



Agenda
Huntington Planning Commission
Monday, August 4, 2025 – 5:30pm

1. Preliminaries
2. Call to Order
3. Roll Call
4. Approval of the July 7, 2025 Minutes
5. Unfinished Business

PC 25-07

Issue: A petition to rezone from R-4 Two-family Residential to C-2 Highway Commercial the following parcels; 321 30th St & 2978 4th Ave, 2964-64 R 4th Ave, 2962 4th Ave, 2960 4th Ave, and 2958 4th Ave.

Property Location: 321 30th St & 2978 4th Ave, 2964-64 R 4th Ave, 2962 4th Ave, 2960 4th Ave, 2958 4th Ave

Petitioner/Property Owner: Huntington First Church of the Nazarene, 321 30th St., Huntington, WV 25702

6. New Business

PC 25-08

Issue: Site plan review of a public utility installation to include redevelopment of a wastewater treatment plant that is approximately 27.5 acres.

Property Location: 5010 Sunset Dr., Huntington, WV 25704

Petitioner: Huntington Sanitary Board, 555 7th Ave., Huntington, WV 25701

Property Owner: City of Huntington, P.O. Box 1659, Huntington, WV 25717

7. Good and Welfare
8. Other Business or Announcements
9. Adjournment

**Minutes
Huntington Planning Commission
July 7, 2025**

A meeting of the City of Huntington Planning Commission was held on July 7, 2025 at 5:30 p.m. in the City Council Chambers, 800 5th Avenue, Huntington, WV 25701.

Members Present: Holly Mount, Ford Rucker, Charles Shaw, Sharon Pell, and Jean Simmons

Members Absent: Sarah Walling, Ursulette Ward, CW Dolin, and Carl Eastham

Staff Present: Steve Curry, Associate Planner
Ericka Hernandez, Assistant City Attorney

Mr. Rucker made a motion to amend the June 2, 2025 minutes to replace “inaudible” to “...has there been any businesses interested in the property...” *Mr. Shaw* seconded the motion. All were in favor, Minutes were amended.

Mr. Shaw motioned to approve the amended June 2, 2025 minutes. *Mr. Rucker* seconded the motion. All were in favor, amended Minutes were approved.

Mr. Rucker made a motion to move PC 25-07 to the next meeting. *Ms. Simmons* seconded the motion. All were in favor, petition PC 25-07 was moved to the next meeting.

Old Business

PC 23-MS-13

Issue: Extension of December 4, 2023 Decision regarding: Plan review of a proposal to redevelop two parcels known as 2923 Park Avenue on a property that is approximately 4.827 acres into an indoor manufacturing and production business as well as a location for a Distribution Facility business. The property is located at the southeast corner of the intersection of Camden Road and Park Avenue and zoned I-1 Light Industrial/Commercial District.

Mr. Curry read the staff report.

Ms. Mount asked if the extension was due to the delay of the start of construction. *Ms. Hernandez* stated that development project plans are required to submit their final plans 18 months after their preliminary plans are approved.

Ms. Mount asked if anyone in the audience was present in support of the petition. No one responded.

Ms. Mount asked if anyone was present to speak in opposition of the petition. No one responded.

Mr. Rucker motioned to approve the extension of the plans. *Mr. Shaw* seconded. All were in favor, the extension was approved.

Appointment of Planning Director

Cathy Burns, Executive Director of Planning & Development, stated that Mayor Farrell has selected Zane Parsley for the role of Planning Director. *Ms. Burns* stated the search was exhaustive and Mr. Parsley has worked extensively to meet the job expectations to prepare for the role.

Mr. Shaw asked how many people applied to the position. *Ms. Burns* stated it was an extensive list.

Mr. Rucker motioned to appoint Zane Parsley to the Planning Director position. *Ms. Pell* seconded the motion. All were in favor, Mr. Parsley was appointed to the Planning Director position.

Meeting adjourned at 5:47 pm.

Date approved: _____

Chairperson: _____ Prepared by: _____
Holly Mount, Chair Kenzie Roland, Planner I

City of Huntington Planning Commission

July 7, 2025

Staff Report: A petition to rezone from R-4 Two-family Residential District to C-2 Highway Commercial District.

PC 25-07

Issue: A petition to rezone from R-4 Two-family Residential to C-2 Highway Commercial the following parcels; 321 30th St & 2978 4th Ave, 2964-64 R 4th Ave, 2962 4th Ave, 2960 4th Ave, and 2958 4th Ave.

Owners:

- Huntington First Church of the Nazarene, 321 30th St., Huntington, WV 25702

Petitioners:

- Huntington First Church of the Nazarene, 321 30th St., Huntington, WV 25702

Introduction

Huntington First Church of the Nazarene is the petitioner to this request to rezone five parcels from R-4 Two-Family Residential to C-2 Highway Commercial District.

Snapshot Overview

Existing zoning:

- R-4 Two-Family Residential

Proposed zoning:

- C-2 Highway Commercial

Future Land Use Map:

- Traditional Residential

Rezoning Standard

The Planning Commission must consider the following when reviewing a petition for rezoning:

1. Is the proposed rezoning consistent with the comprehensive plan?
2. If *not* consistent with the comprehensive plan, have there been major changes of an economic, physical or social nature within the area involved which were not anticipated when the comprehensive plan was adopted?
3. If there have been major changes, have those changes substantially altered the basic characteristics of the area?

Use of the Future Land Use Map

The Future Land Use Map is a part of the comprehensive plan and illustrates the location, type, and character of future land uses as identified by an analysis of Huntington's existing conditions, historic context, evolving trends, future land use needs, and future priorities and goals.

However, *unlike a zoning map*, the Future Land Use Map is ***not*** intended to include elements such as sharp lot lines or parcels, because it is not intended to provide strict regulatory boundaries. Rather, the Future Land Use Map is a generalized vision that represents the development the community wishes to see overtime. As a result, ***the edges of future land use areas will require detailed evaluation.***¹

¹ Plan2035 Comprehensive Plan at p. 69.

Comprehensive Plan

The Plan2035 Future Land Use Map designates part of this area as Traditional Residential.

Characteristics include:

- A mix of housing type and uses interspersed throughout the primarily residential area
- A medium density of single-family and two-family homes between 6 and 11 units per acre
- Smaller lots with grid streets where parking primarily enters from the alley
- Sidewalks throughout
- Residential density per acre increases in areas of transition or busier corridors
- New development is incremental and designed to infill into the prevailing architectural standards of the district
- Commercial uses are sparse and with conditions

Existing Conditions

The five parcels are all owned and occupied by Huntington First Church of the Nazarene. The large parcel on the corner of 4th Ave and 30th St is where the church itself sits, along with a community center type structure. The remaining parcels contain a parking lot, two empty lots and a community garden area.

Proposed Conditions

The petitioners are proposing to rezone properties to a C-2 Highway Commercial District to allow for more permitted uses by right.

According to Article 1329.01, the purpose of the C-2 Highway Commercial District is “to

provide varied professional, personal, and retail services convenient to the neighborhoods in an attractive setting and considerate of traffic safety concerns resulting from location along the major corridors of the city.”

The C-2 Highway Commercial District permits a variety of uses by-right that are mostly non-permitted in an R-4 District. A permitted uses comparison chart is included with the staff report.

Pictures



View of the lots proposed to be rezoned between 4th Ave and the alleyway between 4th Ave and 5th Ave from the intersection of 4th Avenue and 30th St.



View of the lots proposed to be rezoned between 4th Ave and 5th Ave Alleyway from the corner of the Alleyway intersecting 30th St.



View of the lots proposed to be rezoned from 4th Ave in between 29th St and 30th St.

Staff Comments

The petitioner, is requesting a zoning map amendment to rezone the subject property from R-4 Two-Family Residential to C-2 Highway Commercial to permit the operation of a coffee shop within the existing church building. The use is proposed as a community-serving amenity operated by or in partnership with the church.

The *Plan 2035* Future Land Use Map designates this area as **Traditional Residential**, which encourages the

preservation and enhancement of low- to moderate-density residential neighborhoods. The vision for these areas includes single-family homes, duplexes, and small-scale multifamily residences.

A small-scale, church-operated coffee shop may provide a community benefit and gathering space. This use is in line with the vision of the comprehensive plan to allow small sustainable development in residential neighborhoods that serve residential needs. However, in the event that the church vacates the property, the C-2 zoning would allow a broader range of commercial uses beyond the stated intent of the petitioner.

The request of the petitioner presents a unique situation in which a community-serving use is proposed within an institutional building, in a way that may align with neighborhood needs.

This presents both opportunities and concerns. Therefore, staff has a neutral recommendation.

Attachments

- Application
- Permitted Uses Comparison Chart
- Aerial Map
- Zoning Map
- Future Land Use Map



PLANNING & ZONING

For office use only

Received:

Project Name:

City of Huntington
Planning & Zoning
P.O. Box 1659 | Huntington, WV 25717
(304) 696-5540, option 3
planningdept@huntingtonwv.gov

Application for Petition for Zoning Map Amendment

Applicant Name: Huntington 1st Church of the Nazarene Phone: 304-525-6839

Mailing Address (city, state, zip): 321 30th St. Huntington, WV. 25702

Email: church@hfcnaz.com

Current Zoning Classification: R-4

Proposed Zoning Classification: C-2

The number of property owners in the area requested: 1

Description of Properties:

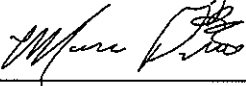
321 30th St., 2978 4th Ave., 2964 4TH Ave., 2962 4TH Ave., 2960 4TH Ave., 2958 4TH Ave.

Address(es) Highlawn - 321 30th St. & 2978 4th (05 12009600000000) 2979 4th Ave., 2964 4TH Ave., (05 12010100000000)
2962 4TH Ave. (05 12010200000000) 2960 4TH Ave., 2958 4TH Ave. (05 12010300000000) 2958 4TH Ave. (05 12010400000000)

Legal description (district, tax map, parcel number(s), etc.)

Your application represents that such reclassification as herein requested would be a proper zoning classification and is consistent with the surrounding circumstances of the area concerned, and that the orderly development of the City of Huntington would be served by the rezoning herein proposed.

This application, requesting a petition for an amendment to the City of Huntington Zoning Ordinance and Official Zoning Map, shall be presented to the office of the Planning Commission duly signed by the owners of fifty percent (50%) or more of the real property area to which the application relates. (Attach additional pages if necessary.)



Signature of Applicant

May 4, 2025

Date

**All applications to be submitted must be typed or legibly written in blue or black ink.*

Application for Petition for Zoning Map Amendment

ATTACHMENT A

In making its decision to approve or deny a Zoning Map Amendment request, the Planning Commission must consider the following. Please provide a written statement on how the proposed Zoning Map Amendment will affect each of the following considerations:

1. Is the proposed rezoning consistent with the comprehensive plan?

Yes

2. If not consistent, have there been major changes of an economic, physical or social nature within the area involved which were not anticipated when the comprehensive plan was adopted?

Where as our church has always had the social nature of being neighborhood focused, we do hope to expand that social aspect to include a mobile Coffee Shop take-up residence on and off.

3. If there have been major changes, have those changes substantially altered the basic characteristics of the area?

No

4. How will the new zoning classification complement the existing uses and zoning nearby?

As our hope in rezoning allows us to do more in opening-up our space to the neighborhood, our plan is more low-key, which we believe fits well with the neighborhood.

5. Do the current zoning restrictions / permissions diminish the property values of the properties proposed for rezoning?

I don't believe so, but not certain

6. How will the proposed rezoning benefit the public, including the public health, safety, and general welfare?

From a neighborhood stance, it will allow people to gather and spend time together socially and meet professionally
It will also add to the public health as our properties are very walkable and easily accessible

7. How is the current zoning a hardship to the property owner/s?

Currently, we don't believe we can bring-in the mobile Coffee Shop as we are zoned residential, which we believe hasn't ever classified us correctly, as the nature of a church is based on social connectivity

Application for Petition for Zoning Map Amendment

ATTACHMENT A Cont'd.

8. Explain how the subject properties are suitable for the proposed new zoning classification.

It very simply fits within the parameters for social connectivity which fits perfectly with the mission of the church

9. If the subject properties are vacant, how long have they been so?
They are not vacant

For more information see: <http://www.cityofhuntington.com/i-want-to/learn-about/plan-2025> at p. 127 of the pdf for future land use portion of the current comprehensive plan. The Future Land Use Map is on p. 133 of the pdf. Other future plans at p. 137 of the pdf; look for Actions & Strategies that include your district.

ATTESTATION OF ASSENT

AFFIDAVIT OF Huntington 1st Church of the Nazarene
(name of owner)

State of West Virginia
County of Cabell

2964 4th Ave., 2962 4th Ave., 2960 4th Ave., 2958 4th Ave.

After first being duly sworn before me, the undersigned Notary Public, the said affiant avers and says:

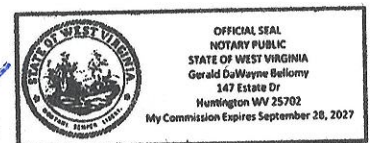
1. I am the owner of property(ies) known and designated as 321 30th St., 2978 4th Ave., St./Ave.;
2. I seek to amend the zoning classification of my property(ies) from R-4 to c-2;
3. I certify that I have read and examined the Application and Petition for Zoning Map Amendment and that the statements of fact contained therein are true; and
4. I hereby authorize Mark Price (lead petitioner) to represent this Petition on my behalf.

AND FURTHER THE AFFIANT SAITH NAUGHT.

[Signature]
Affiant and Co-Petitioner

Acknowledged before me this 6th day of May, 2024, by [Signature]
Gerald D. Bellomy
My commission expires Sept. 28, 2027

[Signature]
Notary Public



PETITION AND ATTESTATION

I certify that I am the owner of record of Huntington 1st Church of the Nazarene and I seek to amend the zoning classification of the property(ies) listed herein from R-4 to C-2. I certify that I have read and examined this document and the attachments and say that all the information provided are correct and true to the best of my knowledge.

[Signature]

(Applicant/Lead Petitioner to sign here)

AND FURTHER THE AFFIANT SAITH NAUGHT.

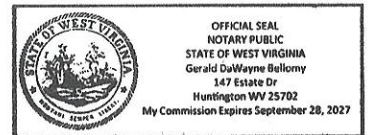
[Signature]
Affiant

Acknowledged before me this 6th day of May, 2024, by

Gerald D Bellomy

My commission expires Sept. 28, 2027.

[Signature]
Notary Public





Huntington
First Church
of the Nazarene

321 30th Street
Huntington, WV 25702
304-525-6839
hfcnaz.com

May 15, 2025

Breanna Shell, Planning Director
City of Huntington Planning and Zoning
Huntington City Hall
800 Fifth Avenue, Rm 2
Huntington, WV 25717

Dear Ms. Shell

Huntington First Church of the Nazarene, as a Community Gathering and Community Garden, is requesting to be rezoned from R-4 Residential to C-2 (Commercial). Our local Church Board/Leadership Team voted unanimously on May 13, 2025, to authorize Reverend Price to request this change from the City of Huntington.

Thank you for your time and consideration.

Sincerely,

Reverend Marc Price, Lead Pastor

Lynda F. Turner, Church Board Secretary

Section 1320.04 Permitted Uses

The chart in this section lists all permitted uses, conditional uses, and use-specific standards.

Legend	
Permitted Use	●
Conditionally Permitted Use	○
Prohibited Use	

Table 1320.A: Permitted Uses	Districts			
Use Type	R-4	C-2	(Reserved)	Use-Specific Standards
Residential				
Single-Family Detached	●	●		
Single-Family Duplex	●	●		1323.03
Single-Family Attached (Townhouse)	●	●		1341.48
Multi-Family Dwelling Units		●		
Home Occupations	●	●		1341.22
Group Residential Facility		●		
Dormitory		●		
Assisted Living or Congregate Housing		●		
Halfway House		○		
Manufactured / Mobile Home Park	○	○		1341.32
Live / Work Unit		●		
Residential Flats Above		●		
Lodging				
Boarding House	○	●		
Hotel / Inn		●		
Motel		●		
Civic / Community				
Cemetery	○	○		1341.29
Community Center	○	●		
Community Garden	●	●		
Cultural Institutions (Museum, library, cultural center, performance center, etc)	○	●		
Lodge, Private Club, or Social Hall		●		1341.02

Use Type	R-4	C-2	(Reserved)	Use-Specific Standards
Municipal or Government Facilities	○	●		
Open Space	●	●		
Penal or Correctional Institution		○		1341.39
Public Park and Recreational Facilities	●	●		
Public Utility Installations	●	●		
Redevelopment of Closed School, Public Building, Community Center, or Church	○	●		1341.51
Religious Uses	○	●		1341.14
School	○	●		
School, Private	○	○		
Shelter / Mission				
Commercial				
Adult Use		○		1341.40
Animal Boarding and Training		●		1341.53
Animal Hospital / Clinic		●		
Auto Service Station and Repair Shop		●		1341.11
Automotive and Other Vehicles Sales		●		
Banquet Halls or Conference Centers		●		
Bar		○		1341.02
Bar, Neighborhood		○		1341.02
Brewpub		●		1341.02
Carwash		●		1341.10
Commercial Greenhouse		●		
Communication Tower / Antennae	○	○		1341.12
Commercial Recreational Facilities (Indoors)		●		
Commercial Recreational Facilities (Outdoors)		○		1341.34
Craft Production Facility (Microbrewery / Microdistillery / Microcidery)		○		
Data Centers		●		1341.03
Data Centers (Micro)		●		1341.03
Day Care (Child or Adult)	○	●		1341.09 & 1341.13
Drive-In or Drive-Thru		●		1341.08

Use Type	R-4	C-2	(Reserved)	Use-Specific Standards
Financial Institutions		●		
Firearms Sales Establishments		●		
Flea Market		○		
Fuel Sales		●		1341.54
Funeral Home		●		
Hospitals		○		1341.44
Indoor Shooting Range				1341.52
Laundromat		●		
Laundry and Dry Cleaning Pick-Up		●		
Laundry and Dry Cleaning Services		●		
Limited Video Lottery / Keno Establishment		○		1341.47
Limited Video Lottery / Keno, Incidental		○		1341.47
Manufacturing and Sales, Artisan		●		
Medical Clinic		●		
Medical Office		●		
Mobile Home Sales				
Nanobrewery		●		1341.50
Offices		●		
Offices for Charitable Organizations		●		
Pawnshop		○		
Personal Services		●		
Pet Store / Pet Services		●		
Radio and Television Stations		●		
Repair Shop		●		
Retail Sales And Services		●		
Retail Sales and Services, Neighborhood		●		
Restaurant		●		
Restaurant Serving Alcoholic Beverages		●		1341.02
Self-Storage Development		●		1341.15
Self-Storage, Indoors		●		1341.49
Shopping Center		●		
Smoke Shop/Tobacco Store		●		1341.55

Use Type	R-4	C-2	(Reserved)	Use-Specific Standards
Tattoo Parlor		●		1341.41
Trade or Business School		●		
Transportation				
Airport				
Barge Terminal				
Bus Terminal		●		
Heliport				1341.28
Marina		○		
Motor, Rail, or Air Freight Terminal				
Parking Garage, Private		○		
Parking Lot, Off Site		○		
Railroad		○		
Industrial				
Crematories				
Distribution Facilities				
Fuel Storage				
Communications Network Facility, Headend, or Hub				
Junk Yard or Salvage Centers				1341.30
Laboratory		●		
Landfill or Dump				
Manufacturing and Production (Heavy or Outdoors)				
Manufacturing and Production (Indoors)		○		
Manufacturing and Production with Caustic or Hazardous Materials				
Oil and Gas Exploration				1341.33
Outdoor Material and Supply Bulk Sales				
Recycling Collection Center				1341.20
Towing Services				
Transfer Stations for Solid Waste				
Warehousing, Light				
Warehousing, Traditional				
Warehousing, Heavy				
Wholesale Business				

Aerial Map



3rd Ave & 4th Ave

Cabell County Tax District 05, Map 12

Parcel 096, Parcel 101, Parcel 102, Parcel 103, Parcel 104

PC 25-07

A petition to rezone from R-4 Two-family Residential to C-2 Highway Commercial the following parcels;
321 30th St & 2978 4th Ave (5-12-96), 2964-64 R 4th Ave (5-12-101), 2962 4th Ave (5-12-102), 2960 4th Ave (5-12-103), 2958 4th Ave (5-12-104)



Zoning Map



3rd Ave & 4th Ave

Cabell County Tax District 05, Map 12

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Future Land Use Map



3rd Ave & 4th Ave

Cabell County Tax District 05, Map 12

Parcel 096, Parcel 101, Parcel 102, Parcel 103, Parcel 104

PC 25-07

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Ave (5-12-103), 2958 4th Ave (5-12-104)**



PC 25-08

Issue: Site plan review of a public utility installation to include redevelopment of a wastewater treatment plant that is approximately 27.5 acres. The property is located at 5010 Sunset Dr.

Property Location: 5010 Sunset Dr.,
Huntington, WV 25704

Property Owner: City of Huntington, P.O.
Box 1659, Huntington, WV 25717

Petitioner: Huntington Sanitary Board, 555
7th Ave, Huntington, WV 25701

Planning Commission Role

PC 25-08 is the public hearing for a preliminary site plan review. Because the site is over one (1) acre, the plan must be approved through a public hearing of the Planning Commission. The Planning Commission's responsibility includes:

1. Receiving recommendations from staff and responding agencies and utilities.
2. Reviewing the design of future developments early in its design.
3. Ensuring that the requirements of the development design standards in the development ordinance are met.
4. Conformity with the Comprehensive Plan.
5. Reviewing waiver requests, when applicable.

Planning Commission Duties

Upon presentation of the preliminary plan at the public hearing, the Planning Commission will review recommendations from staff, other agencies, and experts, if used, and then approve, disapprove, or require that the developer provide more information about the preliminary plans.

Planning Commission provides the final decision and the item will not go before City Council. If approved by the Planning Commission, full plan sets can be submitted for review for building permit applications, with no City Council action or approval.

Public Notification

- Property owners and tenants within a 400 ft. radius of this property were notified of the proposed development and hearing via letter.
- A legal ad was posted in the Herald Dispatch.

Introduction to the Petition

The Huntington Sanitary Board, hereinafter referred to as "HSB," is petitioning for the site plan review of a public utility installation to include the redevelopment of a wastewater treatment plant, hereinafter referred to as "WWTP." The site is approximately 27.5 acres. The property is located at 5010 Sunset Drive.

Existing Conditions/Background

A majority of the proposed site is currently operating as a wastewater treatment plant. The plant was constructed in 1964 and has not seen many upgrades since. The WWTP

PC 25-08 Staff Report

serves customers in Huntington and its surrounding towns, with an average dry-weather day flow of nine (9) to twelve (12) million gallons. It currently operates at 98% capacity, and experiences overloads during heavy rainfall events.¹

Because this site is over one (1) acre, plans need to be approved by Planning Commission through a public hearing process before applying for a building permit.

Proposed Conditions

The petitioner is proposing to redevelop the wastewater treatment plant located at 5010 Sunset Drive. Upgrades will include four (4) final clarifiers, a solids processing building, laydown yard, and modifications to existing buildings. HSB is pursuing acquisition of existing properties south of the WWTP for a new entrance road and construction laydown activities. All existing and proposed treatment processes and structures will be located on the existing WWTP parcel.²

Development Ordinance

The Development Ordinance designates any commercial development of one (1) acre or more as a major development, triggering special requirements and review.

Factors to consider when reviewing this type of development also include:

- suitability of the land for development due to natural condition, such as flooding, drainage, and topography
- public installations such as location of schools or transportation facilities

- conditions which may endanger health, life, or property
- conformity with the zoning district requirements
- conformity with the comprehensive plan

The Planning Commission may only consider evidence presented for the record which is relevant to authorized grounds for approval.³

If applicant meets all requirements, the Commission is required to approve the plat.⁴

Comprehensive Plan2035

Staff review finds that the proposed development is in conformity with the Future Land Use map of the comprehensive plan, Plan2035. Plan2035 designates this area as Traditional Residential, which is designed to preserve the historic, walkable neighborhoods within the flat river terrace. Public utility installations are permitted in all zoning districts under the Zoning Ordinance.

Pictures



View of the entrance to the WWTP looking in a western direction from Sunset Drive.

¹ Parker, A. (2025) "Expansion project for Huntington's wastewater treatment plant out for bid." Herald Dispatch.

² Strand Associates. Section 9.05 Land Use Planning and Management.

³ *Kaufman v. Planning & Zoning Comm. Of Fairmont*, Syl Pt. 5, 298 SE2d 148 (W.Va. 1982).

⁴ *Id.* at Syl. Pt. 8.

PC 25-08 Staff Report



View of the aeration tanks looking in a westerly direction from Sunset Drive.



View of the proposed laydown area looking east from Sunset Drive.



View of the proposed site for the final clarifier tanks looking in the southeast direction from Sunset Drive.



View of the current entrance road to the WWTP from the south side of the plant from Sunset Drive.



View of the administration building looking north from Sunset Drive.



View of the proposed entrance location to the WWTP from Waverly Road looking north.

PC 25-08 Staff Report

Department/Agency Comments

- Cabell Huntington Health Department: No comment.
- Public Works: No comment.
- Huntington Stormwater Utility: The stormwater management and sediment and erosion control portion of this project was approved in December.
- Mountaineer Gas: No comment.
- Appalachian Power (AEP): No comment.
- West Virginia American Water (WVAW): No comment.
- Floodplain Administrator: A floodplain permit will be issued.

Staff Comments

In considering plans for new development, the Planning Commission and staff must consider compatibility with surrounding uses; impact on vehicular, freight, bicycle, and pedestrian traffic; capacity of existing utilities and city services, and zoning.

The project consists of the following components:

1. Demolition of existing structures;
2. Modifications to existing structures;
3. Construction of new administration building and final clarifiers;
4. Modifications and installation to yard piping;
5. Replacement or installation of new motor control centers, lighting, and instrumentation;
6. Replacement of interior and site lighting, gates, handrail, and grating on existing structures; and
7. Miscellaneous work, such as site grading, landscaping, paving,

plumbing work, HVAC, and finish work.

A detailed project description is available in the attachment titled *Final Title Opinion*.

The WWTP has seen very minimal upgrades since original construction in the 1960s. It serves customers in Huntington, as well as other surrounding areas, from Pea Ridge to Kenova, where it operates at 98% capacity on dry days. The proposed redevelopment of the WWTP will allow the infrastructure to properly handle the load on dry and wet days, as well as ensure the safety and efficacy of the facility and the population it serves.

Population growth and outdated plant equipment and processes can lead to the ineffective treatment of contaminated water and increase the amount of pollutants released into the environment, thus negatively affecting public health and safety.⁵ The proposed development will increase the average dry-weather day flow of nine (9) to twelve (12) million gallons to seventeen (17) million gallons, as well as increase the current wet-weather day capacity from fifteen (15) million gallons to up to sixty-four (64) million gallons. In addition to the increased infrastructure capabilities, the project is expected to create and support roughly 600 jobs and generate over five (5) million dollars in taxes paid to the City and state.⁶

⁵ Pacheco, E. (2025). "Wastewater Plants: Overloaded by Stress and What Causes It."

⁶ "Huntington Sanitary Board taking bids on wastewater treatment plant expansion project." (2025). WCHS.

PC 25-08 Staff Report

The facility is not open to the public, therefore, safety concerns for the surrounding areas are minimal. Existing buffer zones between the WWTP and existing commercial and residential properties will be maintained.⁷

Currently, employees at the WWTP must enter through residential areas to reach the facility. The proposed entrance will allow heavy vehicles to access the site directly from Waverly Road. The proposed development allows the employees and other vehicular traffic to avoid residential areas and create a more reasonable entrance and exit to and from the facility.

Staff Recommendation

Staff recommends approval of the proposed development due to the alignment with the Comprehensive Plan; compatibility with surrounding uses; impact on vehicular, freight, bicycle, and pedestrian traffic; capacity of existing utilities and city services; and zoning.

Attachments

- Application
- Aerial Map
- Zoning Map
- Future Land Use Map
- Site Plan
- Final Title Opinion
- Stormwater Management Approval

⁷ Strand Associates. Section 9.05 Land Use Planning and Management.



Major Subdivision Application

Huntington Planning Commission

800 5th Avenue
Huntington, WV 25717-1659

This application should be used for a division of a tract/parcel of land that involves the following:

- Commercial, industrial, governmental, religious, non-profit or public, and multi-family residential developments of one (1) acre or more.
- Single-family residential developments of 4 or more lots. Single-family residential developments of 1-3 lots that fall under Article 1389 Hillside Regulations.
- Any development requiring any streets or extension of the local governmental facilities, or the creation of any public improvement.

Please complete and return this application along with a Plat/Survey of the subdivision, a Metes & Bounds Description prepared by a Certified Surveyor, two (2) copies of the Preliminary Plans and a \$100 processing fee to the Planning and Zoning Office located in Room 2 of City Hall.

