

LEGEND	
	property corner: to be set #5 rebar unless otherwise noted
	traffic direction
	existing contour: 5'
	existing contour: 1'
	design contour: as noted
	storm drainage easement
	trees
	street sign
	stop sign
	test pit
	speed limit sign
	boring hole
	fire hydrant
	light pole
	Building Access Point

REVISIONS		
No.	Revisions	Date
1	4.22.11 comment revisions	6.17.11
2	8.3.11 building revision	8.3.11
3	City rev./add solar	9.23.11

INDEX	
Coversheet	1
Site Plan	2
Grading Plan	3
Erosion and Sediment Control Plan	4
SWM Analysis	5
Landscaping & Lighting	6
Landscaping Details	7
Details	8-9

Call 1-800-245-4848 "Miss Utility"
BEFORE ANY CONSTRUCTION, PER J.C.P.Z.C. ORDINANCE

Architect:
MSB Architects, AIA /Scott Bowen
313 Main Street
Myersville, MD 21773
301-293-2175

SURVEYOR'S CERTIFICATION
The perimeter and all lot boundaries shown hereon have been established by a network of traverse control having a relative error of closure of 1 : 7,500 or better.

Karen K. Brill, PS 304-724-5008
Appalachian Surveys, PLLC

THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AT LEAST TWO WORKING DAYS BEFORE STARTING ANY CONSTRUCTION:

MISS UTILITY - CALL TOLL FREE.....	1-800-245-4848
ALLEGHENY POWER (electric).....	1-800-255-3443
CITY OF CHARLES TOWN (water).....	1-304-725-2316
City of Ranson (sewer).....	1-304-725-1010
WEST VIRGINIA DEPT. OF HIGHWAYS.....	1-304-725-5821
GARBAGE COLLECTION: APPLE VALLEY WASTE.....	1-304-267-1280
TELEPHONE: FRONTIER COMMUNICATIONS.....	1-800-921-8102
CABLE TV: ADELPHIA COMMUNICATIONS.....	1-301-662-6822
RANSON CORPORATION (BUILDING OFFICIAL).....	1-304-724-3864
AMERICAS (PROPANE).....	1-304-725-7087
POLICE/FIRE/RESCUE.....	911

APPROVAL BLOCK
The Ranson Planning Commission approves this Site Plan on _____ (date) with the following conditions:

Planning Commission President, Anthony Grant date

The owner of this property hereby affirms that these plans meet the requirements of the Ranson Zoning and Subdivision Ordinances and that the above conditions of approval set forth by the Planning Commission.

Owner's Signature _____ date _____

ENGINEER'S CERTIFICATION
I hereby certify that these sealed plans reasonably meet or exceed minimum acceptable engineering standards and those state and county code provisions applicable on said date.

Lisa D. McCauley, PE 703-840-1933
Dewberry & Davis, LLC

OWNER'S STATEMENT OF ACCEPTANCE
The Developer/Owner/Builder, in signing this Site Plan, agrees to abide to all conditions, specifications, and terms as specified from hereon.

111 West Congress, LLC
Wallace E. Boston, Jr., President
111 West Congress Street
Charles Town, WV 25414

Site Plan showing

APUS FINANCE CENTER

City of Ranson Jefferson County, West Virginia

RC M6 P 48 and 129 and CTC M2 P 1
DB 1036 P 661

Developed By:
111 West Congress, LLC
January 2011

Prepared By:
 **Dewberry**

Dewberry & Davis, LLC
1503 Edwards Ferry Rd, NE#200
Leesburg, VA 20176
PHONE: 703.771.8004
FAX: 703.771.4091
WWW.DEWBERRY.COM

VARIANCES
9.15.11 A variance was obtained allowing a reduction of the side yard setback distance from 4' when provided to 2' to allow for the continued placement of the existing building slab for the SE corner
9.15.11 A variance was obtained allowing an increase in the maximum building height from 50' to 69.5', as measured from the lowest adjacent grade, for the construction of an atrium tower.



Dewberry & Davis, LLC

1503 Edwards Ferry Road, NE #200

Leesburg, VA 20176
PHONE 522 574 222

FAX: 703-771-4091

WWW.DEWBERRY.COM

Owned By:

111 West Congress, LLC

APUS Finance Center

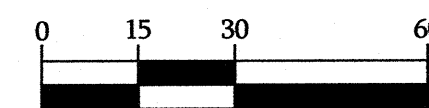
City of Ranson

JEFFERSON COUNTY, WEST VIRGINIA

SITE PLAN SHOWING

SCALE: 1"=30'

GRAPHIC SCALE



1 inch = 30 ft

1 inch = 30 ft

3	9.23.11	LDM	City rev./add solar
2	8.3.11	LDM	Building revision
1	6.17.11	LDM	4.22.11 comments
NO.	DATE	BY	DESCRIPTION

REVISIONS

DRAWN BY LDM

APPROVED BY LDM

CHECKED BY LDM

DATE January 2011

Site Plan

PROJECT NO. 50042154

SHEET 2 OF 9

PARKING TABULATIONS:
REQUIRED PARKING: 1 SPACE / 200 SQ.FT PRIMARY BUSINESS SPACE (OFFICE AREA, CUBICLE AREA, CONFERENCE ROOMS, TRAINING ROOMS & MULTI-PURPOSE ROOM)
 1 SPACE PER 200 SF x 48,800 SF PRIMARY BUSINESS SPACE = 244 SPACES + 5 SPACES RESERVED FOR ACADEMIC CENTER PARKING LOSS OR 249
PROVIDED PARKING: 261 SPACES (13 CAR POOL 9'X18', 13 FEV 9'X18', 203 REG. 9'X18', 19 PARALLEL 8'X22', 2 HC SP (8'X18) W/SHARED 5' ISLE, 4 HC SP (8'X20) W/SHARED 5' ISLE, 2 VAN ACCESSIBLE HC SP (8'X18) WITH 8' SHARED ISLE, AND 5 RESERVED 9'X18' SPACES FOR THE ACADEMIC CENTER PARKING LOSS

SITE DATA:
PROPOSED USE: APUS FINANCE CENTER
ZONING DISTRICT: CENTRAL BUSINESS
ZONING CLASSIFICATION TO THE:
NORTH: INDUSTRIAL AND R-G
SOUTH: GENERAL COMMERCIAL AND RESIDENTIAL DUPLEX
EAST: GENERAL COMMERCIAL
WEST: RESIDENTIAL

SETBACKS/BUFFERS : FRONT & REAR YARD (ANY ROAD FRONTAGE): NONE REQUIRED
(See variance obtained) SIDE YARD: NOTES A,B: A. NONE REQ'D BUT IF PROVIDED, EACH SIDE YARD SHALL BE AT LEAST 4' IN WIDTH;
B. WHERE A LINE ABUTS ANY RESIDENTIAL DISTRICT, THERE SHALL BE A SIDE OR REAR YARD CLEARANCE OF AT LEAST 10'. THE SIDE AND/OR REAR YARD ABUTTING THE RESIDENTIAL DISTRICT.

PARCEL SIZE: 4.14 AC or Tract I-2.522 ac + Tract II-1.330 ac + Railroad Avenue Ex. 50' RW-0.292 ac (Disturbed area = 1.44 ac)

IMPERVIOUS AREA: 3.61 ACRES

BUILDING HEIGHTS:
Fireman's Canyon: C-4L 3 STORIES

(see variance obtained to exceed

Inverter building: 12', 1 story

GENERAL NOTES:

1. ENSURE A CLEAR AND LEVEL ACCESSIBLE PATH FROM ALL PUBLIC SIDEWALKS / PUBLIC TRANSPORTATION STOPS WITHIN THE SITE.
2. PROVIDE A CLEAR AND LEVEL ACCESSIBLE PATH FROM EGRESS EXITS TO THE PARKING SURFACE.

RC M6 P43.1
City of Ranson Building Commission
D.B. 1064 P. 518

NOTES:

1. BY GRAPH PLOTTING ONLY. THIS PROPERTY IS IN ZONE "C" PER F.I.R.M. MAP 54000S 0050C DATED AUGUST 2, 1993. BASED ON THE ABOVE INFORMATION, NO PORTION OF THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.
2. HIGHWAY PERMIT #: HEALTH DEPARTMENT #:
3. CORNERS ARE SET 5/8" x 30" REBARS WITH I.D. CAPS UNLESS NOTED OTHERWISE.
4. THE SITE WILL BE STABILIZED CONSTRUCTION ENTRANCE AND EXIT.
5. THIS BUILDING TO BE SERVED BY EXISTING WATER & SEWER SYSTEM CONNECTIONS.
6. ELECTRIC AND TELEPHONE SERVICE TO BUILDINGS SHALL BE UNDERGROUND.
7. CONSTRUCTION BLASTING LIMITED TO BETWEEN THE HOURS OF 8:00 A.M. AND 5:00 P.M.
8. ROOF DRAINS SHALL DRAIN INTO THE STORM SEWER.
9. THERE ARE NO KNOWN WETLANDS OR SENSITIVE NATURAL AREAS FOUND ON THIS PROPERTY. ALL DEVELOPMENTS ADJACENT TO A SENSITIVE NATURAL AREA SHALL HAVE A BUFFER OF NATURAL VEGETATION. THE BUFFER SHALL MEET THE CURRENT FEDERAL STANDARDS EXCEPT AS REQUIRED IN THE RANSOM ZONING AND DEVELOPMENT ORDINANCE.
10. ALL UTILITIES TO BE IN CONFORMANCE WITH ALL § 1-1, JEFFERSON COUNTY AND RANSOM ORDINANCES.
11. TRUCKING ON OR ABOUT THE SITE WILL BE PERMITTED ONLY WITHIN REASONABLE LIMITS AND THE CONTRACTOR SHALL NOT UNREASONABLY ENCUUMBER THE PREMISES WITH HIS EQUIPMENT AND MATERIALS. THE STORAGE SHALL BE CONFINED TO SUCH LIMITS AS MAY BE JOINTLY AGREED BY OWNER AND CONTRACTOR.
12. THE CONTRACTOR SHALL FURTHER ENFORCE THE ARCHITECT'S INSTRUCTIONS OF SUCH NATURE, INCLUDING PARKING, USE OF ROADS, AND FIRE PREVENTION, WHICH THE OWNER MAY DEEM NECESSARY OR DESIRABLE ON THE OWNERS PROPERTY.
13. UTILITIES SHOWN ARE TAKEN FROM SURVEY ACTS PART FROM RECORDS OF RESPECTIVE UTILITY COMPANIES AND DO NOT NECESSARILY REPRESENT THE ACTUAL LOCATION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PROPER DATA ON PLAN.
14. ALL FILL ON THE PROPERTY SHALL BE ADEQUATELY COMPACTED BY ROLLING TO PRODUCE A SURFACE SATISFACTORY FOR THE PROPER INSTALLATION OF BASE COURSE AND PAVING. BEFORE COMMENCING PAVING WORK, THE PAVING CONTRACTOR MUST MAKE CERTAIN THAT THE SURFACES TO BE COVERED ARE IN PROPER CONDITION. SURFACE NOT ACCEPTABLE SHALL BE REPORTED TO THE OWNER IMMEDIATELY. THE APPLICATION OF PAVING MATERIALS SHALL BE IN ACCEPTANCE TO THE SURFACES AND WORKING CONDITIONS OF THE PAVING CONTRACTOR WHO WILL BE HELD RESPONSIBLE FOR THE RESULTS REASONABLE TO BE EXPECTED.
15. THE PLUMBING CONTRACTOR SHALL VERIFY SEWER DEPTH AND BE RESPONSIBLE FOR PROVIDING ADEQUATE SLOPE OF ANY PROPOSED SEWER LATERALS TO MEET THE CITY OF RANSOM STREET REQUIREMENTS FOR THE PROPER SLOPE OF SEWER LATERALS PRIOR TO BUILDING CONSTRUCTION.
16. THE PLUMBING CONTRACTOR, ELECTRICAL CONTRACTOR, AND HEATING, AIR CONDITIONING, AND VENTILATION CONTRACTOR SHALL BE UNDER THE DIRECTION OF THE GENERAL CONTRACTOR WHO WILL BE HELD RESPONSIBLE FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXECUTION OF THE SAME.
17. ALL EXTERIOR ILLUMINATED SIGNS ARE PROVIDED AND INSTALLED UNDER A SEPARATE CONTRACT. ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT AND WIRE TO SIGN. FINAL CONNECTIONS TO BE MADE BY ELECTRICAL CONTRACTOR.
18. REMOVE EXISTING TOP SOIL FROM AREAS TO BE PAVED AND REPLACE WITH SUITABLE COMPACTED FILL. STOCKPILE FOR FUTURE USE MATERIAL DEEMED SUITABLE FOR LANDING AND STORAGE OF THE CONTRACTOR'S EQUIPMENT, TOOLS, BUNKERS OR TO BE USED FOR FILL.
19. INSTALL CONTRACTOR SHALL PROVIDE GROUND POISONING FOR TERMITES AND OTHER INSECTS PRIOR TO FINAL CONCRETE FLOOR INSTALLATION. GENERAL CONTRACTOR SHALL SUBMIT TO OWNER WRITTEN GUARANTEE FROM REPUTABLE LOCAL EXTERMINATING COMPANY.
20. VERIFY EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION. REPORT ANY DISCREPANCIES IMMEDIATELY TO OWNER AND CIVIL ENGINEER.
21. BACKFILL ALL TRENCHES UNDER SLABS, WALKS, AND PAVED AREAS WITH BANK RUN GRAVEL. ALL EXCAVATING AND BACKFILLING IS BY INDIVIDUAL CONTRACTS (PLUMBING, ELECTRICAL, ETC.).
22. GENERAL CONTRACTOR IS TO REPAIR ALL DISTURBED AREAS OUTSIDE PROPERTY.
23. CONTRACTOR IS TO MAINTAIN ALL UTILITIES ELBOWS MEANT TO BE FLUSH WITH GRADE (CLEAN OUT MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
24. ALL MATERIALS ON WHICH FOOTINGS REST MUST BE CAPABLE OF SUPPORTING A DESIGN LOAD OF 2000 POUNDS PER SQUARE FOOT.
25. PLOT PLAN DATA HAS BEEN FURNISHED TO THE ARCHITECT BY THE OWNER. THE SURVEY WAS PREPARED BY APPALACHIAN SURVEYS, PLLC.
26. BUILDING SIGNAGE SHOULD BE ASSUMED ON FRONT AND 2 SIDES, UNLESS OTHERWISE SHOWN.
27. THERE ARE EXISTING EASEMENTS ON SITE AND SHOWN ON THE SITE PLAN.
28. EX TOPOGRAPHY SHOWN ON THE GATEWAY TECHNOLOGY CENTER IS TAKEN FROM PROPOSED CONTOURS ON THE SITE PLAN FOR SAME.
29. THERE ARE NO KNOWN WOODS, WATER COURSES, ROCK OUTCROPS, SINK HOLES, QUARRIES, CULVERT, BRIDGES, OR DRAINS ON THIS PARCEL.
30. THERE ARE EXISTING STRUCTURES ON THIS PARCEL.
31. THERE ARE NO EXISTING UTILITIES OTHER THAN THOSE SHOWN EXISTING ON THIS PARCEL.
32. THERE ARE NO WETLANDS ON THIS PARCEL.
33. BUILDINGS ARE TO BE SPRINKLERED. THE WATER CONNECTION WILL PROVIDE FOR AN AMOUNT APPROVED BY THE RATING AGENCY (ISO).
34. SANITARY LATERALS TO BUILDINGS WILL BE 4" AND WILL HAVE A MINIMUM SLOPE OF 2%.
35. EXISTING GRADING PERMITTED EXCEPT FOR THOSE AREAS SHOWN ON THE PLAN.
36. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
37. ANY LIGHTING WILL BE IN COMPLIANCE WITH CITY OF RANSOM ZONING ORDINANCE AND SHALL BE SHIELDED TO ASSURE THAT GLARE DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

