

# CITY OF WHEELING



CITY COUNTY BUILDING  
1500 CHAPLINE STREET  
WHEELING, WEST VIRGINIA 26003

ECONOMIC & COMMUNITY DEVELOPMENT DEPARTMENT  
Phone (304) 234-3701 | Fax (304) 234-3899 | WheelingWV.gov

## MEMORANDUM

**TO:** Rusty Jebbia, Public Works Director  
Conrad Slanina, City Engineer  
Lori Siburt, Superintendent  
Andy Harris, Plant Superintendent  
Joe Forester, Superintendent  
Chief Larry Helms, Fire Department  
Chief Shawn Schwertfeger, Police Department

**FROM:** Tom Connelly, Assistant Director *TC*

**DATE:** August 20, 2019

**RE:** Comprehensive Plan Amendment

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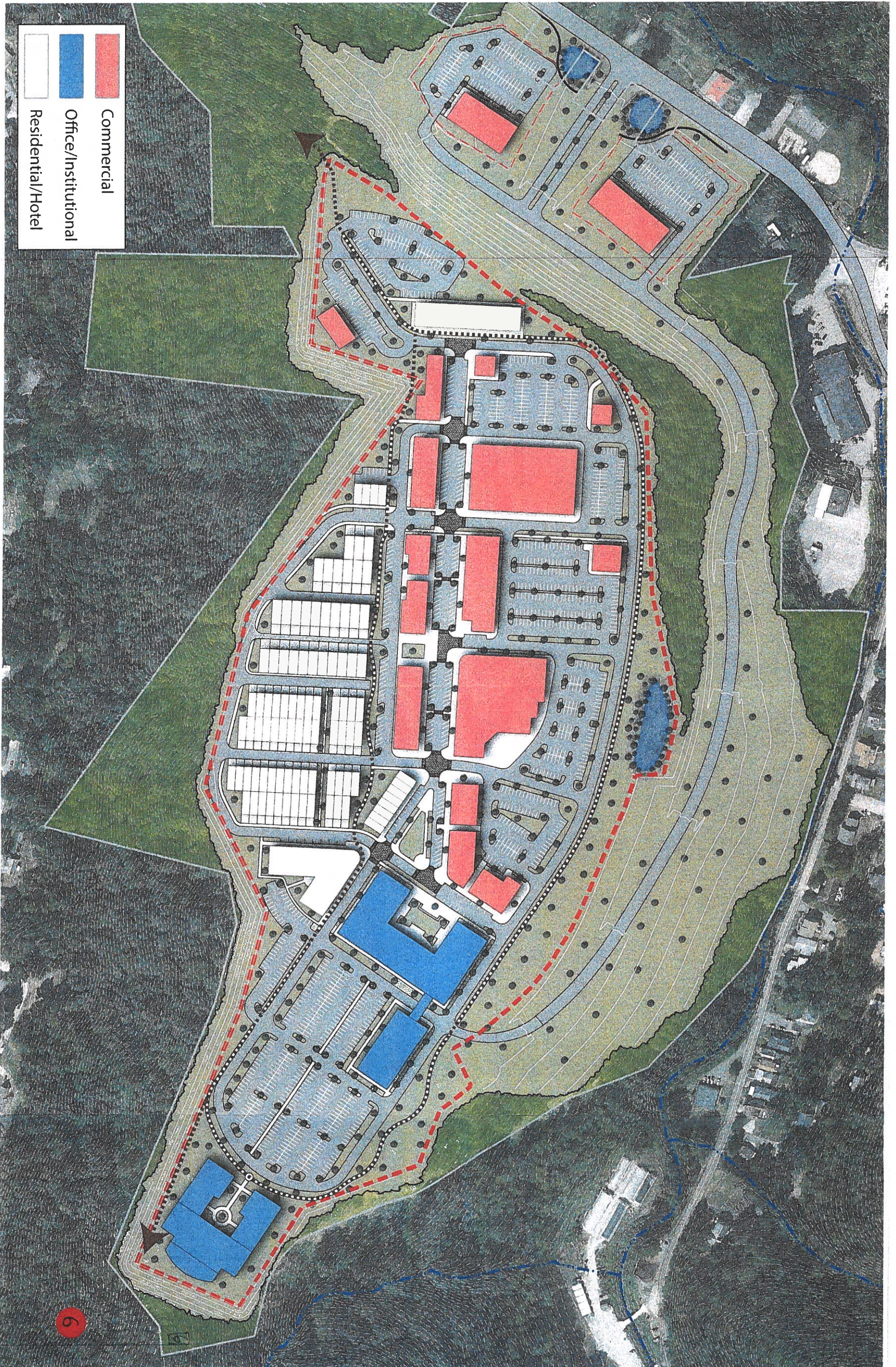
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The City of Wheeling Planning Commission has received an application from Michael Hooper, Esquire on behalf of GC&P Development LLC to amend the Future Land Use Plan found in the City of Wheeling 2014 Comprehensive Plan. As outlined in West Virginia code section 8A-3-6-d, "cities shall request input from other affected governing bodies and units of government when considering a comprehensive plan amendment". The request in front of the Commission is to reclassify the area from the "Conservation Development" category to a category that allows a mix of residential, commercial and institutional uses for the purposes of a large mixed-use development (see attached Map 6). Additional materials can be viewed at [www.wheelingwv.gov/gcp](http://www.wheelingwv.gov/gcp).