The Planning Commission, Public Works Director, and Cabell County Health Department will review the application. If you have any questions, please contact the Planning Department at 304-696-5540 opt. 3 or by email at

PART ONE: PROPERTY INFORMATION

Street Address of Subject Property (s): 5010 Sunset Drive, Huntington, West Virginia 25704

District: Huntington/Westmoreland Tax Map: Huntington Corp 01 Parcel(s): [see Table 9.05-1]

Zoning Classification: R-2, Single Family Residential

PART TWO: APPLICANT/OWNER INFORMATION

Name: Huntington Water Quality Board/Huntington Sanitary Board, Brian Bracey, Executive Director

Street Address: 555 7th Avenue

City: Huntington State: WV Zip Code: 25701

Telephone: 304-781-1902 Email: bbracey@huntingtonsb.com

All plats/surveys are to be completed by a Registered Surveyor and shall meet the West Virginia Board of Professional Surveyors Minimum Standards for Boundary Surveys, which include, but are not limited to:

- Map Number and Parcels
- Lot Numbers
- Lot Dimensions
- Parent Tract Identification
- Name of Subdivision
- District or Municipality, County, and State
- Check of Error of Closure and Area
- Monumentation
- Scale, North Arrow, Basis of Bearings
- Adjoining Owners — Deed Reference
- Adjoining Subdivision(s) — Plat Reference
- Name and Width of Adjoining Right-of-Ways
- Owner Name
- Name and Stamp/Seal of Registered Surveyor
- Date of Survey

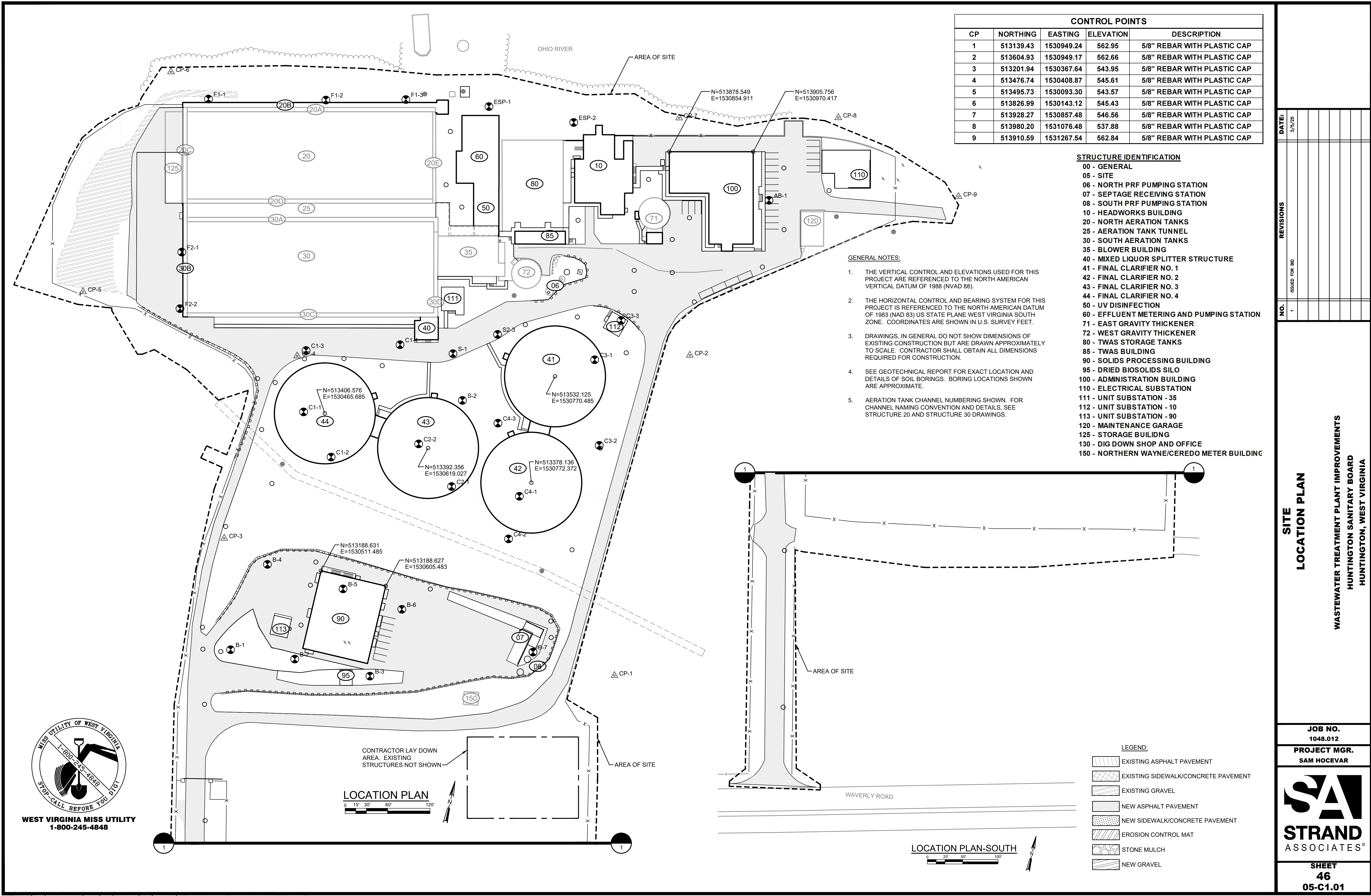
By signing below, the applicant agrees that they have read and completed the Major Subdivision Application, and to the best of their knowledge the information reflected here and in the Survey and Metes & Bounds Description is correct.

Brian J. Bracey

Digitally signed by Brian J. Bracey
Date: 2025.06.26 14:51:53 -04'00'

Applicant's Signature

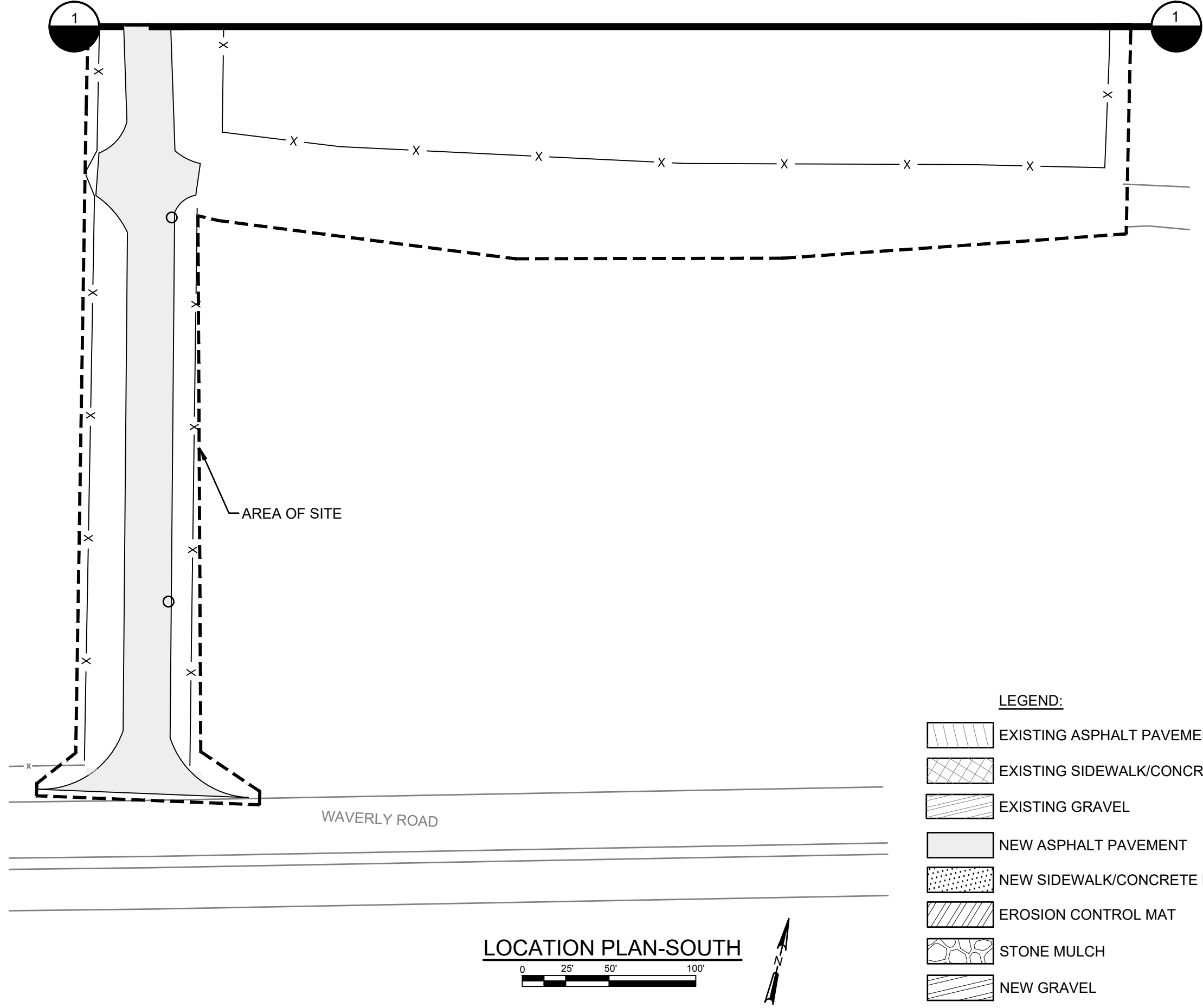
Date



CONTROL POINTS				
CP	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	513139.43	1530949.24	562.95	5/8" REBAR WITH PLASTIC CAP
2	513604.93	1530949.17	562.66	5/8" REBAR WITH PLASTIC CAP
3	513201.94	1530367.64	543.95	5/8" REBAR WITH PLASTIC CAP
4	513476.74	1530408.87	545.61	5/8" REBAR WITH PLASTIC CAP
5	513495.73	1530093.30	543.57	5/8" REBAR WITH PLASTIC CAP
6	513826.99	1530143.12	545.43	5/8" REBAR WITH PLASTIC CAP
7	513928.27	1530857.48	546.56	5/8" REBAR WITH PLASTIC CAP
8	513980.20	1531076.48	537.88	5/8" REBAR WITH PLASTIC CAP
9	513910.59	1531267.54	562.84	5/8" REBAR WITH PLASTIC CAP

- STRUCTURE IDENTIFICATION**
- 00 - GENERAL
 - 05 - SITE
 - 06 - NORTH PRF PUMPING STATION
 - 07 - SEPTAGE RECEIVING STATION
 - 08 - SOUTH PRF PUMPING STATION
 - 10 - HEADWORKS BUILDING
 - 20 - NORTH AERATION TANKS
 - 25 - AERATION TANK TUNNEL
 - 30 - SOUTH AERATION TANKS
 - 35 - BLOWER BUILDING
 - 40 - MIXED LIQUOR SPLITTER STRUCTURE
 - 41 - FINAL CLARIFIER NO. 1
 - 42 - FINAL CLARIFIER NO. 2
 - 43 - FINAL CLARIFIER NO. 3
 - 44 - FINAL CLARIFIER NO. 4
 - 50 - UV DISINFECTION
 - 60 - EFFLUENT METERING AND PUMPING STATION
 - 71 - EAST GRAVITY THICKENER
 - 72 - WEST GRAVITY THICKENER
 - 80 - TWAS STORAGE TANKS
 - 85 - TWAS BUILDING
 - 90 - SOLIDS PROCESSING BUILDING
 - 95 - DRIED BIOSOLIDS SILO
 - 100 - ADMINISTRATION BUILDING
 - 110 - ELECTRICAL SUBSTATION
 - 111 - UNIT SUBSTATION - 35
 - 112 - UNIT SUBSTATION - 10
 - 113 - UNIT SUBSTATION - 90
 - 120 - MAINTENANCE GARAGE
 - 125 - STORAGE BUILDING
 - 130 - DIG DOWN SHOP AND OFFICE
 - 150 - NORTHERN WAYNE/CEREDO METER BUILDING

- GENERAL NOTES:**
- THE VERTICAL CONTROL AND ELEVATIONS USED FOR THIS PROJECT ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NVAD 88).
 - THE HORIZONTAL CONTROL AND BEARING SYSTEM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) US STATE PLANE WEST VIRGINIA SOUTH ZONE. COORDINATES ARE SHOWN IN U.S. SURVEY FEET.
 - DRAWINGS, IN GENERAL DO NOT SHOW DIMENSIONS OF EXISTING CONSTRUCTION BUT ARE DRAWN APPROXIMATELY TO SCALE. CONTRACTOR SHALL OBTAIN ALL DIMENSIONS REQUIRED FOR CONSTRUCTION.
 - SEE GEOTECHNICAL REPORT FOR EXACT LOCATION AND DETAILS OF SOIL BORINGS. BORING LOCATIONS SHOWN ARE APPROXIMATE.
 - AERATION TANK CHANNEL NUMBERING SHOWN. FOR CHANNEL NAMING CONVENTION AND DETAILS, SEE STRUCTURE 20 AND STRUCTURE 30 DRAWINGS.



WEST VIRGINIA MISS UTILITY
1-800-245-4848

LOCATION PLAN
0 15' 30' 60' 120'

LOCATION PLAN-SOUTH
0 25' 50' 100'

**SITE
LOCATION PLAN**

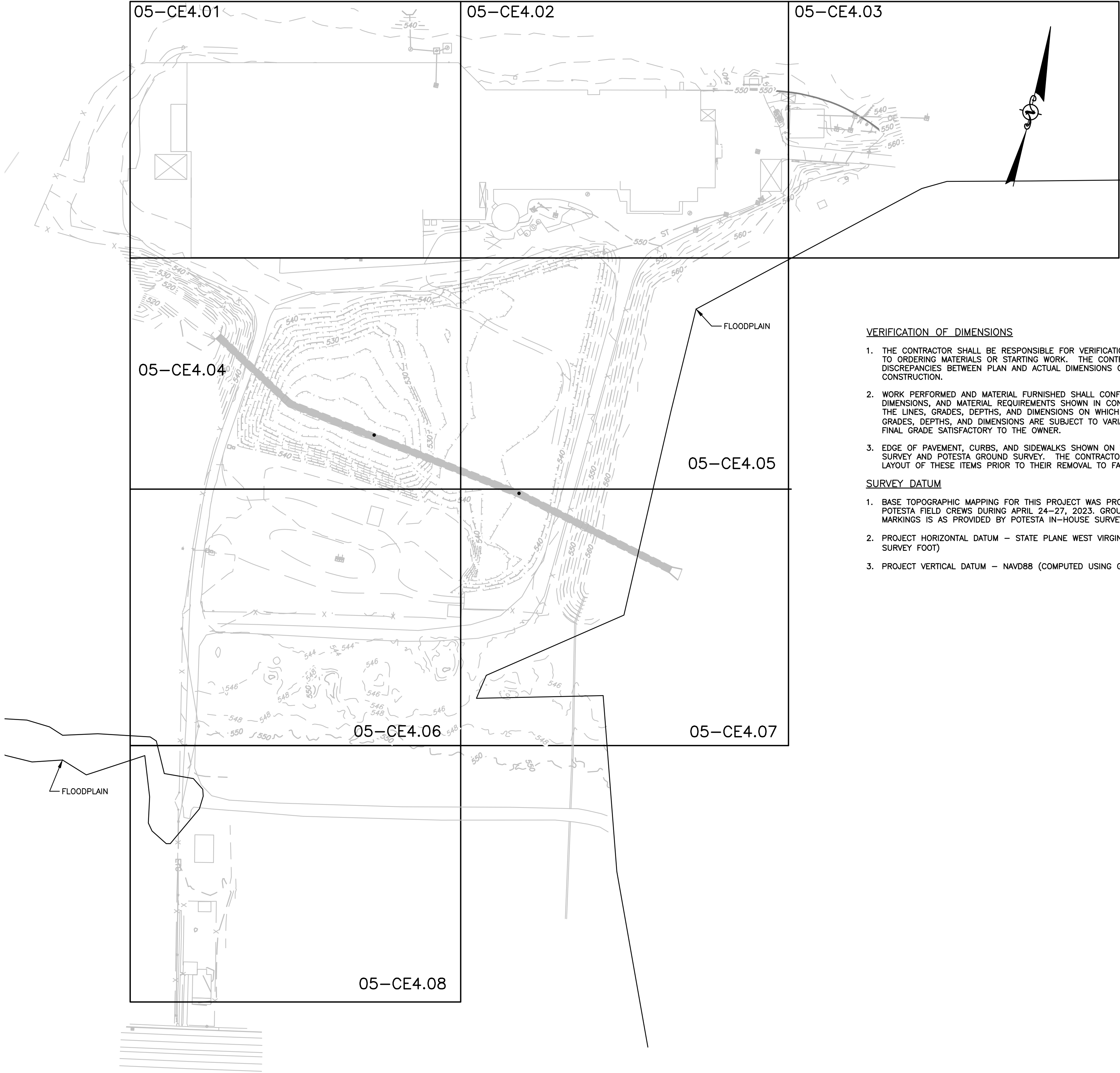
WASTEWATER TREATMENT PLANT IMPROVEMENTS
HUNTINGTON SANITARY BOARD
HUNTINGTON, WEST VIRGINIA

JOB NO.
1048.012

PROJECT MGR.
SAM HOCEVAR

SA STRAND ASSOCIATES®

SHEET
46
05-C1.01



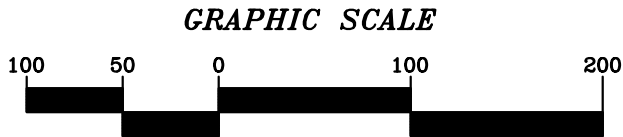
VERIFICATION OF DIMENSIONS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF PLAN DIMENSIONS AND ELEVATIONS PRIOR TO ORDERING MATERIALS OR STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES BETWEEN PLAN AND ACTUAL DIMENSIONS OR ELEVATIONS BEFORE PROCEEDING WITH CONSTRUCTION.
2. WORK PERFORMED AND MATERIAL FURNISHED SHALL CONFORM TO THE LINES, GRADES, SECTIONS, DIMENSIONS, AND MATERIAL REQUIREMENTS SHOWN IN CONTRACT DOCUMENTS. THE CONTRACT PLANS SHOW THE LINES, GRADES, DEPTHS, AND DIMENSIONS ON WHICH ESTIMATED QUANTITIES ARE BASED. THE LINES, GRADES, DEPTHS, AND DIMENSIONS ARE SUBJECT TO VARIATION NECESSARY TO OBTAIN SUBGRADE AND/OR FINAL GRADE SATISFACTORY TO THE OWNER.
3. EDGE OF PAVEMENT, CURBS, AND SIDEWALKS SHOWN ON THE PLANS WERE DEVELOPED USING AERIAL SURVEY AND POTESTA GROUND SURVEY. THE CONTRACTOR SHALL PERFORM GROUND SURVEY TO VERIFY LAYOUT OF THESE ITEMS PRIOR TO THEIR REMOVAL TO FACILITATE REPLACEMENT.

SURVEY DATUM

1. BASE TOPOGRAPHIC MAPPING FOR THIS PROJECT WAS PRODUCED FROM INFORMATION COLLECTED BY POTESTA FIELD CREWS DURING APRIL 24-27, 2023. GROUND SURVEY OF EXISTING FEATURES AND W811 MARKINGS IS AS PROVIDED BY POTESTA IN-HOUSE SURVEY WHERE APPLICABLE.
2. PROJECT HORIZONTAL DATUM - STATE PLANE WEST VIRGINIA SOUTH ZONE REFERENCE FRAME: NAD83 (US SURVEY FOOT)
3. PROJECT VERTICAL DATUM - NAVD88 (COMPUTED USING GEOID18).

OVERALL LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING SPOT ELEVATION
	EXISTING EDGE OF PAVEMENT
	EXISTING CURB
	EXISTING SIDEWALK
	EXISTING RIGHT-OF-WAY LINE
	EXISTING HOUSE OR BUILDING
	EXISTING FENCE
	EXISTING TREE LINE OR BRUSH LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING FORCEMAIN
	EXISTING ELECTRIC, TELEPHONES, AND CABLE LINES
	EXISTING STORM PIPE OR CULVERT
	EXISTING COMBINED SEWER MANHOLE
	EXISTING COMBINED SEWER CATCH BASIN
	EXISTING APPROXIMATE SEWER TAP LOCATION
	EXISTING UTILITY POLE
	EXISTING DROP INLET
	EXISTING MONITORING WELL
	EXISTING UNKNOWN OBJECT
	EXISTING ELECTRIC UTILITY POLE/GUIDE WIRE
	EXISTING GAS VALVE
	EXISTING GAS METER
	EXISTING WATER LINE MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING BOLLARD
	EXISTING GRAVEL
	BORING LOCATION
	EXISTING ASPHALT
	EXISTING WALL
	EXISTING CONCRETE

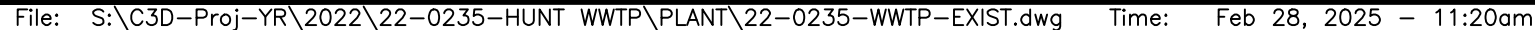


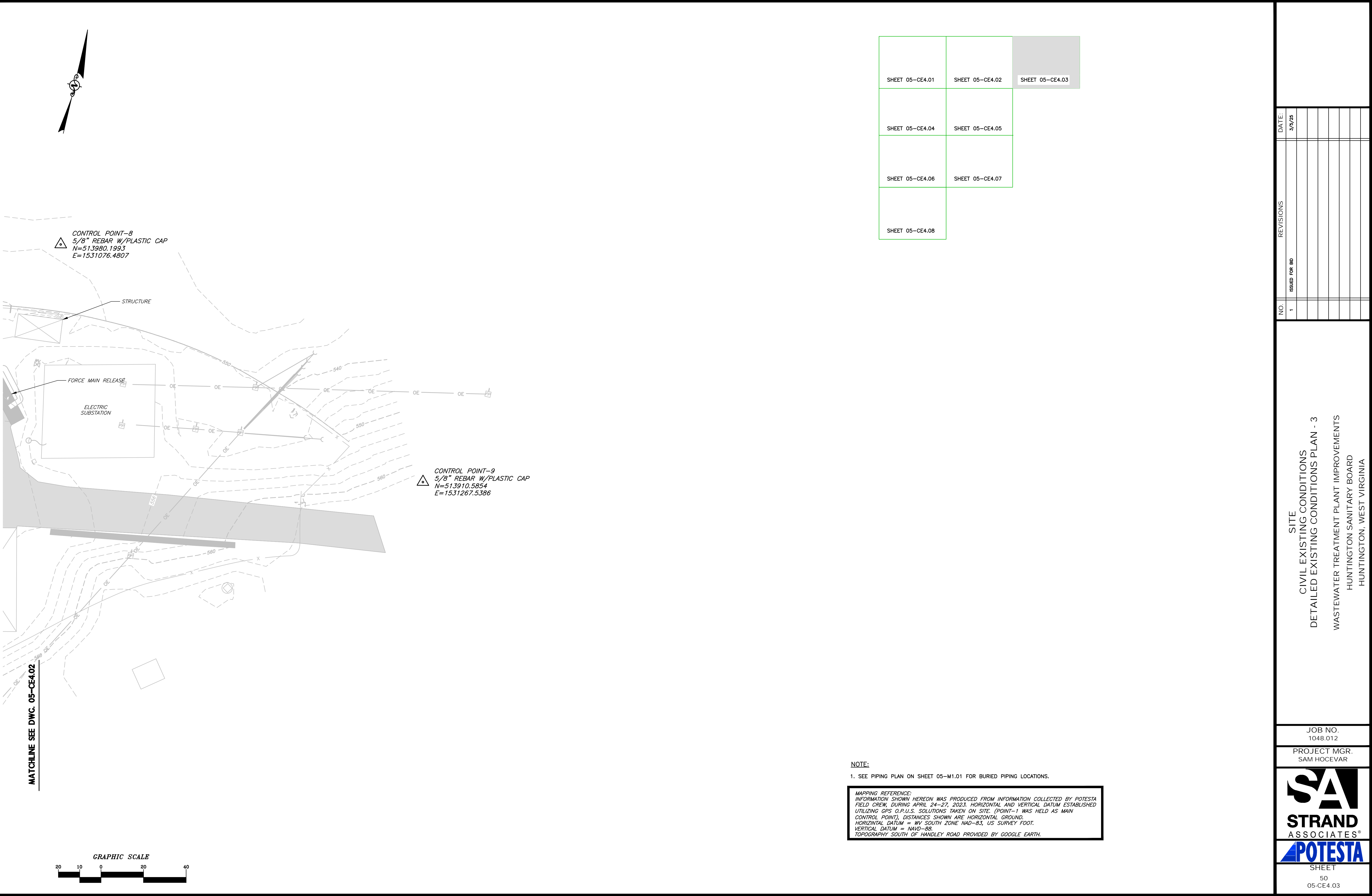
SITE
CIVIL EXISTING CONDITIONS
OVERALL EXISTING CONDITIONS PLAN
WASTERWATER TREATMENT PLANT IMPROVEMENTS
HUNTINGTON SANITARY BOARD
HUNTINGTON, WEST VIRGINIA

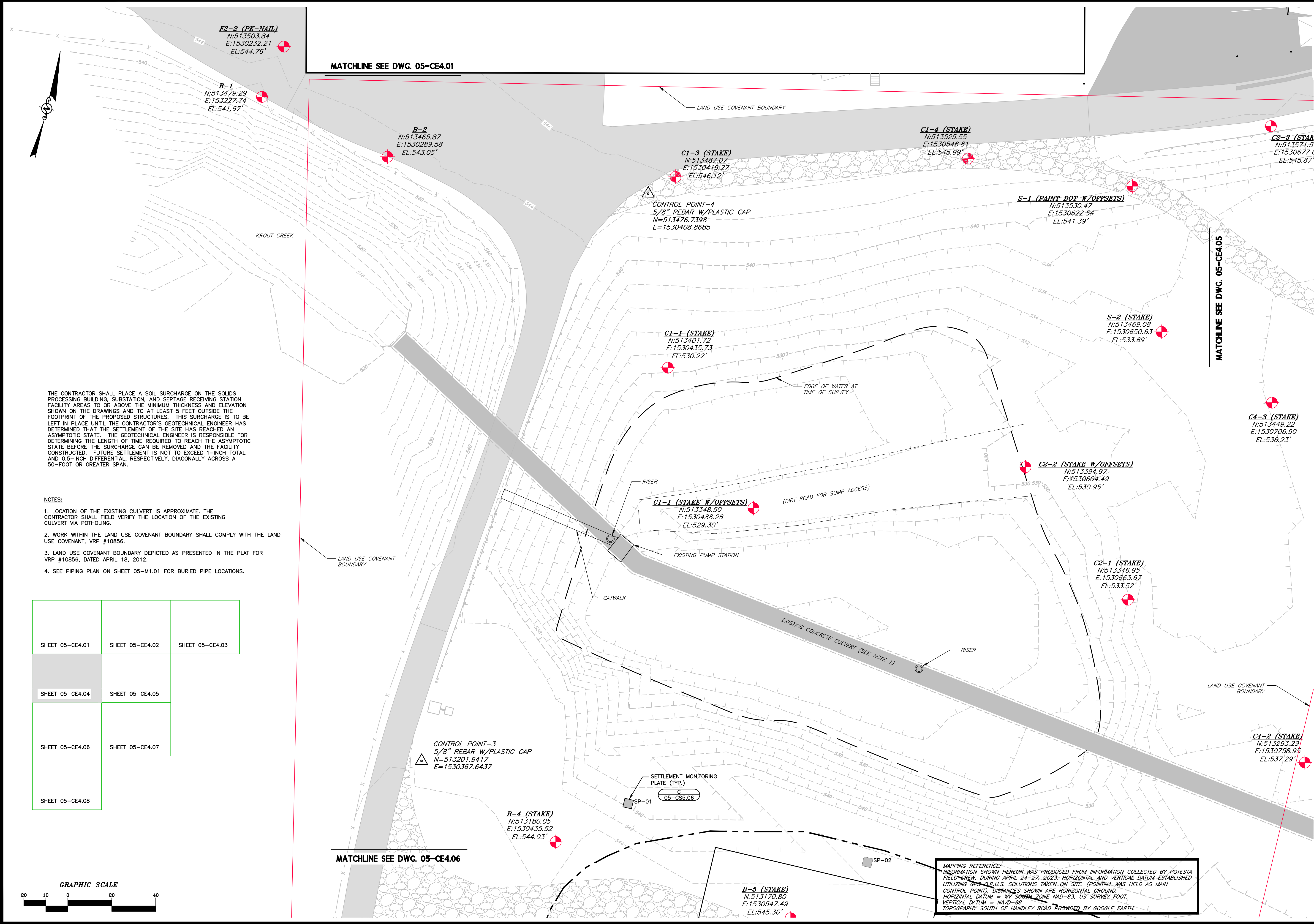
JOB NO.
1048.012

PROJECT MGR.
SAM HOCEVAR

SHEET
47
05-CE1.01



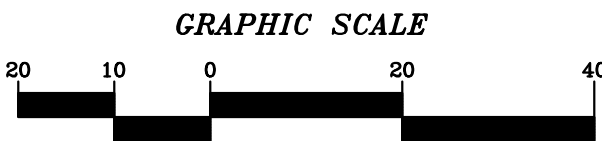




THE CONTRACTOR SHALL PLACE A SOIL SURCHARGE ON THE SOLIDS PROCESSING BUILDING, SUBSTATION, AND SEPTAGE RECEIVING STATION FACILITY AREAS TO OR ABOVE THE MINIMUM THICKNESS AND ELEVATION SHOWN ON THE DRAWINGS AND TO AT LEAST 5 FEET OUTSIDE THE FOOTPRINT OF THE PROPOSED STRUCTURES. THIS SURCHARGE IS TO BE LEFT IN PLACE UNTIL THE CONTRACTOR'S GEOTECHNICAL ENGINEER HAS DETERMINED THAT THE SETTLEMENT OF THE SITE HAS REACHED AN ASYMPTOTIC STATE. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR DETERMINING THE LENGTH OF TIME REQUIRED TO REACH THE ASYMPTOTIC STATE BEFORE THE SURCHARGE CAN BE REMOVED AND THE FACILITY CONSTRUCTED. FUTURE SETTLEMENT IS NOT TO EXCEED 1-INCH TOTAL AND 0.5-INCH DIFFERENTIAL, RESPECTIVELY, DIAGONALLY ACROSS A 50-FOOT OR GREATER SPAN.

- NOTES:
1. LOCATION OF THE EXISTING CULVERT IS APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF THE EXISTING CULVERT VIA POT-HOLING.
 2. WORK WITHIN THE LAND USE COVENANT BOUNDARY SHALL COMPLY WITH THE LAND USE COVENANT, VRP #10856.
 3. LAND USE COVENANT BOUNDARY DEPICTED AS PRESENTED IN THE PLAT FOR VRP #10856, DATED APRIL 18, 2012.
 4. SEE PIPING PLAN ON SHEET 05-M1.01 FOR BURIED PIPE LOCATIONS.

