PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

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

October 5, 2026 | 7:00 P.M. | Council Chamber

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Planning Minutes - August 31, 2026
   PC minutes Aug 31 2026.docx

III. UNFINISHED BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. Public Hearing - to accept public comments on a reduction of a guaranteed surety (bond) for Section 1 of subdivision Parkland Commons,
   Ranson legal notice - bond reduction section 1.docx 10052026.docx

2. 26-18-BRR- Consideration - Applicant Site Planning Design and Survey LLC submitted an application for a reduction of a guaranteed surety (bond) on behalf of New Vission Development, LLC for Section 1 of subdivision Parkland Commons, located off N. Mildred Street.
   PC_26-14_Parkland_1_BRR.docx
   26-18-BRR-brr_section_1_lots_t1t9_t60-t73.pdf
   CRC for 26-18-BRR section 1.pdf
   PC 26-10.pdf
   incorrect date - Legal Notice BRR Parkland Commons section 1 request #2.docx
   Microsoft Word - Parkland Commons Section 1 Release #2.doc.pdf
   26-18-BRR staff report.docx
   PC_26-14_Parkland_1_BRR.docx

3. Public Hearing is to accept public comments on a reduction of a guaranteed surety (bond) for Section 2 of subdivision Parkland Commons.
   Ranson legal notice - bond reduction section 2.docx

4. 26-19-BRR- Applicant Site Planning Design and Survey LLC submitted an application on behalf of New Development, LLC for Consideration for an reduction of a guaranteed surety (bond) for Section 2 of subdivision Parkland Commons.
   26-19-BRR-brr_section_2_lots_t18-t37.pdf
   26-19-BRR-parklandcommonssection2releaseletter.pdf
   CRC 26-19-BRR.pdf
   incorrect date - Legal Notice BRR Parkland Commons section 2 request #1.docx

PC 26-11.pdf
PC_26-15_Parkland_2_BRR.docx
26-19-BRR staff report.docx

5. Public Hearing - to accept public comments on the proposed site plan for an 80,000 sq ft expansion to the existing Hospital at 300 S. Preston Street.
Ranson legal notice - hospital.docx 10052026.docx

6. 26-21-SP - Applicant Fox and Associates, Inc. submitted an application on behalf of West Virginia University Hospital - East, Inc. for Consideration on a proposed site plan for an 80,000 sq ft expansion to the existing Hospital located at 300 S. Preston Street.

26-21-SP staff report.docx
site plan WVU hospital expansion.pdf
CRC 9-2-26 engineering.pdf
WVU JMC - Aerial to E.jpg
WVU JMC - Aerial to N.jpg
WVU JMC - Elevation - small.jpg
WVU JMC - NW Corner - small.jpg
WVU JMC - SW Corner - small.jpg
26-21-SP-Jefferson Medical Center Addition_Plan Review Letter with Redline_2nd Submission_8-20-26.pdf
26-21-SP-Jefferson Medical Center Addition_Site Plan Approval_8-31-26.pdf
Microsoft Word - Comment Response 01 08-19-26.docx.pdf
Microsoft Word - Comment Response 02 09-02-26.docx.pdf
26-21-SP CRC response #1 - 8.12.26sw (1).docx
26-21-SP CRC response #1PLNG - 8.18.26sw (1).docx
26-21-SP-E608 - ELECTRICAL SITE PHOTOMETRICS.pdf
26-21-SP-hospital ROW 3rd and 4th.pdf
26-21-SP-Ordinance__2026-04 ROW 3rd 4th.pdf
Application-for-Review_Redacted.pdf

7. Public Hearing is to accept public comments on associated bond, for an 80,000sq.ft. expansion to the existing hospital at 300 S. Preston Street, Ranson, WV 25438.
Ranson legal notice - hospital.docx 10052026.docx

8. 26-21-SP- Applicant Fox and Associates, Inc. submitted an application on behalf of West Virginia University Hospital - East, Inc. for Consideration for an associated bond, for an expansion of 80,000sq.ft. to the existing hospital at 300 S. Preston Street, Ranson, WV 25438.
PC_26-16_hospital bond.docx
26-21-SP-Jefferson Medical Bond-Estimate.pdf

V. ADJOURNMENT

INFORMATION ONLY

LDPP: Land Development Plan and Plat for Lakeland Place at Fairfax Crossing (Revision). 36.44-acre parcel accessible from Fairfax Boulevard, North and South, with potential future access from

16th Avenue. Parcel ID 19-08-0008-0001-0002.
Lakeland Fairfax Crossing LDPP.pdf

Huntwell West 3A Development Agreement
Huntwell West 3A Dev Agreement.pdf

AGENDA ITEM II.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: APPROVAL OF MINUTES

SUBJECT: Planning Minutes - August 31, 2026

ATTACHMENTS:

PC minutes Aug 31 2026.docx

PLANNING COMMISSION

~MINUTES~

PLANNING COMMISSION

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

August 31, 2026 | 7:00 P.M. | Council Chamber

I. CALL TO ORDER

Mike Fagan – President	**Present**
Jaden Bound	**Present**
Lizz Klein	**Present**
Antoinette Ringgold	**Present**
Chris Tarvin	**Present**

II. APPROVAL OF MINUTES

Mike Fagan – President	**Abstain**
Jaden Bound	**Yes**
Lizz Klein	**Yes**
Antoinette Ringgold	**Yes**
Chris Tarvin	**Yes**

III. UNFINISHED BUSINESS

1. Public Hearing - To accept public comments for a bond for Huntwell West Phase 3A

   President Fagan opened the public hearing. President Fagan closed the public hearing.

2. 26-16 BR-Consideration - Applicant Hunter Wilson submitted an application for a bond on behalf of Huntwell WV LLC, for Huntwell West Phase 3A.

Mike Fagan – President	**Abstain**
Jaden Bound	**Motion**
Lizz Klein	**Yes**
Antoinette Ringgold	**Yes**
Chris Tarvin	**Second**

3. Public Hearing -To accept public comments to enter into a development agreement for

   President Fagan opened the public hearing. President Fagan closed the public hearing.

   President Fagan clarified that the revised development agreement being discussed was a table drop and would be included in the agenda as an information-only item at the next meeting.

4. 26-16 -Consideration - Applicant Morris and Ritchie submitted an application to enter into a development agreement for Huntwell WV, LLC for Huntwell West Phase 3A
   President Fagan clarified that the revised development agreement being discussed was a table drop and would be included in the agenda as an information-only item at the next meeting.

Mike Fagan – President	**Abstain**
Jaden Bound	**Second**
Lizz Klein	**Yes**
Antoinette Ringgold	**Yes**
Chris Tarvin	**Motion**

5. Public Hearing-To accept public comments to accept the bond for Parkland Commons Section 3.

   Staff presented the bond. The applicant was not present. President Fagan opened the public hearing. President Fagan closed the public hearing.

6. 26-17-FP- Consideration - Applicant Site Planning, Design and Survey LLC submitted an application on behalf of New Vision Development, LLC for a bond for Section 3, of Parkland Commons commonly known as the Foundry.

Mike Fagan – President	**Abstain**
Jaden Bound	**Motion**
Lizz Klein	**Yes**
Antoinette Ringgold	**Second**
Chris Tarvin	**Yes**

7. Public Hearing- To accept public comments to enter into a development agreement for Parkland Commons Section 3.

   President Fagan opened the public hearing. President Fagan closed the public hearing.

8. 26-17-FP-Consideration Applicant Site Planning, Design & Survey LLC submitted an application on behalf of New Vision Development, LLC to enter into a development agreement for Parkland Commons Section 3. Commonly known as the Foundry.

Mike Fagan – President	**Abstain**
Jaden Bound	**Motion**
Lizz Klein	**Second**
Antoinette Ringgold	**Yes**
Chris Tarvin	**Yes**

9. Consideration – Motion to Rescind Prior Action on 24-37-LDPP: Land Development Plan and Plat for Lakeland Place at Fairfax Crossing (Revision). 36.44-acre parcel accessible from Fairfax Boulevard, North and South, with potential future access from 16th Avenue. Parcel ID 19-08-0008-0001-0002 10.

   Staff presented the history of the Planning Commission's prior action to deny the LDPP, and their analysis and opinion that the Planning Commission rescind that prior decision from May 11, 2026.

Mike Fagan – President	**Abstain**
Jaden Bound	**Second**
Lizz Klein	**Yes**
Antoinette Ringgold	**Yes**
Chris Tarvin	**Motion**

10. Consideration – 24-37-LDPP: Land Development Plan and Plat for Lakeland Place at Fairfax Crossing (Revision). 36.44-acre parcel accessible from Fairfax Boulevard, North and

    President Fagan noted the table drop of the revised LDPP and that it would be included in the agenda as an information-only item at the next meeting. Staff's analysis determined that the application was incomplete and that the stormwater items would need to be addressed prior to staff deeming completing and recommending possible action by the Planning Commission. Staff noted a few possible outlets for the property owners to rectify the issues prior to being resubmitted to staff.

Mike Fagan – President	**Abstain**
Jaden Bound	**Motion**
Lizz Klein	**Yes**
Antoinette Ringgold	**Yes**
Chris Tarvin	**Second**

IV. PLANNING COMMISSION BUSINESS

President Fagan welcomed a motion to move the executive session agenda items to the front of the agenda.

Mike Fagan - President	**Abstain**
Jaden Bound	**Yes**
Lizz Klein	**Yes**
Antoinette Ringgold	**Second**
Chris Tarvin	**Motion**

1. Legal update reference to Fairfax Crossing Real Estate v. City of Ranson et. al., (Possible executive session.)

Motion to enter executive session at 7:06 PM

Mike Fagan - President	**Abstain**
Jaden Bound	**Motion**
Lizz Klein	**Yes**
Antoinette Ringgold	**Yes**
Chris Tarvin	**Second**

Motion to exit executive session. 7:22 PM

Mike Fagan - President	**Abstain**
Jaden Bound	**Second**
Lizz Klein	**Yes**
Antoinette Ringgold	**Motion**
Chris Tarvin	**Yes**

V. ADJOURNMENT

The meeting adjourned at 7:49 P.M. Motion by Jaden Bound, second by Antoinette Ringgold. The next Planning Commission meeting will be held on October 5, 2026 at 7:00 PM. City Hall 312 S. Mildred Street, Ranson WV 25438.

_____
Michael Fagan, 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 a reduction of a guaranteed surety (bond) for Section 1 of subdivision Parkland Commons,

ATTACHMENTS:

Ranson legal notice - bond reduction section 1.docx 10052026.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing at 7:00pm on October 5, 2026, at Ranson City Hall, 312 S. Mildred Street, Ranson, WV 25438. The purpose of the public hearing is to accept public comments on a reduction of a guaranteed surety (bond) for Section 1 of subdivision Parkland Commons, located off N. Mildred Street. The reduction is for $169,400.00 out of the total bonded amount of $1,178,267.09.

All persons are invited to attend and make comments about the bond reduction. Copies of the bond reduction are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write to the following address prior to September 29, 2026: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to September 29, 2026, will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM IV.2

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 26-18-BRR- Consideration - Applicant Site Planning Design and Survey LLC submitted an application for a reduction of a guaranteed surety (bond) on behalf of New Vission Development, LLC for Section 1 of subdivision Parkland Commons, located off N. Mildred Street.

Section 1 of subdivision Parkland Commons, located off N. Mildred Street. The reduction is $169,400.00 out of the total bonded amount of $1,178,267.09.

ATTACHMENTS:

PC_26-14_Parkland_1_BRR.docx
26-18-BRR-brr_section_1_lots_t1t9_t60-t73.pdf
CRC for 26-18-BRR section 1.pdf
PC 26-10.pdf
incorrect date - Legal Notice BRR Parkland Commons section 1 request #2.docx
Microsoft Word - Parkland Commons Section 1 Release #2.doc.pdf
26-18-BRR staff report.docx
PC_26-14_Parkland_1_BRR.docx

Resolution: PC-26-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANSON TO REDUCE THE GUARANTEE SURETY BOND FOR THE REQUIRED PHYSICAL IMPROVEMENTS FOR A SUBDIVISION PARKLAND COMMONS SECTION 1.

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

BE IT RESOLVED by the Planning Commission of the City of Ranson, West Virginia, that Resolution PC-26-10, adopted on July 6, 2026, regarding reducing a surety bond for Parkland Commons Section 1, is hereby rescinded and declared null, void, and of no further force or effect, and in its place, the Planning Commission hereby establishes the following Resolution:

WHEREAS The Planning Commission approves the reduction of guaranteed surety (bond) for the completion of Parkland Commons Section 1 improvements and infrastructure. The reduction is $169,400.00 out of the total bonded amount of $1,178,267.09.

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

NOW THEREFORE The Planning Commission reduces the corporate surety in lieu of completion of required on-site improvements as described in 16-82, and as outlined in the development agreement accepted by the Planning Commission on February 3, 2025, of a total bonded amount of $1,178,267.09. The remaining bond amount is $535,804.41

Signed and approved this 5th day of October 2026

_____
Michael Fagan, President

ATTEST:

_____
Darla Armstrong, City Clerk

AFFIX CITY SEAL

City of Ranson, West Virginia Community Development **Construction Bond - Release #2**

Project Name: Parkand Commons Date: 6/2/2026

Section: **Section 1 - Oasis (Lots T1 - T9 & T60 - T73)** C.O.R. File No.

Bond Amount Approved:					$		
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
1.1							
1	Stabilized Construction Entrance	EA	$ 2,475.00		$ 0.00		$0.00
2	Silt Fence - Standard	LF	$ 4.40		$ 0.00		$0.00
3	Silt Fence - Super	LF	$ 18.15		$ 0.00		$0.00
4	Earth Dike Construction (1)	LF	$ 3.96		$ 0.00		$0.00
5	Inlet Protection Device	EA	$ 388.14		$ 0.00		$0.00
6	Outlet Protection Device	EA	$ 385.00		$ 0.00		$0.00
7	Stone Check Dams	EA	$ 192.50		$ 0.00		$0.00
8	Sediment Trap Excavation	CY	$ 15.35		$ 0.00		$0.00
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,456.24		$ 0.00		$0.00
10	Impermeable Liner for Sediment	SY	$ 22.83		$ 0.00		$0.00
11	Rip-Rap Apron/Plunge Pool	CY	$ 122.72		$ 0.00		$0.00
12	Grass Waterway/Drainage Swale	LF	$ 11.99		$ 0.00		$0.00
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.10		$ 0.00		$0.00
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.12		$ 0.00		$0.00
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 550.13		$ 0.00		$0.00
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 545.34		$ 0.00		$0.00
17	Mulch, Shredded Bark or Wood Chip (35	CY	$ 89.10		$ 0.00		$0.00
18	Sod	SY	$ 5.90		$ 0.00		$0.00
19	Soil Stabilizing Matt - Biodegradable	SY	$ 4.95		$ 0.00		$0.00
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 11.00		$ 0.00		$0.00
21	Geotextile Fabric	SF	$ 3.30		$ 0.00		$0.00
22	4 ft Safety Fence	LF	$ 8.84		$ 0.00		$0.00
23	6 ft Chain Link Safety Fence	LF	$ 11.00		$ 0.00		$0.00
24	Tree Protection	LF	$ 3.30		$ 0.00		$0.00
25	Temporary Utility Line Stream	EA	$ 1,375.00		$ 0.00		$0.00
1.2		**Site Preparation & Demolition**					
1	Clearing & Grubbing - Light Cover	ACRE	$ 7,342.50		$ 0.00		$0.00

2	Clearing & Grubbing - Moderate Cover	ACRE	$ 10,725.00		$ 0.00		$0.00
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 13,475.00		$ 0.00		$0.00
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 15,950.00		$ 0.00		$0.00
5	Sawcut Existing Asphalt Pavement	LF	$ 2.20		$ 0.00		$0.00
6	Sawcut Existing Concrete Pavement	LF	$ 3.52		$ 0.00		$0.00
7	Removal of Asphalt Pavement	SY	$ 8.25		$ 0.00		$0.00
8	Removal of Fencing	LF	$ 5.67		$ 0.00		$0.00
9	Removal of Power Pole	EA	$ 8,415.00		$ 0.00		$0.00
10	Removal of Structures/Buildings	EA	$ -				$0.00
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
1.3			**Earthwork**				
1	Strip Topsoil	CY	$ 4.13		$ 0.00		$0.00
2	Common Excavation	CY	$ 25.01		$ 0.00		$0.00
3	Borrow Material - On Site	CY	$ 22.34		$ 0.00		$0.00
4	Borrow Material - Imported from Off Site	CY	$ 40.26		$ 0.00		$0.00
5	Rock Excavation	CY	$ 99.00		$ 0.00		$0.00
6	Furnish Topsoil	CY	$ 52.76		$ 0.00		$0.00
2.1			**Paved Surface Construction**				
1	Subgrade	CY	$ 73.37	0	$0.00	100%	$0.00
2	Fabric for Subgrade Stabilization	SY	$ 3.19	0	$0.00	100%	$0.00
3	Aggregate Base Course	CY	$ 97.30	0	$0.00	100%	$0.00
4	Open Graded Free Draining Base	CY	$ 120.89		$0.00		$0.00
5	Free Draining Base Trench	LF	$ 12.08		$0.00		$0.00
6	Outlet Pipe	LF	$ 39.75		$0.00		$0.00
7	Bituminous Asphalt Tack Coat	SY	$ 0.51	0	$0.00	100%	$0.00
8	Superpave Asphalt Base Course - Type	TN	$ 93.50		$0.00		$0.00
9	Superpave Asphalt Base Course - Type	TN	$ 106.70		$0.00		$0.00
10	Superpave Asphalt Surface Course -	TN	$ 117.70		$0.00		$0.00
11	Reinforced Concrete Pavement	CY	$ 450.55		$0.00		$0.00
12	Standard Milling	SY	$ 7.07		$0.00		$0.00
13	Controlled Low Strength Material	CY	$ 368.98		$0.00		$0.00
14	6" Concrete Entrance Apron -	SY	$ 104.07		$0.00		$0.00

15	8" Concrete Entrance Apron -	SY	$ 137.50		$0.00		$0.00
16	Concrete Curb & Gutter	LF	$ 66.00	1,370	$90,420.00	100%	$90,420.00
17	Concrete Curb Only	LF	$ 55.00		$0.00		$0.00
18	Bituminous Asphalt Walkway	SF	$ 14.85		$0.00		$0.00
19	Concrete Sidewalk	SY	$ 97.13	761	$73,915.93	0%	$0.00
20	Bed Course Material (for sidewalk)	CY	$ 88.57	85	$7,528.45	0%	$0.00
21	Concrete Curb Ramp	EA	$ 2,750.00	26	$71,500.00	0%	$0.00
22	Detectable Warning Surface	EA	$ 486.72	26	$12,654.72	0%	$0.00
23	Concrete Precast Wheel Stops	EA	$ 275.00		$0.00		$0.00
24	One Direction Lane Arrow	EA	$ 275.00		$0.00		$0.00
25	Multi Directional Land Arrow	EA	$ 460.90		$0.00		$0.00
26	Bicycle Shared Lane Marking	EA	$ 302.50		$0.00		$0.00
27	Bicycle Lane Marking	EA	$ 302.50		$0.00		$0.00
28	Pavement Letters	EA	$ 82.27		$0.00		$0.00
29	4" Edge/Lane Line - Painted	LF	$ 0.51	360	$183.60	0%	$0.00
30	6" Edge/Lane Line - Painted	LF	$ 0.66		$0.00		$0.00
31	8" Edge/Lane Line - Painted	LF	$ 0.83		$0.00		$0.00
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76		$0.00		$0.00
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17		$0.00		$0.00
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97		$0.00		$0.00
35	4" Edge/Lane Line - Preformed	LF	$ 4.95		$0.00		$0.00
36	6" Edge/Lane Line - Preformed	LF	$ 7.37		$0.00		$0.00
37	8" Edge/Lane Line - Preformed	LF	$ 9.24		$0.00		$0.00
38	4" Edge/Lane Line w/ Contrast -	LF	$ 7.07		$0.00		$0.00
39	6" Edge/Lane Line w/ Contrast -	LF	$ 7.70		$0.00		$0.00
40	8" Edge/Lane Line w/ Contrast -	LF	$ 9.90		$0.00		$0.00
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58	1,560	$5,584.80	0%	$0.00
42	12" Crosswalk/Stop/Transverse Line -	LF	$ 14.85		$0.00		$0.00
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	167	$4,133.25	0%	$0.00
44	Handicapped Parking Symbol	EA	$ 341.17		$0.00		$0.00
45	0.08 in Flat Sheet Sign	SF	$ 49.50		$0.00		$0.00
46	City standard sign post	LF	$ 27.50	192	$5,280.00	0%	$0.00
47	Sign - Street Name per E911 Addressing	EA	$ 467.50	18	$8,415.00	0%	$0.00

48	Guard Rail - Steel Beam & Posts	LF	$ 20.16		$0.00		$0.00
49	Fence - Chain Link 6' High	LF	$ 45.24		$0.00		$0.00
50	Fence - Wood 3-Rail	LF	$ 33.00		$0.00		$0.00
51	Fence - Decorative Iron, 42" High	LF	$ 82.50		$0.00		$0.00
52	Pedestrian/Bicycle Barrier Railing -	LF	$ 57.20		$0.00		$0.00
53	Lights - Street and Parking Lot (light	EA	$ 13,200.00	16	$211,200.00	19%	$39,600.00
54	Bollards (wood or steel)	EA	$ 495.00		$0.00		$0.00
55	Traffic Control/Stop Light (WVDOH cost	EA	$ -				$0.00
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
3.1			**Landscaping**				
1	Transplanting Trees (6' or less)	EA	$ 148.50		$0.00		$0.00
2	Transplanting Shrubs	EA	$ 126.50		$0.00		$0.00
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 165.00		$0.00		$0.00
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 412.50		$0.00		$0.00
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 550.00		$0.00		$0.00
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 330.00		$0.00		$0.00
7	Plant Ground Cover	EA	$ 7.70		$0.00		$0.00
8	Plant Wetlands or Bioretention	EA	$ 27.50		$0.00		$0.00
9	Plant Screen Trees	EA	$ 165.00		$0.00		$0.00
10	Plant Street/Shade Trees	EA	$ 550.00	27	$14,850.00	0%	$0.00
11	Mulching (wood landscape mulch in	CY	$ 89.10		$0.00		$0.00
4.1			**Sanitary Sewer System**				
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 121.00		$0.00		$0.00
2	6" PVC Schedule 80 Pipe	LF	$ 168.76		$0.00		$0.00
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	0	$0.00	100%	$0.00
4	10" PVC Schedule 80 Pipe	LF	$ 121.55		$0.00		$0.00
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	0	$0.00	100%	$0.00
6	Grease Trap	EA	$ 6,875.00		$0.00		$0.00
7	4" Service Lateral (20' to Edge of	LF	$ 68.31	0	$0.00	100%	$0.00
8	Sanitary Sewer Pump Station (sewage	EA	$ -				$0.00
9	Road Bore/Crossing (with Pipe & Steel	LF	$ 440.00		$0.00		$0.00
4.2			**Potable Water System**				
1	3/4" Copper Service Line	LF	$ 117.76		$0.00		$0.00

2	1" Copper Service Line	LF	$ 193.60		$0.00		$0.00
3	2" Copper Service Line	LF	$ 39.60		$0.00		$0.00
4	4" Ductile Iron Pipe	LF	$ 57.20		$0.00		$0.00
5	6" Ductile Iron Pipe	LF	$ 74.80		$0.00		$0.00
6	8" Ductile Iron Pipe	LF	$ 92.40	0	$0.00	100%	$0.00
7	10" Ductile Iron Pipe	LF	$ 104.50		$0.00		$0.00
8	12" Ductile Iron Pipe	LF	$ 115.50		$0.00		$0.00
9	Fire Hydrant with 6" line	LF	$ 5,513.77	0	$0.00	100%	$0.00
10	4" Gate Valve & Box	EA	$ 1,225.13		$0.00		$0.00
11	6" Gate Valve & Box	EA	$ 1,954.65	0	$0.00	100%	$0.00
12	8" Gate Valve & Box	EA	$ 1,617.98	0	$0.00	100%	$0.00
13	10" Gate Valve & Box	EA	$ 2,420.00		$0.00		$0.00
14	12" Gate Valve & Box	EA	$ 4,271.09		$0.00		$0.00
15	Pressure Reducing Valve & Vault	EA	$ -				$0.00
16	Tapping Sleeve & Valve for Water	EA	$ 726.00		$0.00		$0.00
17	Water Meter Setter, Box & Service Line	EA	$ 3,335.29	0	$0.00	100%	$0.00
5.1		**Storm Water Management & Storm Drainage**					
	SWM Basin/Ponds						$0.00
1	Excavation - Basin/Pond	CY	$ 25.01		$0.00		$0.00
2	Excavation - Core Trench	CY	$ 25.01		$0.00		$0.00
3	Embankment Construction - On-Site	CY	$ 22.34		$0.00		$0.00
4	Embankment Construction - Imported	CY	$ 40.26		$0.00		$0.00
5	Impervious Core	SF	$ 1.98		$0.00		$0.00
6	Concrete Control Structure and Pipe	CY	$ 1,300.59		$0.00		$0.00
7	Corrugated Metal Pipe Control Structure	EA	$ 6,456.24		$0.00		$0.00
8	Dewatering Pipes or Structures	EA	$ 558.02		$0.00		$0.00
9	Filter Stone for Dewatering Pipe (1" to 2"	CY	$ 53.12		$0.00		$0.00
10	Antiseep Collar	f width	$ 165.00		$0.00		$0.00
11	Trash Rack	ch dia.	$ 55.00		$0.00		$0.00
12	Water Tight Pipe Bands	ch dia.	$ 8.25		$0.00		$0.00
	Low Impact Development BMP						$0.00
13	Urban Bioretention Basin (in sidewalk	SF	$ 55.00		$0.00		$0.00
14	Bioretention Basin	SF	$ 38.50		$0.00		$0.00
15	Grass Channel	SF	$ 30.00		$0.00		$0.00

16	Permeable Pavers	SY	$ 50.00		$0.00		$0.00
	PVC						$0.00
17	4" PVC Slotted or Perforated Drain Pipe	LF	$ 16.50		$0.00		$0.00
18	6" PVC Slotted or Perforated Drain Pipe	LF	$ 17.60		$0.00		$0.00
19	8" PVC Slotted or Perforated Drain Pipe	LF	$ 21.85		$0.00		$0.00
20	12" PVC Slotted or Perforated Drain	LF	$ 36.30		$0.00		$0.00
	Corrugate Metal Pipe (Circular)						$0.00
21	15" Storm Drain Pipe	LF	$ 171.48		$0.00		$0.00
22	18" Storm Drain Pipe	LF	$ 112.79		$0.00		$0.00
23	24" Storm Drain Pipe	LF	$ 173.24		$0.00		$0.00
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
24	30" Storm Drain Pipe	LF	$ 198.00		$0.00		$0.00
25	36" Storm Drain Pipe	LF	$ 209.06		$0.00		$0.00
26	42" Storm Drain Pipe	LF	$ 244.20		$0.00		$0.00
27	48" Storm Drain Pipe	LF	$ 278.30		$0.00		$0.00
28	54" Storm Drain Pipe	LF	$ 313.50		$0.00		$0.00
29	60" Storm Drain Pipe	LF	$ 352.00		$0.00		$0.00
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
	Reinforced Concrete Pipe (circular)						$0.00
30	15" Storm Drain Pipe	LF	$ 312.02		$0.00		$0.00
31	18" Storm Drain Pipe	LF	$ 118.94		$0.00		$0.00
32	24" Storm Drain Pipe	LF	$ 136.22		$0.00		$0.00
33	30" Storm Drain Pipe	LF	$ 180.69		$0.00		$0.00
34	36" Storm Drain Pipe	LF	$ 259.58		$0.00		$0.00
35	42" Storm Drain Pipe	LF	$ 246.40		$0.00		$0.00
36	48" Storm Drain Pipe	LF	$ 665.17		$0.00		$0.00
37	54" Storm Drain Pipe	LF	$ 316.80		$0.00		$0.00
38	60" Storm Drain Pipe	LF	$ 352.00		$0.00		$0.00
	High Density Polyethlyene (HDPE)						$0.00
39	15" Storm Drain Pipe	LF	$ 126.32	0	$0.00	100%	$0.00
40	18" Storm Drain Pipe	LF	$ 169.63		$0.00		$0.00
41	24" Storm Drain Pipe	LF	$ 180.58	0	$0.00	100%	$0.00
42	30" Storm Drain Pipe	LF	$ 312.33		$0.00		$0.00
43	36" Storm Drain Pipe	LF	$ 209.91	0	$0.00	100%	$0.00

44	42" Storm Drain Pipe	LF	$ 250.80	0	$0.00	100%	$0.00
45	48" Storm Drain Pipe	LF	$ 297.00		$0.00		$0.00
46	54" Storm Drain Pipe	LF	$ 308.00		$0.00		$0.00
47	60" Storm Drain Pipe	LF	$ 319.00		$0.00		$0.00
	End Sections (Circular) - Metal (for						$0.00
48	15" Metal End Section	EA	$ 797.50		$0.00		$0.00
49	18" Metal End Section	EA	$ 697.76		$0.00		$0.00
50	24" Metal End Section	EA	$ 960.88		$0.00		$0.00
51	30" Metal End Section	EA	$ 1,240.92		$0.00		$0.00
52	36" Metal End Section	EA	$ 1,210.00		$0.00		$0.00
53	42" Metal End Section	EA	$ 1,430.00		$0.00		$0.00
54	48" Metal End Section	EA	$ 1,760.00		$0.00		$0.00
55	54" Metal End Section		$ 2,200.00		$0.00		$0.00
56	60" Metal End Section		$ 2,200.00		$0.00		$0.00
	End Sections (Circular) - Concrete						$0.00
57	15" RCP End Section	EA	$ 533.50		$0.00		$0.00
58	18" RCP End Section	EA	$ 621.50		$0.00		$0.00
59	24" RCP End Section	EA	$ 830.50		$0.00		$0.00
60	30" RCP End Section	EA	$ 1,314.50		$0.00		$0.00
61	36" RCP End Section	EA	$ 1,941.50		$0.00		$0.00
62	42" RCP End Section	EA	$ 1,974.50		$0.00		$0.00
63	48" RCP End Section	EA	$ 2,348.50		$0.00		$0.00
64	54" RCP End Section	EA	$ 3,074.50		$0.00		$0.00
65	60" RCP End Section	EA	$ 3,800.50		$0.00		$0.00
	Corrugated Metal Pipe Arch						$0.00
66	17" x 13" Storm Drain Pipe	LF	$ 171.48		$0.00		$0.00
67	21" x 15" Storm Drain Pipe	LF	$ 112.79		$0.00		$0.00
68	24" x 18" Storm Drain Pipe	LF	$ 173.24		$0.00		$0.00
69	35" x 24" Storm Drain Pipe	LF	$ 198.00		$0.00		$0.00
70	42" x 29" Storm Drain Pipe	LF	$ 209.06		$0.00		$0.00
71	57" x 38"Storm Drain Pipe	LF	$ 244.20		$0.00		$0.00
72	64" x 43" Storm Drain Pipe	LF	$ 278.30		$0.00		$0.00
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
	Reinforced Concrete Elliptical Pipe						$0.00

73	23" x 14" Storm Drain Pipe	LF	$ 118.94		$0.00		$0.00
74	30" x 19" Storm Drain Pipe	LF	$ 136.22		$0.00		$0.00
75	38" x 24" Storm Drain Pipe	LF	$ 180.69		$0.00		$0.00
76	45" x 29" Storm Drain Pipe	LF	$ 259.58		$0.00		$0.00
77	53" x 34" Storm Drain Pipe	LF	$ 665.17		$0.00		$0.00
78	60" x 38" Storm Drain Pipe	LF	$ 665.17		$0.00		$0.00
79	68" x 43" Storm Drain Pipe	LF	$ 352.00		$0.00		$0.00
	End Sections - Corrugated Metal Pipe Arch (for CMP						$0.00
80	17" x 13" Metal End Section	EA	$ 797.50		$0.00		$0.00
81	21" x 15" Metal End Section	EA	$ 697.76		$0.00		$0.00
82	24" x 18" Metal End Section	EA	$ 709.50		$0.00		$0.00
83	35" x 24" Metal End Section	EA	$ 1,240.92		$0.00		$0.00
84	42" x 29" Metal End Section	EA	$ 1,210.00		$0.00		$0.00
85	57" x 38" Metal End Section	EA	$ 1,760.00		$0.00		$0.00
86	64" x 43" Metal End Section	EA	$ 2,200.00		$0.00		$0.00
	End Sections - Reinforced Concrete						$0.00
86	23" x 14" RCP End Section	EA	$ 621.50		$0.00		$0.00
88	30" x 19" RCP End Section	EA	$ 830.50		$0.00		$0.00
89	38" x 24" RCP End Section	EA	$ 1,314.50		$0.00		$0.00
90	45" x 29" RCP End Section	EA	$ 1,941.50		$0.00		$0.00
91	53" x 34" RCP End Section	EA	$ 1,974.50		$0.00		$0.00
92	60" x 38" RCP End Section	EA	$ 2,348.50		$0.00		$0.00
93	68" x 43" RCP End Section	EA	$ 3,074.50		$0.00		$0.00
	Storm Drain Structures						$0.00
94	Drop Inlet	EA	$ 3,879.85		$0.00		$0.00
95	Curb Inlet - 6' Opening	EA	$ 4,620.00	1	$4,620.00	100%	$4,620.00
96	Curb Inlet - 10' Opening	EA	$ 5,280.00	2	$10,560.00	100%	$10,560.00
97	Curb Inlet - 12' Opening	EA	$ 6,050.00	4	$24,200.00	100%	$24,200.00
98	Curb Inlet - 16' Opening	EA	$ 6,820.00		$0.00		$0.00
99	Curb Inlet - 20' Opening	EA	$ 7,370.00		$0.00		$0.00
100	Manhole (4' dia., 6' height or less)	EA	$ 6,674.79	0	$0.00	100%	$0.00
	Outfall & Channel Protection						$0.00
101	Concrete Endwall/Wingwall	SF	$ 110.00		$0.00		$0.00
102	Gabion Basket Structure	CY	$ 275.50		$0.00		$0.00

103	Rip-Rap Stone - Class 1	CY	$ 122.72		$0.00		$0.00
5.1			**Civc Standards**				
1	Small Playground Tot Lot (< 10 Childred)	EA	$ 19,800.00		$0.00		$0.00
2	Medium Playground Tot Lot (10-50	EA	$ 55,000.00		$0.00		$0.00
3	Large Playground Tot Lot (50+ Childred)	EA	$ 110,000.00		$0.00		$0.00
							$0.00
6.1			**Miscellaneous**				
1	Bus Stop Enclosure	EA	$ 3,850.00		$0.00		$0.00
2	Mail Box Cluster	EA	$ 1,100.00		$0.00		$0.00
3	Construction Stake-out	AC	$ 11,000.00		$0.00		$0.00
4	Traffic Control During Construction	LS	$ -				$0.00
5	Set Property Corners	EA	$ 132.00		$0.00		$0.00
	*Lights - Street and Parking Lot				$ 545,045.75	**Release Total:**	$169,400.00
	Reduction based on rev. lighting plan						
						Total Release Amount:	**$169,400.00**

Bond Reduction
CRC REPORT

Parkland Commons Section 1

PROJECT: 26-18-BRR

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

Application Information

Site Planning, Design & Survey LLC
119 Kitchens Orchard Road
Hedgesville, WV 25427

Project Description

Bond reduction #2 for Section 1 of a residential Community Zoned SmartCode New Community

Location and Site Information

Location: N Mildred Steet
Current Zoning: SmartCode New Community
Gross Site Area: 2.26 acres

Engineering & Zoning Review

No comments on bond reduction request.

Next Steps

Please contact Zach Holland, 304-724-3882 with any questions.

Thank you,
City of Ranson
Community Development Department

Resolution #: PC-26-10

A Resolution Of The Planning Commission Of The City Of Ranson To Reduce The Guarantee Surety Bond For The Required Physical Improvements For A Subdivision Parkland Commons Section 1.

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

Section 1. The Planning Commission approves the reduction of guaranteed surety (bond) for the completion of Parkland Commons Section 1 improvements and infrastructure. The reduction is for $169,400.00 out of the total bonded amount of $1,178,267.09.

Section 2. The City Manager or his designee is authorized and hereby directed to send notice to the current surety guarantee releasing these funds once the bond reduction has been recorded with the County Clerk.

Section 3. The Planning Commission reduces the corporate surety in lieu of completion of required on-site improvements as described in 16-82, and as outlined in the development agreement accepted by the Planning Commission on February 3, 2025, of a total bonded amount of $1,178,267.09 The remaining bond amount is $1,008,867.09.

Signed and approved this 6th day of July 2026

Andy Colandrea, President

ATTEST:

Darla Armstrong, City Clerk

AFFIX CITY SEAL:

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on July 5, 2026, at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on a reduction of guaranteed surety (bond) for the Section 1 of subdivision Parkland Commons, located off N Mildred St. The reduction is for $169,400.00 out of the total bonded amount of $1,178,267.09.

All persons are invited to attend and make comments about the bond reduction. If you cannot attend but wish to comment, you may write to the following address prior to July 3, 2026: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written comments received prior to July 3, 2026, will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

Site Planning, Design & Survey LLC
119 Kitchens Orchard Road
Hedgesville, WV 25427
240-866-9031

June 4, 2026

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

RE: Parkland Commons Section 1 Bond Reduction #2

Dear Mr. Holland,

Based on our site visit and site meeting with City personnel, we request a bond release/reduction for the following items:

- Curb & Gutter – City personnel met with developer on site and deemed the curb & gutter acceptable as constructed.
- Storm Sewer Structures – the developer has modified the curb inlets to obtain the required throat opening.
- Street Lighting – the reduction is based on the revised lighting plan, thus reducing the number of lighting fixtures from 16 down to 13 (19%).

If you have any questions, please feel free to contact me.

Sincerely,



Daniel F. Llewellyn, PS

Bond Reduction
Staff Report

Parkland Commons Section 1 Bond Reduction #2

PROJECT: 26-18-BRR

9-28-2026

This report has been prepared by the Community Development Department and City Engineer, which includes a technical analysis of this application for compliance with the City's Comprehensive Plan and adopted Ordinances. This report concludes with the staff recommendation of, and the next steps required to be undertaken by the applicant.

Application Information

Dan Llewellyn, PS
Site Planning, Design & Survey LLC
119 Kitchens Orchard Road
Hedgesville, WV 25427

Project Summary

Applicant Site Planning Design and Survey LLC submitted an application on behalf of New Vision Development, LLC to accept a reduction of guaranteed surety bond for Section 1 Parkland Commons commonly known as the Foundry.

The amount of the bond reduction requested is **$169,400.**

This is part of the initial bonded amount of $1,178,267.09, originally set on February 3, 2025.

Location and Site Information

Location: N Mildred Street
Current Zoning: SmartCode New Community
Gross Site Area: 2.26 acres

Staff Recommendation

No further comments on the bond reduction request in the amount of **$169,400.** Staff deem this application complete and recommend review and possible action by the Planning Commission.

Correction

This request is to correct the Planning Commission action taken to reduce this bond at the July 6, 2026 regular meeting. Although at the time, the reduction was voted in the affirmative with resolution PC-26-10, staff noticed a few clerical errors following that action. Please see below:

The legal notice posted at the time listed the incorrect public hearing date of July 5, which did not match the actual meeting date of July 6. Also, although the reduction amount of $169,400

was correctly listed on the resolution, staff noticed the remaining bond amount listed as $1,008,867.09 was incorrect, as a prior reduction of $473,062.68 on December 1, 2025 (reduction # 1) was not factored in when listing the remaining bond following the reduction being considered (reduction #2). The correct remaining bond amount (following possible approval of the #2 reduction) will be $535,804.41.

*There are no changes or alterations in the reduction amount request. The action for the Planning Commission is to simply approve and formalize a corrected resolution for a **$169,400** bond reduction request.*

Next Steps

Please contact Zach Holland, 304-724-3882 with any questions.

Thank you,
City of Ranson
Community Development Department

Resolution #: PC-26-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANSON TO REDUCE THE GUARANTEE SURETY BOND FOR THE REQUIRED PHYSICAL IMPROVEMENTS FOR A SUBDIVISION PARKLAND COMMONS SECTION 1.

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

BE IT RESOLVED by the Planning Commission of the City of Ranson, West Virginia, that Resolution PC-26-10, adopted on July 6, 2026, regarding reducing a surety bond for Parkland Commons Section 1, is hereby rescinded and declared null, void, and of no further force or effect, and in its place, the Planning Commission hereby establishes the following Resolution:

WHEREAS The Planning Commission approves the reduction of guaranteed surety (bond) for the completion of Parkland Commons Section 1 improvements and infrastructure. The reduction is for $169,400.00 out of the total bonded amount of $1,178,267.09.

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

NOW THEREFORE The Planning Commission reduces the corporate surety in lieu of completion of required on-site improvements as described in 16-82, and as outlined in the development agreement accepted by the Planning Commission on February 3, 2025, of a total bonded amount of $1,178,267.09. The remaining bond amount is $535,804.41

Signed and approved this 5th day of October 2026

_____
Michael Fagan, President

ATTEST:

_____
Darla Armstrong, City Clerk

AFFIX CITY SEAL

AGENDA ITEM IV.3

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing is to accept public comments on a reduction of a guaranteed surety (bond) for Section 2 of subdivision Parkland Commons.

ATTACHMENTS:

Ranson legal notice - bond reduction section 2.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing at 7:00pm on October 5, 2026, at Ranson City Hall, 312 S. Mildred Street, Ranson, WV 25438. The purpose of the public hearing is to accept public comments on a reduction of a guaranteed surety (bond) for Section 2 of subdivision Parkland Commons, located off N. Mildred Street. The reduction is for $506,536.55 out of the total bonded amount of $806,756.54.

All persons are invited to attend and make comments about the bond reduction. Copies of the bond reduction are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write to the following address prior to September 29, 2026: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to September 29, 2026, will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM IV.4

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 26-19-BRR- Applicant Site Planning Design and Survey LLC submitted an application on behalf of New Development, LLC for Consideration for an reduction of a guaranteed surety (bond) for Section 2 of subdivision Parkland Commons.

Applicant Site Planning and Survey LLC submitted an application for a reduction in the amount of $506,536.55, with the remaining balance of $300,219.99 to be provided as a guaranteed surety bond for Section 2 of the Parkland Commons subdivision, formerly known as The Foundry.

ATTACHMENTS:

26-19-BRR-brr_section_2_lots_t18-t37.pdf
26-19-BRR-parklandcommonssection2releaseletter.pdf
CRC 26-19-BRR.pdf
incorrect date - Legal Notice BRR Parkland Commons section 2 request #1.docx
PC 26-11.pdf
PC_26-15_Parkland_2_BRR.docx
26-19-BRR staff report.docx

City of Ranson, West Virginia Community Development **Construction Bond - Release**

Project Name: Parkland Commons Date: 5/7/2026

Section: **Section 2 - Jovial/Mystic (Lots T18 - T37)** C.O.R. File No.

