



MORGANTOWN PLANNING COMMISSION

November 14, 2013
6:30 PM
City Council Chambers

STAFF REPORT

President:

Peter DeMasters, 6th Ward

Vice-President:

Carol Pyles, 7th Ward

Planning Commissioners:

Sam Loretta, 1st Ward

Tim Stranko, 2nd Ward

William Wyant, 3rd Ward

Bill Petros, 4th Ward

Mike Shuman, 5th Ward

Ken Martis, Admin.

Bill Kaweckı, City Council

CASE NO: MNS13-21 / BB&T Corporation / 496 High Street

REQUEST and LOCATION:

Request by Rich Lane, on behalf of Hometown Development and Branch Banking and Trust Company (BB&T), for minor subdivision approval of property located at 496 High Street.

PARCEL(s) and ZONING DESCRIPTION:

Tax Map 26, Parcels 104 through 116; B-4, General Business District

SURROUNDING ZONING:

B-4, General Business District

BACKGROUND and ANALYSIS:

As a part of the petitioner's proposed redevelopment of the subject site for construction of a BB&T bank branch and CVS Pharmacy, the petitioner seeks to combine and reconfigure Parcels 104 through 116 of Tax Map 26 into two (2) parcels. Addendum A of this report illustrates the location of the subject site.

The following table illustrates the proposed geometry of the two (2) parcels illustrated on the preliminary plat along with related minimum standards.

Proposed Parcel	Area (sq. ft)		Frontage (feet)		Depth (feet)	
	Proposed	Standard	Proposed	Standard	Proposed	Standard
Lot "A"	28,035	1,500	129.38	30	211.23	50
Lot "B"	23,505	1,500	106.52	30	204.52	50

As illustrated above, the proposed subdivision exceeds the minimum area, frontage, and depth standards for the B-4 District.

STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

1. That the petitioner submit three (3) original final plat documents, including all access/utility easements if applicable, signed and sealed by a surveyor licensed in the State of West Virginia for the Planning Commission President's signature; and,
2. That the final plat is filed at the Monongalia County Courthouse within thirty (30) days of meeting the condition set forth above.