SHEET 05-CE4.01	SHEET 05-CE4.02	SHEET 05-CE4.03
SHEET 05-CE4.04	SHEET 05-CE4.05	
SHEET 05-CE4.06	SHEET 05-CE4.07	
SHEET 05-CE4.08		



DATE:	3/5/25
REVISIONS	
NO.	1
ISSUED FOR	BD

SITE
CIVIL EXISTING CONDITIONS
DETAILED EXISTING CONDITIONS PLAN - 4
WASTEWATER TREATMENT PLANT IMPROVEMENTS
HUNTINGTON SANITARY BOARD
HUNTINGTON, WEST VIRGINIA

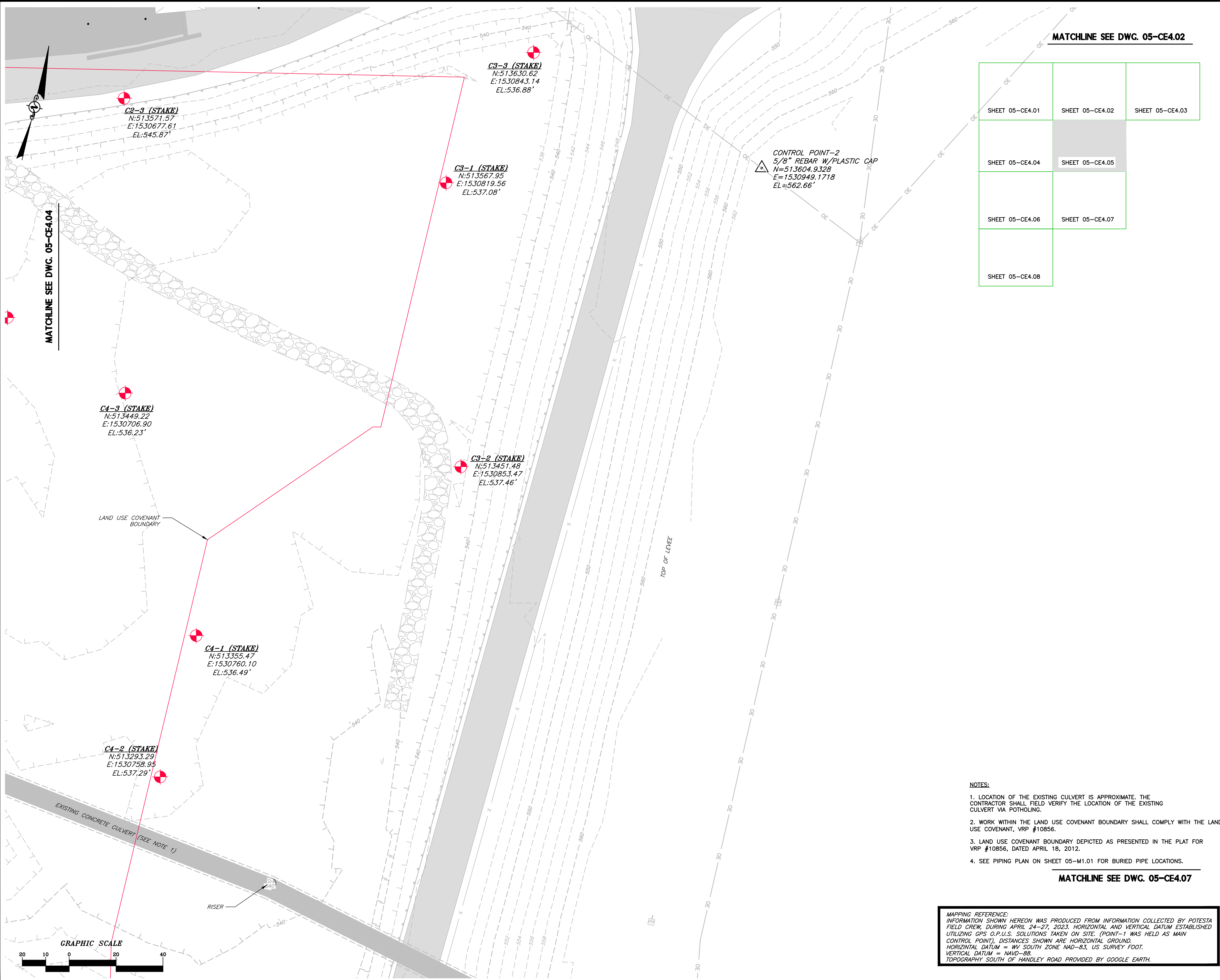
JOB NO.
1048.012

PROJECT MGR.
SAM HOCEVAR

SA
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POTESTA

SHEET
51
05-CE4.04



MATCHLINE SEE DWG. 05-CE4.02		
SHEET 05-CE4.01	SHEET 05-CE4.02	SHEET 05-CE4.03
SHEET 05-CE4.04	SHEET 05-CE4.05	
SHEET 05-CE4.06	SHEET 05-CE4.07	
SHEET 05-CE4.08		

- NOTES:
1. LOCATION OF THE EXISTING CULVERT IS APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF THE EXISTING CULVERT VIA POTHOLING.
 2. WORK WITHIN THE LAND USE COVENANT BOUNDARY SHALL COMPLY WITH THE LAND USE COVENANT, VRP #10856.
 3. LAND USE COVENANT BOUNDARY DEPICTED AS PRESENTED IN THE PLAT FOR VRP #10856, DATED APRIL 18, 2012.
 4. SEE PIPING PLAN ON SHEET 05-M1.01 FOR BURIED PIPE LOCATIONS.

MATCHLINE SEE DWG. 05-CE4.07

MAPPING REFERENCE:
INFORMATION SHOWN HEREON WAS PRODUCED FROM INFORMATION COLLECTED BY POTESTA FIELD CREW, DURING APRIL 24-27, 2023. HORIZONTAL AND VERTICAL DATUM ESTABLISHED UTILIZING GPS O.P.U.S. SOLUTIONS TAKEN ON SITE. (POINT-1 WAS HELD AS MAIN CONTROL POINT). DISTANCES SHOWN ARE HORIZONTAL GROUND.
HORIZONTAL DATUM = WV SOUTH ZONE NAD-83, US SURVEY FOOT.
VERTICAL DATUM = NAVD-88.
TOPOGRAPHY SOUTH OF HANDLEY ROAD PROVIDED BY GOOGLE EARTH.

SITE
CIVIL EXISTING CONDITIONS
DETAILED EXISTING CONDITIONS PLAN - 5
WASTEWATER TREATMENT PLANT IMPROVEMENTS
HUNTINGTON SANITARY BOARD
HUNTINGTON, WEST VIRGINIA

JOB NO.
1048.012
PROJECT MGR.
SAM HOCEVAR



SHEET
52
05-CE4.05



SHEET 05-CE4.01	SHEET 05-CE4.02	SHEET 05-CE4.03
SHEET 05-CE4.04	SHEET 05-CE4.05	EX
SHEET 05-CE4.06	SHEET 05-CE4.07	
SHEET 05-CE4.08		

THE CONTRACTOR SHALL PLACE A SOIL SURCHARGE ON THE SOLIDS PROCESSING BUILDING, SUBSTATION, AND SEPTAGE RECEIVING STATION FACILITY AREAS TO OR ABOVE THE MINIMUM THICKNESS AND ELEVATION SPECIFIED IN THE DESIGN. THE SURCHARGE SHALL BE PLACED TO THE FOOTPRINT OF THE PROPOSED STRUCTURES. THIS SURCHARGE IS TO BE LEFT IN PLACE UNTIL THE CONTRACTOR'S GEOTECHNICAL ENGINEER HAS DETERMINED THAT THE SETTLEMENT OF THE SITE HAS REACHED AN ACCEPTABLE LEVEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LENGTH OF TIME REQUIRED TO REACH THE ASYMPTOTIC STATE BEFORE THE SURCHARGE CAN BE REMOVED AND THE FACILITY CONSTRUCTED. FUTURE SETTLEMENT IS NOT TO EXCEED 1-INCH TOTAL SETTLEMENT PER 10 FEET OF DEPTH, RESPECTIVELY, DIAGONALLY ACROSS A 50-FOOT OR GREATER SPAN.

NOTES:

1. LOCATION OF THE EXISTING CULVERT IS APPROXIMATE, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF THE EXISTING CULVERT VIA POTHOLING.
2. WORK WITHIN THE LAND USE COVENANT BOUNDARY SHALL COMPLY WITH THE LAND USE COVENANT, VRP #10856.
3. LAND USE COVENANT BOUNDARY DEPICTED AS PRESENTED IN THE PLAT FOR VRP #10856, DATED APRIL 18, 2012.
4. SEE PIPING PLAN ON SHEET 05-M1.01 FOR BURIED PIPE LOCATIONS.
5. EXISTING WATERLINE LOCATION IS BASED ON DRAWINGS PROVIDED BY WEST ARLANDER WATER. THE LOCATIONS HAVE NOT BEEN FIELD VERIFIED.

GRAPHIC SCALE



MATCHLINE SEE DWG. 05-CE4.04


B-1 (STAKE)
N:513050.64
E:1530412.38
EL:544.09'

B-2 (STAKE)
N:513058.58
E:1530503.80
~~FL.543.33'~~

B-5 (STAKE)
N:513170.80
E:1530547.49
EL:545.30'

B-6 (STAKE)
N:513161.78
E:1530634.98
EL:544.13'

POTENTIAL SOIL STOCKPILE AREA
FOR CLARIFIER EXCAVATIONS AT
529' OR ABOVE

7 

B-3 (STAKE)
N:513059.37
E:1530612.77
Fl:543.69'

NORTHE
WAYNE
PSD/CER
METERIN
BUILDIN

MATCHLINE SEE DWG. 05-CE4.07

MATCHLINE SEE DWG. 05-CE4.08

MAPPING REFERENCE:
INFORMATION SHOWN HEREON WAS PRODUCED FROM INFORMATION COLLECTED BY POTESTA
FIELD CREW, DURING APRIL 24-27, 2023. HORIZONTAL AND VERTICAL DATUM ESTABLISHED
UTILIZING GPS O.P.U.S. SURVEYS TAKEN ON SITE. (POINT-1 WAS HELD AS MAIN
CONTROL POINT). DISTANCES SHOWN ARE HORIZONTAL GROUND.
HORIZONTAL DATUM = WV SOUTH ZONE NAD-83, US SURVEY FOOT.
VERTICAL DATUM = NAVD-88.
TOPOGRAPHY SOUTH OF HANDLEY ROAD PROVIDED BY GOOGLE EARTH.

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SITE
CIVIL EXISTING CONDITIONS
DETAILED EXISTING CONDITIONS PLAN - 6
WASTEWATER TREATMENT PLANT IMPROVEMENTS
HUNTINGTON SANITARY BOARD
HUNTINGTON, WEST VIRGINIA

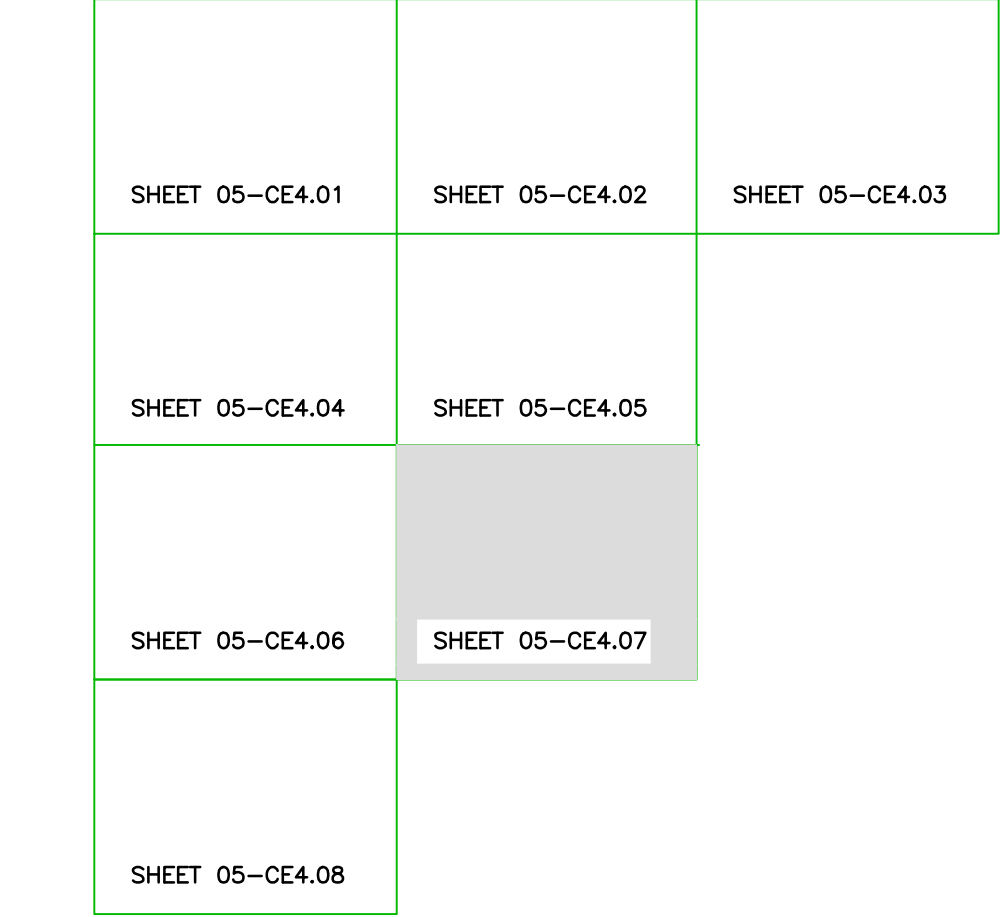
JOB NO.

PROJECT MGR.
AM HOCEVAR



SAI
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POTESTA

SHEET
53
05-CE4.06



THE CONTRACTOR SHALL PLACE A SOIL SURCHARGE ON THE SOLIDS PROCESSING BUILDING, SUBSTATION, AND SEPTAGE RECEIVING STATION. THE SURCHARGE SHALL BE 10 FEET THICK AND 10 FEET HIGH, AS SHOWN ON THE DRAWINGS AND TO AT LEAST 5 FEET OUTSIDE THE FOOTPRINT OF THE PROPOSED STRUCTURES. THIS SURCHARGE IS TO BE LEFT IN PLACE UNTIL THE CONTRACTOR'S GEOTECHNICAL ENGINEER HAS DETERMINED THAT THE SETTLEMENTS ARE MINIMAL. THOSE ARE THE ASYMPTOTIC STATE. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR DETERMINING THE LENGTH OF TIME REQUIRED TO REACH THE ASYMPTOTIC STATE BEFORE THE SURCHARGE CAN BE REMOVED AND THE FACILITY RETURNED TO NORMAL. THE EXISTING AND PROPOSED EXPOSED SURCHARGE AND 0.5-INCH DIFFERENTIAL, RESPECTIVELY, DIAGONALLY ACROSS A 50-FOOT OR GREATER SPAN.

NOTES:

1. LOCATION OF THE EXISTING CULVERT IS APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF THE EXISTING CULVERT VIA POT-HOLING.
2. WORK WITHIN THE LAND USE COVENANT BOUNDARY SHALL COMPLY WITH THE LAND USE COVENANT, VRP #10856.
3. LAND USE COVENANT BOUNDARY DEPICTED AS PRESENTED IN THE PLAT FOR VRP #10856, DATED APRIL 18, 2012.
4. SEE PIPING PLAN ON SHEET 05-M01.01 FOR BURIED PIPE LOCATIONS.

MAPPING REFERENCE:
INFORMATION SHOWN HEREON WAS PRODUCED FROM INFORMATION COLLECTED BY POTESTAL FIELD CREW, DURING APRIL 24-27, 2023. HORIZONTAL AND VERTICAL DATUM ESTABLISHED UTILIZING GPS O.P.U.S. SOLUTIONS TAKEN ON SITE. (POINT-1 WAS HELD AS MAIN CONTROL POINT), DISTANCES SHOWN ARE HORIZONTAL FOOT.
HORIZONTAL DATUM = WV SOUTH ZONE NAD-83, US SURVEY FOOT.
VERTICAL DATUM = NAVD-88.
TOPOGRAPHY SOUTH OF HANDEL ROAD PROVIDED BY GOOGLE EARTH.

MATCHLINE SEE DWG. 05-CE4.05

[illegible]

SITE
CIVIL EXISTING CONDITIONS
DETAILED EXISTING CONDITIONS PLAN - 7
WASTEWATER TREATMENT PLANT IMPROVEMENTS
HUNTINGTON SANITARY BOARD
HUNTINGTON, WEST VIRGINIA

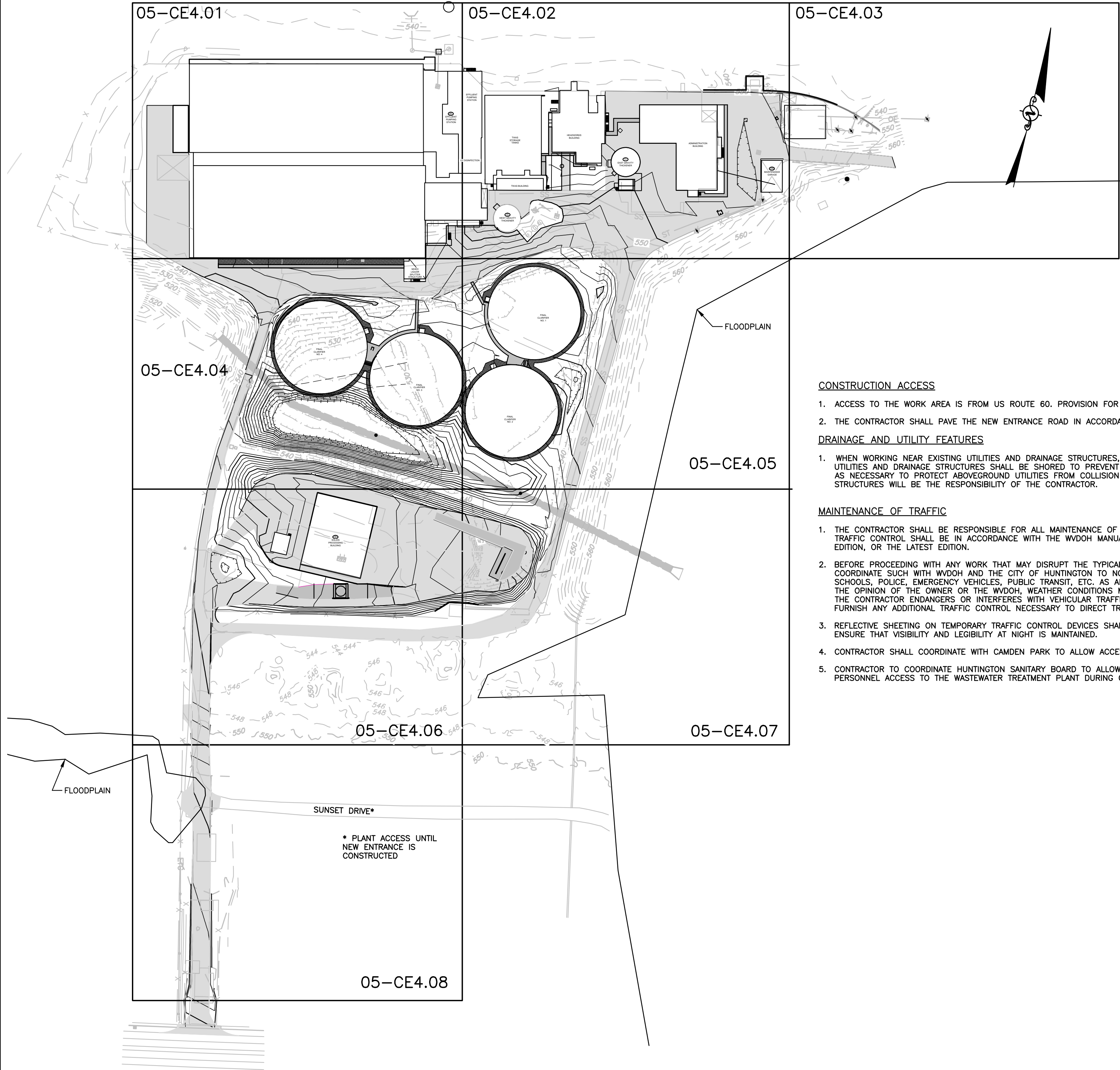
JOB NO.
1048.012

PROJECT MGR.
SAM HOCEVAR



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SHEET
54
05-CE4.07



CONSTRUCTION ACCESS

1. ACCESS TO THE WORK AREA IS FROM US ROUTE 60. PROVISION FOR ACCESS ROADS HAS BEEN MADE.
2. THE CONTRACTOR SHALL PAVE THE NEW ENTRANCE ROAD IN ACCORDANCE WITH WVDOH STANDARD SPECIFICATIONS SECTION 8.4.6.

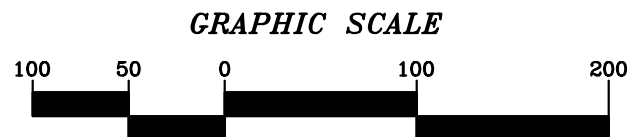
DRAINAGE AND UTILITY FEATURES

1. WHEN WORKING NEAR EXISTING UTILITIES AND DRAINAGE STRUCTURES, EXTREME CAUTION SHALL BE USED. EXCAVATIONS NEAR THE UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES SHALL BE SHORED TO PREVENT MOVEMENT. OVERHEAD CAUTION FLAGGING AND SPOTTERS SHALL BE UTILIZED AS NECESSARY TO PROTECT ABOVEGROUND UTILITIES FROM COLLISION WITH EQUIPMENT OR MATERIALS. ANY DAMAGE TO THE UTILITIES OR DRAINAGE STRUCTURES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

MAINTENANCE OF TRAFFIC

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF TRAFFIC AND COORDINATION WITH WVDOH DURING CONSTRUCTION. TEMPORARY TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE WVDOH MANUAL ON TEMPORARY TRAFFIC CONTROL FOR STREETS AND HIGHWAYS, 2006 EDITION, OR THE LATEST EDITION.
2. BEFORE PROCEEDING WITH ANY WORK THAT MAY DISRUPT THE TYPICAL FLOW OF TRAFFIC NEAR THE PROJECT SITE, THE CONTRACTOR SHALL COORDINATE SUCH WITH WVDOH AND THE CITY OF HUNTINGTON TO NOTIFY TELEVISION, RADIO, NEWSPAPERS, HOSPITALS, FIRE DEPARTMENTS, SCHOOLS, POLICE, EMERGENCY VEHICLES, PUBLIC TRANSIT, ETC. AS APPROPRIATE. NO WORK SHALL BE PERFORMED ON THIS PROJECT, WHEN, IN THE OPINION OF THE OWNER OR THE WVDOH, WEATHER CONDITIONS MAKE MAINTENANCE OF TRAFFIC HAZARDOUS. WHENEVER THE OPERATION OF THE CONTRACTOR ENDANGERS OR INTERFERES WITH VEHICULAR TRAFFIC, AS DETERMINED BY THE OWNER OR WVDOH, THE CONTRACTOR SHALL FURNISH ANY ADDITIONAL TRAFFIC CONTROL NECESSARY TO DIRECT TRAFFIC AND PROTECT HIS PERSONNEL AT NO EXTRA COST TO THE OWNER.
3. REFLECTIVE SHEETING ON TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE OF NEW CONDITION AT THE BEGINNING OF THE PROJECT LIFE TO ENSURE THAT VISIBILITY AND LEGIBILITY AT NIGHT IS MAINTAINED.
4. CONTRACTOR SHALL COORDINATE WITH CAMDEN PARK TO ALLOW ACCESS TO THE TWO GATES ALONG THE NEW ACCESS ROAD FROM ROUTE 60.
5. CONTRACTOR TO COORDINATE HUNTINGTON SANITARY BOARD TO ALLOW CHLORINE DELIVERIES AND OTHER CHEMICALS, PARTS, SUPPLIES, AND HSB PERSONNEL ACCESS TO THE WASTEWATER TREATMENT PLANT DURING CONSTRUCTION.

OVERALL LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING SPOT ELEVATION
	EXISTING EDGE OF PAVEMENT
	EXISTING CURB
	EXISTING SIDEWALK
	EXISTING RIGHT-OF-WAY LINE
	EXISTING HOUSE OR BUILDING
	EXISTING FENCE
	EXISTING TREE LINE OR BRUSH LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING FORCEMAIN
	EXISTING ELECTRIC, TELEPHONES, AND CABLE LINES
	EXISTING STORM PIPE OR CULVERT
	EXISTING COMBINED SEWER MANHOLE
	EXISTING COMBINED SEWER CATCH BASIN
	EXISTING APPROXIMATE SEWER TAP LOCATION
	EXISTING UTILITY POLE
	EXISTING DROP INLET
	EXISTING MONITORING WELL
	EXISTING UNKNOWN OBJECT
	EXISTING ELECTRIC UTILITY POLE/GUIDE WIRE
	EXISTING GAS VALVE
	EXISTING GAS METER
	EXISTING WATER LINE MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING GRAVEL
	LIMITS OF CONSTRUCTION
	PRIORITY ONE BELTED SILT FENCE
	COMPOST FILTER SOCK
	PROPOSED STORMWATER PIPING
	PROPOSED TYPE B INLET (FOR PIPE LESS THAN 18" DIA.)
	PROPOSED TYPE C INLET
	PROPOSED TYPE G INLET (FOR PIPE GREATER THAN 18" DIA.)
	PROPOSED YARD DRAIN
	PROPOSED MANHOLE
	PROPOSED STORMWATER MANHOLE
	PROPOSED FORCEMAIN
	PROPOSED PIPING ALIGNMENT AND STATIONING
	PROPOSED CONTOUR
	PROPOSED FINAL SURFACE SPOT ELEVATION
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CONCRETE TYPE I CURB
	PROPOSED PAVED SHOULDER
	PROPOSED CONCRETE SIDEWALK
	PROPOSED FIRE HYDRANT
	PROPOSED TEMPORARY BELTED SILT RETENTION FENCE PROTECTION
	PROPOSED TEMPORARY DROP INLET PROTECTION
	SURVEY CONTROL POINT
	PROPOSED TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED TEMPORARY DRAINAGE SWALE
	PROPOSED SILT FENCE
	PROPOSED GUARD RAIL
	PROPOSED VEGETATION
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED GRAVEL MULCH
	PROPOSED PUMP STATION



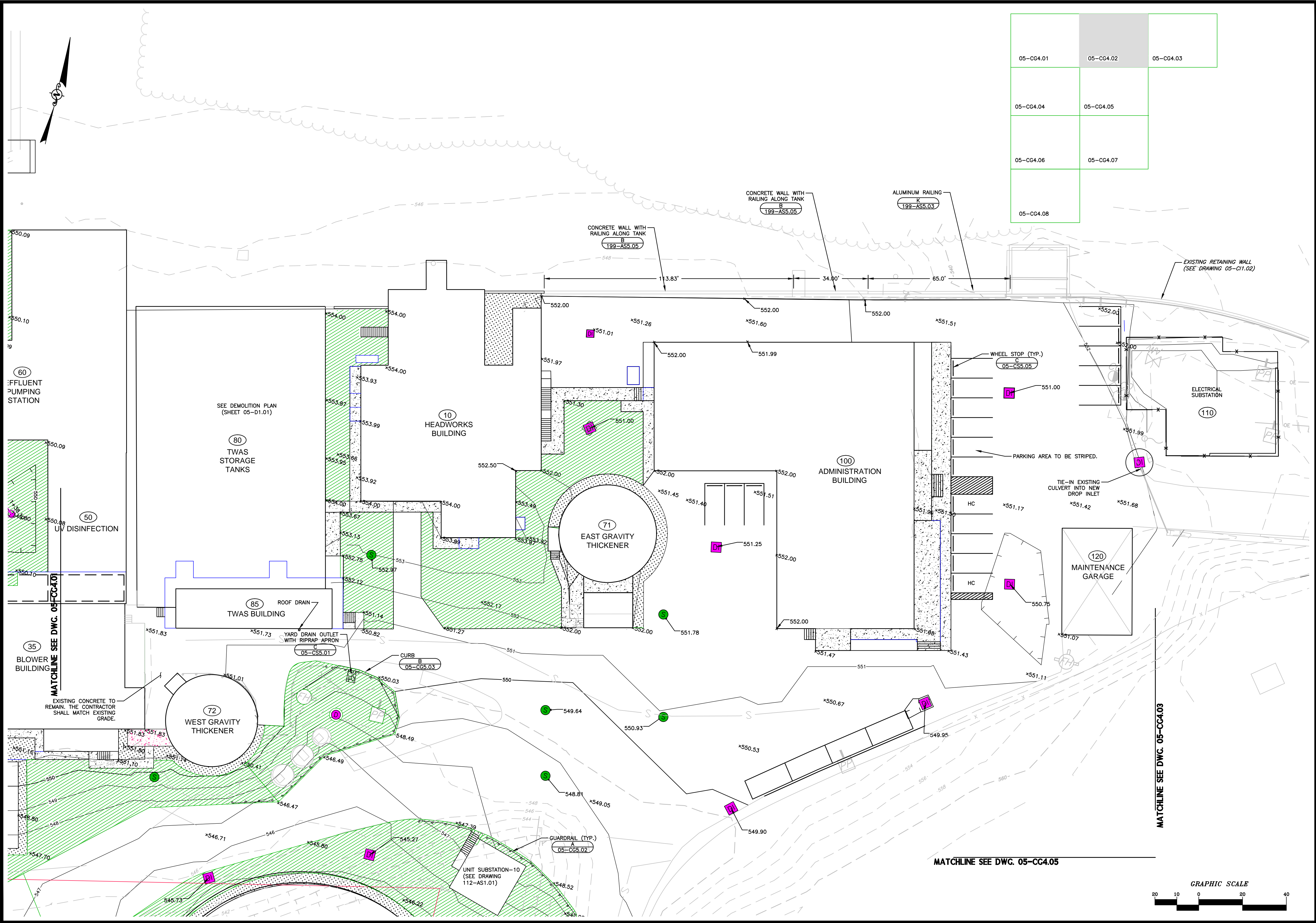
NO.	ISSUED FOR	REVISIONS				DATE:
		1				3/5/25