Please review the request and provide any information you believe may be helpful to the Planning Commission as they consider the request and impact on city services, including:

- water service based on the proposed pad elevation of the future development at 950';
- any additional wastewater capacity needs;
- grading and stormwater management concerns;
- infrastructure and safety response (WV Route 88, access roads up to development, on-site safety needs, water pressure, etc.)
- road network and maintenance concerns if dedicated public

It would be helpful to have comments prior to the Planning Commission's next meeting on September 9, 2019. A public hearing will be scheduled in the future, possibly as early as October 21, 2019. Please let me know if you have questions or need additional information.



	Commercial
	Office/Institutional
	Residential/Hotel

## Tom Connelly

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**From:** Lori Siburt  
**Sent:** Wednesday, September 4, 2019 11:35 AM  
**To:** Tom Connelly; Rusty Jebbia; Max Jacobs; Chris Beiswenger  
**Subject:** GC&P development

Tom,

We reviewed the proposed plans for the development by GC&P Development LLC. We currently do not have the capacity in that area, nor the booster system capable to pump water to that elevation. They will definitely need a tank at that site and probably a new booster station as well as fortifying our transmission lines in that area.

We cannot make any specific determinations until we know the demand of the proposed development.

Please feel free to call if you have any questions.

Sincerely,  
Lori

**Lori Siburt**

Superintendent  
City of Wheeling Water Department  
9 Armory Drive  
Wheeling, WV 26003  
[lsiburt@wheelingwv.gov](mailto:lsiburt@wheelingwv.gov)  
Office: 304-234-3849  
Cell: 304-639-3440

- **Correspondence Set 4 - p. 3** -

## Tom Connelly

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**From:** Lori Siburt  
**Sent:** Monday, September 23, 2019 11:49 AM  
**To:** Tom Connelly; Max Jacobs; Ian Robinson; Mike Tenley; Chris Beiswenger  
**Subject:** FW: GC&P Water Use  
**Attachments:** GC&P.PDF; GC&P\_Est\_Water\_Use.pdf; water\_model.pdf

Tom,

I had CT Consultants work up a quick estimate on the proposed water demand at this development. I'm forwarding this information to you. Keep in mind other solutions to their water needs will be explored because the cross country 12" main from the Boggs Hill Tank area may not be the right solution for the demand we already have in the Oglebay area.

If you have any questions, please let me know.

Thanks,  
Lori

### Lori Siburt

Superintendent  
City of Wheeling Water Department  
9 Armory Drive  
Wheeling, WV 26003  
[lsiburt@wheelingwv.gov](mailto:lsiburt@wheelingwv.gov)  
Office: 304-234-3849  
Cell: 304-639-3440

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**From:** Bryan May [mailto:BMay@ctconsultants.com]  
**Sent:** Friday, September 20, 2019 1:29 PM  
**To:** Lori Siburt <lsiburt@wheelingwv.gov>  
**Subject:** FW: GC&P Water Use

Lori,

Please see the attached documentation for our preliminary water use estimates for the proposed development. Using 2,000gpd/acre for commercial and 200gpd/unit for residential resulted in just under 0.2MGD demand. This number needs to be refined as final mix of retail, restaurant, and hotel are fleshed out. Each of these users have widely varying demands and can be estimated based on the building area or seats or rooms etc. Based on some other research on the web, commercial land use can be as low as 500gpd / acre, so using the higher estimate now should allow for conservative planning.