Enclosure: Application and accompanying exhibits

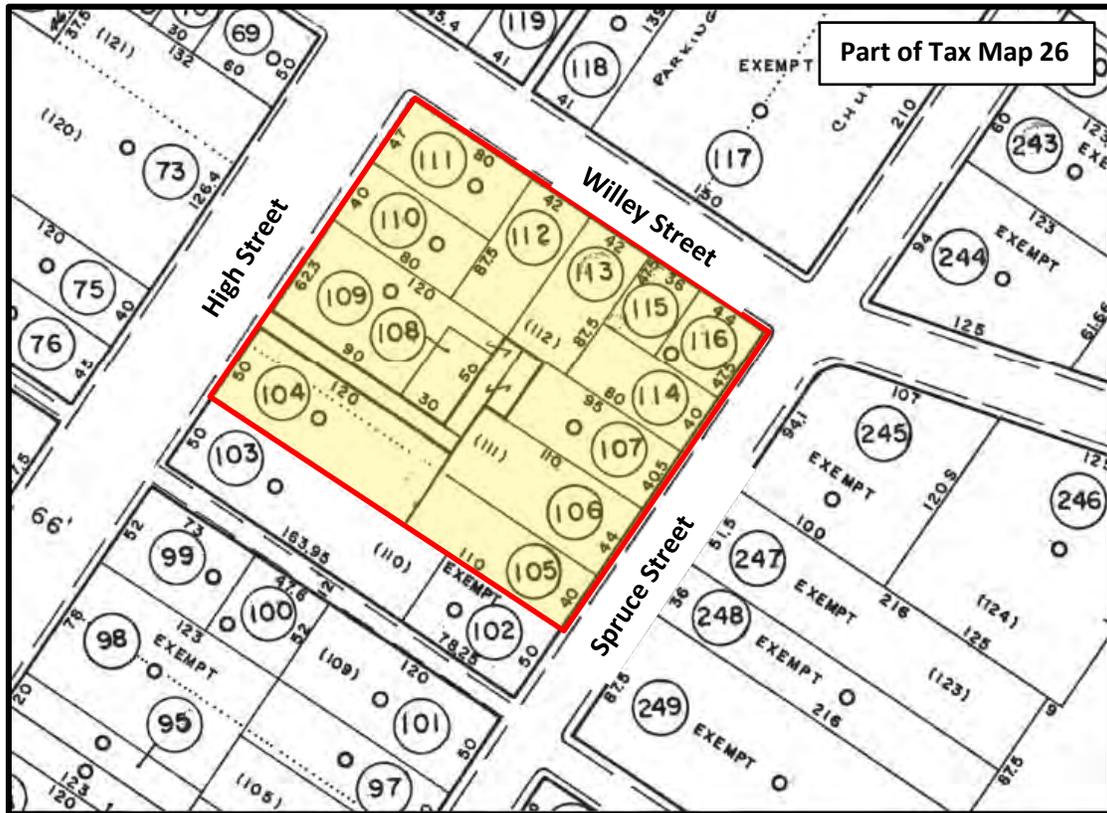
Development Services

Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431

STAFF REPORT ADDENDUM A
MNS13-21 / BB&T Corporation / 496 High Street





City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

0107

OFFICE USE	
CASE NO.	MNS13-21
RECEIVED:	10/25/13
COMPLETE:	

A Minor Subdivision of property includes the creation of up to three (3) parcels or the combination of existing parcels, but does not involve the extension of off-site facilities (streets, etc.) or the dedication of a portion of the site for public use.

(PLEASE TYPE OR PRINT IN BLACK INK)

I. APPLICANT			
Name:	Hometown Development	Phone:	740-354-7111
Mailing Address:	711 Second Street	Mobile:	
	Street Portsmouth Ohio 45662	Email:	JAlb711@aol.com
	City State Zip		
II. AGENT / CONTACT INFORMATION			
Name:	G. Richard Lane II	Phone:	304-284-5013
Mailing Address:	425 Industrial Ave Suite 204	Mobile:	
	Street Morgantown WV 26505	Email:	Lane@petropluslane.com
	City State Zip		
Mailings –	Send all correspondence to (check one): <input type="checkbox"/> Applicant OR <input type="checkbox"/> Agent/Contact		
III. PROPERTY			
Owner:	Branch Banking and Trust Company	Phone:	704-405-1463
Mailing Address:	2400 Reynold Rd	Mobile:	
	Street Winston Salem NC 27102	Email:	
	City State Zip		
IV. SITE			
Street Address (if assigned):		Tax Map #(s):	26
Zoning:	B-4 General Business	Parcel #(s):	104 Through 116
Square Footage of Parcel(s):	Lot "A" 28305 ft. ²	Lot "B" 23535 ft. ²	
Subdivision Description:	Branch Banking & Trust Morgantown Subdivision		
Are there any Variances from the Subdivision Regulations anticipated:	RS1 10/25/2013 20140562	PATTY 7:54:21 <input checked="" type="checkbox"/> NO PLAN	
If yes, to what extent is a variance necessary?		PAID 35.00	

Finance Office
Morgantown, WV 26505
(304) 284-7408

OK 2690



City of Morgantown, West Virginia

APPLICATION FOR MINOR SUBDIVISION

OFFICE USE	
CASE NO.	MNSB-21
RECEIVED:	10/25/13
COMPLETE:	

V. PLAT

Preliminary Plat submission – A Minor Subdivision Application must also include one (1) preliminary plat illustrating:

- (a) Existing and proposed property boundaries, property boundary dimensions, and square footage.
- (b) A letter of service availability and approval from the Morgantown Utility Board.

Final Plat submission – Upon approval by the Planning Commission, three (3) sealed Final Plat surveys must be submitted to the Planning Office and meet the following standards:

- (a) Drawn to a scale of one inch (1") equals fifty feet (50') or larger;
- (b) Date of preparation, north arrow, and scale;
- (c) Legal description;
- (d) Applicant/owner name and address;
- (e) Existing zoning;
- (f) Legend;
- (g) Vicinity map;
- (h) Existing and proposed utility lines and easements;
- (i) Certification by a registered land surveyor, licensed in the State of West Virginia, that the dimension and bearings are accurately delineated with a seal and signature;
- (j) Location, shape, exterior dimensions of each existing building on the site(s);
- (k) Location and dimensions of paved surfaces including sidewalks and curb cuts, and of all abutting streets;
- (l) Location of springs, streams, other water bodies, and areas subject to flooding;
- (m) Floodplain designation making reference to pertinent FEMA Firm Community Panel Number;
- (n) Approval signature block allowing space for President of Morgantown Planning Commission;
- (o) Other items as deemed necessary by Planner Director or City Engineer.