Bond Amount Approved:					$		
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
1.1							
1	Stabilized Construction Entrance	EA	$ 2,475.00		$ 0.00		$0.00
2	Silt Fence - Standard	LF	$ 4.40		$ 0.00		$0.00
3	Silt Fence - Super	LF	$ 18.15		$ 0.00		$0.00
4	Earth Dike Construction (1)	LF	$ 3.96		$ 0.00		$0.00
5	Inlet Protection Device	EA	$ 388.14		$ 0.00		$0.00
6	Outlet Protection Device	EA	$ 385.00		$ 0.00		$0.00
7	Stone Check Dams	EA	$ 192.50		$ 0.00		$0.00
8	Sediment Trap Excavation	CY	$ 15.35		$ 0.00		$0.00
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,456.24		$ 0.00		$0.00
10	Impermeable Liner for Sediment	SY	$ 22.83		$ 0.00		$0.00
11	Rip-Rap Apron/Plunge Pool	CY	$ 122.72		$ 0.00		$0.00
12	Grass Waterway/Drainage Swale	LF	$ 11.99		$ 0.00		$0.00
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.10		$ 0.00		$0.00
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.12		$ 0.00		$0.00
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 550.13		$ 0.00		$0.00
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 545.34		$ 0.00		$0.00
17	Mulch, Shredded Bark or Wood Chip (35	CY	$ 89.10		$ 0.00		$0.00
18	Sod	SY	$ 5.90		$ 0.00		$0.00
19	Soil Stabilizing Matt - Biodegradable	SY	$ 4.95		$ 0.00		$0.00
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 11.00		$ 0.00		$0.00
21	Geotextile Fabric	SF	$ 3.30		$ 0.00		$0.00
22	4 ft Safety Fence	LF	$ 8.84		$ 0.00		$0.00
23	6 ft Chain Link Safety Fence	LF	$ 11.00		$ 0.00		$0.00
24	Tree Protection	LF	$ 3.30		$ 0.00		$0.00
25	Temporary Utility Line Stream	EA	$ 1,375.00		$ 0.00		$0.00
1.2		**Site Preparation & Demolition**					
1	Clearing & Grubbing - Light Cover	ACRE	$ 7,342.50		$ 0.00		$0.00

2	Clearing & Grubbing - Moderate Cover	ACRE	$ 10,725.00		$ 0.00		$0.00
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 13,475.00		$ 0.00		$0.00
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 15,950.00		$ 0.00		$0.00
5	Sawcut Existing Asphalt Pavement	LF	$ 2.20		$ 0.00		$0.00
6	Sawcut Existing Concrete Pavement	LF	$ 3.52		$ 0.00		$0.00
7	Removal of Asphalt Pavement	SY	$ 8.25		$ 0.00		$0.00
8	Removal of Fencing	LF	$ 5.67		$ 0.00		$0.00
9	Removal of Power Pole	EA	$ 8,415.00		$ 0.00		$0.00
10	Removal of Structures/Buildings	EA	$ -				$0.00
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
1.3			**Earthwork**				
1	Strip Topsoil	CY	$ 4.13		$ 0.00		$0.00
2	Common Excavation	CY	$ 25.01		$ 0.00		$0.00
3	Borrow Material - On Site	CY	$ 22.34		$ 0.00		$0.00
4	Borrow Material - Imported from Off Site	CY	$ 40.26		$ 0.00		$0.00
5	Rock Excavation	CY	$ 99.00		$ 0.00		$0.00
6	Furnish Topsoil	CY	$ 52.76		$ 0.00		$0.00
2.1			**Paved Surface Construction**				
1	Subgrade	CY	$ 73.37	436	$31,989.32	100%	$31,989.32
2	Fabric for Subgrade Stabilization	SY	$ 3.19	2,619	$8,354.61	100%	$8,354.61
3	Aggregate Base Course	CY	$ 97.30	436	$42,422.80	100%	$42,422.80
4	Open Graded Free Draining Base	CY	$ 120.89		$0.00		$0.00
5	Free Draining Base Trench	LF	$ 12.08		$0.00		$0.00
6	Outlet Pipe	LF	$ 39.75		$0.00		$0.00
7	Bituminous Asphalt Tack Coat	SY	$ 0.51	2,270	$1,157.70	100%	$1,157.70
8	Superpave Asphalt Base Course - Type	TN	$ 93.50		$0.00		$0.00
9	Superpave Asphalt Base Course - Type	TN	$ 106.70		$0.00		$0.00
10	Superpave Asphalt Surface Course -	TN	$ 117.70		$0.00		$0.00
11	Reinforced Concrete Pavement	CY	$ 450.55		$0.00		$0.00
12	Standard Milling	SY	$ 7.07		$0.00		$0.00
13	Controlled Low Strength Material	CY	$ 368.98		$0.00		$0.00
14	6" Concrete Entrance Apron -	SY	$ 104.07		$0.00		$0.00

15	8" Concrete Entrance Apron -	SY	$ 137.50		$0.00		$0.00
16	Concrete Curb & Gutter	LF	$ 66.00	1,064	$70,224.00	100%	$70,224.00
17	Concrete Curb Only	LF	$ 55.00	229	$12,595.00		$0.00
18	Bituminous Asphalt Walkway	SF	$ 14.85		$0.00		$0.00
19	Concrete Sidewalk	SY	$ 97.13	105	$10,198.65	0%	$0.00
20	Bed Course Material (for sidewalk)	CY	$ 88.57	12	$1,062.84	0%	$0.00
21	Concrete Curb Ramp	EA	$ 2,750.00	10	$27,500.00	0%	$0.00
22	Detectable Warning Surface	EA	$ 486.72	10	$4,867.20	0%	$0.00
23	Concrete Precast Wheel Stops	EA	$ 275.00		$0.00		$0.00
24	One Direction Lane Arrow	EA	$ 275.00		$0.00		$0.00
25	Multi Directional Land Arrow	EA	$ 460.90		$0.00		$0.00
26	Bicycle Shared Lane Marking	EA	$ 302.50		$0.00		$0.00
27	Bicycle Lane Marking	EA	$ 302.50		$0.00		$0.00
28	Pavement Letters	EA	$ 82.27		$0.00		$0.00
29	4" Edge/Lane Line - Painted	LF	$ 0.51	495	$252.45	0%	$0.00
30	6" Edge/Lane Line - Painted	LF	$ 0.66		$0.00		$0.00
31	8" Edge/Lane Line - Painted	LF	$ 0.83		$0.00		$0.00
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76		$0.00		$0.00
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17		$0.00		$0.00
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97		$0.00		$0.00
35	4" Edge/Lane Line - Preformed	LF	$ 4.95		$0.00		$0.00
36	6" Edge/Lane Line - Preformed	LF	$ 7.37		$0.00		$0.00
37	8" Edge/Lane Line - Preformed	LF	$ 9.24		$0.00		$0.00
38	4" Edge/Lane Line w/ Contrast -	LF	$ 7.07		$0.00		$0.00
39	6" Edge/Lane Line w/ Contrast -	LF	$ 7.70		$0.00		$0.00
40	8" Edge/Lane Line w/ Contrast -	LF	$ 9.90		$0.00		$0.00
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58	56	$200.48	0%	$0.00
42	12" Crosswalk/Stop/Transverse Line -	LF	$ 14.85		$0.00		$0.00
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	72	$1,782.00	0%	$0.00
44	Handicapped Parking Symbol	EA	$ 341.17		$0.00		$0.00
45	0.08 in Flat Sheet Sign	SF	$ 49.50		$0.00		$0.00
46	City standard sign post	LF	$ 27.50	32	$880.00	0%	$0.00
47	Sign - Street Name per E911 Addressing	EA	$ 467.50	4	$1,870.00	0%	$0.00

48	Guard Rail - Steel Beam & Posts	LF	$ 20.16		$0.00		$0.00
49	Fence - Chain Link 6' High	LF	$ 45.24		$0.00		$0.00
50	Fence - Wood 3-Rail	LF	$ 33.00		$0.00		$0.00
51	Fence - Decorative Iron, 42" High	LF	$ 82.50		$0.00		$0.00
52	Pedestrian/Bicycle Barrier Railing -	LF	$ 57.20		$0.00		$0.00
53	Lights - Street and Parking Lot (light	EA	$ 13,200.00	17	$224,400.00	47%	$105,600.00
54	Bollards (wood or steel)	EA	$ 495.00		$0.00		$0.00
55	Traffic Control/Stop Light (WVDOH cost	EA	$ -				$0.00
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
3.1			**Landscaping**				
1	Transplanting Trees (6' or less)	EA	$ 148.50		$0.00		$0.00
2	Transplanting Shrubs	EA	$ 126.50		$0.00		$0.00
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 165.00		$0.00		$0.00
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 412.50		$0.00		$0.00
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 550.00		$0.00		$0.00
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 330.00		$0.00		$0.00
7	Plant Ground Cover	EA	$ 7.70		$0.00		$0.00
8	Plant Wetlands or Bioretention	EA	$ 27.50		$0.00		$0.00
9	Plant Screen Trees	EA	$ 165.00		$0.00		$0.00
10	Plant Street/Shade Trees	EA	$ 550.00	19	$10,450.00	0%	$0.00
11	Mulching (wood landscape mulch in	CY	$ 89.10		$0.00		$0.00
4.1			**Sanitary Sewer System**				
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 121.00		$0.00		$0.00
2	6" PVC Schedule 80 Pipe	LF	$ 168.76		$0.00		$0.00
3	8" PVC Schedule 80 Pipe	LF	$ 109.45	395	$43,232.75	100%	$43,232.75
4	10" PVC Schedule 80 Pipe	LF	$ 121.55		$0.00		$0.00
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,674.68	2	$13,349.36	100%	$13,349.36
6	Grease Trap	EA	$ 6,875.00		$0.00		$0.00
7	4" Service Lateral (20' to Edge of	LF	$ 68.31	20	$1,366.20	100%	$1,366.20
8	Sanitary Sewer Pump Station (sewage	EA	$ -				$0.00
9	Road Bore/Crossing (with Pipe & Steel	LF	$ 440.00		$0.00		$0.00
4.2			**Potable Water System**				
1	3/4" Copper Service Line	LF	$ 117.76		$0.00		$0.00

2	1" Copper Service Line	LF	$ 193.60		$0.00		$0.00
3	2" Copper Service Line	LF	$ 39.60		$0.00		$0.00
4	4" Ductile Iron Pipe	LF	$ 57.20		$0.00		$0.00
5	6" Ductile Iron Pipe	LF	$ 74.80		$0.00		$0.00
6	8" Ductile Iron Pipe	LF	$ 92.40	400	$36,960.00	100%	$36,960.00
7	10" Ductile Iron Pipe	LF	$ 104.50		$0.00		$0.00
8	12" Ductile Iron Pipe	LF	$ 115.50		$0.00		$0.00
9	Fire Hydrant with 6" line	LF	$ 5,513.77	2	$11,027.54	100%	$11,027.54
10	4" Gate Valve & Box	EA	$ 1,225.13		$0.00		$0.00
11	6" Gate Valve & Box	EA	$ 1,954.65		$0.00		$0.00
12	8" Gate Valve & Box	EA	$ 1,617.98		$0.00		$0.00
13	10" Gate Valve & Box	EA	$ 2,420.00		$0.00		$0.00
14	12" Gate Valve & Box	EA	$ 4,271.09		$0.00		$0.00
15	Pressure Reducing Valve & Vault	EA	$ -				$0.00
16	Tapping Sleeve & Valve for Water	EA	$ 726.00		$0.00		$0.00
17	Water Meter Setter, Box & Service Line	EA	$ 3,335.29	20	$66,705.80	100%	$66,705.80
5.1		**Storm Water Management & Storm Drainage**					
	SWM Basin/Ponds						$0.00
1	Excavation - Basin/Pond	CY	$ 25.01		$0.00		$0.00
2	Excavation - Core Trench	CY	$ 25.01		$0.00		$0.00
3	Embankment Construction - On-Site	CY	$ 22.34		$0.00		$0.00
4	Embankment Construction - Imported	CY	$ 40.26		$0.00		$0.00
5	Impervious Core	SF	$ 1.98		$0.00		$0.00
6	Concrete Control Structure and Pipe	CY	$ 1,300.59		$0.00		$0.00
7	Corrugated Metal Pipe Control Structure	EA	$ 6,456.24		$0.00		$0.00
8	Dewatering Pipes or Structures	EA	$ 558.02		$0.00		$0.00
9	Filter Stone for Dewatering Pipe (1" to 2"	CY	$ 53.12		$0.00		$0.00
10	Antiseep Collar	f width	$ 165.00		$0.00		$0.00
11	Trash Rack	ch dia.	$ 55.00		$0.00		$0.00
12	Water Tight Pipe Bands	ch dia.	$ 8.25		$0.00		$0.00
	Low Impact Development BMP						$0.00
13	Urban Bioretention Basin (in sidewalk	SF	$ 55.00		$0.00		$0.00
14	Bioretention Basin	SF	$ 38.50		$0.00		$0.00
15	Grass Channel	SF	$ 30.00		$0.00		$0.00

16	Permeable Pavers	SY	$ 50.00		$0.00		$0.00
	PVC						$0.00
17	4" PVC Slotted or Perforated Drain Pipe	LF	$ 16.50		$0.00		$0.00
18	6" PVC Slotted or Perforated Drain Pipe	LF	$ 17.60		$0.00		$0.00
19	8" PVC Slotted or Perforated Drain Pipe	LF	$ 21.85		$0.00		$0.00
20	12" PVC Slotted or Perforated Drain	LF	$ 36.30		$0.00		$0.00
	Corrugate Metal Pipe (Circular)						$0.00
21	15" Storm Drain Pipe	LF	$ 171.48		$0.00		$0.00
22	18" Storm Drain Pipe	LF	$ 112.79		$0.00		$0.00
23	24" Storm Drain Pipe	LF	$ 173.24		$0.00		$0.00
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
24	30" Storm Drain Pipe	LF	$ 198.00		$0.00		$0.00
25	36" Storm Drain Pipe	LF	$ 209.06		$0.00		$0.00
26	42" Storm Drain Pipe	LF	$ 244.20		$0.00		$0.00
27	48" Storm Drain Pipe	LF	$ 278.30		$0.00		$0.00
28	54" Storm Drain Pipe	LF	$ 313.50		$0.00		$0.00
29	60" Storm Drain Pipe	LF	$ 352.00		$0.00		$0.00
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
	Reinforced Concrete Pipe (circular)						$0.00
30	15" Storm Drain Pipe	LF	$ 312.02		$0.00		$0.00
31	18" Storm Drain Pipe	LF	$ 118.94		$0.00		$0.00
32	24" Storm Drain Pipe	LF	$ 136.22		$0.00		$0.00
33	30" Storm Drain Pipe	LF	$ 180.69		$0.00		$0.00
34	36" Storm Drain Pipe	LF	$ 259.58		$0.00		$0.00
35	42" Storm Drain Pipe	LF	$ 246.40		$0.00		$0.00
36	48" Storm Drain Pipe	LF	$ 665.17		$0.00		$0.00
37	54" Storm Drain Pipe	LF	$ 316.80		$0.00		$0.00
38	60" Storm Drain Pipe	LF	$ 352.00		$0.00		$0.00
	High Density Polyethlyene (HDPE)						$0.00
39	15" Storm Drain Pipe	LF	$ 126.32	195	$24,632.40	100%	$24,632.40
40	18" Storm Drain Pipe	LF	$ 169.63		$0.00		$0.00
41	24" Storm Drain Pipe	LF	$ 180.58	129	$23,294.82	100%	$23,294.82
42	30" Storm Drain Pipe	LF	$ 312.33		$0.00		$0.00
43	36" Storm Drain Pipe	LF	$ 209.91		$0.00		$0.00

44	42" Storm Drain Pipe	LF	$ 250.80		$0.00		$0.00
45	48" Storm Drain Pipe	LF	$ 297.00		$0.00		$0.00
46	54" Storm Drain Pipe	LF	$ 308.00		$0.00		$0.00
47	60" Storm Drain Pipe	LF	$ 319.00		$0.00		$0.00
	End Sections (Circular) - Metal (for						$0.00
48	15" Metal End Section	EA	$ 797.50		$0.00		$0.00
49	18" Metal End Section	EA	$ 697.76		$0.00		$0.00
50	24" Metal End Section	EA	$ 960.88		$0.00		$0.00
51	30" Metal End Section	EA	$ 1,240.92		$0.00		$0.00
52	36" Metal End Section	EA	$ 1,210.00		$0.00		$0.00
53	42" Metal End Section	EA	$ 1,430.00		$0.00		$0.00
54	48" Metal End Section	EA	$ 1,760.00		$0.00		$0.00
55	54" Metal End Section		$ 2,200.00		$0.00		$0.00
56	60" Metal End Section		$ 2,200.00		$0.00		$0.00
	End Sections (Circular) - Concrete						$0.00
57	15" RCP End Section	EA	$ 533.50		$0.00		$0.00
58	18" RCP End Section	EA	$ 621.50		$0.00		$0.00
59	24" RCP End Section	EA	$ 830.50		$0.00		$0.00
60	30" RCP End Section	EA	$ 1,314.50		$0.00		$0.00
61	36" RCP End Section	EA	$ 1,941.50		$0.00		$0.00
62	42" RCP End Section	EA	$ 1,974.50		$0.00		$0.00
63	48" RCP End Section	EA	$ 2,348.50		$0.00		$0.00
64	54" RCP End Section	EA	$ 3,074.50		$0.00		$0.00
65	60" RCP End Section	EA	$ 3,800.50		$0.00		$0.00
	Corrugated Metal Pipe Arch						$0.00
66	17" x 13" Storm Drain Pipe	LF	$ 171.48		$0.00		$0.00
67	21" x 15" Storm Drain Pipe	LF	$ 112.79		$0.00		$0.00
68	24" x 18" Storm Drain Pipe	LF	$ 173.24		$0.00		$0.00
69	35" x 24" Storm Drain Pipe	LF	$ 198.00		$0.00		$0.00
70	42" x 29" Storm Drain Pipe	LF	$ 209.06		$0.00		$0.00
71	57" x 38"Storm Drain Pipe	LF	$ 244.20		$0.00		$0.00
72	64" x 43" Storm Drain Pipe	LF	$ 278.30		$0.00		$0.00
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost	% Complete	Release Amount
	Reinforced Concrete Elliptical Pipe						$0.00

73	23" x 14" Storm Drain Pipe	LF	$ 118.94		$0.00		$0.00
74	30" x 19" Storm Drain Pipe	LF	$ 136.22		$0.00		$0.00
75	38" x 24" Storm Drain Pipe	LF	$ 180.69		$0.00		$0.00
76	45" x 29" Storm Drain Pipe	LF	$ 259.58		$0.00		$0.00
77	53" x 34" Storm Drain Pipe	LF	$ 665.17		$0.00		$0.00
78	60" x 38" Storm Drain Pipe	LF	$ 665.17		$0.00		$0.00
79	68" x 43" Storm Drain Pipe	LF	$ 352.00		$0.00		$0.00
	End Sections - Corrugated Metal Pipe Arch (for CMP						$0.00
80	17" x 13" Metal End Section	EA	$ 797.50		$0.00		$0.00
81	21" x 15" Metal End Section	EA	$ 697.76		$0.00		$0.00
82	24" x 18" Metal End Section	EA	$ 709.50		$0.00		$0.00
83	35" x 24" Metal End Section	EA	$ 1,240.92		$0.00		$0.00
84	42" x 29" Metal End Section	EA	$ 1,210.00		$0.00		$0.00
85	57" x 38" Metal End Section	EA	$ 1,760.00		$0.00		$0.00
86	64" x 43" Metal End Section	EA	$ 2,200.00		$0.00		$0.00
	End Sections - Reinforced Concrete						$0.00
86	23" x 14" RCP End Section	EA	$ 621.50		$0.00		$0.00
88	30" x 19" RCP End Section	EA	$ 830.50		$0.00		$0.00
89	38" x 24" RCP End Section	EA	$ 1,314.50		$0.00		$0.00
90	45" x 29" RCP End Section	EA	$ 1,941.50		$0.00		$0.00
91	53" x 34" RCP End Section	EA	$ 1,974.50		$0.00		$0.00
92	60" x 38" RCP End Section	EA	$ 2,348.50		$0.00		$0.00
93	68" x 43" RCP End Section	EA	$ 3,074.50		$0.00		$0.00
	Storm Drain Structures						$0.00
94	Drop Inlet	EA	$ 3,879.85	5	$19,399.25	100%	$19,399.25
95	Curb Inlet - 6' Opening	EA	$ 4,620.00		$0.00		$0.00
96	Curb Inlet - 10' Opening	EA	$ 5,280.00		$0.00		$0.00
97	Curb Inlet - 12' Opening	EA	$ 6,050.00		$0.00		$0.00
98	Curb Inlet - 16' Opening	EA	$ 6,820.00	1	$6,820.00	100%	$6,820.00
99	Curb Inlet - 20' Opening	EA	$ 7,370.00		$0.00		$0.00
100	Manhole (4' dia., 6' height or less)	EA	$ 6,674.79		$0.00		$0.00
	Outfall & Channel Protection						$0.00
101	Concrete Endwall/Wingwall	SF	$ 110.00		$0.00		$0.00
102	Gabion Basket Structure	CY	$ 275.50		$0.00		$0.00

103	Rip-Rap Stone - Class 1	CY	$ 122.72		$0.00		$0.00
5.1			**Civc Standards**				
1	Small Playground Tot Lot (< 10 Childred)	EA	$ 19,800.00		$0.00		$0.00
2	Medium Playground Tot Lot (10-50	EA	$ 55,000.00		$0.00		$0.00
3	Large Playground Tot Lot (50+ Childred)	EA	$ 110,000.00		$0.00		$0.00
							$0.00
6.1			**Miscellaneous**				
1	Bus Stop Enclosure	EA	$ 3,850.00		$0.00		$0.00
2	Mail Box Cluster	EA	$ 1,100.00		$0.00		$0.00
3	Construction Stake-out	AC	$ 11,000.00		$0.00		$0.00
4	Traffic Control During Construction	LS	$ -				$0.00
5	Set Property Corners	EA	$ 132.00		$0.00		$0.00
	*Lights - Street and Parking Lot				$ 696,981.89	**Release Total:**	$506,536.55
	Reduction based on rev. lighting plan						
						Total Release Amount:	**$506,536.55**

Site Planning, Design & Survey LLC
119 Kitchens Orchard Road
Hedgesville, WV 25427
240-866-9031

June 4, 2026

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

RE: Parkland Commons Section 2 Bond Reduction

Dear Mr. Holland,

Based on our site visit, we request a bond release/reduction for the following items that have been installed in accordance with the approved construction plans:

Earthwork
Waterline
Sanitary Sewer
Curb & Gutter
Storm Sewer
Base Pavement
Street Lighting – the reduction is based on the revised lighting plan, thus reducing the number of lighting fixtures from 17 down to 8 (47%).

If you have any questions, please feel free to contact me.

Sincerely,

Daniel F. Llewellyn, PS

Bond Reduction
CRC REPORT

Parkland Commons Section 2

PROJECT: 26-19-BRR

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

Application Information

Site Planning, Design & Survey LLC
119 Kitchens Orchard Road
Hedgesville, WV 25427

Project Description

Bond reduction #1 for Section 2 of a residential Community Zoned SmartCode New Community

Location and Site Information

Location: N Mildred Steet
Current Zoning: SmartCode New Community
Gross Site Area: 2.03 acres

Engineering & Zoning Review

No comments on bond reduction request.

Next Steps

Please contact Zach Holland, 304-724-3882 with any questions.

Thank you,
City of Ranson
Community Development Department

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on July 5, 2026, at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on a reduction of guaranteed surety (bond) for the Section 2 of subdivision Parkland Commons, located off N Mildred St. The reduction is for $506,536.55 out of the total bonded amount of $806,756.54.

All persons are invited to attend and make comments about the bond reduction. If you cannot attend but wish to comment, you may write to the following address prior to July 3, 2026: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written comments received prior to July 3, 2026, will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

Resolution #: PC-26-11

A Resolution Of The Planning Commission Of The City Of Ranson To Reduce The Guarantee Surety Bond For The Required Physical Improvements For A Subdivision Parkland Commons Section 2.

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

Section 1. The Planning Commission approves the reduction of guaranteed surety (bond) for the completion of Parkland
Commons Section 2 improvements and infrastructure. The reduction is for $506,536.55 out of the total bonded amount of $806,756.54.

Section 2. The City Manager or his designee is authorized and hereby directed to send notice to the current surety guarantee releasing these funds once the bond reduction has been recorded with the County Clerk.

Section 3. The Planning Commission reduces the corporate surety in lieu of completion of required on-site improvements as described in 16-82, and as outlined in the development agreement accepted by the Planning Commission on December 1, 2025 of a total bonded amount of $806,756.54. The remaining bond amount is $300,219.99.

Signed and approved this 6th day of July 2026

Andy Colandrea, President

ATTEST:

Darla Armstrong, City Clerk

AFFIX CITY SEAL:



A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANSON TO REDUCE THE GUARANTEED SURETY BOND FOR THE REQUIRED PHYSICAL IMPROVEMENTS FOR A SUBDIVISION PARKLAND COMMONS SECTION 2.

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

BE IT RESOLVED by the Planning Commission of the City of Ranson, West Virginia, that Resolution PC-26-11, adopted on July 6, 2026, regarding reducing a surety bond for Parkland Commons Section 2, is hereby rescinded and declared null, void, and of no further force or effect, and in its place, the Planning Commission hereby establishes the following Resolution:

WHEREAS The Planning Commission approves the reduction of guaranteed surety (bond) for the completion of Parkland Commons Section 2 improvements and infrastructure. The reduction is for $506,536.55 out of the total bonded amount of $806,756.54.

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

NOW THEREFORE The Planning Commission reduces the corporate surety in lieu of completion of required on-site improvements as described in 16-82, and as outlined in the development agreement accepted by the Planning Commission on December 1, 2025 of a total bonded amount of $806,756.54. The remaining bond amount is $300,219.99.

Signed and approved this 5th day of October 2026

_____
Michael Fagan, President

ATTEST:

_____ AFFIX SEAL :
Darla Armstrong, City Clerk

Bond Reduction
Staff Report

Parkland Commons Section 2 Bond Reduction

PROJECT: 26-19-BRR

9-28-2026

This report has been prepared by the Community Development Department and City Engineer, which includes a technical analysis of this application for compliance with the City's Comprehensive Plan and adopted Ordinances. This report concludes with the staff recommendation of, and the next steps required to be undertaken by the applicant.

Application Information

Dan Llewellyn, PS
Site Planning, Design & Survey LLC
119 Kitchens Orchard Road
Hedgesville, WV 25427

Project Summary

Applicant Site Planning Design and Survey LLC submitted an application on behalf of New Vision Development, LLC to accept a reduction of guaranteed surety bond for Section 2 Parkland Commons commonly known as the Foundry.

The amount of the bond reduction requested is **$506,536.55.**

This is part of the initial bonded amount of $806,756.54, originally set on December 1, 2025.

Location and Site Information

Location: N Mildred Street
Current Zoning: SmartCode New Community
Gross Site Area: 2.26 acres

Staff Recommendation

No further comments on the bond reduction request in the amount of **$506,536.55.** Staff deem this application complete and recommend review and possible action by the Planning Commission.

<u>Correction</u>

This request is to correct the Planning Commission action taken to reduce this bond at the July 6, 2026 regular meeting. Although at the time, the reduction was voted in the affirmative with resolution PC-26-11, staff noticed a clerical error following that action. Please see below:

The legal notice posted at the time listed the incorrect public hearing date of July 5, which did not match the actual meeting date of July 6.

The remaining bond amount (following possible approval of this reduction) will be $300,219.99.

There are no changes or alterations in the reduction amount request. The action for the Planning Commission is to simply approve and formalize a corrected resolution for a ***$506,536.55*** *bond reduction request.*

Next Steps

Please contact Zach Holland, 304-724-3882 with any questions.

Thank you,
City of Ranson
Community Development Department

AGENDA ITEM IV.5

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 proposed site plan for an 80,000 sq ft expansion to the existing Hospital at 300 S. Preston Street.

Site Plan for an 80,000sq.ft. expansion to the existing hospital at 300 S. Preston Street, Ranson, WV 25438.

ATTACHMENTS:

Ranson legal notice - hospital.docx 10052026.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing at 7:00pm on October 5, 2026, at Ranson City Hall, 312 S. Mildred Street, Ranson, WV 25438. The purpose of the public hearing is to accept public comments on the proposed site plan, associated bond, and development agreement for an 80,000sq.ft. expansion to the existing hospital at 300 S. Preston Street, Ranson, WV 25438. The development proposed by this plan will include building construction, construction of paved parking areas and drive aisles, installation of water and sewer services to the building, and installation of storm drain and stormwater management facilities to serve the property.

All persons are invited to attend and make comments about the proposed site plan, associated bond, and development agreement. Copies of the proposed site plan, associated bond, and development agreement are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write to the following address prior to September 29, 2026: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to September 29, 2026, will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM IV.6

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 26-21-SP - Applicant Fox and Associates, Inc. submitted an application on behalf of West Virginia University Hospital - East, Inc. for Consideration on a proposed site plan for an 80,000 sq ft expansion to the existing Hospital located at 300 S. Preston Street.

West Virginia University Medicine is undertaking an 80,000-square-foot expansion of its hospital at 300 S. Preston Street. The project will expand the facility's existing footprint to support the hospital's growing healthcare needs and enhance its capacity to serve patients in the region.

ATTACHMENTS:

26-21-SP staff report.docx
site plan WVU hospital expansion.pdf
CRC 9-2-26 engineering.pdf
WVU JMC - Aerial to E.jpg
WVU JMC - Aerial to N.jpg
WVU JMC - Elevation - small.jpg
WVU JMC - NW Corner - small.jpg
WVU JMC - SW Corner - small.jpg
26-21-SP-Jefferson Medical Center Addition_Plan Review Letter with Redline_2nd Submission_8-20-26.pdf
26-21-SP-Jefferson Medical Center Addition_Site Plan Approval_8-31-26.pdf
Microsoft Word - Comment Response 01 08-19-26.docx.pdf
Microsoft Word - Comment Response 02 09-02-26.docx.pdf
26-21-SP CRC response #1 - 8.12.26sw (1).docx
26-21-SP CRC response #1PLNG - 8.18.26sw (1).docx
26-21-SP-E608 - ELECTRICAL SITE PHOTOMETRICS.pdf
26-21-SP-hospital ROW 3rd and 4th.pdf

26-21-SP-Ordinance__2026-04 ROW 3rd 4th.pdf
Application-for-Review_Redacted.pdf

Site Plan
Staff Report

Jefferson Medical Center West Expansion

PROJECT: 26-21-SP

9-29-2026

This report has been prepared by the Community Development Department and City Engineer, which includes a technical analysis of this application for compliance with the City's Comprehensive Plan and adopted Ordinances. This report concludes with the staff recommendation of, and the next steps required to be undertaken by the applicant.

Application Information

Joe Ceci
Fox & Associates Inc.
82 Worman's Mill Ct, Suite G
Frederick, MD 21701

Project Summary

The proposed project is an 80,000sq.ft. expansion to the existing hospital. The development proposed by this plan will include building construction, construction of paved parking areas and drive aisles, installation of water and sewer services to the building, and installation of storm drain and stormwater management facilities to serve the property.

Location and Site Information

Location: 300 S Preston St
Current Zoning: T5
Gross Site Area: 6.51 acres

Staff Recommendation

No further comments on submitted site plan drawings and accompanying bond in the amount of $287,295.44. Staff deem this application complete and recommend review and possible action by the Planning Commission.

Should the Planning Commission vote to approve this site plan, staff recommend the following conditions:

1. City Council approval of a Right of Way Abandonment for 4th and 3rd Avenues following a 2nd reading and formal vote at a future City Council Meeting.

2. Coordination with the WV DOH on sidewalk, parking, and traffic improvements as part of the 5th Street Project.

3. Approval and acceptance by both parties of a development agreement.

Next Steps

Please contact Zach Holland, 304-724-3882 with any questions.

Thank you,
City of Ranson
Community Development Department

Description

The existing Jefferson Medical Center, owned and operated by West Virginia University Medicine, has submitted a site plan to expand their existing facility to meet the needs of a growing region.

WVU Medicine is expanding the ambulatory campus to bring more services together in one convenient location, enhancing patient experience and providing comprehensive care under one roof. Total Investment: $60 million

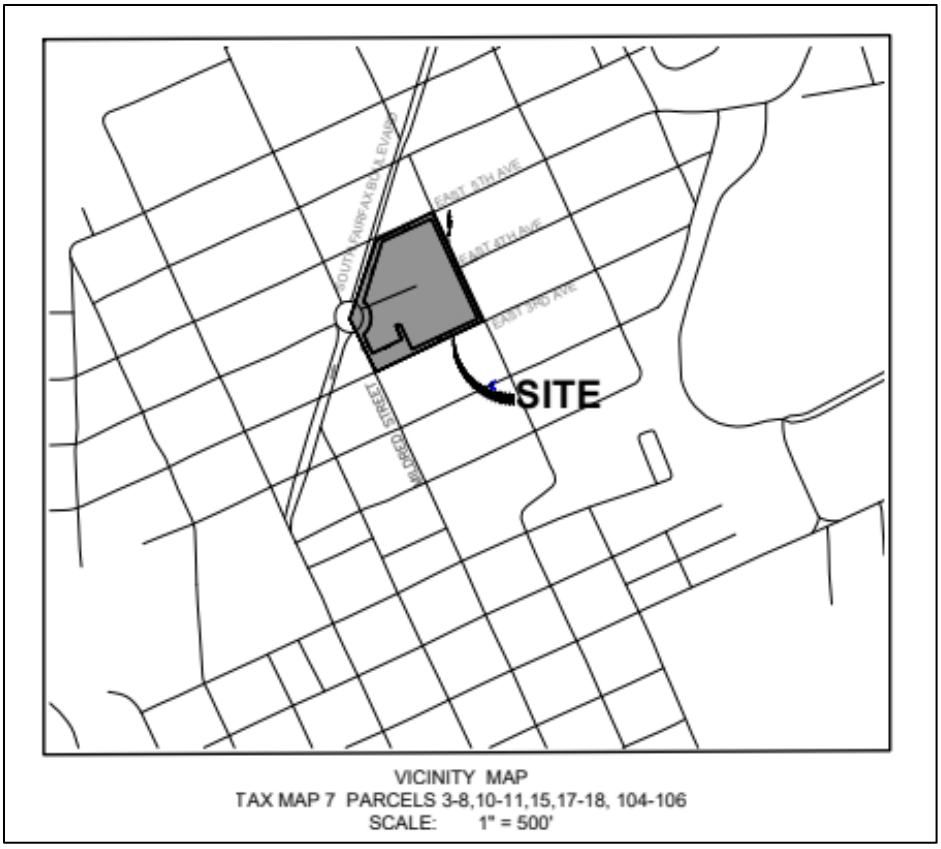
Source: WVU Medicine Website
https://wvumedicine.org/locations/jefferson-medical-center/about/our-growth/

Project Highlights:

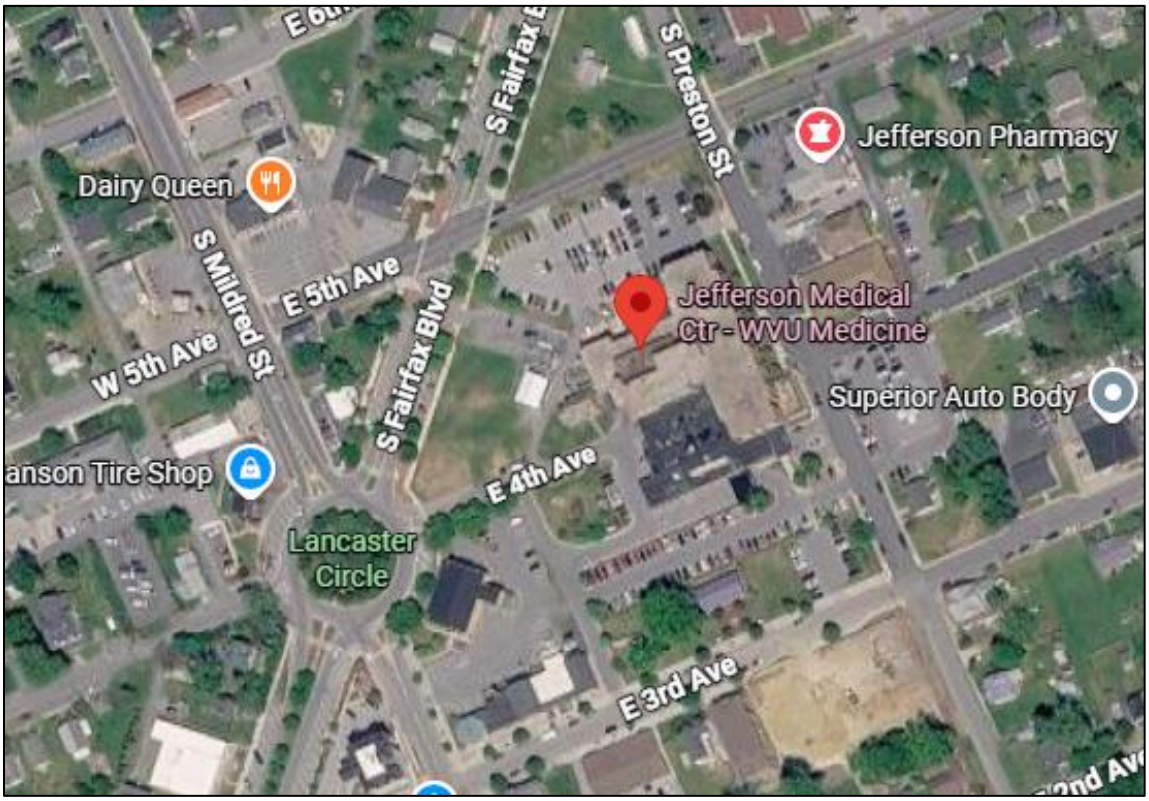
- Phase 1 of a multi-step master facility plan for the JMC campus
- Three-story medical office building with imaging, lab, and ancillary services, with shelled space for future growth
- Dedicated Oncology & Infusion Center on the hospital's third floor, part of the WVU Cancer Institute
- Modernized infrastructure and enhanced parking/campus access

Timeline: Construction of the new cancer care suite began in 2026, projected to open for patients in 2027. The medical office building broke ground in July 2026 and is projected to open in early 2028. https://wvumedicine.org/news/article/wvu-medicine/jefferson-medical-center/wvu-medicine-jefferson-medical-center-breaks-ground-on-campus-expansion-advancing-access-to-care-in-jefferson-county

These transformational projects are expected to create 550 jobs in Berkeley and Jefferson counties within five years, with an additional 150 indirect FTEs during construction. WVU Medicine has provided renderings of the expansion project that are included in the agenda packet.



VICINITY MAP
TAX MAP 7 PARCELS 3-8,10-11,15,17-18, 104-106
SCALE: 1" = 500'



Staff Notes

Photometric Plan (lighting)

The City Engineer's comments initially requested the applicant provide a lighting and photometric plan for the site to confirm illuminance value requirements are met. After reviewing the submitted plans, staff and the engineer noted that the City-standard streetlights that are currently pre-approved in our standards manual were not existent on the block perimeter on Fairfax Blvd and 5th Avenue.

Due to the proposed lighting plans for the adjacent parking area, staff determined that the Ranson-standard SmartCode 19A Article 7 requirement of 50 ft spacing on public streets would contribute excessive lighting to the parking area. Therefore, the applicant has agreed to continue working with staff following approval of the site plan to adjust the spacing and lighting amount to ensure a more practical and reasonable use of photometrics as the project moves through construction.

Conditional Approval Items

Although the Consolidated Review Committee has reviewed and deemed this site plan and associated bond complete, there are a few pending items that staff suggest be conditional to a formal approval by the Planning Commission as mentioned on page 1 under "Staff Recommendation."

Right of Way Abandonment of 4th Avenue and 3rd Avenue Alley

The applicant has requested ROW abandonment for 4th and 3rd Avenues. The proposal was shared to staff and presented before City Council on August 18, 2026, as Ordinance 2026-04. On August 18, the Council had the first reading of the request. The Council will hold a public hearing and a second reading of the ROW abandonment request at a future meeting date. In the interim, staff recommended the Planning Commission approve this site plan on the condition that this request be reviewed and approved by City Council in the future.

WV DOH Sidewalk, Parking, and Traffic Improvements along 5th Street

The City has been coordinating with WVDOH for sidewalk/parking/traffic improvements along 5th Street, including the block along the Medical Center perimeter. Staff submitted the hospital plans to Ranson's project coordinator Bob Anderson, who in turn submitted them to Kyle Oliver at WVDOH for incorporation into their design process for the 5th Street project. The State is also preparing to start design work.

Staff are awaiting feedback and input from the State regarding the hospital's submitted plans. Given the differing timelines and speed of the WVDOH, the City of Ranson, and the hospital, it became apparent that there would be a delay in receiving feedback and the State commencing work on this section of street. Staff determined that approval of the site plan would be contingent on future coordination and discussion with the WV DOH. The hospital has pledged to remain receptive and willing to work with all parties in the months and years ahead.

Approval and acceptance by both parties of a development agreement

IMPROVEMENT PLANS FOR
WVU MEDICINE
JEFFERSON MEDICAL CENTER WEST ADDITION
300 S. PRESTON ST.
CITY OF RANSON, WEST VIRGINIA



VICINITY MAP
TAX MAP 7 PARCELS 3-8,10-11,15,17-18, 104-106
SCALE: 1" = 500'

SHEET INDEX

SHEET No.	DESCRIPTION
1	COVERSHEET
2	LEGEND AND NOTES
3	FINAL SITEPLAN
4	EXISTING CONDITION AND DEMOLITION PLAN
5	PAVING, STRIPING & DIMENSION PLAN
6	SITE UTILITIES PLAN
7	WATER, SEWER AND SITE PROFILES
8	GRADING, STORM DRAIN AND SEDIMENT CONTROL PLAN
9	STORM DRAIN PROFILES
10	STORM DRAIN PROFILES
11	SWM DETAILS & RETAINING WALLS
12	STORMWATER MANAGEMENT NOTES AND DETAILS
13	SITE NOTES AND DETAILS
14	SITE NOTES AND DETAILS
15	WATER AND SEWER DETAILS
16	SITE DETAILS
17	LANDSCAPE PLAN
18	LANDSCAPE NOTES AND DETAILS
19	SEDIMENT & EROSION CONTROL NOTES AND DETAILS
20	SEDIMENT & EROSION CONTROL NOTES AND DETAILS
21	CURB RAMP GRADING DETAIL
E608	ELECTRICAL SITE PHOTOMETRICS

THE RANSON PLANNING COMMISSION APPROVES THIS SITE PLAN/IMPROVEMENT PLAN ON___/ /___ WITH THE FOLLOWING CONDITIONS:

1. _____
2. _____
3. _____

_____
PLANNING COMMISSION PRESIDENT'S SIGNATURE DATE

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

_____
OWNER'S SIGNATURE DATE

DISTURBED AREA QUANTITIES

THE TOTAL AREA TO BE DISTURBED SHOWN ON THESE PLANS HAS BEEN DETERMINED TO BE APPROXIMATELY 4.16 ACRES AND THE TOTAL AMOUNT OF EXCAVATION AND FILL AS SHOWN ON THESE PLANS HAS BEEN COMPUTED TO BE APPROXIMATELY 14,075 C.Y. OF EXCAVATION AND 1,837 C.Y. OF FILL.

* THESE QUANTITIES ARE APPROXIMATE AND SHALL NOT BE USED BY THE CONTRACTOR FOR BIDDING PURPOSES.

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE SEALED PLANS REASONABLY MEET OR EXCEED MINIMUM ACCEPTABLE ENGINEERING STANDARDS AND THOSE STATE AND COUNTY CODE PROVISIONS APPLICABLE ON SAID DATE.

JOSEPH H. CECI, P.E. 9/2/26
JOSEPH H. CECI, P.E. DATE

SOILS		HYDRAULIC SOILS GROUP
Ub	URBAN LAND	D

OWNER / DEVELOPER

THE CHARLES TOWN GENERAL HOSPITAL
300S PRESTON STREET
RANSON, WEST VIRGINIA 25438
MR. BRADLEY FREEMAN
PH: 304-596-2847 (EXT. 232847)

Kahler Slater
WVU Medicine
O'DONNELL & NACCARATO STRUCTURAL ENGINEERS
CMTA A LEIDOS Company

PREPARED BY

FOX & ASSOCIATES, INC.
ENGINEERS•SURVEYORS•PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853
82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-6009
WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM
FOX & ASSOCIATES INC. Est. 1966

JOSEPH H CECI REGISTERED PROFESSIONAL ENGINEER 16914 STATE OF WEST VIRGINIA
9/2/26

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA.
LICENSE No.: 16914 EXP. DATE: 12/31/26

DATE	REVISION

PROJECT NO. 25-32256
DRAWING NO. D-
DATE: SEPTEMBER 2026
DRAWN BY: JHC
CHECKED BY: JHC

SHEET 1 OF 21

H:\CARLSON PROJECTS\25\32256 KAHLER SLATER - JEFFERSON MEDICAL CENTER\DWG\CONST DOCS\CD-01.DWG, 9/2/2026 4:26:31 PM, JCECI.11

LEGEND

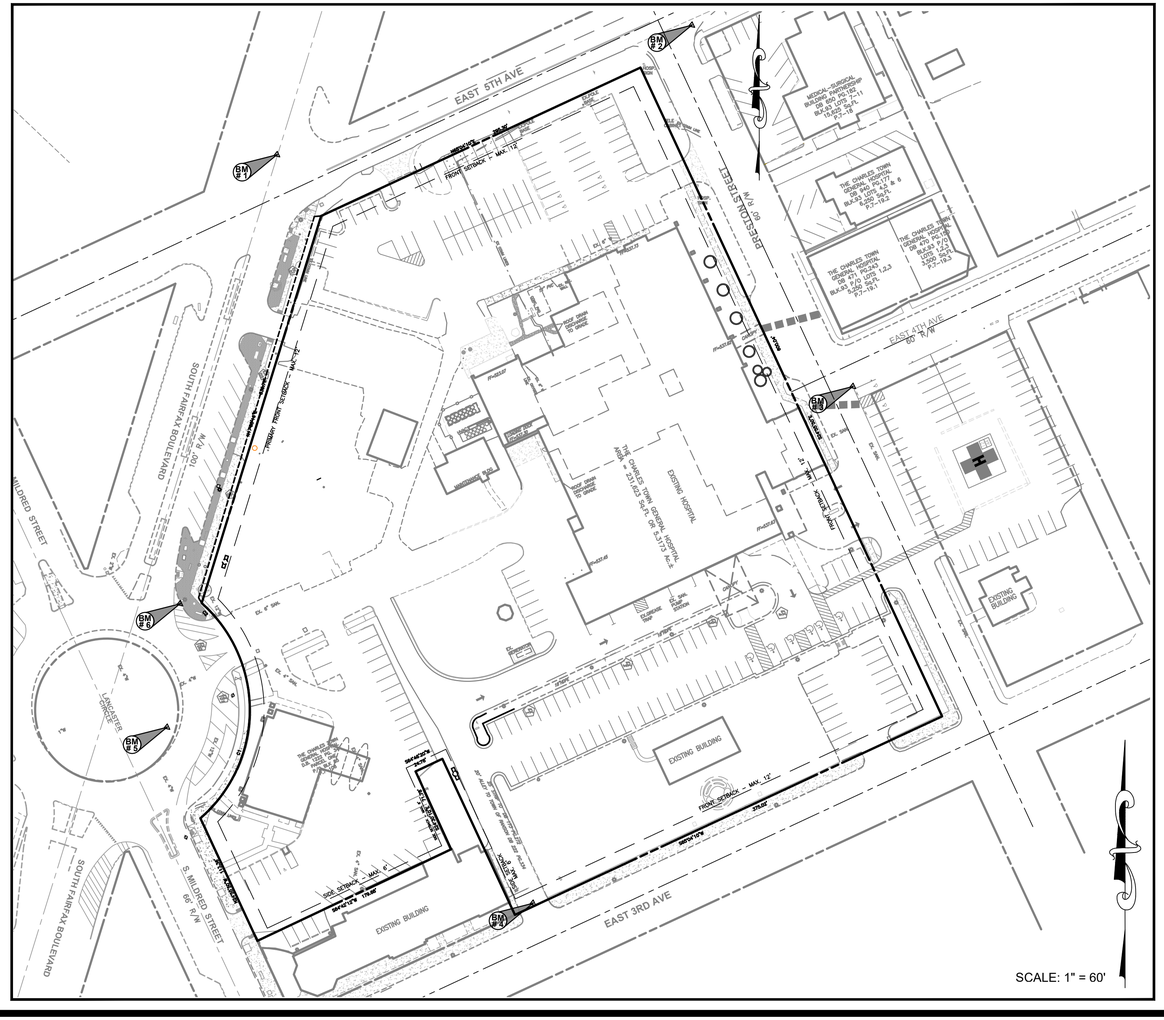
- EX. CONTOUR (2' INTERVAL) — 658
- EX. CONTOUR (10' INTERVAL) — 660
- PROP. CONTOUR (2' INTERVAL) — 658
- PROP. CONTOUR (10' INTERVAL) — 660
- SOILS LINE
- PROPOSED STORM DRAIN
- EXIST. WATER
- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- CITY/COUNTY CORPORATE LIMITS
- LIMITS OF DISTURBANCE
- TEST PIT — TP
- BENCHMARK – HORIZONTAL & VERTICAL CONTROL POINT — BM
- TRENCH REPAIR & OVERLAY
- FULL DEPTH ASPHALT PAVEMENT
- STATION / CENTERLINE
- RIGHT–OF–WAY LINE — $r^{R/W}$
- CURB & GUTTER
- EXIST. BUILDING
- PROPERTY LINE
- EXIST UTILITY POLE
- TREE LINE
- SINGLE TREE
- EXIST. SIGNS
- STREAM
- SILT FENCE — SF
- SUPER SILT FENCE — SSF
- COMPOST FILTER LOG — FL–12
- INLET PROTECTION
- EXISTING GUARD RAIL
- LIMITS OF DISTURBANCE — LOD
- DEMOLITION LINE
- PROP. GAS — GAS
- UNDERGROUND ELECTRIC — UGE
- UNDERCROUND FIBER OPTIC — UGFO
- EXIST. GAS — GAS
- PROP, SEWER
- EXIST. SEWER
- EXIST. EASEMENT
- PROP. EASEMENT
- EXISTING PAVEMENT TO BE REMOVED
- NEW FULL DEPTH ASPHALT PAVEMENT

ABBREVIATIONS

ALCMP	ALUMINIZED CORRUGATED METAL PIPE
AGIP	AT GRADE INLET PROTECTION
BF	BASEMENT FLOOR
BM	BENCHMARK
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
COG	CURB INLET ON GRADE
CONC	CONCRETE
COS	CURB INLET IN SUMP
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
E	EXISTING
EQ	EQUAL
ESMT	EASEMENT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FF	FIRST FLOOR
FH	FIRE HYDRANT
FL	FILTER LOG
FULL e	FULL SUPER ELEVATION
FUT	FUTURE
INV	INVERT
LF	LINEAR FEET
LOD	LIMITS OF DISTURBANCE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
NC	NORMAL CROWN
P	PROPOSED
PAD	ELEVATION FOR STRUCTURAL FILL
PC	POINT OF CURVATURE
PGL	PROPOSED GRADE LINE
PL	PROPERTY LINE
PR	PROPOSED
PROP	PROPOSED
PT	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
RC	REMOVE CROWN
RCP	REINFORCED CONCRETE PIPE
RW	RIGHT–OF–WAY
S	SEWER (SANITARY)
SAN	SEWER (SANITARY)
SCE	STABILIZED CONSTRUCTION ENTRANCE
SF	SILT FENCE
SSF	SUPER SILT FENCE
SW	SIDEWALK
SWM	STORMWATER MANAGEMENT
TEMP	TEMPORARY
TP	TEST PIT
TRAV PT	TRAVERSE POINT
TYP	TYPICAL
VF	VERTICAL FEET
W	WATER
W/L	WATERLINE
WT	WATER TIGHT

GENERAL NOTES

1. THE SITE IS KNOWN AS LANDS THE CHARLES TOWN GENERAL HOSPITAL BY DEED BOOK 1222 AT PAGE 344 DATED MAY 2, 2019. JEFFERSON COUNTY TAX MAP No. 7, PARCELS 3–8,10–11,15,17–18, 104–106.
2. CONTRACTOR SHALL CAREFULLY EXAMINE THE CONSTRUCTION DOCUMENTS, ACQUAINT THEMSELVES WITH ALL GOVERNING LAWS AND CODES, VISIT THE SITE AND THOROUGHLY FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS BEFORE SUBMITTING A BID.
3. THESE DOCUMENTS ARE NOT FINAL, VALID AND READY FOR USE UNLESS SEALED, SIGNED, AND DATED.
4. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN STRICT COMPLIANCE WITH THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS "STANDARD SPECIFICATIONS, ROADS & BRIDGES," LATEST REVISION. THE CHARLES TOWN UTILITY BOARD STANDARDS AND SPECIFICATIONS, AND THE CITY OF RANSON STANDARDS AND SPECIFICATIONS.
5. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION WHEN NOT SPECIFIED. IF CLEARANCE IS LESS THAN SPECIFIED ON THIS PLAN OR LESS THAN 12 INCHES, CONTACT THE FREDERICK CITY DIVISION OF ENGINEERING INSPECTOR AND FOX & ASSOCIATES, INC. BEFORE PROCEEDING WITH CONSTRUCTION.
6. THERE IS NO 100 YEAR FLOODPLAIN ON THE PROJECT SITE AS DETERMINED PER FEMA FLOOD INSURANCE RATE MAP NO. 54037C0136E, DATED DECEMBER 18, 2009.
7. THERE ARE NO WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP FOR RANSON, WV.
8. CONTRACTOR SHALL WEST VIRGINIA 811 AT 811 OR 1–800–245–4848, SEVENTY–TWO (72) HOURS PRIOR TO START OF CONSTRUCTION.
9. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION.
10. ALL CONSTRUCTION STATIONING IS APPROXIMATE AND MAY BE ADJUSTED IN ORDER TO MEET FIELD CONDITIONS, CONTACT FOX & ASSOCIATES, INC. PRIOR TO MAKING ANY MODIFICATIONS.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE UTILIZATION OF MEN, MATERIALS, EQUIPMENT OR SAFETY MEASURES IN THE PERFORMANCE OF ANY WORK ON THIS PROJECT.
12. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND LIABILITY FOR PERFORMING THE WORK CORRECTLY AND IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
13. ALL MATERIALS EXCAVATED WHICH IS UNSUITABLE FOR BACKFILL SHALL BE DISPOSED OF AT AN APPROVED LOCATION.
14. THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
15. VERTICAL DATUM IS BASED UPON NAVD88. THE HORIZONTAL IS BASED UPON WEST VIRGINIA COORDINATE SYSTEM OF 1983 NORTH ZONE.
16. AERIAL TOPOGRAPHY BY FOX & ASSOCIATES, INC. DATED JULY, 2019. ADDITIONAL FIELD RUN TOPOGRAPHY BY FOX & ASSOCIATES, INC. DATED SEPTEMBER 2022, OCT. AND DEC, 2025.
2. PAVING, CURB AND GUTTER AND FINE GRADING CONTRACTOR(S) SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE WITHIN ALL PROPOSED WORK AREAS AT ALL TIMES.
3. EXPANSION JOINT TO BE PLACED BETWEEN JOINTS OF NEW CONCRETE AND EXISTING CONCRETE.
4. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITIES TO MATCH PROPOSED GRADE.
5. FOX & ASSOCIATES, INC. HAS PERFORMED NO SUBSURFACE INVESTIGATION TO DETERMINE LOCATIONS OF ROCK, DIFFERENT SOIL TYPES, WATER TABLES, UTILITIES, ETC.
6. ANY BLASTING REQUIRED FOR SITE CONSTRUCTION SHALL REQUIRE THE CONTRACTOR TO OBTAIN PROPER PERMITS AND PERFORM BLASTING OPERATIONS IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS.
7. ALL 8" WATER LINE TO BE DI CL. 52, ALL 6" WATER LINE TO BE DI CL. 54.
8. PLACE 4" MINIMUM OF TOPSOIL IN ALL GREEN AREAS BEFORE PERMANENT SEEDING IS PERFORMED.
9. EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL TEST PIT IN THE AREA OF KNOWN UTILITIES TO VERIFY SIZE, ELEVATION, LOCATION AND TYPE PRIOR TO PERFORMING ANY WORK. ANY UTILITY, WHETHER SHOWN OR NOT, THAT IS DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER. SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, THE OWNER IS TO BE NOTIFIED IMMEDIATELY. SHOULD THE CONTRACTOR MAKE FIELD CORRECTIONS OR ADJUSTMENTS WITHOUT THE AUTHORIZATION OF THE OWNER, THEN THE CONTRACTOR ASSUMES THE RESPONSIBILITY FOR SAID CORRECTIONS OR ADJUSTMENTS.
10. ANY NECESSARY ADJUSTMENTS TO EXISTING MANHOLES, VALVE BOXES, ETC., ARE TO BE DONE SO BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ANY EXISTING FENCES, DRIVEWAYS, SIGNS, DRAINAGE PIPES, MAILBOXES, SHRUBS, TREES, ETC. DAMAGED OR REMOVED DURING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL OR BETTER.
11. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF TRAFFIC ON EXISTING ROADWAYS IN ACCORDANCE WITH THE FHWA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE WVDOH MANUAL ON TEMPORARY TRAFFIC CONTROL FOR STREETS AND HIGHWAYS, LATEST EDITIONS.
12. ALL BENCHMARKS SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION UNTIL CITY HAS GRANTED FINAL APPROVAL TO THE PROJECT.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING DUST, DIRT, DEBRIS AND MUD FROM ENTERING ALL ROADWAYS. IF DUST, DIRT, DEBRIS AND MUD HAPPEN TO OVERRIDE PREVENTION MEASURES AND ENTER THE ROADWAY, THE CONTRACTOR SHALL BE REQUIRED TO CLEAN THE ROADWAY AS SOON AS POSSIBLE, AT HIS/HER EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ELIMINATION OF DUST IN THE AIR BY THE REQUIRED WATERING OF THE GROUND AS NEEDED.
14. ONLY STEEL FORMS TO BE USED WHILE PLACING SIDEWALK FOR STRAIGHT SECTIONS AND RADII GREATER THAN TWO HUNDRED (200) FEET.
15. THE CONTRACTOR SHALL NOT (1) STAGE WORK, (2) STORE MATERIALS OR (3) PERMIT PARKING OF EQUIPMENT AND/OR CONSTRUCTION–RELATED VEHICLES IN THE PUBLIC RIGHTS–OF–WAY OR PUBLICLY–OWNED PROPERTY. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ENSURE THAT PROPER AND APPROPRIATE AREAS ARE SECURED FOR THESE USES FOR THE DURATION OF THE PROJECT.
16. ON–SITE UTILITIES SHALL COMPLY WITH CITY PLUMBING CODE REQUIREMENTS.
17. IF ROAD OR ANY PART OF ROAD IS TO BE CLOSED, A DETAILED DETOUR AND/OR CLOSURE PLAN SHALL BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR APPROVAL.
18. IF TEMPORARY PARKING, INGRESS/EGRESS OR PEDESTRIAN RESTRICTIONS SHALL BE REQUIRED DURING PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SIGNS AND NOTIFYING ALL AFFECTED RESIDENTS/BUSINESSES AT LEAST 1 DAY IN ADVANCE. CONTRACTOR IS RESPONSIBLE FOR CONTACTING APPROPRIATE CITY OR COUNTY AUTHORITY BEFORE ANY OF THE ABOVE MODIFICATIONS ARE ENACTED.
19. THE SITE SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE WEST VIRGINIA ACCESSIBILITY CODE, THE AMERICAN DISABILITIES ACT 2010 (ADA), AND ANSI A117.1. IF THERE ARE CONFLICTING REQUIREMENTS, THE MOST STRINGENT SHALL APPLY.
20. ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CITY, STATE AND FEDERAL LABOR AND INDUSTRY REGULATIONS TO INCLUDE CITY SAFETY & HEALTH POLICY, OSHA, ETC.
21. DEVELOPER IS RESPONSIBLE FOR ALL COSTS RELATED TO TEMPORARY AND PERMANENT TRAFFIC CONTROL (PAVEMENT MARKINGS, SIGNAGE, SIGNALIZATION, TRAFFIC BARRIERS, FLAGGERS, ETC.).
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING SILT AND DEBRIS OUT OF STORM DRAIN SYSTEM DURING CONSTRUCTION AND SHALL CLEAN THE SYSTEM THOROUGHLY, AT THE CONTRACTOR'S EXPENSE.
23. MATERIALS USED IN THE MANUFACTURE OF PUBLIC WATER SUPPLY COMPONENTS, APPURTENANCES, PIPE, STORAGE TANK, VALVE, FIXTURE, OR OTHER MATERIALS WHICH COME IN CONTACT WITH WATER INTENDED FOR USE IN PUBLIC WATER SUPPLY MUST MEET THE APPLICABLE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)/NATIONAL SANITATION FOUNDATION (NSF 61 AND NSF 372) STANDARDS FOR DIRECT OR INDIRECT DRINKING WATER ADDITIVES, THIS APPLIES TO ANY PRODUCT WHICH COMES IN CONTACT WITH WATER INTENDED FOR USE IN PUBLIC WATER SUPPLY.
24. CITY AND SHALL INCLUDE CERTIFICATION INFORMATION FOR BOTH THE SAMPLE COLLECTOR AND LABORATORY."
25. THESE DRAWINGS REPRESENT THE FINISHED PRODUCT, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND HAVE CONTROL OVER, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AS WELL AS ANY ASSOCIATED SAFETY PRECAUTIONS AND PROGRAMS, AND ALL INCIDENTAL OR TEMPORARY DEVICES REQUIRED TO CONSTRUCT THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL PORTIONS OF THE WORK.
26. CONTRACTOR SHALL NOT TAP OR OTHERWISE PENETRATE EXISTING SEWER MAIN LINES WITHOUT PRIOR APPROVAL. CONTRACTOR IS RESPONSIBLE TO AVOID SPILLAGE OF RAW SEWAGE. CONTRACTOR SHALL PROVIDE ALL SEWER PLUGGING AND PUMPING EQUIPMENT NECESSARY TO AVOID SPILLAGE.



