PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

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

May 11, 2026 | 7:00 P.M. | Council Chamber

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Planning Commission meeting - April 6, 2026
   PC minutes April 6 2026.docx

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. Public Hearing - accepting public comments for the final plat proposal for a part of Phase 1B for Madison Greens.
   Legal Notice final plat Madison Green phase 1b.docx

2. Consideration - 26-3-FP- final plat proposal for a part of Phase 1B for Madison Greens, located off N Fairfax Blvd. This plan includes 53 lots (71-92, 216-231, 278-292)
   26-3-FP-CRC Report 4.7.26.pdf
   26-3-FP-application-for-review.pdf
   26-3-FP- FSA response to Ranson CRC.pdf
   26-3-FP phase 1b.pdf

3. Public Hearing - accepting public comments for the Development Agreement Madison Greens, located off N Fairfax Blvd. Phase 1B 53 lots (71-92, 216-231, 278-292)
   Legal Notice final plat Madison Green phase 1b.docx

4. Consideration - 26-3-FP- a Development Agreement for Madison Greens, located off N Fairfax Blvd. Phase 1B 53 lots (71-92, 216-231, 278-292)
   Resolution 2026 -05.docx
   26-3-FP bond estimate 2026.pdf

5. Public Hearing - accepting public comments regarding the release of guaranteed surety bond for Phase 6 and 7early grading of the Presidents Pointe subdivision, located off Presidents Pointe Avenue. The requested is for the full bond amount of $2,022,107.58.
   Legal Notice BRR Presidents Point 6&7 early grading.docx

6. Consideration - 26-6-BRR- accepting the release of guaranteed surety bond for Phase 6 and 7 early grading of the Presidents Pointe subdivision, located off Presidents Pointe Avenue. The requested release is for the full bond amount of $2,022,107.58.
   2026-06 Presidents Pointe 6 and 7 Early Grading.docx

26-6-BRR-Presidents Pointe 6-7 Early Grading BRR letter.pdf
26-6-BRR-CRC 26-6-BRR 3.23.26.pdf
26-6-BRR-Presidents_Pointe_6-7_Early_Grading Worksheet.pdf

7. Public Hearing - accepting public comments for the Land Development Plan and Plat for the proposed Lakeland Place at Fairfax Crossing revision. 36.44-acre accessible from Fairfax Boulevard, North and South, along with potential future access from 16th Avenue. Parcel ID 19-08-0008-0001-0002.
   Legal Notice LDPP Fairfax Crossing .docx

8. Consideration - 24-37-LDPP- Land Development Plan and Plat for Lakeland Place at Fairfax Crossing revision. 36.44-acre accessible from Fairfax Boulevard, North and South, along with potential future access from 16th Avenue. Parcel ID 19-08-0008-0001-0002.
   24-37-LDPP-CRC.pdf
   24-37-LDPP development agreement.pdf
   24-37-LDPP 2026 revised.pdf
   24-37-LDPP fairfax crossing 2024 revised.pdf
   24-37-LDPP-CRC Ranson Response 9.12.24.pdf

9. Public Hearing - accepting public comments on a petition to rezone the following parcels 08000800290000 and 08000800280000 (consisting of 7.434 acres) located off Jefferson Terrace Rd from Urban Commercial (Retired Zoning) to Highway Commercial.
   Legal Notice for Rezoning SHENDO parcels (1).docx

10. Consideration - 26-11-REZ- a petition to rezone the following parcels 08000800290000 and 08000800280000 (consisting of 7.434 acres) located off Jefferson Terrace Rd from Urban Commercial (Retired Zoning) to Highway Commercial.
    CRC 26-11-REZ 5.4.26.docx
    26-11-REZ-Title Commitment - Ranson Property.pdf
    26-11-REZ application overview.pdf

11. Request for Improvements or Adjustments to the Stop Sign at Fairfax Blvd. and 17th-19th Avenue

V. ADJOURNMENT

AGENDA ITEM II.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: APPROVAL OF MINUTES

SUBJECT: Planning Commission meeting - April 6, 2026

ATTACHMENTS:

PC minutes April 6 2026.docx

PLANNING COMMISSION

~ MINUTES~

REGULAR MEETING

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

April 6, 2026 | 7:00 P.M. | Council Chamber

I. CALL TO ORDER

Andy Colandrea-President	**Present**
Jaden Bound	**Present**
Lizz Klein	**Present**
Antoinette Ringgold	**Present**
Mike Fagan	**Present**

II. APPROVAL OF MINUTES

Andy Colandrea-President	**Abstain**
Jaden Bound	**Yes**
Lizz Klein	**Yes**
Antoinette Ringgold	**Yes**
Mike Fagan	**Yes**

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. Discussion on future land use map.

Planning Commission had a discussion on possible amendments to the future land use map and details surrounding possible unalignments between it and the City's Comprehensive Plan. President Colandrea noted the plan is done every 10 years, and any changes would require substantial work, funding and generally would not be feasible. Commissioner Bound stated that small details such as lot sizes could potentially be changed in the Comprehensive Plan without requiring a large undertaking by the City Council and Planning Commission.

2. Discussion on possible new zoning district(s) with corresponding lot size, density, and permitted use(s).

   President Colandrea suggested that amending the lot sizes would not require a large change to the Comprehensive Plan and help achieve some of the goals with Future land use map. Commissioner Fagan recommended providing more options for zoning density under the suburban residential definition could allow more flexibility and possible uses, including new levels of lower density. President Colandrea requested to consult the City Attorney for legal expertise regarding suggested changes.

ADJOURNMENT

The meeting was adjourned at 6:59 PM. Motion was made by Mr. Bound and Second by Mr. Fagan. President Colandrea stated that the next Planning Commission meeting will be held on May 4, 2026 at 7:00 PM

_____
Andy Colandrea, President

_____
Jaden Bound, Vice President

AGENDA ITEM IV.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing - accepting public comments for the final plat proposal for a part of Phase 1B for Madison Greens.

Madison Greens, located off N Fairfax Blvd. This Final Plat includes 53 lots (71-92, 216-231, 278-292)

ATTACHMENTS:

Legal Notice final plat Madison Green phase 1b.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on May 11, 2026, at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for part of Phase 1B for Madison Greens, located off N Fairfax Blvd and entering a development agreement for part of Phase 1B. This plan includes 53 lots (71-92, 216-231, 278-292). All persons are invited to attend and make comments about the proposed final plat.

All persons are invited to attend and make comments about proposed final plat. If you cannot attend but wish to comment, you may write to the following address prior to May 8, 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 May 8, 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: Consideration - 26-3-FP- final plat proposal for a part of Phase 1B for Madison Greens, located off N Fairfax Blvd. This plan includes 53 lots (71-92, 216-231, 278-292)

ATTACHMENTS:

26-3-FP-CRC Report 4.7.26.pdf
26-3-FP-application-for-review.pdf
26-3-FP- FSA response to Ranson CRC.pdf
26-3-FP phase 1b.pdf

CRC REPORT
Madison Greens Phase 1B

Final Plat
PROJECT: 26-3-FP

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

Trevor Frederick
Frederick, Seibert, & Associates, Inc
128 S. Potomac St
Hagerstown, MD 21740

Project Description

Madison Greens Phase 1B Final Plat. This application is for a proposed residential development site as shown on the plats provided (dated January 27, 2026 prepared by Frederick, Seibert & Associates). This is a final plat application to create 53 townhouse lots.

Location and Site Information

Location: Madison Greens Phase 1B
Current Zoning : R6, T4
Gross Site Area: 5.03

Engineering & Planning Review

Comments have been addressed.

Next Steps

Please contact Zach Holland, zholland@ransonwv.us, 304-724-3882 with any questions.

Thank you,
City of Ranson
Community Development Department

City of Ranson

Community Development Department

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

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

APPLICATION FOR REVIEW

PROJECT NAME: Madison Greens LLC

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

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

SITE AREA (ACRES): 5.03 **# OF LOTS:** 53 **AREA IN LOTS:** 3.47

AREA IN SWM: 0 **AREA IN RIGHT OF WAY:** 1.56

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

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

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

SUBMITTAL/FEE INFORMATION

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

OWNER/APPLICANT INFORMATION

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

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

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

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

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

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

OWNER'S WRITTEN AUTHORIZATION

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

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

Signature (owner): _____ Date: 2/4/2026

Signature: (applicant) Trevor Frederick Digitally signed by Trevor Frederick Date: 2026.02.04 11:20:56 -05'00' Date: 02/04/2026

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

Date Received: _____ **By:** _____

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

FREDERICK, SEIBERT & ASSOCIATES, INC.
128 South Potomac Street, Hagerstown, MD 21740
301-791-3650 fsa-md.com
CIVIL ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE

MEMO – Construction Drawings CRC report **SUBJECT –**Madison Greens (**26-3-FP**)

TO – Zack Holland

CC —

FROM – Trevor Frederick

REMARKS – This memo is in response to your comments dated February 23, 2026. Our response is in **Bold.**

1. Please revise the right-of-way dedication line to be 1' behind the proposed curb line at the roundabout location.
   The right-of-way is located behind the existing sidewalk.

SHEET INDEX

TYPE	NUMBER	TITLE
C-101	SHEET 01	FINAL PLAT, PART OF PHASE 1B
C-102	SHEET 02	FINAL PLAT, PART OF PHASE 1B

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

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

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

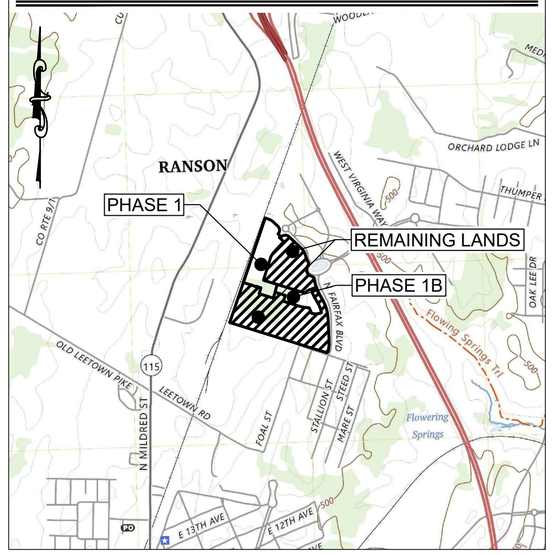
PmB - Poplimento silt loam, 3 to 8 percent slopes
Soil Properties & Characteristics:
Slope: 3 to 8 Percent
Drainage Class: well drained
Depth to Seasonal High Water Table: more than 80 inches
Flooding: None
Erosion Hazard: Moderate
Depth to Bedrock: more than 80 inches

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

VICINITY MAP

SCALE: 1" = 2000'

ADC MAP 21, B8
USGS MAPS (CHARLES TOWN, WV)



W.V. NORTH ZONE
GRID NORTH NAD 83

IMPERVIOUS AREA TABULATION

TOWNHOME = 0.05 AC. X 0.60 = 0.03 AC. / 1,307 S.F. PER LOT
TOTAL IMPERVIOUS AREA: 0.03 AC. X 33 LOTS = 0.99 AC. / 43,124 S.F.

TOWNHOME = 0.06 AC. X 0.60 = 0.036 / 1,568.2 S.F. PER LOT
TOTAL IMPERVIOUS AREA: 0.036 AC. X 20 LOTS = 0.72 AC. / 31,363 S.F.

ROADWAY = 1.00 AC. / 43,682.41 S.F.

TOTAL IMPERVIOUS AREA: 2.71 AC. / 118,169.41 S.F.

LOT DENSITY

LOTS	53	TOWNHOMES
DENSITY	53 UNITS / 5.03 AC. = 10.54 UNITS/ACRE	

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

OPEN SPACE TABULATION

OPEN SPACE BREAKDOWN PER EACH PHASE:	
PHASE I:	3.57 AC.
PHASE IB:(CURRENT)	0.32 AC.
OPEN SPACE PROVIDED:	3.89 AC.
FUTURE OPEN SPACE:	4.07 AC.

MIN. BUILDING SETBACKS:

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

T4 - SUB-URBAN DISTRICT
FRONT (PRINCIPAL) - 18 FT.
FRONT (SECONDARY) - 10 FT.
SIDE - 0 FT. OR 6' MIN. TOTAL
REAR - 3 FT. MIN.

MADISON GREENS LLC
PART OF REMAINING LANDS
D.B. 1322 PG. 264
(44.63 AC.)

PENELOPE PLACE (50' ROW, 28' CARTWAY)
DESTRIER STREET (50' ROW, 28' CARTWAY)
ALLEY 1 (20' ROW, 18' CARTWAY)
N. FAIRFAX BOULEVARD (100' RIGHT-OF-WAY)
PHASE I
ZONED-R6
ZONED-HC
ZONED-T4
OPEN SPACE 15
OPEN SPACE 16
OPEN SPACE 11

AREA TABULATION

TAX MAP 08; PARCEL: 17, 1.1, 1.3, 1.5, 9.2
DEED BOOK 1322 PAGE 264;
TOTAL LANDS 61.41 AC.
PHASE I 11.75 AC.
PHASE IB BREAKDOWN:

1.56 Ac.	RIGHT OF WAY
3.15 Ac.	LOTS
0.32 Ac.	OPEN SPACE
5.03 Ac.	OVERALL PHASE IB
44.63 Ac.	REMAINING LANDS RESIDUAL

LIMIT OF DISTURBANCE FOR PHASE IB = 5.03 AC.

PARKING REQUIREMENTS				
	SINGLE FAMILY HOMES		TOWNHOMES	
PHASE	OFF-STREET PARKING REQUIRED	OFF-STREET PARKING PROVIDED	OFF-SITE PARKING REQUIRED	OFF-SITE PARKING PROVIDED
I	72	72	48	48
IB	0	0	106	106
FUTURE	214	224	63	90
TOTAL	286	296	217	244

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

PROP. STORMWATER MANAGEMENT AND DRAINAGE EASEMENT

PROP. ACCESS EASEMENT

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

MADISON GREENS LLC
PART OF REMAINING LANDS
D.B. 1322 PG. 264
(44.63 AC.)

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

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: WEST VIRGINIA, License # 2115,
Expiration Date 06-30-2026.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
16 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
1114 2 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650

© 2026

FINAL PLAT OF SUBDIVISION
LOTS 71-92, 216-231, 278-292
FOR
MADISON GREENS, PART OF PHASE IB
PARCEL 8-1.1, 8-1.3, 8-1.5, 8-9.2, 8E-17, DEED BOOK 1322, PAGE 264
SITUATE WEST OF FAIRFAX BOULEVARD, EAST OF NORFOLK & WESTERN RAILROAD
RANSON CORP DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

PROJECT NO.: 2023-0285
DWN BY: DWH
DATE: 01-27-2026
PROJECT MANAGER: Trevor Frederick
EMAIL: tfrederick@fsa-inc.com
TAX MAP: 8, 8E PARCEL: 1.1, 1.3, 1.5, 9-2, 17
DEED BOOK: 1322 PAGE 264
SCALE: 1" = 50'

SHEET TITLE
FINAL PLAT
PART OF PHASE 1B

C-101
SHEET 01 OF 02

P:\SHARED FOLDERS\PROJECTS\2023\2023-0285\DWG\FINAL PLAT\2023-0285 FINAL PLAT PHASE 1B.DWG 2026-02-04

OWNER'S CERTIFICATE

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

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

MADISON GREENS LLC

OWNER — DATE

Robert A. Rotz — Robert A. Rotz — 2/3/2026

SIGNATURE — PRINTED NAME — DATE

BANK (IF APPLICABLE): _____

OWNER'S DEDICATION

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

Robert A. Rotz — 2/3/2026

OWNER / DEVELOPER — DATE

NOTARY'S CERTIFICATE

I, Nikki S. Eichelberger a notary public of the County of Washington, State of Maryland do hereby certify that Robert A. Rotz whose name is signed to the writing above, bearing the date 13 day of February, 2026, has this day acknowledged that same before me in said county.

Given under my hand and Notary Seal this 3 day of February 2026.

My commission expires the 15 day of September ~~2025~~ 2028

NIKKI S. EICHELBERGER NOTARY PUBLIC WASHINGTON CO. MD

Nikki S. Eichelberger

NOTARY PUBLIC

NIKKI S. EICHELBERGER
NOTARY PUBLIC
WASHINGTON COUNTY
STATE OF MARYLAND
My Commission Expires 9/15/2028

OWNER / DEVELOPER CERTIFICATION

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

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

Robert A. Rotz — 2/3/2026

OWNER / DEVELOPER — DATE

CONSTRUCTION CERTIFICATION

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

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

Robert A. Rotz — 2/3/2026

OWNER / DEVELOPER — DATE

SURVEYOR'S CERTIFICATE

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

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

Given under my hand this 4 day of February, 2026.

Matthew B. Cessna

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

Matthew B. Cessna — Digitally signed by Matthew B. Cessna — Date: 2026.02.04 11:36:23 -05'00'

GENERAL NOTES

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

LINE	BEARING	DISTANCE
L1	N 69°08'36" E	130.23'
L2	S 69°08'36" W	87.06'
L3	S 30°03'13" E	106.16'
L4	S 09°35'33" E	5.42'
L5	S 80°27'01" W	20.00'
L6	N 09°35'33" W	5.41'
L7	N 72°43'58" W	198.68'
L8	S 69°08'36" W	5.17'
L9	N 17°16'02" E	100.00'
L10	N 72°43'58" W	26.00'
L11	N 84°42'16" W	53.52'
L12	N 30°03'13" W	43.19'
L13	S 72°43'58" E	26.00'
L14	N 12°41'36" E	50.16'
L15	N 17°16'02" E	100.00'
L16	N 24°58'54" E	58.67'
L17	N 62°43'50" E	102.54'
L18	S 62°45'42" W	134.78'
L19	N 24°58'54" E	42.35'
L20	S 62°45'42" W	150.21'
L21	N 24°58'54" E	16.32'
L22	S 62°45'42" W	139.32'
L23	S 62°45'42" W	130.65'
L24	S 30°03'13" E	14.33'
L25	S 59°56'47" W	119.29'
L26	S 30°03'13" E	32.97'
L27	S 63°16'14" W	116.09'
L28	S 30°03'13" E	20.03'
L29	S 63°16'14" W	115.20'
L30	S 30°03'13" E	20.03'
L31	S 63°16'14" W	115.19'
L32	N 30°03'13" W	17.97'
L33	S 30°03'13" E	18.79'
L34	S 63°16'14" W	115.19'
L35	N 30°03'13" W	20.03'
L36	S 63°16'14" W	115.04'
L37	N 30°03'13" W	5.44'
L38	S 63°16'14" W	115.02'
L39	S 71°28'09" W	115.29'
L40	S 71°28'09" W	115.07'
L41	S 71°28'09" W	115.00'
L42	S 71°28'09" W	115.07'
L43	S 75°57'24" W	114.73'
L44	N 17°16'02" E	110.15'
L45	S 72°43'58" E	26.00'
L46	S 17°16'02" W	115.00'
L47	N 72°43'58" W	26.00'
L48	N 17°16'02" E	115.00'
L49	S 72°43'58" E	20.00'
L50	S 17°16'02" W	115.00'
L51	N 72°43'58" W	20.00'
L52	S 72°43'58" E	20.00'
L53	S 17°16'02" W	115.00'
L54	N 72°43'58" W	20.00'
L55	S 72°43'58" E	26.00'
L56	S 17°16'02" W	115.00'
L57	N 72°43'58" W	26.00'
L58	S 72°43'58" E	26.00'
L59	S 17°16'02" W	115.00'
L60	N 72°43'58" W	26.00'
L61	S 72°43'58" E	20.00'
L62	S 17°16'02" W	115.00'
L63	N 72°43'58" W	20.00'
L64	S 72°43'58" E	20.00'
L65	S 17°16'02" W	115.00'
L66	N 72°43'58" W	20.00'
L67	S 72°43'58" E	20.00'
L68	S 17°16'02" W	115.00'
L69	N 72°43'58" W	20.00'
L70	S 72°43'58" E	30.00'
L71	S 17°16'02" W	115.00'
L72	N 72°43'58" W	30.00'
L73	S 72°43'58" E	30.00'
L74	S 17°16'02" W	115.00'
L75	N 72°43'58" W	30.00'
L76	S 72°43'58" E	20.00'
L77	S 17°16'02" W	115.00'
L78	N 72°43'58" W	20.00'
L79	S 72°43'58" E	20.00'
L80	S 17°16'02" W	115.00'
L81	N 72°43'58" W	20.00'
L82	S 72°43'58" E	20.00'
L83	S 17°16'02" W	114.87'
L84	N 72°43'58" W	5.15'
L85	S 72°43'58" E	11.27'
L86	S 17°16'02" W	114.12'
L87	S 72°43'58" E	69.07'
L88	N 72°43'58" W	39.96'

LINE	BEARING	DISTANCE
L89	N 17°16'02" E	100.00'
L90	S 72°43'58" E	20.00'
L91	N 72°43'58" W	20.00'
L92	N 17°16'02" E	100.00'
L93	S 72°43'58" E	20.00'
L94	N 72°43'58" W	20.00'
L95	N 17°16'02" E	100.00'
L96	S 72°43'58" E	26.00'
L97	N 72°43'58" W	26.00'
L98	N 17°16'02" E	100.00'
L99	S 72°43'58" E	26.00'
L100	N 72°43'58" W	26.00'
L101	N 17°16'02" E	100.00'
L102	S 72°43'58" E	20.00'
L103	N 72°43'58" W	20.00'
L104	N 17°16'02" E	100.00'
L105	S 72°43'58" E	20.00'
L106	N 72°43'58" W	20.00'
L107	N 17°16'02" E	100.00'
L108	S 72°43'58" E	20.00'
L109	N 72°43'58" W	20.00'
L110	N 17°16'02" E	100.00'
L111	S 72°43'58" E	20.00'
L112	N 72°43'58" W	20.00'
L113	N 17°16'02" E	100.00'
L114	S 72°43'58" E	26.00'
L115	N 72°43'58" W	26.00'
L116	N 17°16'02" E	100.00'
L117	S 72°43'58" E	26.00'
L118	N 72°43'58" W	26.00'
L119	N 17°16'02" E	100.00'
L120	S 72°43'58" E	20.00'
L121	N 72°43'58" W	20.00'
L122	N 17°16'02" E	100.00'
L123	S 72°43'58" E	20.00'
L124	N 72°43'58" W	20.00'
L125	N 17°16'02" E	100.00'
L126	S 72°43'58" E	20.00'
L127	N 72°43'58" W	20.00'
L128	N 17°16'02" E	100.00'
L129	S 72°43'58" E	20.00'
L130	N 72°43'58" W	20.00'
L131	N 17°16'02" E	100.00'
L132	S 72°43'58" E	26.00'
L133	N 72°43'58" W	26.00'
L134	N 17°16'02" E	100.00'
L135	S 72°43'58" E	26.00'
L136	S 17°16'02" W	100.00'
L137	N 72°43'58" W	26.00'
L138	N 17°16'02" E	100.00'
L139	S 72°43'58" E	20.00'
L140	N 72°43'58" W	20.00'
L141	N 17°16'02" E	100.00'
L142	S 72°43'58" E	20.00'
L143	N 72°43'58" W	20.00'
L144	N 17°16'02" E	100.00'
L145	S 72°43'58" E	20.00'
L146	N 72°43'58" W	20.00'
L147	N 17°16'02" E	100.00'
L148	S 72°43'58" E	20.00'
L149	N 72°43'58" W	20.00'
L150	S 72°43'58" E	10.00'

LOT NUMBER	SQ. FEET	ACRES
71	2,600.00	0.06
72	2,000.00	0.05
73	2,000.00	0.05
74	2,000.00	0.05
75	2,000.00	0.05
76	2,600.00	0.06
77	2,600.00	0.06
78	2,000.00	0.05
79	2,000.00	0.05
80	2,000.00	0.05
81	2,000.00	0.05
82	2,600.00	0.06
83	2,600.00	0.06
84	2,000.00	0.05
85	2,000.00	0.05
86	2,000.00	0.05
87	2,000.00	0.05
88	2,600.00	0.06
89	2,600.00	0.06
90	2,000.00	0.05
91	2,000.00	0.05
92	5902.67	0.14
216	3,165.98	0.07
217	2,300.47	0.05
218	2,300.49	0.05
219	2,303.40	0.05
220	3,459.32	0.08
221	2,990.28	0.07
222	2,302.33	0.05

LOT NUMBER	SQ. FEET	ACRES
223	2,303.88	0.05
224	2,303.88	0.05
225	2,310.44	0.05
226	3,470.19	0.08
227	4,792.29	0.11
228	2,695.81	0.06
229	2,893.31	0.07
230	2,910.46	0.07
231	3,079.87	0.07
278	2,923.87	0.07
279	2,291.94	0.05
280	2,299.37	0.05
281	2,300.00	0.05
282	2,300.00	0.05
283	3,450.00	0.08
284	3,450.00	0.08
285	2,300.00	0.05
286	2,300.00	0.05
287	2,300.00	0.05
288	2,990.00	0.07
289	2,990.00	0.07
290	2,300.00	0.05
291	2,300.00	0.05
292	2,990.00	0.07
OPEN SPACE 11	1,578.46	0.04
OPEN SPACE 15	2,028.61	0.05
OPEN SPACE 16	10,262.29	0.24
RIGHT OF WAY	68,140.00	1.56
TOTAL	219,163.67	5.03

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	9.00'	13.78'	12.48'	N 25°16'09" E	87°44'53"
C2	849.95'	67.30'	67.28'	S 20°52'54" E	4°32'13"
C3	9.00'	13.78'	12.47'	N 67°00'27" W	87°41'54"
C4	9.00'	14.46'	12.96'	S 23°06'07" W	92°04'58"
C5	954.94'	118.59'	118.51'	S 26°29'47" E	7°06'54"
C6	645.00'	182.76'	182.15'	S 21°56'10" E	16°14'06"
C7	110.00'	8.11'	8.11'	S 11°42'20" E	4°13'33"
C8	90.00'	6.09'	6.09'	N 11°31'54" W	3°52'42"
C9	90.00'	0.55'	0.55'	N 13°38'41" W	0°20'51"
C10	175.00'	35.12'	35.06'	S 30°43'52" W	11°29'56"
C11	860.00'	26.04'	26.04'	N 75°55'21" W	1°44'06"
C12	9.00'	13.82'	12.50'	N 66°51'28" W	87°59'52"
C13	125.00'	96.35'	93.98'	S 47°03'45" W	44°09'42"
C14	225.00'	26.14'	26.12'	S 67°10'56" E	6°39'21"
C15	860.00'	20.01'	20.01'	N 74°23'18" W	1°19'59"
C16	225.00'	8.73'	8.73'	S 71°37'17" E	2°13'22"
C17	9.00'	2.20'	2.20'	S 20°58'09" E	14°02'06"
C18	460.00'	114.06'	113.77'	N 22°58'52" W	14°12'26"
C19	860.00'	14.85'	14.85'	N 73°13'38" W	0°59'21"
C20	275.00'	4.02'	4.02'	S 72°18'49" E	0°50'19"
C21	9.00'	13.06'	11.94'	N 66°32'37" E	83°07'27"
C22	175.00'	99.76'	98.42'	S 52°48'43" W	32°39'46"
C23	974.94'	26.03'	26.03'	S 24°31'02" E	1°31'47"
C24	974.94'	20.01'	20.01'	S 25°52'11" E	1°10'33"
C25	9.00'	11.14'	10.44'	N 10°29'11" W	70°56'10"
C26	974.94'	20.00'	20.00'	S 27°02'42" E	1°10'31"
C27	275.00'	20.84'	20.83'	N 55°58'20" W	4°20'28"
C28	9.00'	1.91'	1.91'	N 52°02'55" W	12°11'17"
C29	974.94'	20.00'	20.00'	S 28°13'14" E	1°10'32"
C30	275.00'	21.95'	21.94'	N 51°30'55" W	4°34'21"
C31	974.94'	21.19'	21.19'	S 29°25'51" E	1°14'44"
C32	275.00'	43.39'	43.35'	N 44°42'32" W	9°02'26"
C33	275.00'	26.47'	26.46'	N 37°25'52" W	5°30'54"
C34	275.00'	20.11'	20.10'	N 32°34'43" W	4°11'23"
C35	275.00'	2.07'	2.07'	N 30°16'07" W	0°25'49"
C36	625.00'	1.24'	1.24'	S 29°59'48" E	0°06'50"
C37	625.00'	20.02'	20.02'	S 29°01'20" E	1°50'06"
C38	510.00'	14.59'	14.59'	N 29°14'03" W	1°38'19"
C39	625.00'	26.00'	26.00'	S 26°54'46" E	2°23'01"
C40	510.00'	26.00'	26.00'	N 26°57'15" W	2°55'17"
C41	625.00'	38.32'	38.31'	S 23°57'53" E	3°30'45"
C42	510.00'	21.85'	21.84'	N 24°15'59" W	2°27'15"
C43	625.00'	20.02'	20.02'	S 21°17'26" E	1°50'08"
C44	510.00'	20.04'	20.03'	N 21°54'50" W	2°15'03"
C45	625.00'	20.00'	20.00'	S 19°27'21" E	1°50'02"
C46	510.00'	20.01'	20.00'	N 19°39'53" W	2°14'51"
C47	625.00'	20.00'	20.00'	S 17°37'20" E	1°50'02"
C48	510.00'	20.01'	20.00'	N 17°25'02" W	2°14'51"
C49	625.00'	31.49'	31.49'	S 15°15'43" E	2°53'13"
C50	510.00'	20.84'	20.84'	N 15°07'21" W	2°20'30"
C51	9.00'	14.19'	12.76'	S 35°34'03" W	90°19'12"
C52	975.00'	98.15'	98.10'	S 83°36'41" W	5°46'03"
C53	9.00'	10.29'	9.74'	N 60°44'45" W	65°31'06"
C54	974.94'	15.20'	15.20'	S 23°18'20" E	0°53'37"
C55	225.00'	132.74'	130.82'	S 46°57'14" E	33°48'03"
C56	860.00'	151.66'	151.46'	N 81°50'30" W	10°06'14"

STORMWATER MANAGEMENT EASEMENT LINE & CURVE TABLES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC1	114.43'	107.29'	103.40'	S 28°55'32" E	53°43'06"
EC2	169.33'	47.21'	47.06'	S 63°46'19" E	15°58'27"
EC3	74.08'	81.17'	77.17'	S 40°22'11" E	62°46'42"
EC4	849.94'	142.90'	142.73'	S 13°47'47" E	9°37'59"
EC5	975.00'	35.07'	35.07'	S 81°45'29" W	2°03'40"
EC6	175.00'	134.88'	131.57'	S 47°03'45" W	44°09'42"
EC7	90.00'	6.64'	6.64'	S 11°42'20" E	4°13'33"
EC8	625.00'	177.10'	176.50'	S 21°56'10" E	16°14'06"
EC9	840.00'	60.90'	60.89'	S 74°48'35" E	4°09'14"
EC10	860.00'	60.90'	60.88'	N 74°45'41" W	4°03'26"
EC11	225.00'	96.25'	95.52'	S 42°18'30" E	24°30'34"
EC12	975.08'	122.44'	122.36'	S 26°27'22" E	7°11'40"

LINE	BEARING	DISTANCE
E1	N 72°43'58" W	63.89'
E2	N 17°16'02" E	272.74'
E3	N 10°38'58" E	127.32'
E4	N 76°54'46" E	31.85'
E5	S 69°08'36" W	130.23'
E6	N 19°08'48" W	128.22'
E7	N 72°43'58" W	18.42'
E8	N 17°18'27" E	100.00'
E9	S 17°15'59" W	95.00'
E10	S 72°43'58" E	192.42'
E11	N 17°16'02" E	95.00'
E12	S 72°43'58" E	20.00'
E13	S 17°16'02" W	95.00'
E14	S 72°43'58" E	65.15'
E15	S 17°16'02" W	20.05'
E16	N 72°43'58" W	297.57'
E17	N 17°15'59" E	115.00'
E18	S 72°43'58" E	20.00'
E19	S 30°03'13" E	28.11'
E20	N 39°31'51" W	123.13'
E21	N 29°19'18" W	144.99'
E22	N 26°54'43" W	108.66'
E23	N 26°14'32" W	33.44'
E24	N 69°08'36" E	0.31'
E25	S 30°03'13" E	106.16'
E26	N 54°08'39" E	38.88'

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

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional under the laws of the State of: WEST VIRGINIA, License # 2115, Expiration Date 06-30-2026.

FSA
FREDERICK, SEIBERT & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
fsa-inc.com
16 EAST MAIN STREET, NEW BLOOMFIELD, PA 17068, 717.275.7531
505 SOUTH HANOVER STREET, CARLISLE, PA 17013, 717.701.8111
1114 2 MILLIAMSPORT PIKE, GREENCASTLE, PA 17225, 717.597.1007
128 SOUTH POTOMAC STREET, HAGERSTOWN, MD 21740, 301.791.3650

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FINAL PLAT OF SUBDIVISION LOTS 71-92, 216-231, 278-292 FOR MADISON GREENS, PART OF PHASE IB

PARCEL 8-1.1, 8-1.3, 8-1.5, 8-9.2, 8E-17, DEED BOOK 1322, PAGE 264
SITUATE WEST OF FAIRFAX BOULEVARD, EAST OF NORFOLK & WESTERN RAILROAD
RANSON CORP DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

PROJECT NO. 2023-0285

DWN BY: DWH — DATE: 01-27-2026

PROJECT MANAGER: Trevor Frederick
EMAIL: tfrederick@fsa-inc.com

TAX MAP: 8, 8E PARCEL: 1.1, 1.3, 1.5, 9-2, 17
DEED BOOK: 1322 PAGE 264

SCALE: NTS

SHEET TITLE: FINAL PLAT PART OF PHASE 1B

C-102
SHEET 02 OF 02

P:\SHARED FOLDERS\PROJECTS\2023\0-2023-0285\DWG\FINAL PLATS\2023-0285 FINAL PLAT PHASE 1B.DWG 2026-02-04

AGENDA ITEM IV.3

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing - accepting public comments for the Development Agreement Madison Greens, located off N Fairfax Blvd. Phase 1B 53 lots (71-92, 216-231, 278-292)

ATTACHMENTS:

Legal Notice final plat Madison Green phase 1b.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on May 11, 2026, at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for part of Phase 1B for Madison Greens, located off N Fairfax Blvd and entering a development agreement for part of Phase 1B. This plan includes 53 lots (71-92, 216-231, 278-292). All persons are invited to attend and make comments about the proposed final plat.

All persons are invited to attend and make comments about proposed final plat. If you cannot attend but wish to comment, you may write to the following address prior to May 8, 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 May 8, 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

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Consideration - 26-3-FP- a Development Agreement for Madison Greens, located off N Fairfax Blvd. Phase 1B 53 lots (71-92, 216-231, 278-292)

ATTACHMENTS:

Resolution 2026 -05.docx
26-3-FP bond estimate 2026.pdf

Resolution PC - 2026-05

A Resolution Of The Planning Commission Of The City of Ranson Approving A Development Agreement And Accepting A Guarantee Surety (Bond) For Required Physical Improvements Between The Ranson Planning Commission And Madison Greens LLC For A Subdivision Known As "Madison Greens, Phase 1B, Lots 71-92, Lots 216-231 And Lots 278-292

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

Section 1. The Planning Commission of the City of Ranson, pursuant to its authority under Section 16-60 of the Ranson Municipal Code, hereby approves the attached Development Agreement by and between the Ranson Planning Commission and Madison Greens LLC for the subdivision commonly referred to and known as "Madison Greens, for phase 1B Lots 71-92, Lots 216-231 and Lots 278 – 292".

Section 2. 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 and as outlined in the revised Development Agreement presented to the Planning Commission on May 11, 2026, for Madison Greens, for Phase 1B Lots 71-92, Lots 216-231 and Lots 278 – 292.

Section 3. The approved bonded amount shall be held in the amount of One Million Seven Hundred Seventy-Nine Thousand Eighty-Nine Dollars and Eighty Cents ($1,779,089.80).

Section 4. The Planning Commission hereby authorizes the City Manager, or his designee, to execute any and all documents necessary to carry out the conditions of the attached Development Agreement, whether express or implied, including any documents necessary for the transfer of property to Lennar, and any documents requested by financial institutions, lenders, attorneys, lienholders, contractors, sureties, and/or other third parties.

Signed and approved this 11th day of May 2026.