SITE
CIVIL GRADING
OVERALL GRADING PLAN
WASTEWATER TREATMENT PLANT IMPROVEMENTS
HUNTINGTON SANITARY BOARD
HUNTINGTON, WEST VIRGINIA

JOB NO.
1048.012

PROJECT MGR.
SAM HOCEVAR

SHEET
56
05-CG1.01



05-CG4.01	05-CG4.02	05-CG4.03
05-CG4.04	05-CG4.05	
05-CG4.06	05-CG4.07	
05-CG4.08		

DATE:		3/5/25			
REVISED:					
NO.		1			

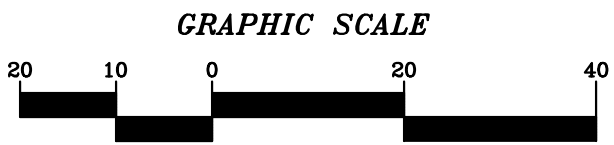
SITE
CIVIL GRADING PLAN - 2
WASTEWATER TREATMENT PLANT IMPROVEMENTS
HUNTINGTON SANITARY BOARD
HUNTINGTON, WEST VIRGINIA

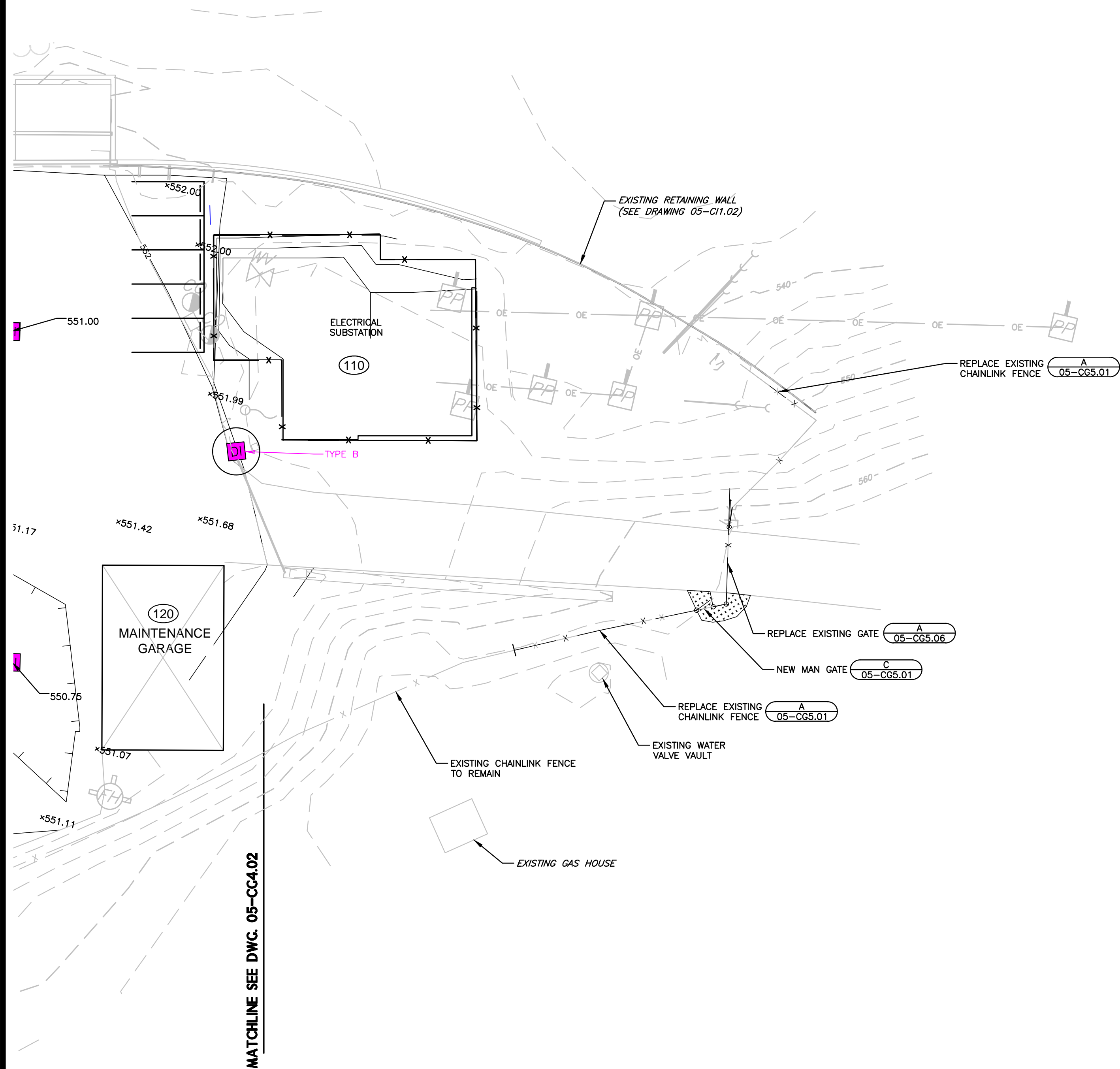
JOB NO.
1048.012
PROJECT MGR.
SAM HOCEVAR



SA
STRAND
ASSOCIATES®
POTESTA

SHEET
58
05-CG4.02





MATCHLINE SEE DWG. 05-CC4.02

05—CG4.01	05—CG4.02	05—CG4.03
05—CG4.04	05—CG4.05	
05—CG4.06	05—CG4.07	
05—CG4.08		

[illegible]

SITE
CIVIL GRADING
DETAILED GRADING PLAN - 3
WASTEWATER TREATMENT PLANT IMPROVEMENTS
HUNTINGTON SANITARY BOARD
HUNTINGTON, WEST VIRGINIA

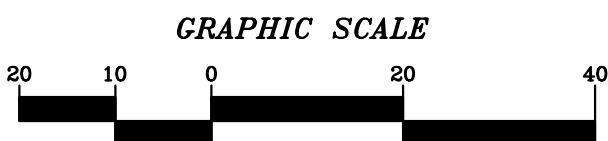
JOB NO.
1048.012

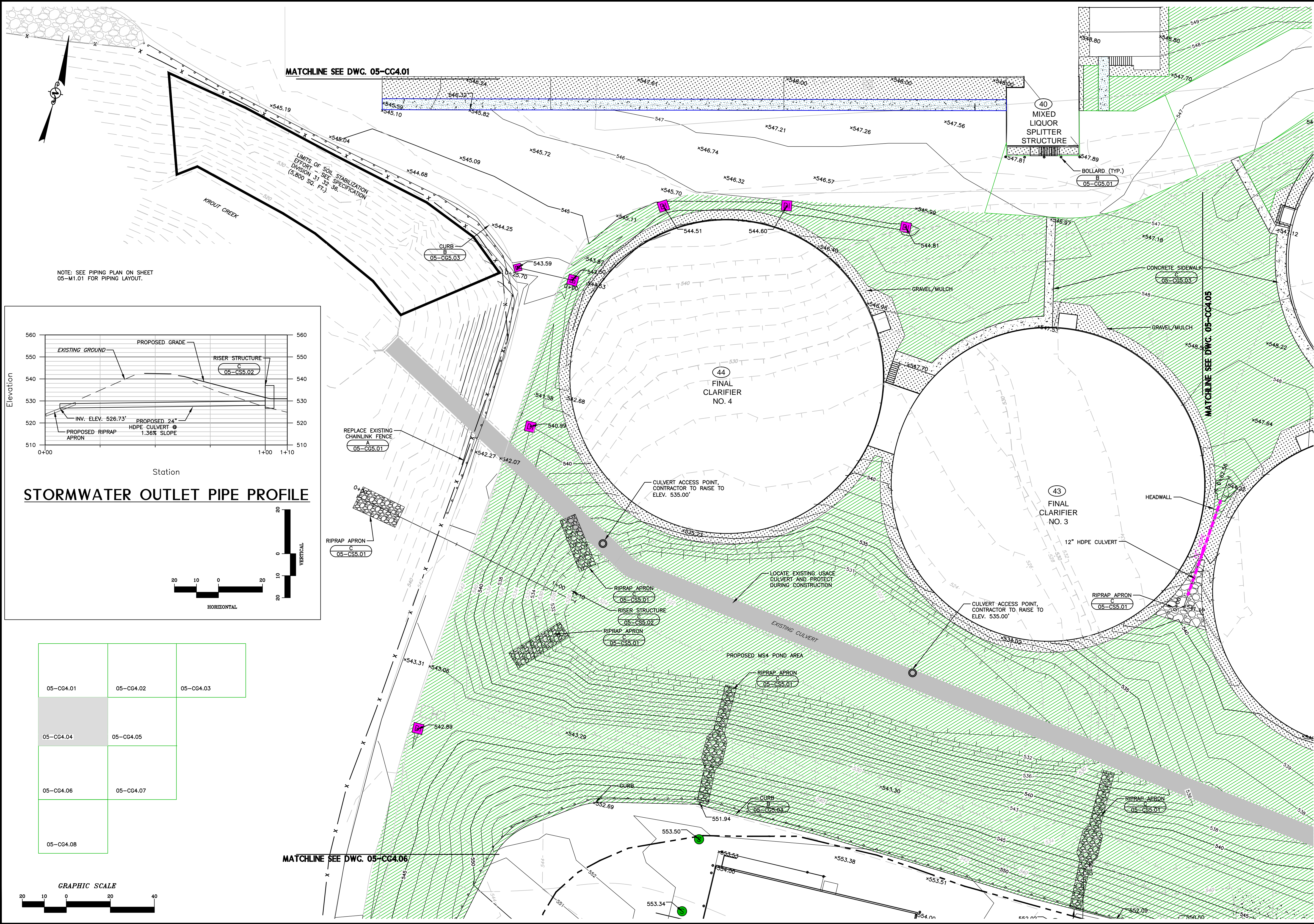
PROJECT MGR
SAM HOCEVAR



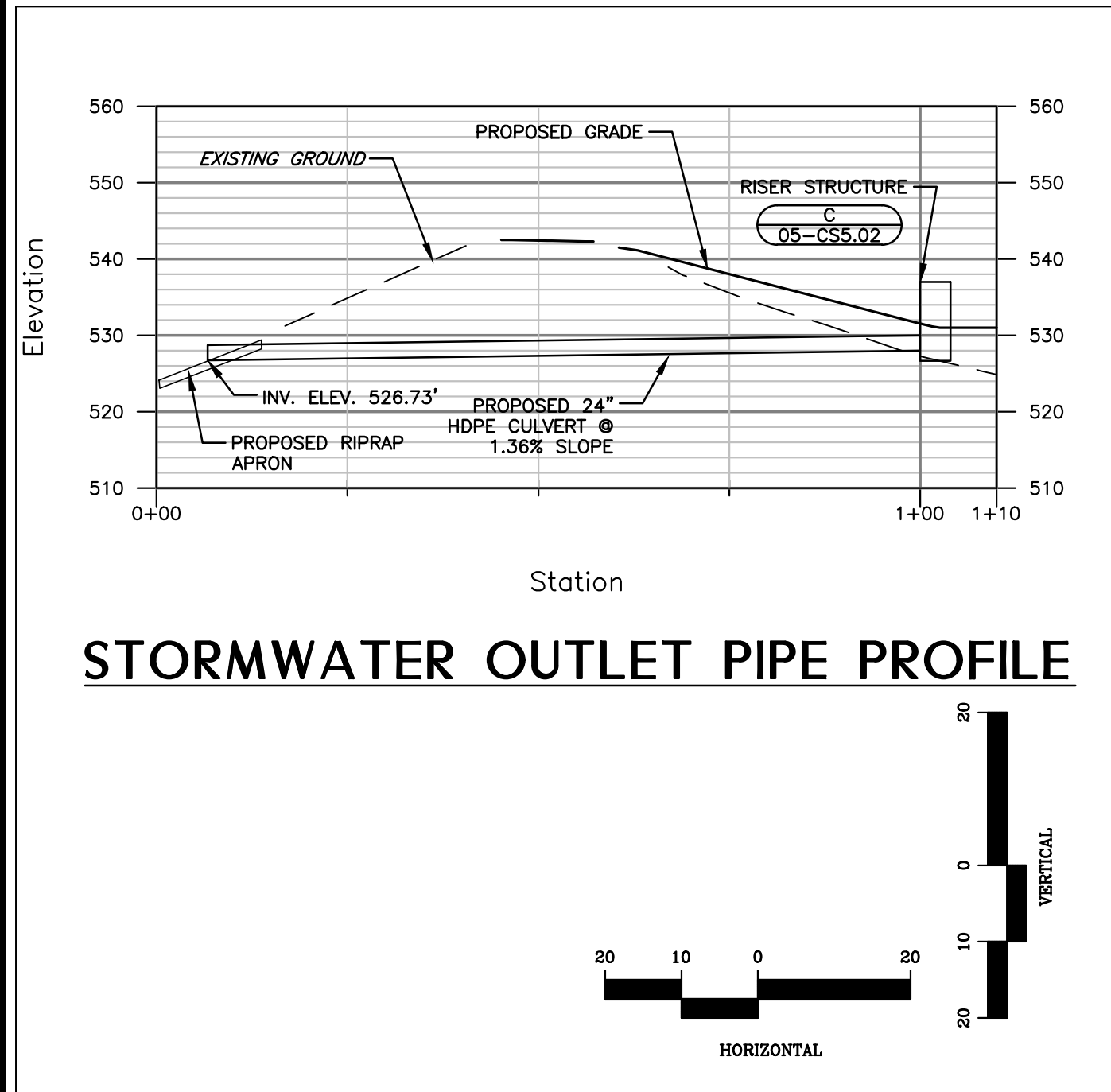
SHEET

59
05-CG4.03

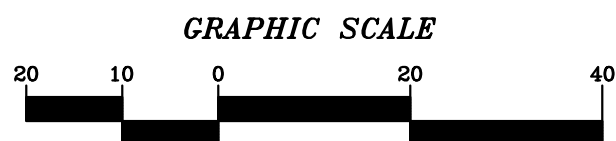




NOTE: SEE PIPING PLAN ON SHEET 05-M1.01 FOR PIPING LAYOUT.



05-CG4.01	05-CG4.02	05-CG4.03
05-CG4.04	05-CG4.05	
05-CG4.06	05-CG4.07	
05-CG4.08		



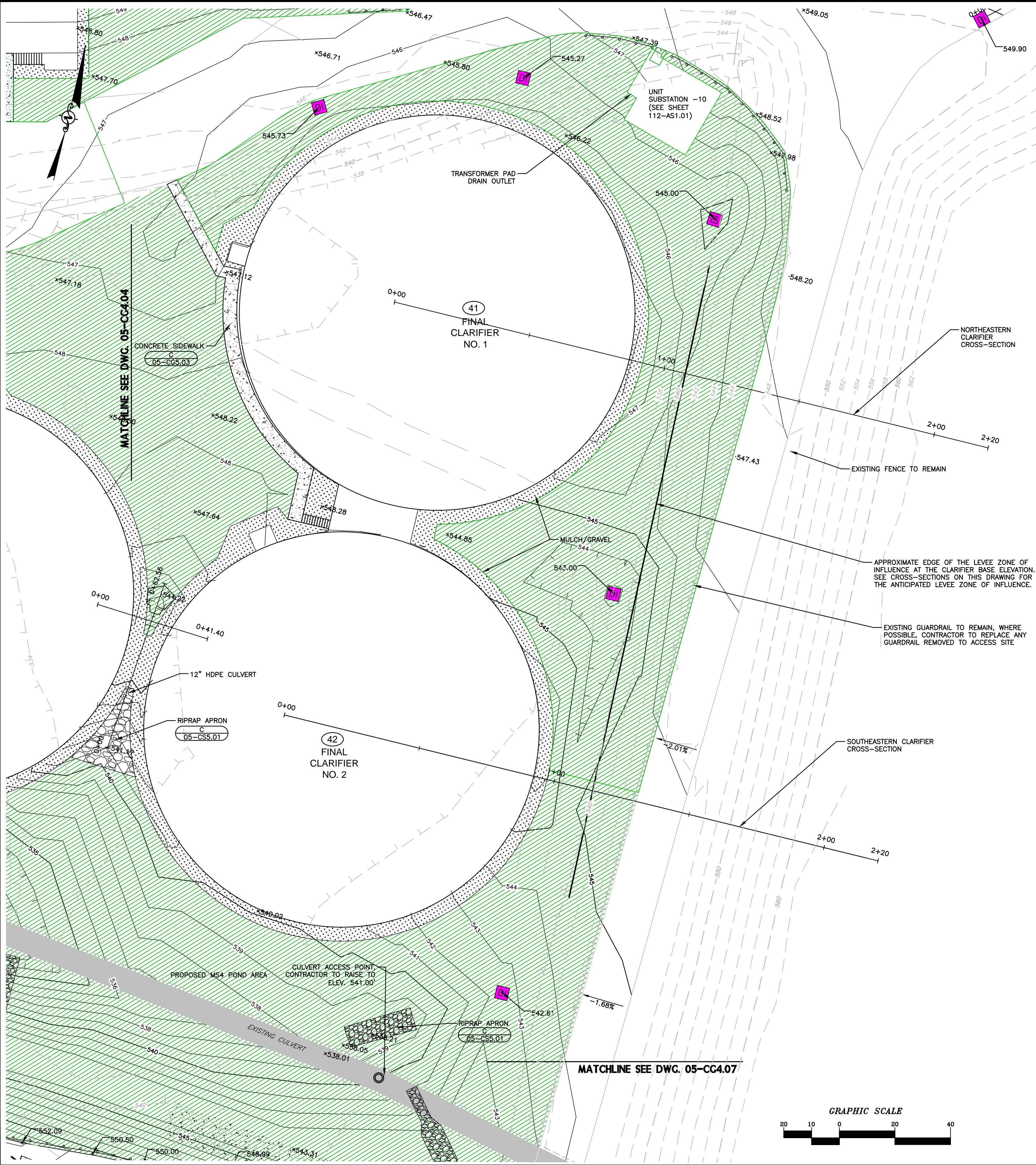
DATE:		3/5/25
REVISIONS		
NO.	ISSUED FOR	RD
1		

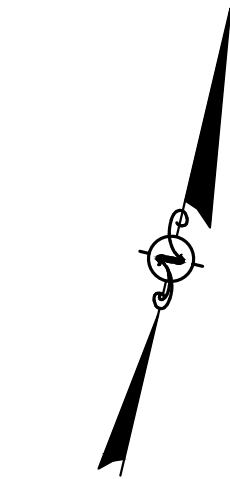
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CIVIL GRADING PLAN - 4
WASTEWATER TREATMENT PLANT IMPROVEMENTS
HUNTINGTON SANITARY BOARD
HUNTINGTON, WEST VIRGINIA

JOB NO.
1048.012
PROJECT MGR.
SAM HOCEVAR

SA
STRAND ASSOCIATES
POTESTA

SHEET
60
05-CG4.04





05-CG4.01	05-CG4.02	05-CG4.03
05-CG4.04	05-CG4.05	
05-CG4.06	05-CG4.07	
05-CG4.08		

NOTE: SEE PIPING PLAN ON SHEET
05-M1.01 FOR PIPING LAYOUT.

END DECORATIVE FENCE,
START CHAINLINK FENCE
REPLACEMENT
D
199-C5.03

DECORATIVE FENCE
B
05-CG5.05

ISLAND WITH GATE
ACCESS CONTROL BOX

CALL BOX

PROPOSED NEW SWING GATE
TO CAMDEN PARK

POWER POLE TO BE RELOCATED

MOTORIZED GATE WITH CONTROLS
A
05-CG5.05

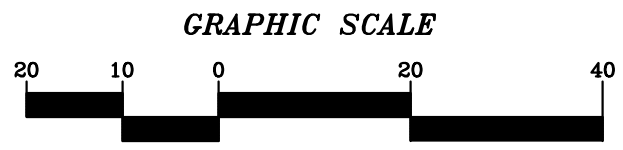
MOUNTAINEER GAS
METERING LOCATION

DECORATIVE POST

FACILITY SIGN AND FLAG
POLE LOCATION

DECORATIVE GATE

MATCHLINE SEE DWG. 05-CG4.08



MATCHLINE SEE DWG. 05-CG4.04

CHAINLINK FENCE
05-CG5.01

GUARDRAIL (TYP.)
A
05-CG5.02

BOLLARD (TYP.)
B
05-CG5.01

90
SOLIDS
PROCESSING
BUILDING

WHEEL STOP (TYP.)
C
05-CG5.05

PARKING AREA TO BE STRIPED.

BLOCK RETAINING WALL
C
199-C5.01

SILLO

95
DRIED
BIOSOLIDS
SILO

GUARDRAIL (TYP.)
A
05-CG5.02

EXISTING FENCE TO BE REMOVED,
SEE DEMOLITION PLAN (SEE SHEET 05-D1.01)

RESURFACE EXISTING ROAD (20' WIDE)
D
05-CG5.03

BLOCK RETAINING WALL
C
199-C5.01

EXISTING NORTHERN WAYNE
PSD/CEREDO METERING BUILDING

MATCHLINE SEE DWG. 05-CG4.07

CONTRACTOR LAY DOWN YARD:
CONTRACTOR UPON COMPLETION OF THE PROJECT WILL LEAVE LOT
GRADED AND GRAVELED WITH A MINIMUM OF 8" OF NO. 57 STONE.

DATE:	3/5/25
REVISIONS	
NO.	1
ISSUED FOR	BD

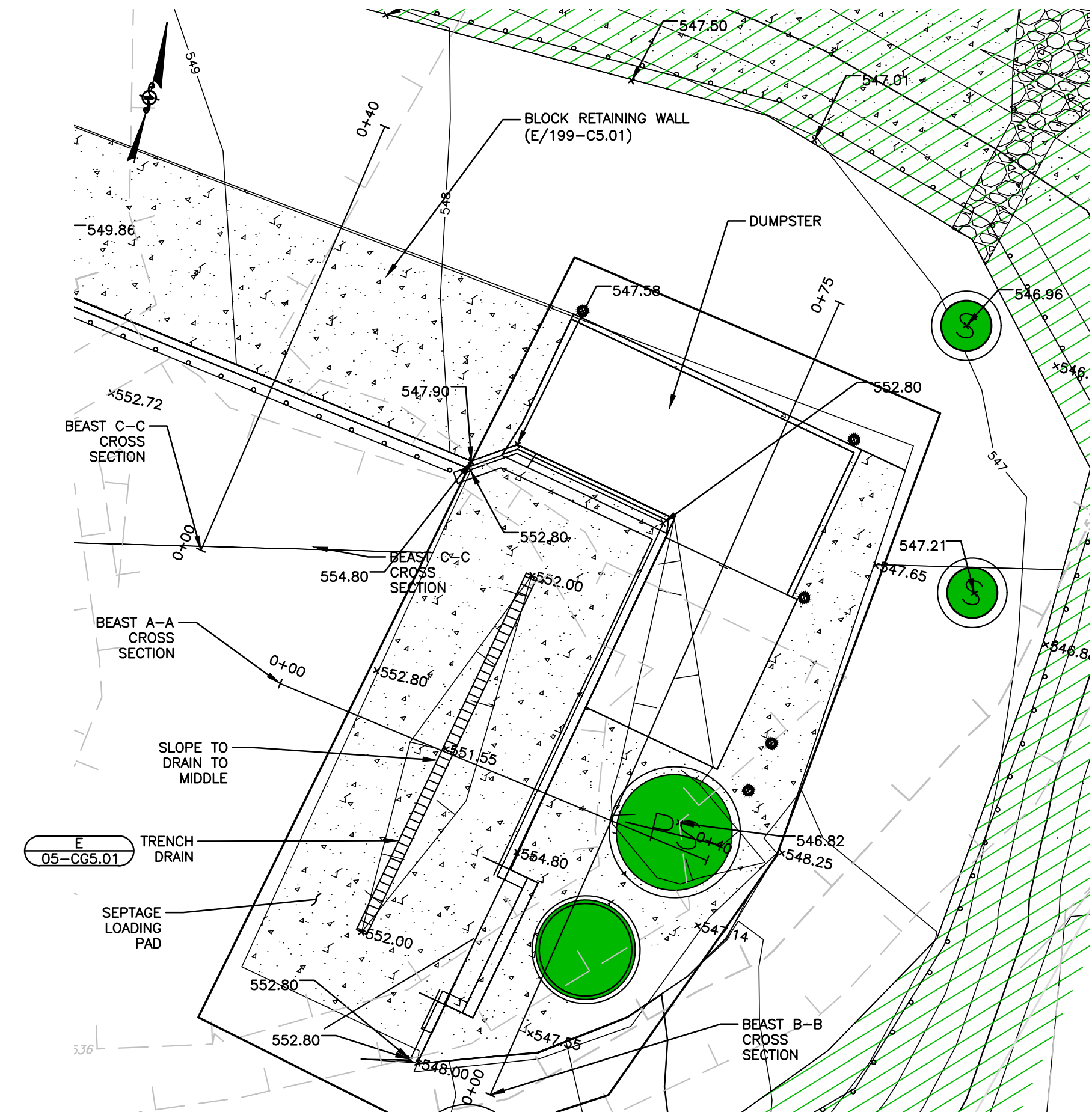
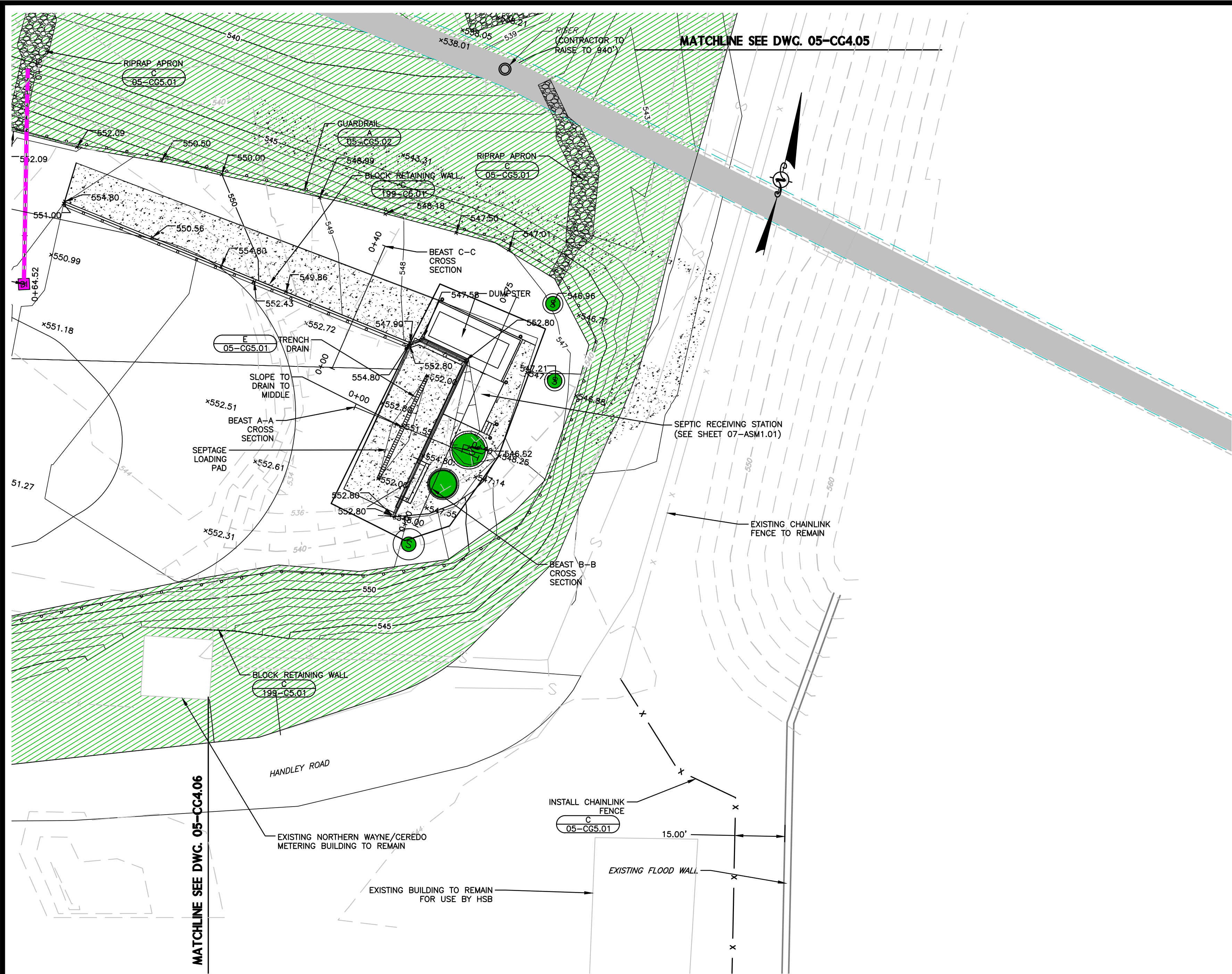
SITE
CIVIL GRADING PLAN - 6
DETAILED GRADING PLAN - 6
WASTEWATER TREATMENT PLANT IMPROVEMENTS
HUNTINGTON SANITARY BOARD
HUNTINGTON, WEST VIRGINIA