BENCHMARKS

POINT #	NORTHING	EASTING	ELEVATION
BM 1	294347.2575	2432632.4085	519.18
BM 2	294455.9191	2432980.2602	547.33
BM 3	294152.9132	24331115.2733	534.91
BM 4	293719.4844	2432847.0123	539.00
BM 5	293867.1276	2432540.2154	521.04
BM 6	293970.6530	2432551.1210	519.42

OWNER / DEVELOPER

THE CHARLES TOWN GENERAL HOSPITAL
dba JEFFERSON MEDICAL CENTER
300 S. PRESTON ST.
RANSON, WV 25438

Kahler Slater
WVU Medicine
O'DONNELL & NACCARATO STRUCTURAL ENGINEERS
CMTA A Liscence Company

FOX & ASSOCIATES INC. Est. 1966
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WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY | REVISION | DATE

LEGEND & NOTES

WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER

SITUATED AT 300 S. PRESTON ST
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: AS NOTED

PROFESSIONAL CERTIFICATION

JOSEPH H. CECI REGISTERED 16914 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER
12/31/26

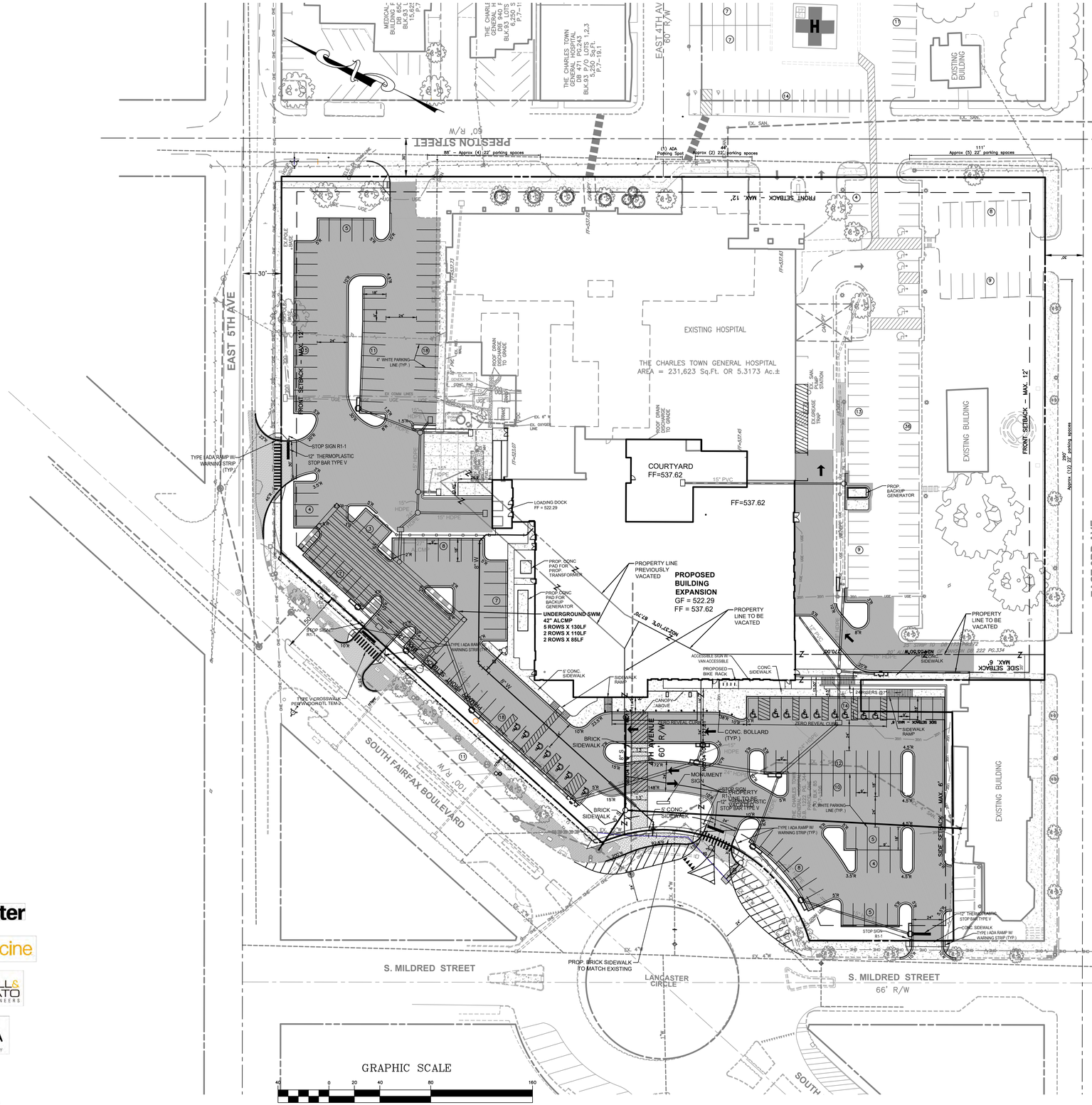
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA

LICENSE No.: 16914 EXP. DATE: 12/31/26

PROJECT NO. 25-32256
DRAWING NO. D-
DATE: SEPTEMBER 2026
DRAWN BY: JHC
CHECKED BY: JHC

SHEET 2 OF 21

H:\CARLSON PROJECTS\25\32256 KAHLER SLATER - JEFFERSON MEDICAL CENTER\DWG\CONST DOCS\CD-01.DWG, 9/2/2026 4:27:10 PM, JCECI.11



ZONING NOTES

1. **PURPOSE STATEMENT:** THE PROJECT PROPOSES TO EXPAND THE EXISTING JEFFERSON MEDICAL CENTER. THE PROPOSED BUILDING EXPANSION IS TO BE LOCATED ON THE WEST SIDE OF THE SITE AND WILL PROVIDE PHYSICAL CONNECTIONS TO THE EXISTING JEFFERSON MEDICAL CENTER. ADDITIONAL PARKING IS PROPOSED AND ADJUSTMENTS TO THE LOCATION OF THE ACCESS OFF LANCASTER CIRCLE.
2. **CURRENT ZONING DISTRICT:** T5 - TOWN CENTER
3. **USE:** CURRENT USE: HOSPITAL
   PROPOSED: HOSPITAL
4. **FLOODPLAIN**: THERE IS NO 100-YEAR FLOODPLAIN SHOWN PER FEMA FLOOD INSURANCE RATE MAP NO. 54037C0136E DATED DECEMBER 18, 2009.
5. **WETLANDS**: THERE ARE NO WETLANDS ON SITE PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS NATIONAL INVENTORY MAP.
6. **SITE:** THE SITE IS KNOWN AS LANDS THE CHARLES TOWN GENERAL HOSPITAL BY DEED BOOK 1222 AT PAGE 344 DATED MAY 2, 2019. JEFFERSON COUNTY TAX MAP NO. 7, PARCELS 3-8,10-11,15,17-18, 104-106.
7. VERTICAL DATUM IS BASED UPON NAVD88. THE HORIZONTAL IS BASED UPON WEST VIRGINIA COORDINATE SYSTEM OF 1983 NORTH ZONE.
8. AERIAL TOPOGRAPHY BY FOX & ASSOCIATES, INC. DATED JULY, 2019. ADDITIONAL FIELD RUN TOPOGRAPHY BY FOX & ASSOCIATES, INC. DATED SEPTEMBER 2022, OCT. AND DEC, 2025.
9. SOILS INFORMATION TAKEN FROM THE USDA-NRCS SOILS SURVEY OF JEFFERSON COUNTY, WEST VIRGINIA", SEPTEMBER 2025 EDITION.
10. UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE SOURCES. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BEFORE COMMENCEMENT OF ANY CONSTRUCTION.

ZONING WAIVERS

THE FOLLOWING ZONING WAIVERS RECEIVED ADMINISTRATIVE APPROVAL FROM THE CONSOLIDATED REVIEW COMMITTEE ON FEBRUARY 10, 2026.

1. **TABLE 14. T5L / T5 STANDARDS: BUILDING PLACEMENT**
   MAXIMUM SETBACK ALLOWED ALONG BOTH THE PRIMARY AND SECONDARY FRONTAGE IS 12'. THIS IS EXCEEDED ALONG ALL FRONTAGES.
2. **TABLE 14. T5L / T5 STANDARDS: BUILDING FORM, FACADE BUILDOUT AT SETBACK**
   THE FACADE BUILDOUT AT THE SETBACK LINE IS REQUIRED TO BE A MINIMUM OF 60%. HOWEVER, THE BUILDING IS LOCATED MORE CENTRAL TO THE SITE AND DOES NOT MEET THE MAX SETBACK REQUIREMENTS. THEREFORE, THE BUILDING ALSO DOES NOT MEET THE FACADE BUILDOUT REQUIREMENTS.
3. **TABLE 14. T5L / T5 STANDARDS: BUILDING FORM, LOT WIDTH**
   THE MAXIMUM LOT WIDTH ALLOWED IS 150'. THIS IS AN EXISTING LOT AND LOT WIDTH IS EXCEEDED ALONG ALL FRONTAGES.
4. **TABLE 14. T5L / T5 STANDARDS: PARKING LOCATION**
   PARKING NOT ALLOWED BETWEEN FRONTAGE LINE TO THE FACADE OF THE PRINCIPAL BUILDING, OR THE FIRST LAYER OF THE LOT. HOWEVER, DUE TO THE FUNCTIONALITY OF THE HOSPITAL AND THE LOCATION OF THE EXISTING BUILDING, PARKING HAS BEEN LOCATED WITHIN THE FIRST LAYER. THIS ALLOWS FOR A PATIENT DROP OFF AREA AND FOR VISITORS TO THE HOSPITAL TO HAVE EASY ACCESS TO PARKING AND THE MAIN ENTRANCES OF THE EXISTING HOSPITAL AND THE PROPOSED ADDITION.

BUILDING CALCULATIONS:

PROPOSED WEST BUILDING
FINISHED SPACE IN WEST BUILDING: 60,508 SF
SHELL SPACE IN WEST BUILDING: 19,282 SF
WEST BUILDING TOTAL: 79,790 SF

HOSPITAL ADDITION (LOADING DOCK) TOTAL: 7,141 SF

TOTAL NEW FINISHED SPACES ON THE SITE: 67,649 SF

PARKING REQUIREMENTS

Use	Code Requirement	Plan info	Required Per Plan
Medical Offices and Clinics	4 spaces per doctor plus 1 space for each employee	Existing Facility: 12 doctors * 4 = 48 140 Staff = 140 spaces Building Expansion 14 doctors * 4 = 56 78 staff = 78 spaces	48+140+56+78 = 322 total
	Total Provided (includes spaces on site and off-site)		324

NOTE: PER ARTICLE 5, SECTION 5.8.4, REQURIED PARKING MAY BE PARTIALLY FULFILLED VIA ON-STREET PARKING SPACES LOCATED ALONG THE PUBLIC PARKING LANE CORRESPONDING TO THE LOT FRONTAGE.

PARKING CALCULATIONS:
154 PROPOSED PARKING SPACES
79 EXISTING PARKING SPACES TO REMAIN ON-SITE
56 EXISTING PARKING SPACES TO REMAIN AROUND HELIPAD
35 STREET PARKING SPACES

324 TOTAL

***** THE SITE CURRENTLY ONLY MEETS THE PARKING REQUIREMENTS FOR THE EXISTING HOSPITAL AND 60,508 SQ.FT OF THE WEST EXPANSION THAT WILL BE FINISHED SPACE WITH THIS PROJECT. THERE WILL BE 19,282 SQ.FT OF SHELL SPACE AVAILABLE FOR FUTURE USE IN THE WEST EXPANSION.**

JEFFERSON MEDICAL CENTER WILL BE RESPONSIBLE TO PROVIDE ADDITIONAL OFF-SITE PARKING IN ACCORDANCE WITH THE ZONING CODE AS NEEDS AND USES ARE DETERMINED AND THE SHELL SPACE IS FITTED OUT FOR USE. PARKING SHALL BE AVAILABLE WITH FINAL USE & OCCUPANCY APPROVAL.

HANDICAP SPACES REQUIRED: 8
HANDICAP SPACES PROVIDED: 22
VAN ACCESSIBLE SPACES REQUIRED: 4
VAN ACCESSIBLE SPACES PROVIDED: 5

Kahler Slater
WVU Medicine
O'Donnell & Naccarato Structural Engineers
CMTA A Licenci Company

OWNER / DEVELOPER

THE CHARLES TOWN GENERAL HOSPITAL
dba JEFFERSON MEDICAL CENTER
300 S. PRESTON ST.
RANSON, WV 25438

FOX & ASSOCIATES INC. Est. 1966
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FAX: (301)293-6009
WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY | REVISION | DATE

FINAL SITE PLAN

WEST VIRGINIA UNIVERSITY MEDICINE JEFFERSON MEDICAL CENTER

SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: 1"=40'

PROFESSIONAL CERTIFICATION

JOSEPH H. CHICO REGISTERED 16914 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 12/29/26

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA.

LICENSE No: 16914 EXP. DATE: 12/31/26

PROJECT NO. 25-32256
DRAWING NO. D-3662
DATE: SEPTEMBER 2026
DRAWN BY: JHC
CHECKED BY: JHC

SHEET 3 OF 21

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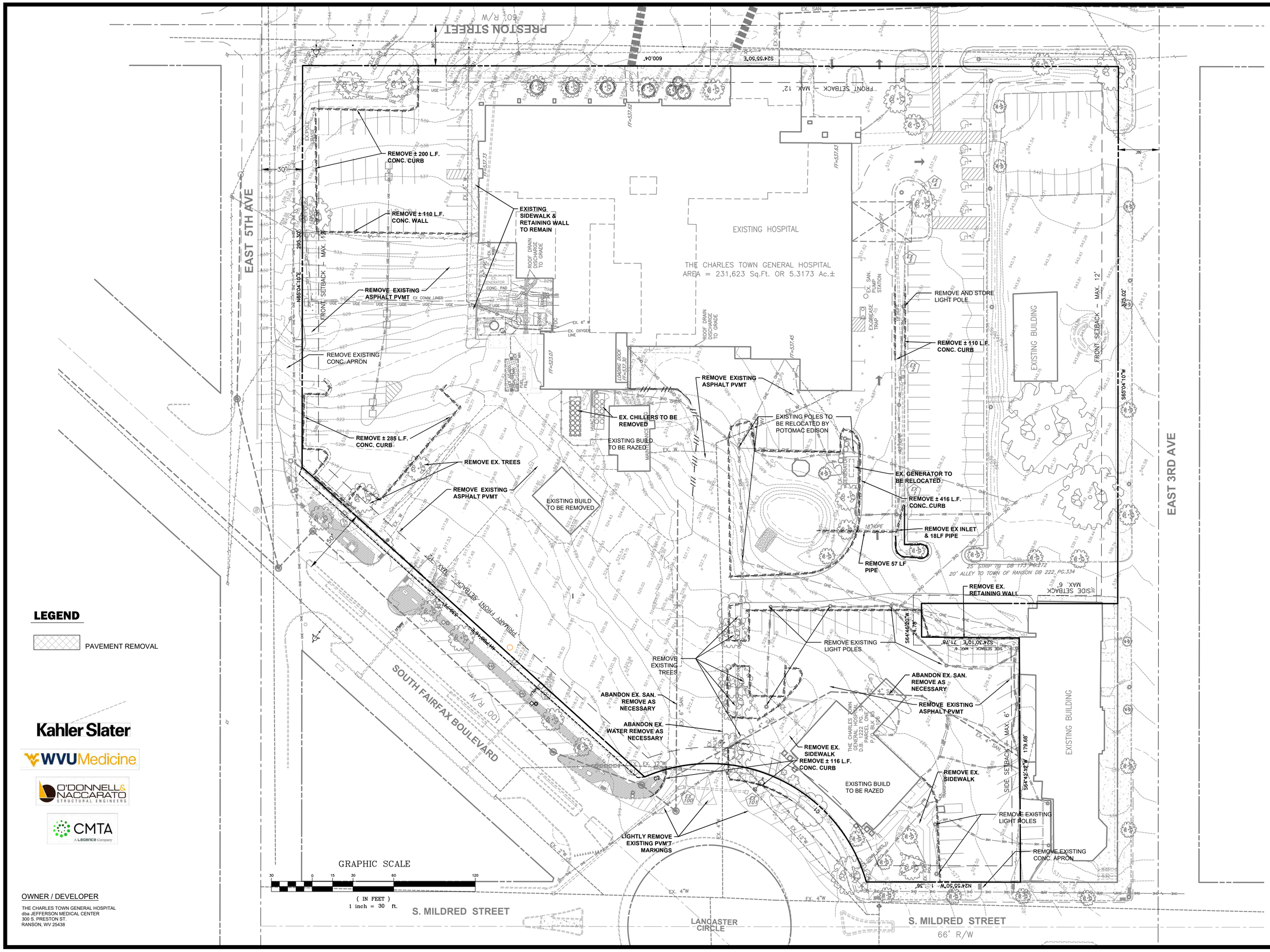

LEGEND

PAVEMENT REMOVAL

Kahler Slater

WVU Medicine

O'DONNELL & NACCARATO STRUCTURAL ENGINEERS

CMTA A LEGENCE Company

OWNER / DEVELOPER

THE CHARLES TOWN GENERAL HOSPITAL
dba JEFFERSON MEDICAL CENTER
300 S. PRESTON ST.
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FOX & ASSOCIATES INC. Est. 1966

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WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY	REVISION	DATE

EXISTING CONDITIONS AND SITE DEMOLITION PLAN

WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER

SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: 1"=30'

PROFESSIONAL CERTIFICATION

JOSEPH H. CECI REGISTERED 16914 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 12/31/26

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LICENSE No: 16914 EXP. DATE: 12/31/26

PROJECT NO. 25-32256
DRAWING NO. D-3662
DATE: SEPTEMBER, 2026
DRAWN BY: JHC
CHECKED BY: JHC

SHEET 4 OF 21

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PRESTON STREET
60' R/W
EAST 5TH AVE
EAST 3RD AVE
SOUTH FAIRFAX BOULEVARD
100' R/W
S. MILDRED STREET
66' R/W
LANCASTER CIRCLE
EXISTING HOSPITAL
THE CHARLES TOWN GENERAL HOSPITAL
AREA = 231,623 Sq.Ft. OR 5.3173 Ac.±
COURTYARD
FF=537.62
EXISTING BUILDING
PROPOSED BUILDING EXPANSION
GF = 522.29
FF = 537.62
FRONT SETBACK – MAX. 12'
SIDE SETBACK – MAX. 6'
88' – Approx (4) 22' parking spaces
(1) ADA Parking Spot
Approx (2) 22' parking spaces
Approx (5) 22' parking spaces
Approx (12) 22' parking spaces
296'
30'
5' CONC. SIDEWALK
ADA CURB RAMP (TYP.)
CANOPY
FF=537.62
FF=537.63
FF=537.45
FF=537.27
EX. POLE & BASE
4" WHITE PARKING LINE (TYP.)
NOSE-DOWN CURB
WVDOH PLAIN CONCRETE CURB TYPE I (TYP.)
TYPE I ADA RAMP W/ WARNING STRIP (TYP.)
STOP SIGN R1-1
12" THERMOPLASTIC STOP BAR TYPE V
TYPE V CROSSWALK PER WVDOH DTL TEM-2
SAWCUT EXISTING PAVEMENT
MATCH EXISTING CURB
KEYED LONGITUDINAL JOINTS W/O TIE BARS (TYP.)
TRANSVERSE CONTRACTION JOINTS (TYP.)
THICKENED EDGE SLAB
ISOLATION JOINT W/ THICKENED SLAB ALONG BUILDING
CONCRETE PAD FOR COMPACTOR
COMPACTOR
CONC. FILLED STEEL BOLLARD (2) (TYP)
PROP. RETAINING WALL W/ HAND RAIL
LOADING DOCK FF = 522.29
PROP. CONC PAD FOR PROP. TRANSFORMER
PROP.CONC PAD FOR BACKUP GENERATOR
ROOF DRAIN DISCHARGE TO GRADE
GENERATOR CONC. PAD
EX. 6" W
EX. OXYGEN LINE
EX. 8" SAN.
EX. GREASE TRAP
TEMPORARY STRIPING FOR LOADING AREA. TO BE REMOVED
TEMPORARY PAVEMENT FOR LOADING AREA
REPLACE CURB & GUTTER. INSTALL TOPSOIL & SEED.
INSTALL CURB & GUTTER
PROP. BACKUP GENERATOR
9'X18' CONC. PAD SEE DETAIL
5'X8' CONC. PAD
15" PVC
15" HDPE
24" HDPE
ACCESSIBLE SIGN W/ VAN ACCESSIBLE
PROPOSED BIKE RACK
CONC. SIDEWALK
SIDEWALK RAMP
CANOPY ABOVE
ZERO REVEAL CURB PAINTED DIRECTIONAL ARROWS (TYP.)
CONC. BOLLARD (TYP.)
BRICK SIDEWALK
MONUMENT SIGN
24 RISERS @7"
20' ALLEY TO TOWN OF RANSON DB 222 PG.334
20' STRIP TO DB 173 PG.272
THE CHARLES TOWN GENERAL HOSPITAL D.B. 222 PG. 344 PARCEL 1 TAX MAP 85 PARCEL 107
EX. 2"W
EX. 4"W
6" YELLOW TYPE V THERMOPLASTIC LINE (TYP.)
12" WHITE DIAGONAL TYPE V THERMOPLASTIC LINE (TYP.)
6" WHITE TYPE V THERMOPLASTIC EDGELINE (TYP.)
PROP. BRICK SIDEWALK TO MATCH EXISTING
WHITE YIELD TRIANGLES TYPE V THERMOPLASTIC PER WVDOH DTL TEM-3
ONE WAY R6-1R 36"X12"
CONC. DRIVEWAY APRON
W1 PROP. RETAINING WALL W/ HAND RAIL
W2 PROP. RETAINING WALL W/ HAND RAIL
W3 PROP. RETAINING WALL W/ HAND RAIL

LEGEND

FULL DEPTH ASPHALT PAVEMENT

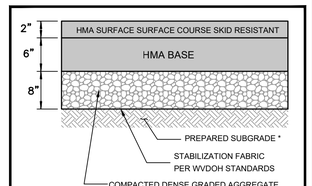
WVDOH FULL DEPTH ASPHALT PAVEMENT

(A) ACCESSIBLE PARKING SIGN R7-8, R7-8(2)
(B) VAN ACCESSIBLE PARKING SIGN R7-8, R7-8A, R7-8(2), R8-1(2)
(C) ACCESSIBLE PARKING SIGN R7-8, R7-8(2), R8-1(2)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF TRAFFIC ON EXISTING ROADWAYS IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE WVDOH TEMPORARY TRAFFIC CONTROL MANUAL, LATEST EDITIONS.
2. CONTRACTOR SHALL IMPLEMENT WVDOH TEMPORARY TRAFFIC CONTROL CASES A3 & A6 AS REQUIRED.
3. CONTRACTOR SHALL CONTACT KEVIN MCDONALD AT 681-320-2026 OR KEVIN.A.MCDONALD@WV.GOV TWO DAYS PRIOR TO WORKING IN THE RIGHT OF WAY AND KEN CLOHAN AT 304-350-3670 OR KENNETH.L.CLOHAN@WV.GOV TO REVIEW LAYOUT PRIOR TO PLACING SIGNS AND MARKINGS.



* MIN. 12" PROOFROLLED AND/OR COMPACTED SUBGRADE TO AT LEAST 95% OF MAX. DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR (ASTM D1557)

WVDOH PAVING DETAIL
N.T.S.

OWNER / DEVELOPER

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WVUMedicine
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DRAWN BY:
REVISION
DATE

PAVING, STRIPING & DIMENSION PLAN
WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER
SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: 1"=30'

PROFESSIONAL CERTIFICATION

JOSEPH H. CECI REGISTERED 16914 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER
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PROJECT NO. 25-32256
DRAWING NO. D-3662
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CHECKED BY: JHC

SHEET 5 OF 21

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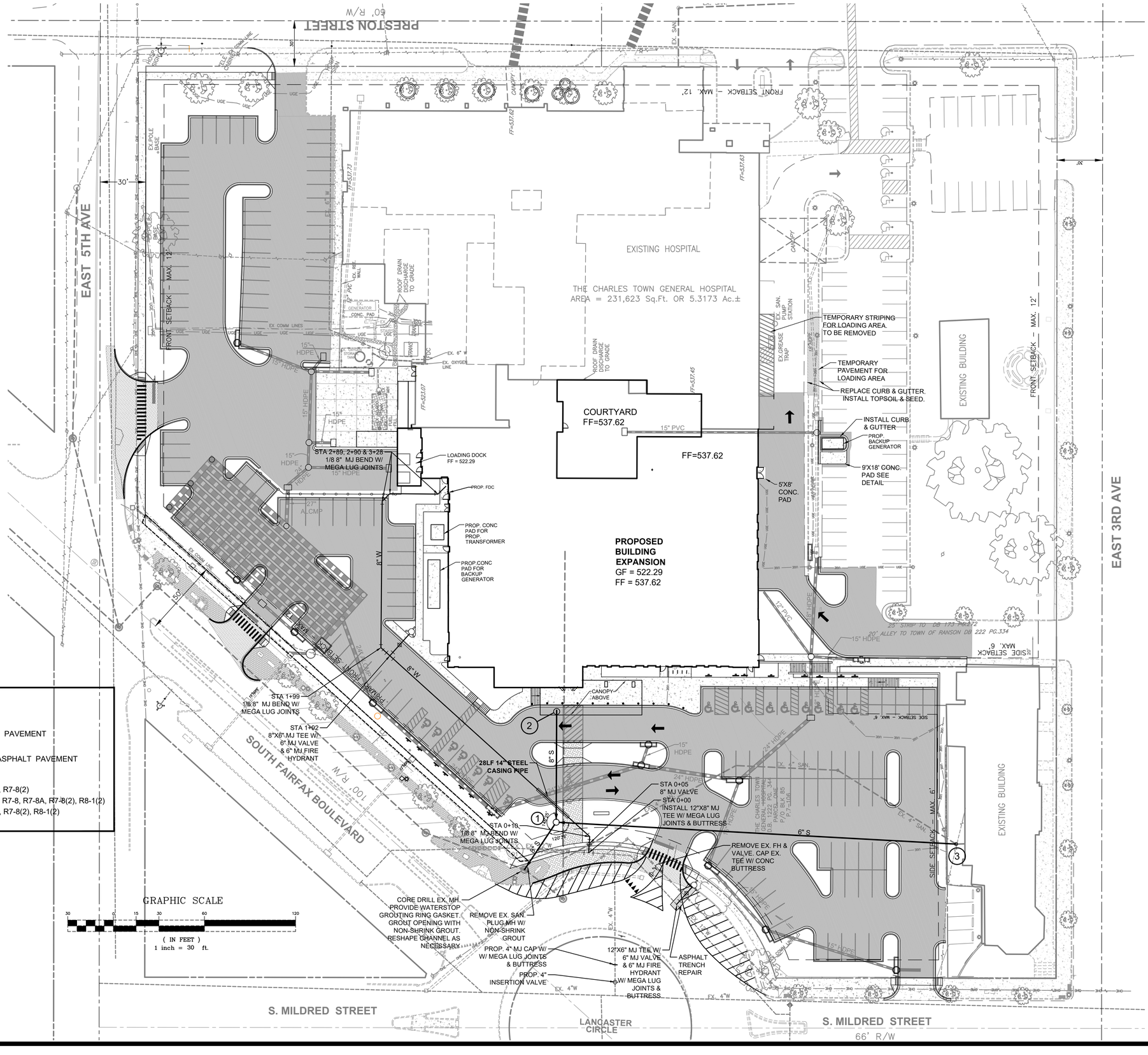

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WVDOH FULL DEPTH ASPHALT PAVEMENT

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WVUMedicine

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DRAWN BY | REVISION | DATE

SITE UTILITIES PLAN

WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER

SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: 1"=30'

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SHEET 6 OF 21

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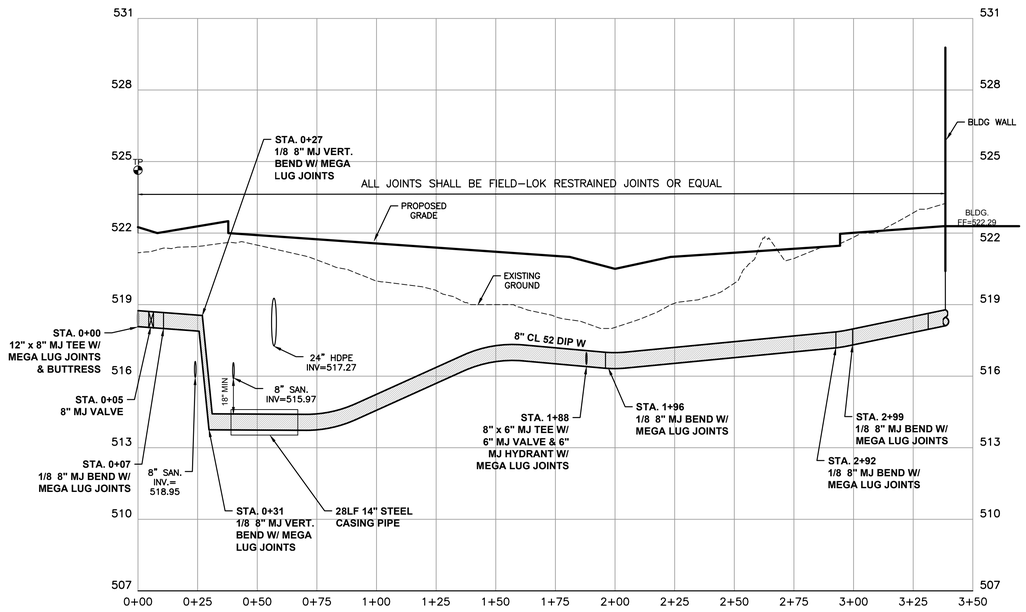
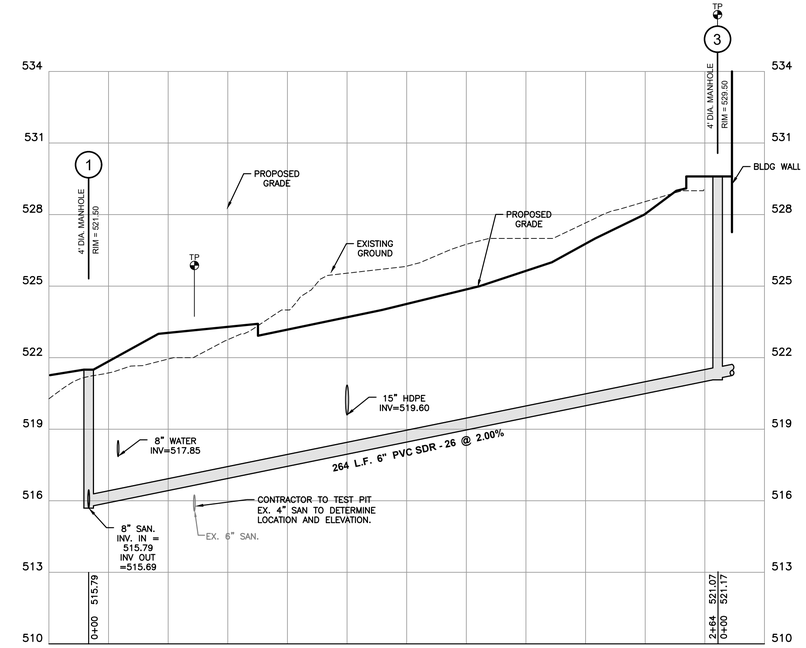


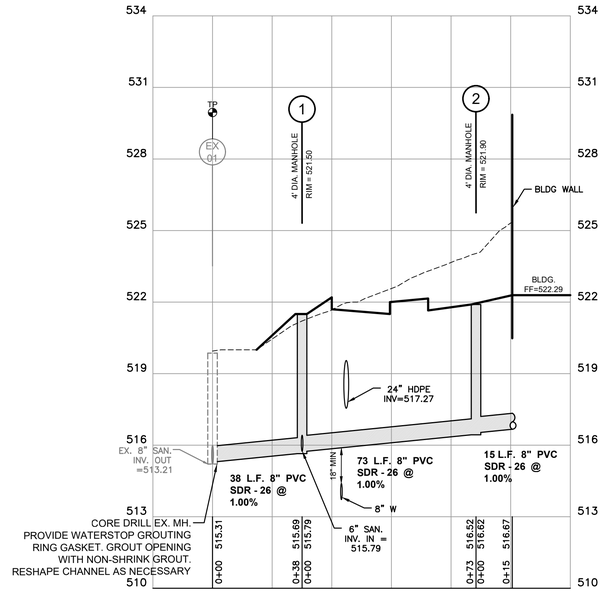
PROFILE

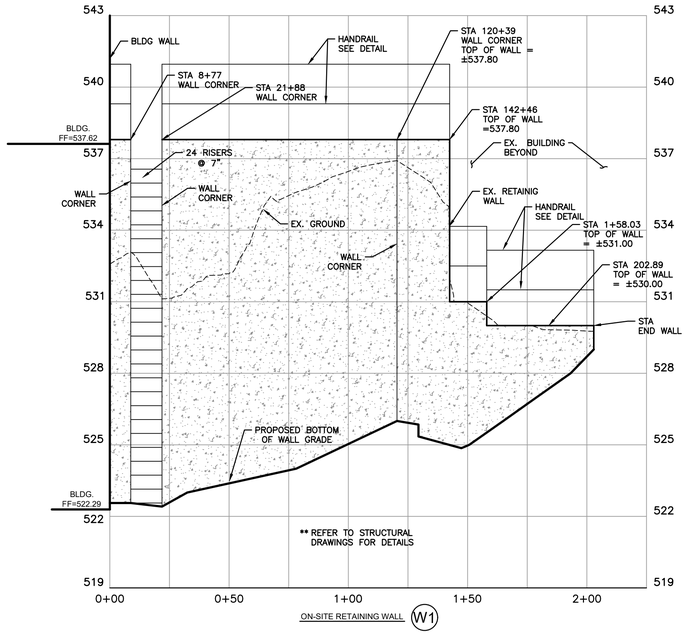
SCALE: HORIZ. - 1" = 30'
VERT. - 1" = 3'

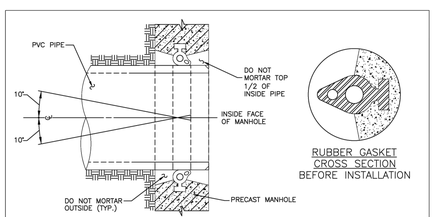


NOTES:

1. CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT ALL CROSSINGS TO DETERMINE EXACT HORIZONTAL & VERTICAL LOCATION. PROPOSED WATERLINE MAY BE ADJUSTED IN THESE AREAS IN ORDER TO AVOID CONFLICTS.
2. EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH. ALL TRENCHES SHALL BE BACK-FILLED AND STABILIZATION ON ALL DISTURBED AREAS SHALL OCCUR AT THE END OF EACH WEEK, EXCEPT FOR THE PORTION NECCESSARY TO RESUME CONSTRUCTION. ANY DISTURBED AREAS OR STOCKPILES NOT STABILIZED AT THE END OF EACH DAY SHALL BE PROTECTED AND HAVE SEDIMENT CONTROLLED BY THE USE OF STRAW BALE DIKES, EARTH BERMS AND SILT FENCES AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR.
3. ROADWAY EMBANKMENT STRUCTURAL FILL SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASSHTO T-180 METHOD "C" UTILITY TRENCH STRUCTURAL FILL SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY ASSHTO T-99 METHOD "A".







RUBBER GASKET
CROSS SECTION
BEFORE INSTALLATION

RUBBER GASKET CROSS SECTION
AFTER INSTALLATION
NTS

NOTES:

1. PRECAST MANHOLES ARE TO BE FURNISHED WITH A-LOK GASKETS OR APPROVED EQUAL.
2. FLEXIBLE PVC ADAPTER SHALL BE STRETCHED OVER PLASTIC PIPE AT CENTERLINE OF MANHOLE WALL. THE ADAPTER SHALL BE DESIGNED TO PROVIDE A WATERTIGHT SEAL AROUND THE PLASTIC PIPE.
3. A-LOK GASKET OR APPROVED EQUAL PER ASTM RUBBER GASKET SPECS C443, CAST INTEGRALLY IN MANHOLE WALL AND LOCATED AS REQUIRED. JOINT ALLOWS 10° OMNIDIRECTIONAL DEFLECTION FROM PERPENDICULAR
4. BECAUSE OF THE RUBBER GASKET'S ABILITY TO ENSURE A FLEXIBLE, WATERTIGHT JOINT, IT IS RECOMMENDED THAT NO MORTAR BE PLACED AROUND THE CONNECTOR AT ALL ON THE OUTSIDE OF THE STRUCTURE AND THAT NO MORTAR BE PLACED AROUND THE TOP HALF OF THE CONNECTOR ON THE INSIDE WHEN COMPLETING THE INVERT WORK. THE USE OF MORTAR IN EITHER OF THESE AREAS WOULD ELIMINATE THE FLEXIBILITY FOR WHICH THE CONNECTOR IS DESIGNED AND CAUSE PROBLEMS OF SHEAR.

RUBBER GASKET

SEWER MANHOLE SCHEDULE

MANHOLE	NORTHING	EASTING	RIM ELEV.	TYPE
1	N 293965.113	E 2432600.160	521.50	4' DIA. MANHOLE
2	N 293995.667	E 2432666.363	521.90	4' DIA. MANHOLE
3	N 293720.395	E 2432698.370	529.50	4' DIA. MANHOLE

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dba JEFFERSON MEDICAL CENTER
300 S. PRESTON ST.
RANSON, WV 25438

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981 MT. AETNA ROAD
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or (301)416-7250
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FAX: (301)293-6009
WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY | REVISION | DATE

WATER & SEWER PROFILES AND DETAILS
WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER
SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: 1"=30'

PROFESSIONAL CERTIFICATION

JOSEPH H. CHEEK REGISTERED 16914 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 12/31/26

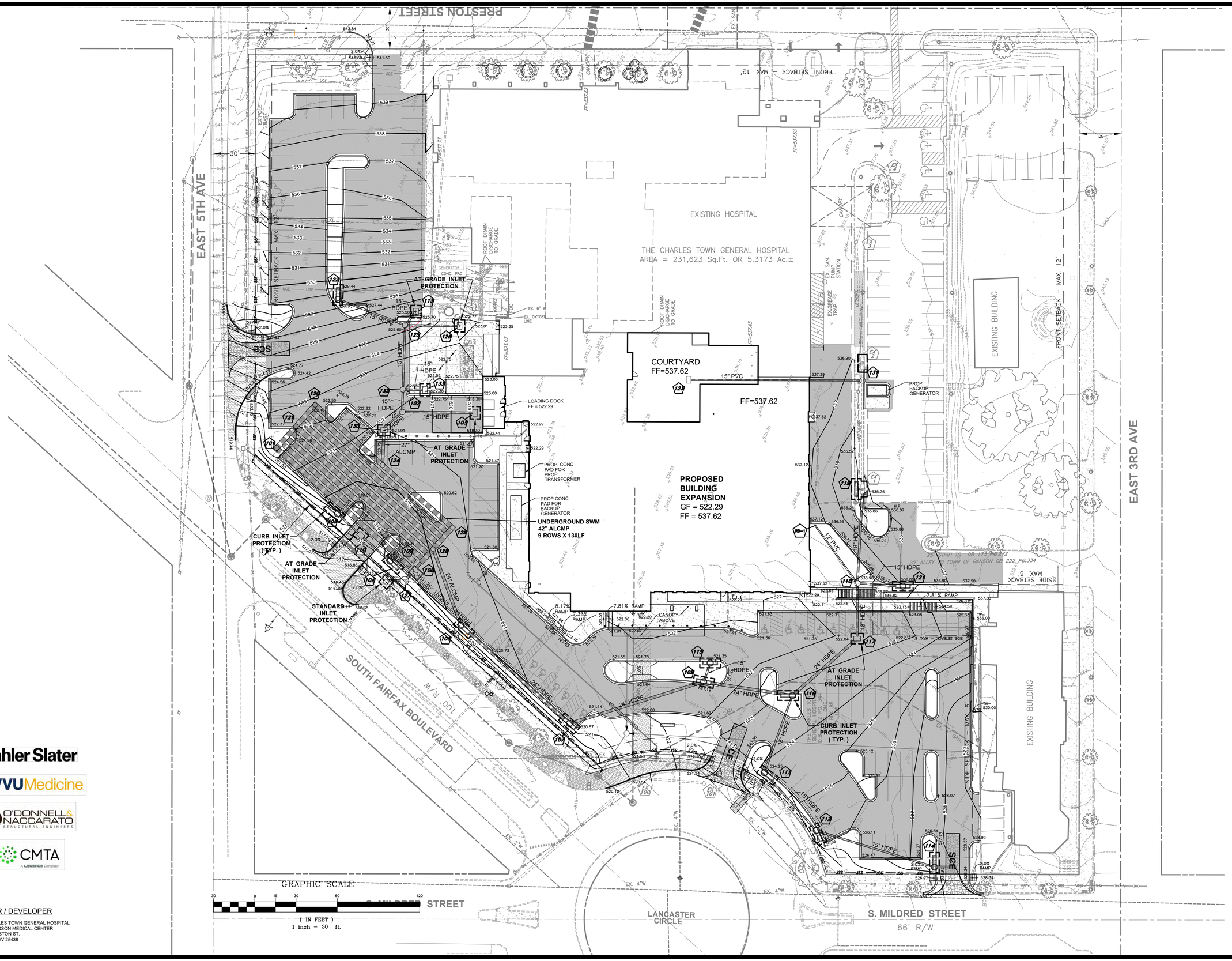
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA.

