

HUNTWELL WEST
LAND DEVELOPMENT PLAN AND PLAT
APPLICATION
CITY OF RANSON, WEST VIRGINIA

PROJECT NOTES:

1. THE SUBJECT PROPERTY IS ZONED SCMC (SMART CODE NEW COMMUNITY) WITH A GROSS SITE AREA OF 193.47 ACRES AND IS LOCATED ON TAX MAP 9, PARCEL 5, PARCEL 8, AND PARCEL 14.
2. PARCEL 9-05 WAS PREVIOUSLY DESIGNED AND APPROVED WITH LOTS RECORDED AS AMERICAN HERITAGE EAST IN FINAL PLAT 20-117 DEED BOOK 23 PAGE 35. THE EXISTING RECORDED LOTS WILL BE ABANDONED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
3. THE EXISTING USE IS FARMING/AGRICULTURAL.
4. THE SITE CONTAINS FEMA 100 YEAR FLOODPLAIN PER FLOOD MAP 5403TC0120E EFFECTIVE 12//18/2009. THE FLOOD AREA WILL NOT BE DEVELOPED WITH THIS PLAN AND ALL PROPOSED BUFFERS HELD AS REQUIRED.
5. AVAILABLE PUBLIC FACILITIES IN THE GENERAL AREA OF THE SUBJECT PROPERTY INCLUDE: RANSON ELEMENTARY, CHARLES TOWN MIDDLE SCHOOL, JEFFERSON HIGH SCHOOL, RANSON PARK (BASKETBALL, TENNIS, AND PLAYGROUND), CHARLES TOWN RACES AND SLOTS AND OVER 40 DIFFERENT RECREATIONAL FACILITIES IN THE CITY OF RANSON/JEFFERSON COUNTY AREA.
6. WATER SERVICE FOR THE SUBJECT PROPERTY WILL BE PROVIDED BY CHARLES TOWN UTILITY BOARD. SANITARY SEWER FOR THE SUBJECT PROPERTY WILL BE PROVIDED BY CHARLES TOWN UTILITY BOARD.
7. ON-SITE STORMWATER AND BEST MANAGEMENT FACILITIES WILL BE PROVIDED TO HANDLE STORMWATER MANAGEMENT FOR THE SUBJECT PROPERTY.
8. THE TOPOGRAPHIC CONTOUR INTERVAL IS TWO (2) FEET. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM AERIAL TOPOGRAPHY BY THRASHER ENGINEERING BASED ON A FLIGHT FROM FEBRUARY 2020 AND PROCESSED IN DECEMBER 2020. HORIZONTAL DATUM IS BASED ON NAD83 AND VERTICAL DATUM IS BASED ON NAD 88.
9. BOUNDARY INFORMATION IS FROM A BOUNDARY SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES.



VICINITY MAP
SCALE: 1"=2000'

APPLICANT
CHANDLERS GLEN LLC
PO BOX 1875
MARTINSBURG, WV 25402
CONTACT: HUNTER WILSON
304-901-4431
HWILSON@HILLCRESTREALTY.US

OWNER
300N, LLC
PO BOX 179
MOOREFIELD, WV 26836
CONTACT: PATRICK N. FRYE
304-530-0634
PFRYE@SUMMITFGI.COM

PREPARED BY:
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LEESBURG, VIRGINIA 20175
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Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	EXISTING CONDITIONS
03	ZONING COMPLIANCE PLAN
04	COMMUNITY TYPES & TRANSECT DISTRICTS
05	THROUGHFARES & BLOCK STRUCTURE
06	THOROUGHFARES & ASSEMBLIES
07	CIVIC STANDARDS
08	WAIVERS AND TYPICAL LOT LAYOUTS

Associated Parcel Table		
PARCEL	ADDRESS	ACREAGE
19-08-0009-0005-0000	1351 Cranes Lane	71.96
19-08-0009-0008-0000	Not Addressed	116.49
19-08-0009-0014-0000	4070 Old Leetown Pike	1

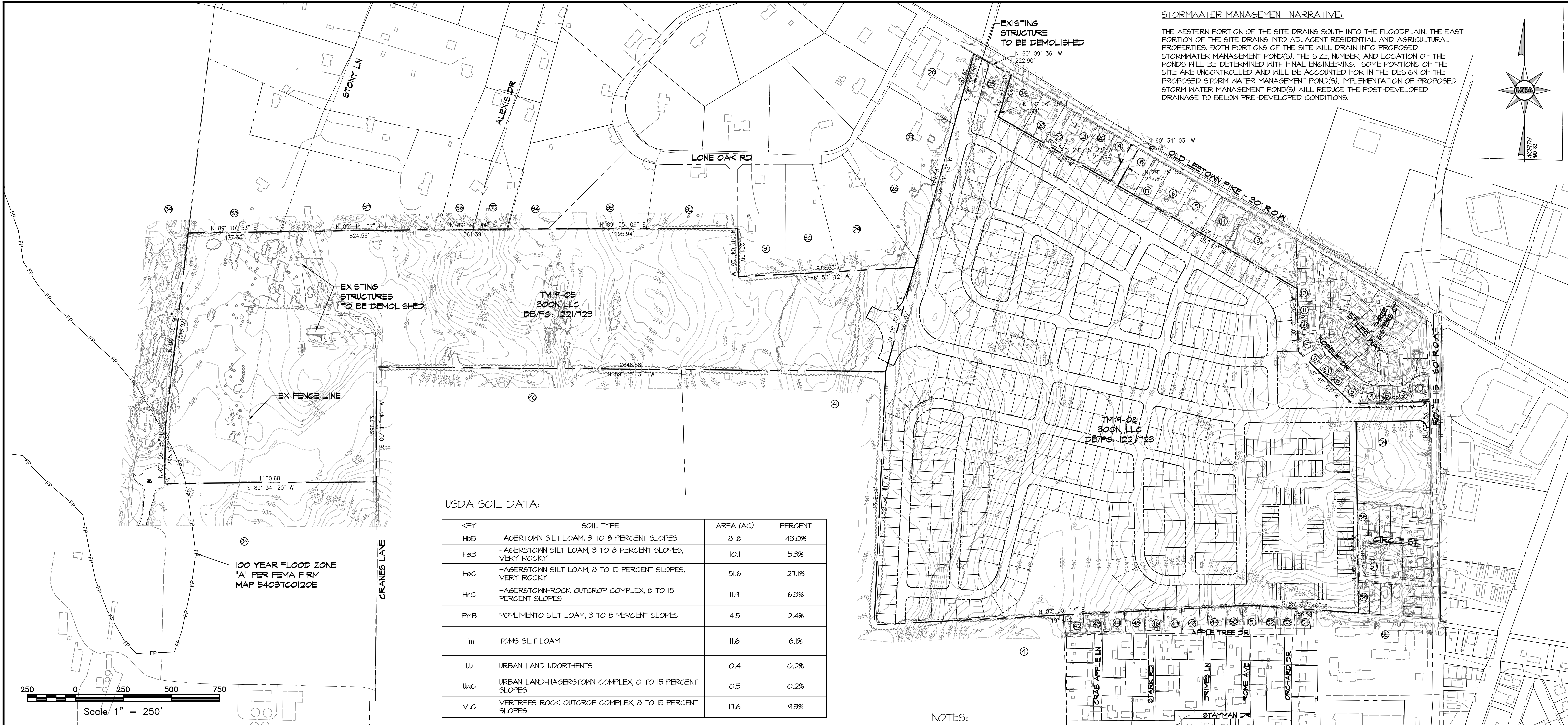
DATE	REVISIONS
03/31/2021	PER CITY COMMENTS
04/28/2021	PER CITY COMMENTS
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COVER SHEET
HUNTWELL WEST
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CITY OF RANSON, WV

JOB NO.: 21115
SCALE: N/A
DATE: 02/05/2021
DRAWN BY: HDP
DESIGN BY: DEM
REVIEW BY: JKE
SHEET: 01 OF 08



USDA SOIL DATA:

