PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

www.ransonwv.gov

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

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. March 10, 2025 Planning Commission Minutes
   March 2025 Minutes

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. Public hearing to accept public comments on the final plat proposal for Shenandoah Springs Phase 3C-3D.
   Legal Notice Shenandoah Springs 3c3d APRIL.docx
2. 24-55-FP Consideration - Applicant US Home, LLC dba Lennar Corporation submitted an application for the final plat proposal for Shenandoah Springs Phase 3C-3D
   24-55-FP-2025-02-27 shen springs 3cd record plat.pdf
3. Public Hearing- to accept public comments on the Development Agreement for Phase 3C-3B of Shenandoah Springs.
   Legal Notice Shenandoah Springs 3c3d APRIL.docx
4. 24-55-FP- Consideration - Applicant US Home, LLC dba Lennar Corporation submitted application for the Development Agreement for Phase 3C-3B of Shenandoah Springs.
   Shenandoah_Springs__Development_Agreement_Phase_3.pdf
5. Public hearing - accepting the bond for Shenandoah Springs Phase 3C-3D
   Legal Notice Shenandoah Springs 3c3d APRIL.docx
6. 24-55-FP Consideration - Applicant US Home, LLC dba Lennar Corporation submitted application to accept the bond for Shenandoah Springs Phase 3C-3D.
   24-55-FP-shenandoah springs 3c-d bond .pdf
7. Public Hearing - to accept public comments on the final plat proposal for Ranson Heights (Riverpointe) Phase 3 located off Route 340 including 78 lots (Lots 256-334).
   Legal Notice Ranson Heights Phase 3.docx
8. 24-52-FP - Consideration - Applicant Morris & Ritchie Associates INC. submitted application for Forestar USA Real Estate Group INC for the final plat proposal for Phase 3 of Ranson

Heights (Riverpointe) for 78 lots (lots 256-334)
25-9-smart_code_final_plat_application-phase_3_plat.pdf
25-9-ranson_heights_phase_3_plat.pdf

9. Public Hearing is to accept public comments to enter a development agreement for Ranson Heights (Riverpointe) Phase 3 located off Route 340.
Legal Notice Ranson Heights Phase 3.docx

10. 25-9-FP- Consideration Applicant Forestar USA Real Estate Group Inc, submitted application to enter a Development agreement for Phase 3 of Ranson Heights (Riverpointe).
Ranson_Ranson_Heights_Development_Agreement_Phase_3.pdf

11. Public hearing is to accept public comments on accepting the Bond for Ranson Heights (Riverpointe) located off Route 340 including 78 lots (Lots 256-334).
Legal Notice Ranson Heights Phase 3.docx

12. 25-9-FP- Consideration - Applicant Forestar USA Real Estate, INC, submitted an application for the bond for Ranson Heights (Riverpointe) Phase 3
25-9-ranson heights phase 3 bond estimate 02-24-25.pdf

13. Public Hearing to accept public comments on a bond reduction for the Huntwell West Phase 2A.
Legal Notice Bond Reduction-Huntwell West 2A.docx

14. 25-8-BRR Consideration for a bond reduction for Huntwell West Phase 2A.
25-8-BRR-Huntwell Village Ph2A Bond Reduction rev.pdf
25-8-BRR-Huntwell West Phase 2 CORE-ASBUILTS rev.pdf

V. ADJOURMENT

AGENDA ITEM II.1

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: APPROVAL OF MINUTES

SUBJECT: March 10, 2025 Planning Commission Minutes

ATTACHMENTS:

March 2025 Minutes

PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

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

March 10, 2025 | 7:00 P.M. | Council Chamber

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

1. Minutes - February 3, 2025

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

IV. PLANNING COMMISSION BUSINESS

1. Public Hearing to accept public comments on a site plan located at 1982 N Mildred Street, Ranson, WV 25438 for a nine-unit apartment complex.

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

2. 24-47-CD Consideration- H & W Construction Company - William Aikens, submitted application for James and William Bridgeforth for a site plan located at 1982 N Mildred Street, Ranson WV 25438 for a nine-unit apartment complex.

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

3. Public hearing is to accept public comments on the final plat proposal for Huntwell West Phase 2B and 2C

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

4. 25-4-FP- Consideration - Applicant Morris and Ritchie Associates INC submitted application for Huntwell WV LLC, final plat proposal for Huntwell West Phase 2C

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

5. Public Hearing accepting the bond for Huntwell West Phase 2C (Lots 225-242, Lots 450-464),

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

6. 25-4-FP- Consideration - Applicant Morris and Ritchie Associates INC submitted application for Huntwell WV LLC, to accept the bond for Huntwell West Phase 2C (Lots 225-242, Lots 450-464),

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

7. Public Hearing - Public hearing is to accept public comments on the development agreement for Phase 2C of Huntwell West.

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

8. 25-4-FP- Consideration - Applicant Morris & Ritchie Associates, INC submitted application for Huntwell WV LLC for an Development agreement for Phase 2B and 2C of Huntwell West.

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

9. Public Hearing to accept public comments on the Land Development Plan and Plat for the property known as Shenandoah Springs, parcels 0800080024 and 080008D (consisting of 90.45 acres) located on Mountain Laurel Blvd and Deep Creek Road, Ranson, WV, 25438.

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

10. 24-48-LDPP Consideration - US Home, LLC dba Lennar Corporation for the Land Development Plan and Plat for the property known as Shenandoah Springs, parcels 0800080024 and 080008D (consisting of 90.45 acres) located on Mountain Laurel Blvd and Deep Creek Road, Ranson, WV, 25438.

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

11. Public Hearing - to accept public comments on the final plat proposal for President's Pointe Phase 4 located off President's Pointe Blvd including 150 lots (Lots 481-631)

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

12. 24-52-FP - Consideration - Applicant Morris & Ritchie Associates INC. submitted application for Stanley Martin Companies LLC. for the final plat proposal for President's Pointe Phase 4 located off President's Pointe Blvd including 150 lots (Lots 481-631)

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

13. Public Hearing is to accept public comments for President's Pointe Phase 4 located off President's Pointe Blvd including 150 lots (Lots 481-631), entering a development agreement for Phase 4 of President's Pointe.

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

14. 24-52-FP- Consideration Applicant Stanley Martin Companies LLC, submitted application to enter a Development agreement for President's Pointe Phase 4 located off President's Pointe Blvd including 150 lots (Lots 481-631), a development agreement.

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

15. Public hearing is to accept public comments on accepting the Bond for President's Pointe Phase 4 located off President's Pointe Blvd including 150 lots (Lots 481-631), for Phase 4 of President's Pointe.

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

16. 24-52-FP- Consideration - Applicant Stanley Martin LLC, submitted an application for the Bond for President's Pointe Phase 4 located off President's Pointe Blvd including 150 lots (Lots 481-631), for Phase 4 of President's Pointe.

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

V. ADJOURMENT

The meeting was adjourn at 7:19PM . Motion made by Andy Colandrea and Second by Doug Davis. The Community Developer Director stated that the next Planning Commission meeting will be held on April 7, 2025 at 7:00 PM.

_____

Mike Anderson, President

_____

Darla Armstrong, City Clerk

AGENDA ITEM IV.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public hearing to accept public comments on the final plat proposal for Shenandoah Springs Phase 3C-3D.

ATTACHMENTS:

Legal Notice Shenandoah Springs 3c3d APRIL.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, April 7, 2025, at 7 pm at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Shenandoah Springs Phase 3C-3D, accepting the bond for Shenandoah Springs Phase 3C-3D, and a Development Agreement for Phase 3C-3B of Shenandoah Springs. All persons are invited to attend and make comments about the proposed final plat.

Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to Friday, April 4, 2025, will be provided to the Planning Commission, and inserted into the official record.

AGENDA ITEM IV.2

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 24-55-FP Consideration - Applicant US Home, LLC dba Lennar Corporation submitted an application for the final plat proposal for Shenandoah Springs Phase 3C-3D

ATTACHMENTS:

24-55-FP-2025-02-27 shen springs 3cd record plat.pdf

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

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

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

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

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

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

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

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

9. PROPERTY CORNERS ARE TO BE SET USING ⅝" REBAR WITH I.D. CAPS. ALL OTHER CORNERS ARE AS NOTED. CORNER MARKERS TO BE IN PLACE PRIOR TO CONVEYANCE OF INDIVIDUAL LOTS.

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

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

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

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

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

OWNER'S CERTIFICATION AND DEDICATION

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

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

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

OWNER

DATE

SURVEYOR'S CERTIFICATE

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

JON K. ERICKSON PS #2302

DATE

AREA TABULATION	
LOTS 319–597	13.7108 AC. (597,242 SF)
PARCEL A	2.5097 AC. (109,321 SF)
PARCEL B	0.2347 AC. (10,224 SF)
PARCEL C	0.0529 AC. (2,303 SF)
PARCEL D	0.2970 AC. (12,938 SF)
PARCEL E	0.0292 AC. (1,272 SF)
PARCEL F	0.0950 AC. (4,140 SF)
RIGHT–OF–WAY	5.2509 AC. (228,729 SF)
TOTAL	22.1802 AC. (966,169 SF)

NORTH NAD83

PLANNING COMMISSION APPROVAL

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

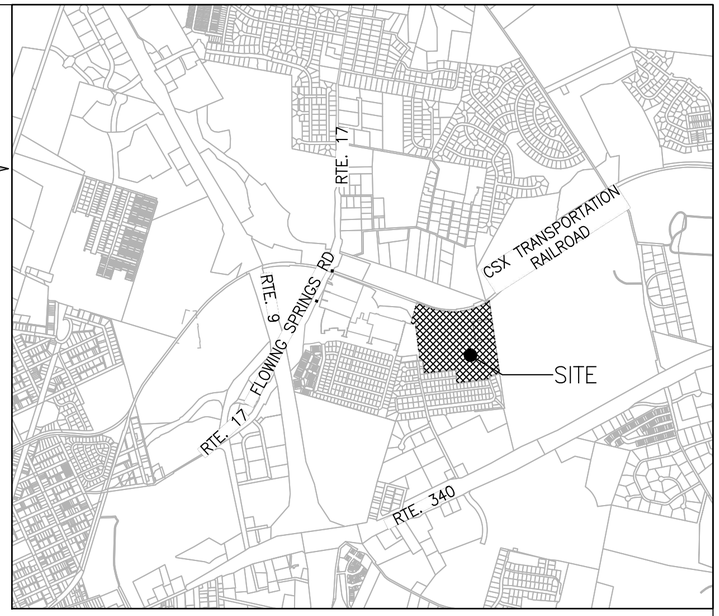
PLANNING COMMISSION PRESIDENT

DATE

OWNER/DEVELOPER'S STATEMENT OF ACCEPTANCE

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

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



VICINITY MAP

SCALE: 1" = 2000'

LEGEND

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

SUBDIVISION PLAT

SHENANDOAH SPRINGS - PHASE 3C-D

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

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

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

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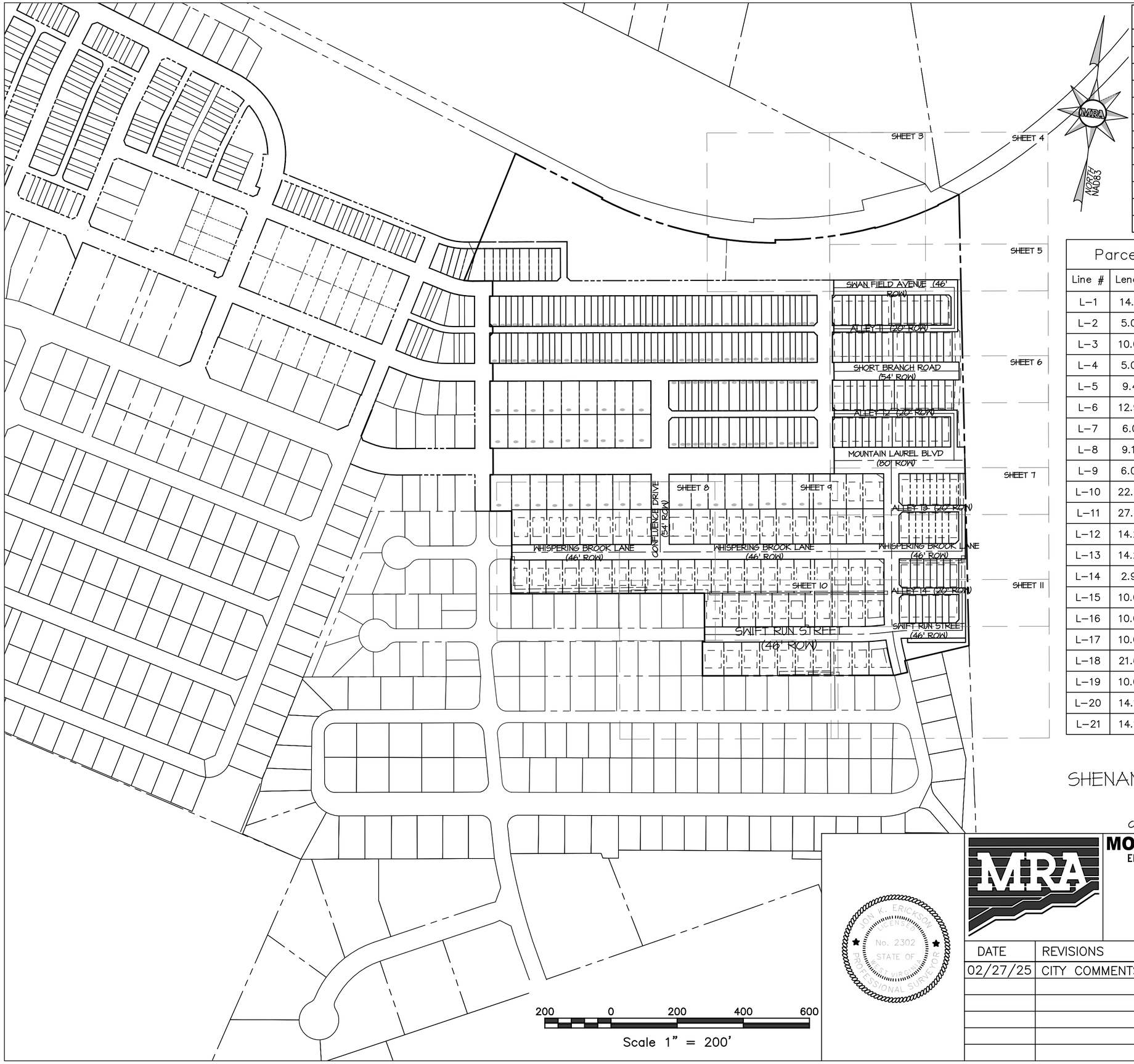
DATE	REVISIONS	JOB NO.:
02/27/25	CITY COMMENTS	SCALE: N/A
		DATE: 12/16/2024
		DRAWN BY: CRC
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 1 OF 11



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-1	12.85'	477.09'	1.54°	N 82° 13' 30" E	12.85'
C-2	35.25'	477.09'	4.23°	N 79° 20' 12" E	35.25'
C-3	29.43'	523.00'	3.22°	S 08° 35' 49" E	29.42'
C-4	25.00'	459.00'	3.12°	N 08° 28' 09" W	24.99'
C-5	22.55'	249.69'	5.17°	S 81° 18' 23" W	22.54'
C-6	2.19'	800.56'	0.16°	S 77° 52' 01" W	2.19'
C-7	17.26'	195.07'	5.07°	S 81° 16' 56" W	17.26'
C-8	36.23'	477.00'	4.35°	N 17° 51' 19" W	36.22'
C-10	29.00'	523.06'	3.18°	S 78° 48' 29" W	29.00'
C-11	23.74'	523.06'	2.60°	S 81° 41' 48" W	23.74'
C-12	43.61'	523.00'	4.78°	N 17° 38' 19" W	43.60'

Parcel Line Table		
Line #	Length	Direction
L-1	14.21	N38° 07' 18.20"E
L-2	5.02	N6° 58' 04.69"W
L-3	10.00	S83° 01' 55.31"W
L-4	5.02	S6° 58' 04.69"E
L-5	9.41	S50° 46' 08.98"E
L-6	12.96	S52° 12' 48.09"E
L-7	6.01	N6° 58' 04.69"W
L-8	9.16	S48° 50' 06.42"E
L-9	6.00	N6° 58' 04.69"W
L-10	22.03	N83° 01' 55.31"E
L-11	27.33	S63° 21' 33.48"E
L-12	14.22	N52° 17' 05.41"W
L-13	14.22	N38° 21' 04.46"E
L-14	2.92	N83° 01' 30.39"E
L-15	10.00	N83° 01' 55.31"E
L-16	10.00	S7° 39' 27.49"E
L-17	10.00	N6° 58' 03.11"W
L-18	21.66	N55° 35' 47.71"W
L-19	10.00	S6° 58' 03.11"E
L-20	14.14	N51° 58' 04.69"W
L-21	14.14	N38° 01' 55.31"E

Parcel Line Table		
Line #	Length	Direction
L-22	14.14	S38° 01' 55.31"W
L-23	13.11	S6° 58' 08.17"E
L-24	10.00	N7° 30' 15.61"W
L-25	6.54	N83° 01' 30.39"E
L-26	5.02	N6° 58' 04.69"W
L-27	10.00	N83° 01' 55.31"E
L-28	5.02	S6° 58' 04.69"E
L-29	4.49	N83° 01' 55.31"E
L-30	10.00	N82° 52' 11.95"E
L-31	10.00	S83° 01' 55.31"W
L-32	25.50	N6° 58' 04.69"W
L-33	35.50	S6° 58' 04.69"E
L-34	10.00	N6° 58' 04.69"W
L-35	8.49	N85° 13' 01.32"W
L-36	12.48	S6° 58' 04.69"E
L-37	10.00	S6° 58' 29.61"E
L-38	92.86	S83° 01' 30.39"W
L-39	10.00	N6° 58' 29.61"W
L-40	9.22	N85° 13' 01.32"W
L-41	177.51	N83° 04' 14.82"E
L-42	5.47	S6° 58' 04.69"E

SUBDIVISION PLAT

SHENANDOAH SPRINGS - PHASE 3C & D

DB 1266 PG 423

DISTRICT: 08, MAP: 008D, PARCEL: 08

CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

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

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PHONE: 703-994-4047
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DATE	REVISIONS	JOB NO.:
02/27/25	CITY COMMENTS	SCALE: 1" = 200'
		DATE: 12/16/2024
		DRAWN BY: CRC
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 2 OF 11

19-02-008-0035
BRUNO JOSEPH V & RONALD
RESIDENTIAL GROWTH

19-02-008-0020
BROOKING JOHN K-LIFE
RESIDENTIAL GROWTH

MATCHLINE SHEET 4

NORTH
NAD83

PARCEL A
109,321 SF

MATCHLINE SHEET 5

SWM EASEMENT

30 0 30 60 90
Scale 1" = 30'

SUBDIVISION PLAT

SHENANDOAH SPRINGS - PHASE 3C & D

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

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

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DATE	REVISIONS	JOB NO.:
02/27/25	CITY COMMENTS	SCALE: 1" = 30'
		DATE: 12/16/2024
		DRAWN BY: CRC
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 3 OF 11

19-02-008-0035
BRUNO JOSEPH V & RONALD
RESIDENTIAL GROWTH

19-02-008-0028
WILLIAMS MILDRED
RESIDENTIAL GROWTH

19-02-008-0020
BROOKING JOHN K-LIFE
RESIDENTIAL GROWTH

MATCHLINE SHEET 3

NORTH
NAD83

19-02-008-0030
NATHAN FREDERICK FARMING
& LEASING LLC
RESIDENTIAL GROWTH

PARCEL A
104,321 SF

MATCHLINE SHEET 5

SWM EASEMENT

30 0 30 60 90

Scale 1" = 30'

N 83° 01' 55" E 375.07'

SOULPIN DRIVE
(54' ROW)

N 40° 59' 05" W

46.00'

SWAN FIELD AVENUE
(46' ROW)

SWAN FIELD AVENUE
(46' ROW)

SUBDIVISION PLAT

SHENANDOAH SPRINGS - PHASE 3C & D

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

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

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

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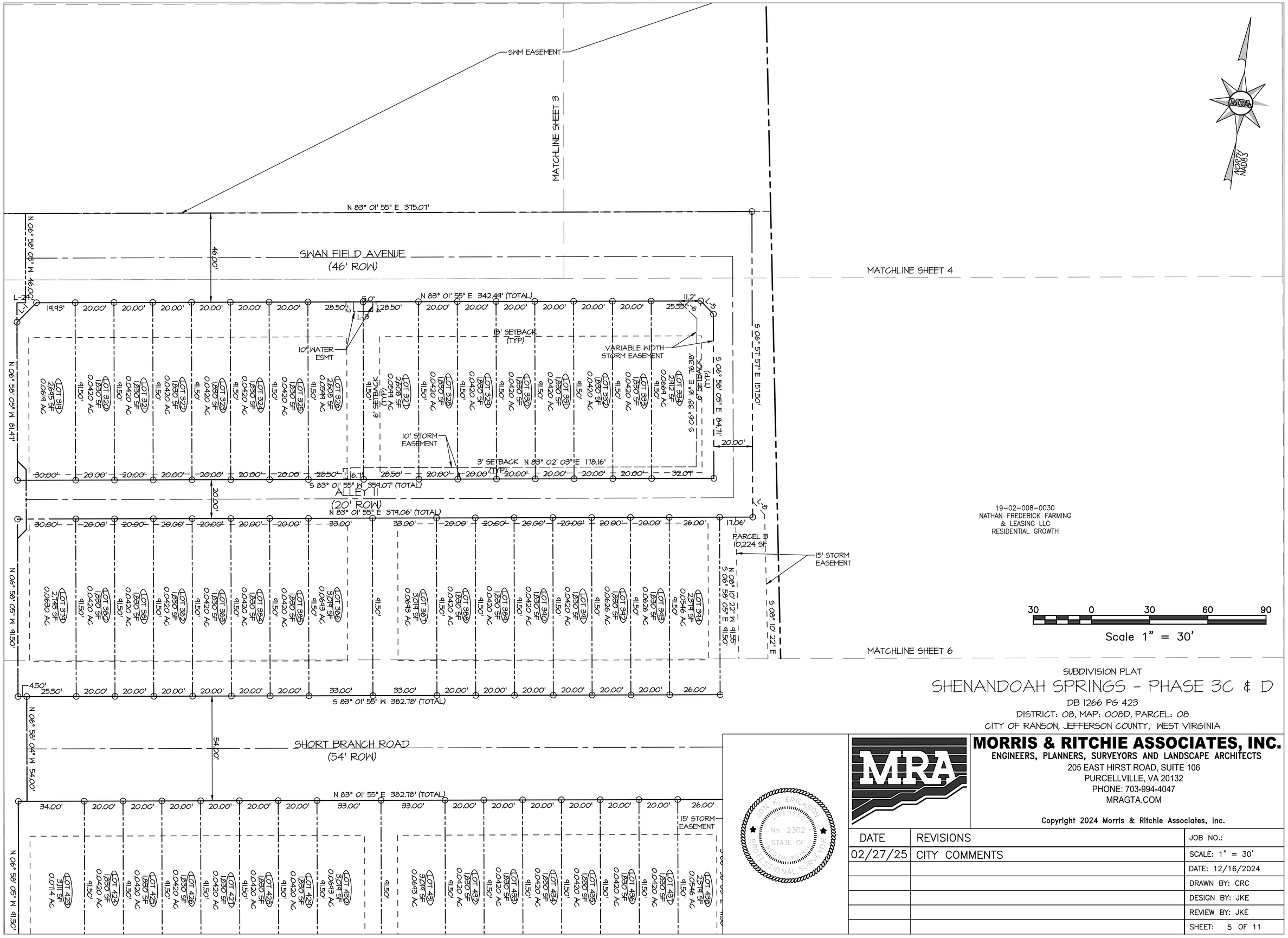
DATE	REVISIONS	JOB NO.:
02/27/25	CITY COMMENTS	SCALE: 1" = 30'
		DATE: 12/16/2024
		DRAWN BY: CRC
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 4 OF 11



SUBDIVISION PLAT

SHENANDOAH SPRINGS - PHASE 3C & D

DB 1266 PG 423

DISTRICT: 08, MAP: 008D, PARCEL: 08

CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

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

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

205 EAST HIRST ROAD, SUITE 106

PURCELLVILLE, VA 20132

PHONE: 703-994-4047

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DATE	REVISIONS	JOB NO.:
02/27/25	CITY COMMENTS	SCALE: 1" = 30'
		DATE: 12/16/2024
		DRAWN BY: CRC
		DESIGN BY: JKE
		REVIEW BY: JKE
		SHEET: 5 OF 11

SHORT BRANCH ROAD
(54' ROW)

MATCHLINE SHEET 5

MATCHLINE SHEET 7

MATCHLINE SHEET 9

ALLEY 12
(20' ROW)

ALLEY 13
(20' ROW)

MOUNTAIN LAUREL BLVD
(80' ROW)

PARCEL B
10,224 SF

15' STORM EASEMENT

VARIABLE WIDTH STORM EASEMENT

PR. VARIABLE WIDTH STORM EASEMENT

VARIABLE WIDTH STORM EASEMENT

19-02-008-0030
NATHAN FREDERICK FARMING & LEASING LLC
RESIDENTIAL GROWTH

NORTH
NAD83

30 0 30 60 90
Scale 1" = 30'