LICENSE No: 16914 EXP. DATE 12/31/26

PROJECT NO. 25-32256
DRAWING NO. D-3662
DATE: SEPTEMBER, 2026
DRAWN BY: JHC
CHECKED BY: JHC

SHEET 7 OF 21

H:\CARLSON PROJECTS\25\32256 KAHLER SLATER - JEFFERSON MEDICAL CENTER\DWG\Const Docs\CD-01.dwg, 9/2/2026 4:30:29 PM, JCECC, 1:1



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DATE	REVISION	DRAWN BY
06/08/2026	ADDED BORING LOCATIONS	

GRADING , STORM DRAIN & S.W.M.
WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER
SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
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9/2/26

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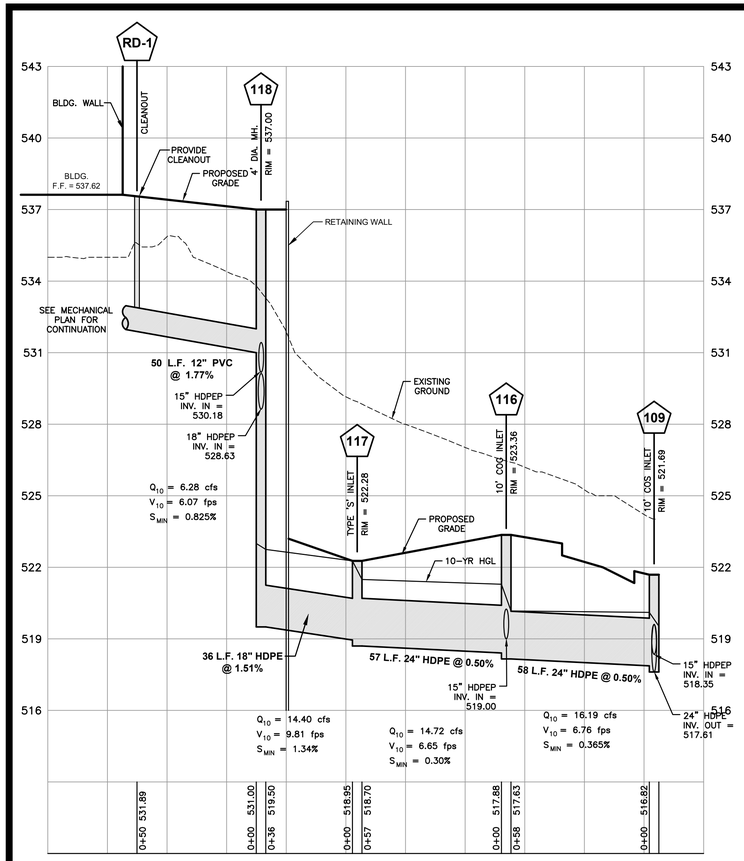
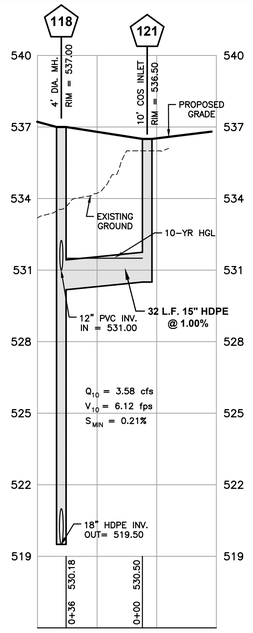
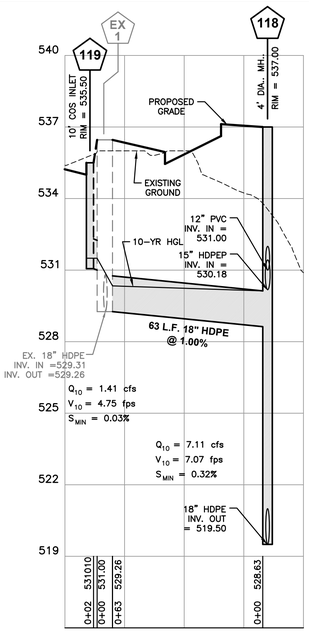
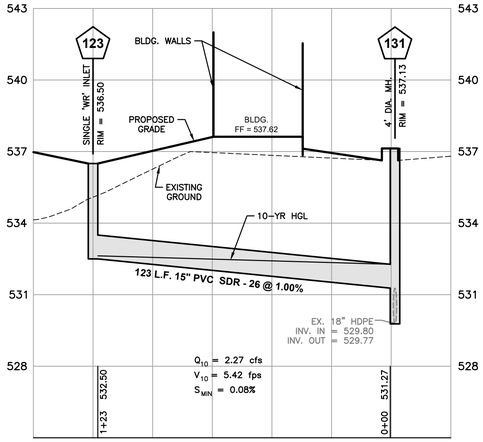
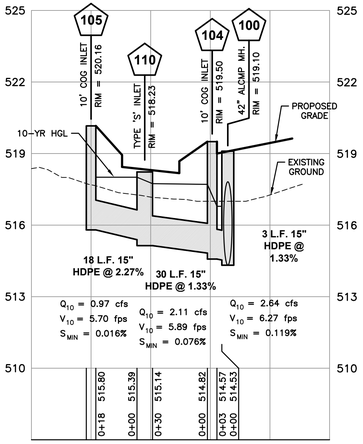
SHEET 8 OF 21

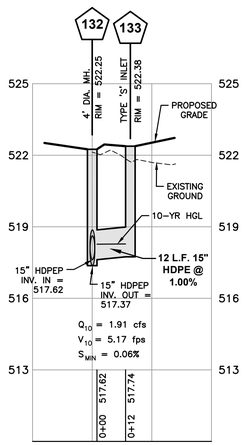


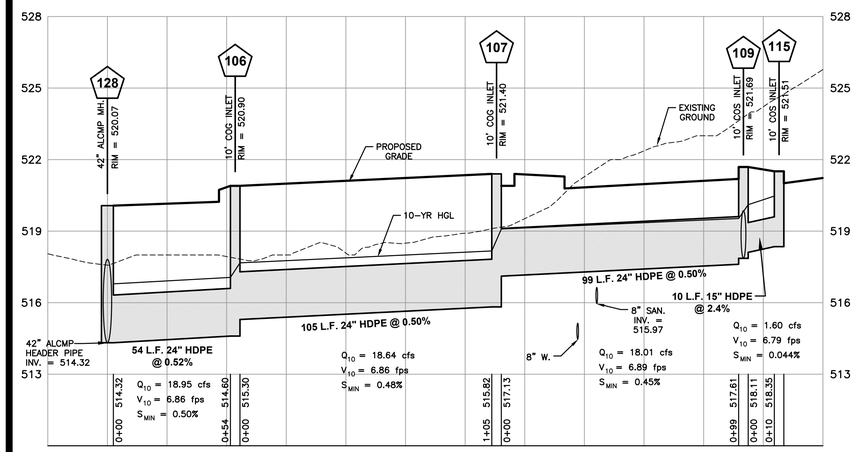












NOTE :
ALL HDPE PIPE TO BE AASHTO TYPE 'S'
ALL METAL PIPE TO BE ALCMP TYPE II

PROFILE
SCALE: HORIZ. - 1" = 30'
VERT. - 1" = 3'

STRUCTURE SCHEDULE

No.	TYPE	LOCATION NORTHING	LOCATION EASTING	STRUCTURE ELEVATION	REMARKS
100	42 DIA CMP MANHOLE	N 294172.29	E 2432647.06	RIM = 519.50	SEE DETAIL SHEET 10
101	42 DIA CMP MANHOLE	N 294281.98	E 2432680.11	RIM = 522.77	SEE DETAIL SHEET 10
102	48" DIA. MANHOLE	N 294211.72	E 2432743.03	RIM = 521.78	MSHA STD. MD - 384.01
103	DOUBLE TYPE 'S INLET	N 294163.53	E 2432764.87	RIM = 518.04	MSHA STD. MD - 374.70
104	10' COG INLET	N 294165.52	E 2432639.74	(U) 519.70	MSHA STD. MD - 374.62
		N 294176.03	E 2432642.98	(L) 519.52	
105	10' COG INLET	N 294230.99	E 2432659.93	(U) 520.16	MSHA STD. MD - 374.62
		N 294220.48	E 2432656.69	(L) 519.78	
106	10' COG INLET	N 294099.01	E 2432619.23	(U) 520.90	MSHA STD. MD - 374.62
		N 294109.52	E 2432622.47	(L) 520.71	
107	10' COS INLET	N 294010.71	E 2432592.00	(U) 521.40	MSHA STD. MD - 374.63
		N 294000.24	E 2432588.76	(L) 521.37	
108	6' x 8' CONTECH JELLYFISH	N	E	RIM = 519.51	SEE DETAL
109	10' COS INLET	N 293935.15	E 2432654.95	(U) 521.69	MSHA STD. MD - 374.63
		N 293924.52	E 2432657.76	(L) 521.69	
110	DOUBLE TYPE 'S INLET	N 294201.33	E 2432648.89	RIM=518.23	MSHA STD. MD - 374.70
111	10' COG INLET	N 293853.56	E 2432616.31	(U) 525.05	MSHA STD. MD - 374.62
		N 293864.34	E 2432618.50	(L) 524.75	
112	10' COG INLET	N 293802.50	E 2432590.28	(U) 526.16	MSHA STD. MD - 374.62
		N 293811.21	E 2432597.00	(L) 525.92	
113	SINGLE WR INLET	N 294233.64	E 2432813.29	RIM = 525.50	MSHA STD. MD - 374.06
114	10' COG INLET	N 293723.32	E 2432614.97	(U) 527.89	MSHA STD. MD - 374.62
		N 293718.70	E 2432604.98	(L) 527.55	
115	10' COS INLET	N 293937.32	E 2432671.23	(U) 521.51	MSHA STD. MD - 374.63
		N 293927.33	E 2432675.84	(L) 521.51	
116	10' COG INLET	N 293865.95	E 2432678.32	(U) 523.36	MSHA STD. MD - 374.62
		N 293875.94	E 2432673.71	(L) 523.28	
117	DOUBLE TYPE 'S INLET	N 293842.25	E 2432733.41	RIM = 522.28	MSHA STD. MD - 374.70
118	48" DIA. MANHOLE	N 293859.15	E 2432769.98	RIM = 537.00	MSHA STD. MD - 384.01
119	10' COS INLET	N 293892.43	E 2432836.20	(U) 535.50	TYPE 'A' SEE DETAIL
		N 293887.75	E 2432826.25	(L) 535.50	
120	42 DIA CMP MANHOLE	N 294271.54	E 2432720.83	RIM = 522.72	SEE DETAIL SHEET 10
121	42 DIA CMP MANHOLE	N 294277.60	E 2432700.72	RIM = 522.08	SEE DETAIL SHEET 10
122	10' COG INLET	N 294290.86	E 2432806.02	(U) 529.94	MSHA STD. MD - 374.62
		N 294286.60	E 2432795.88	(L) 528.77	
123	SINGLE WR INLET	N 294032.97	E 2432852.29	RIM = 536.50	MSHA STD. MD - 374.06
124	42" DIA CMP MANHOLE	N 294208.56	E 2432701.85	RIM = 520.32	SEE DETAIL SHEET 10
125	48" DIA. MANHOLE	N 294236.67	E 2432801.00	RIM = 520.50	MSHA STD. MD - 384.01
126	42" DIA CMP MANHOLE	N 294200.56	E 2432817.34	RIM = 522.77	SEE DETAIL SHEET 10
127					SWM CONTROL STRUCTURE SEE DETAIL
128	42 DIA CMP MANHOLE	N 294149.33	E 2432662.07	RIM = 520.07	SEE DETAIL SHEET 10
129	42 DIA CMP MANHOLE	N 294143.28	E 2432682.18	RIM = 520.61	SEE DETAIL SHEET 10
130	DOUBLE TYPE 'S INLET	N 294218.41	E 2432725.33	RIM = 521.91	MSHA STD. MD - 374.70
131	48" DIA. MANHOLE	N 293917.99	E 2432905.24	RIM = 573.13	MSHA STD. MD - 384.01
132	48" DIA. MANHOLE	N 294218.36	E 2432757.96	RIM =	MSHA STD. MD - 384.01
133	DOUBLE TYPE 'S INLET	N 294203.70	E 2432764.62	RIM =	MSHA STD. MD - 374.70

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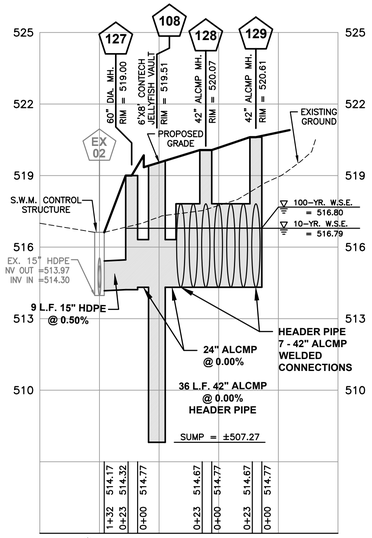
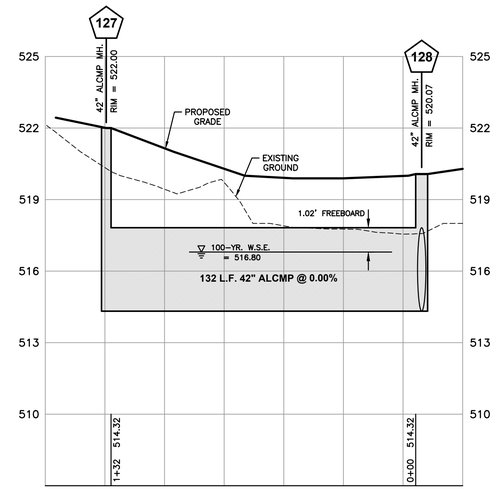
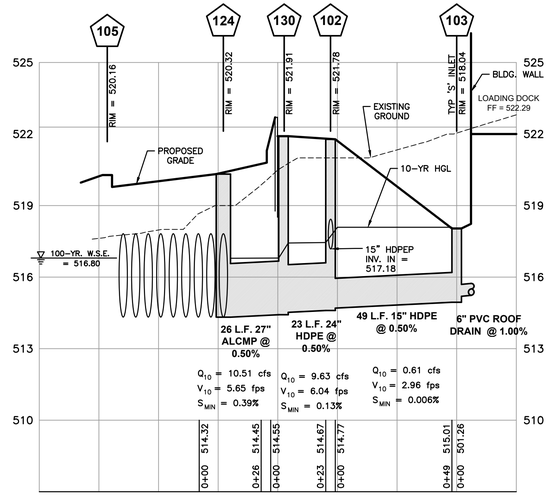
SHEET 9 OF 21

H:\CARLSON PROJECTS\25\32256 KAHLER SLATER - JEFFERSON MEDICAL CENTER\DWG\CONST DOCS\CD-0].DWG, 9/2/2026 4:32:59 PM, JCECH.I1







PROFILE

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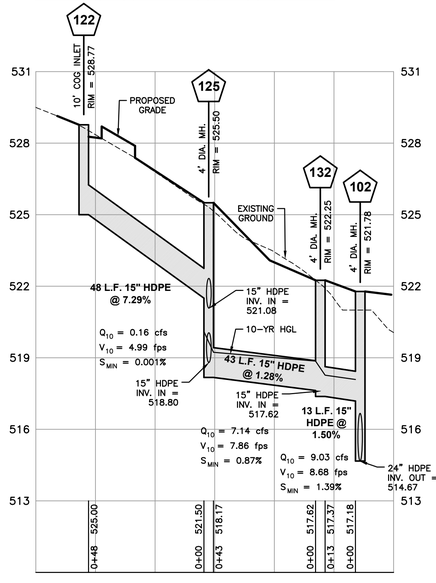

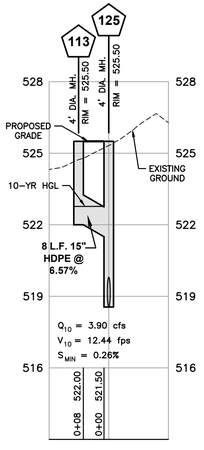

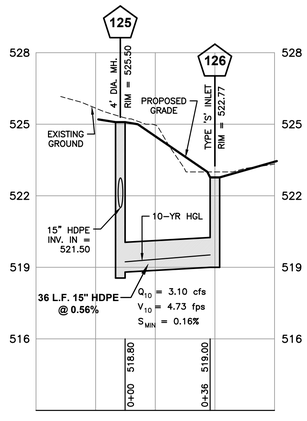

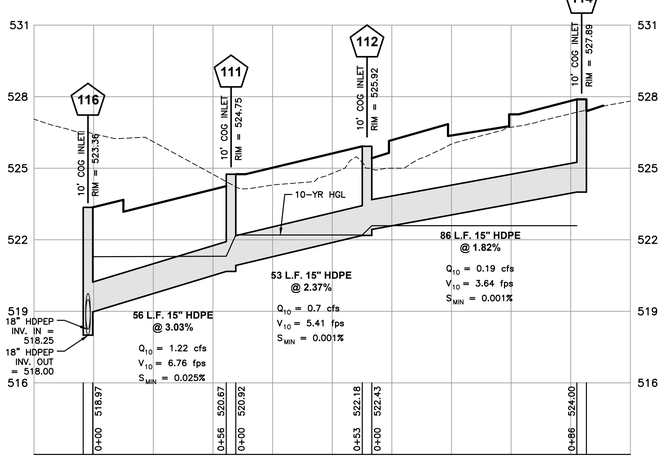

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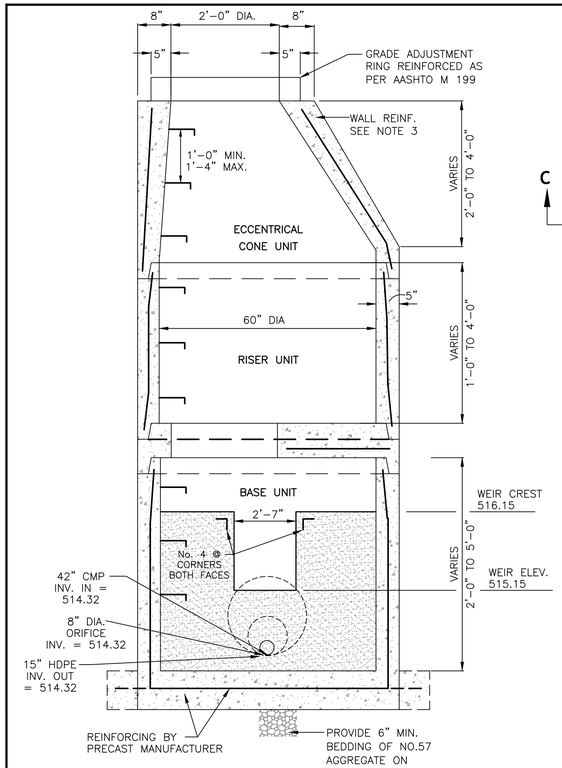

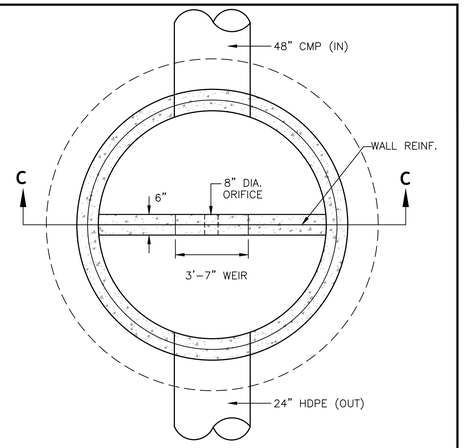

STRUCTURE (127) SECTION VIEW C-C

(SHOWN WITHOUT FRAME & COVER)
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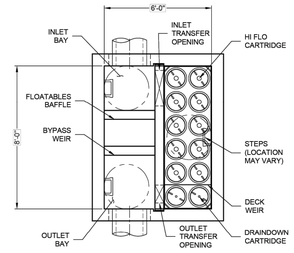
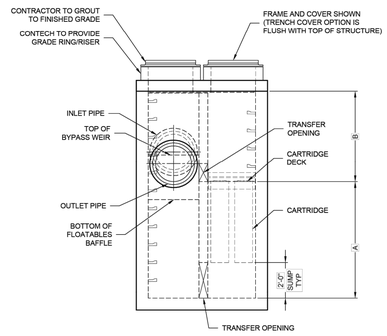


PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



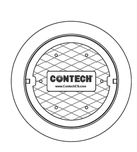
ELEVATION VIEW

JELLYFISH DESIGN NOTES

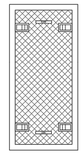
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD

CARTRIDGE SELECTION

CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HI-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	1.96	1.47	0.98	0.54
DECK TO INSIDE TOP (MIN) (B)	5.00	4.00	4.00	4.00



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



24" TRENCH COVER
(LENGTH VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED (HF / DD)	*
CARTRIDGE LENGTH	*

PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL
INLET #1	*	*	*	*	*
INLET #2	*	*	*	*	*
OUTLET	*	*	*	*	*

SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION		*
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

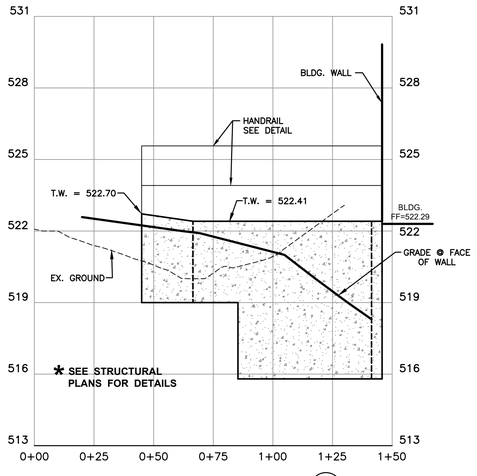
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

Jellyfish® Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,726; 8,221,616; US 8,123,935; OTHER INTERNATIONAL PATENTS PENDING.

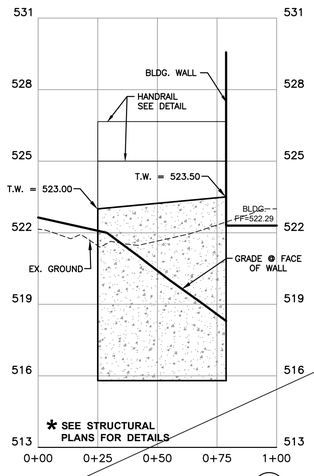
CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JFPD0806
STANDARD DETAIL
PEAK DIVERSION CONFIGURATION

I:\COMMON\CAD\TREATMENT\713 JELLYFISH FILTER\HD 913\STANDARD DRAWINGS\JFPDDWGS\JFPD0806-DTL_NEW.DWG 1/29/2018 10:39 AM



LOADING DOCK RETAINING WALL (W2)



LOADING DOCK RETAINING WALL (W3)

PROFILE
SCALE: HORIZ. - 1" = 30'
VERT. - 1" = 3'

Kahler Slater
WVUMedicine
O'DONNELL & NACCARATO STRUCTURAL ENGINEERS
CMTA A LEGENCE Company

OWNER / DEVELOPER

THE CHARLES TOWN GENERAL HOSPITAL
dba JEFFERSON MEDICAL CENTER
300 S. PRESTON ST.
RANSON, WV 25438

FOX & ASSOCIATES, INC.
ENGINEERS•SURVEYORS•PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853
82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-6009
WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY
REVISION
DATE

SWM DETAILS & RETAINING WALLS
WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER
SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: 1"=30'

PROFESSIONAL CERTIFICATION

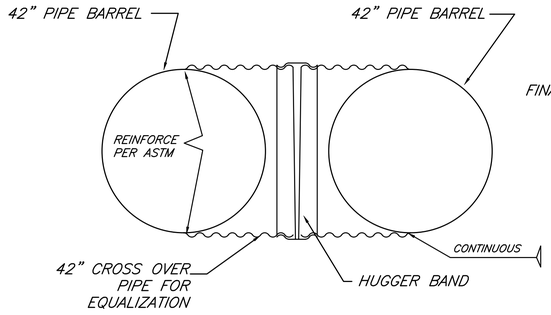
JOSEPH H CECIL REGISTERED 16914 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER
9/2/26

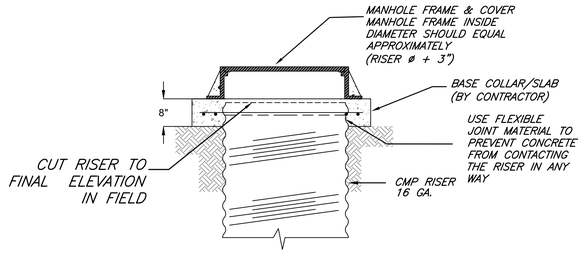
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA
LICENSE No.: 16914 EXP. DATE: 12/31/26

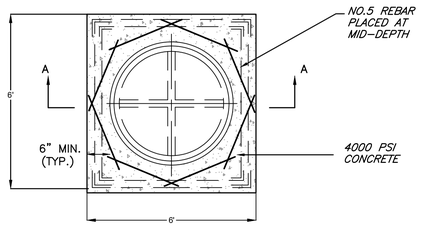
PROJECT NO. 25-32256
DRAWING NO. D-3662
DATE: SEPTEMBER, 2026
DRAWN BY: JHC
CHECKED BY: JHC

SHEET 11 OF 21

H:\CARLSON PROJECTS\25\32256 KAHLER SLATER - JEFFERSON MEDICAL CENTER\DWG\CONST DOCS\CD-01.DWG, 9/2/2026 4:33:44 PM, JCECIL

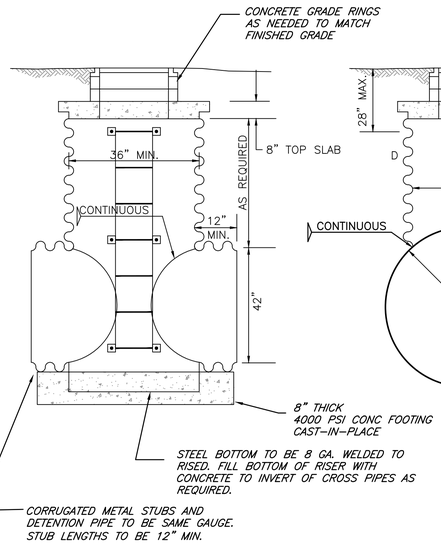


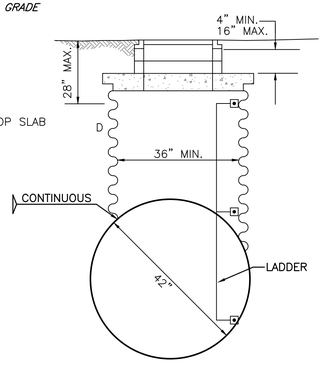




DETAIL MANHOLE COVER / INLET GRATE

NOT TO SCALE



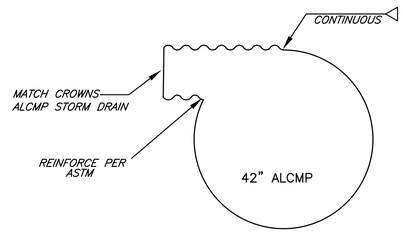


NOTE:

1. ALL CMP TO BE ALCMP TYPE II

CORRUGATED METAL PIPE MANHOLE

NOT TO SCALE



STORM DRAIN CONNECTION

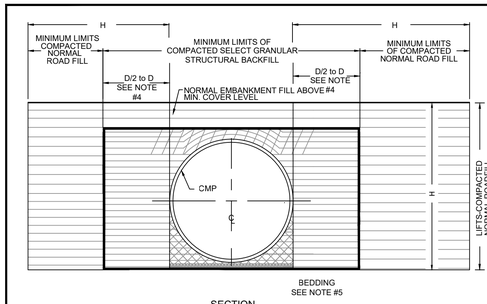
NOT TO SCALE

NOTES

1. CORRUGATED STEEL PIPE SHALL BE ALUMINIZED TYPE 2 STEEL
2. THE ALUMINIZED STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M274 OR ASTM A929.
3. THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF AASHTO M36 OR ASTM A760.
4. INSTALLATION SHALL BE IN ACCORDANCE WITH AASHTO SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II OR ASTM A796 AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.

ROUND CORRUGATED METAL PIPE INSTALLATION GRANULAR BACKFILL

NOT TO SCALE



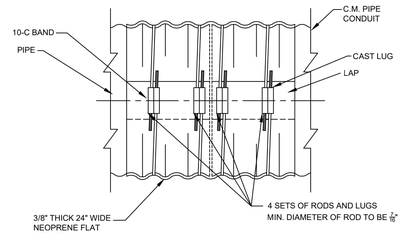
SECTION

- CRITICAL BACKFILL ZONE, PROPER COMPACTION MUST BE ACHIEVED
- INITIAL LIFTS OVER CROWN OF STRUCTURE AS INDICATED BY SHADED AREA TO BE COMPACTED TO REQUIRED DENSITY WITH HAND OPERATED EQUIPMENT OR WITH SMALL TRACTOR (D-4 OR SMALLER) DRAWN EQUIPMENT.
- SELECT GRANULAR STRUCTURAL BACKFILL LIMITS.

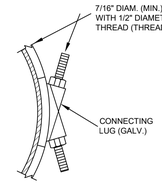
NOTES:

1. ALL SELECT GRANULAR BACKFILL TO BE PLACED IN A BALANCED FASHION IN THIN LIFTS (6"-8" LOOSE TYPICALLY) AND COMPACTED TO 90 PERCENT DENSITY PER AASHTO T-180.
2. COMPLETE AND REGULAR MONITORING OF THE CSP SHAPE IS NECESSARY DURING ALL BACKFILLING OF THE STRUCTURE.
3. PREVENT EXCESSIVE DISTORTION OF SHAPE AS NECESSARY BY VARYING COMPACTION METHODS AND EQUIPMENT.
4. THIS WIDTH SHOULD BE EQUAL TO 1/2 DIA. TO ONE DIA. WIDTH TYPICALLY. GREATER OR LESSER DISTANCE MAY BE REQUIRED. DISTANCE DEPENDS ON BEARING LOAD FOR ANY GIVEN LOADING, STRUCTURE SHAPE AND BACKFILL MATERIAL. THIS MUST BE EVALUATED BY THE PROJECT ENGINEER FOR EACH SPECIFIC SITUATION.
5. BEDDING ZONE SHOULD BE FREE OF DEBRIS. PLACE BEDDING MATERIAL AT MIN. THICKNESS EQUAL TO TWICE THE CORRUGATION DEPTH.
6. EMBANKMENT WIDTH H TO BE SUCH THAT A STABLE EMBANKMENT CAPABLE OF RESISTING SIDE PRESSURES FROM CSP PIPE-ARCH SHAPE WILL BE MAINTAINED THROUGHOUT THE LIFE OF INSTALLATION. THIS WIDTH TO BE DETERMINED BY THE PROJECT ENGINEER.

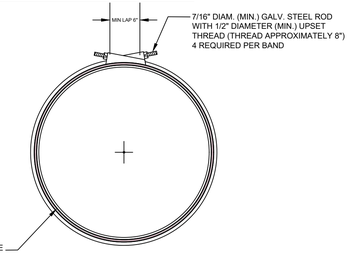
CORRUGATED METAL PIPE
TYPICAL BACKFILL SECTION



OPEN CELL NEOPRENE GASKET, ASTM SPECIFICATION D-1056, GRADE 2C3, SKINNED ALL FOUR SIDES OF ONE-PIECE CONSTRUCTION



CONNECTING LUG DETAILS



WATERTIGHT COUPLING BAND
FOR ANNULAR OR REROLLED HELICAL PIPE

Kahler Slater

WVUMedicine

O'DONNELL & NACCARATO STRUCTURAL ENGINEERS

CMTA A LEGENCE Company

OWNER / DEVELOPER

THE CHARLES TOWN GENERAL HOSPITAL
dba JEFFERSON MEDICAL CENTER
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RANSON, WV 25438

FOX & ASSOCIATES INC. Est. 1966
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ENGINEERS•SURVEYORS•PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853
82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-6009
WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY | REVISION | DATE

STORMWATER MANAGEMENT NOTES AND DETAILS
WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER
SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: AS NOTED

PROFESSIONAL CERTIFICATION

JOSEPH H. CECI REGISTERED 16914 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 12/3/26

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA

LICENSE No. 16914 EXP. DATE 12/31/26

PROJECT NO. 25-32256
DRAWING NO. D-3662
DATE: SEPTEMBER, 2026
DRAWN BY: JHC
CHECKED BY: JHC

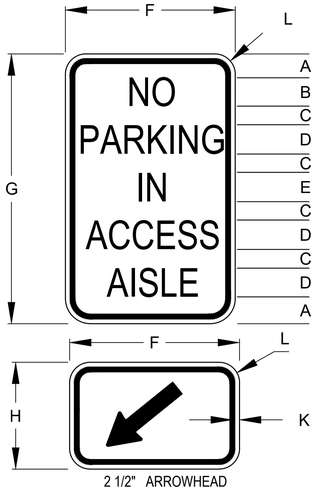
SHEET 12 OF 21

H:\CARLSON PROJECTS\25\32256 KAHLER SLATER - JEFFERSON MEDICAL CENTER\DWGS\CONST DOCS\CD-01.DWG, 9/2/2026 4:34:01 PM, JCECI



* REDUCE SPACING 50 PERCENT
COLORS
LEGEND AND BORDER - GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKROUND - WHITE
ARROW MAY BE REMOVED IF NECESSARY

RESERVED PARKING R7-8
VAN ACCESSIBLE R7-8A
MAXIMUM FINE R7-8(2)
N.T.S.

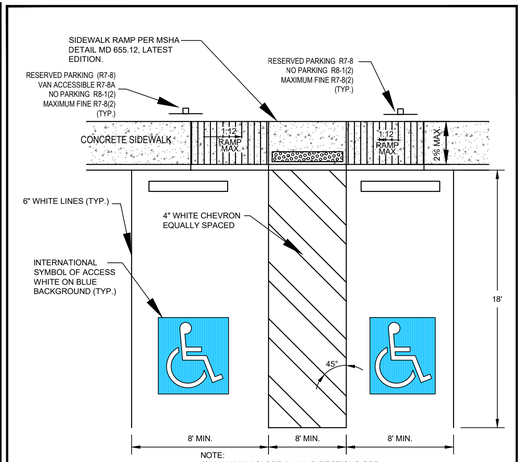


2 1/2" ARROWHEAD
NOTE: ARROWHEAD TO FACE LEFT OR
RIGHT DEPENDING ON SIGN PLACEMENT.

SIGN SIZE	DIMENSION (INCHES)										
	A	B	C	D	E	F	G	H	J	K	L
STANDARD	1 3/4	2 1/2	1	2	1 1/2	12	18	6	3/8	1/2	1 1/2

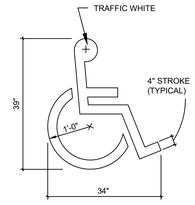
LEGEND AND BORDER - RED
BACKROUND - WHITE (RETROFLECTIVE)

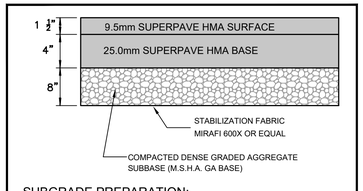
ACCESS AISLE SIGN R8-1(2)
N.T.S.



NOTE:
2% MAXIMUM SLOPE IN ALL DIRECTIONS FOR
ENTIRE ADA SPACE, AISLE AND ACCESSIBLE ROUTE.

ACCESSIBLE PARKING SPACE WITH CURB
N.T.S.



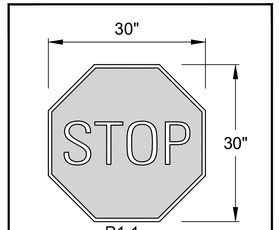


SUBGRADE PREPARATION:

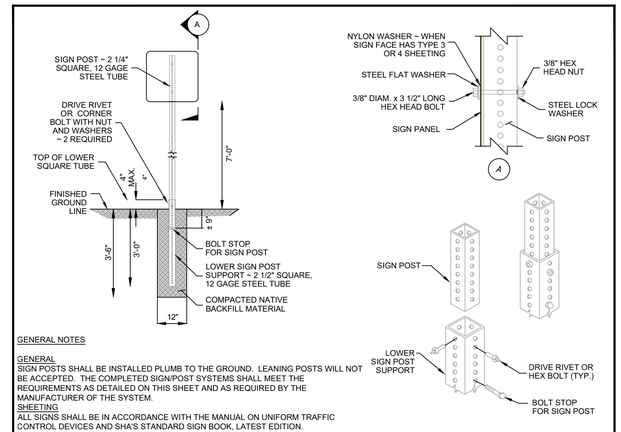
1. FILL AREAS TO BE PAVED SHALL HAVE SOIL PLACED IN 8 INCH LIFTS AND COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY. MAXIMUM DENNSITY SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D-698 STANDARD PROCTOR.
2. AFTER THE SUBGRADE IN CUTS AND FILLS HAS BEEN FINALLY SHAPED TO THE SPECIFIED CROSS SECTION, IT SHALL BE CAREFULLY AND THOROUGHLY PROOF ROLLED WITH A 20 TON ROLLER OR EQUIVALENT TO DETERMINE SOFT OR UNSUITABLE AREAS. PRIOR TO PAVING, SOFT OR UNSUITABLE ARES SHALL BE REMOVED AND BACKFILLED WITH SUITABLE MATERIAL TO THE REQUIREMENTS OF No. 1 ABOVE.
3. NO PAVEMENT SHALL BE PLACED ON FROZEN OR FROSTED SUBGRADES THAT WILL NOT ADEQUATELY SUPPORT THE PAVEMENT.
4. IF ROCK IN ENCOUNTERED IN THE SUBGRADE, REMOVE AN ADDITIONAL 6 INCHES BELOW SUBGRADE AND BACKFILL WITH SUITABLE MATERIAL TO THE REQUIREMENTS OF No. 1 ABOVE.

* NOTE: FINAL PAVEMENT SECTION IS SUBJECT TO MODIFICATION BY THE GEOTECHNICAL ENGINEER

PAVING DETAIL
N.T.S.



R1-1
30"x30"

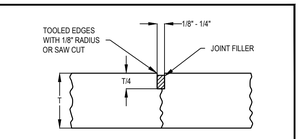


GENERAL NOTES

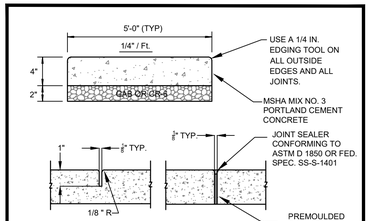
GENERAL
SIGN POSTS SHALL BE INSTALLED PLUMB TO THE GROUND. LEANING POSTS WILL NOT BE ACCEPTED. THE COMPLETED SIGN/POST SYSTEMS SHALL MEET THE REQUIREMENTS AS DETAILED ON THIS SHEET AND AS REQUIRED BY THE MANUFACTURER OF THE SYSTEM.
SHEETING
ALL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SHA'S STANDARD SIGN BOOK, LATEST EDITION.
BLANKS
THE ALUMINUM SIGN BLANKS SHALL CONFORM TO ASTM B-209, ALLOY 6061-T6 OR 5052-H38. BLANKS SHALL HAVE A THICKNESS OF 0.080". ALL DIMENSIONS SHALL BE AS SHOWN IN THESE DETAILS.
HARDWARE
BOLTS, NUTS, SPACERS AND RIVETS SHALL MEET POST MANUFACTURER'S REQUIREMENTS FOR P**ROPER OPERATION OF THE BREAK AWAY SYSTEMS SUPPLIED. ALL HARDWARE SHALL HAVE A CORROSION RESISTANT FINISH PER POST MANUFACTURE'S REQUIREMENTS.**
POSTS
THE STEEL POSTS, BASES AND SLEEVES SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR COLD ROLLED CARBON SHEET STEEL, COMMERCIAL QUALITY, ASTM A-446, GRADE A. DIMENSIONS OF THE COMPONENTS SHALL BE AS DETAILED ON THIS SHEET. ALL POSTS SHALL BE GALVANIZED. THE YIELD STRENGTH OF THE POST, SLEEVE AND ANCHOR SHALL BE 52,000 PSI. THE POSTS, SLEEVE AND ANCHOR SHALL BE MANUFACTURED FROM HOT DIPPED GALVANIZED STEEL WITH 1.25 OUNCE COATING CONFORMING TO ASTM A-525, ALSO REFERRED TO AS G-90. BOTH INTERIOR AND EXTERIOR FACES OF THE COMPONENTS SHALL BE GALVANIZED.

THE POST SHALL BE FLUSH OR RECESSED DOWN BELOW THE TOP OF THE SIGN.

ON - SITE SIGN SUPPORT DETAIL
NOT TO SCALE



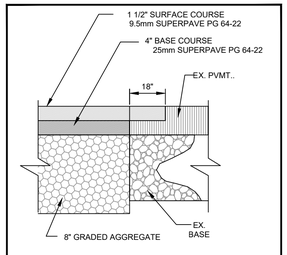
R6-1R
36"x12"



CONTRACTION JOINT EXPANSION JOINT

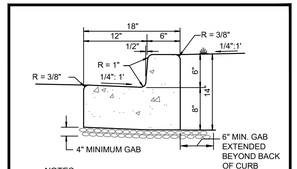
NOTES:
1. CONCRETE SHALL BE CLASS B CONCRETE AS DESIGNATED BY THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS SPECIFICATIONS.
2. CONCRETE SHALL BE SPRAYED WITH LIQUID CURING COMPOUND AS SOON AS FREE WATER HAS DISAPPEARED FROM THE SURFACE. CURING COMPOUND REQUIRED AS PER SPECIFICATION 32-16-13
3. FORMS SHALL BE STEEL FORMS WITH THE EXCEPTION OF APPROVED FLEXIBLE FORMS FOR RADIAL FORMATION.
4. SIDEWALK SHALL HAVE A LIGHT BROOM FINISH.
5. SIDEWALKS TO BE SCRIBED IN 5' MAXIMUM LENGTHS AND BRUSH FINISHED, EXPANSION JOINTS TO BE SPACED EVERY 15 FEET AND BETWEEN CURB AND SIDEWALK WHERE ADJACENT.

STANDARD CONCRETE SIDEWALK
NOT TO SCALE



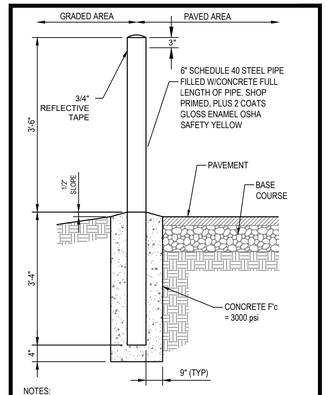
NOTES:
1. WHERE PROPOSED PAVEMENT CONNECTS TO EXISTING PAVEMENT, SAW CUT THE EX. PAVEMENT FOR THE FULL LENGTH OF THE CONNECTION. FOR THE THE 1 1/2" SURFACE COURSE, THE EX. PAVEMENT MUST BE MILLED BACK A MINIMUM OF 18" TO ALLOW FOR A SMOOTH OVERLAP.
2. FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO PROVIDE A SMOOTH TRANSITION BOTH VERTICALLY AND HORIZONTALLY FROM EXISTING TO PROPOSED PAVING SECTION.

PAVEMENT TIE-IN DETAIL
NOT TO SCALE



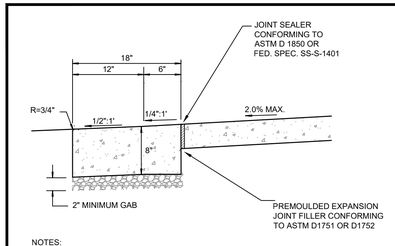
NOTES:
1. CONCRETE SHALL BE WVDOH CLASS B.
2. CONCRETE SHALL BE SPRAYED WITH LIQUID CURING COMPOUND AS SOON AS FREE WATER HAS DISAPPEARED FROM THE SURFACE. CURING COMPOUND REQUIRED AS PER SPECIFICATION 32-16-13
3. FORMS SHALL BE STEEL FORMS WITH THE EXCEPTION OF APPROVED FLEXIBLE FORMS FOR RADIAL FORMATION.
4. ALL CURB SHALL BE A MINIMUM OF 5' IN LENGTH.
5. IF HAND FORMED USE MAGNESIUM OR WOOD TROWEL WITH BRUSHED FINISH. IF CURB IS EXTRUDED BRUSH FINISH.

COMBINATION CURB AND GUTTER
N.T.S.



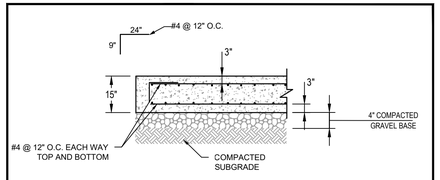
NOTES:
1. ALL BOLLARDS TO BE SET PLUMB.
2. PROVIDE HDPE BOLLARD COVER.

BOLLARD DETAIL
NTS



NOTES:
1. CONCRETE SHALL BE WVDOH CLASS B.
2. CONCRETE SHALL BE SPRAYED WITH LIQUID CURING COMPOUND AS SOON AS FREE WATER HAS DISAPPEARED FROM THE SURFACE. CURING COMPOUND REQUIRED AS PER SPECIFICATION 32-16-13
3. FORMS SHALL BE STEEL FORMS WITH THE EXCEPTION OF APPROVED FLEXIBLE FORMS FOR RADIAL FORMATION.
4. ALL CURB SHALL BE A MINIMUM OF 5' IN LENGTH.
5. IF HAND FORMED USE MAGNESIUM OR WOOD TROWEL WITH BRUSHED FINISH. IF CURB IS EXTRUDED BRUSH FINISH.

'ZERO' REVEAL SPILL CURB AND GUTTER
N.T.S.



NOTE: CONCRETE SHALL BE 4000 PSI @ 28 DAYS.
REBAR SHALL BE GRADE 60 DEFORMED BARS.
GRAVEL BASE SHALL MEET REQUIREMENTS OF
MSHA G.A. BASE.

COMPACTOR PAD DETAIL
NO SCALE

CONCRETE PAVEMENT SPECIFICATIONS

PAVEMENT STRENGTH=4,000PSI	PER ACI 318
MIN. CEMENT FACTOR	588#
MIN W/C	0.45
ENTRAINED AIR	4.5%-7.5%
SLUMP	4" MAX UNLESS HRWR OR MID RANGE WR; THEN 6"-8"
WATER REDUCER	NORMAL TYPE A
RETARDER	NORMAL TYPE D AS NEEDED (REQUIRED IF CONCRETE TEMPERATURE EXCEEDS 85°F
CONCRETE TEMP	50° - 90°F
ACCELERATOR	NON-CHLORIDE TYPE ONLY THE USE OF CALCIUM CHLORIDE IS PROHIBITED
FIBER*	1½" @ 1.5#/CY (AS FIBERMESH 300 OR EQUIVALENT)

SUBGRADE PREPARATION

A. FILL AREAS TO BE PAVED SHALL HAVE SOIL PLACED IN 8 INCH LIFTS AND COMPACTED TO 92 PERCENT OF MAXIMUM DENSITY. THE LAST TWO LIFTS SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY. MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH ASSHTO T-180 METHOD
C. CERTIFICATION BY A GEOTECHNICAL ENGINEER LICENSED BY THE STATE OF WEST VIRGINIA MAY BE REQUIRED.
B. MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D-698 STANDARD PROCTOR.
C. AFTER THE SUBGRADE IN CUTS AND FILLS HAS BEEN FINALLY SHAPED TO THE SPECIFIC CROSS SECTION, IT SHALL BE CAREFULLY AND THOROUGHLY PROOF ROLLED WITH A 20 TON ROLLER OR EQUIVALENT TO DETERMINE SOFT OR UNSUITABLE AREAS. PRIOR TO PAVING SOFT OR SUITABLE MATERIAL TO THE REQUIREMENTS OF ITEM "A" ABOVE.
D. NO PAVEMENT SHALL BE PLACED ON FROZEN SUBGRADES NOR ON SUBGRADES THAT WILL NOT ADEQUATELY SUPPORT THE PAVEMENT.
E. IF ROCK IS ENCOUNTERED IN THE SUBGRADE, REMOVE AN ADDITIONAL 6 INCHES BELOW SUBGRADE AND BACKFILL WITH SUITABLE MATERIAL TO THE REQUIREMENTS OF ITEM "A".

