

## Tom Connelly

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**From:** Hooper, Michael <michael.hooper@obermayer.com>  
**Sent:** Friday, January 31, 2020 1:34 PM  
**To:** Tom Connelly  
**Subject:** RE: GC&P Development- Planning Commission Update  
**Attachments:** 2019-1108 Summary of Scope of Services - GC and P\_1-30-20.pdf

Tom,

I wanted to give you a brief update of our status. We remain on schedule for the mid-march submissions as discussed at the December Planning Commission meeting.

The TIS study area has been approved by the WVDOH and the traffic counts are underway.

Although the WVDEP has not made a final determination, we remain confident based on our discussions with that office to date, that the proposed site grading pursuant to a development plan will be deemed an activity that is **exempt** from any quarry permitting. The project is expected to follow the normal storm water permit permitting process like any other similar development.

Finally, as to the additional geotech information requested, that report is also underway. I have attached the scope letter from David Hooper at Larson Design Group for your reference.

Best regards,

Mike



Partner

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**From:** Tom Connelly [mailto:tconnelly@wheelingwv.gov]  
**Sent:** Tuesday, January 28, 2020 1:23 PM

**To:** Hooper, Michael <michael.hooper@obermayer.com>

**Subject:** Planning Commission agenda

Mike, please see attached agenda for Monday's meeting.

-Tom

Thomas Connelly, AICP  
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Economic & Community Development Department  
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January 30, 2020

Doug Grayson  
GC&P Development, LLC  
99 Aaron Woods  
Wheeling, WV 26003

Re: Summary of Scope of Services  
GC&P Mixed Use Development  
City of Wheeling, Wheeling District  
Ohio County, West Virginia  
LDG Proposal No. 2019-1108

Dear Doug,

Larson Design Group (LDG) is pleased to present GC&P Development, LLC (GC&P) with this summary scope of services associated with the proposed development located in the vicinity of Bethany Pike (WV-88), Wheeling, Ohio County, West Virginia. We understand that there is a proposal for a split commercial and residential complex to be placed at this location. The purpose of this geotechnical report is to provide preliminary recommendations for the structures on the site, provide general site development guidance and to provide input regarding issues raised by the public.

#### **PROJECT DESCRIPTION**

The proposed development is in the planning stage and involves excavation from existing grade down to elevation 950 feet for the development of a building pad for mixed commercial and residential development. Current site plans are only at conceptual schematic level.

#### **SCOPE OF SERVICES**

Our scope of work for this project has been developed to include the following:

##### **Task 1. Review of Available Data**

LDG will review provided analyses and documents prepared by GC&P and their consultants, regarding borings previously undertaken for the purpose of characterizing the materials at the site. In addition, LDG will review other publicly available data sources. A review of readily available geologic and coal mining literature along with readily available historic topographic maps and aerial photos will be performed.

##### **Task 2. Site Reconnaissance**

LDG proposes to perform a site reconnaissance to review existing conditions, rock outcrops, slopes for potential subsidence features, landslide or existing fill conditions

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### **Task 3. Preliminary Geotechnical Report**

LDG proposes to provide the following as part of our preliminary geotechnical report:

- Design and Construction Recommendations for foundations for the proposed structure types.
- Foundation bearing and settlement estimated for recommended foundation types.
- Potential impacts associated with coal mining at the project site.
- Other site development recommendations as possible based on existing design information.

### **Task 4. Meeting Attendance**

Upon request, LDG will be present at one Wheeling Planning Committee meeting to present our report.

### **PROJECT SCHEDULE**

LDG's preliminary geotechnical report will be delivered by February 14, 2020.

We appreciate the opportunity to provide these services to you. If you have any questions please feel free to contact me at 412-528-0509 or via [dhooper@larsondesigngroup.com](mailto:dhooper@larsondesigngroup.com)

Sincerely,

**Larson Design Group**

A handwritten signature in cursive script that reads "David W. Hooper".

David W. Hooper, P.E.

Technical Manager, Geotechnical Services