SUBDIVISION PLAT

SHENANDOAH SPRINGS - PHASE 3C & D

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

MORRIS & RITCHIE ASSOCIATES, INC.
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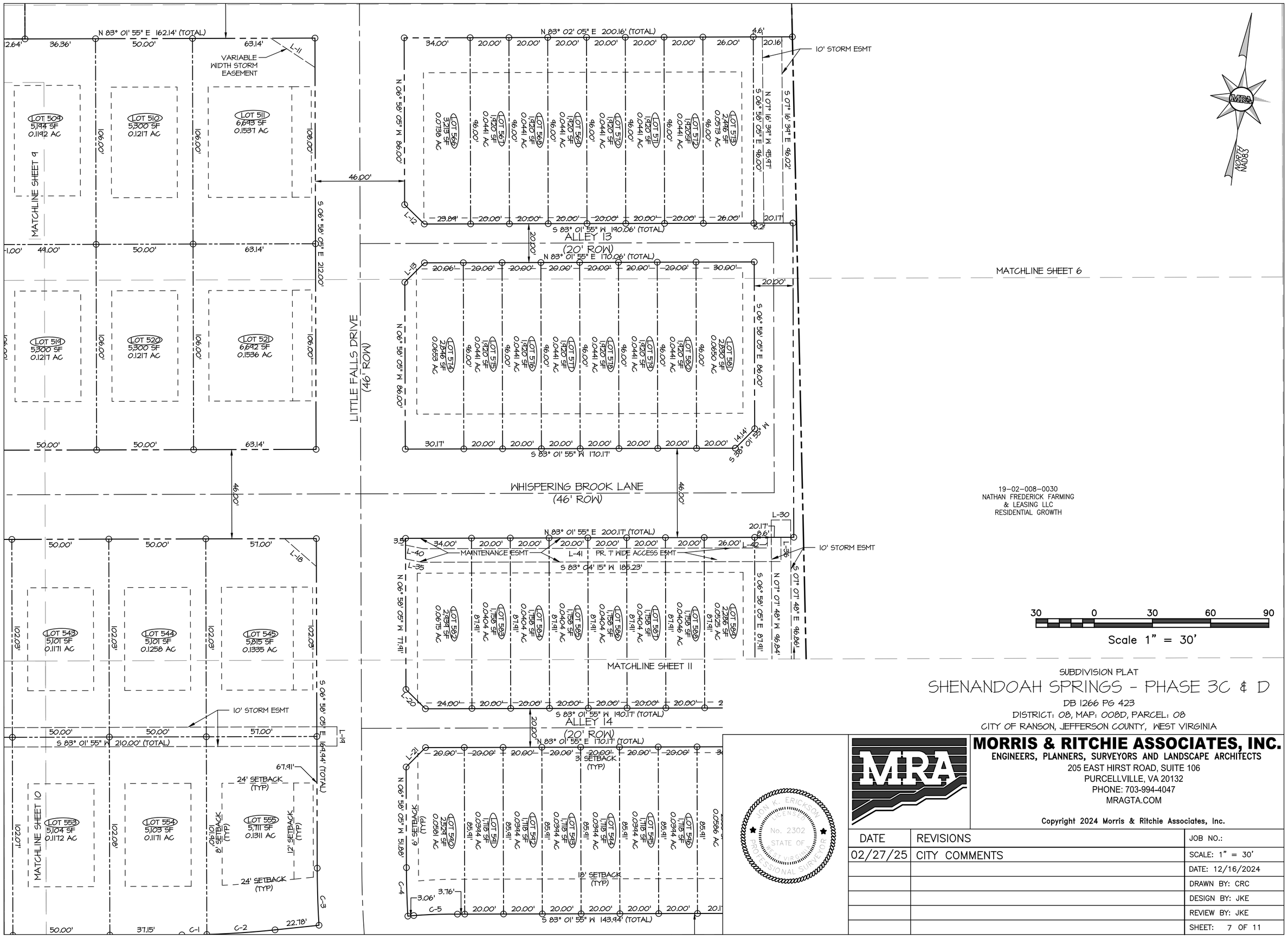

19-02-008-0030
NATHAN FREDERICK FARMING & LEASING LLC
RESIDENTIAL GROWTH

SUBDIVISION PLAT

SHENANDOAH SPRINGS - PHASE 3C & D

DB 1266 PG 423
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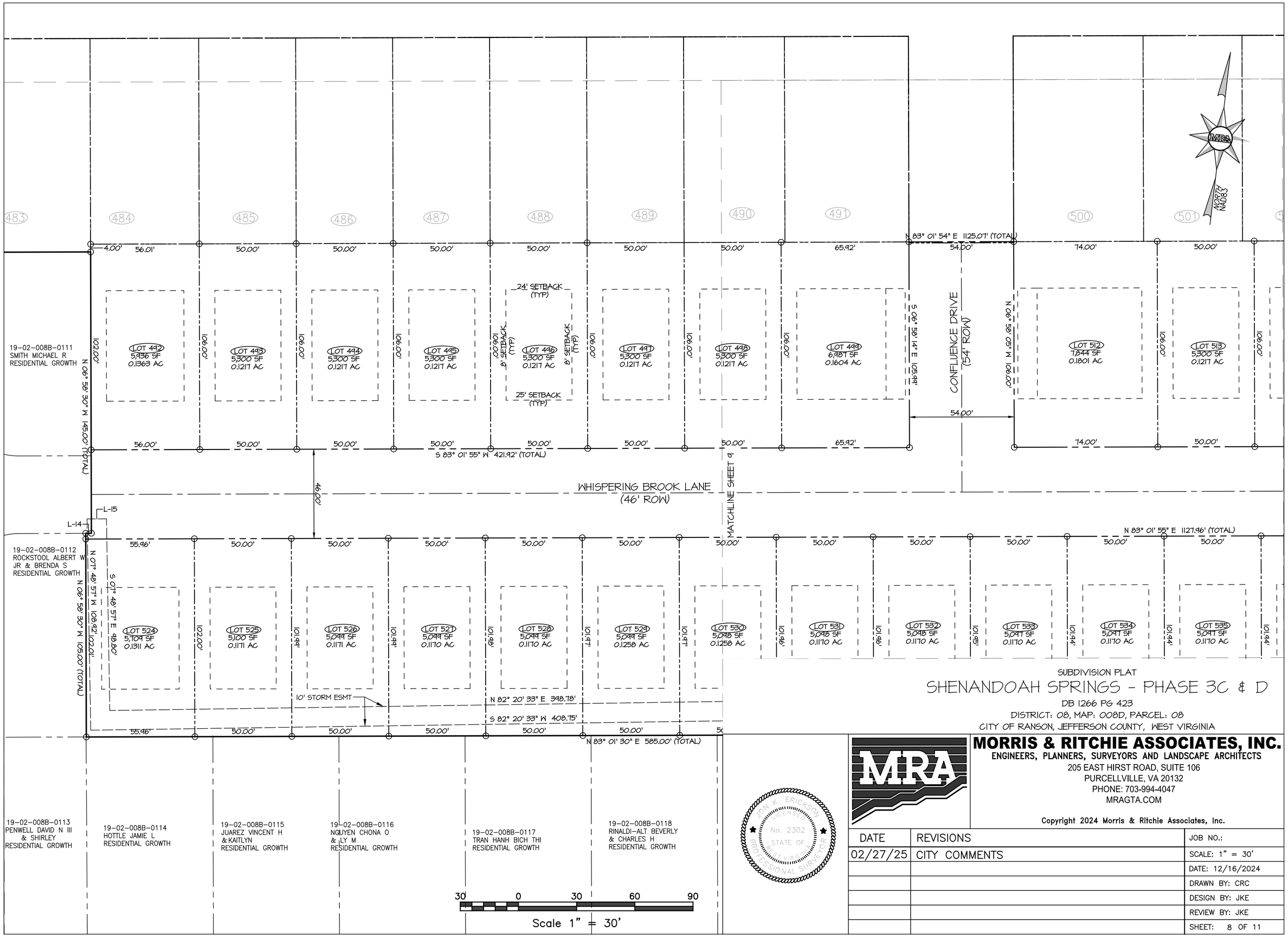

SUBDIVISION PLAT

SHENANDOAH SPRINGS - PHASE 3C & D

DB 1266 PG 423

DISTRICT: 08, MAP: 008D, PARCEL: 08

CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

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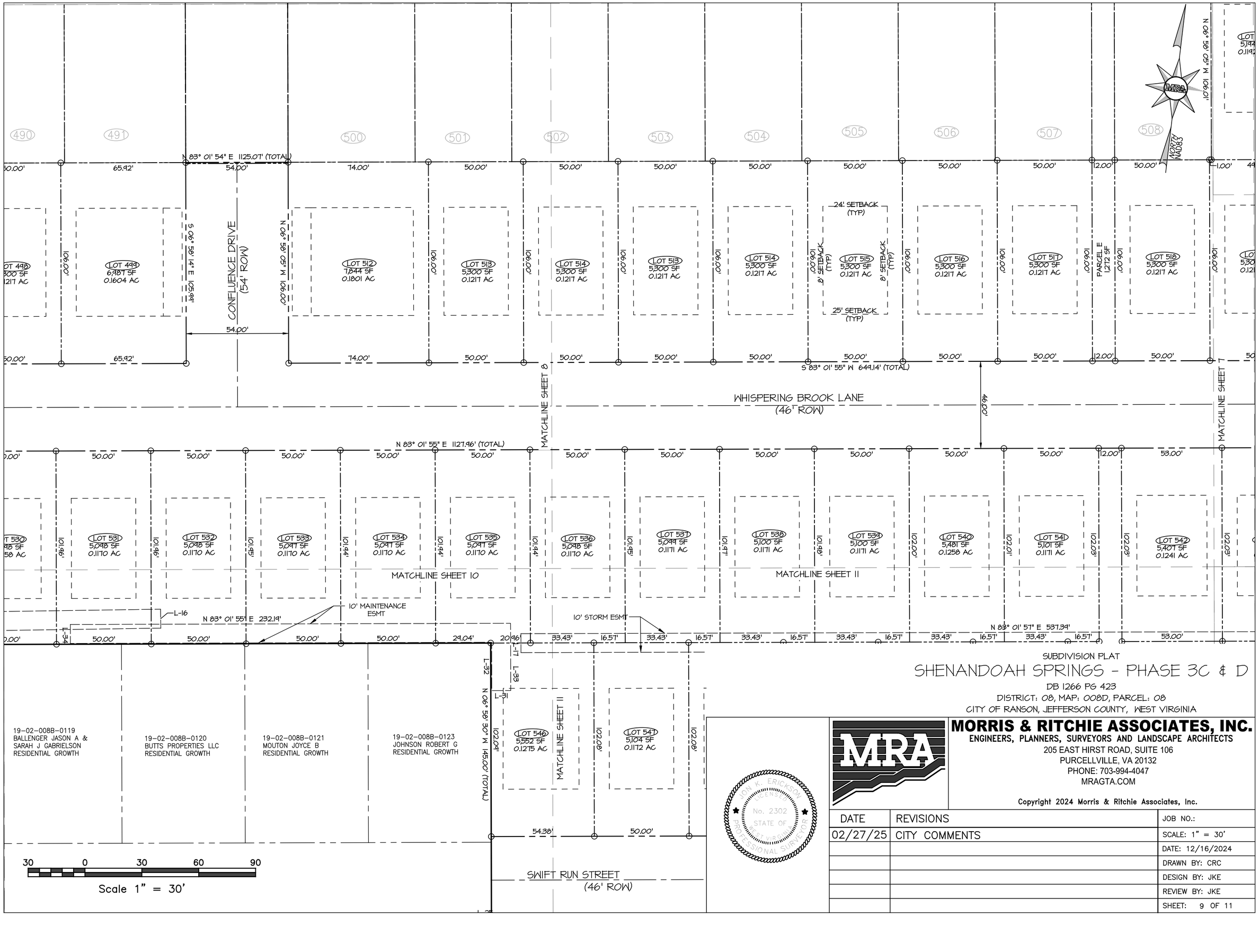

SUBDIVISION PLAT

SHENANDOAH SPRINGS - PHASE 3C & D

DB 1266 PG 423

DISTRICT: 08, MAP: 008D, PARCEL: 08

CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

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		SHEET: 9 OF 11

L-16
N 83° 01' 55" E 232.19'
10' MAINTENANCE ESMT
10' STORM ESMT
N 83° 01' 57" E 537.39'
S 83° 02' 54" W 320.96' (TOTAL)
S 83° 01' 57" W 537.39'
L-34
50.00'
50.00'
50.00'
50.00'
24.04'
20.96'
33.43'
16.57'
53.00'
L-17
L-33
L-32
L-31
N 06° 58' 30" W 485.00' (TOTAL)
102.09'
102.07'
102.06'
MATCHLINE SHEET 8
MATCHLINE SHEET 9
PARCEL F
4,140 SF
NORTH
NAD83
MRA

19-02-008B-0119
BALLENGER JASON A &
SARAH J GABRIELSON
RESIDENTIAL GROWTH

19-02-008B-0120
BUTTS PROPERTIES LLC
RESIDENTIAL GROWTH

19-02-008B-0121
MOUTON JOYCE B
RESIDENTIAL GROWTH

19-02-008B-0123
JOHNSON ROBERT G
RESIDENTIAL GROWTH

LOT 546
5,552 SF
0.1275 AC

LOT 547
5,104 SF
0.1172 AC

LOT 548
5,104 SF
0.1172 AC

LOT 549
5,103 SF
0.1171 AC

LOT 550
5,103 SF
0.1171 AC

LOT 551
5,103 SF
0.1171 AC

LOT 552
5,409 SF
0.1242 AC

54.38'
50.00'
50.00'
50.00'
50.00'
50.00'
50.00'
L-26
L-27
L-28
28.51'
53.00'
S 83° 02' 35" W 473.10'
10' WATER ESMT
46.00'
SWIFT RUN STREET
(46' ROW)
L-25
N 83° 02' 35" E 479.66'

19-02-008B-0082
JUDD MICHAEL S
RESIDENTIAL GROWTH

19-02-008B-0081
PIDA STEPHEN & KAREN
RESIDENTIAL GROWTH

19-02-008B-0080
RANKIN JOYCE A
RESIDENTIAL GROWTH

19-02-008B-0079
LYON GEORGE R III &
AYLEN L
RESIDENTIAL GROWTH

N 06° 58' 30" W 105.00' (TOTAL)
101.40'
101.88'
101.85'
101.83'
101.81'
101.80'
64.81'
54.00'
54.00'
54.00'
54.00'
54.00'
54.00'
52.53'
25' SETBACK
(TYP)
9' SETBACK
(TYP)
LOT 556
6,603 SF
0.1516 AC
LOT 557
5,502 SF
0.1263 AC
LOT 558
5,501 SF
0.1263 AC
LOT 559
5,500 SF
0.1263 AC
LOT 560
5,499 SF
0.1262 AC
LOT 561
5,498 SF
0.1262 AC
LOT 562
5,341 SF
0.1227 AC
N 06° 57' 42" W 87.54'
S 06° 58' 05" E 47.52'
24' SETBACK
(TYP)
10' STORM ESMT
N 82° 29' 44" E 155.25'
S 82° 29' 44" W 165.16'
N 83° 01' 30" E 92.86'
L-24
L-35
L-37
54.00'
54.00'
54.00'
14.71'
52.53'
S 83° 01' 30" W 581.00' (TOTAL)
L-38

19-02-008B-0070
CABALLERO ROSALINA
RESIDENTIAL GOWTH

19-02-008B-0071
CABALLERO ROSALINA
RESIDENTIAL GROWTH

19-02-008B-0072
CABALLERO ROSALINA
RESIDENTIAL GROWTH

19-02-008B-0073
CABALLERO ROSALINA
RESIDENTIAL GROWTH

19-02-008B-0074
RAMOS GORGONIO &
JOHN W
RESIDENTIAL GROWTH

19-02-008B-0075
GROVES JANE E
RESIDENTIAL GROWTH

19-02-008B-0076
BREEDEN ERMON L &
ANNA M
RESIDENTIAL GROWTH

19-02-008B-0077
REED HAROLD F &
BARBARA A
RESIDENTIAL GROWTH

19-02-008B-0078
PIPES RODNEY T &
SUSAN P
RESIDENTIAL GROWTH

19-02-008B-0143
ASBECK TERESA K
RESIDENTIAL GROWTH

100 0 100 200 300
Scale 1" = 100'

SUBDIVISION PLAT

SHENANDOAH SPRINGS - PHASE 3C & D

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

JON K. ERICKSON
LICENSED
No. 2302
STATE OF
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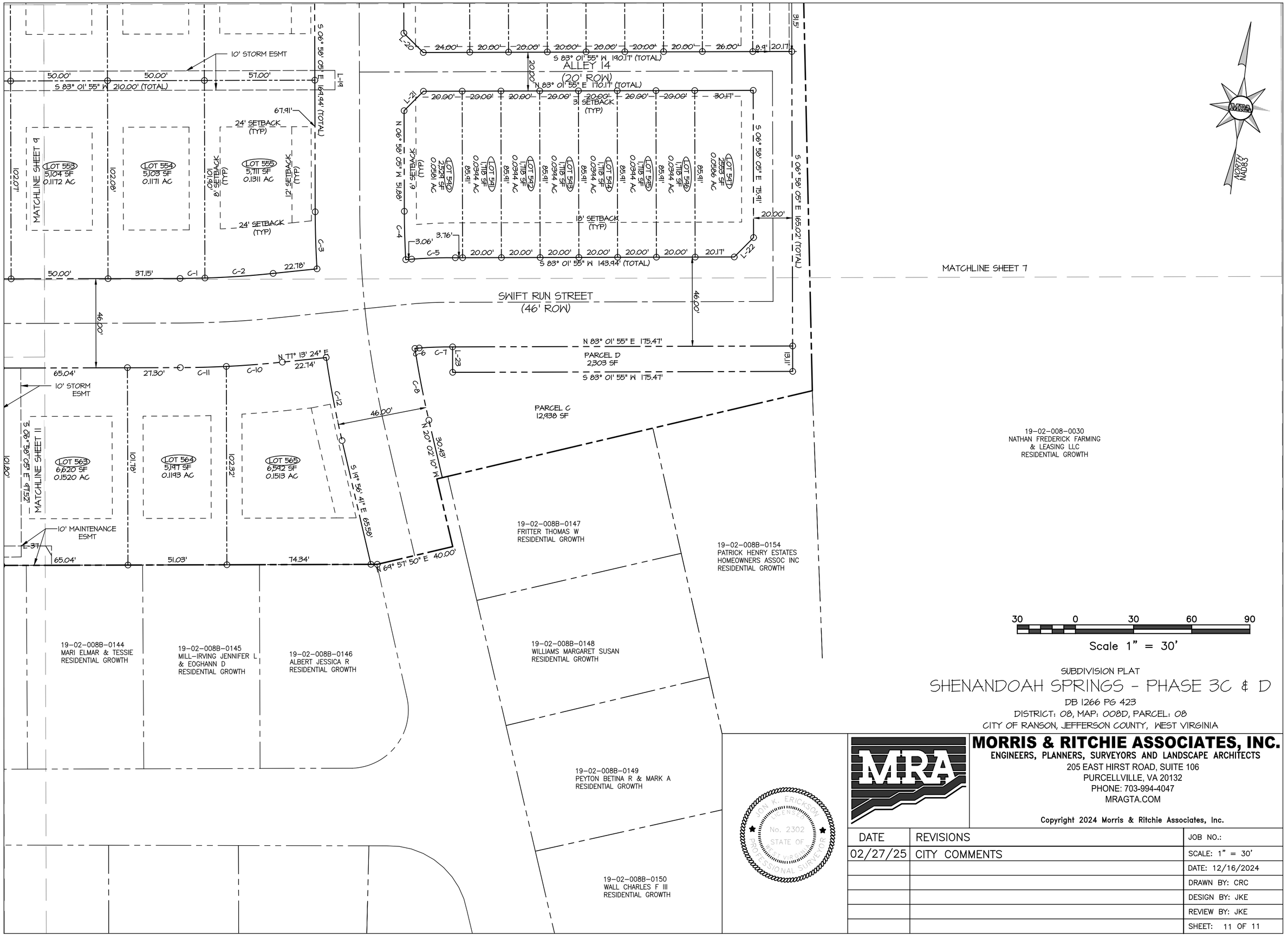
		SHEET: 10 OF 11



SUBDIVISION PLAT

SHENANDOAH SPRINGS - PHASE 3C & D

DB 1266 PG 423

DISTRICT: 08, MAP: 008D, PARCEL: 08

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		SHEET: 11 OF 11

AGENDA ITEM IV.3

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing- to accept public comments on the Development Agreement for Phase 3C-3B of Shenandoah Springs.

ATTACHMENTS:

Legal Notice Shenandoah Springs 3c3d APRIL.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, April 7, 2025, at 7 pm at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Shenandoah Springs Phase 3C-3D, accepting the bond for Shenandoah Springs Phase 3C-3D, and a Development Agreement for Phase 3C-3B of Shenandoah Springs. All persons are invited to attend and make comments about the proposed final plat.

Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to Friday, April 4, 2025, will be provided to the Planning Commission, and inserted into the official record.

AGENDA ITEM IV.4

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 24-55-FP- Consideration - Applicant US Home, LLC dba Lennar Corporation submitted application for the Development Agreement for Phase 3C-3B of Shenandoah Springs.

ATTACHMENTS:

Shenandoah_Springs__Development_Agreement_Phase_3.pdf

RECORDING REQUESTED By
City of Ranson Planning Commission

WHEN RECORDED RETURN To

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

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

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

WITNESSETH:

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

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

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

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

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

1. Performance of Work

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

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

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

3. Specifications

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

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

Director: The City Manage of the City of Ranson.

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

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

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

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

4. Work: Time for Completion

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

5. Time of Essence – Extension

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

6. Repairs or Replacements

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

7. Permits: Compliance with Law

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

8. Superintendence by Subdivider/Developer

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

9. Inspection by City of Ranson

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

10. Contract Security

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

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

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

11. Hold-Harmless Agreement

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

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

12. Subdivider/Developer's Insurance

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

Compensation insurance

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

Public Liability and Property Damage Insurance

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

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

Contractual Liability Insurance

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

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

13. Title to Improvements

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

14. Repair or Reconstruction of Defective Work

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

15. Subdivider/Developer not Agent of City

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

16. Cost of Engineering and Inspection

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

17. Notice of Breach and Default

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

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

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

19. Substantial Completion and Completion

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

20. Notices

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

City of Ranson

Attn: City Manager

312 South Mildred Street

Ranson, WV 25438

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

U.S. Home Corporation dba Lennar

14280 Park Meadow Drive, Ste 108

Chantilly, VA 20151

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

21. Binding Effect of Agreement

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

22. Authority

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

DATED this _____ day of _____, 20____.

RANSON PLANNING COMMISSION

By: _____

Mike Anderson

Its: President

SUBDIVIDER/DEVELOPER

_____

U.S Home Corporation dba Lennar

By: _____

Its: _____

OWNER

_____

U.S Home Corporation dba Lennar

By: _____

Its: _____

AGENDA ITEM IV.5

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public hearing - accepting the bond for Shenandoah Springs Phase 3C-3D

ATTACHMENTS:

Legal Notice Shenandoah Springs 3c3d APRIL.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, April 7, 2025, at 7 pm at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Shenandoah Springs Phase 3C-3D, accepting the bond for Shenandoah Springs Phase 3C-3D, and a Development Agreement for Phase 3C-3B of Shenandoah Springs. All persons are invited to attend and make comments about the proposed final plat.

Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to Friday, April 4, 2025, will be provided to the Planning Commission, and inserted into the official record.

AGENDA ITEM IV.6

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 24-55-FP Consideration - Applicant US Home, LLC dba Lennar Corporation submitted application to accept the bond for Shenandoah Springs Phase 3C-3D.

Shenandoah Springs Phase 3C-3D bond in the amount of $6,619,183.22.

ATTACHMENTS:

24-55-FP-shenandoah springs 3c-d bond .pdf

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

Project Shenandoah Springs Date: 4/1/2025

Section Phase 3C-D C.O.R. File No. _____

Bond Amount Approved: $ _____

By: _____ **Date:** _____

Official Use Do Not Write In This Box

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
1.1	**Erosion & Sediment Control**				
1	Stabilized Construction Entrance	EA	$ 2,475.00	1	$ 2,475.00
2	Silt Fence - Standard	LF	$ 4.40	1,470	$ 6,468.00
3	Silt Fence - Super	LF	$ 18.15	2,275	$ 41,291.25
4	Earth Dike Construction (1)	LF	$ 3.96	2,954	$ 11,697.84
5	Inlet Protection Device	EA	$ 388.14	71	$ 27,557.59
6	Outlet Protection Device	EA	$ 385.00	-	$ -
7	Stone Check Dams	EA	$ 192.50		$ -
8	Sediment Trap Excavation	CY	$ 15.35		$ -
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,456.24		$ -
10	Impermeable Liner for Sediment Basin/Pond	SY	$ 22.83		$ -
11	Rip-Rap Apron/Plunge Pool	CY	$ 122.72	5	$ 613.58
12	Grass Waterway/Drainage Swale	LF	$ 11.99		$ -
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.10	812,934	$ 80,480.47
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.12	159,977	$ 19,357.22
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 550.13		$ -
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 545.34		$ -
17	Mulch, Shredded Bark or Wood Chip (35 cy/ac)	CY	$ 89.10		$ -
18	Sod	SY	$ 5.90		$ -
19	Soil Stabilizing Matt - Biodegradable	SY	$ 4.95		$ -
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 11.00		$ -
21	Geotextile Fabric	SF	$ 3.30		$ -
22	4 ft Safety Fence	LF	$ 8.84		$ -
23	6 ft Chain Link Safety Fence	LF	$ 11.00		$ -
24	Tree Protection	LF	$ 3.30		$ -
25	Temporary Utility Line Stream Crossing/Diversion	EA	$ 1,375.00		$ -
1.2	**Site Preparation & Demolition**				
1	Clearing & Grubbing - Light Cover	ACRE	$ 7,342.50		$ -
2	Clearing & Grubbing - Moderate Cover	ACRE	$ 10,725.00		$ -
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 13,475.00		$ -
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 15,950.00		$ -
5	Sawcut Existing Asphalt Pavement	LF	$ 2.20		$ -
6	Sawcut Existing Concrete Pavement	LF	$ 3.52		$ -
7	Removal of Asphalt Pavement	SY	$ 8.25		$ -
8	Removal of Fencing	LF	$ 5.67		$ -
9	Removal of Power Pole	EA	$ 8,415.00		$ -
10	Removal of Structures/Buildings	EA	Detailed estimate required.		

