

# JEFFERSON COUNTY COMMUNITY MINISTRIES THE NEIGHBOR PROJECT

SITE PLAN

202 RACETRACK STREET BUILDING RENOVATION

ADV	CITY OF RANSON - SITE WORK MILESTONE INSPECTIONS DEVELOPER SHALL REQUEST COUNTY ENGINEER INSPECTIONS MINIMUM OF 48 HOURS IN VANCE. INSPECTIONS SHALL BE REQUESTED ACCORDING TO THE TABLE OF MILESTONES DWN BELOW:	INSPECTO INITIALS DATE
1.	INSTALLATION OF SEDIMENT & EROSION CONTROL DEVICES PRIOR TO BEGINNING SITE GRADING.	
2.	ROADWAY AND/OR PARKING LOT SUBGRADE PROOF ROLL PRIOR TO PLACING STONE BASE.	
3.	ROADWAY AND/OR PARKING LOT STONE BASE DEPTH CHECK PRIOR TO PLACING ASPHALT OR CONCRETE PAVEMENT.	
4.	WATER SYSTEM AND SANITARY SEWER SYSTEM INSPECTION AND APPROVAL BY CHARLES TOWN UTILITY BOARD PRIOR TO BACKFILLING OF TRENCHES.	
5.	FINAL INSPECTION INCLUDING BUT NOT LIMITED TO: SEEDING & MULCHING, ROADWAY & PARKING LOT PAVING, SIDEWALKS, STORM DRAINAGE AND STORMWATER MANAGEMENT SYSTEMS, TRAFFIC CONTROL SIGNS & PAVEMENT MARKINGS, LANDSCAPING, ETC.	
REF	LE: THE CITY ENGINEER MAY ACCEPT "THIRD-PARTY" INSPECTION AND CERTIFICATION PORTS IN PLACE OF INSPECTIONS PERFORMED BY THE JEFFERSON COUNTY ENGINEERING PARTMENT, UPON PRIOR APPROVAL. THIRD PARTY INSPECTION REPORTS SHALL BE	

## CITY OF RANSON CONSTRUCTION NOTES

A. EROSION & SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND INSPECTED PRIOR TO PERFORMING ANY SIGNIFICANT EARTH DISTURBING ACTIVITIES AND SITE GRADING.

B. EARTH WORK SHALL BE COMPACTED TO THE PERCENTAGES OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH AASHTO T99C, AS SHOWN BELOW:

B. PARKING LOTS FOR HEAVY TRUCKS... 98% C. PARKING LOTS FOR PASSENGER VEHICLES...... D. UTILITY LINE TRENCHES... E. BUILDING PADS...

THE ABOVE COMPACTION REQUIREMENTS SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER OR A SOILS TECHNICIAN UNDER THE DIRECTION OF A PROFESSIONAL ENGINEER, AND ACCEPTABLE TO THE CITY ENGINEER. C. CHANGES AND REVISIONS TO THE CONSTRUCTION PLANS AND SPECIFICATIONS SHALL NOT BE MADE UNLESS FIRST SUBMITTED IN

WRITING AND APPROVED BY THE CITY ENGINEER AND ANY OTHER AGENCIES, AS DEEMED APPROPRIATE. D. WORK ZONE TEMPORARY TRAFFIC CONTROL ALONG A PUBLIC ROAD SHALL BE IN ACCORDANCE WITH WEST VIRGINIA DIVISION OF HIGHWAY REQUIREMENTS AND APPROVAL.

E. SEVENTY-TWO (72) HOURS PRIOR TO EXCAVATION IN PUBLIC RIGHT-OF-WAYS OR IN AREAS SERVED BY UNDERGROUND UTILITIES, CALL MISS UTILITY 1-800-245-4848.

#### LIST OF PERMITS

- WVDOH UTILITY PERMIT # NOT APPLICABLE
- WV BUREAU OF HEALTH # NOT APPLICABLE
- WVDEP NPDES PERMIT # NOT APPLICABLE. LOD < 1 ACRE</li>

CITY OF RANSON - COMPLETE LIST OF WAIVERS/VARIANCES							
ORDINANCE	SECTION OF ORDINANCE	DESCRIPTION OF WAIVER OR VARIANCE	DATE GRANTED				
P&Z	5.9 PARKING LOCATION STANDARDS	WAIVER TO ALLOW HEAD IN PARKING	8/20/2024				
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C102

THE RANSON PLANNING COMMISSION APPROVES THIS SITE PLAN ON WITH THE FOLLOWING CONDITIONS:

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

8/28/24 DATE

DATE: 7/11/2024

SHEET NO.:

SITE PLAN

JCCM - 202 RACETRACK STREET

**BUILDING RENOVATION** RANSON CORP, T.M. 5 PARS. 179 & 179.1 D.B. 1309 Pg. 424

☐ 
☑ Zoning (RN)