CONCRETE PAVEMENT SECTION
NOT TO SCALE

Kahler Slater

WVU Medicine

O'DONNELL & NACCARATO STRUCTURAL ENGINEERS

CMTA A LEGENCE Company

OWNER / DEVELOPER

THE CHARLES TOWN GENERAL HOSPITAL
dba JEFFERSON MEDICAL CENTER
300 S. PRESTON ST.
RANSON, WV 25438

(A) ACCESSIBLE PARKING SIGN R7-8, R7-8(2)
(B) VAN ACCESSIBLE PARKING SIGN R7-8, R7-8A, R7-8(2), R8-1(2)
(C) ACCESSIBLE PARKING SIGN R7-8, R7-8(2), R8-1(2)

FOX & ASSOCIATES INC.
Est. 1966
FOX & ASSOCIATES, INC.
ENGINEERS•SURVEYORS•PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853
82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-8009
WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY
REVISION
DATE

SITE DETAILS
WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER
SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: AS NOTED

PROFESSIONAL CERTIFICATION

JOSEPH H CARLSON REGISTERED 16914 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 9/2/26

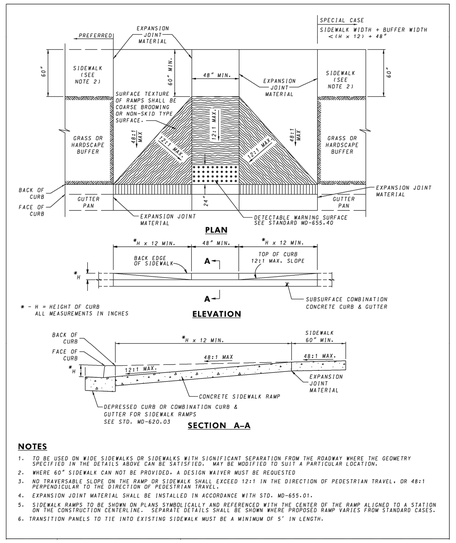
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA

LICENSE No: 16914 EXP. DATE: 12/31/26

PROJECT NO. 25-32256
DRAWING NO. D-3662
DATE: SEPTEMBER, 2026
DRAWN BY: JHC
CHECKED BY: JHC

SHEET 13 OF 21

H:\CARLSON PROJECTS\25132256 KAHLER SLATER - JEFFERSON MEDICAL CENTER\DWG\CONST DOCS\CD-01.DWG, 9/2/2026 4:34:13 PM, JCECI, 1:1

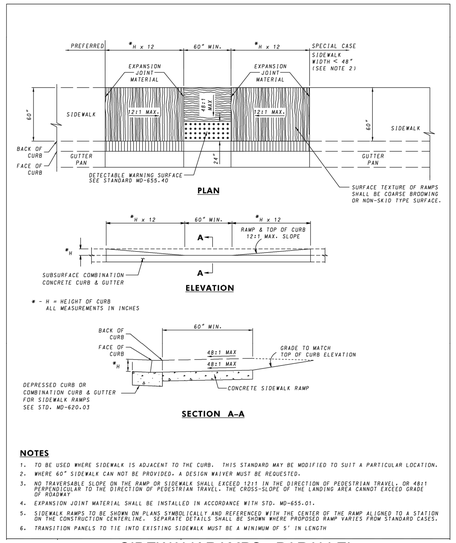


NOTES

1. TO BE USED ON WIDE SIDEWALKS OR SIDEWALKS WITH SIGNIFICANT SEPARATION FROM THE ROADWAY WHERE THE GEOMETRY SPECIFIED IN THE DETAILS ABOVE CAN BE SATISFIED. MAY BE MODIFIED TO SUIT A PARTICULAR LOCATION.
2. WHERE 60" SIDEWALK CAN NOT BE PROVIDED, A DESIGN WAIVER MUST BE REQUESTED
3. NO TRAVERSABLE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 12:1 IN THE DIRECTION OF PEDESTRIAN TRAVEL, OR 48:1 PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
4. EXPANSION JOINT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH STD. MD-655.01.
5. SIDEWALK RAMPS TO BE SHOWN ON PLANS SYMBOLICALLY AND REFERENCED WITH THE CENTER OF THE RAMP ALIGNED TO A STATION ON THE CONSTRUCTION CENTERLINE. SEPARATE DETAILS SHALL BE SHOWN WHERE PROPOSED RAMP VARIES FROM STANDARD CASES.
6. TRANSITION PANELS TO TIE INTO EXISTING SIDEWALK MUST BE A MINIMUM OF 5' IN LENGTH.

SIDEWALK RAMPS - PERPENDICULAR

N.T.S.

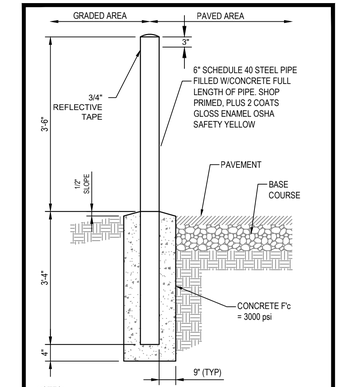


NOTES

1. TO BE USED WHERE SIDEWALK IS ADJACENT TO THE CURB. THIS STANDARD MAY BE MODIFIED TO SUIT A PARTICULAR LOCATION.
2. WHERE 60" SIDEWALK CAN NOT BE PROVIDED, A DESIGN WAIVER MUST BE REQUESTED.
3. NO TRAVERSABLE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 12:1 IN THE DIRECTION OF PEDESTRIAN TRAVEL, OR 48:1 PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL. THE CROSS-SLOPE OF THE LANDING AREA CANNOT EXCEED GRADE OF ROADWAY.
4. EXPANSION JOINT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH STD. MD-655.01.
5. SIDEWALK RAMPS TO BE SHOWN ON PLANS SYMBOLICALLY AND REFERENCED WITH THE CENTER OF THE RAMP ALIGNED TO A STATION ON THE CONSTRUCTION CENTERLINE. SEPARATE DETAILS SHALL BE SHOWN WHERE PROPOSED RAMP VARIES FROM STANDARD CASES.
6. TRANSITION PANELS TO TIE INTO EXISTING SIDEWALK MUST BE A MINIMUM OF 5' IN LENGTH

SIDEWALK RAMPS - PARALLEL

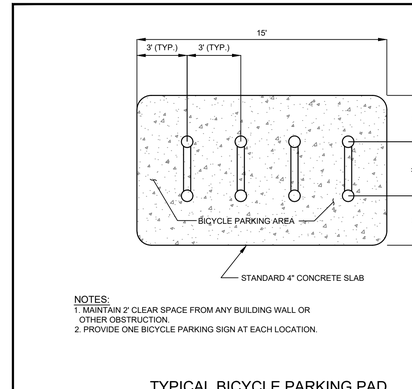
N.T.S.



NOTES:
1. ALL BOLLARDS TO BE SET PLUMB.
2. PROVIDE HDPE BOLLARD COVER.

BOLLARD DETAIL

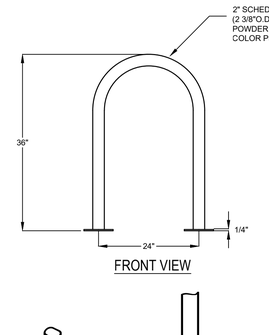
NTS



NOTES:
1. MAINTAIN 2' CLEAR SPACE FROM ANY BUILDING WALL OR OTHER OBSTRUCTION.
2. PROVIDE ONE BICYCLE PARKING SIGN AT EACH LOCATION.

TYPICAL BICYCLE PARKING PAD

NOT TO SCALE

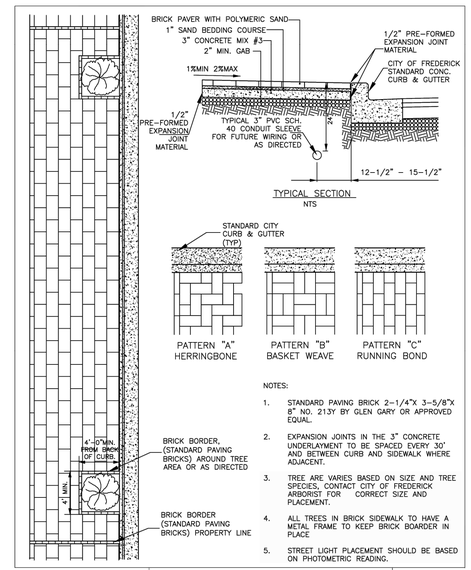


SURFACE FLANGE MOUNT (SF)

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. OWNER TO SELECT COLOR (FINISH).
3. SEE SITE PLAN FOR LOCATION.

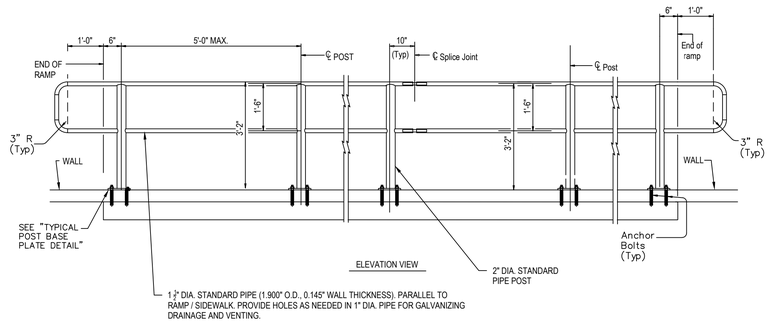
SURFACE MOUNT 2 BICYCLE RACK

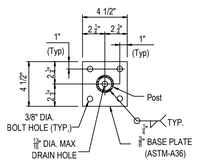
NOT TO SCALE



NOTES:
1. STANDARD PAVING BRICK 2-1/4"X 3-5/8"X 8" NO. 213Y BY GLEN GARY OR APPROVED EQUAL.
2. EXPANSION JOINTS IN THE 3" CONCRETE UNDERLAYMENT TO BE SPACED EVERY 30' AND BETWEEN CURB AND SIDEWALK WHERE ADJACENT.
3. TREE ARE VARIES BASED ON SIZE AND TREE SPECIES, CONTACT CITY OF FREDERICK ARBORIST FOR CORRECT SIZE AND PLACEMENT.
4. ALL TREES IN BRICK SIDEWALK TO HAVE A METAL FRAME TO KEEP BRICK BOARDER IN PLACE
5. STREET LIGHT PLACEMENT SHOULD BE BASED ON PHOTOMETRIC READING.

BRICK SIDEWALK DETAIL





TYPICAL POST BASE PLATE DETAIL

HANDRAIL DETAIL

NTS

NOTES

DESIGNED ACCORDING TO ADA STANDARDS, WEST VIRGINIA ACCESSIBILITY STANDARDS, UNIFORM BUILDING CODE, AND AASHTO LRFD SPECIFICATIONS.

HANDRAIL ANCHORAGE DETAILS SHOWN ON THIS STANDARD MAY REQUIRE MODIFICATION FOR SELECT STRUCTURE TYPES. SEE APPROPRIATE DETAILS ELSEWHERE IN PLANS FOR THESE MODIFICATIONS.

PIPE WILL CONFORM TO ASTM-A53 GRADE B OR A500 GRADE B. STEEL PLATES AND STEEL BARS WILL CONFORM TO ASTM-A36. MECHANICAL TUBING (MT) WILL CONFORM TO ASTM A513 GRADE 1015 OR HIGHER. GALVANIZE ALL STEEL COMPONENTS EXCEPT REINFORCING STEEL UNLESS NOTED OTHERWISE.

EPOXY ANCHOR BOLTS FOR WALL MOUNT AND POST BASE PLATE WILL BE 1" DIA. ASTM A36 THREADED RODS WITH ONE HEX NUT AND ONE HARDENED STEEL WASHER AT EACH BOLT. 1" DIA. THREADED ROD EMBEDMENT DEPTH FOR WALL MOUNTS IS 3 " AND EMBEDMENT DEPTH FOR POST BASE PLATE IS 8".

EMBED THREADED RODS INTO CONCRETE WITH A TYPE III (CLASS C) EPOXY MEETING THE REQUIREMENTS OF DMS-6100, "EPOXIES AND ADHESIVES". MIX AND DISPENSE ADHESIVE WITH THE MANUFACTURER'S STATIC MIXING NOZZLE/DUAL CARTRIDGE SYSTEM. CORE DRILL HOLES (PERCUSSION DRILLING NOT PERMITTED).

OPTIONAL CAST-IN-PLACE ANCHOR BOLTS WILL BE 1" DIA ASTM A307 GRADE A BOLTS (OR A36 THREADED RODS WITH ONE TACK WELDED HEX NUT EACH) WITH ONE HEX NUT AND ONE HARDENED STEEL WASHER AT EACH BOLT. EMBEDMENT DEPTH OF CAST-IN-PLACE BOLT WILL BE 8" FOR POST BASE PLATE.

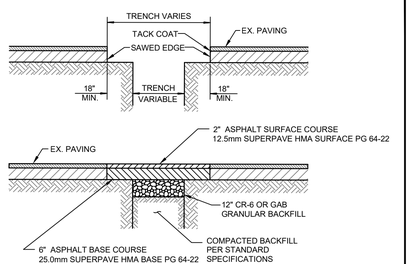
HANDRAILS AND ANY WALL OR OTHER SURFACE ADJACENT TO THEM WILL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.



1" DIA. HEX HEAD ANCHOR BOLT (ASTM-A307) OR THREADED ROD (ASTM-A36) WITH ONE HARDENED STEEL WASHER PLACED UNDER HEX NUT. ONE ADDITIONAL HEX NUT WILL BE FURNISHED FOR EACH THREADED ROD.

CAST-IN-PLACE ANCHOR BOLT OPTIONS

(USED FO POST BASE PLATES ONLY)



ASPHALT TRENCH REPAIR

NOT TO SCALE

NOTES:
1. WHERE PROPOSED PAVEMENT CONNECTS TO EXISTING PAVEMENT, SAW CUT THE EX. PAVEMENT FOR THE FULL LENGTH OF THE CONNECTION.
2. FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO PROVIDE A SMOOTH TRANSITION BOTH VERTICALLY AND HORIZONTALLY FROM EXISTING TO PROPOSED PAVING SECTION.

UTILITY TRENCH BACKFILL / PAVEMENT REPAIR DETAIL

NOT TO SCALE

Kahler Slater

WVU Medicine

O'DONNELL & NACCARATO STRUCTURAL ENGINEERS

CMTA A LEGENCE Company

OWNER / DEVELOPER

THE CHARLES TOWN GENERAL HOSPITAL
dba JEFFERSON MEDICAL CENTER
300 S. PRESTON ST.
RANSON, WV 25438

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FOX & ASSOCIATES, INC.
ENGINEERS•SURVEYORS•PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853
82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-6009
WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY | REVISION | DATE

SITE DETAILS
WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER
SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: AS NOTED

PROFESSIONAL CERTIFICATION

JOSEPH H. CECIL REGISTERED 16914 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 12/31/26

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA.

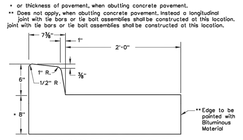
LICENSE No: 16914 EXP. DATE: 12/31/26

PROJECT NO. 25-32256
DRAWING NO. D-3662
DATE: SEPTEMBER, 2026
DRAWN BY: JHC
CHECKED BY: JHC

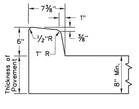
SHEET 14 OF 21

H:\CARLSON PROJECTS\25\32256 KAHLER SLATER - JEFFERSON MEDICAL CENTER\DWG\CONST DOCS\CD-D].DWG, 9/2/2026 4:37:25 PM, JCCL 1:1

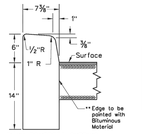
* or thickness of pavement, when abutting concrete pavement.
** Does not apply, when abutting concrete pavement. Instead a longitudinal joint with tie bars or tie bolt assemblies shall be constructed at this location.
joint with tie bars or tie bolt assemblies shall be constructed at this location.



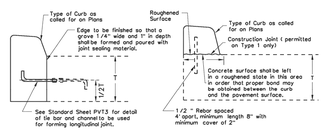
COMBINATION CONCRETE CURB AND GUTTER
TYPE I



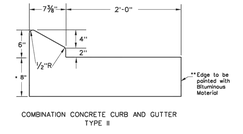
INTEGRAL CONCRETE CURBING
TYPE I



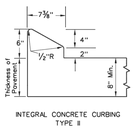
PLAIN CONCRETE CURBING
TYPE I



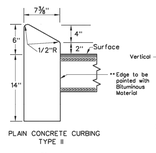
DETAILS SHOWING PLACING OF CONCRETE CURB BY SEPARATE METHODS



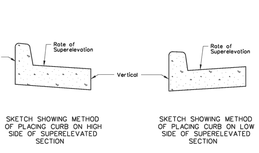
COMBINATION CONCRETE CURB AND GUTTER
TYPE II



INTEGRAL CONCRETE CURBING
TYPE II

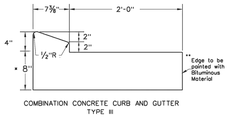


PLAIN CONCRETE CURBING
TYPE II

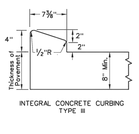


SKETCH SHOWING METHOD OF PLACING CURB ON HIGH SIDE OF SUPERELEVATED SECTION

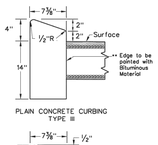
SKETCH SHOWING METHOD OF PLACING CURB ON LOW SIDE OF SUPERELEVATED SECTION



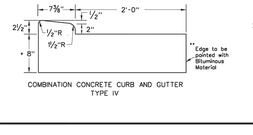
COMBINATION CONCRETE CURB AND GUTTER
TYPE III



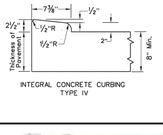
INTEGRAL CONCRETE CURBING
TYPE III



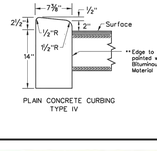
PLAIN CONCRETE CURBING
TYPE III



COMBINATION CONCRETE CURB AND GUTTER
TYPE IV



INTEGRAL CONCRETE CURBING
TYPE IV



PLAIN CONCRETE CURBING
TYPE IV

NOTES

For all Concrete Curbing, the face of the curbing shall be offset a minimum of two feet from the edge of traffic lane, unless otherwise shown on the Plans.

Construction of Concrete Curbing shall be by the "Separate Method" when sawed joints are constructed in the pavement.

All curb joints shall be made by acceptable forming methods.

For Combination Concrete Curbs And Gutters, the slope of the 2'-0" wide concrete gutter shall conform to the pavement slope or as otherwise specified on the Plans.

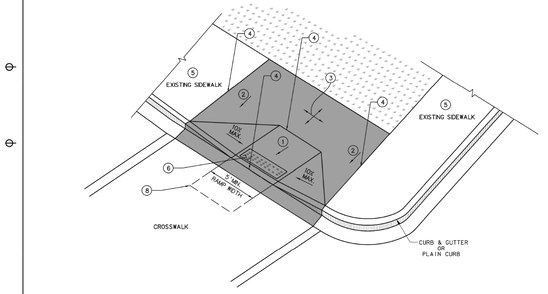
WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
STANDARD DETAIL

PREPARED 7-1-99

REVISION DATE
5-15-2015
10-22-2015

CONCRETE CURBING AND SIDEWALK (SHEET 1 of 2)

STANDARD SHEET PVT6



TYPE I RAMP

LEGEND

1. 8.33% (12:1) MAXIMUM RAMP SLOPE INCLUDING CONSTRUCTION TOLERANCE SLOPE OF RAMP SHALL CARRY THROUGH TO FACE OF CURB
2. CROSS SLOPE: 2.00% MAXIMUM INCLUDING CONSTRUCTION TOLERANCE
3. CURB RAMPS REQUIRE A (5'-0") MINIMUM TURNING SPACE WHERE PEDESTRIANS PERFORM TURNING MANEUVERS WITH A MAXIMUM CROSS SLOPE OF 2% AND LONGITUDINAL SLOPE MATCHING ROADWAY
4. GRADE BREAK REQUIRED TO BE FLUSH (0") AND PERPENDICULAR TO PEDESTRIAN PATH OF TRAVEL
5. IF SIDEWALK IS EXISTING AND NON-COMPLIANT SEE "TRANSITION TO EXISTING NON-COMPLIANT SIDEWALK" DETAIL SHEET 12
6. DETECTABLE WARNING SURFACE SEE "DETECTABLE WARNING SURFACE (DWS)" DETAIL SHEET 11
7. CURB WALL OR CHECK WALL AS DICTATED BY FIELD CONDITIONS, SEE "EXISTING ADJACENT SURFACE TRANSITION" DETAIL SHEET 13
8. CLEAR SPACE - WIDTH OF CURB RAMP AND EXTENDING 4' MINIMUM
9. 3/4" CHAMFER EDGE

PAY LIMITS FOR CURB RAMPS (EXCLUDING DWS)

NOT TO SCALE

NOTES

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

RAMP CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 609 OF THE CURRENT WVDOT, DOH STANDARD SPECIFICATIONS ROADS AND BRIDGES AND ANY SUBSEQUENT DOH SUPPLEMENTAL SPECIFICATIONS, AND THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG) DATED JULY 26, 2011. RAMP SURFACE SHALL INCLUDE A "DETECTABLE WARNING SURFACE" (SEE PVT7 SHT. 11 OF 13) AS SHOWN FOR EACH RAMP TYPE. A COARSE BROOM FINISH, TRANSVERSE TO FLARE SLOPES, OR EQUAL NON-SKID FINISH SHALL BE PROVIDED ON CONCRETE SURFACES.

NORMAL GUTTER FLOW LINE AND PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA, UNLESS OTHERWISE SHOWN OR SPECIFIED. POSITIVE DRAINAGE MUST BE MAINTAINED SO THAT NO PONDING OCCURS WITHIN THE RAMP OR CLEAR SPACE AREA.

1/4" MINIMUM, 1/2" MAXIMUM PREFORMED EXPANSION JOINT FILLER, MEETING THE REQUIREMENTS OF SECTION 609 OF THE SPECIFICATIONS, AS NOTED ABOVE, SHALL BE PLACED AT ALL LOCATIONS WHERE RAMP CONTACTS CURB, GUTTER, CONCRETE PAVEMENT, OR OTHER RIGID OBJECTS.

WHERE EXISTING SIDEWALK CONNECTS TO PROPOSED SIDEWALK OR RAMPS, EXPANSION JOINTS ALONG WITH DOWEL BARS WILL BE PLACED. DOWEL BARS WILL BE UTILIZED BETWEEN EXISTING AND PROPOSED TO REDUCE VERTICAL CHANGE. SEE SHEET 11 FOR ADDITIONAL INFOMATION.

SAWCUTS WILL BE UTILIZED DURING DEMOLITION OF EXISTING SIDEWALKS. SIMILAR METHODS MAY BE USED UPON APPROVAL BY FIELD ENGINEER.

RAMPS SHALL NOT BE PLACED IN LINE WITH DRAINAGE STRUCTURES. LOCATION OF THE RAMP SHALL TAKE PRECEDENCE OVER LOCATION OF THE DRAINAGE STRUCTURE, EXCEPT WHERE EXISTING STRUCTURES ARE BEING UTILIZED FOR CONSTRUCTION OF NEW RAMPS.

ANY GRATE IN PEDESTRIAN AREAS SHALL HAVE OPENINGS NOT GREATER THAN 1/2" AND SHALL BE PLACED WITH LONG DIMENSION OF OPENING PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.

IF THE 8.33% (12:1) SLOPE CANNOT BE OBTAINED DUE TO GRADE OF THE ADJACENT ROADWAY, THE SLOPED PORTION OF THE RAMP SHALL BE EXTENDED TO A MINIMUM LENGTH OF 15'-0".

EXISTING CROSS WALK AND STOP BAR MARKINGS TO BE ERADICATED AND RELOCATED AS DICTATED BY PROPOSED RAMP LOCATIONS. COST NOT INCIDENTAL TO COST OF PROPOSED RAMP.

CURB RAMP WIDTH SHALL MATCH SIDEWALK WIDTH PLUS CLEARANCE. TYPICAL SIDEWALK WIDTH IS 5' MINIMUM. RAMP WIDTHS LESS THAN 5' REQUIRE DIVISON/DISTRICT ENGINEER APPROVAL. WIDTHS LESS THAN 4' REQUIRE AN EXCEPTION JUSTIFICATION REPORT. SEE SHEET 11 FOR INFORMATION REGARDING RAMP THICKNESS.

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

CLEAR SPACE- BEYOND THE BOTTOM GRADE BREAK, A CLEAR SPACE THE WIDTH OF THE CURB RAMP AND EXTENDING 4' MINIMUM INTO THE ABUTTING ROADWAY SHALL BE PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING AND WHOLLY OUTSIDE THE PARALLEL TRAVEL LANE. SURFACE TO MATCH EXISTING. ANY CLEAR SPACE WORK TO BE COMPLETED WILL BE INCIDENTAL TO THE COST OF THE RAMP.

ALL CURB RAMPS SHALL BE CONSTRUCTED TO PROVIDE ACCESS TO EXISTING OPERABLE PARTS. AN EXAMPLE OF THIS WOULD BE PEDESTRIAN PUSH BUTTONS.

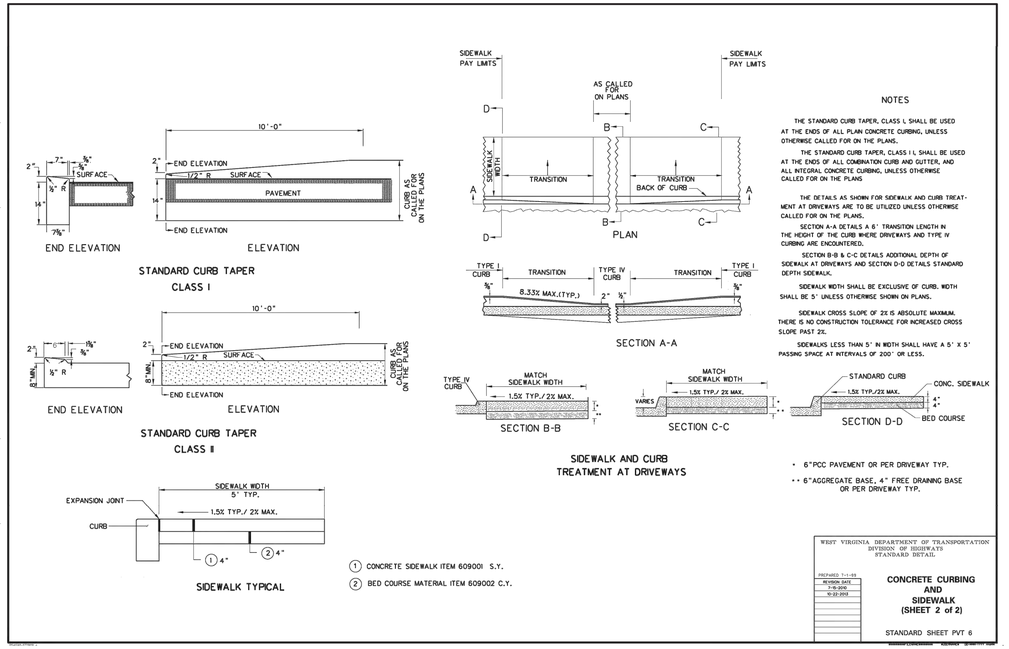
WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
STANDARD DETAIL

PREPARED 1-4-1999

REVISION DATE
5-15-2015
10-22-2015
5/2022
5/2023

SIDEWALK RAMPS (Sheet 1 of 13) TYPE I RAMP

STANDARD SHEET PVT 7



SIDEWALK AND CURB TREATMENT AT DRIVEWAYS

NOTES

THE STANDARD CURB TAPER, CLASS I, SHALL BE USED AT THE ENDS OF ALL PLAIN CONCRETE CURBING, UNLESS OTHERWISE CALLED FOR ON THE PLANS.

THE STANDARD CURB TAPER, CLASS I I, SHALL BE USED AT THE ENDS OF ALL COMBINATION CURB AND GUTTER, AND ALL INTEGRAL CONCRETE CURBING, UNLESS OTHERWISE CALLED FOR ON THE PLANS.

THE DETAILS AS SHOWN FOR SIDEWALK AND CURB TREATMENT AT DRIVEWAYS ARE TO BE UTILIZED UNLESS OTHERWISE CALLED FOR ON THE PLANS.

SECTION A-A DETAILS A 6' TRANSITION LENGTH IN THE HEIGHT OF THE CURB WHERE DRIVEWAYS AND TYPE IV CURBING ARE ENCOUNTERED.

SECTION B-B & C-C DETAILS ADDITIONAL DEPTH OF SIDEWALK AT DRIVEWAYS AND SECTION D-D DETAILS STANDARD DEPTH SIDEWALK.

SIDEWALK WIDTH SHALL BE EXCLUSIVE OF CURB. WIDTH SHALL BE 5' UNLESS OTHERWISE SHOWN ON PLANS.

SIDEWALK CROSS SLOPE OF 2% IS ABSOLUTE MAXIMUM. THERE IS NO CONSTRUCTION TOLERANCE FOR INCREASED CROSS SLOPE PAST 2%.

SIDEWALKS LESS THAN 5' IN WIDTH SHALL HAVE A 5' X 5' PASSING SPACE AT INTERVALS OF 200' OR LESS.

- 6"PCC PAVEMENT OR PER DRIVEWAY TYP.
- • 6"AGGREGATE BASE, 4" FREE DRAINING BASE OR PER DRIVEWAY TYP.

1. CONCRETE SIDEWALK ITEM 609001 S.Y.
2. BED COURSE MATERIAL ITEM 609002 C.Y.

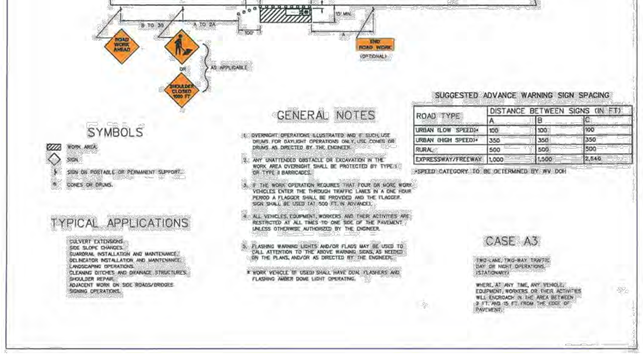
WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
STANDARD DETAIL

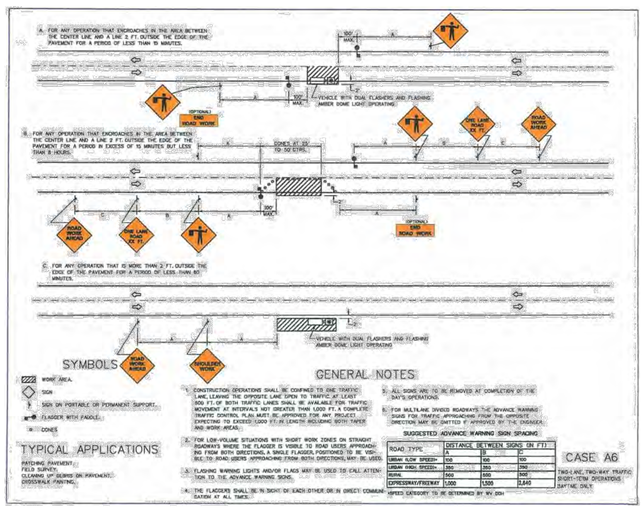
PREPARED 7-1-99

REVISION DATE
5-15-2015
10-22-2015

CONCRETE CURBING AND SIDEWALK (SHEET 2 of 2)

STANDARD SHEET PVT 6





Kahler Slater

WVUMedicine

O'DONNELL & NACCARATO STRUCTURAL ENGINEERS

CMTA A LEIDOS Company

OWNER / DEVELOPER

THE CHARLES TOWN GENERAL HOSPITAL
dba JEFFERSON MEDICAL CENTER
300 S. PRESTON ST.
RANSON, WV 25438

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ENGINEERS•SURVEYORS•PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853
82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-6009
WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY | REVISION | DATE

WVDOH RIGHT-OF-WAY SITE DETAILS
WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER
SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: AS NOTED

PROFESSIONAL CERTIFICATION

JOSEPH H. CECI REGISTERED 16914 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER
9/2/24

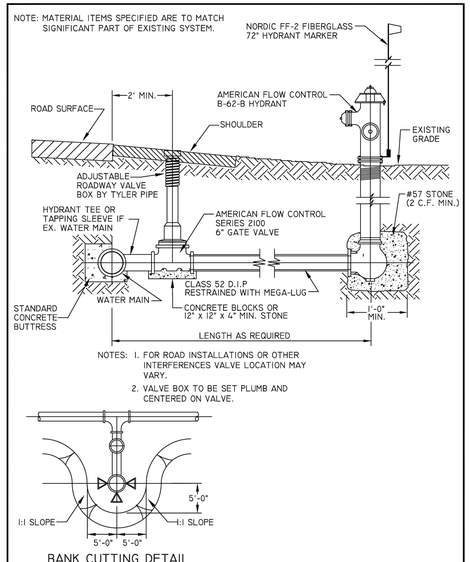
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA

LICENSE No.: 16914 EXP. DATE: 12/31/26

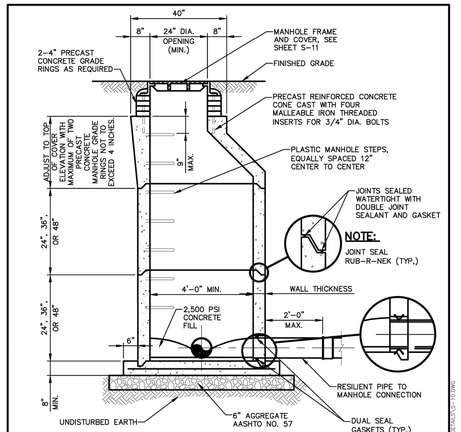
PROJECT NO. 25-32256
DRAWING NO. D-3662
DATE: SEPTEMBER, 2026
DRAWN BY: JHC
CHECKED BY: JHC

SHEET 15 OF 21

H:\CARLSON PROJECTS\25\32256 KAHLER SLATER - JEFFERSON MEDICAL CENTER\DWG\Const Docs\CD-01.dwg, 9/2/2026 4:37:46 PM, JCECI



Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 • Fax: (304) 725-4313	FIRE HYDRANT WITH TAPPING SLEEVE AND VALVE DETAIL	Standard Detail No. W-5 NOT TO SCALE APRIL 2015



NOTE:
SEE SHEET S-10A FOR MANHOLE NOTES

Charles Town Utility Board 661 S. George Street, Suite 101, Charles Town, WV 25414 Phone: (304) 725-2316 Fax: (304) 725-4313	PRECAST MANHOLE WITH ECCENTRIC TOP DETAIL	Standard Detail No. S-10 NOT TO SCALE JULY 2025

GENERAL NOTES:

1. CONCRETE MANHOLES AND BASES SHALL CONFORM TO ASTM C-478.
2. REINFORCING STEEL SHALL CONFORM TO ASTM A-185.
3. FOR MANHOLES IN FLOODPLAINS AND/OR WHERE GROUNDWATER IS PRESENT, THE EXTERIOR SURFACE OF THE MANHOLE SHALL BE COATED WITH (2) TWO COATS OF A BITUMASTIC COATING SYSTEM, 8 MILS DFT PER COAT OF CARBOLINE 300M OR EQUAL.
4. FOR FORCE MAIN DISCHARGES AND TWO (2) DOWNSTREAM MANHOLES, THE ENTIRE INTERIOR SURFACE OF THE MANHOLE SHALL BE COATED WITH A MINIMUM 50 MIL DFT AROMATIC POLYUREA COATING SYSTEM, OBIC 1000 OR EQUAL.
5. ALL MANHOLE CONCRETE SHALL CONTAIN A 1% BY WEIGHT OF CEMENT CONCRETE WATERPROOFING ADMIXTURE, XYPEX C-1000 OR EQUAL.
6. MANHOLES FOR SEWER PIPE 24"-36" SHALL HAVE A 5'-0" MIN. INSIDE DIAMETER, AND POTENTIALLY SHALL BE USED IF ANGLE OF DEFLECTION DOES NOT PERMIT USE WITH A 4' MANHOLE.
7. FLOW CHANNELS SHALL PRECISELY ALIGN WITH THE ORIENTATION OF THE INCOMING/OUTGOING DISCHARGE SEWERS, FLOW CHANNEL RADIUS SHALL NOT EXCEED 90°. ALL LEDGES SHALL BE POSITIVELY SLOPED FROM MANHOLE WALL TO THE FLOW CHANNELS.

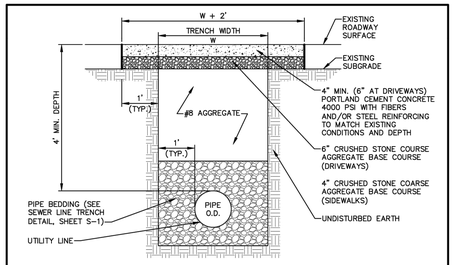
MANHOLE STEPS NOTES:

1. DISTANCE FROM RIM OF MANHOLE TO TOP OF STEP SHALL NOT EXCEED 30".
2. DISTANCE FROM BOTTOM STEP TO FLOOR OF MANHOLE SHALL NOT BE GREATER THAN 2 FEET.
3. DO NOT LOCATE STEPS OVER CHANNELS.

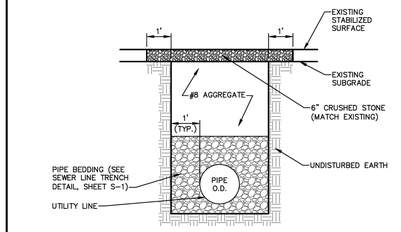
DROP CONNECTION NOTE:

AN INSIDE DROP CONNECTION SHALL BE INSTALLED WHEN THE PIPE INVERTS INTO THE MANHOLE ARE 2'-0" OR MORE ABOVE INVERT OUT OF THE MANHOLE. THE ENTIRE OUTER SURFACE AND CONCRETE ENCASEMENT AROUND THE MANHOLE AND THE CONNECTIONS SHALL BE COATED WITH TWO COATS OF BITUMASTIC.

Charles Town Utility Board 661 S. George Street, Suite 101, Charles Town, WV 25414 Phone: (304) 725-2316 Fax: (304) 725-4313	PRECAST MANHOLE NOTES	Standard Detail No. S-10A NOT TO SCALE JULY 2025

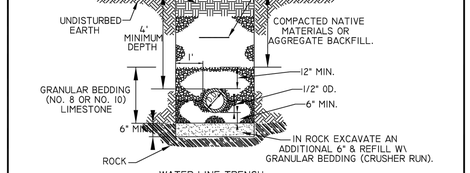


TYPE A
TRENCH REPAIR CONCRETE DRIVEWAYS AND SIDEWALKS



TYPE B
TRENCH REPAIR STABILIZED AREAS

Charles Town Utility Board 661 S. George Street, Suite 101, Charles Town, WV 25414 Phone: (304) 725-2316 Fax: (304) 725-4313	TYPE A AND B TRENCH REPAIR DETAILS	Standard Detail No. S-2 NOT TO SCALE JULY 2025



WATER LINE TRENCH

NOTES:

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

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

Kahler Slater

WVU Medicine

O'DONNELL & NACCARATO STRUCTURAL ENGINEERS

CMTA A LEGANCE Company

OWNER / DEVELOPER

THE CHARLES TOWN GENERAL HOSPITAL
dba JEFFERSON MEDICAL CENTER
300 S. PRESTON ST.
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FAX: (301)293-6009
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DRAWN BY | REVISION | DATE

WATER AND SEWER DETAILS
WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER
SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: AS NOTED

PROFESSIONAL CERTIFICATION

JOSEPH H. CECIL REGISTERED 16914 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER
9/2/26

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA

LICENSE No: 16914 EXP. DATE: 12/31/26

PROJECT NO. 25-32256
DRAWING NO. D-3662
DATE: SEPTEMBER, 2026
DRAWN BY: JHC
CHECKED BY: JHC

SHEET 16 OF 21

H:\CARLSON PROJECTS\25\32256 KAHLER SLATER - JEFFERSON MEDICAL CENTER\DWG\CONST DOCS\CD-01.DWG, 9/2/2026 4:38:01 PM, JCECIL

EXISTING HOSPITAL

THE CHARLES TOWN GENERAL HOSPITAL
AREA = 231,623 Sq.Ft. OR 5.3173 Ac.±

COURTYARD
FF=537.62

FF=537.62

EXISTING BUILDING

PROPOSED BUILDING EXPANSION
GF = 522.29
FF = 537.62

EAST 5TH AVE

EAST 3RD AVE

SOUTH FAIRFAX BOULEVARD

S. MILDRED STREET
66' R/W

LANCASTER CIRCLE

5' CONC. SIDEWALK

ADA CURB RAMP (TYP.)

CONCRETE PAD FOR COMPACTOR

PROP. RETAINING WALL W/ HAND RAIL

CONC. FILLED STEEL BOLLARD (2) (TYP)

LOADING DOCK FF = 522.29

PROP. CONC PAD FOR PROP. TRANSFORMER

PROP. CONC PAD FOR PROP. BACKUP GENERATOR

ROOF DRAIN DISCHARGE TO GRADE

EX. GREASE TRAP

SAN. PUMP STATION

EX. OXYGEN LINE

CANOPY

CANOPY ABOVE

GENERATOR

CONC. PAD

7.81% RAMP

2.0% RAMP

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

OWNER / DEVELOPER

THE CHARLES TOWN GENERAL HOSPITAL
dba JEFFERSON MEDICAL CENTER
300 S. PRESTON ST.
RANSON, WV 25438

Kahler Slater
WVUMedicine
O'DONNELL & NACCARATO STRUCTURAL ENGINEERS
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FAX: (301)293-6009
WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY | REVISION | DATE

LANDSCAPE PLAN
WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER

SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: 1"=30'

PROFESSIONAL CERTIFICATION

JOSEPH H. CICH REGISTERED 16914 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 9/23/26

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA

LICENSE No.: 16914 EXP. DATE: 12/31/26

PROJECT NO. 25-32256
DRAWING NO. D-3662
DATE: SEPTEMBER, 2026
DRAWN BY: JHC
CHECKED BY: JHC

SHEET 17 OF 21

H:\CARLSON PROJECTS\25\32256 KAHLER SLATER - JEFFERSON MEDICAL CENTER\DWG\CONST DOCS\CD-01.DWG, 9/17/2026 4:38:28 PM, JCICH, 1:1

PLANT LIST

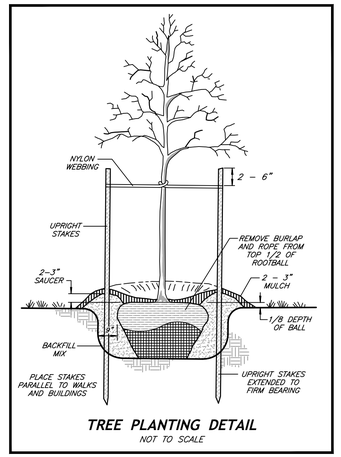
Trees					
Key	**Qty.**	**Botanical Name**	**Common Name**	**Size**	**Condition**
AR	5	Acer rubrum 'Armstrong'	Armstrong Red Maple	2-1/2" cal. min.	B&B
AS	5	Acer grandidentatum x saccharum 'Hipzam'	Highland Park Maple	2-1/2" cal. min.	B&B
CC	3	Cercis canadensis	Redbud	5-6'T	B&B
GT	4	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	2-1/2" cal. min.	B&B
LS	2	Liquidambar styraciflua 'Ward' Cherokee	Cherokee Sweetgum	2-1/2" cal. min.	B&B
ML	1	Magnolia x loebneri 'Leonard Messel'	Leonard Messel Magnolia	5-6'T	B&B
NS	4	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2-1/2" cal. min.	B&B
TT	5	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2-1/2" cal. min.	B&B
Total	**29**				

Shrubs					
Key	**Qty.**	**Botanical Name**	**Common Name**	**Size**	**Condition**
CA	15	Cotoneaster apiculatus	Cranberry cotoneaster	24" T / 5 gal	Cont.
CO	18	Cotoneaster hessei	Hessei cotoneaster	24" T / 5 gal	Cont.
CH	8	Clethra alnifolia 'Hummingbird'	Hummingbird summersweet	24" T / 5 gal	Cont.
HP	5	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	24" T / 5 gal	Cont.
ID	12	Ilex glabra ' Densa'	Densa Inkberry	24" T / 5 gal	Cont.
IG	11	Ilex glabra 'Shamrock'	Shamrock Inkberry	24" T / 5 gal	Cont.
IV	9	Itea virginica	Virginia Sweetspire	24" T / 5 gal	Cont.
JC	20	Juniperus chinensis 'Gold Lace'	Gold Lace Juniper	24" T / 5 gal	Cont.
JH	9	Juniperus horizontalis	Creeping juniper	24" T / 5 gal	Cont.
PL	8	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	24" T / 5 gal	Cont.
SP	19	Syringa pubescens 'Miss Kim'	Miss Kim Lilac	24" T / 5 gal	Cont.
VC	6	Viburnum carlesii	Koreanspice viburnum	24" T / 5 gal	Cont.
WG	15	Weigela florida 'Variegata'	Variegated Weigela	24" T / 5 gal	Cont.

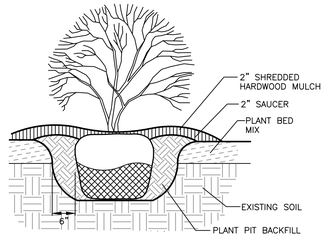
Perennials, Grasses and Vines					
Key	**Qty.**	**Botanical Name**	**Common Name**	**Size**	**Condition**
CK	41	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal	Cont.
LM	57	Liriope muscari	Creeping Lilyturf	1 Gal	Cont.
PV	18	Panicum virgatum	Northwind Upright Switchgrass	2 Gal	Cont.
PA	27	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 Gal	Cont.
SN	18	Salvia nemorosa 'Rosenwein'	Rose wine sage	1 Gal	Cont.
BC	11	Bignonia capreolata	Crossvine	3 gal	Cont.

LANDSCAPE NOTES

1. The landscape contractor shall verify the quantities of plant material shown on the plan and shall provide and plant all material in accordance with the plan.
2. Plant material shall conform to the current issue of the American Standard for Nursery Stock published by the American Association of Nurserymen.
3. Plant material shall be installed in accordance with the "Landscape Specification Guidelines" by the Landscape Contractors Association of Maryland, the District of Columbia and Virginia (latest edition).
4. The landscape contractor shall notify Miss Utility to verify the location of utilities in the field before proceeding with the installation.
5. All plants six feet in height and taller are to be staked as noted in the "Landscape Specification Guidelines" and the staking detail on this plan.
6. Planting areas are to have a minimum 18" depth of clean soil for the entire area of the planting. Clean soil must include existing on-site soil, but must be free of chemical substances and debris over 1½" diameter. The top 4 inches of the soil shall be topsoil meeting the criteria of the "Landscape Specification Guidelines".
7. The plants are to be planted into prepared planting beds. A 2" layer of organic material, as defined in the "Landscape Specification Guidelines", shall be thoroughly cultivated into the bed area. The backfill mixture for trees and shrubs shall be existing soil mixed with ¼ organic material, plus compost.
8. The edge of the mulch bed shall be formed as a 2" to 3" deep "V" trench to separate the mulch bed from the grass lawn area. The trench shall form a smooth, continuous curve, as shown on the Landscape Plan. The "V" trench shall be maintained, as necessary, to prevent the encroachment of grass into the bed.
9. After planting, the entire bed is to receive 2" to 3" of mulch. Mulch shall be composted, shredded, hardwood bark mulch, dark brown in color.
10. The landscape contractor shall use a pre-emergent, soil applied, herbicide on the mulched bed areas, in accordance with the manufacturer's recommendations. Apply the pre-emergent herbicide only when all foliage is dry to prevent foliar burn.
11. All trees that are not in designated planter beds shall receive a 4'-5' diameter mulch bed around the trunk with 2" to 3" of dark, shredded, hardwood bark mulch.
12. The landscaping is to be maintained with living plant material. The warranty is for a (1) one year period, excluding bulbs and annuals, commencing on the date of initial acceptance. All plants shall be alive and in satisfactory growth at the end of the guarantee period. Any material that is 25% dead or more shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died back, or 25% of the crown is dead. The warranty may be void if proper care, by the owner or the owner's maintenance contractor, is not provided.



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

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THE CHARLES TOWN GENERAL HOSPITAL
dba JEFFERSON MEDICAL CENTER
300 S. PRESTON ST.
RANSON, WV 25438

FOX & ASSOCIATES INC. Est. 1966
FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853
82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-6009
WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

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LANDSCAPE NOTES AND DETAILS

WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER

SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: AS NOTED

PROFESSIONAL CERTIFICATION

JOSEPH H. CHEZ REGISTERED 16914 STATE OF VIRGINIA PROFESSIONAL ENGINEER 12/31/26 9/2/26

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA

LICENSE No. 16914 EXP. DATE 12/31/26

PROJECT NO. 25-32256
DRAWING NO. D-3662
DATE: SEPTEMBER, 2026
DRAWN BY: JHC
CHECKED BY: JHC

SHEET 18 OF 21

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SEDIMENT & EROSION CONTROL NOTES

1. ALL SOIL EROSION/SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE "2006 WEST VIRGINIA SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL" AND THE PROVISIONS OF THE APPROVED PLAN.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES (BMP'S) ARE TO BE CONSTRUCTED AND/OR INSTALLED PRIOR TO OR AT THE INITIATION OF GRADING IN ACCORDANCE WITH "2006 WEST VIRGINIA SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL", AND THE APPROVED PLAN.
3. FOR INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, TEMPORARY OR PERMANENT STABILIZATION MUST BE COMPLETED WITHIN:
   A. THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND
   B. SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.
6. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 7 DAY STABILIZATION REQUIREMENT, AS WELL AS, STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION (AS APPLICABLE).
7. ALL CONSTRUCTED CHANNELS AND SWALES SHALL HAVE SPECIFIED TREATMENT INSTALLED TO THE DESIGN FLOW DEPTH COMPLETED DOWNSTREAM TO UPSTREAM AS CONSTRUCTION PROGRESSES. AN INSTALLATION DETAIL SHALL BE SHOWN ON THE PLANS.
8. ALL STORM DRAIN AND SANITARY SEWER LINES NOT IN PAVED AREAS ARE TO BE SEEDED AND MULCHED WITHIN 3 DAYS OF INITIAL BACKFILL UNLESS OTHERWISE SPECIFIED ON PLANS.
9. ELECTRIC POWER, TELEPHONE, AND GAS LINES ARE TO BE COMPACTED, SEEDED, AND MULCHED WITHIN 3 DAYS AFTER INITIAL BACKFILL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. NO SLOPE SHALL BE GREATER THAN 2:1.
11. DURING CONSTRUCTION, ALL SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED AFTER EACH RAINFALL AND REPAIRED IF NECESSARY. SEDIMENT TO BE REMOVED TO A SUITABLE DISPOSAL AREA AND STABILIZED WITH PERMANENT VEGETATIVE COVER.
12. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SEDIMENT AND EROSION CONTROL MEASURES UNTIL DISTURBED AREAS ARE STABILIZED.
13. AFTER FINE GRADING, ALL DISTURBED AREAS ARE TO BE PERMANENTLY SEEDED AND MULCHED IN ACCORDANCE WITH PERMANENT SEEDING SUMMARY.
14. ALL SPOIL AND/OR BORROW MUST COME FROM AND GO TO A SITE WITH AN APPROVED EROSION AND SEDIMENT CONTROL PLAN.
15. CONTRACTOR TO ONLY OPEN UP LENGTH OF TRENCH THAT CAN BE CONSTRUCTED AND BACKFILLED IN ONE WORKING DAY IN PAVED AREAS.
16. IN AREAS WHERE THE CONSTRUCTION TAKES PLACE OUTSIDE OF THE EXISTING ROADBED, CONTRACTOR TO INSTALL SILT FENCE ALONG THE DOWNHILL SIDE OF THE TRENCH BEFORE BEGINNING CONSTRUCTION AND PLACE EXCAVATED MATERIAL FROM THE TRENCH ON THE UPHILL SIDE.
17. IF DEWATERING OF THE TRENCH IS REQUIRED, CONTRACTOR TO PUMP WATER TO A FILTER BAG TO DEWATER.
18. CONTRACTOR TO SWEEP STREETS OF ANY DEBRIS OR SEDIMENTS CAUSED BY CONSTRUCTION OPERATIONS AND DISPOSE OF AT AN APPROVED LOCATION.
19. CONTRACTOR TO STABILIZE ALL DISTURBED AREAS WITH SEED & MULCH OR APPROPRIATE STREET REPAIR.

