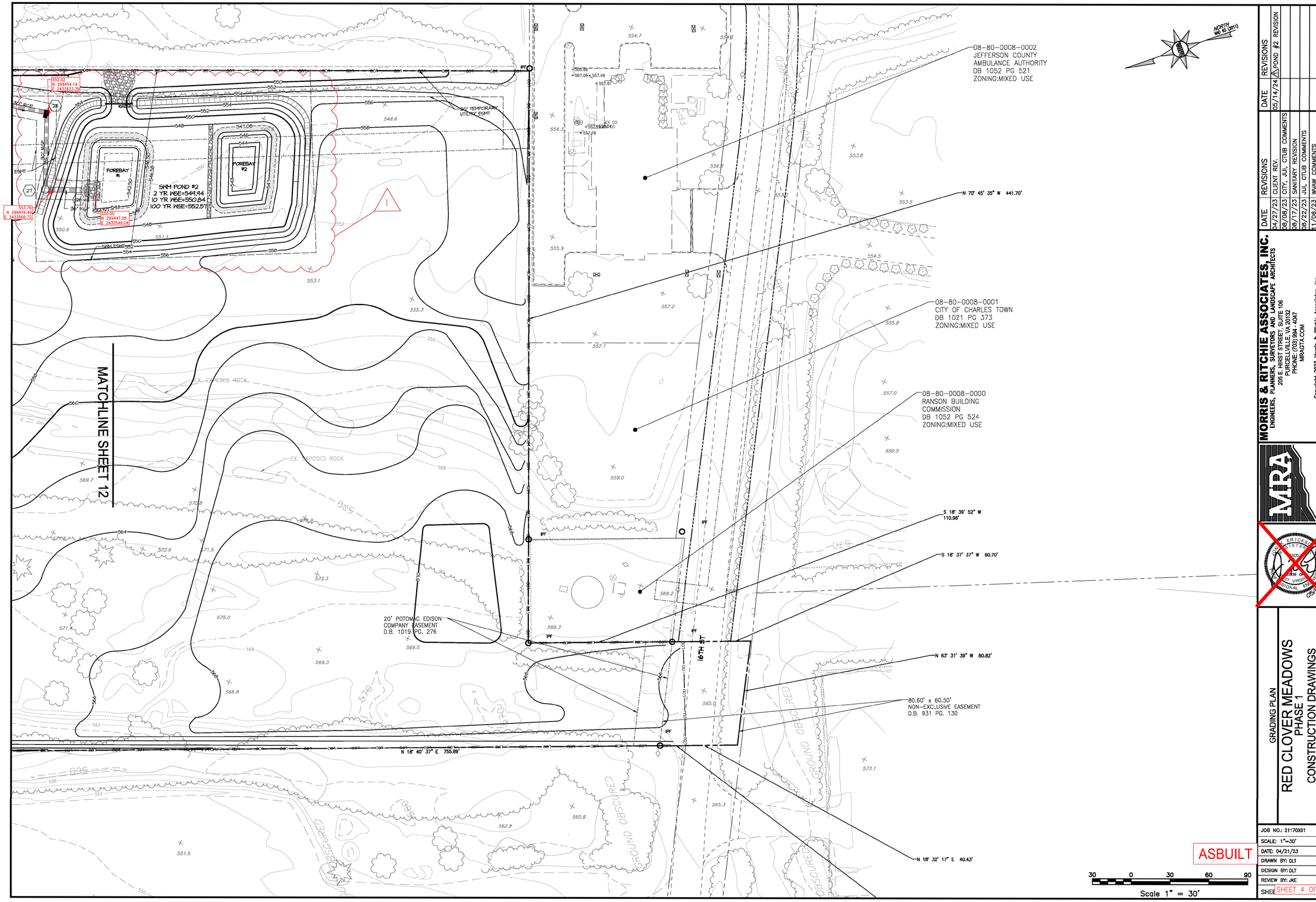
GRADING PLAN

RED CLOVER MEADOWS
PHASE 1
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21170X01
SCALE:	1"=30'
DATE:	04/21/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET	SHEET 3 OF 13

Scale 1" = 30'

ASBUILT



ASBUILT

DATE	REVISIONS
04/27/23	CLIENT REV.
08/08/23	CITY, JUI, CTUB COMMENTS
08/17/23	SANITARY REVISION
08/22/23	JUI, CTUB COMMENTS
11/06/23	WVAW COMMENTS
12/27/23	STORM & ESMT. REV.

DATE	REVISIONS
05/14/24	2 POND #2 REVISION

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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GRADING PLAN

RED CLOVER MEADOWS PHASE 1

CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21170X01
SCALE:	1"=30'
DATE:	04/21/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET	SHEET 4 OF 13

TM 535.9
BM 527.9

TM 526.8
BM 526.8

TM 535.38
BM 534.0

536.25
N 301074.76
E 2433665.16

535.01
N 300981.06
E 2433637.15

535.11
N 300950.31
E 2433618.80

534.04
N 300902.67
E 2433598.70

534.19
N 300934.89
E 2433609.00

530.76
N 300946.05
E 2433467.71

EX. 4" PVC FM

36" RCP

36" RCP

36" RCP

36" RCP

EX. 4" PVC FORCEMAIN

N 72° 44' 50" W 1,553.20'

10' SAN ESMT

5' STORM ESMT

48" RCP

48" RCP

ICP

525.36
N 301007.40
E 2433270.38

525.18
N 301042.02
E 2433277.57

524.83
N 301062.61
E 2433269.79

524.81
N 301072.95
E 2433233.63

VARIABLE WIDTH SAN ESMT

PUMP STATION

5MM ESMT

48" RCP

521.99
N 301086.28
E 2433184.47

5MM ESMT

FOREBAY #1

MICROPOOL #1

5MM POND #1
2 YR WSE=517.56
10 YR WSE=518.31
100 YR WSE=519.30

EX. EXPOSED ROCK

EX. WOOD FENCE

IPF

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

N 16° 05' 08" E

N 60° 40' 31" W 719.40'

MATCHLINE SHEET 11

MATCHLINE SHEET 15

30 0 30 60 90
Scale 1" = 30'

NORTH
NAD 83 (2011)

DATE	REVISIONS
05/14/24	POND #2 REVISION

DATE	REVISIONS
04/27/23	CLIENT REV.
06/08/23	CITY, JUI, CTUB COMMENTS
08/17/23	SANITARY REVISION
08/22/23	JUI, CTUB COMMENTS
11/06/23	WVAW COMMENTS
12/27/23	STORM & ESMT. REV.

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ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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PURCELLVILLE, VA 20132
PHONE: (703) 994 - 4047
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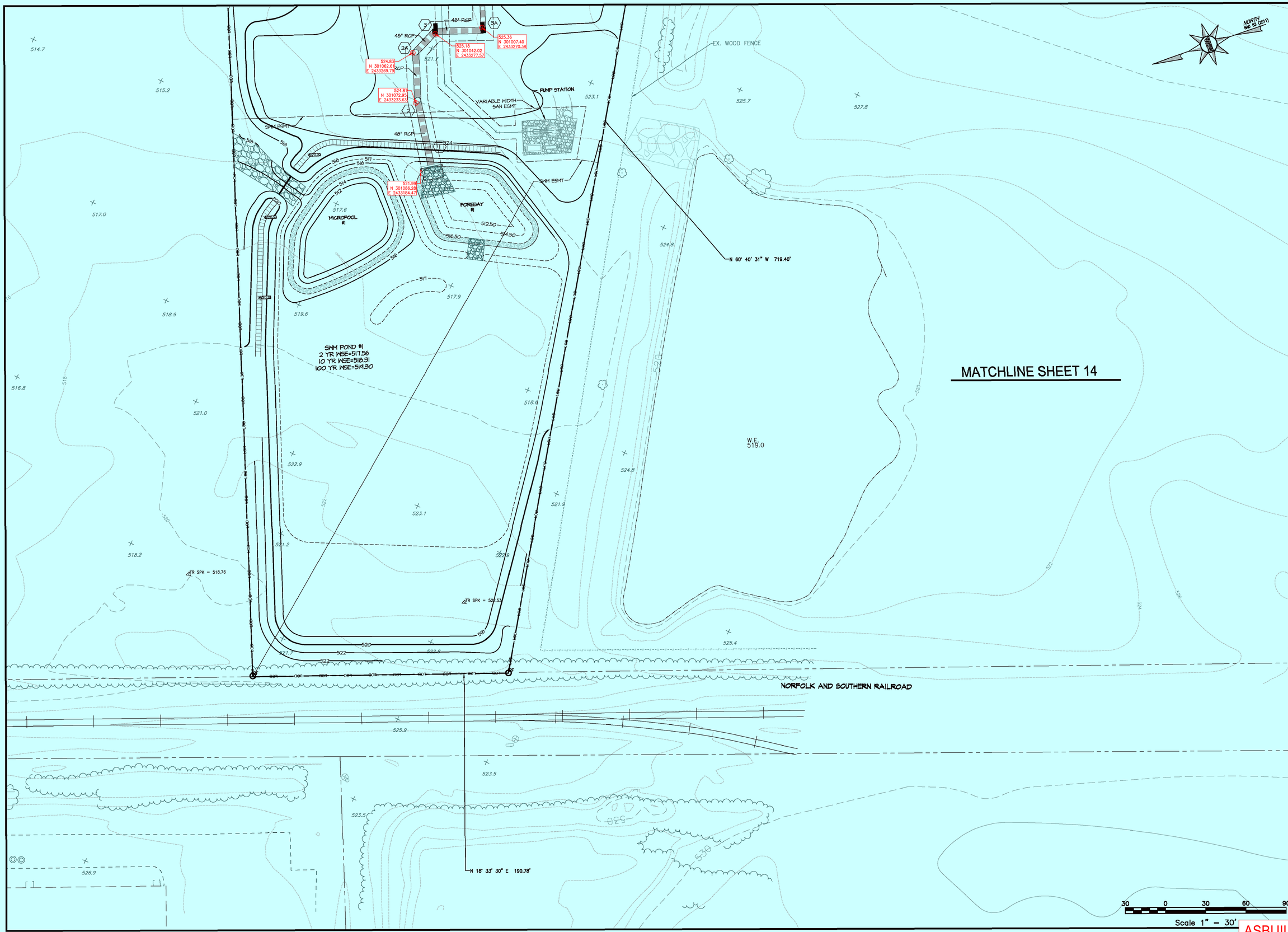
JOHN ERICKSEN HOLSTEIN 16052 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 05/14/24

GRADING PLAN

RED CLOVER MEADOWS
PHASE 1
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21170X01
SCALE:	1"=30'
DATE:	04/21/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET	5 OF 13

ASBUILT



DATE	REVISIONS
04/27/23	CLIENT REV.
06/06/23	CITY, JUI, CTUB COMMENTS
08/17/23	SANITARY REVISION
08/22/23	JUI, CTUB COMMENTS
11/06/23	WVAW COMMENTS
12/27/23	STORM & ESMT. REV.

DATE	REVISIONS
05/14/24	POND #2 REVISION

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

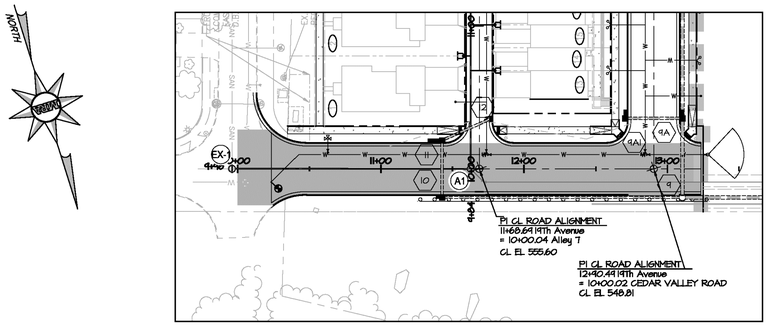
RED CLOVER MEADOWS
PHASE 1
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21170X01
SCALE:	1"=30'
DATE:	04/21/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
CHECK:	

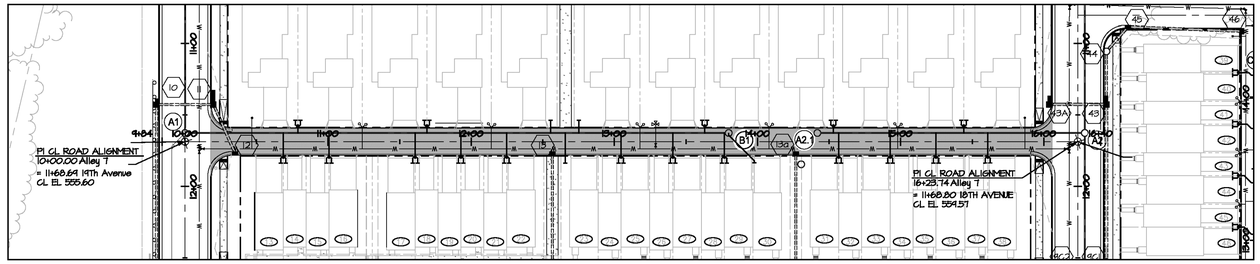
SHEET 6 OF 13

ASBUILT

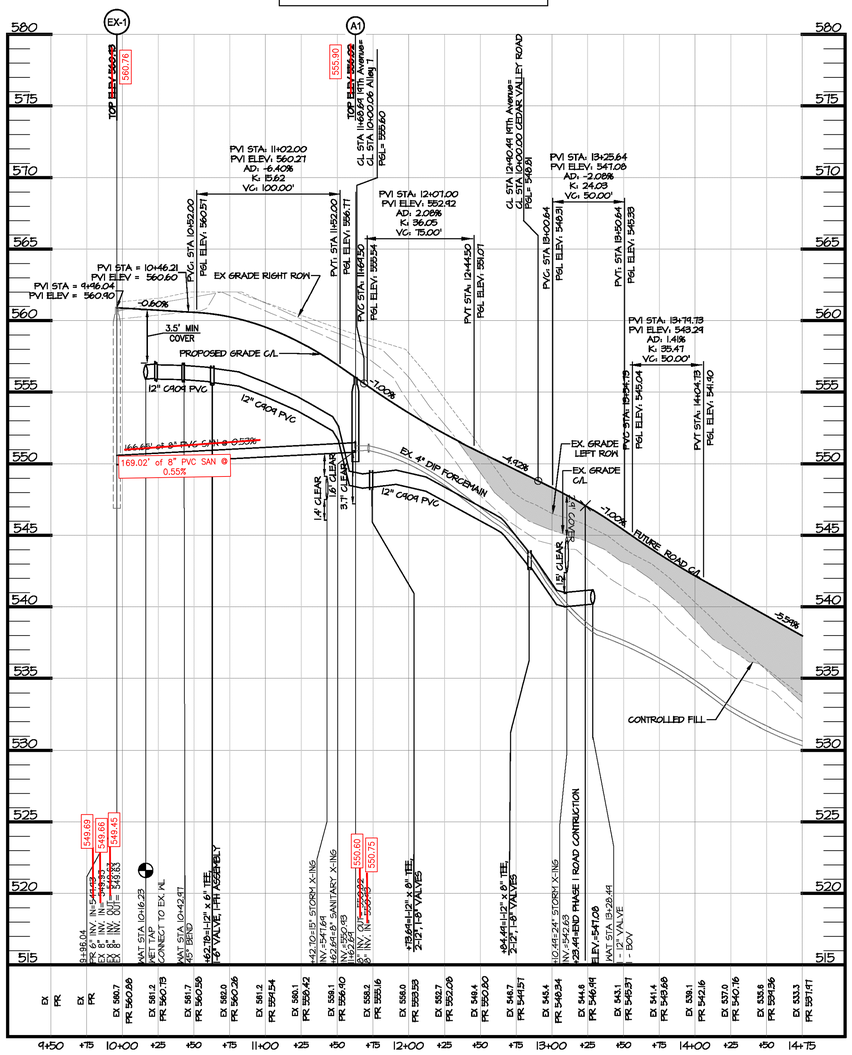
NOTES:
1. ANY WATERLINE THAT DIPS BELOW STORM DRAINAGE MUST HAVE AN 18" CLEARANCE AND BE ENCASED IN CONCRETE.



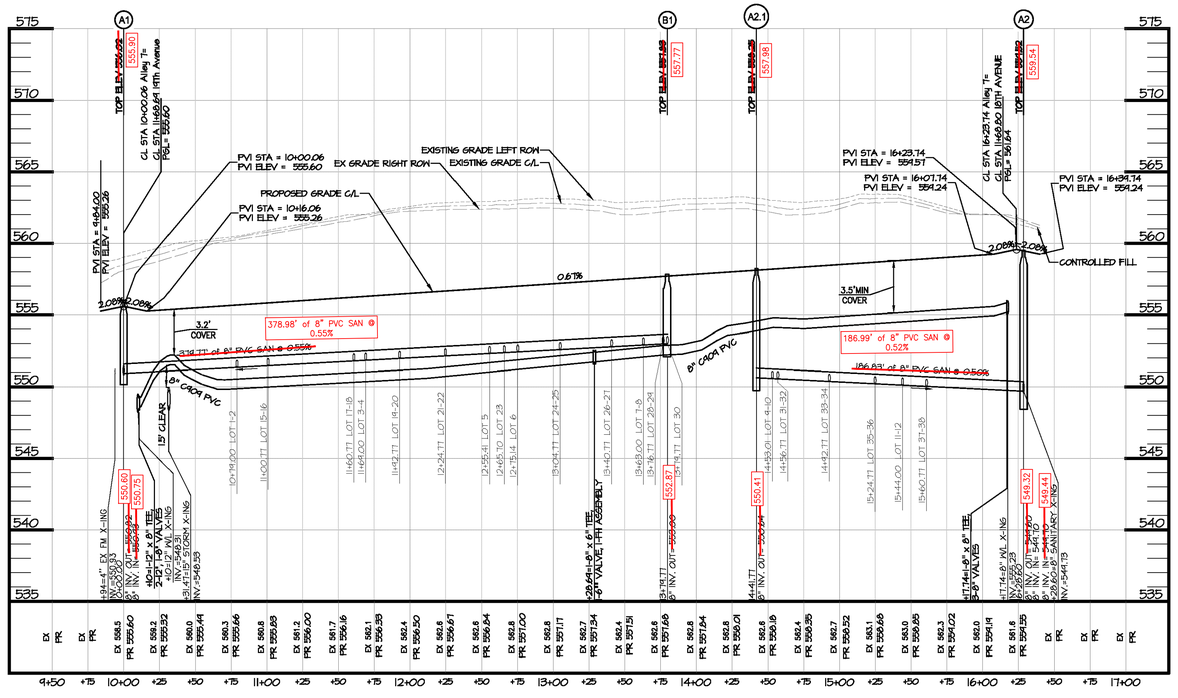
19TH AVE
ST-60-36
20 MPH POST SPEED



ALLEY 7
ST-20-18
20 MPH POST SPEED



19Th Avenue PROFILE
SCALE: H: 1"=50'
V: 1"=5'



Alley 7 PROFILE
SCALE: H: 1"=50'
V: 1"=5'

Scale 1" = 50'

REVISIONS		DATE
04/27/23	CLIENT REV.	
06/08/23	CITY, JUL, CTUB COMMENTS	
08/17/23	SANITARY REVISION	
08/22/23	JUL, CTUB COMMENTS	
11/06/23	WVAW COMMENTS	
12/27/23	STORM & ESMT. REV.	