I - Industrial

T1 - Natural

T2 - Rural

✓ T2O - Rural Open

RR - Rural Reserve

R-6 - R-6 Residential

R-7 - R-7 Residential

HC - Highway Commercial

RC - Racetrack Commercial

NCX - Neighborhood Center Mix - Retired

Z T20 - Rural Open

T4 - General Neighborhood

T5L - Town Center Limited

MUX - Mixed Use - Retired

T40 - General Neighborhood Open

T3 - Sub-Urban

T5 - Town Center

SD - Special District

UCX - Urban Commercial - Retired



OMMUNITY MINISTRIES, INC. <u>ADDRESS:</u> 238 W. WASHINGTON ST. CHARLES TOWN, WV, 25414

PHONE: 571-213-4651 ATTN: KEITH LOWRY

REVISIONS

CITY REVIEW COMMENTS 8/1/2024 CTUB REVIEW COMMENTS 8/13/202-CTUB REVIEW COMMENTS 8/26/202-CITY REVIEW COMMENTS 8/27/202-

PROJ. NO.: 2309065.00

JEFFERSON COUNTY, WEST VIRGINIA

**COVER SHEET** 

#### **ZONING ORDINANCE SUMMARY:**

- 1. ZONING REQUIREMENTS
- CURRENT ZONE: T5 TOWN CENTER
- PROPOSED USE: COMMERCIAL (EMERGENCY SHELTER / CLINIC)

#### 2. ENVIRONMENTAL

 ENVIRONMENTAL STANDARDS CONTAINED IN SECTIONS 8.9.A.1 - 8.9A.8 OF THE JEFFERSON COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE REGARDING NOISE, ODOR, SMOKE, AMBIENT AIR QUALITY, VIBRATION, GLARE, HEAT, TOXIC MATERIALS & FIRE HAZARDS APPLY TO THIS PROJECT.

#### 3. LANDSCAPING:

• IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO REPLACE ANY TREES THAT DIE. ALL BUFFER YARDS SHALL BE MAINTAINED BY THE PROPERTY OWNER.

 SITE LIGHTING:
 SITE LIGHTING IS PROPOSED FOR THIS SITE IN THE FORM OF TWO STANDARD RANSON LIGHTS AT LOCATIONS SHOWN ON THE SITE PLAN. STREET LIGHT DETAIL IS SHOWN ON SHEET C500.

**EXISTING** 

± 4,412 SF

± 107'

5.	USE REQUIREMENTS:	REQUIRED
	MINIMUM LOT SIZE:	NO REQUIREMENT
	MAXIMUM DENSITY	NO REQUIREMENT
	MINIMUM LOT WIDTH:	20' (MIN), 150' (MAX)

MAXIMUM BUILDING HEIGHT: 80' (MAX) ± 30'

MAXIMUM LOT COVERAGE 90% (MAX) 70% (POST CONSTRUCTION)

BUILDING SETBACKS

FRONT: 12' (MAX)
SIDE: 6' (MAX)
REAR: 3' (MIN)

6. PARKING CALCULATIONS:

REQUIRED: CLINIC - 4 PER DOCTOR AND 1 PER EMPLOYEE: 2 DOCTORS AND 4 EMPLOYEES = 12 REQUIRED APARTMENTS: 1.5 PER UNIT X 2 UNITS = 3 REQUIRED TOTAL REQUIRED = 15

PROPOSED: 16 (INCLUDING 1 VAN ACCESSIBLE HANDICAP SPOT AND 1 PARALLEL PARKING HANDICAP SPOT

IMPERVIOUS COVERAGE CALCULATIONS:
 EXISTING IMPERVIOUS = ± 4,190 SF
 POST CONSTRUCTION IMPERVIOUS = ± 3,085 SF

NET IMPERVIOUS LOSS OF 1,130 SF, THEREFORE, SWM IS NOT REQUIRED.

#### **EXISTING UTILITIES:**

THE LOCATION AND/OR ELEVATION OF ALL KNOWN UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION FROM EXISTING PLANS AND FROM FIELD INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE STATUS AND LOCATION OF EACH UTILITY PRIOR TO BEGINNING WORK AND TO TAKE THE NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THESE UTILITIES. IN THE EVENT OF DAMAGE OR DISRUPTION OF THESE UTILITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY AN OFFICIAL OF THE AFFECTED UTILITY AND LEND ALL POSSIBLE ASSISTANCE IN RESTORING SERVICE. THE CONTRACTOR SHALL ASSUME ALL COSTS ASSOCIATED WITH THE REPAIR AND INTERRUPTION OF SUCH SERVICES.

THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-245-4848 AT LEAST 72 HOURS BEFORE COMMENCING WORK ON THIS PROJECT.

#### PROJECT NARRATIVE

JEFFERSON COUNTY COMMUNITY MINISTRIES (JCCM) IS DEVELOPING THIS PROJECT TO PROVIDE THE FIRST PHASE OF SEVERAL TO PROVIDE SHELTER AND OTHER ASSISTANCE FOR HOMELESS PERSONS IN THE COMMUNITY. THIS PARTICULAR PROJECT WILL PROVIDE TWO APARTMENTS FOR FAMILIES ON THE SECOND FLOOR AND A MEDICAL CLINIC ON THE FIRST FLOOR. IT IS PLANNED THAT AT MOST, 2 DOCTORS WITH 4 ASSISTANTS WILL BE WORKING AT A TIME.