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
1.3	**Earthwork**				
1	Strip Topsoil	CY	$ 4.13		$ -
2	Common Excavation	CY	$ 25.01	12011	$ 300,443.15
3	Borrow Material - On Site	CY	$ 22.34		$ -
4	Borrow Material - Imported from Off Site	CY	$ 40.26		$ -
5	Rock Excavation	CY	$ 99.00		$ -
6	Furnish Topsoil	CY	$ 52.76		$ -
2.1	**Paved Surface Construction**				
1	Subgrade	CY	$ 73.37	2309	$ 169,411.33
2	Fabric for Subgrade Stabilization	SY	$ 3.19		$ -
3	Aggregate Base Course	CY	$ 97.30	2309	$ 224,654.16
4	Open Graded Free Draining Base Course	CY	$ 120.89		$ -
5	Free Draining Base Trench	LF	$ 12.08		$ -
6	Outlet Pipe	LF	$ 39.75		$ -
7	Bituminous Asphalt Tack Coat	SY	$ 0.51		$ -
8	Superpave Asphalt Base Course - Type 25	TN	$ 93.50	2631	$ 245,998.50
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70		$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70	1315	$ 154,775.50
11	Reinforced Concrete Pavement	CY	$ 450.55		$ -
12	Standard Milling	SY	$ 7.07		$ -
13	Controlled Low Strength Material	CY	$ 368.98		$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 104.07	985	$ 102,509.94
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50		$ -
16	Concrete Curb & Gutter	LF	$ 66.00	7753	$ 511,698.00
17	Concrete Curb Only	LF	$ 55.00	3094	$ 170,170.00
18	Bituminous Asphalt Walkway	SF	$ 14.85		$ -
19	Concrete Sidewalk	SY	$ 97.13	4558	$ 442,718.54
20	Bed Course Material (for sidewalk)	CY	$ 88.57		$ -
21	Concrete Curb Ramp	EA	$ 2,750.00		$ -
22	Detectable Warning Surface	EA	$ 486.72	29	$ 14,114.79
23	Concrete Precast Wheel Stops	EA	$ 275.00		$ -
24	One Direction Lane Arrow	EA	$ 275.00		$ -
25	Multi Directional Land Arrow	EA	$ 460.90		$ -
26	Bicycle Shared Lane Marking	EA	$ 302.50		$ -
27	Bicycle Lane Marking	EA	$ 302.50		$ -
28	Pavement Letters	EA	$ 82.27		$ -
29	4" Edge/Lane Line - Painted	LF	$ 0.51		$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.66		$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.83		$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76		$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17		$ -
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97		$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 4.95		$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 7.37		$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 9.24		$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.07		$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.70		$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 9.90		$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58		$ -
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 14.85	270	$ 4,009.50
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	140	$ 3,465.00
44	Handicapped Parking Symbol	EA	$ 341.17		$ -
45	0.08 in Flat Sheet Sign	SF	$ 49.50		$ -
46	City standard sign post	LF	$ 27.50	216	$ 5,940.00
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 467.50	14	$ 6,545.00
48	Guard Rail - Steel Beam & Posts	LF	$ 20.16	335	$ 6,754.61
49	Fence - Chain Link 6' High	LF	$ 45.24		$ -
50	Fence - Wood 3-Rail	LF	$ 33.00		$ -
51	Fence - Decorative Iron, 42" High	LF	$ 82.50		$ -
52	Pedestrian/Bicycle Barrier Railing - Wood - 42" high	LF	$ 57.20		$ -
53	Lights - Street and Parking Lot (light fixture, pole, foundation, & wiring)	EA	$ 13,200.00	13	$ 171,600.00
54	Bollards (wood or steel)	EA	$ 495.00		$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	DOH estimate required.		

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
3.1	**Landscaping**				
1	Transplanting Trees (6' or less)	EA	$ 148.50	83	$ 12,325.50
2	Transplanting Shrubs	EA	$ 126.50		$ -
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 165.00		$ -
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 412.50		$ -
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 550.00		$ -
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 330.00	103	$ 33,990.00
7	Plant Ground Cover	EA	$ 7.70		$ -
8	Plant Wetlands or Bioretention Vegetation	EA	$ 27.50		$ -
9	Plant Screen Trees	EA	$ 165.00		$ -
10	Plant Street/Shade Trees	EA	$ 550.00		$ -
11	Mulching (wood landscape mulch in place)	CY	$ 89.10		$ -
4.1	**Sanitary Sewer System**				
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 121.00		$ -
2	6" PVC Schedule 80 Pipe	LF	$ 168.76	2669	$ 450,425.78
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	3172	$ 347,175.40
4	10" PVC Schedule 80 Pipe	LF	$ 121.55		$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	21	$ 140,168.26
6	Grease Trap	EA	$ 6,875.00		$ -
7	4" Service Lateral (20' to Edge of R.O.W./Property Line)	LF	$ 68.31	372	$ 25,411.32
8	Sanitary Sewer Pump Station (sewage pump)	EA	Detailed estimate required.		
9	Road Bore/Crossing (with Pipe & Steel Casing)	LF	$ 440.00		$ -
4.2	**Potable Water System**				
1	3/4" Copper Service Line	LF	$ 117.76		$ -
2	1" Copper Service Line	LF	$ 193.60		$ -
3	2" Copper Service Line	LF	$ 39.60		$ -
4	4" Ductile Iron Pipe	LF	$ 57.20		$ -
5	6" Ductile Iron Pipe	LF	$ 74.80	2760	$ 206,448.00
6	8" Ductile Iron Pipe	LF	$ 92.40	2682	$ 247,816.80
7	10" Ductile Iron Pipe	LF	$ 104.50		$ -
8	12" Ductile Iron Pipe	LF	$ 115.50	1401	$ 161,815.50
9	Fire Hydrant with 6" line	EA	$ 5,513.77		$ -
10	4" Gate Valve & Box	EA	$ 1,225.13		$ -
11	6" Gate Valve & Box	EA	$ 1,954.65		$ -
12	8" Gate Valve & Box	EA	$ 1,617.98		$ -
13	10" Gate Valve & Box	EA	$ 2,420.00		$ -
14	12" Gate Valve & Box	EA	$ 4,271.09		$ -
15	Pressure Reducing Valve & Vault	EA	Detailed estimate required.		
16	Tapping Sleeve & Valve for Water Service Connection	EA	$ 726.00		$ -
17	Water Meter Setter, Box & Service Line Tap	EA	$ 3,335.29		$ -
5.1	**Storm Water Management & Storm Drainage**				
	SWM Basin/Ponds				
1	Excavation - Basin/Pond	CY	$ 25.01		$ -
2	Excavation - Core Trench	CY	$ 25.01		$ -
3	Embankment Construction - On-Site Material	CY	$ 22.34		$ -
4	Embankment Construction - Imported Material	CY	$ 40.26		$ -
5	Impervious Core	SF	$ 1.98		$ -
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,300.59		$ -
7	Corrugated Metal Pipe Control Structure	EA	$ 6,456.24		$ -
8	Dewatering Pipes or Structures	EA	$ 558.02		$ -
9	Filter Stone for Dewatering Pipe (1" to 2" dia. clean)	CY	$ 53.12		$ -
10	Antiseep Collar	Each per foot of width	$ 165.00		$ -
11	Trash Rack	Each per inch dia.	$ 55.00		$ -
12	Water Tight Pipe Bands	Each per inch dia.	$ 8.25		$ -
	Low Impact Development BMP				
13	Urban Bioretention Basin (in sidewalk areas)	SF	$ 55.00		$ -
14	Bioretention Basin	SF	$ 38.50		$ -
15	Grass Channel	SF	$ 30.00		$ -
16	Permeable Pavers	SY	$ 50.00		$ -
	PVC Slotted Pipe				
17	4" PVC Slotted or Perforated Drain Pipe	LF	$ 16.50		$ -
18	6" PVC Slotted or Perforated Drain Pipe	LF	$ 17.60		$ -
19	8" PVC Slotted or Perforated Drain Pipe	LF	$ 21.85		$ -
20	12" PVC Slotted or Perforated Drain Pipe	LF	$ 36.30		$ -
	Corrugate Metal Pipe (Circular)				

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
21	15" Storm Drain Pipe	LF	$ 171.48		$ -
22	18" Storm Drain Pipe	LF	$ 112.79		$ -
23	24" Storm Drain Pipe	LF	$ 173.24		$ -
24	30" Storm Drain Pipe	LF	$ 198.00		$ -
25	36" Storm Drain Pipe	LF	$ 209.06		$ -
26	42" Storm Drain Pipe	LF	$ 244.20		$ -
27	48" Storm Drain Pipe	LF	$ 278.30		$ -
28	54" Storm Drain Pipe	LF	$ 313.50		$ -
29	60" Storm Drain Pipe	LF	$ 352.00		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
	Reinforced Concrete Pipe (circular)				
30	15" Storm Drain Pipe	LF	$ 118.94	3045	$ 362,172.30
31	18" Storm Drain Pipe	LF	$ 118.94	200	$ 23,788.60
32	21"-24" Storm Drain Pipe	LF	$ 136.22	337	$ 45,907.49
33	27"-30" Storm Drain Pipe	LF	$ 180.69	340	$ 61,433.24
34	36" Storm Drain Pipe	LF	$ 259.58	81	$ 21,025.82
35	42" Storm Drain Pipe	LF	$ 246.40	40	$ 9,856.00
36	48" Storm Drain Pipe	LF	$ 665.17	321	$ 213,519.57
37	54" Storm Drain Pipe	LF	$ 316.80		$ -
38	60" Storm Drain Pipe	LF	$ 352.00		$ -
	High Density Polyethlyene (HDPE) Pipe (Circular)				
39	15" Storm Drain Pipe	LF	$ 126.32		$ -
40	18" Storm Drain Pipe	LF	$ 169.63		$ -
41	24" Storm Drain Pipe	LF	$ 180.58		$ -
42	30" Storm Drain Pipe	LF	$ 312.33		$ -
43	36" Storm Drain Pipe	LF	$ 209.91		$ -
44	42" Storm Drain Pipe	LF	$ 250.80		$ -
45	48" Storm Drain Pipe	LF	$ 297.00		$ -
46	54" Storm Drain Pipe	LF	$ 308.00		$ -
47	60" Storm Drain Pipe	LF	$ 319.00		$ -
	End Sections (Circular) - Metal (for CMP and HDPE Pipe)				
48	15" Metal End Section	EA	$ 797.50		$ -
49	18" Metal End Section	EA	$ 697.76		$ -
50	24" Metal End Section	EA	$ 960.88		$ -
51	30" Metal End Section	EA	$ 1,240.92		$ -
52	36" Metal End Section	EA	$ 1,210.00		$ -
53	42" Metal End Section	EA	$ 1,430.00		$ -
54	48" Metal End Section	EA	$ 1,760.00		$ -
55	54" Metal End Section		$ 2,200.00		$ -
56	60" Metal End Section		$ 2,200.00		$ -
	End Sections (Circular) - Concrete				
57	15" RCP End Section	EA	$ 533.50		$ -
58	18" RCP End Section	EA	$ 621.50		$ -
59	24" RCP End Section	EA	$ 830.50		$ -
60	30" RCP End Section	EA	$ 1,314.50		$ -
61	36" RCP End Section	EA	$ 1,941.50	1	$ 1,941.50
62	42" RCP End Section	EA	$ 1,974.50		$ -
63	48" RCP End Section	EA	$ 2,348.50		$ -
64	54" RCP End Section	EA	$ 3,074.50		$ -
65	60" RCP End Section	EA	$ 3,800.50		$ -
	Corrugated Metal Pipe Arch				
66	17" x 13" Storm Drain Pipe	LF	$ 171.48		$ -
67	21" x 15" Storm Drain Pipe	LF	$ 112.79		$ -
68	24" x 18" Storm Drain Pipe	LF	$ 173.24		$ -
69	35" x 24" Storm Drain Pipe	LF	$ 198.00		$ -
70	42" x 29" Storm Drain Pipe	LF	$ 209.06		$ -
71	57" x 38"Storm Drain Pipe	LF	$ 244.20		$ -
72	64" x 43" Storm Drain Pipe	LF	$ 278.30		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
	Reinforced Concrete Elliptical Pipe				
73	23" x 14" Storm Drain Pipe	LF	$ 118.94		$ -
74	30" x 19" Storm Drain Pipe	LF	$ 136.22		$ -
75	38" x 24" Storm Drain Pipe	LF	$ 180.69		$ -
76	45" x 29" Storm Drain Pipe	LF	$ 259.58		$ -
77	53" x 34" Storm Drain Pipe	LF	$ 665.17		$ -
78	60" x 38" Storm Drain Pipe	LF	$ 665.17		$ -
79	68" x 43" Storm Drain Pipe	LF	$ 352.00		$ -
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)				
80	17" x 13" Metal End Section	EA	$ 797.50		$ -
81	21" x 15" Metal End Section	EA	$ 697.76		$ -
82	24" x 18" Metal End Section	EA	$ 709.50		$ -
83	35" x 24" Metal End Section	EA	$ 1,240.92		$ -
84	42" x 29" Metal End Section	EA	$ 1,210.00		$ -
85	57" x 38" Metal End Section	EA	$ 1,760.00		$ -
86	64" x 43" Metal End Section	EA	$ 2,200.00		$ -
	End Sections - Reinforced Concrete Elliptical Pipe				
86	23" x 14" RCP End Section	EA	$ 621.50		$ -
88	30" x 19" RCP End Section	EA	$ 830.50		$ -
89	38" x 24" RCP End Section	EA	$ 1,314.50		$ -
90	45" x 29" RCP End Section	EA	$ 1,941.50		$ -
91	53" x 34" RCP End Section	EA	$ 1,974.50		$ -
92	60" x 38" RCP End Section	EA	$ 2,348.50		$ -
93	68" x 43" RCP End Section	EA	$ 3,074.50		$ -
	Storm Drain Structures				
94	Drop Inlet	EA	$ 3,879.85	14	$ 54,317.96
95	Curb Inlet - 6' Opening	EA	$ 4,620.00	42	$ 194,040.00
96	Curb Inlet - 10' Opening	EA	$ 5,280.00	3	$ 15,840.00
97	Curb Inlet - 12' Opening	EA	$ 6,050.00		$ -
98	Curb Inlet - 16' Opening	EA	$ 6,820.00		$ -
99	Curb Inlet - 20' Opening	EA	$ 7,370.00		$ -
100	Manhole (4' dia., 6' height or less)	EA	$ 6,674.79	21	$ 140,170.57
	Outfall & Channel Protection				
101	Concrete Endwall/Wingwall	SF	$ 110.00		$ -
102	Gabion Basket Structure	CY	$ 275.50		$ -
103	Rip-Rap Stone - Class 1	CY	$ 122.72		$ -
5.1	**Civc Standards**				
1	Small Playground Tot Lot (< 10 Childred)	EA	$ 19,800.00		$ -
2	Medium Playground Tot Lot (10-50 Childred)	EA	$ 55,000.00		$ -
3	Large Playground Tot Lot (50+ Childred)	EA	$110,000		$ -
6.1	**Miscellaneous Site Construction & Structures**				
1	Bus Stop Enclosure	EA	$ 3,850.00		$ -
2	Mail Box Cluster	EA	$ 1,100.00		$ -
3	Construction Stake-out	AC	$ 11,000.00	16	$ 176,000.00
4	Traffic Control During Construction	LS	Detailed estimate required.		
5	Set Property Corners	EA	$ 132.00	365	$ 48,180.00

Grand Total All Costs	$ 5,718,518.55
Mobilization (5%)	$ 285,925.93
15% Contingency	$ 900,666.67
TOTAL BOND AMOUNT	$ 6,619,185.22

AGENDA ITEM IV.7

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing - to accept public comments on the final plat proposal for Ranson Heights (Riverpointe) Phase 3 located off Route 340 including 78 lots (Lots 256-334).

ATTACHMENTS:

Legal Notice Ranson Heights Phase 3.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, April 7, 2025, at 7 pm at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Ranson Heights Phase 3 located off Route 9 and Route 340 in Ranson WV, accepting the bond for Ranson Heights Phase 3 and entering a Development Agreement for Ranson Heights Phase 3. All persons are invited to attend and make comments about the proposed final plat.

Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to Friday, April 4, 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 BUSINESS

SUBJECT: 24-52-FP - Consideration - Applicant Morris & Ritchie Associates INC. submitted application for Forestar USA Real Estate Group INC for the final plat proposal for Phase 3 of Ranson Heights (Riverpointe) for 78 lots (lots 256-334)

ATTACHMENTS:

25-9-smart_code_final_plat_application-phase_3_plat.pdf
25-9-ranson_heights_phase_3_plat.pdf

SMARTCODE FINAL PLAT APPLICATION

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

OFFICE USE ONLY

Application # _____

Date Received: _____ Fee: _____

Application Accepted By: _____ Payment Type: _____

Comments:

APPLICANT:

NAME: Forestar

ADDRESS: 7021 Columbia Gateway Dr, Ste 320 CITY/STATE Columbia, MD ZIP: 21046

PHONE # 410-596-3847 FAX # _____ EMAIL joshfornwalt@forestar.com

PROPERTY OWNERS:

NAME: Forestar USA Real Estate Group Inc

ADDRESS: 2221 E Lamar Blvd Ste 790 CITY/STATE Arlington, TX ZIP: 76006

PHONE # 410-596-3847 FAX # _____ EMAIL joshfornwalt@forestar.com

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

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

NAME: _____

ADDRESS: _____ CITY/STATE _____ ZIP: _____

PHONE # _____ FAX # _____ EMAIL _____

SIGNATURES:

APPLICANT SIGNATURE: 

PROPERTY OWNER SIGNATURE: _____

ATTORNEY / AGENT SIGNATURE: _____

PLEASE DIRECT CORRESPONDENCE TO: ☒ OWNER ☐ AGENT ☐ ATTORNEY

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

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

SMARTCODE FINAL PLAT APPLICATION

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

LOCATION AND PROPERTY INFORMATION

PROPERTY ADDRESS (FOR ZONING PURPOSES): N/A

MAP AND PARCEL NUMBER(S) FOR CERTIFIED ADDRESS: 8, parcel 27

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

ZONING DISTRICT SC-NC TOTAL ACREAGE 22.88

INSTRUCTIONS

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

APPLICATION CONTINUED ON NEXT PAGE

SMARTCODE FINAL PLAT APPLICATION

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

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

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

1. THE PROPERTIES SHOWN HEREON ARE LOCATED ON TAX MAP 8 PARCEL 27 AND ARE CURRENTLY ZONED SC–NC.
2. THE PROPERTIES DELINEATED HEREON ARE IN THE NAME OF FORESTAR (USA) REAL ESTATE GROUP INC. AT DEED BOOK 1323 PAGE 433, AMONG THE LAND RECORDS OF JEFFERSON COUNTY, WEST VIRGINIA.
3. PROPERTY OWNER'S ADDRESS: 2221 E LAMAR BLVD ST 790, ARLINGTON, TEXAS, 76006
4. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON EXISTING LAND RECORDS AND SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. IN APRIL 2021.
5. THIS PLAT HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT.
6. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X – AREAS DETERMINED TO BE OUTSIDE THE 500–YEAR FLOODPLAIN. THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 54037C0137E, DATED DECEMBER 18, 2009.
7. THE DEVELOPER, IN SIGNING THIS PLAT, AGREES TO ABIDE BY ALL CONDITIONS TERMS AND SPECIFICATIONS PROVIDED HEREON; AND TO COMPLETE ALL THE IMPROVEMENTS REQUIRED BY THE PRELIMINARY PLAT.
8. PROPERTY CORNERS ARE TO BE SET USING 5/8" REBAR WITH I.D. CAPS. ALL OTHER CORNERS ARE AS NOTED. CORNER MARKERS TO BE IN PLACE PRIOR TO CONVEYANCE OF INDIVIDUAL LOTS.
9. ALL WATERLINE EASEMENTS SHALL BE DEDICATED TO JEFFERSON UTILITIES.
10. ALL SANITARY SEWER EASEMENTS SHALL BE DEDICATED TO CHARLES TOWN UTILITY BOARD.
11. THE CURRENT SETBACKS SHOWN HEREIN ARE BASED ON THE CURRENT ZONING ORDINANCE AND ARE SUBJECT TO CHANGE BASED ON FUTURE ZONING CHANGES.

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

OWNER'S CERTIFICATION AND DEDICATION

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

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

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

OWNER

DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY DEED DATED AND RECORDED IN THE LAND RECORDS OF JEFFERSON COUNTY, WV AT PAGE 1323, BOOK 433, AND THAT THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES OF THE CITY OF RANSON AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPILED WITH.

JON K. ERICKSON PS #2302

DATE

PLANNING COMMISSION APPROVAL

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

PLANNING COMMISSION PRESIDENT

DATE

OWNER/DEVELOPER'S STATEMENT OF ACCEPTANCE

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

OWNER/DEVELOPER: DATE
FORESTAR (USA) REAL ESTATE GROUP INC.
2221 E LAMAR BLVD ST 790, ARLINGTON, TEXAS 76006
(770) 272–8123

AREA TABULATION

LOTS 256–334	10.9133 AC. (475,383 SF)
PARCEL A	1.5442 AC. (67,266 SF)
PARCEL B	3.4139 AC. (148,711 SF)
PARCEL C	0.0551 AC. (2,400 SF)
PARCEL D	1.3268 AC. (57,796 SF)
PARCEL E	0.0551 AC. (2,400 SF)
PARCEL F	0.4433 AC. (19,310 SF)
RIGHT–OF–WAY	5.1264 AC. (31,352 SF)
TOTAL	22.8781 AC. (977,260 SF)

NORTH NAD83



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

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

FINAL PLAT
RANSON HEIGHTS - SECTION 3
DB 1323 PG 433
DISTRICT: 08, MAP: 08, PARCEL: 27
CITY OF RANSON, WEST VIRGINIA

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

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DATE	REVISIONS	JOB NO.: 21206X01
		SCALE:
		DATE: 02/12/25
		DRAWN BY: NAB
		DESIGN BY: JKE
		REVIEW BY: JSD
		SHEET: 1 OF 5

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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-1	8.01'	120.00'	3.82"	S 14° 33' 28" W	8.00'
C-2	180.49'	120.00'	86.18"	S 30° 26' 32" E	163.95'
C-3	63.64'	180.00'	20.26"	S 54° 46' 31" E	63.31'
C-4	59.00'	180.00'	18.78"	S 35° 15' 22" E	58.74'
C-5	15.00'	180.00'	4.77"	S 14° 04' 55" W	15.00'
C-6	59.00'	180.00'	18.78"	S 02° 18' 16" W	58.74'
C-7	59.00'	180.00'	18.78"	S 16° 28' 33" E	58.74'
C-8	15.09'	194.00'	4.46"	S 08° 27' 17" E	15.08'
C-9	55.00'	194.00'	16.24"	S 01° 53' 41" W	54.82'
C-10	55.00'	194.00'	16.24"	S 18° 08' 18" W	54.82'
C-11	55.00'	194.00'	16.24"	S 34° 22' 55" W	54.82'
C-12	55.00'	194.00'	16.24"	S 50° 37' 33" W	54.82'
C-13	97.96'	194.00'	28.93"	S 73° 12' 50" W	96.93'
C-14	273.99'	134.00'	117.15"	S 47° 53' 36" W	228.69'
C-15	55.00'	194.00'	16.24"	N 84° 11' 53" W	54.82'
C-16	8.62'	194.00'	2.55"	N 74° 48' 13" W	8.62'
C-17	27.10'	180.00'	8.63"	S 69° 13' 03" E	27.08'

100 0 100 200 300

Scale 1" = 100'

PAGE 5

NORTH NAD83

S 09° 05' 53" E 385.00'

S 10° 42' 10" E 550.18'

RTE 9 W ROW WIDTH VARIES

S 07° 43' 01" E 450.16'

S 20° 19' 06" E 484.24'

PAGE 3

PAGE 4

ALDANITI AVENUE (60' ROW)

KELSO STREET (60' ROW)

TIZNOW AVENUE (60' ROW)

DESERT ORCHID AVENUE (60' ROW)

VALEGRO STREET

ZENYATTA AVENUE

WINX AVENUE

ALOMA STREET

ALLEY 1

ALLEY 3

ALLEY 5

LOT 284 LOT 283 LOT 282 LOT 281 LOT 280 LOT 279 LOT 278 LOT 277 LOT 276 LOT 275 LOT 274

LOT 285 LOT 286 LOT 287 LOT 288 LOT 289 LOT 290 LOT 291 LOT 292 LOT 293 LOT 294 LOT 295 LOT 296 LOT 297

LOT 298 LOT 299 LOT 328 LOT 329 LOT 330 LOT 331 LOT 332 LOT 333 LOT 334

LOT 300 LOT 301 LOT 302 LOT 303 LOT 304 LOT 305 LOT 306 LOT 307 LOT 308 LOT 309 LOT 310 LOT 311 LOT 312 LOT 313

LOT 327 LOT 326 LOT 325 LOT 324 LOT 323 LOT 322 LOT 321 LOT 320 LOT 319 LOT 318 LOT 317 LOT 316 LOT 315 LOT 314

LOT 256 LOT 257 LOT 258 LOT 259 LOT 260 LOT 261 LOT 262 LOT 263

LOT 264 LOT 265 LOT 266 LOT 267 LOT 268 LOT 269 LOT 270 LOT 271 LOT 272 LOT 273

PHASE 3

PHASE 4

PHASE 3

PHASE 2

FINAL PLAT

RANSON HEIGHTS - SECTION 3

DB 1323 PG 433

DISTRICT: 08, MAP: 08, PARCEL: 27

CITY OF RANSON, WEST VIRGINIA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

205 EAST HIRST ROAD, SUITE 106

PURCELLVILLE, VA 20132

PHONE: 703-994-4047

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		SCALE: 1'=100'
		DATE: 02/12/25
		DRAWN BY: NAB
		DESIGN BY: JKE
		REVIEW BY: JSD
		SHEET: 2 OF 5

