

Subject Property



Project Proposal

- Redevelop existing property located at University Avenue and Walnut Street.
- The development is an assemblage with several site constraints.
 - Environmental: 2 gas stations & a tow lot
 - PRT extending over a large portion of the site
 - Topography
- The proposed density is required to support the site constraints.
- The design elements of the proposed project are intended to enhance the use of the surrounding amenities:
 - Connection to the Caperton Trail
 - Use of the Monongahela River
 - Pedestrian access to WVU downtown campus and downtown retail
 - Pedestrian access to nearby PRT station

Design Integration

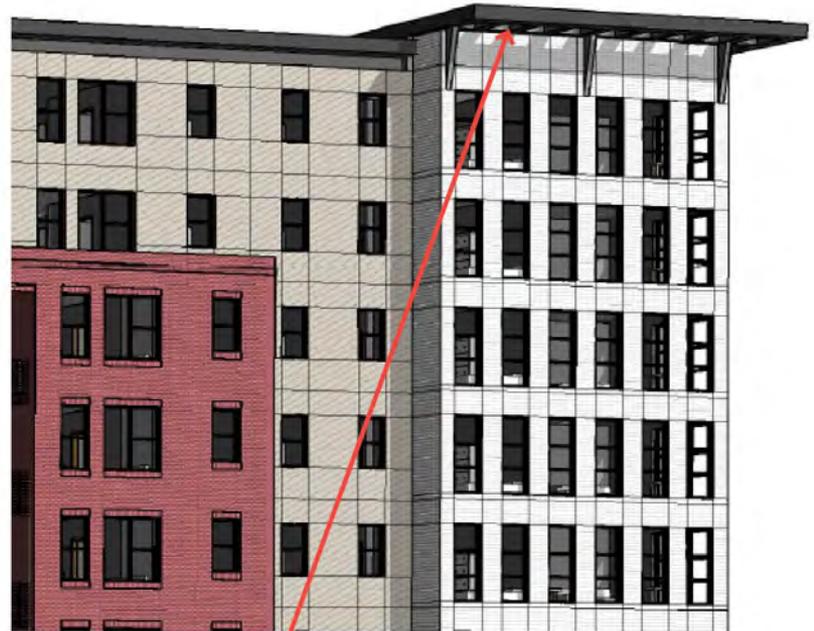
- The project site is located in the Morgantown Wharf and Warehouse Historic District.
- Architectural elements of the Morgantown Wharf and Warehouse Historic District and surrounding areas were given heavy consideration when designing the subject building.



ICONIC CORNER



ICONIC CORNER



EXTENDED CORNICES



SIGNAGE BANDING



SIGNAGE BANDING



**ARTICULATED
CHAMFERED CORNER**



**ARTICULATED
CHAMFERED CORNER**



WINDOW PUNCTUATION

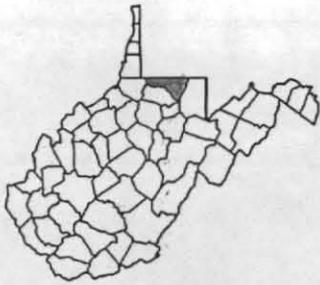
Project Summation

- Project points that enhance and benefit the site and surrounding community.
 - Environmental remediation of a contaminated site.
 - New development that will bring a vibrancy and stimulus to a underdeveloped portion of the city.
 - On-site project facilities that provide for bicycle and kayak use on the Caperton trail and Monongahela River, respectively.
 - Upgraded pedestrian walkways and path system.



THE STANDARD AT MORGANTOWN





WEST VIRGINIA HISTORIC PROPERTY INVENTORY FORM

STREET ADDRESS 1301 University Avenue	COMMON/HISTORIC NAME Shakers/Bishops	NO. IN SURVEY 67 MG-0527	NO. OF BAYS 67 <input type="checkbox"/> 4 <input type="checkbox"/> 6 FRONT SIDE
TOWN OR COMMUNITY Morgantown	COUNTY Monongalia	NEGATIVE NO. Roll 4; 10 & 11	NOT VISIBLE FROM ROAD <input type="checkbox"/>
ARCHITECT/BUILDER	DATE OF CONSTRUCTION Ca. 1915	EXTERIOR BUILDING FABRIC Brick	
NAT. REGISTER LISTED _____ STATE REGISTER LISTED _____	ROOFING MATERIAL Flat Roof	STYLE (STAFF USE ONLY) Commercial Style	
PROPERTY USE OR FUNCTION Commercial	TYPE OF FOUNDATION Concrete	PHOTOGRAPH (2" X 3" CONTACT)	
SURVEY ORGANIZATION AND DATE Morgantown HLC 389 Spruce Street Morgantown Winter 19	QUADRANGLE NAME Morgantown North		
PART OF WHAT SURVEY Riverfront			



SITE NO.

PRESENT OWNERS

Vic's Garage, Inc. et. al.

OWNER ADDRESS

Rt. 1 Box 61
Morgantown, WV

GENERAL CONDITION OF PROPERTY

Fair

ADDITIONS

YES

IF YES, DESCRIBE

NO

Eight sided, segmented, rear addition with a drive-up ramp. This addition is three stories tall and has metal casement windows and concrete block and concrete facade.

ALTERATIONS

YES

IF YES, DESCRIBE

NO

There are three garage bays on the first floor. One has been infilled with a storefront, one retains its garage door and the bay on the left has been infilled with a modern display window and a new brick kickpanel

NO. AND NATURE OF OUTBUILDINGS

N/A

DESCRIPTION OF PROPERTY (ORGINAL AND PRESENT)

Front elevation is two stories tall; side elevation is three. Flat roof with terra cotta cap. Painted brick facade. Metal primary cornice with simple entablature. Oversized, metal hopper windows on second floor with decorative brick hoods with brick brackets and stone sills. First floor has three garage bays on right; one has been infilled with a storefront; the other maintains its garage door which is paneled below and glass lights above; the bay on the left has been infilled with a modern display window and new brick kickpanel. There is an entrance door on the front, flanked by modern display windows and another single entrance door on the left which is not original. This corner has a brick pilaster with corbeled brick bracket and plinth block. Side elevation has the same windows as the front with small windows a few feet below them which have been infilled with glass block. ~~There are garage doors, windows and entrance doors on the lowest street level. (See Continuation Sheet)~~

HISTORICAL/CULTURAL SIGNIFICANCE

Criterion A and C. Fits into the general period of construction and architectural styles of the area. 1915 - intially was Bishops. 1948 - Wilsons' Chevrolet.

BIBLIOGRAPHICAL REFERENCES

1889 - 1948 Sanborn Maps. Earl Core: "Monongalia Story: A Bicentennial History". M. Callahan: "History of the Making of Morgantown", 1926. Grays Map, 1877.

FORM PREPARED BY

Michael Gioulis
Historic Preservation Consultant

ADDRESS

612 Main Street
Sutton, WV 26601
(304) 765-5716

DATE

Winter 1997/98

WEST VIRGINIA HISTORIC PROPERTY FORM CONTINUATION SHEET

NAME Vic's Garage, Inc.

SITE # 67

Soldier course belt course around building. Rear elevation is an eight sided, segmented, rear addition with a drive-up ramp. Rear is three stories tall and has metal casement windows and concrete block and concrete facade. Concrete foundation. 4 X 6 bays.



Morgantown Historic Landmarks Commission November, 2015 Minutes

Meeting Called to order 7:06

Attendance: (MHLC) Rodney Pyles, Jeannie Grimm, Shannon Tinnell, Bill Kawecki, Nicole Fuller (private resident), Donna Hagerott, Andrew Costas, Jason Doornbos (Landmark Properties), Greg Forman (CTL Engineering), Michael Greentree (Williams & Associates), Tim Stranko (Planning Commission), John Trelber (BKU Group), Chet Parsons (AECOM/ City of Morgantown), and Jenny Boulware (WVU History Dept.)

Approval of Minutes: A spelling correction needed made to Michael Giolius's name. Kawecki, Grimm and Pyles approved the minutes based on that correction.

New Business:

The Standard Project- Landmarks Property presented a slide show on the proposed Standard Project, a multifunctional student housing/commercial space on University Ave. that plans on demolishing the old Bishop Chevrolet/ Vick's Garage Building, which is part of the Morgantown Wharf and Historic District. The plan involves environmental cleanup of underground storage tanks, construction of the structure with complimentary architectural elements to existing surroundings and improved green space. Grimm (MHLC) presented a paper on the architect (Carl Reger) of the proposed demolished structure and the consensus amongst the (MHLC) and the author of the paper is that demolishing the building will have no direct impact on the historic district and the building has been altered to the state that it no longer has historic value. The (MHLC) would like to take interior/exterior photographs of the building before demolition and make an addendum to the historic survey form on the WV SHPO site. The lack of work force housing available in Morgantown was also discussed and how in the future developers should consider that issue. Kawecki is going to copy the Carl Reger paper and send to Tim Stranko (Planning Dept.) and put a copy in the (MHLC) files.

Old Business:

Refurbished Coca Cola Sign on High Street- WVU CRM and Public History students are doing research on the history of the sign. The (MHLC) recommends putting up a free standing Then and Now sign at the site. The sign needs approved by the Sign Regulation Committee.

CLG Training/ CLG Bylaws - The MHLC discussed reaching out to the Monongalia County Historic Landmarks Commission to partner with WV SHPO for a workshop/CLG training during the next History Roundtable.

The (MHLC) wants to rewrite the current ordinance to be in compliance with the state. The first step is to contact Jennifer Brennen at WV SHPO and compare the two, rewrite the current (MHLC) and then submit to the city for approval.

The committee also discussed Seret Cole's desire to step down as acting president due to work conflicts and adding two additional committee members. Tinnell is contacting Cole to see if she is able to continue to serve on the committee. There are currently three individuals (Cathy Hanko, Kevin Swisher and Nicole Filler) interested in joining the (MHLC) and they are filling out application forms on the city web page. The committee also would like to have a WVU CRM/Public History student to sit in on the committee, in an unofficial capacity. Jenny Boulware, head of the CRM/Public History Program also favors this proposition.

VFW Building - The VFW historical survey is finished and needs to be edited. After the edit, a final report can be written from the survey. Changes are going to be addressed over the Christmas holiday and include adding coordinates and completing a HPI form.

WPA Wall Survey Grant- Mike Giolous is the contactor selected to do the survey. A meeting was held last week with Mr. Giolous. He has a team starting initial research and Boulware's students will start research in Jan. The WPA Wall grant is due at the

end of April. Pam Brook's from WV SHPO checked in to see if any grant funding had been used at this point, which it has not.

First Ward Wall - Due to the fact that the wall is not designated a historic structure, no money is available from WV SHPO. If the wall meets the criteria to be designated an historic structure, then it's possible to get funding for repairs and preservation. A research team was assigned from Public History Dept to do report. The First Ward people are helping with the research. Anderson Excavating started work at the site. The plan is to lower the wall, build a true retaining wall and a return façade.

Indian Park- The Public History Department finished the Indian Park report. The MHLIC discussed reaching out to Pam Castro to do Ground Penetrated Radar(GPR) to check for and existing graves and also putting up a historic marker. A suggestion was also made to contact Forestry Dept. to see if they have any GPR.

Wiley House Historic Marker - The WV SHPO is still awaiting the official notice to proceed from DOH, including the Willey House Marker in their Sesquicentennial project. Once they receive that notice, the marker be included with the first batch of markers for the project. Tinnell also reached out to Ulrick Schauappe about the status of the Wiley House Historic Marker.

Budget- (MHLIC) needs to reapply to City Council to be included in the upcoming budget.

New WV SHPO Grants - The Downtown/ Sunnyside Resurvey and Suncrest Resurvey have been submitted to the WV SHPO and the committee is waiting on a decision from them on whether they qualify for the grant funds.

WVU CRM/ Public History- Jenny Boulware (WVU Public History) informed us that the student working on our web page is no longer in the department and maybe she can assign another student if we are interested.

The(MHLIC) also wants to work with them and the Dominion Post and start regularly submitting local history stories to the paper. The committee would also like to obtain their research on the Keck House in Westover, Sunnyside, Indian Park and Seneca Center for their records.

Boulware informed committee that last week the top of the Seneca Center Smokestack was damaged when the top toppled off after a strong storm and will require a substantial amount of funding to repair (475,000)

Warner Theatre - Talk about WVU doing something there. Keep front façade and redo back.

Meeting adjourned 8:25



Morgantown Historic Landmarks Commission
November 18, 2015 7pm
Morgantown Public Safety Building

Members present: Jeanne Grimm, Shannon Tinnell, Rodney Pyles, Bill Kawecki

Additional public present: Chet Parsons, Tim Stranko, Jenny Boulware, Nicole Fuller,
Landmark staff

Special presentation regarding “The Standard” project by Landmark Properties

Landmark shared a PowerPoint slide show detailing their plans and how they determined the design factors to relate to the surrounding neighborhood.

Landmark Presentation

A number of environmental issues were presented to deal with regarding the development site. There were two former gas stations as well as a tow lot to clean up. The topography of the site down towards the Monongahela River was a challenge to design around. The presence of the PRT on the Walnut Street side of the property was an additional challenge in determining design options.

River access is a major part of the development plan for pedestrians and cyclists. The developer plans to provide kayaks and bicycles for use by residents and to develop clear connections from the property to the River and the downtown area.

Architectural elements of the surrounding neighborhood were given heavy consideration in the design of the property. Options were developed that complement the area and blend with the surroundings.

Components that were borrowed from neighboring properties and input from the Morgantown Design Review Committee include:

- Iconic corner
- Extended cornices
- Signage banding
- Articulated corners
- Window punctuation

All environmental plans are in process of being approved by WVDEP.

Commission questions and comments

Bill Kawecki: Clarification that the Vic’s Garage building is the reason the Commission is hearing from the developer because of its historical significance



Jeanne Grimm: The building is the former Chevrolet dealership and had Carl Reger as architect. He is very notable in Morgantown as being designer of a number of properties, including:

- City building
- Newman Hall
- WCTU house
- Cox/Baker building (home of Boston beanery)
- Standish building

A graduate student developed a paper on Mr. Reger and his works for Ms. Grimm and she shared some of the detail presented in the report. Of note to the discussion were the points that

1. There is nothing distinctive about the building
2. The interior original lighting and design features are gone
3. The windows have been changed out from the original
4. In conclusion, there is nothing distinguishing about the structure to set it apart from others as worthwhile

Rodney Pyles: Is there anything about Carl Reger that is noted for other reasons?

Grimm: He worked with other notable architects around the state of WV

Kawecki: What's the reference you are getting the information from? Can it be shared with the Commission for their information?

Grimm: Yes, the report from her graduate student can be scanned and distributed. Kawecki will share with Tim Stranko / Planning Commission as well

Kawecki: Why not build out the entire block?

Landmark: The owner of the final property furthest from Walnut Street was not interested in selling and negotiations fell through

Tim Stranko: May I report to the Planning Commission that historically speaking, nothing is distinctive about the property?

Grimm: Yes

Pyles: Yes, with reservation

Shannon Tinnell: Yes, there is consensus to move forward

Additional discussion later in the meeting implied that there is a current Historic Preservation Inventory (HPI) form on file with the State Historic Preservation Office regarding the property as Shaker's/Bishops. Before demolition, this may be an opportunity to go inside and document the property more for an addendum to the HPI form.

Notes of the meeting prepared by Chet Parsons, AICP on behalf of the Planning Division.

MEMORANDUM

TO: Planning Commission President DeMasters
Chris Fletcher, Director of Development Services

FROM: Tim Stranko, Planning Commissioner 

DATE: November 19, 2015

SUBJECT: Planning Commission Case No. S15-09-II
Historic Landmarks Commission Review – “The Standard”

As requested by President DeMasters, I attended the Historic Landmarks Commission meeting at 7 PM on November 18, 2015 to consult with that Commission regarding the project noted above.

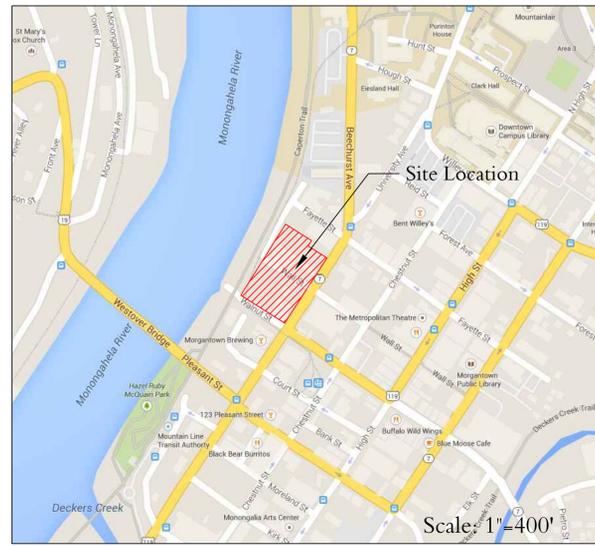
This project is planned within the designated Morgantown Wharf and Warehouse Historic District, and the project proposes to demolish buildings within that district, particularly the Bishoff Chevrolet Building (1301 University Avenue). Therefore, the Planning Division requested the Planning Commission to consult with the Historic Landmarks Commission as part of its review of the project. (*Morgantown City Ordinance 1331.09(B)*)

The Historic Landmarks Commission discussion focused upon the historic significance of the Bishoff Chevrolet Building, now (primarily) occupied by Vic’s Garage. The building was the first to be designed by Carl Reiger, a prominent Architect who practiced in early 20th century Morgantown. Mr. Reiger’s subsequent works include the Morgantown City Hall, the WCTU building, Newman Hall, the Cox and Baker Building and residential construction in South Park.

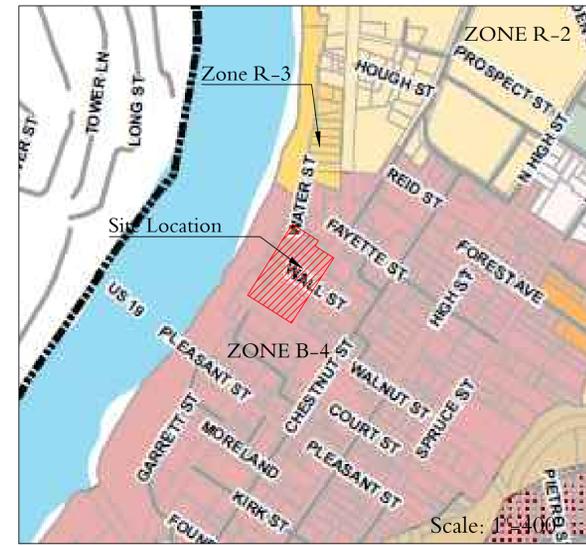
The Historic Landmarks Commission found that there is nothing distinctive about the Bishoff Chevrolet building that merits preservation or conservation, and that subsequent alterations of the exterior and interior of the building further attenuate the historic significance of the building.

Finding such, the Historic Landmarks Commission tenders to the Planning Commission no concerns, objections or conditions regarding the contemplated demolitions included as part of this project.

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The Standard at Morgantown Third Ward City of Morgantown Monongalia County, West Virginia Tax Map 26-A, Parcels 6, 7, 8, 9, 10, 11, 12, 13, 14, & 15 Planning Commission Submission 10/02/2015



OWNERS

LANDMARK
COLLEGIATE DEVELOPMENT

455 Epps Bridge Parkway, Suite 201
Athens, GA 30606
Phone: 706/310-0400
Fax: 706/310/0411

ENGINEERS

CTL ENGINEERING OF WEST VIRGINIA, INC.
1091 Chaplin Hill Road Morgantown, WV 26501
1011-A-F Street South Charleston, WV 25303
Phone: 304/292-1135 Phone: 304/746-1140
Fax: 304/296-9302 Fax: 304/746-1142
CONSULTING ENGINEERS • TESTING • INSPECTION SERVICES • ANALYTICAL LABORATORIES

Williams & Associates
Engineering • Surveying
Landscape Architecture

BKVG
GROUP

ARCHITECTS

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Civil

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- 1.02 - Property Survey
- 2.01 - Existing Conditions
- 2.02 - Existing Conditions - 300'
- 3.01 - Site Plan
- 3.02 - Grading Plan
- 3.03 - Utility Plan
- 3.04 - Storm Water Plan
- 3.05 - Erosion and Sediment Control Plan
- 3.06 - Site Plan - 300'
- 3.07 - Turning Maneuvers - Garbage Truck
- 3.08 - Turning Maneuvers - WV-40 Truck
- 3.09 - Turning Maneuvers - Garage Entrance

- Electrical
- 4.01 - Electrical Photometric Site Plan
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- Landscape
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- 6.11 - Level 8 Overall Plan
- 6.12 - Level 9 Overall Plan
- 6.13 - Level 10 Overall Plan
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- 6.15 - Floor Area Calculation Plans
- 6.16 - Floor Area Calculation Plans
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- 6.19 - Wind Studies
- 7.01 - Building Elevation Perspectives
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- 7.04 - Transparency Studies

Construction Schedule:

Demolition of Existing Improvements: 5/2016-8/2016

Rough Grading: 8/2019-1/2017

Foundation construction: 1/2017-6/2017

Parking deck construction: 4/2016-8/2017

Building construction: 6/2017-7/2018

Note: The project is not intended to be constructed in phases

Current Property Owners			
26A	6	Woodford Oil Company	P.O. Box 567, Elkins, WV 26241
26A	7	Woodford Oil Company	P.O. Box 567, Elkins, WV 26241
26A	8	Sharper Industries Inc.	75 Wall Street, Morgantown, WV 26505
26A	9	Woodford Oil Company	P.O. Box 567, Elkins, WV 26241
26A	10	Sharper Industries Inc.	75 Wall Street, Morgantown WV 26505
26A	11	Sharper Industries Inc.	75 Wall Street, Morgantown WV 26505
26A	12	Sharper Industries Inc.	75 Wall Street, Morgantown WV 26505
26A	13	Vic's Garage Inc.	1303 University Avenue, Morgantown, WV 26505
26A	14	Vic's Garage Inc.	1303 University Avenue, Morgantown, WV 26505
26A	15	Vic's Garage Inc.	1303 University Avenue, Morgantown, WV 26505

Residential Unit Types					
Unit Type	Number of Bedrooms	Number of Units	Unit Type	Number of Bedrooms	Number of Units
S-1	Efficiency	11	C-4 P	3 Bedroom	1
S-2	1 Bedroom	11	D-1	4 Bedroom	35
S-3	1 Bedroom	1	D-2	4 Bedroom	8
A-1	1 Bedroom	11	D-3	4 Bedroom	17
A-2	1 Bedroom	20	D-4	4 Bedroom	20
A-3	1 Bedroom	1	E-1	5 Bedroom	11
B-1	2 Bedroom	33	E-2	5 Bedroom	11
B-2	2 Bedroom	5	E-3	5 Bedroom	7
B-3	2 Bedroom	2	E-4	5 Bedroom	2
B-4	2 Bedroom	2	E-5	5 Bedroom	11
B-5	2 Bedroom	21	E-6 P	5 Bedroom	4
C-1	3 Bedroom	1	E-7 P	5 Bedroom	2
C-2	3 Bedroom	12	E-8 P	5 Bedroom	1
C-3	3 Bedroom	4	F-1	6 Bedroom	11
Total Number of Units					276

Total Property Acreage = 1.95 Acres

No Covenants or Restrictions were Found

Building Square Footage	
COMMERCIAL	13,351 ft ²
RETAIL	8,486 ft ²
HOUSING STOR.	6,290 ft ²
BLDG. SERVICES	2,028 ft ²
BLDG. COMMON	77,537 ft ²
PARKING	225,554 ft ²
HOUSING GSF	334,092 ft ²
TOTAL FLOOR GSF	667,338 ft ²

NOTES:

- Above ground utility lines and appurtenances are shown as located in the field. Underground utilities and appurtenances are approximate only, their locations derived from surface location and/or information provided by Miss Utility and/or Utility Companies. Call Miss Utility prior to any construction.
- These properties are shown on tax maps and described in deeds as lying and being in the City of Morgantown, Monongalia County, West Virginia.
- Horizontal positions indicated here have been developed relative to the West Virginia State Plane Coordinate System of 1983 (NAD 83), with bearings shown based on Grid North.
- Vertical positions indicated here have been developed relative to the National Geodetic Vertical Datum of 1988.
- The site is accessible from Walnut Street, Wall Street, and University Avenue, all being public roadways.
- No observed evidence of current earth moving work, building construction, or building additions.
- No observed evidence of site use as a solid waste dump, sump, or landfill.
- No observed evidence of wetlands on the premises.
- Part of Tax Parcel 15, below the existing retaining wall, is located in the 100 year flood plain, (Zone AE), F.E.M.A. Comm-Panel #54061C0114E. Effective date: January 20, 2010. No other part of the Subject Property is located in the 100 year flood plain.
- The total number of striped parking spaces on the subject property is 52, all of which are standard parking spaces.
- All Subject Properties are located in the City of Morgantown, being zoned as the General Business District, B-4. - See Article 1349, City Code of Morgantown, West Virginia.
- The gross land area of all Subject Properties is 82,155 square feet, or 1.88 acres, more or less.
- All mapping information provided on Sheet C-1.2 regarding the location of the West Virginia University PRT are derived from the survey in the field. The average width of the PRT, as located in the field, is 22.6 feet ±. The right of way agreement (DB 714, Pg 545) established a 20' right-of-way width.
- The property shown on the survey is the same as the property described in the Commitment for Title Insurance prepared by Fidelity National Title Insurance Company with Commitment No. M0281250.00168, effective April 1, 2015.

ENCROACHMENTS:

- 1.00' Building encroachment affecting Tax Parcel 14, said encroachment is noted on Sheet C-1.2.
- 2.30' and 1.25' Concrete Retaining Wall encroachment affecting Tax Parcels 14 & 15, said encroachments noted on Sheet C-1.2.
- 2.00' Concrete Porch Encroachment affecting Tax Parcels 8 & 10, said encroachment noted on Sheet C-1.2.

Property Description

Tract 1
Tax Map 26-A, Parcels 6, 7, & 9
Beginning at a magnetic nail set on the western right-of-way of University Avenue, a 66 foot public roadway, said nail being the common corner to lands now or formerly owned by Mode Roman Ltd. Co. (Tax Map 26A, Parcels 1, 2, 3, 4, & 5) (Deed Book 1286, Page 479), said nail also being S. 33° 51' 36" W. 142.51 feet from a City of Morgantown concrete monument; thence with the right-of-way of University Avenue, S. 33° 51' 36" W. 148.51 feet to a magnetic nail set at the intersection of University Avenue and the northern right-of-way of Wall Street, a 13 foot roadway; thence leaving the right-of-way of University Avenue, and with the northern right-of-way Wall Street, N. 56° 08' 24" W. 110.89 feet to point, said point being a common corner to lands now or formerly owned by Sharper Industries Inc. (Tax Map 26A, Parcels 8 & 10) (Deed Book 1079, Page 620); thence with the common line of said Sharper Industries Inc. lands, N. 33° 51' 36" E. 96.97 feet to point; thence N. 55° 22' 24" W. 113.57 feet to a 5/8" rebar with cap set, said rebar being a common corner to lands now or formerly owned by the City of Morgantown (Tax Map 28, Parcel 136) (Deed Book 1161, Page 375); thence with said City of Morgantown lands, N. 55° 22' 24" W. 19.30 feet to a 5/8" rebar with cap set; thence N. 34° 03' 06" E. 87.50 feet to a 5/8" rebar with cap set, said rebar being on the common line of said Mode Roman Ltd. Co. lands; thence with said Mode Roman Ltd. Co. lands, S. 55° 24' 54" E. 149.48 feet to a magnetic nail set; thence S. 33° 51' 36" W. 34.00 feet to a magnetic nail set; thence S. 55° 00' 52" E. 94.01 feet to the point of beginning, containing 0.66 acres, more or less.

Tract 2
Tax Map 26-A, Parcel 13
Beginning at a magnetic nail set at the intersection of the western right-of-way of University Avenue, a 66 foot public roadway, and the southern right-of-way of Wall Street, a 13 foot public roadway; thence with the right-of-way of University Avenue, S. 33° 51' 36" W. 89.95 feet to a point, said point being a common corner to lands now or formerly owned by Vic's Garage Inc. (Tax Map 26A, Parcels 14 & 15) (Deed Book 825, Page 227); thence leaving said University Avenue, and with the common line of said Vic's Garage Inc. lands, N. 56° 08' 24" W. 154.09 feet to a point, said point being a common corner to lands now or formerly owned by Sharper Industries Inc. (Tax Map 26A, Parcels 11 & 12) (Deed Book 1079, Page 620); thence with the common line of said Sharper Industries Inc. lands, N. 33° 51' 36" E. 89.95 feet to a point, said point being on the southern right-of-way of Wall Street, a 13 foot public roadway; thence with the right-of-way of said Wall Street, S. 56° 08' 24" E. 154.09 feet to the point of beginning, containing 0.32 acres, more or less.

Tract 3
Tax Map 26-A, Parcels 14 & 15
Beginning at a magnetic nail set at the intersection of the western right-of-way of University Avenue, a 66 foot public roadway, and the northern right-of-way of Walnut Street, a 66 foot public roadway; thence with the right-of-way of Walnut Street, N. 56° 08' 24" W. 247.50 feet to a 5/8" rebar with cap set, said rebar being on the common line with lands now or formerly owned by the City of Morgantown (Tax Map 28, Parcel 136) (Deed Book 1161, Page 375); thence with the line of the City of Morgantown, N. 33° 51' 36" E. 87.50 feet to a 5/8" rebar with cap set, thence S. 56° 08' 24" E. 247.50 feet to a point, said point being on the western right-of-way of University Avenue; thence with the right-of-way of said University Avenue, S. 33° 51' 36" W. 87.50 feet to the point of beginning, containing 0.50 acres, more or less.

Tract 4
Tax Map 26-A, Parcels 8, 10, 11, & 12
Parcel 1 - Tax Parcels 8 & 10
Beginning at a magnetic nail set at the intersection of the western right-of-way of University Avenue, a 66 foot public roadway, and the northern right-of-way of Wall Street, a 13 foot public roadway; thence with the right-of-way of Wall Street, N. 56° 08' 24" W. 110.89 feet to a point, said point being the TRUE POINT OF BEGINNING; thence continuing with the right-of-way of Wall Street, N. 56° 08' 24" W. 118.20 feet to a magnetic nail set, said nail being on the common line of lands now or formerly owned by the City of Morgantown (Tax Map 28, Parcel 136) (Deed Book 1161, Page 375); thence with line of the City of Morgantown, N. 21° 48' 46" E. 49.08 feet to a point, thence S. 56° 08' 24" E. 14.88 feet to a point; thence N. 33° 51' 36" E. 50.49 feet to a 5/8" rebar with cap set, said rebar being on the common line of lands now or formerly owned by Woodford Oil Company (Tax Map 26A, Parcels 6, 7, & 9) (Deed Book 1061, Page 492); thence with the line of said Woodford Oil Company, S. 55° 22' 24" E. 113.57 feet to a point; thence S. 33° 51' 36" W. 96.97 feet to the beginning, containing 0.26 acres, more or less.

Parcel 2 - Tax Parcels 11 & 12
Beginning at a magnetic nail set at the intersection of the western right-of-way of University Avenue, a 66 foot public roadway, and the southern right-of-way of Wall Street, a 13 foot public roadway; thence with the right-of-way of Wall Street, N. 56° 08' 24" W. 154.09 feet to a point, said point being the TRUE POINT OF BEGINNING; thence leaving said right-of-way of Wall Street, and with the common line of lands now or formerly owned by Cynthia, Victor II, & Gary Solomon, and Vic's Garage Inc. (Tax Map 26A, Parcel 13) (Will Book 137, Page 698), S. 33° 51' 36" W. 89.95 feet to a point, said point being on the common line of lands now or formerly owned by Vic's Garage Inc. (Tax Map 26A, Parcels 14 & 15) (Deed Book 825, Page 227); thence with the line of Vic's Garage Inc., N. 56° 08' 24" W. 70.00 feet to a point, said point being on the common line of lands now or formerly owned by the City of Morgantown (Tax Map 28, Parcel 136) (Deed Book 1161, Page 375); thence with the line of the City of Morgantown, N. 33° 51' 36" E. 89.95 feet to a point, said point being on the southern right-of-way of Wall Street; thence with the said right-of-way of Wall Street, S. 56° 08' 24" E. 70.00 feet to the point of beginning, containing 0.14 acres, more or less.



CTL Engineering of West Virginia, Inc.
510 C Street
1091 Chaplin Hill Road
Morgantown, WV 26501
Phone: 304/292-1135
Fax: 304/296-9302
CHILDSITE PLANNING • SURVEYING
MAPS • GEOTECHNICAL • TESTING • CONSTRUCTION OBSERVATION • LABORATORY

The Standard at Morgantown
Landmark Collegiate Development, LLC
455 Epps Bridge Parkway, Bldg. 100, Suite 201, Athens, GA 30606
Title Sheet
Third Ward, City of Morgantown, Monongalia County, West Virginia

Date of Survey: 10/02/2015

REVISIONS	Description	Approved
	Changed Page Numbers to Add Requested Information	GLF
Date:	10/02/2015	



Drawn By: RDH
Approved By: GLF
Date: 10/02/2015
Scale: 1" = 20'
Project No. 15100025-C MOR
Drawing Name
Sheet No. 1.01

Not for Construction



CTL Engineering of West Virginia, Inc.
 5100 S. Charleston, WV 25303
 1001 Chaplin Hill Road, Morgantown, WV 26501
 Phone: 304.746.1140
 Fax: 304.746.1143
 Phone: 304.292.1135
 Fax: 304.296.0302

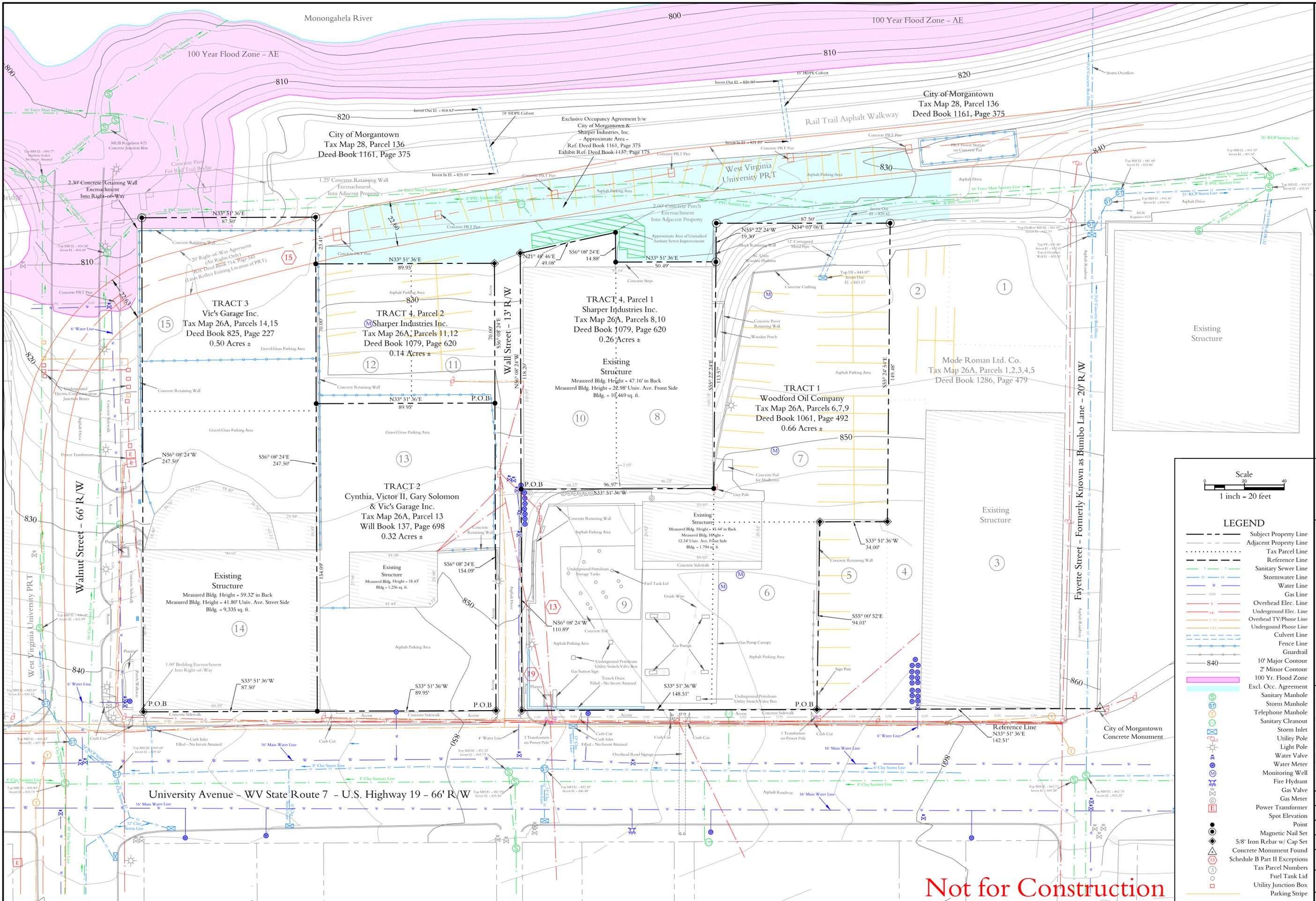
The Standard at Morgantown
 Landmark Collegiate Development, LLC
 455 Epps Bridge Parkway, Bldg. 100, Suite 201, Athens, GA 30606
Property Survey
 Third Ward, City of Morgantown, Monongalia County, West Virginia



REVISIONS	Description	Changed Page Number
Approved	gcf	
Date:	10/21/2015	



Drawn By: DBS
 Approved By: TAD
 Date: 06/26/2015
 Scale: 1" = 20'
 Project No. 15100025-A MOR
 Drawing Name
 Sheet No. 1.02

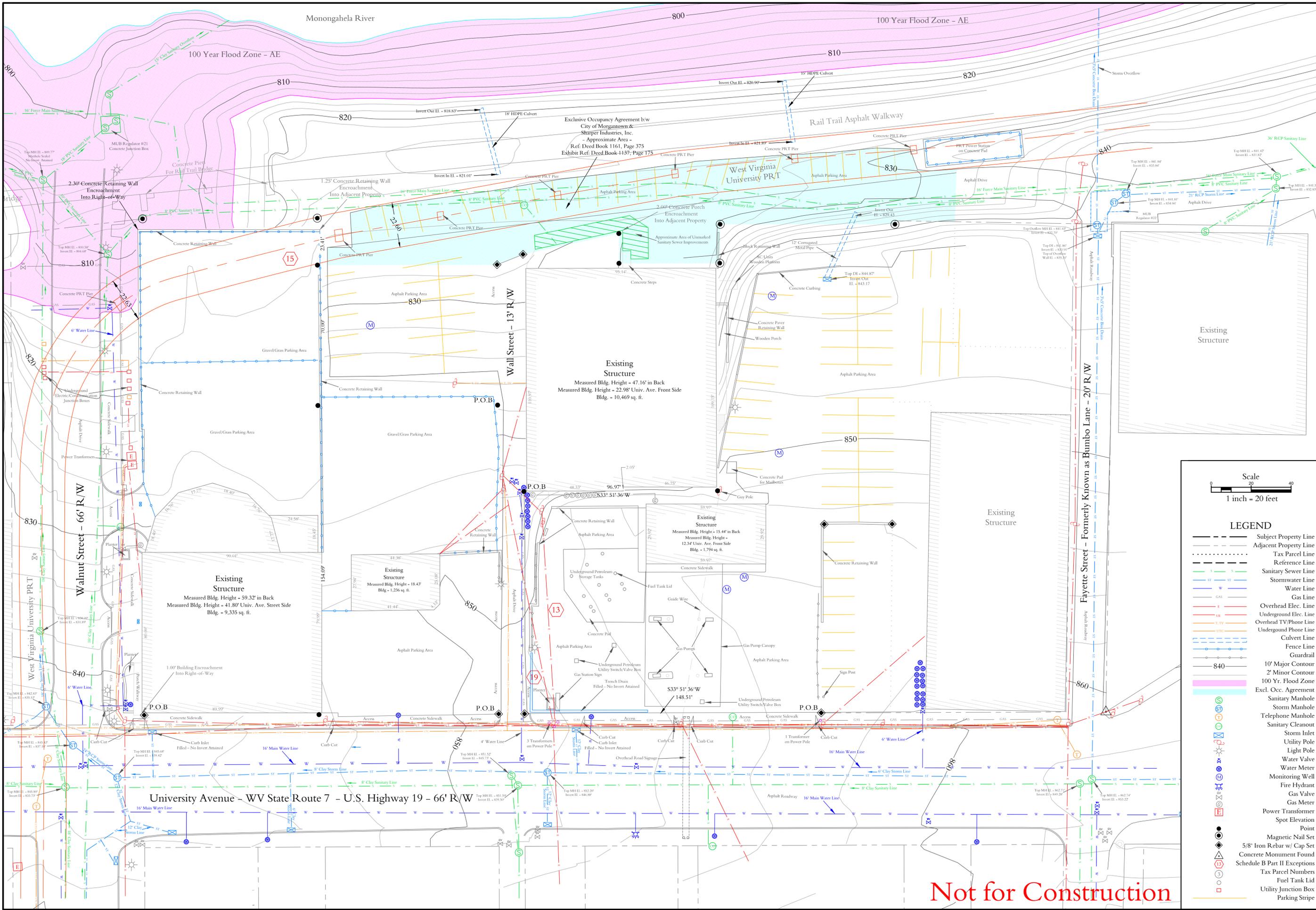


Scale
 1 inch = 20 feet

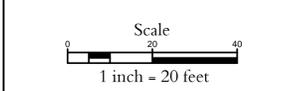
LEGEND

- Subject Property Line
- Adjacent Property Line
- Tax Parcel Line
- Reference Line
- Sanitary Sewer Line
- Stormwater Line
- Water Line
- Gas Line
- Overhead Elec. Line
- Underground Elec. Line
- Overhead TV/Phone Line
- Underground Phone Line
- Culvert Line
- Fence Line
- Guardrail
- 10' Major Contour
- 2' Minor Contour
- 100 Yr. Flood Zone
- Excl. Occ. Agreement
- Sanitary Manhole
- Storm Manhole
- Telephone Manhole
- Sanitary Cleanout
- Storm Inlet
- Utility Pole
- Light Pole
- Water Valve
- Water Meter
- Monitoring Well
- Fire Hydrant
- Gas Valve
- Gas Meter
- Power Transformer
- Spot Elevation
- Point
- Magnetic Nail Set
- 5/8" Iron Rebar w/ Cap Set
- Concrete Monument Found
- Schedule B Part II Exceptions
- Tax Parcel Numbers
- Fuel Tank Lid
- Utility Junction Box
- Parking Stripe

Not for Construction



Not for Construction



LEGEND

	Subject Property Line
	Adjacent Property Line
	Tax Parcel Line
	Reference Line
	Sanitary Sewer Line
	Stormwater Line
	Water Line
	Gas Line
	Overhead Elec. Line
	Underground Elec. Line
	Overhead TV/Phone Line
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	10' Major Contour
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	Utility Pole
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	Water Valve
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CTL Engineering of West Virginia, Inc.
 5100 C Street
 S. Charleston, WV 25303
 Morganston, WV 26051
 Phone: 304/746-1140
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OWNER: WEST VIRGINIA UNIVERSITY
 PROJECT: WEST VIRGINIA UNIVERSITY PRT
 DRAWING: SANITARY SEWER & WATER MAINS
 DATE: 06/26/2015

The Standard at Morgantown
 Landmark Collegiate Development, LLC
 455 Epps Bridge Parkway, Bldg. 100, Suite 201, Athens, GA 30606

Existing Conditions
 Third Ward, City of Morgantown, Monongalia County, West Virginia

Date: 06/26/2015

REVISIONS	Description	Change/Revision Number
Approved	gcf	

Drawn By: DBS
 Approved By: TAD
 Date: 06/26/2015
 Scale: 1" = 20'
 Project No. 15100025-A MOR
 Drawing Name
 Sheet No. 2.01