ALPHA ASSOCIATES, INC. 535 WEST KING STREET MARTINSBURG, WV 25401 PHONE: 304-264-0051 www.thinkALPHAfirst.com

#### SITE INFORMATION

- 1. THE USE OF THE SITE WILL BE A CLINIC AND APARTMENTS.
- 2. SOURCE OF BOUNDARY INFORMATION: PLAT OF BOUNDARY AND IMPROVEMENT LOCATION SURVEY DATED 8/4/1999 BY EDWARD JOHNSON, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY IN D.B. 931 PG. 118.
- 3. PROPERTY ADDRESS: 202 RACETRACK STREET, RANSON, WV 25438.
- 4. CONTOUR DATA AND BOUNDARY INFORMATION WERE GENERATED FROM A FIELD SURVEY BY ALPHA ASSOCIATES, INC. IN MAY 2023. CONTOUR INTERVAL = 1'.
- 5. THIS PROPERTY IS LOCATED ON FEMA MAP PANEL 54037C0136E, EFFECTIVE DATE 12/18/2009, AND IS DESIGNATED AS ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOOD PLAIN.
- THE SOILS ON THE SITE ARE AS FOLLOWS: Ub - URBAN LAND
- 7. THERE ARE NO WETLANDS ON THE SITE PER THE US FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY
- 8. KNOWN EASEMENTS ARE SHOWN HEREON
- 9. THE VARIOUS UTILITIES SERVING THE BUILDINGS WILL BE GRANTED EASEMENTS, AS NECESSARY, IN THE LOCATION OF THE "AS-BUILT" UTILITIES, AFTER OR DURING THE CONSTRUCTION PHASE.
- 10. PROJECT LIMITS ARE NOT WITHIN 500' OF A STREAM.
- 11. NO RIGHT OF WAYS ARE PROPOSED WITH THIS PROJECT
- 12. THERE ARE NO FUTURE EASEMENTS OR RIGHTS OF WAYS TO CONNECT TO ADJOINING PROPERTIES.
- 13. WV HEALTH DEPARTMENT STANDARDS FOR WATER & SEWER APARTMENTS 280 GPD X 2 = 560 GPD CLINIC STAFF 20 GPD X 6 = 120 GPD CLINIC PATIENTS 5 GPD X 40 = 200 GPD TOTAL = 880 GPD
- 14. THERE ARE NO DEED RESTRICTIONS EXISTING OR PROPOSED.
- 15. ALL IMPROVEMENTS WILL BE BID AS ONE GENERAL CONTRACT.
- 16. TRASH REMOVAL IT IS ANTICIPATED THAT EACH APARTMENT AND THE CLINIC WILL HAVE THEIR OWN 'APPLE VALLEY WASTE' TRASH CONTAINER.
- 17. ACCORDING TO CTUB, 202 RACETRACK IS SERVICED BY EXISTING WATER AND SEWER LINES. THEREFORE, NO NEW UTILITY LINES ARE PROPOSED FOR THE BUILDING.



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OWNER/DEVELOPER:
JEFFERSON COUNTY
COMMUNITY MINISTRIES, INC
ADDRESS:
238 W. WASHINGTON ST.
CHARLES TOWN, WV, 25414

PHONE: 571-213-4651

<u>ATTN:</u> KEITH LOWRY

REVISIONS

ITEM

CITY REVIEW COMMENTS 8/1/2024
CTUB REVIEW COMMENTS 8/13/2024
CTUB REVIEW COMMENTS 8/26/2024
CITY REVIEW COMMENTS 8/27/2024

PROJ. NO.: 2309065.00 DATE: 7/11/2024 SHEET NO.:

C001

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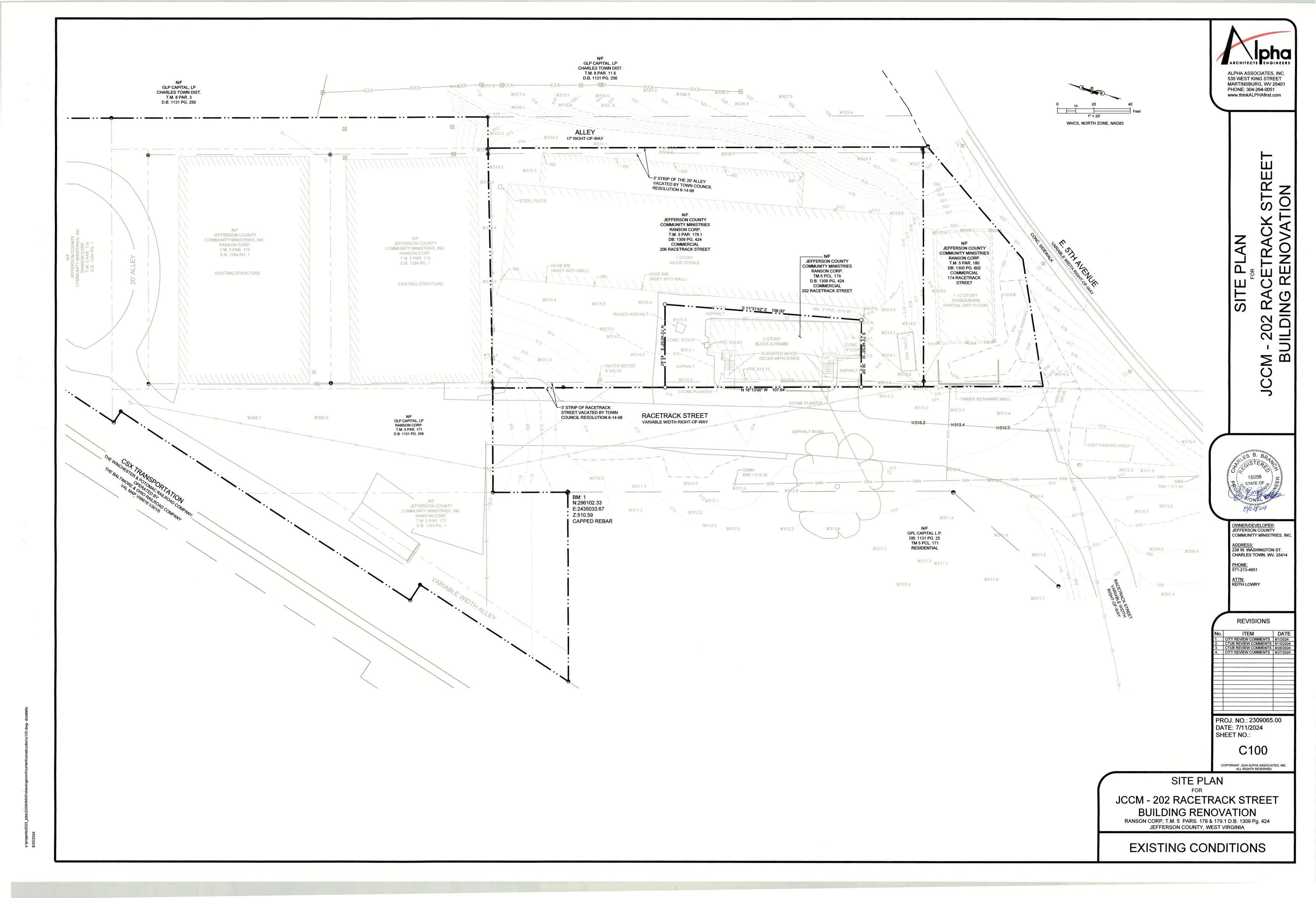
SITE PLAN FOR