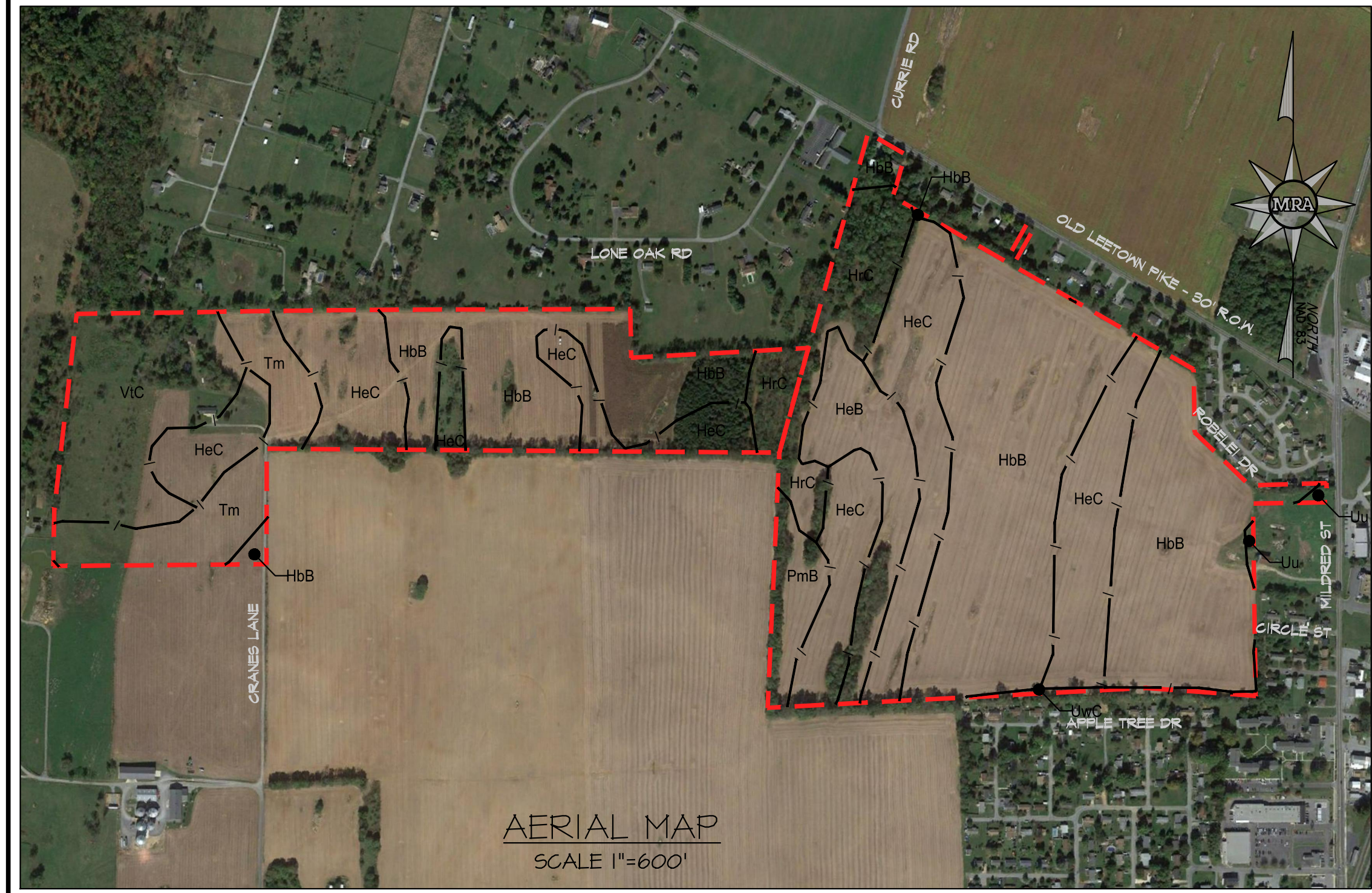
KEY	SOIL TYPE	AREA (AC)	PERCENT
HbB	HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES	81.8	43.0%
HeB	HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES, VERY ROCKY	10.1	5.3%
HeC	HAGERSTOWN SILT LOAM, 8 TO 15 PERCENT SLOPES, VERY ROCKY	51.6	27.1%
HrC	HAGERSTOWN-ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT SLOPES	11.1	6.3%
FmB	POPLIMENTO SILT LOAM, 3 TO 8 PERCENT SLOPES	4.5	2.4%
Tm	TOMS SILT LOAM	11.6	6.1%
Uu	URBAN LAND-UDORTHENTS	0.4	0.2%
UwC	URBAN LAND-HAGERSTOWN COMPLEX, 0 TO 15 PERCENT SLOPES	0.5	0.2%
VtC	VERTREES-ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT SLOPES	17.6	9.3%

NOTES:

1. THE EXISTING RECORDED LOTS WILL BE VACATED/CONSOLIDATED PRIOR TO CONSTRUCTION DRAWINGS APPROVAL.

STORMWATER MANAGEMENT NARRATIVE:

THE WESTERN PORTION OF THE SITE DRAINS SOUTH INTO THE FLOODPLAIN. THE EAST PORTION OF THE SITE DRAINS INTO ADJACENT RESIDENTIAL AND AGRICULTURAL PROPERTIES. BOTH PORTIONS OF THE SITE WILL DRAIN INTO PROPOSED STORMWATER MANAGEMENT POND(S). THE SIZE, NUMBER, AND LOCATION OF THE PONDS WILL BE DETERMINED WITH FINAL ENGINEERING. SOME PORTIONS OF THE SITE ARE UNCONTROLLED AND WILL BE ACCOUNTED FOR IN THE DESIGN OF THE PROPOSED STORM WATER MANAGEMENT POND(S). IMPLEMENTATION OF PROPOSED DRAINAGE TO BELOW PRE-DEVELOPED CONDITIONS.



Adjacent Parcels Table						
No.	Tax Map	Parcel	Name	Deed Book	Deed Page	Land Use
1	7	56	McDonald, Arquimedes & Juanita M	1147	709	Residential
2	7	57	Burkhammer, Jeremy S & April	1017	351	Residential
3	7	58	Webb, Cody W	1176	25	Residential
4	7	59	Schnably, Karen B	993	46	Residential
5	7	60	Nevarez, Hector O	1221	145	Residential
6	7	61	Edwards, Allen W & Hostler, Regina L	966	288	Residential
7	7	62	Martin, Jay A & Christina C	967	329	Residential
8	7	63	Tyrrell, Connie A	964	699	Residential
9	7	64	Lucas, Fred M & Esther J	949	123	Residential
10	7	65	Beall, Joshua M & Kerin	1017	48	Residential
11	7	66	Gant, Justin B	1151	390	Residential
12	7	67	Cox, John S & Shirley, Dias F	944	715	Residential
13	7	39	Valeri, Joyce S & Valeri Family Rev Trust	1131	69	Residential
14	7	40	Cooper, Chad R & Narischa Rattana	1210	416	Residential
15	7	41.1	Hess, Julie S	WB15	PG1	Residential
16	7	41	Lester, Richard E	1145	586	Residential
17	7	42	Robey, Brian O	1167	573	Residential
18	7	43	Robey, Brian O	1167	573	Residential
19	7	44	Coulter, Shawn G & Karen S	988	361	Residential
20	7	45	Oden, Ginger L	1201	427	Residential
21	7	46	Hitt, William E & Nancy Lou	251	527	Residential
22	7	47	Hitt, William E & Nancy Lou	254	227	Residential
23	7	48	Shiley, William & Penny	1108	292	Residential
24	7	49	Arroyave, Rafael D ET AL	939	369	Residential
25	9	14	West End Group of Investors LLC	988	458	Residential
26	7	8.5	First Baptist Church of Ranson Trustees	427	641	Residential
27	7	8.15	Johnson, Dennis K & Deborah	972	559	Residential
28	7	8.22	Anderson, Benjamin	1176	386	Residential
29	7	8.21	Clendenin, Scott E Sr & Samantha E	1144	406	Residential
30	7	8.2	Darlington, Emma J	447	252	Residential

Adjacent Parcels Table						
No.	Tax Map	Parcel	Name	Deed Book	Deed Page	Land Use
31	7	8.19	Chicchirichi, Antonio III	670	153	Residential
32	7	8.18	Hottle, John D	1168	295	Residential
33	7	8.17	Childs, James R & Kathleen M	1216	21	Residential
34	7	8.16	Costello, William E & Rhonda D	544	741	Residential
35	7	53.13	Sawyers, Bradley J & Heather	977	565	Residential
36	7	53.14	Traywick, Anthony	1224	593	Residential
37	7	53.9	Cavaleri, Tish A	1029	277	Residential
38	7	53.8	Francois, Filipe & Kowalski, Melissa J	952	267	Residential
39	9	3	Kable, Harry M & Carol F	868	364	Agricultural
40	9	6	Dunn, Stanley W Jr & Katherine B	540	249	Agricultural
41	9	6.1	High Horizons Farm Inc	1208	234	Agricultural
42	7A	180	Armel, John C & Louella L	606	201	Residential
43	7A	181	Watson, Dawn M	781	554	Residential
44	7A	182	Wilt, William D Sr & Alice J	941	44	Residential
45	7A	183	Orr, David & Kimberly	981	749	Residential
46	7A	184	Chaney, Lori Ann	1080	584	Residential
47	7A	185	Thomale, James M II	1211	359	Residential
48	7A	186	Wynkoop, Mary Ann	1065	515	Residential
49	7A	187	Burris, Elick E Jr & Shirley M	531	29	Residential
50	7A	188	Hawkins, Judy A	460	586	Residential
51	7A	189	Shockey, Malgorzata M	1173	155	Residential
52	7A	190	King, Raymond F & Patricia L	1127	44	Residential
53	7A	191	Garrison, Thomas	1101	251	Residential
54	7A	192	M&D Investment Group LLC	1128	27	Residential
55	1	189	New Apple Tree Gardens I Limited Partnership	1090	42	Commercial
56	7	22	Cross, Linda L	992	325	Residential
57	7	23	Glorfield, Gordon J	973	206	Residential
58	7	35	Chapman, Jennifer J	1149	94	Residential
59	9	7	Kable, Harry M & Carol F	1016	343	Agricultural

LEGEND	
---	EX. R/W LINE
---	EX. PROPERTY LINE
---	EX. ADJ. PROPERTY LINE
---	EX. 10' CONTOUR
---	EX. 2' CONTOUR
---	EX. TREE LINE
---	EX. BUILDING
---	EX. EASEMENT
---	EX. PAVEMENT
---	EX. CURB
---	EX. WALKWAY
---	EX. STORM DRAIN
---	EX. WATER LINE
---	EX. SANITARY LINE
---	EX. OVERHEAD LINE
---	EX. UNDERGROUND CONDUIT
---	EX. GAS LINE
---	EX. FENCE LINE
---	EX. STREAM
---	EX. STREAM BUFFER
---	EX. POND LINE
---	EX. FLOODPLAIN
---	EX. CRITICAL AREA
---	EX. FOREST BUFFER
---	EX. WETLAND LINE
---	SOILS LINE
---	EX. SEPTIC RESERVE AREA
---	EX. RETAINING WALL
---	EX. ZONING LINE
I.P.F.	IRON PIPE FOUND
I.P.S.	IRON PIPE SET
I.R.F.	IRON REBAR FOUND
I.R.S.	IRON REBAR SET
+	EX. SIGN
*	EX. LIGHT POLE
+	EX. UTILITY POLE
+50	EX. SPOT ELEVATION

DATE

REVISIONS

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EXISTING CONDITIONS

HUNTWELL WEST

LAND DEVELOPMENT PLAN AND PLAT

APPLICATION

CITY OF RANSON, WV

JOB NO.: 21115

SCALE: 1"=250'

DATE: 02/05/2021

DRAWN BY: HDP

DESIGN BY: DEM

REVIEW BY: JKE

SHEET: 02 OF 08

PROPOSED COMMUNITY TYPES:

- VILLAGE #1 - LOW INTENSITY
- VILLAGE #2 - LOW INTENSITY

ACREAGE REQUIREMENTS:

- VILLAGE #1 - REQUIRED: 40-120* ACRES
PROVIDED: 117 ACRES

*AN ADMINISTRATIVE WAIVER WAS GRANTED TO ALLOW FOR A LOW DENSITY VILLAGE COMMUNITY UP TO 120 ACRES, A 20% ADJUSTMENT TO TABLE 2. COMMUNITY UNIT CONFIGURATION.