_____
Andy Colandrea, President

ATTEST:

_____
Darla Armstrong, City Clerk

AFFIX CITY SEAL

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

Project Name: Madison Greens _____ Date: 4/9/2026

Section: 1B _____ C.O.R. File No. 26-3-FP

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		$ -
2	Silt Fence - Standard	LF	$ 5.98		$ -
3	Silt Fence - Super	LF	$ 22.04		$ -
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		$ -
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		$ -
6	Sawcut Existing Concrete Pavement	LF	$ 3.93		$ -
7	Removal of Asphalt Pavement	SY	$ 9.77		$ -
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		$ -
5	Rock Excavation	CY	$ 114.70		$ -
6	Furnish Topsoil	CY	$ 58.96		$ -
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	1028	$ 111,774.44

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	4110	$ 9,000.90
8	Superpave Asphalt Base Course - Type 25	TN	$ 104.49		$ -
9	Superpave Asphalt Base Course - Type 19	TN	$ 119.24	463	$ 55,208.12
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 131.53	347	$ 45,640.91
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		$ -
16	Concrete Curb & Gutter	LF	$ 48.00	3262	$ 156,576.00
17	Concrete Curb Only	LF	$ 53.11		$ -
18	Bituminous Asphalt Walkway	SF	$ 16.59		$ -
19	Concrete Sidewalk	SY	$ 87.35	1318	$ 115,127.30
20	Bed Course Material (for sidewalk)	CY	$ 98.98	145	$ 14,352.10
21	Concrete Curb Ramp	EA	$ 3,073.14		$ -
22	Detectable Warning Surface	EA	$ 812.22	10	$ 8,122.20
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		$ -
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		$ -
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	36	$ 1,991.52
46	City standard sign post	LF	$ 162.25		$ -
47	Sign - Street Name per E911 Addressing Ordinance	EA	$ 491.07	4	$ 1,964.28
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	26	$ 13,245.96
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	1294	$ 136,309.96
4	10" PVC Schedule 80 Pipe	LF	$ 119.55		$ -
5	Manhole 4' Diameter (6' height or less)	EA	$ 6,356.23	6	$ 38,137.38
6	Grease Trap	EA	$ 6,779.08		$ -
7	4" Service Lateral (20' to Edge of R.O.W./Property Line)	EA	$ 919.47	46	$ 42,295.62
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	930	$ 109,014.60
7	10" Ductile Iron Pipe	LF	$ 126.31		$ -
8	12" Ductile Iron Pipe	LF	$ 135.38		$ -
9	Fire Hydrant with 6" line	EA	$ 5,955.99	3	$ 17,867.97
10	4" Gate Valve & Box	EA	$ 1,241.17		$ -
11	6" Gate Valve & Box	EA	$ 1,679.69		$ -
12	8" Gate Valve & Box	EA	$ 1,601.74	4	$ 6,406.96
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	53	$ 157,156.66
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	172	$ 22,215.52
37	18" Storm Drain Pipe	LF	$ 155.61	979	$ 152,342.19
38	24" Storm Drain Pipe	LF	$ 172.80		$ -
39	30" Storm Drain Pipe	LF	$ 230.77		$ -
40	36" Storm Drain Pipe	LF	$ 251.56	494	$ 124,270.64
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	1	$ 1,313.42
46	18" Metal End Section	EA	$ 1,395.78	1	$ 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	1	$ 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	20	$ 102,574.60

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	34	$ 3,517.30
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		$ -
4	Traffic Control During Construction	LS	Detailed estimate required.		
5	Special Items not specially included in worksheet items	EA	Detailed estimate required.		
6	Set Property Corners	EA	$ 147.51	149	$ 21,978.99

Grand Total All Costs	$	1,473,366.29
Mobilization (5%)	$	73,668.31
15% Contingency	$	232,055.19
Subtotal (Mobilization and Contingency)	$	305,723.51
TOTAL BOND AMOUNT	$	1,779,089.80

AGENDA ITEM IV.5

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing - accepting public comments regarding the release of guaranteed surety bond for Phase 6 and 7early grading of the Presidents Pointe subdivision, located off Presidents Pointe Avenue. The requested is for the full bond amount of $2,022,107.58.

ATTACHMENTS:

Legal Notice BRR Presidents Point 6&7 early grading.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on May 11, 2026, at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments regarding the release of guaranteed surety bond for Phase 6/7 early grading of the Presidents Pointe subdivision, located off Presidents Pointe Avenue. The requested release is for the fully bonded amount of $2,022,107.58.

All persons are invited to attend and make comments about the bond release. If you cannot attend but wish to comment, you may write to the following address prior to May 8, 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 May 8, 2026, will be provided to the Planning Commission and inserted into the official record.

AGENDA ITEM IV.6

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Consideration - 26-6-BRR- accepting the release of guaranteed surety bond for Phase 6 and 7 early grading of the Presidents Pointe subdivision, located off Presidents Pointe Avenue. The requested release is for the full bond amount of $2,022,107.58.

ATTACHMENTS:

2026-06 Presidents Pointe 6 and 7 Early Grading.docx
26-6-BRR-Presidents Pointe 6-7 Early Grading BRR letter.pdf
26-6-BRR-CRC 26-6-BRR 3.23.26.pdf
26-6-BRR-Presidents_Pointe_6-7_Early_Grading Worksheet.pdf

Resolution #: PC-26-06

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 Presidents Pointe Phase 6 and 7 Early Grading

Section 1. The Planning Commission accepts the release of guaranteed surety (bond) for the completion of Presidents Pointe Phase 6 and 7 early grading improvements and infrastructure. The release is for the fully bonded amount of $2,022,107.58.

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 May 11, 2026

Signed and approved this 11th day of May 2026

_____
Andy Colandrea, President

ATTEST:

_____
Darla Armstrong, City Clerk

AFFIX CITY SEAL:

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

April 8, 2026

City of Ranson
Attn: Zach Holland
Department of Community Development
312 South Mildred St,
Ranson, WV 25438

Re: Presidents Pointe Section 6-7 Early Grading Plan

Dear Zach,

We are requesting a bond release of $2,022,107.58 on behalf of our client, Stanley Martin, for the Section 6&7 early grading plan bond. The site has been cleared, erosion and sediment controls have been installed, and earthwork has been completed for the construction area. Section 6&7 site plan construction drawings have been approved and bonded. Any erosion and sediment control items remaining have been bonded with the phase.

Sincerely,

Devon Taylor

Devon Taylor
Associate

Bond Release Review
CRC REPORT

Presidents Pointe Section 6&7 Early Grading BRR (1st review)

PROJECT: 26-6-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

Jon Erickson, P.E.
Morris & Ritchie Associates, Inc
205 E Hirst Road, Suite 106
Purcellville, VA 20132

Project Description

A proposed residential development which includes 22 single family homes and 157 townhomes for Section 6 and 47 single family homes and 87 townhomes for Section 7 on approximately 30.11 acres.

Location and Site Information

Location: Presidents Pointe Ave
Current Zoning: T-3/T-4
Gross Site Area: 30.11

Engineering & Zoning Review

After reviewing the application provided, Kimley-Horn has no comments.

Next Steps

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

Thank you,
City of Ranson
Community Development Department

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

Project Presidents Pointe Phase 6&7 Date: 5/1/2026

Section Presidents Pointe Clearing and Grading C.O.R. File No. _____

Bond Amount Approved: $ _____

By: _____ **Date:** _____

Official Use Do Not Write In This Box

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
1.1	**Erosion & Sediment Control**				
1	Stabilized Construction Entrance	EA	$ 2,475.00		$ -
2	Silt Fence - Standard	LF	$ 4.40		$ -
3	Silt Fence - Super	LF	$ 18.15	1,417	$ 25,718.55
4	Earth Dike Construction (1)	LF	$ 3.96	1,338	$ 5,298.48
5	Inlet Protection Device	EA	$ 388.14		$ -
6	Outlet Protection Device	EA	$ 385.00	2	$ 770.00
7	Stone Check Dams	EA	$ 192.50		$ -
8	Sediment Trap Excavation	CY	$ 15.35	503	$ 7,718.54
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,456.24	2	$ 12,912.48
10	Impermeable Liner for Sediment Basin/Pond	SY	$ 22.83		$ -
11	Rip-Rap Apron/Plunge Pool	CY	$ 122.72	32	$ 3,926.91
12	Grass Waterway/Drainage Swale	LF	$ 11.99		$ -
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.10	580,219	$ 57,441.68
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.12		$ -
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 550.13		$ -
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 545.34		$ -
17	Mulch, Shredded Bark or Wood Chip (35 cy/ac)	CY	$ 89.10		$ -
18	Sod	SY	$ 5.90		$ -
19	Soil Stabilizing Matt - Biodegradable	SY	$ 4.95		$ -
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 11.00		$ -
21	Geotextile Fabric	SF	$ 3.30		$ -
22	4 ft Safety Fence	LF	$ 8.84		$ -
23	6 ft Chain Link Safety Fence	LF	$ 11.00		$ -
24	Tree Protection	LF	$ 3.30		$ -
25	Temporary Utility Line Stream Crossing/Diversion	EA	$ 1,375.00		$ -
1.2	**Site Preparation & Demolition**				
1	Clearing & Grubbing - Light Cover	ACRE	$ 7,342.50	13.32	$ 97,802.10
2	Clearing & Grubbing - Moderate Cover	ACRE	$ 10,725.00		$ -
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 13,475.00		$ -
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 15,950.00		$ -
5	Sawcut Existing Asphalt Pavement	LF	$ 2.20		$ -
6	Sawcut Existing Concrete Pavement	LF	$ 3.52		$ -
7	Removal of Asphalt Pavement	SY	$ 8.25		$ -
8	Removal of Fencing	LF	$ 5.67		$ -
9	Removal of Power Pole	EA	$ 8,415.00		$ -
10	Removal of Structures/Buildings	EA	Detailed estimate required.		

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
1.3	**Earthwork**				
1	Strip Topsoil	CY	$ 4.13	7092	$ 29,254.50
2	Common Excavation	CY	$ 25.01	60211	$ 1,506,117.95
3	Borrow Material - On Site	CY	$ 22.34		$ -
4	Borrow Material - Imported from Off Site	CY	$ 40.26		$ -
5	Rock Excavation	CY	$ 99.00		$ -
6	Furnish Topsoil	CY	$ 52.76		$ -
2.1	**Paved Surface Construction**				
1	Subgrade	CY	$ 73.37		$ -
2	Fabric for Subgrade Stabilization	SY	$ 3.19		$ -
3	Aggregate Base Course	CY	$ 97.30		$ -
4	Open Graded Free Draining Base Course	CY	$ 120.89		$ -
5	Free Draining Base Trench	LF	$ 12.08		$ -
6	Outlet Pipe	LF	$ 39.75		$ -
7	Bituminous Asphalt Tack Coat	SY	$ 0.51		$ -
8	Superpave Asphalt Base Course - Type 25	TN	$ 93.50		$ -
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70		$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70		$ -
11	Reinforced Concrete Pavement	CY	$ 450.55		$ -
12	Standard Milling	SY	$ 7.07		$ -
13	Controlled Low Strength Material	CY	$ 368.98		$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 104.07		$ -
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50		$ -
16	Concrete Curb & Gutter	LF	$ 66.00		$ -
17	Concrete Curb Only	LF	$ 55.00		$ -
18	Bituminous Asphalt Walkway	SF	$ 14.85		$ -
19	Concrete Sidewalk	SY	$ 97.13		$ -
20	Bed Course Material (for sidewalk)	CY	$ 88.57		$ -
21	Concrete Curb Ramp	EA	$ 2,750.00		$ -
22	Detectable Warning Surface	EA	$ 486.72		$ -
23	Concrete Precast Wheel Stops	EA	$ 275.00		$ -
24	One Direction Lane Arrow	EA	$ 275.00		$ -
25	Multi Directional Land Arrow	EA	$ 460.90		$ -
26	Bicycle Shared Lane Marking	EA	$ 302.50		$ -
27	Bicycle Lane Marking	EA	$ 302.50		$ -
28	Pavement Letters	EA	$ 82.27		$ -
29	4" Edge/Lane Line - Painted	LF	$ 0.51		$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.66		$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.83		$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76		$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17		$ -
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97		$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 4.95		$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 7.37		$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 9.24		$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.07		$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.70		$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 9.90		$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58		$ -
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 14.85		$ -
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75		$ -
44	Handicapped Parking Symbol	EA	$ 341.17		$ -
45	0.08 in Flat Sheet Sign	SF	$ 49.50		$ -

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

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

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

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

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

Grand Total All Costs	$	1,746,961.19
Mobilization (5%)	$	87,348.06
15% Contingency	$	275,146.39
TOTAL BOND AMOUNT	$	2,022,107.58

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

Project Presidents Pointe ____ Date: 3/19/2026

Section 6&7 Early Grading ____ C.O.R. File No. _____

Bond Amount Approved: $ _____

By: _____ **Date:** _____

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				Bond Estimate	
Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
1.1	**Erosion & Sediment Control**				
1	Stabilized Construction Entrance	EA	$ 2,475.00	0	$ -
2	Silt Fence - Standard	LF	$ 4.40	0	$ -
3	Silt Fence - Super	LF	$ 18.15	1417	$ 25,718.55
4	Earth Dike Construction (1)	LF	$ 3.96	1338	$ 5,298.48
5	Inlet Protection Device	EA	$ 388.14	0	$ -
6	Outlet Protection Device	EA	$ 385.00	2	$ 770.00
7	Stone Check Dams	EA	$ 192.50	0	$ -
8	Sediment Trap Excavation	CY	$ 15.35	503	$ 7,718.54
9	Riser Structure for Sediment Basin/Pond	EA	$ 6,456.24	2	$ 12,912.48
10	Impermeable Liner for Sediment Basin/Pond	SY	$ 22.83	0	$ -
11	Rip-Rap Apron/Plunge Pool	CY	$ 122.72	32	$ 3,926.91
12	Grass Waterway/Drainage Swale	LF	$ 11.99	0	$ -
13	Temporary Seeding (60 lbs/ac)	SF	$ 0.10	580219	$ 57,441.68
14	Permanent Seeding (98 lbs/ac)	SF	$ 0.12	0	$ -
15	Mulch, Straw or Hay (2 tn/ac)	TN	$ 550.13	0	$ -
16	Mulch, Wood Cellulose Fiber (1,500 lbs/ac)	TN	$ 545.34	0	$ -
17	Mulch, Shredded Bark or Wood Chip (35 cy/ac)	CY	$ 89.10	0	$ -
18	Sod	SY	$ 5.90	0	$ -
19	Soil Stabilizing Matt - Biodegradable	SY	$ 4.95	0	$ -
20	Soil Stabilizing Matt - Non-biodegradable	SY	$ 11.00	0	$ -
21	Geotextile Fabric	SF	$ 3.30	0	$ -
22	4 ft Safety Fence	LF	$ 8.84	0	$ -
23	6 ft Chain Link Safety Fence	LF	$ 11.00	0	$ -
24	Tree Protection	LF	$ 3.30	0	$ -
25	Temporary Utility Line Stream Crossing/Diversion	EA	$ 1,375.00	0	$ -
1.2	**Site Preparation & Demolition**				
1	Clearing & Grubbing - Light Cover	ACRE	$ 7,342.50	13.32	$ 97,802.10
2	Clearing & Grubbing - Moderate Cover	ACRE	$ 10,725.00	0	$ -
3	Clearing & Grubbing - Heavy Cover	ACRE	$ 13,475.00	0	$ -
4	Clearing & Grubbing - Very Heavy Cover	ACRE	$ 15,950.00	0	$ -
5	Sawcut Existing Asphalt Pavement	LF	$ 2.20	0	$ -
6	Sawcut Existing Concrete Pavement	LF	$ 3.52	0	$ -
7	Removal of Asphalt Pavement	SY	$ 8.25	0	$ -
8	Removal of Fencing	LF	$ 5.67	0	$ -

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

Item No.	Description	Unit	2021 Unit Cost	Quantity	Total Cost
1.3	**Earthwork**				
1	Strip Topsoil	CY	$ 4.13	7092	$ 29,254.50
2	Common Excavation	CY	$ 25.01	60211	$ 1,506,117.95
3	Borrow Material - On Site	CY	$ 22.34	0	$ -
4	Borrow Material - Imported from Off Site	CY	$ 40.26	0	$ -
5	Rock Excavation	CY	$ 99.00	0	$ -
6	Furnish Topsoil	CY	$ 52.76	0	$ -
2.1	**Paved Surface Construction**				
1	Subgrade	CY	$ 73.37	0	$ -
2	Fabric for Subgrade Stabilization	SY	$ 3.19	0	$ -
3	Aggregate Base Course	CY	$ 97.30	0	$ -
4	Open Graded Free Draining Base Course	CY	$ 120.89	0	$ -
5	Free Draining Base Trench	LF	$ 12.08	0	$ -
6	Outlet Pipe	LF	$ 39.75	0	$ -
7	Bituminous Asphalt Tack Coat	SY	$ 0.51	0	$ -
8	Superpave Asphalt Base Course - Type 25	TN	$ 93.50	0	$ -
9	Superpave Asphalt Base Course - Type 19	TN	$ 106.70	0	$ -
10	Superpave Asphalt Surface Course - Type 9.5	TN	$ 117.70	0	$ -
11	Reinforced Concrete Pavement	CY	$ 450.55	0	$ -
12	Standard Milling	SY	$ 7.07	0	$ -
13	Controlled Low Strength Material	CY	$ 368.98	0	$ -
14	6" Concrete Entrance Apron - Residential	SY	$ 104.07	0	$ -
15	8" Concrete Entrance Apron - Commercial Site	SY	$ 137.50	0	$ -
16	Concrete Curb & Gutter	LF	$ 66.00	0	$ -
17	Concrete Curb Only	LF	$ 55.00	0	$ -
18	Bituminous Asphalt Walkway	SF	$ 14.85	0	$ -
19	Concrete Sidewalk	SY	$ 97.13	0	$ -
20	Bed Course Material (for sidewalk)	CY	$ 88.57	0	$ -
21	Concrete Curb Ramp	EA	$ 2,750.00	0	$ -
22	Detectable Warning Surface	EA	$ 486.72	0	$ -
23	Concrete Precast Wheel Stops	EA	$ 275.00	0	$ -
24	One Direction Lane Arrow	EA	$ 275.00	0	$ -
25	Multi Directional Land Arrow	EA	$ 460.90	0	$ -
26	Bicycle Shared Lane Marking	EA	$ 302.50	0	$ -
27	Bicycle Lane Marking	EA	$ 302.50	0	$ -
28	Pavement Letters	EA	$ 82.27	0	$ -
29	4" Edge/Lane Line - Painted	LF	$ 0.51	0	$ -
30	6" Edge/Lane Line - Painted	LF	$ 0.66	0	$ -
31	8" Edge/Lane Line - Painted	LF	$ 0.83	0	$ -
32	4" Edge/Lane Line - Thermoplastic	LF	$ 0.76	0	$ -
33	6" Edge/Lane Line - Thermoplastic	LF	$ 1.17	0	$ -
34	8" Edge/Lane Line - Thermoplastic	LF	$ 1.97	0	$ -
35	4" Edge/Lane Line - Preformed Thermoplastic	LF	$ 4.95	0	$ -
36	6" Edge/Lane Line - Preformed Thermoplastic	LF	$ 7.37	0	$ -
37	8" Edge/Lane Line - Preformed Thermoplastic	LF	$ 9.24	0	$ -
38	4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.07	0	$ -
39	6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 7.70	0	$ -
40	8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic	LF	$ 9.90	0	$ -
41	12" Crosswalk/Stop/Transverse Line - Painted	LF	$ 3.58	0	$ -
42	12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic	LF	$ 14.85	0	$ -
43	24" Stop Line - Preformed Thermoplastic	LF	$ 24.75	0	$ -
44	Handicapped Parking Symbol	EA	$ 341.17	0	$ -
45	0.08 in Flat Sheet Sign	SF	$ 49.50	0	$ -
46	City standard sign post	LF	$ 27.50	0	$ -

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

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

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

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

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

Grand Total All Costs	$	1,746,961.19
Mobilization (5%)	$	87,348.06
15% Contingency	$	275,146.39
TOTAL BOND AMOUNT	$	2,022,107.58

AGENDA ITEM IV.7

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing - accepting public comments for the Land Development Plan and Plat for the proposed Lakeland Place at Fairfax Crossing revision. 36.44-acre accessible from Fairfax Boulevard, North and South, along with potential future access from 16th Avenue. Parcel ID 19-08-0008-0001-0002.

ATTACHMENTS:

Legal Notice LDPP Fairfax Crossing .docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on May 11, 2026 at 7:00 pm at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the Land Development Plan and Plat for the proposed Lakeland Place at Fairfax Crossing revision. 36.44-acre accessible from Fairfax Boulevard, North and South, along with potential future access from 16th Avenue. Parcel ID 19-08-0008-0001-0002. Copies of the proposed Land Development Plan and Plat are available during regular office hours of 8:00 am – 4:00 pm weekdays, excluding holidays, at City Hall.

All persons are invited to attend and make comments about the proposed Land Development Plan and Plat. If you cannot attend but wish to comment, you may write to the following address prior to May 8, 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 May 8, 2026, will be provided to the Planning Commission and inserted into the official record.

AGENDA ITEM IV.8

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Consideration - 24-37-LDPP- Land Development Plan and Plat for Lakeland Place at Fairfax Crossing revision. 36.44-acre accessible from Fairfax Boulevard, North and South, along with potential future access from 16th Avenue. Parcel ID 19-08-0008-0001-0002.

ATTACHMENTS:

24-37-LDPP-CRC.pdf
24-37-LDPP development agreement.pdf
24-37-LDPP 2026 revised.pdf
24-37-LDPP fairfax crossing 2024 revised.pdf
24-37-LDPP-CRC Ranson Response 9.12.24.pdf

LAND DEVELOPMENT PLAN AND PLAT

CRC REPORT
Lakeland Place at Fairfax Crossing
Land Development Plan and Plat
PROJECT: 24-37-LDPP

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

Application Information
Applicant: Piedmont Design Group, LLC, Michael Wiley
Property Owner: Fairfax Crossing Real Estate, LLC, Edward Scott

Project Description
This application is for revisions to the previously approved LDPP.

Location and Site Information

Location: Lakeland Place at Fairfax Crossing
Gross Site Area: 36.44-acre Residue A area only

Sufficiency Review
All those who wish to engage in any business activity, regardless of where they live are required by the City of Ranson to apply for a business license. You can apply by mail or in person for a City Business License. For your convenience, the Business License Application is available online at the City's website or by calling 304-725-1010.

Piedmont Design Group, LLC need to renew their Ranson City Business License and talk to our Finance Department about delinquent taxes owed.

Engineering & Planning Review
1. Please include the total area of the site on the Plat Cover Sheet (Sheet 1) and Existing Condition Sheet (Sheet 3- 4).
2. Please include locations and widths of any existing easements and widths of existing improved or unimproved streets and alleys in the Existing Conditions Sheet (Sheet 3).
3. Per the Code of Ordinance Chapter 19A Article 3 Table 3, the T4 Transect District acre percentage must be inside the range of 20-50%. The Plat proposes a 57.22%-acre percentage to the T4 Transect District. (Sheet 6)

Addressing Review

No comments.

Next Steps

If there are any questions, please contact Reiley Stanley, rstanley@ransonwv.us, 304-724-3861 to set up a meeting.

Thank you,
City of Ranson
Community Development Department

DEVELOPMENT AGREEMENT

AND NOW, this 8th day of ~~October~~ January 2021, comes the City of Ranson, a political subdivision of the State of West Virginia (hereinafter "Ranson" or "City"), and Fairfax Crossing Real Estate, LLC, a West Virginia limited liability company (hereinafter "Owner"), and, with intent to be legally bound by the provisions herein, endorse these recitals and attached **EXHIBITS 'A', 'B', 'C', 'D', 'E', 'F', and 'I-2'**, inclusive, and make this Agreement.

WHEREAS:

1. Owner is the fee simple owner of certain property located in the City of Ranson, Jefferson County, West Virginia as shown on **EXHIBIT 'B'** entitled *"Description of Proposed Development of Remaining Phase III Lakeland Place at Fairfax Crossing City of Ranson West Virginia"* dated January 10, 2020, (the "Property"). This Property is a portion of the Lakeland Place at Fairfax Crossing development as shown on **EXHIBIT 'A'** entitled *"Description of Existing Development Phases I, II, and III-A Lakeland Place at Fairfax Crossing City of Ranson West Virginia"* dated January 10, 2020, and the aforementioned **EXHIBIT 'B'**.

2. Owner desires that Ranson construct, operate and maintain City streets traveling through and to a portion of the Property described in **EXHIBIT 'B'** in order to facilitate further development and convenient travel through and within the Property.

3. Ranson desires to construct, operate and maintain said streets for the convenience and safe travel of its citizens and residents, and to ensure timely and efficient public safety operations within this area of the City.

4. These Parties agree that it is in their mutual best interests to timely complete the duties and rights described below.

THEREFORE, these Parties AGREE AND PLEDGE that:

North Fairfax Boulevard portion of the work ("Fairfax Project"):

1. Within fifteen (15) calendar days from the date first above written, Owner shall cause to be conveyed and dedicated to Ranson, substantially in the form attached at **EXHIBIT 'C'**, fee simple title to and for the public right of way from Owner's southern property line to 17th Avenue, as further labeled "Fairfax Boulevard Extension Intended Right of Ways" at **EXHIBIT 'E'**. As part of this conveyance, Owner agrees to:

   a. Convey ancillary temporary stormwater and construction easements deemed by Ranson and Owner to be required and necessary to complete the project described below to be located in conformance with the plans referenced in **EXHIBIT 'I-2'**. Said temporary easements shall be extinguished upon the earlier of (i) termination of this Agreement, (ii) completion of the project described below or (iii) Owner's commencement of land development improvements adjacent to the right of way; and,

b. Convey to the City the public right of ways depicted at Exhibit 'D' (shaded areas) by fully complying with and satisfying the City's legal and administrative requirements for conveyance to the City, including a detailed survey of the conveyed property, description and conveyance of related easements and satisfaction of Planning Commission requirements (See Ranson City Code § 16-102). The City agrees to accept the right of ways described in this paragraph "As-Is", without any modification or construction to such right of ways. Owner and/or assigns agrees to remain responsible for snow removal and winter treatment of the conveyed roadways, only until April 1, 2021.

c. Ranson shall timely record the conveying instrument(s) and easements at its own cost.

2. The engineering plan for this project was prepared by the Owner's consultant and attached at **EXHIBIT 'I-2'** (*Piedmont Engineering, November 2019).* The City may, within fifteen (15) calendar days of receipt of the engineering plan, comment upon this plan, which shall be based on the general alignment and design of the streets depicted in **EXHIBIT 'F'** entitled *"RESOLUTION PC 19-03"* as *"LAKELAND PLACE AT FAIRFAX CROSSING...LAND DEVELOPMENT PLAN AND PLAT..."* dated October 23, 2019. The Owner will respond to the City within fifteen (15) calendar days of the receipt of comment(s). In the event that Ranson and Owner cannot come to mutual agreement as to the engineering plan for the project within thirty (30) days of the date of this Agreement, this Agreement shall terminate and all money that Owner has paid to Ranson, if any, pursuant to this Agreement shall be promptly returned by Ranson to Owner.

3. Promptly, Ranson shall make alternate mainline extension agreements with the serving utilities to extend water and sanitary sewer service through and along Fairfax Boulevard in accordance with the rules and requirements of these utilities and the Public Service Commission of West Virginia. These extensions shall include construction of any upstream or downstream improvements that may be required by the serving utilities.

4. Following the design review described in Paragraph 2, above, Ranson shall fully pay for, deploy and supervise one or more qualified contractor(s) to fully perform and construct "the Fairfax Project" upon the Property conveyed to Ranson as depicted in **EXHIBIT 'E'** and labeled *Fairfax Boulevard Extension.* The Fairfax Project shall include construction and/or installation of the following improvements within Fairfax Boulevard from the Owner's southern property line to 17th Avenue, including:

a. Stormwater management facilities serving and ancillary to Fairfax Boulevard to serve the roadway.

b. Water and sanitary sewer mains in accordance with the alternate mainline extension agreements (See: Paragraph 3, above), including ancillary upstream/downstream improvements as may be required by the serving utility and service stubs to the property lines as designated by Owner.

c. Paving, curb and gutter, as applicable, sidewalk, landscaping, signage and lighting.

16th Avenue Extension portion of the work ("16th Avenue Extension Project"):

5. In order to facilitate convenient and safe access to Fairfax Boulevard during construction, these Parties agree that it is desirable to convey to the City and conditionally open 16th Avenue from the proposed western right of way Fairfax Boulevard to the existing right of way of 16th Avenue for use during the Fairfax Boulevard project and for future full development. This property is depicted in **EXHIBIT 'E'** and labeled *16th Avenue Extension.*

6. The engineering plan for this portion of the project shall be prepared by the Owner's consultant. The City may, within thirty (30) calendar days of receipt of the engineering plan, comment upon this plan. Owner shall respond to the City within thirty (30) calendar days of the receipt of comment(s). Ranson and Owner shall make every effort to reach mutual agreement as to the engineering plan for this portion of the project. In any event, expenditure of public funds and project administration shall comply with and are contingent upon West Virginia law and regulation and the Ranson City Code.

7. Following the design review described in paragraph 6 above, and at its earliest convenience, Ranson may, pursuant to public vote of the governing body, deploy and supervise one or more qualified contractor(s) to construct the 16th Avenue Extension upon the Property conveyed to Ranson as depicted in **EXHIBIT 'E'**. The 16th Avenue Extension Project may include construction and/or installation of the following improvements within 16th Avenue from its intersection with the west side of Fairfax Boulevard to the Owner's western property line at existing 16th Avenue, including:

   a. Stormwater management facilities serving and ancillary to 16th Avenue to serve the roadway.

   b. Water and sanitary sewer mains in accordance with the alternate mainline extension agreements (See: Paragraph 3, above), including ancillary upstream/downstream improvements as may be required by the serving utility and service stubs to the property lines as designated by Owner.

   c. Paving, curb and gutter, as applicable, sidewalk, landscaping, signage and lighting which substantially match adjacent streets and amenities.

With respect to both portions of the work and the Property:

8. Ranson agrees that Owner may continue to enter upon the Property as may be desired. In addition, Ranson agrees that the Owner shall have the right for any lawful purpose to access and subdivide lots adjacent to all of the streets dedicated pursuant to the Agreement, and/or have the right to add and/or access utilities as the Owner deems necessary to provide for the completion of the Fairfax Crossing

development. Ranson agrees that it shall not inhibit the approval and release of building permits and use and occupancy permits for any of the lots adjacent to all of the streets dedicated pursuant to the Agreement.

9. Subject to the reimbursement plan described below, Ranson shall be responsible for completion of all duties and responsibilities as set forth in this Agreement, in a reasonably timely manner, and the full cost of the work of the Fairfax Project, including, but not limited to, recording fees, engineering fees, permitting fees, and labor, equipment, materials, testing and inspection costs. All costs incurred and paid are of public record, available for inspection by the Owner and any other interested party.

10. In exchange for and in contemplation of the work obligated and performed herein, Owner shall contribute to Ranson a maximum of Seven Hundred Forty-three Thousand Dollars ($743,000) as its full payment obligation for the work, payable according to the following schedule:

    a. Two Hundred Thousand Dollars ($200,000) within thirty (30) days after the date the engineering plan is agreed upon by Ranson and Owner; and,

    b. Two Hundred Sixty-Three Thousand Dollars ($263,000) within fifteen (15) days of substantial completion of the water and sewer mains; and,

    c. Two Hundred Eighty Thousand Dollars ($280,000) within fifteen (15) days of substantial completion of the Fairfax Boulevard Extension which allows for the road to be utilized by the public.

    Any and all costs incurred by Ranson to complete the Fairfax Project work contemplated by this Agreement in excess of $743,000 shall be the sole responsibility of Ranson and Ranson shall not be entitled to reimbursement from Owner for any such amounts. Further, should Ranson fail to comply with the terms of this Agreement, Owner shall be relieved of all of its obligations and responsibilities herein.

11. Ranson shall maintain throughout the course of the work general liability and workers compensation insurance in amounts as required by law and/or sound business risk management. Ranson shall name Owner as additional insured in its general liability policy with respect to this work. Ranson shall further hold Owner harmless from any and all liability arising from the work, including demands for payment and/or mechanic's liens by contractors and cost of defense of any alleged claim. This indemnification shall survive the conduct of work and shall be extant with respect to any subsequent claim arising therefrom.

12 Ranson shall restore, at its sole cost and expense, any damage caused to the Property by Ranson or its agents.

13. In the event of breach of this Agreement by either Party, the non-breaching party shall have the right to terminate this Agreement and/or demand compensatory and/or consequential damages and/or specific performance by the breaching Party.

Concluding Recitations:

14. These Parties will work together in good faith to satisfy completion of their obligations under this Agreement.

15. This Agreement is drawn under, and shall be governed and interpreted by, the laws of the State of West Virginia. Venue for any dispute arising hereunder shall be the Courts and agencies of the State of West Virginia.

16. This writing is the full and final agreement between these Parties, superseding any prior written or oral promise, and may be modified only by a writing made by both Parties.

17. This Agreement is in rem, running with the land and thus binding any successors, assigns, grantees, heirs or others who may acquire an interest in the Property to be served by the project.

18. All notices required or permitted herein under and required to be in writing may be given by first class mail addressed to the City of Ranson and Owner at the addresses shown below or by facsimile transmission to the numbers shown. The date of delivery of any notice by mail shall be the date falling on the second full day after the day of its mailing.

All notices germane to or required by this Agreement shall be made by First Class U.S. Mail to both:

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

Fairfax Crossing Real Estate, LLC
Attn: Edward Scott
117 W. Patrick Street, Suite 200
Frederick, MD 21701
(with a copy to taceyhimelfarb@gmail.com)

19. This Agreement supersedes and replaces all prior developer subdivision agreements and other agreements between Ranson and Fairfax Crossing Real Estate LLC, Fairfax Crossing LLC and/or any predecessor in interest to the Property.

20. Time is of the Essence. Therefore, the Parties hereto agree to make every reasonable effort to ensure that that the Fairfax Boulevard Extension portion of this Project is completed within 24 months of the effective date of this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

CITY OF RANSON

BY: Keith A. Pierson
Keith A. Pierson
Mayor

FAIRFAX CROSSING REAL ESTATE LLC

By: [signature]
[signature]

Edward D. Scott
[printed name/title]

Acknowledgement THIS 8th DAY OF ~~NOVEMBER, 2020~~ January 2021:

Lakeland Place at Fairfax Crossing Unit Owners Association Inc.
By: Fairfax Crossing Real Estate LLC, Declarant
By: Bywood Lane, LLC its member
By: Tacey Himelfarb, member
By: [signature]

Tacey Himelfarb, member, as Declarant
[printed name/title]

STATE OF Maryland,

COUNTY OF Frederick, to-wit:

The foregoing instrument was acknowledged before me this 9th day of Jan, 2020, by Edward D. Scott, who is duly authorized to act for and on behalf of Fairfax Crossing Real Estate, LLC, a West Virginia limited liability company.

My commission expires: 8/23/2021.

Mary M Torres
Notary Public in and for the
State of Maryland

MARY M. TORRES NOTARY PUBLIC FREDERICK COUNTY MARYLAND

STATE OF WEST VIRGINIA,

COUNTY OF JEFFERSON, to-wit:

The foregoing instrument was acknowledged before me this 10th day of November, 2020 by Keith D. Pierson, who is duly authorized to act for and on behalf of the City of Ranson, a political subdivision of the State of West Virginia.

My commission expires: July 23, 2023.

Stacey A. Pfaltzgraff
Notary Public in and for the
State of West Virginia

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
STACEY A PFALTZGRAFF
City of Ranson
312 S Mildred Street Ranson WV 25438
MY COMMISSION EXPIRES JULY 23, 2023

This instrument prepared by:

City of Ranson
City Manager Anthony Grant
312 South Mildred Street
Ranson, WV 25438

PIEDMONT
DESIGN GROUP
5283 Corporate Drive, Suite 300
Frederick · Maryland 21701
301.695.6614
piedmontdesigngroup.com

EXHIBIT 'A'

Description of Existing Development Phases I, II and III-A
Lakeland Place at Fairfax Crossing
City of Ranson, West Virginia

Being a portion of the land acquired by Fairfax Crossing, LLC from Ronald E. Shaeffer, Joseph R. Shaeffer, and Kristin A. Shaefer by deed dated December 15, 2003 and recorded among the Land Records of the Clerk of the Court of Jefferson County in Deed Book 984 Page 168 as Transaction No. 2004000208 on January 5, 2004, and being more particularly described as follows:

1. All that area depicted as *"BLOCKS A THRU E, ROAD R/W AREA, OPEN SPACE"* on a plat entitled *"Final Plat Showing REVISION OF Phase 1-Blocks A thru E Lakeland Place At Fairfax Crossing"* recorded among the Land Records of the Clerk of Jefferson County, West Virginia in Plat Book 23 at Page 58 and Plat Book 23, Transaction No. 2006024436, containing 23.5764 acres; and

2. All that area depicted as *"Lots, Right-of-Way, Open Space"* on a plat entitled *"Final Plat Showing Phase II-A, Lots 128-222, and Lot A (Residue) Fairfax Crossing"* recorded among the Land Records of the Clerk of Jefferson County, West Virginia in Plat Book 24 at Page 10, Transaction No. 2007008908, containing 12.974 acres; and

3. All that area depicted as *"Lots, Right-of-Way, Open Space"* on a plat entitled *"Final Plat Showing Lots 272-277, 286-297 & 345-352, and Lot A (Residue) Fairfax Crossing Phase III-A"* recorded among the Land Records of the Clerk of Jefferson County, West Virginia in Plat Book 25 at Page 276, Instrument No. 2011006721, containing 2.165 acres; and

4. All that area depicted as *"Lots, Right-of-Way"* on a plat entitled *"Final Plat Showing Lots 226-236 Lakeland Place at Fairfax Crossing Phase II-B"* recorded among the Land Records of the

PIEDMONT
DESIGN GROUP

Description of Existing Development Phases I, II and III-A
Lakeland Place at Fairfax Crossing
January 10, 2020

Clerk of Jefferson County, West Virginia in Plat Book 25 at Page 410, Instrument No. 2013018309, containing 1.817 acres.

The total area described herein is based on field surveys and plats of record and contains 40.5324 acres of land.

January 10, 2020

Michael T. Wiley, PE, PS
WV PS #1044; Expires 06/30/2020
For Piedmont Design Group, LLC
WV Corp LS #20-5804; Expires 12/31/2021

MTW/mtw/S:\CIVIL\FAIRFAX CROSSING\PROJECT MANGEMENT\CORRESPONDENCE\PDG\Fairfax Boulevard Agreement\EXHIBIT 'B'.docx

PIEDMONT
DESIGN GROUP
5283 Corporate Drive, Suite 300
Frederick · Maryland 21701
301.695.6614
piedmontdesigngroup.com

EXHIBIT 'B'

Description of Proposed Development of Remaining Phase III
Lakeland Place at Fairfax Crossing
City of Ranson, West Virginia

Being all of the land acquired by Fairfax Crossing Real Estate, LLC from Stephen M. Mathias by deed dated March 12, 2018 and recorded among the Land Records of the Clerk of the Court of Jefferson County in Deed Book 1203 Page 55 as Instrument No. 201800002843 on March 13, 2018 and being more particularly described as follows:

1. All that area depicted as *"Lot "A" (Residue)"* on a plat entitled *"Final Plat Showing Lots 226-236 Lakeland Place at Fairfax Crossing Phase II-B"* recorded among the Land Records of the Clerk of Jefferson County, West Virginia in Plat Book 25 at Page 410, Instrument No. 2013018309, containing 41.834 acres.

The total area described herein is based on field surveys and plats of record and contains 41.834 acres of land.

