

# SITE DEVELOPMENT PLANS

# PROPOSED RETAIL

## MAPLE DRIVE & RESEARCH PARK ROAD

## CITY OF MORGANTOWN

## MONONGALIA COUNTY, WEST VIRGINIA

PROJECT CONTACT LIST:

**WATER**  
MORGANTOWN UTILITY BOARD  
278 GREENBAG ROAD  
MORGANTOWN, WV 26507  
(304) 225-3669 PHONE  
CONTACT: DAVE BRAGG

**GAS**  
DOMINION HOPE  
1000 DUPONT RD.  
MORGANTOWN, WV  
(304) 296-3481 PHONE

**STATE DEPT. OF TRANSPORTATION**  
WVDOH  
1-79 & MEADOWBROOK ROAD  
CLARKSBURG, WV 26302-2570  
(304) 842-1500 PHONE  
CONTACT: RAY URSE

**SEWER**  
MORGANTOWN UTILITY BOARD  
278 GREENBAG ROAD  
MORGANTOWN, WV 26507  
(304) 225-3669 PHONE  
CONTACT: DAVE BRAGG

**SEDIMENT & EROSION CONTROL**  
MORGANTOWN UTILITY BOARD  
278 GREENBAG ROAD  
MORGANTOWN, WV 26507  
(304) 225-3669 PHONE  
CONTACT: KEN HACKER

**FIBER OPTIC**  
LUMOS  
4600 J VARRY CT. SUITE 110  
CANNONSBURG, PA 15317  
(724) 216-9015 PHONE  
(412) 992-7655 CELL  
CONTACT: BILL BEAUER

**ELECTRIC**  
MON POWER  
1310 FAIRMONT AVE.  
FAIRMONT, WV  
(304) 284-1235 PHONE  
CONTACT: MARK LEHOST

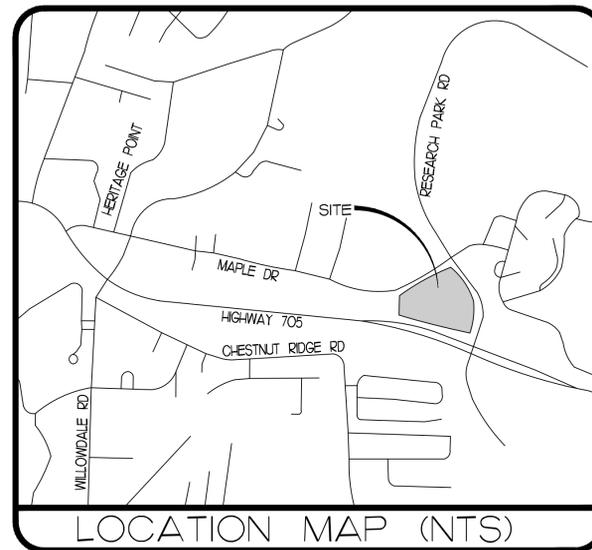
WEST VIRGINIA DEPARTMENT OF ENVIRONMENTAL PROTECTION  
601 57TH ST. SE  
CHARLESTON WV 25304  
(304) 928-0499 EXT. 1014  
CONTACT: YOGESH PATEL

PROPOSED PRINCIPAL RETAIL BUILDING - 13,500 SF  
TOTAL SITE ACREAGE - 2.66 AC  
EXISTING ZONING - N/A  
ANTICIPATED ZONING - B-5

ANTICIPATED START AND COMPLETION DATES -  
3/1/2016 - 11/1/2016

**TELEPHONE**  
FRONTIER COMMUNICATIONS  
1325 AIRPORT BLVD.  
MORGANTOWN, WV  
(304) 291-9880 PHONE  
CONTACT: DAVID HYDE

**BUILDING INSPECTION**  
389 SPRUCE STREET  
MORGANTOWN, WV 26505  
(304) 284-7401  
CONTACT: INSPECTION DIVISION



**SHEET INDEX**

NO.	TITLE
1	COVER
2	SWPP PHASE 1
3	SWPP PHASE 2
4	SWPP PHASE 3
5	SWPP DETAILS
6	SWPP DETAILS
7	SWPP DETAILS
8	SWPP DETAILS
9	SITE PLAN
10	SITE DETAILS
11	SITE DETAILS
12	UTILITY PLAN
13	UTILITY DETAILS
14	GRADING PLAN
15	STORM PROFILES
16	STORM PROFILES
17	SEWER PROFILE
18	POND RISER SECTIONS
19	STORM DETAILS
20	LANDSCAPE PLAN
21	WVDOH ROAD CROSS SECTIONS
22	WVDOH ROAD CROSS SECTIONS
23	WVDOH DETAILS
24	WVDOH DETAILS

OWNER/APPLICANT:

**FEOH REALTY, LLC**  
3280 UNIVERSITY AVENUE  
SUITE 1  
MORGANTOWN, WV 26505  
TEL: (304) 599-4929

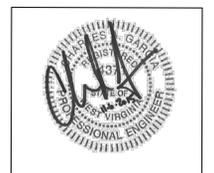
ENGINEER:

**FREELAND AND KAUFFMAN, INC.**  
209 WEST STONE AVENUE  
GREENVILLE, SC 29609  
TEL: (864) 672-3426  
FAX: (864) 233-8915  
CONTACT: TODD SIMMONS

GENERAL NOTES

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSING WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 12", WHICHEVER IS LESS, CONTACT FREELAND AND KAUFFMAN, INC. AT 1-864-233-5497 AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. OWNER, AND FREELAND AND KAUFFMAN, INC. ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
4. CALL UTILITY LOCATOR SERVICE 72 HOURS IN ADVANCE OF DIGGING AT 811.
5. ALL WORK SHALL MEET OR EXCEED SITE WORK SPECIFICATIONS AND CONFORM TO THE CITY OF MORGANTOWN AND MORGANTOWN UTILITY BOARD STANDARDS AND SPECIFICATIONS.
6. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR CITY OF MORGANTOWN STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
7. ALL WORK PERFORMED WITHIN THE WVDOH RIGHTS-OF-WAY WILL BE COVERED BY AN AGREEMENT & ENCROACHMENT PERMIT WITH THE STATE OF WEST VIRGINIA DIVISION OF HIGHWAYS. ALL WORK PERFORMED WITHIN WVDOH RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH WVDOH STANDARD SPECIFICATIONS FOR ROADS & BRIDGES, DATED 2010 & WVDOH SUPPLEMENTAL SPECIFICATIONS, DATED MAY 20, 2011. ALL NECESSARY TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE WVDOH MANUAL ON TEMPORARY TRAFFIC CONTROL FOR STREETS AND HIGHWAYS 2006 EDITION.
8. PRE CAST DRAINAGE AND SANITARY SEWER STRUCTURES HAVE BEEN SPECIFIED ON THE PLANS. OWNER, AND FREELAND AND KAUFFMAN, INC., HOWEVER, ASSUME NO RESPONSIBILITY FOR THESE STRUCTURES AS FIELD CONDITIONS DURING CONSTRUCTION OFTEN DICTATE MINOR ELEVATION ADJUSTMENTS. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY AND EXPENSE FOR MODIFYING THESE STRUCTURES TO ACCOMMODATE THESE FIELD ADJUSTMENTS.
9. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT. PREPARATION OF THE REQUIRED AS-BUILT PLANS TO BE SUBMITTED TO MORGANTOWN UTILITY BOARD AND ALL OTHER INFORMATION REQUIRED IN CONNECTION WITH RELEASE OF BONDS.
10. ALL WATER LINE AND SEWER LINE INSTALLATION SHALL CONFORM TO THE STANDARDS AND DETAILS OF MORGANTOWN UTILITY BOARD AND THE STATE OF WEST VIRGINIA OFFICE OF ENVIRONMENTAL SERVICES.
11. THE NOTICE OF INTENT MUST BE KEPT ON THE WORK SITE AND SHOWN UPON REQUEST.
12. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE REQUIRED TESTING OF THE WATER AND SEWER LINES.
13. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
14. THE CONTRACTOR SHALL INCLUDE IN THE PRICE, ANY AND ALL COSTS ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON SITE IF REQUIRED, DURING THE CONSTRUCTION OF THE STORM WATER MANAGEMENT FACILITIES, UNDERGROUND UTILITIES, ETC., AS REQUIRED FOR AS-BUILT CERTIFICATION.
15. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE, RETAINING SERVICES OF A REGISTERED ENGINEER TO WITNESS TESTING OF WATER AND SEWER LINES. THE CONTRACTOR SHALL ALSO INCLUDE IN HIS CONTRACT PRICE AND PROVIDE AS-BUILT UTILITY PLANS FOR WATER & SEWER, STAMPED BY A REGISTERED SURVEYOR. THIS MATERIAL WILL BE SUBMITTED BY THE CONTRACTOR TO OBTAIN REQUIRED CERTIFICATIONS OR PERMITS TO OPERATE.
16. SEDIMENT CONTROL MEASURES MUST BE INSPECTED AND MAINTAINED REGULARLY TO ENSURE THAT THE INTENDED PURPOSES ARE ACCOMPLISHED.
17. ALL DRAINAGE STRUCTURES MUST MEET WVDOH'S SPECIFICATIONS.
18. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.

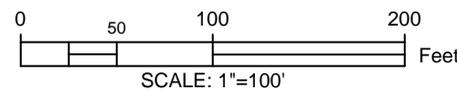
REVISIONS	DATE	BY



NOTE: SEE LEGAL DESCRIPTION OF PROJECT PROPERTY AND ADJACENT PROPERTIES ON SUBSEQUENT SITE PLAN PAGES.