A. CONSTRUCTION NOTES

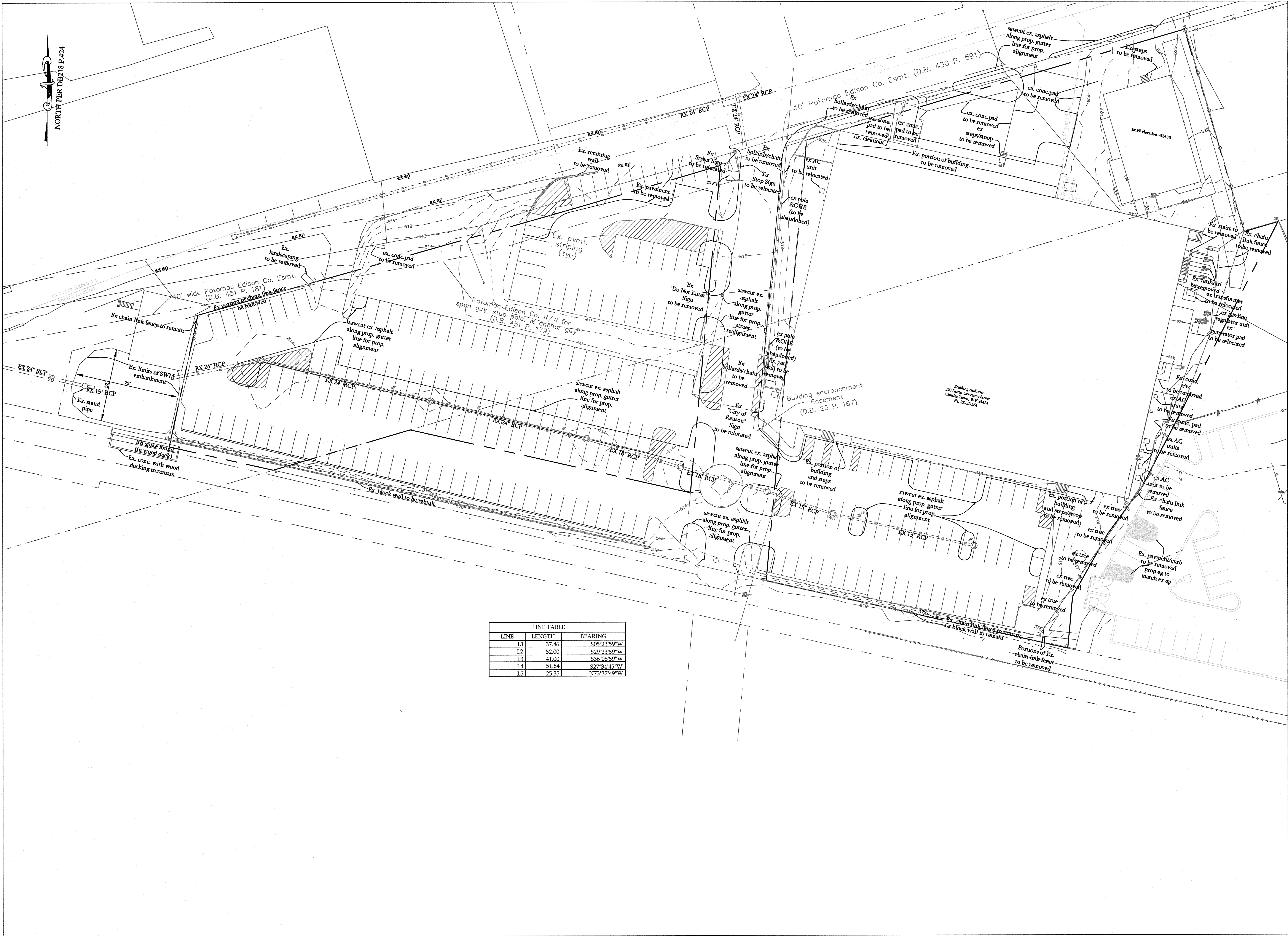
1. THE DEVELOPER SHALL REQUEST INSPECTIONS 48 HOURS IN ADVANCE WHENEVER POSSIBLE.
CALL 304-728-1010 (RANSON). INSPECTIONS SHALL BE REQUESTED ACCORDING TO THE TABLE OF MILESTONES SHOWN ON COVER SHEET.
 2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO PERFORMING ANY SIGNIFICANT EARTH DISTURBING ACTIVITIES.
 3. EARTHWORK SHALL BE COMPACTED TO THE PERCENTAGES OF MAXIMUM DRY DENSITY (ACCORDING TO AASHTO 1993) AS SHOWN BELOW:
 - A. ROADWAYS -- 98%
 - B. BUILDING PADS -- 100%
 - C. PARKING LOTS FOR PASSENGER VEHICLES -- 95%
 - D. PARKING LOTS FOR HEAVY TRUCKS -- 98%
 - E. UTILITY TRENCHES -- 90%
- COMPACTION OF SUBGRADES SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER OR TECHNICIAN CERTIFIED BY THE WOODH OR A PROFESSIONAL INSTITUTE ACCEPTABLE TO THE CITY ENGINEER, AS MEETING THE ABOVE STANDARD.
4. CHANGES OR REVISIONS IN CONSTRUCTION PLANS AND SPECIFICATIONS SHALL NOT BE MADE UNLESS FIRST APPROVED BY THE CITY ENGINEER AND OTHER APPROPRIATE AGENCIES.
 5. TRAFFIC CONTROL SIGNS SHALL COMPLY WITH THE STANDARDS OF THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS.
 6. ALL STREET SIGNS SHALL COMPLY WITH 911 AND CITY OF RANSON STANDARDS.

B. ROAD NOTES

1. SUBGRADES ON CUT SHALL BE COMPACTED FOR A MINIMUM OF ONE (1) FOOT IN DEPTH TO 98% AASHTO 199C. SUBGRADES IN FILL SHALL MEET COMPACTION STANDARDS AT ALL LEVELS.
2. GRAVEL USED IN BASE COURSES AND SURFACING SHALL BE CONSTRUCTED ON A COMPACTED SUBGRADE FREE OF ORGANIC MATERIAL. GRAVEL SHALL BE WELL SORTED AND FREE OF CLAY, SILT, OR CLAYEY SUBGRADE SUCH AS 5/4 (1/2) INCH CRUSHER RUN WHICH SHALL BE PILED AND ROLLED TO A MOIST CONDITION SO THAT FINES REMAIN MIXED WITH THE MORE COARSE MATERIAL. MINIMUM COMPACTION SHALL BE 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH AASHTO 199C. EXTEND STONE BASE TO DAYLIGHT OR DITCH LINE TO ALLOW FOR STONE BASE DRAINAGE.
3. ASPHALT COURSES, WHERE APPLICABLE, SHALL BE APPLIED TO THE PREPARED GRAVEL SURFACE. FOLLOWING THE APPLICATION OF A LIQUID ASPHALT PRIME COAT, ASPHALT SHALL CONSIST OF A PLANT-MIXED, BITUMINOUS MATERIAL, SMOOTH, SUFFICIENTLY FINE, AND OF A TEXTURE THAT MEETS THE REQUIREMENTS OF THE WEST VIRGINIA DEPARTMENT OF HIGHWAYS FOR PUBLIC ROADS.

C. WATER & SEWER NOTES

1. EASEMENTS ARE PROPOSED FOR THE APPROPRIATE PSD FOR THE PURPOSE OF CONSTRUCTING WATER AND/OR SEWER LINES AND FACILITIES.
2. INSTALLATION OF WATER LINES AND SEWER LINES, IF APPLICABLE, SHALL BE IN ACCORDANCE WITH THE WV DEPARTMENT OF HEALTH & THE APPROPRIATE PUBLIC UTILITY.
3. WATER AND SEWER LINES SHALL BE PLACED IN TRENCHES ON A BEDDING MATERIAL SUITABLE TO PREVENT RUPTURE AS DETERMINED BY THE ENGINEER.
4. TRENCHES REQUIRED FOR WATER AND SEWER LINES MUST BE BACK FILLED WITH MATERIAL SUITABLE TO THE ENGINEER AND COMPACTED TO A UNIFORM RATIO OF 98% OF MAXIMUM DRY DENSITY.
5. WATER & SEWER LINES TO HAVE MIN. 1' OF HORIZ. SEPARATION AND 1.5' MIN. VERTICAL SEPARATION AT CROSSING.
6. ALL LATERALS TO BE INSTALLED BEFORE PAVING.
7. FIRE HYDRANT SPECIFICATIONS AND THREADS ARE TO BE COMPATIBLE WITH CITY OF RANSON FIRE DEPARTMENT AND STATE FIRE MARSHALL REQUIREMENTS.
8. MAXIMUM WATER USAGE: 15 GPD PER PERSON (max shift) X 460 PEOPLE = 6900 GPD
9. MAXIMUM SEWER USAGE: 15 GPD PER PERSON (max shift) X 460 PEOPLE = 6900 GPD



NORTH PER DB218 P.424

LINE TABLE		
LINE	LENGTH	BEARING
L1	37.46	S05°23'59"W
L2	52.00	S29°23'59"W
L3	41.00	S36°08'59"W
L4	51.64	S27°34'45"W
L5	25.35	N73°37'49"W



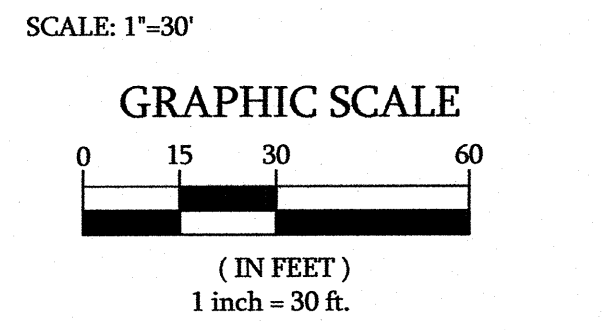
Dewberry & Davis, LLC
1503 Edwards Ferry Road, NE #200
Leesburg, VA 20176
PHONE: 703-771-8004
FAX: 703-771-4091
WWW.DEWBERRY.COM