January 10, 2020

Michael T. Wiley, PE, PS
WV PS #1044; Expires 06/30/2020
For Piedmont Design Group, LLC
WV Corp LS #20-5804; Expires 12/31/2021

MTW/mtw/S:\CIVIL\FAIRFAX CROSSING\PROJECT MANGEMENT\CORRESPONDENCE\PDG\Fairfax Boulevard Agreement\EXHIBIT 'B'.docx

EXHIBIT 'C'

QUITCLAIM DEED OF DEDICATION AND CONVEYANCE

THIS QUITCLAIM DEED OF DEDICATION AND CONVEYANCE is made this _____ day of _____ 2019, by and between FAIRFAX CROSSING REAL ESTATE, LLC, a West Virginia limited liability company, its successors and assigns (hereinafter "OWNER" and/or "DECLARANT" and/or "**FAIRFAX CROSSING**"), parties of the first part, and THE CORPORATION OF RANSON, a municipal corporation ("**RANSON**"), party of the second part.

WITNESSETH

WHEREAS, FAIRFAX CROSSING is the owner of property by Deed dated March 12, 2018 located in Ranson Corporation District, Jefferson County, West Virginia and recorded in the Office of the Clerk of Jefferson County, West Virginia in Deed Book 1203, at Page 55 (the "**PROPERTY**"); and

WHEREAS, it is the desire and intent of FAIRFAX CROSSING to dedicate, grant and convey a portion of the Property for public use, the streets and thoroughfares, more particularly described in **EXHIBIT 'D' and EXHIBIT 'E'** which is attached hereto and incorporated herein by reference, in accordance with this Deed and the plat dated August 2019, entitled "GRAPHICAL REPRESENTATION OF EXISTING PLATTED AND DEDICATED PUBLIC RIGHT-OF-WAY AREAS TO BE DEEDED TO THE CITY OF RANSON, WV" and prepared by Piedmont Design Group, LLC, certified land surveyors, (EXHIBIT 'D' and EXHIBIT 'E') ; an**WHEREAS**, the Property is not subject to any lien or Deed of Trust.

STREET DEDICATION

THIS DEED FURTHER WITNESSETH, that in consideration of the premises and the sum of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged, FAIRFAX CROSSING quitclaims, dedicates, grants and conveys a portion of the Property for public use, the streets and thoroughfares, more particularly described in **EXHIBIT 'E'** which is attached hereto and incorporated herein by reference, in accordance with this Deed and the plat dated August 2019, entitled "GRAPHICAL REPRESENTATION OF PUBLIC RIGHT-OF-WAY AREAS TO BE DEDICATED AND DEEDED TO THE CITY OF RANSON, WV" and prepared by Piedmont Design Group, LLC, certified land surveyors, (EXHIBIT 'D' and EXHIBIT 'E') This quitclaim deed of dedication and conveyance is made in accordance with the statutes made and provided therefore.

EMERGENCY INGRESS AND EGRESS EASEMENTS

THIS DEED FURTHER WITNESSETH, that in consideration of the premises and the sum of One Dollar

Document prepared without the benefit of title examination by

Kenneth J. Barton, Jr., Esquire
Steptoe & Johnson, PLLC
Edwin Miller Professional Center
1250 Edwin Miller Boulevard, Suite 300
Martinsburg, WV 25404

Consideration: $1.00

Return to Grantee:

City of Ranson, West Virginia
312 S Mildred Street
Ranson, WV 25438

($1.00), cash in hand paid, receipt of which is hereby acknowledged, FAIRFAX CROSSING grants and conveys unto e RANSON, its successors and assigns, an easement for ingress and egress for RANSON and other emergency vehicles, and for the purpose of performing any governmental functions which RANSON may find necessary or desirable to perform, including, but not limited to, police and fire protection, over and across all public and/ or private access easements, and ingress and egress easements, as shown on EXHIBIT 'D' and EXHIBIT 'E'. Notwithstanding the foregoing, in the event any of such public and/or private access easements, and/or ingress and egress easements are hereafter adjusted, relocated, reconfigured, or otherwise altered, these easements shall automatically be adjusted so that no portion of the PROPERTY which ceases either to be a public or private access easement, or ingress and egress easement, shall be subject to these easements.

RESERVATIONS

Grantor hereby reserves unto itself, its successors and assigns rights of access, use, and construction within the aforesaid EXHIBIT 'D' and EXHIBIT E' areas during and until the later of the period of construction of the City's or Owner's construction of Fairfax Boulevard, 16th Avenue, and/or any adjoining lots, parcels, and associated land development infrastructure.

MISCELLANEOUS

Headings made in this Deed are for convenience purposes only and are not intended to affect the express terms herein set forth

This Deed is made in accordance with the statutes made and provided in such cases; with the approval of the proper authorities of the City of Ranson, West Virginia, as shown by the signatures affixed to EXHIBIT 'D' and EXHIBIT 'E', as applicable, and is with the free consent and in accordance with the desire of FAIRFAX CROSSING REAL ESTATE, LLC, the owner and proprietor of the Property.

The undersigned warrants that this Quitclaim Deed is made and executed pursuant to authority properly granted by the articles of organization, operating agreement or majority vote of the members of FAIRFAX CROSSING REAL ESTATE, LLC.

DECLARATION OF CONSIDERATION OR VALUE

Under penalties of fine and imprisonment as provided by West Virginia law, the parties declare that the transfer herein is a gift transfer to a political subdivision within the State of West Virginia and therefore exempt from the excise tax on the transfer of real property.

The undersigned, pursuant to the Withholding Tax on West Virginia Source Income of Non-Residents, hereby do certify under the penalties of perjury that Grantor is not a resident entity of the State of West Virginia.

WITNESS the following seals and signatures:

FAIRFAX CROSSING REAL ESTATE, LLC

OWNER and DECLARANT

_____

By: Edward D. Scott

Its: Managing Member

ORDINANCE #2019-__
(UNCODIFIED)

AN ORDINANCE ACCEPTING DEED OF DEDICATION FOR CERTAIN STREETS, RIGHTS-OF-WAY AND UTILITY EASEMENTS WITHIN LAKELAND PLACE AT FAIRFAX CROSSING TO THE CITY OF RANSON AND OPENING SAID STREETS TO PUBLIC USE

WHEREAS, Fairfax Crossing Real Estate, LLC, hereinafter referred to as "**DEVELOPER**" is desirous of dedicating said streets and rights-of-way to the City of Ranson, a municipal corporation of the State of West Virginia, hereinafter referred to as "**CITY**"; and

WHEREAS, several recorded plats for Lakeland Place at Fairfax Crossing depicts all streets, alleys, and rights-of-way within the subdivision as being dedicated for public use; and

WHEREAS, Developer's predecessor-in-title has completed construction of certain streets, alleys, and rights-of-way within the subdivision as being dedicated for public use; and

WHEREAS, the City Council of the City of Ranson has agreed to officially accept the proposed dedication of these streets, alleys, and rights-of-way through a Deed of Dedication; and

WHEREAS, the streets, alleys, and rights-of-way identified by yellow highlight on **EXHIBIT 'A'** and **EXHIBIT 'C'** will be open to the public and shall be maintained by the CITY;

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the City Council of the City of Ranson:

Section 1: The streets and rights-of-way offered for dedication through the attached Deed of Dedication and shown on the attached **EXHIBIT 'A'** and **EXHIBIT 'C'**, copies of which are attached hereto and made part hereof, is hereby approved and accepted as a public street and right-of-way for public use to the City of Ranson, West Virginia pursuant to Ranson Municipal Code Sec. 16-86.

Section 2: That Ranson Municipal Code Sec. 18-93(b) "Speed Restrictions-Maximum established" shall be applicable and the speed limit is established as 25 mph unless otherwise posted and that all intersections with stop conditions shall be enforced pursuant to Ranson Municipal Code Sec. 18-89.

Section 3: That the City Clerk shall record a copy of this Ordinance and Deed of Dedication in the offices of the Jefferson County Clerk.

Section 4: Severability. Be it further ordained that if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Ranson City Council hereby declares that it would. have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

Section 5: Effective date. This ordinance shall take effect immediately upon passage.

Section 6: Repeal. All ordinances in conflict with this ordinance are hereby repealed and this Ordinance shall take precedence.

Strike-throughs indicate language that would be stricken from the present law, and underscoring indicates new language that would be added.

Adopted by the City Council of the City of Ranson after a 1st reading on the _____ of _____, 2019 and a 2nd reading on the ____ of _____, 2019 by a vote of _____ in the affirmative, ___ in the negative with ____ abstentions.

_____

Keith D. Plerson
Mayor

ATTEST:

_____

Stacey A. Dodson Pfaltzgraff
City Clerk

COR/MTW/cor/mtw/MTW/mtw/C:\Users\mike.wiley\Desktop\mtw clean 1st Deed of Dedication.docx

EXHIBIT 'D'
EXHIBIT 'E'

Description of Property Previously Dedicated By Plat

And

To Be Deeded to the City of Ranson, West Virginia

Being a portion of the Land acquired by Fairfax Crossing Real Estate, LLC by deed dated March 12, 2018, more particularly described as follows:

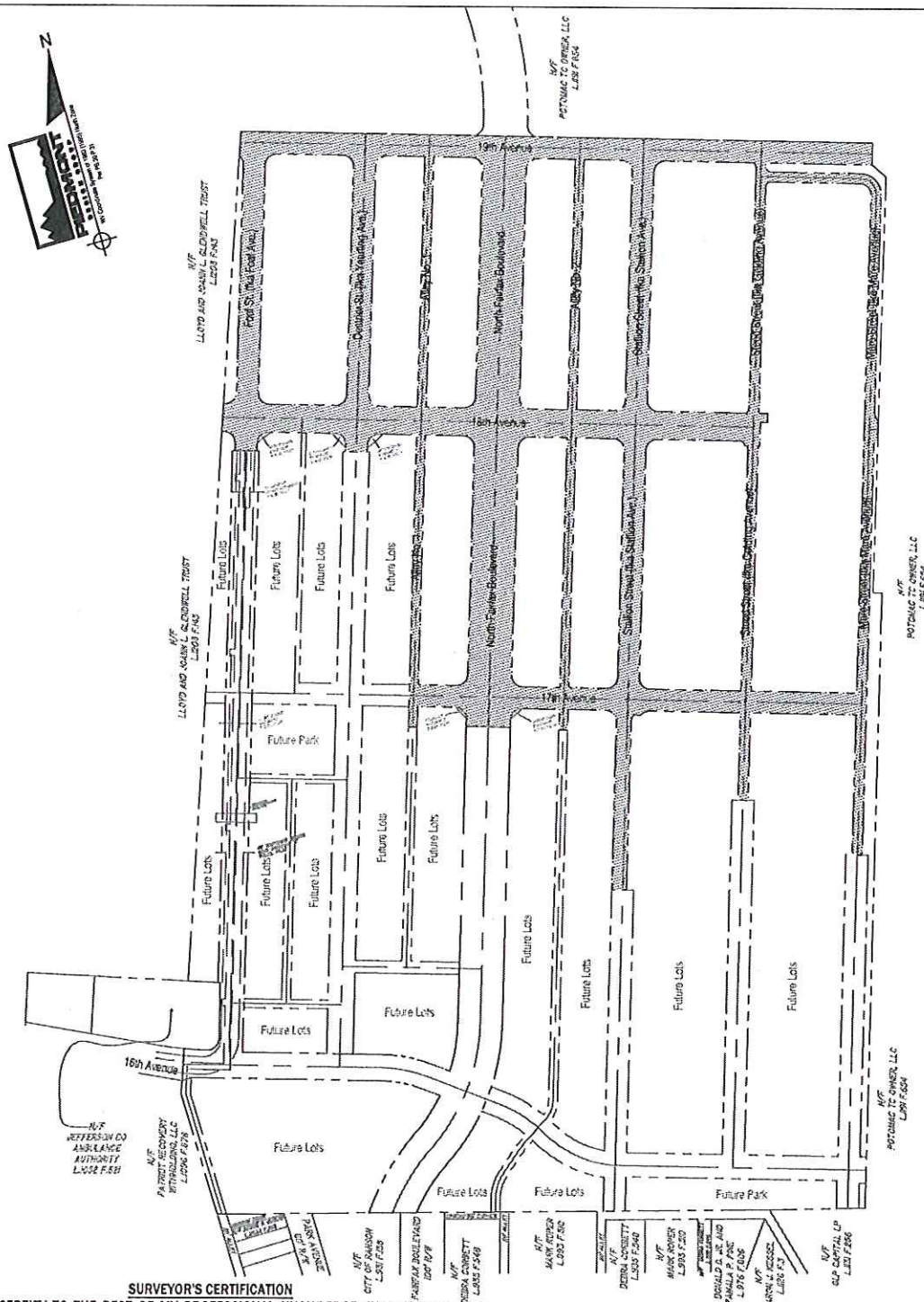
1. All that area depicted as "18TH AVENUE', 19TH AVENUE", "FOAL AVENUE", "DESTRIER STREET (formerly known as 'Yearling Avenue'), "NORTH FAIRFAX BOULEVARD" (formerly known as 'Fairfax Boulevard'), "STALLION STREET" (formerly known as 'Stallion Avenue'), "STEED STREET" (formerly known as 'Gelding Avenue'), and "MARE STREET" (formerly known as 'Mare Avenue') on a plat entitled *"Final Plat Showing REVISION OF Phase 1-Blocks A thru E Lakeland Place At Fairfax Crossing"* recorded among the Land Records of the Clerk of Jefferson County, West Virginia in Plat Book 23 at Page 58 and Plat Book 23, Transaction No. 2006024436, containing 8.3927 acres; and

2. All that area depicted as "NORTH FAIRFAX BOULEVARD", "ALLEY", "STALLION STREET", "STEED STREET", and "MARE STREET" on a plat entitled *"Final Plat Showing Phase II-A, Lots 128-222, and Lot A (Residue) Fairfax Crossing"* recorded among the Land Records of the Clerk of Jefferson County, West Virginia in Plat Book 24 at Page 10, Transaction No. 2007008908, containing 3.972 acres; and

3. All that area depicted as "STEED STREET", and "MARE STREET" on a plat entitled *"Final Plat Showing Lots 272-277, 286-297 & 345-352, and Lot A (Residue) Fairfax Crossing Phase III-A"* recorded among the Land Records of the Clerk of Jefferson County, West Virginia in Plat Book 25 at Page 76, Instrument No. 2011006721, containing 0.229 acres; and

4. All that area depicted as "ALLEY" on a plat entitled *"Final Plat Showing Lots 226-236 Lakeland Place at Fairfax Crossing Phase II-B"* recorded among the Land Records of the Clerk of Jefferson County, West Virginia in Plat Book 25 at Page 410, Instrument No. 2013018309, containing 0.383 acres.

The total area described herein contains 12.977 acres of land.



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THAT THE EXHIBIT SHOWN HEREON IS CORRECT AND IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED BY THIS FIRM IN JULY 2018 AND ON PLATS OF RECORD RECORDED IN THE LAND RECORDS OF THE CLERK OF THE COURT OF JEFFERSON COUNTY WEST VIRGINIA IN PLAT BOOK/PAGE 22/1A-H, 22/57A-K, 23/58A-K, 24/10A-E, 25/276A-B, 25/353A-C, 25/410A-B, AND 25/25.

12/01/20
DATE

MICHAEL T WILEY PE, PS
WV PROF SURVEYOR #1044, EXP. 06/30/21
FOR PIEDMONT DESIGN GROUP, LLC
WV COA #20-5804, EXP. 12/31/21

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

PUBLIC RIGHT-OF-WAY AREAS PREVIOUSLY DEDICATED TO THE CITY OF RANSON BY RECORDED PLATS

PIEDMONT
DESIGN GROUP
5283 Corporate Drive Suite 300
Frederick, MD 21703
301-695-6614

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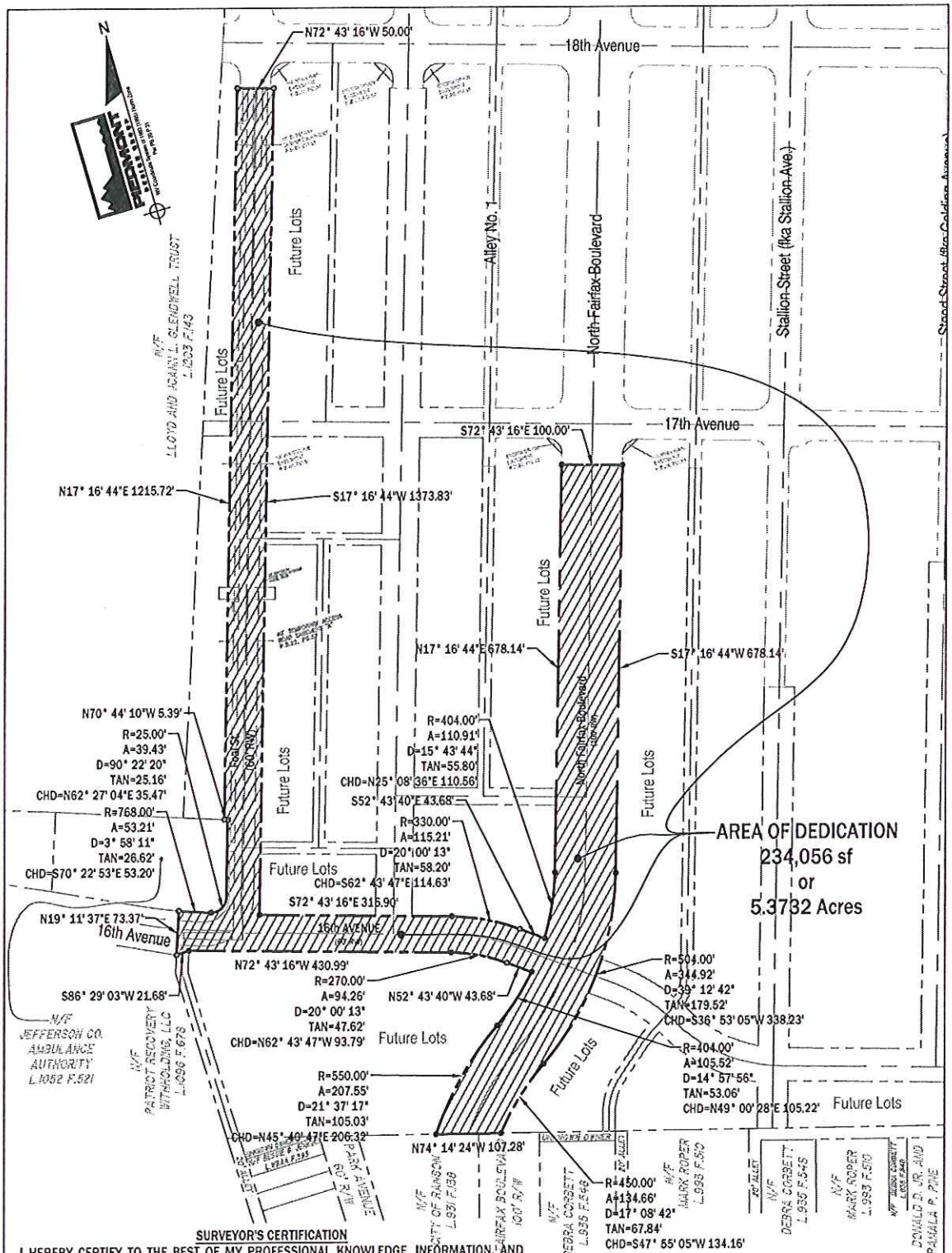
Plotted: Dec 01, 2020 at 6:01pm
C:\Users\Mike.Wiley\Desktop\PROJECTS\FAIRFAX CROSSING\Ffx Blvd Agreement\ROAD DEDICATION EXHIBITS V2.0.dwg

EXHIBIT 'D'

GRAPHICAL REPRESENTATION OF EXISTING PLATTED AND DEDICATED PUBLIC RIGHT-OF-WAY AREAS TO BE DEEDED TO THE CITY OF RANSON, WV
1"=300'
AUGUST 2019
REVISED DECEMBER 2020



PUBLIC RIGHT-OF-WAY AREA TO BE DEEDED AND DEDICATED TO THE CITY OF RANSON

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THAT THE EXHIBIT SHOWN HEREON IS CORRECT AND IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED BY THIS FIRM IN JULY 2018 AND ON PLATS OF RECORD RECORDED IN THE LAND RECORDS OF THE CLERK OF THE COURT OF JEFFERSON COUNTY WEST VIRGINIA IN PLAT BOOK/PAGE 22/1A-H, 22/57A-K, 23/58A-K, 24/10A-E, 25/276A-B, 25/353A-C, 25/410A-B, AND 25/25.

MICHAEL T WILEY PE, PS
WV PROF SURVEYOR #1044, EXP. 06/30/21
FOR PIEDMONT DESIGN GROUP, LLC
WV COA #20-5804, EXP. 12/31/21

12/01/20
DATE

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

EXHIBIT 'E'

GRAPHICAL REPRESENTATION OF PUBLIC RIGHT-OF-WAY AREA TO BE DEDICATED AND DEEDED TO THE CITY OF RANSON
1"=200'
AUGUST 2019
REVISED DECEMBER 2020

PIEDMONT DESIGN GROUP
5283 Corporate Drive Suite 300
Frederick, MD 21703
301-695-6614

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Plotted: Dec 01, 2020 at 6:03pm
C:\Users\Mike.Wiley\Desktop\PROJECTS\FAIRFAX CROSSING\Ffx Blvd Agreement\ROAD DEDICATION EXHIBITS V2.0.dwg

CITY OF RANSON
312 SOUTH MILDRED STREET
RANSON WV 25438

EXHIBIT 'F'

RESOLUTION #: PC-19-03

A RESOLUTION OF THE CITY OF RANSON PLANNING COMMISION DECLARING THE APPLICATION OF THE LAND DEVELOPMENT PLAN AND PLAT FOR LAKELAND PLACE COMPLETE AND APPROVING THE SAME. (DISTRICT 8, TAX MAP 8, PARCEL 1 AND 2, CONSISTING OF 120 ACRES) PURSUANT TO W. VA. CODE § 8A-5-8

WHEREAS, Fairfax Crossing LLC. has submitted a Land Development Plan and Plat application pursuant to Chapter 19A and W. Va. Code § 8A-5-6;

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

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

WHEREAS, the Planning Commission deems the application complete and set a public hearing for July 15, 2019, at 7:00 p.m.; said hearing being notice as a Class I Legal Advertisement in the Spirit of Jefferson pursuant to W. Va. Code §8A-5-8(c);

WHEREAS, the Planning Commission, after properly holding a public hearing, voted to approve the Land Development Plan and Plat.

NOW, THEREFORE, BE IT RESOLVED:

1. The Ranson Planning Commission hereby declares the Land Development Plan and Plat complete.
2. The Ranson Planning Commission hereby the approves Lakeland Place Land Development Plan and Plat application, a true copy attached to this Resolution.
3. The Planning Commission shall affix its seal on the Land Development Plan and Plat pursuant to W. Va. Code § 8A-5-8(g) and have the same recorded in the land records of Jefferson County pursuant to W. Va. Code § 8A-5-9.
4. A copy of this Resolution shall be forwarded to the City Clerk.

Jefferson County
Jacqueline C Shadle, Clerk
Instrument 201900016337
12/17/2019 @ 03:06:17 PM
RESOLUTION
Book 1234 @ Page 33
Pages Recorded 16
Recording Cost $ 23.00

PC Resolution #19-03

Adopted this 15th day of July 2019.

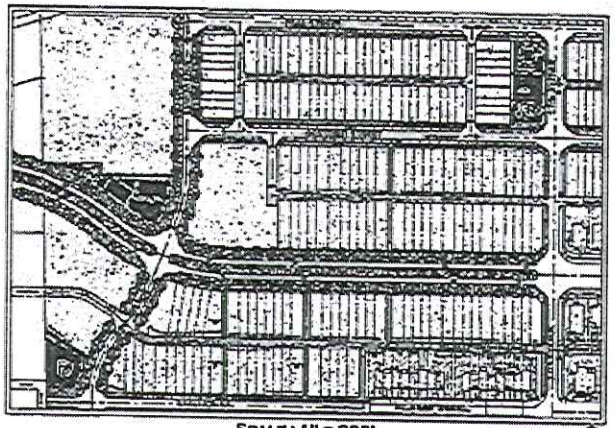
By: Anthony E. Grant
Planning Commission President

ATTEST:

Dale Bak
Planning Commission Member

AFFIX CITY SEAL





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: MARCH 16, 2012 "REVISED"

REVISED BY PIEDMONT DESIGN GROUP, LLC APRIL 1, 2019 & JULY 26, 2019 *

REVISION APPROVED: JULY 15, 2019

* ADDRESSED STAFF COMMENTS: OCTOBER 23, 2019

PLACE MAKERS

PIEDMONT DESIGN GROUP

Page 1 of 14

REVISION APPLICATION PREPARATION
Piedmont Design Group, LLC
5203 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 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 (a.k.a.Fairfax Crossing) that exists within the "Area of Revision" as shown on these plans. Property to the west on the north side of Pool St. is known as Lloyds Landing. 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 to complete the existing blocks, extend existing roadways or thoroughfares, and make minor re-alignments to 16th Avenue and connecting roads for the existing 41.80 acre subject tract. New plans and construction for a new turnaround on Fairfax Blvd., just to the south of the site, necessitates changes to the layout as a result. Civic Spaces / Park Areas are also being relocated to fit with the new street alignments and future lot locations, as well as satisfy code requirements and neighborhood needs. The "Area of Revision" reflects current updated boundary survey information.

(Previous approvals | Resolution No. 13-08 # 200402220394 @ DB127 P382
Original application area approval: Resolution No. 12-12 #200802270 @ DB127 P265)

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

Glendwell & Joann L. Lloyd Trust
133 Heath Court
Charlestown, WV 25414
(704) 725-9151

ORIGINAL APPLICATION PREPARATION
Placemakers, LLC
5136 Seville Ave, NW
Albuquerque, NM 87120

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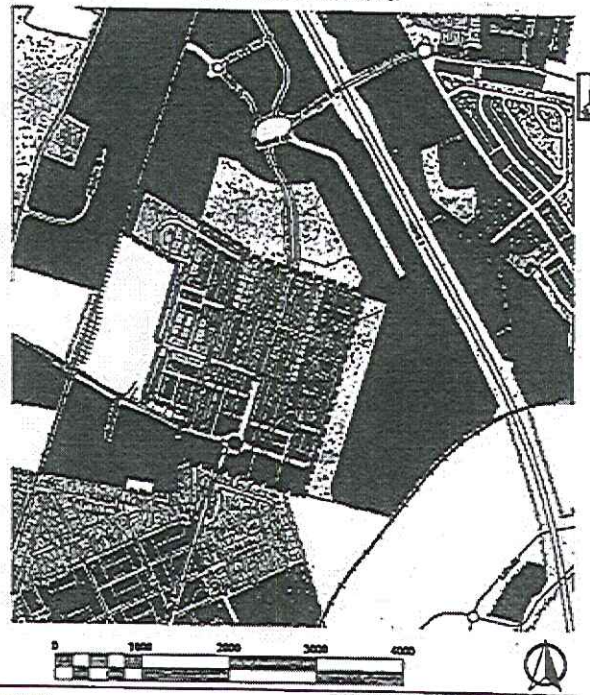
Area of Revision

LDPP Limits

ZONING LEGEND

- RR - Rural Reserve
- R-8 - R-6 Residential
- HC - Highway Commercial
- I - Industrial
- T1 - Natural
- 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

EXISTING ZONING



LAKELAND PLACE at FAIRFAX CROSSING
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RANSON, WEST VIRGINIA

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

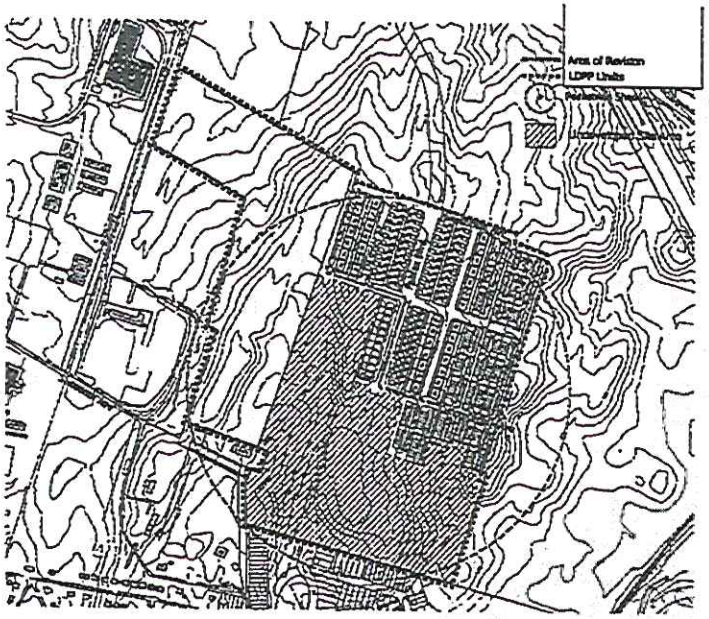
Plotted: Oct 11, 2013 at 1:24pm
C:\Revit Files\Revit Projects\Lakeland_LDPP_R_Ali Revised\LDPP_R_Ali.rvt



LOCATION MAP SCALE: 1" = 2,000'

Existing Neighborhood Pattern:

The houses that are being built in Lakeland Place today provide an "accessible" 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, TS and TJ, in order to encourage continued building of the 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.

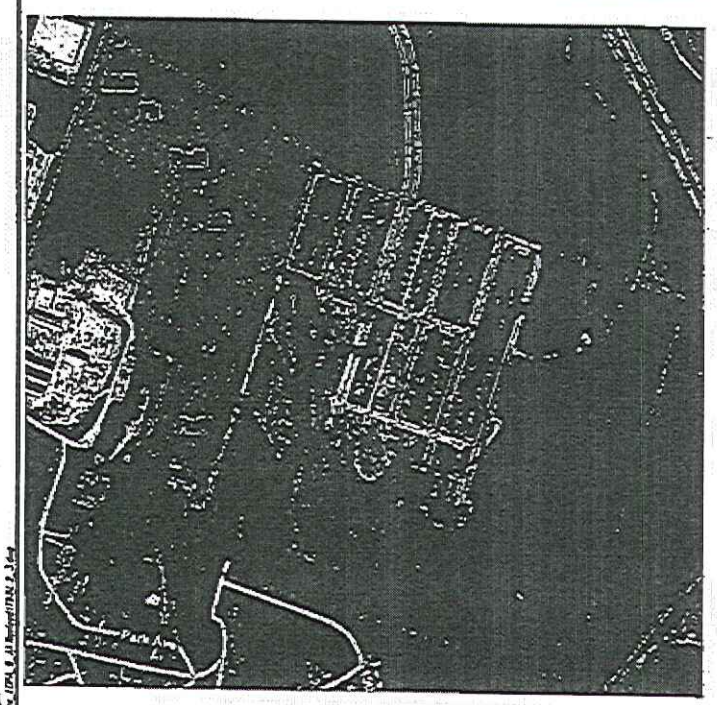


LAKELAND PLACE at FAIRFAX CROSSING RANSON, WEST VIRGINIA

LAND DEVELOPMENT PLAN AND PLAT APPLICATION

EXISTING CONDITIONS : TOPOGRAPHY

Scale : As Shown



MAP LEGEND

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

LAKELAND PLACE at FAIRFAX CROSSING
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RANSON, WEST VIRGINIA

EXISTING CONDITIONS : SOILS

Scale : 1" = 500'

0 500 1000 1500

Scale 1" = 500'

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 are priority expansion are of the 2012 City of Ranson Comprehensive Plan and encourages compact walkable development patterns.

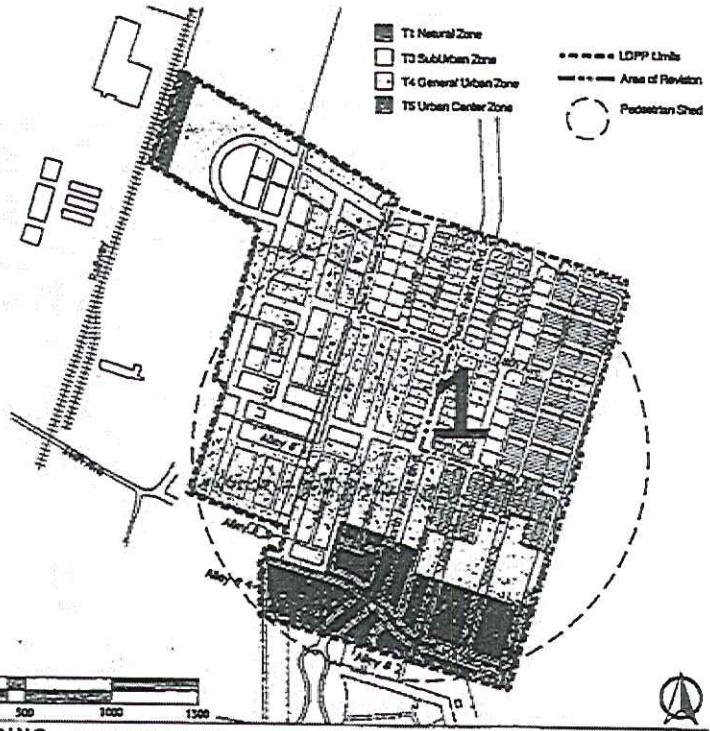
Community 3 - Village (Mod): 88.22 acres

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



LAKELAND PLACE at FAIRFAX CROSSING
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RANSON, WEST VIRGINIA

COMMUNITY UNIT TYPES
Scale 1" = 500'

Page 5 of 14

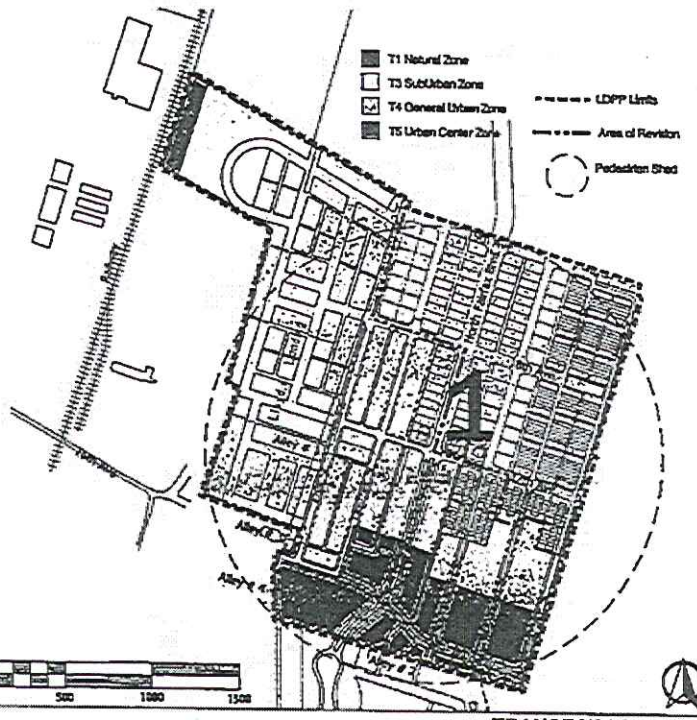
3.4 Transect Districts

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			
	Acreage	Percentage	
T1	1.36	1.60%	N/A
T3	17.94	21.00%	30% Max.
T4	49.33	57.22%	30-60%
T5	17.57	20.38%	5-10%
Net Site Area	86.22	100.00	



LAKELAND PLACE RAMSON, WEST VIRGINIA

LAND DEVELOPMENT PLAN AND PLAT APPLICATION

TRANSECT DISTRICTS

Scale 1" = 500'

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.

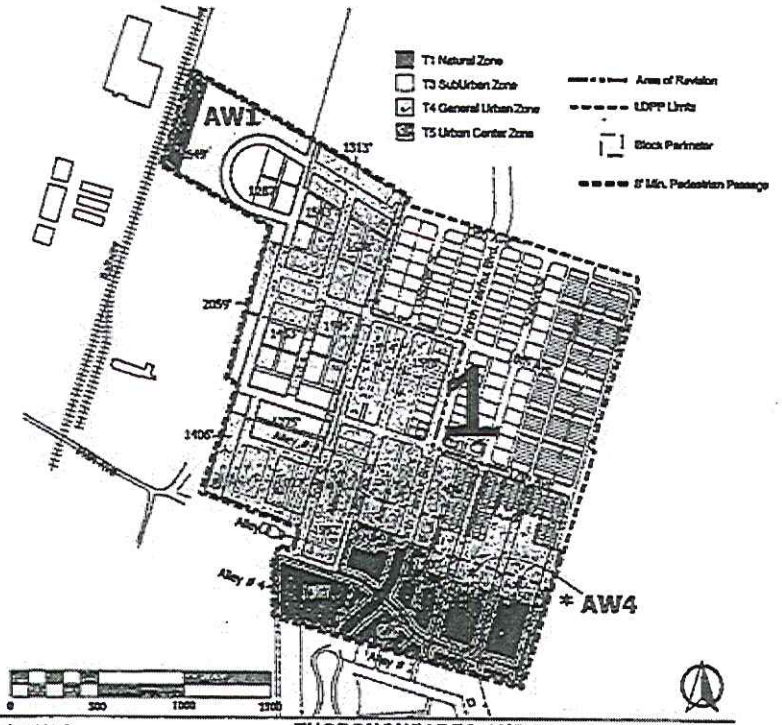
3.5.4 Blocks adjacent to undeveloped land, areas unsuitable for development, or pre-existing incomplete blocks may be exempt from block face length and block perimeter requirements by administrative waiver.

- Administrative Waiver #1 per 3.5.3 for edge condition with existing railway.
(Approved and recorded @ PC-17-06, #201700006761, B-1186 @ P-822)
- Administrative Waiver #4 per 3.5.4 for block face length to be adjusted up to 10% and completion of existing blocks. This request is consistent with the comprehensive plan and the intent of Chapter 19A Smart Code New Community. The proposed block structure is consistent with the current existing development and urban form on the blocks to the north. The request is for less than the 10% allowable and does not negatively impact the community's connectivity. Accommodation has been made for pedestrian passages through these blocks to increase walkability. Justification : 1) Staff request to relocate 16th Ave.; 2) Relocation of turnaround and 16th. Ave. lengthens adjacent blocks due to physical necessity; 3) Re-align 16th. Ave. trajectory to avoid impact to offsite SWM facility (See page 12); 4) Block face perimeter length adjustment = 2.0% < 10.0% maximum allowable; 5) Benefit of better spacing for pedestrian passages; 6) Consistent with all other code requirements.