REVISIONS		DATE
△POND #2 REVISION		05/14/24

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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PURCELLVILLE, VA 20132
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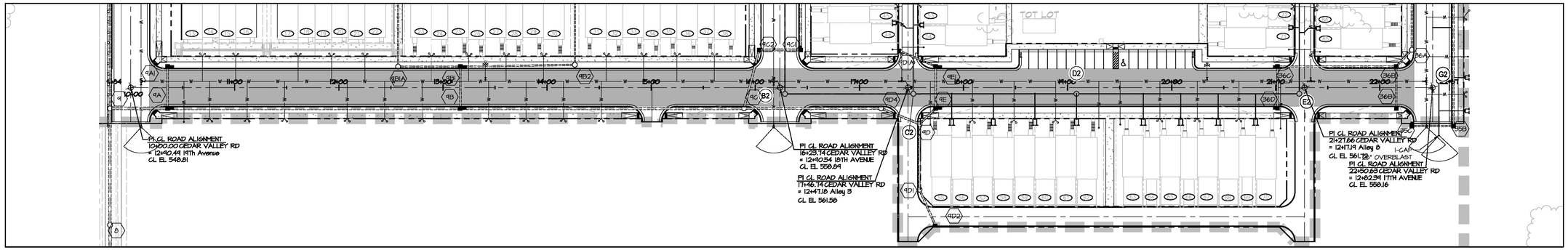
19TH AVE & ALLEY 7 PROFILE
RED CLOVER MEADOWS
PHASE 1
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.: 21170X01
SCALE: 1"=50'
DATE: 04/21/23
DRAWN BY: DLT
DESIGN BY: DLT
REVIEW BY: JKE

SHEET 7 OF 13

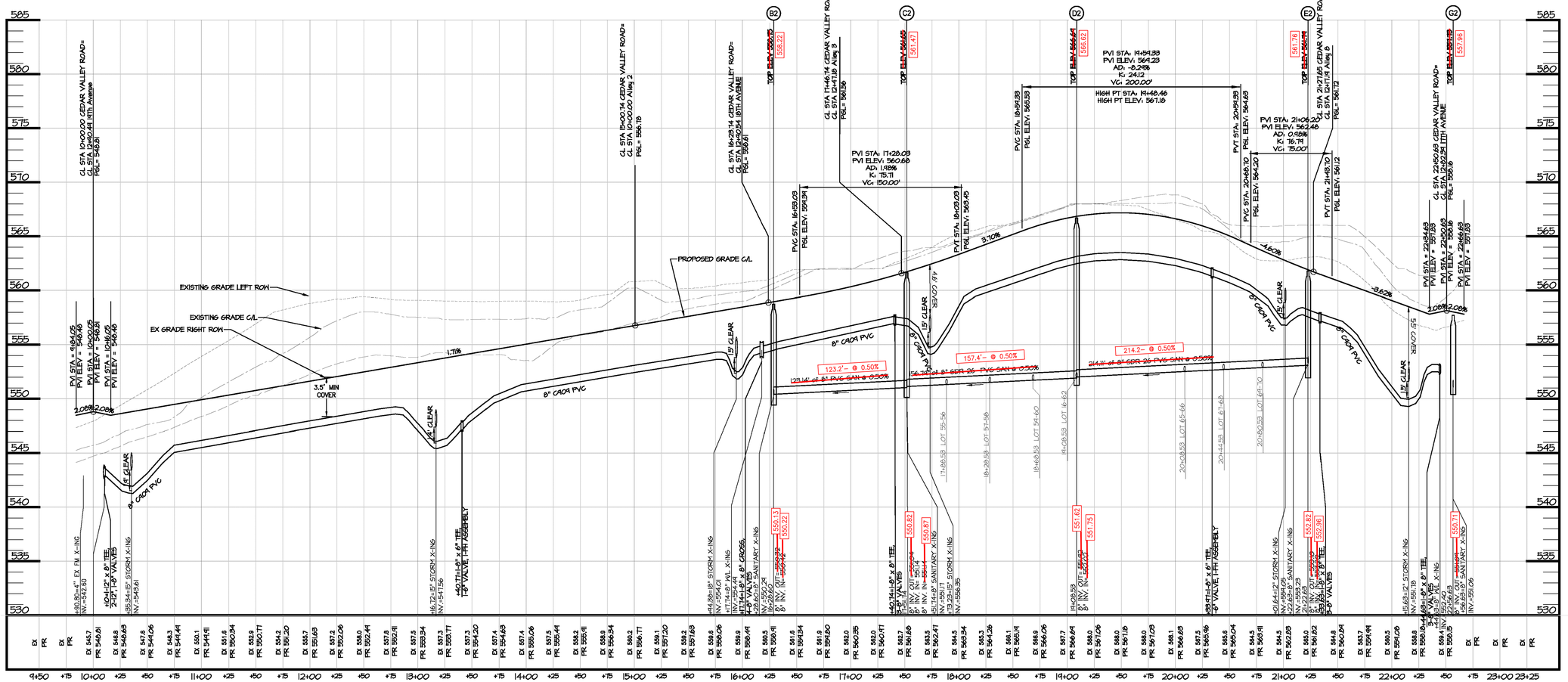
ASBUILT

NOTES:
1. ANY WATERLINE THAT DIPS BELOW STORM DRAINAGE MUST HAVE AN 18" CLEARANCE AND BE ENCASED IN CONCRETE.



CEDAR VALLEY RD
ST-60-36
20 MPH POST SPEED

NORTH



CEDAR VALLEY ROAD PROFILE
SCALE: H: 1"=50'
V: 1"=5'

Scale 1" = 50'

DATE	REVISIONS
04/27/23	CLIENT REV.
06/08/23	CITY, JUL, CTUB COMMENTS
08/17/23	SANITARY REVISION
08/22/23	JUL, CTUB COMMENTS
11/06/23	WVAW COMMENTS
12/27/23	STORM & ESMT. REV.

DATE	REVISIONS
05/14/24	2 POND #2 REVISION

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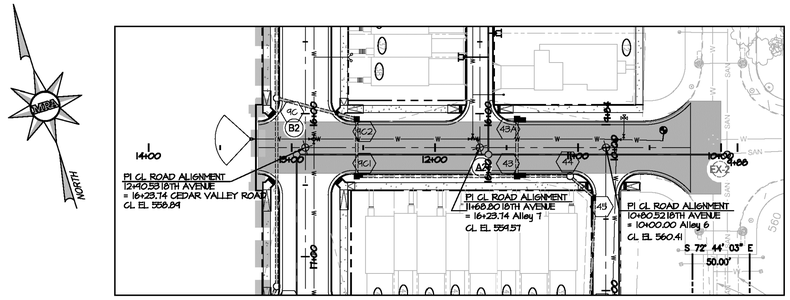
CEDAR VALLEY ROAD PROFILE
RED CLOVER MEADOWS
PHASE 1
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

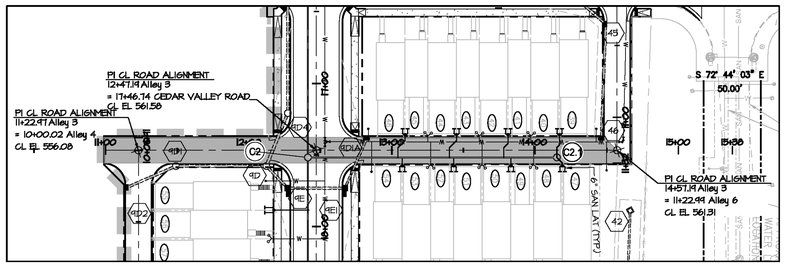
JOB NO.:	21170X01
SCALE:	1"=50'
DATE:	04/21/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET	8 OF 13

ASBUILT

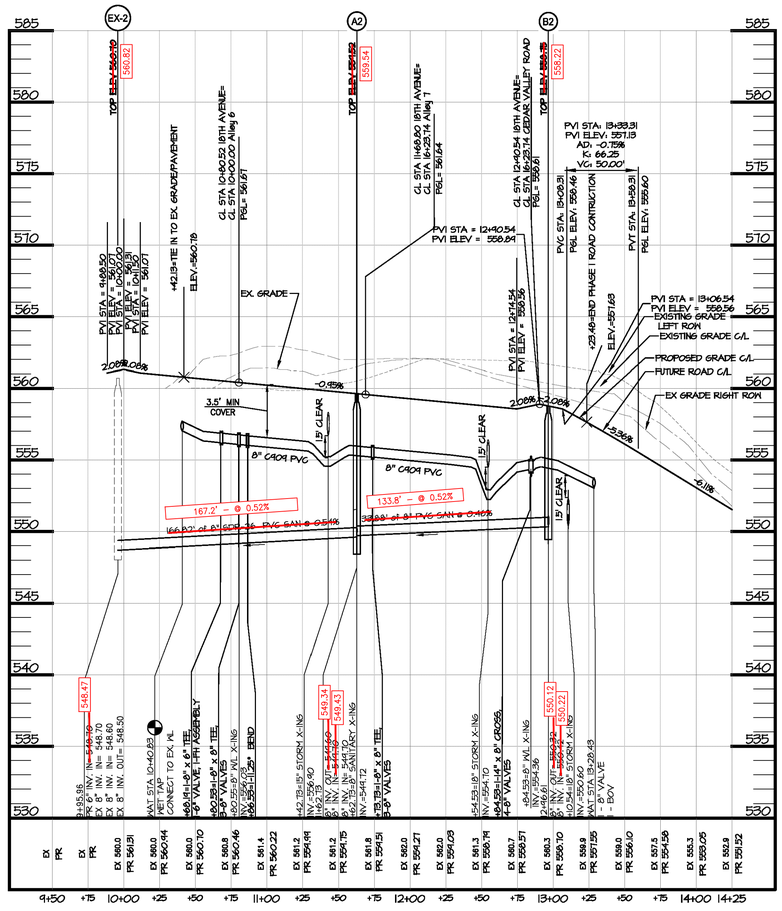
NOTES:
1. ANY WATERLINE THAT DIPS BELOW STORM DRAINAGE MUST HAVE AN 18" CLEARANCE AND BE ENCASED IN CONCRETE.



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



ALLEY 3
RA-20-18
20 MPH POST SPEED


EX-2
A2
B2
EX GRADE
+42.19=TIE IN TO EX. GRADE/PAVEMENT
ELEV.=560.78
3.5' MIN COVER
15' CLEAR
8" C909 PVC
167.2' - @ 0.52%
166.93' of 8" C909 PVC SAN @ 0.54%
133.8' - @ 0.52%
133.68' of 8" PVC SAN @ 0.46%
-0.95%
2.08%
-2.23%
-0.11%
PVI STA: 13+33.91
PVI ELEV: 557.13
AD: -0.75%
K: 66.25
VC: 50.00'
PVC STA: 13+08.91
PVI STA = 13+06.54
PVI ELEV = 558.56
EXISTING GRADE LEFT ROW
EXISTING GRADE C/L
PROPOSED GRADE C/L
FUTURE ROAD C/L
EX GRADE RIGHT ROW
PVI STA = 12+90.54
PVI ELEV = 558.84
PVT STA: 13+59.31
PGL ELEV: 559.60
CL STA 10+80.52 18TH AVENUE=
CL STA 10+00.00 Alley 6
PGL= 561.67
CL STA 11+68.80 18TH AVENUE=
CL STA 16+23.74 Alley 7
PGL= 561.64
CL STA 12+40.54 18TH AVENUE=
CL STA 16+23.74 CEDAR VALLEY ROAD
PGL= 558.81
-23.48=END PHASE I ROAD CONTRUCTION
ELEV.=557.63
-42.19=TIE IN TO EX. GRADE/PAVEMENT
ELEV.=560.78
MAT STA 10+40.83
WET TAP
CONNECT TO EX. VL
-49.16=BEGIN PHASE I ROAD CONTRUCTION
ELEV.=554.96
-54.53=18" STORM X-ING
-54.10=8" WL X-ING
-54.36=8" SAN X-ING
-50.66=18" STORM X-ING
-50.43=8" WL X-ING
-50.21=8" SAN X-ING
-49.63=8" WL X-ING
-49.40=8" SAN X-ING
-49.18=18" STORM X-ING
-48.95=8" WL X-ING
-48.72=8" SAN X-ING
-48.49=8" WL X-ING
-48.26=8" SAN X-ING
-47.80=8" WL X-ING
-47.57=8" SAN X-ING
-47.34=8" WL X-ING
-47.11=8" SAN X-ING
-46.88=8" WL X-ING
-46.65=8" SAN X-ING
-46.42=8" WL X-ING
-46.19=8" SAN X-ING
-45.96=8" WL X-ING
-45.73=8" SAN X-ING
-45.50=8" WL X-ING
-45.27=8" SAN X-ING
-45.04=8" WL X-ING
-44.81=8" SAN X-ING
-44.58=8" WL X-ING
-44.35=8" SAN X-ING
-44.12=8" WL X-ING
-43.89=8" SAN X-ING
-43.66=8" WL X-ING
-43.43=8" SAN X-ING
-43.20=8" WL X-ING
-42.97=8" SAN X-ING
-42.74=8" WL X-ING
-42.51=8" SAN X-ING
-42.28=8" WL X-ING
-42.05=8" SAN X-ING
-41.82=8" WL X-ING
-41.59=8" SAN X-ING
-41.36=8" WL X-ING
-41.13=8" SAN X-ING
-40.90=8" WL X-ING
-40.67=8" SAN X-ING
-40.44=8" WL X-ING
-40.21=8" SAN X-ING
-39.98=8" WL X-ING
-39.75=8" SAN X-ING
-39.52=8" WL X-ING
-39.29=8" SAN X-ING
-39.06=8" WL X-ING
-38.83=8" SAN X-ING
-38.60=8" WL X-ING
-38.37=8" SAN X-ING
-38.14=8" WL X-ING
-37.91=8" SAN X-ING
-37.68=8" WL X-ING
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-37.22=8" WL X-ING
-36.99=8" SAN X-ING
-36.76=8" WL X-ING
-36.53=8" SAN X-ING
-36.30=8" WL X-ING
-36.07=8" SAN X-ING
-35.84=8" WL X-ING
-35.61=8" SAN X-ING
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-35.15=8" SAN X-ING
-34.92=8" WL X-ING
-34.69=8" SAN X-ING
-34.46=8" WL X-ING
-34.23=8" SAN X-ING
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-31.24=8" WL X-ING
-31.01=8" SAN X-ING
-30.78=8" WL X-ING
-30.55=8" SAN X-ING
-30.32=8" WL X-ING
-30.09=8" SAN X-ING
-29.86=8" WL X-ING
-29.63=8" SAN X-ING
-29.40=8" WL X-ING
-29.17=8" SAN X-ING
-28.94=8" WL X-ING
-28.71=8" SAN X-ING
-28.48=8" WL X-ING
-28.25=8" SAN X-ING
-28.02=8" WL X-ING
-27.79=8" SAN X-ING
-27.56=8" WL X-ING
-27.33=8" SAN X-ING
-27.10=8" WL X-ING
-26.87=8" SAN X-ING
-26.64=8" WL X-ING
-26.41=8" SAN X-ING
-26.18=8" WL X-ING
-25.95=8" SAN X-ING
-25.72=8" WL X-ING
-25.49=8" SAN X-ING
-25.26=8" WL X-ING
-25.03=8" SAN X-ING
-24.80=8" WL X-ING
-24.57=8" SAN X-ING
-24.34=8" WL X-ING
-24.11=8" SAN X-ING
-23.88=8" WL X-ING
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-23.19=8" SAN X-ING
-22.96=8" WL X-ING
-22.73=8" SAN X-ING
-22.50=8" WL X-ING
-22.27=8" SAN X-ING
-22.04=8" WL X-ING
-21.81=8" SAN X-ING
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-20.89=8" SAN X-ING
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-20.20=8" WL X-ING
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-19.74=8" WL X-ING
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-13.30=8" WL X-ING
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-5.71=8" SAN X-ING
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0.73=8" SAN X-ING
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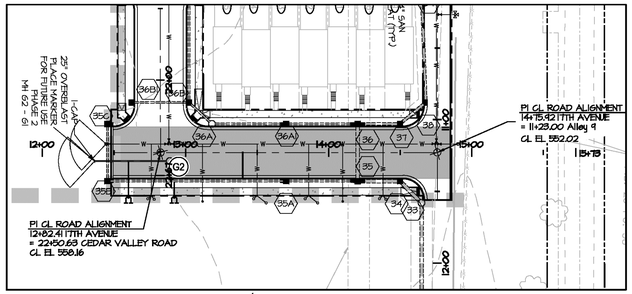
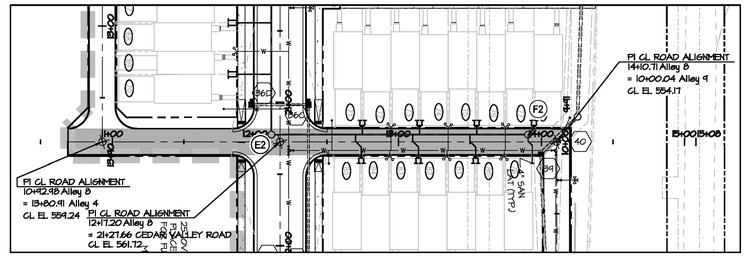
1.42=8" WL X-ING
1.65=8" SAN X-ING
1.88=8" WL X-ING
2.11=8" SAN X-ING
2.34=8" WL X-ING
2.57=8" SAN X-ING

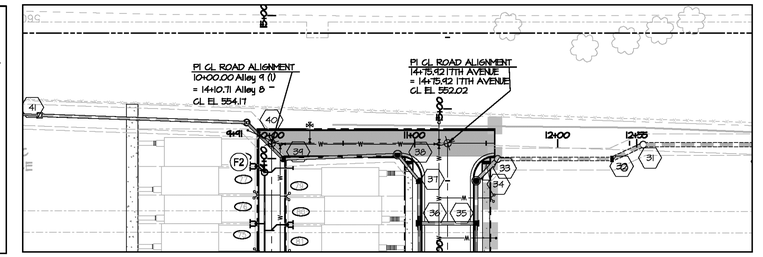
NOTES:
1. ANY WATERLINE THAT DIPS BELOW STORM DRAINAGE MUST HAVE AN 18" CLEARANCE AND BE ENCASED IN CONCRETE.



17TH AVE
RA-60-36
20 MPH POST SPEED



ALLEY 8
RA-20-18
20 MPH POST SPEED



ALLEY 9
RA-20-18
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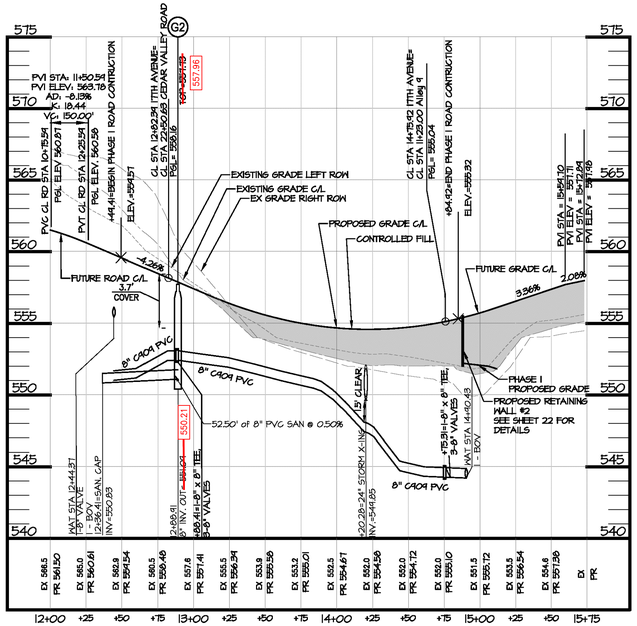
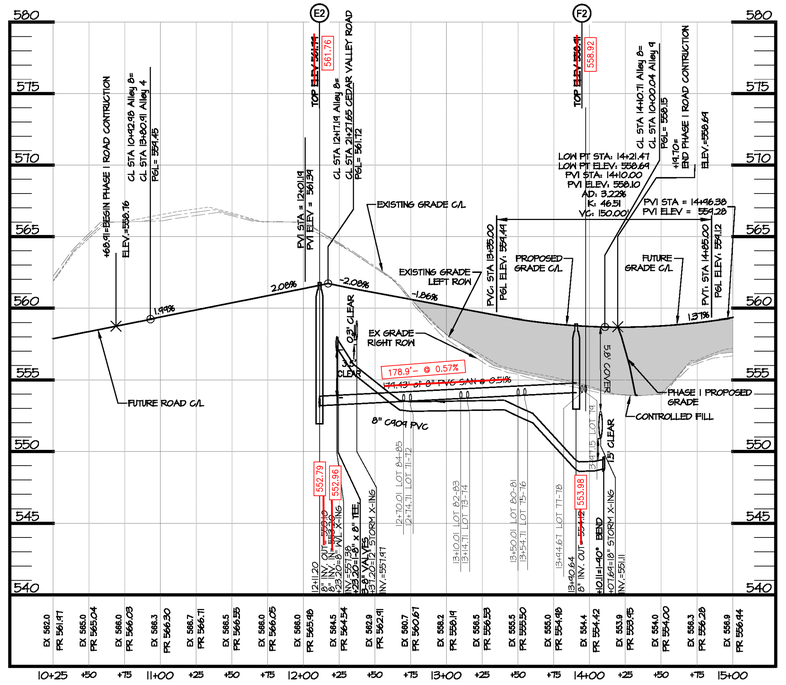
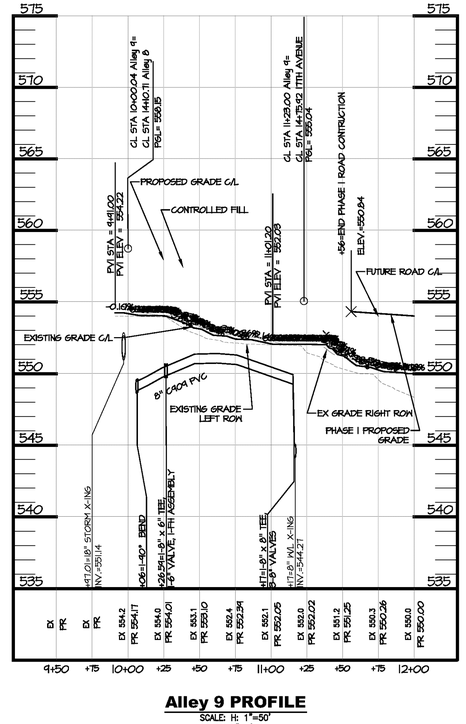