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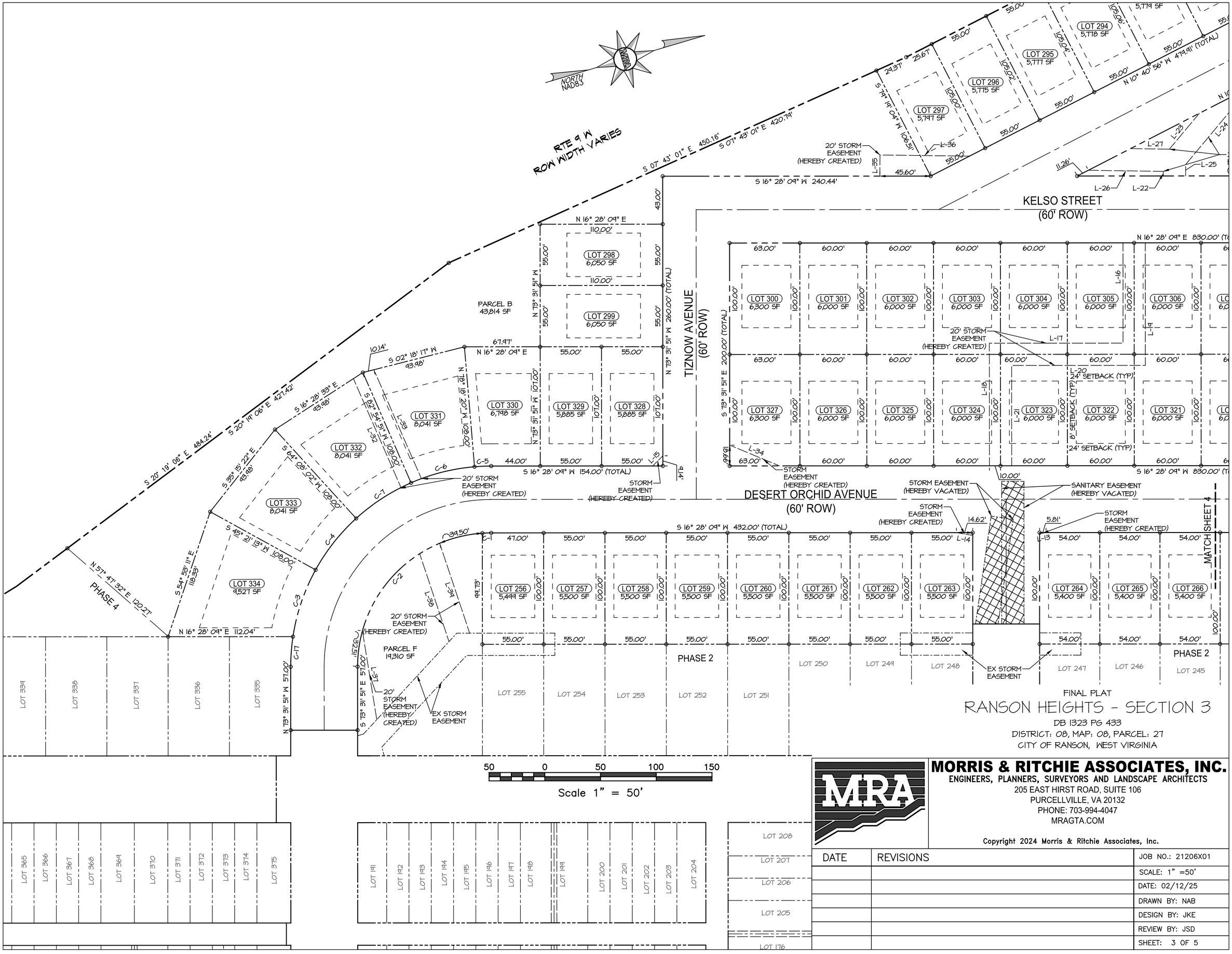

FINAL PLAT

RANSON HEIGHTS - SECTION 3

DB 1323 PG 433

DISTRICT: 08, MAP: 08, PARCEL: 27

CITY OF RANSON, WEST VIRGINIA

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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		SCALE: 1" =50'
		DATE: 02/12/25
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		REVIEW BY: JSD
		SHEET: 3 OF 5

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FINAL PLAT

RANSON HEIGHTS - SECTION 3

DB 1323 PG 433

DISTRICT: 08, MAP: 08, PARCEL: 27

CITY OF RANSON, WEST VIRGINIA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

205 EAST HIRST ROAD, SUITE 106

PURCELLVILLE, VA 20132

PHONE: 703-994-4047

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		REVIEW BY: JSD
		SHEET: 4 OF 5

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LINE TABLE		
LINE #	LENGTH	DIRECTION
L-1	18.26	S 72° 10' 56" W
L-2	12.93	N 28° 31' 51" W
L-3	30.31	S 33° 53' 55" W
L-4	24.03	S 33° 53' 55" W
L-5	18.26	S 72° 10' 56" W
L-6	31.11	N 60° 24' 10" W
L-7	13.45	S 74° 46' 32" W
L-8	60.79	N 25° 25' 18" W
L-9	84.72	N 60° 24' 10" W
L-10	10.45	S 74° 46' 32" W
L-11	54.45	N 25° 25' 18" W
L-12	105.64	S 63° 57' 31" W
L-13	5.89	S 07° 10' 41" W
L-14	14.82	S 26° 02' 49" W
L-15	12.93	S 28° 31' 51" E
L-16	90.00	N 73° 31' 51" W
L-17	120.00	N 16° 28' 09" E
L-18	110.00	N 73° 31' 51" W
L-19	110.00	N 73° 31' 51" W
L-20	120.00	N 16° 28' 09" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L-21	90.00	N 73° 31' 51" W
L-22	4.12	N 73° 08' 09" W
L-23	41.93	N 33° 39' 11" W
L-24	90.30	N 33° 39' 11" W
L-25	10.31	N 73° 08' 09" W
L-26	67.27	S 17° 20' 11" W
L-27	34.84	S 17° 20' 11" W
L-28	20.00	S 64° 34' 42" W
L-29	10.00	S 33° 53' 55" W
L-30	10.00	S 33° 53' 55" W
L-31	20.00	N 56° 06' 05" W
L-32	106.62	S 82° 54' 51" W
L-33	106.62	S 82° 54' 51" W
L-34	48.36	S 39° 09' 44" W
L-35	18.97	S 73° 07' 59" E
L-36	80.39	S 17° 13' 26" W
L-37	80.70	S 82° 41' 22" E
L-38	83.16	S 88° 03' 13" W
L-39	85.08	S 88° 03' 13" W
L-41	142.18	N 15° 15' 23" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L-42	138.39	N 15° 15' 23" E
L-43	15.82	N 24° 20' 52" W
L-46	12.43	N 24° 20' 52" W

50 0 50 100 150

Scale 1" = 50'

NORTH NAD83

RTE 9 W
ROW WIDTH VARIES

S 09° 05' 53" E 385.00'

S 10° 42' 10" E 48.20'

N 13° 01' 11" E 57.14'

N 18° 08' 18" E 83.35'

N 34° 22' 55" E 83.35'

N 50° 37' 33" E 83.35'

N 73° 41' 25" W 375.61'

PARCEL A
67,266 SF

SHENANDOAH SPRINGS NBHD UNIT
OWNERS ASSOC. INC
PARCEL ID: 19-08-008D-PARK
DB 1022 PG 523

20' STORM EASEMENT (HEREBY CREATED)

ALDANITI AVENUE
(60' ROW)

S 10° 42' 10" E 550.18'

N 10° 40' 56" W 479.91' (TOTAL)

N 10° 40' 56" W 362.42'

S 16° 28' 09" W 518.08'

KELSO STREET
(60' ROW)

PARCEL D
57,196 SF

LOT 288 7,372 SF
LOT 289 6,220 SF
LOT 290 5,782 SF
LOT 291 5,781 SF
LOT 292 5,780 SF
LOT 293 5,779 SF
LOT 294 5,778 SF
LOT 295 5,777 SF
LOT 296 5,775 SF
LOT 297 5,797 SF
LOT 287 6,836 SF
LOT 286 6,836 SF
LOT 285 6,836 SF

JEFFERSON RENE
19-08-008D-001A
DB 1084 PG 98

EDWARDS BRANDON SCOTT
19-08-008D-002A
DB 1194 PG 46

MASON DAYMON M & MEAGAN
19-08-008D-003A
DB 1207 PG 658

LOT 284 8,278 SF
LOT 283 5,813 SF
LOT 282 5,881 SF

N 02° 19' 11" W 123.35'

N 16° 28' 09" E 106.89'

S 16° 28' 09" W 106.85'

MATCH SHEET 4

PARCEL C
2,400 SF

N 16° 28' 09" E 830.00' (TOTAL)

S 16° 28' 09" W 830.00' (TOTAL)

LOT 301 6,000 SF
LOT 302 6,000 SF
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LOT 324 6,000 SF
LOT 325 6,000 SF
LOT 326 6,000 SF

20' STORM EASEMENT (HEREBY CREATED)

24' SETBACK (TYP)

8' SETBACK (TYP)

FINAL PLAT

RANSON HEIGHTS - SECTION 3

DB 1323 PG 433
DISTRICT: 08, MAP: 08, PARCEL: 27
CITY OF RANSON, WEST VIRGINIA

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

Copyright 2024 Morris & Ritchie Associates, Inc.

DATE	REVISIONS	JOB NO.: 21206X01
		SCALE: 1"=50'
		DATE: 02/12/25
		DRAWN BY: NAB
		DESIGN BY: JKE
		REVIEW BY: JSD
		SHEET: 5 OF 5

L:\Projects\Flynn-Jefferson\Phase 3\Plat\Ranson heights Phase 3 Plat.dwg, 2/14/2025 11:36:03 AM, nburkhart,
1:1, Copyright 2025 Morris & Ritchie Associates, Inc.

AGENDA ITEM IV.9

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing is to accept public comments to enter a development agreement for Ranson Heights (Riverpointe) Phase 3 located off Route 340.

ATTACHMENTS:

Legal Notice Ranson Heights Phase 3.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, April 7, 2025, at 7 pm at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Ranson Heights Phase 3 located off Route 9 and Route 340 in Ranson WV, accepting the bond for Ranson Heights Phase 3 and entering a Development Agreement for Ranson Heights Phase 3. All persons are invited to attend and make comments about the proposed final plat.

Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to Friday, April 4, 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 BUSINESS

SUBJECT: 25-9-FP- Consideration Applicant Forestar USA Real Estate Group Inc, submitted application to enter a Development agreement for Phase 3 of Ranson Heights (Riverpointe).

ATTACHMENTS:

Ranson_Ranson_Heights_Development_Agreement_Phase_3.pdf

RECORDING REQUESTED By
City of Ranson Planning Commission

WHEN RECORDED RETURN To

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

DEVELOPMENT AGREEMENT RANSON HEIGHTS BETWEEN THE CITY OF RANSON AND FORESTAR USA REAL ESTATE GROUP, INC.

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

WITNESSETH:

WHEREAS, Subdivider/Developer has presented to City for approval a final subdivision or parcel map (hereinafter called "Map") entitled and Final Plat Showing Phase 3, Lots 256-334; 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 3 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

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:

Forestar USA Real Estate Group INC

7021 Columbia Gateway Drive

Columbia, MD 21046

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

OWNER

_____

Forestar

By: _____

Its: _____

AGENDA ITEM IV.11

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public hearing is to accept public comments on accepting the Bond for Ranson Heights (Riverpointe) located off Route 340 including 78 lots (Lots 256-334).

ATTACHMENTS:

Legal Notice Ranson Heights Phase 3.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, April 7, 2025, at 7 pm at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Ranson Heights Phase 3 located off Route 9 and Route 340 in Ranson WV, accepting the bond for Ranson Heights Phase 3 and entering a Development Agreement for Ranson Heights Phase 3. All persons are invited to attend and make comments about the proposed final plat.

Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to Friday, April 4, 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

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 25-9-FP- Consideration - Applicant Forestar USA Real Estate, INC, submitted an application for the bond for Ranson Heights (Riverpointe) Phase 3

Bond For Ranson Heights (Riverpointe) Phase 3, located off Route 340 including 78 lots (Lots 256-334)

ATTACHMENTS:

25-9-ranson heights phase 3 bond estimate 02-24-25.pdf

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

Project Name: Ranson Heights Date: 4/1/2025

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

Bond Amount Approved: $ _____

By: _____ **Date:** _____

Official Use Do Not Write In This Box

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
1.1	**Erosion & Sediment Control**				
1	Stabilized Construction Entrance	EA	$ 2,475.00	1	$ 2,475.00
2	Silt Fence - Standard	LF	$ 4.40	994	$ 4,373.60
3	Silt Fence - Super	LF	$ 18.15	1593	$ 28,912.95
4	Earth Dike Construction (1)	LF	$ 3.96	1653	$ 6,545.88
5	Inlet Protection Device	EA	$ 388.14	57	$ 22,123.70
6	Outlet Protection Device	EA	$ 385.00		$ -
7	Stone Check Dams	EA	$ 192.50		$ -
8	Sediment Trap Excavation	CY	$ 15.35		$ -
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,456.24		$ -
10	Impermeable Liner for Sediment Basin/Pond	SY	$ 22.83		$ -
11	Rip-Rap Apron/Plunge Pool	CY	$ 122.72		$ -
12	Grass Waterway/Drainage Swale	LF	$ 11.99		$ -
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.10	1542024	$ 152,660.38
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.12	960222	$ 116,186.86
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 550.13		$ -
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 545.34		$ -
17	Mulch, Shredded Bark or Wood Chip (35 cy/ac)	CY	$ 89.10		$ -
18	Sod	SY	$ 5.90		$ -
19	Soil Stabilizing Matt - Biodegradable	SY	$ 4.95		$ -
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 11.00		$ -
21	Geotextile Fabric	SF	$ 3.30		$ -
22	4 ft Safety Fence	LF	$ 8.84	0	$ -
23	6 ft Chain Link Safety Fence	LF	$ 11.00	0	$ -
24	Tree Protection	LF	$ 3.30	195	$ 643.50
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		$ -
2	Clearing & Grubbing - Moderate Cover	ACRE	$ 10,725.00		$ -
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 13,475.00		$ -
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 15,950.00	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		$ -
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		$ -
2	Common Excavation	CY	$ 25.01		$ -
3	Borrow Material - On Site	CY	$ 22.34	34438	$ 769,379.36
4	Borrow Material - Imported from Off Site	CY	$ 40.26		$ -
5	Rock Excavation	CY	$ 99.00		$ -
6	Furnish Topsoil	CY	$ 52.76		$ -
2.1	**Paved Surface Construction**				
1	Subgrade	CY	$ 73.37		$ -
2	Fabric for Subgrade Stabilization	SY	$ 3.19		$ -
3	Aggregate Base Course	CY	$ 97.30	2292	$ 223,000.14
4	Open Graded Free Draining Base Course	CY	$ 120.89		$ -
5	Free Draining Base Trench	LF	$ 12.08		$ -
6	Outlet Pipe	LF	$ 39.75		$ -
7	Bituminous Asphalt Tack Coat	SY	$ 0.51		$ -
8	Superpave Asphalt Base Course - Type 25	TN	$ 93.50	2243	$ 209,720.50
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70		$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70	1121	$ 131,941.70
11	Reinforced Concrete Pavement	CY	$ 450.55		$ -
12	Standard Milling	SY	$ 7.07		$ -
13	Controlled Low Strength Material	CY	$ 368.98		$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 104.07	1067	$ 111,043.76
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50		$ -
16	Concrete Curb & Gutter	LF	$ 66.00	7315	$ 482,790.00
17	Concrete Curb Only	LF	$ 55.00		$ -
18	Bituminous Asphalt Walkway	SF	$ 14.85	4007	$ 59,503.95
19	Concrete Sidewalk	SY	$ 97.13	3308	$ 321,306.04
20	Bed Course Material (for sidewalk)	CY	$ 88.57	551	$ 48,803.17
21	Concrete Curb Ramp	EA	$ 2,750.00	14	$ 38,500.00
22	Detectable Warning Surface	EA	$ 486.72	14	$ 6,814.04
23	Concrete Precast Wheel Stops	EA	$ 275.00		$ -
24	One Direction Lane Arrow	EA	$ 275.00		$ -
25	Multi Directional Land Arrow	EA	$ 460.90		$ -
26	Bicycle Shared Lane Marking	EA	$ 302.50		$ -
27	Bicycle Lane Marking	EA	$ 302.50		$ -
28	Pavement Letters	EA	$ 82.27		$ -
29	4" Edge/Lane Line - Painted	LF	$ 0.51		$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.66		$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.83		$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76		$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17		$ -
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97		$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 4.95		$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 7.37		$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 9.24		$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.07		$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.70		$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 9.90		$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58	832	$ 2,974.40
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 14.85		$ -
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75		$ -
44	Handicapped Parking Symbol	EA	$ 341.17		$ -
45	0.08 in Flat Sheet Sign	SF	$ 49.50		$ -
46	City standard sign post	LF	$ 27.50	72	$ 1,980.00
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 467.50	12	$ 5,610.00
48	Guard Rail - Steel Beam & Posts	LF	$ 20.16		$ -
49	Fence - Chain Link 6' High	LF	$ 45.24		$ -
50	Fence - Wood 3-Rail	LF	$ 33.00		$ -
51	Fence - Decorative Iron, 42" High	LF	$ 82.50		$ -
52	Pedestrian/Bicycle Barrier Railing - Wood - 42" high	LF	$ 57.20		$ -
53	Lights - Street and Parking Lot (light fixture, pole, foundation, & wiring)	EA	$ 13,200.00	46	$ 607,200.00
54	Bollards (wood or steel)	EA	$ 495.00		$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	$ -		0

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
3.1	**Landscaping**				
1	Transplanting Trees (6' or less)	EA	$ 148.50		$ -
2	Transplanting Shrubs	EA	$ 126.50		$ -
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 165.00		$ -
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 412.50		$ -
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 550.00		$ -
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 330.00		$ -
7	Plant Ground Cover	EA	$ 7.70		$ -
8	Plant Wetlands or Bioretention Vegetation	EA	$ 27.50		$ -
9	Plant Screen Trees	EA	$ 165.00		$ -
10	Plant Street/Shade Trees	EA	$ 550.00	150	$ 82,500.00
11	Mulching (wood landscape mulch in place)	CY	$ 89.10		$ -
4.1	**Sanitary Sewer System**				
1	8" PVC Schedule 80 Pipe (force main)	LF	$ 109.45		$ -
2	6" PVC Schedule 80 Pipe	LF	$ 168.76		$ -
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	3362	$ 367,970.90
4	10" PVC Schedule 80 Pipe	LF	$ 121.55		$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	20	$ 133,493.58
6	Grease Trap	EA	$ 6,875.00		$ -
7	Service Lateral	LF	$ 68.31	1423	$ 97,205.13
8	Sanitary Sewer Pump Station (sewage pump)	EA	$ 25,000.00		$ -
9	Road Bore/Crossing (with Pipe & Steel Casing)	LF	$ 440.00		$ -
4.2	**Potable Water System**				
1	3/4" Copper Service Line	LF	$ 117.76	783	$ 92,202.17
2	1" Copper Service Line	LF	$ 193.60	849	$ 164,366.40
3	2" Copper Service Line	LF	$ 39.60		$ -
4	4" Ductile Iron Pipe	LF	$ 57.20		$ -
5	6" Ductile Iron Pipe	LF	$ 74.80		$ -
6	8" Ductile Iron Pipe	LF	$ 92.40	3258	$ 301,039.20
7	10" Ductile Iron Pipe	LF	$ 104.50		$ -
8	12" Ductile Iron Pipe	LF	$ 115.50	845	$ 97,597.50
9	Fire Hydrant with 6" line	EA	$ 5,513.77	7	$ 38,596.40
10	4" Gate Valve & Box	EA	$ 1,225.13		$ -
11	6" Gate Valve & Box	EA	$ 1,954.65	7	$ 13,682.52
12	8" Gate Valve & Box	EA	$ 1,617.98	8	$ 12,943.83
13	10" Gate Valve & Box	EA	$ 2,420.00		$ -
14	12" Gate Valve & Box	EA	$ 4,271.09	7	$ 29,897.64
15	Pressure Reducing Valve & Vault	EA	$ -		$ -
16	Tapping Sleeve & Valve for Water Service Connection	EA	$ 726.00	3	$ 2,178.00
17	Water Meter Setter, Box & Service Line Tap	EA	$ 3,335.29	51	$ 170,099.69
5.1	**Storm Water Management & Storm Drainage**				
	SWM Basin/Ponds				
1	Excavation - Basin/Pond	CY	$ 25.01		$ -
2	Excavation - Core Trench	CY	$ 25.01		$ -
3	Embankment Construction - On-Site Material	CY	$ 22.34		$ -
4	Embankment Construction - Imported Material	CY	$ 40.26		$ -
5	Impervious Core	SF	$ 1.98		$ -
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,300.59		$ -
7	Corrugated Metal Pipe Control Structure	EA	$ 6,456.24		$ -
8	Dewatering Pipes or Structures	EA	$ 558.02		$ -
9	Filter Stone for Dewatering Pipe (1" to 2" dia. clean)	CY	$ 53.12		$ -
10	Antiseep Collar	Each per foot of width	$ 165.00		$ -
11	Trash Rack	Each per inch dia.	$ 55.00		$ -
12	Water Tight Pipe Bands	Each per inch dia.	$ 8.25		$ -
	Low Impact Development BMP				
13	Urban Bioretention Basin (in sidewalk areas)	SF	$ 55.00		$ -
14	Bioretention Basin	SF	$ 38.50		$ -
15	Grass Channel	SF	$ 30.00		$ -
16	Permeable Pavers	SY	$ 50.00		$ -
	PVC Slotted Pipe				
17	4" PVC Slotted or Perforated Drain Pipe	LF	$ 16.50		$ -
18	6" PVC Slotted or Perforated Drain Pipe	LF	$ 17.60		$ -
19	8" PVC Slotted or Perforated Drain Pipe	LF	$ 21.85		$ -
20	12" PVC Slotted or Perforated Drain Pipe	LF	$ 36.30		$ -
	Corrugate Metal Pipe (Circular)				
21	15" Storm Drain Pipe	LF	$ 171.48		$ -
22	18" Storm Drain Pipe	LF	$ 112.79		$ -
23	24" Storm Drain Pipe	LF	$ 173.24		$ -
24	30" Storm Drain Pipe	LF	$ 198.00		$ -
25	36" Storm Drain Pipe	LF	$ 209.06		$ -
26	42" Storm Drain Pipe	LF	$ 244.20		$ -
27	48" Storm Drain Pipe	LF	$ 278.30		$ -
28	54" Storm Drain Pipe	LF	$ 313.50		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
29	60" Storm Drain Pipe	LF	$ 352.00		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
	Reinforced Concrete Pipe (circular)				
30	15" Storm Drain Pipe	LF	$ 118.94	4282	$ 509,313.93
31	18" Storm Drain Pipe	LF	$ 118.94	411	$ 48,885.57
33	21" & 24" Storm Drain Pipe	LF	$ 136.22	1015	$ 138,267.36
34	30" Storm Drain Pipe	LF	$ 180.69	177	$ 31,981.42
35	36" Storm Drain Pipe	LF	$ 259.57		$ -
36	42" Storm Drain Pipe	LF	$ 246.40	41	$ 10,102.40
37	48" Storm Drain Pipe	LF	$ 665.17		$ -
38	54" Storm Drain Pipe	LF	$ 316.80		$ -
39	60" Storm Drain Pipe	LF	$ 352.00		$ -
	High Density Polyethlyene (HDPE) Pipe (Circular)				
40	15" Storm Drain Pipe	LF	$ 126.32		$ -
41	18" Storm Drain Pipe	LF	$ 169.63		$ -
42	24" Storm Drain Pipe	LF	$ 180.58		$ -
43	30" Storm Drain Pipe	LF	$ 312.33		$ -
44	36" Storm Drain Pipe	LF	$ 209.91		$ -
45	42" Storm Drain Pipe	LF	$ 250.80		$ -
46	48" Storm Drain Pipe	LF	$ 297.00		$ -
47	54" Storm Drain Pipe	LF	$ 308.00		$ -
48	60" Storm Drain Pipe	LF	$ 319.00		$ -
	End Sections (Circular) - Metal (for CMP and HDPE Pipe)				
49	15" Metal End Section	EA	$ 797.50		$ -
50	18" Metal End Section	EA	$ 697.76		$ -
51	24" Metal End Section	EA	$ 960.88		$ -
52	30" Metal End Section	EA	$ 1,240.92		$ -
53	36" Metal End Section	EA	$ 1,210.00		$ -
54	42" Metal End Section	EA	$ 1,430.00		$ -
55	48" Metal End Section	EA	$ 1,760.00		$ -
56	54" Metal End Section		$ 2,200.00		$ -
57	60" Metal End Section		$ 2,200.00		$ -
	End Sections (Circular) - Concrete				
58	15" RCP End Section	EA	$ 533.50		$ -
59	18" RCP End Section	EA	$ 621.50		$ -
60	24" & 21" RCP End Section	EA	$ 830.50		$ -
61	30" RCP End Section	EA	$ 1,314.50		$ -
62	36" RCP End Section	EA	$ 1,941.50		$ -
63	42" RCP End Section	EA	$ 1,974.50		$ -
64	48" RCP End Section	EA	$ 2,348.50		$ -
65	54" RCP End Section	EA	$ 3,074.50		$ -
66	60" RCP End Section	EA	$ 3,800.50		$ -
	Corrugated Metal Pipe Arch				
67	17" x 13" Storm Drain Pipe	LF	$ 171.48		$ -
68	21" x 15" Storm Drain Pipe	LF	$ 112.79		$ -
69	24" x 18" Storm Drain Pipe	LF	$ 173.24		$ -
70	35" x 24" Storm Drain Pipe	LF	$ 198.00		$ -
71	42" x 29" Storm Drain Pipe	LF	$ 209.06		$ -
72	57" x 38"Storm Drain Pipe	LF	$ 244.20		$ -
73	64" x 43" Storm Drain Pipe	LF	$ 278.30		$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
	Reinforced Concrete Elliptical Pipe				
74	23" x 14" Storm Drain Pipe	LF	$ 118.94		$ -
75	30" x 19" Storm Drain Pipe	LF	$ 136.22	40	$ 5,448.96
76	38" x 24" Storm Drain Pipe	LF	$ 180.69		$ -
77	45" x 29" Storm Drain Pipe	LF	$ 259.58		$ -
78	53" x 34" Storm Drain Pipe	LF	$ 665.17		$ -
79	60" x 38" Storm Drain Pipe	LF	$ 665.17		$ -
80	68" x 43" Storm Drain Pipe	LF	$ 352.00		$ -
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)				
81	17" x 13" Metal End Section	EA	$ 797.50		$ -
82	21" x 15" Metal End Section	EA	$ 697.76		$ -
83	24" x 18" Metal End Section	EA	$ 709.50		$ -
84	35" x 24" Metal End Section	EA	$ 1,240.92		$ -
85	42" x 29" Metal End Section	EA	$ 1,210.00		$ -
86	57" x 38" Metal End Section	EA	$ 1,760.00		$ -
87	64" x 43" Metal End Section	EA	$ 2,200.00		$ -
	End Sections - Reinforced Concrete Elliptical Pipe				
88	23" x 14" RCP End Section	EA	$ 621.50		$ -
89	30" x 19" RCP End Section	EA	$ 830.50		$ -
90	38" x 24" RCP End Section	EA	$ 1,314.50		$ -
91	45" x 29" RCP End Section	EA	$ 1,941.50		$ -
92	53" x 34" RCP End Section	EA	$ 1,974.50		$ -
93	60" x 38" RCP End Section	EA	$ 2,348.50		$ -
94	68" x 43" RCP End Section	EA	$ 3,074.50		$ -
	Storm Drain Structures				
95	Drop Inlet	EA	$ 3,879.85	14	$ 54,317.96
97	Curb Inlet - 6' & 4' Opening	EA	$ 4,620.00	37	$ 170,940.00
99	Curb Inlet - 10' & 8' Opening	EA	$ 5,280.00	10	$ 52,800.00
100	Curb Inlet - 12' Opening	EA	$ 6,050.00		$ -
101	Curb Inlet - 16' Opening	EA	$ 6,820.00		$ -
102	Curb Inlet - 20' Opening	EA	$ 7,370.00		$ -
103	Manhole (4' dia., 6' height or less)	EA	$ 6,674.79	2	$ 13,349.58
	Outfall & Channel Protection				
104	Concrete Endwall/Wingwall	SF	$ 110.00		$ -
105	Gabion Basket Structure	CY	$ 275.50		$ -
106	Rip-Rap Stone - Class 1	CY	$ 122.72		$ -
5.1	**Civc Standards**				
1	Small Playground Tot Lot (< 10 Childred)	EA	$ 19,800.00		$ -
2	Medium Playground Tot Lot (10-50 Childred)	EA	$ 55,000.00		$ -
3	Large Playground Tot Lot (50+ Childred)	EA	$ 110,000.00		$ -
6.1	**Miscellaneous Site Construction & Structures**				
1	Bus Stop Enclosure	EA	$ 3,850.00		$ -
2	Mail Box Cluster	EA	$ 1,100.00	4	$ 4,400.00
3	Construction Stake-out	AC	$ 11,000.00		$ -
4	Traffic Control During Construction	LS	$ -		0
5	Set Property Corners	EA	$ 132.00	148	$ 19,536.00

Grand Total All Costs	$	6,017,605.04
Mobilization (5%)	$	300,880.25
15% Contingency	$	947,772.79
TOTAL BOND AMOUNT	$	6,965,377.84

AGENDA ITEM IV.13

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing to accept public comments on a bond reduction for the Huntwell West Phase 2A.