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%.



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

THOROUGHFARES AND BLOCK STRUCTURE
Scale 1" = 500'

3.6 Lot Structure

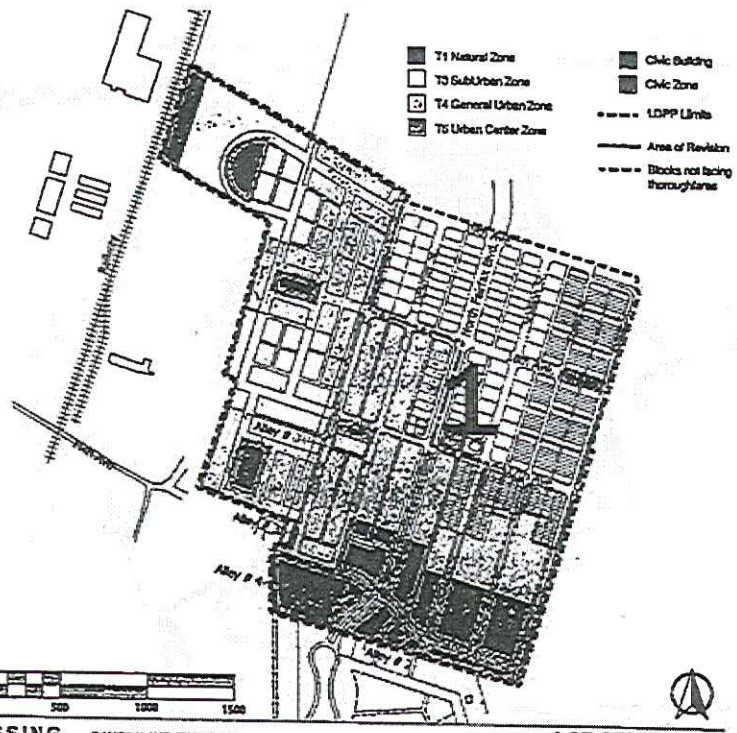
3.6.1 Within each Transect District, lots shall be platted to have the following minimum and maximum lot widths, measured at the frontage line:

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
86.22	4.2	4.87%



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

LOT STRUCTURE
Scale 1" = 500'

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 thoroughfares and intersections according to Section 3.5.1.

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

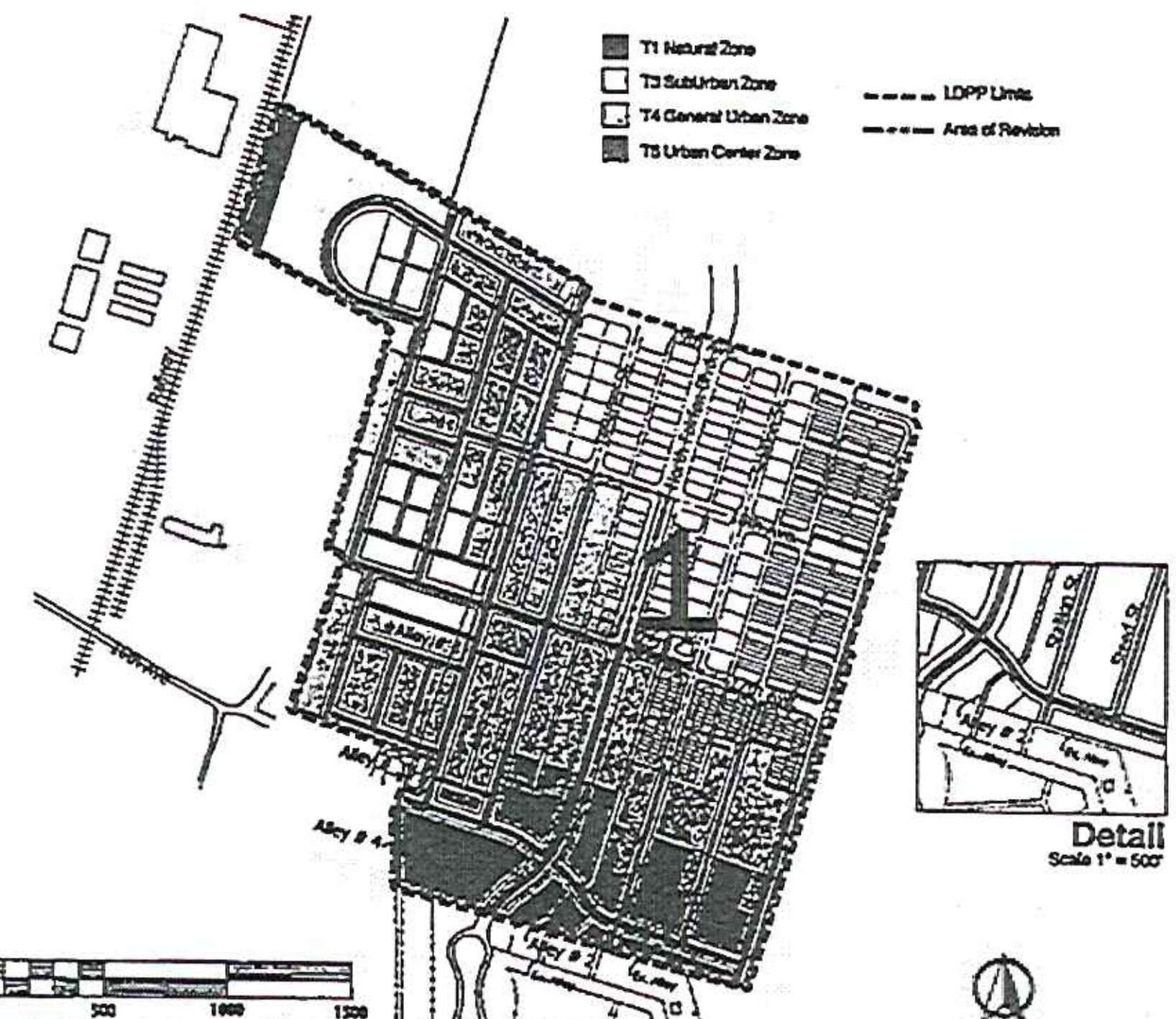
b. All thoroughfares must connect to other thoroughfares, forming a network.

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

d. The thoroughfares must be configured as a network 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-50-38	T4, T5	38'
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'



LAKELAND PLACE at FAIRFAX CROSSING
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RANSON, WEST VIRGINIA

THOROUGHFARES
Scale 1" = 500'

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:

Total Civic Space	7.15 Ac.
Urbanized acres	86.22 Ac.
Urbanized area % Civic	8.3%

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

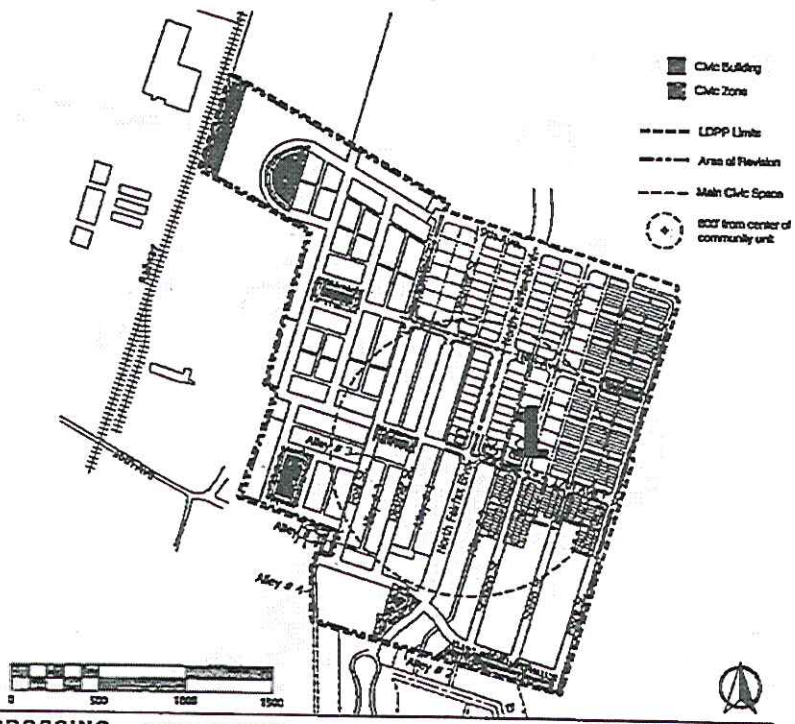
d. Each pedestrian shed shall contain at least one main civic space. The main civic space shall be within 800 feet of the geographic center of each pedestrian shed, unless topographic conditions, pre-existing thoroughfare alignments or other circumstances prevent such location. A main civic space shall conform to one of the types specified 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 enforcing a Thoroughfare.

3.8.2 Civic Buildings (CB) Specific to T2.0 - 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.



LAKELAND PLACE at FAIRFAX CROSSING
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RANSON, WEST VIRGINIA

CIVIC STANDARDS
Scale 1" = 500'

Page 10 of 14

3.8 Civic Standards

a. 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:

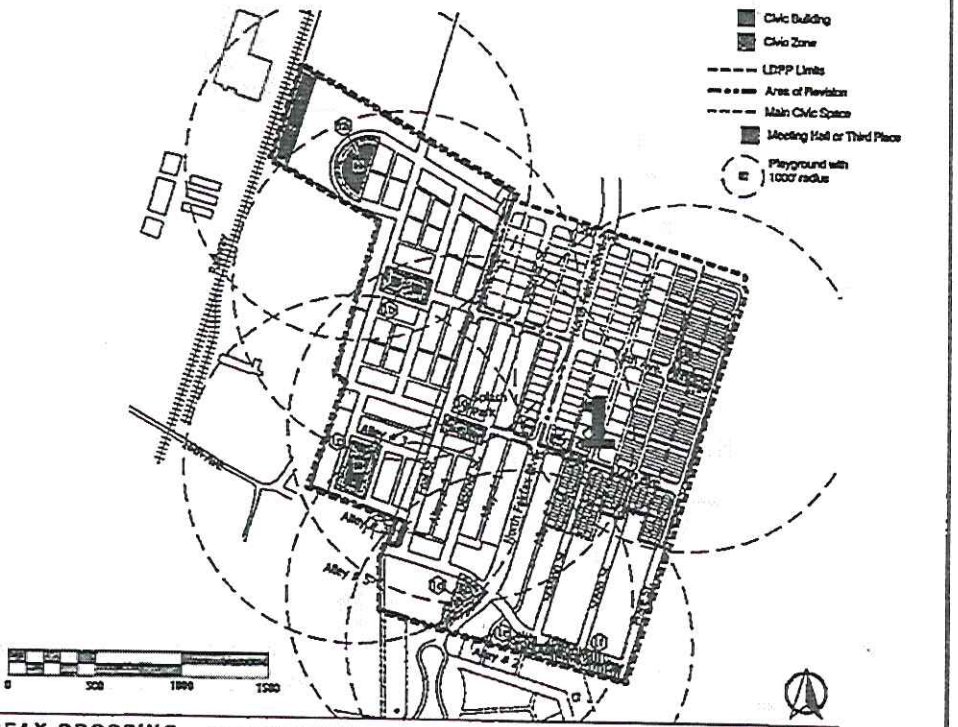
CS	Permitted Area	Area (ac)	Perimeter	Type	Permitted T-zone	T-zone
1a	.5-8	1.45	NA	Green	T3-T4	T3
1b	.25-.5	0.93	100%	Square	T3-T5	T4
1c	.25-.5	1.38	100%	Square	T3-T5	T4
1d	.5-8	0.87	50%	Green	T3-T5	T5
1e	.25-.5	0.32	NA	Remote	T3-T5	T3
1f	.5-8	1.17	50%	Green	T3-T5	T3
1g	.25-.5	0.80	100%	Remote	T3-T5	T4
1h	.25-.5	0.38	100%	Remote	T3-T5	T3
TOTAL		7.68	8.20% of Project Area			

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-c, (between Foot and Dexter Sts., facing 17th. Ave.) to provide a third place : 1) A splash pad; 2) A tot lot play structure; 3) benches for seating.



LAKELAND PLACE at FAIRFAX CROSSING
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RAWSON, WEST VIRGINIA

CIVIC STANDARDS
Scale 1" = 500'

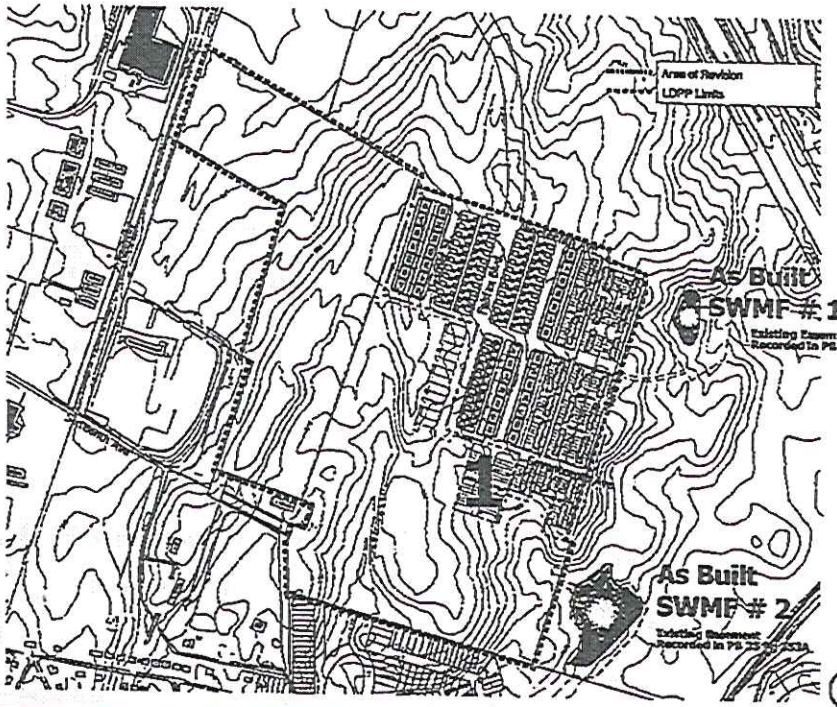
Page 11 of 14

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.

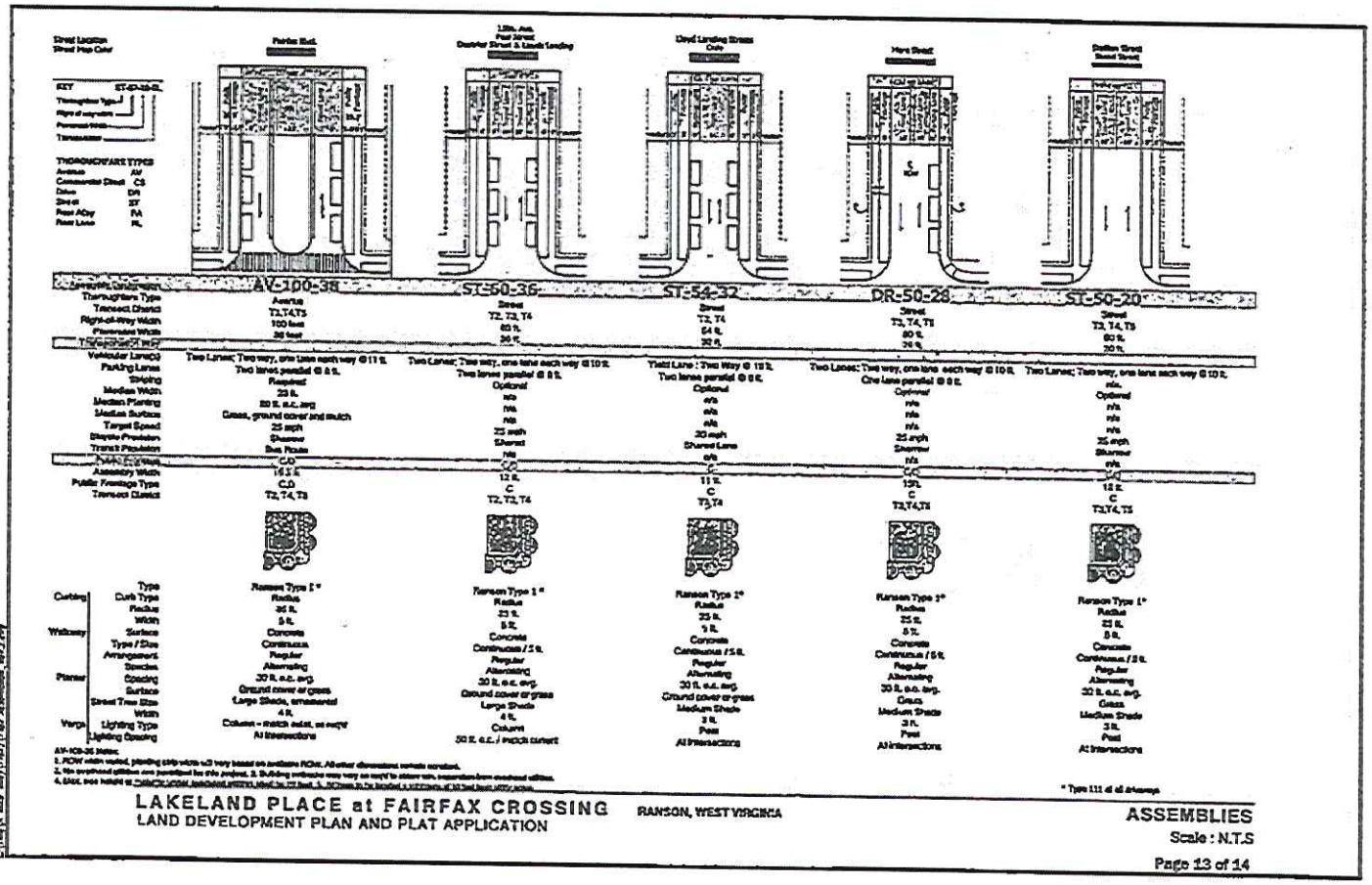




LAKELAND PLACE at FAIRFAX CROSSING
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RANSON, WEST VIRGINIA

STORMWATER AND UTILITIES
Scale 1" = 500'


AV-100-38
ST-50-36
ST-54-32
DR-50-28
ST-50-20
LAKELAND PLACE at FAIRFAX CROSSING
LAND DEVELOPMENT PLAN AND PLAT APPLICATION
RANSON, WEST VIRGINIA
ASSEMBLIES
Scale : N.T.S
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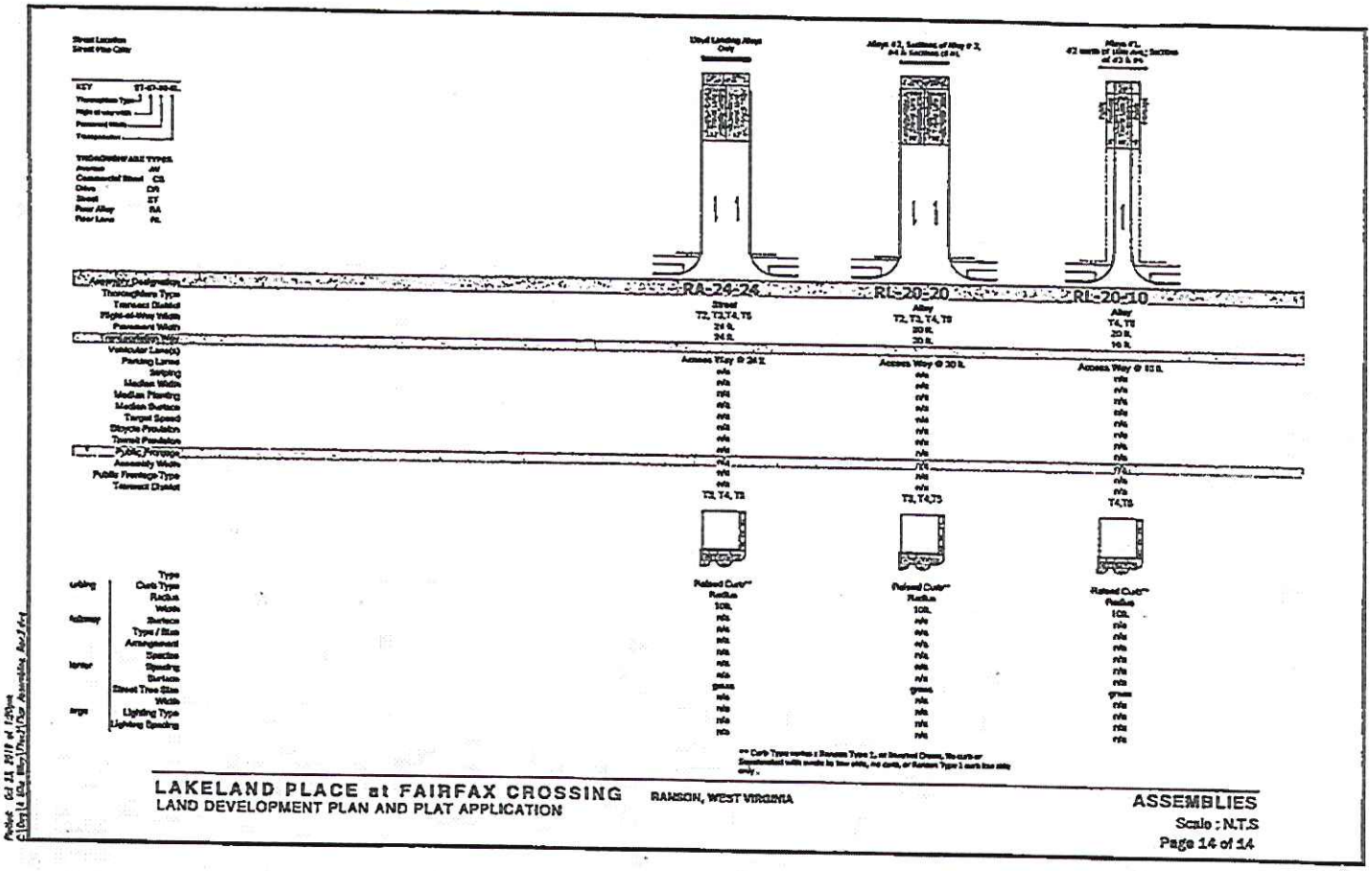
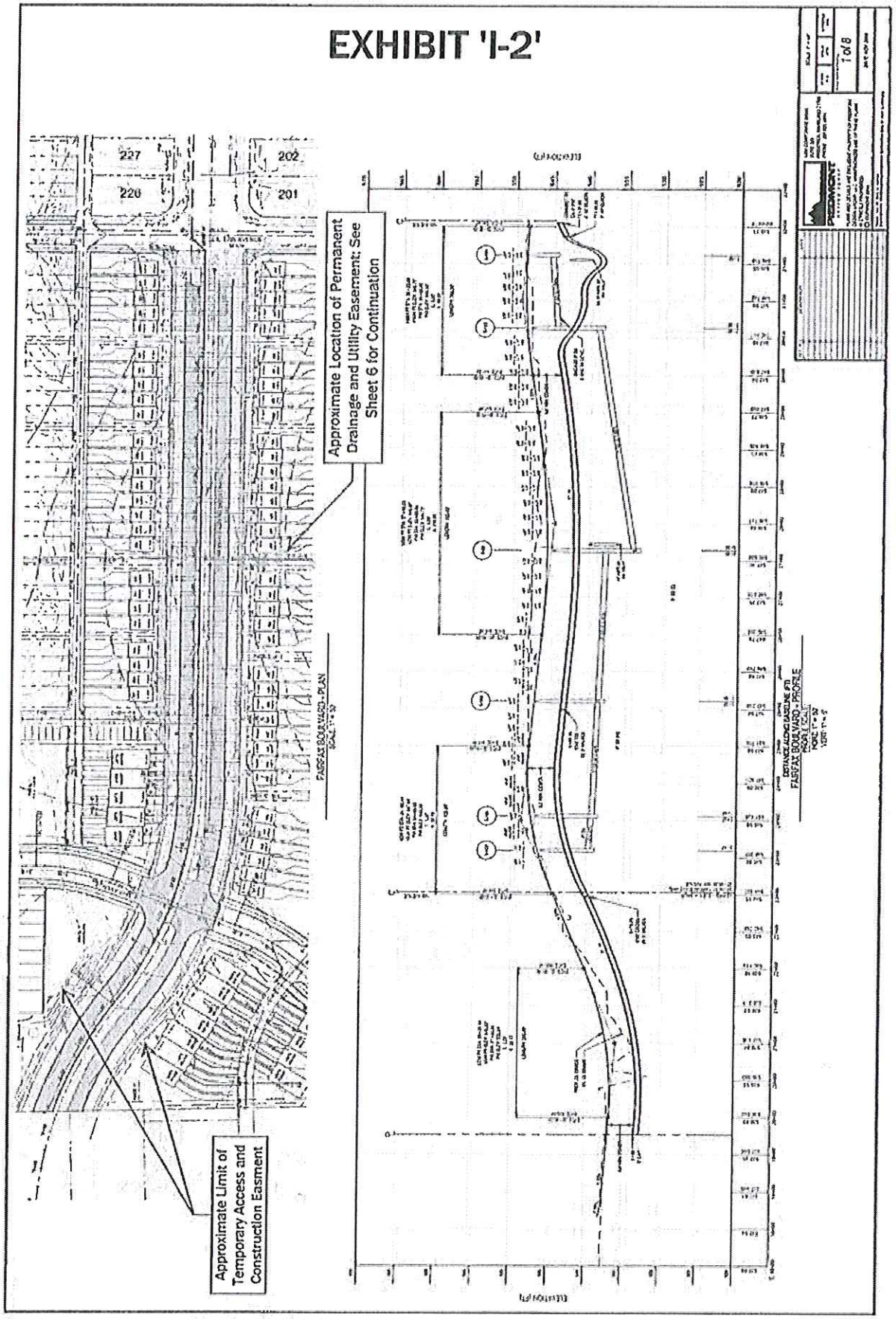
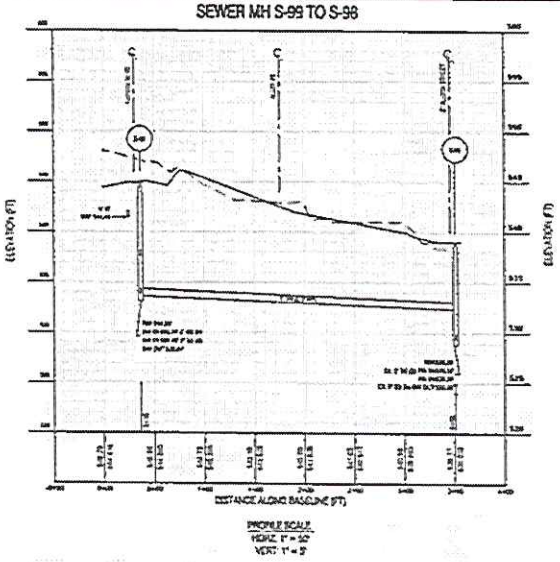

RA-24-24
RL-20-20
RL-20-10
LAKELAND PLACE at FAIRFAX CROSSING
LAND DEVELOPMENT PLAN AND PLAT APPLICATION
RANSON, WEST VIRGINIA
ASSEMBLIES
Scale : N.T.S
Page 14 of 14

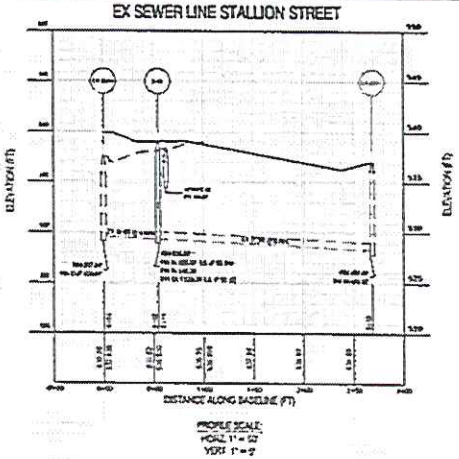
EXHIBIT 'I-2'


Approximate Location of Permanent Drainage and Utility Easement; See Sheet 6 for Continuation
Approximate Limit of Temporary Access and Construction Easement
227
226
202
201
FAIRFAX BOULEVARD - PLAN
SCALE: 1" = 50'
DISTANCE ALONG BASELINE (FT)
FAIRFAX BOULEVARD - PROFILE
HORIZ 1" = 50'
VERT 1" = 5'
ELEVATION (FT)
PIEDMONT
1 of 8