17TH AVENUE PROFILE
SCALE: H: 1"=50'
V: 1"=5'



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



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

Scale 1" = 50'

DATE	REVISIONS
04/27/23	CLIENT REV.
08/08/23	CITY, JUL, CTUB COMMENTS
08/17/23	SANITARY REVISION
08/22/23	JUL, CTUB COMMENTS
11/06/23	WVAW COMMENTS
12/27/23	STORM & ESMT. REV.
05/14/24	POND #2 REVISION

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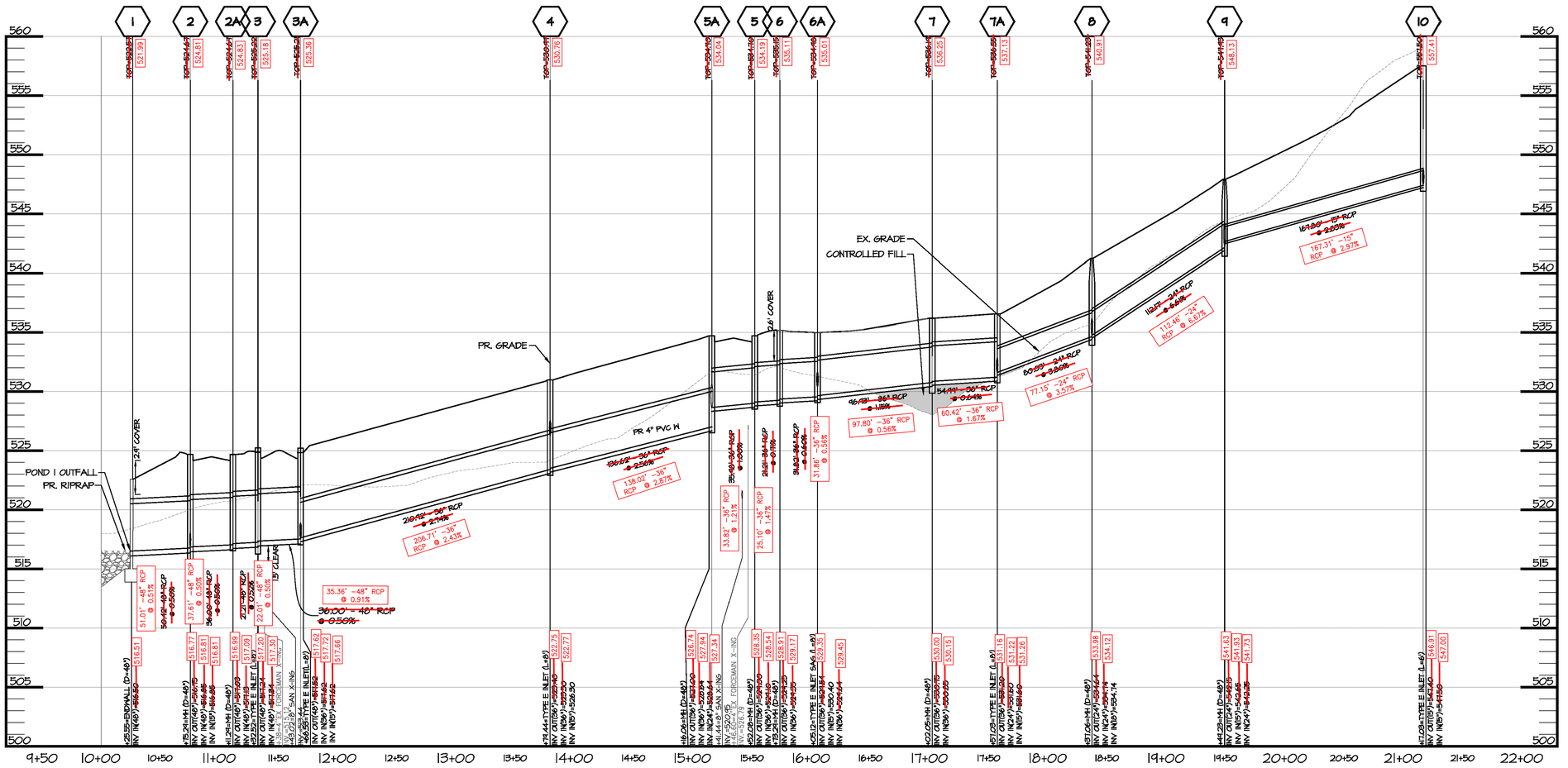
17TH AVE & ALLEY 8 & 9 PROFILE
RED CLOVER MEADOWS
PHASE 1
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

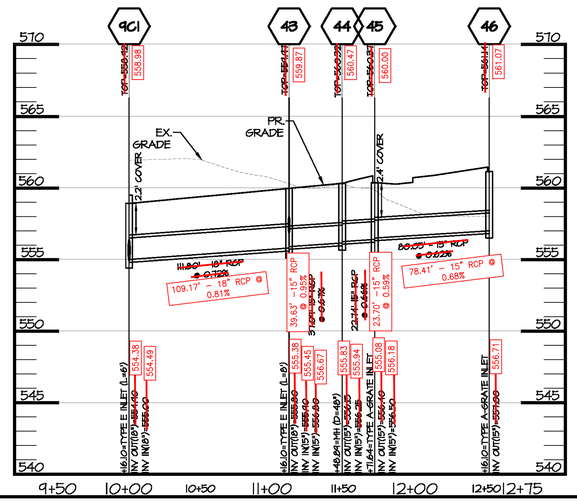
JOB NO.: 21170X01
SCALE: 1"=50'
DATE: 04/21/23
DRAWN BY: DLT
DESIGN BY: DLT
REVIEW BY: JKE

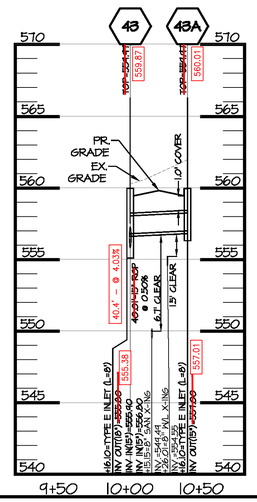
SHEET 10 OF 13

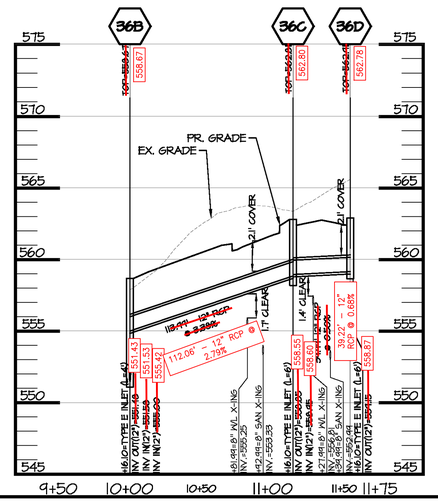
ASBUILT



Storm 1-10 PROFILE







DATE	REVISIONS
04/27/23	CLIENT REV.
06/08/23	CITY, JUL, CTUB COMMENTS
06/17/23	SANITARY REVISION
08/22/23	JUL, CTUB COMMENTS
11/06/23	WVAW COMMENTS
12/27/23	STORM & ESMT. REV.

DATE	REVISIONS
05/14/24	⚠POND #2 REVISION

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

Copyright 2023 Morris & Ritchie Associates, Inc.

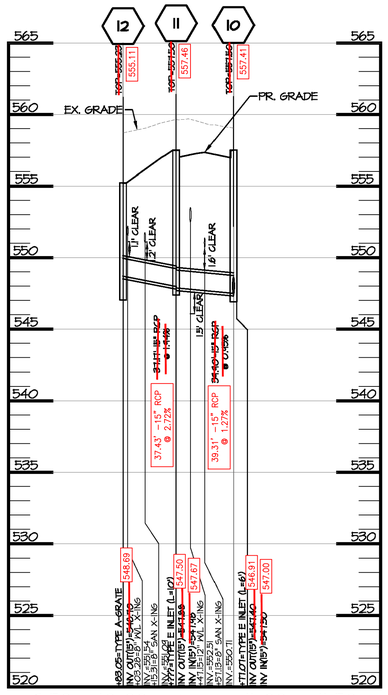
JAKE ERICKSON
REGISTERED
16052
STATE OF VIRGINIA
PROFESSIONAL ENGINEER
05/14/24

STORM PROFILES

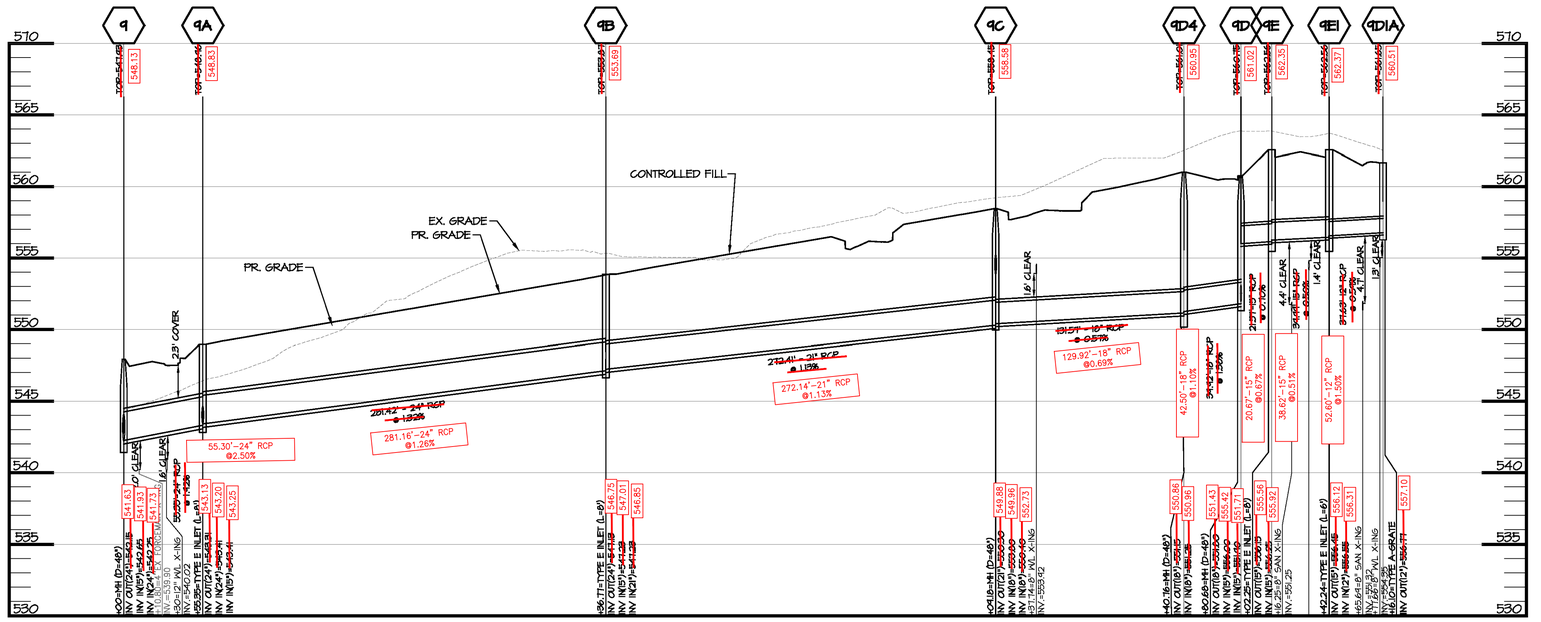
RED CLOVER MEADOWS
PHASE 1
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21170X01
SCALE:	AS NOTED
DATE:	04/21/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET	11 OF 13

ASBUILT



Storm 10-12 PROFILE



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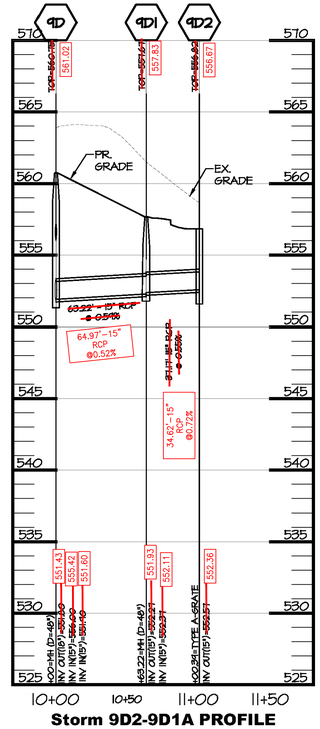
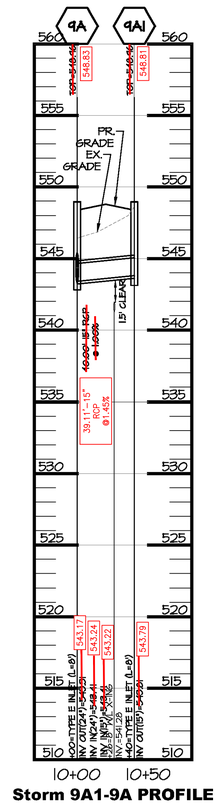
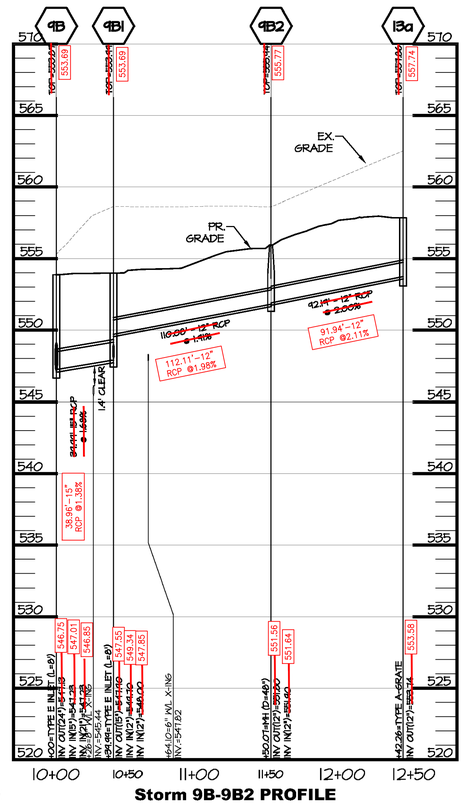


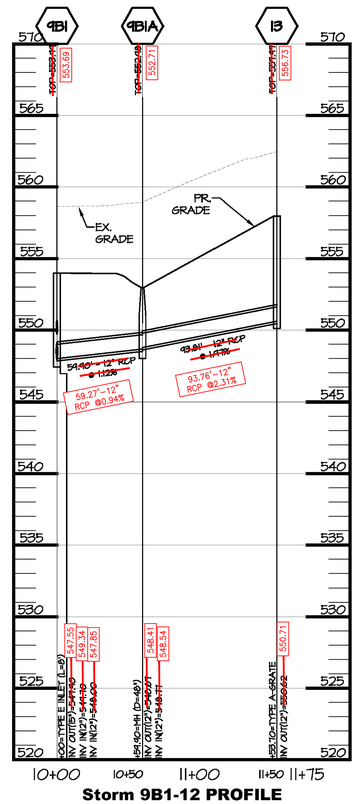
Storm 9D2-9D1A PROFILE



Storm 9A1-9A PROFILE



Storm 9B-9B2 PROFILE



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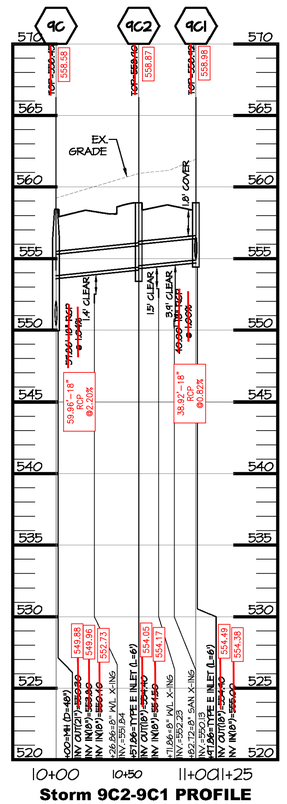

Storm 9C2-9C1 PROFILE

ASBUILT

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

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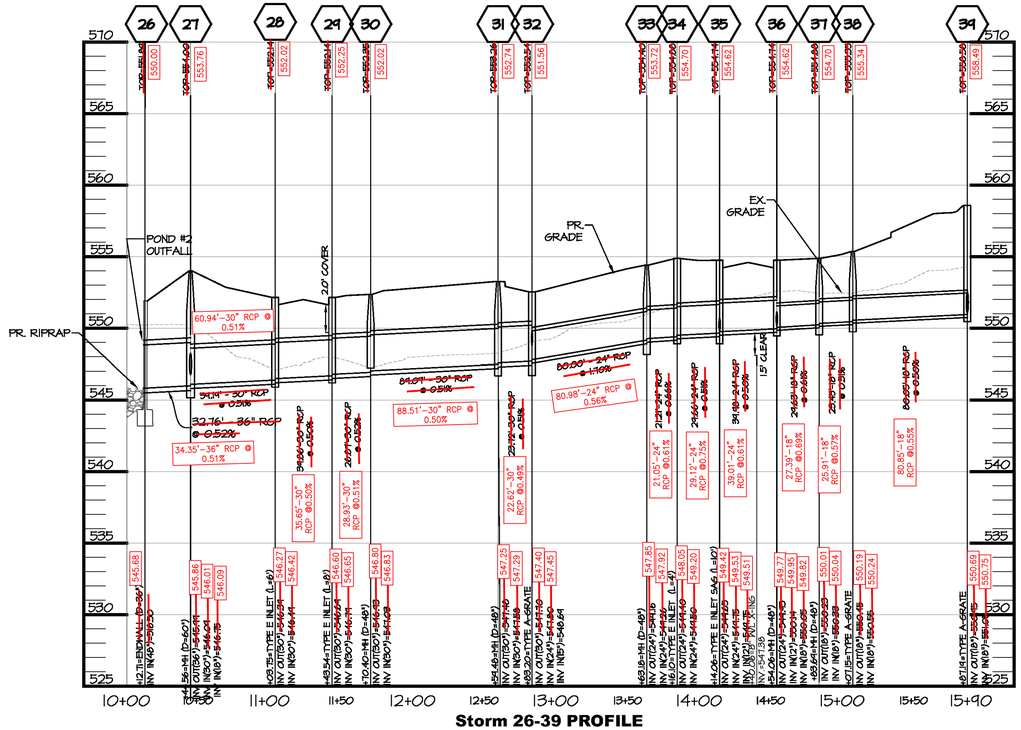
DATE	REVISIONS
04/27/23	CLIENT REV.
06/08/23	CITY, JUL, CTUB COMMENTS
08/17/23	SANITARY REVISION
08/22/23	JUL, CTUB COMMENTS
11/06/23	WVAW COMMENTS
12/27/23	STORM & ESMT. REV.