Owned By:
111 West Congress, LLC

SITE PLAN SHOWING

APUS Finance Center

City of Ranson
JEFFERSON COUNTY, WEST VIRGINIA

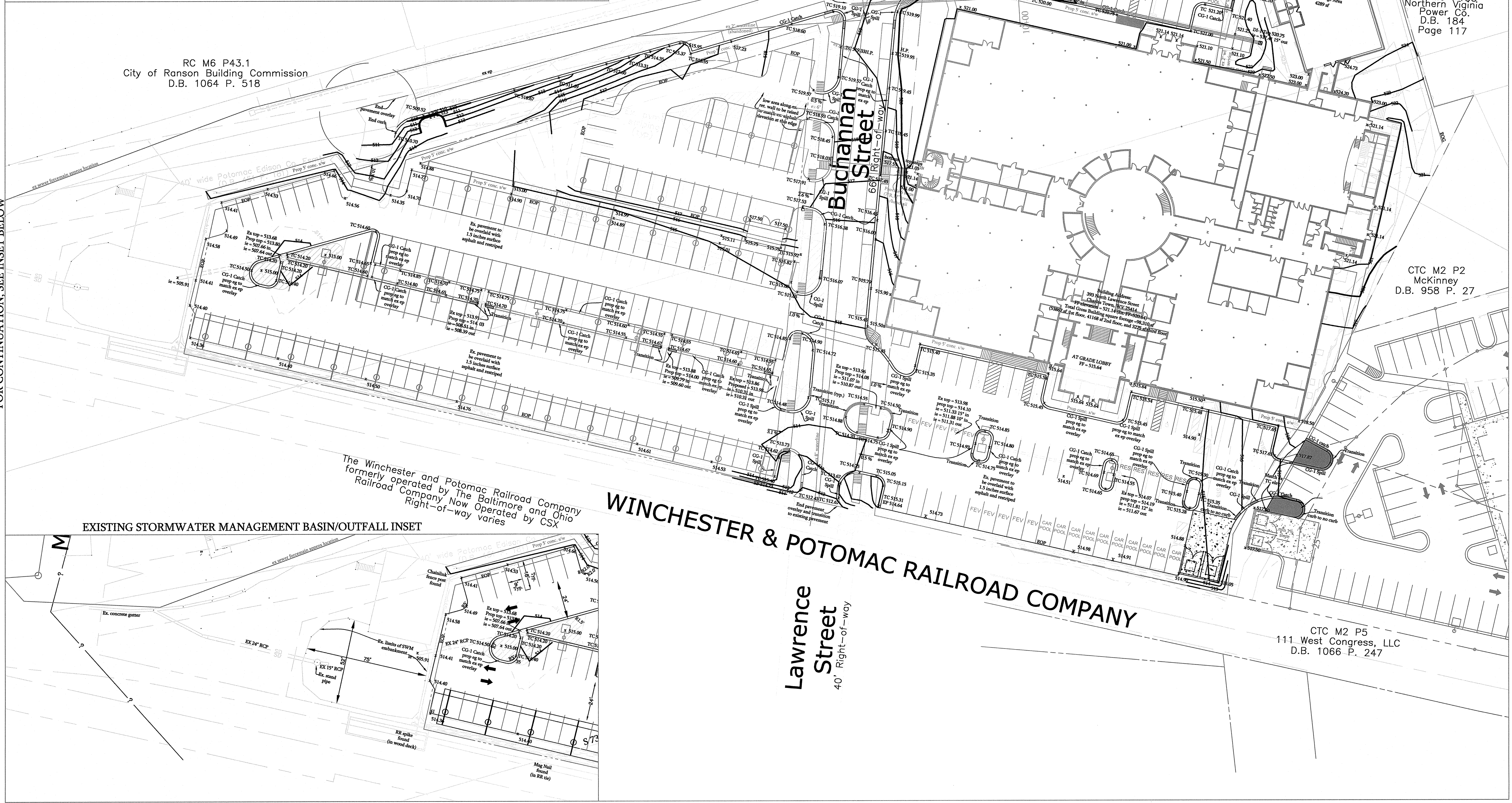
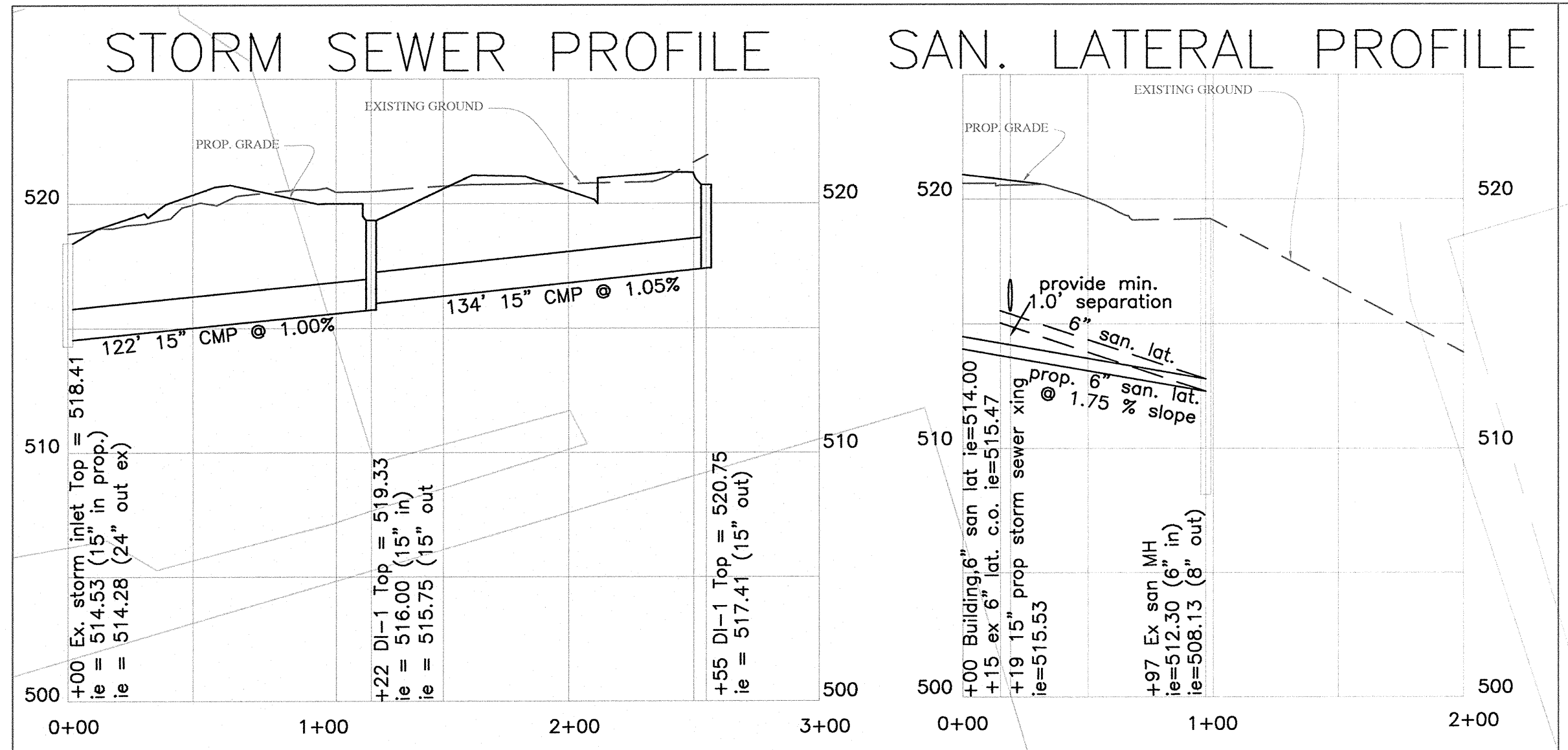


NO.	DATE	BY	DESCRIPTION
3	9.23.11	LDM	City rev./add solar
2	8.3.11	LDM	building revision
1	6.17.11	LDM	4.22.11 comments

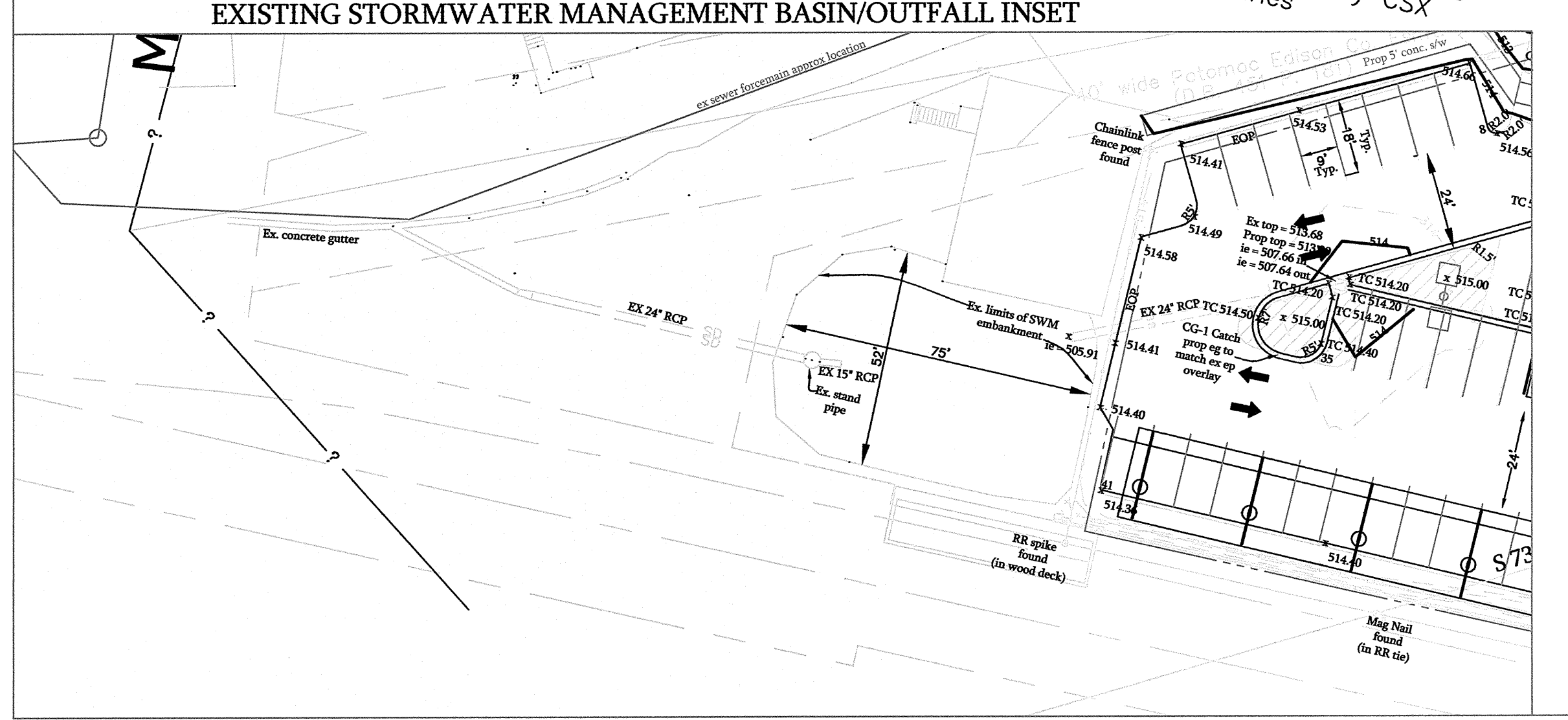
REVISIONS			
DRAWN BY	LDM		
APPROVED BY	LDM		
CHECKED BY	LDM		
DATE	January 2011		

Existing Conditions

PROJECT NO. 50042154



FOR CONTINUATION, SEE INSET BELOW



Dewberry

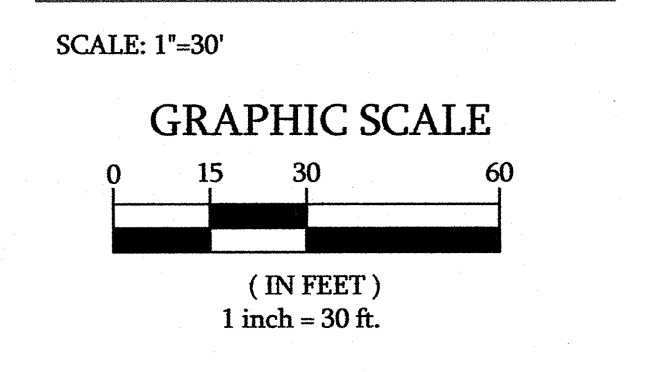
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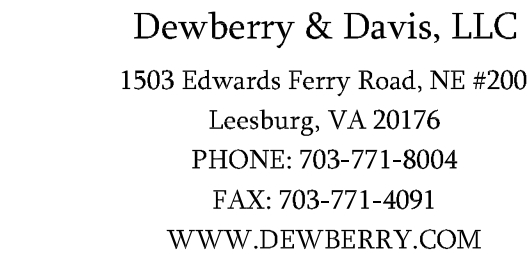
City of Ranson
JEFFERSON COUNTY, WEST VIRGINIA



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APPROVED BY	LDM
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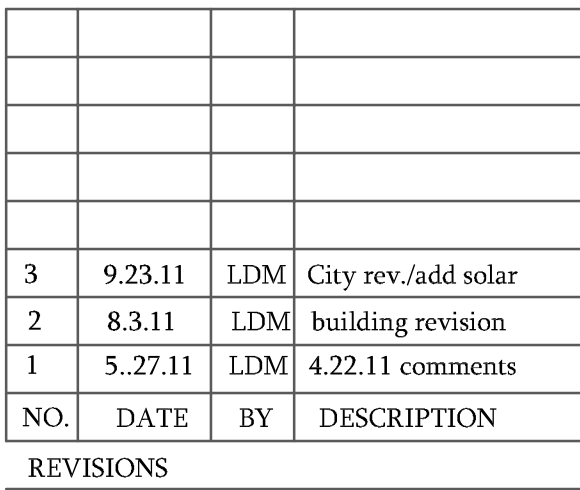