- VILLAGE #2 - REQUIRED: 40-100 ACRES
PROVIDED: 73 ACRES

EDGE TRANSECT DISTRICTS:

- T3 & T4 ARE PROPOSED FOR AREAS ADJACENT TO EXISTING RESIDENTIAL LOTS

SECTOR PLAN

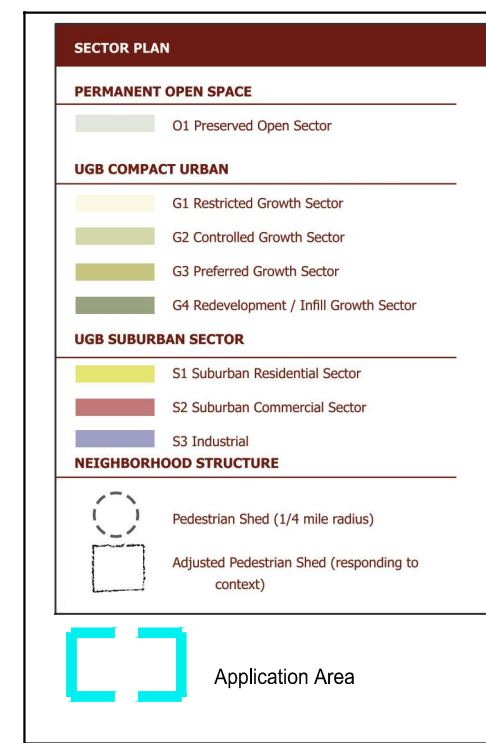
THE G2 CONTROLLED GROWTH SECTOR IS A PRIORITY EXPANSION AREA OF THE 2012 CITY OF RANSON COMPREHENSIVE PLAN. THIS PLAN ENCOURAGES THE USE OF CHAPTER 14A SMARTCODE. AS SUCH, THIS REQUEST CONFORMS WITH THE PREFERRED VISION OF THE COMPREHENSIVE PLAN.

PERMITTED COMMUNITY UNITS

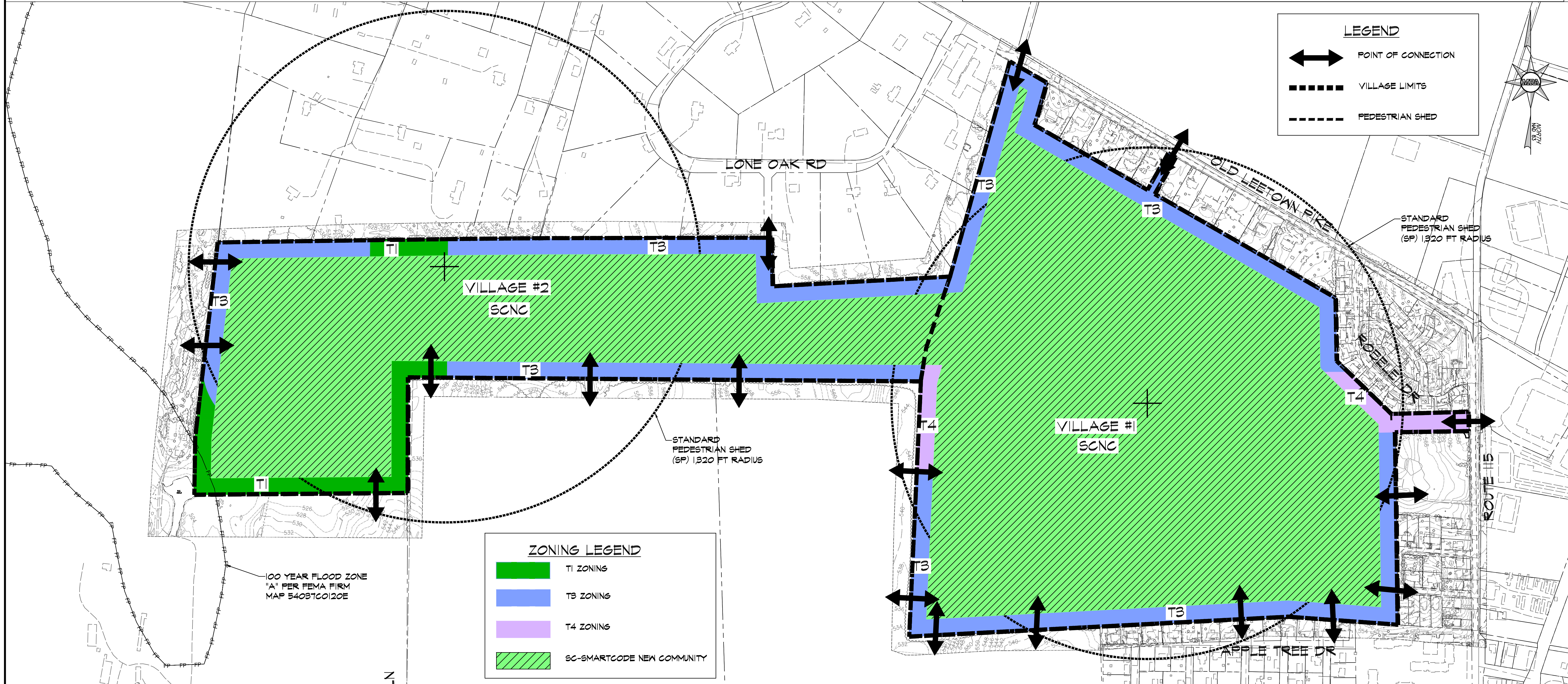
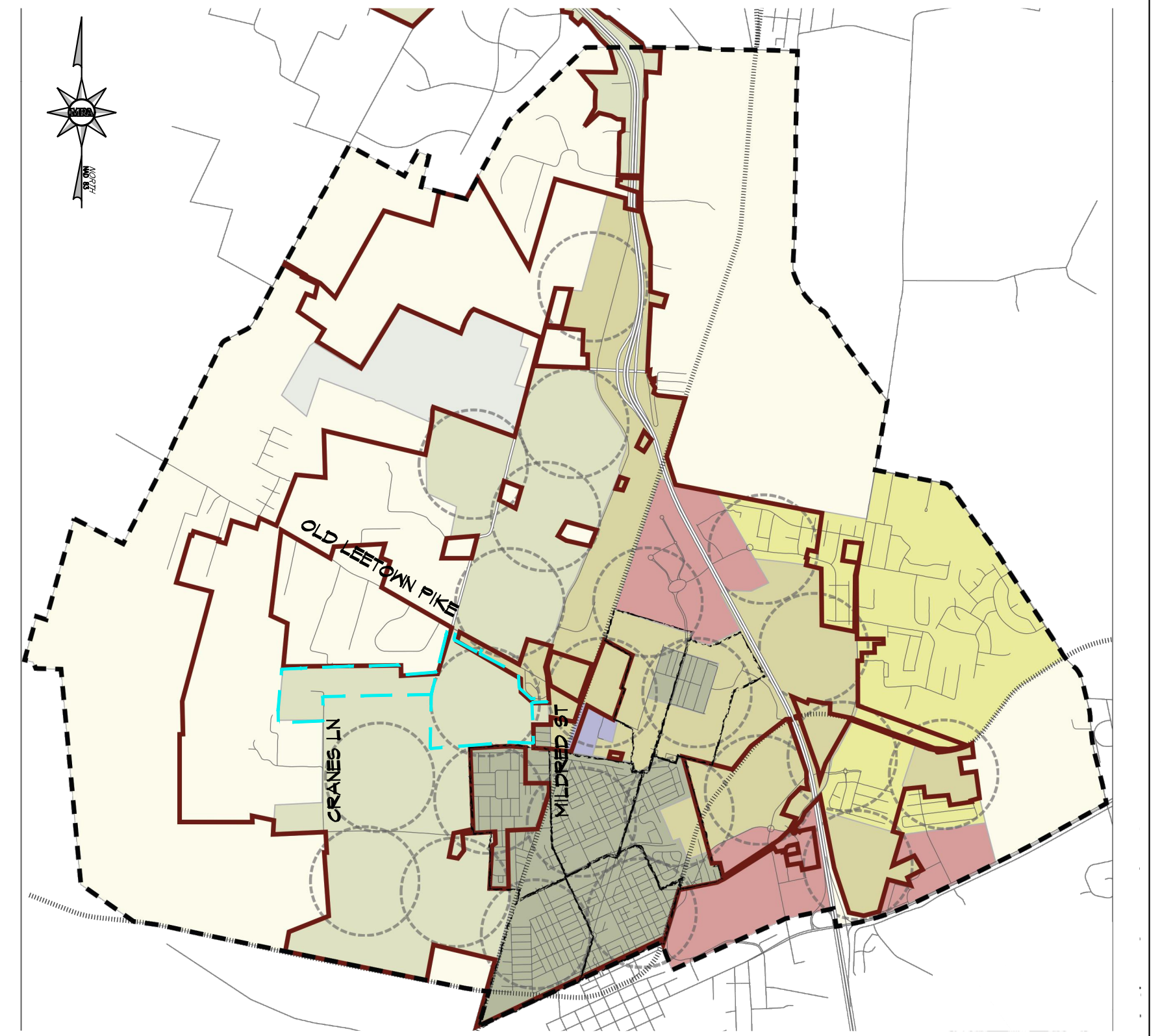
1.3.5 WITHIN THE G1, G2, AND G3 SECTORS, THE FOLLOWING ACREAGE REQUIREMENTS ARE NECESSARY FOR ANY REZONING TO THE SMARTCODE NEW COMMUNITY DISTRICT (SC-NC):

- HAMLET (HAM): 10-50 ACRES PER HAM
- VILLAGE (VIL): NO FEWER THAN 40 ACRES AND NO MORE THAN 200 ACRES PER VILLAGE.