ATTACHMENTS:

Legal Notice Bond Reduction-Huntwell West 2A.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on April 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 Huntwell West Phase 2A. The reduction is for the amount of $1,291,974.77 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 April 4, 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 April 4, 2025, will be provided to the Planning Commission and inserted into the official record.

Reiley Stanley
Dept. of Community Development

AGENDA ITEM IV.14

Planning Commission Request for Action

TO:

FROM: Rieley Stanley

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 25-8-BRR Consideration for a bond reduction for Huntwell West Phase 2A.

This reduction is in the amount of $1,291,974.77 for core infrastructure work completed for Huntwell West Phase 2A.

ATTACHMENTS:

25-8-BRR-Huntwell Village Ph2A Bond Reduction rev.pdf
25-8-BRR-Huntwell West Phase 2 CORE-ASBUILTS rev.pdf

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

Project Huntwell West Phase 2 Date: 2/13/2025

Section Phase 2A C.O.R. File No. _____

Bond Amount Approved: $ _____

By: **Date:** _____

Official Use Do Not Write In This Box

				Bond Estimate		Bond Reduction Release		
						% Complete To Date	$ Amount Complete To Date	$ Amount To Be Completed
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
1.1	**Erosion & Sediment Control**							
1	Stabilized Construction Entrance	EA	$ 2,475.00	1	$ 2,475.00	100%	$ 2,475.00	$ -
2	Silt Fence - Standard	LF	$ 4.40	1898	$ 8,351.20	100%	$ 8,351.20	$ -
3	Silt Fence - Super	LF	$ 18.15	0	$ -		$ -	$ -
4	Earth Dike Construction (1)	LF	$ 3.96	240	$ 950.40	100%	$ 950.40	$ -
5	Inlet Protection Device	EA	$ 388.14	38	$ 14,749.13		$ -	$ 14,749.13
6	Outlet Protection Device	EA	$ 385.00	6	$ 2,310.00		$ -	$ 2,310.00
7	Stone Check Dams	EA	$ 192.50	0	$ -		$ -	$ -
8	Sediment Trap Excavation	CY	$ 15.35	551	$ 8,455.10	100%	$ 8,455.10	$ -
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,456.24	1	$ 6,456.24	100%	$ 6,456.24	$ -
10	Impermeable Liner for Sediment Basin/Pond	SY	$ 22.83	0	$ -		$ -	$ -
11	Rip-Rap Apron/Plunge Pool	CY	$ 122.72	15	$ 1,840.74		$ -	$ 1,840.74
12	Grass Waterway/Drainage Swale	LF	$ 11.99	0	$ -		$ -	$ -
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.10	1200157	$ 118,815.54		$ -	$ 118,815.54
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.12	811931	$ 98,243.65		$ -	$ 98,243.65
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	27.5	$ 201,918.75	100%	$ 201,918.75	$ -
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	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
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	$ 10,000.00	0	0		$ -	$ -
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	7000	$ 156,387.00	100%	$ 156,387.00	$ -
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	844	$ 61,924.28		$ -	$ 61,924.28
2	Fabric for Subgrade Stabilization	SY	$ 3.19	0	$ -		$ -	$ -
3	Aggregate Base Course	CY	$ 97.30	361	$ 35,123.50		$ -	$ 35,123.50
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	4340	$ 2,196.04		$ -	$ 2,196.04
8	Superpave Asphalt Base Course - Type 25	TN	$ 93.50	217	$ 20,289.50		$ -	$ 20,289.50
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70	0	$ -		$ -	$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70	0	$ -		$ -	$ -
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	72	$ 7,493.11		$ -	$ 7,493.11
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50	0	$ -		$ -	$ -
16	Concrete Curb & Gutter	LF	$ 66.00	8270	$ 545,820.00		$ -	$ 545,820.00
17	Concrete Curb Only	LF	$ 55.00	0	$ -		$ -	$ -
18	Bituminous Asphalt Walkway	SF	$ 14.85	10625	$ 157,781.25		$ -	$ 157,781.25
19	Concrete Sidewalk	SY	$ 97.13	1103	$ 107,134.39		$ -	$ 107,134.39
20	Bed Course Material (for sidewalk)	CY	$ 88.57	184	$ 16,297.25		$ -	$ 16,297.25
21	Concrete Curb Ramp	EA	$ 2,750.00	45	$ 123,750.00		$ -	$ 123,750.00
22	Detectable Warning Surface	EA	$ 486.72	45	$ 21,902.27		$ -	$ 21,902.27
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	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 9.24	0	$ -		$ -	$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.07	0	$ -		$ -	$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.70	0	$ -		$ -	$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 9.90	0	$ -		$ -	$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58	0	$ -		$ -	$ -
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 14.85	0	$ -		$ -	$ -
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	0	$ -		$ -	$ -
44	Handicapped Parking Symbol	EA	$ 341.17	0	$ -		$ -	$ -
45	0.08 in Flat Sheet Sign	SF	$ 49.50	0	$ -		$ -	$ -
46	City standard sign post	LF	$ 27.50	0	$ -		$ -	$ -
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 467.50	6	$ 2,805.00		$ -	$ 2,805.00
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	6	$ 79,200.00		$ -	$ 79,200.00
54	Bollards (wood or steel)	EA	$ 495.00	0	$ -		$ -	$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	$ -	0	0		$ -	$ -
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	114	$ 62,700.00		$ -	$ 62,700.00
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 330.00	170	$ 56,100.00		$ -	$ 56,100.00
7	Plant Ground Cover	EA	$ 7.70	0	$ -		$ -	$ -
8	Plant Wetlands or Bioretention Vegetation	EA	$ 27.50	0	$ -		$ -	$ -
9	Plant Screen Trees	EA	$ 165.00	0	$ -		$ -	$ -
10	Plant Street/Shade Trees	EA	$ 550.00	0	$ -		$ -	$ -
11	Mulching (wood landscape mulch in place)	CY	$ 89.10	0	$ -		$ -	$ -
4.1	**Sanitary Sewer System**							
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 121.00	0	$ -		$ -	$ -
2	6" PVC Schedule 80 Pipe	LF	$ 168.76	0	$ -		$ -	$ -
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	4935	$ 540,135.75	43%	$ 232,258.37	$ 307,877.38
4	10" PVC Schedule 80 Pipe	LF	$ 121.55	0	$ -		$ -	$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	28	$ 186,891.01	32%	$ 59,805.12	$ 127,085.89
6	Grease Trap	EA	$ 6,875.00	0	$ -		$ -	$ -
7	4" Service Lateral (20' to Edge of R.O.W./Property Line)	LF	$ 68.31	1286	$ 87,846.66	49%	$ 43,044.86	$ 44,801.80
8	Sanitary Sewer Pump Station (sewage pump)	EA	$ -	0	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	1782	$ 209,839.41	29%	$ 60,853.43	$ 148,985.98
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	4358	$ 402,679.20	38%	$ 153,018.10	$ 249,661.10
7	10" Ductile Iron Pipe	LF	$ 104.50	0	$ -		$ -	$ -
8	12" Ductile Iron Pipe	LF	$ 115.50	0	$ -		$ -	$ -
9	Fire Hydrant with 6" line	EA	$ 5,513.77	7	$ 38,596.40	43%	$ 16,596.45	$ 21,999.95

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
10	4" Gate Valve & Box	EA	$ 1,225.13	0	$ -		$ -	$ -
11	6" Gate Valve & Box	EA	$ 1,954.65	0	$ -		$ -	$ -
12	8" Gate Valve & Box	EA	$ 1,617.98	0	$ -		$ -	$ -
13	10" Gate Valve & Box	EA	$ 2,420.00	0	$ -		$ -	$ -
14	12" Gate Valve & Box	EA	$ 4,271.09	0	$ -		$ -	$ -
15	Pressure Reducing Valve & Vault	EA	$ -	0	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	71	$ 236,805.45		$ -	$ 236,805.45
5.1	**Storm Water Management & Storm Drainage**							
	SWM Basin/Ponds							
1	Excavation - Basin/Pond	CY	$ 25.01	5000	$ 125,070.00	90%	$ 112,563.00	$ 12,507.00
2	Excavation - Core Trench	CY	$ 25.01	44	$ 1,100.62		$ -	$ 1,100.62
3	Embankment Construction - On-Site Material	CY	$ 22.34	0	$ -		$ -	$ -
4	Embankment Construction - Imported Material	CY	$ 40.26	0	$ -		$ -	$ -
5	Impervious Core	SF	$ 1.98	0	$ -		$ -	$ -
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,300.59	0	$ -		$ -	$ -
7	Corrugated Metal Pipe Control Structure	EA	$ 6,456.24	0	$ -		$ -	$ -
8	Dewatering Pipes or Structures	EA	$ 558.02	0	$ -		$ -	$ -
9	Filter Stone for Dewatering Pipe (1" to 2" dia. clean)	CY	$ 53.12	0	$ -		$ -	$ -
10	Antiseep Collar	Each per foot of width	$ 165.00	0	$ -		$ -	$ -
11	Trash Rack	Each per inch dia.	$ 55.00	72	$ 3,960.00		$ -	$ 3,960.00
12	Water Tight Pipe Bands	Each per inch dia.	$ 8.25	0	$ -		$ -	$ -
	Low Impact Development BMP							
13	Urban Bioretention Basin (in sidewalk areas)	SF	$ 55.00	0	$ -		$ -	$ -
14	Bioretention Basin	SF	$ 38.50	0	$ -		$ -	$ -
15	Grass Channel	SF	$ 30.00	0	$ -		$ -	$ -
16	Permeable Pavers	SY	$ 50.00	0	$ -		$ -	$ -
	PVC Slotted Pipe							
17	4" PVC Slotted or Perforated Drain Pipe	LF	$ 16.50	0	$ -		$ -	$ -
18	6" PVC Slotted or Perforated Drain Pipe	LF	$ 17.60	0	$ -		$ -	$ -
19	8" PVC Slotted or Perforated Drain Pipe	LF	$ 21.85	0	$ -		$ -	$ -
20	12" PVC Slotted or Perforated Drain Pipe	LF	$ 36.30	0	$ -		$ -	$ -
	Corrugate Metal Pipe (Circular)							
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	$ -		$ -	$ -
	Reinforced Concrete Pipe (circular)							
30	15" Storm Drain Pipe	LF	$ 312.02	0	$ -		$ -	$ -
31	18" Storm Drain Pipe	LF	$ 118.94	0	$ -		$ -	$ -
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	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
	High Density Polyethlyene (HDPE) Pipe (Circular)							
39	15" Storm Drain Pipe	LF	$ 126.32	1030	$ 130,113.72	48%	$ 62,454.59	$ 67,659.13
40	18" Storm Drain Pipe	LF	$ 169.63	164	$ 27,819.48	20%	$ 5,563.90	$ 22,255.59
41	24" Storm Drain Pipe	LF	$ 180.58	863	$ 155,837.09	27%	$ 42,076.01	$ 113,761.07
42	30" Storm Drain Pipe	LF	$ 312.33	0	$ -		$ -	$ -
43	36" Storm Drain Pipe	LF	$ 209.91	267	$ 56,046.77	25%	$ 14,011.69	$ 42,035.08
44	42" Storm Drain Pipe	LF	$ 250.80	937	$ 234,999.60		$ -	$ 234,999.60
45	48" Storm Drain Pipe	LF	$ 297.00	980	$ 291,060.00		$ -	$ 291,060.00
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	3	$ 2,392.50		$ -	$ 2,392.50
49	18" Metal End Section	EA	$ 697.76	0	$ -		$ -	$ -
50	24" Metal End Section	EA	$ 960.88	3	$ 2,882.65		$ -	$ 2,882.65
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	1	$ 1,430.00		$ -	$ 1,430.00
54	48" Metal End Section	EA	$ 1,760.00	2	$ 3,520.00		$ -	$ 3,520.00
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	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	$ -		$ -	$ -
	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	$ -		$ -	$ -

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost			
	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	24	$ 110,880.00	33%	$ 36,590.40	$ 74,289.60
96	Curb Inlet - 10' Opening	EA	$ 5,280.00	4	$ 21,120.00		$ -	$ 21,120.00
97	Curb Inlet - 12' Opening	EA	$ 6,050.00	0	$ -		$ -	$ -
98	Curb Inlet - 16' Opening	EA	$ 6,820.00	0	$ -		$ -	$ -
99	Curb Inlet - 20' Opening	EA	$ 7,370.00	0	$ -		$ -	$ -
100	Manhole (4' dia., 6' height or less)	EA	$ 6,674.79	13	$ 86,772.26	31%	$ 26,899.40	$ 59,872.86
	Outfall & Channel Protection							
101	Concrete Endwall/Wingwall	SF	$ 110.00	1	$ 110.00		$ -	$ 110.00
102	Gabion Basket Structure	CY	$ 275.50	0	$ -		$ -	$ -
103	Rip-Rap Stone - Class 1	CY	$ 122.72	27	$ 3,313.33		$ -	$ 3,313.33
5.1	**Civc Standards**							
1	Small Playground Tot Lot (< 10 Childred)	EA	$ 19,800.00	1	$ 19,800.00		$ -	$ 19,800.00
2	Medium Playground Tot Lot (10-50 Childred)	EA	$ 55,000.00	0	$ -		$ -	$ -
3	Large Playground Tot Lot (50+ Childred)	EA	$ 110,000.00	0	$ -		$ -	$ -
6.1	**Miscellaneous Site Construction & Structures**							
1	Bus Stop Enclosure	EA	$ 3,850.00	0	$ -		$ -	$ -
2	Mail Box Cluster	EA	$ 1,100.00	0	$ -		$ -	$ -
3	Construction Stake-out	AC	$ 11,000.00	0	$ -		$ -	$ -
4	Traffic Control During Construction	LS	$ -	0	0		$ -	$ -
5	Set Property Corners	EA	$ 132.00	97	$ 12,804.00		$ -	$ 12,804.00
				Grand Total All Costs	$ 4,915,295.23	Completed	$ 1,250,729.01	$ 3,664,566.22
				Mobilization (5%)	$ 245,764.76			$ 183,228.31
				15% Contingency	$ 774,159.00			$ 549,684.93
				TOTAL BOND AMOUNT	$ 5,689,454.23		Remaining Bond Total	$ 4,397,479.46
							Approved Release Total	**$ 1,291,974.77**

HUNTWELL WEST

VILLAGE 1 - PHASE 2

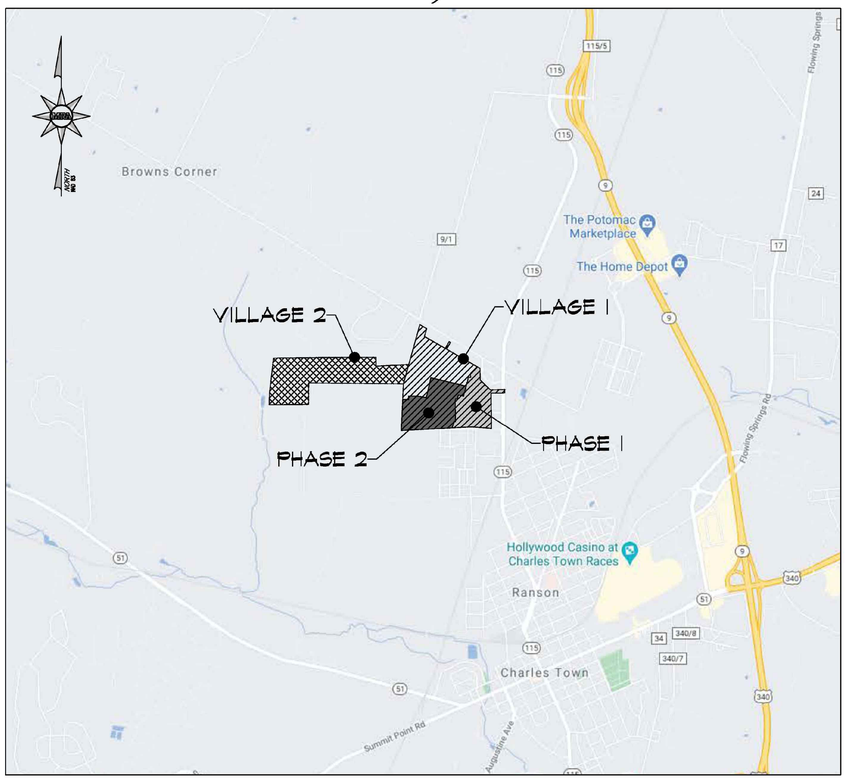
~~CONSTRUCTION DRAWINGS~~

24-22-CD CORE AS-BUILT

CITY OF RANSON, WEST VIRGINIA

GENERAL NOTES

1. THE PROPERTY DELINEATED HEREON IS NOW IN THE NAME OF 300N LLC AMONG THE LAND RECORDS OF JEFFERSON COUNTY, WEST VIRGINIA.
2. EXISTING TOPOGRAPHY SHOWN IS BASED ON A FIELD RUN SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. IN NOVEMBER 2020 AND AERIAL TOPOGRAPHY PERFORMED BY THRASHER. HORIZONTAL DATUM IS BASED ON NAD83 AND VERTICAL DATUM IS BASED ON NAD 88.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE "WEST VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK".
4. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF WEST VIRGINIA OR ANY OTHER ORDINANCE ENACTED BY THE CITY OF RANSON.
5. ALL UNDERGROUND UTILITIES WITHIN STREET RIGHT-OF-WAYS SHALL BE INSTALLED TO THE REQUIRED DISTANCE BEYOND THE RIGHT-OF-WAY LINE PRIOR TO THE INSTALLATION OF ANY SUB SURFACE MATERIAL, CURB AND GUTTER, OR SIDEWALK.
6. CONTRACTORS SHALL ARRANGE FOR THE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE CONSTRUCTION INCLUDING TEST HOLES TO PHYSICALLY LOCATE UNDERGROUND UTILITIES AS NECESSARY. SEE TEST PIT NOTE ON SHEET 2.
7. THESE PLANS MAKE NO REPRESENTATION AS TO SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
8. THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES, AS SHOWN HEREON, ARE APPROXIMATE ONLY. NO GUARANTEE IS HEREIN MADE OR IMPLIED THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN. IT SHALL BE THE CONTRACTOR'S AND/OR THE OWNER'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES AND TO VERIFY THE TYPE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING THE WORK. ANY DISCREPANCIES IN OR FROM THE INFORMATION SHOWN HEREON SHALL BE REPORTED TO MORRIS & RITCHIE ASSOCIATES, INC. PRIOR TO COMMENCING CONSTRUCTION.
9. IN ORDER TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF A GIVEN UTILITY AND TO ASSIST THE CONTRACTOR AND/OR OWNER IN DETERMINING AREAS OF SPECIAL CONCERN, MORRIS & RITCHIE ASSOCIATES, INC. HAS INDICATED HEREON CERTAIN LOCATIONS WHERE TEST PITS SHOULD BE EXCAVATED PRIOR TO COMMENCING CONSTRUCTION. THESE INDICATIONS ARE NOT INTENDED TO BE ALL INCLUSIVE AND WILL NOT RELIEVE THE CONTRACTOR AND/OR OWNER OF THE RESPONSIBILITY OF DIGGING ADDITIONAL TEST PITS, AS MIGHT BE REQUIRED BY ACTUAL SITE CONDITIONS. ANY DISCREPANCIES FOUND BETWEEN ACTUAL AND ASSUMED CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF MORRIS & RITCHIE ASSOCIATES, INC. SEE TEST PIT NOTE ON SHEET 2
10. APPROVAL OF THIS PLAN DOES NOT GRANT APPROVAL TO TRESPASS ON OFF-SITE PROPERTY.
11. WATER AND SEWER UTILITIES SHALL BE INSTALLED IN CONFORMANCE TO 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, WV DEPARTMENT OF HIGHWAYS, 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 304-725-1010.
16. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MAINS, AND ANY DAMAGE TO THEM DUE TO HIS NEGLIGENCE SHALL BE REPAIRED IMMEDIATELY AT HIS OWN EXPENSE.
17. THE CONTRACTOR SHALL NOTE THAT IN CASE OF A DISCREPANCY BETWEEN THE SCALED AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN. MRA SHOULD BE CONTACTED TO RESOLVE DISCREPANCY
18. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
19. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
20. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES AT LEAST (5) FIVE WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:
    A. MISS UTILITY 811
    B. CHARLES TOWN UTILITY BOARD
    C. WEST VIRGINIA AMERICAN WATER REQUIRES 2 WEEKS NOTICE FOR INSPECTION OF INSTALLATION. INSPECTION FEES WILL APPLY.
21. ALL REFERENCES TO TAMPED FILL WITHIN THIS PLAN SET THAT REFER TO AASHTO DESIGNATION T-180 METHOD-C AND/OR ASTM D-1557 SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% IN ACCORDANCE WITH ASTM D-698 IN MAXIMUM 8 INCH LIFTS. ALL COMPACTION MUST COMPLY WITH ARTICLE 16 SECTION 2-307.
22. THIS PROJECT IS SERVED BY PUBLIC WATER AND SEWER.
23. CONTRACTOR SHALL VERIFY TO HIS SATISFACTION, THE FINAL EARTHWORK NUMBERS PRIOR TO COMMENCEMENT OF SITE WORK. MRA MAKES NO GUARANTEE THAT ON SITE SOILS WILL BE SUITABLE FOR STRUCTURAL FILL, OR THAT THE EARTHWORK WILL BALANCE. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE ACTUAL EARTHWORK NUMBERS ENCOUNTERED DURING CONSTRUCTION.
24. ALL SPOT ELEVATIONS ALONG PROPOSED CURB AND GUTTER ARE TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
25. IF ANY ARCHEOLOGICAL, HISTORIC RESOURCES OR CEMETERIES ARE DISCOVERED DURING EXCAVATION THE CONTRACTOR SHALL STOP WORK IMMEDIATELY IN THE AREA OF DISCOVERY AND NOTIFY THE CITY OF RANSON AND MORRIS & RITCHIE ASSOCIATES, INC. NO FURTHER WORK IN THE AREA SHALL BE PERMITTED UNTIL RELEASED BY THE CITY OF RANSON AND MORRIS & RITCHIE ASSOCIATES, INC.
27. ANY MONUMENT SIGNAGE THAT WILL BE LIT MUST BE REVIEWED AND APPROVED BY THE CITY OF RANSON PRIOR TO INSTALLATION.



VICINITY MAP
SCALE: 1"=2000'

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 _____

PLANNING COMMISSION APPROVAL

WITH THE APPROVAL OF A GENERAL DEVELOPMENT PLAN DATED 06-16-2021, ASSOCIATED CONSTRUCTION DRAWINGS DATED 06-16-2021, AND DEVELOPMENT AGREEMENT DATED 06-16-2021, THIS PLAT MEETS THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES OF THE CITY OF RANSON AND HAS BEEN APPROVED FOR RECORDATION BY THE CITY OF RANSON PLANNING COMMISSION.

PLANNING COMMISSION PRESIDENT _____ DATE _____

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

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

PREPARED BY
MORRIS & RITCHIE ASSOCIATES, INC.
205 E. HIRST ROAD, SUITE 106
PURCELVILLE, VIRGINIA 20132
CONTACT: TODD HECK
703-994-4047
THECK@MRAGTA.COM

REVISION APPROVAL DATES:	
AMERICAN WATER	– 09/27/2024
CITY OF RANSON	– 09/24/2024
CTUB	– 09/27/2024

PROJECT NOTES

1. TAX MAP NUMBER: MAP 9 AND MAP 9B
2. PARCEL NUMBERS: 08009BPCLA0000, 08009BPCLB0000, 08009BPCLC0000, AND 08000900050000
3. TOTAL AREA OF PARCELS: 190.09 AC
4. EXISTING USES: FARMING/AGRICULTURAL
5. PROPOSED USE: RESIDENTIAL
6. ZONING: SC-NC
7. LOCATION: SOUTHEAST OF THE INTERSECTION OF ROUTE 115 AND OLD LEETOWN PIKE
8. DEVELOPMENT AREA (PHASE 2 BOUNDARY): 43.31 AC
9. AREA OF DISTURBANCE (PHASE 2 LOD): 117.62 AC
10. NUMBER OF UNITS PROPOSED (PHASE 2):
    SINGLE FAMILY DETACHED 36' X 45' (FRONT LOAD GARAGE)= 1
    SINGLE FAMILY DETACHED 36' X 50' (FRONT LOAD GARAGE)= 19
    SINGLE FAMILY DETACHED 39' X 50' (FRONT LOAD GARAGE)= 122
    SINGLE FAMILY ATTACHED 20' X 36' (FRONT LOAD GARAGE)= 100
    TOTAL LOTS = 242
11. DEVELOPMENT PLAN & PLAT APPROVED JUNE 16, 2021
    RZNG-21-013 & LDPP-21-025

ASBUILT

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DATE	REVISIONS
06/14/24	CITY OF RANSON AND CTUB COMMENTS
06/25/24	2ND SUBMISSION TO AMERICAN WATER
06/27/24	2ND SUBMISSION TO CTUB
07/01/24	CITY OF RANSON COMMENTS
07/10/24	WV AMERICAN WATER COMMENTS

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

HUNTWELL WEST
VILLAGE 1- PHASE 2
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21115
SCALE:	AS SHOWN
DATE:	04/30/2024
DRAWN BY:	KM
DESIGN BY:	MJ
REVIEW BY:	JKE
SHEET	SHEET 1 OF 14

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MATCHLINE SHEET 9, 16, 58

MATCHLINE SHEET 10, 17, 59

MATCHLINE SHEET 11, 18, 60

MATCHLINE SHEET 9, 16, 58

EXTENDED DETENTION POND #3
2 YR WSE=537.00
10 YR WSE=539.83
25 YR WSE=539.83
100 YR WSE=541.14

FOREBAY #1

AQUATIC BENCH

FOREBAY #3

AQUATIC BENCH

PUMP STA.