SITE PLAN SHOWING

APUS Finance Center

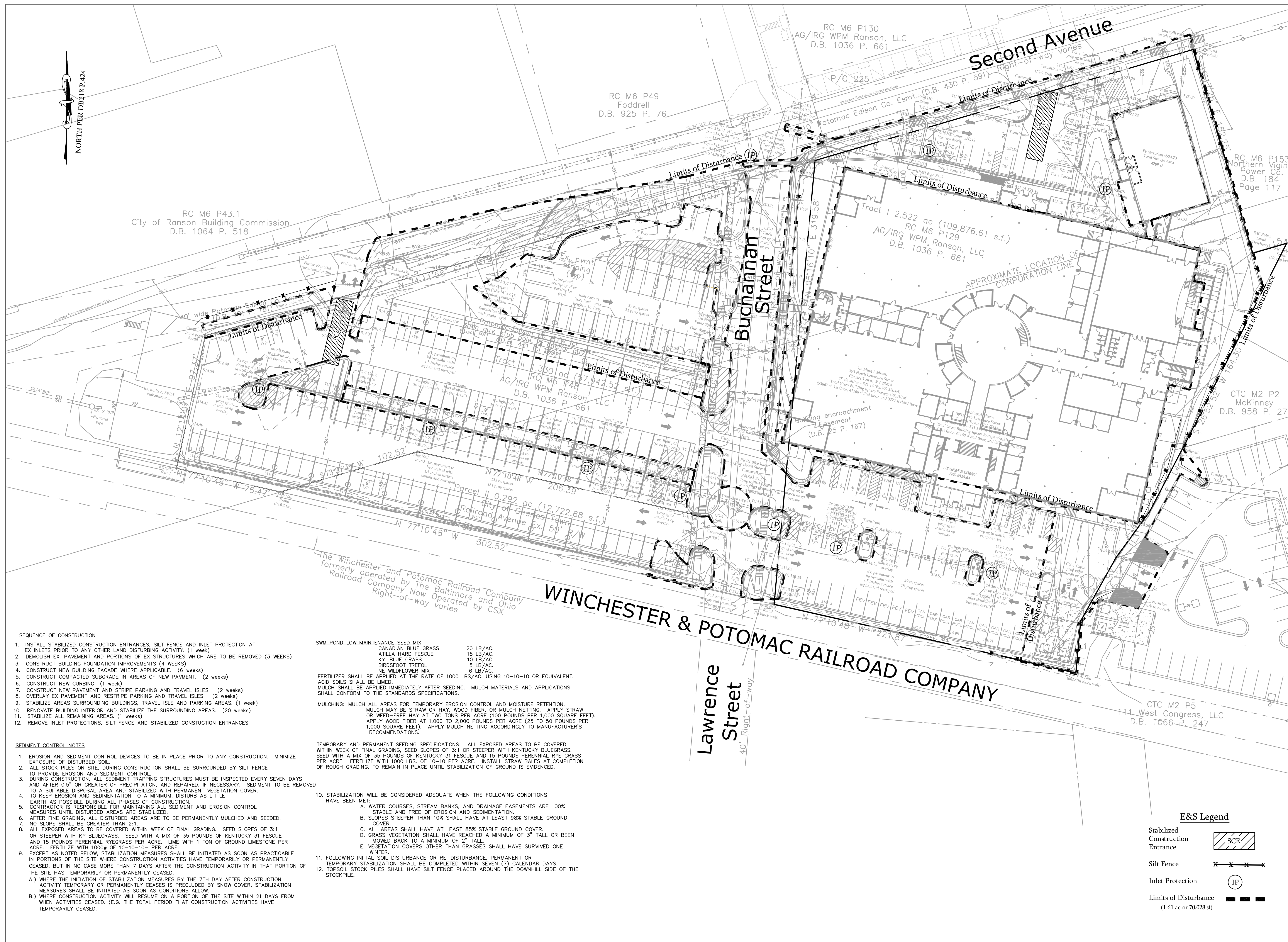
City of Ranson
JEFFERSON COUNTY, WEST VIRGINIA

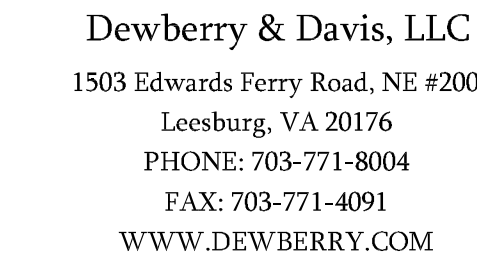
GRAPHIC SCALE



PROJECT NO. 50024154

SHEET 4 OF 9





Owned By:
111 West Congress, LLC

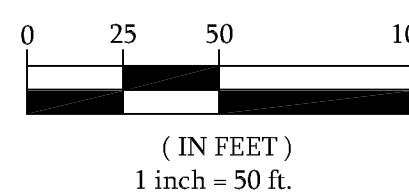
SITE PLAN SHOWING

APUS Finance Center

City of Ranson
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: 1" = 50'

GRAPHIC SCALE



POST DEVELOPMENT IMPERVIOUS AREA
WITHIN PROPERTY BOUNDARY =
152853 SF OR 3.51 ACRES
SINCE POST DEVELOPMENT IMPERVIOUS AREA
IS LESS THAN THE PRE-DEVELOPMENT AREA
NO QUANTITY STORMWATER MANAGEMENT
IS REQUIRED PER RANSON'S ORDINANCES

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DRAWN BY LDM

APPROVED BY LDM

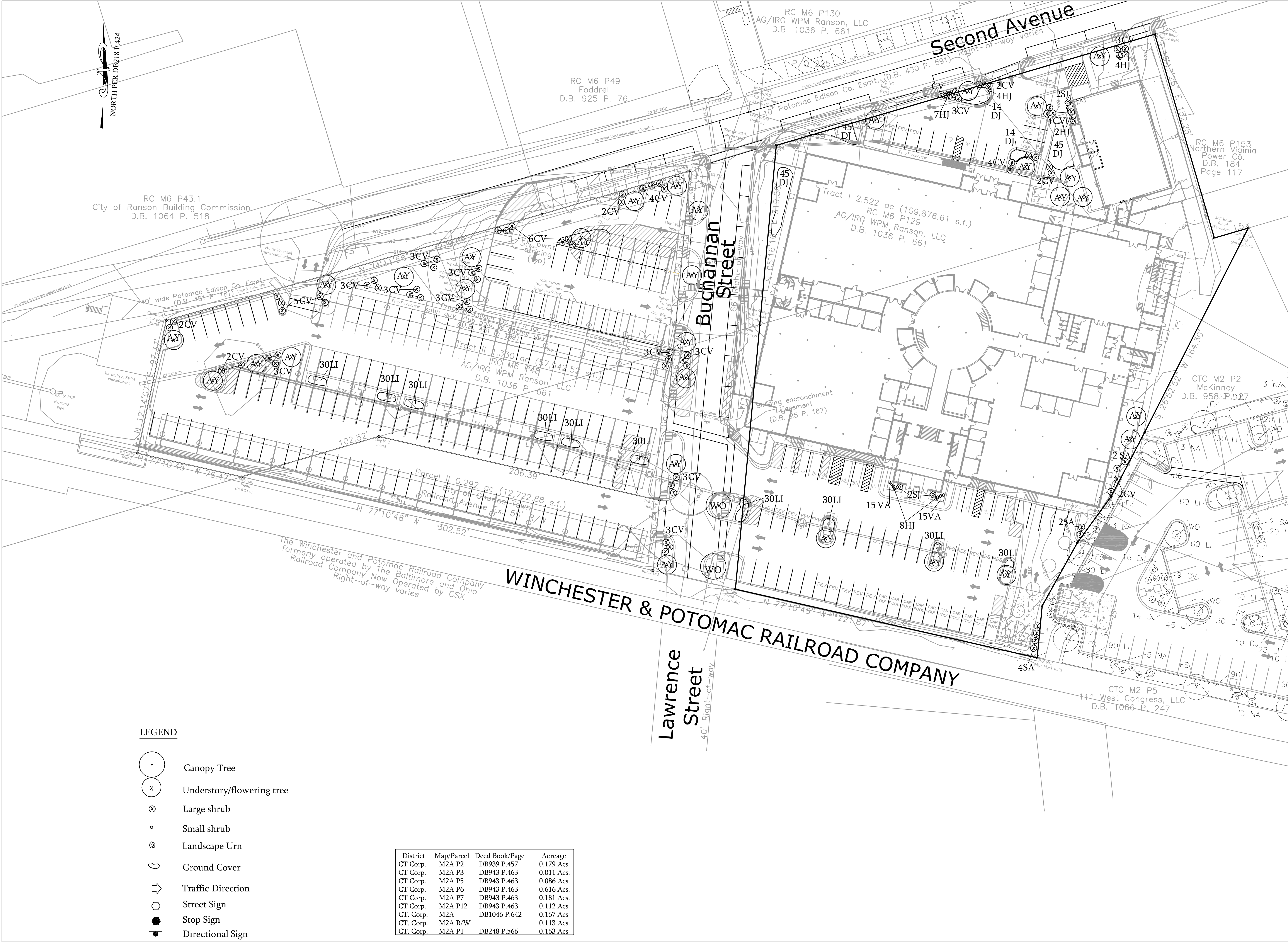
CHECKED BY LDM

DATE January 2011

SWM/IMPERVIOUS AREA STUDY

PROJECT NO. 50042154

SHEET 5 OF 9



RC M6 P43.1
City of Ranson Building Commission
D.B. 1064 P. 518

RC M6 P49
Foddrell
D.B. 925 P. 76

RC M6 P130
AG/IRG WPM Ranson, LLC
D.B. 1036 P. 661

Second Avenue

Buchanan Street

Lawrence Street

WINCHESTER & POTOMAC RAILROAD COMPANY

LEGEND

- Canopy Tree
- Understory/flowering tree
- Large shrub
- Small shrub
- Landscape Urn
- Ground Cover
- Traffic Direction
- Street Sign
- Stop Sign
- Directional Sign

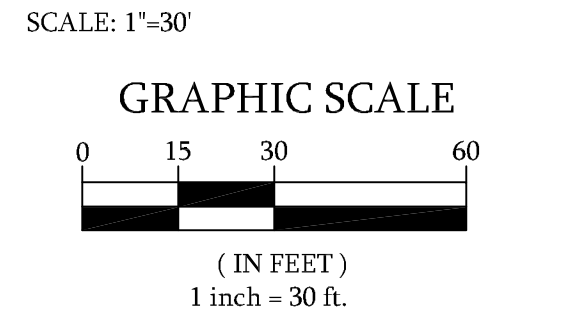
District	Map/Parcel	Deed Book/Page	Acreage
CT Corp.	M2A P2	DB939 P.457	0.179 Acs.
CT Corp.	M2A P3	DB943 P.463	0.011 Acs.
CT Corp.	M2A P5	DB943 P.463	0.086 Acs.
CT Corp.	M2A P6	DB943 P.463	0.616 Acs.
CT Corp.	M2A P7	DB943 P.463	0.181 Acs.
CT Corp.	M2A P12	DB943 P.463	0.112 Acs.
CT Corp.	M2A	DB1046 P.642	0.167 Acs.
CT Corp.	M2A R/W		0.113 Acs.
CT Corp.	M2A P1	DB248 P.566	0.163 Acs.