JOB NO.
1048.012

PROJECT MGR.
SAM HOCEVAR

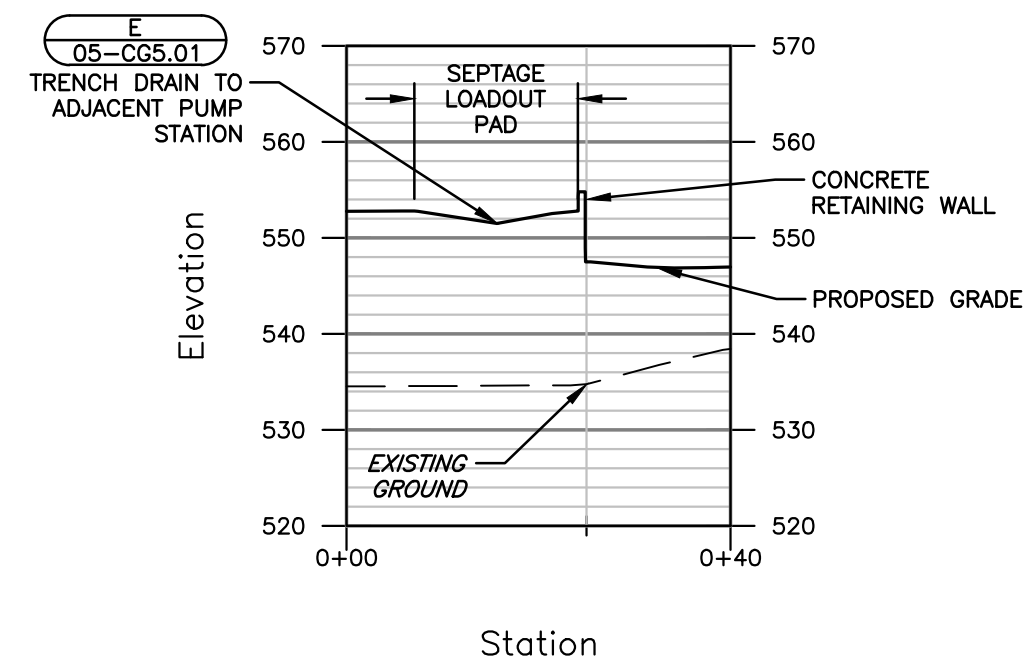


SHEET
62
05-CG4.06

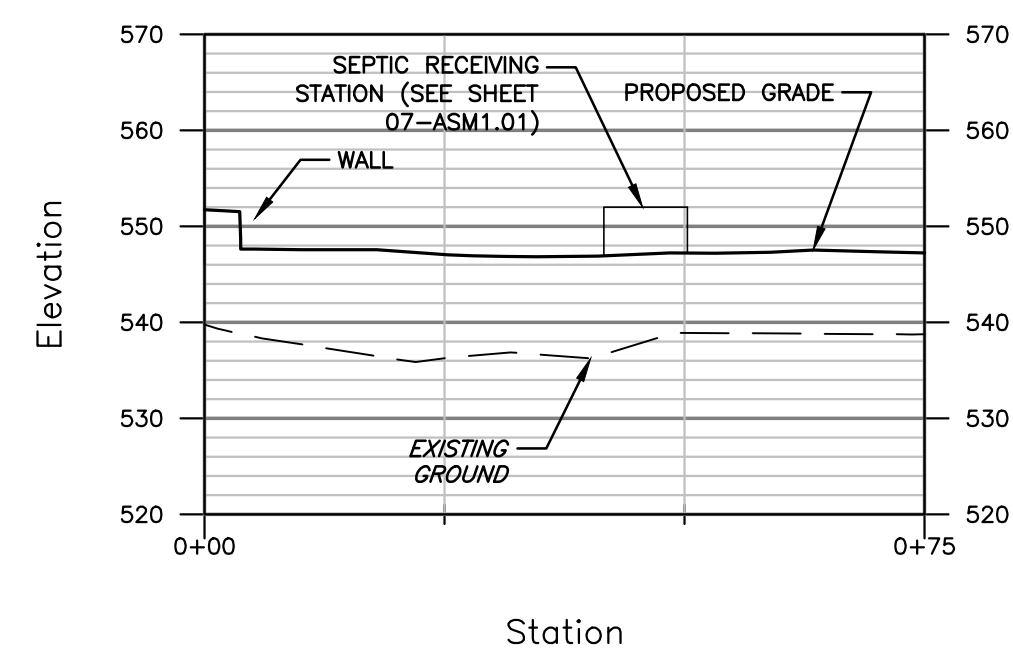


SCALE 1" = 10'

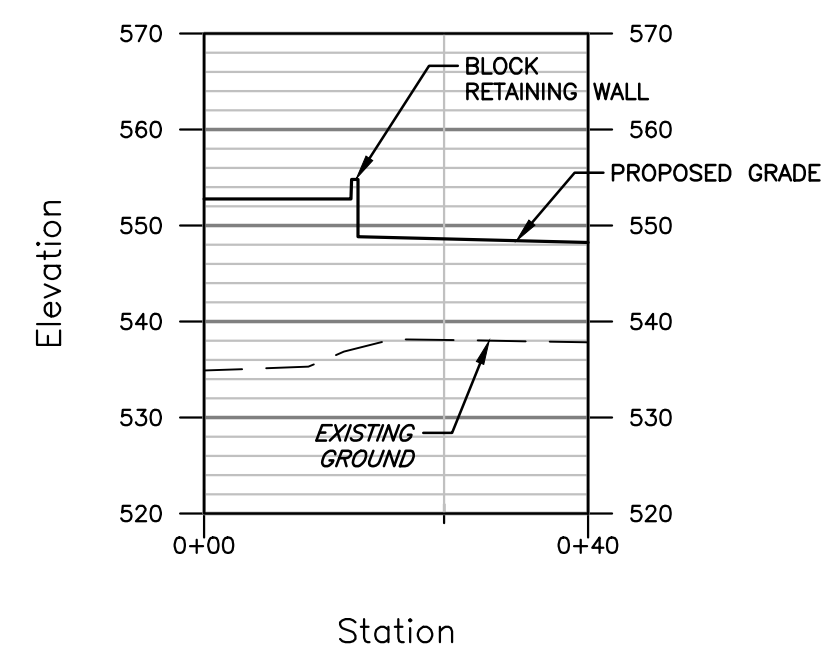
05-CG4.01	05-CG4.02	05-CG4.03
05-CG4.04	05-CG4.05	
05-CG4.06	05-CG4.07	
05-CG4.08		



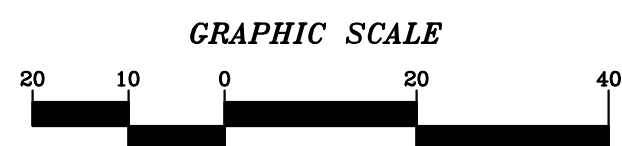
BEAST A-A CROSS SECTION



BEAST B-B CROSS SECTION



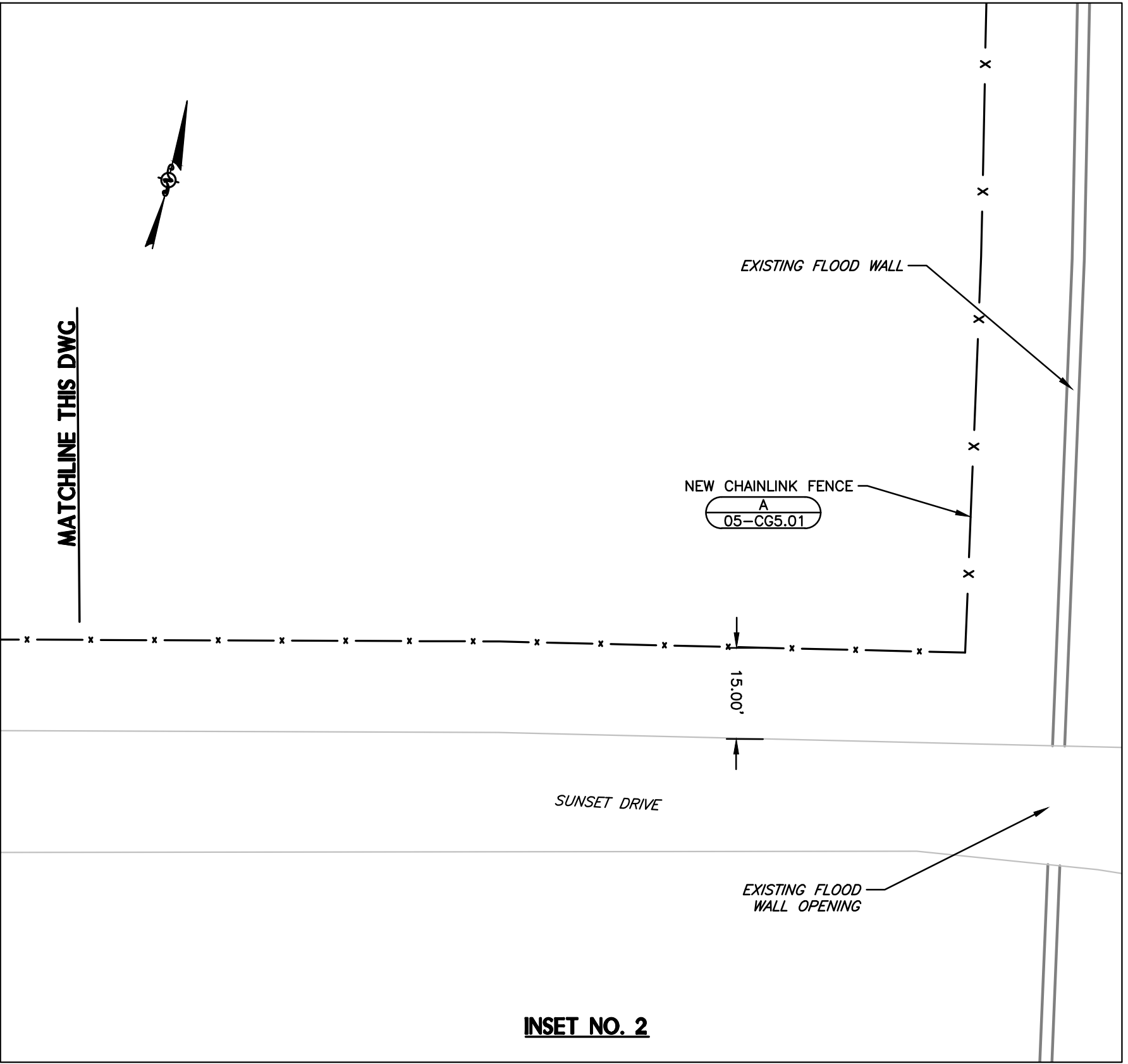
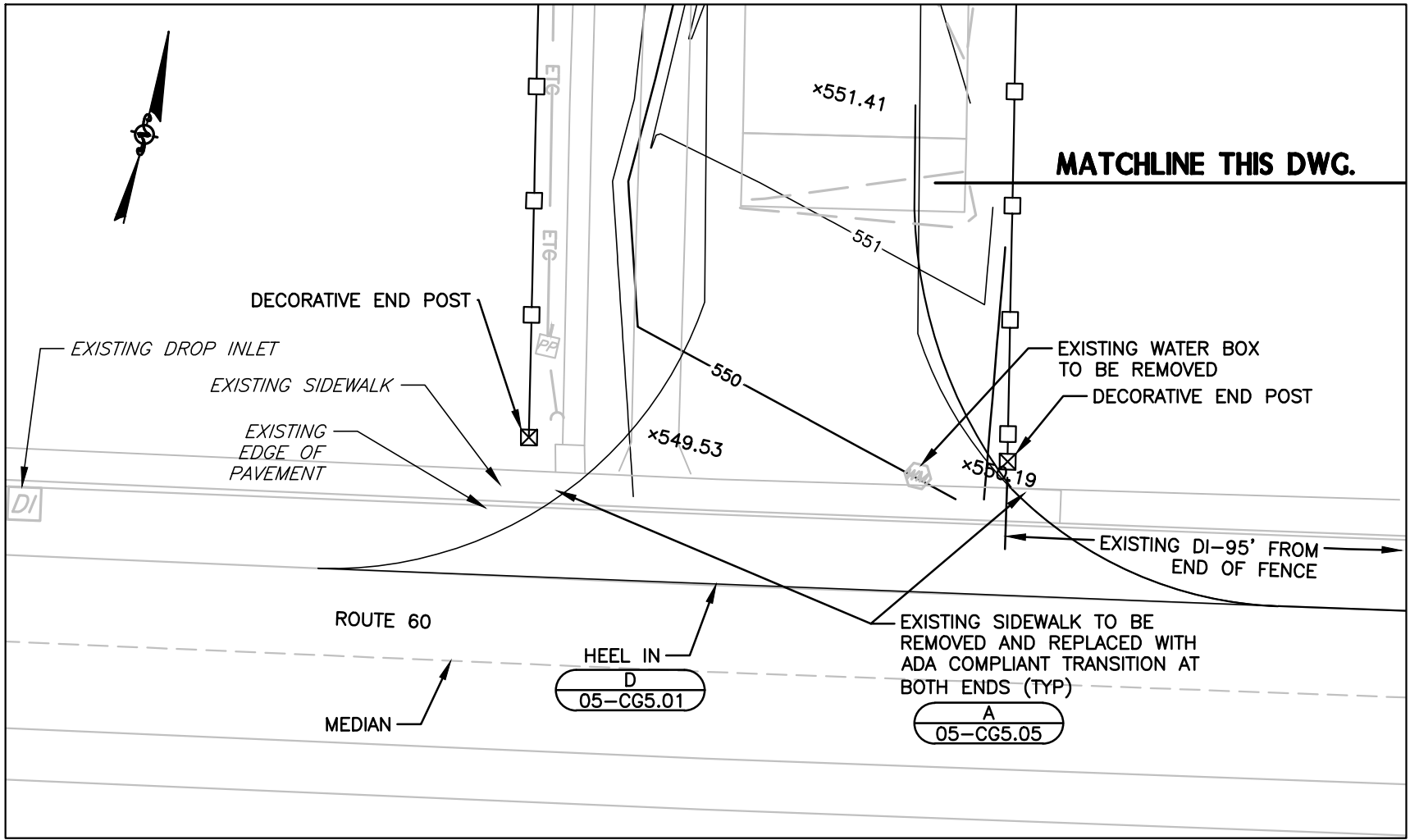
BEAST C-C CROSS SECTION



NO.	ISSUED FOR	REVISIONS	DATE:
1			3/5/25

SITE
CIVIL GRADING
DETAILED GRADING PLAN - 7
WASTEWATER TREATMENT PLANT IMPROVEMENTS
HUNTINGTON SANITARY BOARD
HUNTINGTON, WEST VIRGINIA

JOB NO.
1048.012
PROJECT MGR.
SAM HOCEVAR



05—CG4.01	05—CG4.02	05—CG4.03
05—CG4.04	05—CG4.05	
05—CG4.06	05—CG4.07	
05—CG4.08		

9.05 LAND USE PLANNING AND MANAGEMENT

A. General

Because the existing improvements will occur on the WWTP site, this project conforms to existing land use plans. No large areas of existing vacant land will be subject to increased development pressure.

B. Vacant Land and Population Changes

While there is reserve capacity built into the WWTP design criteria (as discussed in Section 3), the WWTP will not have an initial reserve capacity greater than 50 percent of its design average.

The United States Department of Agriculture—Natural Resources Conservation Service was contacted to determine the potential impacts of this project on prime farmland in the project area. Because of the urban nature of the project, no impact was identified. A copy of the correspondence has been included in Appendix I.

C. Socioeconomic Environment

Given the nature of the site and concerns surrounding safety and impacts to the operation of the treatment processes, the site is not open to the public. Existing buffer zones between the WWTP site boundary and existing commercial and residential properties will be maintained.

This project is not expected to have significant impacts to recreation and open spaces, as the project will be confined to the existing WWTP site. Additionally, during planning for the project, HSB identified two parcels on the existing WWTP site that do not list HSB as the parcel owner. HSB is in the process of resolving this issue and believes it may be related to clerical errors in past sales of adjacent properties.

HSB is pursuing acquisition of existing properties south of the existing WWTP for the construction of a new entrance road to the WWTP and for construction laydown activities. All existing and proposed treatment processes and structures will be located on the existing WWTP parcel.

Figure 9.05-1 shows the parcels that are subject to HSB acquisition. Table 9.05-1 summarizes select parcel information, including the existing land use.

Many targeted properties are not improved. The value of property compensation has not been determined. All property acquisitions completed for this project shall comply with the Uniform Relocation Act. Documentation of this coordination will be provided to WVDEP upon completion of the property acquisition.



PARCEL ACQUISITION
WASTEWATER TREATMENT PLANT FACILITIES PLAN
HUNTINGTON SANITARY BOARD
HUNTINGTON, WEST VIRGINIA

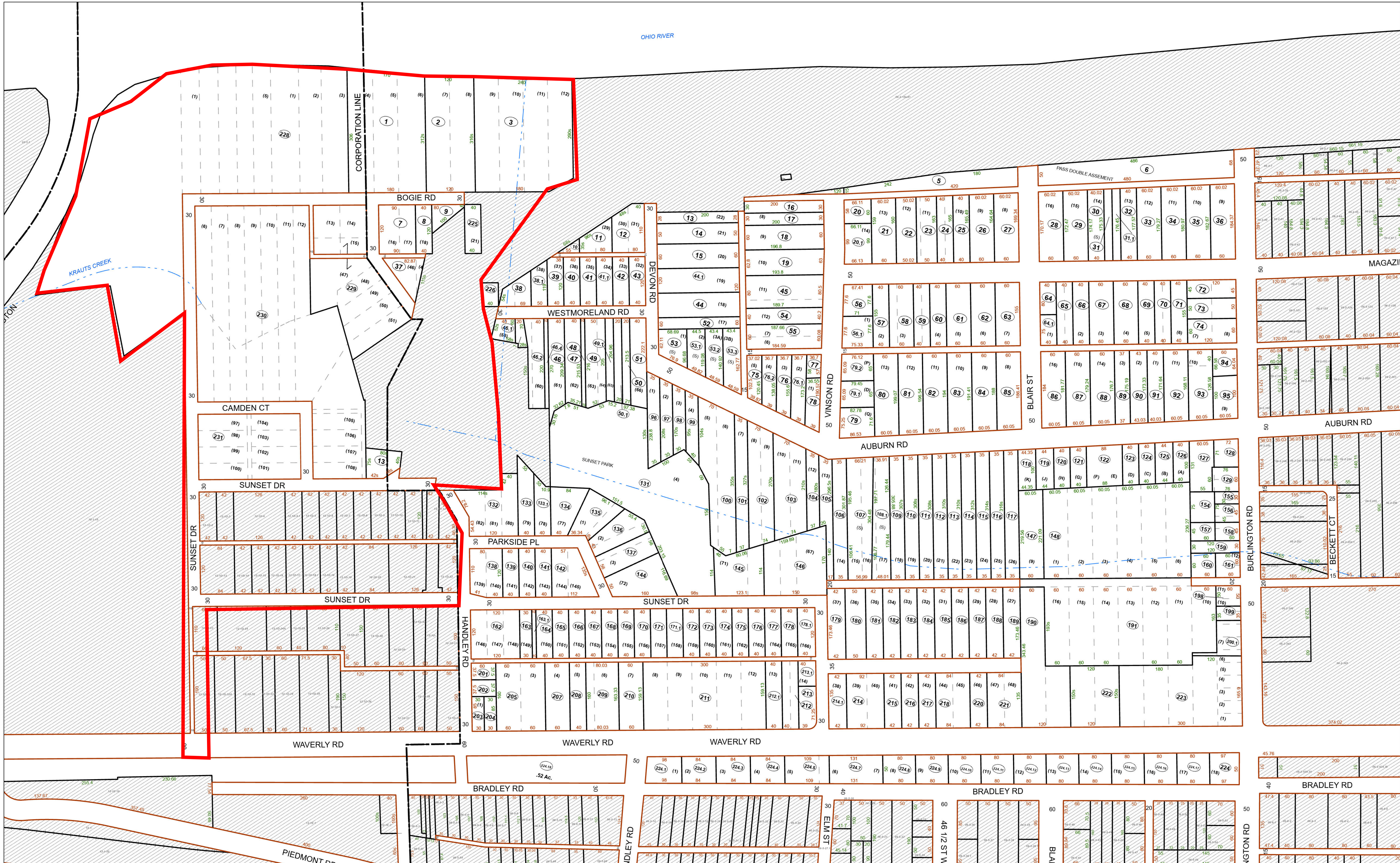


FIGURE 9.05-1
1048.012

ID	Parcel Number	Legal Description	Parcel Size (acres)	Existing Land Use
12-1D-2	12 1D000200000000	LOT 109 HALE & TAYLOR Z4	0.12	Not Improved
12-1D-3	12 1D000300000000	LOT 110 FEE HALE & TAYLOR	0.12	Commercial
12-1D-4	12 1D000400000000	LOTS 111, 112 & 113 FEE HALE & TAYLOR	0.35	Not Improved
12-1D-5.1	12 1D000500010000	LOT 114 HALE & TAYLOR Z4	0.12	Not Improved
12-1D-5	12 1D000500000000	LOT 115 HALE & TAYLOR	0.12	Commercial
12-1D-6	12 1D000600000000	LOT 116 FEE HALE & TAYLOR Z5	0.12	Not Improved
12-1D-7	12 1D000700000000	LOT 117 HALE & TAYLOR Z4	0.12	Not Improved
12-1D-8	12 1D000800000000	LOT 118 HALE & TAYLOR Z5	0.12	Not Improved
12-1D-9	12 1D000900000000	LOT 119 FEE HALE & TAYLOR	0.12	Not Improved
12-1D-10	12 1D001000000000	LOT 120 HALE & TAYLOR Z5	0.12	Not Improved
12-1D-11	12 1D001100000000	LOT 121 HALE & TAYLOR Z4	0.12	Commercial
12-1D-13	12 1D001300000000	LOTS 124 & 125 HALE & TAYLOR Z4	0.23	Not Improved
12-1D-14	12 1D001400000000	LOT 126 FEE HALE & TAYLOR	0.12	Commercial
12-1D-15	12 1D001500000000	LOT 127 HALE & TAYLOR	0.12	Commercial
12-1D-16	12 1D001600000000	LOT 128 FEE HALE & TAYLOR Z5	0.12	Residential (2br/1ba)
12-1D-17	12 1D001700000000	LOT 129 HALE & TAYLOR	0.12	Commercial
12-1D-18.1	12 1D001800010000	LOT 130 FEE HALE & TAYLOR	0.12	Commercial
12-1D-18	12 1D001800000000	LOT 131 HALE & TAYLOR	0.12	Residential (2 br/1 ba)
12-1D-19	12 1D001900000000	LOT 132 FEE HALE & TAYLOR Z5	0.12	Residential (2 br/1 ba)
12-1D-20	12 1D002000000000	LOTS 133 & 134 FEE HALE & TAYLOR	0.23	Residential (3 br/1 ba)
12-1D-21	12 1D002100000000	BLK E LOTS 135, 136 & 137 FEE HALE & TAYLOR SUB	0.35	Residential (2 br/1 ba)
12-1D-23	12 1D002300000000	BLK 2 LOT 1 DUPONT PLACE	0.15	Residential (3 br/2 ba)
12-1D-32	12 1D003200000000	LOT 1 FEE SUB OF 15, 16 & 17 HUMPHRIES SUB	0.22	Residential (4 br/2 ba)
6-1-8	06 10008000000000	LOT 18 PLAT 1 HALE & TAYLOR Z4	0.11	WWTP
6-1-225	06 10225000000000	Z5 BLK 82; LOT 21 SUB 4	0.11	WWTP

br=bedroom
ba=bathroom

Table 9.05-1 Parcel Data for Proposed Land Acquisition

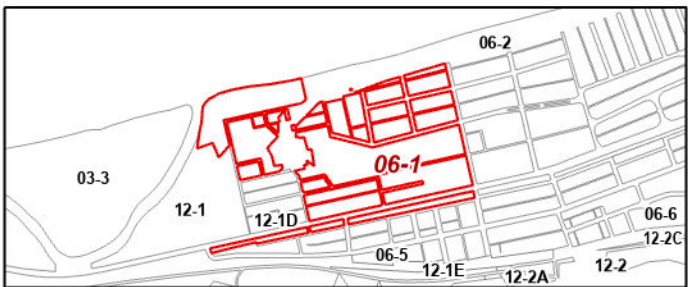


FOR TAX PURPOSES ONLY
Prepared By:
Rick Browning
Wayne County Assessor

Legend	
Property Line	Original Lot Line
Road Right of Way	Lot Number (15)
Corporation Line	Parcel Number (99)
District Line	Water
County Line	Railroad

R	1	Revised 9/3/2019	9	17
e	2	Revised 01/28/2020	10	18
v	3	Revised 01/28/2021	11	19
i	4	Revised 01/28/2022	12	20
s	5	Revised 01/29/2024	13	21
i	6		14	22
o	7		15	23
n	8		16	24

STATE OF WEST VIRGINIA
COUNTY OF WAYNE
Office of Assessor



HUNTINGTON CORP
Map: 1
Date, Aerial Photography: 2019
Date, Map: 2/2/2024
Scale: 1:1,200

Aerial Map



5010 Sunset Drive

Wayne County Tax District 6, Map 1 Parcel 1-3, Parcel 7, Parcel 8, Parcel 225, & Parcel 228-231

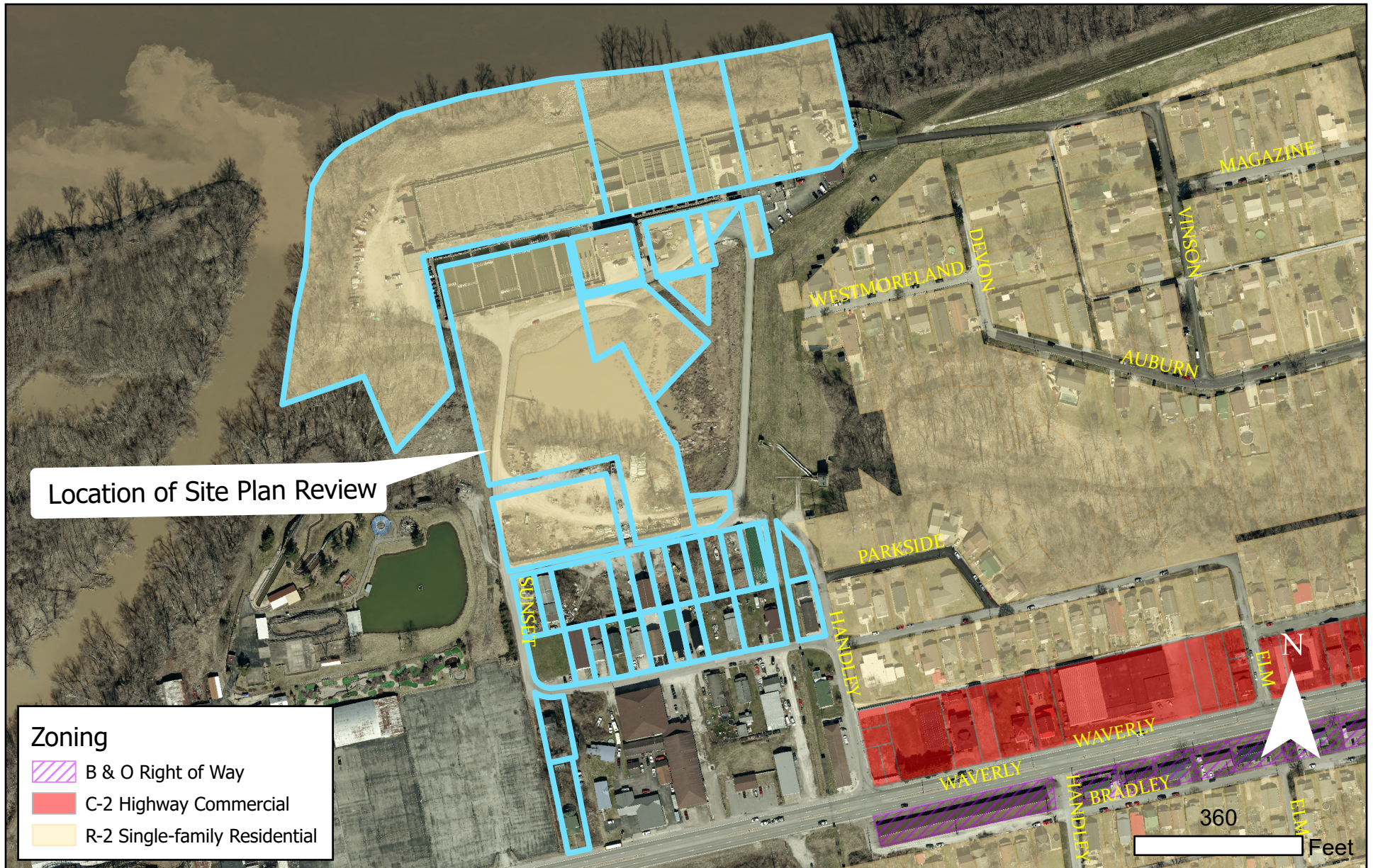
Wayne County Tax District 12, Map 1D Parcel 2-23 & Parcel 32

PC 25-08

Site plan review of a public utility installation to include redevelopment of a wastewater treatment plant that is approximately 27.5 acres. The property is located at 5010 Sunset Dr.