Using a 500gpm simulated fire flow and a 3.0 peak hour multiplier in the model, Ben and I found that the Greggsville pressure zone (mostly 8") is inadequate. Removing the fire demand also resulted in inadequate supply and drained tank. The booster pump is not capable of keeping up with demands.

An alternative solution is to extend a cross country 12" main 7,200lf along the ridge line from Boggs Hill Road just north of Stonegate Drive to the development property. A pressure reducing valve will be needed. This arrangement was

simulated and showed good results for pressures and flows in the surround area. An extended simulation will need to be run to ensure tank levels aren't continuously dropping. I am sure that other options need to be explored as well.

Let me know if you have any questions or concerns. Thanks for letting us help with this exercise.

-Bryan

Thank You,

Bryan D. May, P.E.

304-907-4921 Direct  
[bmay@ctconsultants.com](mailto:bmay@ctconsultants.com)

CT Consultants, Inc.  
Wagner Building  
2001 Main Street #202  
Wheeling WV 26003  
304-232-2784 Office  
304-232-2798 Fax  
[www.ctconsultants.com](http://www.ctconsultants.com)



# Untitled Map

Write a description for your map.



	Commercial
	Office/Institutional
	Residential/Hotel

### Legend

- Alpine Skis & Boards
- American Plate Glass
- Feature 1
- Feature 2
- Resa
- The Vineyard Church

Google Earth

© 2018 Google



Correspondence Set 4 - p. 6

10000-ft

Terrace Ave  
Prospect Ave  
Fairview Ave  
Shady St

Fable St

GC&P Development

Water Use Demand Estimation

CT Consultants, Inc  
BDM

Based on current concept plan, identified as preferred site plan.

Commercial / Hotel / Office / Institutional Land Use Area: 84 Acres

Residential Land Use Area: 11.5 Acres

Lot Density: 8.17 units/Acre

Estimated Units: 94

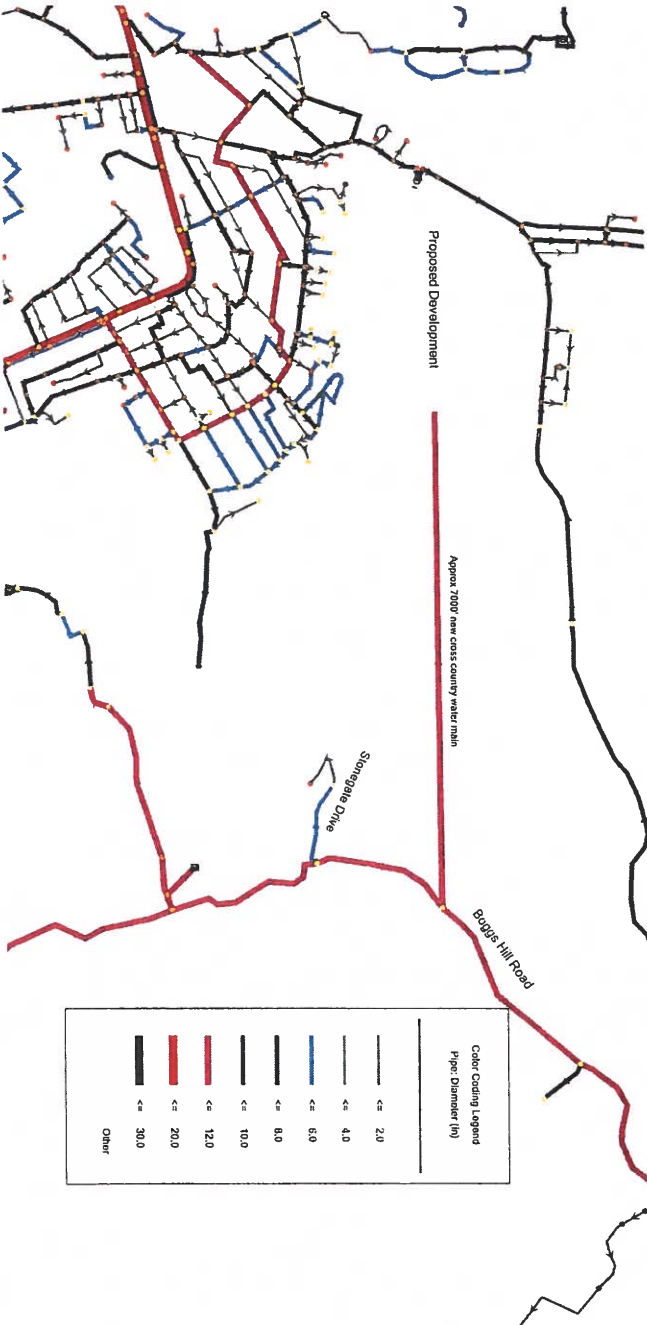
Water Use:	GPD/Ac	Area in Ac.	Est. GPD
Commercial:	2,000.00	84.00	168,000.00
	GPD/Unit	Units	Est. GPD
Residential:	200.00	94.00	18,800.00
	Total:		186,800.00 Average Day