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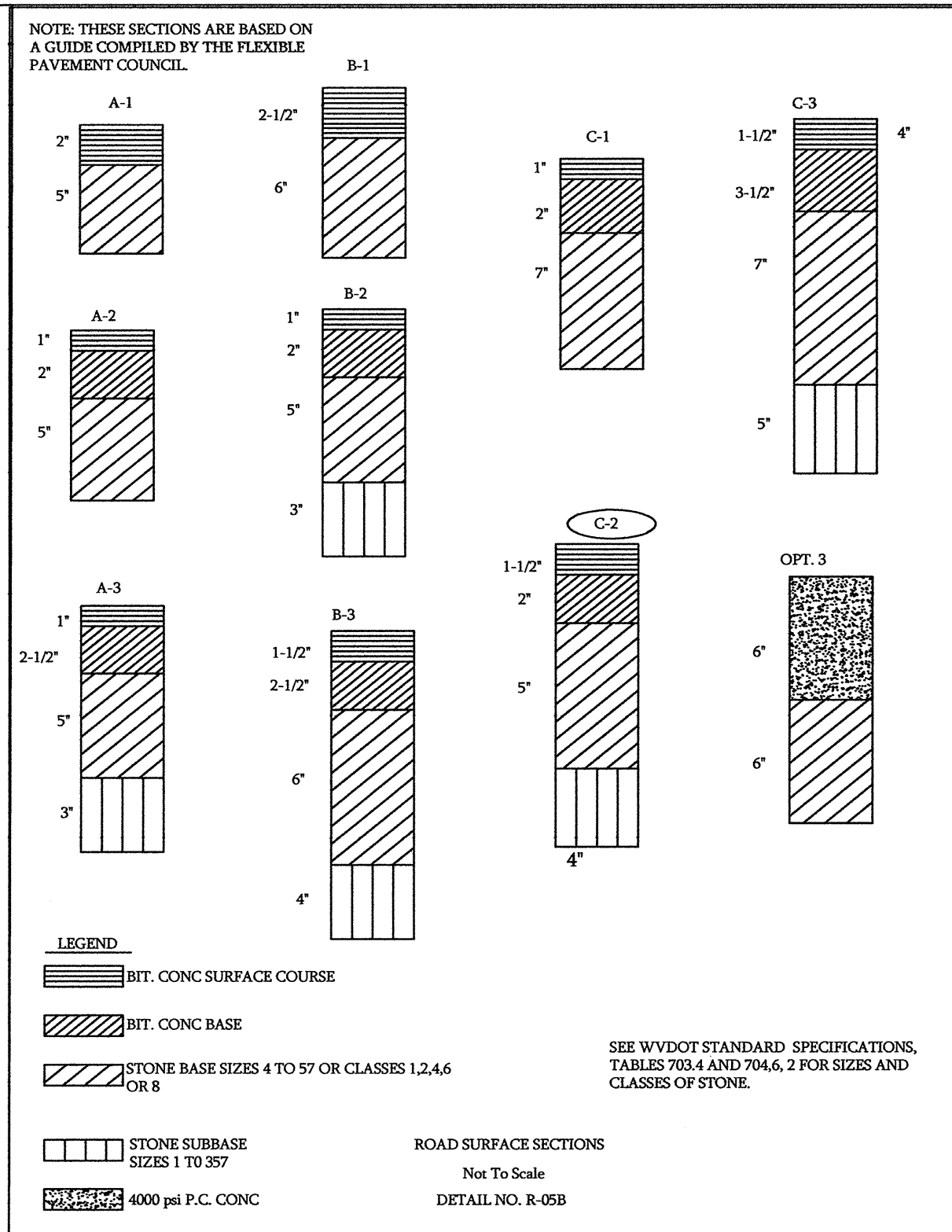
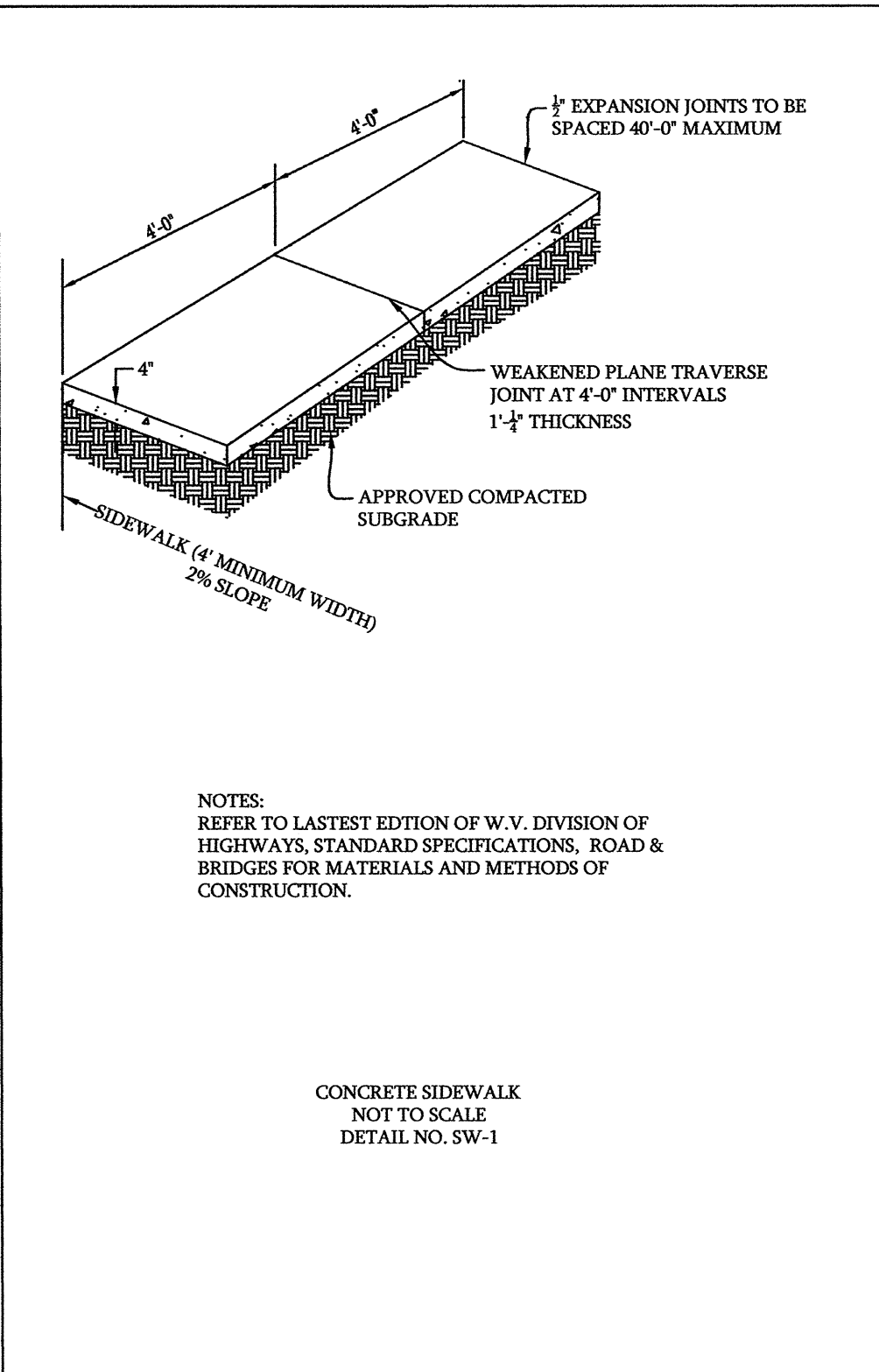
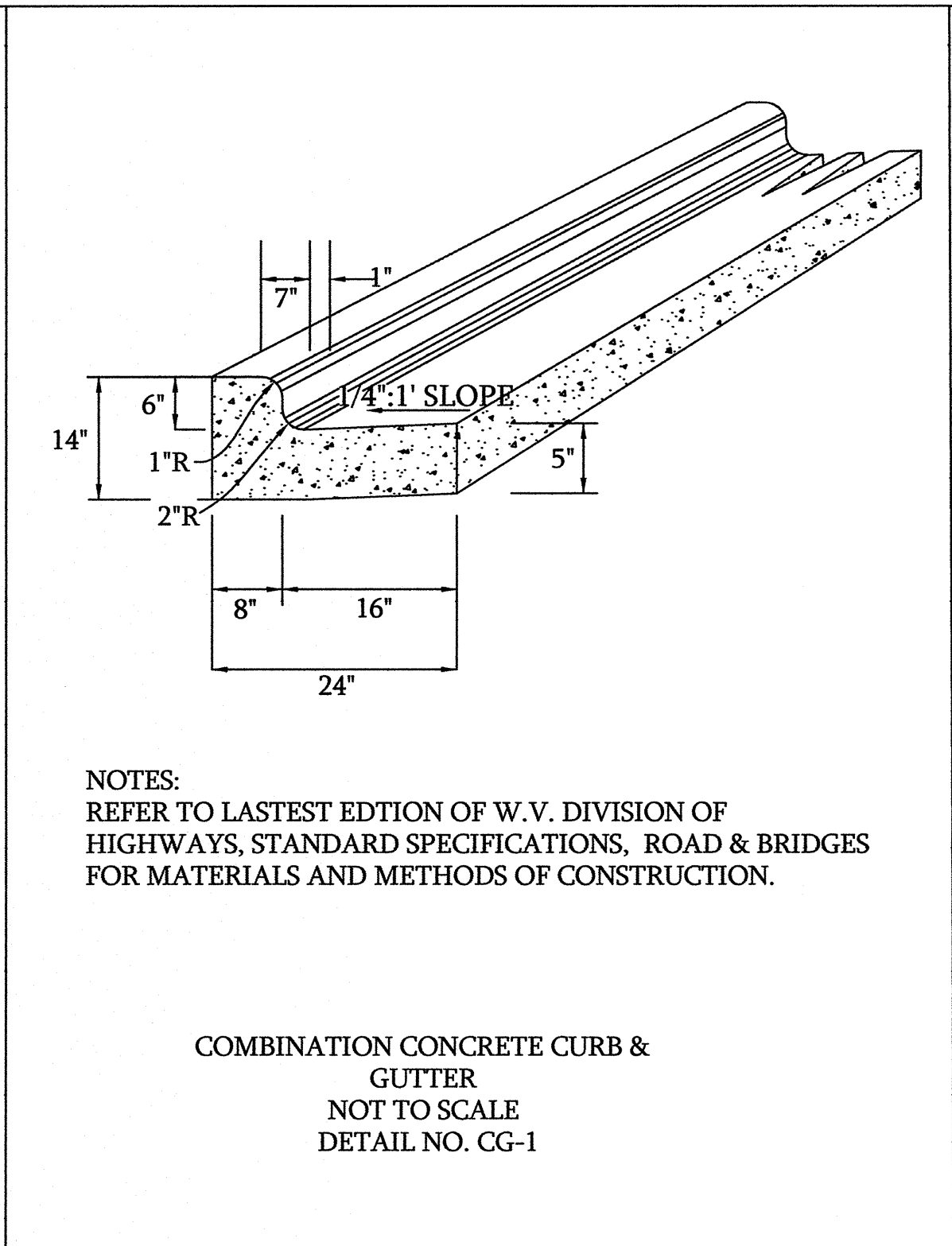
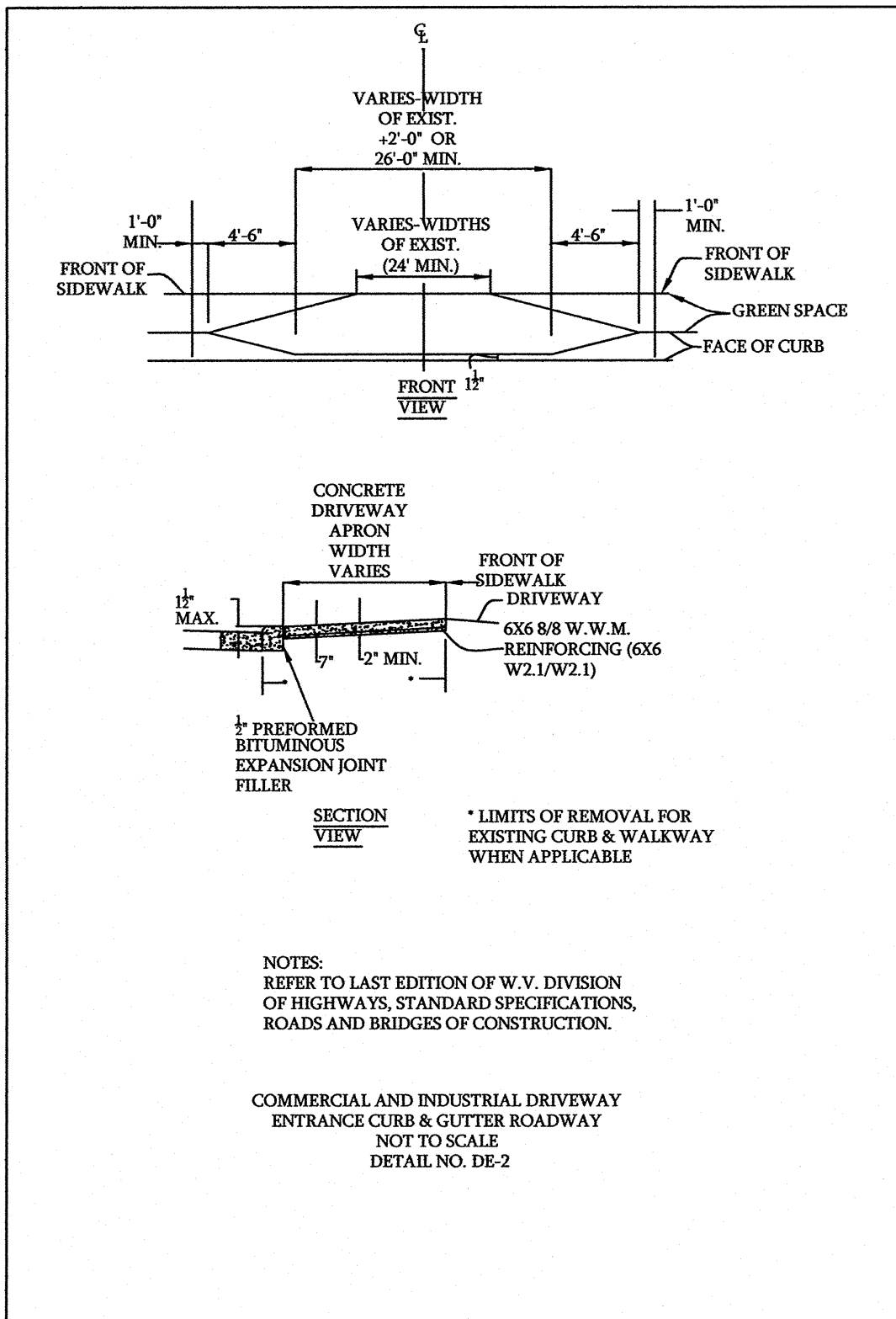
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2	8.3.11	LDM	building revision
1	6.17.11	LDM	4.22.11 comments