20' WAT. ESMT. (TYP.)

FM ESMT. (TYP.)

SWM ESMT.

HIGH HORIZONS FARM INC TAX MAP :02-9-6.1
DB. 1208 PG. 234

S 66° 59' 55" W 1957.85'

REVISIONS	
DATE	
06/14/24	CITY OF RANSON AND CTUB COMMENTS
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ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 E. HIRST ROAD, SUITE 106
PURCELLVILLE, VIRGINIA 20132
PHONE/FAX: (703) 994-0047
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GRADING PLAN

HUNTWELL WEST
VILLAGE 1- PHASE 2
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21115
SCALE:	1" = 30'
DATE:	04/30/2024
DRAWN BY:	KM
DESIGN BY:	MJ
REVIEW BY:	JKE
SHEET	2 OF 14

30 0 30 60 90
Scale 1" = 30'

ASBUILT

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MATCHLINE SHEET 13, 20

MATCHLINE SHEET 11, 18, 60

MATCHLINE SHEET 10, 17, 59

MATCHLINE SHEET 8, 15, 57

MATCHLINE SHEET 10, 17, 59

MATCHLINE SHEET 8, 15, 57

THORNTON AVENUE
51-50-26

MYRON STREET
51-50-36

BASSETT STREET
51-50-25

CIVIC SPACE

PARCEL 9-5
MAX. MFP 1,100 UNITS
1725

DATE	REVISIONS
06/14/24	CITY OF RANSON AND CTUB COMMENTS
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ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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PURCELLVILLE, VIRGINIA 20132
PHONE: (703) 994-4047
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1/24/25

GRADING PLAN

HUNTWELL WEST

VILLAGE 1- PHASE 2

CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21115
SCALE:	1" = 30'
DATE:	04/30/2024
DRAWN BY:	KM
DESIGN BY:	MJ
REVIEW BY:	JKE
SHEET:	16 OF 74
SHEET 3 OF 14	

30 0 30 60 90
Scale 1" = 30'

ASBUILT

85

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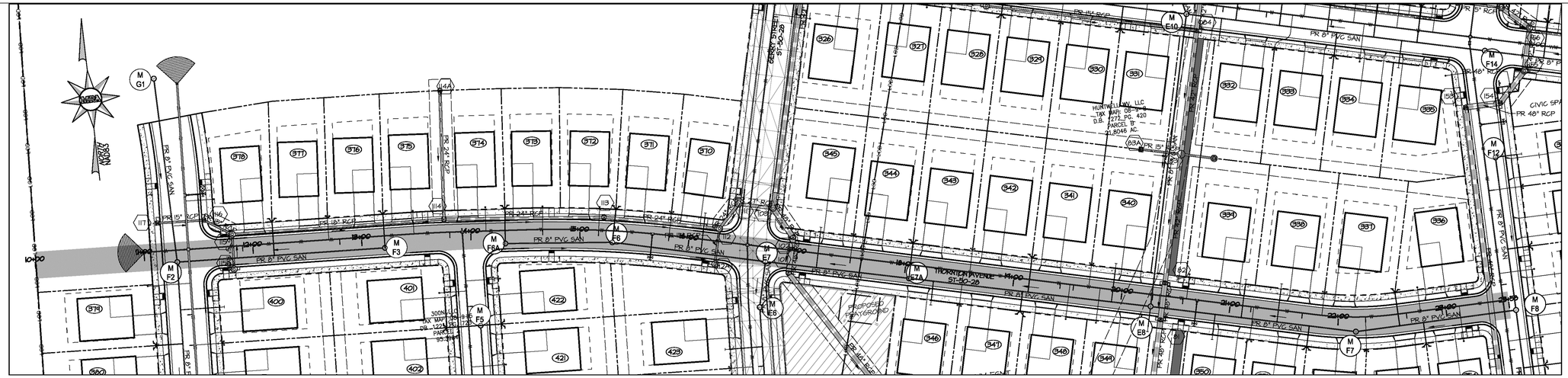
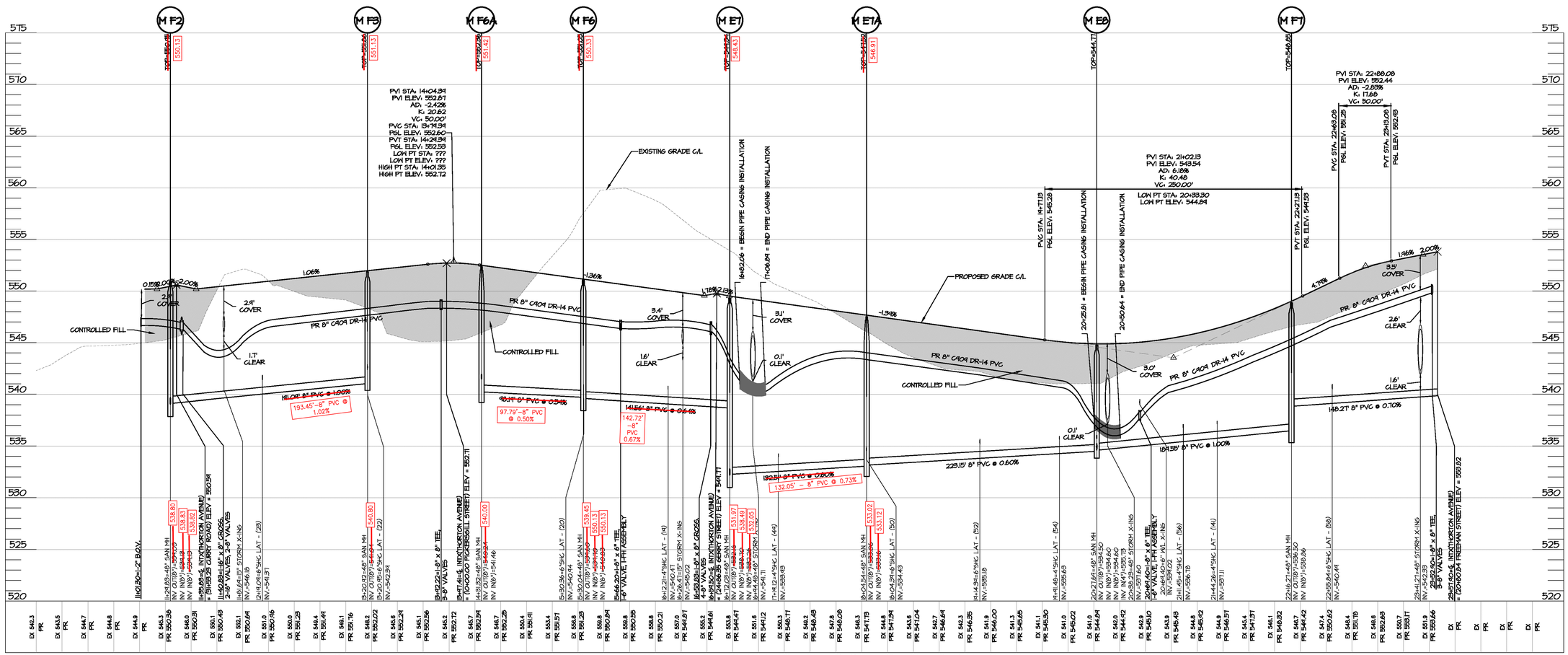
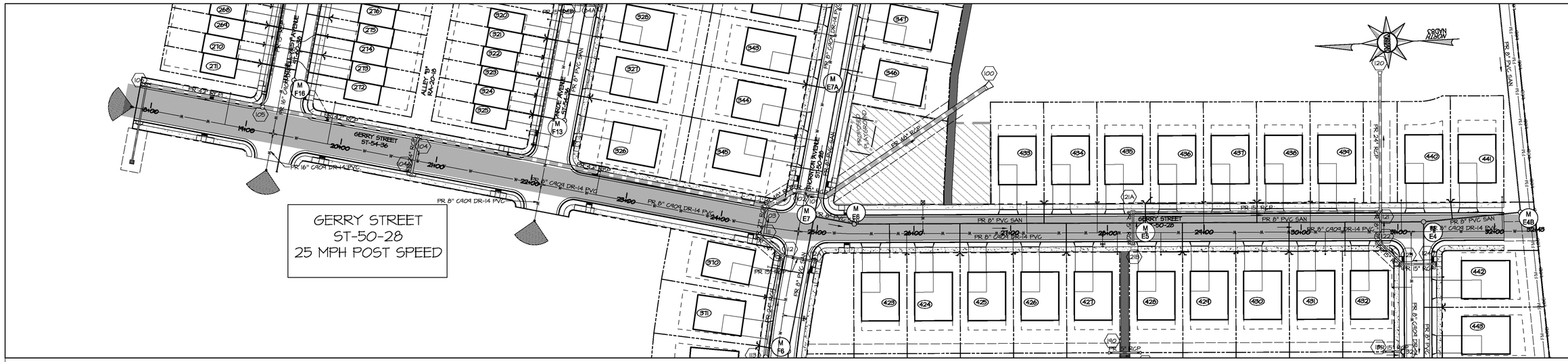


THORNTON AVENUE
ST-50-28
25 MPH POST SPEED

50 0 50 100 150
Scale 1" = 50'


M F2
M F3
M F6A
M F6
M E7
M E7A
M E8
M F7
EXISTING GRADE C/L
PROPOSED GRADE C/L
CONTROLLED FILL
PR 8" C909 DR-14 PVC
PVI STA: 14+04.94
PVI ELEV: 552.87
AD: -2.42%
K: 20.62
VC: 50.00'
PVC STA: 13+79.94
P&L ELEV: 552.60
PVT STA: 14+29.94
P&L ELEV: 552.53
LOW PT STA: ???
LOW PT ELEV: ???
HIGH PT STA: 14+01.35
HIGH PT ELEV: 552.72
PVI STA: 21+02.13
PVI ELEV: 543.54
AD: 6.18%
K: 40.48
VC: 250.00'
LOW PT STA: 20+33.30
LOW PT ELEV: 544.84
PVI STA: 22+88.08
PVI ELEV: 552.44
AD: -2.85%
K: 17.68
VC: 50.00'
PVC STA: 22+63.08
P&L ELEV: 550.25
PVT STA: 23+13.08
P&L ELEV: 552.19
PVC STA: 19+71.13
P&L ELEV: 545.29
PVT STA: 22+71.13
P&L ELEV: 544.55
20+25.81 = BEGIN PIPE CASING INSTALLATION
20+50.64 = END PIPE CASING INSTALLATION
16+82.06 = BEGIN PIPE CASING INSTALLATION
17+06.84 = END PIPE CASING INSTALLATION
1.06%
-1.36%
-1.34%
4.78%
1.96%
2.00%
0.15%
2.00%
2.9' COVER
3.4' COVER
3.1' COVER
3.5' COVER
3.0' COVER
2.6' COVER
1.7' CLEAR
1.6' CLEAR
0.1' CLEAR
16' CLEAR
193.45'-8" PVC @ 1.02%
97.79'-8" PVC @ 0.50%
142.72'-8" PVC @ 0.67%
132.05'-8" PVC @ 0.73%
229.15' 8" PVC @ 0.80%
184.55' 8" PVC @ 1.00%
148.27' 8" PVC @ 0.70%
M F2 TOP=550.13
M F3 TOP=551.13
M F6A TOP=551.42
M F6 TOP=550.03
M E7 TOP=548.43
M E7A TOP=548.31
M E8 TOP=544.77
M F7 TOP=546.69
538.80
538.83
538.82
540.80
540.00
539.45
550.13
550.13
531.97
538.49
538.49
533.02
533.12
INV OUT(8")=534.30
INV IN(8")=534.60
INV IN(8")=534.73
INV=537.60
INV=545.22
INV=546.41
INV=546.63
INV=546.76
INV=546.76
INV=546.76



Scale 1" = 50'

Gerry Street PROFILE

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

DATE	REVISIONS
06/14/24	CITY OF RANSON AND CTUB COMMENTS
06/25/24	2ND SUBMISSION TO AMERICAN WATER
06/27/24	2ND SUBMISSION TO CTUB
07/01/24	CITY OF RANSON COMMENTS
07/10/24	WV AMERICAN WATER COMMENTS

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ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 E. HIRST ROAD, SUITE 106
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STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER
07/12/2024

GERRY STREET PLAN & PROFILE

HUNTWELL WEST

VILLAGE 1- PHASE 2
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.: 21115
SCALE: 1" = 50'
DATE: 04/30/2024
DRAWN BY: KM
DESIGN BY: MJ
REVIEW BY: JKE
SHEET 5 OF 14

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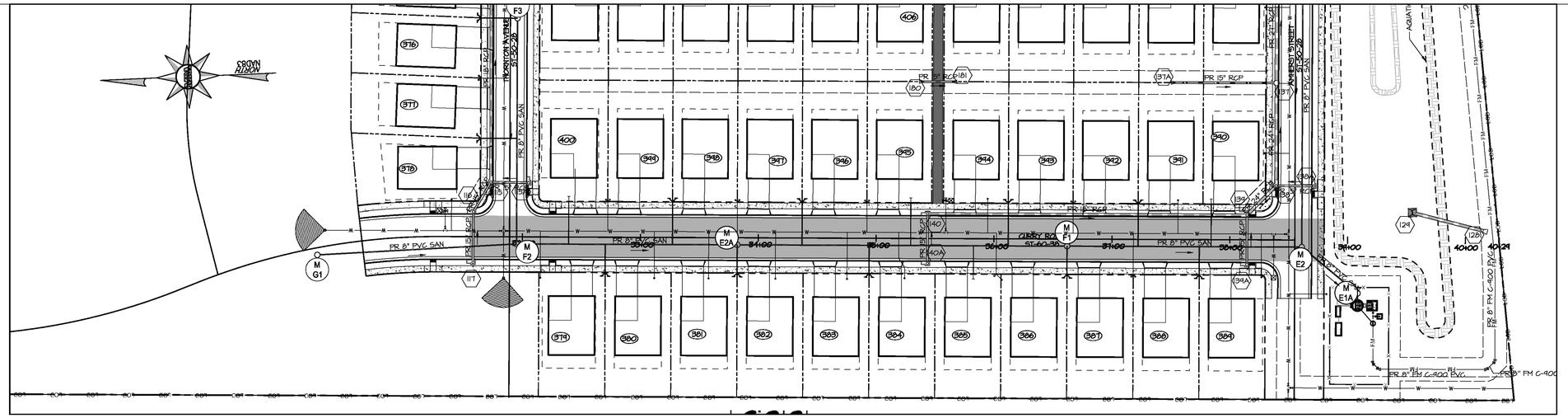
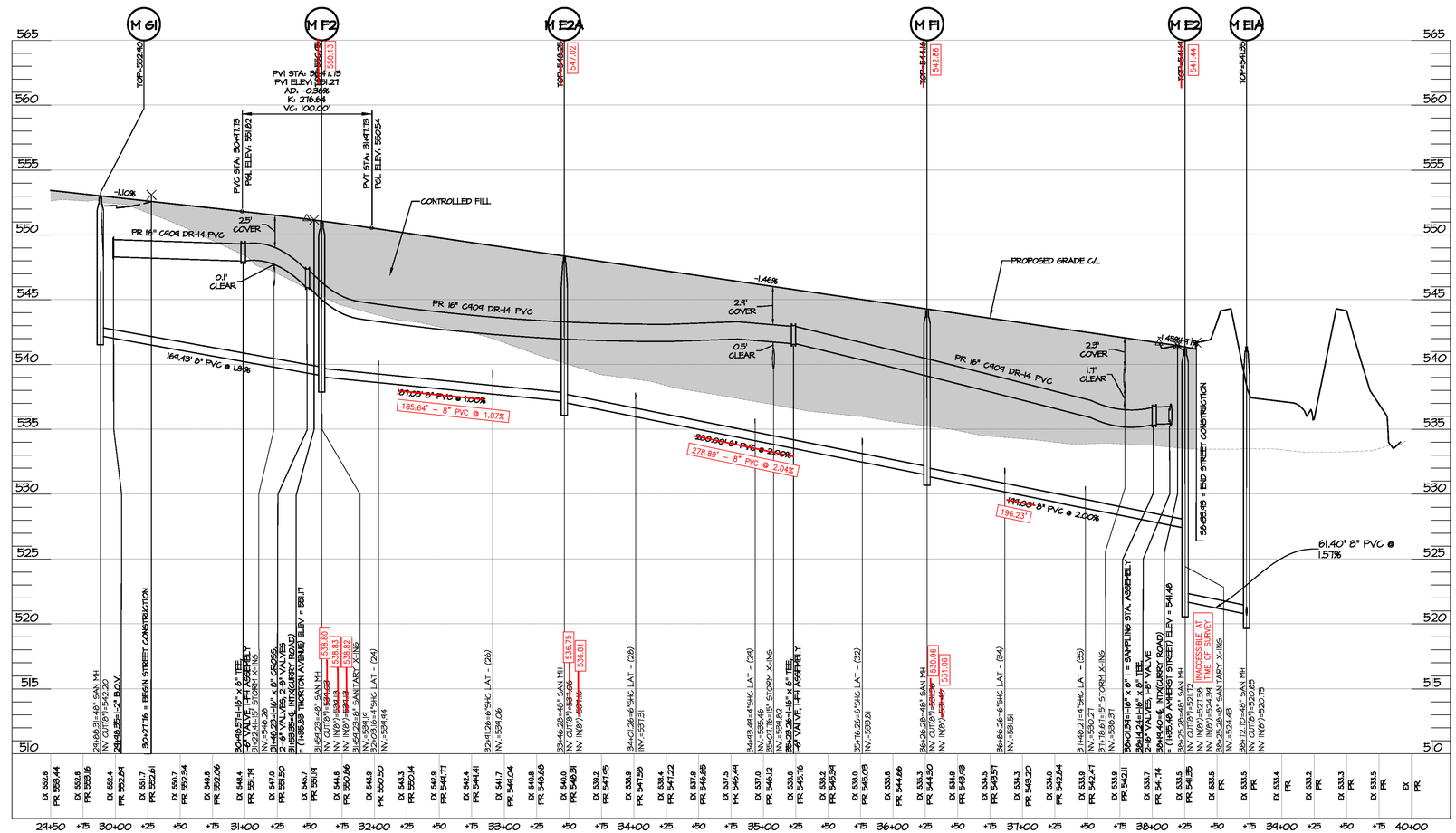
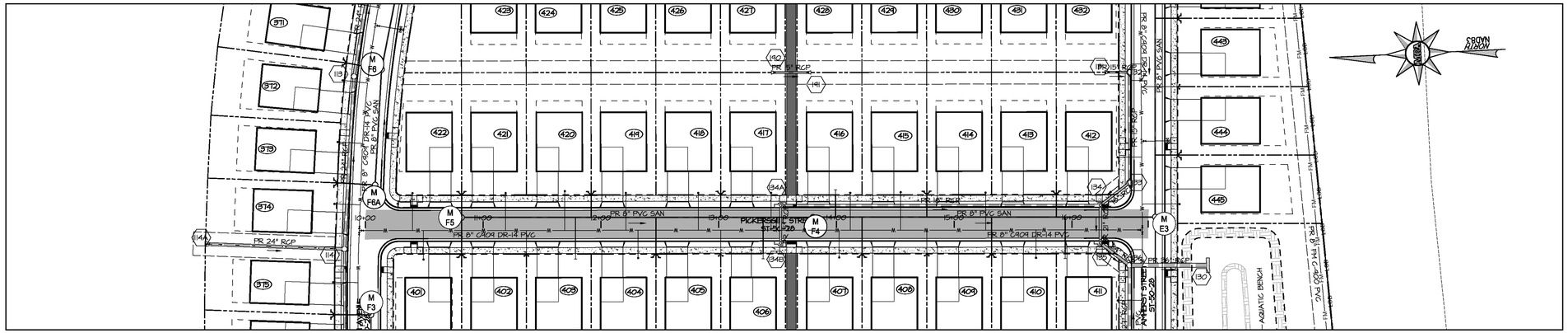
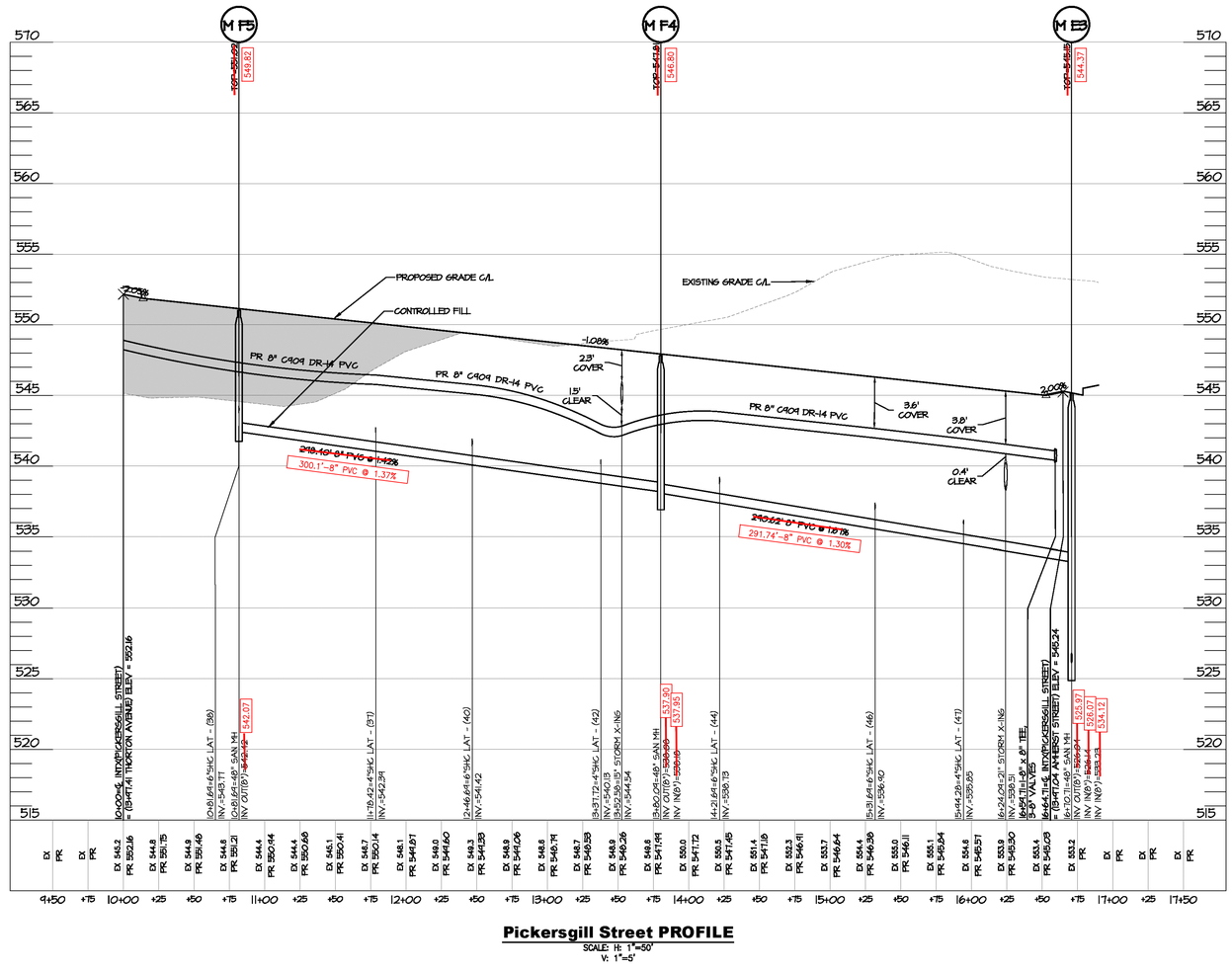



M G1
M F2
M E2A
M F1
M E2
M E1A
565
560
555
550
545
540
535
530
525
520
515
510
TOP-552.90
PVI STA: 314+71.13
PVI ELEV: 551.21
AD: -0.3668
K: 276.64
VC: 100.00'
PVC STA: 304+71.19
P&L ELEV: 551.82
PVT STA: 314+71.19
P&L ELEV: 550.54
-1.10%
2.5' COVER
0.1' CLEAR
CONTROLLED FILL
PR 16" C909 DR-14 PVC
164.43' 8" PVC @ 1.0%
107.05' 8" PVC @ 1.00%
185.64' ~ 8" PVC @ 1.07%
200.00' 8" PVC @ 2.00%
278.89' ~ 8" PVC @ 2.04%
196.23'
-1.46%
2.9' COVER
0.5' CLEAR
PROPOSED GRADE C/L
2.3' COVER
1.7' CLEAR
-1.45% 17.5'
30+89.43 = END STREET CONSTRUCTION
61.40' 8" PVC @ 1.57%
30+21.76 = BEGIN STREET CONSTRUCTION
304+57.71-16" x 6" TEE
6" VALVE, LH ASSEMBLY
29+69.31-48" SAN MH
INV. OUT(E)=542.20
24+98.25-12" DROP
INV.=546.26
314+23.21-16" x 8" CROSS
8" VALVE, LH ASSEMBLY
315+35.54-INTX.(CHERRY ROAD)
= (1+38.33 THORTON AVENUE) ELEV = 551.71
314+54.23-48" SAN MH
INV. OUT(E)=534.63
INV. IN(E)=534.83
INV. IN(E)=534.82
INV.=534.14
320+03.16+4.5%C LAT. - (24)
INV.=539.44
322+41.26+6.5%C LAT. - (26)
INV.=539.06
334+01.26+6.5%C LAT. - (28)
INV.=537.31
344+13.41+4.5%C LAT. - (29)
INV.=535.46
350+77.76+15" STORM X-INS
INV.=534.82
350+77.76+16" x 6" TEE
6" VALVE, LH ASSEMBLY
355+76.26+6.5%C LAT. - (32)
INV.=533.81
360+29.26+6.5%C LAT. - (34)
INV.=531.51
369+86.26+6.5%C LAT. - (35)
INV.=530.27
371+19.61+15" STORM X-INS
INV.=538.31
380+01.94-16" x 8" TEE
8" VALVES, 1-90° VALVE
382+24.40-48" SAN MH
INV. OUT(E)=521.72
INV. IN(E)=521.96
INV. IN(E)=521.95
INV. IN(E)=521.95
INV. IN(E)=521.95