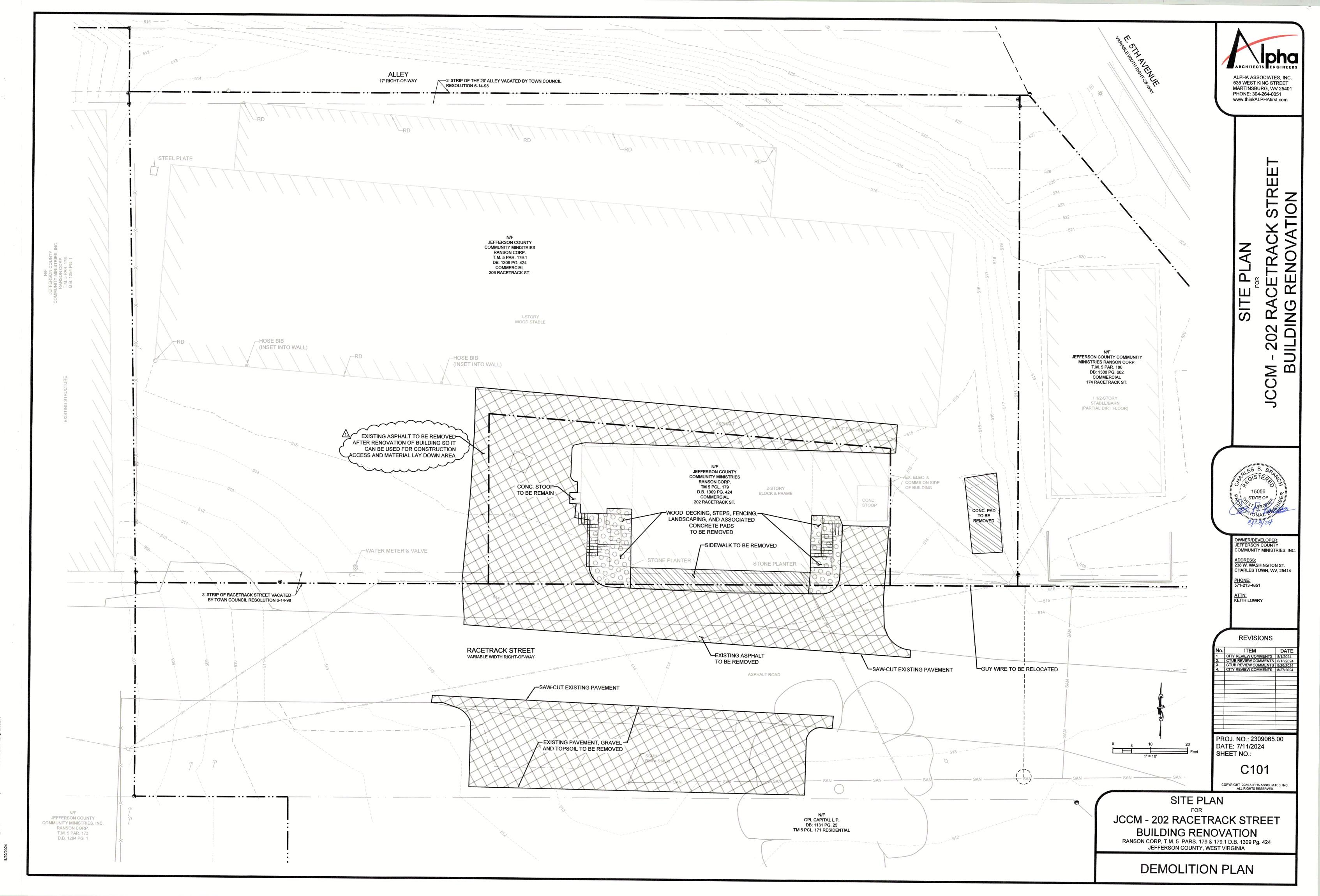
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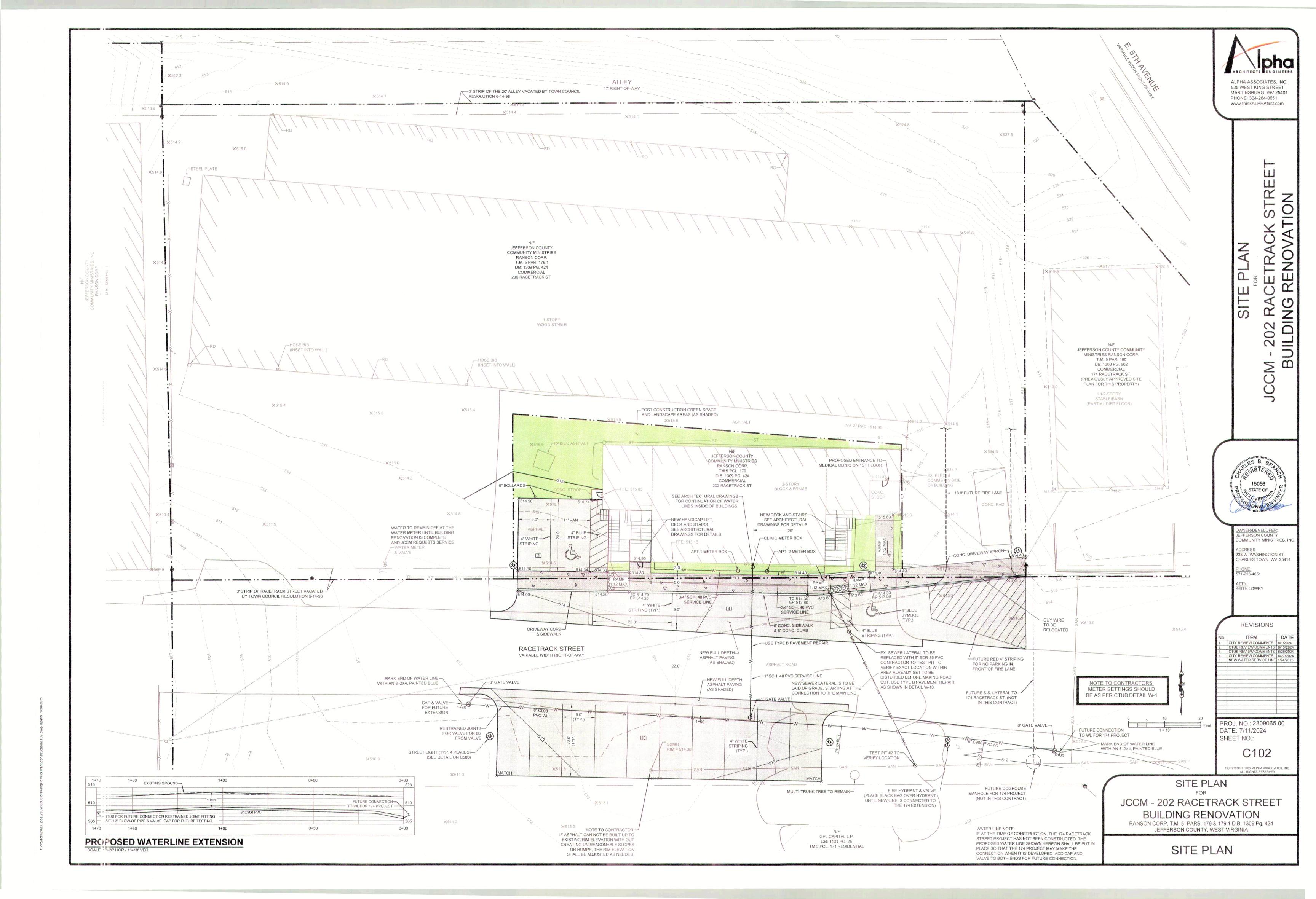
**GENERAL NOTES** 