Zoning Map



5010 Sunset Drive

Wayne County Tax District 6, Map 1 Parcel 1-3, Parcel 7, Parcel 8, Parcel 225, & Parcel 228-231

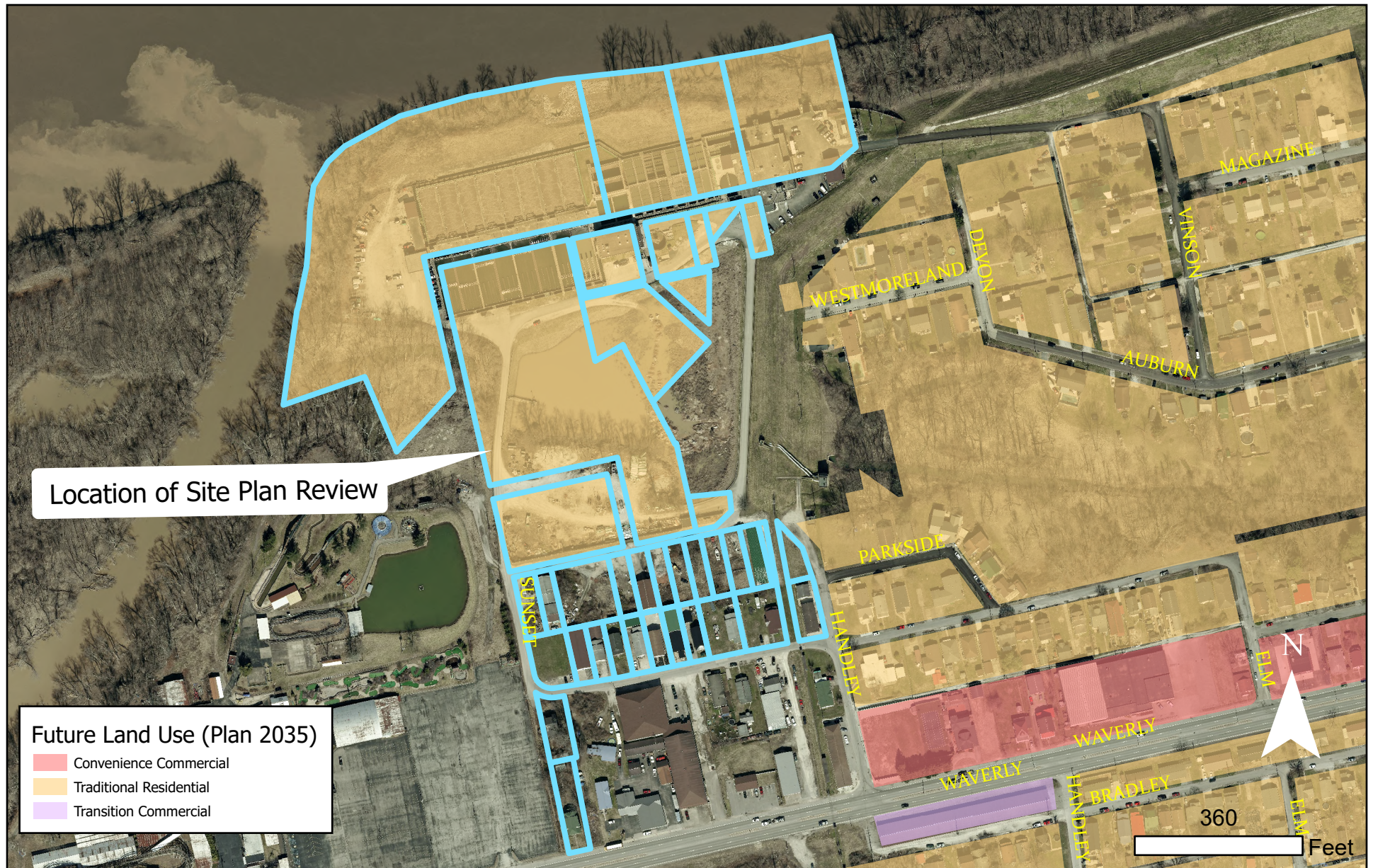
Wayne County Tax District 12, Map 1D Parcel 2-23 & Parcel 32

PC 25-08

Site plan review of a public utility installation to include redevelopment of a wastewater treatment plant that is approximately 27.5 acres. The property is located at 5010 Sunset Dr.



Future Land Use Map



5010 Sunset Drive

Wayne County Tax District 6, Map 1 Parcel 1-3, Parcel 7, Parcel 8, Parcel 225, & Parcel 228-231

Wayne County Tax District 12, Map 1D Parcel 2-23 & Parcel 32

PC 25-08

Site plan review of a public utility installation to include redevelopment of a wastewater treatment plant that is approximately 27.5 acres. The property is located at 5010 Sunset Dr.



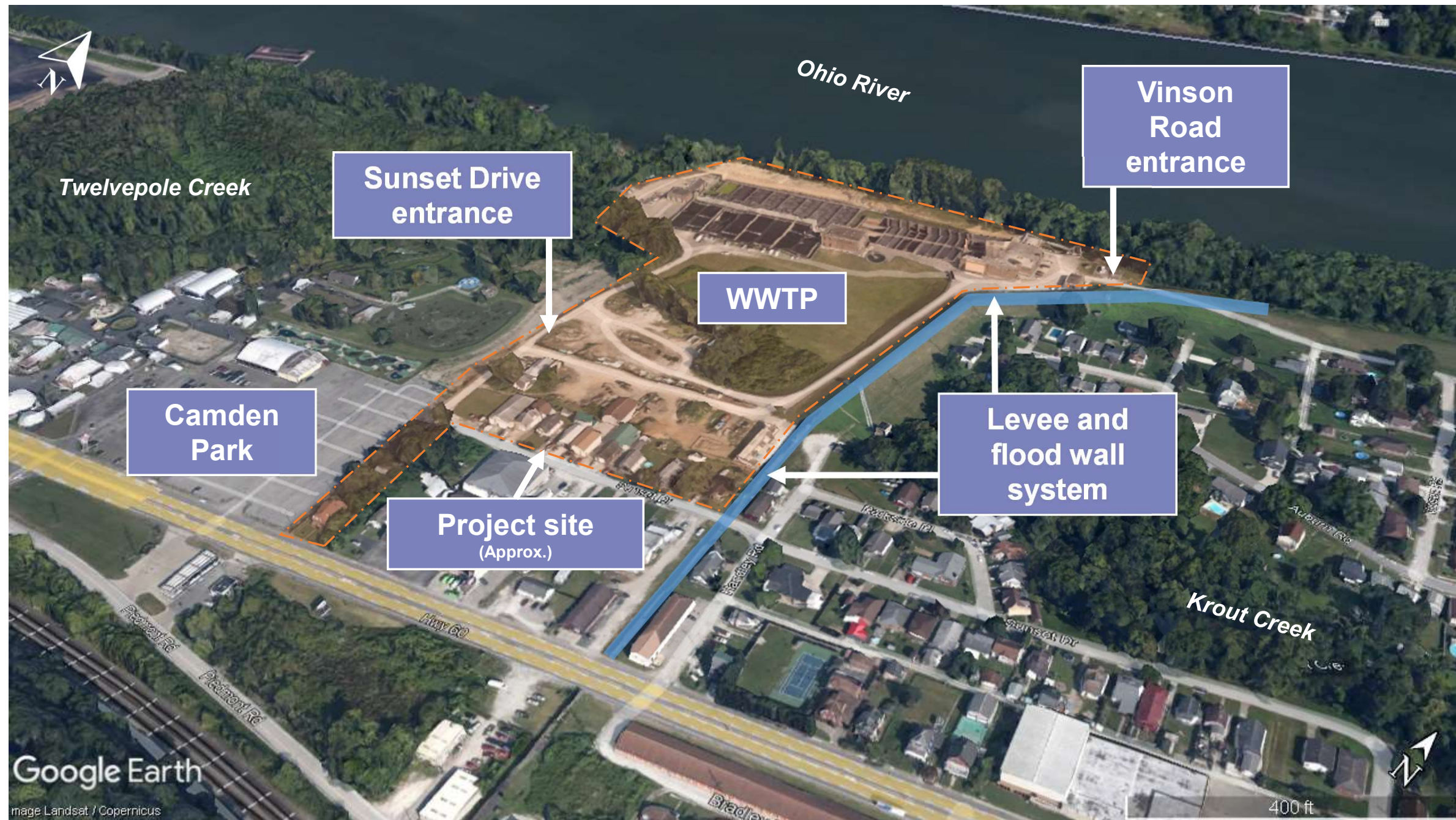


*Excellence in Engineering*SM

Huntington Sanitary Board
Wastewater Treatment Plant Site Changes

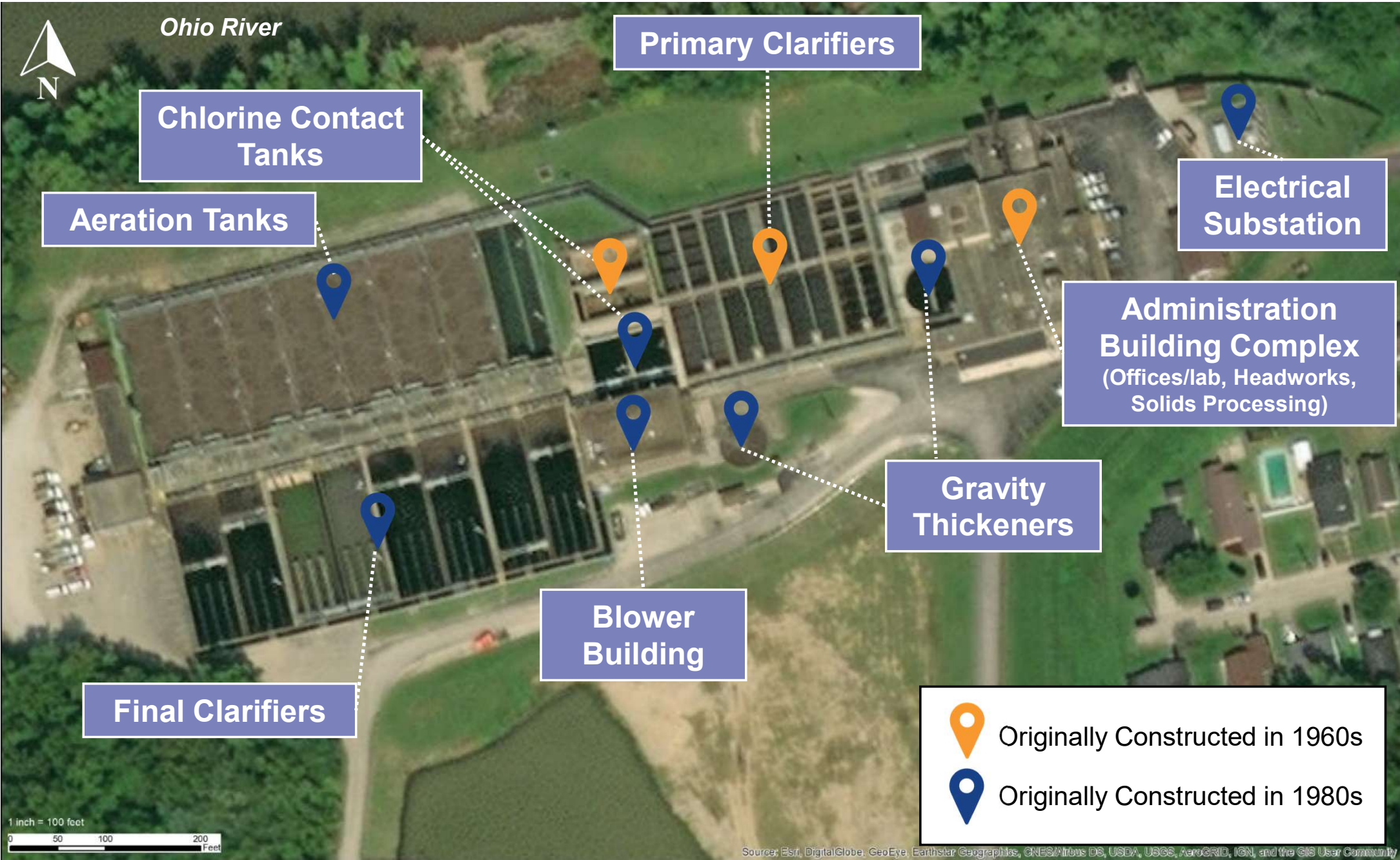
Project Site and Existing Facilities

- Site address:
 - 5010 Sunset Drive
 - Wayne County)
- Access:
 - From Highway 60/Sunset Drive



Source: Google Earth

Project Site and Existing Facilities



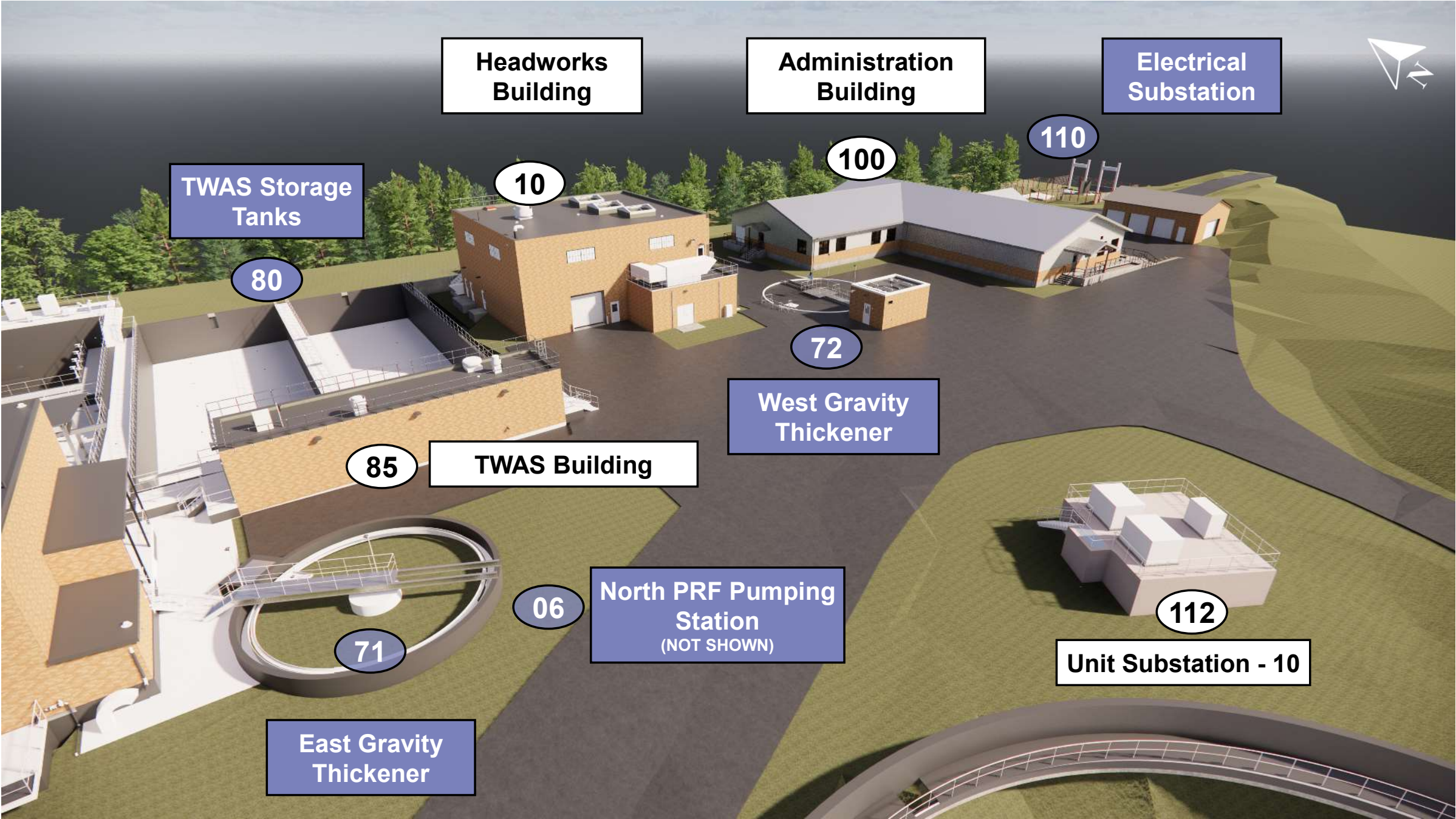
Source: Google Earth

Structure
Changes
(3D View)

Project Description and Scope of Work



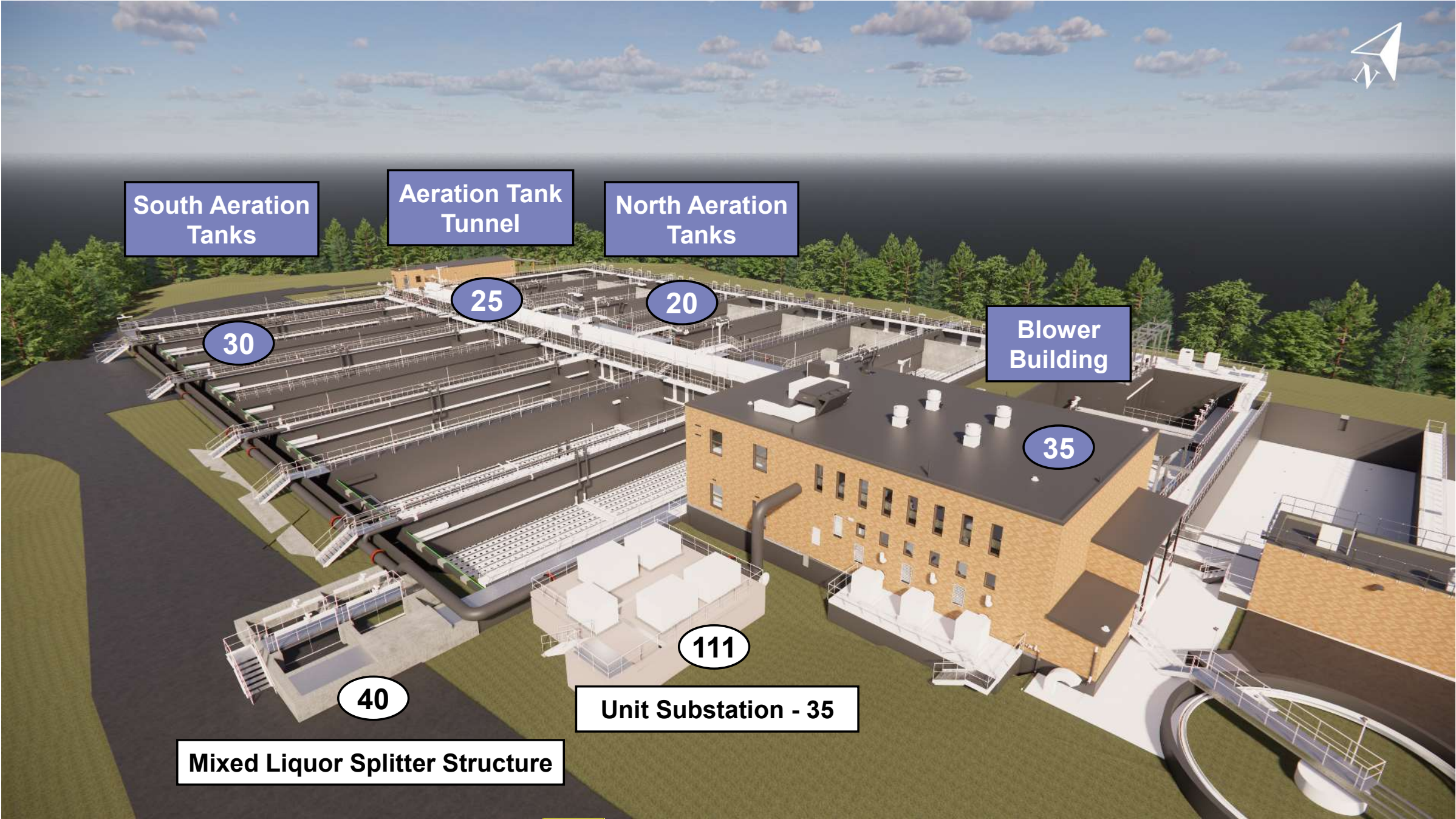
Project Description and Scope of Work



Project site North, looking Northeast

Renderings are shown for illustrative purposes and do not contain data upon Bidders may use or rely upon.

Project Description and Scope of Work

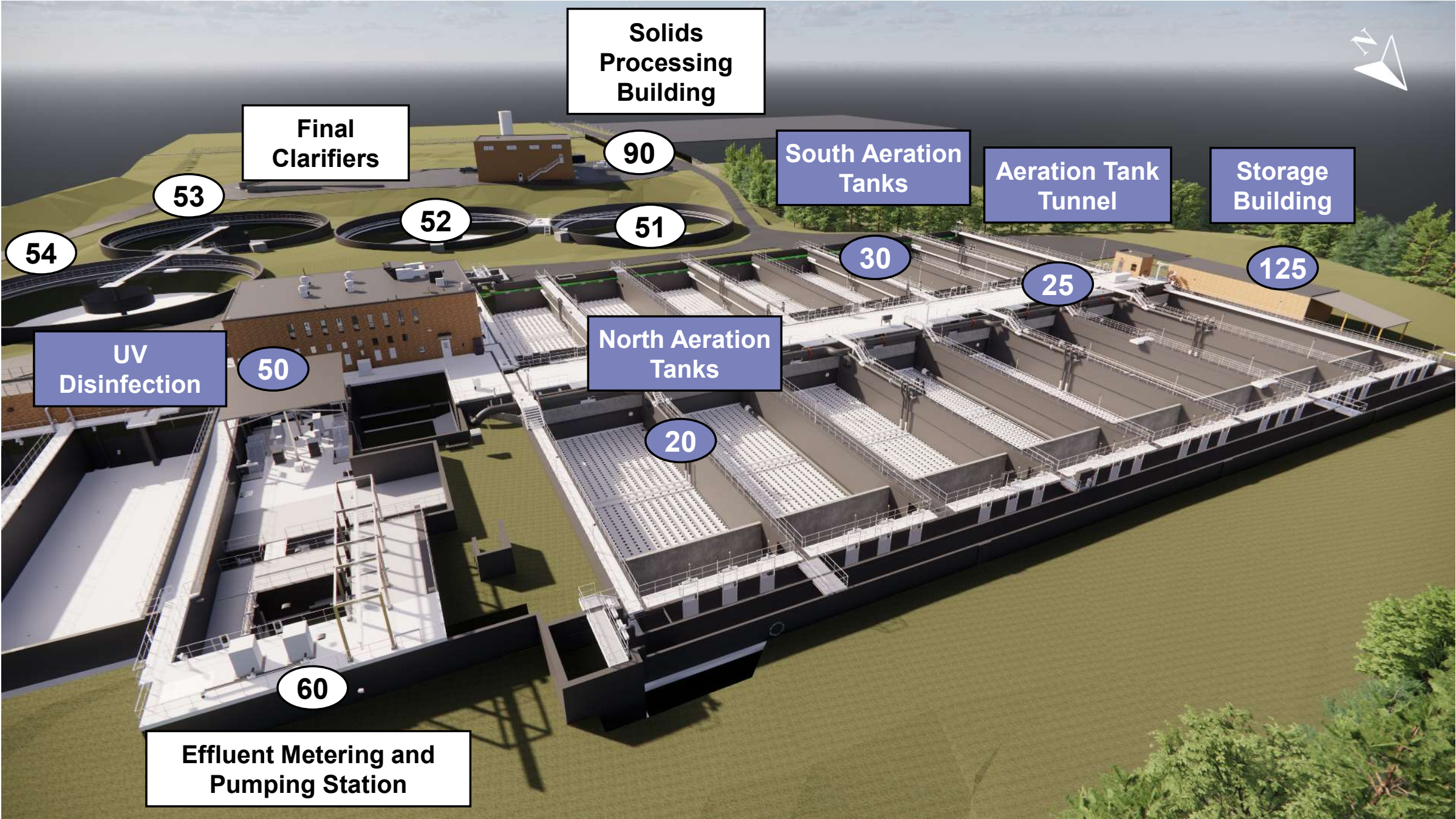


Project site North, looking Northwest

KM1

Renderings are shown for illustrative purposes and do not contain data upon Bidders may use or rely upon.

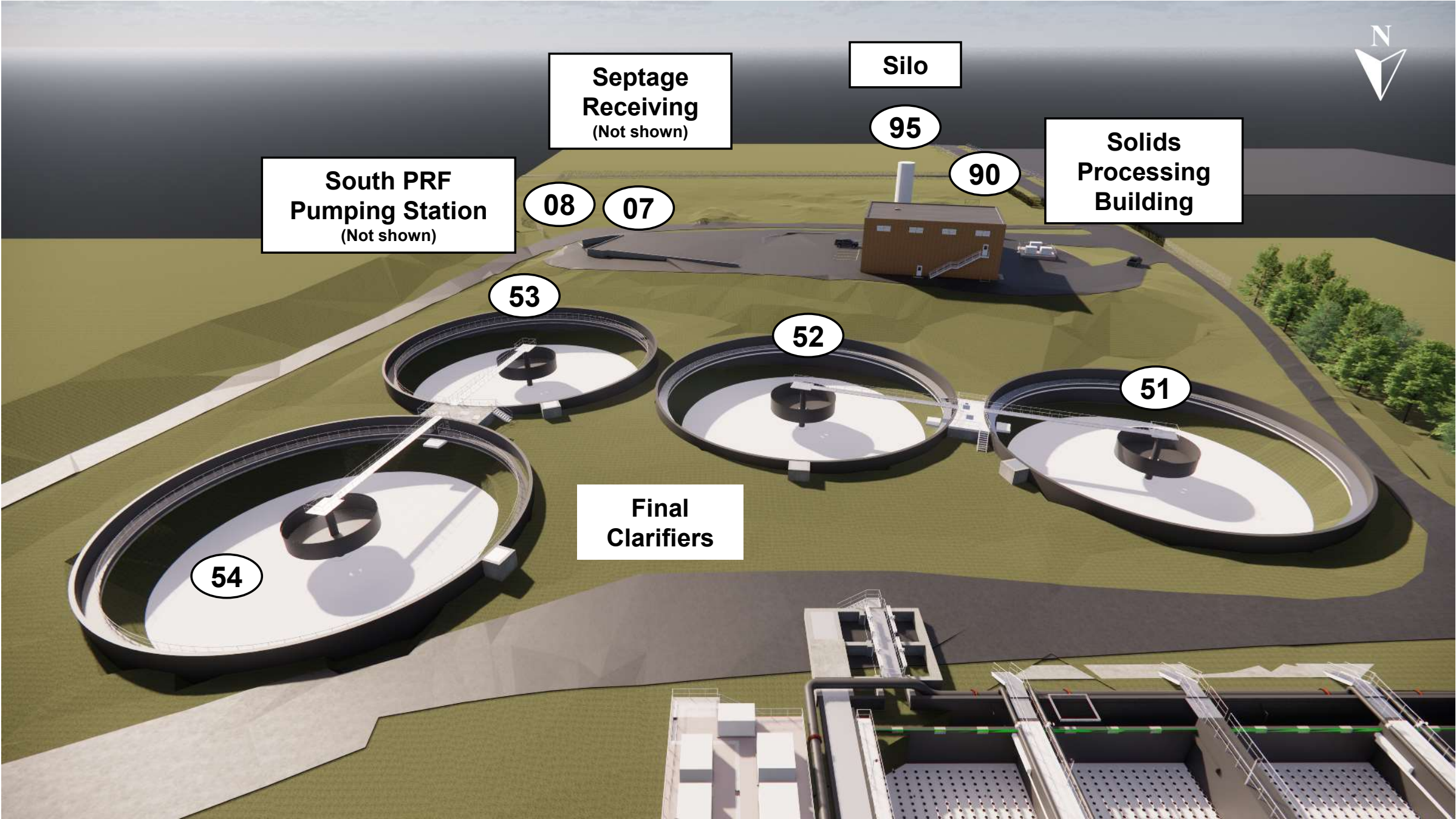
Project Description and Scope of Work



Project site North, looking South

Renderings are shown for illustrative purposes and do not contain data upon Bidders may use or rely upon.

Project Description and Scope of Work



Key

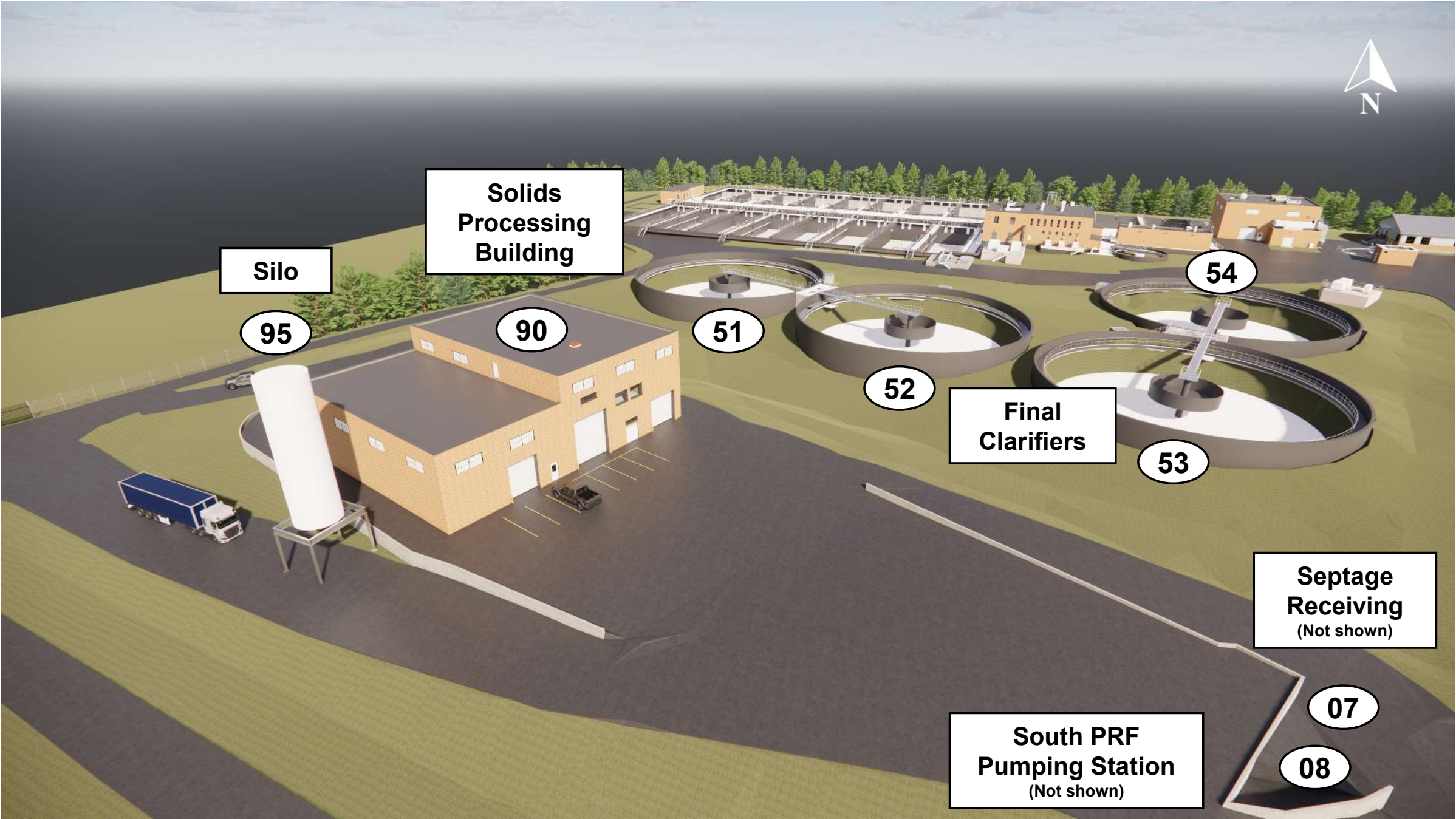
Modify
existing

New

Project site South, looking South

Renderings are shown for illustrative purposes and do not contain data upon Bidders may use or rely upon.