Please note that all approved minor subdivision plats must be filed with the Monongalia County Tax Office within thirty (30) days of approval. Plats not filed within thirty (30) days will be considered invalid by the City of Morgantown and will require reapproval.

VIII. ATTEST

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinance governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state, or local law regulating construction or the performance of construction.

Gary R. Lane II

[Handwritten Signature]

10-24-13

Type/Print Name of Applicant/Agent

Signature of Applicant/Agent

Date

Owners Agent

- Minor Subdivision Application Fee – \$35

Legal Description of CVS Morgantown Parcel "A" High Street & Willey Street City of Morgantown Monongalia County, West Virginia

Situate in the City of Morgantown, Third Ward, District of Morgan, County of Monongalia and the State of West Virginia, also being part of the land in the name of Branch Banking and Trust Company, as described in Deed Book 1237, Page 288 of the Deed Records of the Clerk's Office of Monongalia County, and all of a 10 foot alley annulled as described in Deed Book 1241, Page 511 of said County Clerk's Office, being further bounded and described as follows:

COMMENCING at a MAG nail set in the southerly right of way line of Willey Street and the westerly right of way line of Spruce Street;

Thence with the westerly right of way line of said Spruce Street, along the following two courses:

- 1) South 11°42'32" East, a distance of 10.61 feet to a MAG nail set;
- 2) South 33°58'28" West, a distance of 204.52 feet to a Mag nail found in the northeasterly corner of lands in the name of Trustees of the Greek Orthodox Church of Morgantown, as recorded in Deed Book 544, Page 416 of said County Clerk's Office;

Thence with the northerly line of said Trustees of the Greek Orthodox Church of Morgantown, North 55°43'32" West, a distance of 109.38 feet to a #5 rebar set in the northerly line of lands in the name of KTA Properties LLC as recorded in Deed Book 1254, Page 173 of said County Clerk's Office and being the TRUE POINT OF BEGINNING;

Thence continuing with the northerly line of said KTA Properties lands, North 55°43'32" West, a distance of 134.62 feet to a MAG nail set in the easterly right of way line of High Street;

Thence with the easterly right of way of said High Street, North 34°08'13" East, a distance of 211.23 feet, to a MAG nail set in the southerly right of way line of said Willey Street;

Thence with the southerly right of way line of said Willey Street, South 55°53'16" East, a distance of 129.38 feet to MAG nail set;

Thence with a new division line of said Branch Banking and Trust Company lands, along the following three courses:

- 1) South 34°08'13" West, a distance of 78.97 feet to MAG nail set;
- 2) South 10°51'47" East, a distance of 7.56 feet to MAG nail set;
- 3) South 34°08'13" West, a distance of 127.29 feet to the TRUE POINT OF BEGINNING;

This described tract contains 0.6436 Acres, be it the same more or less, being subject to all legal highways, easements and restrictions of record or otherwise.

Basis of bearing: Deed Book 1237, Page 288, Parcel 3.

This above description is based on a field survey performed by the Reinke Group Inc., 959 Congress Park Drive, Centerville, Ohio, 45459, Phone #937-434-4810, under the direct supervision of Louis J. Hanser P.S., West Virginia Registration No. 2081 in August, 2013.