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NATURAL AND/OR EXISTING SLOPES STEEPER THAN 3:1 SHALL BE BENCHED OR CONTINUOUSLY STEPPED INTO COMPETENT MATERIALS PRIOR TO PLACING FILL.

NO FILL OR CUT SHALL BE MADE WHICH CREATES AN EXPOSED SURFACE STEEPER IN SLOPE THAN 2:1.

GRADING SHALL BE PERFORMED TO SECURE PROPER DRAINAGE AWAY FROM BUILDINGS AND TO PREVENT THE POOLING OR COLLECTION OF STORM WATER.

FILL SHALL BE COMPACTED TO PREVENT EROSION.

GRADING SHALL NOT BE DONE IN SUCH A WAY AS TO DIVERT WATER ONTO THE PROPERTY OF ANOTHER LANDOWNER.

8. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED USING SILT TRAPS, DITCH CHECKS OR OTHER ACCEPTABLE DEVICES UNTIL THE DISTURBED AREAS ARE STABILIZED.

9. EXCAVATION AND FILL SHALL NOT ENDANGER ADJOINING PROPERTY.

10. COVER OVER CULVERTS SHALL BE 1' MINIMUM.

### SEDIMENT AND EROSION CONTROL NOTES

ALL SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE "WV EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MANUAL 2006" (HTTP://WWW.WVDEP.ORG/DWWM/STORMWATER/BMP/INDEX.HTML).

AREAS OF DEVELOPMENT SHALL BE PLANNED IN PHASES AND STAGES TO MINIMIZE EXPOSURE TO DISTURBED GROUND. GRADING SHALL BE COMPLETED AS SOON AS POSSIBLE AFTER IT HAS BEGUN.

INSPECTIONS ARE TO BE PERFORMED EVERY 4 DAYS AND WITHIN 24 HOURS OF RAIN EVENTS OF 0.25" OR GREATER. PERFORM MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES TO INSURE EFFECTIVE SEDIMENT CONTROL.

4. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ESTABLISHED. ALL AREAS NOT COVERED BY PAVEMENT OR MULCH SHALL BE SEEDED USING PERMANENT SEED MIXTURE SHOWN ON

THE WYDEP AND CITY OF MARTINSBURG RESERVE THE RIGHT TO REQUIRE ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES DURING THE CONSTRUCTION OF THIS PROJECT.

EXCEPT AS NOTED BELOW, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOUR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY

OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G., THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY HALTED IS LESS THAT 21 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH DAY

AFTER CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED. AREAS WHERE THE SEED HAS FAILED TO GERMINATE ADEQUATELY (UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70%) WITHIN 30 DAYS AFTER SEEDING AND MULCHING MUST BE RESEEDED IMMEDIATELY, OR AS SOON AS WEATHER CONDITIONS ALLOW.

THE DEVELOPER SHALL REQUEST THAT THE APPLICABLE LOCAL PLANNING DEPARTMENT APPROVE THE WORK COMPLETED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE GRADING PERMIT, AND THE STORMWATER MANAGEMENT ORDINANCE.

#### SEED BED PREPARATION

LIMIT PREPARATION TO AREAS WHICH WILL BE IMMEDIATELY SEEDED.

2. LOOSEN TOPSOIL OF LAWN AREAS TO MINIMUM DEPTH OF 4". REMOVE STONES OVER 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND EXTRANEOUS MATTER.

GRADE LAWN AREAS TO A SMOOTH, FREE DRAINING EVEN SURFACE WITH A LOOSE, MODERATELY COARSE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.

APPLY LIMESTONE, AT RATE SHOWN IN PERMANENT SEED MIXTURE. DISTRIBUTE EVENLY BY MACHINE AND INCORPORATE THOROUGHLY INTO TOPSOIL.