DATE	REVISIONS
05/14/24	⚠POND #2 REVISION

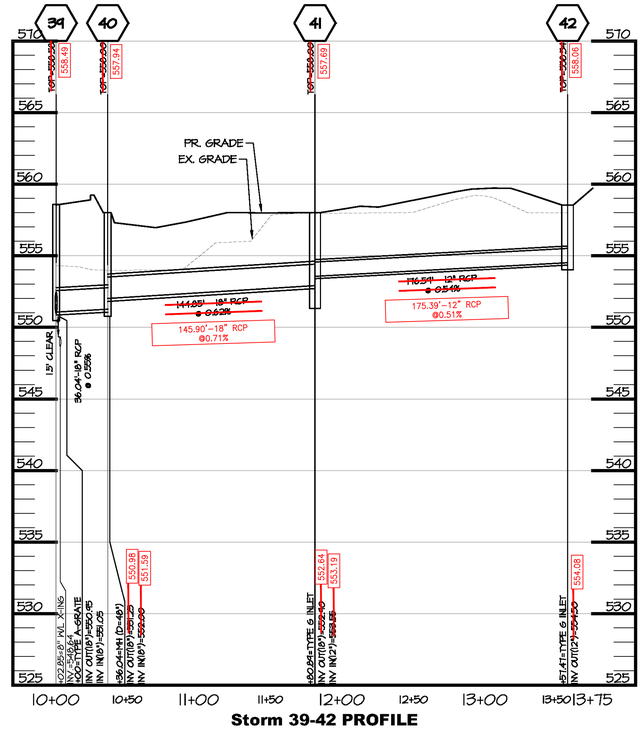
STORM PROFILES

RED CLOVER MEADOWS
PHASE 1
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

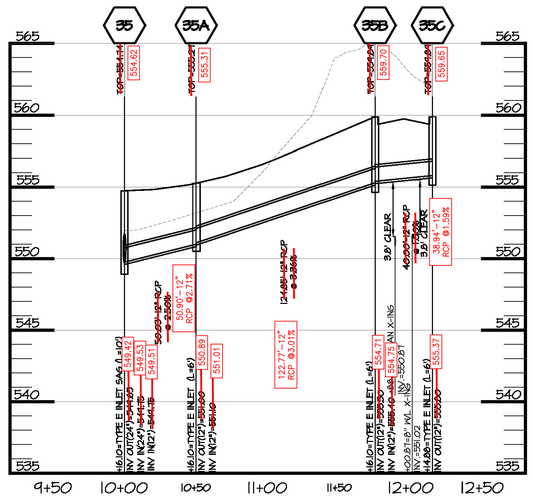
JOB NO.:	21170X01
SCALE:	AS NOTED
DATE:	04/21/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET	12 OF 13



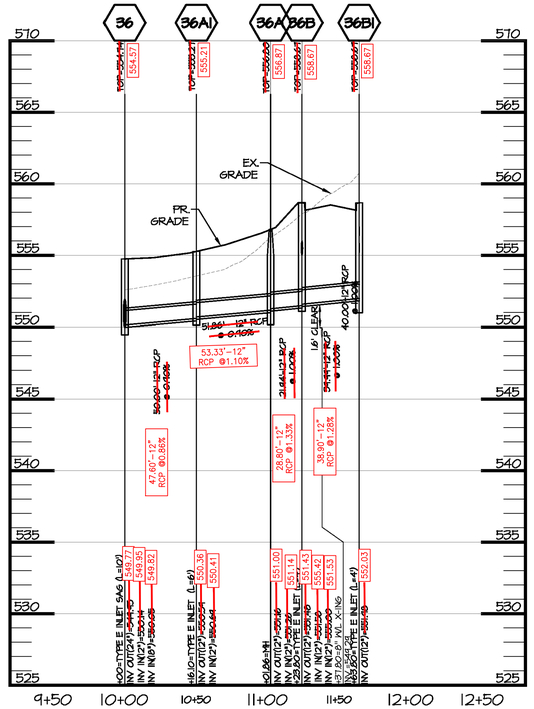
Storm 26-39 PROFILE



Storm 39-42 PROFILE



STORM 35-35C PROFILE



Storm 36-36B1 PROFILE

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

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DATE	REVISIONS
04/27/23	CLIENT REV.
06/08/23	CITY, JUL. CTUB COMMENTS
06/17/23	SANITARY REVISION
08/22/23	JUL. CTUB COMMENTS
11/06/23	WVAW COMMENTS
12/27/23	STORM & ESMT. REV.

DATE	REVISIONS
05/14/24	⚠1 POND #2 REVISION

JOHN K. ERICKSON
LICENSED
16052
STATE OF
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
05/14/24

STORM PROFILES

RED CLOVER MEADOWS
PHASE 1
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21170X01
SCALE:	AS NOTED
DATE:	04/21/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SH	SHEET 13 OF 13

ASBUILT

Resolution #: PC-25-19

A Resolution of the Planning Commission of the City of Ranson to Reduce the Guarantee Surety (Bond) for the Required Physical Improvements for a Subdivision known as Red Clover Meadows Phase 1.

WHEREAS, The Planning Commission accepts the reduction of guaranteed surety (bond) for the completion of the Red Clover Meadows Phase 1 complete improvements and infrastructure. The reduction from $8,430,058.44 to $2,562,67.84

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

NOW THEREFORE The Planning Commission reduces the corporate surety in lieu of completion of required on-site improvements as described in 16-82, and as outlined in the development agreement accepted by the Planning Commission on January 8, 2024

Signed and approved this 7th day of July 2025.

_____

Mike Anderson, President

ATTEST:

_____

Planning Commission Member

AFFIX CITY SEAL

AGENDA ITEM IV.7

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Public Hearing to accept public comments. Applicant Frederick, Seibert, & Associates on behalf of Madison Greens LLC, submitted an application for a final plat for Phase 1 of Madison Greens located off North Fairfax Blvd and Wallace Blvd for 60 lots. (36 single family homes, 24 town homes)

ATTACHMENTS:

Legal Notice Madison Greens Phase 1 plat , dev agreement, bond.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, July 7, 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 Madison Greens Phase 1 w/s of N. Fairfax Blvd, s/s of Baker Place, Ranson WV. Map 8E, Parcel 17. (Lots 1-120), accepting the bond, and entering a development agreement for Phase 1 of Madison Greens. 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 July 3, 2025, will be provided to the Planning Commission, and inserted into the official record.

Reiley Stanley
Dept. of Community Development

AGENDA ITEM IV.8

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Consideration: 25-22-FP Applicant Frederick, Seibert, & Associates on behalf of Madison Greens LLC, submitted an application for a final plat for Phase 1 of Madison Greens located off North Fairfax Blvd and Wallace Blvd for 60 lots. (36 single family homes, 24 town homes)

ATTACHMENTS:

25-22-application-for-review - executed.pdf
25-22-2023-0285 final plat phase 1.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

APPLICATION FOR REVIEW

PROJECT NAME: Madison Greens LLC

PROJECT DESCRIPTION: Phase 1A final plat for residential development.

MAP#: 8 **PARCEL#:** 1-5 **CURRENT ZONING:** R6, T3, T4 **PROPOSED ZONING:** Same

SITE AREA (ACRES): 11.75 **# OF LOTS:** 60 **AREA IN LOTS:** 6.5

AREA IN SWM: 3.57 **AREA IN RIGHT OF WAY:** 1.68

WATER SERVICE: PUBLIC ☑ **PRIVATE** ☐ **PROVIDER** WV AMERICAN WATER

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

SEWER FLOW (GALLONS PER DAY AT BUILD-OUT): 58400

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) MADISON GREENS LLC Percent of Ownership 100
Address 9729 GARIS SHOP ROAD, HAGERSTOWN, MD 21740
Phone: 301-491-6999 Fax/Email: ROB@RIVERSIDEAMERICAN.COM

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

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

Applicant (Print) SAME AS OWNER
Address _____
Phone: _____ Fax/Email: _____

Developer (Print) SAME AS OWNER
Address _____
Phone: _____ Fax/Email: _____

Engineer/Surveyor (Print) FSA, INC. C/O: TREVOR FREDERICK
Address: 128 S. POTOMAC ST, HAGERSTOWN, MD 21740
Phone: 301-791-3650 Fax/Email: TFREDERICK@FSA-INC.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): Robert A Peat Date: 5/5/25

Signature: (applicant) Same Date: _____

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

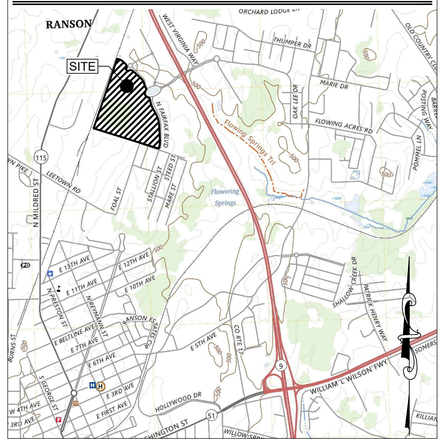
Date Received: _____ **By:** _____

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

VICINITY MAP

SCALE: 1" = 2000'

ADC MAP 21, B8
USGS MAPS (CHARLES TOWN, WEST VIRGINIA)



SHEET INDEX

TYPE	NUMBER	TITLE
C-101	SHEET 01	PRELIMINARY/FINAL PLAT, PARCELS 1-5
C-102	SHEET 02	FINAL PLAT, PART OF PHASE 1

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	260.00'	111.43'	110.58'	S 59°01'25" E	24°33'23"
C2	100.00'	79.54'	77.46'	S 23°57'32" E	45°34'03"
C3	100.01'	2.00'	2.00'	S 01°14'44" E	1°08'46"
C4	100.00'	79.64'	77.55'	S 20°29'45" W	45°37'41"
C5	100.00'	79.64'	77.55'	N 66°00'48" E	45°37'42"
C6	100.01'	2.00'	2.00'	N 88°15'17" E	1°08'45"
C7	100.00'	79.54'	77.46'	S 69°31'55" E	45°34'03"
C8	260.00'	105.97'	105.24'	S 35°04'09" E	23°21'09"
C9	340.00'	89.31'	89.05'	S 24°50'16" E	15°03'00"
C10	49.00'	56.83'	53.70'	S 00°51'44" W	66°27'00"
C11	297.64'	7.26'	7.26'	S 33°24'16" W	1°23'52"
C12	169.33'	75.68'	75.05'	S 19°54'04" W	25°36'30"
C13	114.43'	125.59'	119.38'	S 24°20'38" E	62°52'54"
C14	169.33'	47.21'	47.06'	S 63°46'19" E	15°58'37"
C15	74.08'	81.17'	77.17'	S 40°22'11" E	62°46'42"
C16	849.95'	312.62'	310.86'	S 19°31'01" E	21°04'27"
C17	750.00'	357.11'	353.75'	S 16°24'46" E	27°16'52"
C18	750.00'	204.97'	204.33'	S 05°03'25" W	15°39'31"
C19	30.00'	49.42'	44.02'	S 60°04'37" W	94°22'52"

LINE	BEARING	DISTANCE
L1	S 71°18'06" E	64.87'
L2	S 48°44'44" E	80.00'
L3	S 73°48'02" E	1.78'
L4	S 17°18'46" E	97.11'

LANDS OF MADISON GREENS, LLC
DEED BOOK 1322 PAGE 264

PARCEL 1:	28.29 AC.
PARCEL 2:	19.58 AC.
PARCEL 3:	2.39 AC.
PARCEL 4:	4.51 AC.
PARCEL 5: +	6.64 AC.
TOTAL AREA	61.41 AC.

Fk - Funkstown silt loam
Soil Properties & Characteristics:
Slope: 3 to 8 Percent
Drainage Class: moderately well drained
Depth to Seasonal High Water Table: about 20 to 28 inches
Flooding: Frequent
Erosion Hazard: Moderate
Depth to Bedrock: more than 80 inches

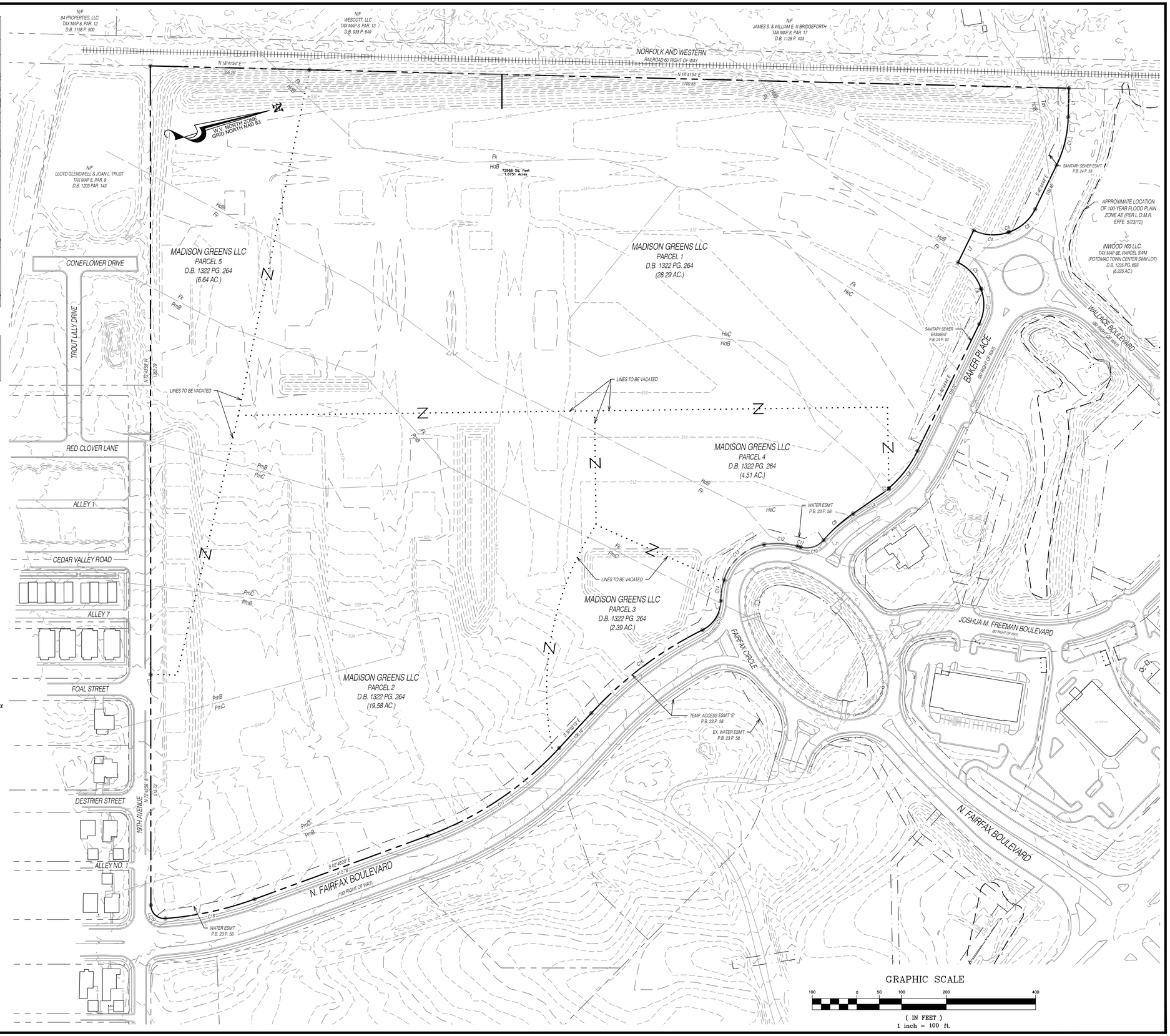
HbB - Hagerstown silty clay loam, 3 to 8 percent slopes
Soil Properties & Characteristics:
Slope: 3 to 8 Percent
Drainage Class: medium
Depth to Seasonal High Water Table: more than 80 inches
Flooding: None
Erosion Hazard: Moderate
Depth to Bedrock: 43-98 inches

HeC - Hagerstown silt loam, 8 to 15 percent slopes, very rocky
Soil Properties & Characteristics:
Slope: 8 to 15 Percent
Drainage Class: well drained
Depth to Seasonal High Water Table: more than 80 inches
Flooding: None
Erosion Hazard: Moderate
Depth to Bedrock: more than 80 inches

PmB - Poplimento silt loam, 3 to 8 percent slopes
Soil Properties & Characteristics:
Slope: 3 to 8 Percent
Drainage Class: well drained
Depth to Seasonal High Water Table: more than 80 inches
Flooding: None
Erosion Hazard: Moderate
Depth to Bedrock: more than 80 inches

PmC - Poplimento silt loam, 8 to 15 percent slopes
Soil Properties & Characteristics:
Slope: 8 to 15 Percent
Drainage Class: well drained
Depth to Seasonal High Water Table: more than 80 inches
Flooding: None
Erosion Hazard: Moderate
Depth to Bedrock: more than 80 inches

Owner:
Madison Greens, LLC
9729 Garis Shop Road
Hagerstown, MD 21740
(301)-491-6999



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

MATTHEW B. CEBULA
LICENSED
No. 2115
STATE OF
WEST VIRGINIA
PROFESSIONAL SURVEYOR

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: West Virginia
License #: 2115
Expiration Date: 6/30/25

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
15 EAST MAIN STREET
NEW BLOOMFIELD, PA 17068
717-582-2644
ID #2205
305 SOUTH HANOVER STREET
CARLISLE, PA 17013
717-249-9411
111-A2 WILLIAMSPORT PIKE
GREENCASTLE, PA 17225
717-597-3667
028 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
301-739-8866

MARK	DESCRIPTION	DATE

PRELIMINARY/FINAL PLAT OF SUBDIVISION, PARCEL 1-5
FINAL PLAT OF SUBDIVISION, LOTS 1-19, 42-70, 109-120
FOR
MADISON GREENS, PART OF PHASE 1
PARCEL 8-1.1, 8-1.3, 8-1.5, 8-9.2, 8E-17, DEED BOOK 1322, PAGE 264
SITUATE WEST OF FAIRFAX BOULEVARD, EAST OF NORFOLK AND WESTERN RAILROAD
RANSON CORP DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

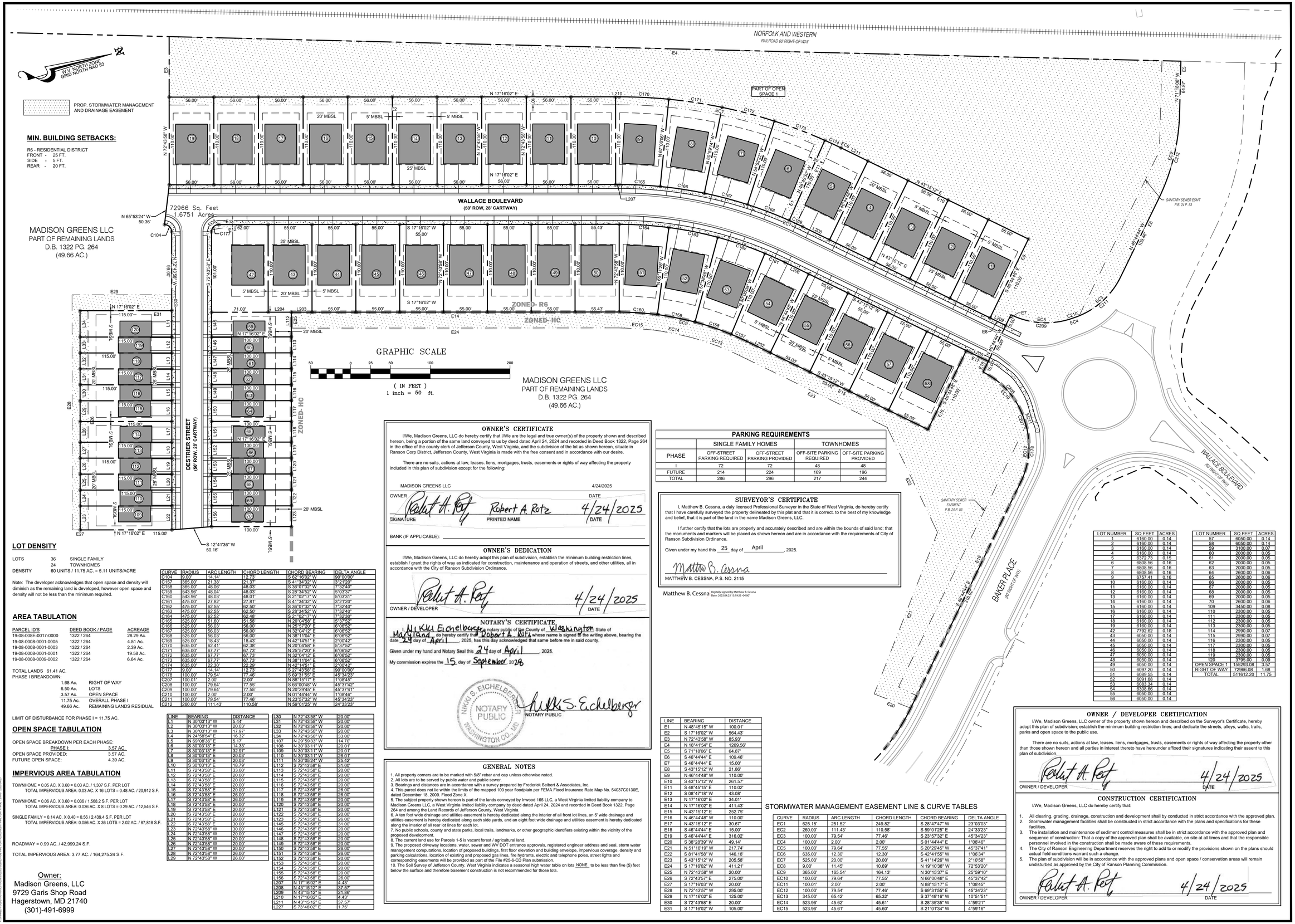
PROJECT NO.	2023-0285
DWN BY	DWH
DATE	02-24-2025
PROJECT MANAGER	Trevor Frederick
EMAIL	TFREDERICK@FSA-INC.COM
TAX MAP: 8, 8E	PARCEL: 1.1, 1.3, 1.5, 9-2, 17
DEED BOOK: 1322	PAGE: 264
SCALE	1" = 100'

SHEET TITLE

PRELIMINARY/FINAL PLAT, PARCELS 1-5

C-101
SHEET 01 OF 02

P:\SHARED FOLDERS\FSA\2023\2023-0285\DWG\FINAL PLAT\FSA2023-0285 FINAL PLAT PHASE 1.DWG - 2025-04-25



MIN. BUILDING SETBACKS:

R6 - RESIDENTIAL DISTRICT
FRONT - 25 FT.
SIDE - 5 FT.
REAR - 20 FT.