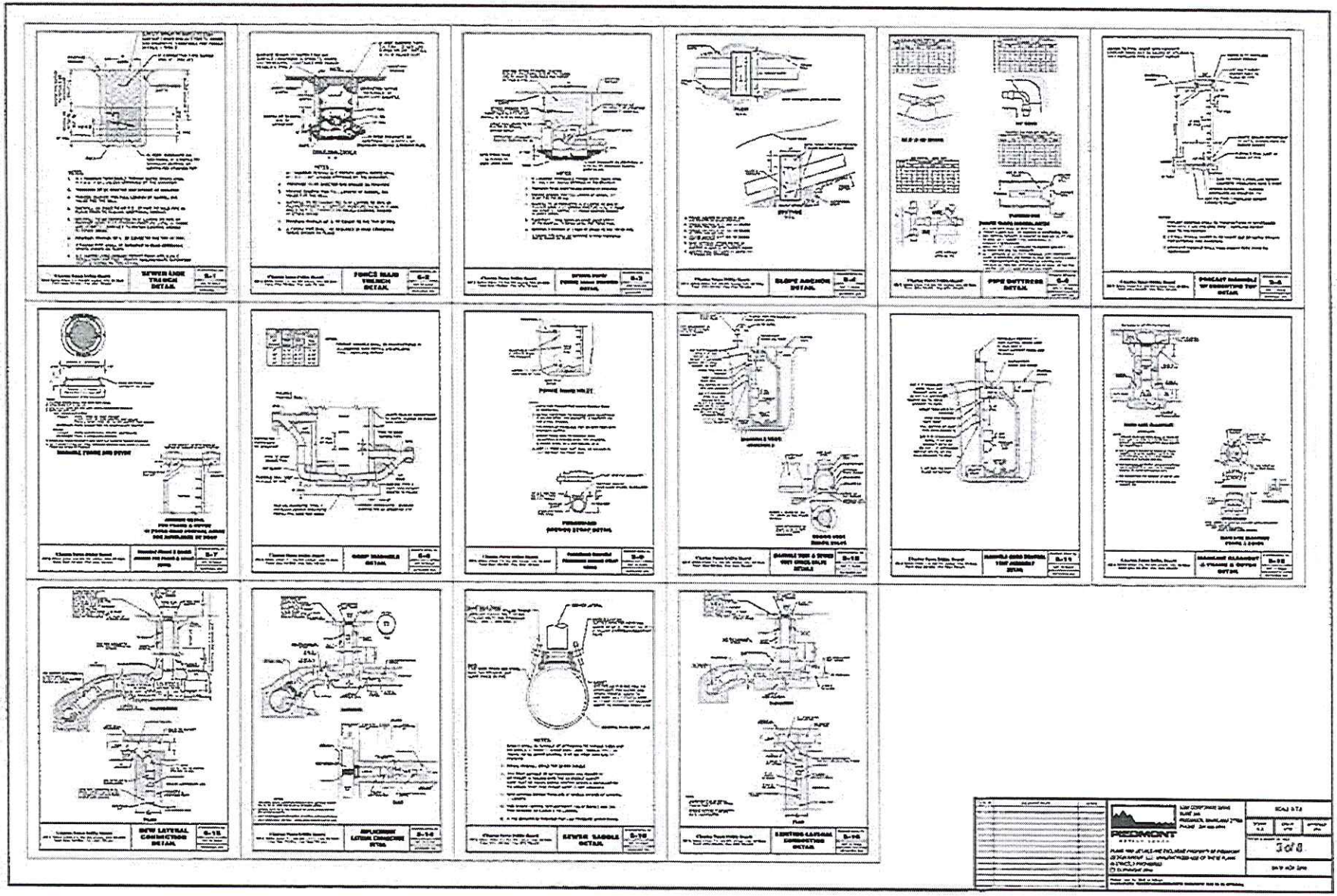
SEWER MH S-99 TO S-98

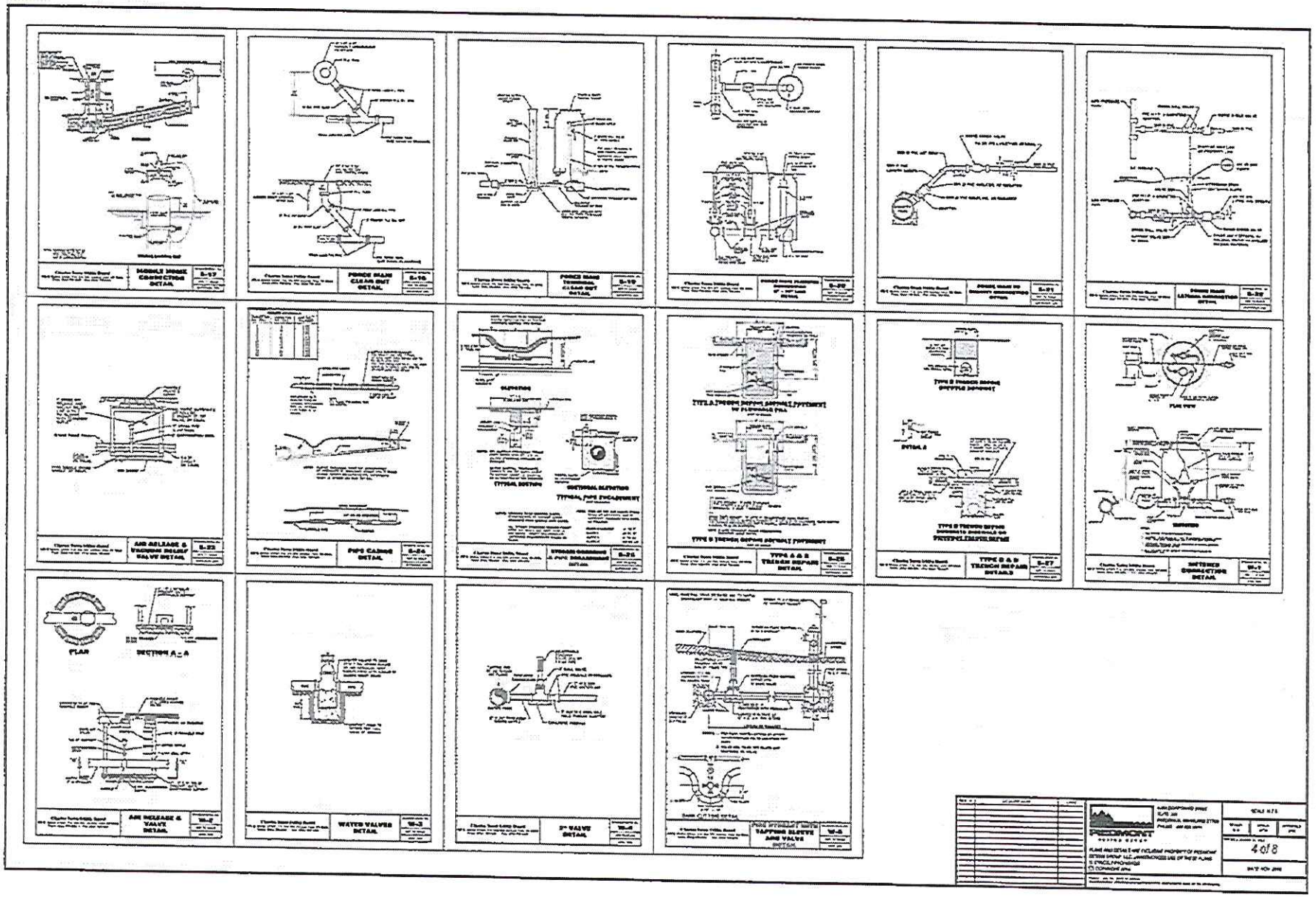


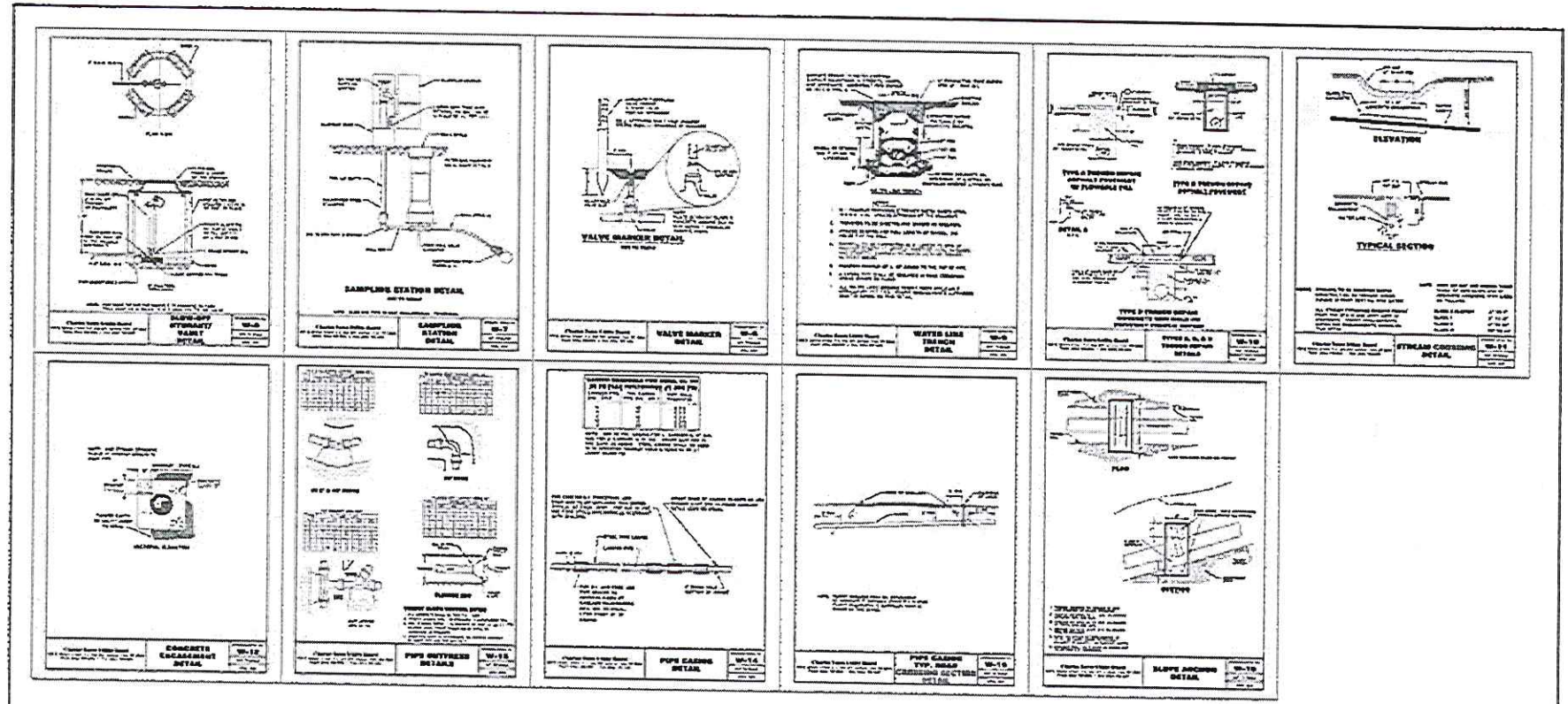
EX SEWER LINE STALLION STREET



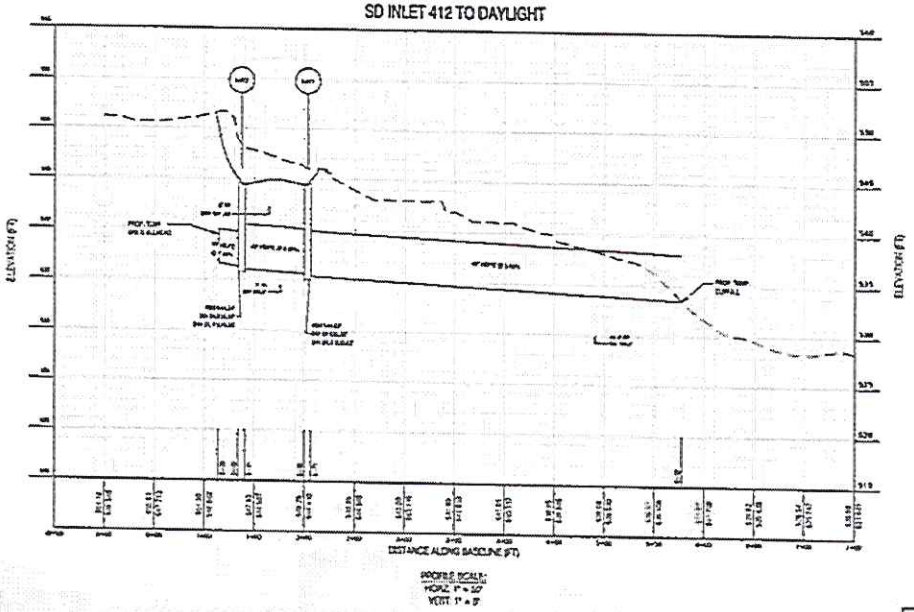


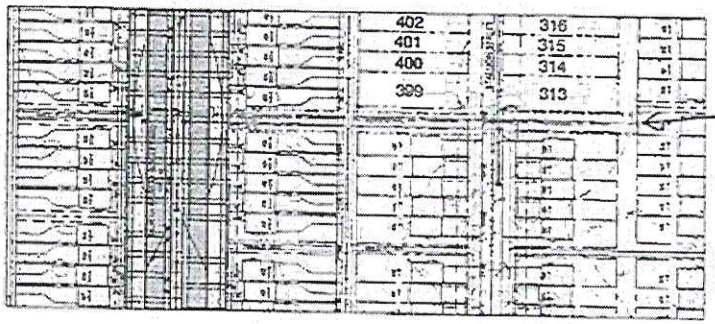





SAMPLING STATION DETAIL
VALVE MARKER DETAIL
ELEVATION
TYPICAL SECTION
PLAN
SECTION

SD INLET 412 TO DAYLIGHT

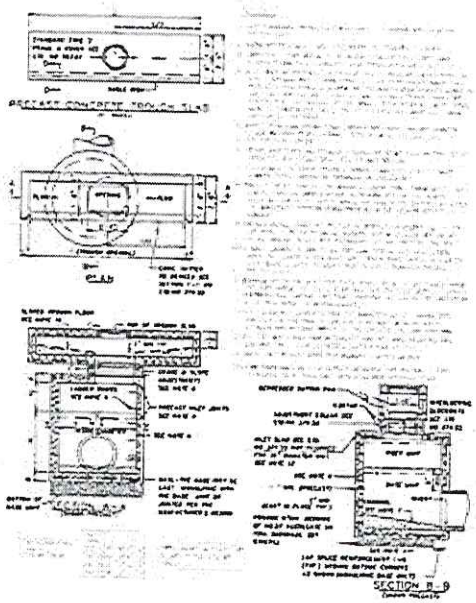


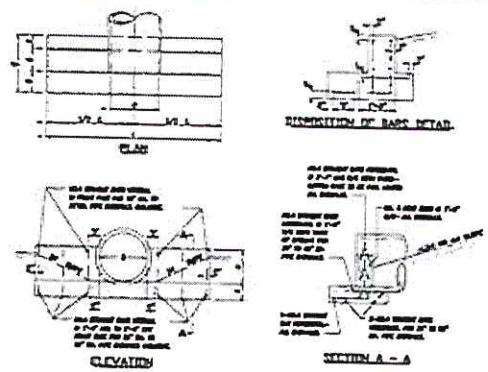


Approximate Location of Permanent Drainage and Utility Easement

PIEDMONT

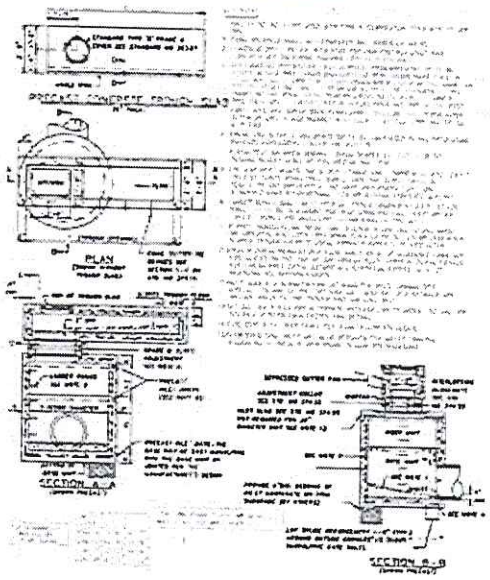
6 of 8

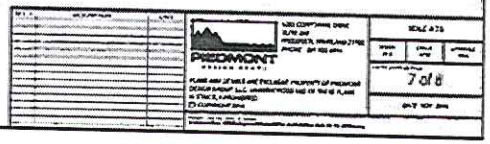


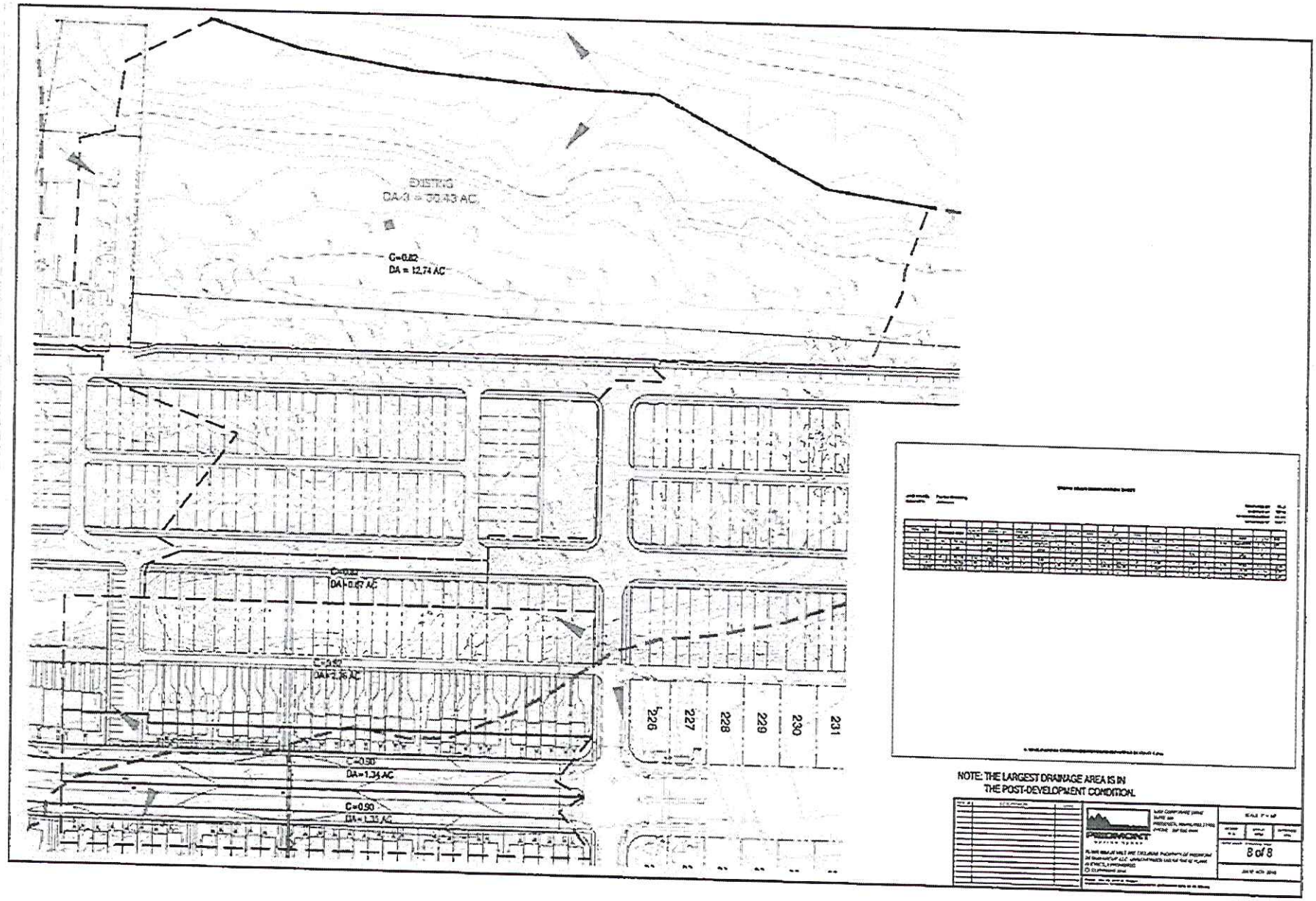


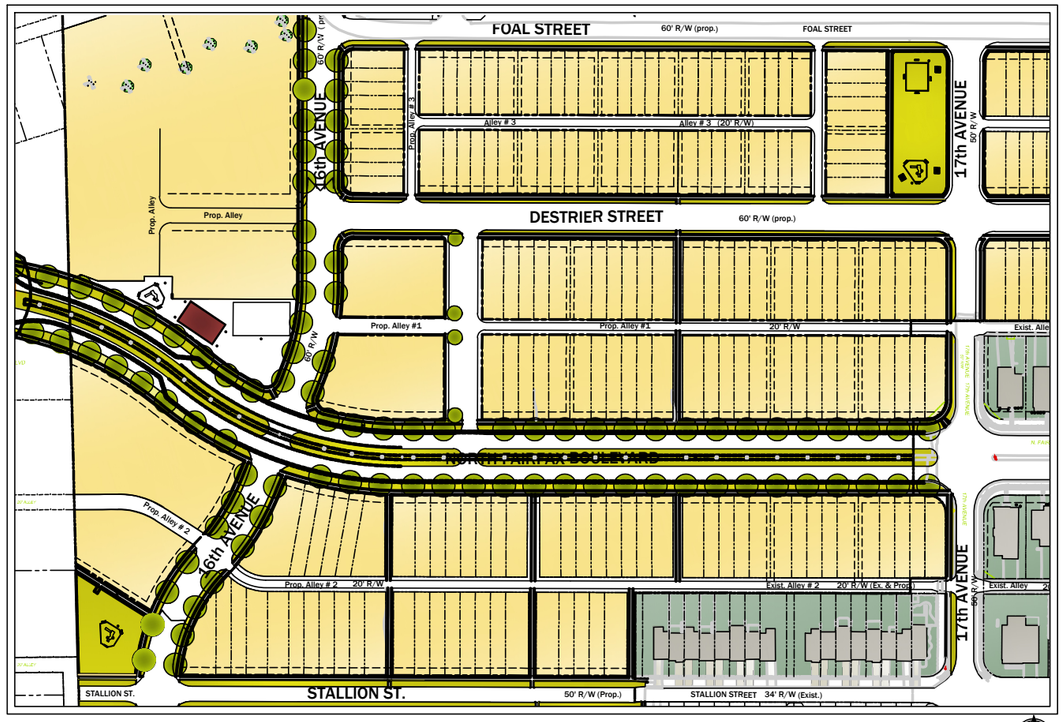
STANDARD END SUPPORT WALL
METAL OR CONCRETE ROUND PIPE

STANDARD NO MD 350 01






EXISTING
DA-3 = 32.43 AC
C=0.82
DA = 12.74 AC
C=0.90
DA=0.67 AC
C=0.90
DA=2.76 AC
C=0.90
DA=1.34 AC
C=0.90
DA=1.35 AC
226
227
228
229
230
231
NOTE: THE LARGEST DRAINAGE AREA IS IN
THE POST-DEVELOPMENT CONDITION.
PIEDMONT
8 of 8



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 APRIL1, 2019; APPROVED 07/15/19

PLACE MAKERS

2 REV #2 APRIL 30, 2026; APPROVED PENDING

PIEDMONT DESIGN GROUP

Plotted: May 01, 2026 at 2:59pm
C:\Users\Mike Wiley\Wormald Companies\Wormald External Share - Engineering\PROJECTS\FAIRFAX CROSSING\LDP&P Rev #2.dwg

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△2 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△2 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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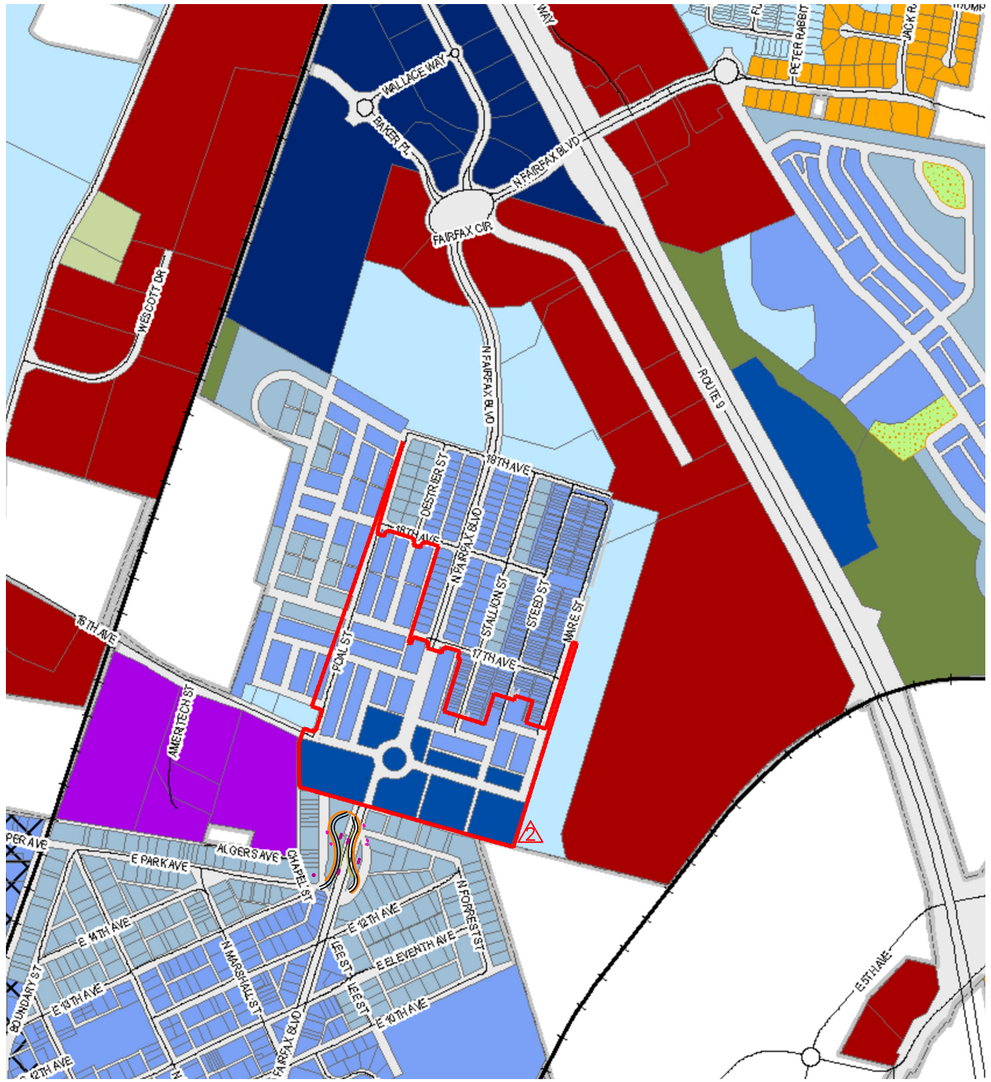
△2 Area of Revision/LDPP Limits

ZONING LEGEND△2

- 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



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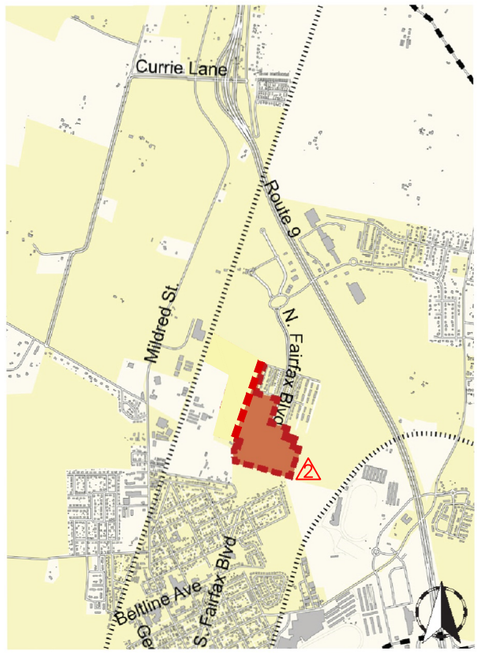
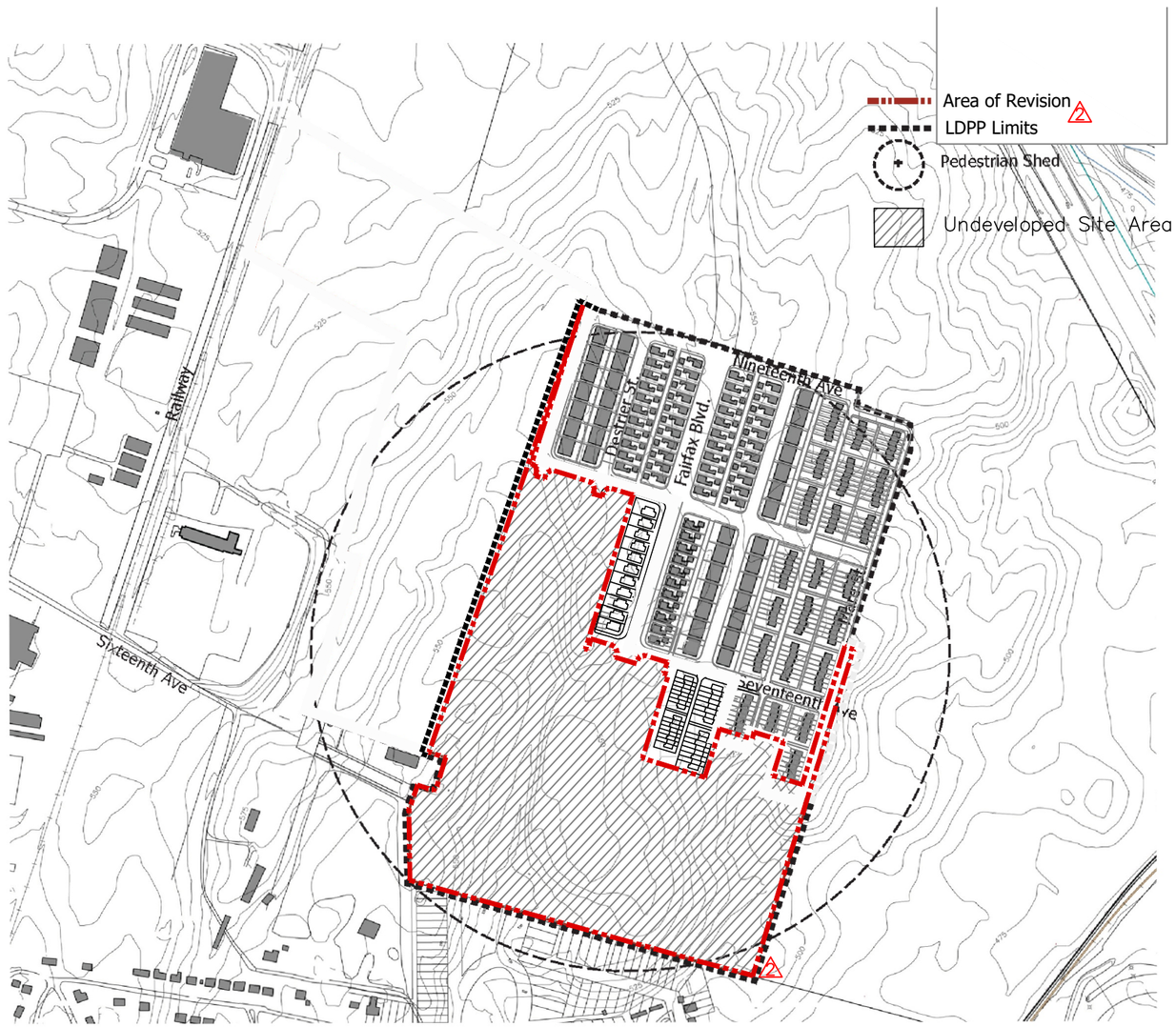


LOCATION MAP **SCALE: 1" = 2,000'**

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.



LAKELAND PLACE at FAIRFAX CROSSING

RANSON, WEST VIRGINIA

LAND DEVELOPMENT PLAN AND PLAT APPLICATION

EXISTING CONDITIONS
: TOPOGRAPHY
Scale : As Shown

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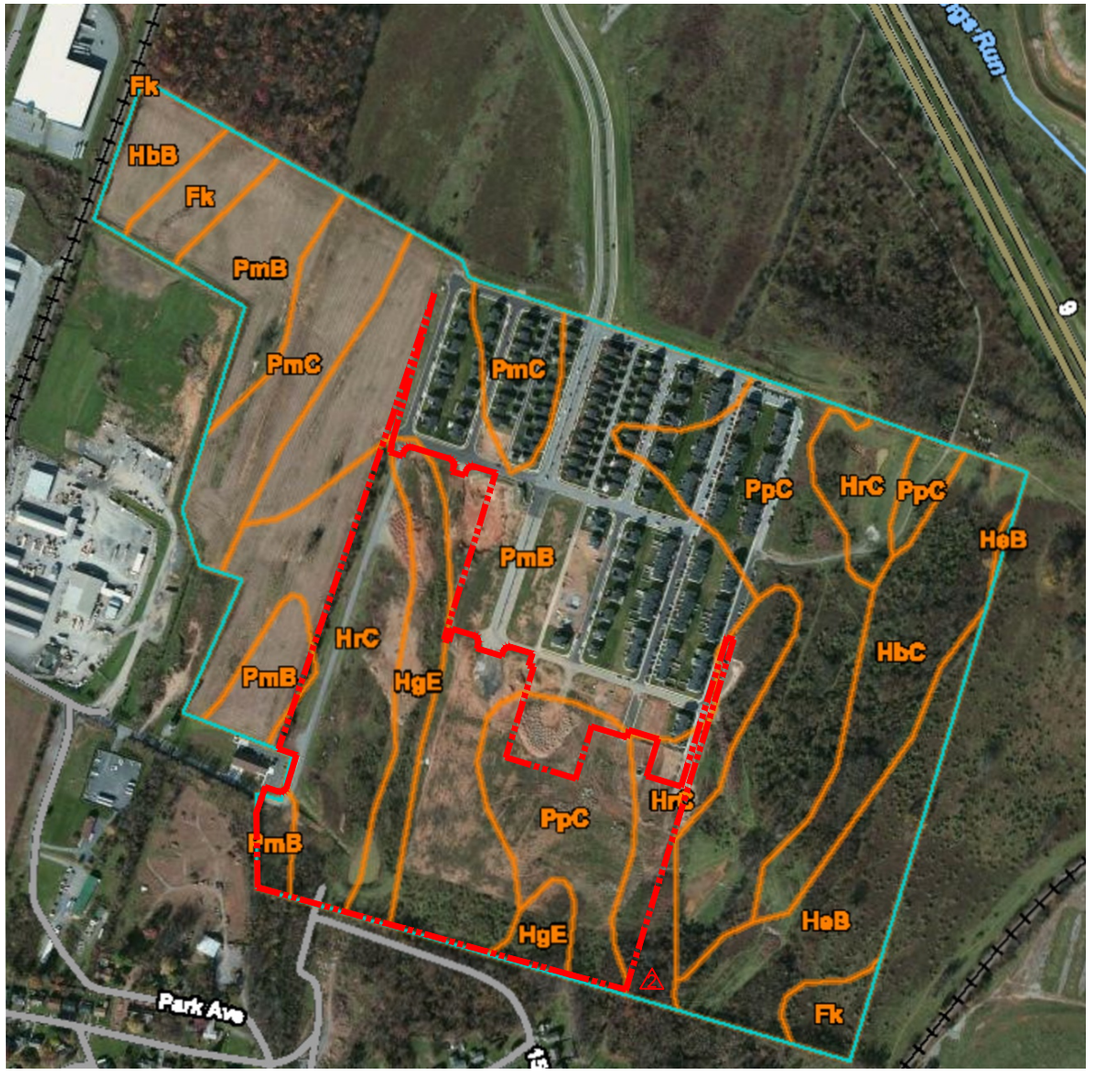

Area of Revision/LDPP Limits

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'

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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.



SECTOR PLAN

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

COMMUNITY UNIT TYPES

Scale 1" = 500'

LAKELAND PLACE at FAIRFAX CROSSING

RANSON, WEST VIRGINIA

LAND DEVELOPMENT PLAN AND PLAT APPLICATION

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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: ⚠2

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%	-	-

⚠2 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.) 2

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'

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

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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

Plotted: May 01, 2026 at 3:13pm
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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.

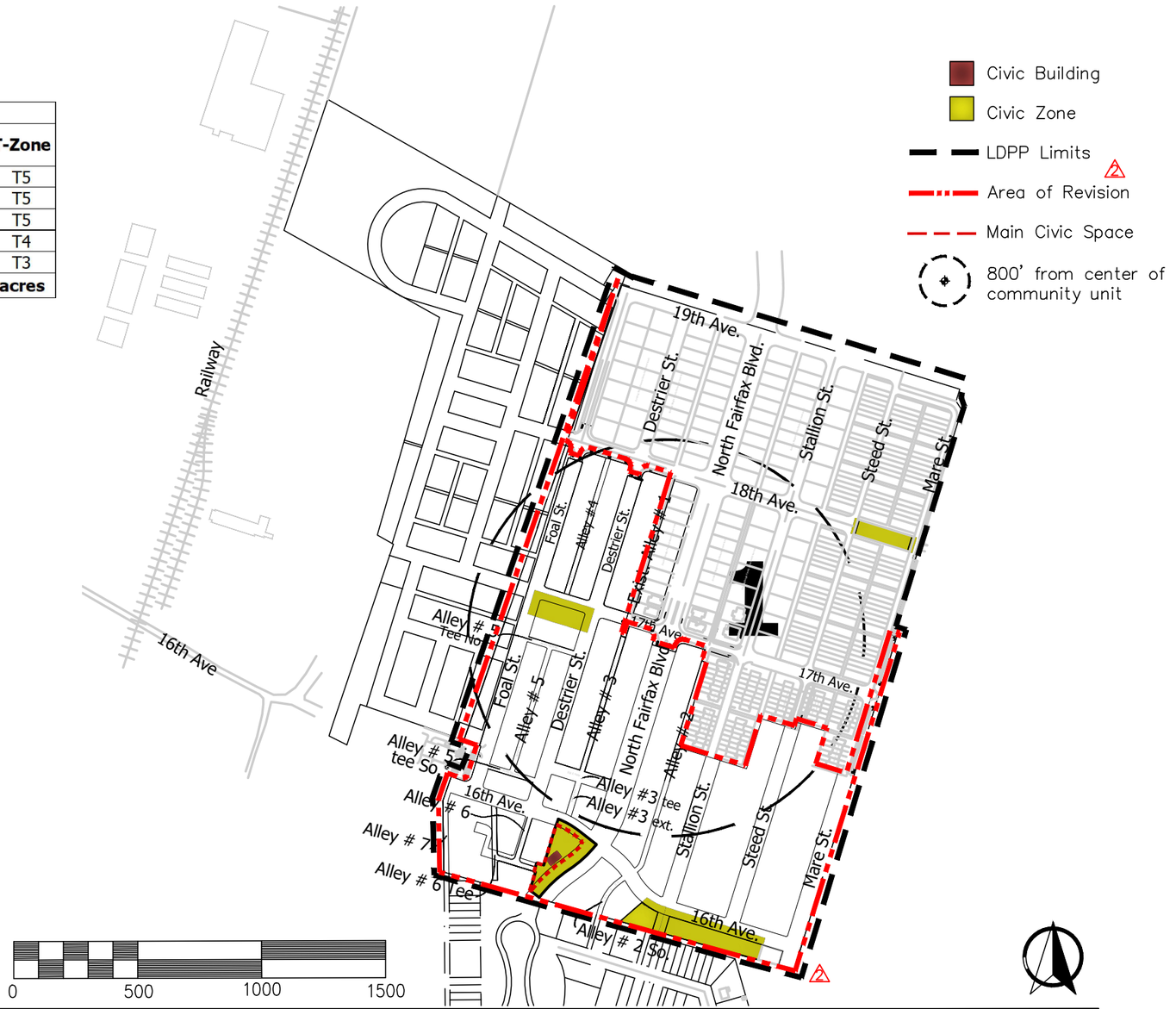
f. Each civic space of type Table 31.c or Table 31.d shall have a minimum of 50% of its perimeter enfronting a Thoroughfare.

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
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

Plotted: May 01, 2026 at 3:23pm
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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'

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

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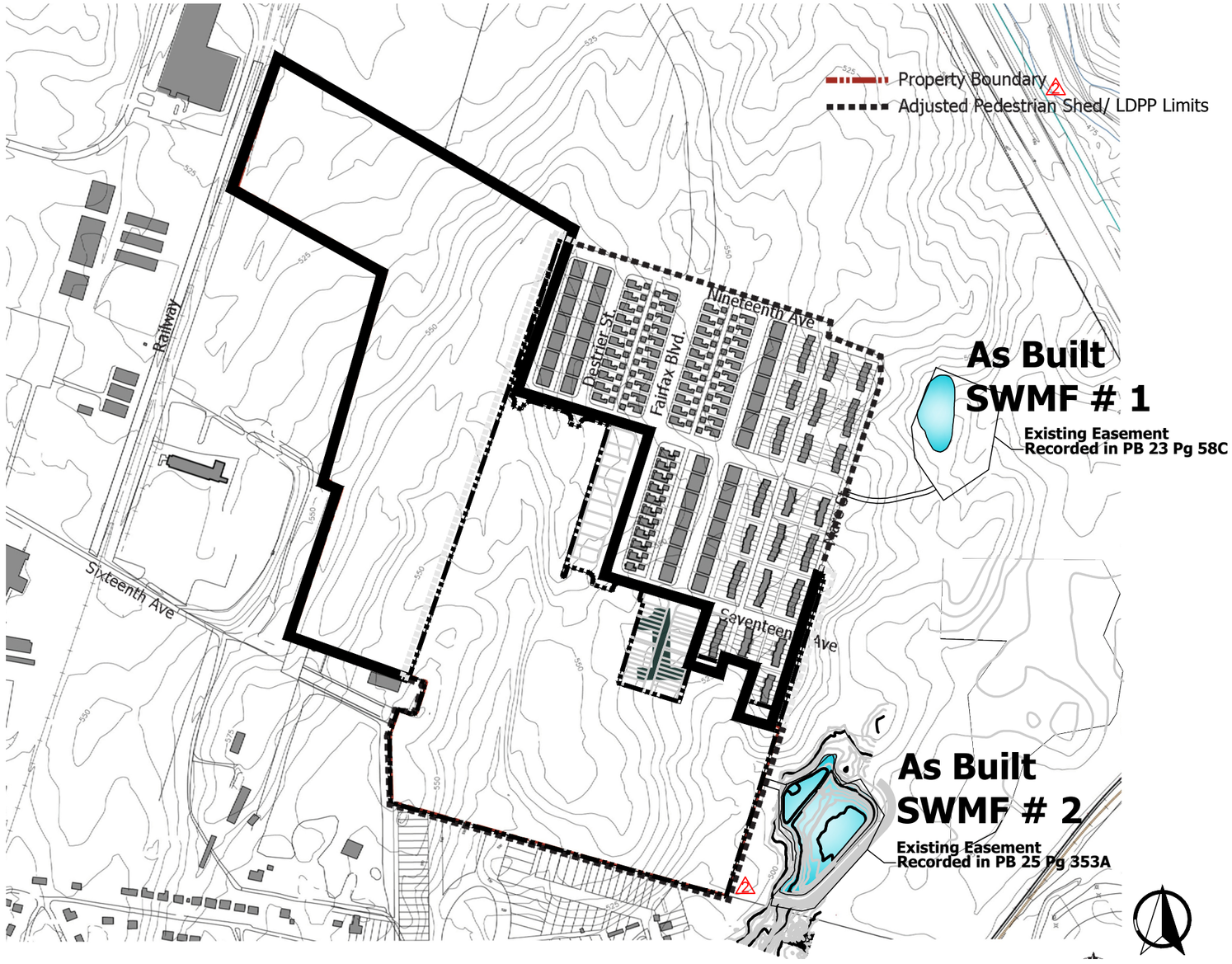
STORMWATER

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

LAND DEVELOPMENT PLAN AND PLAT APPLICATION

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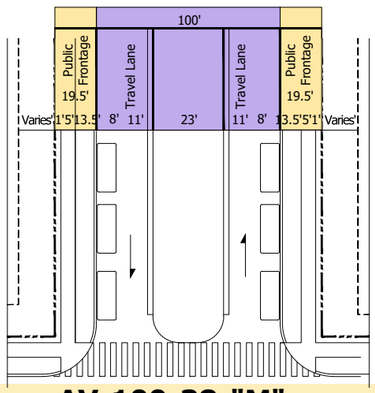
Street Location
Street Map Color

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

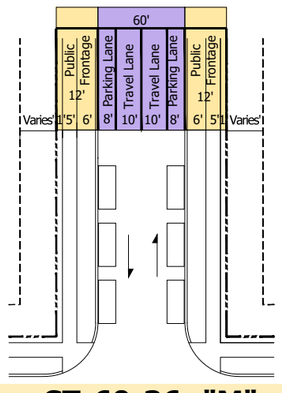
THOROUGHFARE TYPES

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

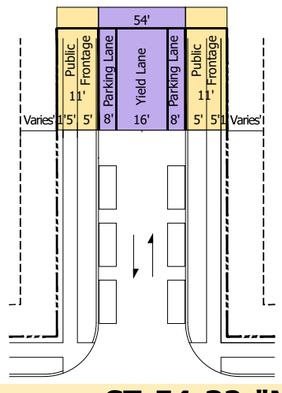
Fairfax Blvd.