ALWAYS PLACE CONTOURS -WATTLES PERPENDICULAR TO THE FLOW FIBER ROLLS MUST BE PLACED **EXACTLY ON CONTOURS** ABUT ENDS FIRMLY CAPTURED ROLLS ARE 8 TO 25 BEHIND ROLLS INCHES IN DIAMETER 1" X 1" HARDWOOD STAKES TO 5" IN SOIL

WATTLES DETAIL

NOT TO SCALE

OR EQUAL -WOOD POSTS WOOD POST-FLOW ---COMPACTED-SOIL EMBED FILTER CLOTH IN GROUND 4" MIN. MIRAFI 100X-OR EQUAL

MIRAFI 100X

NOTE: WHERE JOINTS OCCUR IN THE FILTER FABRIC, SPLICES WILL OCCUR ONLY AT SUPPORT POSTS WITH A MINIMUM 6" OVERLAP, & SECURELY SEALED. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM. DEPOSITS MUST BE REMOVED WHEN THEY REACH 1/2 THE HEIGHT OF THE BARRIER.

#### SILT FENCE DETAIL

NOT TO SCALE

NOT TO SCALE ASTM D448 No. 2 or 3 STONE, OR EQUIVALENT 9" MIN. THICKNESS

STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

2. LENGTH - AS REQUIRED BUT NOT LESS THAN 100 FEET

3. THICKNESS - NOT LESS THAN (6) INCHES

4. WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE

6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY

7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONES AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

5. APPLY FERTILIZER AT RATE SHOWN IN PERMANENT SEED MIXTURE.

APPLY FERTILIZERS BY MECHANICAL ROTARY OR DROP TYPE DISTRIBUTOR, THOROUGHLY AND EVENLY INCORPORATED WITH SOIL TO A DEPTH OF 3" BY DISKING OR OTHER APPROVED METHOD. FERTILIZE AREAS INACCESSIBLE TO POWER EQUIPMENT WITH HAND TOOLS AND INCORPORATE INTO SOIL.

RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF ERODED, SETTLED, OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO SEEDING.

8. SEED IMMEDIATELY AFTER PREPARATION OF BED.

9. PERFORM SEEDING OPERATIONS WHEN SOIL IS DRY AND WHEN WINDS DO NOT EXCEED 5 MILES PER HOUR VELOCITY.

10. APPLY SEED WITH A ROTARY OR DROP TYPE DISTRIBUTOR. INSTALL SEED EVENLY BY SOWING EQUAL QUANTITIES IN 2 DIRECTIONS, AT RIGHT ANGLES TO EACH OTHER.

11. SOW GRASS SEED AT RATE SHOWN IN PERMANENT SEED MIXTURE.

12. AFTER SEEDING, RAKE OR DRAG SURFACE OF SOIL LIGHTLY TO INCORPORATE SEED INTO TOP 1/8" OF SOIL. ROLL WITH LIGHT LAWN ROLLER.

13. PLACE STRAW MULCH ON SEEDED AREAS WITHIN 24 HOURS AFTER SEEDING.

14. PLACE STRAW MULCH UNIFORMLY IN A CONTINUOUS BLANKET AT THE RATE OF 1-1/2 TONS PER ACRES.

15. ANCHOR STRAW MULCH WITH ASPHALTIC EMULSION BINDER APPLIED UNIFORMLY AT A RATE OF NOT LESS THAN 200 GAL.

16. PROTECT BUILDINGS, PAVING, PLANTINGS, AND ALL NONSEEDED AREAS FROM ASPHALTIC EMULSION OVER-SPRAY.

17. IF CONSTRUCTION IS COMPLETED BETWEEN OCT. AND MARCH 15, STABILIZE ALL DISTURBED AREAS WITH STRAW MULCH APPLIED AT 3 TON/AC. SEEDING TO TAKE PLACE IN THE SPRING USING THE PERMANENT SEEDING MIXTURE SHOWN

#### **SEEDING NOTES**

PERMANENT SEEDING MIXTURE 45 LB/AC RED FESCUE 20 LB/AC 25 LB/AC KY BLUEGRASS WHITE DUTCH CLOVER 5 LB/AC FERTILIZER: RATE DETERMINED BY SOIL TEST 1.5 TONS STRAW PER ACRES SS-1 OR EQUIVALENT 150 GAL. PER ACRES (20 LBS./ACRES CROWN VETCH WILL BE ADDED TO ABOVE SEEDING MIXTURE TO STABILIZE CRITICAL AREAS) RATE DETERMINED BY SOIL TEST

TEMPORARY SEEDING MIXTURE

SEED: ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) 40 LB/AC OR (FEB 16 - MAY 15 & AUG 1 - NOV 1) OR - WINTER RYE (SECALE CEREALE) 170 LB/AC (AUG 15 - FEB 28) OR - WINTER WHEAT (TRITICUM AESTIVUM 180 LB/AC (AUG 15 - FEB 28) OR - JAPANESE MILLET (ECHINOCHLOA CRUSGALLI) 30 LB/AC (MAY 15 - AUG 15)