DRAWN	
APPROVED	
CHECKED	
DATE	OCTOBER 2010

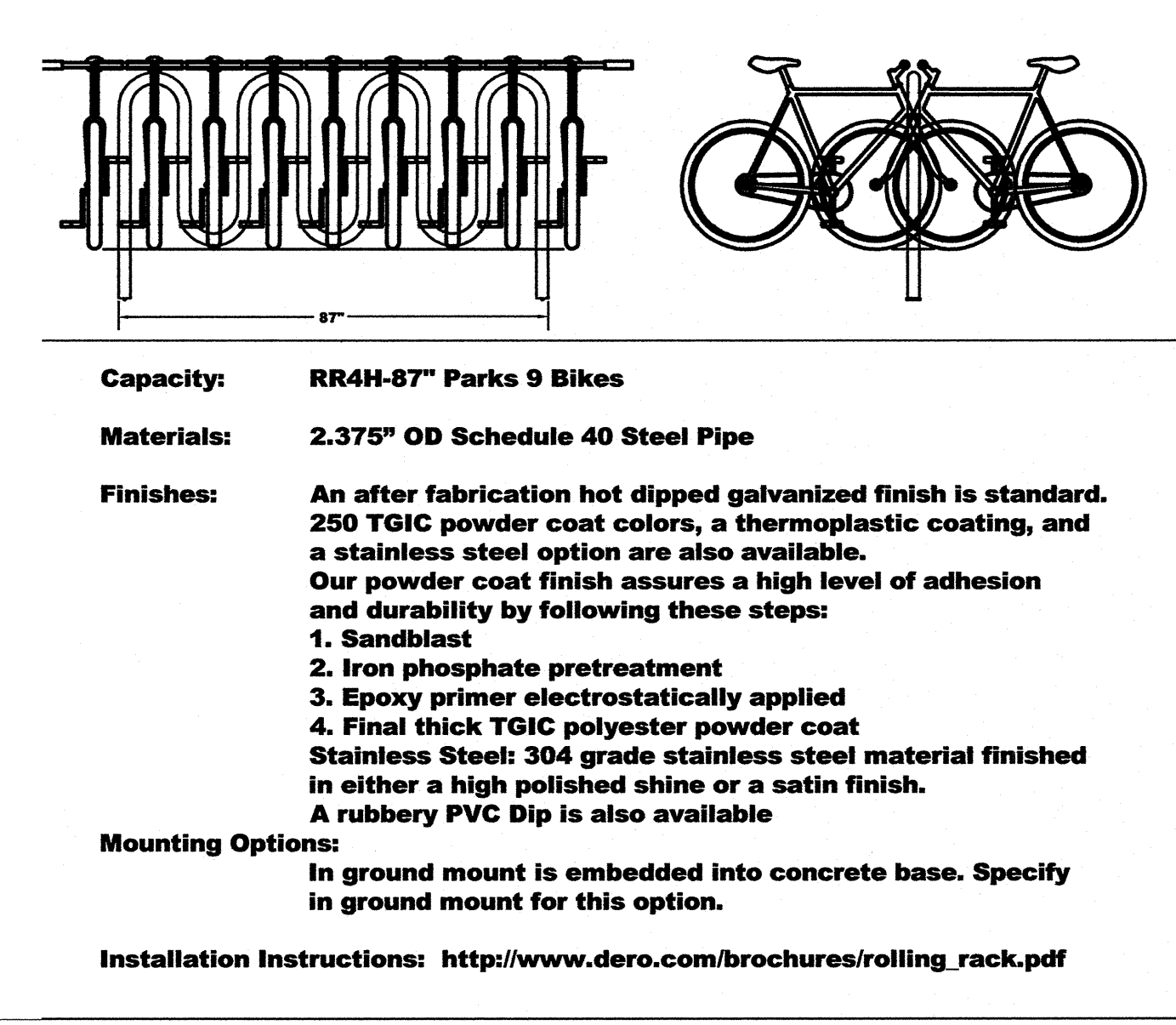
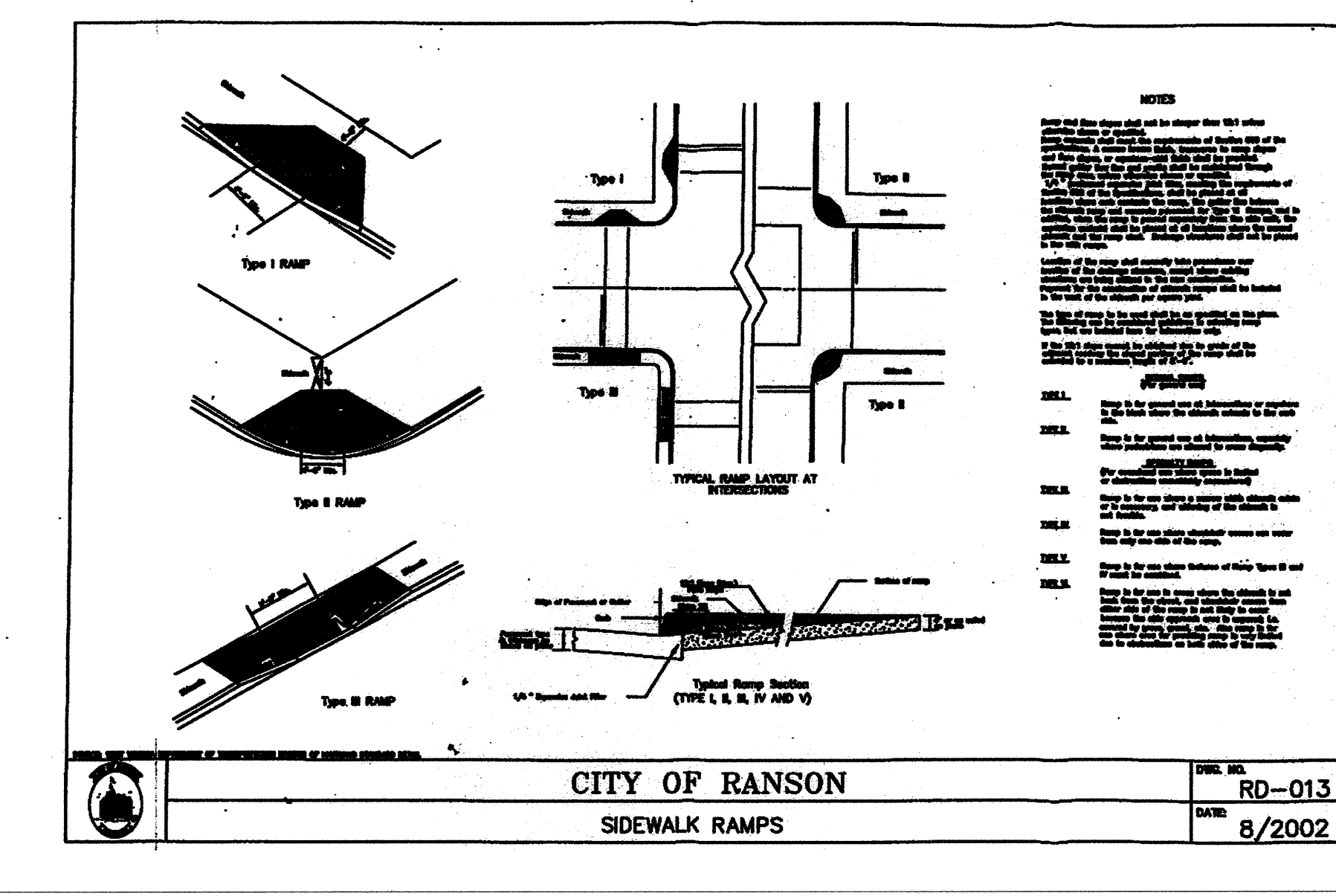
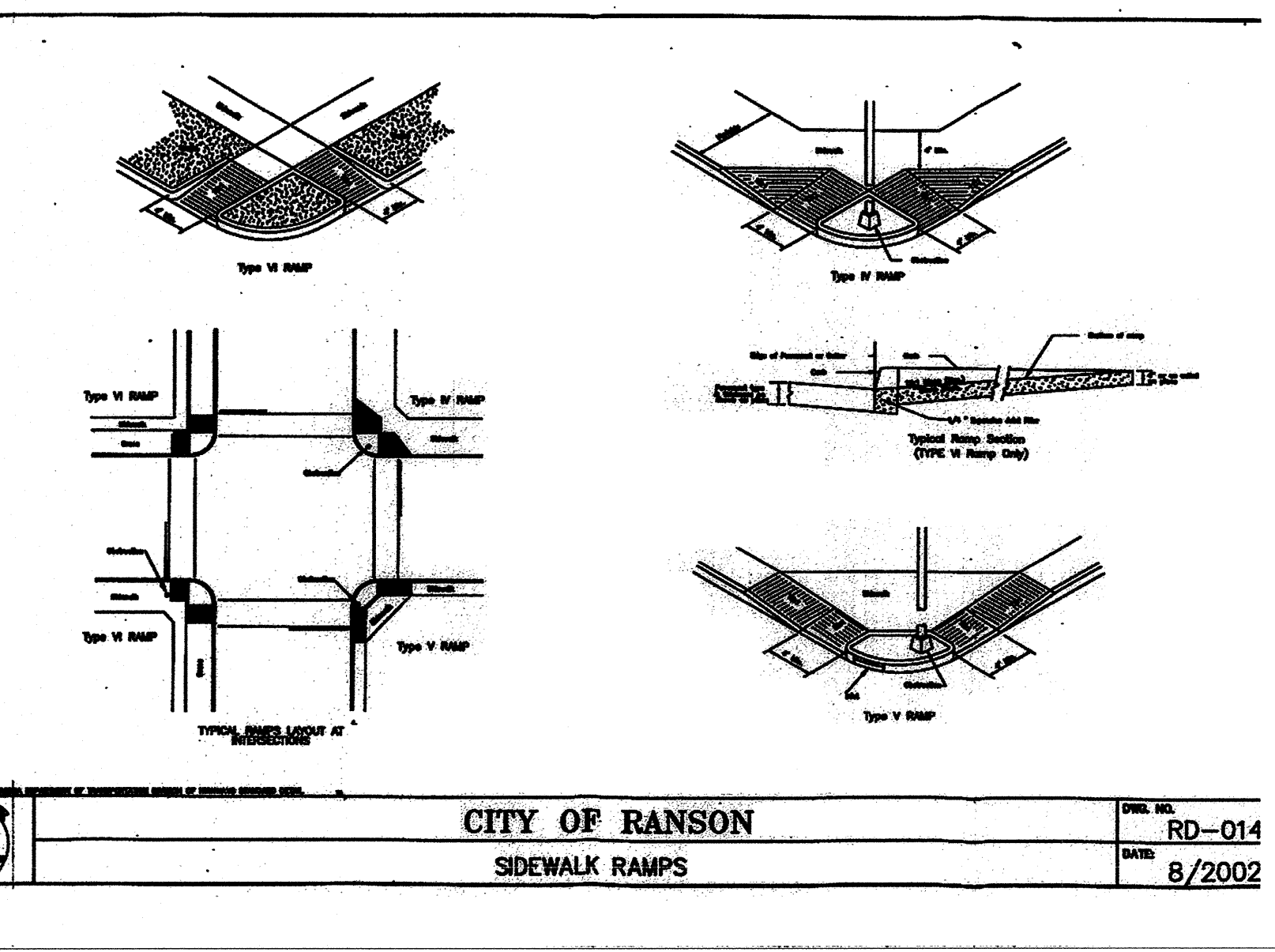
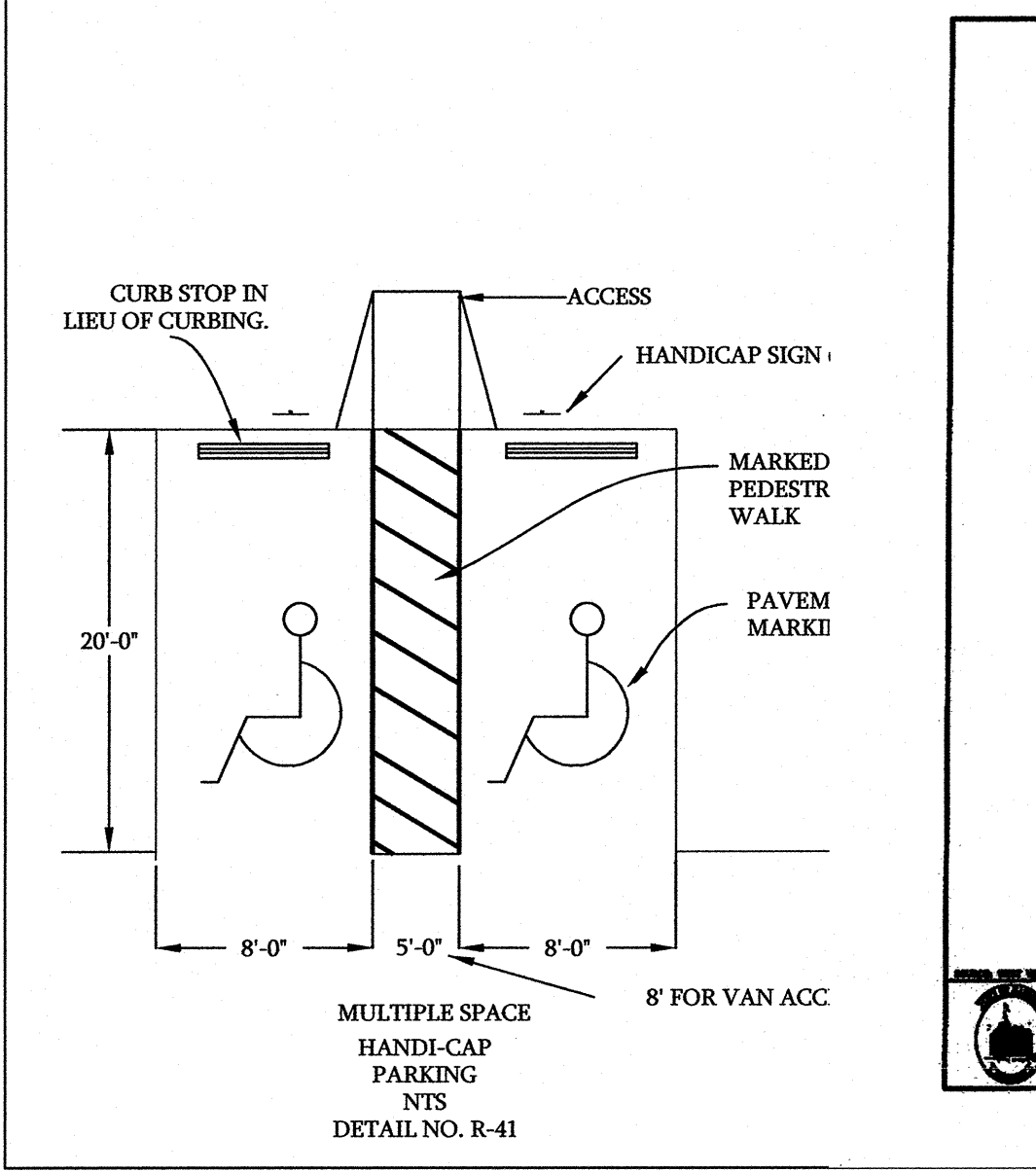