STOCKPILE NOTES

1. NO STOCKPILING ALLOWED ON ASPHALT.
2. ALL STOCKPILES LEFT AT THE END OF EACH WEEK NEED TO BE STABILIZED UNTIL THE NEXT REDISTURBANCE.

Kahler Slater

WVU Medicine

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TEMPORARY SEEDING

INTRODUCTION TEMPORARY EROSION CONTROL MEASURES CONSIST OF SEEDING AND MULCHING, OR MATTING USED TO PRODUCE A QUICK GROUND COVER TO REDUCE EROSION ON EXPOSED SOILS THAT MAY BE REDISTURBED OR PERMANENTLY STABILIZED AT A LATER DATE.

CONDITIONS WHERE PRACTICE APPLIES

USE THIS METHOD WHERE EXPOSED SOIL SURFACES ARE NOT TO BE FINE-GRADED FOR PERIODS LONGER THAN 21 DAYS. SUCH AREAS INCLUDE DENUDED AREAS, SOIL STOCKPILES, DIKES, DAMS, SIDES OF SEDIMENT BASINS, TEMPORARY ROAD BANKS, ETC. A PERMANENT VEGETATIVE COVER SHALL BE APPLIED TO AREAS THAT WILL BE LEFT UNWORKED FOR A PERIOD OF MORE THAN SIX MONTHS.

CONSTRUCTION SPECIFICATIONS

PRIOR TO SEEDING, INSTALL NECESSARY EROSION CONTROL PRACTICES SUCH AS DIKES, WATERWAYS, AND BASINS.

PLANT SELECTION SELECT PLANTS APPROPRIATE TO THE SEASON AND SITE CONDITIONS.

SEEDBED PREPARATION TO CONTROL EROSION ON BARE SOIL SURFACES, PLANTS MUST BE ABLE TO GERMINATE AND GROW. SEEDBED PREPARATION IS ESSENTIAL. IF THE AREA HAS BEEN RECENTLY LOOSENED OR DISTURBED, NO FURTHER ROUGHENING IS REQUIRED. WHEN THE AREA IS COMPACTED, CRUSTED, OR HARDENED, THE SOIL SURFACE MUST BE LOOSENED BY DISKING, RAKING, HARROWING, OR OTHER ACCEPTABLE MEANS (SEE SURFACE ROUGHENING SECTION).

SEEDING SEED SHALL BE EVENLY APPLIED WITH A BROADCAST SEEDER, DRILL, CULTIPACKER SEEDER OR HYDROSEEDER. SMALL GRAINS SHALL BE PLANTED NO MORE THAN 1.5 INCHES DEEP. SMALL SEEDS, SUCH AS ANNUAL RYE, SHALL BE PLANTED NO MORE THAN QUARTER INCH DEEP. OTHER GRASSES AND LEGUMES SHALL BE PLANTED NO MORE THAN HALF INCH DEEP.

MULCHING TEMPORARY SEEDING CONDUCTED IN FALL FOR WINTER COVER AND DURING HOT AND DRY SUMMER MONTHS SHALL BE MULCHED WITH STRAW OR HAY ACCORDING TO THE STANDARD FOR MULCHING. HYDROMULCHES (FIBER MULCH) MAY NOT PROVIDE ADEQUATE TEMPERATURE AND MOISTURE CONTROL.

MAINTENANCE AREAS THAT FAIL TO ESTABLISH A VEGETATIVE COVER ADEQUATE TO PREVENT RILL EROSION SHOULD BE RE-SEEDED AS SOON AS SUCH AREAS ARE IDENTIFIED.

Table 3.10.1 Temporary seed chart

PLANT NAMES		PLANTING DATES	APPLICATION RATE LBS/ACRE
COMMON	SCIENTIFIC		
Annual Ryegrass	*Lolium multiflorum*	2/16 – 5/15 8/1 – 11/1	40
Field Bromegrass	*Bromus ciliatus*	3/1 – 6/15 8/1 – 9/15	40
Spring Oats	*Avena sativa*	3/1 –6/15	100
Winter Rye	*Secale cereale*	8/15 –2/28	170
Winter Wheat	*Triticum aestivum*	8/15 – 2/28	180
Japanese Millet	*Echinochloa crusgalli*	5/15 – 8/15	30
Redtop	*Agrostis alba*	3/1 – 6/15	10
Annual Ryegrass and Spring Oats	*Lolium multiflorum* *Avena sativa*	3/1 – 6/15	30 70
German/Foxtail Millet	*Setaria italica*	5/1 – 8/1	40
Hairy Vetch	*Vicia villosa*	8/15 – 4/1	60

*Inoculation is required. If a hydroseeder is utilized, the application rate is 5 times the recommended rate.

PERMANENT SEEDING

PERMANENT SEEDING IS THE ESTABLISHMENT OF PERENNIAL VEGETATIVE COVER ON DISTURBED AREAS BY PLANTING SEED.

PURPOSE1.TO REDUCE EROSION AND DECREASE SEDIMENT YIELD FROM DISTURBED AREAS.2.TO PERMANENTLY STABILIZE DISTURBED AREAS IN A MANNER THAT IS ECONOMICAL,ADAPTABLE TO SITE CONDITIONS AND ALLOWS SELECTION OF THE MOST APPROPRIATE

CONDITIONS WHERE PLANT MATERIALS PRACTICE APPLIES. DISTURBED AREAS WHERE PERMANENT, LONG-LIVED VEGETATIVE COVER IS NEEDED TOSTABILIZE THE SOIL.2.ROUGH-GRADED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR SIX MONTHS ORMORE.

SOILS

SOILS IN WEST VIRGINIA USUALLY REQUIRE SOME NITROGEN FERTILIZATION ALONG WITH PHOSPHORUS AND POTASSIUM TO ESTABLISH PLANTS. EXCEPT FOR SHALLOW LIMESTONE SOILS IN GREENBRIER, POCAHONTAS, JEFFERSON AND BERKELEY COUNTIES, AND SOME SMALL POCKETS ELSEWHERE, LIME IS UNIVERSALLY NEEDED.
MICROCLIMATES, OR LOCALIZED CLIMATE CONDITIONS, AFFECT PLANT GROWTH. A SOUTH-FACING SLOPE IS DRIER AND HOTTER THAN A NORTH-FACING SLOPE, AND MAY REQUIRE DROUGHT-TOLERANT PLANTS. SHADED AREAS REQUIRE SHADE-TOLERANT PLANTS; THE WINDWARD SIDE OF A RIDGE WILL BE DRIER THAN THE LEEWARD, ETC. SHALEY SOILS ARE DROUGHTY.
THE ADDITION OF LIME IS EQUALLY AS IMPORTANT AS APPLYING FERTILIZER. LIME IS BEST KNOWN AS A PH OR ACIDITY MODIFIER, BUT IT ALSO SUPPLIES CALCIUM AND MAGNESIUM, WHICH ARE PLANT NUTRIENTS. MORE IMPORTANTLY, THE CORRECT PH FREES UP NUTRIENTS TO THE PLANT. SOILS WITH A PH THAT IS TOO LOW WILL NOT ALLOW A PLANT TO UTILIZE NITROGEN AND PHOSPHORUS PROPERLY, RAISING THE PH CAN ALSO PREVENT ALUMINUM TOXICITY BY MAKING ALUMINUM LESS SOLUBLE IN THE SOIL. MANY SOILS IN WEST VIRGINIA ARE HIGH IN ALUMINUM, WHICH CAN STUNT THE GROWTH OF PLANT ROOTS. ALSO REMEMBER THAT RAINFALL IS ACIDIC, COMPOUNDING THE LOW PH PROBLEM IN THE SOIL.

SEED MIXTURES

ONCE THE SOIL TEMPERATURE IS CORRECT, THE TWO KEY LIMITING FACTORS OF SEED GERMINATION ARE PH AND MOISTURE. IF YOU CONTROL THESE TWO FACTORS, YOUR CHANCES OF SUCCESS ARE GREATLY ENHANCED.
AS PREVIOUSLY NOTED, THE ESTABLISHMENT OF HIGH QUALITY TURF FREQUENTLY INVOLVES PLANTING ONE SINGLE SPECIES. HOWEVER, IN SEEDINGS FOR EROSION CONTROL PURPOSES, THE INCLUSION OF MORE THAN ONE SPECIES SHOULD ALWAYS BE CONSIDERED. MIXTURES NEED NOT BE EXCESSIVE IN POUNDAGE OR SEED COUNT. THE ADDITION OF A QUICK-GROWING ANNUAL PROVIDES EARLY PROTECTION AND FACILITATES ESTABLISHMENT OF ONE OR TWO PERENNIALS IN A MIX. MORE COMPLEX MIXTURES MIGHT INCLUDE A QUICK-GROWING ANNUAL, ONE OR TWO LEGUMES AND MORE THAN ONE PERENNIAL GRASS. THE ADDITION OF A NURSE CROP (QUICK-GROWING ANNUALS ADDED TO PERMANENT MIXTURES) IS A SOUND PRACTICE FOR SOIL STABILIZATION, PARTICULARLY ON DIFFICULT SITES - THOSE WITH STEEP SLOPES, POOR, ROCKY, EROSIVE SOILS. THOSE SEEDED OUTSIDE OF THE OPTIMUM SEEDING PERIODS OR IN ANY SITUATION WHERE THE PERMANENT COVER DEVELOPMENT IS LIKELY TO BE SLOW. THE NURSE CROP GERMINATES AND GROWS RAPIDLY, HOLDING THE SOIL UNTIL THE SLOWER-GROWING PERENNIAL (PERMANENT) SEEDLINGS BECOME ESTABLISHED.

MAINTENANCE

EVEN WITH CAREFUL, WELL-PLANNED SEEDING OPERATIONS, FAILURES OCCUR. WHEN IT IS CLEAR THAT PLANTS HAVE NOT GERMINATED ON AN AREA OR HAVE DIED, THESE AREAS MUST BE PREPARED AND RESEEDED IMMEDIATELY TO PREVENT EROSION DAMAGE. IT IS EXTREMELY IMPORTANT TO DETERMINE WHY GERMINATION DID NOT TAKE PLACE AND MAKE ANY NECESSARY CORRECTIVE ACTIONS. **HEALTHY VEGETATION IS THE MOST EFFECTIVE EROSION CONTROL AVAILABLE**. SOME HIGHLY ACIDIC SOILS (ESPECIALLY AROUND VARIOUS COAL SEAMS IN THE COALFIELDS) WILL RESIST THE BEST EFFORTS TO REVEGETATE THEM. IN THESE CASES, TOPSOLING WILL BE THE ONLY WAY TO ESTABLISH VEGETATION.

Table 3.11.1 Permanent seeding

SEED MIX	PLANT NAMES		APPLICATION RATE LBS/ACRE
	COMMON	SCIENTIFIC	
A	Kentucky 31 Fescue Red Fescue Birdsfoot Trefoil	*Festuca arundinacea* *Festuca rubra* *Lotus corniculatus*	65 20 5
B	Switchgrass Perennial Ryegrass Redtop Birdsfoot Trefoil	*Panicum virgatum* *Lolium perenne* *Agrostis alba* *Lotus corniculatus*	15 20 5 15
C	Red Fescue Kentucky Bluegrass Merion Bluegrass	*Festuca rubra* *Poa pratensis* *Poa pratensis*	20 40 30
D	Kentucky 31 Fescue Red Fescue Kentucky Bluegrass White Dutch Clover	*Festuca arundinacea* *Festuca rubra* *Poa pratensis* *Trifolium repens*	45 20 25 5
E	Perennial Ryegrass Switchgrass Crownvetch or Perennial Pea	*Lolium perenne* *Panicum virgatum* *Coronilla varia* *Lathyrus latifolius*	30 15 20 30
F	Orchardgrass Ladino Clover Redtop	*Dactylis glomerata* *Trifolium repens* *Agrostis alba*	20 5 5
G	Birdsfoot Trefoil Weeping Lovegrass Perennial Ryegrass	*Lotus corniculatus* *Eragrostis curvula* *Lolium perenne*	15 45 10
H	Crownvetch Orchardgrass	*Coronilla varia* *Dactylis glomerata*	25 40
I	Crownvetch Perennial Ryegrass	*Coronilla varia* *Lolium perenne*	25 30
J	Perennial Pea Orchardgrass	*Lathyrus latifolius* *Dactylis glomerata*	30 30
K	Deertongue Birdsfoot Trefoil Weeping Lovegrass	*Panicum clandestinum* *Lotus corniculatus* *Eragrostis curvula*	30 15 5
L	Orchardgrass Serecia Lespedeza Ladino Clover	*Dactylis glomerata* *Lespedeza cunata* *Trifolium repens*	30 40 5
M	Perennial Ryegrass Ladino Clover Redtop	*Lolium perenne* *Trifolium repens* *Agrostis alba*	50 5 5
N	Crownvetch Orchardgrass Redtop	*Coronilla varia* *Dactylis glomerata* *Agrostis alba*	15 30 5

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FOX & ASSOCIATES, INC.
ENGINEERS•SURVEYORS•PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853
82 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-8009
WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

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SEDIMENT & EROSION CONTROL NOTES AND DETAILS
WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER

SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: AS NOTED

PROFESSIONAL CERTIFICATION

JOSEPH H. CECI REGISTERED 16914 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER 9/2/26

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA

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DRAWN BY: JHC
CHECKED BY: JHC

SHEET 19 OF 21

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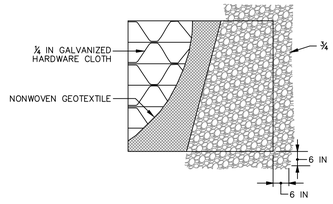
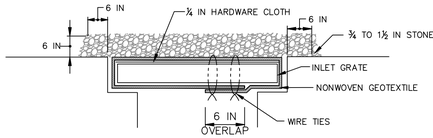
DETAIL E-9-2 AT-GRADE INLET PROTECTION

STANDARD SYMBOL: AGIP

MAXIMUM DRAINAGE AREA = 1 ACRE



PLAN / CUT AWAY VIEW



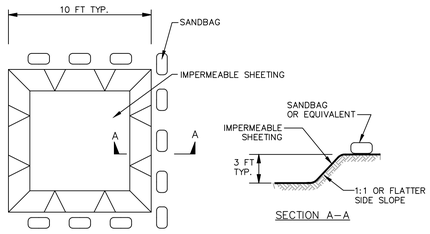
CROSS SECTION

CONSTRUCTION SPECIFICATIONS

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

DETAIL H-6 ONSITE CONCRETE WASHOUT STRUCTURE

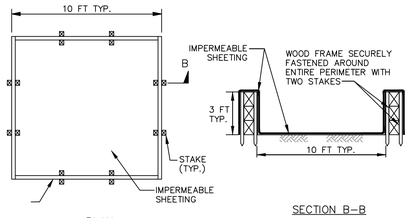
STANDARD SYMBOL: CWS



PLAN

SECTION A–A

EXCAVATED WASHOUT STRUCTURE



PLAN

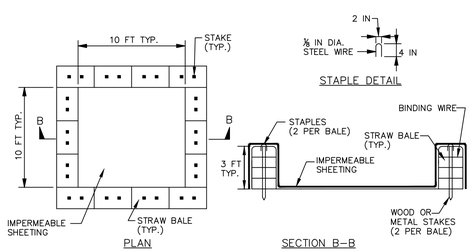
SECTION B–B

WASHOUT STRUCTURE WITH WOOD PLANKS

1 OF 2

DETAIL H-6 ONSITE CONCRETE WASHOUT STRUCTURE

STANDARD SYMBOL: CWS



PLAN

SECTION B–B

NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION SPECIFICATIONS

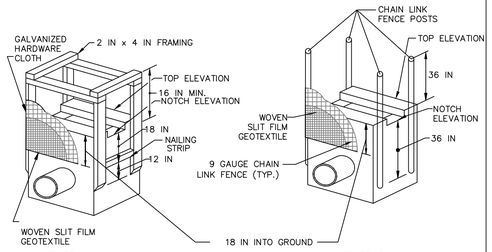
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

2 OF 2

DETAIL E-9-1 STANDARD INLET PROTECTION

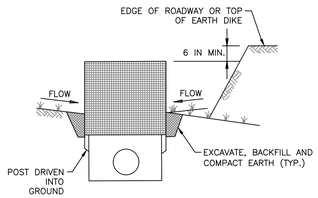
STANDARD SYMBOL: SIP

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



TYPE A TYPE B

ISOMETRIC VIEW



SECTION FOR TYPE A AND B

1 OF 2

3.02 - STABILIZED CONSTRUCTION ENTRANCE

Introduction Large quantities of mud can be tracked onto public and private roads causing dangerous driving conditions and muddy runoff when it rains. Construction entrances are stabilized to reduce the amount of sediment transported onto paved roads by vehicles or equipment by constructing a stabilized pad of stone at entrances to construction sites.

Conditions Where Practice Applies Stabilized Construction Entrances shall be installed wherever construction traffic enters and leaves a site.

Design Criteria

1. Use 2-4 inch stone for low volume entrances, larger stone (4-6 inch) for heavy use or material delivery entrances.
2. Length is as required, but not less than 70 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness should be not less than 6 inches.
4. The width shall be a minimum of 10 feet, but not less than the full width at points where ingress or egress occurs.
5. Geotextile fabric shall be placed over the entire area prior to the placing of stone.
6. All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If a culvert is impractical, a mountable berm with 5:1 slopes shall be used.
7. If necessary, divert any water running down access road to a sediment trap located on either side of the Stabilized Construction Entrance.

Maintenance The entrance shall be maintained in a condition that will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.

Wheels on all vehicles shall be cleaned to remove sediment prior to entrance onto public rights-of-way. If washing is required, it shall be done on an area stabilized with stone and which drains into approved sediment trapping device. If the street is washed precautions must be taken to prevent muddy water from running into waterways or storm sewers.

Inspection and needed maintenance should be provided daily but at a minimum every seven days and after every rain of 0.5 inch or greater.

FIGURE 3.02.1

STONE CONSTRUCTION ENTRANCE

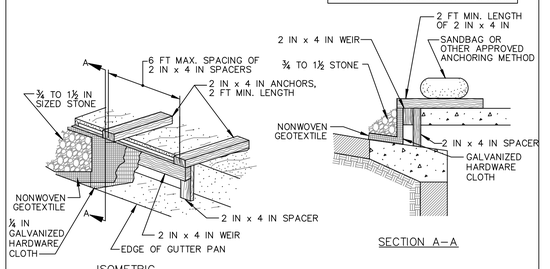
SOURCE: ADAPTED from 1983 Maryland Standards for Soil Erosion and Sediment Control and Va. DSWC

3.02-2

DETAIL E-9-3 CURB INLET PROTECTION

STANDARD SYMBOL: CIP

MAXIMUM DRAINAGE AREA = ¼ ACRE



ISOMETRIC

SECTION A–A

CONSTRUCTION SPECIFICATIONS

1. USE NOMINAL 2 INCH x 4 INCH LUMBER
2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
3. NAIL THE 2x4 WEIR TO 9 INCH LONG VERTICAL SPACERS (MAXIMUM 6 FEET APART).
4. ATTACH A CONTINUOUS PIECE OF ¼ INCH GALVANIZED HARDWARE CLOTH, WITH A MINIMUM WIDTH OF 30 INCHES AND A MINIMUM LENGTH OF 4 FEET LONGER THAN THE THROAT OPENING, TO THE 2x4 WEIR, EXTENDING IT 2 FEET BEYOND THROAT ON EACH SIDE.
5. PLACE A CONTINUOUS PIECE OF NONWOVEN GEOTEXTILE OF THE SAME DIMENSIONS AS THE HARDWARE CLOTH OVER THE HARDWARE CLOTH AND SECURELY ATTACH TO THE 2x4 WEIR.
6. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL TO 2x4 ANCHORS (MINIMUM 2 FEET LENGTH). EXTEND THE ANCHORS ACROSS THE INLET TOP AND HOLD IN PLACE BY SANDBAGS OR OTHER APPROVED ANCHORING METHOD.
7. INSTALL END SPACERS A MINIMUM OF 1 FOOT BEYOND THE ENDS OF THE THROAT OPENING.
8. FORM THE HARDWARE CLOTH AND THE GEOTEXTILE TO THE CONCRETE GUTTER AND FACE OF CURB TO SPAN THE INLET OPENING. COVER THE HARDWARE CLOTH AND GEOTEXTILE WITH CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE.
9. AT NON-SUMP LOCATIONS, INSTALL A TEMPORARY SANDBAG OR ASPHALT BERM TO PREVENT INLET BYPASS.
10. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

Kahler Slater

WVU Medicine

O'DONNELL & NACCARATO STRUCTURAL ENGINEERS

CMTA A LEIDOS Company

OWNER / DEVELOPER

THE CHARLES TOWN GENERAL HOSPITAL
dba JEFFERSON MEDICAL CENTER
300 S. PRESTON ST.
RANSON, WV 25438

FOX & ASSOCIATES INC. Est. 1966

FOX & ASSOCIATES, INC.
ENGINEERS•SURVEYORS•PLANNERS
981 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7250
FAX: (301)733-1853
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SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-6009
WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY | REVISION | DATE

SEDIMENT & EROSION CONTROL NOTES AND DETAILS

WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER

SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: AS NOTED

PROFESSIONAL CERTIFICATION

JOSEPH H. CECIL REGISTERED 16914 STATE OF VIRGINIA PROFESSIONAL ENGINEER

12/3/26

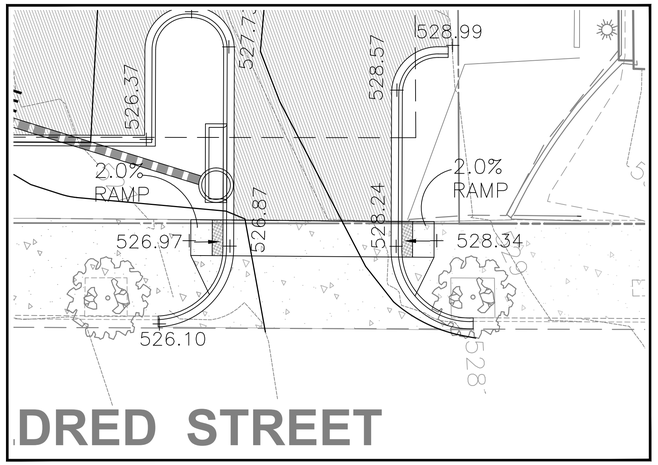
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA

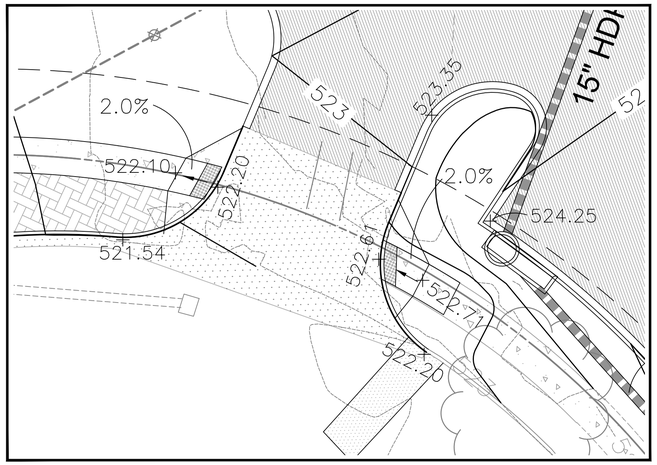
LICENSE No: 16914 EXP. DATE: 12/31/26

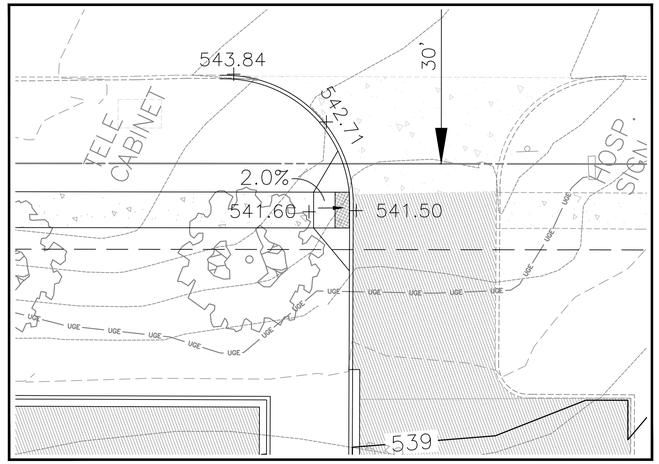
PROJECT NO. 25-32256
DRAWING NO. D-3662
DATE: SEPTEMBER, 2026
DRAWN BY: JHC
CHECKED BY: JHC

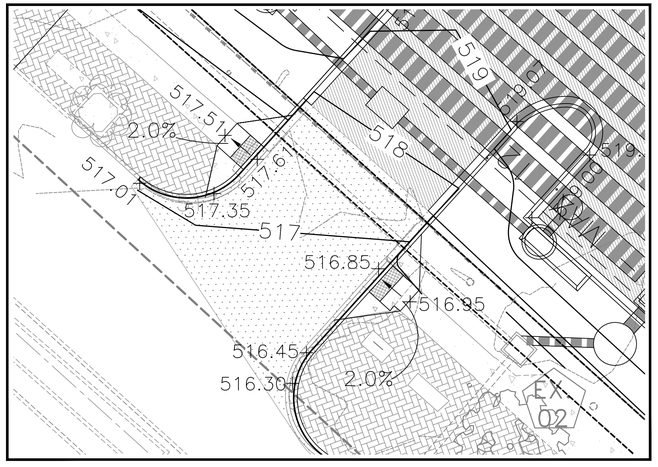
SHEET 20 OF 21

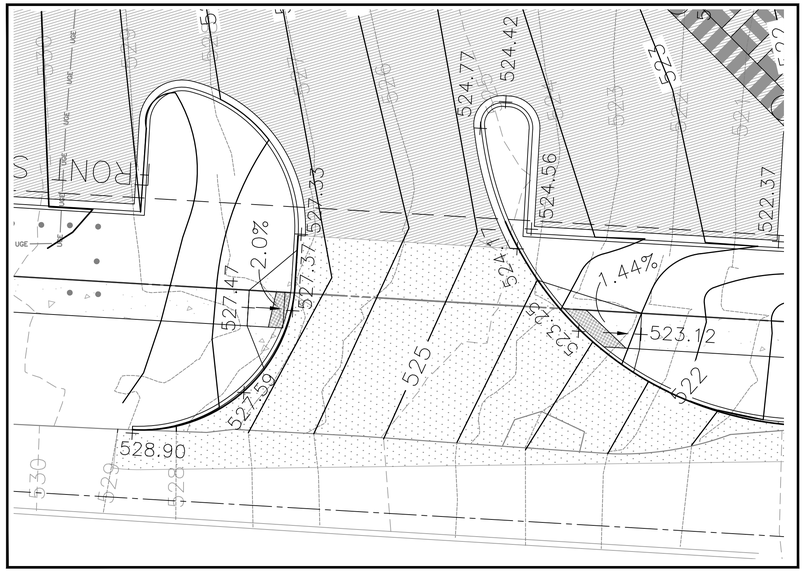
H:\CARLSON PROJECTS\25\32256 KAHLER SLATER - JEFFERSON MEDICAL CENTER\DWG\CONST DOCS\CD-01.DWG, 9/2/2026 4:59:05 PM, JCECIL











CURB RAMP NOTES

1. THE TYPE OF RAMP TO BE USED SHALL BE AS SPECIFIED ON THE PLANS.
2. RAMP CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 609 OF THE CURRENT WVDOT, DOH STANDARD SPEFICIATIONS ROADS AND BRIDGES AND ANY SUBSEQUENT DOH SUPPLEMENTAL SPECIFICATIONS, AND THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG) DATED JULY 26, 2011. RAMP SURFACE SHALL INCLUDE A "DETECTABLE WARNING SURFACE" (SEE PVT7 SHT. 11 OF 13) AS SHOWN FOR EACH RAMP TYPE. A COARSE BROOM FINISH, TRANSVERSE TO FLARE SLOPES, OR EQUAL NON-SKID FINISH SHALL BE PROVIDED ON CONCRETE SURFACES.
3. NO TRAVERSABLE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 12:1 IN THE DIRECTION OF PEDESTRIAN TRAVEL, OR 48:1 PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL. THE CROSS-SLOPE OF THE LANDING AREA CANNOT EXCEED GRADE OF ROADWAY.
5. IF THE 8.33% (12:1) SLOPE CANNOT BE OBTAINED DUE TO GRADE OF THE ADJACENT ROADWAY, THE SLOPED PORTION OF THE RAMP SHALL BE EXTENDED TO A MINIMUM LENGTH OF 15 '-0'.
6. NORMAL GUTTER FLOW LINE AND PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA, UNLESS OTHERWISE SHOWN OR SPECIFIED. POSITIVE DRAINAGE MUST BE MAINTAINED SO THAT NO PONDING OCCURS WITHIN THE RAMP OR CLEAR SPACE AREA.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

Kahler Slater

WVUMedicine

O'DONNELL & NACCARATO STRUCTURAL ENGINEERS

CMTA A LEONICS Company

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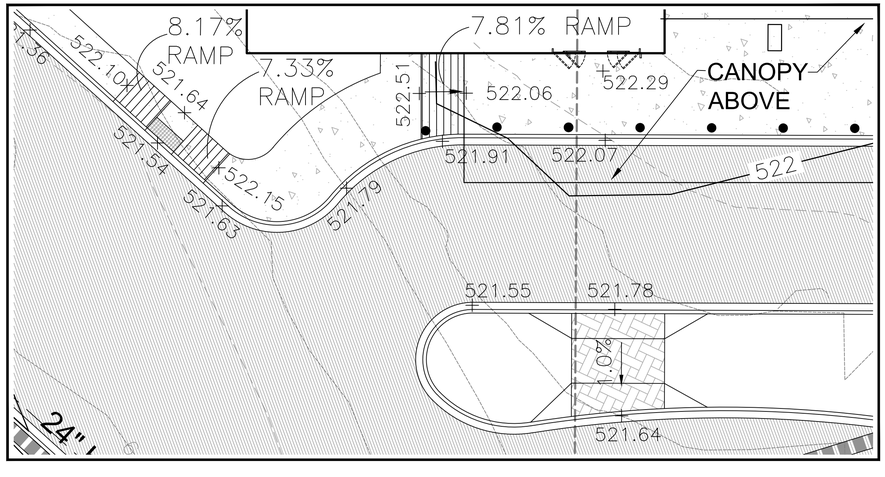

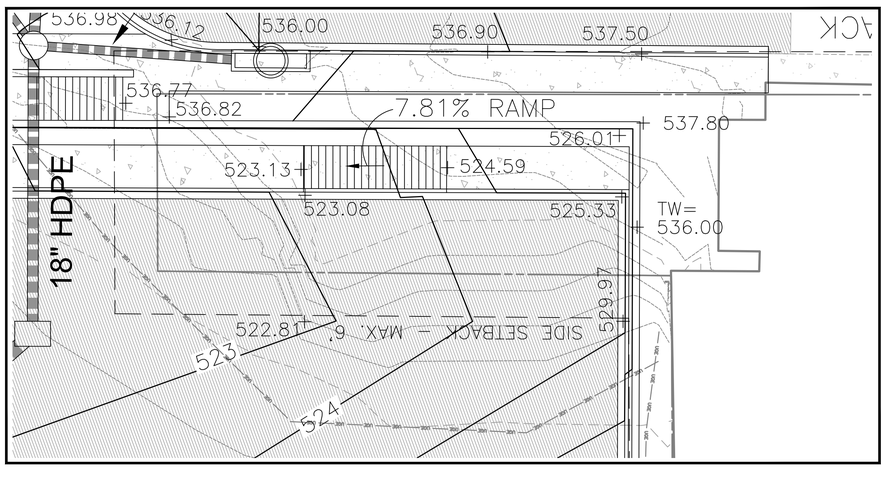

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FAX: (301)293-6009

WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM

DRAWN BY:

REVISION

DATE

CURB RAMP GRADING DETAIL

WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER

SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: 1"=10'

PROFESSIONAL CERTIFICATION

JOSEPH H. CECIL REGISTERED 16914 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

12/31/26

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA.

LICENSE No: 16914 EXP. DATE: 12/31/26

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DRAWING NO. D-3662
DATE: SEPTEMBER 2026
DRAWN BY: JHC
CHECKED BY: JHC

SHEET 21 OF 21

H:\CARLSON PROJECTS\25\32256 KAHLER SLATER - JEFFERSON MEDICAL CENTER\DWG\CONST DOCS\CD-01.DWG, 9/2/2026 4:39:27 PM, JCECIL

Site Plan/Improvement Plan
CRC REPORT – ENGINEERING ONLY (Submission #2)

Jefferson Medical Center West Expansion

PROJECT: 26-21-SP

9/2/2026

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

Application Information

Joe Ceci
Fox and Associates, Inc.
82 Worman's Mill Ct, Suite G
Fredrick, MD 21701

Project Description

The proposed project is an 80,000 sq. ft. expansion to the existing hospital. The development proposed by this plan will include building construction, construction of paved parking areas and drive aisles, installation of water and sewer services to the building, and installation of storm drain and stormwater management facilities to serve the property.

Location and Site Information

Location: 300 S Preston St
Current Zoning: T5
Gross Site Area: 6.51 acres

Engineering & Zoning Review

Please review and address the following comments from the City Engineer:

1. Please provide curb ramp grading details to confirm all ramps are appropriately designed to meet ADA requirements.

    a. Comment not addressed. Please provide specific grading details with spot elevations and grade labels for each curb ramp to verify standards are met in design.

Please address these comments prior to your next submission to the City.

Next Steps

Please contact Zach Holland, 304-724-3882 with any questions.






WVU Medicine


WVU
Medicine



Charles Town
Utility Board

661 S. George Street, Suite 101, Charles Town, WV 25414
Phone: (304) 725-2316 ♦ Fax: (304) 725-4313 ♦ Web: www.ctubwv.com

UTILITY BOARD

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TREASURER
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Board Member
Heidi Parker

Board Member
Patrick Kratovil

UTILITY MANAGER
Paul Mantello

August 20, 2026

Joseph H. Ceci, P.E.
Fox & Associates, Inc.
82 Worman's Mill Court, Suite G
Frederick, MD 21701

Re: Jefferson Medical Center Addition- Site Plan – 2nd Submission

Dear Mr. Ceci:

We have reviewed the plans for the above referenced site and offer the following comments:

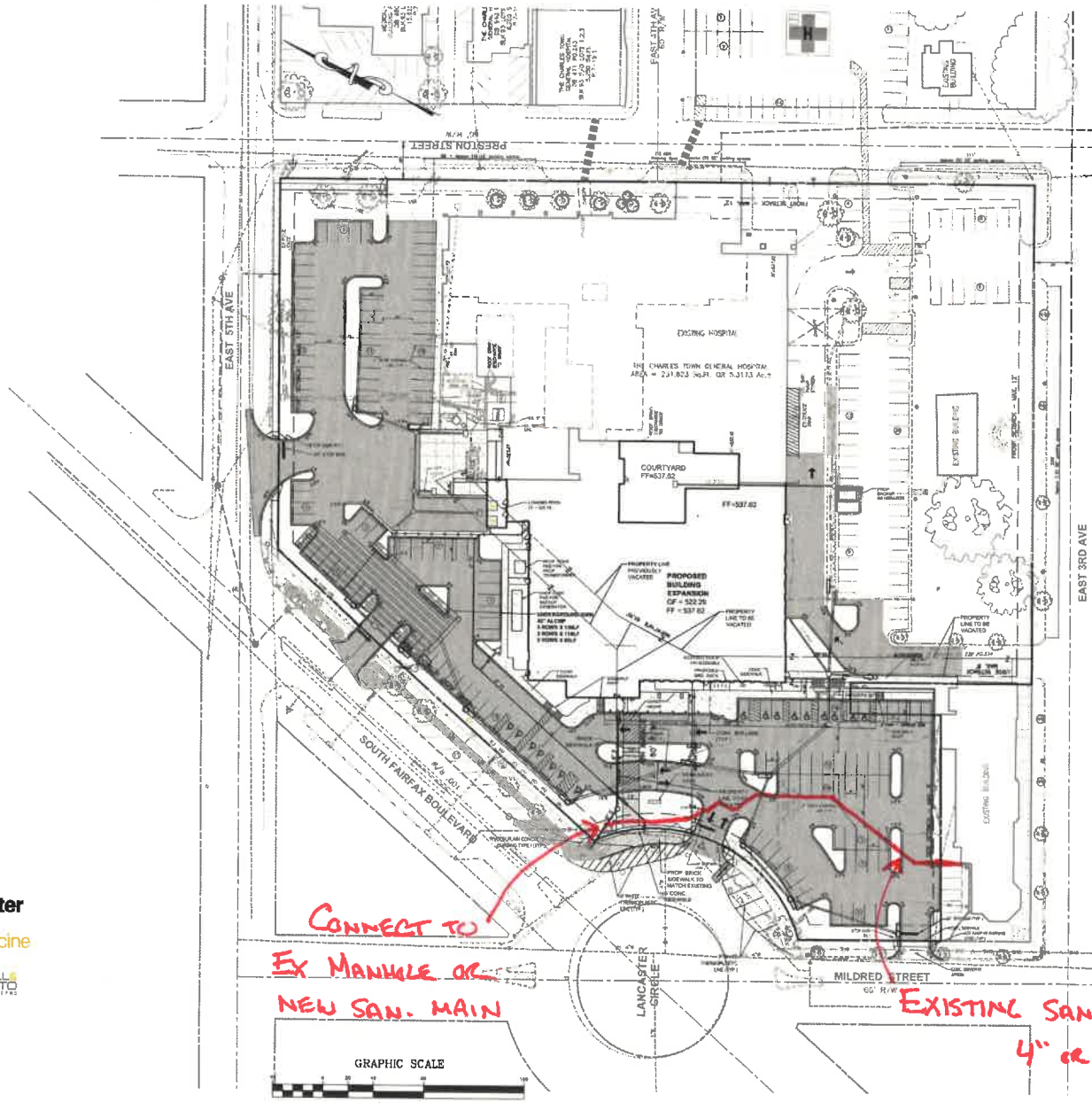
General:

1) There is an existing sanitary lateral that conveys flow to the existing sanitary sewer main from the existing building adjacent to the old bank parking lot. This lateral has been marked with green paint in the field as it traverses the old bank parking lot. This parking lot is to be removed which will impact this lateral. Show this lateral to be replaced with a 6" and show the invert connecting to the new proposed main. I have included a redline of what I am describing.

If you have any questions, please contact me at (304) 725-2316.

Sincerely,

Travis Markley
Engineering Technician



ZONING NOTES

1. PURPOSE STATEMENT: THE PROJECT PROPOSES TO EXPAND THE EXISTING JEFFERSON MEDICAL CENTER. THE PROPOSED BUILDING EXPANSION IS TO BE LOCATED ON THE WEST SIDE OF THE SITE AND WILL PROVIDE PHYSICAL CONNECTIONS TO THE EXISTING JEFFERSON MEDICAL CENTER. ADDITIONAL PARKING IS PROPOSED AND ADJUSTMENTS TO THE LOCATION OF THE ACCESS OFF LANCASTER CIRCLE
2. CURRENT ZONING DISTRICT: TS - TOWN CENTER
3. USE: CURRENT USE: HOSPITAL
   PROPOSED: HOSPITAL
4. FLOODPLAIN: THERE IS NO 100-YEAR FLOODPLAIN SHOWN PER FEMA FLOOD INSURANCE RATE MAP NO. 54037C0136E DATED DECEMBER 18, 2009.
5. WETLANDS: THERE ARE NO WETLANDS ON SITE PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS NATIONAL INVENTORY MAP.
6. SITE: THE SITE IS KNOWN AS LANDS THE CHARLES TOWN GENERAL HOSPITAL BY DEED BOOK 1222 AT PAGE 344 DATED MAY 2, 2019. JEFFERSON COUNTY TAX MAP NO. 7, PARCELS 3-8,10-11,15,17-18, 104-105.
7. VERTICAL DATUM IS BASED UPON NAVD88. THE HORIZONTAL IS BASED UPON WEST VIRGINIA COORDINATE SYSTEM OF 1983 NORTH ZONE
8. AERIAL TOPOGRAPHY BY FOX & ASSOCIATES, INC. DATED JULY, 2019. ADDITIONAL FIELD RUN TOPOGRAPHY BY FOX & ASSOCIATES, INC. DATED SEPTEMBER 2022, OCT. AND DEC. 2025
9. SOILS INFORMATION TAKEN FROM THE USDA-NRCS SOILS SURVEY OF JEFFERSON COUNTY, WEST VIRGINIA", SEPTEMBER 2025 EDITION.
10. UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE SOURCES. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BEFORE COMMENCEMENT OF ANY CONSTRUCTION

ZONING WAIVERS

THE FOLLOWING ZONING WAIVERS RECEIVED ADMINISTRATIVE APPROVAL FROM THE CONSOLIDATED REVIEW COMMITTEE ON FEBRUARY 10, 2026:

1. TABLE 14. TSL / TS STANDARDS: BUILDING PLACEMENT
   MAXIMUM SETBACK ALLOWED ALONG BOTH THE PRIMARY AND SECONDARY FRONTAGE IS 12'. THIS IS EXCEEDED ALONG ALL FRONTAGES.
2. TABLE 14. TSL / TS STANDARDS: BUILDING FORM, FACADE BUILDOUT AT SETBACK
   THE FACADE BUILDOUT AT THE SETBACK LINE IS REQUIRED TO BE A MINIMUM OF 60%. HOWEVER, THE BUILDING IS LOCATED MORE CENTRAL TO THE SITE AND DOES NOT MEET THE MAX SETBACK REQUIREMENTS. THEREFORE, THE BUILDING ALSO DOES NOT MEET THE FACADE BUILDOUT REQUIREMENTS.
3. TABLE 14. TSL / TS STANDARDS: BUILDING FORM, LOT WIDTH
   THE MAXIMUM LOT WIDTH ALLOWED IS 150'. THIS IS AN EXISTING LOT AND LOT WIDTH IS EXCEEDED ALONG ALL FRONTAGES.
4. TABLE 14. TSL / TS STANDARDS: PARKING LOCATION
   PARKING NOT ALLOWED BETWEEN FRONTAGE LINE TO THE FACADE OF THE PRINCIPAL BUILDING, OR THE FIRST LAYER OF THE LOT, HOWEVER, DUE TO THE FUNCTIONALITY OF THE HOSPITAL AND THE LOCATION OF THE EXISTING BUILDING, PARKING HAS BEEN LOCATED WITHIN THE FIRST LAYER. THIS ALLOWS FOR A PATIENT DROP OFF AREA AND FOR VISITORS TO THE HOSPITAL TO HAVE EASY ACCESS TO PARKING AND THE MAIN ENTRANCES OF THE EXISTING HOSPITAL AND THE PROPOSED ADDITION.

BUILDING CALCULATIONS:

PROPOSED WEST BUILDING
FINISHED SPACE IN WEST BUILDING: 60,508 SF
SHELL SPACE IN WEST BUILDING: 19,282 SF
WEST BUILDING TOTAL: 79,790 SF

HOSPITAL ADDITION (LOADING DOCK) TOTAL: 7,141 SF

TOTAL NEW FINISHED SPACES ON THE SITE: 67,849 SF

PARKING REQUIREMENTS

Use	Code Requirement	Plan Info	Required Per Plan
Medical Offices and Clinics	4 spaces per doctor plus 1 space for each employee	Existing Facility 12 doctors * 4 = 48 140 Staff = 140 spaces Building Expension 14 doctors * 4 = 56 78 staff = 78 spaces	48+140+56+78 = 322 total
		Total Provided (includes spaces on site and off-site)	324

NOTE: PER ARTICLE 6, SECTION 5.B.4, REQUIRED PARKING MAY BE PARTIALLY FULFILLED VIA ON-STREET PARKING SPACES LOCATED ALONG THE PUBLIC PARKING LANE CORRESPONDING TO THE LOT FRONTAGE.

PARKING CALCULATIONS:
154 PROPOSED PARKING SPACES
79 EXISTING PARKING SPACES TO REMAIN ON-SITE
56 EXISTING PARKING SPACES TO REMAIN AROUND HELIPAD
35 STREET PARKING SPACES

324 TOTAL

*** THE SITE CURRENTLY ONLY MEETS THE PARKING REQUIREMENTS FOR THE EXISTING HOSPITAL AND 60,508 SQ.FT. OF THE WEST EXPANSION THAT WILL BE FINISHED SPACE WITH THIS PROJECT. THERE WILL BE 19,282 SQ.FT OF SHELL SPACE AVAILABLE FOR FUTURE USE IN THE WEST EXPANSION.

JEFFERSON MEDICAL CENTER WILL BE RESPONSIBLE TO PROVIDE ADDITIONAL OFF-SITE PARKING IN ACCORDANCE WITH THE ZONING CODE AS NEEDS AND USES ARE DETERMINED AND THE SHELL SPACE IS FITTED OUT FOR USE. PARKING SHALL BE AVAILABLE WITH FINAL USE & OCCUPANCY APPROVAL.

HANDICAP SPACES REQUIRED: 8
HANDICAP SPACES PROVIDED: 22
VAN ACCESSIBLE SPACES REQUIRED: 4
VAN ACCESSIBLE SPACES PROVIDED: 8

Kahler Slater
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CMTA

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FAX: (301)253-8009

FINAL SITE PLAN
WEST VIRGINIA UNIVERSITY MEDICINE
JEFFERSON MEDICAL CENTER
SITUATED AT 300 S. PRESTON ST.
CITY OF RANSON, WV 25438
JEFFERSON COUNTY

SCALE: 1"=40'

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WEST VIRGINIA
LICENSE NO. 18914 STATE OF WEST VIRGINIA
SIGNATURE: [illegible] DATE: 12/19/25

PROJECT NO: 25-33258
DRAWING NO: D-3852
DATE: MAY 2026
DRAWN BY: JHC
CHECKED BY: JHC

SHEET 3 OF 18

Charles Town
Utility Board

661 S. George Street, Suite 101 Charles Town, WV 25414
Phone: (304) 725-2316 ♦ Fax: (304) 725-7150 ♦ Web: www.ctubwv.com

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Board Member
Heidi Parker

Board Member
Patrick Kratovil

UTILITY MANAGER
Paul Mantello

August 31, 2026

Joseph H. Ceci, P.E.
Fox & Associates, Inc.
82 Worman's Mill Court, Suite G
Frederick, MD 21701

Re: Jefferson Medical Center Addition- Site Plan Approval

Dear Mr. Ceci:

We have reviewed the revised plans and find the plan acceptable for approval.

Please notify us of any changes to these plans and provide as-built drawings upon completion in electronic format in accordance with the CTUB Sanitary Sewer Specifications.

If you have any questions, please contact me at 304-725-2316.

Sincerely,



Travis Markley
Engineering Technician

FOX & ASSOCIATES INC.
Est. 1966
ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

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Frederick, MD 21701
Phone: 301-695-0880
Fax: 301-293-6009

August 28, 2026

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

Re: Jefferson Medical Center West Expansion
Project: 26-21-SP

Attn: Ms. Summer Wilkes

Dear Ms Wilkes,

Attached, please find one electronic (PDF) of the above-referenced Site Plan/ Construction Drawings as revised to incorporate the review comments received from your office dated August 12, 2026 and August 18, 2026. The following is a point-by-point response to those comments:

CRC Report – Engineering Only

1. *Please revise Water and Sewer Profiles and Details Sheet 6 for missing proposed lines.*
   - Profiles were revised.