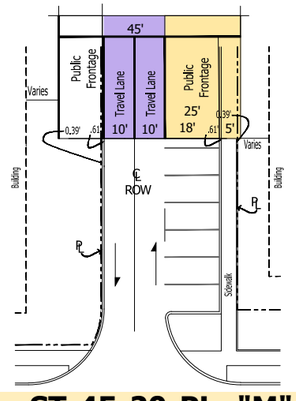
16th. Ave.
Foal Street
Destrier Street & Lloyds Landing



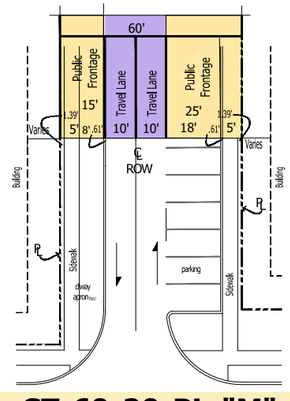
Lloyd Property Streets
Only



Alley # 3
Parking Lot



Stallion Street
Steed Street
Mare Street



	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.
Curbing – 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.
Walkway – 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

Plotted: May 01, 2026 at 11:32am
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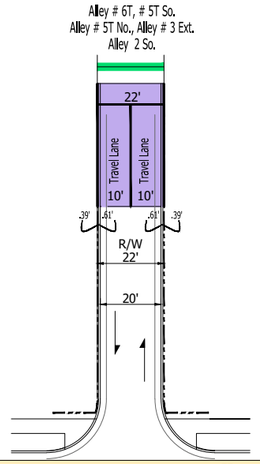
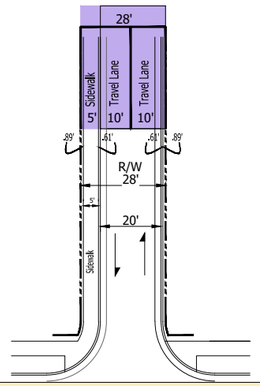
Street Location
Street Map Color

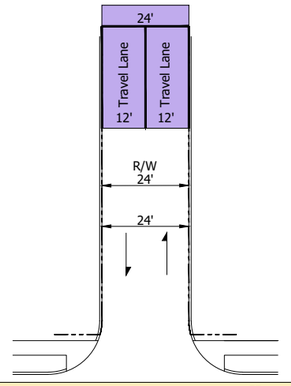
KEY ST-57-20-BL
Thoroughfare Type
Right of way width
Pavement Width
Transportation

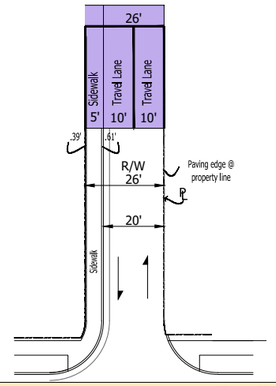
THOROUGHFARE TYPES

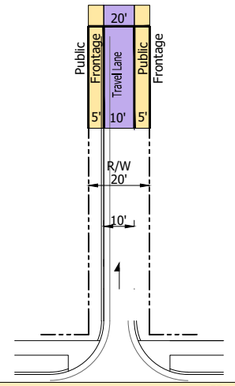
Avenue	AV
Commercial Street	CS
Drive	DR
Street	ST
Rear Alley	RA
Rear Lane	RL

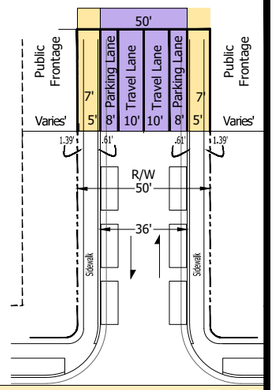




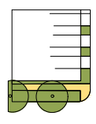


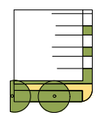


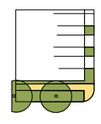


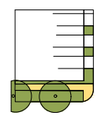


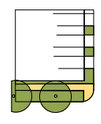
Assembly Designation	RL-22-20 -"M"	RL-28-20 -"M"	RA-24-24-"M"	RL-26-20.PL -"M"	RL-20-10 -"M"	ST-50-36 -"M"
Thoroughfare Type	Alley	Alley	Street	Alley	Alley	Street
Transect District	T2, T3, T4, T5	T2, T3, T4, T5	T2, T3,T4, T5	T2, T3, T4, T5	T4, T5	T2, T3, T4
Right-of-Way Width	22 ft.	28 ft.	24 ft.	26 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 way
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

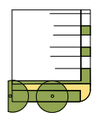












Curbing	Type	Raised Curb**	Raised Curb**	Raised Curb**	Raised Curb**	Raised Curb**	Ranson Type 1 *
	Curb Type	Radius	Radius	Radius	Radius	Radius	Radius
	Radius	10ft.	10ft.	10ft.	10ft.	10ft.	25 ft.
	Width	n/a	n/a	n/a	n/a	n/a	5 ft.
Walkway	Surface	n/a	n/a	n/a	n/a	n/a	Concrete
	Type / Size	n/a	n/a	n/a	n/a	n/a	Continuous / 5 ft.
	Arrangement	n/a	n/a	n/a	n/a	n/a	Regular
	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.
	Surface	grass	grass	grass	grass	grass	Ground cover or grass
	Street Tree Size	n/a	n/a	n/a	n/a	n/a	Large Shade
	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
	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 **RANSON, WEST VIRGINIA**
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

ASSEMBLIES
Scale : N.T.S

Plotted: May 01, 2026 at 11:33am
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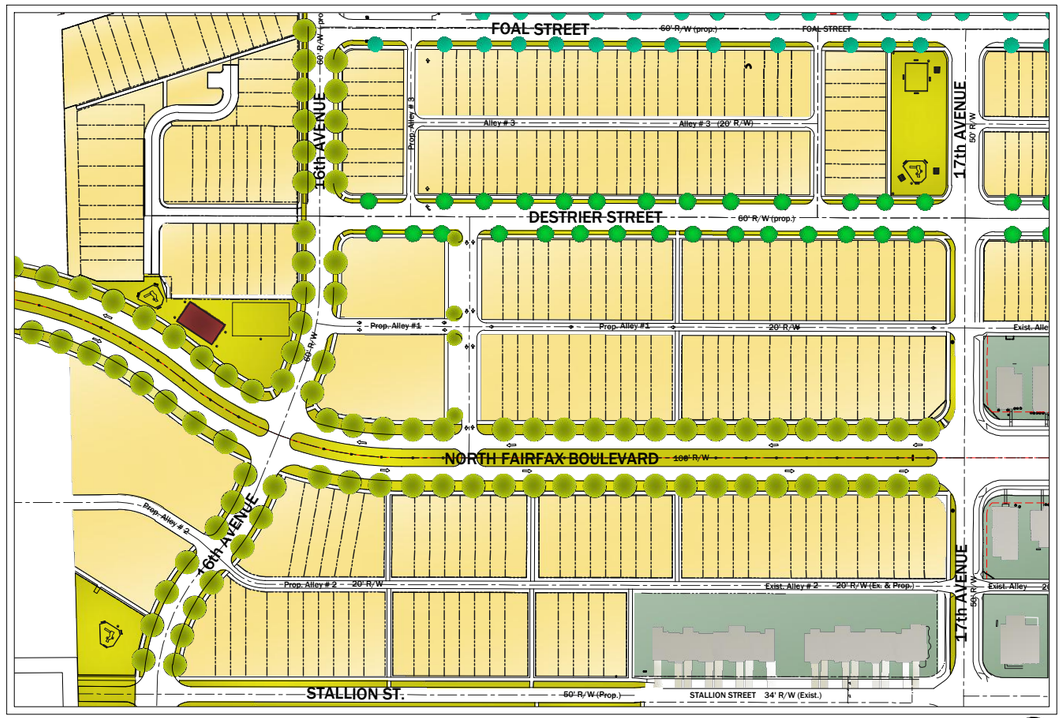

SCALE : 1" = 200'

LAKELAND PLACE

AT FAIRFAX CROSSING

CITY OF RANSON

JEFFERSON COUNTY, WEST VIRGINIA

LAND DEVELOPMENT PLAN AND PLAT APPLICATION

ORIGINAL APPLICATION BY PLACEMAKERS APPROVED : MARCH 16, 2012 "REVISED"

REVISED BY PIEDMONT DESIGN GROUP, LLC APRIL 1, 2019

REVISION APPROVED : JULY 15, 2019

PLACE MAKERS

PIEDMONT DESIGN GROUP

REVISED : AUG. 14, 2024

Plotted: Aug 15, 2024 at 12:42pm
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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 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 (a.k.a.Fairfax Crossing) that exists within the "Area of Revision" as shown on these plans. Property to the west on the north side of Foal St. is known as Lloyds Landing. No revisions to any previously approved items are proposed for this area with this plan. Existing devlopment to the north, is also unchanged.

This revision proposes to complete the existing blocks, extend existing roadways or thoroughfares, and make minor re-alignments to 16th Avenue and connecting roads for the existing 41.80 acre subject tract. New plans and construction for a new turnaround on Fairfax Blvd., just to the south of the site, necessitates changes to the layout as a result. Civic Spaces / Park Areas are also being relocated to fit with the new street alignments and future lot locations, as well as satistfy code requirements and neighborhood needs. The "Area of Revision" reflects current updated boundary survey infomation.

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

OWNERS

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

Glendwell & Joann L. Lloyd Trust
133 Heath Court
Charlestown, WV 25414
(704) 725-9191

ORIGINAL APPLICATION PREPARATION

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

TABLE OF CONTENTS

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Existing Conditions: Topography 3
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Transect Districts 6
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Stormwater and Utilities 12
Assemblies 13
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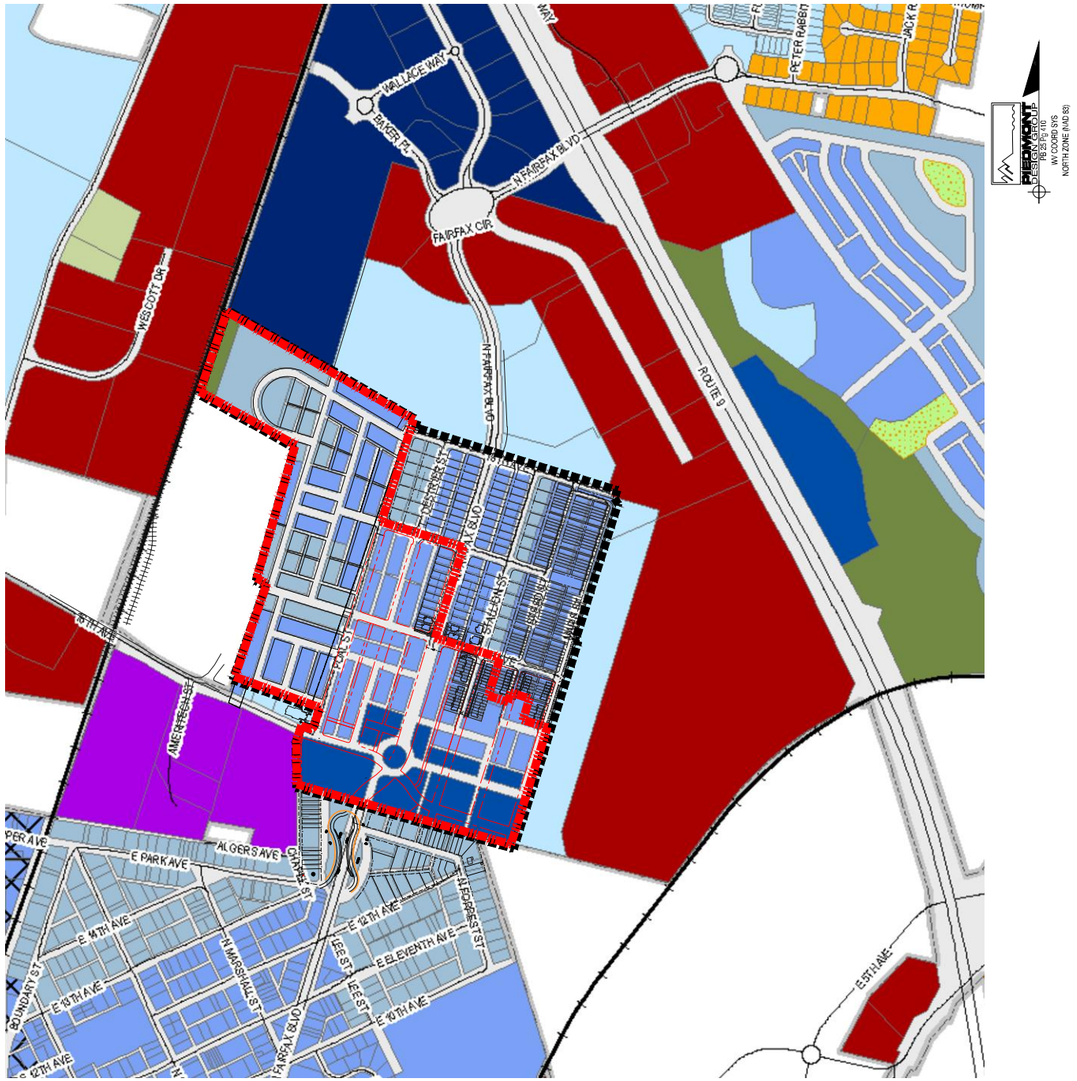
ZONING LEGEND

- RR - Rural Reserve
- R-6 - R-6 Residential
- HC - Highway Commercial
- I - Industrial
- T1 - Natural
- T3 - Sub-Urban
- T4 - General Neighborhood
- Area of Revision
- LDPP Limits
- T4O - General Neighborhood Open
- T5L - Town Center Limited
- T5 - Town Center
- SD - Special District
- CS - Civic Space
- MUX - Mixed Use - Retired

EXISTING ZONING



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LAKELAND PLACE at FAIRFAX CROSSING
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RANSON, WEST VIRGINIA

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

Plotted: Aug 14, 2024 at 6:41am
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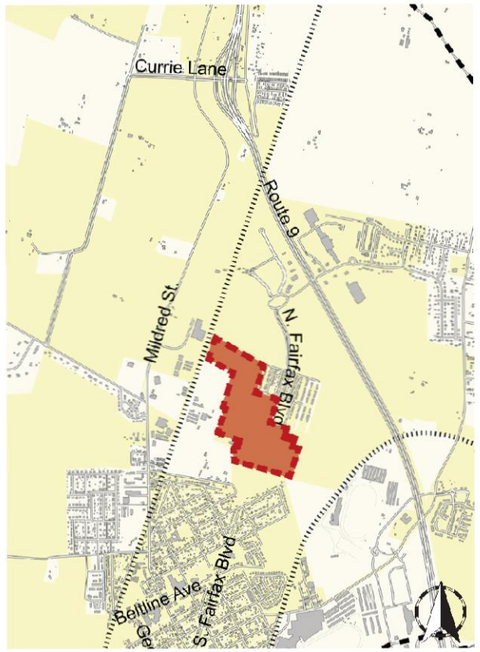
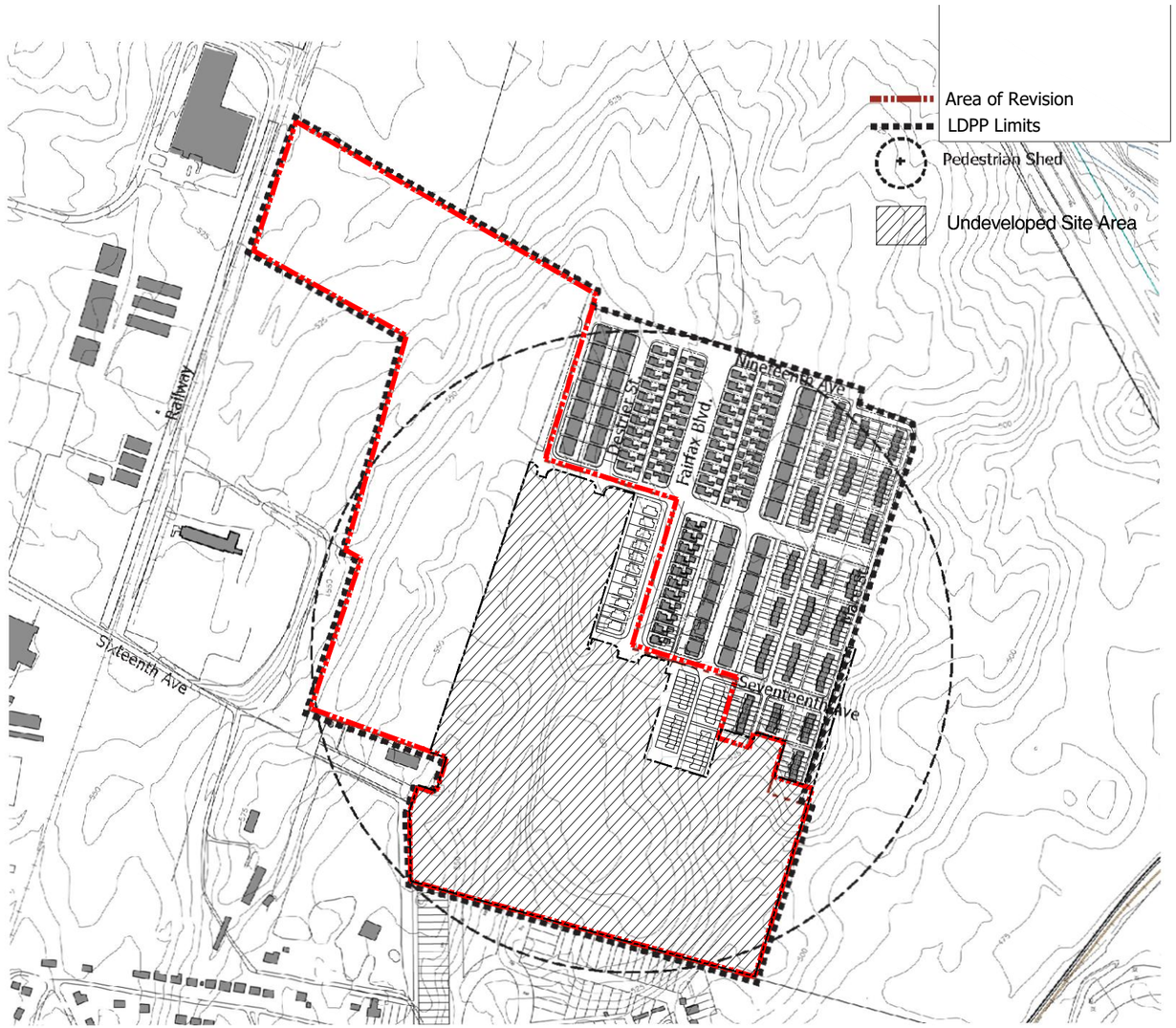


LOCATION MAP **SCALE: 1" = 2,000'**

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.



LAKELAND PLACE at FAIRFAX CROSSING **RANSON, WEST VIRGINIA**

LAND DEVELOPMENT PLAN AND PLAT APPLICATION

EXISTING CONDITIONS : TOPOGRAPHY

Scale : As Shown

Plotted: Aug 14, 2024 at 6:35am
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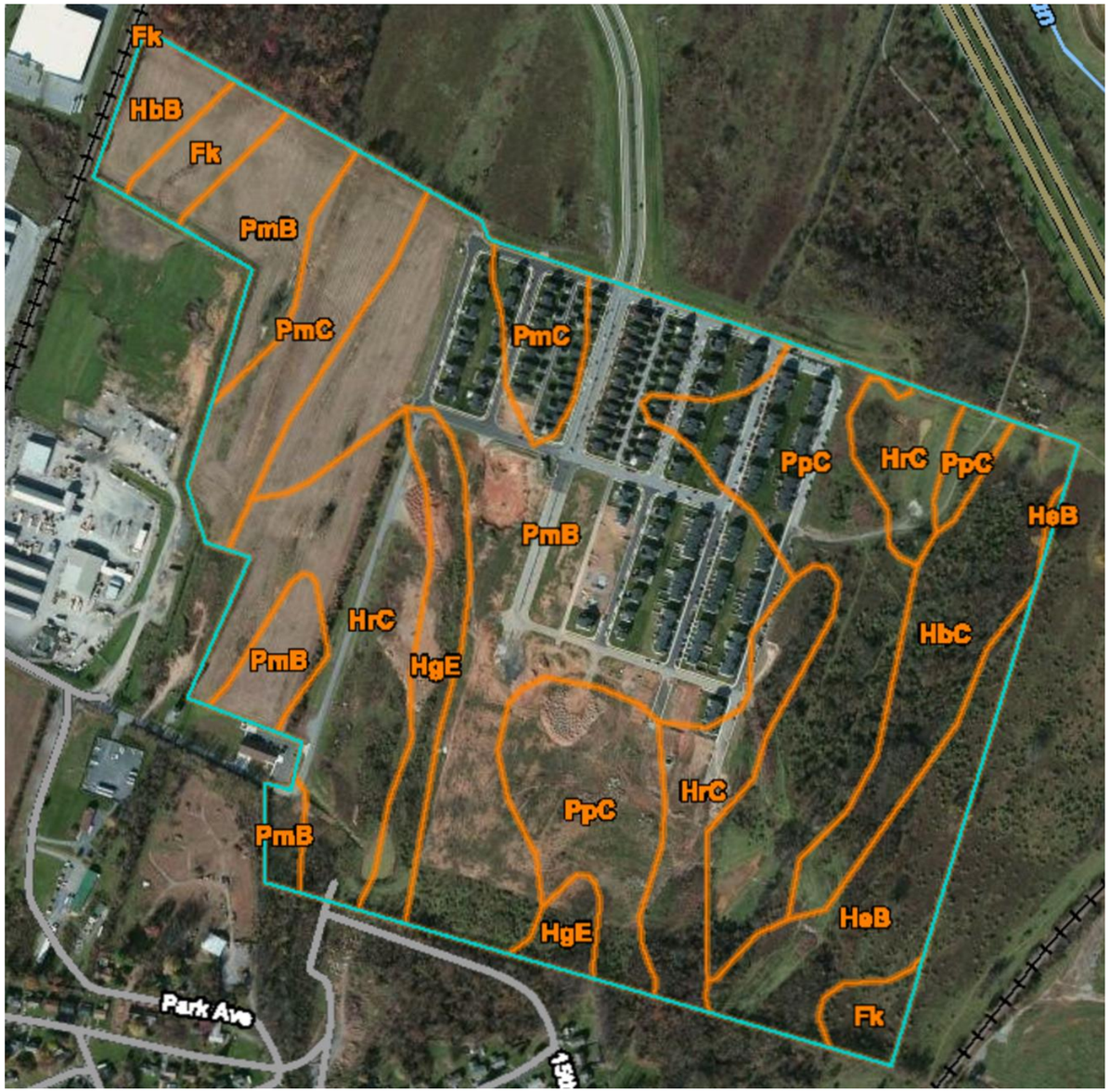

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Fk	Funkstown silt loam	4.9	2.9%
HbB	Hagerstown silt loam, 3 to 8 percent slopes	3.1	1.8%
HbC	Hagerstown silt loam, 8 to 15 percent slopes	11.5	6.8%
HeB	Hagerstown silt loam, 3 to 8 percent slopes, very rocky	10.8	6.4%
HgE	Hagerstown-Opequon-Rock 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
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RANSON, WEST VIRGINIA

EXISTING CONDITIONS : SOILS

Scale : 1" = 500'

0 500 1000 1500

Scale 1" = 500'

Plotted: Aug 14, 2024 at 6:34am
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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

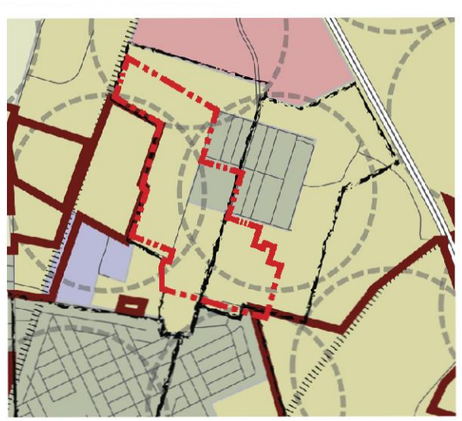
b. A VIL within the G-2 Controlled Growth Sector and the G-3 Intended Growth Sector shall be structured by one short, standard or linear pedestrian shed and shall be no fewer than 40 acres and no more than 200 acres, as allocated on Table 2. See Article 4 for infill VIL acreage requirements in the G-4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

Property in the G-4 Redevelopment / Infill Growth Sector

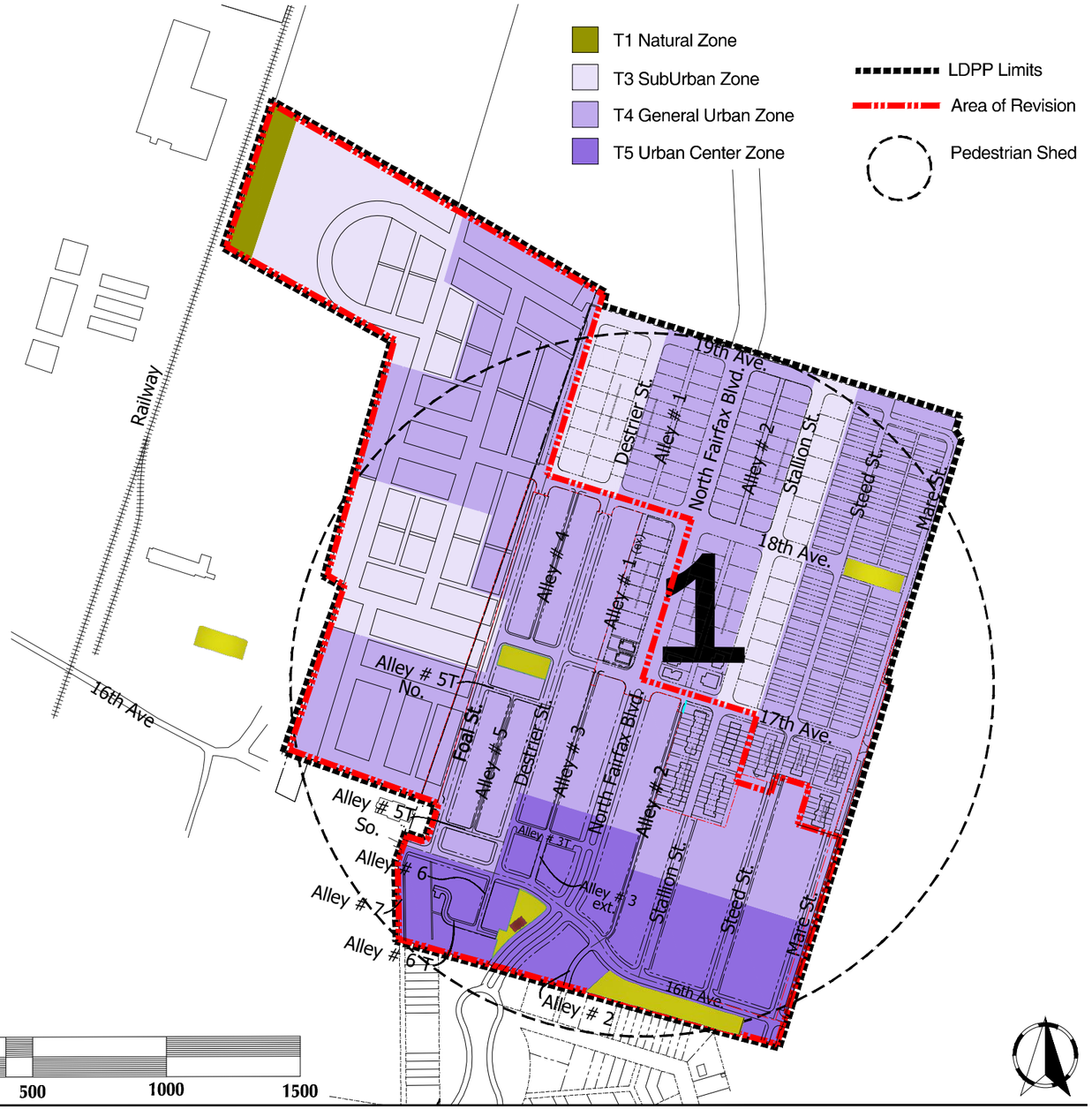
c. G-4 Redevelopment / Infill Growth and the G-3 Intended Growth Sector encompass the areas of the City that area priority expansion are of the 2012 City of Ranson Comprehensive Plan and encourages compact walkable development patterns.

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.



SECTOR PLAN



LAKELAND PLACE at FAIRFAX CROSSING

LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RANSON, WEST VIRGINIA

COMMUNITY UNIT TYPES

Scale 1" = 500'

Plotted: Aug 14, 2024 at 6:33am
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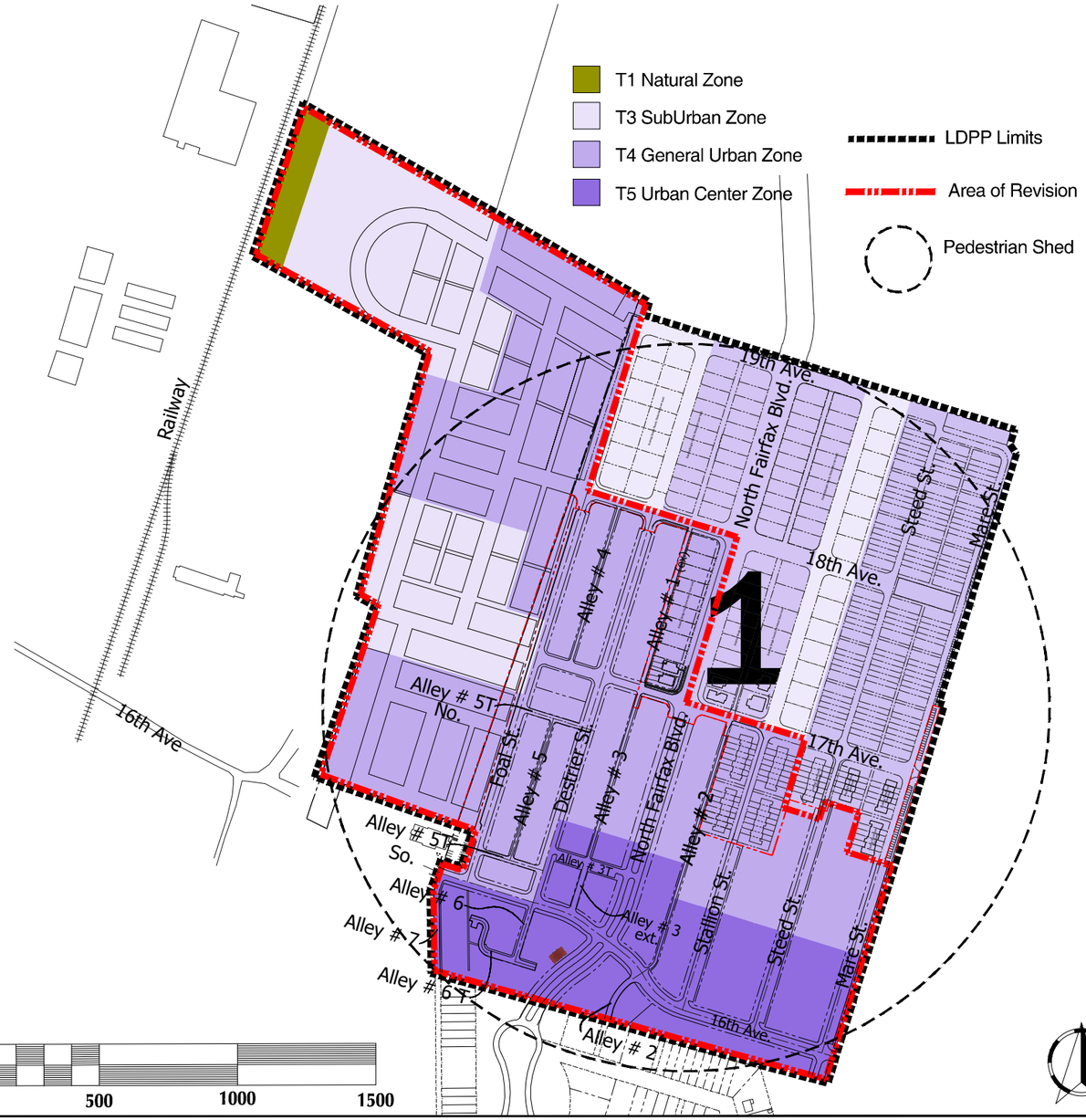
3.4 Transect Districts

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			
	Acreage	Percentage	
T1	1.36	1.60%	N/A
T3	17.94	20.80%	30% Max.
T4	49.33	57.22%	30-60%
T5	17.57	20.38%	5-25%
Net Site Area	86.22	100.%	



LAKELAND PLACE **RANSON, WEST VIRGINIA**

LAND DEVELOPMENT PLAN AND PLAT APPLICATION

TRANSECT DISTRICTS

Scale 1" = 500'

Plotted: Aug 14, 2024 at 6:19am
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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 #1 per 3.5.3 for edge condition with existing railway *.

(Approved and recorded @ PC-17-06, #201700006761, B-1186 @ P-552)

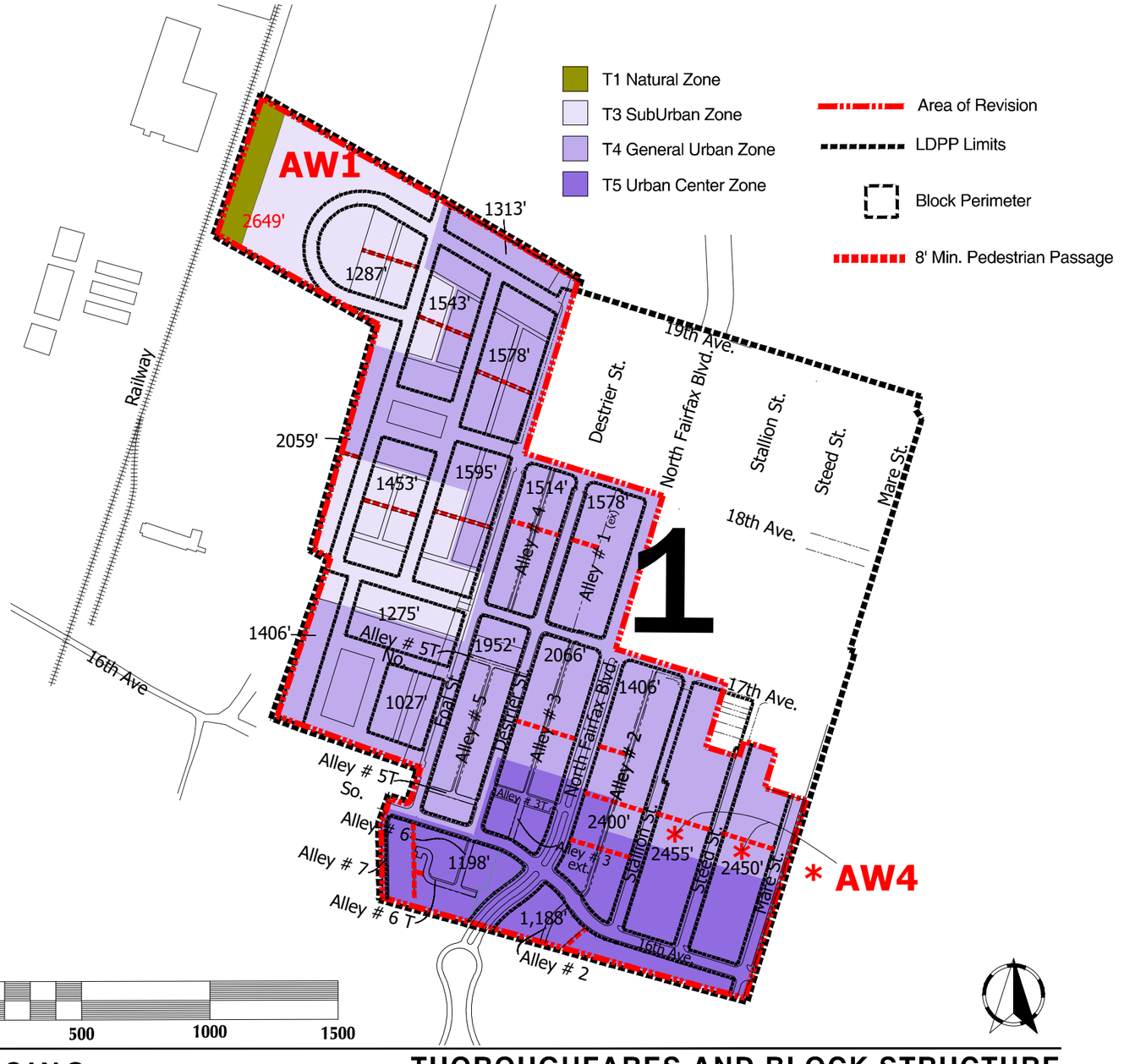
- Administrative Waiver #4 per 3.5.3 for block face length and completion of existing blocks. Justification : 1) Staff request to relocate 16th Ave.; 2) Relocation of turnaround and 16th. Ave. lengthens adjacent blocks due to physical necessity; 3) Block face adjustment = 2.0% < 10.0% maximum allowable;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

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%



LAKELAND PLACE at FAIRFAX CROSSING RANSON, WEST VIRGINIA

LAND DEVELOPMENT PLAN AND PLAT APPLICATION

THOROUGHFARES AND BLOCK STRUCTURE

Scale 1" = 500'

* Approved by the Planning Commission; Case No. 201700006761;
Deed Book 1186 Page 552.

Plotted: Aug 15, 2024 at 11:54am
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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.

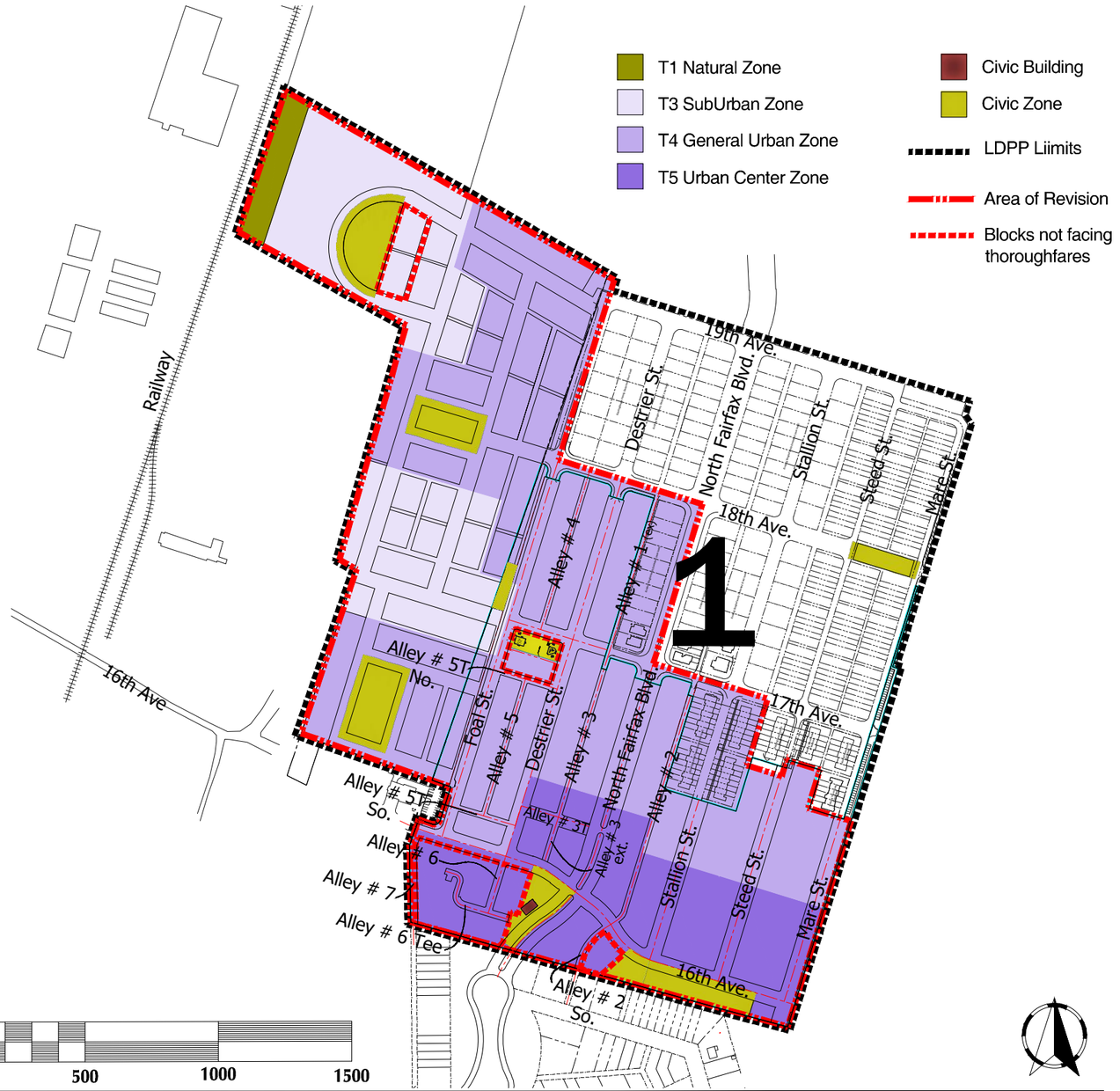
b. T4 20 ft. min. - 96 ft. max.