PICKERSGILL STREET
ST-50-28
25 MPH POST SPEED

50 0 50 100 150
Scale 1" = 50'



Pickersgill Street PROFILE
SCALE: H: 1"=50'
V: 1"=5'

DATE	REVISIONS
06/14/24	CITY OF RANSON AND CTUB COMMENTS
06/25/24	2ND SUBMISSION TO AMERICAN WATER
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ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 E. HIRST ROAD, SUITE 106
PURCELLVILLE, VIRGINIA 20132
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PICKERSGILL STREET PLAN & PROFILE

HUNTWELL WEST
VILLAGE 1- PHASE 2
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.: 21115
SCALE: 1" = 50'
DATE: 04/30/2024
DRAWN BY: KM
DESIGN BY: MJ
REVIEW BY: JKE
SHEET 7 OF 14

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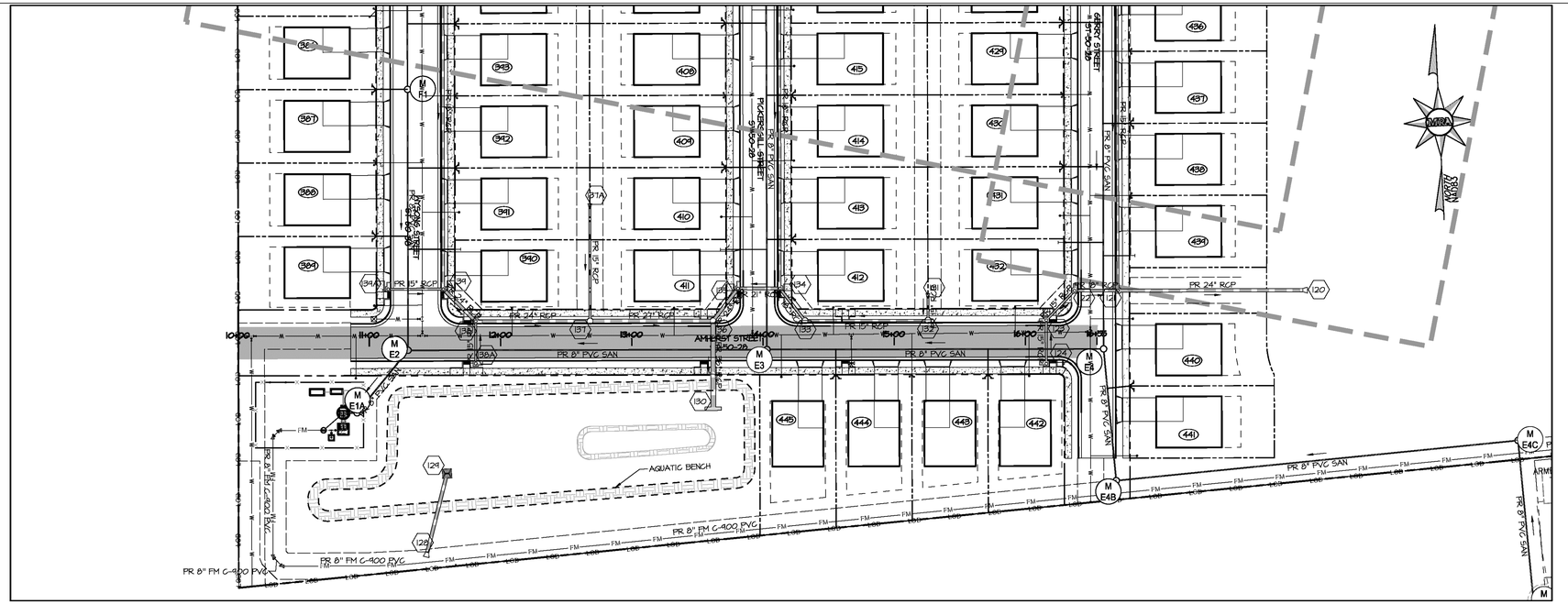
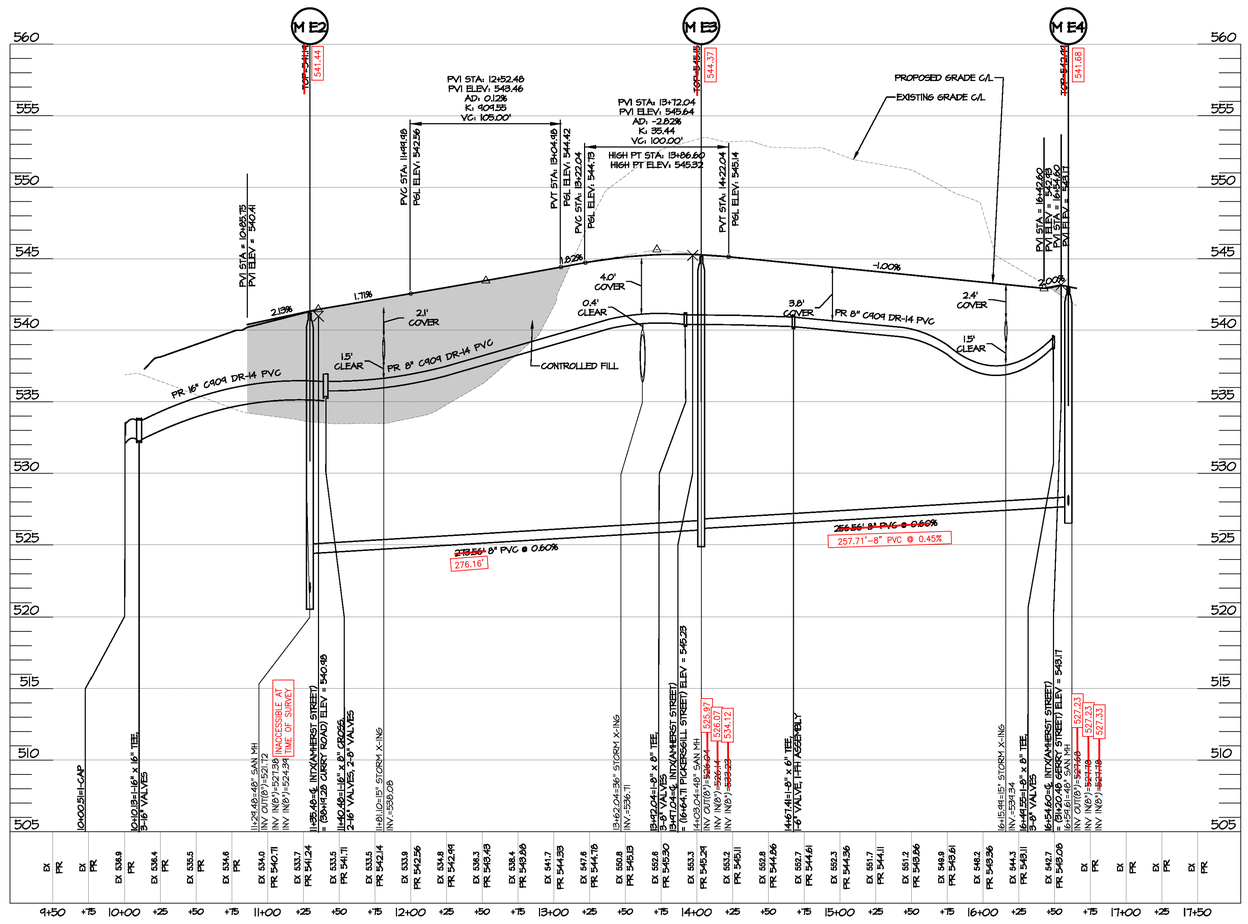
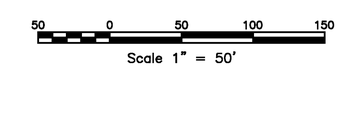




Amherst Street PROFILE
SCALE: H: 1"=50'
V: 1"=5'



AMHERST STREET
ST-50-28
25 MPH POST SPEED

DATE	REVISIONS
06/14/24	CITY OF RANSON AND CTUB COMMENTS
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AMHERST STREET PLAN & PROFILE

HUNTWELL WEST
VILLAGE 1- PHASE 2
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21115
SCALE:	1" = 50'
DATE:	04/30/2024
DRAWN BY:	KM
DESIGN BY:	MJ
REVIEW BY:	JKE
SHEET	8 OF 14

ASBUILT

L:\Projects\Huntwell West\Phase 2 Plan\Plan Sheets\MP - AMHERST 11.dwg, 8/27/2024 10:53:34 AM, AutoCAD PDF (General Documentation).pc3
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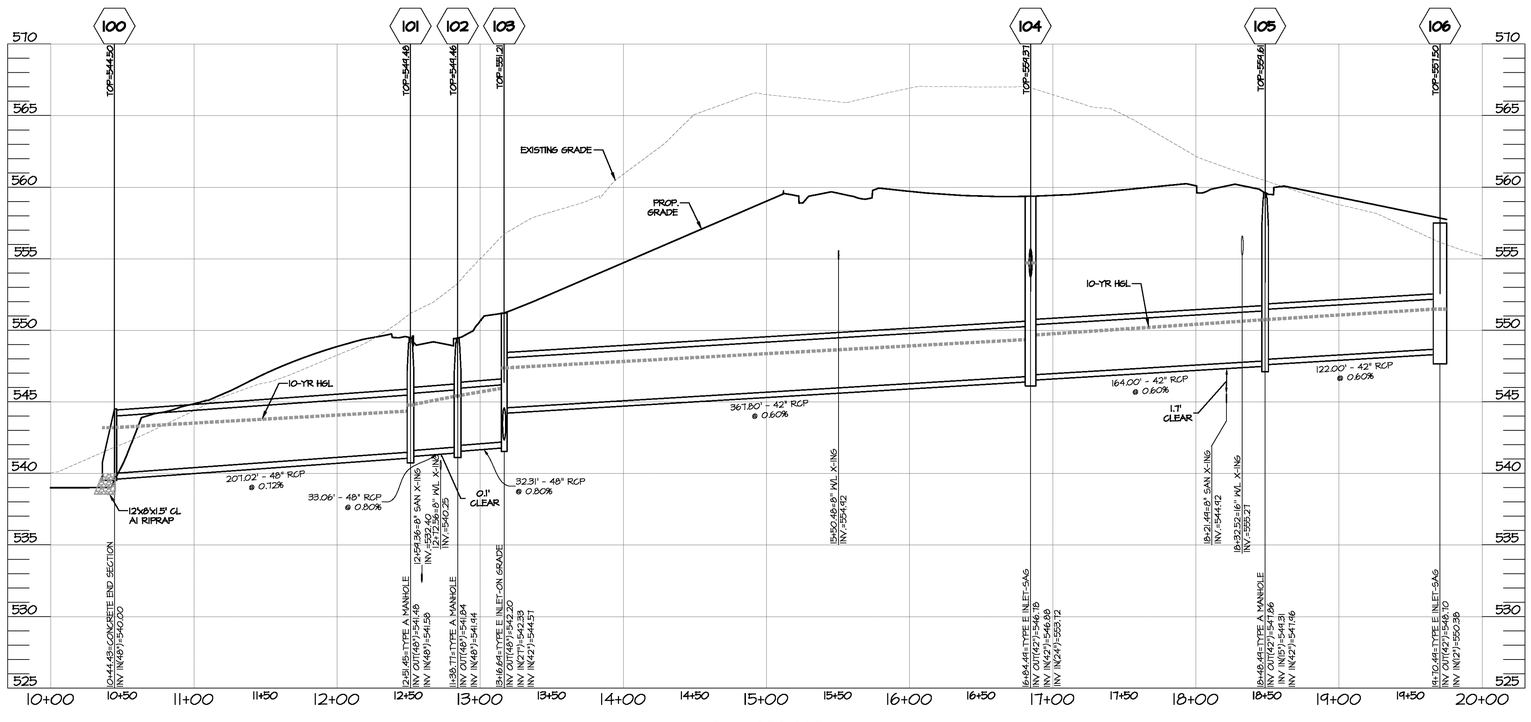
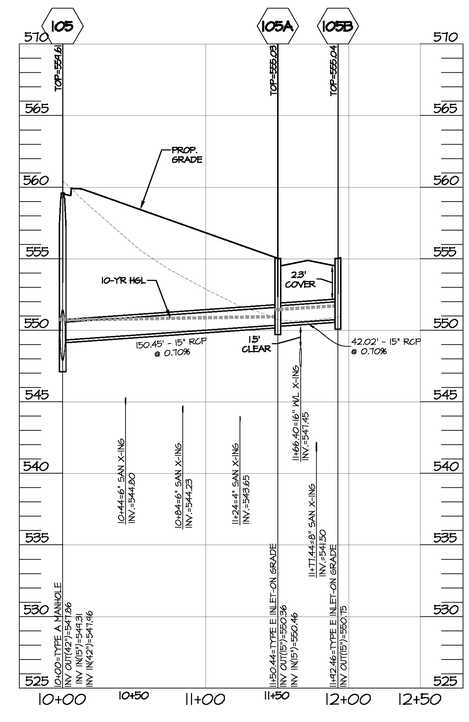


STM 101-106
SCALE: H: 1"=50'
V: 1"=5'



STM 105-105B
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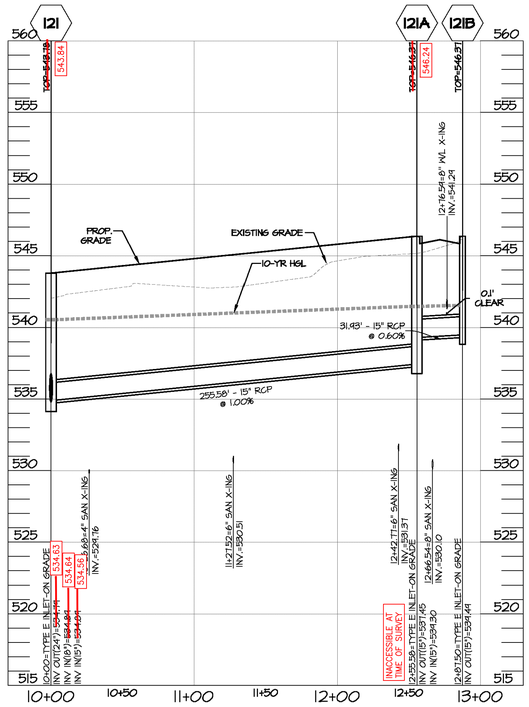

STM 121-121B
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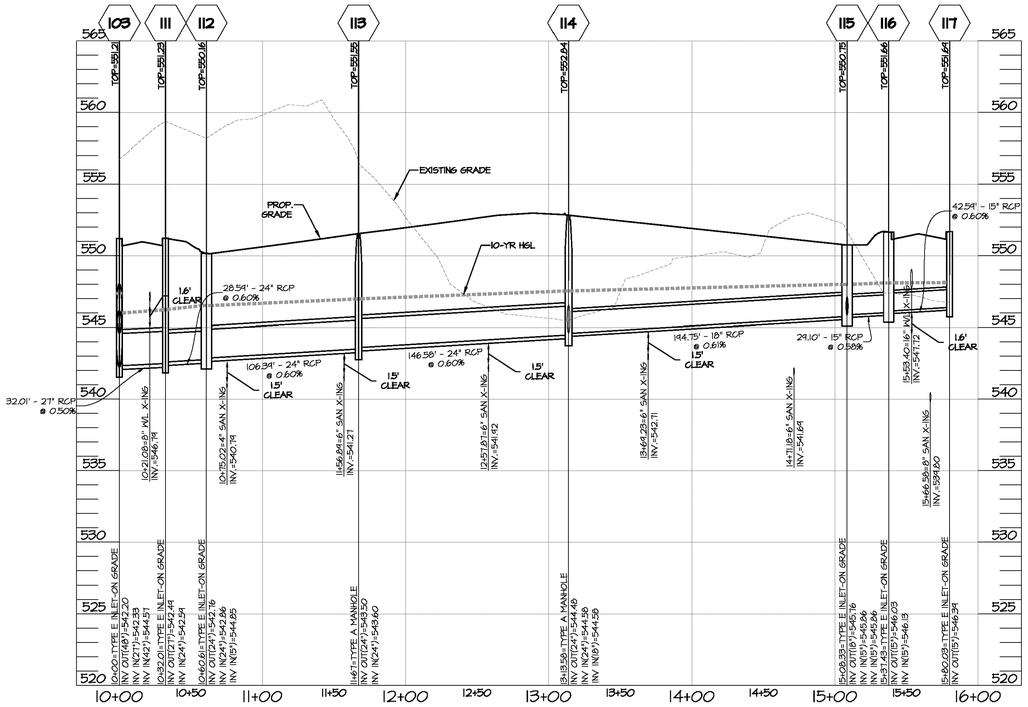
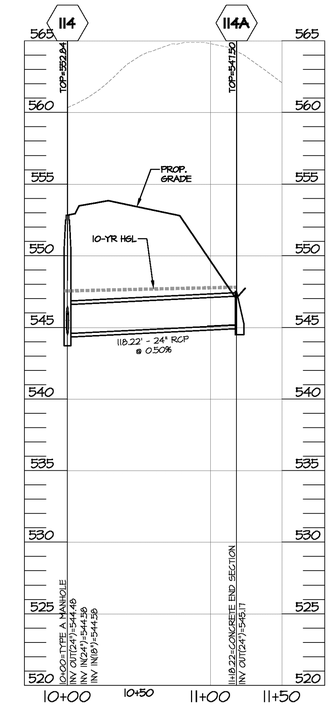
V: 1"=5'



STM 103-117
SCALE: H: 1"=50'
V: 1"=5'



STM 114-114A
SCALE: H: 1"=50'
V: 1"=5'

ASBUILT

DATE	REVISIONS
06/14/24	CITY OF RANSON AND CTUB COMMENTS
06/25/24	2ND SUBMISSION TO AMERICAN WATER
06/27/24	2ND SUBMISSION TO CTUB
07/01/24	CITY OF RANSON COMMENTS
07/10/24	WV AMERICAN WATER COMMENTS

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STORM SEWER PROFILES & COMPUTATIONS

HUNTWELL WEST
VILLAGE 1- PHASE 2
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21115
SCALE:	AS SHOWN
DATE:	04/30/2024
DRAWN BY:	KM
DESIGN BY:	MJ
REVIEW BY:	JKE
SHEET	9 OF 14

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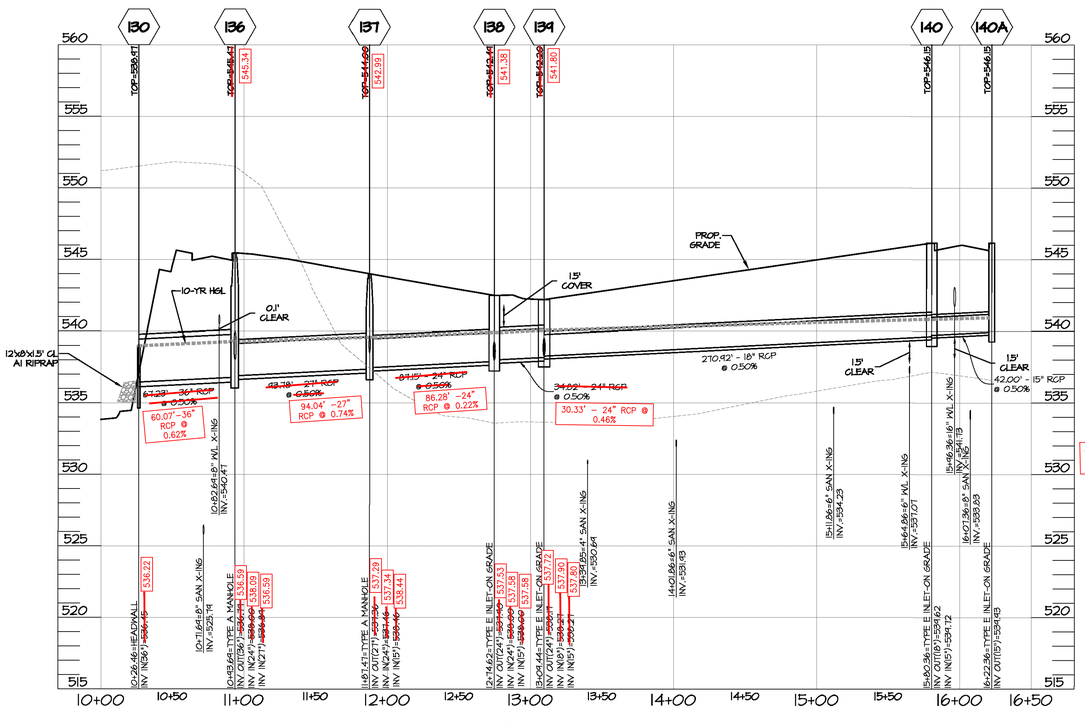

STM 130-140A
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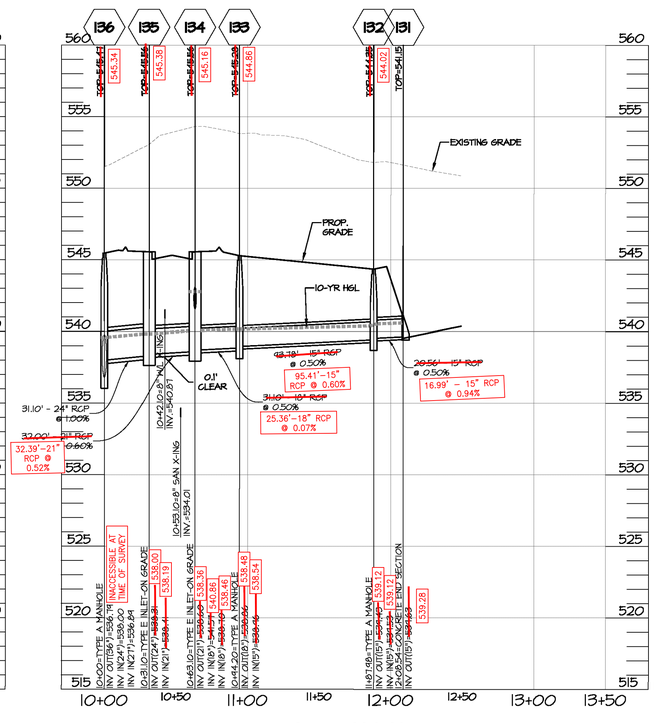
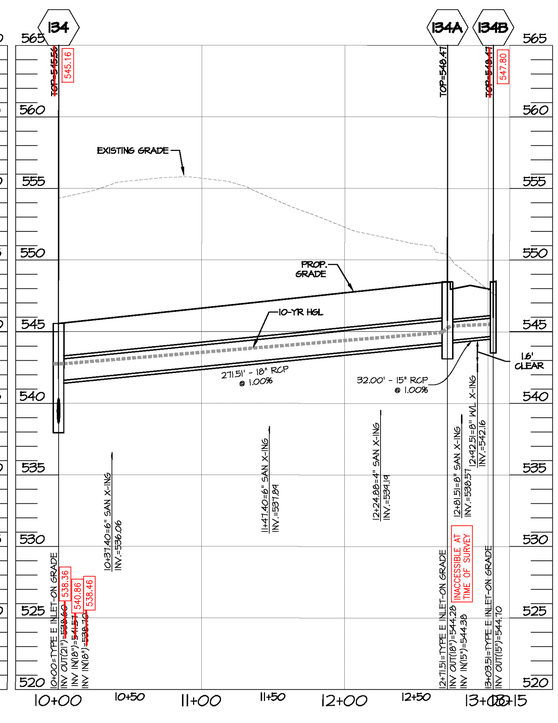
V: 1"=5'



STRM 131-137
SCALE: H: 1"=50'
V: 1"=5'



STM 134-134B
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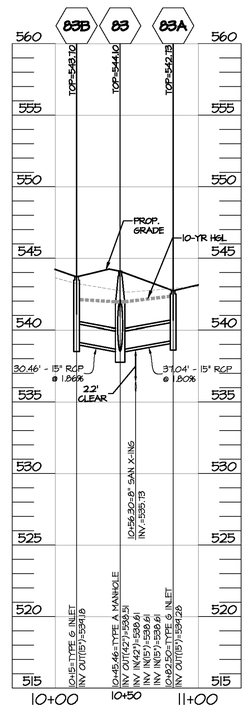
V: 1"=5'



STM 84B-84A
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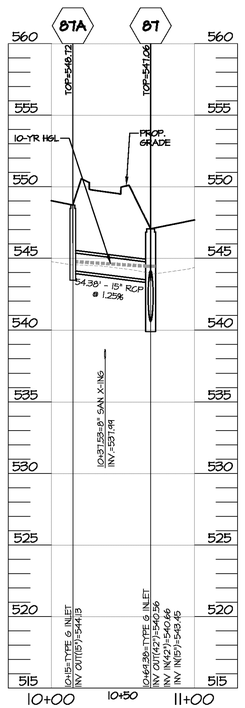

STM 87A-87B
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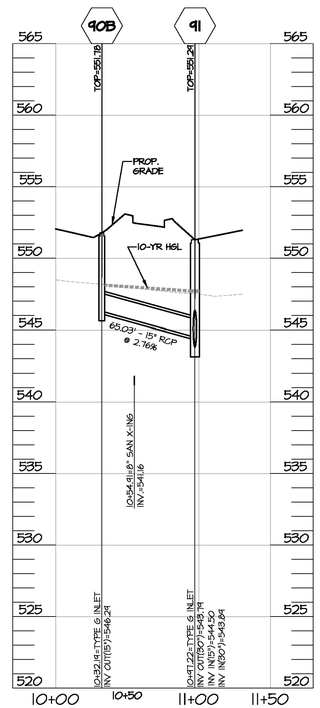
V: 1"=5'