Legal Description of Branch Banking and Trust Parcel "B" High Street & Willey Street City of Morgantown Monongalia County, West Virginia

Situate in the City of Morgantown, Third Ward, District of Morgan, County of Monongalia and the State of West Virginia, also being part of the land in the name of Branch Banking and Trust Company, as described in Deed Book 1237, Page 288 of the Deed Records of the Clerk's Office of Monongalia County, being further bounded and described as follows:

BEGINNING at a MAG nail set in the southerly right of way line of Willey Street and the westerly right of way line of Spruce Street;

Thence with the westerly right of way line of said Spruce Street, along the following two courses:

- 1) South 11°42'32" East, a distance of 10.61 feet to a MAG nail set;
- 2) South 33°58'28" West, a distance of 204.52 feet to a MAG nail found in the northeasterly corner of lands in the name of Trustees of the Greek Orthodox Church of Morgantown, as recorded in Deed Book 544, Page 416 of said County Clerk's Office;

Thence with the northerly line of said Trustees of the Greek Orthodox Church of Morgantown, North 55°43'32" West, a distance of 109.38 feet to a #5 rebar set in the northerly line of lands in the name of KTA Properties LLC as recorded in Deed Book 1254, Page 173 of said County Clerk's Office;

Thence with a new division line of said Branch Banking and Trust Company lands, along the following three courses:

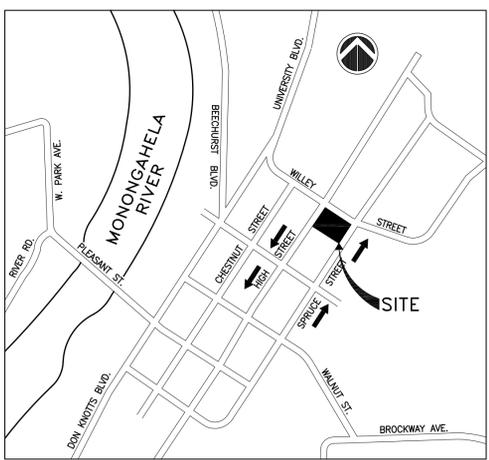
- 1) North 34°08'13" East, a distance of 127.29 feet to MAG nail set;
- 2) North 10°51'47" West, a distance of 7.56 feet to MAG nail set;
- 3) North 34°08'13" East, a distance of 78.97 feet to MAG nail in the southwestwesterly right of way line of said Willey Street;

Thence with southerly right of way line of said Willey Street, South 55°53'16" East, a distance of 106.52 feet to the POINT OF BEGINNING;

This described tract contains 0.5396 Acres, be it the same more or less, being subject to all legal highways, easements and restrictions of record or otherwise.

Basis of bearing: Deed Book 1237, Page 288, Parcel 3.

This above description is based on a field survey performed by the Reinke Group Inc., 959 Congress Park Drive, Centerville Ohio, 45459, Phone #937-434-4810, under the direct supervision of Louis J. Hanser P.S., West Virginia Registration No. 2081 in August, 2013.



VICINITY MAP NO SCALE

CERTIFICATION OF SURVEYOR:

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT IT MEETS THE ACCURACY STANDARDS AS REQUIRED BY THE WEST VIRGINIA BOARD OF EXAMINER'S OF LAND SURVEYS, AND THAT THE DIMENSIONS AND BEARINGS ARE ACCURATE. ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST.

THE REINKE GROUP, INC.