THIS REZONING REQUEST PROPOSES TWO VILLAGES (VIL) WHICH IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN STANDARD WITHIN SECTION 1.3.5.



SECTOR PLAN
NOT TO SCALE



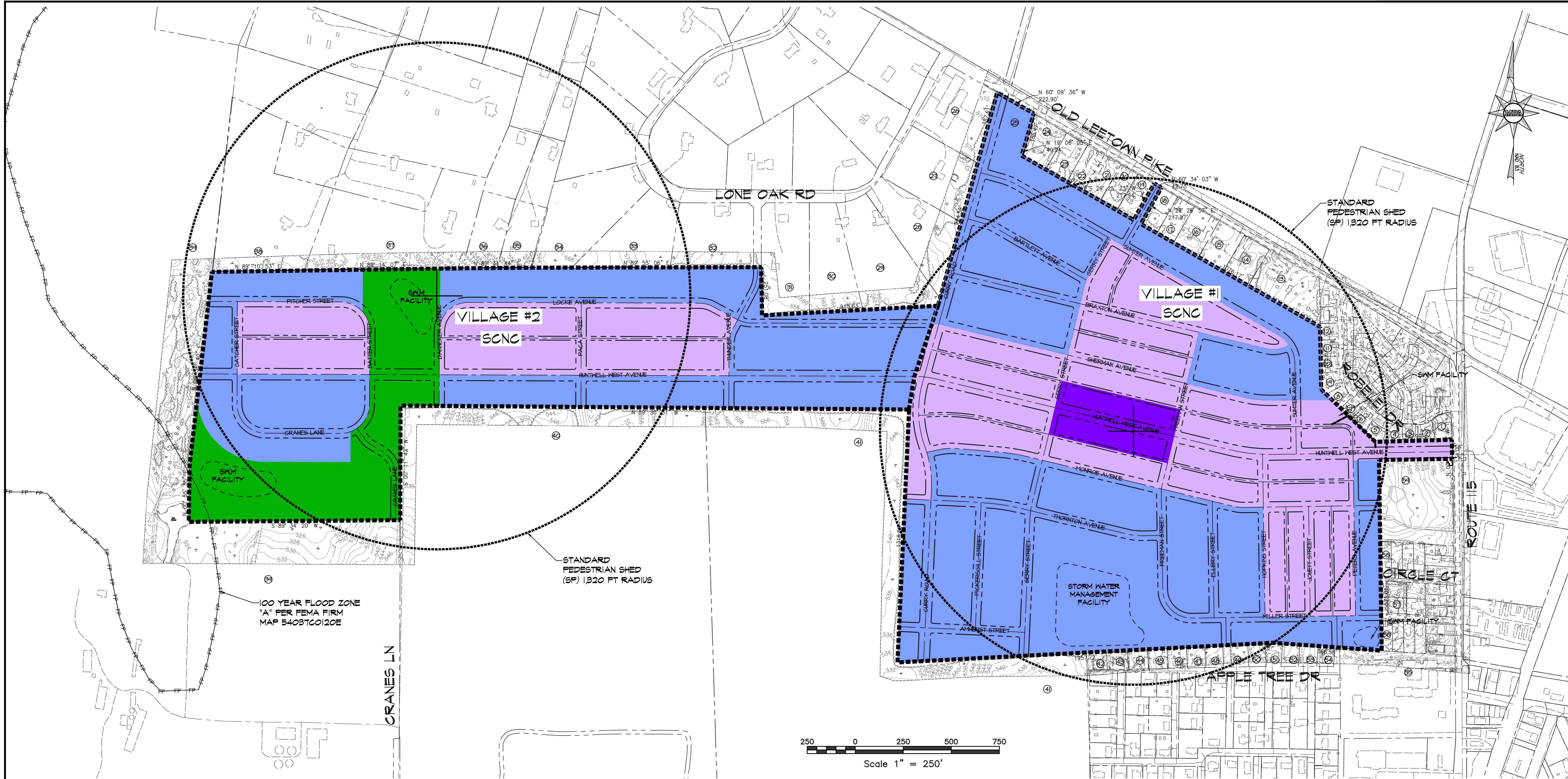
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MRAGTA.COM

ZONING COMPLIANCE PLAN

HUNTWELL WEST
REZONING REQUEST
CITY OF RANSON, WV

JOB NO.: 21115
SCALE: AS-SHOWN
DATE: 01/18/2021
DRAWN BY: HDP
DESIGN BY: DEM
REVIEW BY: JKE
SHEET: 03 OF 04



HUNTWELL WEST - AREA TABULATION				
ZONE	REQUIRED %	AREA (SF)	AREA (ACRES)	PROPOSED %
VILLAGE #1 - LOW DENSITY				
T3	20%-60%	3,022,684	69.39	59%
T4	10%-40%	1,918,971	44.05	37%
T5L	0% - 20%	181,967	4.18	4%
Total		5,123,622	117.62	100%
VILLAGE #2 - LOW DENSITY				
T1	0%	701,696	16.11	22%
T3	20%-60%	1,635,197	37.54	52%
T4	10%-40%	818,736	18.80	26%
Total		2,453,933	72.44	100%

ZONING LEGEND

TI ZONING

T3 ZONING

T4 ZONING

T5L ZONING

DATE

REVISIONS

03/31/2021

PER CITY COMMENTS

04/28/2021

PER CITY COMMENTS

04/30/2021

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COMMUNITY TYPES & TRANSECT DISTRICTS

HUNTWELL WEST

LAND DEVELOPMENT PLAN AND PLAT

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WAIVER

1. 3.5.4.-Blocks adjacent to undeveloped land, areas unsuitable for development, or pre-existing incomplete blocks may be exempt from block face length and block perimeter requirements be administrative waiver in accordance with 1.5.3.

Waiver of block face length and block perimeter requirements for exterior blocks.

Justification: Pedestrian passages and all requested road connections have been added to the plan to best comply with the block length and perimeter requirements. All interior blocks meet the block face and perimeter. The exterior adjacent land is either undeveloped land or existing subdivisions developed under old Zoning, which is not conducive with making proposed connections, therefore reducing the block lengths. This waiver is consistent with Section 1.2 Intent and the Comprehensive Plan. The location and size of the block structure will be consistent with purposes of the district. Block size on the exterior blocks will not adversely affect the district by impeding walkability as there are many pedestrian passages and sidewalk connections.

* = WAIVER REQUIRED

BLOCK FACE REQUIREMENTS

1. BLOCK FACES EXCEEDING 500 FEET SHALL BE SUBDIVIDED WITH A PEDESTRIAN PASSAGE THAT IS A MINIMUM OF 8 FT IN WIDTH PER SMART CODE RESOLUTION 14-07.
2. HUNTWELL WEST IS GRANTED A WAIVER TO EXEMPT THE BLOCK FACE LENGTH AND BLOCK PERIMETER REQUIREMENTS FOR BLOCKS ADJACENT TO PRE-EXISTING INCOMPLETE CLOCKS AND SHOWN AND NOTED WITHIN THE LAND DEVELOPMENT PLAN AND PLAT APPLICATION.

LEGEND

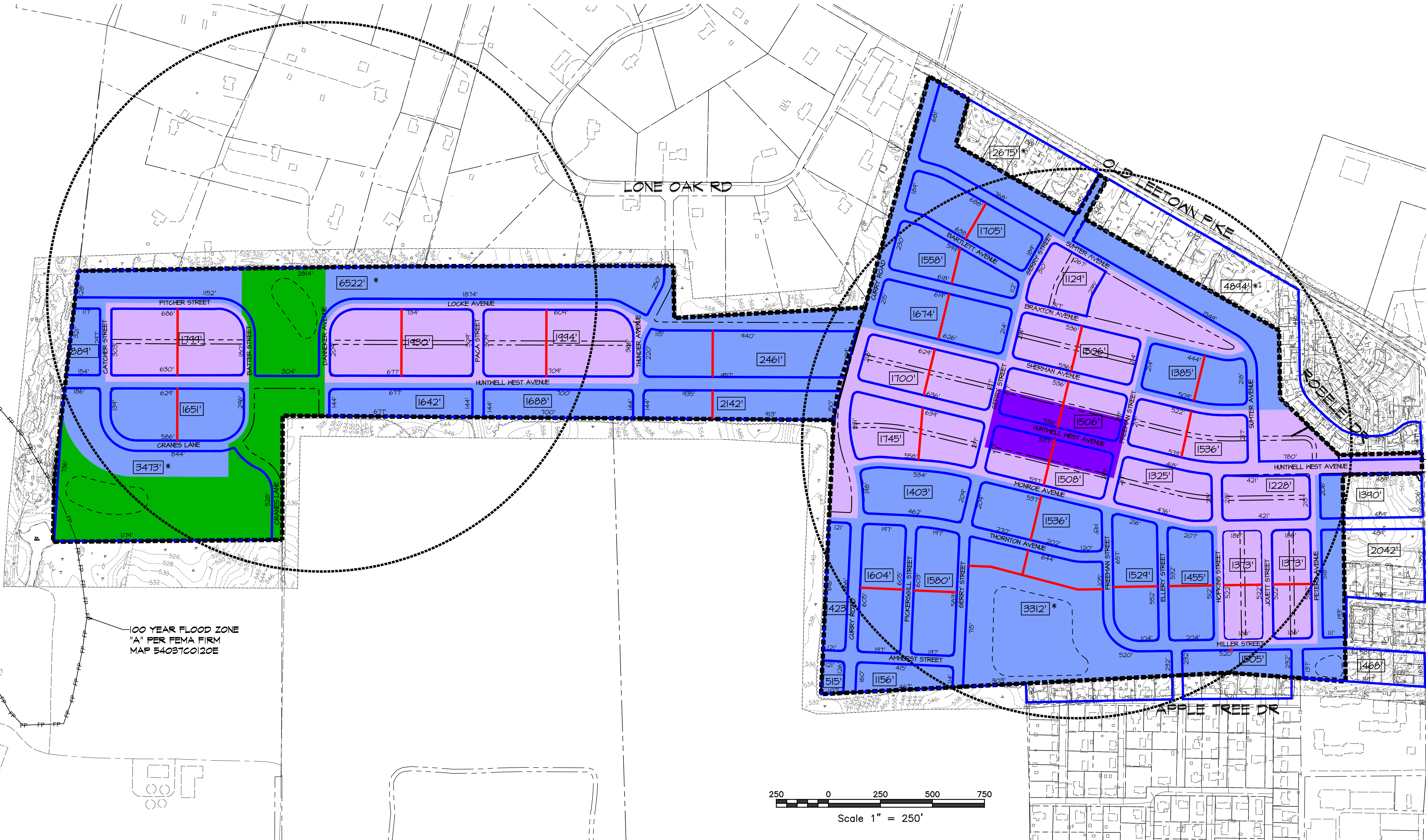
- T1 ZONING
T3 ZONING
T4 ZONING
T5L ZONING
- PROPERTY BOUNDARY
PEDESTRIAN PASSAGE PP-12-12
BLOCK PERIMETER
BLOCK PERIMETER LENGTH
BLOCK FACE LENGTH