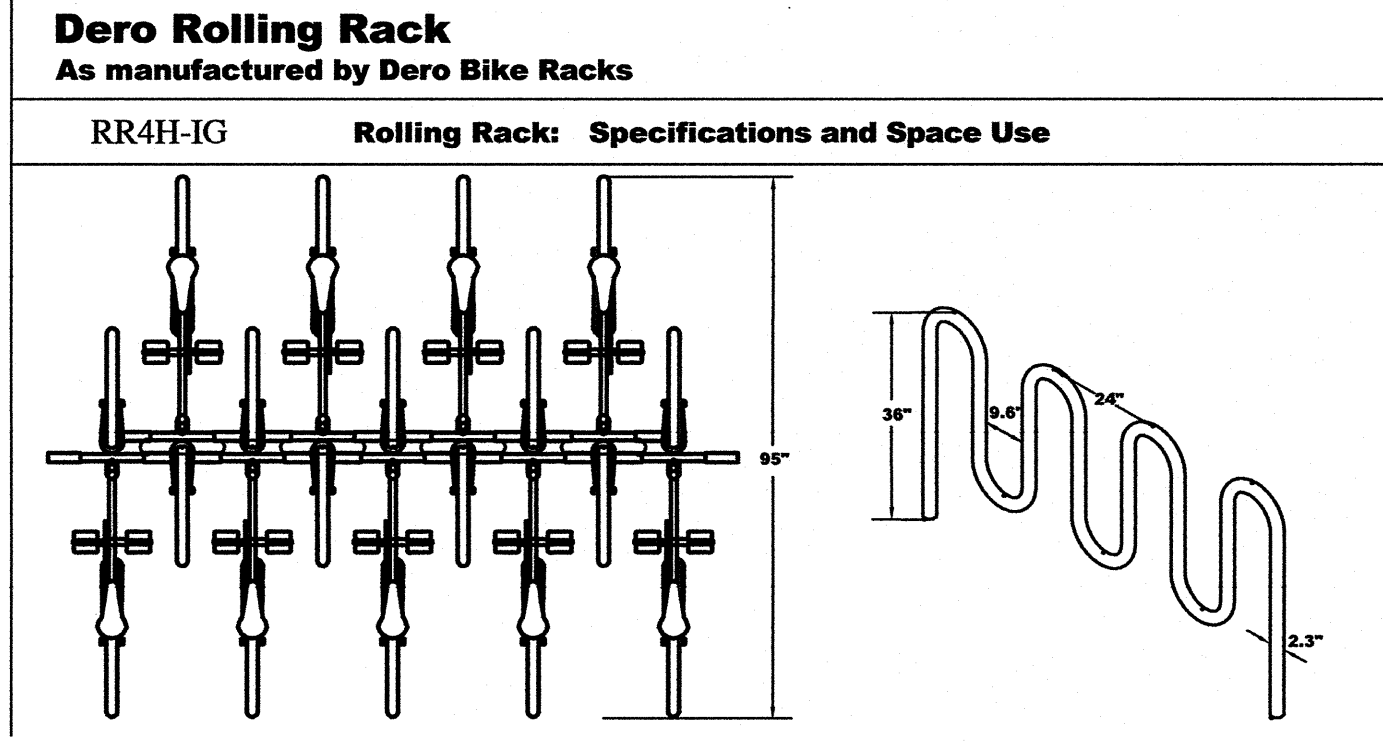
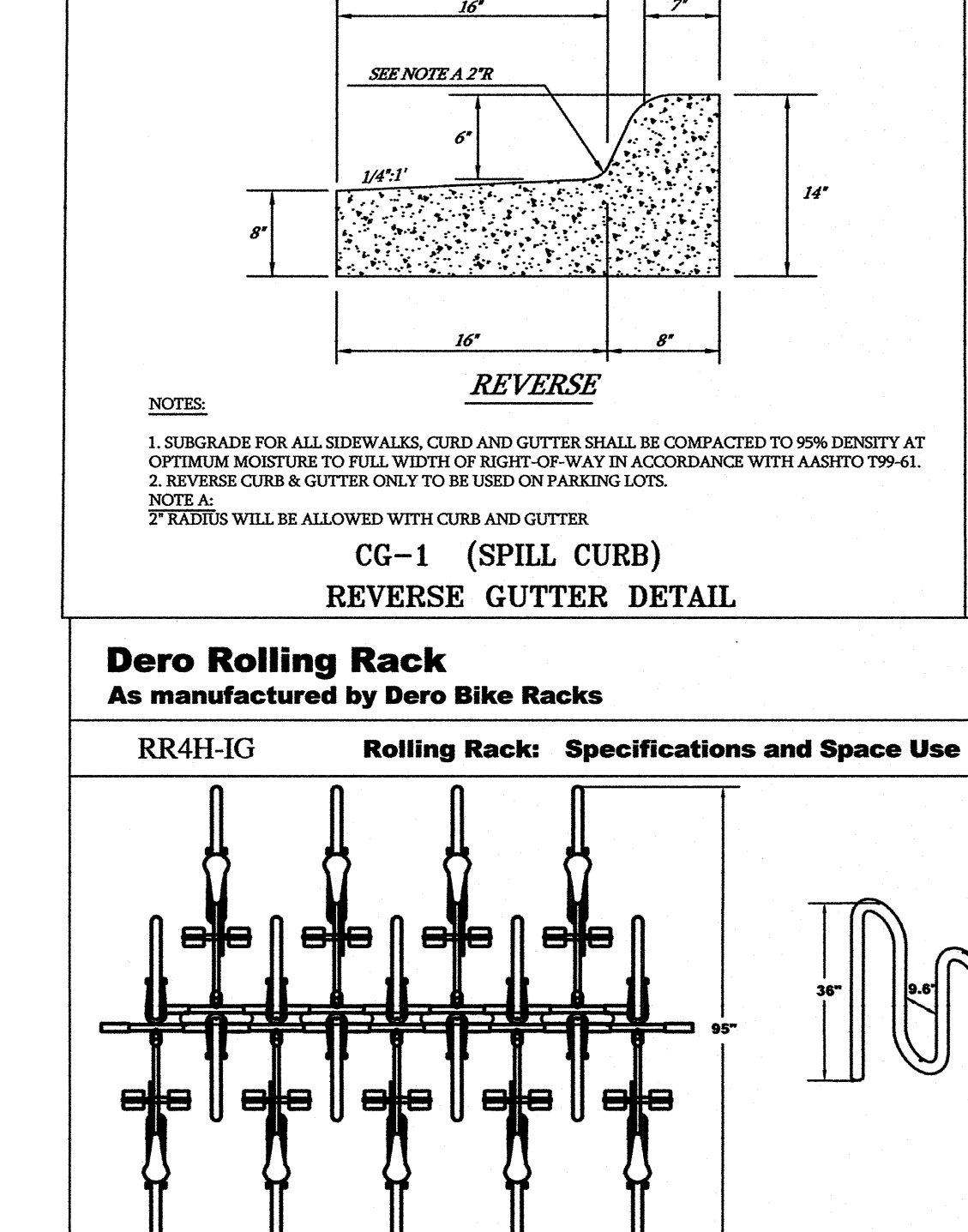
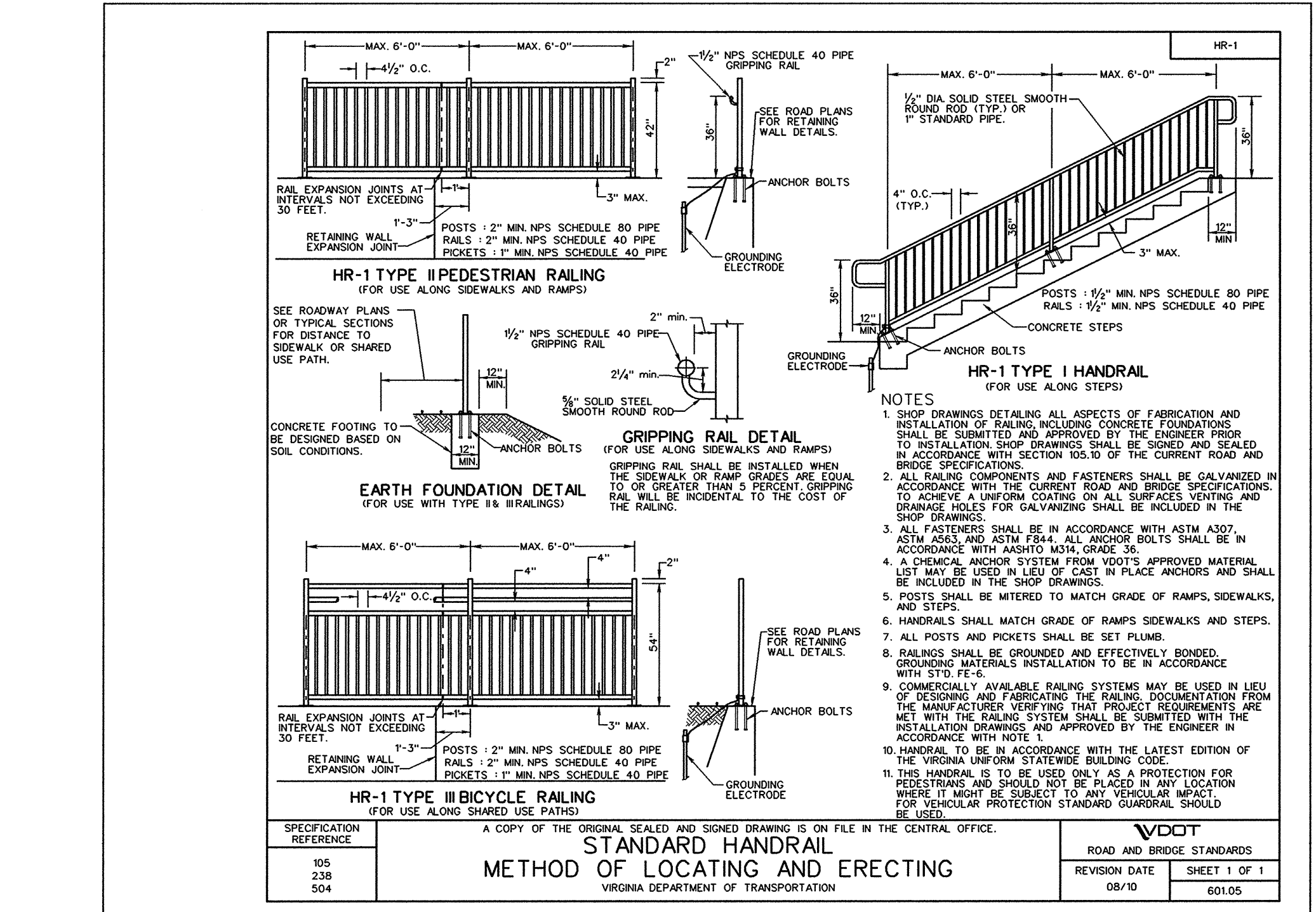
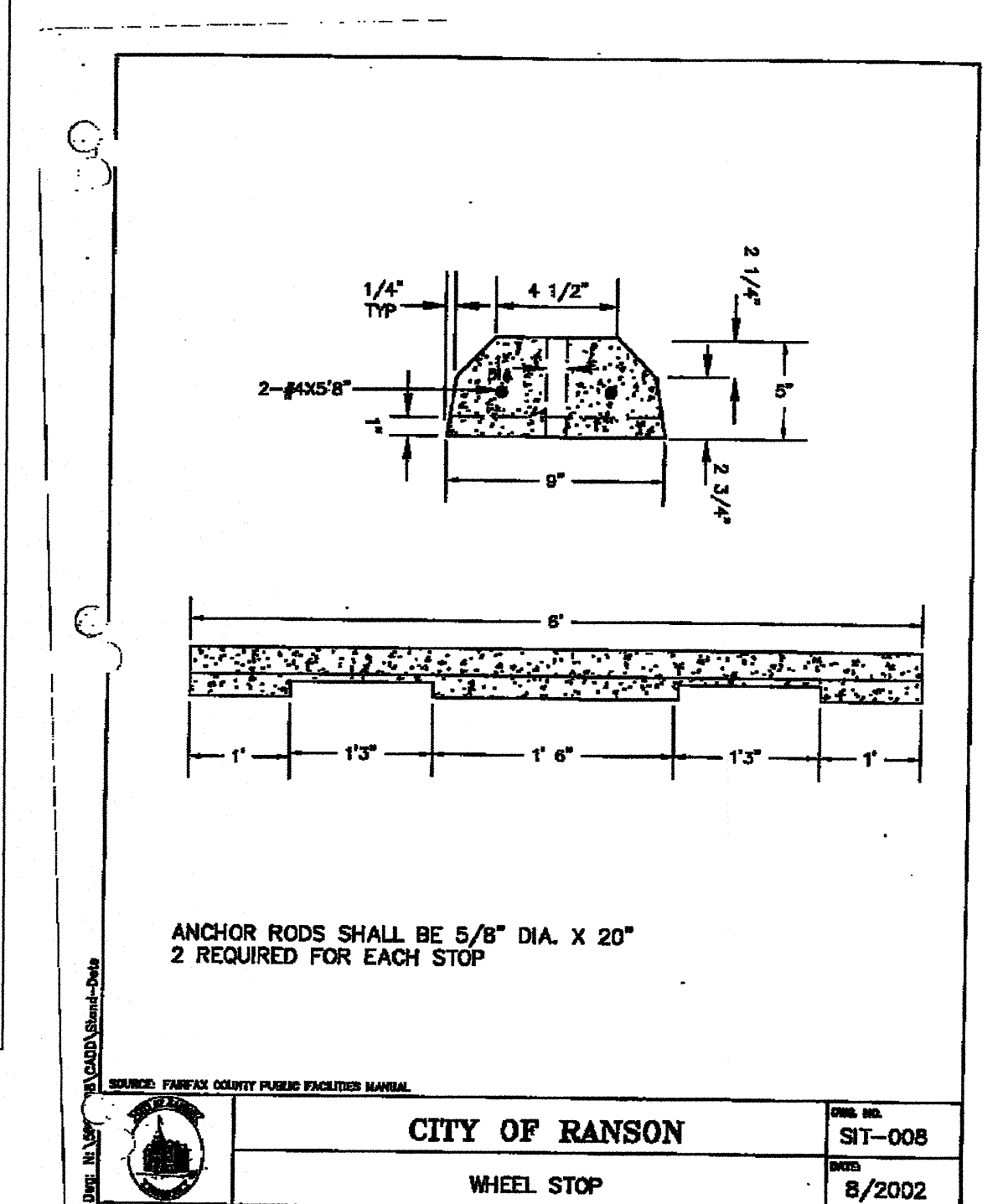
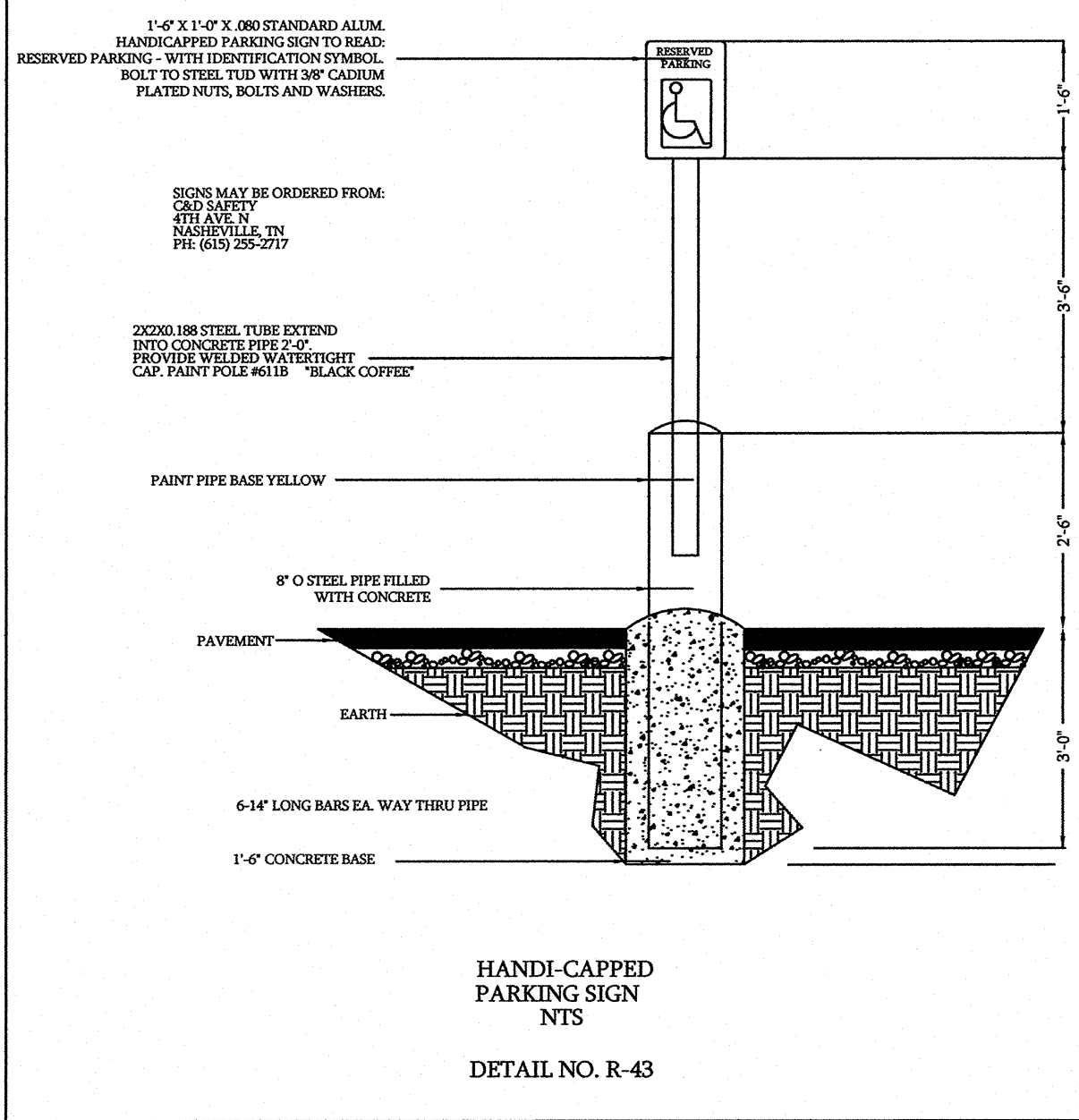
LANDSCAPE PLAN