LOUIS J. HANSER
WEST VIRGINIA SURVEYOR NO. 2081

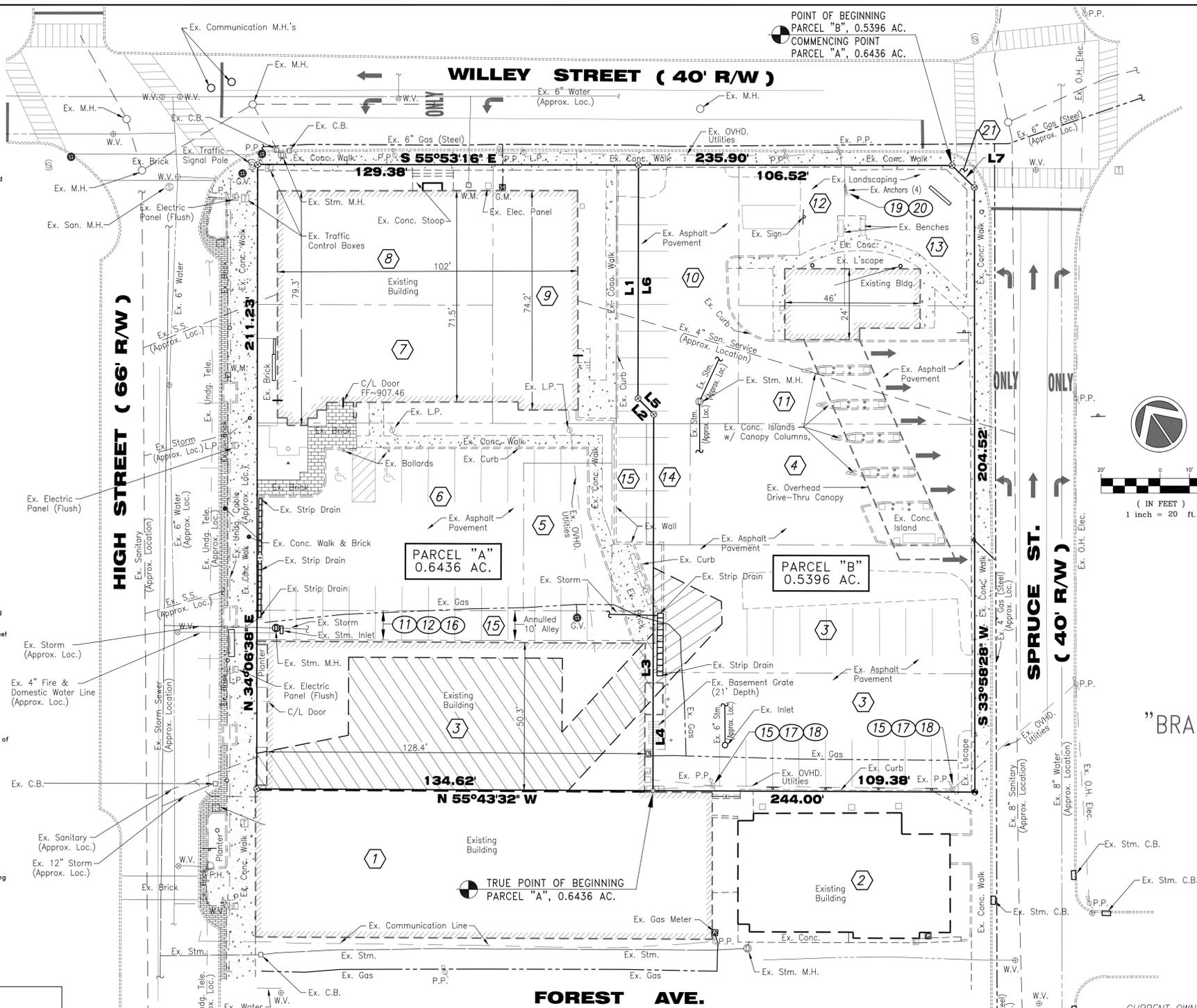
ZONING:
B-4 General Business

FLOOD DATA:
The subject site lies within Zone "X", Area of Minimal Flooding.
Community Panel #54061C0114E, Effective Date, January 20th, 2010.

- Existing Easements:
- 11 - Annulled 10' Alley D.B. 1241, Pg. 511
 - 12 - 10' Water Easement D.B. 1241, Pg. 507
 - 15 - Right of Way and Easement, Location type easement, D.B. 511, Pg. 223
 - 16 - Gas Easement, Location type easement D.B. 562, Pg. 92
 - 17 - Power Pole location Easement D.B. 573, Pg. 21
 - 19 - Right of way D.B. 1052, Pg. 257
 - 20 - Right of way, Service line easement D.B. 1010, Pg. 110

- L1 ~ S 34°08'13" W 78.97'
- L2 ~ S 10°51'47" E 7.56'
- L3 ~ S 34°08'13" W 127.29'
- L4 ~ N 34°08'13" E 127.29'
- L5 ~ N 10°51'47" W 7.56'
- L6 ~ N 34°08'13" E 78.97'
- L7 ~ S 11°42'32" E 10.61'

- CURRENT OWNERS LIST:
- 1) KTA PROPERTIES Tax Map 26, Parcel #103 Parcel 3 D.B. 1254, Pg. 173
 - 2) GREEK ORTHODOX CHURCH Tax Map 26, Parcel #102 Parcel 3 D.B. 544, Pg. 416
 - 3) BRANCH BANKING AND TRUST COMPANY Tax Map 26, Parcel #104, #105 & #106 Parcel 3 D.B. 1237, Pg. 288
 - 4) BRANCH BANKING AND TRUST COMPANY Tax Map 26, Parcel #107 Parcel #One D.B. 1237, Pg. 288
 - 5) BRANCH BANKING AND TRUST COMPANY Tax Map 26, Parcel #108 Parcel #Four Sub-Parcel No. Two D.B. 1237, Pg. 288
 - 6) BRANCH BANKING AND TRUST COMPANY Tax Map 26, Parcel #109 Parcel #Four Sub-Parcel No. One D.B. 1237, Pg. 288
 - 7) BRANCH BANKING AND TRUST COMPANY Tax Map 26, Parcel #110 Parcel #Two D.B. 1237, Pg. 288
 - 8) BRANCH BANKING AND TRUST COMPANY Tax Map 26, Parcel #111 Sub-Parcel #6 D.B. 1237, Pg. 288
 - 9) BRANCH BANKING AND TRUST COMPANY Tax Map 26, Parcel #112 Parcel #Seven D.B. 1237, Pg. 288
 - 10) BRANCH BANKING AND TRUST COMPANY Tax Map 26, Parcel #113 Parcel #Eight D.B. 1237, Pg. 288
 - 11) BRANCH BANKING AND TRUST COMPANY Tax Map 26, Parcel #114 Parcel #Nine D.B. 1237, Pg. 288
 - 12) BRANCH BANKING AND TRUST COMPANY Tax Map 26, Parcel #115 Parcel #Six D.B. 1237, Pg. 288
 - 13) BRANCH BANKING AND TRUST COMPANY Tax Map 26, Parcel #116 Parcel #Five D.B. 1237, Pg. 288
 - 14) BRANCH BANKING AND TRUST COMPANY Parcel #4 Sub-Parcel Four D.B. 1237, Pg. 288
 - 15) BRANCH BANKING AND TRUST COMPANY Parcel #4 Sub-Parcel Five D.B. 1237, Pg. 288
 - 16) WDOT D.B. 726, Pg. 329



MORGANTOWN PLANNING COMMISSION

PRESIDENT _____ DATE _____

LEGEND

△ ~ EX CURB RAMP	□ ~ TRAFFIC CONTROL BOX
⊙ ~ STORM MANHOLE	⊙ ~ SANITARY MANHOLE
⊠ ~ ELECT. BOX	⊙ ~ SANITARY CLEANOUT
⊠ ~ GAS METER	⊙ ~ ELECTRIC MANHOLE
⊙ ~ GAS VALVE	⊙ ~ POWER POLE
⊠ ~ ANCHOR	⊙ ~ LIGHT POLE
⊙ ~ SIGN	⊙ ~ SIGNAL POLE
⊙ ~ WATER VALVE	⊙ ~ FIRE HYDRANT
⊙ ~ WATER METER	⊠ ~ TELEPHONE BOX
⊙ ~ WATER MANHOLE	⊙ ~ TELEPHONE MANHOLE
□ ~ CATCH BASIN	

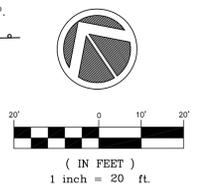
---	~ EX. FENCE
---	~ EX. GAS LINE
---	~ EX. WATER LINE
---	~ EX. TELEPHONE LINE
---	~ EX. SANITARY LINE
---	~ EX. STORM LINE
---	~ EX. ELECTRIC LINE
---	~ EX. CABLE TV

~INDICATES EX. CONC.

~INDICATES EX. BLDG.

~INDICATES PROPOSED STORM EASEMENT FROM CVS TO BB&T

~INDICATES PROPOSED STORM EASEMENT FROM BB&T TO CVS



"BRANCH BANKING AND TRUST" SUBDIVISION

LOCATED IN:
CITY OF MORGANTOWN
THIRD WARD, DISTRICT OF MORGAN
COUNTY OF MONONGALIA
STATE OF WEST VIRGINIA

- MONUMENT LEGEND
- Iron Pin Found
 - Iron Pin Set w/CAP #2081
 - ⊙ Pipe Found
 - ⊠ R.O.W. Marker Found
 - ▲ Spike Found
 - ⊙ P.K. Nail Found
 - ⊙ Mag Nail Set
 - ⊠ Cross Cut in Concrete
 - ⊠ Axle Found



STORE NUMBER: 10364

SOUTHEAST CORNER
N. HIGH STREET & WILLEY STREET
MORGANTOWN, W.V.

CS PROJECT NUMBER: 72415

ENGINEER:

REINKE GROUP

959 Congress Park Drive
Dayton, OH 45459
(800) 407-5405

Engineering / Surveying / Land Planning
Landscape Architecture / GPS Surveying

DEVELOPER:

HOMETOWN DEVELOPMENT

711 SECOND STREET
PORTSMOUTH, OH 45662

TEL (740) 354-7711
FAX (740) 353-1539
CONTACT: JEFF ALBRECHT

SEAL:

REVISIONS:

DRAWING BY: _____ TTL

DATE: _____ OCTOBER 29, 2013

JOB NUMBER: _____ 2009-08-004

TITLE: "BRANCH BANKING AND TRUST" SUBDIVISION

SHEET NUMBER: _____



CVS Morgantown
High Street &
Willey Street
City of Morgantown
West Virginia
October 29, 2013
Page 1 of 2

CIVIL ENGINEERING 959 Congress Park Drive
SURVEYING Centerville, Ohio 45459
LAND PLANNING www.ReinkeGroup.com
LANDSCAPE ARCHITECTURE 937.434.4810 phone
937.434.3978 fax

Legal Description of
CVS Morgantown Parcel "A"
High Street & Willey Street
City of Morgantown
Monongalia County, West Virginia

Situate in the City of Morgantown, Third Ward, District of Morgan, County of Monongalia and the State of West Virginia, also being part of the land in the name of Branch Banking and Trust Company, as described in Deed Book 1237, Page 288 of the Deed Records of the Clerk's Office of Monongalia County, and all of a 10 foot alley annulled as described in Deed Book 1241, Page 511 of said County Clerk's Office, being further bounded and described as follows;

COMMENCING at a MAG nail set in the southerly right of way line of Willey Street and the westerly right of way line of Spruce Street;

Thence with the westerly right of way line of said Spruce Street, along the following two courses:

- 1) South $11^{\circ}42'32''$ East, a distance of 10.61 feet to a MAG nail set;
- 2) South $33^{\circ}58'28''$ West, a distance of 204.52 feet to a Mag nail found in the northeasterly corner of lands in the name of Trustees of the Greek Orthodox Church of Morgantown, as recorded in Deed Book 544, Page 416 of said County Clerk Office;

Thence with the northerly line of said Trustees of the Greek Orthodox Church of Morgantown, North $55^{\circ}43'32''$ West, a distance of 109.38 feet to a #5 rebar set in the northerly line of lands in the name of KTA Properties LLC as recorded in Deed Book 1254, Page 173 of said County Clerk's Office and being the TRUE POINT OF BEGINNING;

Thence continuing with the northerly line of said KTA Properties lands, North $55^{\circ}43'32''$ West, a distance of 134.62 feet to a MAG nail set in the easterly right of way line of High Street;

Thence with the easterly right of way of said High Street, North $34^{\circ}06'38''$ East, a distance of 211.23 feet, to a MAG nail set in the southerly right of way line of said Willey Street;

Thence with the southerly right of way line of said Willey Street, South $55^{\circ}53'16''$ East, a distance of 129.38 feet to MAG nail set;

Thence with a new division line of said Branch Banking and Trust Company lands, along the following three courses:

- 1) South 34°08'13" West, a distance of 78.97 feet to MAG nail set;
- 2) South 10°51'47" East, a distance of 7.56 feet to MAG nail set;
- 3) South 34°08'13" West, a distance of 127.29 feet to the TRUE POINT OF BEGINNING;

This described tract contains 0.6436 Acres, be it the same more or less, being subject to all legal highways, easements and restrictions of record or otherwise.

Basis of bearing: Deed Book 1237, Page 288, Parcel 3.

This above description is based on a field survey performed by The Reinke Group Inc., 959 Congress Park Drive, Centerville Ohio, 45459, Phone #937-434-4810, under the direct supervision of Louis J. Hanser P.S., West Virginia Registration No. 2081 in August, 2013.



The Reinke Group, Inc.

By:

[Signature] 10/29/13
Louis J. Hanser P.S.
West Virginia Reg. #2081



CIVIL ENGINEERING 959 Congress Park Drive
SURVEYING Centerville, Ohio 45459
LAND PLANNING www.ReinkeGroup.com
LANDSCAPE ARCHITECTURE 937.434.4810 phone
937.434.3978 fax

Branch Banking
& Trust Parcel
High Street &
Willey Street
City of Morgantown
West Virginia
October 29, 2013
Page 1 of 2

Legal Description of
Branch Banking and Trust Parcel "B"
High Street & Willey Street
City of Morgantown
Monongalia County, West Virginia

Situate in the City of Morgantown, Third Ward, District of Morgan, County of Monongalia and the State of West Virginia, also being part of the land in the name of Branch Banking and Trust Company, as described in Deed Book 1237, Page 288 of the Deed Records of the Clerk's Office of Monongalia County, being further bounded and described as follows;

BEGINNING at a MAG nail set in the southerly right of way line of Willey Street and the westerly right of way line of Spruce Street;

Thence with the westerly right of way line of said Spruce Street, along the following two courses:

1) South $11^{\circ}42'32''$ East, a distance of 10.61 feet to a MAG nail set;

2) South $33^{\circ}58'28''$ West, a distance of 204.52 feet to a MAG nail found in the northeasterly corner of lands in the name of Trustees of the Greek Orthodox Church of Morgantown, as recorded in Deed Book 544, Page 416 of said County Clerk Office;

Thence with the northerly line of said Trustees of the Greek Orthodox Church of Morgantown, North $55^{\circ}43'32''$ West, a distance of 109.38 feet to a #5 rebar set in the northerly line of lands in the name of KTA Properties LLC as recorded in Deed Book 1254, Page 173 of said County Clerk's Office;

Thence with a new division line of said Branch Banking and Trust Company lands, along the following three courses:

1) North $34^{\circ}08'13''$ East, a distance of 127.29 feet to MAG nail set;

2) North $10^{\circ}51'47''$ West, a distance of 7.56 feet to MAG nail set;

3) North $34^{\circ}08'13''$ East, a distance of 78.97 feet to MAG nail in the southwesterly right of way line of said Willey Street;

Thence with southerly right of way line of said Willey Street, South 55°53'16" East, a distance of 106.52 feet to the POINT OF BEGINNING;

This described tract contains 0.5396 Acres, be it the same more or less, being subject to all legal highways, easements and restrictions of record or otherwise.

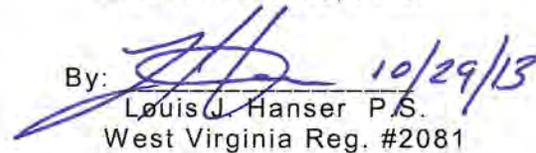
Basis of bearing: Deed Book 1237, Page 288, Parcel 3.

This above description is based on a field survey performed by The Reinke Group Inc., 959 Congress Park Drive, Centerville Ohio, 45459, Phone #937-434-4810, under the direct supervision of Louis J. Hanser P.S., West Virginia Registration No. 2081 in August, 2013.



The Reinke Group, Inc.

By:

 10/29/13
Louis J. Hanser P.S.
West Virginia Reg. #2081



October 30, 2013

www.mub.org

Jeff Albrecht
Hometown Development
711 Second Street
Portsmouth, Ohio 45662

**Re: Water, Sewer, and Storm Service Availability
466 High Street & 498 Spruce Street**

Dear Mr. Albrecht:

This will confirm that water, sewer, and storm services are available to the above referenced property. We are currently working with Mr. Gil Pascual on the domestic and fire service sizes and locations and the sanitary sewer service locations. We have received a stormwater permit application and it is being reviewed at this time.

If you have any questions regarding this matter, please call me at (304) 292-8443. Thank you in advance for your kind cooperation.

Sincerely,

MORGANTOWN UTILITY BOARD

A handwritten signature in blue ink that reads "Joseph E. Teets". The signature is written in a cursive style.

Joseph E. Teets
Staff Engineer