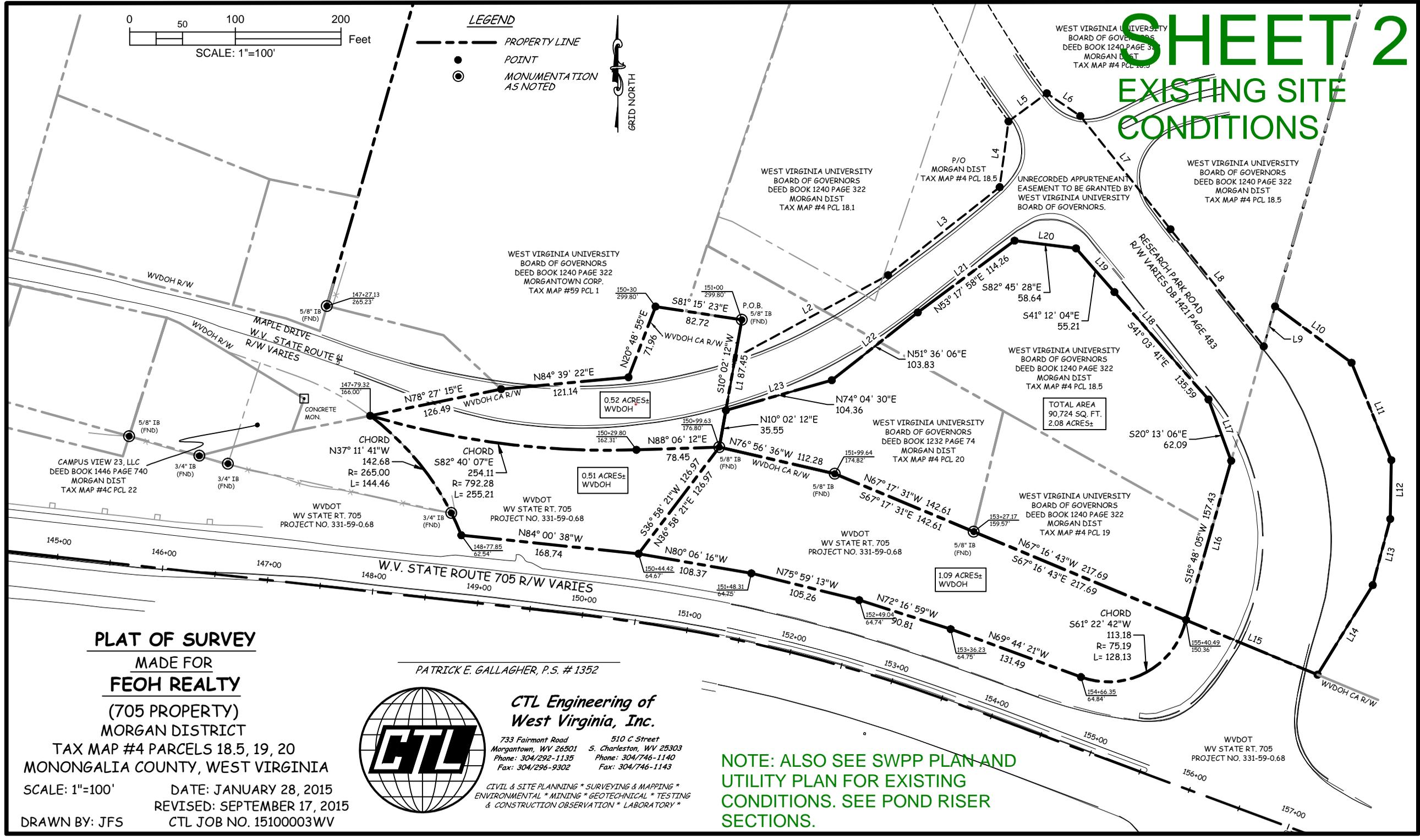
# SHEET 2

## EXISTING SITE CONDITIONS



### LEGEND

- PROPERTY LINE
- POINT
- MONUMENTATION AS NOTED



### PLAT OF SURVEY MADE FOR FEOH REALTY

(705 PROPERTY)  
MORGAN DISTRICT  
TAX MAP #4 PARCELS 18.5, 19, 20  
MONONGALIA COUNTY, WEST VIRGINIA

SCALE: 1"=100'      DATE: JANUARY 28, 2015  
REVISED: SEPTEMBER 17, 2015  
DRAWN BY: JFS      CTL JOB NO. 15100003WV



### CTL Engineering of West Virginia, Inc.

733 Fairmont Road Morgantown, WV 26501 Phone: 304/292-1135 Fax: 304/296-9302  
510 C Street S. Charleston, WV 25303 Phone: 304/746-1140 Fax: 304/746-1143

CIVIL & SITE PLANNING \* SURVEYING & MAPPING \* ENVIRONMENTAL \* MINING \* GEOTECHNICAL \* TESTING & CONSTRUCTION OBSERVATION \* LABORATORY \*

NOTE: ALSO SEE SWPP PLAN AND UTILITY PLAN FOR EXISTING CONDITIONS. SEE POND RISER SECTIONS.