Project Description and Scope of Work



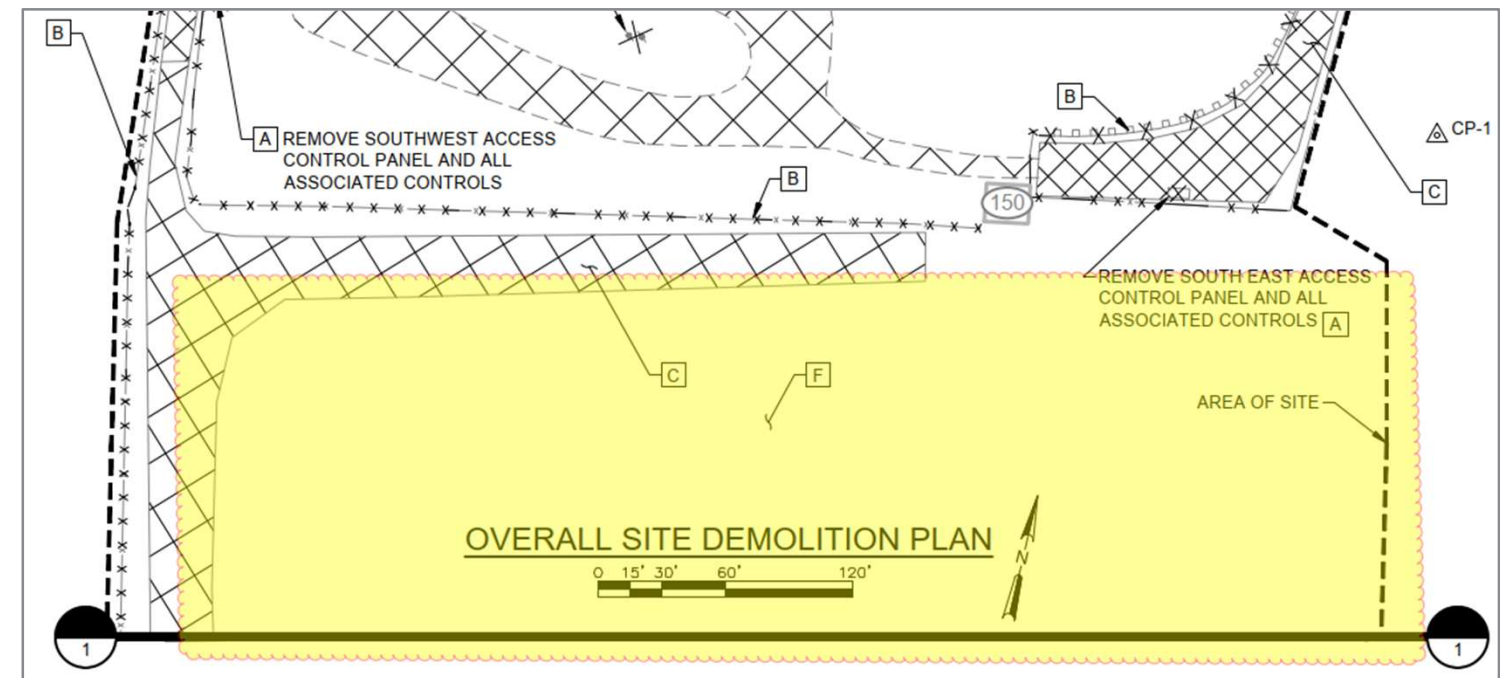
Project site South, looking North

Renderings are shown for illustrative purposes and do not contain data upon Bidders may use or rely upon.

Structure
Changes
(Plan View)

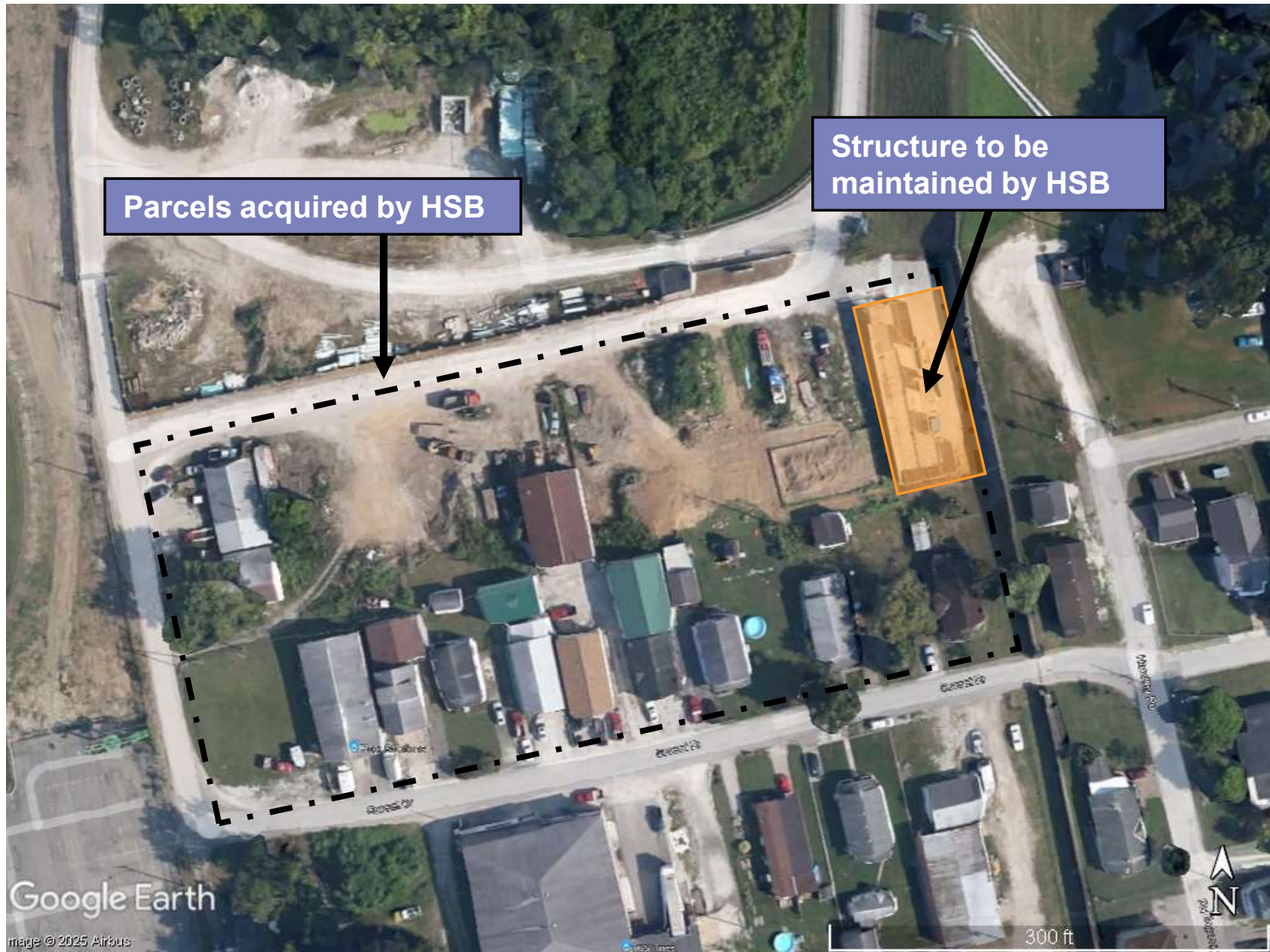
Contractor Laydown Area South of WWTP

- OWNER has purchased properties south of the existing WWTP site for use by Contractor as a laydown yard
- OWNER intends to award and execute a contract for demolition of existing buildings south of the existing WWTP and north of Sunset Drive. This work will be completed by others.



F OWNER INTENDS TO AWARD AND EXECUTE A CONTRACT FOR DEMOLITION OF EXISTING RESIDENTIAL AND COMMERCIAL BUILDINGS ON PROPERTIES ACQUIRED SOUTH OF THE EXISTING WWTP SITE AND NORTH OF SUNSET DRIVE. DEMOLITION OF BUILDINGS IN THIS AREA WHICH WILL NOT BE UTILIZED DURING THE CONSTRUCTION PERIOD WILL BE COMPLETED BY OTHERS WITHIN 4 MONTHS OF AWARD OF THIS CONTRACT. ALL OTHER DEMOLITION WORK, INCLUDING DEMOLITION OF ANY STRUCTURES THAT ARE UTILIZED DURING THE CONSTRUCTION PERIOD THAT WILL NOT BE MAINTAINED PERMANENTLY BY OWNER, SHALL BE THE RESPONSIBILITY OF CONTRACTOR.

Contractor Laydown Area South of WWTP



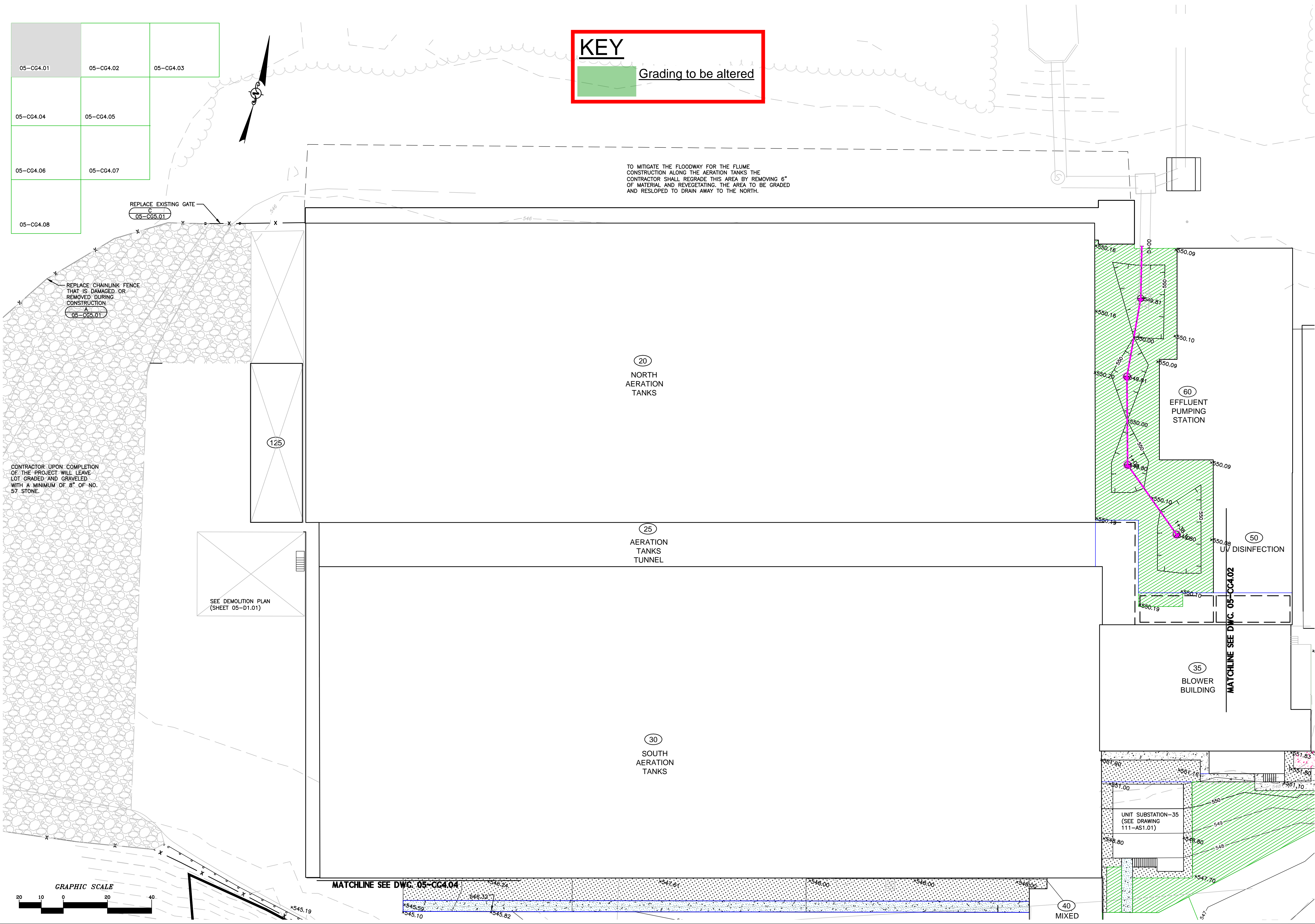
Note: Aerial imagery may not be representative of current conditions

Site Grading Changes

05-CG4.01	05-CG4.02	05-CG4.03
05-CG4.04	05-CG4.05	
05-CG4.06	05-CG4.07	
05-CG4.08		

KEY

Grading to be altered



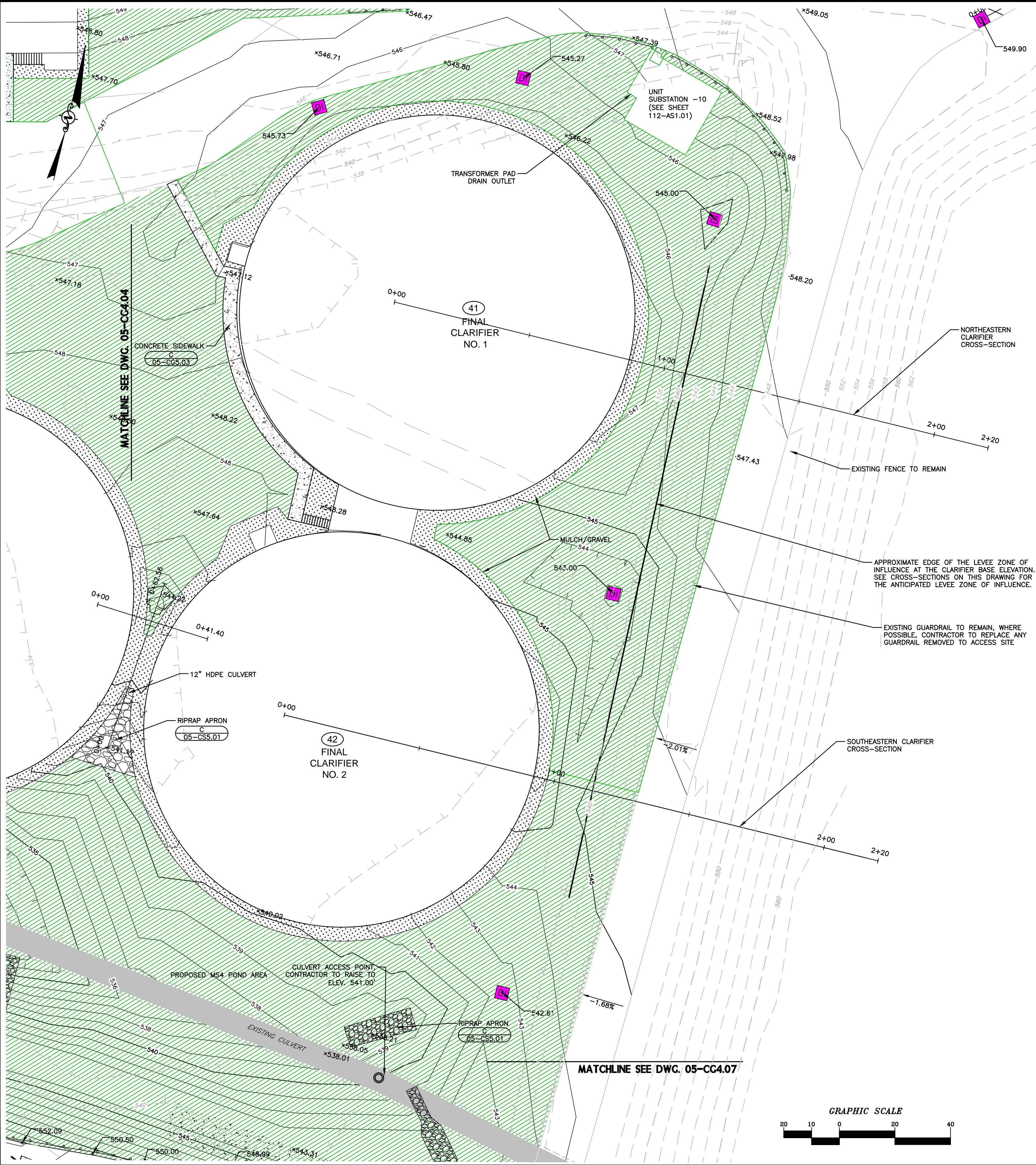
DATE:		3/5/25	
REVISIONS			
NO.	1	ISSUED FOR BID	

SITE
CIVIL GRADING PLAN - 1
DETAILED GRADING PLAN - 1
WASTEWATER TREATMENT PLANT IMPROVEMENTS
HUNTINGTON SANITARY BOARD
HUNTINGTON, WEST VIRGINIA

JOB NO.
1048.012
PROJECT MGR.
SAM HOCEVAR



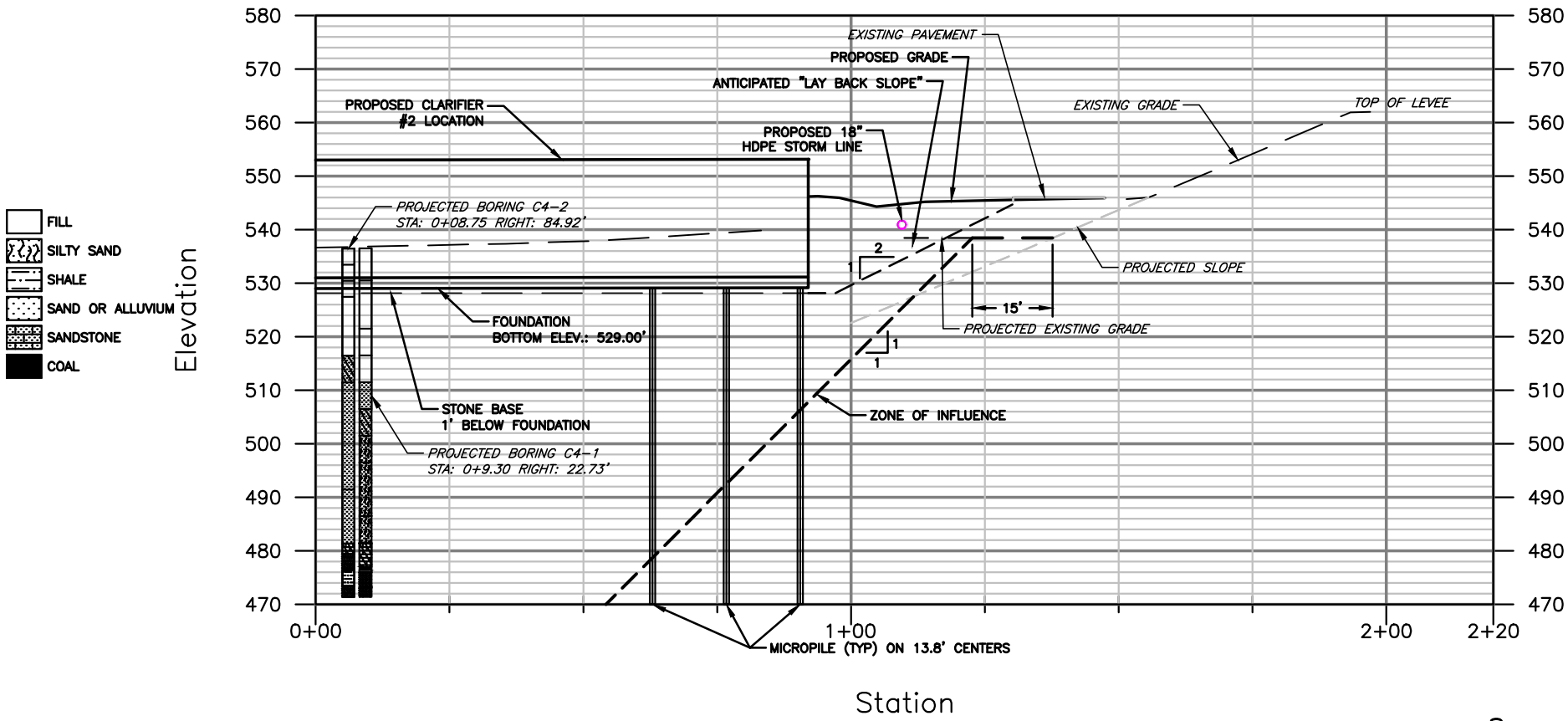
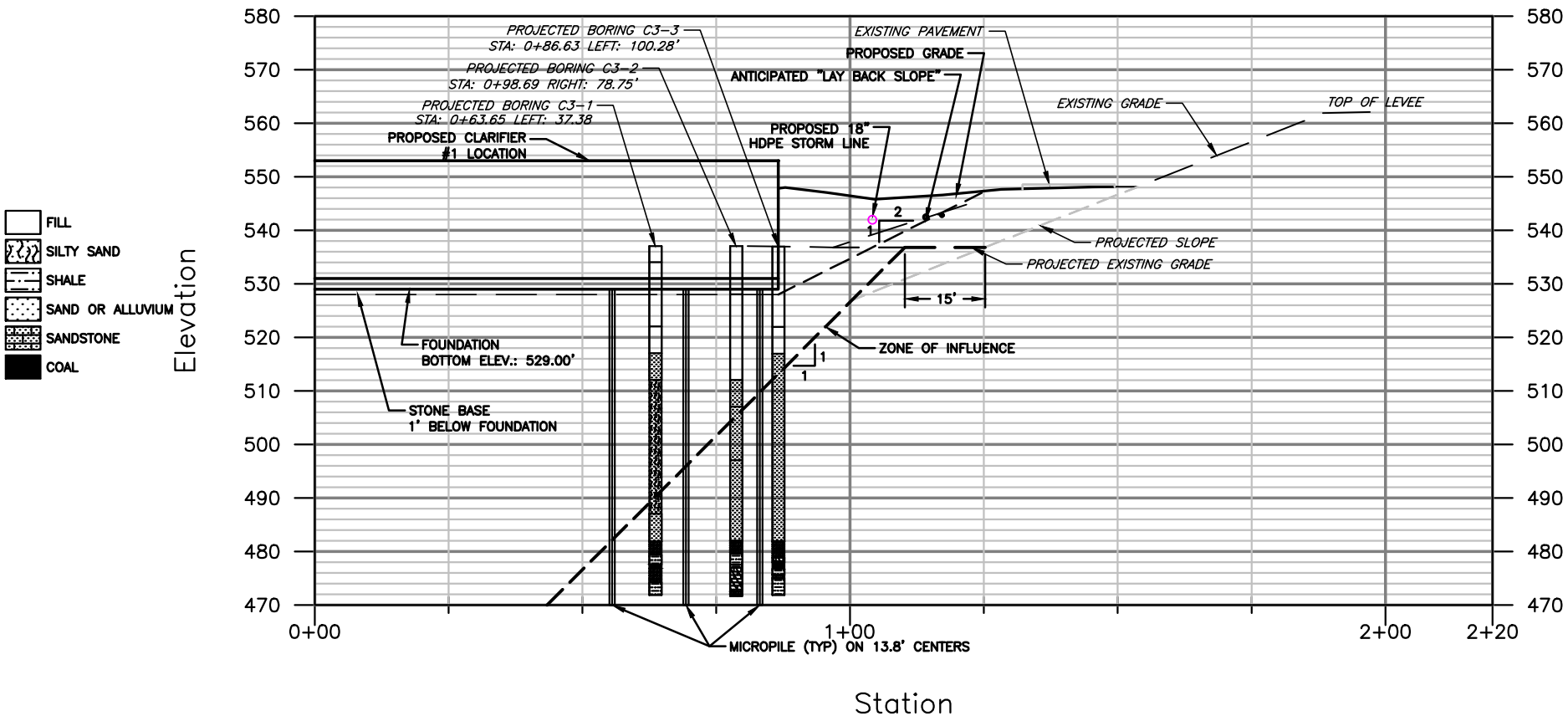
SHEET
57
05-CG4.01



MATCHLINE SEE DWG. 05-CC4.02

05-CC4.01	05-CC4.02	05-CC4.03
05-CC4.04	05-CC4.05	
05-CC4.06	05-CC4.07	
05-CC4.08		

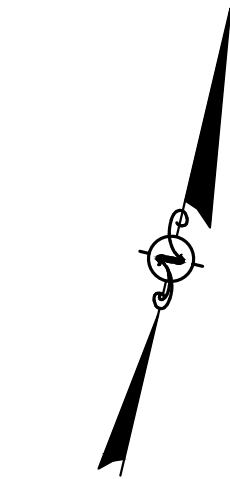
NOTE: SEE PIPING PLAN ON SHEET 05-M1.01 FOR PIPING LAYOUT.



SITE CIVIL GRADING DETAILED GRADING PLAN - 5 WASTEWATER TREATMENT PLANT IMPROVEMENTS HUNTINGTON SANITARY BOARD HUNTINGTON, WEST VIRGINIA

JOB NO. 1048.012 PROJECT MGR. SAM HOCEVAR

SA STRAND ASSOCIATES POTESTA SHEET 61 05-CC4.05



05-CG4.01	05-CG4.02	05-CG4.03
05-CG4.04	05-CG4.05	
05-CG4.06	05-CG4.07	
05-CG4.08		

NOTE: SEE PIPING PLAN ON SHEET
05-M1.01 FOR PIPING LAYOUT.

END DECORATIVE FENCE,
START CHAINLINK FENCE
REPLACEMENT
D
199-C5.03

DECORATIVE FENCE
B
05-CG5.05

ISLAND WITH GATE
ACCESS CONTROL BOX

CALL BOX

PROPOSED NEW SWING GATE
TO CAMDEN PARK

POWER POLE TO BE RELOCATED

MOTORIZED GATE WITH CONTROLS
A
05-CG5.05

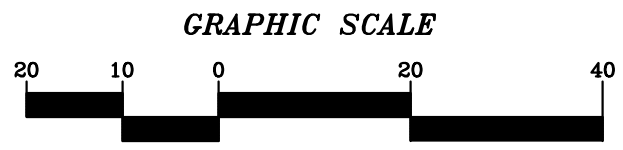
MOUNTAINEER GAS
METERING LOCATION

DECORATIVE POST

FACILITY SIGN AND FLAG
POLE LOCATION

DECORATIVE GATE

MATCHLINE SEE DWG. 05-CG4.08



MATCHLINE SEE DWG. 05-CG4.04

CHAINLINK FENCE
05-CG5.01

GUARDRAIL (TYP.)
A
05-CG5.02

BOLLARD (TYP.)
B
05-CG5.01

90
SOLIDS
PROCESSING
BUILDING

WHEEL STOP (TYP.)
C
05-CG5.05

PARKING AREA TO BE STRIPED.

BLOCK RETAINING WALL
C
199-C5.01

SILLO

95
DRIED
BIOSOLIDS
SILO

GUARDRAIL (TYP.)
A
05-CG5.02

EXISTING FENCE TO BE REMOVED,
SEE DEMOLITION PLAN (SEE SHEET 05-D1.01)

RESURFACE EXISTING ROAD (20' WIDE)
D
05-CG5.03

BLOCK RETAINING WALL
C
199-C5.01

EXISTING NORTHERN WAYNE
PSD/CEREDO METERING BUILDING

MATCHLINE SEE DWG. 05-CG4.07

CONTRACTOR LAY DOWN YARD:
CONTRACTOR UPON COMPLETION OF THE PROJECT WILL LEAVE LOT
GRADED AND GRAVELED WITH A MINIMUM OF 8" OF NO. 57 STONE.