MAXIMUM BLOCK PERIMETERS

T-3 MAX BLOCK PERIMETER = 2640 FT

T-4 MAX BLOCK PERIMETER = 2400 FT

T-5L MAX BLOCK PERIMETER = 2000 FT



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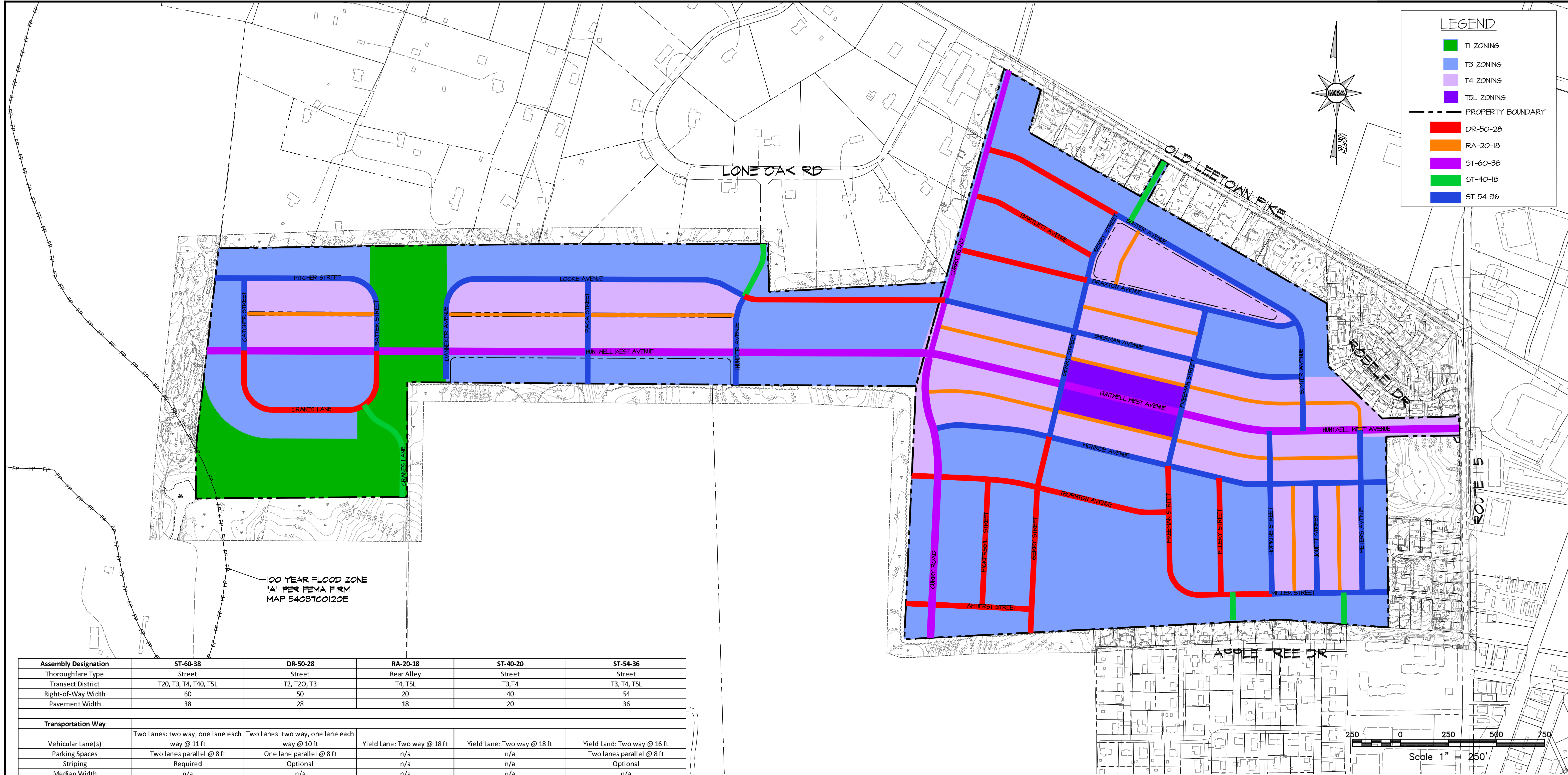
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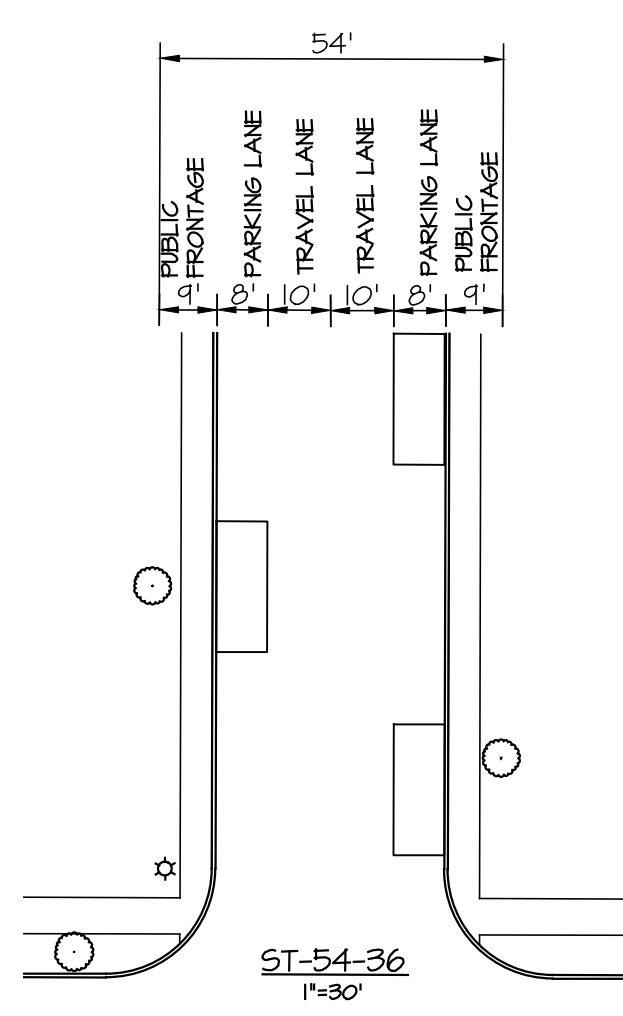
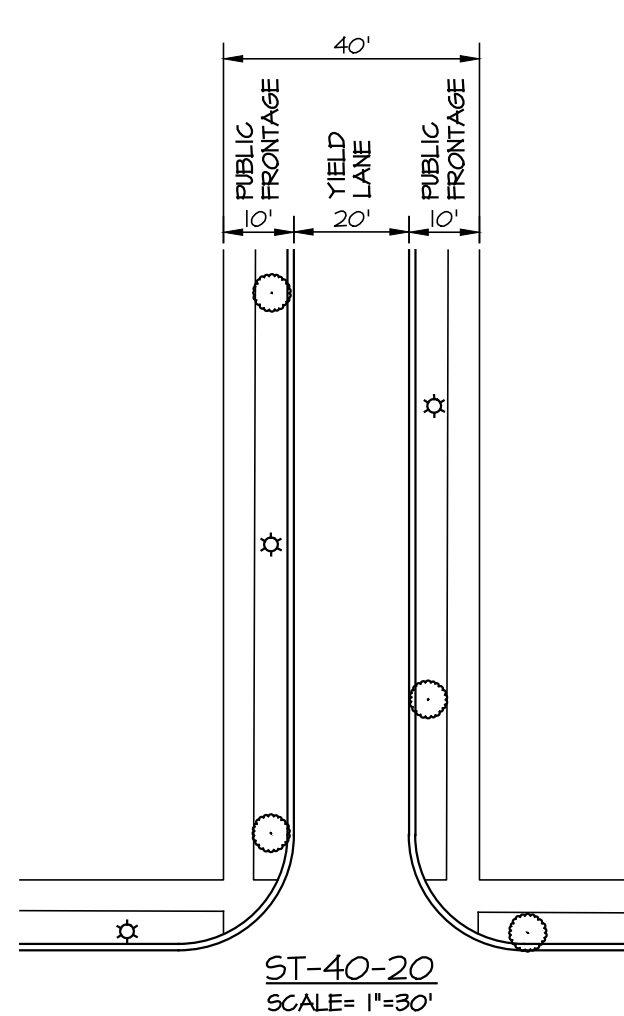
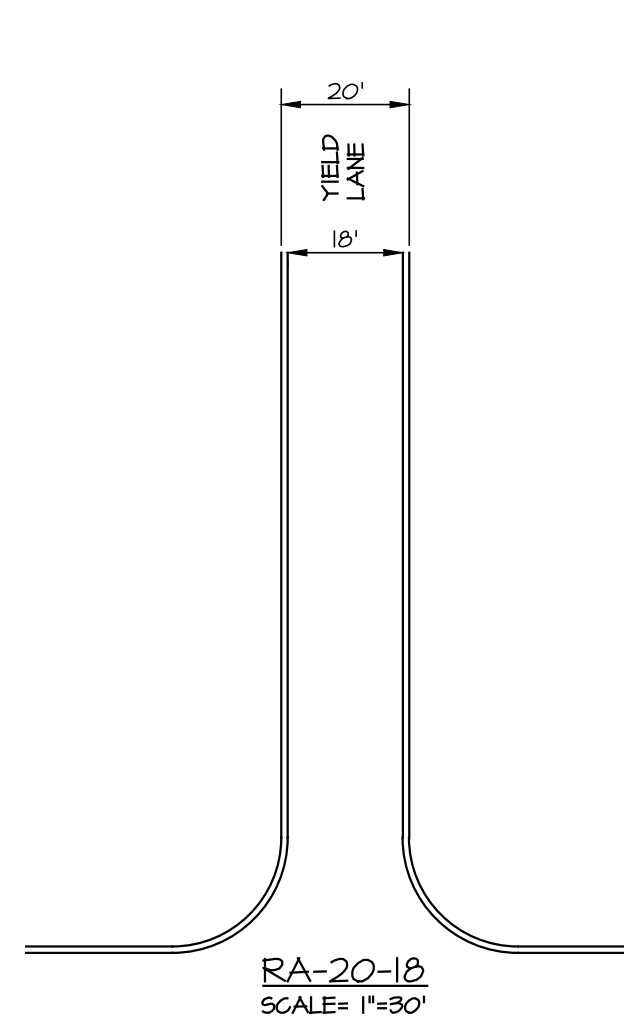
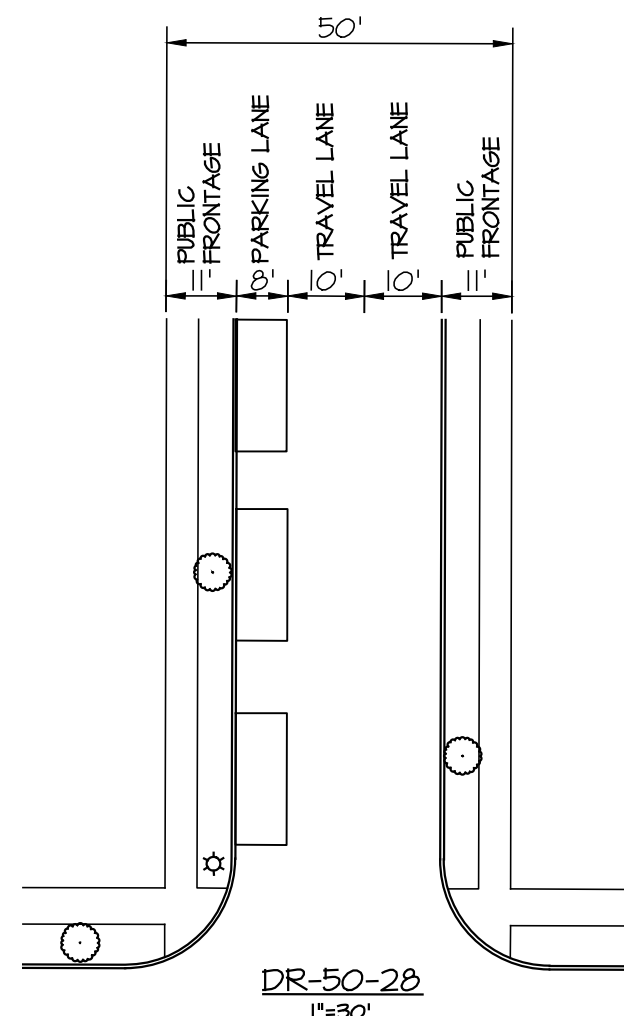
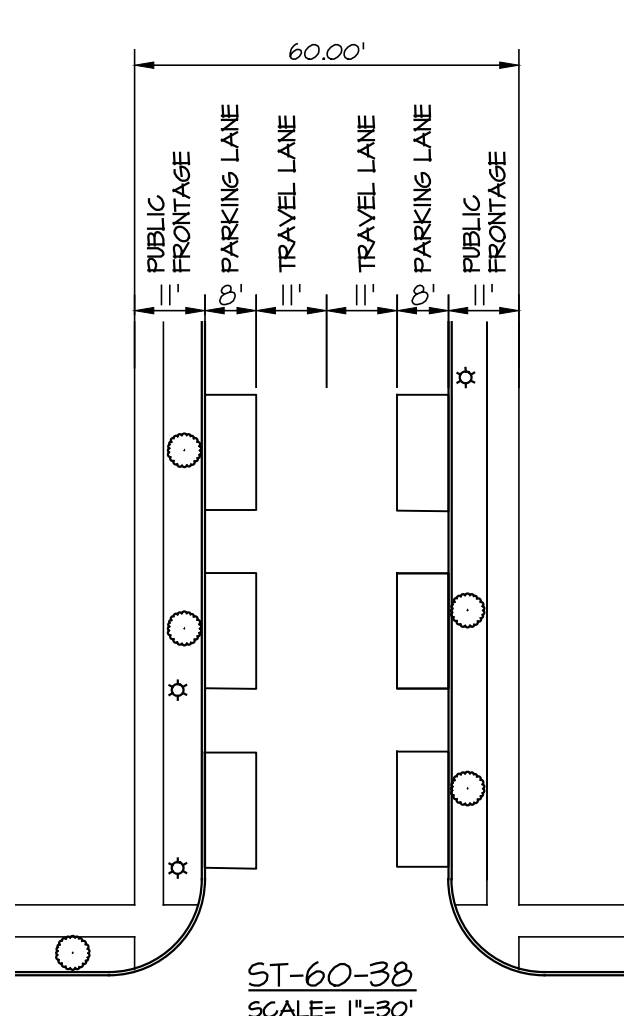
THROUGHFARES & BLOCK STRUCTURE