2. We suggest fixing the coverage of storm drain pipes to the minimum of 2ft., per the West Virginia standards.
   - We have looked at the possibility of providing a minimum of 2ft of cover on the proposed storm drain pipes. Unfortunately, several factors are driving the current proposed depth. First, the proposed grades around the site are limited by the existing hospital building and the need to match floor elevations. Second and more critical, we are limited by the depth of the existing storm drain on Fairfax Ave., which controls the outfall grade. A minimum of 1.5ft of cover is provided, which is greater than the pipe manufacturer's recommended allowable minimum of 1 ft.

3. *We suggest flipping the orientation of drainage structure 107.*
   - After furter investigation, Structure 107 needs to be a sump inlet. The plan has been revised to show this.

4. *Please revise profile W3 and revise diagonal line crossing profile grid.*

   - This has been revised.

5. *Please revise the storm drain profile for 127 to 128 and remove the velocity and slope items.*

   - This has been revised.

6. *Please revise profile 129 to EX 02 for duplicate structures, i.e. 127.*

   - This has been revised.

7. *Please revise Concrete Pavement Section Sheet 12 for spelling errors.*

   - Revised.

8. *Please provide more detailed drainage area maps for existing and proposed conditions. Include maps of runoff coefficient/curve numbers showing how weighted runoff coefficient/curve numbers were determined.*

   - The drainage area maps have been revised to show more detail.

9. *TR-55 Section in Drainage Report needs to be expanded upon. Please provide the model diagram used in producing the TR-55. Please provide landcover map used in producing TR-55 weighted curve numbers. Please provide map showing time of concentration path for proposed conditions, provided map is missing time of concentration path for proposed conditions.*

   - Additional TR-55 informaion is provided and the drainage area maps have been revised to show more detail.

10. *Please designate outfall location on existing and proposed drainage maps.*

    - The outfall/ Study Point has been show on the existing and propose drainage area maps.

11. *In the PondMaker predeveloped peak flow does not match peak flow stated in the TR-55. Provide detailed hydrograph reports and diagrams used in PondMaker.*

    - PondMaker and TR-55 have similar, though not exactly the same, peak flow rates. This is because PondMaker provides a more accurate hybrid computational approach to create the peak hydrograph. TR-55 uses a simplified, generalized procedure to determine a basic graphical peak discharge approximation. The proposed peak discharge rates are shown below.

The Existing and Proposed condition hydrographs for the 2-YR and 10-YR storm events are provided in the SWM report.

	1-yr Proposed	2-yr Proposed	10-yr Proposed	100-yr Proposed
Pond Maker	14.90	18.44	27.99	45.26
TR-55	14.27	17.66	26.72	43.09

12. Please designate land covers on the ESD Drainage Area map.

- The drainage area maps have been revised to show more detail.

13. *It appears some of the structures are flowing over capacity i.e. 104 to 100 and 103 to 102, as these are new structures it is requested that none of the culverts be flowing above 95% capacity in the 10-year design storm. Please upsize the culverts as needed.*

- 104-100 had an error in the spreadsheet. This was revised.
  103-102 does not appear to be incorrect. Q=0.61 cfs and Full Flow Capacity is 5.40cfs.

14. Please provide HGL calculations and depict these on the storm profiles, also please include inlet spread computations and grate calculations.

- HGL computations as well as inlet spread computations have been provided.

15. Please review all existing curb ramps along the site frontage with Mildred St, 3rd Ave, and Preston St and confirm they meet the latest ADA/PROWAG Guidance. If not ADA compliant please show removal and replacement to conform with the new standards.

- An evaluation of the pedestrian curb ramps surrounding the proposed site was completed. Per current regulations, all newly constructed curb ramps will fully comply with the ADA Standards for Accessible Design. While the majority of existing curb ramps in the immediate vicinity also meet current guidelines, a waiver request has been submitted to the City of Ranson regarding the non-compliant ramps located on 3rd Avenue and Mildred Avenue. Because these locations fall outside the proposed construction limits and are situated within public rights-of-way maintained by the City and/or the WVDOH, mandated accessibility upgrades are not triggered under current public right-of-way accessibility guidelines (PROWAG) or local code in the absence of adjacent site improvements.

16. Please provide a sidewalk connection from the public sidewalk into the site to allow ADA compliant pedestrian access to the building.

- A sidewalk connection from the hospital front door to the public sidewalk along Fairfax Ave. is provided. The sidewalk compiles with ADA grades.

17. Please provide a lighting and photometric plan for the site to confirm illuminance value requirements are met.

- A photometric plan has been provided.

18. *Please provide curb ramp grading details to confirm all ramps are appropriately designed to meet ADA requirements.*

    - All curb ramps shall be constructed to ADA standards in accordance with WVDOH details.

CRC Report – Planning Only

1. *In coordination with the City Engineer's comment to "please provide a lighting and photometric plan for the site to confirm illuminance value requirements are met" (#17 comment on Engineer CRC report), we would like to discuss the coordination of completing the installation of City streetlights around the block perimeter.*

    - A photometric plan has been provided with his submission. While City streetlights are not shown on this plan, Jefferson Medical Center will commit to working with the City to incorporate your proposed lights into our plan.

2. *The City has been coordinating with WVDOH for sidewalk/parking/traffic improvements along 5th Street, including the block along the Medical Center perimeter. We submitted your plans to our project coordinator Bob Anderson, who in turn submitted them to Kyle Oliver at WVDOH for incorporation into their design process for the 5th Street project. It is fortunate timing, as they are just now preparing to start the design work. It would be beneficial for all parties to efficiently coordinate design efforts and we can meet as needed – the City will make sure your concerns and the approved plans are incorporated into the final streetscape design.*

    - Jefferson Medical Center will continue to work with the City and WVDOH to coordinate the proposed roadway with our plan and proposed construction.

If you have any questions, please contact me at 301-695-0880 x223 or by email, jceci@foxassociatesinc.com.

Sincerely,
Fox & Associates, Inc.

Joseph Ceci, P.E.
Vice President

FOX & ASSOCIATES INC.
Est. 1966
ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

82 Worman's Mill Ct
Suite G
Frederick, MD 21701
Phone: 301-695-0880
Fax: 301-293-6009

September 2, 2026

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

Re: Jefferson Medical Center West Expansion
Project: 26-21-SP

Attn: Ms. Summer Wilkes

Dear Ms Wilkes,

Attached, please find one electronic (PDF) of the above-referenced Site Plan/ Construction Drawings as revised to incorporate the review comments received from your office dated September 2, 2026. The following is a point-by-point response to those comments:

1. Please provide curb ramp grading details to confirm all ramps are appropriately designed to meet ADA requirements.

   a. Comment not addressed. Please provide specific grading details with spot elevations and grade labels for each curb ramp to verify standards are met in design.

   - Please see Sheet 21, which was added to the set, for detailed spot elevations along the curb ramps.

If you have any questions, please contact me at 301-695-0880 x223 or by email, jceci@foxassociatesinc.com.

Sincerely,
Fox & Associates, Inc.

Joseph Ceci, P.E.
Vice President

Site Plan/Improvement Plan
CRC REPORT – ENGINEERING ONLY (Submission #1)

Jefferson Medical Center West Expansion

PROJECT: 26-21-SP

Reviewed by: ZH, SW, BS, MP

8/12/2026

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

Application Information

Joe Ceci
Fox and Associates, Inc.
82 Worman's Mill Ct, Suite G
Fredrick, MD 21701

Project Description

The proposed project is an 80,000 sq. ft. expansion to the existing hospital. The development proposed by this plan will include building construction, construction of paved parking areas and drive aisles, installation of water and sewer services to the building, and installation of storm drain and stormwater management facilities to serve the property.

Location and Site Information

Location: 300 S Preston St
Current Zoning: T5
Gross Site Area: 6.51 acres

Engineering & Zoning Review

Please review and address the following comments from the City Engineer:

1. Please revise Water and Sewer Profiles and Details Sheet 6 for missing proposed lines.
2. We suggest fixing the coverage of storm drainpipes to the minimum of 2ft., per the West Virginia standards.
3. We suggest flipping orientation of drainage structure 107.
4. Please revise profile W3 and revise diagonal line crossing profile grid.
5. Please revise the storm drain profile for 127 to 128 and remove the velocity and slope items.
6. Please revise profile 129 to EX 02 for duplicate structures, i.e. 127.
7. Please revise Concrete Pavement Section Sheet 12 for spelling errors.

8. Please provide more detailed drainage area maps for existing and proposed conditions. Include maps of runoff coefficient/curve numbers showing how weighted runoff coefficient/curve numbers were determined.
9. TR-55 Section in Drainage Report needs to be expanded upon. Please provide the model diagram used in producing the TR-55. Please provide landcover map used in producing TR-55 weighted curve numbers. Please provide map showing time of concentration path for proposed conditions, provided map is missing time of concentration path for proposed conditions.
10. Please designate outfall location on existing and proposed drainage maps.
11. In the PondMaker predeveloped peak flow does not match peak flow stated in the TR-55. Provide detailed hydrograph reports and diagrams used in PondMaker.
12. Please designate land covers on the ESD Drainage Area map.
13. It appears some of the structures are flowing over capacity i.e. 104 to 100 and 103 to 102, as these are new structures it is requested that none of the culverts be flowing above 95% capacity in the 10-year design storm. Please upsize the culverts as needed.
14. Please provide HGL calculations and depict these on the storm profiles, also please include inlet spread computations and grate calculations.
15. Please review all existing curb ramps along the site frontage with Mildred St, 3rd Ave, and Preston St and confirm they meet the latest ADA/PROWAG Guidance. If not ADA compliant please show removal and replacement to conform with the new standards.
16. Please provide a sidewalk connection from the public sidewalk into the site to allow ADA compliant pedestrian access to the building.
17. Please provide a lighting and photometric plan for the site to confirm illuminance value requirements are met.
18. Please provide curb ramp grading details to confirm all ramps are appropriately designed to meet ADA requirements.

Please address these comments prior to your next submission to the City. Planning and Zoning staff have not finalized their comments as the items above only pertain to engineering. You will receive additional feedback from Planning and Zoning on relevant comments in a future report.

Next Steps

Please contact Zach Holland, 304-724-3882 with any questions.

Site Plan/Improvement Plan
CRC REPORT – PLANNING ONLY (Submission #1)

Jefferson Medical Center West Expansion

PROJECT: 26-21-SP
Reviewed by: ZH, SW, BS, MP
8/18/2026

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

Application Information

Joe Ceci, Fox and Associates, Inc.
82 Worman's Mill Ct, Suite G
Fredrick, MD 21701

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Location and Site Information

Location: 300 S Preston St
Current Zoning: T5
Gross Site Area: 6.51 acres

Planning & Zoning Review

Please review and address the following comments from the Planning Department:

1. In coordination with the City Engineer's comment to "please provide a lighting and photometric plan for the site to confirm illuminance value requirements are met" (#17 comment on Engineer CRC report), we would like to discuss the coordination of completing the installation of City streetlights around the block perimeter.

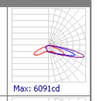
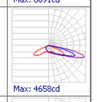
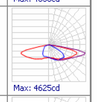
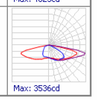
2. The City has been coordinating with WVDOH for sidewalk/parking/traffic improvements along 5th Street, including the block along the Medical Center perimeter. We submitted your plans to our project coordinator Bob Anderson, who in turn submitted them to Kyle Oliver at WVDOH for incorporation into their design process for the 5th Street project. It is fortunate timing, as they are just now preparing to start the design work. It would be beneficial for all parties to efficiently coordinate design efforts and we can meet as needed – the City will make sure your concerns and then approved plans are incorporated into the final streetscape design.

Please address these comments prior to your next submission to the City.

Next Steps

Please contact Zach Holland, 304-724-3882 with any questions.

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	P1B4		0	Gardco by Signify	GL18-9L-740-T4M	Gullwing GL18, 40 LED's, 4000K CCT, 70 CRI, TYPE T4M OPTIC	1	8693	1	53.6	 Max: 6091cd
	P1A4		16	Gardco by Signify	GL18-7L-730-T4M	Gullwing GL18, 40 LED's, 3000K CCT, 70 CRI, TYPE T4M OPTIC	1	6647	1	41.7	 Max: 4658cd
	P1B2		0	Gardco by Signify	GL18-9L-740-T2M	Gullwing GL18, 40 LED's, 4000K CCT, 70 CRI, TYPE T2M OPTIC	1	8930	1	53.6	 Max: 4625cd
	P1A2		3	Gardco by Signify	GL18-7L-730-T2M	Gullwing GL18, 40 LED's, 3000K CCT, 70 CRI, TYPE T2M OPTIC	1	6828	1	41.7	 Max: 3536cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.2 fc	2.6 fc	0.0 fc	N/A	N/A
Parking Lot	+	1.3 fc	4.8 fc	0.1 fc	48.0:1	13.0:1



Plan View
Scale - 1" = 50ft

CMTA

PERMIT SET

PAULA R. GUFFEY
REGISTERED
14327
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

WVU JMC WEST ADDITION

300 S PRESTON ST, RANSON, WV 25438

ELECTRICAL SITE PHOTOMETRICS

CLIENT/CMTA JOB #:	225037
DATE:	07/20/2026
DRAWN:	JB
CHECKED:	AP

REVISIONS

3	ADDENDUM 04	07/22/2026

E608

FILENAME: Autodesk Docs://25037 - WVU JMC West
PLOT TIME: 7/20/2026 2:39:11 PM
CENTRAL/MODELS/WVU_JEFFERSON MEDICAL
CENTER_MASTER.rvt

FOX & ASSOCIATES INC.
Est. 1966
ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

82 Worman's Mill Ct
Suite G
Frederick, MD 21701
Phone: 301-695-0880
Fax: 301-293-6009

April 16, 2026

City of Ranson
312 South Mildred St.
Ranson, WV 25438

Attn: Mr. Todd Wilt
City Manager

Re: Jefferson Medical Center Alleyway Abandonment

Dear Mr. Wilt:

On behalf of our client, The Charles Town General Hospital, dba Jefferson Medical Center, please accept this letter as our formal request to the City of Ranson to abandon the 4th Avenue right-of-way and the 3rd Avenue alley right-of-way, which bisect the hospital property. The areas of interest are indicated on the attached plat.

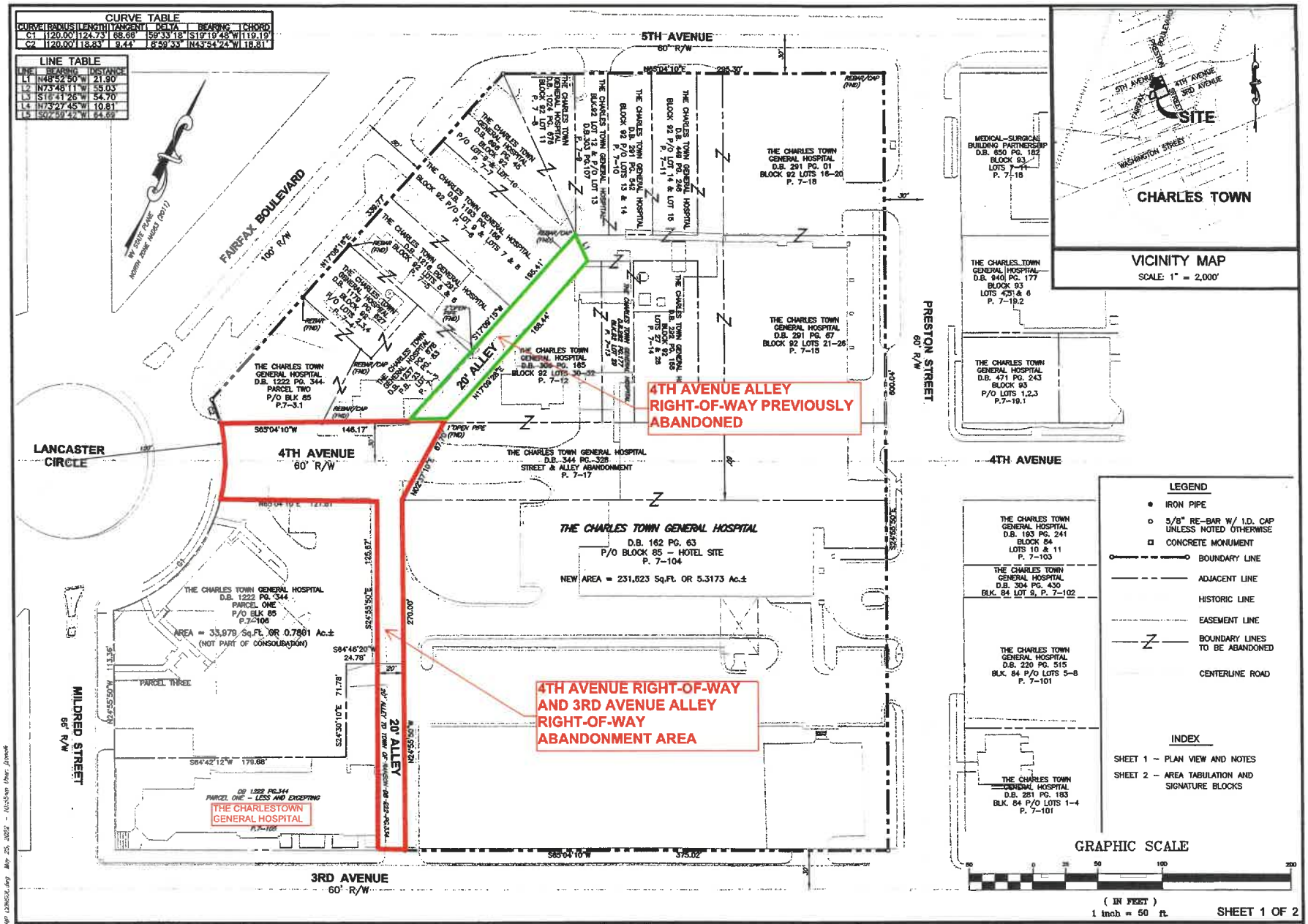
As you may be aware, the Jefferson Medical Center is currently undertaking a major renovation and expansion project in excess of $60 million, which will transform the area along Fairfax Blvd. between 4th Avenue and 5th Avenue. This project will encompass all of the 4th Avenue right-of-way and a portion of the 3rd Avenue right-of-way. This transformation will improve both the aesthetic and functional use of the property, contributing to a safer and more integrated campus environment.

The City of Ranson previously abandoned the 4th Avenue alleyway across the hospital property. As you may be aware, it has long been the intention of Jefferson Medical Center to request that these rights-of-way be abandoned by the City. Since the hospital now owns all adjoining properties, the time for this request is appropriate. Following the transfer of alley ownership from the City to the hospital, we intend to consolidate all of the parcels into one.

We look forward to working with the City of Ranson on this project. If you have any questions, please feel free to call me at 301-695-0880 x223 or by email jceci@foxassociatesinc.com.

Sincerely,
FOX & ASSOCIATES, INC.

Joseph H. Ceci, P.E.
Vice President



SHEET 1 OF 2

OWNER / DEVELOPER

THE CHARLES TOWN GENERAL HOSPITAL
300S PRESTON STREET
RANSON, WEST VIRGINIA 25438
PHONE: 304–260–1453
CONTACT: SCOTT MATHIS

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
851 MT. AETNA ROAD
HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
or (301)416-7260
FAX: (301)733-1853
102 WORMANS MILL COURT
SUITE 'G'
FREDERICK, MD. 21701
PHONE: (301)695-0880
FAX: (301)293-8029

1. ZONING – TOWN CENTER (TS)
2. BY GRAPHIC PLOTTING, THESE PROPERTIES ARE IN ZONE "X" PER F.I.R.M. MAP 54037C136E DATED DECEMBER 18, 2009. BASED ON THE ABOVE INFORMATION, IT APPEARS THAT NO PORTION OF THESE PROPERTIES ARE IN A SPECIAL FLOOD HAZARD AREA.
3. THE INTENT OF THIS PLAT IS TO CONSOLIDATE PROPERTIES OWNED BY THE CHARLES TOWN GENERAL HOSPITAL INTO ONE PARCEL.
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
5. SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, COVENANTS AND CONDITIONS OF RECORD.
6. THE PERIMETER AND ALL BOUNDARIES SHOWN HEREON HAVE BEEN ESTABLISHED BY A NETWORK OF TRAVERSE CONTROL HAVING A RELATIVE ERROR OF CLOSURE OF 1:15000 OR BETTER.

DATE	REVISIONS
11/08/20	ADDED PARCEL 7–3
09/02/21	ADDRESSED PC COMMENTS
10/04/21	ADDRESSED PC COMMENTS
05/25/22	UPDATED CONTACT

STEVEN H. SELCKMANN
LICENSED
No. 12286
STATE OF WEST VIRGINIA
PROFESSIONAL SURVEYOR

BOUNDARY LINE ADJUSTMENT PLAT
OF THE PROPERTIES OF

THE CHARLES TOWN GENERAL HOSPITAL
(dba) JEFFERSON MEDICAL CENTER

TAX MAP 7 - PARCELS
3.1, 3 THRU 15, 17, 18 & 104

SITUATED AT 300S PRESTON STREET
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

DATE: FEB. 2020 SCALE: 1" = 50' P.B. 26 PG. 401 RECORDED 7/5/22 DWG. No. C-4132-1

Ordinance: 2026-04

An Ordinance Vacating, Abandoning, and Annulling Portions of the Fourth Avenue Right of Way and the Third Avenue Alley Right of Way

WHEREAS, the City of Ranson, West Virginia (the "City"), holds or otherwise maintains public rights in certain portions of the Fourth Avenue right of way and the Third Avenue alley right of way, which rights of way are depicted on the plat attached hereto as Exhibit 1 (collectively, the "Annulment Area"); and

WHEREAS, pursuant to W. Va. Code §8-12-5(1), the City has plenary power and authority by ordinance to vacate, discontinue, and close streets, avenues, roads, alleys, ways, sidewalks, drains, and gutters within its corporate limits; and

WHEREAS, the Annulment Area traverses and bisects property owned by The Charles Town General Hospital, doing business as Jefferson Medical Center ("Jefferson Medical Center"), and the Annulment Area is not needed for public travel or public access, as more fully set forth in the staff report presented in connection with this Ordinance; and

WHEREAS, by letter dated April 16, 2026, Jefferson Medical Center, through its engineer, Fox and Associates, Inc., formally requested that the City vacate, abandon, and annul the Fourth Avenue right of way and the Third Avenue alley right of way within the Annulment Area, as depicted on Exhibit 1; and

WHEREAS, Jefferson Medical Center is undertaking a renovation and expansion project with an anticipated investment in excess of sixty million dollars ($60,000,000), which project will transform and improve the area along Fairfax Boulevard between Fourth Avenue and Fifth Avenue; and

WHEREAS, the proposed project will encompass the entirety of the Fourth Avenue right of way within the Annulment Area and a portion of the Third Avenue alley right of way, and the vacation, abandonment, and annulment of the Annulment Area will facilitate the expansion, redevelopment, and integrated use of the Jefferson Medical Center campus; and

WHEREAS, by correspondence dated July 31, 2026, the West Virginia Division of Highways, through its District Five Traffic Engineer, advised that it had reviewed proposed plans for a new connection to Lancaster Circle and indicated agreement with the concept of eliminating the existing Fourth Avenue connection to Lancaster Circle and relocating access further south to improve safety and operations, subject to completion of the Division's plan review; and

WHEREAS, the proposed vacation and abandonment will improve the aesthetic, functional, and operational use of the property and contribute to a safer, more cohesive, and more integrated healthcare campus; and

WHEREAS, the City previously abandoned a portion of the Fourth Avenue alleyway across the Jefferson Medical Center property, and it has been the longstanding intention of Jefferson Medical Center to seek the abandonment of the remaining public rights of way that traverse or bisect its property; and

WHEREAS, based on representations made by Jefferson Medical Center's engineer, Jefferson Medical Center, together with its affiliate WVU Medicine, owns or controls all properties adjoining the Annulment Area, and the vacation, abandonment, and annulment of the Annulment Area will permit the affected parcels to be consolidated into a single parcel or integrated campus, thereby facilitating the continued development and use of the Jefferson Medical Center property; and

WHEREAS, the vacation, abandonment, and annulment of the Annulment Area will facilitate the continued expansion, redevelopment, and use of Jefferson Medical Center for healthcare related purposes and is consistent with the City's economic development, community development, and public health objectives; and

WHEREAS, upon consideration of the staff report and the record and information presented in connection with this Ordinance, Council finds that the Annulment Area is not needed for public travel, access, or utility purposes, subject to the reservation of easements for existing utility infrastructure provided herein, and that the vacation, abandonment, and annulment of the Annulment Area will not adversely affect any other property owner or the public generally; and

WHEREAS, it is in the best interests of the City of Ranson and the public generally that the Annulment Area be vacated, abandoned, and annulled as public rights of way; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Ranson, West Virginia, as follows:

Vacation.
The Fourth Avenue right of way and the Third Avenue alley right of way, or portions thereof, comprising the Annulment Area and depicted on Exhibit 1 attached hereto and incorporated herein by reference, are hereby vacated, abandoned, and annulled as public rights of way of the City of Ranson.

Reservation of Utility Easements.
Nothing in this Ordinance shall be construed to vacate, release, or extinguish any easement, right, or interest held by the City, or by any public utility, for the continued maintenance, repair, replacement, or operation of any water, sewer, storm drainage, or other utility infrastructure that may be located within the Annulment Area, whether or not such infrastructure is shown on Exhibit 1. The City reserves unto itself, and unto any applicable utility provider, such easement rights as may be necessary for the continued operation and maintenance of that infrastructure.
Note: If the utility review confirms the Annulment Area is clear of City infrastructure, this section can be shortened to a simple recital rather than a reserved easement. Recommend keeping it as

a reservation unless and until that confirmation is in hand, given the plat's own disclaimer that it was not prepared from a title report.

Findings.
Ranson City Council finds and determines that the vacation and annulment authorized by this Ordinance serves the public interest by facilitating the expansion and redevelopment of the Jefferson Medical Center campus, supporting a significant healthcare related capital investment, improving the safety and functionality of the campus, promoting economic development, and facilitating the continued provision and expansion of healthcare services within the City.

Recordation.
Following the enactment and effectiveness of this Ordinance, the City Clerk shall cause a duly certified copy of this Ordinance, together with Exhibit 1, to be recorded in the Office of the Clerk of the Jefferson County Commission.

First Reading: August 18, 2026

Public Hearing: _____

Second Reading: _____

Enacted this _____ day of _____ 2026

Adopted by the City Council of the City of Ranson after a 1st reading on August 18, 2026 and a 2nd reading on_____ by a vote of ___ in the affirmative, __ in the negative, __ absent, with __ abstaining.

_____
Kenneth Suits, Mayor

ATTEST:

_____
Darla Armstrong, City Clerk

City of Ranson

Community Development Department

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

Council Members:
Jaden Bound
Andy Colandrea
Tommy Custer
Herbie McDaniel
Stephanie Fagan
Jaelyn Wratchford

APPLICATION FOR REVIEW

PROJECT NAME: Jefferson Medical Center West Addition

PROJECT DESCRIPTION: 80,000sf addition to the existing hospital to house medical clinic space along with associated site improvements.

MAP#: 7 **PARCEL#:** 3-8,10,11,15,17,18,104-106 **CURRENT ZONING:** T5 **PROPOSED ZONING:** T5

SITE AREA (ACRES): 6.51 **# OF LOTS:** 2 **AREA IN LOTS:** 6.51

AREA IN SWM: 5.56 **AREA IN RIGHT OF WAY:** 0

WATER SERVICE: PUBLIC [XX] **PRIVATE** [ ] **PROVIDER** CTUB

SEWER SERVICE: PUBLIC [XX] **PRIVATE** [ ] **PROVIDER** CTUB

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

SUBMITTAL/FEE INFORMATION

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

OWNER/APPLICANT INFORMATION

Owner I (Print) THE CHARLES TOWN GENERAL HOSPITAL DBA JEFFERSON MEDICAL CENTER Percent of Ownership 100
Address 300 S. Preston St. Ranson, WV 25438
Phone: [redacted] Fax/Email: [redacted]

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

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

Applicant (Print) Fox & Associates, Inc
Address [redacted]
Phone: [redacted] Fax/Email: [redacted]

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

Engineer/Surveyor (Print) Fox & Associates, Inc
Address: [redacted]
Phone: [redacted] Fax/Email: [redacted]

OWNER'S WRITTEN AUTHORIZATION

Please direct all correspondence to: [XX] Owner(s) [ ] Developer [XX] Engineer

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

Signature (owner): Nicole Dollison Date: 10/01/2026

Signature: (applicant) [signature] Date: 09/30/2026

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

Date Received: _____ **By:** _____

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

AGENDA ITEM IV.7

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing is to accept public comments on associated bond, for an 80,000sq.ft. expansion to the existing hospital at 300 S. Preston Street, Ranson, WV 25438.

ATTACHMENTS:

Ranson legal notice - hospital.docx 10052026.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing at 7:00pm on October 5, 2026, at Ranson City Hall, 312 S. Mildred Street, Ranson, WV 25438. The purpose of the public hearing is to accept public comments on the proposed site plan, associated bond, and development agreement for an 80,000sq.ft. expansion to the existing hospital at 300 S. Preston Street, Ranson, WV 25438. The development proposed by this plan will include building construction, construction of paved parking areas and drive aisles, installation of water and sewer services to the building, and installation of storm drain and stormwater management facilities to serve the property.

All persons are invited to attend and make comments about the proposed site plan, associated bond, and development agreement. Copies of the proposed site plan, associated bond, and development agreement are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write to the following address prior to September 29, 2026: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to September 29, 2026, will be provided to the Planning Commission and inserted into the official record.

Dept. of Community Development

AGENDA ITEM IV.8

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 26-21-SP- Applicant Fox and Associates, Inc. submitted an application on behalf of West Virginia University Hospital - East, Inc. for Consideration for an associated bond, for an expansion of 80,000sq.ft. to the existing hospital at 300 S. Preston Street, Ranson, WV 25438.

Applicants submitted an bond application in the amount of $ 287,295.44 for an 80,000 sq. ft expansion to the West Virginia University Medical center formerly known as the Jefferson Memorial Hospital.

ATTACHMENTS:

PC_26-16_hospital bond.docx
26-21-SP-Jefferson Medical Bond-Estimate.pdf

Resolution PC - 2026-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANSON ACCEPTING A GUARANTEE SURETY (BOND) FOR REQUIRED PHYSICAL IMPROVEMENTS BETWEEN THE RANSON PLANNING COMMISSION AND WEST VIRGINIA UNIVERSITY HOSPITALS – EAST, INC, FOR AN EXPANSION PROJECT FOR JEFFERSON MEDICAL CENTER.

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

WHEREAS West Virginia University Hospitals – East, Inc applied for a Guarantee Surety Bond application in the amount of $287,295.44 on August 28, 2026, for improvements for an expansion project for Jefferson Medical Center.

WHEREAS The improvements to be covered by the bond are erosion and sediment control, earthwork, paving/roads, water/sewer services, and site construction/structures.

WHEREAS The Planning Commission hereby accepts the corporate surety in lieu of completion of the required on-site improvements, as described in Section 16-82 of the Ranson Municipal Code for West Virginia University Hospitals – East, Inc, for an expansion project for Jefferson Medical Center.

WHEREAS The approved bonded amount shall be held in the amount of Two Hundred Eighty-Seven Thousand Two Hundred Ninety-Five and Forty-Four cents. ($287,295.44).

WHEREAS This Resolution is hereby directed to be forwarded to the City Clerk for recording with the Jefferson County Clerk.

AND THEREFORE This Resolution and bond shall become effective immediately upon its adoption.

Signed and approved this 5th day of October 2026

_____
Michael Fagan, President

ATTEST:

_____
Darla Armstrong, City Clerk

AFFIX CITY SEAL

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

Project Name: Jefferson Medical Center West Expansion Date: 8/28/2026

Section: C.O.R. File No.

Bond Amount Approved: $ _____

By: _____ **Date:** _____

Official Use Do Not Write In This Box

Item No.	Description	Unit	2025 Unit Cost	Quantity	Total Cost
1.1	**Erosion & Sediment Control**				
1	Stabilized Construction Entrance	EA	$ 3,389.56	3	$ 10,168.68
2	Silt Fence - Standard	LF	$ 5.98		$ -
3	Silt Fence - Super	LF	$ 22.04	768	$ 16,926.72
4	Earth Dike Construction (1)	LF	$ 15.42		$ -
5	Inlet Protection Device	EA	$ 546.50		$ -
6	Outlet Protection Device	EA	$ 435.44		$ -
7	Stone Check Dams	EA	$ 274.71		$ -
8	Sediment Trap Excavation	CY	$ 23.22		$ -
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,554.94		$ -
10	Impermeable Liner for Sediment Basin/Pond	SY	$ 25.51		$ -
11	Rip-Rap Apron/Plunge Pool	CY	$ 137.14		$ -
12	Grass Waterway/Drainage Swale	LF	$ 18.17		$ -
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.17		$ -
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.26	2000	$ 520.00
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 614.78		$ -
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 609.42		$ -
17	Mulch, Shredded Bark or Wood Chip (35 cy/ac)	CY	$ 99.57		$ -
18	Sod	SY	$ 11.51		$ -
19	Soil Stabilizing Matt - Biodegradable	SY	$ 23.42		$ -
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 26.80		$ -
21	Geotextile Fabric	SF	$ 5.86		$ -
22	4 ft Safety Fence	LF	$ 9.88		$ -
23	6 ft Chain Link Safety Fence	LF	$ 12.29		$ -
24	Tree Protection	LF	$ 9.07		$ -
25	Temporary Utility Line Stream Crossing/Diversion	EA	$ 1,686.30		$ -
1.2	**Site Preparation & Demolition**				
1	Clearing & Grubbing - Light Cover	ACRE	$ 10,936.79		$ -
2	Clearing & Grubbing - Moderate Cover	ACRE	$ 14,186.26		$ -
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 21,574.93		$ -
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 21,397.15		$ -
5	Sawcut Existing Asphalt Pavement	LF	$ 2.46	310	$ 762.60
6	Sawcut Existing Concrete Pavement	LF	$ 3.93		$ -
7	Removal of Asphalt Pavement	SY	$ 9.77	2210	$ 21,591.70
8	Removal of Fencing	LF	$ 7.76		$ -
9	Removal of Power Pole	EA	$ 10,320.17		$ -
10	Removal of Structures/Buildings	EA	Detailed estimate required.		
1.3	**Earthwork**				
1	Strip Topsoil	CY	$ 6.15		$ -
2	Common Excavation	CY	$ 30.96		$ -
3	Borrow Material - On Site	CY	$ 28.05		$ -
4	Borrow Material - Imported from Off Site	CY	$ 39.31	100	$ 3,931.00
5	Rock Excavation	CY	$ 114.70		$ -
6	Furnish Topsoil	CY	$ 58.96	20	$ 1,179.20
2.1	**Paved Surface Construction**				
1	Subgrade	CY	$ 81.99		$ -
2	Fabric for Subgrade Stabilization	SY	$ 3.28		$ -

3	Aggregate Base Course	CY	$ 108.73	90	$ 9,785.70
4	Open Graded Free Draining Base Course	CY	$ 135.10		$ -
5	Free Draining Base Trench	LF	$ 13.50		$ -
6	Outlet Pipe	LF	$ 44.43		$ -
7	Bituminous Asphalt Tack Coat	SY	$ 2.19		$ -
8	Superpave Asphalt Base Course - Type 25	TN	$ 104.49		$ -
9	Superpave Asphalt Base Course - Type 19	TN	$ 119.24	120	$ 14,308.80
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 131.53	40	$ 5,261.20
11	Reinforced Concrete Pavement	CY	$ 503.49		$ -
12	Standard Milling	SY	$ 7.90		$ -
13	Controlled Low Strength Material	CY	$ 412.34		$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 116.30		$ -
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 153.66	41	$ 6,300.06
16	Concrete Curb & Gutter	LF	$ 48.00		$ -
17	Concrete Curb Only	LF	$ 53.11	325	$ 17,260.75
18	Bituminous Asphalt Walkway	SF	$ 16.59		$ -
19	Concrete Sidewalk	SY	$ 87.35	290	$ 25,331.50
20	Bed Course Material (for sidewalk)	CY	$ 98.98		$ -
21	Concrete Curb Ramp	EA	$ 3,073.14	8	$ 24,585.12
22	Detectable Warning Surface	EA	$ 812.22	8	$ 6,497.76
23	Concrete Precast Wheel Stops	EA	$ 201.85		$ -
24	One Direction Lane Arrow	EA	$ 307.31		$ -
25	Multi Directional Land Arrow	EA	$ 515.06		$ -
26	Bicycle Shared Lane Marking	EA	$ 338.05		$ -
27	Bicycle Lane Marking	EA	$ 338.05		$ -
28	Pavement Letters	EA	$ 119.41		$ -
29	4" Edge/Lane Line - Painted	LF	$ 1.58		$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.74		$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.92		$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.85		$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.30	301	$ 391.30
34	8" Edge/Lane Line - Thermoplastic	LF	$ 2.20		$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 5.53		$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 8.24		$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 10.33		$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.90		$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 8.60		$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 11.06		$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 4.00		$ -
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 16.59	931	$ 15,445.29
43	24" Stop Line - Preformed Thermoplastic	LF	$ 27.66	52	$ 1,438.32
44	Handicapped Parking Symbol	EA	$ 337.51		$ -
45	0.08 in Flat Sheet Sign	SF	$ 55.32	25	$ 1,383.00
46	City standard sign post	LF	$ 162.25	4	$ 649.00
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 491.07		$ -
48	Guard Rail - Steel Beam & Posts	LF	$ 45.73		$ -
49	Fence - Chain Link 6' High	LF	$ 52.39		$ -
50	Fence - Wood 3-Rail	LF	$ 47.68		$ -
51	Fence - Decorative Iron, 42" High	LF	$ 92.19		$ -
52	Pedestrian/Bicycle Barrier Railing - Wood - 42" high	LF	$ 64.05		$ -
53	Lights - Parking Lot (light fixture, foundation, & wiring)	EA	$ 8,147.45		$ -
54	Bollards (wood or steel)	EA	$ 758.19		$ -
55	Traffic Control/Stop Light (WVDOH cost estimate)	EA	DOH estimate required.		
3.1	**Landscaping**				
1	Transplanting Trees (6' or less)	EA	$ 230.04		$ -
2	Transplanting Shrubs	EA	$ 141.36		$ -
3	Plant Shrubs (Evergreen or Deciduous)	EA	$ 184.39		$ -
4	Plant Tree (2"-3" caliper) - Evergreen	EA	$ 455.31		$ -
5	Plant Tree (2"-3" caliper) - Deciduous	EA	$ 695.65		$ -
6	Plant Tree (2"-3" caliper) - Flowering	EA	$ 486.83		$ -
7	Plant Ground Cover	EA	$ 8.60		$ -
8	Plant Wetlands or Bioretention Vegetation	EA	$ 30.73		$ -
9	Plant Screen Trees	EA	$ 239.08		$ -

10	Plant Street/Shade Trees	EA	$ 509.46		$ -
11	Mulching (wood landscape mulch in place)	CY	$ 99.57		$ -
4.1	**Sanitary Sewer System**				
1	2" PVC Schedule 80 Pipe (force main)	LF	$ 135.22		$ -
2	6" PVC Schedule 80 Pipe	LF	$ 131.02		$ -
3	8" PVC Schedule 80 Pipe	LF	$ 105.34		$ -
4	10" PVC Schedule 80 Pipe	LF	$ 119.55		$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,356.23		$ -
6	Grease Trap	EA	$ 6,779.08		$ -
7	4" Service Lateral (20' to Edge of R.O.W./Property Line)	LF	$ 76.34		$ -
8	Sanitary Sewer Pump Station (sewage pump)	EA	Detailed estimate required.		
9	Road Bore/Crossing (with Pipe & Steel Casing)	LF	ailed estimate required.		
4.2	**Potable Water System**				
1	3/4" Copper Service Line	LF	$ 131.59		$ -
2	1" Copper Service Line	LF	$ 130.55		$ -
3	2" Copper Service Line	LF	$ 62.86		$ -
4	4" Ductile Iron Pipe	LF	$ 61.80		$ -
5	6" Ductile Iron Pipe	LF	$ 86.69		$ -
6	8" Ductile Iron Pipe	LF	$ 117.22		$ -
7	10" Ductile Iron Pipe	LF	$ 126.31		$ -
8	12" Ductile Iron Pipe	LF	$ 135.38		$ -
9	Fire Hydrant with 6" line	LF	$ 5,955.99	1	$ 5,955.99
10	4" Gate Valve & Box	EA	$ 1,241.17	1	$ 1,241.17
11	6" Gate Valve & Box	EA	$ 1,679.69		$ -
12	8" Gate Valve & Box	EA	$ 1,601.74		$ -
13	10" Gate Valve & Box	EA	$ 2,233.48		$ -
14	12" Gate Valve & Box	EA	$ 3,708.43		$ -
15	Pressure Reducing Valve & Vault	EA	Detailed estimate required.		
16	Tapping Sleeve & Valve for Water Service Connection	EA	Detailed estimate required.		
17	Water Meter Setter, Box & Service Line Tap	EA	$ 2,965.22		$ -
5.1	**Storm Water Management & Storm Drainage**				
	SWM Basin/Ponds				
1	Excavation - Basin/Pond	CY	$ 26.44		$ -
2	Excavation - Core Trench	CY	$ 23.16		$ -
3	Embankment Construction - On-Site Material	CY	$ 25.11		$ -
4	Embankment Construction - Imported Material	CY	$ 47.17		$ -
5	Impervious Core	SF	$ 2.21		$ -
6	Concrete Control Structure and Pipe Cradles	CY	$ 1,093.91		$ -
7	Corrugated Metal Pipe Control Structure	EA	$ 7,214.88		$ -
8	Dewatering Pipes or Structures	EA	$ 1,046.21		$ -
9	Filter Stone for Dewatering Pipe (1" to 2" dia. clean)	CY	$ 66.40		$ -
10	Antiseep Collar	Each per foot of width	$ 59.36		$ -
11	Trash Rack	Each per inch dia.	$ 60.57		$ -
12	Water Tight Pipe Bands	Each per inch dia.	$ 12.07		$ -
13	Bio-Retention Basin	SF	$ 43.02		$ -
	PVC Slotted Pipe				
14	4" PVC Slotted or Perforated Drain Pipe	LF	$ 18.44		$ -
15	6" PVC Slotted or Perforated Drain Pipe	LF	$ 19.67		$ -
16	8" PVC Slotted or Perforated Drain Pipe	LF	$ 30.57		$ -
17	12" PVC Slotted or Perforated Drain Pipe	LF	$ 42.66		$ -
	Corrugate Metal Pipe (Circular)				
18	15" Storm Drain Pipe	LF	$ 132.13		$ -
19	18" Storm Drain Pipe	LF	$ 118.78		$ -
20	24" Storm Drain Pipe	LF	$ 173.32		$ -
21	30" Storm Drain Pipe	LF	$ 199.38		$ -
22	36" Storm Drain Pipe	LF	$ 263.73		$ -
23	42" Storm Drain Pipe	LF	$ 290.09		$ -
24	48" Storm Drain Pipe	LF	$ 308.81		$ -
25	54" Storm Drain Pipe	LF	$ 348.01		$ -
26	60" Storm Drain Pipe	LF	$ 354.83		$ -
	Reinforced Concrete Pipe (circular)				
27	15" Storm Drain Pipe	LF	$ 192.32		$ -
28	18" Storm Drain Pipe	LF	$ 125.37		$ -
29	24" Storm Drain Pipe	LF	$ 141.37		$ -

30	30" Storm Drain Pipe	LF	$ 172.85		$ -
31	36" Storm Drain Pipe	LF	$ 272.11		$ -
32	42" Storm Drain Pipe	LF	$ 277.14		$ -
33	48" Storm Drain Pipe	LF	$ 442.70		$ -
34	54" Storm Drain Pipe	LF	$ 438.49		$ -
35	60" Storm Drain Pipe	LF	$ 466.13		$ -
	High Density Polyethylene (HDPE) Pipe (Circular)				
36	15" Storm Drain Pipe	LF	$ 129.16	5	$ 645.80
37	18" Storm Drain Pipe	LF	$ 155.61		$ -
38	24" Storm Drain Pipe	LF	$ 172.80		$ -
39	30" Storm Drain Pipe	LF	$ 230.77		$ -
40	36" Storm Drain Pipe	LF	$ 251.56		$ -
41	42" Storm Drain Pipe	LF	$ 279.78		$ -
42	48" Storm Drain Pipe	LF	$ 311.09		$ -
43	54" Storm Drain Pipe	LF	$ 348.81		$ -
44	60" Storm Drain Pipe	LF	$ 365.18		$ -
	End Sections (Circular) - Metal (for CMP and HDPE Pipe)				
45	15" Metal End Section	EA	$ 1,313.42		$ -
46	18" Metal End Section	EA	$ 1,395.78		$ -
47	24" Metal End Section	EA	$ 1,650.66		$ -
48	30" Metal End Section	EA	$ 1,950.74		$ -
49	36" Metal End Section	EA	$ 2,126.65		$ -
50	42" Metal End Section	EA	$ 4,068.55		$ -
51	48" Metal End Section	EA	$ 4,672.58		$ -
52	54" Metal End Section		$ 5,363.56		$ -
53	60" Metal End Section		$ 7,958.47		$ -
	End Sections (Circular) - Concrete				
54	15" RCP End Section	EA	$ 1,085.89		$ -
55	18" RCP End Section	EA	$ 1,179.15		$ -
56	24" RCP End Section	EA	$ 1,397.01		$ -
57	30" RCP End Section	EA	$ 1,783.56		$ -
58	36" RCP End Section	EA	$ 2,147.41		$ -
59	42" RCP End Section	EA	$ 3,027.42		$ -
60	48" RCP End Section	EA	$ 3,407.70		$ -
61	54" RCP End Section	EA	$ 3,904.36		$ -
62	60" RCP End Section	EA	$ 4,524.56		$ -
	Corrugated Metal Pipe Arch				
63	17" x 13" Storm Drain Pipe	LF	$ 132.54		$ -
64	21" x 15" Storm Drain Pipe	LF	$ 103.76		$ -
65	24" x 18" Storm Drain Pipe	LF	$ 193.60		$ -
66	35" x 24" Storm Drain Pipe	LF	$ 202.43		$ -
67	42" x 29" Storm Drain Pipe	LF	$ 233.62		$ -
68	57" x 38"Storm Drain Pipe	LF	$ 243.17		$ -
69	64" x 43" Storm Drain Pipe	LF	$ 311.00		$ -
	Reinforced Concrete Elliptical Pipe				
70	23" x 14" Storm Drain Pipe	LF	$ 213.10		$ -
71	30" x 19" Storm Drain Pipe	LF	$ 237.01		$ -
72	38" x 24" Storm Drain Pipe	LF	$ 286.19		$ -
73	45" x 29" Storm Drain Pipe	LF	$ 419.99		$ -
74	53" x 34" Storm Drain Pipe	LF	$ 571.59		$ -
75	60" x 38" Storm Drain Pipe	LF	$ 576.95		$ -
76	68" x 43" Storm Drain Pipe	LF	$ 393.36		$ -
	End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)				
77	17" x 13" Metal End Section	EA	$ 629.21		$ -
78	21" x 15" Metal End Section	EA	$ 702.00		$ -
79	24" x 18" Metal End Section	EA	$ 792.87		$ -
80	35" x 24" Metal End Section	EA	$ 1,060.57		$ -
81	42" x 29" Metal End Section	EA	$ 1,352.18		$ -
82	57" x 38" Metal End Section	EA	$ 1,424.05		$ -
83	64" x 43" Metal End Section	EA	$ 1,816.79		$ -
	End Sections - Reinforced Concrete Elliptical Pipe				
84	23" x 14" RCP End Section	EA	$ 1,254.37		$ -
85	30" x 19" RCP End Section	EA	$ 1,387.49		$ -
86	38" x 24" RCP End Section	EA	$ 1,876.32		$ -
87	45" x 29" RCP End Section	EA	$ 2,187.69		$ -
88	53" x 34" RCP End Section	EA	$ 2,842.27		$ -

89	60" x 38" RCP End Section	EA	$ 2,624.46		$ -
90	68" x 43" RCP End Section	EA	$ 3,435.77		$ -
	Storm Drain Structures				
91	Drop Inlet	EA	$ 5,128.73		$ -
92	Curb Inlet - 6' Opening	EA	$ 6,966.44		$ -
93	Curb Inlet - 10' Opening	EA	$ 8,294.14		$ -
94	Curb Inlet - 12' Opening	EA	$ 8,914.33		$ -
95	Curb Inlet - 16' Opening	EA	$ 10,033.69		$ -
96	Curb Inlet - 20' Opening	EA	$ 10,914.45		$ -
97	Manhole (4' dia., 6' height or less)	EA	$ 7,401.63		$ -
	Outfall & Channel Protection				
98	Concrete Endwall/Wingwall	SF	$ 122.67		$ -
99	Gabion Basket Structure	CY	$ 282.48		$ -
100	Rip-Rap Stone - Class 1	CY	$ 103.45		$ -
5.1	**Civic Standards**				
1	Small Playground Tot Lot (< 10 Children)	EA	$ 22,126.60		$ -
2	Medium Playground Tot Lot (10-50 Children)	EA	$ 61,462.77		$ -
3	Large Playground Tot Lot (50+ Children)	EA	$ 122,925.53		$ -
6.1	**Miscellaneous Site Construction & Structures**				
1	Bus Stop Enclosure	EA	$ 4,354.44		$ -
2	Mail Box Cluster	EA	$ 2,817.87		$ -
3	Construction Stake-out	AC	$ 11,883.89	0.3	$ 3,565.17
4	Traffic Control During Construction	LS	Detailed estimate required.	20 days x $1,000	$ 20,000.00
5	Special Items not specially included in worksheet items BRICK SIDEWALK	EA	Detailed estimate required.	$40.00 x 570s.f.	$ 22,800.00
6	Set Property Corners	EA	$ 147.51		$ -

Grand Total All Costs	$ 237,925.83
Mobilization (5%)	$ 11,896.29
15% Contingency	$ 37,473.32
Subtotal (Mobilization and Contingency)	$ 49,369.61
TOTAL BOND AMOUNT	$ 287,295.44

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

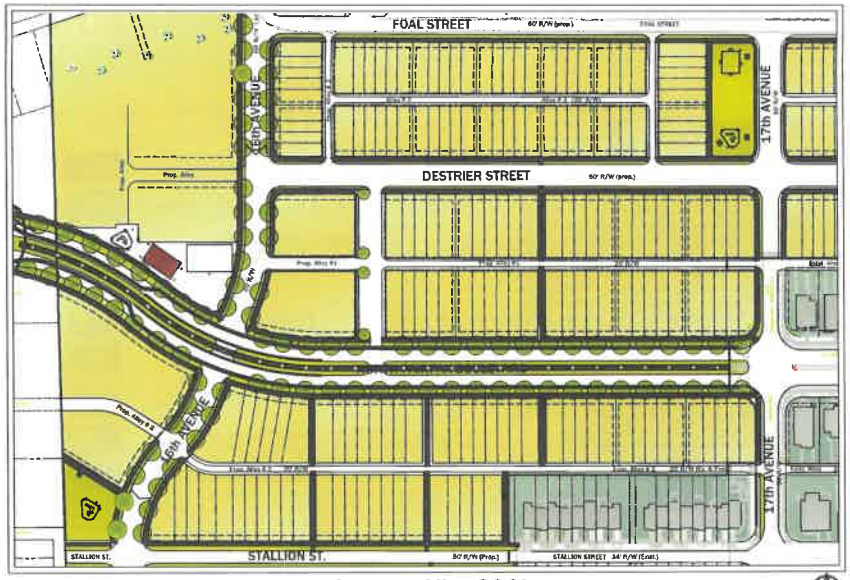
AGENDA SECTION: **INFORMATION ONLY**

SUBJECT: LDPP: Land Development Plan and Plat for Lakeland Place at Fairfax Crossing (Revision). 36.44-acre parcel accessible from Fairfax Boulevard, North and South, with potential future access from 16th Avenue. Parcel ID 19-08-0008-0001-0002.