LOT DENSITY

LOTS	36	SINGLE FAMILY
	24	TOWNHOMES
DENSITY	60 UNITS / 11.75 AC. = 5.11 UNITS/ACRE	

Note: The developer acknowledges that open space and density will diminish as the remaining land is developed, however open space and density will not be less than the minimum required.

AREA TABULATION

PARCEL ID'S	DEED BOOK / PAGE	ACREAGE
19-08-008E-0017-0000	1322 / 264	28.29 Ac.
19-08-0008-0001-0005	1322 / 264	4.51 Ac.
19-08-0008-0001-0003	1322 / 264	2.39 Ac.
19-08-0008-0001-0001	1322 / 264	19.58 Ac.
19-08-0008-0009-0002	1322 / 264	6.64 Ac.

TOTAL LANDS 61.41 AC.
PHASE I BREAKDOWN:

1.68 Ac.	RIGHT OF WAY
6.50 Ac.	LOTS
3.57 Ac.	OPEN SPACE
11.75 Ac.	OVERALL PHASE I
49.66 Ac.	REMAINING LANDS RESIDUAL

LIMIT OF DISTURBANCE FOR PHASE I = 11.75 AC.

OPEN SPACE TABULATION

OPEN SPACE BREAKDOWN PER EACH PHASE:

PHASE I:	3.57 AC.
OPEN SPACE PROVIDED:	3.57 AC.
FUTURE OPEN SPACE:	4.39 AC.

IMPERVIOUS AREA TABULATION

TOWNHOME = 0.05 AC. X 0.60 = 0.03 AC. / 1,307 S.F. PER LOT
TOTAL IMPERVIOUS AREA: 0.03 AC. X 16 LOTS = 0.48 AC. / 20,912 S.F.

TOWNHOME = 0.06 AC. X 0.60 = 0.036 / 1,568.2 S.F. PER LOT
TOTAL IMPERVIOUS AREA: 0.036 AC. X 8 LOTS = 0.29 AC. / 12,546 S.F.

SINGLE FAMILY = 0.14 AC. X 0.40 = 0.56 / 2,439.4 S.F. PER LOT
TOTAL IMPERVIOUS AREA: 0.056 AC. X 36 LOTS = 2.02 AC. / 87,818 S.F.

ROADWAY = 0.99 AC. / 42,999.24 S.F.

TOTAL IMPERVIOUS AREA: 3.77 AC. / 164,275.24 S.F.

Owner:
Madison Greens, LLC
9729 Garis Shop Road
Hagerstown, MD 21740
(301)-491-6999

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C104	9.00'	14.14'	12.73'	S 62°16'02" W	90°00'00"
C157	365.00'	21.38'	21.37'	S 41°34'32" W	3°21'20"
C158	365.00'	48.06'	48.03'	S 36°07'32" W	7°32'40"
C159	543.96'	48.04'	48.03'	S 28°37'52" W	5°03'31"
C160	543.96'	48.03'	48.01'	S 21°02'17" W	5°03'31"
C161	475.00'	27.82'	27.81'	S 41°34'32" W	3°21'20"
C162	475.00'	62.55'	62.50'	S 36°07'32" W	7°32'40"
C163	475.00'	62.55'	62.50'	S 28°34'52" W	7°32'40"
C164	475.00'	62.52'	62.48'	S 21°02'17" W	7°32'30"
C165	525.00'	51.60'	51.58'	N 20°04'58" E	5°37'52"
C166	525.00'	56.03'	56.00'	N 25°57'20" E	6°06'52"
C167	525.00'	56.03'	56.00'	N 32°04'12" E	6°06'52"
C168	525.00'	56.03'	56.00'	N 38°11'04" E	6°06'52"
C169	525.00'	18.43'	18.43'	N 42°14'51" E	2°00'42"
C170	635.00'	62.41'	62.38'	N 20°04'58" E	5°37'52"
C171	635.00'	67.77'	67.73'	N 25°57'20" E	6°06'52"
C172	635.00'	67.77'	67.73'	N 32°04'12" E	6°06'52"
C173	635.00'	67.77'	67.73'	N 38°11'04" E	6°06'52"
C174	635.00'	22.30'	22.29'	N 42°14'51" E	2°00'42"
C177	9.00'	14.14'	12.73'	S 27°43'58" E	90°00'00"
C178	100.00'	79.54'	77.46'	S 69°31'55" E	45°34'23"
C207	100.01'	2.00'	2.00'	N 88°15'17" E	1°08'45"
C208	100.00'	79.64'	77.55'	S 66°00'48" W	45°37'42"
C209	100.00'	79.64'	77.55'	N 20°29'45" E	45°37'41"
C210	100.00'	2.00'	2.00'	N 01°44'44" W	1°08'46"
C211	100.00'	79.54'	77.46'	N 23°57'32" W	45°34'23"
C212	260.00'	111.43'	110.58'	N 59°01'25" W	24°33'23"

LINE	BEARING	DISTANCE
L1	N 30°03'13" W	5.44'
L2	N 30°03'13" W	20.03'
L3	N 30°03'13" W	17.97'
L4	N 24°58'54" E	16.32'
L5	N 69°06'30" E	5.17'
L6	S 30°03'13" E	14.33'
L7	S 30°03'13" E	32.97'
L8	S 30°03'13" E	20.03'
L9	S 30°03'13" E	20.03'
L10	S 30°03'13" E	18.79'
L11	S 72°43'58" E	33.00'
L12	S 72°43'58" E	20.00'
L13	S 72°43'58" E	20.00'
L14	S 72°43'58" E	20.00'
L15	S 72°43'58" E	20.00'
L16	S 72°43'58" E	26.00'
L17	S 72°43'58" E	26.00'
L18	S 72°43'58" E	20.00'
L19	S 72°43'58" E	20.00'
L20	S 72°43'58" E	20.00'
L21	S 72°43'58" E	20.00'
L22	S 72°43'58" E	30.00'
L23	N 72°43'58" W	30.00'
L24	N 72°43'58" W	20.00'
L25	N 72°43'58" W	20.00'
L26	N 72°43'58" W	20.00'
L27	N 72°43'58" W	20.00'
L28	N 72°43'58" W	26.00'
L29	N 72°43'58" W	26.00'
L30	N 72°43'58" W	20.00'
L31	N 72°43'58" W	20.00'
L32	N 72°43'58" W	20.00'
L33	N 72°43'58" W	20.00'
L34	N 72°43'58" W	33.00'
L107	N 29°59'33" W	14.70'
L108	N 30°03'11" W	20.01'
L109	N 30°03'11" W	20.01'
L110	N 30°03'11" W	26.01'
L111	N 30°05'24" W	25.42'
L112	S 72°43'58" E	31.00'
L113	S 72°43'58" E	20.00'
L114	S 72°43'58" E	20.00'
L115	S 72°43'58" E	20.00'
L116	S 72°43'58" E	20.00'
L117	S 72°43'58" E	26.00'
L118	S 72°43'58" E	26.00'
L119	S 72°43'58" E	20.00'
L120	S 72°43'58" E	20.00'
L121	S 72°43'58" E	20.00'
L122	S 72°43'58" E	20.00'
L123	S 72°43'58" E	20.00'
L145	S 72°43'58" E	31.00'
L146	S 72°43'58" E	20.00'
L147	S 72°43'58" E	20.00'
L148	S 72°43'58" E	20.00'
L149	S 72°43'58" E	20.00'
L150	S 72°43'58" E	26.00'
L151	S 72°43'58" E	26.00'
L152	S 72°43'58" E	20.00'
L153	S 72°43'58" E	20.00'
L154	S 72°43'58" E	20.00'
L155	S 72°43'58" E	20.00'
L156	S 72°43'58" E	26.00'
L207	N 17°16'02" E	4.43'
L208	N 43°15'12" E	37.57'
L209	N 43°15'12" E	21.86'
L210	N 17°16'02" E	4.43'
L211	N 43°15'12" E	37.57'
L227	S 73°46'02" E	1.75'

OWNER'S CERTIFICATE

I/We, Madison Greens, LLC do hereby certify that I/We are the legal and true owner(s) of the property shown and described hereon, being a portion of the same land conveyed to us by deed dated April 24, 2024 and recorded in Deed Book 1322, Page 264 in the office of the county clerk of Jefferson County, West Virginia, and the subdivision of the lot as shown hereon, situate in Ranson Corp District, Jefferson County, West Virginia is made with the free consent and in accordance with our desire.

There are no suits, actions at law, leases. liens, mortgages, trusts, easements or rights of way affecting the property included in this plan of subdivision except for the following:

MADISON GREENS LLC — 4/24/2025
OWNER — DATE
SIGNATURE — Robert A Rotz — PRINTED NAME — 4/24/2025 — DATE
BANK (IF APPLICABLE): _____

OWNER'S DEDICATION

I/We, Madison Greens, LLC do hereby adopt this plan of subdivision, establish the minimum building restriction lines, establish / grant the rights of way as indicated for construction, maintenance and operation of streets, and other utilities, all in accordance with the City of Ranson Subdivision Ordinance.

OWNER / DEVELOPER — 4/24/2025 — DATE

NOTARY'S CERTIFICATE

I Nikki Eichelberger a notary public of the County of Washington State of Maryland do hereby certify that Robert A. Rotz whose name is signed to the writing above, bearing the date 24 day of April, 2025, has this day acknowledged that same before me in said county.

Given under my hand and Notary Seal this 24 day of April, 2025.

My commission expires the 15 day of September 2028

NIKKI S. EICHELBERGER NOTARY PUBLIC WASHINGTON CO. MD.

NOTARY PUBLIC

GENERAL NOTES

1. All property corners are to be marked with 5/8" rebar and cap unless otherwise noted.
2. All lots are to be served by public water and public sewer.
3. Bearings and distances are in accordance with a survey prepared by Frederick Seibert & Associates, Inc.
4. This parcel does not lie within the limits of the mapped 100 year floodplain per FEMA Flood Insurance Rate Map No. 54037C0130E, dated December 18, 2009. Flood Zone X.
5. The subject property shown hereon is part of the lands conveyed by Inwood 165 LLC, a West Virginia limited liability company to Madison Greens LLC, a West Virginia limited liability company by deed dated April 24, 2024 and recorded in Deed Book 1322, Page 264 and among the Land Records of Jefferson County, West Virginia.
6. A ten foot wide drainage and utilities easement is hereby dedicated along the interior of all front lot lines, an 5' wide drainage and utilities easement is hereby dedicated along each side yards, and an eight foot wide drainage and utilities easement is hereby dedicated along the interior of all rear lot lines for each lot.
7. No public schools, county and state parks, local trails, landmarks, or other geographic identifiers existing within the vicinity of the proposed development.
8. The current land use for Parcels 1-5 is vacant forest / agriculture land.
9. The proposed driveway locations, water, sewer and WV DOT entrance approvals, registered engineer address and seal, storm water management computations, location of proposed buildings, first floor elevation and building envelope, impervious coverage, density and parking calculations, location of existing and proposed gas lines, fire hydrants, electric and telephone poles, street lights and corresponding easements will be provided as part of the File #25-6-CD Plan submission.
10. The Soil Survey of Jefferson County, West Virginia indicates a seasonal high water table on lots NONE to be less than five (5) feet below the surface and therefore basement construction is not recommended for those lots.

LINE	BEARING	DISTANCE
E1	N 48°45'15" W	100.01'
E2	S 17°16'02" W	564.43'
E3	N 72°43'58" W	85.93'
E4	N 18°41'54" E	1269.56'
E5	S 71°18'06" E	64.87'
E6	S 46°44'44" E	109.46'
E7	S 46°44'44" E	15.00'
E8	S 43°15'12" W	21.86'
E9	N 46°44'48" W	110.00'
E10	S 43°15'12" W	261.57'
E11	S 48°45'15" E	110.02'
E12	S 08°47'18" W	43.08'
E13	N 17°16'02" E	34.01'
E14	N 17°16'02" E	411.43'
E15	N 43°15'12" E	252.75'
E16	N 46°44'48" W	110.00'
E17	N 43°15'12" E	30.67'
E18	S 46°44'44" E	15.00'
E19	S 46°44'44" E	316.02'
E20	S 38°28'39" W	49.14'
E21	N 51°18'19" W	217.74'
E22	S 81°41'58" W	146.18'
E23	S 43°15'12" W	205.58'
E24	S 17°16'02" W	411.21'
E25	N 72°43'58" W	20.00'
E26	S 72°43'57" E	275.00'
E27	S 17°16'03" W	20.00'
E28	N 72°43'57" W	295.00'
E29	N 17°16'02" E	125.00'
E30	S 72°43'58" E	20.00'
E31	S 17°16'02" W	105.00'

PARKING REQUIREMENTS

PHASE	SINGLE FAMILY HOMES		TOWNHOMES	
	OFF-STREET PARKING REQUIRED	OFF-STREET PARKING PROVIDED	OFF-SITE PARKING REQUIRED	OFF-SITE PARKING PROVIDED
I	72	72	48	48
FUTURE	214	224	169	196
TOTAL	286	296	217	244

SURVEYOR'S CERTIFICATE

I, Matthew B. Cessna, a duly licensed Professional Surveyor in the State of West Virginia, do hereby certify that I have carefully surveyed the property delineated by this plat and that it is correct. to the best of my knowledge and belief, that it is part of the land in the name Madison Greens, LLC.

I further certify that the lots are properly and accurately described and are within the bounds of said land; that the monuments and markers will be placed as shown hereon and are in accordance with the requirements of City of Ranson Subdivision Ordinance.

Given under my hand this 25 day of April, 2025.

MATTHEW B. CESSNA, P.S. NO. 2115

Matthew B. Cessna Digitally signed by Matthew B. Cessna Date: 2025.04.25 15:19:53 -04'00'

LOT NUMBER	SQ.FEET	ACRES
1	6160.00	0.14
2	6160.00	0.14
3	6160.00	0.14
4	6160.00	0.14
5	6372.73	0.15
6	6808.56	0.16
7	6808.56	0.16
8	6808.56	0.16
9	6757.41	0.16
10	6160.00	0.14
11	6160.00	0.14
12	6160.00	0.14
13	6160.00	0.14
14	6160.00	0.14
15	6160.00	0.14
16	6160.00	0.14
17	6160.00	0.14
18	6160.00	0.14
19	6160.00	0.14
42	7792.62	0.18
43	6050.00	0.14
44	6050.00	0.14
45	6050.00	0.14
46	6050.00	0.14
47	6050.00	0.14
48	6050.00	0.14
49	6050.00	0.14
50	6097.20	0.14
51	6089.55	0.14
52	6091.68	0.14
53	6083.34	0.14
54	6308.66	0.14
55	6050.00	0.14
56	6050.00	0.14

LOT NUMBER	SQ.FEET	ACRES
57	6050.00	0.14
58	6050.00	0.14
59	3100.00	0.07
60	2000.00	0.05
61	2000.00	0.05
62	2000.00	0.05
63	2000.00	0.05
64	2600.00	0.06
65	2600.00	0.06
66	2000.00	0.05
67	2000.00	0.05
68	2000.00	0.05
69	2000.00	0.05
70	2600.00	0.06
109	3450.00	0.08
110	2300.00	0.05
111	2300.00	0.05
112	2300.00	0.05
113	2300.00	0.05
114	2990.00	0.07
115	2990.00	0.07
116	2300.00	0.05
117	2300.00	0.05
118	2300.00	0.05
119	2300.00	0.05
120	3795.00	0.09
OPEN SPACE 1	155293.08	3.57
RIGHT OF WAY	72966.08	1.68
TOTAL	511612.20	11.75

OWNER / DEVELOPER CERTIFICATION

I/We, Madison Greens, LLC owner of the property shown hereon and described on the Surveyor's Certificate, hereby adopt this plan of subdivision; establish the minimum building restriction lines; and dedicate the streets, alleys, walks, trails, parks and open space to the public use.

There are no suits, actions at law, leases. liens, mortgages, trusts, easements or rights of way affecting the property other than those shown hereon and all parties in interest thereto have hereunder affixed their signatures indicating their assent to this plan of subdivision.

OWNER / DEVELOPER — 4/24/2025 — DATE

CONSTRUCTION CERTIFICATION

I/We, Madison Greens, LLC do hereby certify that:

1. All clearing, grading, drainage, construction and development shall by conducted in strict accordance with the approved plan.
2. Stormwater management facilities shall be constructed in strict accordance with the plans and specifications for these facilities.
3. The installation and maintenance of sediment control measures shall be in strict accordance with the approved plan and sequence of construction: That a copy of the approved plan shall be available, on site at all times and that the responsible personnel involved in the construction shall be made aware of these requirements.
4. The City of Ranson Engineering Department reserves the right to add to or modify the provisions shown on the plans should actual field conditions warrant such a change.
5. The plan of subdivision will be in accordance with the approved plans and open space / conservation areas will remain undisturbed as approved by the City of Ranson Planning Commission.

OWNER / DEVELOPER — 4/24/2025 — DATE

STORMWATER MANAGEMENT EASEMENT LINE & CURVE TABLES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC1	625.18'	251.52'	249.82'	S 28°47'47" W	23°03'03"
EC2	260.00'	111.43'	110.58'	S 59°01'25" E	24°33'23"
EC3	100.00'	79.54'	77.46'	S 23°57'32" E	45°34'23"
EC4	100.00'	2.00'	2.00'	S 01°44'44" E	1°08'46"
EC5	100.00'	79.64'	77.55'	S 20°29'45" W	45°37'41"
EC6	635.00'	12.30'	12.30'	S 42°41'55" W	1°06'34"
EC7	525.00'	20.00'	20.00'	S 41°14'26" W	2°10'58"
EC8	9.00'	11.45'	10.69'	N 19°10'36" W	72°53'20"
EC9	365.00'	165.54'	164.13'	N 30°15'37" E	25°59'10"
EC10	100.00'	79.64'	77.55'	N 66°00'48" E	45°37'42"
EC11	100.01'	2.00'	2.00'	N 88°15'17" E	1°08'45"
EC12	100.00'	79.54'	77.46'	S 69°31'55" E	45°34'23"
EC13	345.00'	65.42'	65.32'	S 37°49'16" W	10°51'51"
EC14	523.96'	45.62'	45.61'	S 28°35'35" W	4°59'21"
EC15	523.96'	45.61'	45.60'	S 21°01'34" W	4°59'16"

MATTHEW B. CESSNA
LICENSED
No. 2115
STATE OF
WEST VIRGINIA
PROFESSIONAL SURVEYOR

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: West Virginia License #: 2115
Expiration Date: 6/30/25

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsainc.com
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717-582-2644
555 SOUTHHANOVER STREET, CARLISLE, PA 17013, 717-249-5811
1114 2 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-3647
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301-739-8866

MARK	DESCRIPTION	DATE

PRELIMINARY/FINAL PLAT OF SUBDIVISION, PARCEL 1-5
FINAL PLAT OF SUBDIVISION, LOTS 1-19, 42-70, 109-120
FOR
MADISON GREENS, PART OF PHASE 1
PARCEL B-1, B-1, B-1.5, B-2, B-5, B-17, DEED BOOK 1322, PAGE 264
SITUATE WEST OF FAIRFAX BOULEVARD, EAST OF NORFOLK AND WESTERN RAILROAD
RANSON CORP DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

PROJECT NO. 2023-0285
DWN BY: DWH | DATE: 02-24-2025
PROJECT MANAGER: Trevor Frederick
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP: 9, 8E PARCEL: 1.1, 1.3, 1.5, 9-2, 17
DEED BOOK: 1322 PAGE: 264
SCALE: 1" = 50'
SHEET TITLE

FINAL PLAT
PART OF PHASE 1

C-102
SHEET 02 OF 02

AGENDA ITEM IV.9

Planning Commission Request for Action

TO:

FROM: Rieley Stanley, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Public Hearing- To accept public comments. Applicant Frederick, Seibert, & Associates on behalf of Madison Greens LLC, submitted an application for a guaranteed surety bond for Phase 1 of Madison Greens located off North Fairfax Blvd and Wallace Blvd for 60 lots. (36 single family homes, 24 town homes) in the amount of $3,757,096.08

ATTACHMENTS:

Legal Notice Madison Greens Phase 1 plat , dev agreement, bond.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, July 7, 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 Madison Greens Phase 1 w/s of N. Fairfax Blvd, s/s of Baker Place, Ranson WV. Map 8E, Parcel 17. (Lots 1-120), accepting the bond, and entering a development agreement for Phase 1 of Madison Greens. 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 July 3, 2025, will be provided to the Planning Commission, and inserted into the official record.