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Assembly Designation		ST-60-38	DR-50-28	RA-20-18	ST-40-20	ST-54-36
Thoroughfare Type		Street	Street	Rear Alley	Street	Street
Transect District		T20, T3, T4, T40, TSL	T2, T20, T3	T4, TSL	T3, T4	T3, T4, TSL
Right-of-Way Width		60	50	20	40	54
Pavement Width		38	28	18	20	36
Transportation Way		Two Lanes: two way, one lane each way @ 11 ft	Two Lanes: two way, one lane each way @ 10 ft	Yield Lane: Two way @ 18 ft	Yield Lane: Two way @ 18 ft	Yield Land: Two way @ 16 ft
Vehicular Lane(s)		Two lanes parallel @ 8 ft	One lane parallel @ 8 ft	n/a	n/a	Two lanes parallel @ 8 ft
Parking Spaces		Required	Optional	n/a	n/a	Optional
Striping		n/a	n/a	n/a	n/a	n/a
Median Width		n/a	n/a	n/a	n/a	n/a
Median Planting		n/a	n/a	n/a	n/a	n/a
Median Surface		n/a	n/a	n/a	n/a	n/a
Target Speed		25 mph	25 mph	n/a	25 mph	20 mph
Bicycle Provision		Sharrow	Sharrow	n/a	Sharrow	Shared lane
Transit Provision		Bus route	n/a	n/a	n/a	n/a
Public Frontage		11 ft	16.5 ft / 11.5 ft	n/a	11 ft	11 ft
Assembly Width		D	D	n/a	D	D
Public Frontage Type		T20, T4, T40, TSL	T3	n/a	T3, T4	T3, T4, TSL
Transect District		T20, T4, T40, TSL	T3	n/a	T3, T4	T3, T4, TSL
Curbing	Type	Raised	Raised	Mountable Curb	Raised	Raised
	Curb Cut	Radius	Radius	Taper	Radius	Radius
	Radius	15'	20'	n/a	15'	10'
Walkway	Width	5 ft	5 ft	n/a	5 ft	5 ft
	Surface	Concrete	Concrete	n/a	Concrete	Concrete
Planter	Type/Size	Continuous/6 ft	Continous/ 10 ft	n/a	Continuous/6 ft	Continuous/ 6 ft
	Arrangement	Regular	Regular	n/a	Regular	Regular
	Species	Alternating	Alternating	n/a	Alternating	Alternating
	Spacing	40 ft o.c. avg.	30 ft o.o.	n/a	40 ft o.c. avg.	40 ft o.c. avg (T3) 30 ft o.c. avg (T4)
	Surface	Ground cover or grass	Ground cover or grass	n/a	Ground cover or grass	Ground cover or grass
	Street Tree Size	Large Shade	Large Shade	n/a	Large Shade	Medium shade
	Tree Species	To be selected at construction drawing stage	To be selected at construction drawing stage	n/a	To be selected at construction drawing stage	To be selected at construction drawing stage
Verge	Width	5 ft	5 ft	n/a	5 ft	3 ft
	Lighting Type	Pipe, Column	Pipe, Column	n/a	Pipe, Column	Post, Column
	Lighting Spacing	100 ft on center min.	At intersections	n/a	At intersections	At intersections