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**
86.22	4.2	4.87%



LAKELAND PLACE at FAIRFAX CROSSING
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RANSON, WEST VIRGINIA

LOT STRUCTURE
Scale 1" = 500'

Plotted: Aug 14, 2024 at 6:15am
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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.

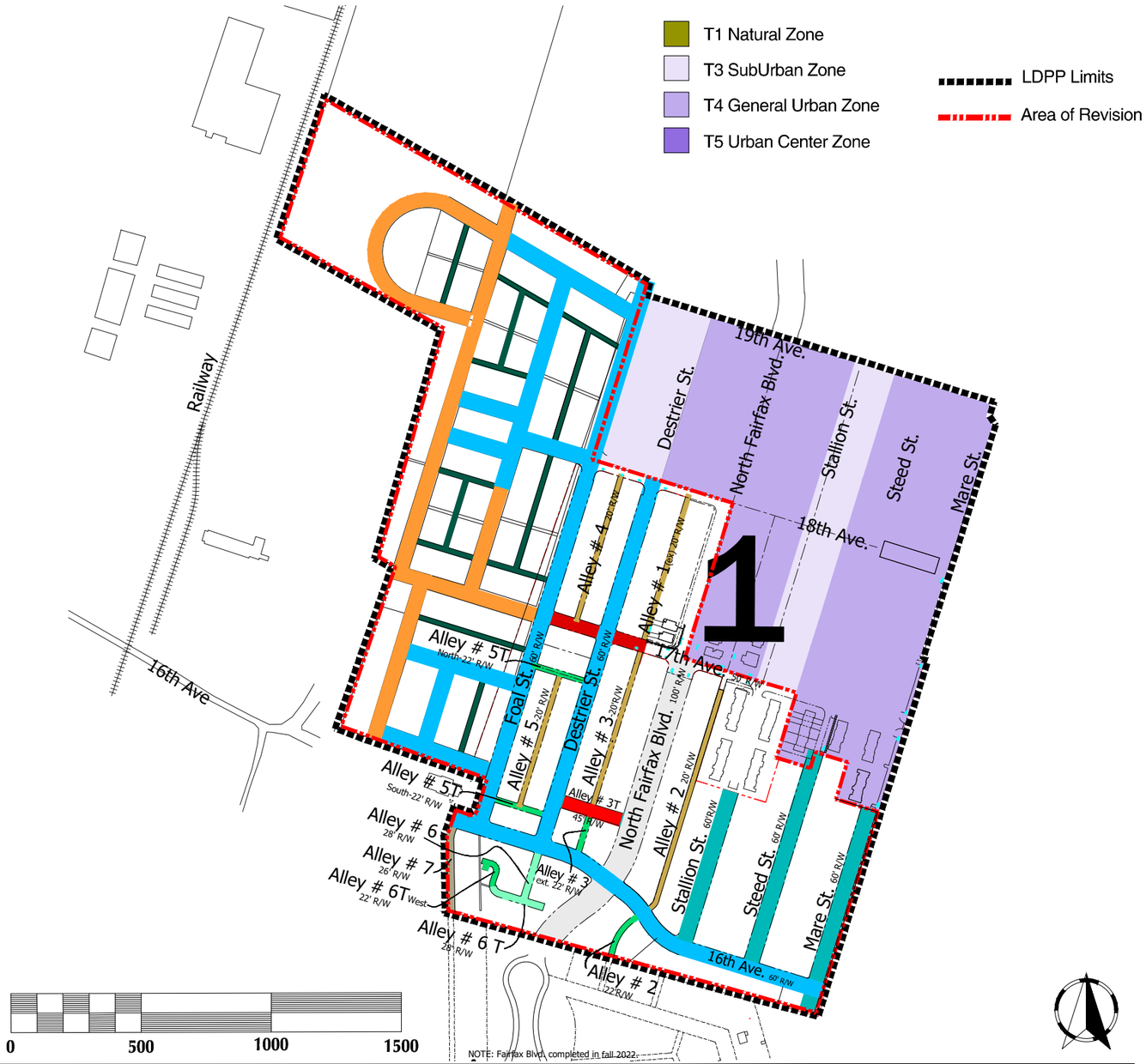
b. All thoroughfares must connect to other thoroughfares, forming a network.

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-45-28	T4, T5	45'
5		ST-50-36	T4, T5	50'
6		RA-22-20	T3, T4	22'
7		RL-22-20	T3, T4, T5	22'
8		RL-20-10	T3, T4, T5	20'
9		RA-28-20	T3, T4, T5	28'
10		RA-26-20	T3, T4, T5	26'



LAKELAND PLACE at FAIRFAX CROSSING
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RANSON, WEST VIRGINIA

THOROUGHFARES
Scale 1" = 500'

Plotted: Aug 14, 2024 at 7:14pm
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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:

Total Civic Space	7.16 Ac.
Urbanized acres	86.22 Ac.
Urbanized area % Civic	8.3%

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.

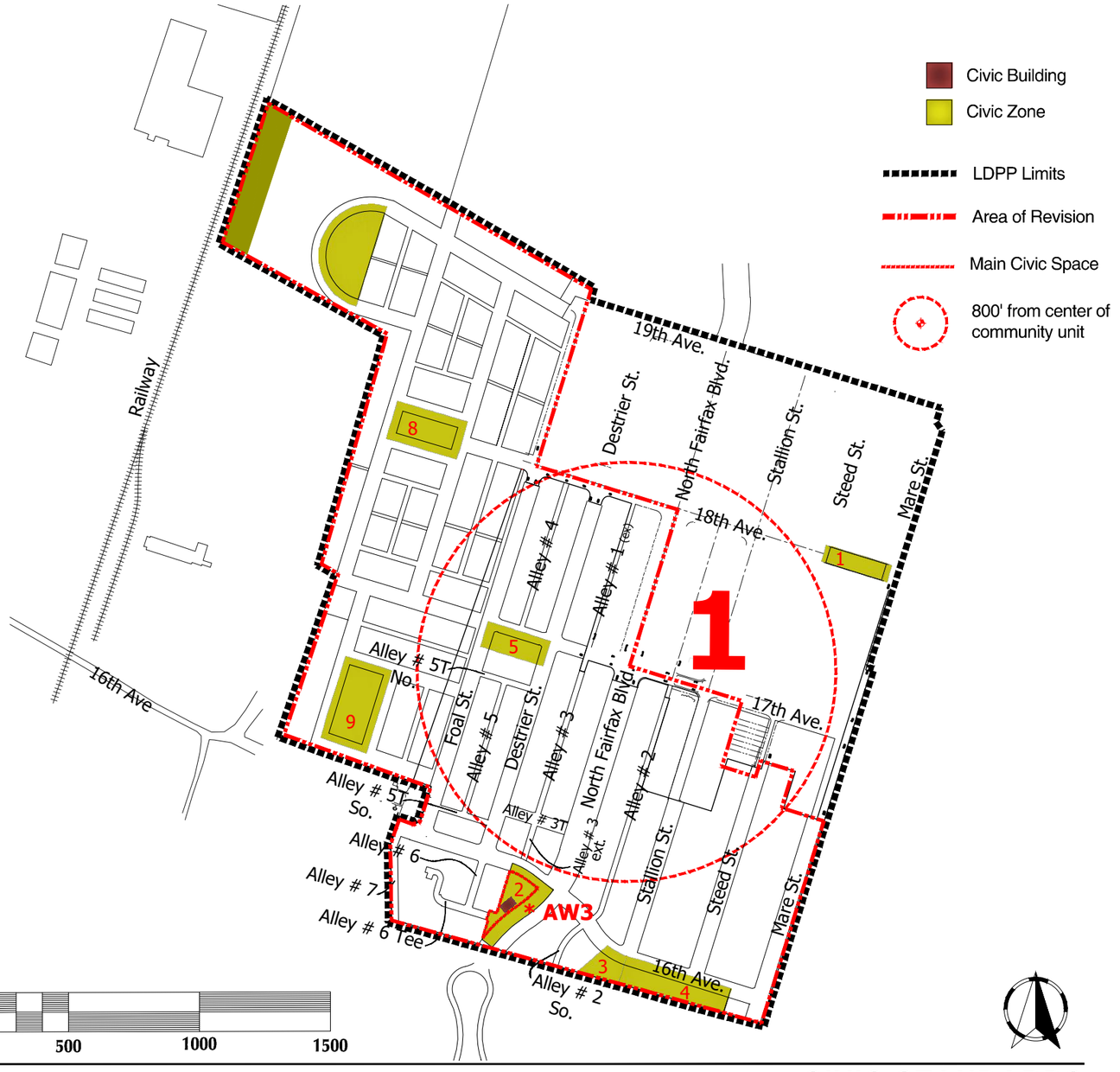
3.8.2 Civic Buildings (CB) Specific to T2O - T5 Districts

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)

* Administrative Waiver #3 per 3.8.ld as this main civic space was a predetermined location between the City and the developer previous to this design.



LAKELAND PLACE at FAIRFAX CROSSING
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RANSON, WEST VIRGINIA

CIVIC STANDARDS
Scale 1" = 500'

Plotted: Aug 15, 2024 at 11:58am
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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:

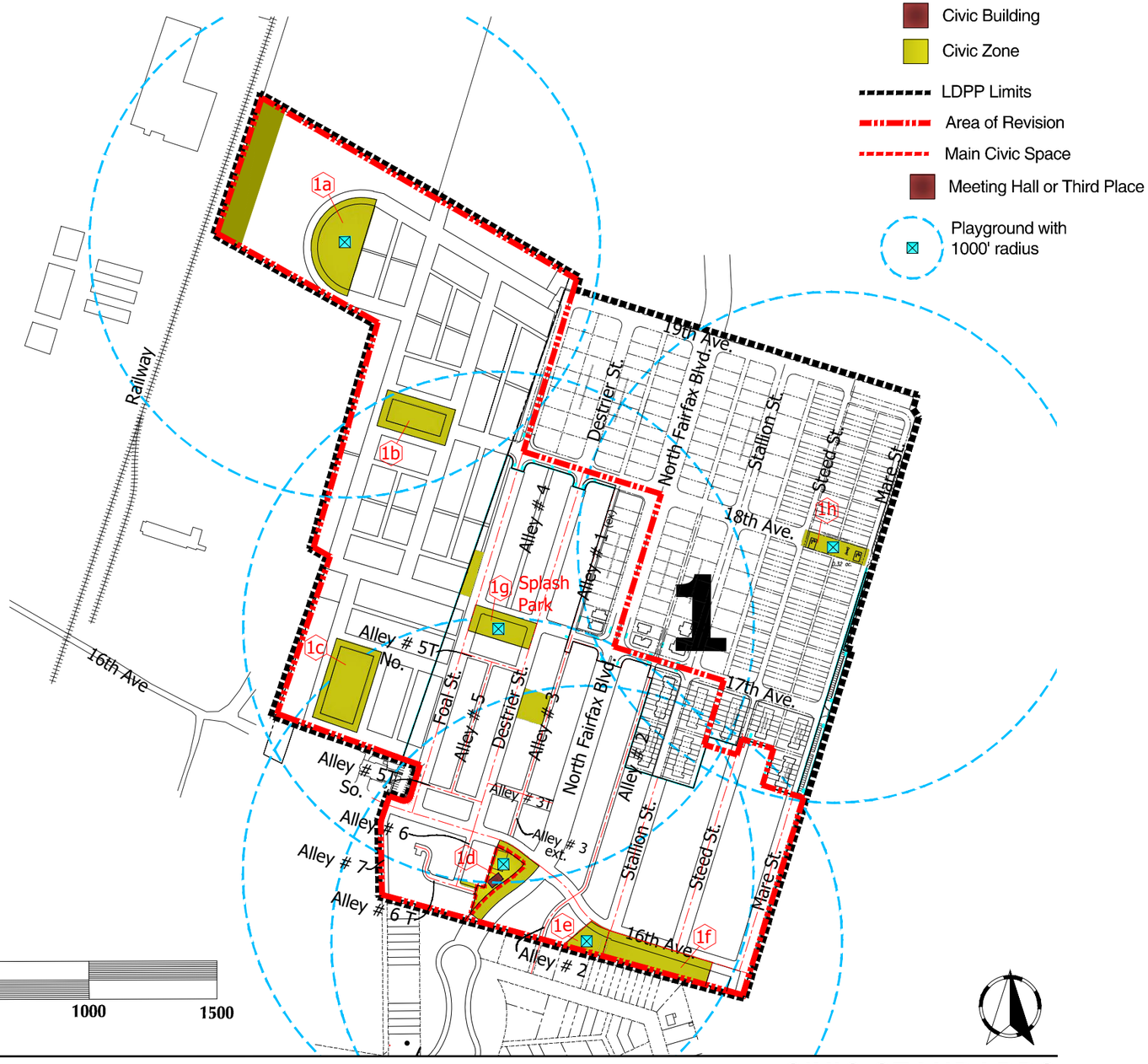
CS	Permit-ted Area	Area (ac)	Perim-eter	Type	Permitted T-zone	T-zone
1a	.5-8	1.43	NA	Green	T1-T4	T3
1b	.25-5	0.93	100%	Square	T3-T5	T4
1c	.25-.5	1.38	100%	Square	T3-T5	T4
1d	.5-8	0.87	58%	Green	T3-T5	T5
1e	.25-5	0.31	NA	Ramble	T3-T5	T5
1f	.5-8	0.95	53%	Green	T3-T5	T5
1g	.25-5	0.60	100%	Ramble	T3-T5	T4
1h	.25-5	0.38	100%	Ramble	T3-T5	T3
TOTALS		6.85	7.96% Of Project Area / 86.22 Ac.			

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 lcoated 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.



LAKELAND PLACE at FAIRFAX CROSSING
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RANSON, WEST VIRGINIA

CIVIC STANDARDS
Scale 1" = 500'

Plotted: Aug 14, 2024 at 5:58am
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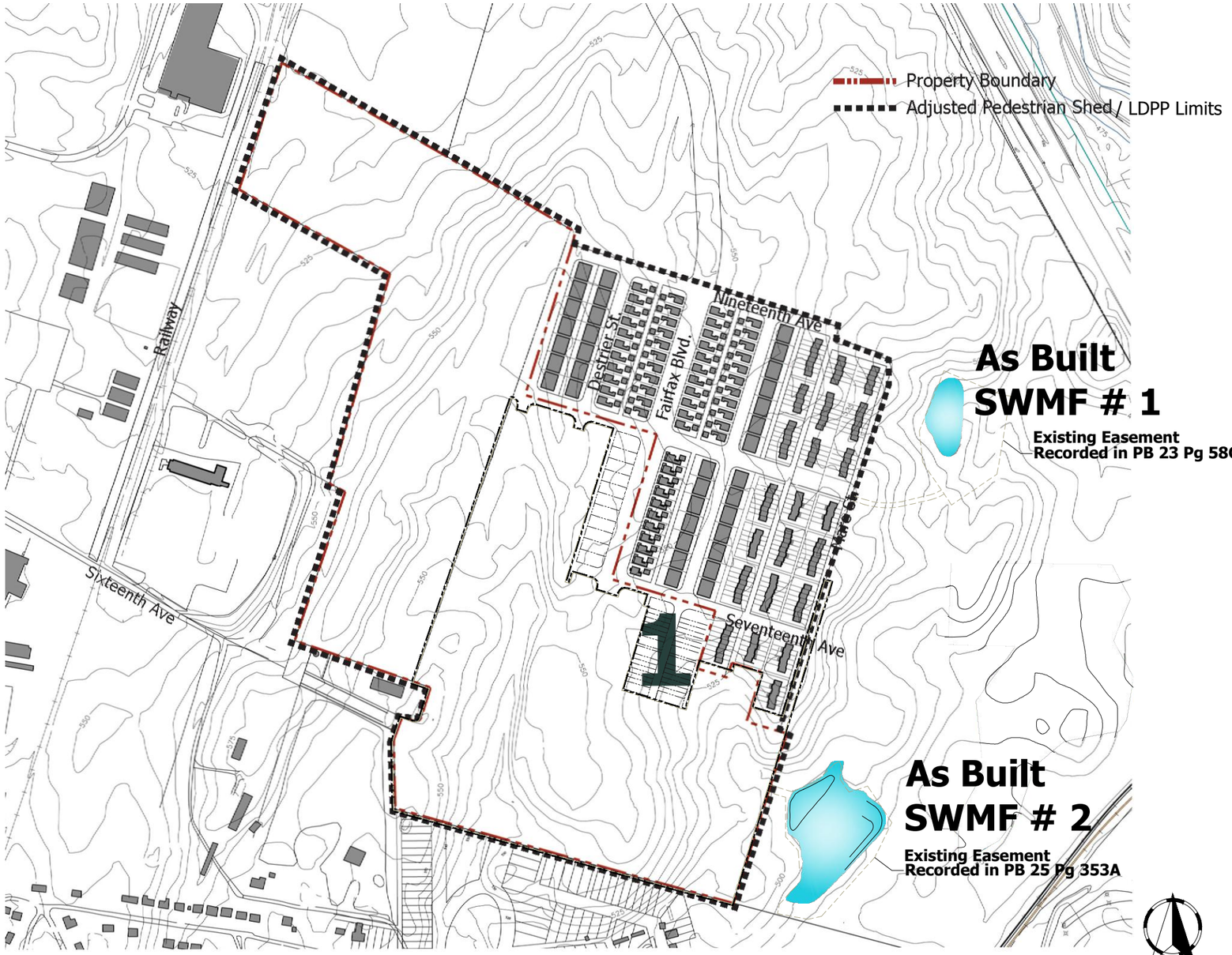
STORMWATER

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.



LAKELAND PLACE at FAIRFAX CROSSING RANSON, WEST VIRGINIA

LAND DEVELOPMENT PLAN AND PLAT APPLICATION

STORMWATER AND UTILITIES

Scale 1" = 500'

Plotted: Aug 14, 2024 at 5:08am
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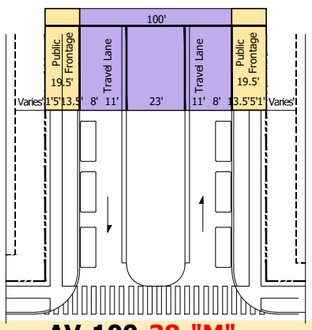
Street Location
Street Map Color

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

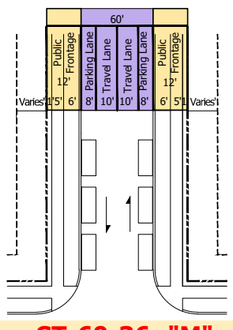
THOROUGHFARE TYPES

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

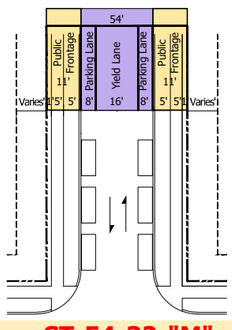
Fairfax Blvd.



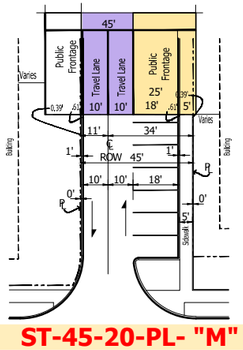
16th. Ave.
Foal Street
Destrier Street & Lloyds Landing



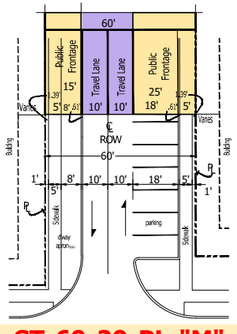
Lloyd Property Streets
Only



Alley # 3
Parking Lot



Stallion Street
Steed Street
Mare Street



	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 **RANSON, WEST VIRGINIA**
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

ASSEMBLIES
Scale : N.T.S.

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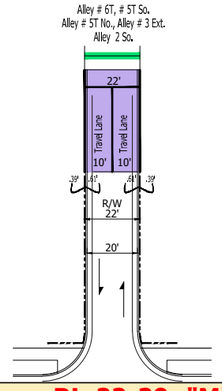
For application purposes only !

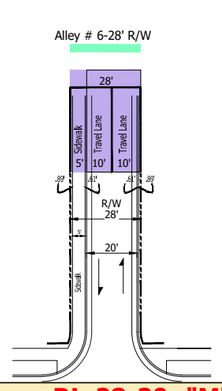
Street Location
Street Map Color

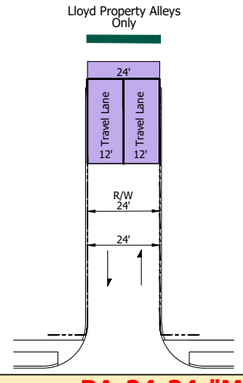
KEY ST-57-20-BL
Thoroughfare Type
Right of way width
Pavement Width
Transportation

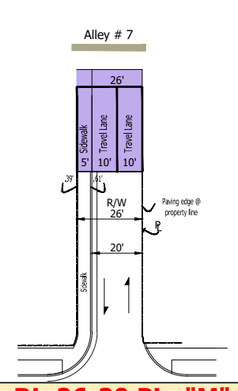
THOROUGHFARE TYPES

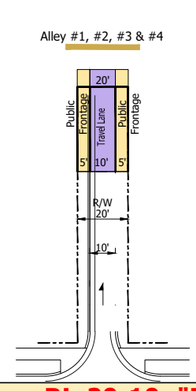
Avenue	AV
Commercial Street	CS
Drive	DR
Street	ST
Rear Alley	RA
Rear Lane	RL

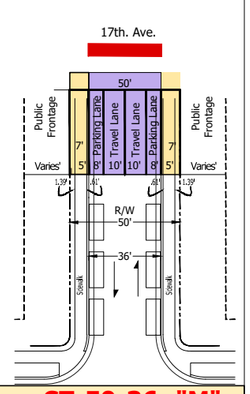












Assembly Designation		**RL-22-20 -"M"**	**RL-28-20 -"M"**	**RA-24-24-"M"**	**RL-26-20.PL -"M"**	**RL-20-10 -"M"**	**ST-50-36 -"M"**
Thoroughfare Type		Alley	Alley	Street	Alley	Alley	Street
Transect District		T2, T3, T4, T5	T2, T3, T4, T5	T2, T3,T4, T5	T2, T3, T4, T5	T4, T5	T2, T3, T4
Right-of-Way Width		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 way @10 ft.
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 *
	Curb Type	Radius	Radius	Radius	Radius	Radius	Radius
	Radius	10ft.	10ft.	10ft.	10ft.	10ft.	25 ft.
Walkway	Width	n/a	n/a	n/a	n/a	n/a	5 ft.
	Surface	n/a	n/a	n/a	n/a	n/a	Concrete
	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
	Species	n/a	n/a	n/a	n/a	n/a	Alternating
	Spacing	n/a	n/a	n/a	n/a	n/a	30 ft. o.c. avg.
	Surface	grass	grass	grass	grass	grass	Ground cover or grass
	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.
	Lighting Type	n/a	n/a	n/a	n/a	n/a	Pipe, Column
	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 **RANSON, WEST VIRGINIA**

LAND DEVELOPMENT PLAN AND PLAT APPLICATION

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PIEDMONT
DESIGN GROUP

5283 Corporate Drive, Suite 300
Frederick, Maryland 21703
(P) 301-695-6614 (F) 301-695-6645
www.piedmontdesigngroup.com

September 12, 2024

Ms. Reilley Stanley, Planner
City of Ranson
312 S. Mildred St.
Ranson, WV 25438

Re: Fairfax Crossing at Lakeland Place
Project # 22-77-CD
Review letter dated 8/21/2024

Dear Ms. Stanley:

The following is a point by point response to the aforementioned review :

1. We have added site areas to plat cover, and sheets 3 & 4;
2. We have added the existing street easements to sheet 3;

3. From sheet 6:

Table 3 Compliance:

COMMUNITY 1: VILLAGE – MEDIUM INTENSITY

T ZONES			
	Acreage	Percentage	
T1	1.36	1.60%	N/A
T3	17.94	20.80%	30% Max.
T4	49.33	57.22%	30-60%
T5	17.57	20.38%	5-25%
Net Site Area	86.22	100.%	

It looks like the comment in regards to percentage not being within the Code do appear to be in compliance with the Smart Code table 3 (see attached.)

Please review the enclosed. If you have any questions, feel free to email me at peterandrulis@gmail.com or call me at (717) 333-0388.

Sincerely,
PIEDMONT DESIGN GROUP, LLC

Peter S. Andrulis, RLA
Senior Land Planner

TABLE 2. COMMUNITY UNIT CONFIGURATION

COMMUNITY UNIT	INTENSITY	LOCATION	ACREAGE	PEDESTRIAN SHED (TABLE 4)			
				SHP	SP	LSP	LP
HAMLET	LOW	Hamlets should be situated along or adjacent to regional thoroughfares, and are usually standing free in the landscape.	10 – 30	■			
	MEDIUM		20 – 50	■	■		
VILLAGE	LOW	Villages should be situated adjacent to towns and cities, along or adjacent to existing regional thoroughfares and transit that will support a medium intensity, mixed-use neighborhood.	40 – 100	■	■		
	MEDIUM		80 – 160		■	■	
	HIGH		100 – 200		■	■	
TOWN CENTER	LOW	Town centers should be situated adjacent to existing neighborhoods, along or adjacent to existing regional thoroughfares and transit that will support an urban, mixed-use center.	40 – 100		■		
	MEDIUM		80 – 160		■	■	■
	HIGH		100 – 200			■	■

TABLE 3. SC-NC PLAN REQUIREMENTS

TYPE	INTENSITY	TRANSECT DISTRICT PERCENTAGES							CIVIC SPACE PERCENTAGE	BLOCK SIZE
		T1	T2		T3	T4		T5		
			R	O	R	L	O	L	O	
HAMLET	LOW	30% max.	10 – 30%	10 – 20%	10 – 30%	10 – 20%	10% max.	n/a	n/a	5 – 20%	8 – 10 acres
	MEDIUM	20% max.	10 – 20%	20 – 30%	10 – 20%	10 – 30%	10% max.	n/a	n/a	5 – 20%	8 – 10 acres
VILLAGE	LOW		50% max.	50% max. *	10 – 30%	30 – 60%	10% max.	10% max.	20% max.	5 – 20%	5 – 8 acres
	MEDIUM		40% max.		30% max.	30 – 60%	20% max.	20% max.	5 – 25%	5 – 20%	5 – 8 acres
	HIGH		30% max.		20% max.	40 – 60%	30% max.	30% max.	10 – 30%	5 – 20%	5 – 8 acres
TOWN CENTER	LOW				30% max.	40 – 60%	20% max.	20% max.	10 – 20%	5 – 20%	5 acres max.
	MEDIUM				20% max.	40 – 60%	30% max.	30% max.	20 – 30%	5 – 20%	5 acres max.
	HIGH				10% max.	30 – 40%	20% max.	40% max.	30 – 40%	5 – 20%	5 acres max.

* Note: Village T2-O maximums may contribute to T4 minimums.

LAND DEVELOPMENT PLAN AND PLAT

CRC REPORT
Lakeland Place at Fairfax Crossing

Land Development Plan and Plat
PROJECT: 24-37-LDPP

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

Application Information

Applicant: Piedmont Design Group, LLC, Michael Wiley
Property Owner: Fairfax Crossing Real Estate, LLC, Edward Scott

Project Description

This application is for revisions to the previously approved LDPP.

Location and Site Information

Location: Lakeland Place at Fairfax Crossing
Gross Site Area: 36.44-acre Residue A area only

Sufficiency Review

All those who wish to engage in any business activity, regardless of where they live are required by the City of Ranson to apply for a business license. You can apply by mail or in person for a City Business License. For your convenience, the Business License Application is available online at the City's website or by calling 304-725-1010.

Piedmont Design Group, LLC need to renew their Ranson City Business License and talk to our Finance Department about delinquent taxes owed.

Engineering & Planning Review

1. Please include the total area of the site on the Plat Cover Sheet (Sheet 1) and Existing Condition Sheet (Sheet 3- 4).
2. Please include locations and widths of any existing easements and widths of existing improved or unimproved streets and alleys in the Existing Conditions Sheet (Sheet 3).
3. Per the Code of Ordinance Chapter 19A Article 3 Table 3, the T4 Transect District acre percentage must be inside the range of 20-50%. The Plat proposes a 57.22%-acre percentage to the T4 Transect District. (Sheet 6)

Addressing Review

No comments.

Next Steps

If there are any questions, please contact Reiley Stanley, rstanley@ransonwv.us, 304-724-3861 to set up a meeting.

Thank you,
City of Ranson
Community Development Department

AGENDA ITEM IV.9

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing - accepting public comments on a petition to rezone the following parcels 08000800290000 and 08000800280000 (consisting of 7.434 acres) located off Jefferson Terrace Rd from Urban Commercial (Retired Zoning) to Highway Commercial.

ATTACHMENTS:

Legal Notice for Rezoning SHENDO parcels (1).docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

The Ranson Planning Commission will hold a public hearing on May 11, 2026 at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on a petition to rezone the following parcels 08000800290000 and 08000800280000 (consisting of 7.434 acres) located off Jefferson Terrace Rd from Urban Commercial (Retired Zoning) to Highway Commercial. Upon recommendation and approval of the zoning map amendment by the Ranson Planning Commission, an ordinance amending the zoning map will be presented to the City Council for two readings.

Copies of the proposed zoning amendment are available upon request from the Community Development Department. All persons are invited to attend and make comments about the proposed amendment. If you cannot attend but wish to comment, you may write to the following address prior to May 8, 2026: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV, 25438 or cityclerk@ransonwv.us. Written comments received prior to May 8, 2026, will be provided to the Planning Commission and inserted into the official record.

AGENDA ITEM IV.10

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Consideration - 26-11-REZ- a petition to rezone the following parcels 08000800290000 and 08000800280000 (consisting of 7.434 acres) located off Jefferson Terrace Rd from Urban Commercial (Retired Zoning) to Highway Commercial.

ATTACHMENTS:

CRC 26-11-REZ 5.4.26.docx
26-11-REZ-Title Commitment - Ranson Property.pdf
26-11-REZ application overview.pdf

Rezoning
CRC REPORT

Unopaseano Commercial Parcels

PROJECT: 26-11-REZ

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

Brook Perry, Project Manager
Integrity Federal Services

Project Description

Unopaseano Commercial Parcels Rezoning Application is for a 7.434-acre development site comprised of two parcels. The site is currently zoned in the Traditional New Development (TND) Urban Commercial Mixed Use (UCX). The property is requesting a rezoning to the Highway Commercial Zoning District given its vicinity to US Route 340 and intended commercial uses.

Location and Site Information

Location: Jefferson Terrace off US Route 340
Current Zoning: Urban Commercial Mixed Used (UCX) – (retired zoning)
Gross Site Area: 7.434 acres

Engineering & Zoning Review

No comments.

Next Steps

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

Thank you,
City of Ranson
Community Development Department

Fidelity National Title Insurance Company

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIDELITY NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT – READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I – Requirements; Schedule B, Part II – Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I – Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

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h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I – Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I – Requirements;
f. Schedule B, Part II – Exceptions; and
g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
i. comply with the Schedule B, Part I – Requirements;
ii. eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
iii. acquire the Title or create the Mortgage covered by this Commitment.
b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
e. The Company is not liable for the content of the Transaction Identification Data, if any.
f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I – Requirements have been met to the satisfaction of the Company.
g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM
a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

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b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
d. The deletion or modification of any Schedule B, Part II – Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
P.O. Box 45023, Jacksonville, FL 32232-5023

By:_____
President

By:_____
Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: Steptoe & Johnson PLLC
Issuing Office: 1250 Edwin Miller Boulevard, Suite 300
Martinsburg, WV 25404
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: MA281250.00879
Issuing Office File Number: MA281250.00879
Property Address: 6.4 acres and 1.034 acres, Charles Town, WV 25414
Revision Number:

SCHEDULE A

1. Commitment Date: April 14, 2026 at 9:00 AM
2. Policy to be issued:
   (a) 2021 ALTA Owner's Policy
   Proposed Insured: **Papermill Development Group LLC, a Virginia Limited Liability Company**
   Proposed Amount of Insurance: **$1,200,000.00**
   The estate or interest to be insured: **fee simple**
   (b) 2021 ALTA Loan Policy
   Proposed Insured: **TBD**
   Proposed Amount of Insurance: **$1.00**
   The estate or interest to be insured: **fee simple**
3. The estate or interest in the Land at the Commitment Date is:
   fee simple
4. The Title is, at the Commitment Date, vested in:
   Unopaesano LLC, a West Virginia limited liability company
5. The Land is described as follows:
   See Exhibit A attached hereto and made a part hereof.

STEPTOE & JOHNSON PLLC
1250 Edwin Miller Boulevard, Suite 300,
Martinsburg, WV 25404
Telephone: (304) 263-6991

Countersigned by:

Steptoe & Johnson PLLC, License #

FIDELITY NATIONAL TITLE INSURANCE COMPANY
P.O. Box 45023, Jacksonville, FL 32232-5023

By:_____
President

By:_____
Secretary

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SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   Duly authorized and executed Deed from Unopaesano LLC, a West Virginia Limited Liability Company, to Papermill Development Group LLC, a Virginia Limited Liability Company, to be executed and recorded at closing.

   Duly authorized and executed Deed of Trust from Papermill Development Group LLC, a Virginia Limited Liability Company, to TBD, securing its loan in the amount of $1.00.

5. Cancellation and release of record of that certain Credit Line Deed of Trust given by Unopaesano LLC to Tasha Keller Catrow, Trustee, securing Lawrence Brockman in the original amount of $40,000.00, dated November 17, 2011 and recorded in Deed of Trust Book No. 1869, at page 416 . (Applicable to Parcel I)

6. Cancellation and release of record of that certain Credit Line Deed of Trust given by Unopaesano LLC to Tasha Keller Catrow, Trustee, securing Jeffrey Carpenter in the original amount of $280,000.00, dated November 17, 2011 and recorded in Deed of Trust Book No. 1869, at page 437 . (Applicable to Parcel I)

7. Cancellation and release of record of that certain Credit Line Deed of Trust given by Unopaesano LLC to Tasha Keller Catrow, Trustee, securing Tommy B. Lipscomb in the original amount of $50,000.00, dated November 17, 2011 and recorded in Deed of Trust Book No. 1869, at page 458 . (Applicable to Parcel I)

8. Cancellation and release of record of that certain Intercreditor Agreement by and between Lawrence Brockman, Jeffrey Carpenter, Tommy B. Lipscomb, and Unopaesano LLC, dated July 17, 2011 and recorded in Deed Book No. 1103, at page 68 . (Applicable to Parcel I)

9. Cancellation and release of record of that certain Deed of Trust given by Unopaesano LLC to Katherine N. Ridgeway, Trustee, securing B. Lee Snyder in the original amount of $14,000.00, dated May 1, 2018 and recorded in Deed of Trust Book No. 2182, at page 604 . (Applicable to Parcel I)

10. Cancellation and release of record of that certain Deed of Trust given by Unopaesano LLC to E. Adelaide Crawford, Trustee, securing B. Lee Snyder in the original amount of $23,330.26, dated July 17, 2023 and recorded in Deed of Trust Book No. 2514, at page 731 . (Applicable to Parcels I and II)

11. Receipt by the Company of Owner's Affidavit executed by Unopaesano LLC.

12. Payment of real estate taxes for the year 2025 . (Applicable to Parcels I and II)

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SCHEDULE B, PART II – Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

4. Rights or claims of parties in possession not shown by the public records.

5. Roads, ways, streams or easements, if any, not shown of record, riparian rights and the title to any filled-in lands.

6. Title to the coal, oil, gas and other minerals underlying the land and all subterranean and surface rights and easements incident thereto.

7. Anything herein to the contrary notwithstanding, this policy does not insure the quantity of, square footage and/or acreage of the property described on Schedule A hereto.