Reiley Stanley
Dept. of Community Development

AGENDA ITEM IV.10

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Consideration: 25-22-FP Applicant Frederick, Seibert, & Associates on behalf of Madison Greens LLC, submitted an application for a guaranteed surety bond for Phase 1 of Madison Greens located off North Fairfax Blvd and Wallace Blvd for 60 lots. (36 single family homes, 24 town homes) in the amount of $3,757,096.08

ATTACHMENTS:

25-22-FP-phase #1 final plat - bonding estimate - 5-31-2025 (2).pdf

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

Project Name: Potomac Town Center Date: 6/4/2025

Section: Part of Phase 1 C.O.R. File No. 25-22-FP

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	0	$ -
2	Silt Fence - Standard	LF	$ 4.40	0	$ -
3	Silt Fence - Super	LF	$ 18.15	0	$ -
4	Earth Dike Construction (1)	LF	$ 3.96	0	$ -
5	Inlet Protection Device	EA	$ 388.14	0	$ -
6	Outlet Protection Device	EA	$ 385.00	0	$ -
7	Stone Check Dams	EA	$ 192.50	0	$ -
8	Sediment Trap Excavation	CY	$ 15.35	0	$ -
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,456.24	0	$ -
10	Impermeable Liner for Sediment Basin/Pond	SY	$ 22.83	0	$ -
11	Rip-Rap Apron/Plunge Pool	CY	$ 122.72	0	$ -
12	Grass Waterway/Drainage Swale	LF	$ 11.99	0	$ -
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.10	0	$ -
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.12	0	$ -
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 550.13	0	$ -
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 545.34	0	$ -
17	Mulch, Shredded Bark or Wood Chip (35 cy/ac)	CY	$ 89.10	0	$ -
18	Sod	SY	$ 5.90	0	$ -
19	Soil Stabilizing Matt - Biodegradable	SY	$ 4.95	0	$ -
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 11.00	0	$ -
21	Geotextile Fabric	SF	$ 3.30	0	$ -
22	4 ft Safety Fence	LF	$ 8.84	0	$ -
23	6 ft Chain Link Safety Fence	LF	$ 11.00	0	$ -
24	Tree Protection	LF	$ 3.30	0	$ -
25	Temporary Utility Line Stream Crossing/Diversion	EA	$ 1,375.00	0	$ -
1.2	**Site Preparation & Demolition**				
1	Clearing & Grubbing - Light Cover	ACRE	$ 7,342.50	0	$ -
2	Clearing & Grubbing - Moderate Cover	ACRE	$ 10,725.00	0	$ -
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 13,475.00	0	$ -
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 15,950.00	0	$ -
5	Sawcut Existing Asphalt Pavement	LF	$ 2.20	0	$ -
6	Sawcut Existing Concrete Pavement	LF	$ 3.52	0	$ -
7	Removal of Asphalt Pavement	SY	$ 8.25	0	$ -
8	Removal of Fencing	LF	$ 5.67	0	$ -
9	Removal of Power Pole	EA	$ 8,415.00	0	$ -
10	Removal of Structures/Buildings	EA	$ -	0	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
1.3	**Earthwork**				
1	Strip Topsoil	CY	$ 4.13	0	$ -
2	Common Excavation	CY	$ 25.01	0	$ -
3	Borrow Material - On Site	CY	$ 22.34	0	$ -
4	Borrow Material - Imported from Off Site	CY	$ 40.26	0	$ -
5	Rock Excavation	CY	$ 99.00	0	$ -
6	Furnish Topsoil	CY	$ 52.76	0	$ -
2.1	**Paved Surface Construction**				
1	Subgrade	CY	$ 73.37	0	$ -
2	Fabric for Subgrade Stabilization	SY	$ 3.19	0	$ -
3	Aggregate Base Course	CY	$ 97.30	1097	$ 106,732.62
4	Open Graded Free Draining Base Course	CY	$ 120.89	0	$ -
5	Free Draining Base Trench	LF	$ 12.08	0	$ -
6	Outlet Pipe	LF	$ 39.75	0	$ -
7	Bituminous Asphalt Tack Coat	SY	$ 0.51	4388	$ 2,220.33
8	Superpave Asphalt Base Course - Type 25	TN	$ 93.50	0	$ -
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70	495	$ 52,816.50
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70	370	$ 43,549.00
11	Reinforced Concrete Pavement	CY	$ 450.55	0	$ -
12	Standard Milling	SY	$ 7.07	0	$ -
13	Controlled Low Strength Material	CY	$ 368.98	0	$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 104.07	0	$ -
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50	0	$ -
16	Concrete Curb & Gutter	LF	$ 66.00	3048	$ 201,168.00
17	Concrete Curb Only	LF	$ 55.00	0	$ -
18	Bituminous Asphalt Walkway	SF	$ 14.85	0	$ -
19	Concrete Sidewalk	SY	$ 97.13	1693	$ 164,441.09
20	Bed Course Material (for sidewalk)	CY	$ 88.57	188	$ 16,651.54
21	Concrete Curb Ramp	EA	$ 2,750.00	4	$ 11,000.00
22	Detectable Warning Surface	EA	$ 486.72	4	$ 1,946.87
23	Concrete Precast Wheel Stops	EA	$ 275.00	0	$ -
24	One Direction Lane Arrow	EA	$ 275.00	0	$ -
25	Multi Directional Land Arrow	EA	$ 460.90	0	$ -
26	Bicycle Shared Lane Marking	EA	$ 302.50	0	$ -
27	Bicycle Lane Marking	EA	$ 302.50	0	$ -
28	Pavement Letters	EA	$ 82.27	0	$ -
29	4" Edge/Lane Line - Painted	LF	$ 0.51	0	$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.66	0	$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.83	0	$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76	125	$ 94.88
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17	0	$ -
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97	0	$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 4.95	0	$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 7.37	0	$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 9.24	0	$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.07	0	$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.70	0	$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 9.90	0	$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58	0	$ -
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 14.85	130	$ 1,930.50
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	12	$ 297.00
44	Handicapped Parking Symbol	EA	$ 341.17	0	$ -
45	0.08 in Flat Sheet Sign	SF	$ 49.50	28	$ 1,386.00

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
46	City standard sign post	LF	$ 27.50	8	$ 220.00
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 467.50	1	$ 467.50
48	Guard Rail - Steel Beam & Posts	LF	$ 20.16	0	$ -
49	Fence - Chain Link 6' High	LF	$ 45.24	0	$ -
50	Fence - Wood 3-Rail	LF	$ 33.00	0	$ -
51	Fence - Decorative Iron, 42" High	LF	$ 82.50	0	$ -
52	Pedestrian/Bicycle Barrier Railing - Wood - 42" high	LF	$ 57.20	0	$ -
53	Lights - Street and Parking Lot (light fixture, pole, foundation, & wiring)	EA	$ 13,200.00	4	$ 52,800.00
54	Bollards (wood or steel)	EA	$ 495.00	0	$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	$ -	0	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
3.1	**Landscaping**				
1	Transplanting Trees (6' or less)	EA	$ 148.50	0	$ -
2	Transplanting Shrubs	EA	$ 126.50	0	$ -
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 165.00	0	$ -
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 412.50	0	$ -
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 550.00	0	$ -
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 330.00	0	$ -
7	Plant Ground Cover	EA	$ 7.70	0	$ -
8	Plant Wetlands or Bioretention Vegetation	EA	$ 27.50	60	$ 1,650.00
9	Plant Screen Trees	EA	$ 165.00	0	$ -
10	Plant Street/Shade Trees	EA	$ 550.00	45	$ 24,750.00
11	Mulching (wood landscape mulch in place)	CY	$ 89.10	50	$ 4,455.00
4.1	**Sanitary Sewer System**				
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 121.00	0	$ -
2	6" PVC Schedule 80 Pipe	LF	$ 168.76		$ -
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	1596	$ 174,682.20
4	10" PVC Schedule 80 Pipe	LF	$ 121.55	0	$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	6	$ 40,048.07
6	Grease Trap	EA	$ 6,875.00	0	$ -
7	4" Service Lateral (20' to Edge of R.O.W./Property Line)	LF	$ 68.31	820	$ 56,014.20
8	Sanitary Sewer Pump Station (sewage pump)	EA	$ -	0	$ -
9	Road Bore/Crossing (with Pipe & Steel Casing)	LF	$ 440.00	0	$ -
4.2	**Potable Water System**				
1	3/4" Copper Service Line	LF	$ 117.76	0	$ -
2	1" Copper Service Line	LF	$ 193.60	0	$ -
3	2" Copper Service Line	LF	$ 39.60	0	$ -
4	4" Ductile Iron Pipe	LF	$ 57.20	0	$ -
5	6" Ductile Iron Pipe	LF	$ 74.80	0	$ -
6	8" Ductile Iron Pipe	LF	$ 92.40	1596	$ 147,470.40
7	10" Ductile Iron Pipe	LF	$ 104.50	0	$ -
8	12" Ductile Iron Pipe	LF	$ 115.50	0	$ -
9	Fire Hydrant with 6" line	LF	$ 5,513.77	3	$ 16,541.32
10	4" Gate Valve & Box	EA	$ 1,225.13	0	$ -
11	6" Gate Valve & Box	EA	$ 1,954.65	3	$ 5,863.94
12	8" Gate Valve & Box	EA	$ 1,617.98	3	$ 4,853.94
13	10" Gate Valve & Box	EA	$ 2,420.00	0	$ -
14	12" Gate Valve & Box	EA	$ 4,271.09	0	$ -
15	Pressure Reducing Valve & Vault	EA	$ -	0	$ -
16	Tapping Sleeve & Valve for Water Service Connection	EA	$ 726.00	0	$ -
17	Water Meter Setter, Box & Service Line Tap	EA	$ 3,335.29	31	$ 103,393.93
5.1	**Storm Water Management & Storm Drainage**				
	SWM Basin/Ponds				
1	Excavation - Basin/Pond	CY	$ 25.01	3959	$ 99,030.43
2	Excavation - Core Trench	CY	$ 25.01	0	$ -
3	Embankment Construction - On-Site Material	CY	$ 22.34	0	$ -
4	Embankment Construction - Imported Material	CY	$ 40.26	0	$ -
5	Impervious Core	SF	$ 1.98	2000	$ 3,960.00
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,300.59	1	$ 1,300.59
7	Corrugated Metal Pipe Control Structure	EA	$ 6,456.24	0	$ -
8	Dewatering Pipes or Structures	EA	$ 558.02	1	$ 558.02
9	Filter Stone for Dewatering Pipe (1" to 2" dia. clean)	CY	$ 53.12	10	$ 531.19
10	Antiseep Collar	f width	$ 165.00	0	$ -
11	Trash Rack	ch dia.	$ 55.00	1	$ 55.00
12	Water Tight Pipe Bands	ch dia.	$ 8.25	0	$ -
	Low Impact Development BMP				

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
13	Urban Bioretention Basin (in sidewalk areas)	SF	$ 55.00	0	$ -
14	Bioretention Basin	SF	$ 38.50	35630	$ 1,371,755.00
15	Grass Channel	SF	$ 30.00	0	$ -
16	Permeable Pavers	SY	$ 50.00	0	$ -
	PVC Slotted Pipe				
17	4" PVC Slotted or Perforated Drain Pipe	LF	$ 16.50	0	$ -
18	6" PVC Slotted or Perforated Drain Pipe	LF	$ 17.60	0	$ -
19	8" PVC Slotted or Perforated Drain Pipe	LF	$ 21.85	0	$ -
20	12" PVC Slotted or Perforated Drain Pipe	LF	$ 36.30	0	$ -
	Corrugate Metal Pipe (Circular)			**0**	
21	15" Storm Drain Pipe	LF	$ 171.48	0	$ -
22	18" Storm Drain Pipe	LF	$ 112.79	0	$ -
23	24" Storm Drain Pipe	LF	$ 173.24	0	$ -
24	30" Storm Drain Pipe	LF	$ 198.00	0	$ -
25	36" Storm Drain Pipe	LF	$ 209.06	0	$ -
26	42" Storm Drain Pipe	LF	$ 244.20	0	$ -
27	48" Storm Drain Pipe	LF	$ 278.30	0	$ -
28	54" Storm Drain Pipe	LF	$ 313.50	0	$ -
29	60" Storm Drain Pipe	LF	$ 352.00	0	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
	Reinforced Concrete Pipe (circular)				
30	15" Storm Drain Pipe	LF	$ 312.02	0	$ -
31	18" Storm Drain Pipe	LF	$ 118.94	30	$ 3,568.29
32	24" Storm Drain Pipe	LF	$ 136.22	0	$ -
33	30" Storm Drain Pipe	LF	$ 180.69	0	$ -
34	36" Storm Drain Pipe	LF	$ 259.58	0	$ -
35	42" Storm Drain Pipe	LF	$ 246.40	0	$ -
36	48" Storm Drain Pipe	LF	$ 665.17	0	$ -
37	54" Storm Drain Pipe	LF	$ 316.80	0	$ -
38	60" Storm Drain Pipe	LF	$ 352.00	0	$ -
	High Density Polyethlyene (HDPE) Pipe (Circular)				
39	15" Storm Drain Pipe	LF	$ 126.32	250	$ 31,581.00
40	18" Storm Drain Pipe	LF	$ 169.63	0	$ -
41	24" Storm Drain Pipe	LF	$ 180.58	425	$ 76,744.80
42	30" Storm Drain Pipe	LF	$ 312.33	485	$ 151,481.99
43	36" Storm Drain Pipe	LF	$ 209.91	0	$ -
44	42" Storm Drain Pipe	LF	$ 250.80	0	$ -
45	48" Storm Drain Pipe	LF	$ 297.00	290	$ 86,130.00
46	54" Storm Drain Pipe	LF	$ 308.00	0	$ -
47	60" Storm Drain Pipe	LF	$ 319.00	0	$ -
	End Sections (Circular) - Metal (for CMP and HDPE Pipe)				
48	15" Metal End Section	EA	$ 797.50	1	$ 797.50
49	18" Metal End Section	EA	$ 697.76	0	$ -
50	24" Metal End Section	EA	$ 960.88	0	$ -
51	30" Metal End Section	EA	$ 1,240.92	1	$ 1,240.92
52	36" Metal End Section	EA	$ 1,210.00	0	$ -
53	42" Metal End Section	EA	$ 1,430.00	0	$ -
54	48" Metal End Section	EA	$ 1,760.00	4	$ 7,040.00
55	54" Metal End Section		$ 2,200.00	0	$ -
56	60" Metal End Section		$ 2,200.00	0	$ -
	End Sections (Circular) - Concrete				
57	15" RCP End Section	EA	$ 533.50	0	$ -
58	18" RCP End Section	EA	$ 621.50	1	$ 621.50
59	24" RCP End Section	EA	$ 830.50	0	$ -
60	30" RCP End Section	EA	$ 1,314.50	0	$ -
61	36" RCP End Section	EA	$ 1,941.50	0	$ -
62	42" RCP End Section	EA	$ 1,974.50	0	$ -
63	48" RCP End Section	EA	$ 2,348.50	0	$ -
64	54" RCP End Section	EA	$ 3,074.50	0	$ -
65	60" RCP End Section	EA	$ 3,800.50	0	$ -
	Corrugated Metal Pipe Arch				
66	17" x 13" Storm Drain Pipe	LF	$ 171.48	0	$ -
67	21" x 15" Storm Drain Pipe	LF	$ 112.79	0	$ -
68	24" x 18" Storm Drain Pipe	LF	$ 173.24	0	$ -
69	35" x 24" Storm Drain Pipe	LF	$ 198.00	0	$ -
70	42" x 29" Storm Drain Pipe	LF	$ 209.06	0	$ -
71	57" x 38"Storm Drain Pipe	LF	$ 244.20	0	$ -
72	64" x 43" Storm Drain Pipe	LF	$ 278.30	0	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
	Reinforced Concrete Elliptical Pipe				
73	23" x 14" Storm Drain Pipe	LF	$ 118.94	0	$ -
74	30" x 19" Storm Drain Pipe	LF	$ 136.22	0	$ -
75	38" x 24" Storm Drain Pipe	LF	$ 180.69	0	$ -
76	45" x 29" Storm Drain Pipe	LF	$ 259.58	0	$ -
77	53" x 34" Storm Drain Pipe	LF	$ 665.17	0	$ -
78	60" x 38" Storm Drain Pipe	LF	$ 665.17	0	$ -
79	68" x 43" Storm Drain Pipe	LF	$ 352.00	0	$ -
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)				
80	17" x 13" Metal End Section	EA	$ 797.50	0	$ -
81	21" x 15" Metal End Section	EA	$ 697.76	0	$ -
82	24" x 18" Metal End Section	EA	$ 709.50	0	$ -
83	35" x 24" Metal End Section	EA	$ 1,240.92	0	$ -
84	42" x 29" Metal End Section	EA	$ 1,210.00	0	$ -
85	57" x 38" Metal End Section	EA	$ 1,760.00	0	$ -
86	64" x 43" Metal End Section	EA	$ 2,200.00	0	$ -
	End Sections - Reinforced Concrete Elliptical Pipe				
86	23" x 14" RCP End Section	EA	$ 621.50	0	$ -
88	30" x 19" RCP End Section	EA	$ 830.50	0	$ -
89	38" x 24" RCP End Section	EA	$ 1,314.50	0	$ -
90	45" x 29" RCP End Section	EA	$ 1,941.50	0	$ -
91	53" x 34" RCP End Section	EA	$ 1,974.50	0	$ -
92	60" x 38" RCP End Section	EA	$ 2,348.50	0	$ -
93	68" x 43" RCP End Section	EA	$ 3,074.50	0	$ -
	Storm Drain Structures				
94	Drop Inlet	EA	$ 3,879.85	0	$ -
95	Curb Inlet - 6' Opening	EA	$ 4,620.00	14	$ 64,680.00
96	Curb Inlet - 10' Opening	EA	$ 5,280.00	0	$ -
97	Curb Inlet - 12' Opening	EA	$ 6,050.00	0	$ -
98	Curb Inlet - 16' Opening	EA	$ 6,820.00	0	$ -
99	Curb Inlet - 20' Opening	EA	$ 7,370.00	0	$ -
100	Manhole (4' dia., 6' height or less)	EA	$ 6,674.79	0	$ -
	Outfall & Channel Protection				
101	Concrete Endwall/Wingwall	SF	$ 110.00	0	$ -
102	Gabion Basket Structure	CY	$ 275.50	0	$ -
103	Rip-Rap Stone - Class 1	CY	$ 122.72	20	$ 2,454.32
5.1	**Civc Standards**				
1	Small Playground Tot Lot (< 10 Childred)	EA	$ 19,800.00	0	$ -
2	Medium Playground Tot Lot (10-50 Childred)	EA	$ 55,000.00	0	$ -
3	Large Playground Tot Lot (50+ Childred)	EA	$ 110,000.00	0	$ -
6.1	**Miscellaneous Site Construction & Structures**				
1	Bus Stop Enclosure	EA	$ 3,850.00	0	$ -
2	Mail Box Cluster	EA	$ 1,100.00	0	$ -
3	Construction Stake-out	AC	$ 11,000.00	8	$ 88,000.00
4	Traffic Control During Construction	LS	$ -	0	$ -
5	Set Property Corners	EA	$ 132.00	128	$ 16,896.00

Grand Total All Costs	$ 3,245,871.34
Mobilization (5%)	$ 162,293.57
15% Contingency	$ 511,224.74
TOTAL BOND AMOUNT	$ 3,757,096.08

AGENDA ITEM IV.11

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Public Hearing- To enter a development agreement between Madison Greens LLC and the City of Ranson, WV for the subdivision known as Madison Greens, located off North Fairfax Blvd and Wallace Blvd, Ranson, WV.

ATTACHMENTS:

Legal Notice Madison Greens Phase 1 plat , dev agreement, bond.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, July 7, 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 Madison Greens Phase 1 w/s of N. Fairfax Blvd, s/s of Baker Place, Ranson WV. Map 8E, Parcel 17. (Lots 1-120), accepting the bond, and entering a development agreement for Phase 1 of Madison Greens. 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 July 3, 2025, will be provided to the Planning Commission, and inserted into the official record.

Reiley Stanley
Dept. of Community Development

AGENDA ITEM IV.12

Planning Commission Request for Action

TO:

FROM: Rieley Stanley, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: **PLANNING COMMISSION NEW BUSINESS**

SUBJECT: Consideration: 25-22-FP- Owner Madison Greens LLC has requested to enter a development agreement with the City of Ranson for Phase 1 of the Madison Greens development located off North Fairfax Blvd and Wallace Blvd.

ATTACHMENTS:

Madison Greens Phase 1.docx

RECORDING REQUESTED By
City of Ranson Planning Commission

WHEN RECORDED RETURN To

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

DEVELOPMENT AGREEMENT MADISON GREENS PHASE 1 BETWEEN THE CITY OF RANSON AND MADISON GREENS 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 Madison Greens LLC, hereinafter referred to as "Subdivider/Developer" or "Developer," for a subdivision known as Madison Greens Phase 1, both of whom understand and agree as follows:

WITNESSETH:

WHEREAS, Subdivider/Developer has presented to City for approval a final subdivision or parcel map (hereinafter called "Map") entitled and Final Plat Showing Phase 1, and

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

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

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

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

1. Performance of Work

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

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

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

3. Specifications

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

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

Director: The City Manage of the City of Ranson.