THOROUGHFARES & ASSEMBLIES

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MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

604 SOUTH KING STREET, SUITE 200
LESSBURG, VIRGINIA 22075
PHONE (703) 884-0477
MRA@GTA.COM

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LEGEND

T1 ZONING

T3 ZONING

T4 ZONING

TSL ZONING

PROPERTY BOUNDARY

DR-50-28

RA-20-18

ST-60-38

ST-40-18

ST-54-36

DATE

REVISIONS

03/31/2021

PER CITY COMMENTS

04/28/2021

PER CITY COMMENTS

04/30/2021

PER CITY COMMENTS

06/11/2021

PER CITY COMMENTS

Civic Spaces				
Label	Area (SF)	Perimeter (LF)	Road Frontage (LF)	% Frontage
VILLAGE #1 - LOW DENSITY				
1	106688	1821	1572	86.33%
2	12194	934	477	51.07%
3	28225	638	320	50.16%
4	12045	437	237	54.23%
5	30348	1265	708	55.97%
6	32527	779	617	79.20%
7	34887	773	394	50.97%
VILLAGE #2 - LOW DENSITY				
8	189649	1807	998	55.23%
9	76564	1460	978	66.99%
10	51287	2418	1300	53.76%

CIVIC SPACE			
REQUIRED	PROP (SF)	PROP (AC)	PROP %
VILLAGE #1 - LOW DENSITY			
5%-20%	256,914	5.90	5.01%
VILLAGE #2 - LOW DENSITY			
5%-20%	317,500	7.29	10.06%

LEGEND

■■■■■■

VILLAGE LIMITS/
PROPERTY BOUNDARY

CIVIC SPACE

MAIN CIVIC SPACE

○

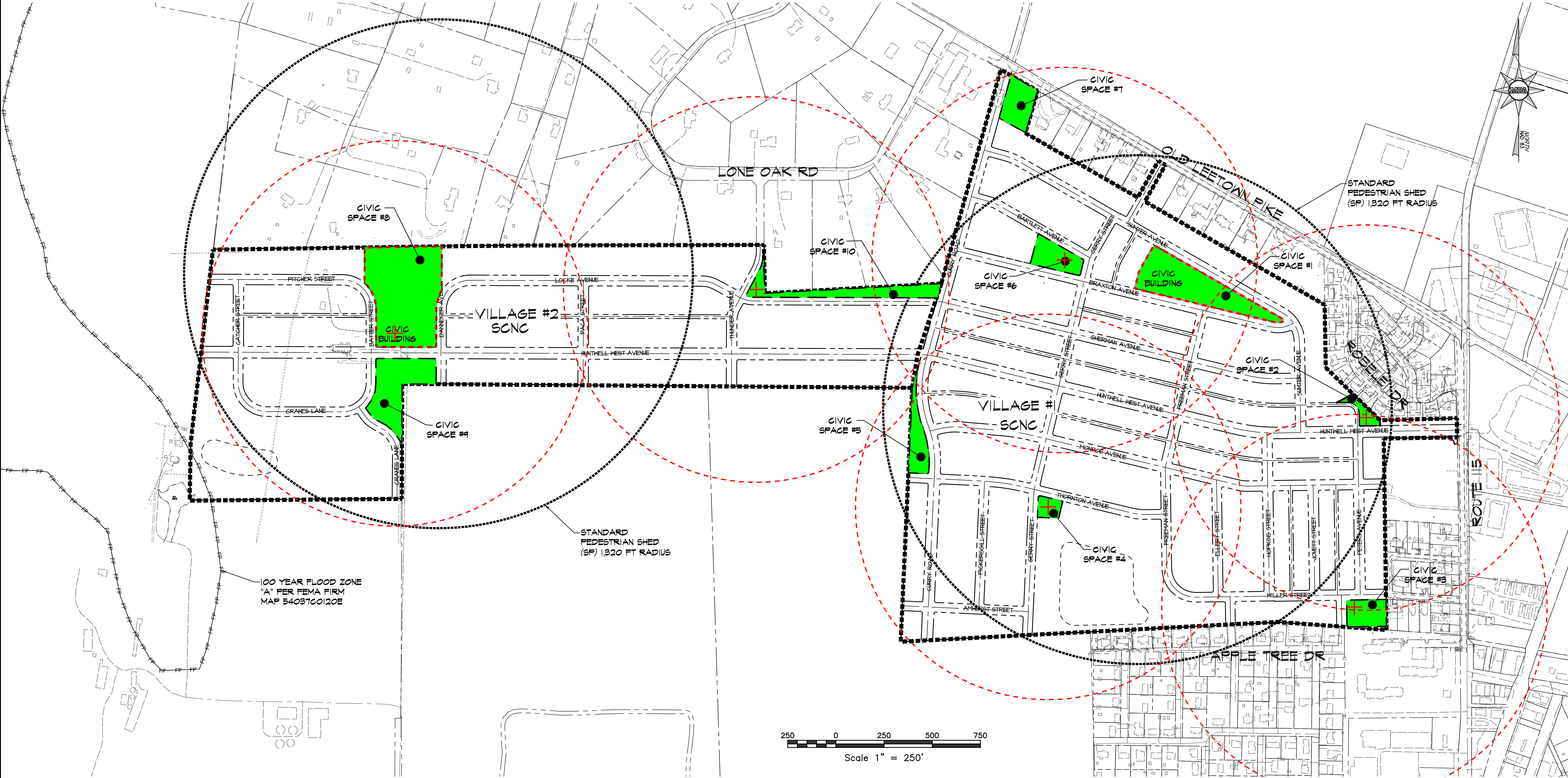
PEDESTRIAN SHED

⊕

PLAYGROUND W/ 1000' RADIUS

■

CIVIC SPACE - GREENS



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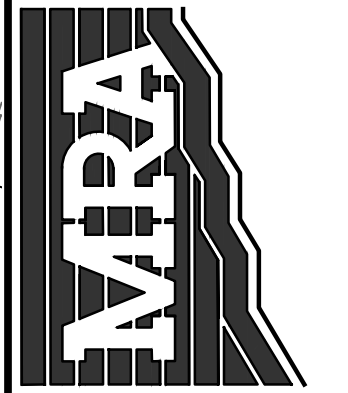
604 SOUTH KING STREET, SUITE 200