1.5 TONS STRAW PER ACRE SS-1 OR EQUIVALENT 150 GAL. PER ACRE ASPHALT:

SEED DATES MARCH 1ST - JUNE 15TH AUGUST 15TH - SEPTEMBER 15TH

ALL DISTURBED AREAS SHALL BE PERMANENTLY SEEDED AND MULCHED WITHIN FOUR (4) DAYS OF REACHING FINAL GRADE, IF IN SEEDING SEASON, OTHERWISE TEMPORARY SEEDING REQUIREMENTS SHALL BE MET. ALL AREAS SEEDED WITH A TEMPORARY MIXTURE WILL RECEIVE A PERMANENT SEED MIXTURE DURING THE FIRST GROWING SEASON FOLLOWING THE FINISHED GRADING. AREAS WITH PERMANENT SLOPES OF 2:1 OR GREATER SHALL BE STABILIZED USING CROWN VETCH, AS PER THE REQUIREMENTS OF STANDARD AND SPECIFICATIONS FOR CRITICAL AREAS STABILIZATION (WITH GROUND COVERS, VINES, SHRUBS, AND TREES).

#### CONSTRUCTION SPECIFICATIONS

1. WATTLES SHALL BE INSTALLED PERPENDICULAR TO THE FLOW DIRECTION AND PARALLEL TO THE SLOPE CONTOUR

2. NARROW TRENCHES SHOULD BE DUG ACROSS THE SLOPE, ON CONTOUR, TO A DEPTH OF 3 TO 5 INCHES ON CLAY SOILS AND SOILS WITH GRADUAL SLOPES. ON LOOSE SOILS, STEEP SLOPES, AND DURING HIGH RAINFALL EVENTS, THE TRENCHES SHOULD BE DUG TO A DEPTH OF 5 TO 7 INCHES, OR 1/2 TO 2/3 OF THE THICKNESS OF THE WATTLE

3. START CONSTRUCTION OF TRENCHES AND INSTALLATION OF WATTLES FROM THE BASE OF THE SLOPE AND WORK UPHILL. EXCAVATED MATERIAL SHOULD BE SPREAD EVENLY ALONG THE UPHILL SLOPE AND COMPACTED USING HAND TAMPING OR OTHER METHOD. CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF 3 TO 30 FEET APART DEPENDING ON THE STEEPNESS OF THE SLOPE, SOIL TYPE, AND RAINFALL. THE STEEPER THE SLOPE THE CLOSER TOGETHER THE TRENCHES SHOULD BE CONSTRUCTED.

4. INSTALL THE WATTLES SNUGLY INTO THE TRENCHES AND ABUT TIGHTLY END TO END. DO NOT OVERLAP THE ENDS.

5. INSTALL STAKES AT EACH END OF THE WATTLE, AND AT 4-FOOT CENTERS ALONG THE ENTIRE LENGTH OF THE WATTLE.

6. IF REQUIRED, INSTALL PILOT HOLES FOR THE STAKES USING A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE AND INTO THE

7. AT A MINIMUM, WOODEN STAKES SHOULD BE APPROXIMATELY 3/4 X 3/4 X 24 INCHES. WILLOW CUTTINGS OR 3/8-INCH REBAR CAN ALSO BE USED FOR STAKES. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2 TO 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE.

1. INSPECT WATTLES AT A MINIMUM ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES OF RAIN PER 24 HOUR PERIOD.

2. REPAIR OR REPLACE SPLIT, TORN, RAVELING, OR SLUMPING WATTLES. 3. REMOVE SEDIMENT ACCUMULATIONS WHEN EXCEEDING 1/2 THE HEIGHT BETWEEN THE TOP OF THE WATTLE AND THE GROUND

4. REPAIR ANY RILLS OR GULLIES PROMPTLY.

4. RESEED OR REPLANT VEGETATION AS NECESSARY UNTIL THE SLOPE IS STABILIZED.

WVCS, NORTH ZONE, NAD83

1-STORY WOOD STABLE -HOSE BIB (INSET INTO WALL) STABLE/BARN PARTIAL DIRT FLOOR) RAISED ASP BLOCK & FRAME **DECKS WITH STEPS** -- WATER METER & VALVE TIMBER RETAINING WALL RACETRACK STREET VARIABLE WIDTH RIGHT-OF-WAY INSTALL APPROXIMATELY 225' OF SILT FENCE

> LOD AREA - ± 12,915 SF OR ± 0.30 ACRES < 1.0 ACRES, THEREFORE A NPDES PERMIT IS NOT REQUIRED

15056 STATE OF

FIS.

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535 WEST KING STREET MARTINSBURG, WV 25401

www.thinkALPHAfirst.com

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PHONE: 304-264-0051

COMMUNITY MINISTRIES, IN 238 W. WASHINGTON ST. CHARLES TOWN, WV, 25414

1-213-4651 KEITH LOWRY

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# SITE PLAN

JCCM - 202 RACETRACK STREET **BUILDING RENOVATION** RANSON CORP, T.M. 5 PARS. 179 & 179.1 D.B. 1309 Pg. 424

JEFFERSON COUNTY, WEST VIRGINIA

**EROSION AND SEDIMENT** CONTROL PLAN AND DETAILS

STABILIZED CONSTRUCTION ENTRANCE DETAIL