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

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

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

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

4. Work: Time for Completion

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

5. Time of Essence – Extension

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

6. Repairs or Replacements

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

7. Permits: Compliance with Law

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

8. Superintendence by Subdivider/Developer

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

9. Inspection by City of Ranson

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

10. Contract Security

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

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

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

11. Hold-Harmless Agreement

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

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

12. Subdivider/Developer's Insurance

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

Compensation insurance

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

Public Liability and Property Damage Insurance

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

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

Contractual Liability Insurance

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

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

13. Title to Improvements

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

14. Repair or Reconstruction of Defective Work

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

15. Subdivider/Developer not Agent of City

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

16. Cost of Engineering and Inspection

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

17. Notice of Breach and Default

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

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

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

19. Substantial Completion and Completion

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

20. Notices

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

City of Ranson

Attn: City Manager

312 South Mildred Street

Ranson, WV 25438

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

Madison Greens, LLC

9729 Garis Shop Road

Hagerstown, MD 21740

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

21. Binding Effect of Agreement

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

22. Authority

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

DATED this _____ day of _____, 20____.

RANSON PLANNING COMMISSION

By: _____

Mike Anderson

Its: President

SUBDIVIDER/DEVELOPER

_____

Madison Greens, LLC

By: _____

Its: _____

AGENDA ITEM V.1

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: **ADJOURNMENT**

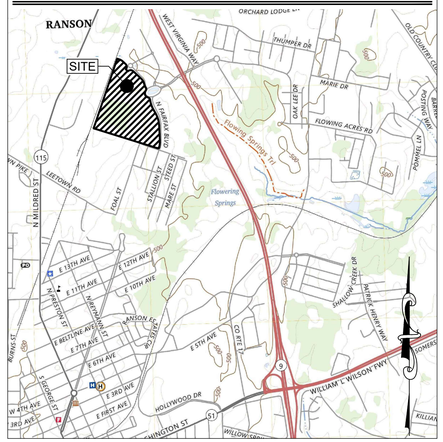
SUBJECT: Next meeting will be August 4, 2025 at 7:00 PM.

ATTACHMENTS:

VICINITY MAP

SCALE: 1" = 2000'

ADC MAP 21, B8
USGS MAPS (CHARLES TOWN, WEST VIRGINIA)



SHEET INDEX

TYPE	NUMBER	TITLE
C-101	SHEET 01	PRELIMINARY/FINAL PLAT, PARCELS 1-5
C-102	SHEET 02	FINAL PLAT, PART OF PHASE 1

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	260.00'	111.43'	110.58'	S 59°01'25" E	24°33'23"
C2	100.00'	79.54'	77.46'	S 23°57'32" E	45°34'03"
C3	100.01'	2.00'	2.00'	S 01°14'44" E	1°08'46"
C4	100.00'	79.64'	77.55'	S 20°29'45" W	45°37'41"
C5	100.00'	79.64'	77.55'	N 66°00'48" E	45°37'42"
C6	100.01'	2.00'	2.00'	N 88°15'17" E	1°08'45"
C7	100.00'	79.54'	77.46'	S 69°31'55" E	45°34'03"
C8	260.00'	105.97'	105.24'	S 35°04'09" E	23°21'09"
C9	340.00'	89.31'	89.05'	S 24°50'16" E	15°03'00"
C10	49.00'	56.83'	53.70'	S 00°51'44" W	66°27'00"
C11	297.64'	7.26'	7.26'	S 33°24'16" W	1°23'52"
C12	169.33'	75.68'	75.05'	S 19°54'04" W	25°36'30"
C13	114.43'	125.59'	119.38'	S 24°20'38" E	62°52'54"
C14	169.33'	47.21'	47.06'	S 63°46'19" E	15°58'37"
C15	74.08'	81.17'	77.17'	S 40°22'11" E	62°46'42"
C16	849.95'	312.62'	310.86'	S 19°31'01" E	21°04'27"
C17	750.00'	357.11'	353.75'	S 16°24'46" E	27°16'52"
C18	750.00'	204.97'	204.33'	S 05°03'25" W	15°39'31"
C19	30.00'	49.42'	44.02'	S 60°04'37" W	94°22'52"

LINE	BEARING	DISTANCE
L1	S 71°18'06" E	64.87'
L2	S 48°44'44" E	80.00'
L3	S 73°48'02" E	1.78'
L4	S 17°18'46" E	97.11'

LANDS OF MADISON GREENS, LLC
DEED BOOK 1322 PAGE 264

PARCEL 1:	28.29 AC.
PARCEL 2:	19.58 AC.
PARCEL 3:	2.39 AC.
PARCEL 4:	4.51 AC.
PARCEL 5: +	6.64 AC.
TOTAL AREA	61.41 AC.

Fk - Funkstown silt loam
Soil Properties & Characteristics:
Slope: 3 to 8 Percent
Drainage Class: moderately well drained
Depth to Seasonal High Water Table: about 20 to 28 inches
Flooding: Frequent
Erosion Hazard: Moderate
Depth to Bedrock: more than 80 inches

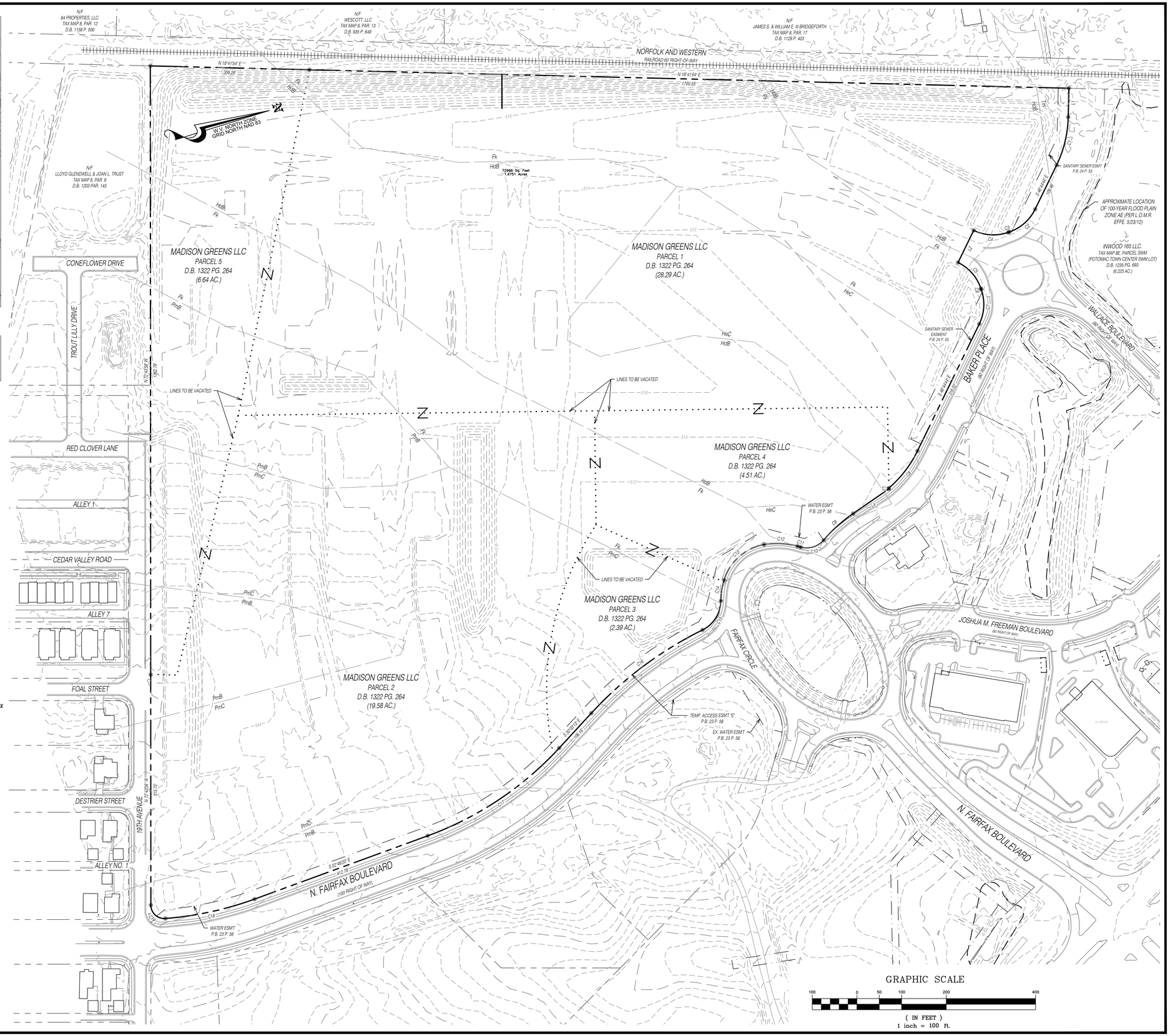
HbB - Hagerstown silty clay loam, 3 to 8 percent slopes
Soil Properties & Characteristics:
Slope: 3 to 8 Percent
Drainage Class: medium
Depth to Seasonal High Water Table: more than 80 inches
Flooding: None
Erosion Hazard: Moderate
Depth to Bedrock: 43-98 inches

HeC - Hagerstown silt loam, 8 to 15 percent slopes, very rocky
Soil Properties & Characteristics:
Slope: 8 to 15 Percent
Drainage Class: well drained
Depth to Seasonal High Water Table: more than 80 inches
Flooding: None
Erosion Hazard: Moderate
Depth to Bedrock: more than 80 inches

PmB - Poplimento silt loam, 3 to 8 percent slopes
Soil Properties & Characteristics:
Slope: 3 to 8 Percent
Drainage Class: well drained
Depth to Seasonal High Water Table: more than 80 inches
Flooding: None
Erosion Hazard: Moderate
Depth to Bedrock: more than 80 inches

PmC - Poplimento silt loam, 8 to 15 percent slopes
Soil Properties & Characteristics:
Slope: 8 to 15 Percent
Drainage Class: well drained
Depth to Seasonal High Water Table: more than 80 inches
Flooding: None
Erosion Hazard: Moderate
Depth to Bedrock: more than 80 inches

Owner:
Madison Greens, LLC
9729 Garis Shop Road
Hagerstown, MD 21740
(301)-491-6999



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

MATTHEW B. CEBULA
LICENSED
No. 2115
STATE OF
WEST VIRGINIA
PROFESSIONAL SURVEYOR

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: West Virginia
License #: 2115
Expiration Date: 6/30/25

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
15 EAST MAIN STREET
NEW BLOOMFIELD, PA 17068
717-582-2644
ID #2205
305 SOUTH HANOVER STREET
CARLISLE, PA 17013
717-249-9411
111-A2 WILLIAMSPORT PIKE
GREENCASTLE, PA 17225
717-597-3667
028 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
301-739-8866

MARK	DESCRIPTION	DATE

PRELIMINARY/FINAL PLAT OF SUBDIVISION, PARCEL 1-5
FINAL PLAT OF SUBDIVISION, LOTS 1-19, 42-70, 109-120
FOR
MADISON GREENS, PART OF PHASE 1
PARCEL 8-1.1, 8-1.3, 8-1.5, 8-9.2, 8E-17, DEED BOOK 1322, PAGE 264
SITUATE WEST OF FAIRFAX BOULEVARD, EAST OF NORFOLK AND WESTERN RAILROAD
RANSON CORP DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

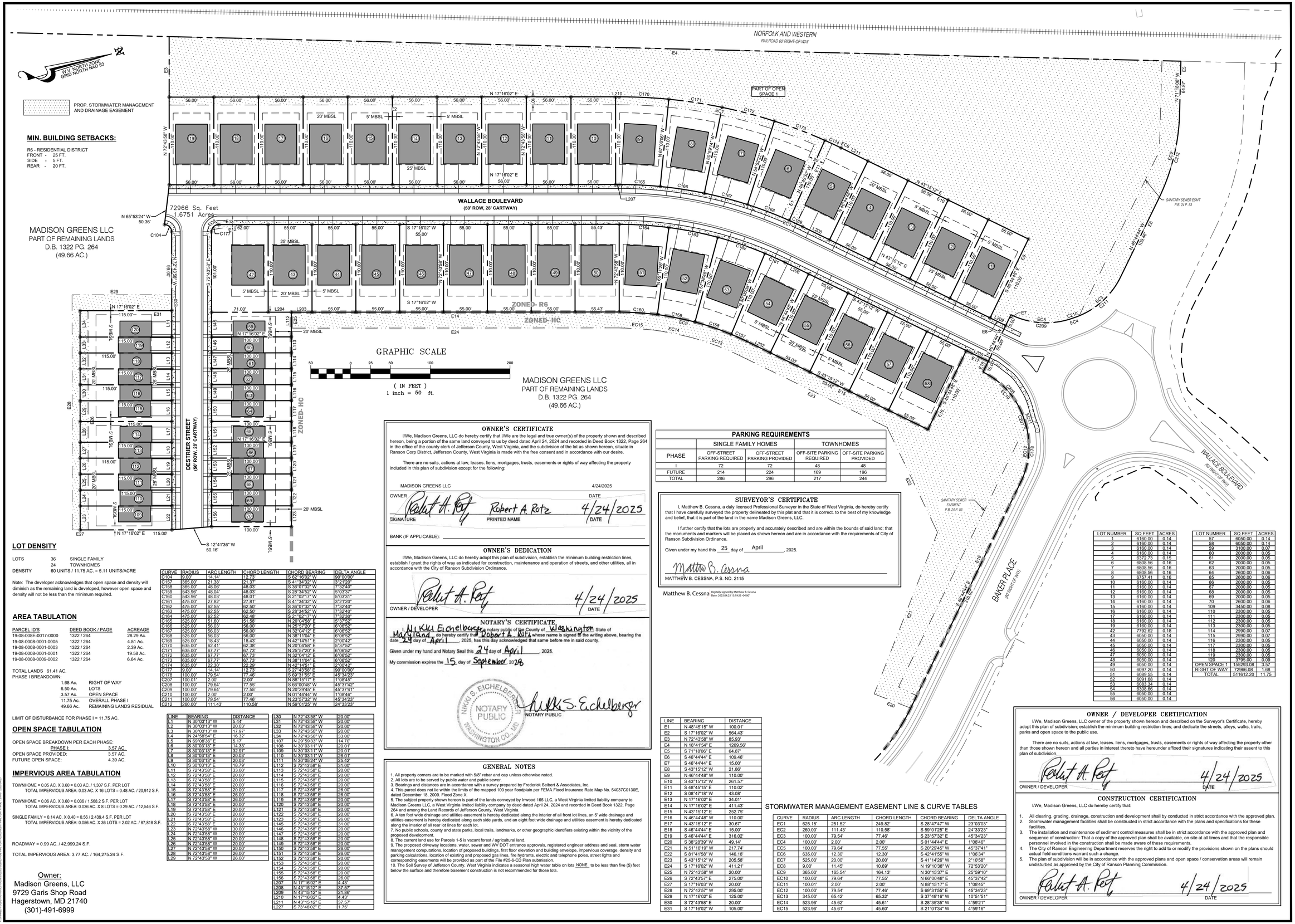
PROJECT NO.	2023-0285
DWN BY	DWH
DATE	02-24-2025
PROJECT MANAGER	Trevor Frederick
EMAIL	TFREDERICK@FSA-INC.COM
TAX MAP: 8, 8E	PARCEL: 1.1, 1.3, 1.5, 9-2, 17
DEED BOOK: 1322	PAGE: 264
SCALE	1" = 100'

SHEET TITLE

PRELIMINARY/FINAL PLAT, PARCELS 1-5

C-101
SHEET 01 OF 02

P:\SHARED FOLDERS\FSA\2023\2023-0285\DWG\FINAL PLAT\FSA2023-0285 FINAL PLAT PHASE 1.DWG - 2025-04-25



MIN. BUILDING SETBACKS:

R6 - RESIDENTIAL DISTRICT
FRONT - 25 FT.
SIDE - 5 FT.
REAR - 20 FT.

LOT DENSITY

LOTS	36	SINGLE FAMILY
	24	TOWNHOMES
DENSITY	60 UNITS / 11.75 AC. = 5.11 UNITS/ACRE	

Note: The developer acknowledges that open space and density will diminish as the remaining land is developed, however open space and density will not be less than the minimum required.

AREA TABULATION

PARCEL ID'S	DEED BOOK / PAGE	ACREAGE
19-08-008E-0017-0000	1322 / 264	28.29 Ac.
19-08-0008-0001-0005	1322 / 264	4.51 Ac.
19-08-0008-0001-0003	1322 / 264	2.39 Ac.
19-08-0008-0001-0001	1322 / 264	19.58 Ac.
19-08-0008-0009-0002	1322 / 264	6.64 Ac.

TOTAL LANDS 61.41 AC.
PHASE I BREAKDOWN:

1.68 Ac.	RIGHT OF WAY
6.50 Ac.	LOTS
3.57 Ac.	OPEN SPACE
11.75 Ac.	OVERALL PHASE I
49.66 Ac.	REMAINING LANDS RESIDUAL

LIMIT OF DISTURBANCE FOR PHASE I = 11.75 AC.

OPEN SPACE TABULATION

OPEN SPACE BREAKDOWN PER EACH PHASE:

PHASE I:	3.57 AC.
OPEN SPACE PROVIDED:	3.57 AC.
FUTURE OPEN SPACE:	4.39 AC.

IMPERVIOUS AREA TABULATION

TOWNHOME = 0.05 AC. X 0.60 = 0.03 AC. / 1,307 S.F. PER LOT
TOTAL IMPERVIOUS AREA: 0.03 AC. X 16 LOTS = 0.48 AC. / 20,912 S.F.

TOWNHOME = 0.06 AC. X 0.60 = 0.036 / 1,568.2 S.F. PER LOT
TOTAL IMPERVIOUS AREA: 0.036 AC. X 8 LOTS = 0.29 AC. / 12,546 S.F.

SINGLE FAMILY = 0.14 AC. X 0.40 = 0.56 / 2,439.4 S.F. PER LOT
TOTAL IMPERVIOUS AREA: 0.056 AC. X 36 LOTS = 2.02 AC. / 87,818 S.F.

ROADWAY = 0.99 AC. / 42,999.24 S.F.

TOTAL IMPERVIOUS AREA: 3.77 AC. / 164,275.24 S.F.