Land Development Plan and Plat from the August 31, 2026 Planning Commission meeting

ATTACHMENTS:

Lakeland Fairfax Crossing LDPP.pdf



SCALE : 1" = 200'

LAKELAND PLACE

AT

FAIRFAX CROSSING

CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

LAND DEVELOPMENT PLAN AND PLAT APPLICATION

ORIGINAL APPLICATION BY PLACEMAKERS; APPROVED 03/16/12

REVISED BY PIEDMONT DESIGN GROUP, LLC

REV #1 APRIL 1, 2019; APPROVED 07/15/19

⚠ REV #2 APRIL 30, 2026; APPROVED PENDING

PLACE MAKERS

PIEDMONT DESIGN GROUP

Plotted: May 01, 2026 at 2:59pm
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REVISION APPLICATION PREPARATION

Piedmont Design Group, LLC
5283 Corporate Drive, Suite 300
Frederick, MD 21703
301-695-6614

PROJECT DESCRIPTION:

Lakeland Place at Fairfax Crossing is a mixed-use neighborhood with a residential feel. This is a development project with multiple phases consisting of single-family homes, townhouses, and multi-family homes, with access from Fairfax Boulevard, north and south, along with potential future access from 16th Avenue. The 36.44 acre development consists of T-3, T-4, and T-5 transects per SmartCode sections under Chapter 19 of the City Code. Infrastructure for the project has been partially completed and portions have been or will be dedicated to the City.

PLAN PURPOSE :

This plan revision addresses minor changes to the previously approved LDP&P (03.16.12, prepared by PlaceMakers) for the site area known as Lakeland Place at Fairfax Crossing that exists within the "Area of Revision" as shown on these plans. Property to the west on the north side of Foal Street is known as Red clover Meadows. No revisions to any previously approved items are proposed for this area with this plan. Existing development to the north, is also unchanged.

This revision proposes minor changes to the street assemblies for the existing 36.44 acre subject tract. The "Area of Revision" reflects current updated boundary survey information and excludes prior street dedications to the City of Ranson.

(Previous approvals : Resolution No. 12-09 # 20160035594 @ DB1177 P302
Original application area approval: Resolution No. 12-12 #20160035595 @ DB1177 P316)

ORIGINAL APPLICATION PREPARATION

PlaceMakers, LLC
5136 Seville Ave, NW
Albuquerque, NM 87120

OWNERS

Fairfax Crossing Real Estate, LLC
117 W. Patrick Street, #200
Frederick, MD 21701
301-694-8444

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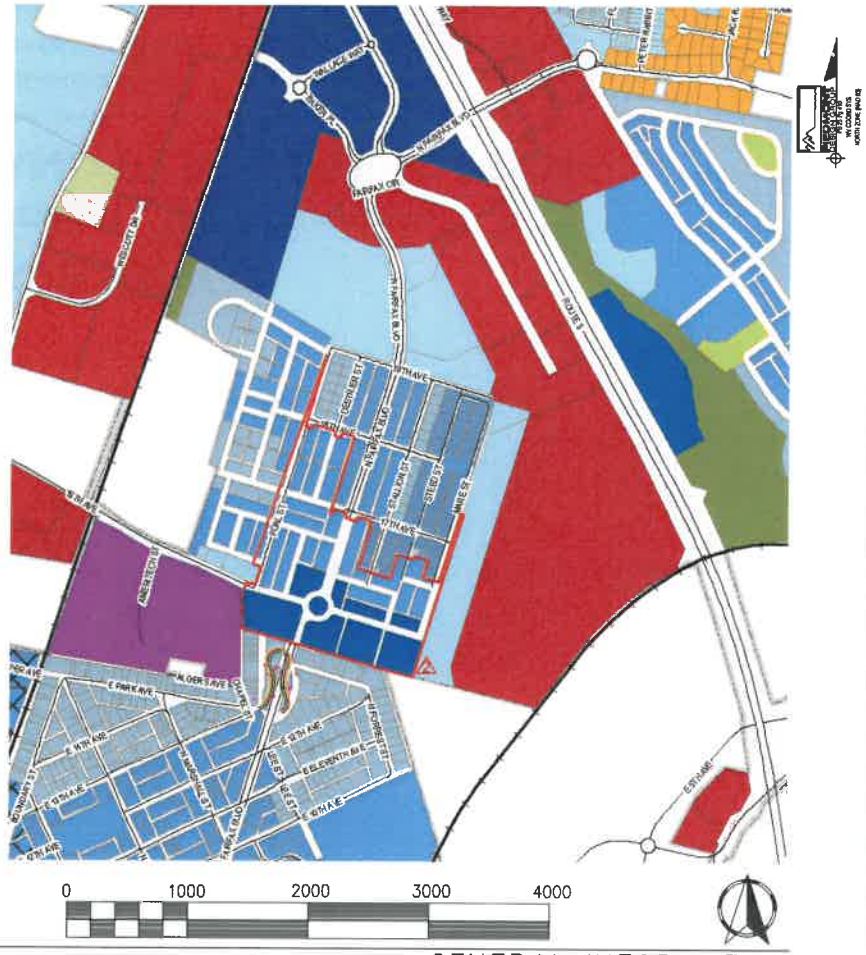
Area of Revision/LDPP Limits

ZONING LEGEND

- RR - Rural Reserve
- R-6 - R-6 Residential
- R-7 - R-7 Residential
- HC - Highway Commercial
- RC - Racetrack Commercial
- I - Industrial
- SCNC - Smart Code New Community
- T1 - Natural
- T2 - Rural
- T3 - Sub-Urban
- T4 - General Neighborhood
- T4O - General Neighborhood Open
- T5L - Town Center Limited
- T5 - Town Center
- SD - Special District
- CS - Civic Space
- MUX - Mixed Use - Retired
- NCX - Neighborhood Center Mix - Retired
- UCX - Urban Commercial - Retired

EXISTING ZONING



GENERAL INFORMATION
Existing Zoning
Scale : 1" = 1,000'

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RANSON, WEST VIRGINIA
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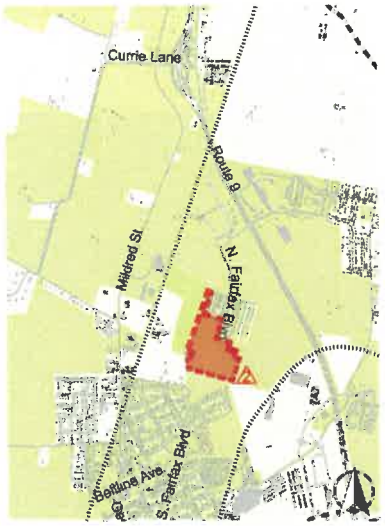
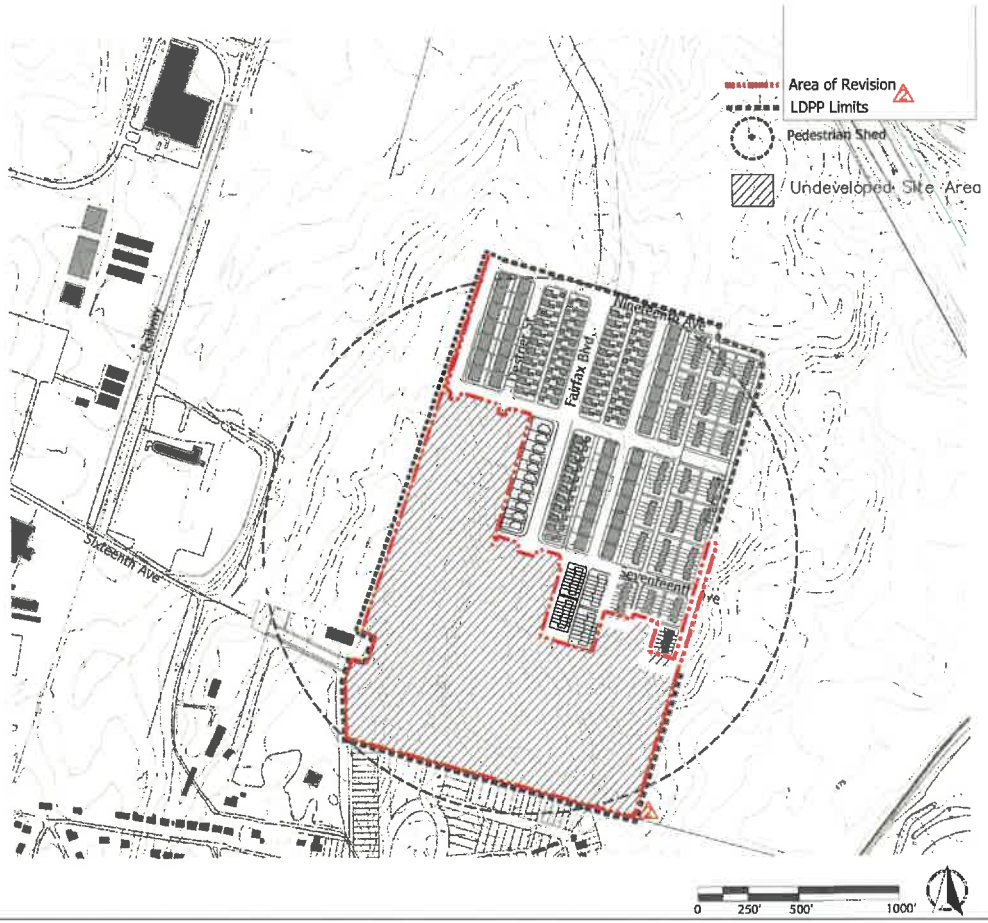


LOCATION MAP **SCALE: 1" = 2,000'**

Existing Neighborhood Pattern:

The houses that are being built in Lakeland Place today provide an 'attainable' type of housing for the residents of Ranson. Townhouses and small-lot single-family homes are being built and sold in this new community between the established neighborhoods in town and the new shopping center on Highway 11. A greater range of housing intensities and types, stacked flats and large-lots, are introduced to the plan, T5 and T3, in order to encourage continued building of this neighborhood as the market continues to fluctuate. In addition, civic spaces are introduced to provide public amenities to both new and existing residents living in walking distance.



EXISTING CONDITIONS
: TOPOGRAPHY
Scale : As Shown

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RANSON, WEST VIRGINIA
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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Fk	Funkstown silt loam	4.9	2.9%
HbB	Hagerstown silt loam, 3 to 8 percent slopes	3.1	1.8%
HbC	Hagerstown silt loam, 8 to 15 percent slopes	11.5	6.8%
HeB	Hagerstown silt loam, 3 to 8 percent slopes, very rocky	10.8	6.4%
HgE	Hagerstown-Opequon-Rock outcrop complex, 15 to 35 percent slopes	7.7	4.5%
HrC	Hagerstown-Rock outcrop complex, 8 to 15 percent slopes	29.5	17.3%
PmB	Poplimento silt loam, 3 to 8 percent slopes	57.5	33.8%
PmC	Poplimento silt loam, 8 to 15 percent slopes	12.9	7.6%
PpC	Poplimento silt loam, 8 to 15 percent slopes, very rocky	32.1	18.9%
Totals for Area of Interest		170.1	100.0%

MAP LEGEND

- Area of Interest (AOI)
  - Area of Interest (AOI)
- Soils
  - Soil Map Unit Polygons
  - Soil Map Unit Lines
  - Soil Map Unit Points
- Special Point Features
  - Blowout
  - Borrow Pit
  - Clay Spot
  - Closed Depression
  - Gravel Pit
  - Gravelly Spot
  - Landfill
  - Lava Flow
  - Marsh or swamp
  - Mine or Quarry
  - Miscellaneous Water
  - Perennial Water
  - Rock Outcrop
  - Saline Spot
  - Sandy Spot
  - Severely Eroded Spot
  - Sinkhole
  - Slide or Slip
  - Sodic Spot
  - Spoil Area
  - Stony Spot
  - Very Stony Spot
  - Wet Spot
  - Other
  - Special Line Features
- Water Features
  - Streams and Canals
- Transportation
  - Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Background
  - Aerial Photography

LAKELAND PLACE at FAIRFAX CROSSING

RANSON, WEST VIRGINIA

LAND DEVELOPMENT PLAN AND PLAT APPLICATION

EXISTING CONDITIONS : SOILS

Scale : 1" = 500'

0 500 1000 1500

Scale 1" = 500'

Plotted: May 01, 2026 at 3:03pm

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3.3 Community Unit Types

3.3.2 Village (VIL)

a. A Village (VIL) Community Type shall be permitted within the G-3 Intended Growth Sector, and the G-4 Infill Growth Sector.

Property in G-3 Intended Growth Sector

b. A VIL within the G-2 Controlled Growth Sector and the G-3 Intended Growth Sector shall be structured by one short, standard or linear pedestrian shed and shall be no fewer than 40 acres and no more than 200 acres, as allocated on Table 2. See Article 4 for infill VIL acreage requirements in the G-4 Infill Growth Sector (covers subject property).

Property in the G-4 Redevelopment / Infill Growth Sector

c. G-4 Redevelopment / Infill Growth and the G-3 Intended Growth Sector encompass the areas of the City that area priority expansion are of the 2012 City of Ranson Comprehensive Plan and encourages compact walkable development patterns.

Community 1 - Village (Med): 86.22 acres

d. Larger sites shall be designed and developed as multiple communities, each subject to the individual Transect District requirements for its type as allocated on Table 3. The simultaneous planning of adjacent parcels is encouraged.



G2 - Controlled Growth
G3 - Intended Growth
G4 - Redevelopment / Infill Growth Sector
S3 - Industrial
S2 - Suburban Commercial Sector
City Limits

SECTOR PLAN



COMMUNITY UNIT TYPES
Scale 1" = 500'

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RANSON, WEST VIRGINIA
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3.4 Transect Districts

3.4.1 Transect District subdistricts shall be assigned and mapped on each new community regulating plan accord-ing to the percentages allocated on Table 3. The property boundary and adjusted pedestrian shed have been revised to reflect the current bounary surveys.

Table 3 Compliance: ⚠

COMMUNITY 1: VILLAGE - MEDIUM INTENSITY

T ZONES	AREA				
	sf	acres	%	Max % Allowed	
T1	0.00	0.00	0%	N/A	
T3	16,538.73	0.38	1%	30%	
T4	920,044.06	21.12	48%	30%	60%
T5	650,743.62	14.94	34%	5%	25%
TOTALS	1587326.40	36.44	83%	-	-

⚠ Note: Transects remain static back to original approval due to pre-existing conditions, and the areas have been reduced by the road RW's now deeded to the City. Thus the %'s are grandfathered as to maximum % allowed.



TRANSECT DISTRICTS
Scale 1" = 500'

LAKELAND PLACE at FAIRFAX CROSSING
RANSON, WEST VIRGINIA
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

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3.5 Thoroughfares and Block Standards

3.5.1 The thoroughfare network shall be structured to define blocks with the following maximum block face lengths and block perimeters:

a. T3 2640 ft perimeter
b. T4 2400 ft perimeter
c. T5 2000 ft. perimeter

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

3.5.4 Blocks adjacent to undeveloped land, areas unsuitable for development, or pre-existing incomplete blocks may be exempt from block face length and block perimeter requirements by administrative waiver.

- Administrative Waiver #4 per 3.5.3 for block face length and completion of existing blocks. Justification : 1) Staff request to relocate 16th Ave.; 2) Relocation of turnaround and 16th. Ave. lengthens adjacent blocks due to physical necessity; 3) Block face adjustment = 2.0% < 10.0% maximum allowable; 4) Benefit of better spacing for pedestrian passages; 5) Consistent with all other code requirements*.

(Approved by the Planning Commission; Case No. 201700006761; Deed Book 1186 Page 552.) ⚠

3.5.5,6 Rear access for all lots within T4 & T5 shall be provided by a rear lane or rear alley.

3.5.7 Blocks with more than one Transect District designation shall use the highest designation to determine the block face length, block perimeter, and rear alley or rear lane requirements.

The T4 and T5 lots on Stallion, Steed and Mare Streets in this application between 17th. and 16th. Avenues are extensions of existing land development patterns that existed prior to the adoption of the Smart Code. The lots on these streets may deviate from the following requirements :

- Private Frontage Types
- Parking Location Standards
- Principle Building front setbacks, up to 20%



THOROUGHFARES AND BLOCK STRUCTURE
Scale 1" = 500'

LAKELAND PLACE at FAIRFAX CROSSING
RANSON, WEST VIRGINIA
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

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3.6 Lot Structure

3.6.1 Within each Transect District, lots shall be platted to have the following minimum and maximum lot widths, measured at the frontage line:

a. T3 50 ft. min. - 150 ft. max.
b. T4 20 ft. min. - 96 ft. max.
c. T5 20 ft. min. - 150 ft. max.

3.6.2 Each lot shall have a primary frontage abutting a vehicular thoroughfare, except that 20% of the lots by number within the SC-NC District may have their primary frontage along a publicly accessible passage, or sidewalk. Rear alleys and rear lanes do not count as thoroughfares. If a lot fronts an alley or lane, such as a mews unit, it counts toward the 20% maximum.

3.6.3 Lots may have multiple frontages as illustrated on Table 17. One frontage line is designated the principal frontage line and all remaining frontage lines are designated as secondary.

LOTS NOT FACING THOROUGHFARE

Area (Ac.)	Area of Lots not facing Thoroughfare (Ac.)	Percentage
36.44	3.8	10.34%



LOT STRUCTURE
Scale 1" = 500'

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3.7 Thoroughfare Network Standards

3.7.1 Community plans must map a thoroughfare network plan including the following:

a. The major thoroughfare network

b. Modifications to existing thoroughfares, if any

3.7.3 The thoroughfare network plan must map thorough-fares and intersections according to Section 3.5.1.

a. Thoroughfare assemblies must be included for each mapped thoroughfare in accordance with Article 7.

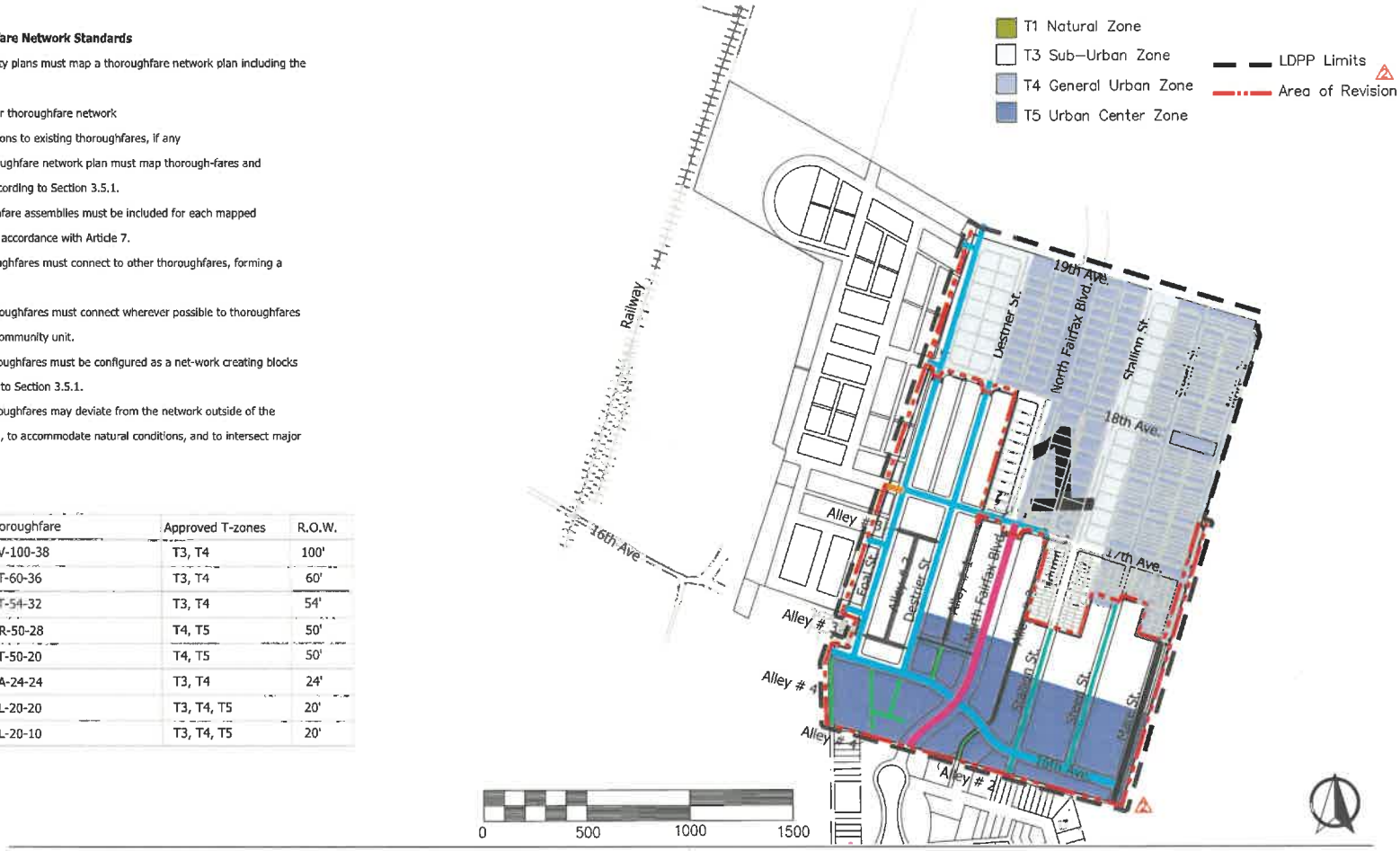
b. All thoroughfares must connect to other thoroughfares, forming a network.

c. New thoroughfares must connect wherever possible to thoroughfares outside of the community unit.

d. The thoroughfares must be configured as a net-work creating blocks sized according to Section 3.5.1.

e. The thoroughfares may deviate from the network outside of the pedestrian shed, to accommodate natural conditions, and to intersect major thoroughfares.

#	Key	Thoroughfare	Approved T-zones	R.O.W.
1		AV-100-38	T3, T4	100'
2		ST-60-36	T3, T4	60'
3		ST-54-32	T3, T4	54'
4		DR-50-28	T4, T5	50'
5		ST-50-20	T4, T5	50'
6		RA-24-24	T3, T4	24'
7		RL-20-20	T3, T4, T5	20'
8		RL-20-10	T3, T4, T5	20'



THOROUGHFARES
Scale 1" = 500'

LAKELAND PLACE at FAIRFAX CROSSING
RANSON, WEST VIRGINIA
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

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3.8 Civic Standards

3.8.1 Civic Space (CS) Specific to T3 - T5 Districts

a. Each pedestrian shed shall assign 5 - 20% of its urbanized area to civic space.

Village 1:						
CS	**Permitted Area (acres)**	**Proposed Area (acres)**	**Perimeter (%)**	**Type**	**Permitted T-Zone**	**T-Zone**
1d	0.5 - 0.8	0.87	58.00%	Green	T3 - T5	T5
1e	0.25 - 0.5	0.32	N/A	Ramble	T3 - T5	T5
1f	0.5 - 0.8	1.17	53.00%	Green	T3 - T5	T5
1g	0.25 - 0.5	0.60	100.00%	Ramble	T3 - T5	T4
1h	0.25 - 0.5	0.38	100.00%	Ramble	T3 - T5	T3
TOTALS		**3.34**	**9.17%**	**Of**	**36.44**	**acres**

b. Civic spaces shall be designed as described and distributed throughout Transect District as permitted in Table 31.

d. Each pedestrian shed shall contain at least one main civic space. The main civic space shall be within 800 feet of the geographic center of each pedestrian shed, unless topographic conditions, pre-existing thoroughfare alignments or other circumstances prevent such location. A main civic space shall conform to one of the types speci-fied in Table 31.b, Table 31.c, or Table 31.d.

f. Each civic space of type Table 31.c or Table 31.d shall have a minimum of 50% of its perimeter enfronting a Thoroughfare.

3.8.2 Civic Buildings (CB) Specific to T2O - T5 Districts

a. The owner shall covenant to construct a meeting hall or a third place in proximity to the main civic space of each pedestrian shed. Its corresponding public frontage shall be equipped with a shelter and bench for a transit stop, if on an existing or planned transit route.

b. Civic building sites shall not occupy more than 20% of the area of each pedestrian shed.

(PC17-06, # 201700006761, B-1186, P-552)



CIVIC STANDARDS
Scale 1" = 500'

LAKELAND PLACE at FAIRFAX CROSSING
RANSON, WEST VIRGINIA
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3.8 Civic Standards

e. Playgrounds shall be located so that every residential lot is within 1,000 feet of an entry to a playground, as measured along sidewalks that do not cross major thorough-fares. A playground shall conform to Table 31.e.

Each civic space of type Table 31.c or Table 31.d shall have a minimum of 50% of its perimeter fronting a Thoroughfare.

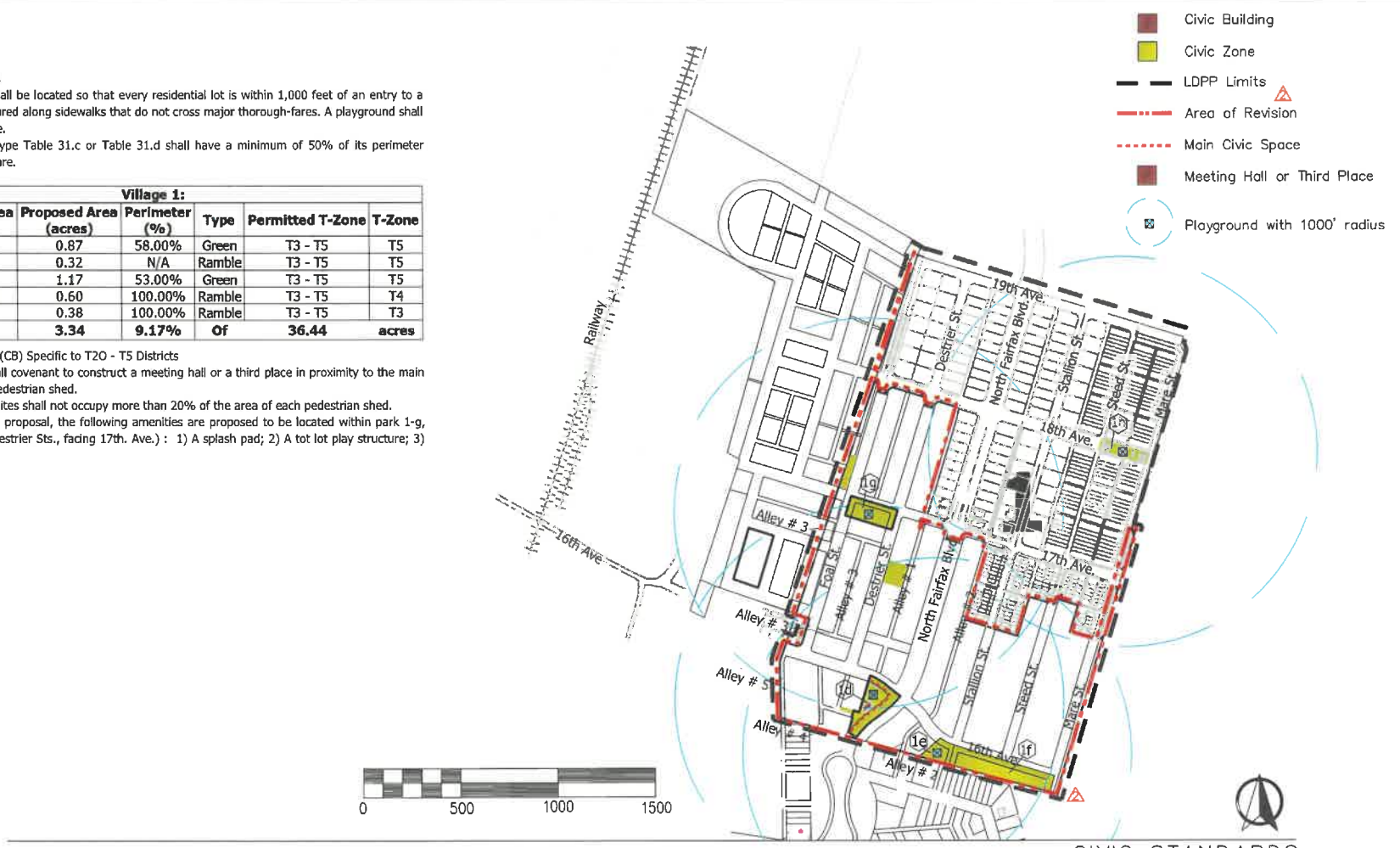
Village 1:						
CS	Permitted Area (acres)	Proposed Area (acres)	Perimeter (%)	Type	Permitted T-Zone	T-Zone
1d	0.5 - 0.8	0.87	58.00%	Green	T3 - T5	T5
1e	0.25 - 0.5	0.32	N/A	Ramble	T3 - T5	T5
1f	0.5 - 0.8	1.17	53.00%	Green	T3 - T5	T5
1g	0.25 - 0.5	0.60	100.00%	Ramble	T3 - T5	T4
1h	0.25 - 0.5	0.38	100.00%	Ramble	T3 - T5	T3
	TOTALS	**3.34**	**9.17%**	**Of**	**36.44**	**acres**

3.8.2 Civic Buildings (CB) Specific to T2O - T5 Districts

a. The owner shall covenant to construct a meeting hall or a third place in proximity to the main civic space of each pedestrian shed.

b. Civic building sites shall not occupy more than 20% of the area of each pedestrian shed.

c. As part of this proposal, the following amenities are proposed to be located within park 1-g, (between Foal and Destrier Sts., facing 17th. Ave.) : 1) A splash pad; 2) A tot lot play structure; 3) benches for seating.



CIVIC STANDARDS
Scale 1" = 500'

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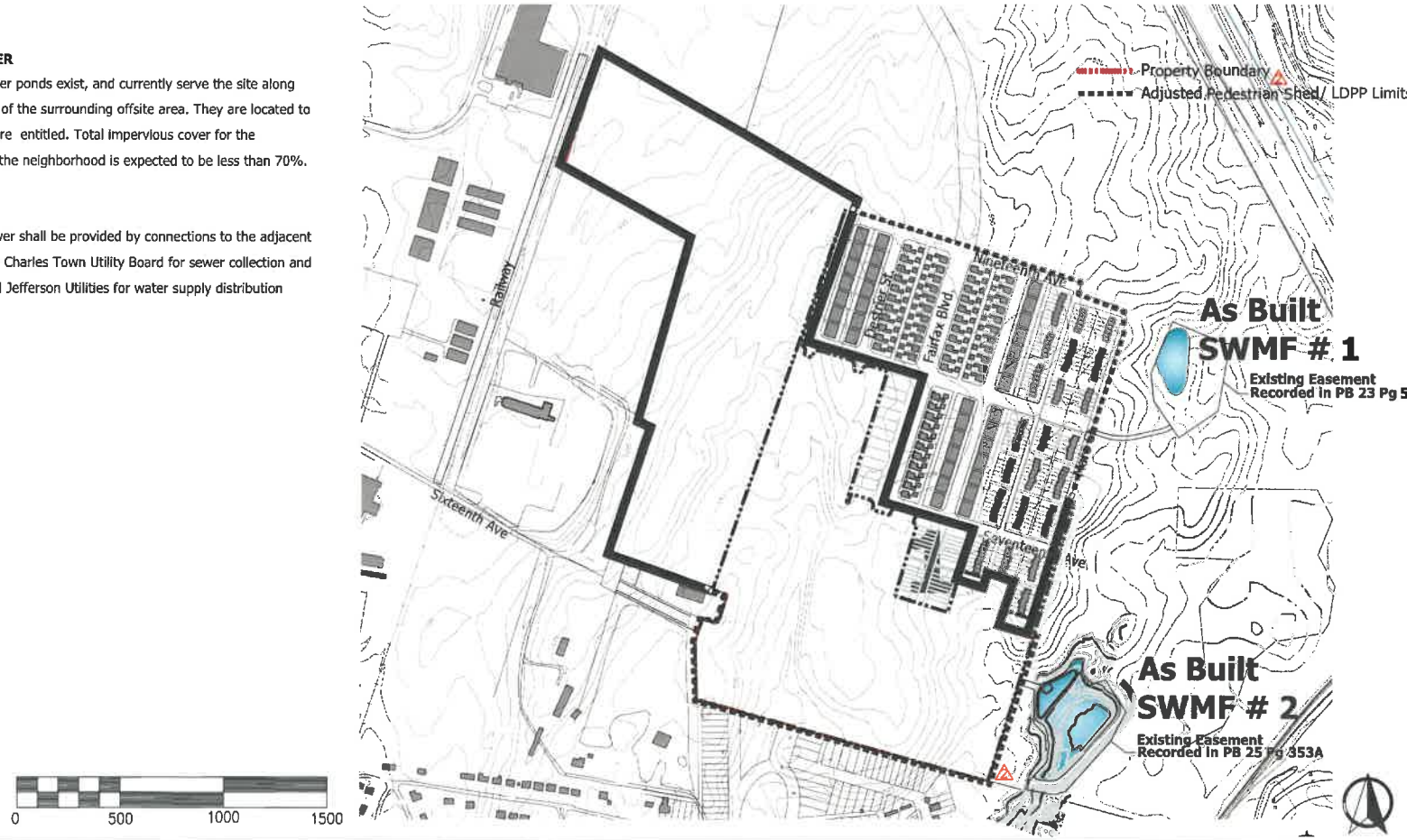
STORMWATER

Two stormwater ponds exist, and currently serve the site along with a portion of the surrounding offsite area. They are located to the east and are entitled. Total impervious cover for the completion of the neighborhood is expected to be less than 70%.

UTILITIES

Water and sewer shall be provided by connections to the adjacent systems of the Charles Town Utility Board for sewer collection and treatment, and Jefferson Utilities for water supply distribution systems.



STORMWATER AND UTILITIES
Scale 1" = 500'

LAKELAND PLACE at FAIRFAX CROSSING
RANSON, WEST VIRGINIA
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Street Location
Street Map Color

Fairfax Blvd.

Foal Street
Destrier Street & Lloyds Landing

Lloyd Property Streets
Only

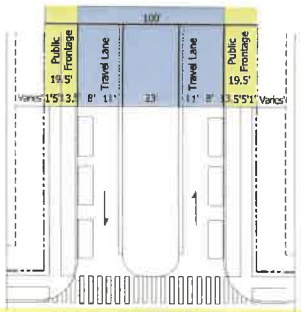
Alley # 3
Parking Lot

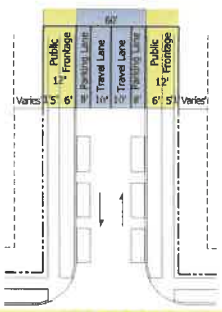
Stallion Street
Steed Street
Mare Street

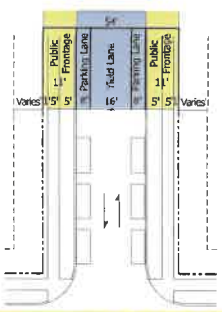
KEY ST-57-20-BL
Thoroughfare Type
Right of way width
Pavement Width
Transportation

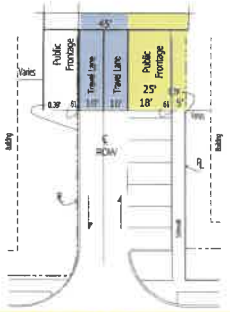
THOROUGHFARE TYPES

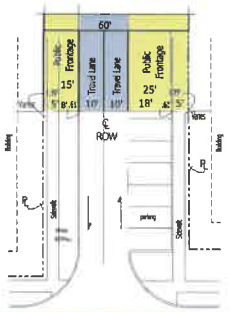
Avenue	AV
Commercial Street	CS
Drive	DR
Street	ST
Rear Alley	RA
Rear Lane	RL











Assembly Designation	AV-100-38-"M"	ST-60-36 -"M"	ST-54-32-"M"	ST-45-20-PL- "M"	ST-60-20-PL-"M"
Thoroughfare Type	Street	Street	Street	Street	Street
Transect District	T3,T4,T40, T5	T2, T3, T4	T3, T4	T2O, T3, T4, T5	T2O, T3, T4, T5
Right-of-Way Width	100 feet	50 ft.	54 ft.	46 ft.	60 ft.
Pavement Width	38 feet	36 ft.	32 ft.	20 ft.	20 ft.
Vehicular Lane(s)	Two Lanes; Two way, one lane each way @11 ft.	Two Lanes; Two way, one lane each way @10 ft.	Yield Lane : Two Way @ 16 ft.	Two Lanes; Two way, one lane each way @10 ft.	Two Lanes; Two way, one lane each way @10 ft.
Parking Lanes	Two lanes parallel @ 8 ft.	Two lanes parallel @ 8 ft.	Two lanes parallel @ 8 ft.	Driveway and perpendicular	Driveway and perpendicular
Striping	Optional	Optional	Optional	Optional	Optional
Median Width	23 ft.	n/a	n/a	n/a	n/a
Median Planting	20 ft. o.c. avg	n/a	n/a	n/a	n/a
Median Surface	Grass, ground cover and mulch	n/a	n/a	n/a	n/a
Target Speed	25 mph	25 mph	20 mph	25 mph	25 mph
Bicycle Provision	Sharrow	Sharrow	Shared Lane	Sharrow	Sharrow
Transit Provision	Bus Route	n/a	n/a	n/a	n/a
		C/D			
Assembly Width	19.5 ft.	12 ft.	11 ft.	15 ft.	15 ft.
Public Frontage Type	C,D	C	C	C	C
Transect District	T3, T4, T40	T2O, T3, T4	T3,T4	T4, T5	T4, T5
Curbing – Type	Ranson Type I *	Ranson Type 1 *	Ranson Type 1*	Ranson Type 1*	Ranson Type 1*
Curbing – Curb Type	Radius	Radius	Radius	Radius	Radius
Curbing – Radius	35 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Walkway – Width	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Walkway – Surface	Concrete	Concrete	Concrete	Concrete	Concrete
Walkway – Type / Size	Continuous	Continuous / 5 ft.	Continuous / 5 ft.	Continuous / 5 ft.	Continuous / 5 ft.
Planter – Arrangement	Regular	Regular	Regular	Regular	Regular
Planter – Species	Alternating	Alternating	Alternating	Alternating	Alternating
Planter – Spacing	30 ft. o.c. avg.	30 ft. o.c. avg.	30 ft. o.c. avg.	30 ft. o.c. avg.	30 ft. o.c. avg.
Planter – Surface	Ground cover or grass	Ground cover or grass	Ground cover or grass	Grass	Grass
Planter – Street Tree Size	Large Shade, ornamental	Large Shade	Medium Shade	Medium Shade	Medium Shade
Planter – Width	under overhead utilities	4 ft.	3 ft.	3 ft.	3 ft.
Verge – Lighting Type	4 ft.	Pipe, Column	Post	Post	Post
Verge – Lighting Spacing	Post	50 ft. o.c.	At Intersections	At intersections	At intersections
	At intersections				

AV-100-38 Notes:
1. ROW width varied, planting strip width will vary based on available ROW. All other dimensions remain constant.
2. Where possible, overhead utilities to be relocated underground 3. Building setbacks may vary as req'd to obtain min. separation from overhead utilities. 4. Max. tree height at maturity under overhead utilities shall be 20 feet.
5. All trees to be located a minimum of 10 feet from utility poles.

* Type 111 at all driveways

LAKELAND PLACE at FAIRFAX CROSSING
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RANSON, WEST VIRGINIA

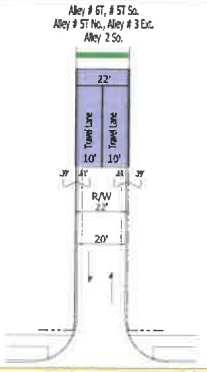
ASSEMBLIES
Scale : N.T.S

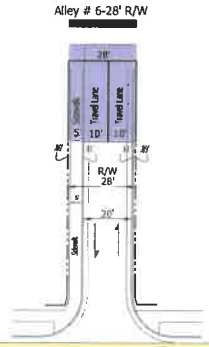
Street Location
Street Map Color

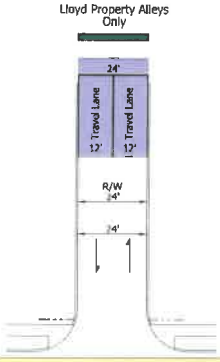
KEY ST-57-20-BL
Thoroughfare Type
Right of way width
Pavement Width
Transportation

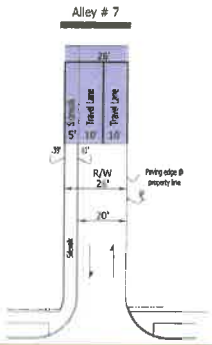
THOROUGHFARE TYPES

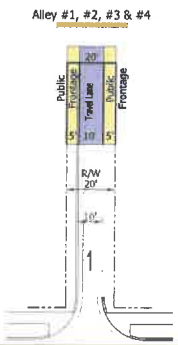
Avenue	AV
Commercial Street	CS
Drive	DR
Street	ST
Rear Alley	RA
Rear Lane	RL

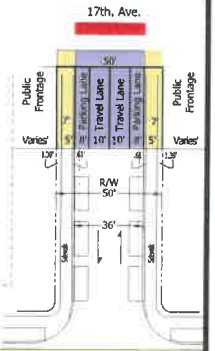












Assembly Designation	**RL-22-20 -"M"**	**RL-28-20 -"M"**	**RA-24-24-"M"**	**RL-26-20.PL -"M"**	**RL-20-10 -"M"**	**ST-50-36 -"M"**
Thoroughfare Type	Alley	Alley	Street	Alley	Alley	Street
Transect District	T2, T3, T4, T5	T2, T3, T4, T5	T2, T3,T4, T5	T2, T3, T4, T5	T4, T5	T2, T3, T4
Right-of-Way Width	22 ft.	28 ft.	24 ft.	26 ft.	20 ft.	50 ft.
Pavement Width	20 ft.	20 ft.	24 ft.	20 ft.	10 ft.	36 ft.
Vehicular Lane(s)	Access Way @ 20 ft.	Access Way @ 20 ft.	Access Way @ 24 ft.	Access Way @ 20 ft.	Access Way @ 10 ft.	Two Lanes; Two way, one lane each wa
Parking Lanes	n/a	n/a	n/a	n/a	n/a	Two lanes parallel @ 8 ft.
Striping	n/a	n/a	n/a	n/a	n/a	Optional
Median Width	n/a	n/a	n/a	n/a	n/a	n/a
Median Planting	n/a	n/a	n/a	n/a	n/a	n/a
Median Surface	n/a	n/a	n/a	n/a	n/a	n/a
Target Speed	n/a	n/a	n/a	n/a	n/a	25 mph
Bicycle Provision	n/a	n/a	n/a	n/a	n/a	Sharrow
Transit Provision	n/a	n/a	n/a	n/a	n/a	n/a
Assembly Width	n/a	n/a	n/a	n/a	n/a	12 ft.
Public Frontage Type	n/a	n/a	n/a	n/a	n/a	C
Transect District	T2, T3, T4,T5	T2, T3, T4,T5	T2, T3, T4, T5	T2, T3, T4,T5	T4,T5	T2O, T3, T4
Curbing — Type	Raised Curb**	Raised Curb**	Raised Curb**	Raised Curb**	Raised Curb**	Ranson Type 1 *
Curbing — Curb Type	Radius	Radius	Radius	Radius	Radius	Radius
Curbing — Radius	10ft.	10ft.	10ft.	10ft.	10ft.	25 ft.
Walkway — Width	n/a	n/a	n/a	n/a	n/a	5 ft.
Walkway — Surface	n/a	n/a	n/a	n/a	n/a	Concrete
Walkway — Type / Size	n/a	n/a	n/a	n/a	n/a	Continuous / 5 ft.
Planter — Arrangement	n/a	n/a	n/a	n/a	n/a	Regular
Planter — Species	n/a	n/a	n/a	n/a	n/a	Alternating
Planter — Spacing	n/a	n/a	n/a	n/a	n/a	30 ft. o.c. avg.
Planter — Surface	grass	grass	grass	grass	grass	Ground cover or grass
Verge — Street Tree Size	n/a	n/a	n/a	n/a	n/a	Large Shade
Verge — Width	n/a	n/a	n/a	n/a	n/a	4 ft.
Verge — Lighting Type	n/a	n/a	n/a	n/a	n/a	Pipe, Column
Verge — Lighting Spacing	n/a	n/a	n/a	n/a	n/a	50 ft. o.c.

** Curb Type varies : Ranson Type 1, or Inverted Crown, No curb or Supelevated with swale to low side, no curb, or Ranson Type 1 curb low side only .

LAKELAND PLACE at FAIRFAX CROSSING
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RANSON, WEST VIRGINIA

ASSEMBLIES
Scale : N.T.S

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **INFORMATION ONLY**

SUBJECT: Huntwell West 3A Development Agreement

Signed development agreement for Huntwell West 3A Development Agreement.

ATTACHMENTS:

Huntwell West 3A Dev Agreement.pdf

RECORDING REQUESTED BY
City of Ranson Planning Commission

WHEN RECORDED RETURN TO

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

DEVELOPMENT AGREEMENT HUNTWELL WEST 3A BETWEEN THE CITY OF RANSON AND HUNTWELL WV LLC

THIS AGREEMENT is made and entered into by and between the City of Ranson Planning Commission, hereinafter referred to as "City" and sometimes "Ranson" and Huntwell WV LLC, hereinafter referred to as "Subdivider/Developer" or "Developer," for a subdivision known as Huntwell West Phase 3A, 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 3A, 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, the Developer will need to record a Final Plat consistent with the approved Land Development Plan and Plat for each Phase of the Development.

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

NOW THEREFORE, in the best interest of the City of Ranson and in consideration of Developer posting security; and, in order to insure satisfactory performance by Developer of its obligations under Ranson's Land Development ordinances; and to clarify that a recorded final plat for Phase 3A 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 Manager 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 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, or for such period of time needed by Subdivider/Developer to top coat the roads to be constructed with asphalt following completion of the construction of the homes approved under Phase 3A. 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 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 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 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

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 include compliant and accepted base paving of 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 guaranteed 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:

Huntwell WV LLC
PO Box 1875
Martinsburg, WV 25402

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.

Attn: City Manager

312 South Mildred Street

Ranson, WV 25438

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

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DATED this 31 day of August 2026.

RANSON PLANNING COMMISSION

By: _____

Michael Fagan
Planning Commission President

SUBDIVIDER/DEVELOPER

_____

Huntwell WV LLC

By: L. Hunter Wilson

Its: Authorized Agent