Typical 16hr day cycle.	Average Daily Flow
PHF = 3.0	Pk. hour 583.75 GPM
	Fire Flow 500 GPM
	Design Flow 1,083.75 GPM

(System must be able to supply this flow without any part of the network dropping below 20psi).

Note: 2,000 gpd/acre is a planning number. Usage will vary based on final mix of uses.

**Scenario: Year 2019 - MDD**



Color Coding Legend	
Pipe Diameter (in)	
—	<= 2.0
—	<= 4.0
—	<= 6.0
—	<= 8.0
—	<= 10.0
—	<= 12.0
—	<= 20.0
—	<= 30.0
—	Other

System Model - Project Version.wtg  
8/20/2019

Bentley Systems, Inc. Haestad Methods Solution Center  
27 Stemon Company Drive Suite 200 W. Watertown, CT 08795 USA  
+1-203-755-1666

WaterGEMS CONNECT Edition Update 2  
[10.02.01.06]  
Page 1 of 1



## Tom Connelly

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**From:** Tom Connelly  
**Sent:** Tuesday, September 3, 2019 4:41 PM  
**To:** Hooper, Michael  
**Cc:** Andy Harris; Bob Weisner; Rusty Jebbia  
**Subject:** FW: your memo dated 8-20-19 (GC&P development LLC)  
**Attachments:** Memo from WPCD to ECCD re GC&P development 9-3-19.pdf

Mike, I spoke to Bob Weisner of the Water Pollution Control Department (WPCD) who said he requested some flow data from you for his use in reviewing the potential to develop GC&P's property. He is trying to determine how much additional development the current system can handle and what type of upgrades may be necessary, realizing plans may change. If you could provide him with this information in a similar manner to how the parking demand was calculated and prepared on Exhibit 4c, it would be helpful for the Water Pollution Control Department. Please contact WPCD with any questions. 304-234-3874

-Tom

Thomas Connelly, AICP  
Assistant Director  
Economic & Community Development Department  
City of Wheeling  
1500 Chapline Street, Room 305  
Wheeling, West Virginia 26003  
Phone: (304)234-3701 | Fax: (304) 234-3899

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**From:** Amanda Kerns <akerns@wheelingwv.gov>  
**Sent:** Tuesday, September 3, 2019 3:24 PM  
**To:** Tom Connelly <tconnelly@wheelingwv.gov>  
**Cc:** Andy Harris <aharris@wheelingwv.gov>; Bob Weisner <bweisner@wheelingwv.gov>  
**Subject:** your memo dated 8-20-19 (GC&P development LLC)

Enclosed please find a memo regarding your request for information on this development. If you have any questions or need further information, please let us know as soon as you can.

Thanks so much!

Amanda  
WPCD

# Memo

Date: September 3, 2019

To: Tom Connelly

Cc: Robert Weisner, Collections Supervisor

From: Andy Harris, WPCD Superintendent *AH*

RE: Information request regarding flows

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WPCD is respectfully requesting information regarding the flows for the proposed commercial office and residential properties in the GC&P development area that is shown in your memo dated August 20, 2019. Please submit this information at your earliest convenience so our comments can be ready for your next meeting.