NO.	ISSUED FOR	REVISIONS	DATE:
1			3/5/25

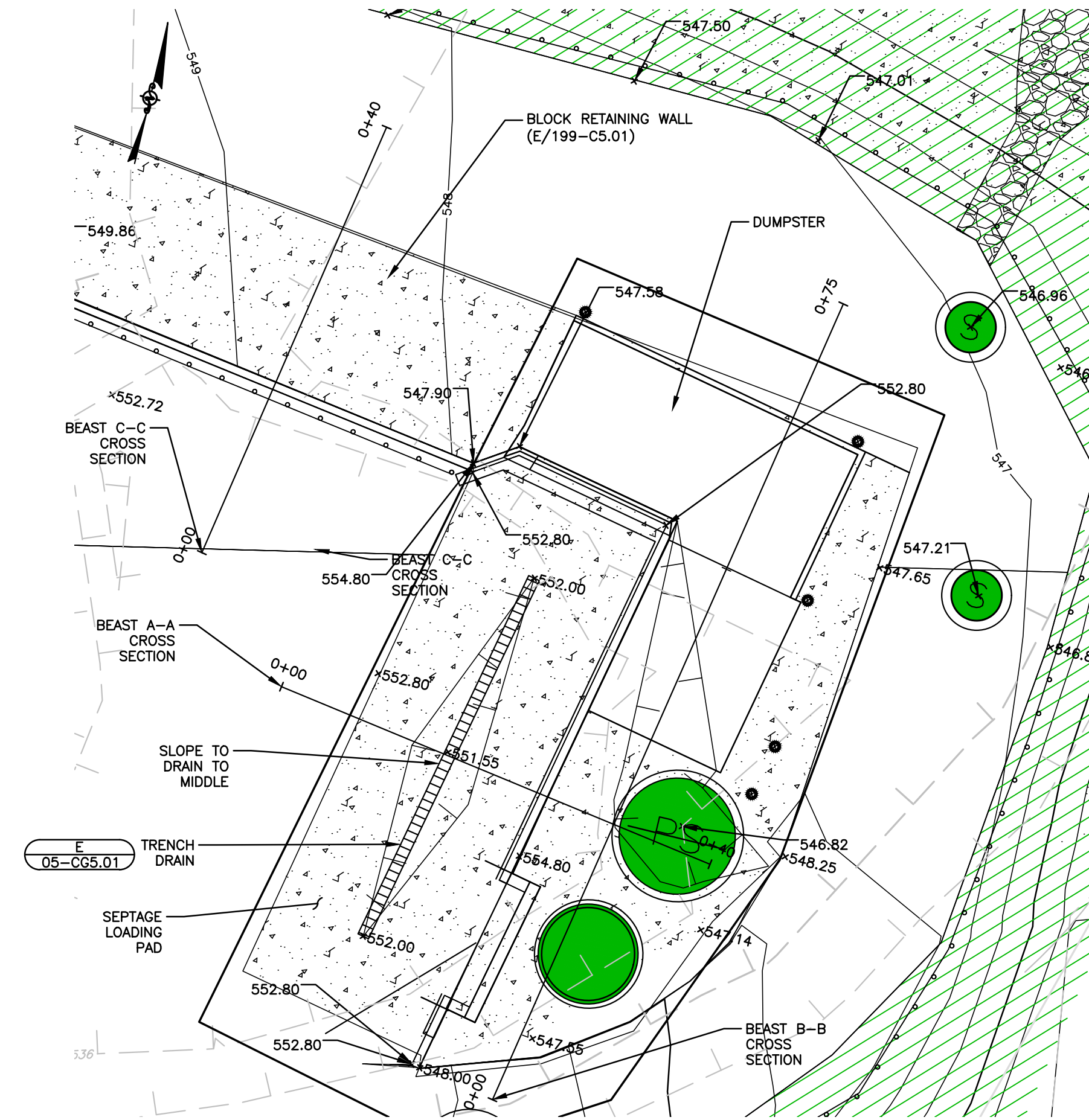
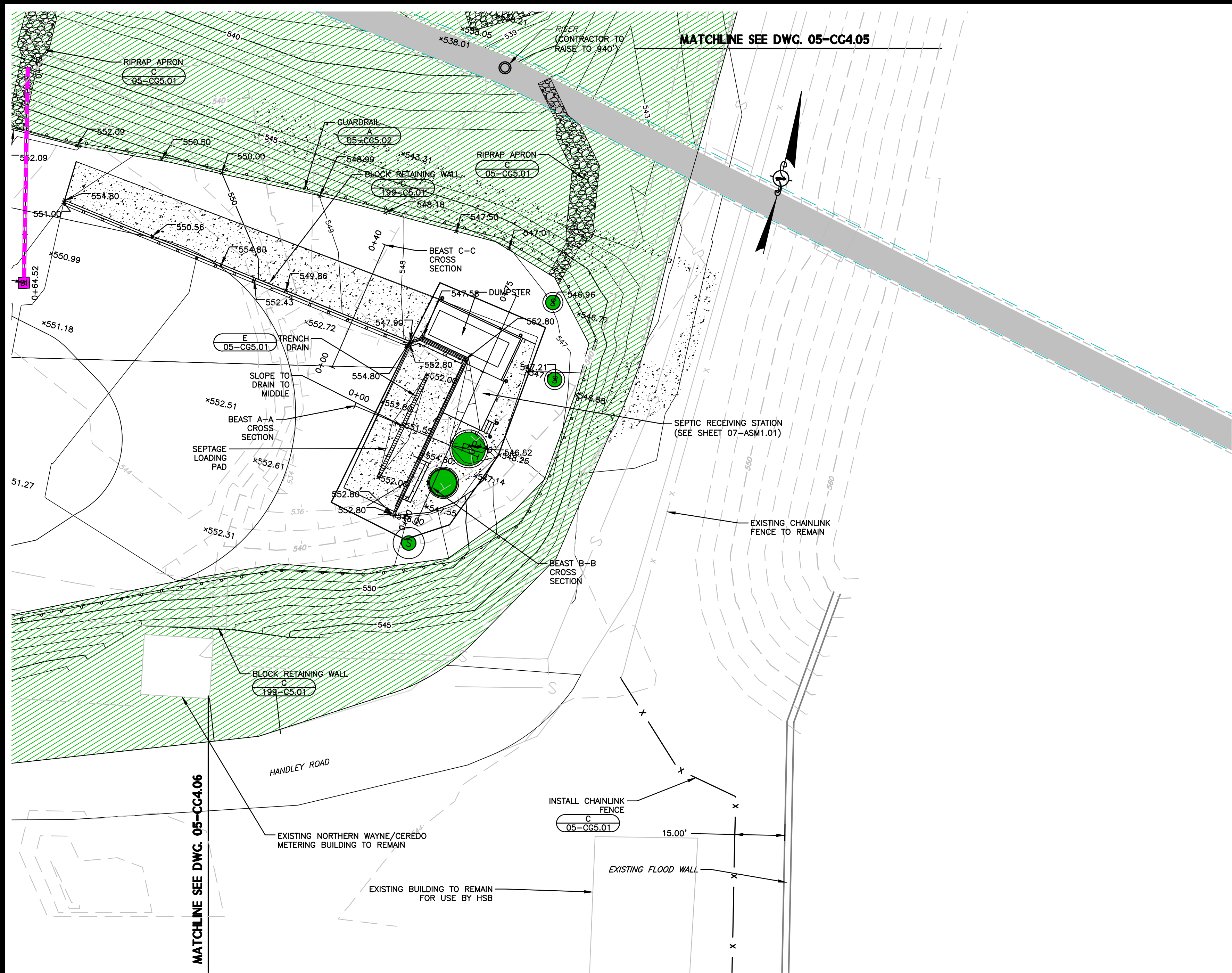
SITE
CIVIL GRADING PLAN - 6
DETAILED GRADING PLAN - 6
WASTEWATER TREATMENT PLANT IMPROVEMENTS
HUNTINGTON SANITARY BOARD
HUNTINGTON, WEST VIRGINIA

JOB NO.
1048.012

PROJECT MGR.
SAM HOCEVAR

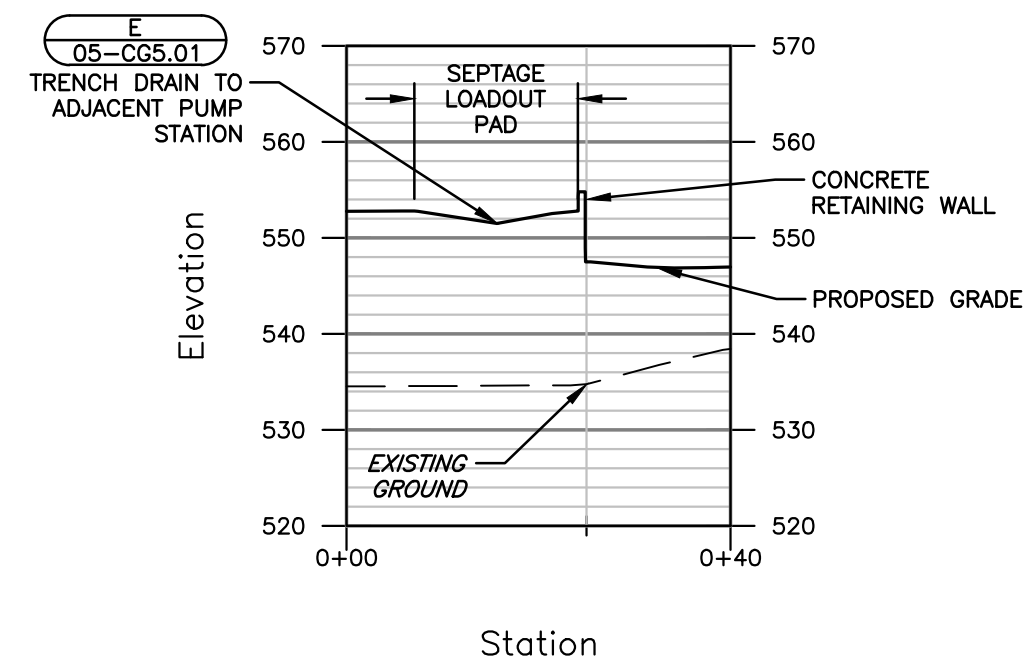


SHEET
62
05-CG4.06

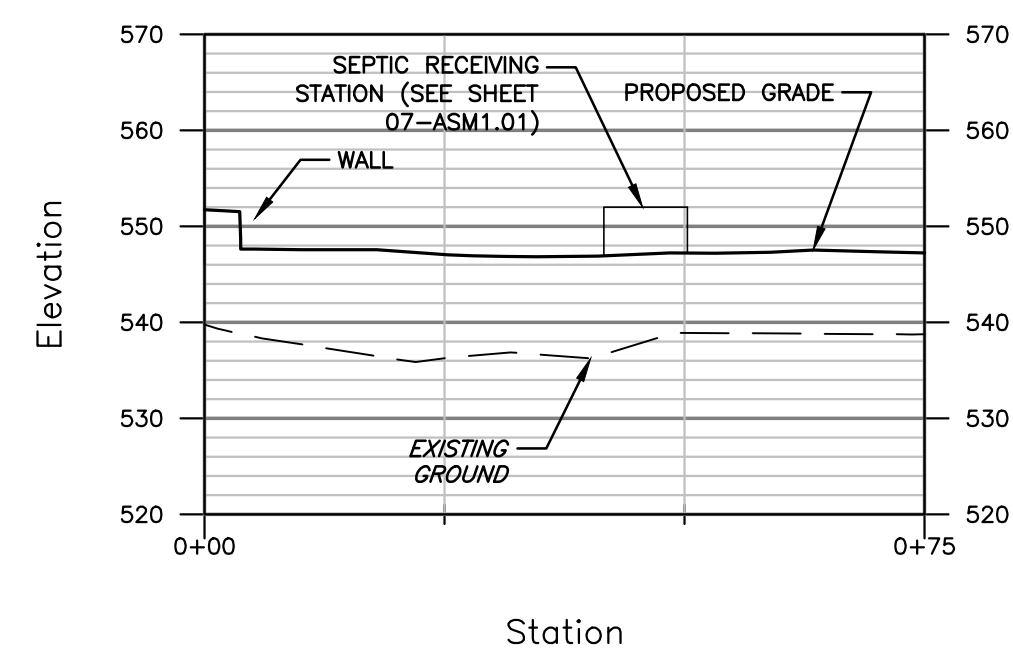


SCALE 1" = 10'

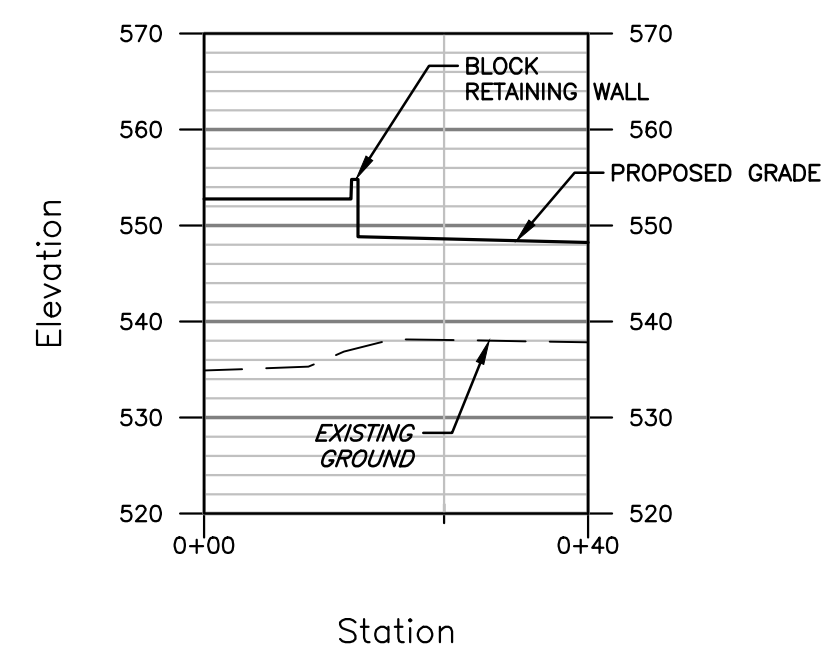
05-CG4.01	05-CG4.02	05-CG4.03
05-CG4.04	05-CG4.05	
05-CG4.06	05-CG4.07	
05-CG4.08		



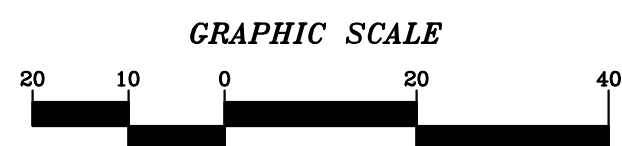
BEAST A-A CROSS SECTION



BEAST B-B CROSS SECTION



BEAST C-C CROSS SECTION



NO.	ISSUED FOR BID	REVISIONS	DATE:
1			3/5/25

SITE
CIVIL GRADING
DETAILED GRADING PLAN - 7
WASTEWATER TREATMENT PLANT IMPROVEMENTS
HUNTINGTON SANITARY BOARD
HUNTINGTON, WEST VIRGINIA

JOB NO.

1048.012

PROJECT MGR.
SAM HOCEVAR

SA
STRAND
ASSOCIATES®

POTESTA

SHEET

63

05-CG4.07

RONALD J. FLORA

ATTORNEY AT LAW

1115 SMITH STREET
MILTON, WEST VIRGINIA 25541
TEL: (804) 748-5854
FAX: (804) 748-4120
LAWRO77@AOL.COM

February 25, 2025

West Virginia Department of Environmental Protection
601 57th Street
Charleston, West Virginia 25304

Steptoe & Johnson PLLC
Attn: John Stump
707 Virginia Street East
Charleston, West Virginia 25301

Jackson Kelly, PLLC
Attn: Samme Gee
500 Lee Street East, Suite 1600
Charleston, West Virginia 25301

West Virginia Infrastructure & Jobs Development Council
1009 Bullitt Street
Charleston, West Virginia 25301

West Virginia Water Development Authority
1009 Bullitt Street
Charleston, West Virginia 25301

City of Huntington
800 5th Avenue
Huntington, West Virginia 25701

Huntington Sanitary Board
555 7th Avenue
Huntington, West Virginia 25701

Re: Final Title Opinion for Huntington Sanitary Board
Wastewater Treatment Plant Upgrade Project
WVIJDC Project No. 2022S-2245

Ladies and Gentlemen:

I am counsel to the City of Huntington by and through the Huntington Sanitary Board (the "Issuer") in connection with a proposed Wastewater Treatment Plant Upgrade Project.

The proposed project consists of the following elements: New Headworks Building

outfitted with three (3) fine mechanical screens and three vortex grit chambers; demolition of the existing primary clarifiers; expansion of the activated sludge process by converting the existing secondary clarifiers to activated sludge basins; construction of four (4) new secondary clarifiers; remediation of the existing fly ash pond site; demolition of the existing chlorination and dechlorination facilities and replacement with new Ultraviolet (UV) disinfection facilities; construction of a new effluent pump station and non-potable water system; installation of three (3) centrifuges with sludge drying facilities; construction of a new administration building; miscellaneous site grading, piping, landscaping, and paving work; heating, ventilation, and air conditioning work; interior process, plumbing, and fire protection piping and appurtenances; interior painting and finishing work; electrical substation, power distribution, and controls work; and demolition work;

This portion of the project will improve the treatment processes at the existing Wastewater Treatment Plant (WWTP) and increase the WWTP capacity. The proposed project consists of the following elements: demolition of existing structures and components including: secondary clarifier mechanisms and weir troughs and aeration blowers, piping, and diffusers; construction of a primary effluent control structure; modification of the existing activated sludge tanks, including installation of new diffusers, piping, recycle pumps, and baffles; conversion of the eight secondary clarifiers to activated sludge tanks and installation of new baffles and equipment; installation of new blowers and aeration piping in the existing Blower Building; construction of a new mixed liquor splitter structure and flumes; replacement of the existing electrical substation; installation of a SCADA system; modifications to existing yard piping and installation of new yard piping; replacement or installation of new motor control centers, lighting, and instrumentation; replacement of interior and site lighting; replacement of gates, handrail, and grating on existing structures which will remain in service; miscellaneous site grading, landscaping, and paving work; miscellaneous plumbing work; miscellaneous heating, ventilation, and air conditioning work; and miscellaneous interior painting and finish work; and

The proposed project consists of the following elements: demolition of existing structures and components including the abandoned coal silo tank, refuse tank, incinerator, and miscellaneous platforms; modifications to the existing sludge processing facilities to install new dewatering equipment and sludge dryer; rehabilitation of the existing gravity thickeners; construction of a new Administration Building; modifications to existing yard piping and installation of new yard piping; replacement or installation of new motor control centers, lighting, and instrumentation; replacement of interior and site lighting; replacement of gates, handrail, and grating on existing structures which will remain in service; miscellaneous site grading, landscaping, and paving work; miscellaneous plumbing work; miscellaneous heating, ventilation, and air conditioning work; and miscellaneous interior painting and finish work collectively, the "Project".

The Issuer is also acquiring tracts of lands situate on Sunset Drive for the purpose of a laydown yard as well as acquiring certain tracts of real property to provide increased access to the Wastewater Treatment Plant. In order to quiet title to the Wastewater Treatment Plant property it was necessary for the Sanitary Board to file Petitions for Eminent Domain as to unknown owners of property adjacent to the main treatment plant site. These have been filed and Rights of Entry

have been obtained and recorded. Other tracts which are deemed necessary for the operation of the Wastewater Treatment Plant have been acquired by either Deed, Sale and Purchase Agreement and/or Rights of Entry.

All purchases or acquisitions have been acquired by the Huntington Sanitary Board in compliance with the requirements of the Uniform Relocation Act.

1. I am of the opinion that the Issuer is a duly created and validly existing Sanitary Board possessed with all the powers and authority granted to Municipalities under the laws of the State of West Virginia to construct, operate and maintain the Project as approved by the West Virginia Department of Environmental Protection.

2. The Issuer has obtained all necessary permits and approvals for the construction of the Project.

3. I have investigated and ascertained the location of, and am familiar with the legal descriptions of the necessary sites, including easements, property acquisitions for the Wastewater Treatment Plant and/or rights of way, required for the Project as set forth in the plans for the Project prepared by Strand Associates, Inc., the Consulting Engineers for the Project.

4. I have examined the records on file in the Office of the Clerk of the County Commission of Wayne County, West Virginia, the County in which the Project is to be located, and, in my opinion, the Issuer has acquired all of the necessary site components for the Project as set forth below, including all Deed Acquisitions, Easements, Rights of Way, Rights-of-Entry or Sales Agreements sufficient to assure undisturbed use and possession for the purpose of construction, operation and maintenance of the Wastewater Treatment Plant for the estimated life of the Project.

EXISTING WASTEWATER TREATMENT PLANT

- A.** Tax Map 1 Parcel 1
Deed Book 286-381
Lots 2,3,4,5,6,9,10,11 Block 1 Dupont Place
(Also includes 7.5 acre tract) see below as to Lot 12
Lots 50, 51, 93, 95,96,97,98,99,100,101,102 Hale & Taylor
Tax Ticket: Lots 4,5,6 Dupont Place
- B.** Tax Map 1 Parcel 2
Deed Book 286-378
Lots 7-8 Dupont Place
Tax Ticket: Lots 7-8

- C. Tax Map 1 Parcel 3
Deed Book 286-381
Lots 9, 10, 11, 12 Dupont Place
Tax Ticket: Lots 9, 10, 11, 12 Dupont Place
see below as to Lot 12
- D. Tax Map 1, Parcel 7
Deed Book 286-377 (Lot 16)
Deed Book 286-380 (Lot 17)
Tax Ticket: Lots 16-17 Hale & Taylor
- E. Tax Map 1, Parcel 228 Dupont Place & Hale & Taylor
Deed Book 286-381 (Lots 2-3)
Deed Book 286-373 (Lot 1 Dupont Place)
Lots 1-3 Dupont lace
Lots 1-5 Hale & Taylor Appear to be part of 7.5 ac tract (see Deed Book 286-381)
- F. Tax Map 1 Parcel 229 Hale & Taylor
Deed Book 286-369
Lots 13,14,15,47,48,49 Hale& Taylor
Note: Tax Ticket shows "Lot 5 Hale & Taylor Floodwall Board"
- G. Tax Map 1 Parcel 30 Hale & Taylor
Deed Book 286-381 (Lots 6-12 H&T)
Deed Book 286-371 (Lots 89-90 H&T)
Deed Book 286-376 (Lots 105,106,107,108 H&T)
Deed Book 286-381 (Lots 93,95,96 H&T)
Deed Book 286-449 (Lots 91,92,94 H&T)
Tax Ticket: Lots 6-12 Hale & Taylor; 89-96; 105-108
- H. Tax Map 1 Parcel 231
Deed Book 286-374 (Lots 103-104 Hale & Taylor)
Deed Book 286-381 (Lots 97,98,99,100,101,102 Hale & Taylor)
- I. Tax Map 1 Parcel 37 (Unknown Owner)
Pt Lt 46 Hale & Taylor
Eminent Domain 24-C-118
ROE 779-392
- J. Tax Map 1 Parcel 9 (Unknown Owner)
Eminent Domain 24-C-115
ROE 779-404
Order Vesting Title Deed Book 782-356

- K. Tax Map 1 Parcel 13 (Unknown Owner)
Eminent Domain 24-C-119
ROE 779-396
- L. Tax Map 1 Parcel 3 (Lot 12 Dupont Place)
Eminent Domain 24-C-121
ROE 779-400

ACQUISITIONS

- A. Martin Land Company
Tax Map 1 Parcel 226
Pt of Lot 4 Hale & Taylor
Eminent Domain
ROE 780-378
- B. Hydrocarbon Energies Inc.
Tax Map 1 Parcel 225
Lot 21 Hale & Taylor
ROE 780-491
- C. Steve Brumfield Estate
Tax Map 1 Parcel 8
Lot 18 Hale & Taylor
ROE 781-472
- D. Camden Park Inc.
Tax Map 1D Parcel 32
Lot 1 Humphries Subdivision
Sales Agreement Book 45, Page 970
- E. Nellie Henderson Estate
Tax Map 1 D Parcel 23.1
Lot 1 Block 2 Dupont Place
Deed Book 778-977

ACQUISITIONS SUNSET DRIVE

- A. Tax Map 1D Parcel 2
Lot 109 - Brass Ring, Inc.
Tax Ticket: Lot 109 Hale & Taylor Z4
Sales Agreement Book 45, Page 952

- B.** Tax Map 1D Parcel 3
Lot 110 - David & Troy Houchin
Tax Ticket: Lot 110 Fee Hale & Taylor
Sales Agreement (Book 45, Page 922)
- C.** Tax Map 1D Parcel 4
Lots 111,112 and 113 - Brass Ring, Inc.
Tax Ticket: Lots 111,112,113 Fee Hale
Sales Agreement Book 45, Page 960
- D.** Tax Map 1D Parcel 5.1
Lot 114 - Camden Park
Tax Ticket: Lot 114 Hale & Taylor Z4
Sales Agreement Book 45, Page 965
- E.** Tax Map 1D Parcel 5
Lot 115 - Floor Solutions
Tax Ticket: Lot 115 Hale & Taylor
Sales Agreement (Book 45, Page 926)
- F.** Tax Map 1D Parcel 6
Lot 116 - Jordan
Tax Ticket: Lot 116 Hale & Taylor Z5
Sales Agreement (Book 45, Page 913)
- G.** Tax Map 1D Parcel 7
Lot 117 - Brass Ring, Inc.
Tax Ticket: Lot 117 Hale & Taylor Z5
Sales Agreement Book 45, Page 975
- H.** Tax Map 1D Parcel 8
Lot 118 - Camden Park
Tax Ticket: Lot 118 Hale & Taylor Z5
Sales Agreement Book 45, Page 980
- I.** Tax Map 1D Parcel 9
Lot 119 - Jordan
Tax Ticket: Lot 119 Hale & Taylor
Sales Agreement (Book 45, Page 917)
- J.** Tax Map 1D Parcel 10
Lot 120 - Jordan
Tax Ticket Lot 120 Hale & Taylor Z5
Sales Agreement (Book 45, Page 917)

- K.** Tax Map 1D Parcel 11
Lot 121 - Conley
Tax Ticket: Lot 121 Hale & Taylor Z4
Deed Book 782, Page 486
- L.** Tax Map 1D Parcel 13
Lots 124 & 125 - Brass Ring, Inc.
Tax Ticket: Lots 124 & 125 Hale & Taylor
Sales Agreement Book 45, Page 985
- M.** Tax Map 1D Parcel 14
Lot 126 - Houchin
Tax Ticket: Lot 126 Fee Hale & Taylor
Right of Entry 782, Page 523
- N.** Tax Map 1D Parcel 15
Lot 127 - Floor Solutions
Tax Ticket: Lot 127 Hale & Taylor
Sales Agreement (Book 45, Page 934)
- O.** Tax Map 1D Parcel 16
Lot 128 - Houchin
Tax Ticket: Lot 128 Fee Hale & Taylor Z5
Sales Agreement (Book 45, Page 930)
- P.** Tax Map 1D Parcel 17
Lot 129 - Conley
Tax Ticket: Lot 129 Hale & Taylor
Deed Book 782, Page 488
- Q.** Tax Map 1D Parcel 18.1
Lot 130 - Conley
Tax Ticket: Lot 130 Fee Hale & Taylor
Deed Book 782, Page 488
- R.** Tax Map 1D Parcel 18
Lot 131 - Conley
Tax Ticket: Lot 131 Hale & Taylor
Deed Book 782, Page 488
- S.** Tax Map 1D Parcel 19
Lot 132 - Blanton
Tax Ticket: Lot 132 Fee Hale & Taylor
Deed Book 782, Page 496

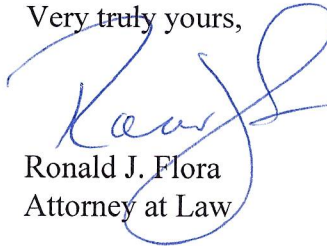
T. Tax Map 1D Parcel 20
Lots 133 & 134 - Blanton
Tax Ticket: Lots 133 & 134 Fee Hale & Taylor
Deed Book 782, Page 493

U. Tax Map 1D Parcel 21
Lots 135,136,137 - Blanton
Tax Ticket: Block E, Lots 135,136,137 Fee Hale & Taylor Sub.
Deed Book 782, Page 490

5. There is no pending litigation that would affect the Project of which the undersigned Counsel is aware after due diligence. Further, there are no Judgment Liens or Federal or State Tax Liens of record in Wayne County against the Issuer.

6. All Deeds, Easements, Rights of Way, Rights-of-Entry and Sales Agreements which have been acquired to date by the Issuer have been duly recorded in the Office of the Clerk of the County Commission of Wayne County to protect the legal title to and interest of the Issuer.

Very truly yours,



Ronald J. Flora
Attorney at Law

RJF/eh

Z:\Emma Share\CITY OF HUNTINGTON\to.WWTP.to.wpd



Huntington Stormwater Utility
P.O. Box 7578
555 Seventh Avenue
Huntington, WV 25777
304-696-4423

December 16, 2024

Huntington Sanitary Board
555 Seventh Avenue
Huntington, WV 25701
Attn: Brian Bracey

RE: Huntington Sanitary Board improvements at the Wastewater Treatment Plant, Wayne County, Huntington, WV. Stormwater Management Approval

The Huntington Stormwater Utility (HSU) has completed the review of the stormwater management plan for the HSB Wastewater Treatment Plant improvements in Huntington, WV.

The Stormwater Utility received the application on October 25, 2024, and follow-up responses on December 8, 2024. The final revised plans and drawings describing the storm sewer infrastructure, bioretention cell, and sediment & erosion controls are hereby approved.

This project consists of the replacement and upgrades of various components of Huntington's existing wastewater treatment plant. Activities include filling and grading for a new headworks building, clarifiers, and access road. The stormwater infrastructure consists of collection inlets, pipes, and one bioretention cell. The bioretention cell storage volume is 14,400 cubic feet of water. The bioretention cell shall infiltrate water within 24 hours and the side slopes not exceed 3:1. Routine maintenance of the bioretention cell is required to maintain hydraulic capacity.

Sediment and erosion control measures shall be installed prior to grading and/or moving dirt and kept in place during construction.

The contributing drainage areas shall be stabilized prior to final construction of the bioretention cell.

The construction of each step of the bioretention cell shall be documented. This documentation is to be submitted with the as-built drawings. As-built drawings of the stormwater infrastructure shall be submitted to the Utility within 60 days of completion.

All stormwater controls are subject to inspection by Utility personnel at any time.

If you have any questions regarding this letter, please do not hesitate to call me at 304-781-1952 or email at sherry.wilkins@huntingtonswu.com.

Sincerely,

Sherry Wilkins
Director