PROJECT NO. 50042154

SITE PLAN SHOWING
APUS Finance Center
City of Ranson
JEFFERSON COUNTY, WEST VIRGINIA



SELECT ROAD PAVEMENT SECTIONS FROM DETAIL R-05B AS FOLLOWS:	
1. CHECK SOILS SURVEY TO DETERMINE SOILS SERIES OF SOIL TO BE USED IN THE UPGRADE.	
2. DETERMINE THE SUBGRADE SUPPORT CLASS OF THE SOILS SERIES FROM THE TABLE BELOW.	
SUBGRADE SUPPORT CLASS	SOILS SERIES
A (GOOD-EXCELLENT)	BERKS AND ROCK LAND AND WEIKERT WHEN SHALE CONTENT IS HIGH (40% OR GREATER RETAINED ON THE NO. 4 SCREEN).
B MEDIUM	ASHTON, BERKS, BLAIRTON, BRADDOCK, DEKALB, EDMONT, HUNTINGTON, LAIDIG, LANDEE, LINDSIDE, MELVIN, MONOGAHELA, AND WEIKERT, AND FRANKSTOWN WHEN SHALE CONTENT IS MEDIUM TO HIGH.
C (POOR)	BENEVOLOA, CHILHOWIE, CLIFTON, DUFFIELD, FRANKSTOWN, FREDWICK, HAGERSTOWN, OPEQUON
USE	ROAD SECTION
RESIDENTIAL DRIVEWAYS AND SMALL PARKING LOTS WITH 50 STALLS OR LESS AND NO TRUCKS	A-1, B-1, C-1
SUBDIVISION ROADS AND LARGE PARKING OTS	A-2, B-2, C-2
STATE ROAD WIDENING, INDUSTRIAL PARKING LOTS AND TRUCK DRIVEWAYS	A-3, B-3, C-3
SURFACE SECTION SELECTION DETAIL NO. R-05A	



NO.	DATE	BY	DESCRIPTION
3	9.23.11	LDM	City rev./add solar
2	8.3.11	LDM	Building revision
1	6.17.11	LDM	4.22.11 comments

NO.	DATE	BY	DESCRIPTION
3	9.23.11	LDM	City rev./add solar
2	8.3.11	LDM	Building revision
1	6.17.11	LDM	4.22.11 comments

REVISIONS

DRAWN BY LDM

APPROVED BY LDM

CHECKED BY LDM

DATE January 2011

Details

PROJECT NO. 50042154

The diagram illustrates a waste container enclosure plan for two types of waste: MSW (Municipal Solid Waste) and RECYCLABLES. Each container is 10 cubic yards in size and has a top and end loading container configuration (6' L x 6' W x 7'-6" H). The containers are positioned side-by-side on a concrete pad. The overall dimensions of the enclosure are 25'-0" wide and 70'-6" long. The plan includes various callouts for gates, bollards, and concrete pads, as well as a note about container clearance and a disclaimer.

MSW

RECYCLABLES

25'-0" (concrete pad width)

11'-0" (inside enclosure length)

11'-0" (inside enclosure length)

70'-6" (enclosure pad length)

10'-0" (inside enclosure width)

3' wide by 7' tall gate (optional)

2'-3"

10 cubic yard top and end loading container (6' L x 6' W x 7'-6" H)

2'-3"

90 deg swing

6" dia. pipe bollard

4" 6" W. bumper X 6' H.

3' wide by 7' tall gate (optional)

3/4" diameter by 11/2" deep recesses for gate cable bolts

provide two each at gate in closed and open position field verify exact locations

6" dia. pipe bollard concrete filled, set in concrete 3" below grade extend 4' above grade, paint OSHA yellow

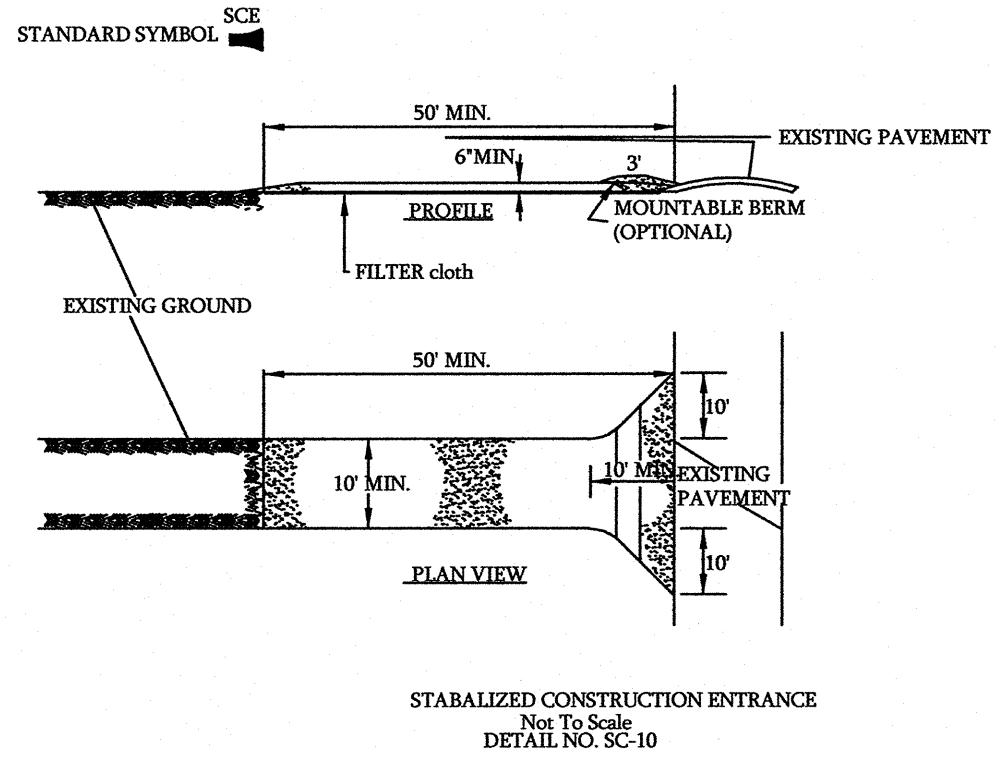
design concrete pad to withstand 10,000#/single wheel loads.

MSW & RECYCLABLES

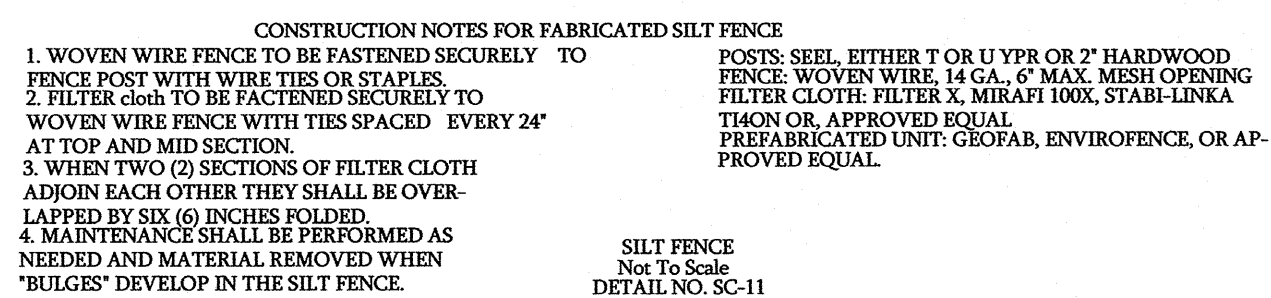
CONTAINER ENCLOSURE PLAN

Additional container clearance may be required to access the power disconnect.

This Container Enclosure Plan is for illustrative purposes only and may not conform to your local zoning or permitting requirements. When designing a waste enclosure for your facility, please check with your local county or municipal authorities for all ordinances and regulations governing such structures.



Detail No. Sc-10
Not To Scale



REMOVE GRATE
INSERT GISB
REINSTALL GRATE

Part # GISB-30-30-25

All Dimensions are in inches, unless otherwise noted.
Scale:

Suntree
Technologies Inc.
798 Clearlake Road, Suite 2, Cocoa, FL 32922
Tel: 321-637-7552 Fax: 321-637-7554
www.suntreetech.com

The recommended service interval for the Grate Inter Skimmer Box is quarterly. Service interval can be affected by site conditions so that it may be that the interval is longer or shorter than the quarterly recommendation. The maximum flow capacity of the *Grate Inter Skimmer Box* will be restored after each servicing. Because all the screens are made from stainless steel, after each servicing the flow rate through the unit will be the same as a brand new unit no matter if it is serviced 10 times or 100 times. There are 2 primary methods of servicing which are described below.

1. Remove the grate and place off to the side on the ground.
2. Remove the skimmer tray and place off to the side on the ground.
3. Cut zip ties and remove the Storm Boom from the skimmer tray. Remove all debris from the skimmer tray and place in suitable container for disposal.
4. Attach new Storm Boom to skimmer tray with zip ties provided.
5. Remove the filtration box from the inlet, dump contents into trash container, and brush screens clean.
6. Replace filtration box onto the inlet and place skimmer tray into filtration box
7. Replace grate back onto grate frame.

1. Follow above procedures except that filtration box can be left in place and vacuumed out. Brush screens and vacuum remaining residue.

1. Vacuum Servicing
1. Remove the grate.
2. Remove the skimmer tray.
3. Cut zip ties and remove the Storm Boom from the skimmer tray and then dispose of Boom. Remove all debris from skimmer tray.
4. Attach new Storm Boom to skimmer tray with zip ties. Cut Boom to length.
5. Reach into the filtration box with the vacuum and suction out collected debris. Clean screens with a spray wand or brush.
6. Place filtration box into inlet, place skimmer tray into filtration box and replace grate.

798 Clearlake Rd., Suite 2, Cocoa, FL 32922
Tel: 321-637-7552 Fax: 321-637-7554 www.suntreetech.com

SHEET 9 OF 9