8. Taxes or special assessments which are not shown as existing liens by the public records.

9. All assessments and taxes for the year 2026 and subsequent years not yet due and payable.

10. Unlocated easement granted to Sanitary Associates Limited Partnership, as more fully set forth in a deed dated August 12, 1976 and recorded in Deed Book No. 411, at page 647 . (Applicable to Parcels I and II)

11. Unlocated easement granted to Sanitary Associates Limited Partnership, as more fully set forth in a deed dated March 15, 1977 and recorded in Deed Book No. 420, at page 112 . (Applicable to Parcels I and II)

12. Unlocated easement granted to The Potomac Edison Company, by instrument dated June 15, 1977 and recorded in Deed Book No. 424, at page 191 . (Applicable to Parcels I and II)

13. Unlocated easement granted to Sanitary Associates, as more fully set forth in a deed dated December 13, 1977 and recorded in Deed Book No. 433, at page 344 . (Applicable to Parcels I and II)

14. Unlocated easement granted to The Potomac Edison Company, by instrument dated August 24, 1979 and recorded in Deed Book No. 472, at page 1 . (Applicable to Parcels I and II)

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15. Unlocated easement granted to Shenandoah Lanes, Incorporated, as more fully set forth in a deed dated March 7, 1984 and recorded in Deed Book No. 522, at page 605 . (Applicable to Parcels I and II)

16. Unlocated easement granted to Herbert P. Sole, et al., as more fully set forth in a deed dated July 26, 1984, and recorded in Deed Book No. 534, at page 307 . (Applicable to Parcels I and II)

17. Reservation of right to discharge surface and runoff waters in the drainage ditch located on the insured premises, as more fully set forth in a deed recorded in Deed Book No. 543, at page 219 . (Applicable to Parcel II)

18. Reservation of easement across the insured premises, and the reservation to discharge waters in the drainage ditch located on the insured premises, as more fully set for in a deed dated March 21, 1986 and recorded in Deed Book No. 554, at page 196 . (Applicable to Parcel II)

19. Unlocated easement granted to The Potomac Edison Company, by instrument dated June 4, 1986 and recorded in Deed Book No. 565, at page 421 . (Applicable to Parcel II)

20. Unlocated easement granted to The Potomac Edison Company, by instrument dated April 6, 1988 and recorded in Deed Book No. 601, at page 657 . (Applicable to Parcel II)

21. Easement granted to Donald E. Walker for the benefit of Parcel I, as more fully set forth in that certain Deed of Easement dated February 29, 1988 and recorded in Deed Book No. 619, at page 593 . (Applicable to Parcel II)

22. Easement granted to Terri A. White and P. Eugene Capriotti, as more fully set forth in that certain Easement Exchange Agreement dated April 25, 2012 and recorded in Deed Book No. 1110, at page 202 . (Applicable to Parcel I)

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EXHIBIT "A"

The Land referred to herein below is situated in the County of Jefferson, State of West Virginia and is described as follows:

Situate in Ranson Corporation, Jefferson County, West Virginia:

PARCEL I:

BEING all of that 6.400 acres parcel of real estate designated "Residue 6.400 Acres" on a plat entitled "Residue of 10.398 Acre Parcel", made by Appalachian Surveys, Inc., dated December 2, 1988 and recorded in the Office of the Clerk of the County Commission, Jefferson County, West Virginia, in Plat Book 7, at Page 116. TOGETHER WITH those easements recorded in the aforesaid Clerk's Office in Deed Book 619, at Page 590, Deed Book 619, at Page 593 and in Deed Book 619, at Page 597.

FURTHER TOGETHER WITH a fifty (50) foot wide easement as more fully set forth in that certain Deed of Easement dated June 8, 1977 and recorded in the aforesaid Clerk's office in Deed Book No. 543, at page 210.

Current vesting deed: Deed Book No. 1101, at page 495
Tax Map 8, Parcel 28; Tax Account No. 00024922

PARCEL II:

BEGINNING at a common corner with North Gate Limited Partnership and a corner with Second Street, but also being known as Point 201 on a plat made by Dewberry dated March, 2006; thence with the northern limit of Second Street NW 64 18 26 392.50' to a point and a common corner with Walker (Point 200); thence leaving Second Street and with Walker NE 74 11 14 346.50' to Point 209, a common corner with North Gate; thence with North Gate SE 04 23 19 265.37' to the point of beginning containing 1.034 acres.

TOGETHER WITH a fifty (50) foot wide easement as more fully set forth in that certain Deed of Easement dated June 8, 1977 and recorded in the aforesaid Clerk's office in Deed Book No. 543, at page 210.

FURTHER TOGETHER WITH those easements set forth in that certain Deed dated July 24, 1985 and recorded in the aforesaid Clerk's office in Deed Book No. 543, at page 219.

FURTHER TOGETHER WITH those easements forth in that certain Deed dated March 21, 1986 and recorded in the aforesaid Clerks' office in Deed Book No. 554, at page 196.

Current vesting deed: Deed Book No. 1281, at page 250
Tax Map 8, Parcel 29; Tax Account No. 00024923

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Unopaseano
Commercial Parcels

APPLICATION FOR ZONING MAP AMENDMENT

CITY OF RANSON
WEST VIRGINIA

April 17, 2026

Prepared By:
INTEGRITY FEDERAL SERVICES

Prepared For:
PAPERMILL DEVELOPMENT, LLC

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Table of Contents

Part 1 Executive Summary

Part 2 Property Information

Part 3 Proposed Uses

Part 4 Adjacent Lands

Part 5 Transportation and Utilities

Part 6 Comprehensive Plan Compatibility

SUPPLEMENTAL INFORMATION

Exhibit 1 – Existing Conditions

Exhibit 2 – Existing Land Use & Zoning

Exhibit 3 – Proposed Land Use & Zoning

Exhibit 4 – Boundary Exhibit



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Part 1 – Executive Summary

Introduction. The applicant seeks a rezoning for the approximately 7.434 acre tract of real Property (as further described in this Application, the "Property"). The current zoning of the Property falls within the retired Traditional New Development (TND) district of Urban Commercial Mixed Use (UCX). The property is proposed to be rezoned from the retired district to the complimentary Highway Commercial zoning district. Please see *Exhibit 2 – Existing Land Use & Zoning* for the area to be rezoned.

The requested rezoning is consistent with the goals of Ranson's Comprehensive Plan, which acknowledges the importance of utilizing existing infrastructure as well as leveraging opportunities for commercial development.

The Highway Commercial zone is easy to implement and administer, which benefits the City of Ranson and provides transparency for prospective business owners. The property is situated just north of US Rt 340, and has access to both the signalized intersection to Rt. 340, as well as Patrick Henry Way. The Property also benefits from access to both water and sewer utility lines, and overhead electric.

The owner is under contract with a commercial development group for the purchase of this property, and as part of such sale seeks to preserve the currently vested right to develop the parcels commercially, as was intended upon their annexation.

Due to the retirement of the Traditional New Development (TND) districts by the City in 2012, the Property requires a rezoning to bring it into one of the currently adopted zoning districts.

History. In 2012, the Property's zoning designation of Urban Commercial Mixed Use (UCX) was retired upon the city's move towards SmartCode. This was completed with the adoption of Ranson's new zoning ordinance. The action of adopting the new zoning ordinance did not replace nor change the zoning for the Property.

The zoning designation of UCX sought to foster development of the Property for commercial use, due to its proximity to Rt. 340 and Patrick Henry Way, and access to utilities.

Basis for Rezoning. The request to rezone from the retired UCX district to Highway Commercial (HC) is consistent with the existing zoning of the property.

The Ranson Municipal Code provides that "[b]efore amending the zoning ordinance, the city council with the advice of the planning commission, must find that the amendment *is consistent with the adopted comprehensive plan".*[1]

The rezoning request is consistent with the overarching goals of Ranson's 2024-2034 Comprehensive Plan, and would be considered an under-scrutinized property per the Future Land Use Map (FLUM). The FLUM calls for the Property to be designated for "Parks/Open space", a category that conflicts with the current and historical zoning and development rights of the Property.

The zoning map included in the comprehensive plan identifies the Property as being zoned "T1 – Natural Area", a SmartCode zone. This is a clear error. This parcel has never processed an owner nor City initiated rezoning to a SmartCode district. This incorrectly depicted zoning designation likely heavily influenced the Property's designation on the Future Land Use Map when developing the Comprehensive Plan. This parcel does not contain any environmentally significant features fit for preservation such as wetlands, streams, or forests, and is not well located for a Park due to the existing adjoining land uses.

It is our professional opinion that the FLUM category of "General Commercial" would have better reflected the current development rights afforded to the Urban Commercial Mixed Use district, as well as the Property's potential for commercial development in close proximity to major transportation routes. A rezoning to any district that disallows commercial use would be considered a down-zoning of the Property.

The features of the Property are aligned with the "General Commercial" FLUM category which states *"the General Commercial category applies to areas along Ranson's main arteries that meet the day-to-day commercial needs of nearby neighborhoods. This category encompasses a broad range of uses, from general retail and service industries to automotive services, institutional spaces, and offices."*

The acreage's access to a signalized intersection with Rt. 340 and additional access to Patrick Henry Way, makes this an ideal location for commercial development to occur. These features align themselves with the description of the General Commercial FLUM category above, and the uses allowed under the Highway Commercial (HC) zoning district.

This is supported by the Land Use Goals and Actions identified in the 2024-2034 Comprehensive Plan. Specifically, the Goal to "[o]ptimize land use to support efficient transportation and infrastructure."

[1] *See* City of Ranson Municipal Code §19-19(c)(1) (https://library.municode.com/wv/ranson/codes/code_of_ordinances?nodeId=PTIITHCO_CH19ZO_S19-19AM).

Part 1 – Executive Summary

Zoning Summary. Ranson will benefit both economically and socially from the development of the Property as permitted under the Highway Commercial zoning district. The rezoning from the retired Urban Commercial Mixed Use to Highway Commercial will provide the transparency needed to effectively market the parcels for commercial use. A rezoning to any district that disallows commercial use, such as SmartCode - T1, would be considered a down-zoning of the Property.

The following sections of this Application further demonstrate that the proposed zoning map amendment aligns with the highest and best use of the Property, and offers benefits to the City of Ranson:

Proposed Use – Commercial development, aligned with the HC district. It is envisioned that these parcels will be developed for an equipment rental facility.

Benefit Analysis – Ranson and Jefferson County face a shortage of Highway Commercial (HC) zoned land. The proposed zoning map amendment is poised to provide commercial development in an already commercial area, and increase the opportunity for a strong commercial tax base within the City of Ranson. Highway Commercial (HC) zoning will provide immediate opportunities for economic development, providing essential goods and services adjacent to complimentary Highway Commercial uses such as Motel 6 and 84 Lumber.

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

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

- The Property will be served by public water and sewer through a regulated utility. The development of the site does not require any onsite wells, and all wastewater is conveyed to the City of Charles Town for treatment. The development is expected to utilize gravity sewer that will not require the addition of any new pumpstations.
- All development will be fully regulated by federal, state and local environmental laws. No significant environmental features exist on the property, such as wetlands, streams, or forests.
- The proposed zoning map amendment does not include any provisions that would negatively impact environmentally sensitive areas or permit a more intense use of the land than previously permitted under the current Urban Commercial Mixed Use (UCX) district.
- Proximity to Rt 340 & Patrick Henry Way ensures convenient access to the Property for customers, and use of the Property in a harmonious nature with the surrounding parcels.

Conclusion. The Property's application for a zoning map amendment to the Highway Commercial (HC) District meets all standards required for approval. The Property is suitable for commercial use, is supported by existing infrastructure, and does not negatively impact low-income communities. The proposed rezoning is supported by the newly adopted 2024-2034 Comprehensive Plan. Taking these factors into account, the applicant respectfully requests the zoning map amendment be approved by the City of Ranson.

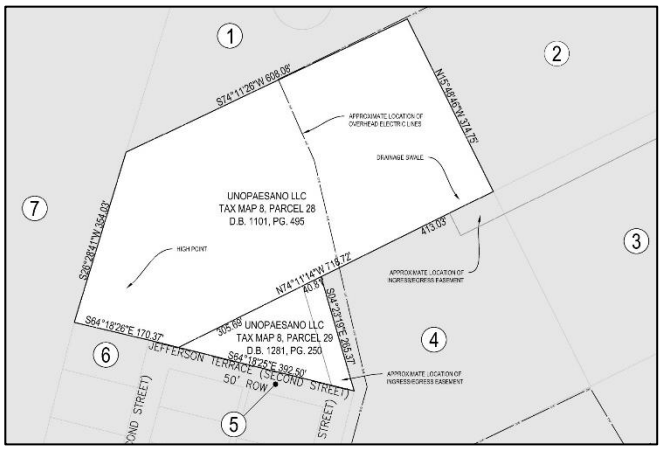
Part 2 – Property Information

PARCEL DESCRIPTION

City of Ranson (District 8)
Tax Map 8, Parcel 28
DB 1101 Page 495
6.4 Acres

City of Ranson (District 8)
Tax Map 8, Parcel 29
DB 1281 Page 250
1.034 Acres

7.434 acres total to be rezoned to Highway Commercial



See Exhibit 4 – Boundary Exhibit for full scale image

The Property is located just North of US Route 340, adjacent to Motel 6 and Jefferson Terrace. Access is provided via private easements onto Rt. 340 and Patrick Henry Way.

The parcel is predominantly comprised of a vacant field, with scattered rock outcroppings and trees situated throughout.

There are no permanent structures located on the property. The northern parcel is bisected by a Potomac Edison Overhead Utility Line and associated easement running Southeast to Northwest.

The parcel gradually slopes from Southeast to West, with an approximate elevation change of 22 feet.

The Property has been vacant since it was originally cleared by the previous owner in 2009. Prior to 2009 it was forested.

There are no FEMA floodplains, wetlands, or streams mapped on the parcel.

Topography

The Property features gently sloped topography, with its Southern and Eastern edge elevated higher than the Western portion. A drainage swale runs along the southern boundary of parcel 28, adjacent to Motel 6. This swale continues east along the Apartment parcel boundary towards Patrick Henry Way.

Rock outcroppings can be seen scattered throughout the Property, often surrounded by a small grove of trees. The highest point reaches an elevation of 470', while the lowest point sits at 448'. Slopes across the Property remain under 10%.



Part 3 – Proposed Uses

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

Permitted Uses By Right

1. Animal hospitals
2. Antique shops
3. Appliance sales and repair
4. Apiaries and bees.
5. Art galleries
6. Assembly halls, gymnasiums, and similar facilities
7. Auction sales (not livestock)
8. Auto parts and accessories sales
9. Automobile service stations
10. Automobile and truck sales and rentals
11. Automobile repair and paint shops
12. Automobile washing facilities
13. Bakeries
14. Banks and other financial institutions
15. Barber and beauty shops
16. Book and stationery stores
17. Bowling alleys
18. Candy and ice cream shops
19. Carpet, rug and linoleum stores
20. Catalog sales stores
21. Churches and customary related uses
22. Craft and novelty stores
23. Convenience stores with or without gas pumps
24. Customary accessory uses
25. Delicatessens
26. Department stores
27. Dry cleaning stores and plants
28. Farm and garden supplies stores
29. Farmers markets and produce stands
30. Fast food restaurants with no more than one drive-through window.
31. Fish and meat markets
32. Florists
33. Funeral homes
34. Furniture stores
35. Garden supplies sales
36. Gift shops
37. Government offices, services, amenities
38. Grocery stores
39. Hobby shops
40. Jewelry stores
41. Libraries
42. Locksmiths
43. Lodges and offices of fraternal, civic, professional and service organizations
44. Medical and dental offices
45. Medical cannabis dispensary
46. Mobile home sales lots
47. Motels
48. Music and musical instrument shops
49. Newspaper publishing
50. Offices—Business, financial, government, professional
51. Office equipment and supplies sales
52. Opticians and optometrists
53. Other retail stores and establishments
54. Outdoor recreational uses such as miniature golf, batting cages and similar uses
55. Paint and wallpaper stores
56. Parking lots and garages
57. Pawn shops
58. Pet shops (indoor only)
59. Pharmacies
60. Photographic studios
61. Physical fitness and health services establishments
62. Private clubs
63. Real estate sales and rentals
64. Restaurants
65. Retail clothing stores
66. Secondhand stores and swap shops
67. Schools of art, dance and music
68. Seed and feed stores
69. Self-storage facilities
70. Sewing machine stores
71. Shoe sales and repair shops
72. Skating rinks
73. Sporting goods stores
74. Tailors and seamstresses
75. Taxi stands
76. Theaters (indoor)
77. Tire recapping and retreading
78. Toy stores
79. Transit terminals for passengers and light freight
80. Vocational trade schools
81. Variety stores

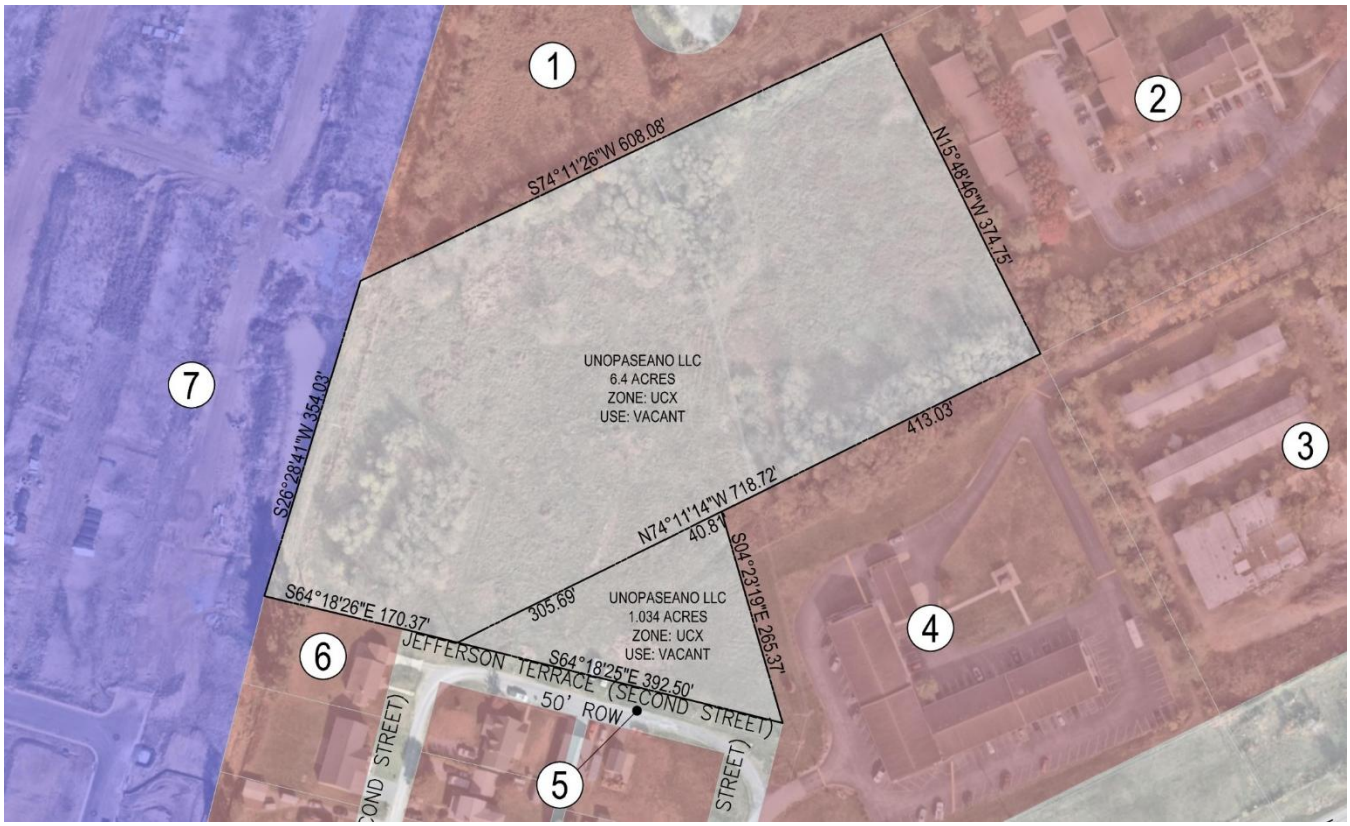
Part 4 – Adjacent Lands

The Highway Commercial zone on the Property is well suited in terms of compatibility with the existing neighbors. There is a vacant business park to the North of the Property, existing single-family homes to the West (Ranson Heights Subdivision), a single family live/work subdivision to the South (Jefferson Terrace), Motel 6 to the South East, and a commercially rented apartment complex and former Lumber Yard to the East.

The residential potential of this area has been reached, and the uses on the balance of the land are aligned with highway commercial district. The parcel is largely surrounded by Residential Light Industrial Commercial zoned parcel, that allow a variety of uses from medium-high density residential to light industrial.

Existing Land Uses per State & County Tax Record

Adjacent Property Information								
Ref. #	**District**	**Map**	**Parcel**	**Adjacent Property Owner**	**Zone**	**Use**	**Deed Book**	**Deed Page**
1	2	8C	2	CANTOR HOLLOW LLC	RLIC (County)	Commercial	1318	442
2	2	8	29.7	PATRICK HENRY WAY LTD PTN	RLIC (County)	Commercial	932	643
3	2	8	29.5	JMAZ LLC	RLIC (County)	Commercial	1045	301
4	2	8	29.8	SAIGURU LLC	RLIC (County)	Commercial	1215	441
5	N/A	N/A	N/A	JEFFERSON TERRACE (SECOND STREET) RIGHT OF WAY	RLIC (County)	N/A	N/A	N/A
6	2	8A	1	WEESE RENTALS LLC	RLIC (County)	Residential	1294	615
7	2	8	27	FORESTAR USA REAL ESTATE GROUP INC	SmartCode	Residential	1323	433



Part 5 – Transportation & Utilities

Route 340 and Patrick Henry Way

The Property is served by an ingress/egress easment over Jefferson Terrace (aka Second Street) to access US Route 340, and an ingress/egress easement over the lands of 84 Lumber, currently also used for Motel 6, to access Patrick Henry Way. These easements provide direct access to the major transportation corridors in the area. The Property's location ensures convenient access for commercial customers without increasing the traffic burden on City of Ranson maintained roads.

Water and Sewer

The Property has access to both public water and sanitary sewer utilities located in the CTUB service area. These utilities possess adequate capacity for the site's development. Both utilities are expected to be gravity fed and will not require the addition of any new pumpstations.

Electrical and Communications

Potomac Edison Overhead Utility Lines are located on site. These utilities will support commercial development on the Property.

Proximity to Rt 340 & Patrick Henry Way ensures convenient access to the Property for customers, and the use of the Property is aligned with the surrounding commercial enterprises.

The zoning map amendment does not include any provisions that would negatively impact environmentally significant areas, or permit a more intense use of the land than permitted under the current Urban Commercial Mixed Use (UCX) district.



US Route 340 Intersection



Patrick Henry Way Entry

Part 6 – Comprehensive Plan Compatibility

The 2024-2034 Ranson Comprehensive Plan supports the proposed zoning map amendment through its text, goals, actions, and the location of the Property in the direct vicinity of US Route 340.

The guidance provided by the Comprehensive Plan must be used to evaluate the proposed zoning amendment.

The following citations are taken from the 2024-2034 Ranson Comprehensive Plan.

Chapter 1 – Introduction

Ranson Vision

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

The development of this acreage under the HC zoning district would provide prime real estate to facilitate meeting Ranson's retail market demand identified in the Retail Market Analysis performed by Gibbs Planning Group located along the major transportation corridor of US Rt. 340.

Chapter 3 – Land Use

Future Land Use Map, General Commercial

The General Commercial category applies to areas along Ranson's main arteries that meet the day-to-day commercial needs of nearby neighborhoods. This category encompasses a broad range of uses, from general retail and service industries to automotive services, institutional spaces, and offices.

The Property is an under-scrutinized property per the Future Land Use Map (FLUM). The FLUM calls for the Property to be designated for "Parks/Open space", a category that conflicts with the current and historical zoning and development rights of the Property.

The zoning map included in the comprehensive plan identifies the Property as being zoned "T1 – Natural Area", a SmartCode zoning district. This is a clear error. The Property has never processed an owner nor City initiated rezoning to a SmartCode district.

This incorrectly depicted zoning designation likely heavily influenced the Property's designation on the Future Land Use Map as "Parks/Open space", as it is the only allowable use in the T1 district.

This parcel does not contain any environmentally significant features fit for preservation such as wetlands, streams, or forests, and is not well located for a Park due to the existing adjoining land uses.

It is our professional opinion that the FLUM category of "General Commercial" would have better reflected the current development rights afforded to the Urban Commercial Mixed Use (UCX) district, as well as the Property's potential for commercial development in close proximity to major transportation routes. A rezoning to any district that disallows commercial use would be considered a down-zoning of the Property.

The acreage's access to a signalized intersection with Rt. 340 and additional access to Patrick Henry Way, makes this an ideal location for commercial development to occur. These features align themselves with the description of the General Commercial FLUM category, and the uses allowed under the Highway Commercial (HC) zoning district.

Chapter 3 – Land Use

Land Use Goals

- Optimize Land Use to support efficient Transportation & Infrastructure.
- Promote balanced, context-sensitive growth that respects Ranson's unique community character.

Transportation

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

Infrastructure – Water and Sewer

Existing water and sewer lines will support the proposed development. Development of the Property optimizes the use of this existing infrastructure.

Context Sensitive Growth

The Highway Commercial zone on the Property is well suited in terms of compatibility with the existing neighbors. There is a vacant business park to the North of the Property, existing single-family homes to the West (Ranson Heights Subdivision), a single family live/work subdivision to the South (Jefferson Terrace), Motel 6 to the South East, and a commercially rented apartment complex and former Lumber Yard to the East.

The residential potential of this area has been reached, and the uses on the balance of the land are aligned with highway commercial district. The parcel is largely surrounded by Residential Light Industrial Commercial zoned parcel, that allow a variety of uses from medium-high density residential to light industrial.

Part 6 – Comprehensive Plan Compatibility

Chapter 3 – Land Use

Land Use Actions

- Simplify the development approvals process: Expedite review processes and reduce response times to permit application.

The parcel is currently zoned to a retired zoning district. Rezoning to Highway Commercial will preserve the commercial development rights granted under the current Urban Commercial Mixed Use zoning district and allow the Property to develop under the currently adopted zoning districts. This action will simplify the development approval process for commercial development on the Property.

Chapter 10 – Economic Development

Economic Development Goals

- Expand retail and restaurants: encourage and facilitate the establishment of 35 new retail and restaurant businesses, as projected in the retail market analysis.

The Gibbs study projects the City of Ranson has the market potential to support up to 135,000 square feet of total new retail business growth by 2026. This retail would equate to 35 new or expanded businesses, potentially generating $60 million in new total annual sales.

Summary of the Ranson's retail and restaurant projected 2026 demand *(Retail market analysis prepared by Gibbs Planning Group for the 2024-2034 Comprehensive Plan)*:

22,000 sf Apparel, Jewelry, Footwear, Dept. Store Goods
6,000 sf Books, Gifts, Electronics
27,000 sf Specialty Grocery – Gourmet Foods
6,000 sf Furniture, Art, Lighting
5,000 sf Sporting Goods
30,000 sf Specialty Foods & Services
34,000 sf Restaurants
5,000 sf Other Retail Businesses

The proposed rezoning would facilitate meeting this goal, by providing land opportunities for commercial development in a contextually appropriate area.

Chapter 13 – Renewal, Development, & Finance

Preferred Development Areas: WV-9 CORRIDOR

The WV-9 corridor, with its prime visibility, is regionally well-connected, making it a magnet for businesses. Developing this area means the city can capitalize on attracting businesses without incurring substantial initial infrastructure costs. Building on the bustling and retail hub here can significantly boost the city's tax revenue, all while lever-aging the existing road networks and utilities.

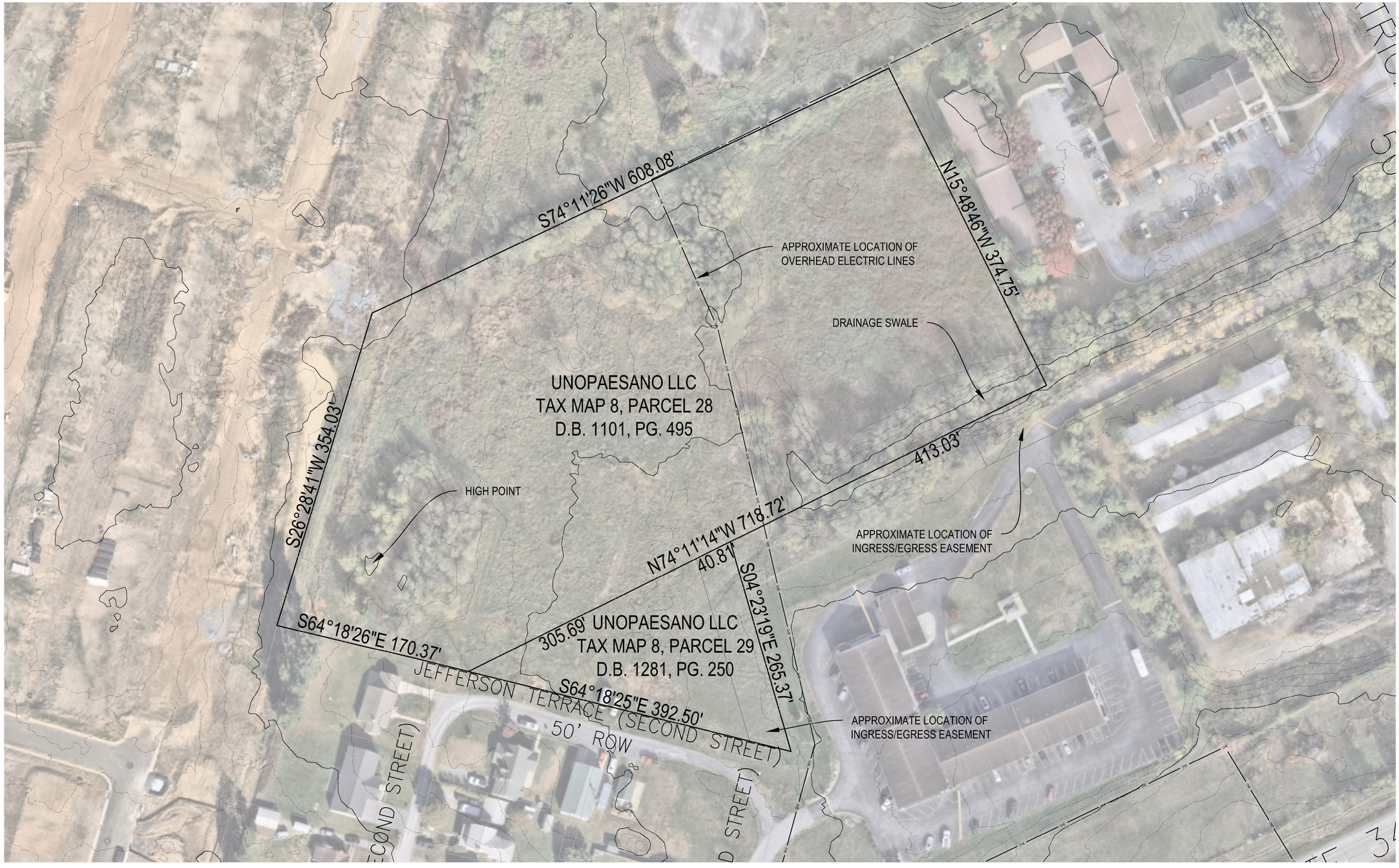
The Property is located in Prefered Development Area 2 – WV-9 Corridor. The property's location in this PDA reaffirms the parcels suitability for commercial development in the near-term.

The proposed rezoning would facilitate meeting this goal, by providing land opportunities for commercial development adjacent to the WV-9 corridor.

With commercial development concentrated in this area, Ranson can ensure efficient utility use, streamlined public services, and bolstered property values, driving economic growth in a sustainable and fiscally responsible manner.

The Property's application for a zoning map amendment to the Highway Commercial (HC) District meets all standards required for approval. The Property is suitable for commercial use, is supported by existing infrastructure, and does not negatively impact low-income communities. The proposed rezoning is supported by the newly adopted 2024-2034 Comprehensive Plan through its text, goals, and actions.

Taking these factors into account the applicant respectfully requests the zoning map amendment be approved by the City of Ranson.



LEGEND

- EX. PROPERTY LINE
- EX. ADJ. PROPERTY LINE
- EX. OVERHEAD UTILITY LINE (OHE)
- 10' INDEX CONTOUR
- 2' INTERMEDIATE CONTOUR
- (1) ADJACENT PROPERTY REFERENCE NUMBER

WV STATE GRID NORTH (NAD83)

50 25 0 50 100 150
GRAPHICAL SCALE: 1"=50'

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EXHIBIT 1 - EXISTING CONDITIONS

UNOPAESANO ZONING MAP AMENDMENT

TAX MAP 8, PARCELS 28 & 29; D.B. 1101 & 1281, PG. 495 & 250
CITY OF RANSON (08) TAX DISTRICT
RANSON, WEST VIRGINIA

SCALE:	HORIZ.: 1"=50' VERT.:
DATE:	APRIL 2026
JOB:	5139-0101
DRAWN: ABP	CHECK:
CADD:	5139-0101-ZMA EXHIBITS-HC.DWG
NCS:	N/A
SHEET:	1 OF 4

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Adjacent Property Information

Ref. #	District	Map	Parcel	Adjacent Property Owner	Zone	Use	Deed Book	Deed Page
1	2	8C	2	CANTOR HOLLOW LLC	RLIC (County)	Commercial	1318	442
2	2	8	29.7	PATRICK HENRY WAY LTD PTN	RLIC (County)	Commercial	932	643
3	2	8	29.5	JMAZ LLC	RLIC (County)	Commercial	1045	301
4	2	8	29.8	SAIGURU LLC	RLIC (County)	Commercial	1215	441
5	N/A	N/A	N/A	JEFFERSON TERRACE (SECOND STREET) RIGHT OF WAY	RLIC (County)	N/A	N/A	N/A
6	2	8A	1	WEESE RENTALS LLC	RLIC (County)	Residential	1294	615
7	2	8	27	FORESTAR USA REAL ESTATE GROUP INC	SmartCode	Residential	1323	433

WV STATE GRID NORTH (NAD83)

80 40 0 80 160 240
GRAPHICAL SCALE: 1"=80'

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EXHIBIT 2 - EXISTING LAND USE AND ZONING

UNOPASEANO ZONING MAP AMENDMENT

TAX MAP 8, PARCELS 28 & 29; D.B. 1101 & 1281, PG. 495 & 250
CITY OF RANSON (08) TAX DISTRICT
RANSON, WEST VIRGINIA

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NCS:	N/A
SHEET:	2 OF 4

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80 40 0 80 160 240
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EXHIBIT 3 - PROPOSED LAND USE AND ZONING

UNOPASEANO ZONING MAP AMENDMENT

TAX MAP 8, PARCELS 28 & 29; D.B. 1101 & 1281, PG. 495 & 250
CITY OF RANSON (08) TAX DISTRICT
RANSON, WEST VIRGINIA

SCALE:	HORIZ.: 1"=80' VERT.:
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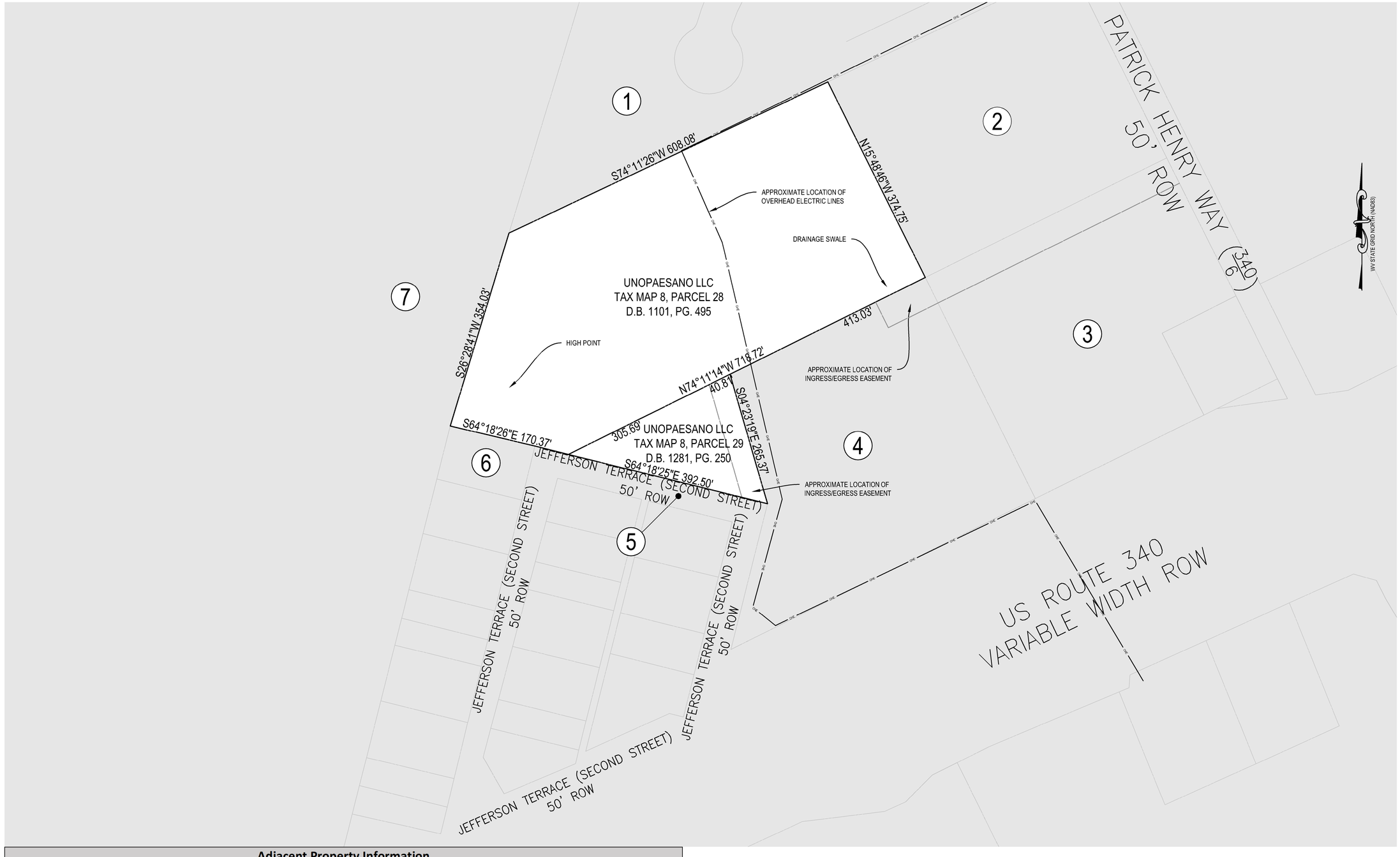

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EXHIBIT 4 - BOUNDARY EXHIBIT

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AGENDA ITEM IV.11

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Request for Improvements or Adjustments to the Stop Sign at Fairfax Blvd. and 17th-19th Avenue

ATTACHMENTS: