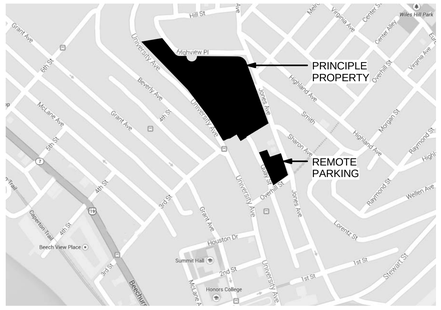
Planning Commision Review Sheets

Sheet Number	Sheet Name
SHEET 1	Title Sheet
SHEET 2A	Existing Conditions Map
SHEET 2B	Tax Map Overlay
SHEET 3	Proposed Site Conditions
SHEET 3A	Site Plan
SHEET 3B	Grading Plan
SHEET 3C	Utility Plan
SHEET 3D	Stormwater Plan
SHEET 3E	Site Details
SHEET 4	E&S Plan
SHEET 5	Landscape Plan

Additional Resource Sheets

Sheet Number	Sheet Name
Civil	
C0.09	Signage and Pavement Marking Plan
C0.10	Fire Truck Route Plan
C0.11	Fire Truck Route Plan
C0.12	Fire Truck Route Plan
Architectural	
A2.00	BLDG A - Floor Plans
A2.01	BLDG A - Floor Plans
A2.10	BLDG B - Floor Plans
A2.20	BLDG C - Floor Plans
A2.30	COMMUNITY CENTER - Floor Plans
A2.40	MAINTENANCE BLDG - Plans, Elevations & Code
A3.00	Typical Enlarged Unit Plans
A5.00	BLDG A - Building Elevations
A5.01	BLDG A - Building Elevations
A5.02	BLDG A - Building Elevations
A5.10	BLDG B - Building Elevations
A5.20	BLDG C - Building Elevations
A5.30	COMMUNITY CENTER - Elevations
Electrical	
E1.00	Site Lighting Plan - PENDING



VICINITY MAP

SCALE: 1" = 400'-0"

PROJECT INFORMATION

OWNER & DEVELOPER:

American Campus Communities
Contact: John Delacruz
12700 Hill Country Boulevard
Suite T-200
Austin, TX 78738
Tele: 512.732.1000

PREPARED BY:

The design professionals listed at the bottom of this sheet.

PROPERTY INFO:

Total Project Acreage:

Principle Property:	5.5 Acres
Remote Parking:	0.5 Acres

ZONING INFO:

References: Official Zoning Map; Morgantown Code 1331.01 (A) and 1361:
R-3, Multi-Family Residential District
SSOD (Sunnyside South Overlay District)
SCOD (Sunnyside Central Overlay District)

PROPOSED PROPERTY USAGE:

Three (3) Multi-Family Residential Dwelling Units and Community Center with a Maintenance accessory building:

134 Dwelling Units, 536 Beds Total, consisting of:
2-Bedroom, Double Occupancy: 36 units, 144 beds
4-Bedroom, Single Occupancy: 98 units, 392 beds

BUILDING INFORMATION:

Community Center: 4 stories	Lvl 1:	1,506 SF	Building B: 4 stories	Lvl 1:	6,325 SF
	Lvl 2:	1,279 SF		Lvl 2:	11,230 SF
	Lvl 3:	2,516 SF		Lvl 3:	11,230 SF
	Lvl 4:	2,516 SF		Lvl 4:	11,230 SF
	Total:	7,817 SF		Total:	40,015 SF
Building A: staggered 4 & 5 stories	Lvl 1:	4,869 SF	Building C: 4 stories	Lvl 1:	7,935 SF
	Lvl 2:	14,502 SF		Lvl 2:	14,140 SF
	Lvl 3:	22,217 SF		Lvl 3:	14,140 SF
	Lvl 4:	25,777 SF		Lvl 4:	14,140 SF
	Lvl 5:	25,777 SF		Total:	50,355 SF
	Lvl 6:	11,959 SF			
	Total:	105,101 SF	Maintenance:	Lvl 1:	870 SF

PROPOSED PROJECT DURATION:

Start Date:	May 2015
Completion Date:	August 2016

Sunnyside Commons

Morgantown, WV

PLANNING AND ZONING SUBMITTAL

Job Number: 1332
Date: 02-06-15

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PARADIGM ARCHITECTURE

SHEET 1

1332 01.06/15 PLANNING AND ZONING SUBMITTAL

INTERIOR DESIGN CONSULTANT
SIXTHRIVER ARCHITECTS
3601 S. Congress Avenue · Suite G300
Austin, TX 78704
Tele 512·306·9928 512·306·7928 Fax

LOW VOLTAGE ELECTRICAL & TELECOMMUNICATIONS
PLAN NET
2850 Saturn Street · Suite 100
Brea, CA 92821
Tele 714·982·5834

CIVIL ENGINEER
POTESTA AND ASSOCIATES, INC.
125 Lakeview Drive
Morgantown, WV 26508
Tele 304·225·2245 304·225·2246 Fax

MECHANICAL, PLUMBING, ELECTRICAL ENGINEER
ALLEGHENY DESIGN SERVICES, LLC
102 Leeway Street
Morgantown, WV 26505
Tele 304·599·0772 304·599·0771 Fax

STRUCTURAL ENGINEER
SUHRIE ENGINEERING, LLC
1152 Greenfield Avenue
Pittsburgh, PA 15217
Tele 412·310·5464

ARCHITECT
PARADIGM ARCHITECTURE
2450 Valleydale Road · Suite 150
Birmingham, AL 35244
Tele 205·403·2742 205·403·2743 Fax

2223 Cheat Road · Suite 300
Morgantown, WV 26508
Tele 304·284·5015 304·284·5014 Fax

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C:\Users\aew\Documents\1332-Arch-Site_aew.rvt

Street Information			
Name	Width Near Site	Type of Construction	Classification
University Avenue	21 feet	Asphalt	City Street
Jones Avenue	21 feet	Asphalt	City Street
Highview Place	11.5 feet	Asphalt	City Street
Quay Street	Under Construction	Asphalt	City Street

MAPPING REFERENCE:
BASE TOPOGRAPHIC MAPPING AS PROVIDED TO POTESTA & ASSOCIATES, INC. BY BLUE MOUNTAIN AERIAL MAPPING VIA EMAIL DATED OCTOBER 27, 2014.

NOTES:

1. THE LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE. ADDITIONAL UTILITIES MAY EXIST BEYOND THOSE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ANY ABOVE GROUND OR UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND AVOID UTILITIES DURING CONSTRUCTION.
2. SUBJECT PROPERTY IS LOCATED IN ZONE X, AS DESIGNATED ON FLOOD INSURANCE RATE MAP 540141 0001D, BEARING AN EFFECTIVE REVISED DATE OF FEBRUARY 20, 2008.

CONTRACTOR TO CALL MISS UTILITY OF WEST VIRGINIA, INC.
3 FULL WORKING DAYS
PRIOR TO COMMENCING CONSTRUCTION
1-800-242-4848
CALL TOLL FREE

MISS UTILITY OF WEST VIRGINIA
1-800-245-4848
STOP-CALL BEFORE YOU DIG!

GRAPHIC SCALE
30 15 0 30 60

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CONSULTANTS:
POTESTA
POTESTA & ASSOCIATES, INC.
ENGINEERS AND ENVIRONMENTAL CONSULTANTS
135 Lakeview Drive, Morgantown, WV 26508
TEL: (304) 284-5015 FAX: (304) 284-5014
E-Mail Address: potesta@potesta.com

2223 Cheat Road - Suite 300
Morgantown, WV 26508
tele 304-284-5015 304-284-5014 fax

2450 Valleydale Road - Suite 150
Birmingham, AL 35244
tele 205-403-2742 205-403-2743 fax

PLANNING AND ZONING SUBMITTAL SHEET 2A

revisions:

Sunnyside Commons

Morgantown, WV

DAVID B. SHARP
REGISTERED
14187
STATE OF WEST VIRGINIA
2-6-15
PROFESSIONAL ENGINEER

job number: 1332
date: 02.06.15

sheet title:

Existing Conditions Map

sheet number:

C0.02

drawn by: JM
checked by: TMR

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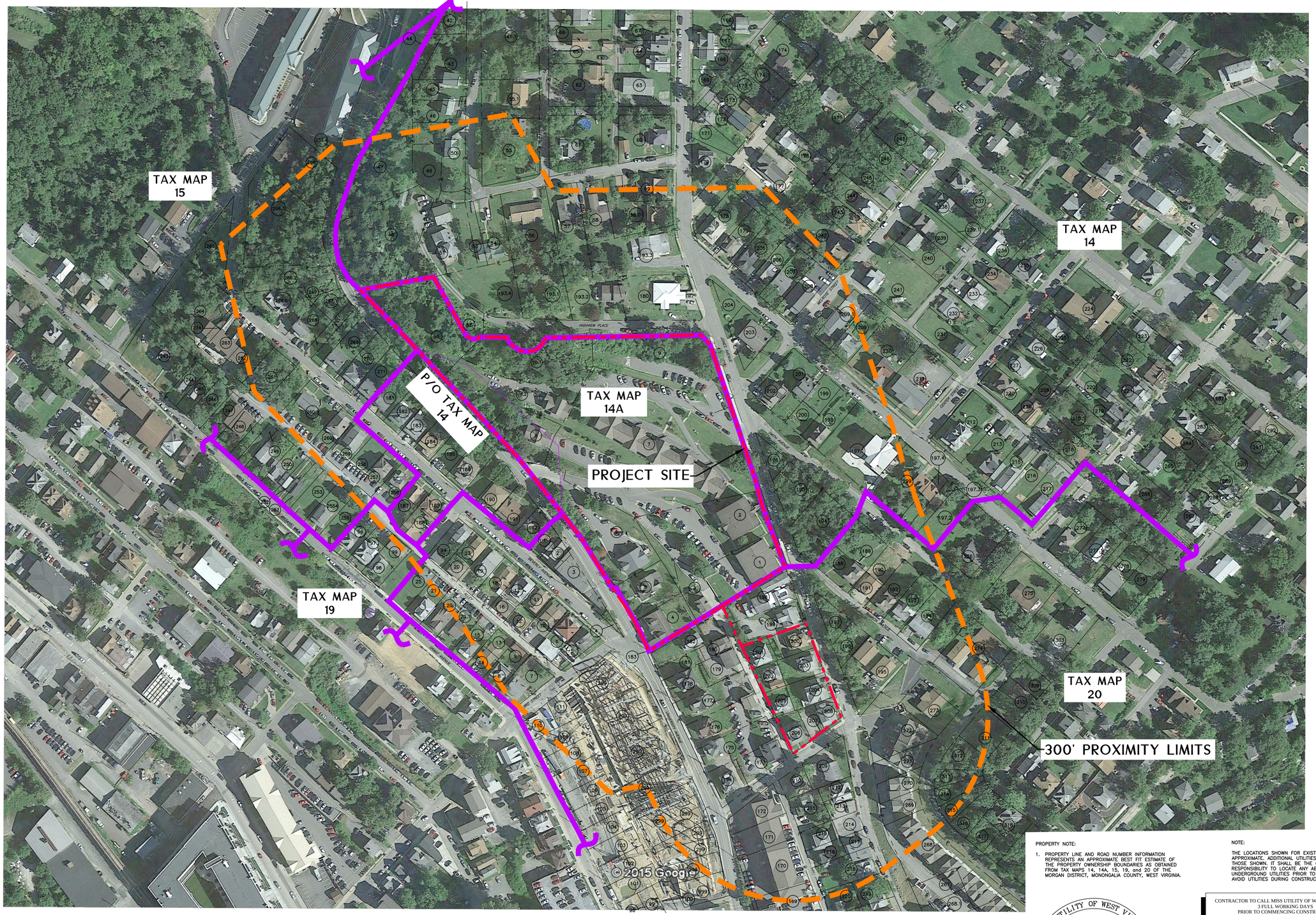

MAPPING REFERENCE:
IMAGERY TAKEN FROM GOOGLE EARTH BY POTESTA ON FEBRUARY, 2 2015.

PROPERTY NOTE:

1. PROPERTY LINE AND ROAD NUMBER INFORMATION REPRESENTS AN APPROXIMATE BEST FIT ESTIMATE OF THE PROPERTY OWNERSHIP BOUNDARIES AS OBTAINED FROM TAX MAPS 14, 14A, 15, 19, and 20 OF THE MORGAN DISTRICT, MONONGALIA COUNTY, WEST VIRGINIA.

NOTE:

THE LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE. ADDITIONAL UTILITIES MAY EXIST BEYOND THOSE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ANY ABOVE GROUND OR UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND AVOID UTILITIES DURING CONSTRUCTION.

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GRAPHIC SCALE
80 40 0 80 160

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CONSULTANTS:
POTESTA
POTESTA & ASSOCIATES, INC.
Surveying • Civil Engineering • Environmental Consulting
151 Lakeview Drive, Morgantown, WV 26508
TEL: (304) 598-1646 FAX: (304) 326-1646
E-Mail Address potesta@potesta.com

2223 Cheat Road - Suite 300
Morgantown, WV 26508
tele 304-284-5015 304-284-5014 fax

2450 Valleydale Road - Suite 150
Birmingham, AL 35244
tele 205-403-2742 205-403-2743 fax

PLANNING AND ZONING SUBMITTAL SHEET 2B

revisions:

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Morgantown, WV

DAVID B. SHARP
REGISTERED
14187
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
2-6-15

job number: 1332
date: 02.06.15

sheet title:

Tax Map Overlay

sheet number:

C0.03

drawn by: JM
checked by: TMR

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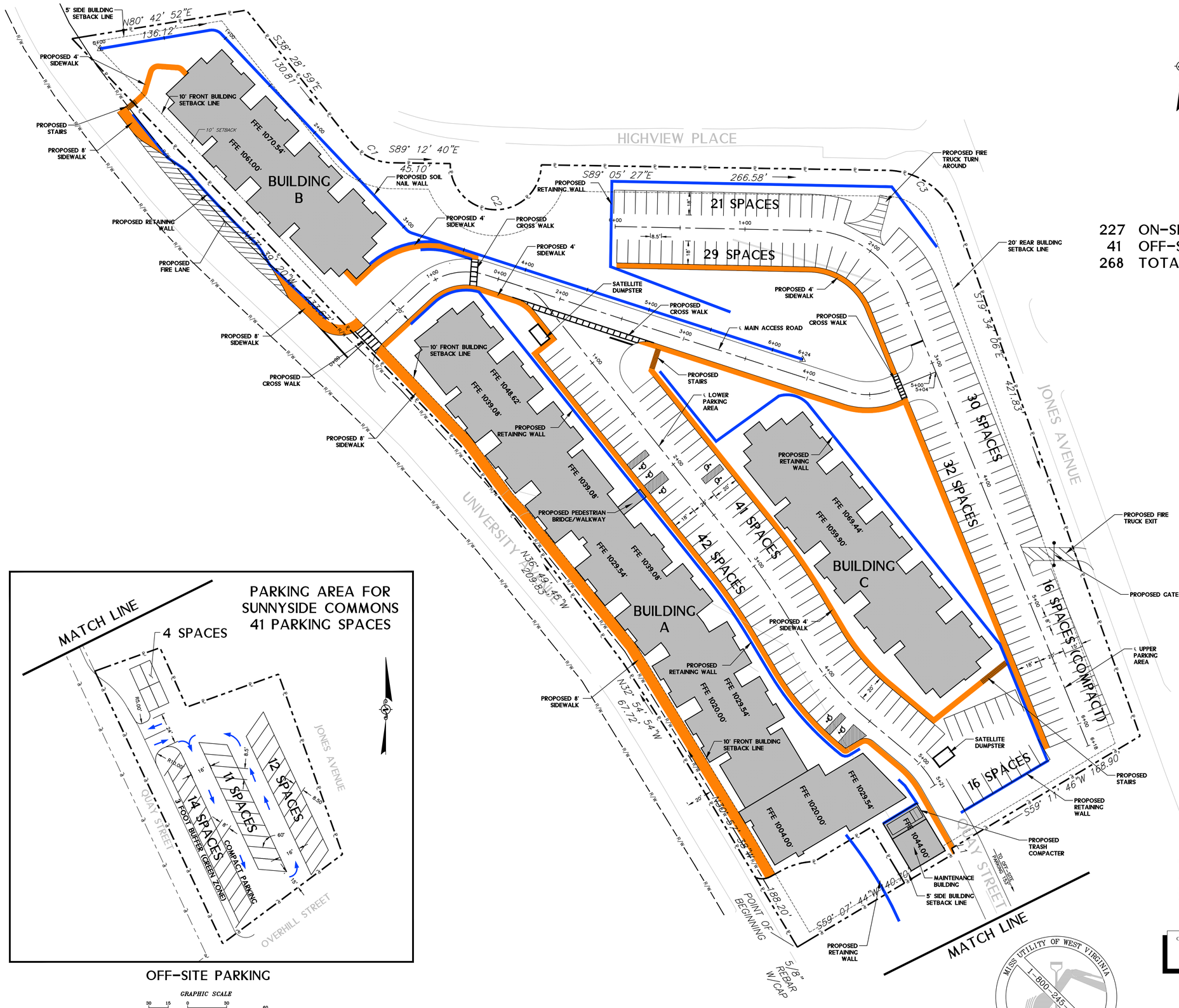

227 ON-SITE PARKING SPACES
41 OFF-SITE PARKING SPACES
268 TOTAL PARKING SPACES

LINE TABLE

LINE	BEARING	DISTANCE
L1	S25°05'52"E	4.30'

CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	DISTANCE
C1	40.00'	35.23'	S63°33'19"E	34.10'
C2	35.07'	110.23'	S89°12'15"E	70.14'
C3	57.66'	70.11'	S54°16'41"E	65.87'

OFF-SITE PARKING

GRAPHIC SCALE
30 15 0 30 60

NOTES:

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POTESTA & ASSOCIATES, INC.
ENGINEERS AND ENVIRONMENTAL CONSULTANTS
105 Lakeview Drive, Morgantown, WV 26508
TEL: (304) 594-0640 FAX: (304) 594-0646
E-mail Address: potesta@potesta.com

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Morgantown, WV 26508
tele 304-284-5015 304-284-5014 fax

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PLANNING AND ZONING SUBMITTAL SHEET 3A

revisions:

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Morgantown, WV

DAVID B. SHARP
REGISTERED
14187
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER
2-6-15

job number: 1332
date: 02.06.15

sheet title:

Site Plan

sheet number:

C0.04

drawn by: SAB
checked by: TMR

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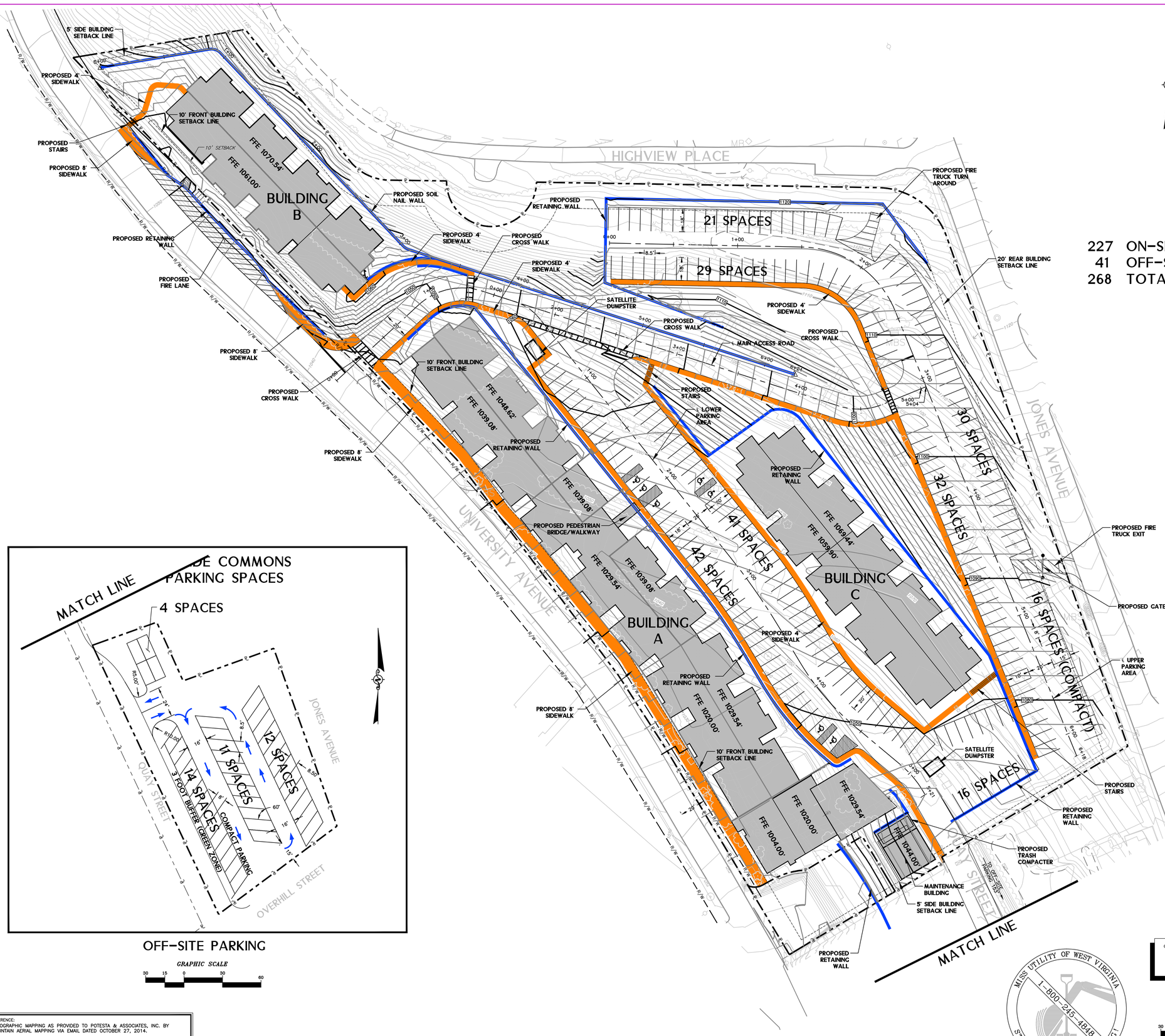

OFF-SITE PARKING

GRAPHIC SCALE
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POTESTA
POTESTA & ASSOCIATES, INC.
ENGINEERS AND ENVIRONMENTAL CONSULTANTS
100 Lakeview Drive, Morgantown, WV 26508
TEL: (304) 594-0240 FAX: (304) 594-0246
E-Mail: 0240@potestaassociates.com

2223 Cheat Road - Suite 300
Morgantown, WV 26508
tele 304-284-5015 304-284-5014 fax

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PLANNING AND ZONING SUBMITTAL SHEET 3B

revisions:

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Grading Plan

sheet number:

C0.05

drawn by: SAB
checked by: JJS

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