Owner:
Madison Greens, LLC
9729 Garis Shop Road
Hagerstown, MD 21740
(301)-491-6999

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C104	9.00'	14.14'	12.73'	S 62°16'02" W	90°00'00"
C157	365.00'	21.38'	21.37'	S 41°34'32" W	3°21'20"
C158	365.00'	48.06'	48.03'	S 36°07'32" W	7°32'40"
C159	543.96'	48.04'	48.03'	S 28°37'52" W	5°03'31"
C160	543.96'	48.03'	48.01'	S 21°02'17" W	5°03'31"
C161	475.00'	27.82'	27.81'	S 41°34'32" W	3°21'20"
C162	475.00'	62.55'	62.50'	S 36°07'32" W	7°32'40"
C163	475.00'	62.55'	62.50'	S 28°34'52" W	7°32'40"
C164	475.00'	62.52'	62.48'	S 21°02'17" W	7°32'30"
C165	525.00'	51.60'	51.58'	N 20°04'58" E	5°37'52"
C166	525.00'	56.03'	56.00'	N 25°57'20" E	6°06'52"
C167	525.00'	56.03'	56.00'	N 32°04'12" E	6°06'52"
C168	525.00'	56.03'	56.00'	N 38°11'04" E	6°06'52"
C169	525.00'	18.43'	18.43'	N 42°14'51" E	2°00'42"
C170	635.00'	62.41'	62.38'	N 20°04'58" E	5°37'52"
C171	635.00'	67.77'	67.73'	N 25°57'20" E	6°06'52"
C172	635.00'	67.77'	67.73'	N 32°04'12" E	6°06'52"
C173	635.00'	67.77'	67.73'	N 38°11'04" E	6°06'52"
C174	635.00'	22.30'	22.29'	N 42°14'51" E	2°00'42"
C177	9.00'	14.14'	12.73'	S 27°43'58" E	90°00'00"
C178	100.00'	79.54'	77.46'	S 69°31'55" E	45°34'23"
C207	100.01'	2.00'	2.00'	N 88°15'17" E	1°08'45"
C208	100.00'	79.64'	77.55'	S 66°00'48" W	45°37'42"
C209	100.00'	79.64'	77.55'	N 20°29'45" E	45°37'41"
C210	100.00'	2.00'	2.00'	N 01°44'44" W	1°08'46"
C211	100.00'	79.54'	77.46'	N 23°57'32" W	45°34'23"
C212	260.00'	111.43'	110.58'	N 59°01'25" W	24°33'23"

LINE	BEARING	DISTANCE
L1	N 30°03'13" W	5.44'
L2	N 30°03'13" W	20.03'
L3	N 30°03'13" W	17.97'
L4	N 24°58'54" E	16.32'
L5	N 69°06'30" E	5.17'
L6	S 30°03'13" E	14.33'
L7	S 30°03'13" E	32.97'
L8	S 30°03'13" E	20.03'
L9	S 30°03'13" E	20.03'
L10	S 30°03'13" E	18.79'
L11	S 72°43'58" E	33.00'
L12	S 72°43'58" E	20.00'
L13	S 72°43'58" E	20.00'
L14	S 72°43'58" E	20.00'
L15	S 72°43'58" E	20.00'
L16	S 72°43'58" E	26.00'
L17	S 72°43'58" E	26.00'
L18	S 72°43'58" E	20.00'
L19	S 72°43'58" E	20.00'
L20	S 72°43'58" E	20.00'
L21	S 72°43'58" E	20.00'
L22	S 72°43'58" E	30.00'
L23	N 72°43'58" W	30.00'
L24	N 72°43'58" W	20.00'
L25	N 72°43'58" W	20.00'
L26	N 72°43'58" W	20.00'
L27	N 72°43'58" W	20.00'
L28	N 72°43'58" W	26.00'
L29	N 72°43'58" W	26.00'
L30	N 72°43'58" W	20.00'
L31	N 72°43'58" W	20.00'
L32	N 72°43'58" W	20.00'
L33	N 72°43'58" W	20.00'
L34	N 72°43'58" W	33.00'
L107	N 29°59'33" W	14.70'
L108	N 30°03'11" W	20.01'
L109	N 30°03'11" W	20.01'
L110	N 30°03'11" W	26.01'
L111	N 30°05'24" W	25.42'
L112	S 72°43'58" E	31.00'
L113	S 72°43'58" E	20.00'
L114	S 72°43'58" E	20.00'
L115	S 72°43'58" E	20.00'
L116	S 72°43'58" E	20.00'
L117	S 72°43'58" E	26.00'
L118	S 72°43'58" E	26.00'
L119	S 72°43'58" E	20.00'
L120	S 72°43'58" E	20.00'
L121	S 72°43'58" E	20.00'
L122	S 72°43'58" E	20.00'
L123	S 72°43'58" E	20.00'
L145	S 72°43'58" E	31.00'
L146	S 72°43'58" E	20.00'
L147	S 72°43'58" E	20.00'
L148	S 72°43'58" E	20.00'
L149	S 72°43'58" E	20.00'
L150	S 72°43'58" E	26.00'
L151	S 72°43'58" E	26.00'
L152	S 72°43'58" E	20.00'
L153	S 72°43'58" E	20.00'
L154	S 72°43'58" E	20.00'
L155	S 72°43'58" E	20.00'
L156	S 72°43'58" E	26.00'
L207	N 17°16'02" E	4.43'
L208	N 43°15'12" E	37.57'
L209	N 43°15'12" E	21.86'
L210	N 17°16'02" E	4.43'
L211	N 43°15'12" E	37.57'
L227	S 73°46'02" E	1.75'

OWNER'S CERTIFICATE

I/We, Madison Greens, LLC do hereby certify that I/We are the legal and true owner(s) of the property shown and described hereon, being a portion of the same land conveyed to us by deed dated April 24, 2024 and recorded in Deed Book 1322, Page 264 in the office of the county clerk of Jefferson County, West Virginia, and the subdivision of the lot as shown hereon, situate in Ranson Corp District, Jefferson County, West Virginia is made with the free consent and in accordance with our desire.

There are no suits, actions at law, leases. liens, mortgages, trusts, easements or rights of way affecting the property included in this plan of subdivision except for the following:

MADISON GREENS LLC — 4/24/2025
OWNER — DATE
SIGNATURE — Robert A Rotz — PRINTED NAME — 4/24/2025 — DATE
BANK (IF APPLICABLE): _____

OWNER'S DEDICATION

I/We, Madison Greens, LLC do hereby adopt this plan of subdivision, establish the minimum building restriction lines, establish / grant the rights of way as indicated for construction, maintenance and operation of streets, and other utilities, all in accordance with the City of Ranson Subdivision Ordinance.

OWNER / DEVELOPER — 4/24/2025 — DATE

NOTARY'S CERTIFICATE

I Nikki Eichelberger a notary public of the County of Washington State of Maryland do hereby certify that Robert A. Rotz whose name is signed to the writing above, bearing the date 24 day of April, 2025, has this day acknowledged that same before me in said county.

Given under my hand and Notary Seal this 24 day of April, 2025.

My commission expires the 15 day of September 2028

NIKKI S. EICHELBERGER NOTARY PUBLIC WASHINGTON CO. MD.

NOTARY PUBLIC

GENERAL NOTES

1. All property corners are to be marked with 5/8" rebar and cap unless otherwise noted.
2. All lots are to be served by public water and public sewer.
3. Bearings and distances are in accordance with a survey prepared by Frederick Seibert & Associates, Inc.
4. This parcel does not lie within the limits of the mapped 100 year floodplain per FEMA Flood Insurance Rate Map No. 54037C0130E, dated December 18, 2009. Flood Zone X.
5. The subject property shown hereon is part of the lands conveyed by Inwood 165 LLC, a West Virginia limited liability company to Madison Greens LLC, a West Virginia limited liability company by deed dated April 24, 2024 and recorded in Deed Book 1322, Page 264 and among the Land Records of Jefferson County, West Virginia.
6. A ten foot wide drainage and utilities easement is hereby dedicated along the interior of all front lot lines, an 5' wide drainage and utilities easement is hereby dedicated along each side yards, and an eight foot wide drainage and utilities easement is hereby dedicated along the interior of all rear lot lines for each lot.
7. No public schools, county and state parks, local trails, landmarks, or other geographic identifiers existing within the vicinity of the proposed development.
8. The current land use for Parcels 1-5 is vacant forest / agriculture land.
9. The proposed driveway locations, water, sewer and WV DOT entrance approvals, registered engineer address and seal, storm water management computations, location of proposed buildings, first floor elevation and building envelope, impervious coverage, density and parking calculations, location of existing and proposed gas lines, fire hydrants, electric and telephone poles, street lights and corresponding easements will be provided as part of the File #25-6-CD Plan submission.
10. The Soil Survey of Jefferson County, West Virginia indicates a seasonal high water table on lots NONE to be less than five (5) feet below the surface and therefore basement construction is not recommended for those lots.

LINE	BEARING	DISTANCE
E1	N 48°45'15" W	100.01'
E2	S 17°16'02" W	564.43'
E3	N 72°43'58" W	85.93'
E4	N 18°41'54" E	1269.56'
E5	S 71°18'06" E	64.87'
E6	S 46°44'44" E	109.46'
E7	S 46°44'44" E	15.00'
E8	S 43°15'12" W	21.86'
E9	N 46°44'48" W	110.00'
E10	S 43°15'12" W	261.57'
E11	S 48°45'15" E	110.02'
E12	S 08°47'18" W	43.08'
E13	N 17°16'02" E	34.01'
E14	N 17°16'02" E	411.43'
E15	N 43°15'12" E	252.75'
E16	N 46°44'48" W	110.00'
E17	N 43°15'12" E	30.67'
E18	S 46°44'44" E	15.00'
E19	S 46°44'44" E	316.02'
E20	S 38°28'39" W	49.14'
E21	N 51°18'19" W	217.74'
E22	S 81°41'58" W	146.18'
E23	S 43°15'12" W	205.58'
E24	S 17°16'02" W	411.21'
E25	N 72°43'58" W	20.00'
E26	S 72°43'57" E	275.00'
E27	S 17°16'03" W	20.00'
E28	N 72°43'57" W	295.00'
E29	N 17°16'02" E	125.00'
E30	S 72°43'58" E	20.00'
E31	S 17°16'02" W	105.00'

PARKING REQUIREMENTS

PHASE	SINGLE FAMILY HOMES		TOWNHOMES	
	OFF-STREET PARKING REQUIRED	OFF-STREET PARKING PROVIDED	OFF-SITE PARKING REQUIRED	OFF-SITE PARKING PROVIDED
I	72	72	48	48
FUTURE	214	224	169	196
TOTAL	286	296	217	244

SURVEYOR'S CERTIFICATE

I, Matthew B. Cessna, a duly licensed Professional Surveyor in the State of West Virginia, do hereby certify that I have carefully surveyed the property delineated by this plat and that it is correct. to the best of my knowledge and belief, that it is part of the land in the name Madison Greens, LLC.

I further certify that the lots are properly and accurately described and are within the bounds of said land; that the monuments and markers will be placed as shown hereon and are in accordance with the requirements of City of Ranson Subdivision Ordinance.

Given under my hand this 25 day of April, 2025.

MATTHEW B. CESSNA, P.S. NO. 2115

Matthew B. Cessna Digitally signed by Matthew B. Cessna Date: 2025.04.25 15:19:53 -04'00'

LOT NUMBER	SQ.FEET	ACRES
1	6160.00	0.14
2	6160.00	0.14
3	6160.00	0.14
4	6160.00	0.14
5	6372.73	0.15
6	6808.56	0.16
7	6808.56	0.16
8	6808.56	0.16
9	6757.41	0.16
10	6160.00	0.14
11	6160.00	0.14
12	6160.00	0.14
13	6160.00	0.14
14	6160.00	0.14
15	6160.00	0.14
16	6160.00	0.14
17	6160.00	0.14
18	6160.00	0.14
19	6160.00	0.14
42	7792.62	0.18
43	6050.00	0.14
44	6050.00	0.14
45	6050.00	0.14
46	6050.00	0.14
47	6050.00	0.14
48	6050.00	0.14
49	6050.00	0.14
50	6097.20	0.14
51	6089.55	0.14
52	6091.68	0.14
53	6083.34	0.14
54	6308.66	0.14
55	6050.00	0.14
56	6050.00	0.14

LOT NUMBER	SQ.FEET	ACRES
57	6050.00	0.14
58	6050.00	0.14
59	3100.00	0.07
60	2000.00	0.05
61	2000.00	0.05
62	2000.00	0.05
63	2000.00	0.05
64	2600.00	0.06
65	2600.00	0.06
66	2000.00	0.05
67	2000.00	0.05
68	2000.00	0.05
69	2000.00	0.05
70	2600.00	0.06
109	3450.00	0.08
110	2300.00	0.05
111	2300.00	0.05
112	2300.00	0.05
113	2300.00	0.05
114	2990.00	0.07
115	2990.00	0.07
116	2300.00	0.05
117	2300.00	0.05
118	2300.00	0.05
119	2300.00	0.05
120	3795.00	0.09
OPEN SPACE 1	155293.08	3.57
RIGHT OF WAY	72966.08	1.68
TOTAL	511612.20	11.75

OWNER / DEVELOPER CERTIFICATION

I/We, Madison Greens, LLC owner of the property shown hereon and described on the Surveyor's Certificate, hereby adopt this plan of subdivision; establish the minimum building restriction lines; and dedicate the streets, alleys, walks, trails, parks and open space to the public use.

There are no suits, actions at law, leases. liens, mortgages, trusts, easements or rights of way affecting the property other than those shown hereon and all parties in interest thereto have hereunder affixed their signatures indicating their assent to this plan of subdivision.

OWNER / DEVELOPER — 4/24/2025 — DATE

CONSTRUCTION CERTIFICATION

I/We, Madison Greens, LLC do hereby certify that:

1. All clearing, grading, drainage, construction and development shall by conducted in strict accordance with the approved plan.
2. Stormwater management facilities shall be constructed in strict accordance with the plans and specifications for these facilities.
3. The installation and maintenance of sediment control measures shall be in strict accordance with the approved plan and sequence of construction: That a copy of the approved plan shall be available, on site at all times and that the responsible personnel involved in the construction shall be made aware of these requirements.
4. The City of Ranson Engineering Department reserves the right to add to or modify the provisions shown on the plans should actual field conditions warrant such a change.
5. The plan of subdivision will be in accordance with the approved plans and open space / conservation areas will remain undisturbed as approved by the City of Ranson Planning Commission.

OWNER / DEVELOPER — 4/24/2025 — DATE

STORMWATER MANAGEMENT EASEMENT LINE & CURVE TABLES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC1	625.18'	251.52'	249.82'	S 28°47'47" W	23°03'03"
EC2	260.00'	111.43'	110.58'	S 59°01'25" E	24°33'23"
EC3	100.00'	79.54'	77.46'	S 23°57'32" E	45°34'23"
EC4	100.00'	2.00'	2.00'	S 01°44'44" E	1°08'46"
EC5	100.00'	79.64'	77.55'	S 20°29'45" W	45°37'41"
EC6	635.00'	12.30'	12.30'	S 42°41'55" W	1°06'34"
EC7	525.00'	20.00'	20.00'	S 41°14'26" W	2°10'58"
EC8	9.00'	11.45'	10.69'	N 19°10'36" W	72°53'20"
EC9	365.00'	165.54'	164.13'	N 30°15'37" E	25°59'10"
EC10	100.00'	79.64'	77.55'	N 66°00'48" E	45°37'42"
EC11	100.01'	2.00'	2.00'	N 88°15'17" E	1°08'45"
EC12	100.00'	79.54'	77.46'	S 69°31'55" E	45°34'23"
EC13	345.00'	65.42'	65.32'	S 37°49'16" W	10°51'51"
EC14	523.96'	45.62'	45.61'	S 28°35'35" W	4°59'21"
EC15	523.96'	45.61'	45.60'	S 21°01'34" W	4°59'16"

MATTHEW B. CESSNA
LICENSED
No. 2115
STATE OF
WEST VIRGINIA
PROFESSIONAL SURVEYOR

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: West Virginia License #: 2115
Expiration Date: 6/30/25

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsainc.com
15 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717-582-2644
555 SOUTHHANOVER STREET, CARLISLE, PA 17013, 717-249-5811
1114 2 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717-597-3647
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301-739-8866

MARK	DESCRIPTION	DATE

PRELIMINARY/FINAL PLAT OF SUBDIVISION, PARCEL 1-5
FINAL PLAT OF SUBDIVISION, LOTS 1-19, 42-70, 109-120
FOR
MADISON GREENS, PART OF PHASE 1
PARCEL B-1, B-1, B-1.5, B-2, B-5, B-17, DEED BOOK 1322, PAGE 264
SITUATE WEST OF FAIRFAX BOULEVARD, EAST OF NORFOLK AND WESTERN RAILROAD
RANSON CORP DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

PROJECT NO. 2023-0285
DWN BY: DWH | DATE: 02-24-2025
PROJECT MANAGER: Trevor Frederick
EMAIL: TFREDERICK@FSA-INC.COM
TAX MAP: 9, 8E PARCEL: 1.1, 1.3, 1.5, 9-2, 17
DEED BOOK: 1322 PAGE: 264
SCALE: 1" = 50'
SHEET TITLE

FINAL PLAT
PART OF PHASE 1

C-102
SHEET 02 OF 02

Docusign Envelope ID: 29F3E066-FD0A-4796-AAC3-FCCD9B8958F5

SMARTCODE LAND DEVELOPMENT PLAN AND PLAT APPLICATION

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

OFFICE USE ONLY
Application # _____

Date Received: _____ Fee: _____

Application Accepted By: _____ Payment Type: _____

Comments:

APPLICANT:
NAME: Stanley Martin Homes

ADDRESS: 14200 Park Meadow Dr, Ste 100 CITY/STATE Chantilly, VA ZIP: 20151

PHONE # 540-323-3318 FAX # _____ EMAIL amesme@stanleymartin.com

PROPERTY OWNERS:
NAME: Stanley Martin Companies, LLC

ADDRESS: 11710 Plaza America Drive, Ste 1100 CITY/STATE Reston, VA ZIP: 20190

PHONE # 540-323-3318 FAX # _____ EMAIL amesme@stanleymartin.com

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

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

NAME: _____

ADDRESS: _____ CITY/STATE _____ ZIP: _____

PHONE # _____ FAX # _____ EMAIL _____

SIGNATURES:
APPLICANT SIGNATURE: DocuSigned by: FFBCE476F7D8420...

PROPERTY OWNER SIGNATURE: DocuSigned by: FFBCE476F7D8420...

ATTORNEY / AGENT SIGNATURE: _____

PLEASE DIRECT CORRESPONDENCE TO: ☐ OWNER ☐ AGENT ☐ ATTORNEY

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

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

Docusign Envelope ID: 29F3E066-FD0A-4796-AAC3-FCCD9B8958F5

SMARTCODE LAND DEVELOPMENT PLAN AND PLAT APPLICATION

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

LOCATION AND PROPERTY INFORMATION

PROPERTY ADDRESS (FOR ZONING PURPOSES): Presidents Pointe Ave

MAP AND PARCEL NUMBER(S) FOR CERTIFIED ADDRESS: 08-0008-0001

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

SMARTCODE DESIGNATION:

☒ NEW COMMUNITY (SC-NC) ☐ INFILL COMMUNITY (T1-T5) ☐ TRANSECT ZONES NOT IN A COMMUNITY PLAN (T1-T5)

ZONING DISTRICT(S) SC-NC (T1-T4) TOTAL ACREAGE 144.03

DESCRIBE HOW LAND DEVELOPMENT PLAN AND PLAT IS CONSISTENT WITH COMPREHENSIVE PLAN: The G3 Preferred Growth Sector is a priority expansion area of the 2012 Comprehensive Plan. This plan encourages the use of Chapter 19A SmartCode and as such , this request conforms with the preferred vision of the Comprehensive Plan.

NARRATIVE DESCRIPTION OF STORMWATER CONTROL MEASURES: The site drains south to Flowing Springs floodplain. A portion of Section 1 and 2 drain to the existing SWM pond. Sections 2-5 and a portion of Section 6-7 will drain to a SWM pond proposed in the Section 2 construction drawings. Sections 6-7 will drain to several ponds.

TOTAL IMPERVIOUS SURFACE SQUARE FOOTAGE: 2,221,560

DESCRIBE HOW THOROUGHFARES, SIDEWALKS, PATHS, AND PASSAGES COORDINATE WITH BORDERING LAND DEVELOPMENT: Presidents Pointe Ave will provide connection from Flowing Springs Road to Oak lee Drive. Sidewalks and trails are provided within the subdivision with Flowing Springs Park located to the south.

STATEMENT DEMONSTRATING AVAILABILITY OF UTILITIES: Utilities for Section 1-3 have been installed. Section 5 is under construction and Section 4 soon to be under construction.

STATEMENT REGARDING PROTECTION OF RARE, THREATENED, OR ENDANGERED SPECIES: WV DNR found no records of any rare, endangered, or threatened species. The DNR letter was previously provided with the Section 1 construction drawings.

I CONFIRM THAT I HAVE CONTACTED THE WEST VIRGINIA DEPARTMENT OF NATURAL RESOURCES REGARDING THE PRESENCE OF RARE, THREATENED, OR ENDANGERED SPECIES ON THIS PROPERTY: ☒ YES ☐ NO

☐ **CHECK HERE IF ANSWERS TO ANY QUESTION ABOVE APPEAR ON SEPARATE PAGE.**

APPLICATION CONTINUED ON NEXT PAGE

Docusign Envelope ID: 29F3E066-FD0A-4796-AAC3-FCCD9B8958F5

SMARTCODE LAND DEVELOPMENT PLAN AND PLAT APPLICATION

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

INSTRUCTIONS

The application package must consist of seven (7) full-sized complete sets of all items listed below, one of which must contain the original signed forms, plus one (1) 11” x 17” reduced copy.

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

- ❑ Title, scale, date, and approximate north arrow on all maps

I. Existing Conditions Plan:

- ❑ Existing land conditions and topography at a maximum of 20-foot contour intervals, using USGS topography or other available topographic survey and established or approximated 100-year flood plain limits as shown on the official FEMA flood insurance maps
- ❑ Soil types from USDA
- ❑ Boundary lines of the property (certified boundary not required at this stage)
- ❑ Location map at a scale of 1" = 2,000 feet with north arrow
- ❑ Natural features to be preserved and or removed (i.e. floodplains, wetlands, items on the National Register of Historic Places or within designated historic districts, known sinkholes, etc.).
- ❑ The location and width of each existing easement within the new community land development plan and plat boundaries.
- ❑ The location, width, and name of each existing improved or unimproved street, easement, or alley within 200 feet of the proposed subdivision.
- ❑ Existing zoning of all abutting properties

II. Proposed Community Plan:

- ❑ Designation of community unit type
- ❑ Boundaries of community units based on adjusted pedestrian sheds
- ❑ Total site acreage
- ❑ Transect district locations with acreages and percentages
- ❑ Block sizes
- ❑ Thoroughfares: location and designation of thoroughfare types
- ❑ Civic space types, acreages, percentage and location
- ❑ Special requirements, if applicable (See Section 3.12.)
- ❑ Special district locations with acreages and percentage of community unit, if applicable (See Article 6. Special Districts.)
- ❑ Overlay district locations with acreages and percentage of community unit, if applicable (See Section 3.10 Overlay District Standards.)
- ❑ Any requested administrative waivers or variances (separate application form is required)