STM 90B-90A
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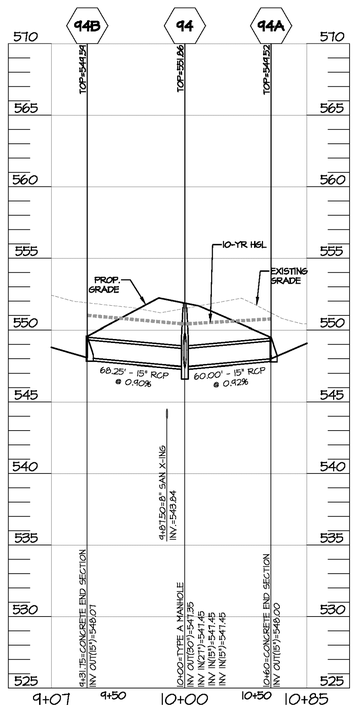
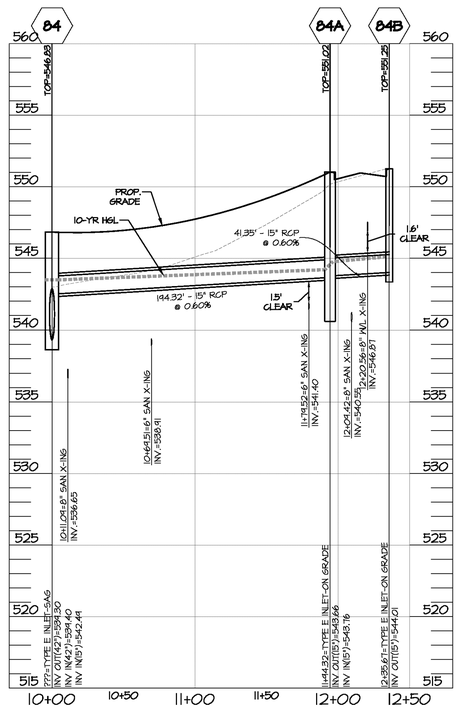
V: 1"=5'



STR 9B TO 94A
SCALE: H: 1"=50'
V: 1"=5'



STM 85-85B
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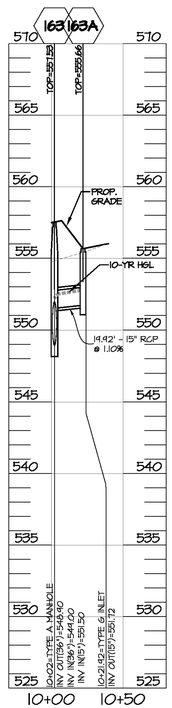
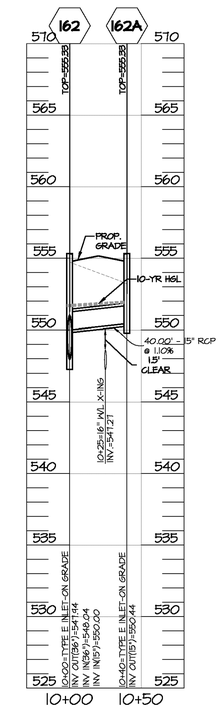
V: 1"=5'



STM 88-87
SCALE: H: 1"=50'
V: 1"=5'



STM162A-162
SCALE: H: 1"=50'
V: 1"=5'

REVISIONS	DATE
CITY OF RANSON AND CTUB COMMENTS	06/14/24
2ND SUBMISSION TO AMERICAN WATER	06/25/24
2ND SUBMISSION TO CTUB	06/27/24
CITY OF RANSON COMMENTS	07/01/24
WV AMERICAN WATER COMMENTS	07/10/24

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STORM SEWER PROFILES & COMPUTATIONS

HUNTWELL WEST
VILLAGE 1- PHASE 2
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21115
SCALE:	AS SHOWN
DATE:	04/30/2024
DRAWN BY:	KM
DESIGN BY:	MJ
REVIEW BY:	JKE
SHEET	10 OF 14

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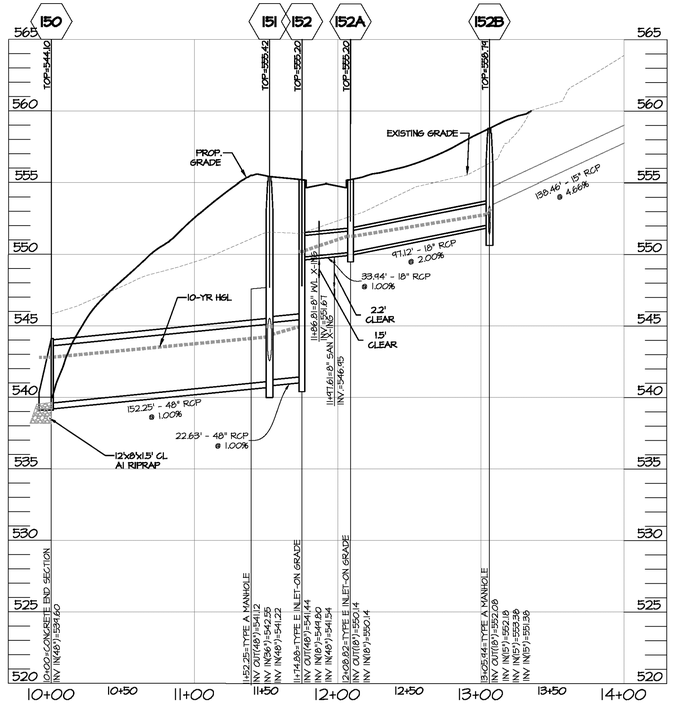
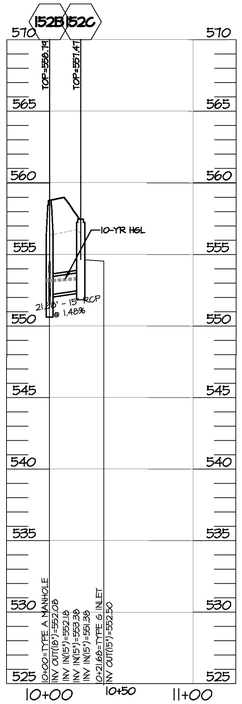
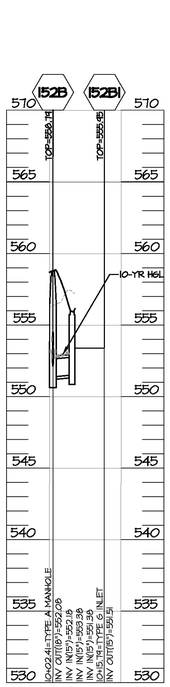


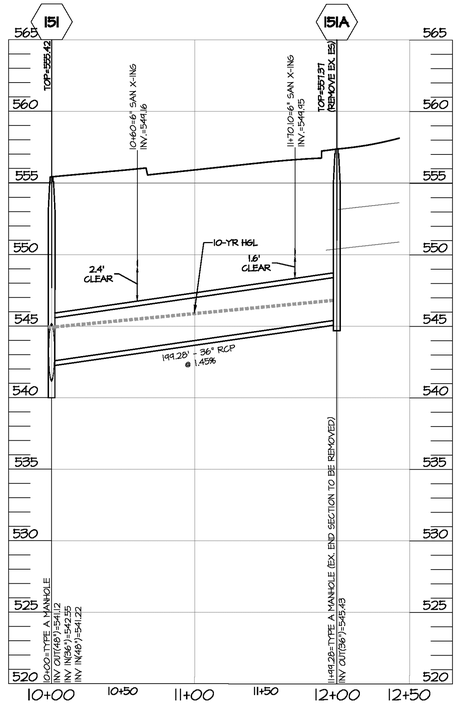
STM 150- EX46
SCALE: H: 1"=50'
V: 1"=5'



STM 15B-152C
SCALE: H: 1"=50'
V: 1"=5'



STM 152B-152B1
SCALE: H: 1"=50'
V: 1"=5'



STM 151-151A
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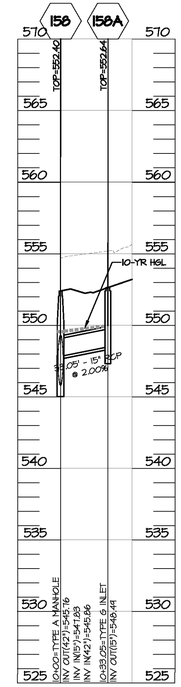
V: 1"=5'



STM 158-158A
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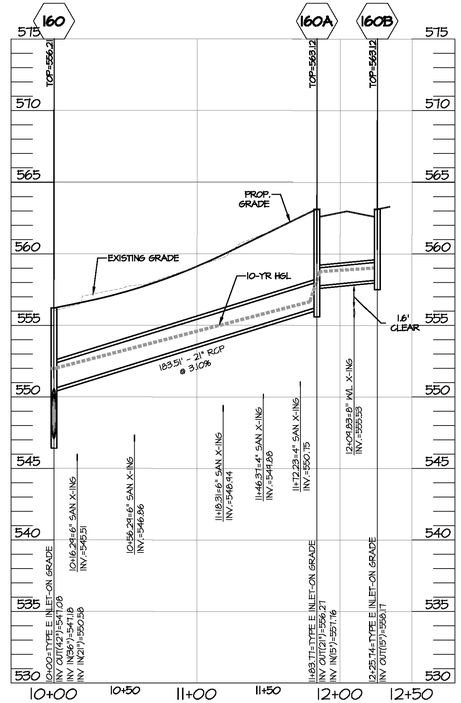
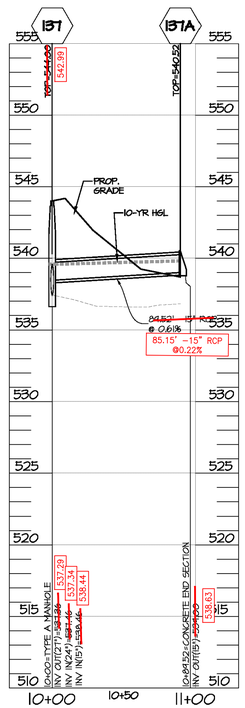
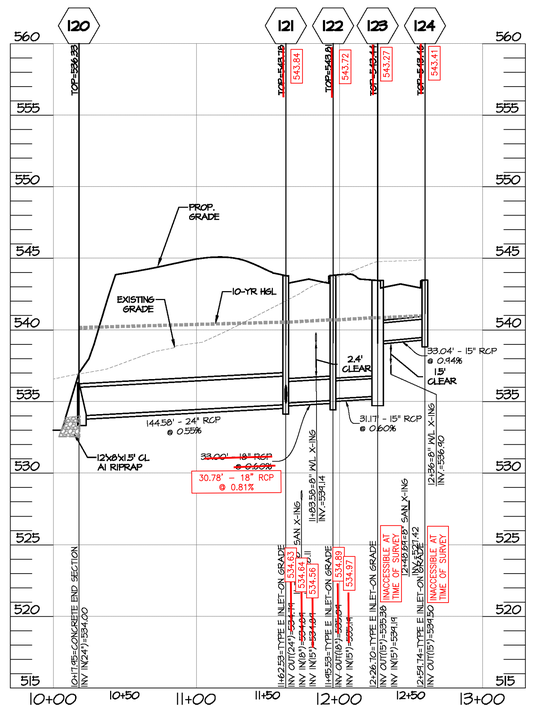


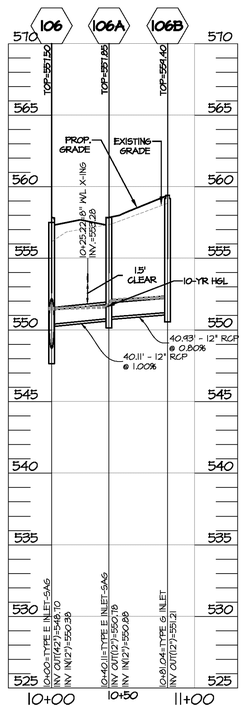
STM 160-160A
SCALE: H: 1"=50'
V: 1"=5'



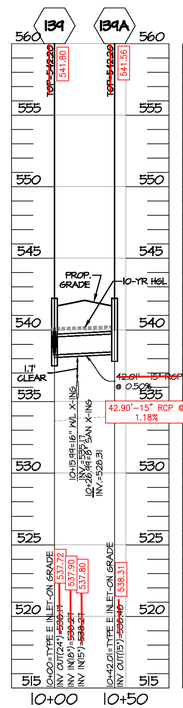
STM 137A-137
SCALE: H: 1"=50'
V: 1"=5'



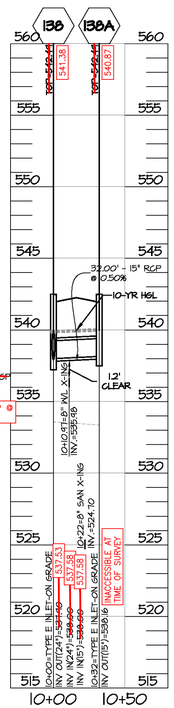
STM 120-124
SCALE: H: 1"=50'
V: 1"=5'



STRM 106-106B
SCALE: H: 1"=50'
V: 1"=5'



STM 139-139A
SCALE: H: 1"=50'
V: 1"=5'



STM 138-138A
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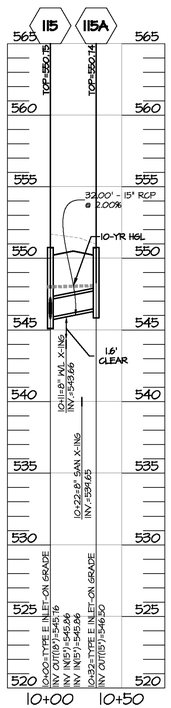
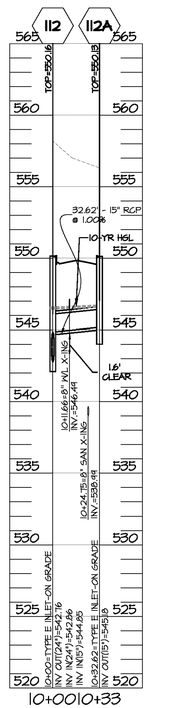
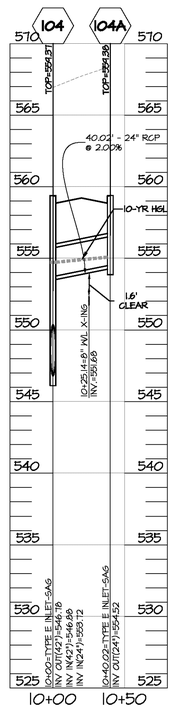
V: 1"=5'



STM 115-115A
SCALE: H: 1"=50'
V: 1"=5'



STR 112A TO 112
SCALE: H: 1"=50'
V: 1"=5'



STM 104-104A
SCALE: H: 1"=50'
V: 1"=5'

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DATE	REVISIONS
06/14/24	CITY OF RANSON AND CTUB COMMENTS
06/25/24	2ND SUBMISSION TO AMERICAN WATER
06/27/24	2ND SUBMISSION TO CTUB
07/01/24	CITY OF RANSON COMMENTS
07/10/24	WV AMERICAN WATER COMMENTS

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LICENSED PROFESSIONAL ENGINEER
STATE OF WEST VIRGINIA
07/12/2024

STORM SEWER PROFILES & COMPUTATIONS

HUNTWELL WEST
VILLAGE 1- PHASE 2
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21115
SCALE:	AS SHOWN
DATE:	04/30/2024
DRAWN BY:	KM
DESIGN BY:	MJ
REVIEW BY:	JKE
SHEET 11 OF 14	

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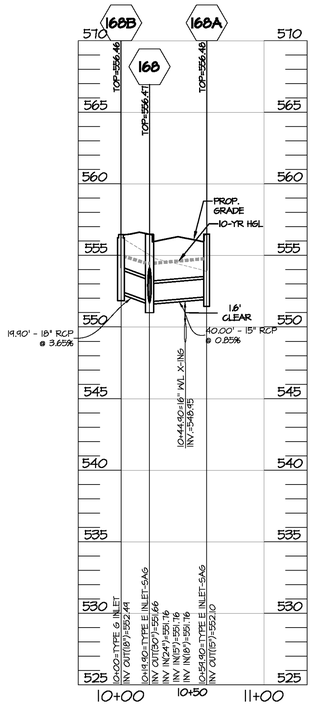
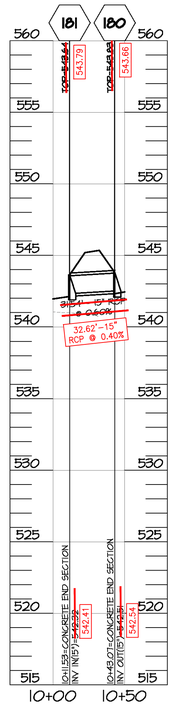


STM 168-168A
SCALE: H: 1"=50'
V: 1"=5'



STM 180-181
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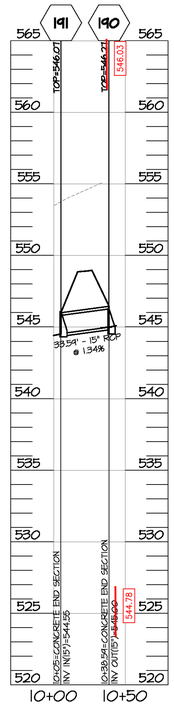
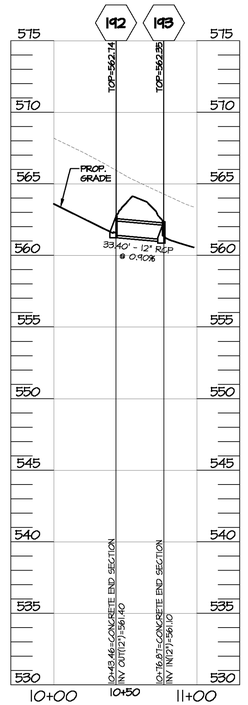
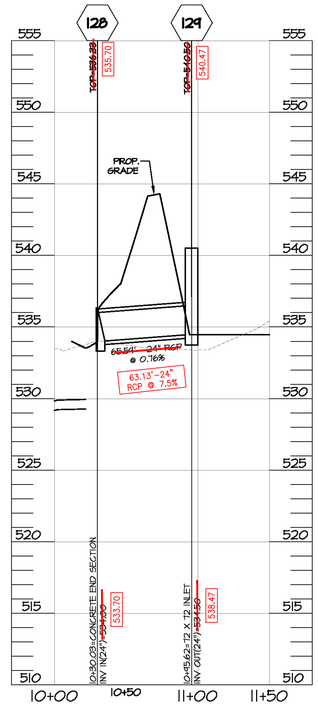
V: 1"=5'



STM 190-191
SCALE: H: 1"=50'
V: 1"=5'



STRM 192-193
SCALE: H: 1"=50'
V: 1"=5'



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

DATE	REVISIONS
06/14/24	CITY OF RANSON AND CTUB COMMENTS
06/25/24	2ND SUBMISSION TO AMERICAN WATER
06/27/24	2ND SUBMISSION TO CTUB
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STORM SEWER PROFILES

HUNTWELL WEST
VILLAGE 1- PHASE 2
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.: 21115
SCALE: AS SHOWN
DATE: 04/30/2024
DRAWN BY: KM
DESIGN BY: MJ
REVIEW BY: JKE

SHEET 12 OF 14

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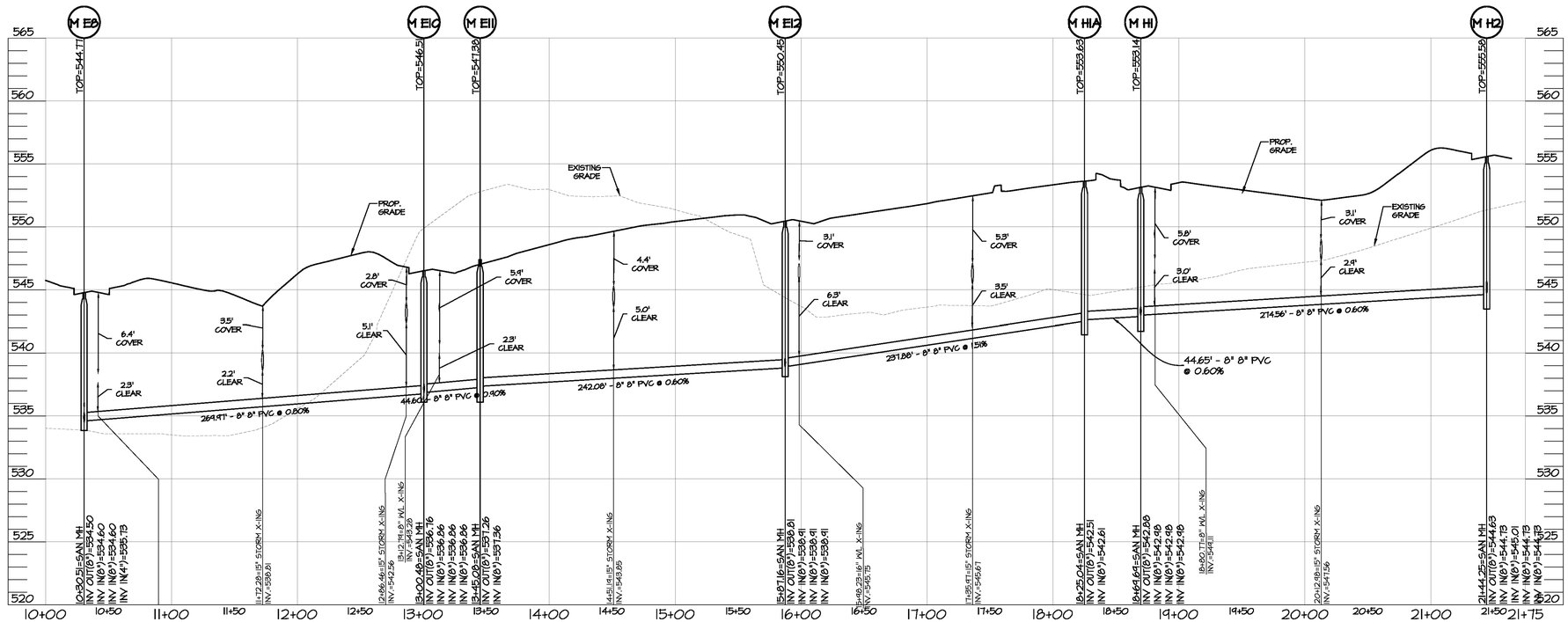
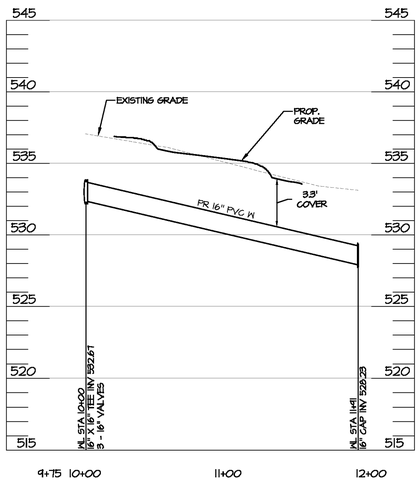
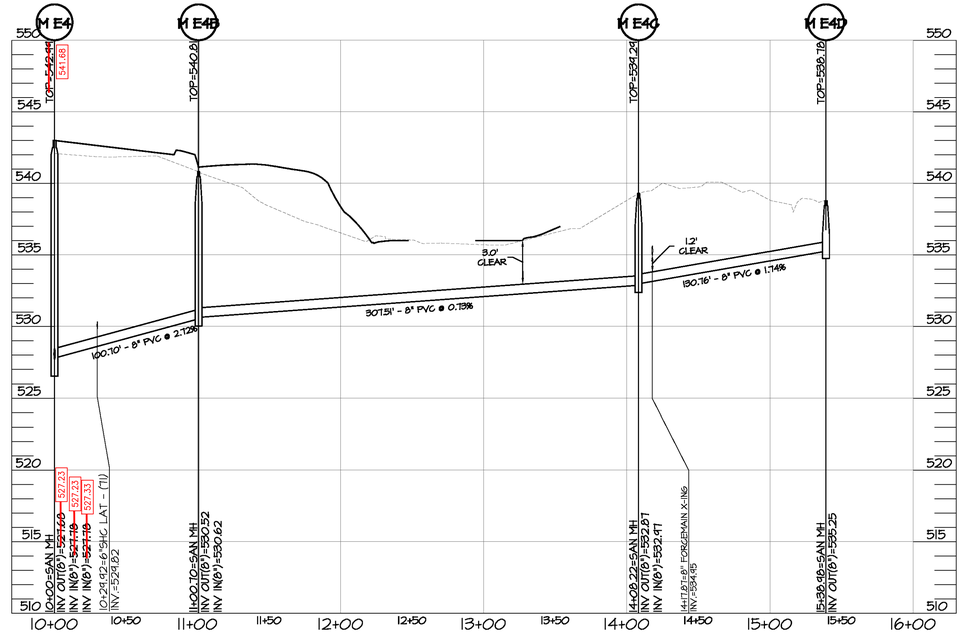


E8-H2
SCALE: H: 1"=50'
V: 1"=5'



OFFSITE WATERLINE CONNECTION PROFILE
SCALE: H: 1"=50'
V: 1"=5'



E4-E4D
SCALE: H: 1"=50'
V: 1"=5'

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07/10/24	WV AMERICAN WATER COMMENTS

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07/12/2024

SANITARY PROFILE

HUNTWELL WEST
VILLAGE 1- PHASE 2
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21115
SCALE:	AS SHOWN
DATE:	04/30/2024
DRAWN BY:	KM
DESIGN BY:	MJ
REVIEW BY:	JKE
SHEET	13 OF 14

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E4-E4D
SCALE: H: 1"=50'
V: 1"=5'

DATE	REVISIONS
06/14/24	CITY OF RANSON AND CTUB COMMENTS
06/25/24	2ND SUBMISSION TO AMERICAN WATER
06/27/24	2ND SUBMISSION TO CTUB
07/01/24	CITY OF RANSON COMMENTS
07/10/24	WV AMERICAN WATER COMMENTS

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 E. HIRST ROAD, SUITE 106
PURCELLVILLE, VIRGINIA 20132
PHONE: (703) 994-0047
MRAGTA.COM

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07/12/2024

OFFSITE SANITARY PLAN & PROFILE

HUNTWELL WEST
VILLAGE 1- PHASE 2
CONSTRUCTION DRAWINGS
CITY OF RANSON, WEST VIRGINIA

JOB NO.:	21115
SCALE:	AS SHOWN
DATE:	04/30/2024
DRAWN BY:	KM
DESIGN BY:	MJ
REVIEW BY:	JKE
SHEET	14 OF 14

ASBUILT

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