LEESBURG, IOWA 52603

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CIVIC STANDARDS

HUNTWELL WEST

LAND DEVELOPMENT PLAN AND PLAT

APPLICATION

CITY OF RANSON, WV

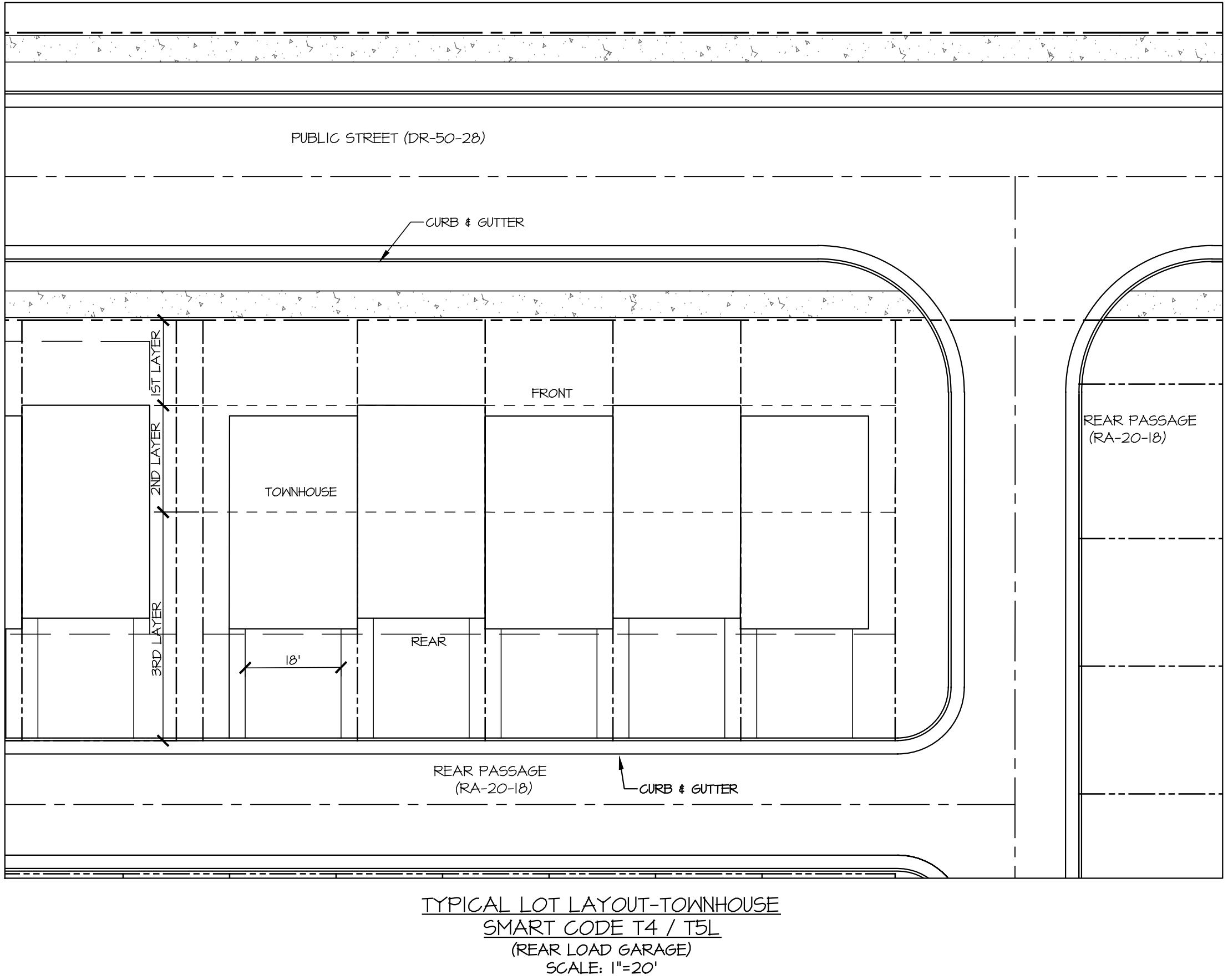
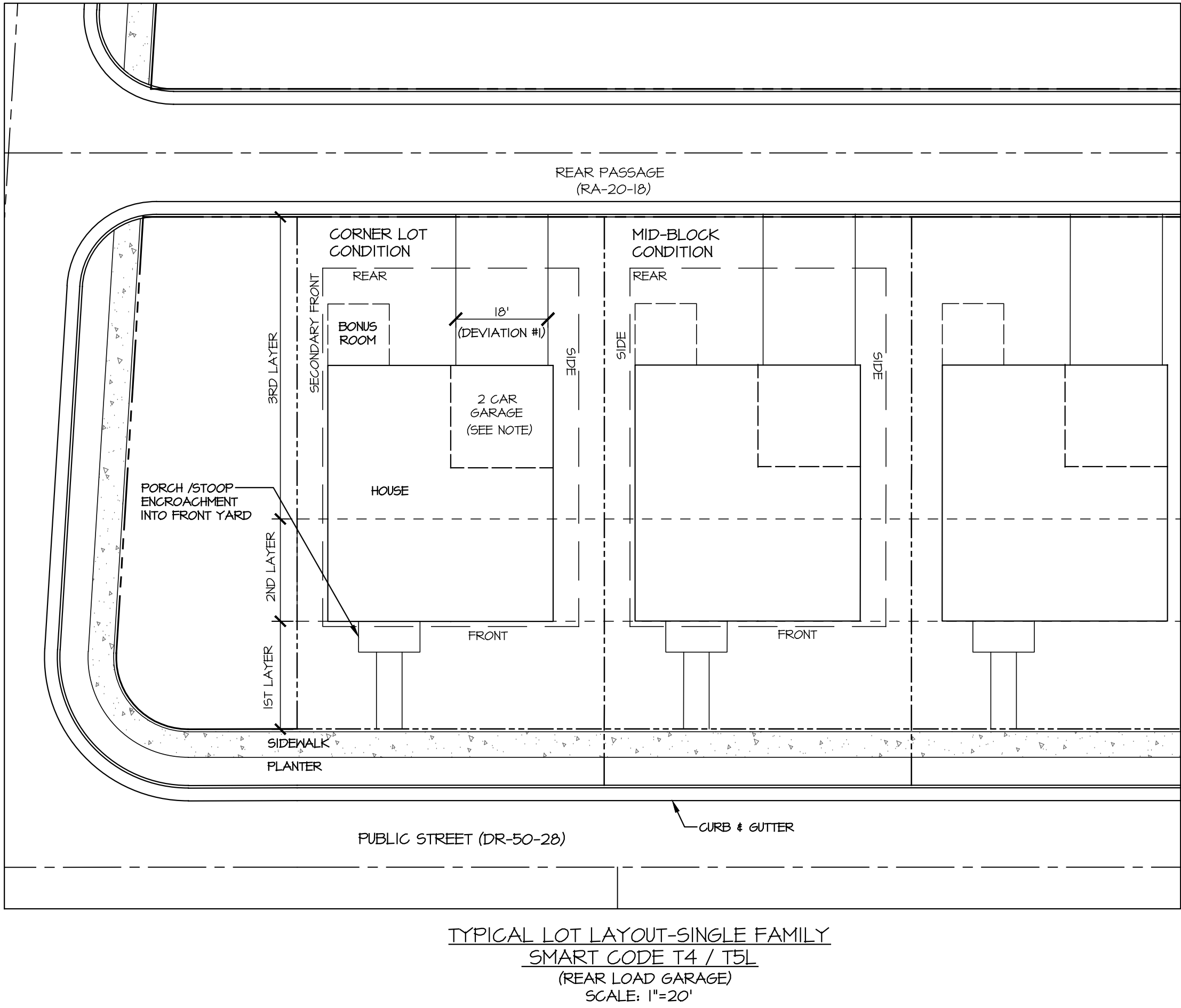
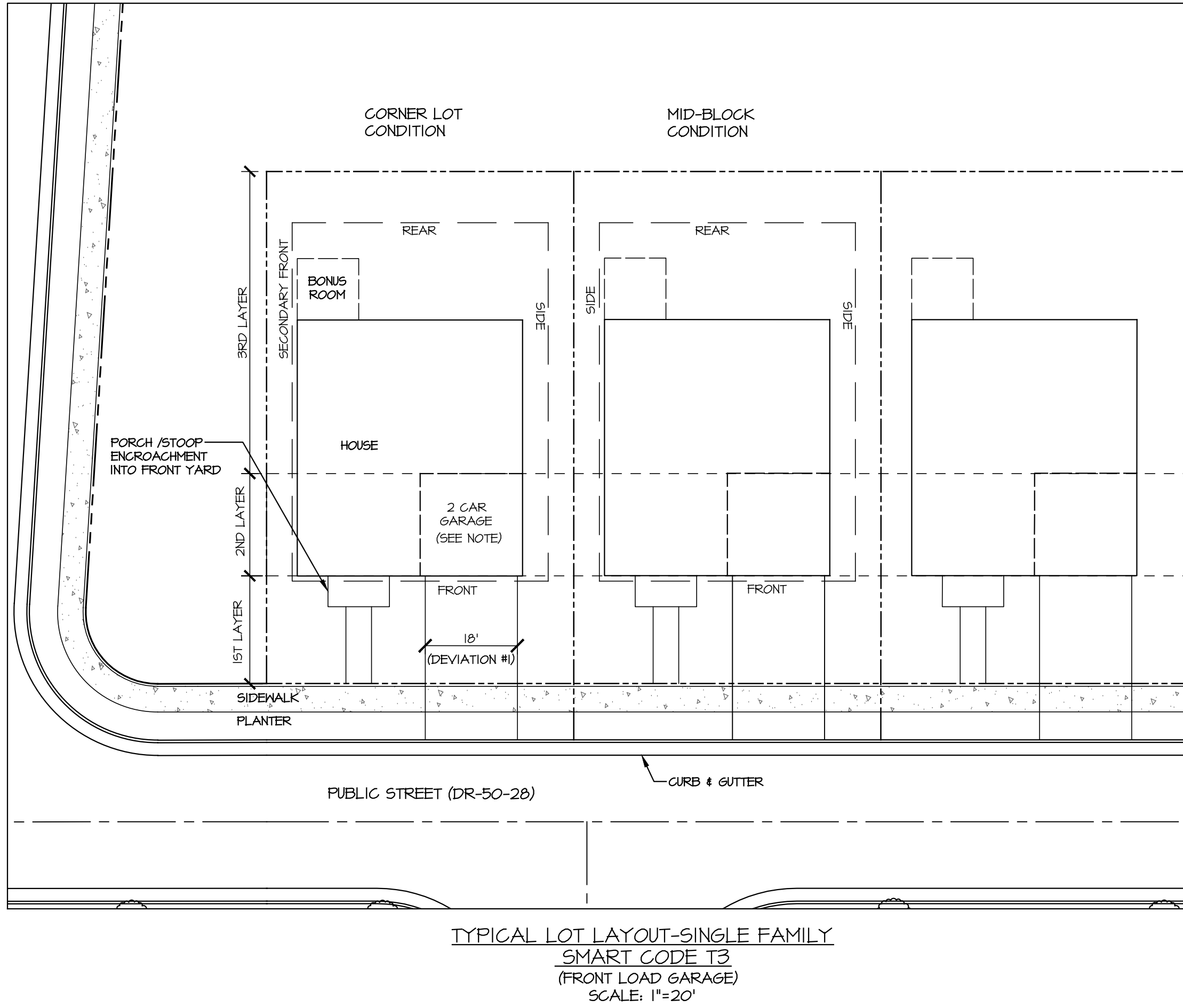
JOB NO.:	21115
SCALE:	1"=250'
DATE:	02/05/2021
DRAWN BY:	HDP
DESIGN BY:	DEM
REVIEW BY:	JKE
SHEET:	07 OF 08

UTILITY PROVIDERS	
UTILITY	UTILITY COMPANY
WATER	CHARLES TOWN UTILITY BOARD
SANITARY SEWER	CHARLES TOWN UTILITY BOARD
ELECTRIC	POTOMAC EDISON COMPANY
CABLE	COMCAST
PHONE	FRONTIER COMMUNICATIONS
CABLE/PHONE	SHENTEL
GAS	THOMPSON GAS
OTHER	WV 811

DEVIATION LIST

1. **5.5.2f.** Setbacks for principal buildings shall be as shown in Table 11- Table 14 and/or Table 22 and Table 23.
- Deviation to allow for a 10% reduction, from 8' to 7'2" side setbacks for the single-family units proposed in T3.
- Justification:** 7'2" side setbacks are greater than the previously approved plan that showed 0' side yard setbacks and are consistent with other recently approved and constructed subdivision designs in the City of Ranson. This deviation is in conformance with Chapter 1.2 Intent and the Comprehensive Plan. It will not endanger public health or safety or constitute a public nuisance. The value of the adjoining property will not be injured and the deviation will be in harmony with proximate land uses.

NOTE: SETBACKS TO BE IN ACCORDANCE WITH TABLE 13 T3/T4/T5L STANDARDS OF THE SMARTCODE.



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WAIVERS AND TYPICAL LOT LAYOUTS

HUNTWELL WEST
LAND DEVELOPMENT PLAN AND PLAT
APPLICATION
CITY OF RANSON, WV

JOB NO.:	21115
SCALE:	AS SHOWN
DATE:	02/05/2021
DRAWN BY:	HDP
DESIGN BY:	DEM
REVIEW BY:	JKE
SHEET:	08 OF 08