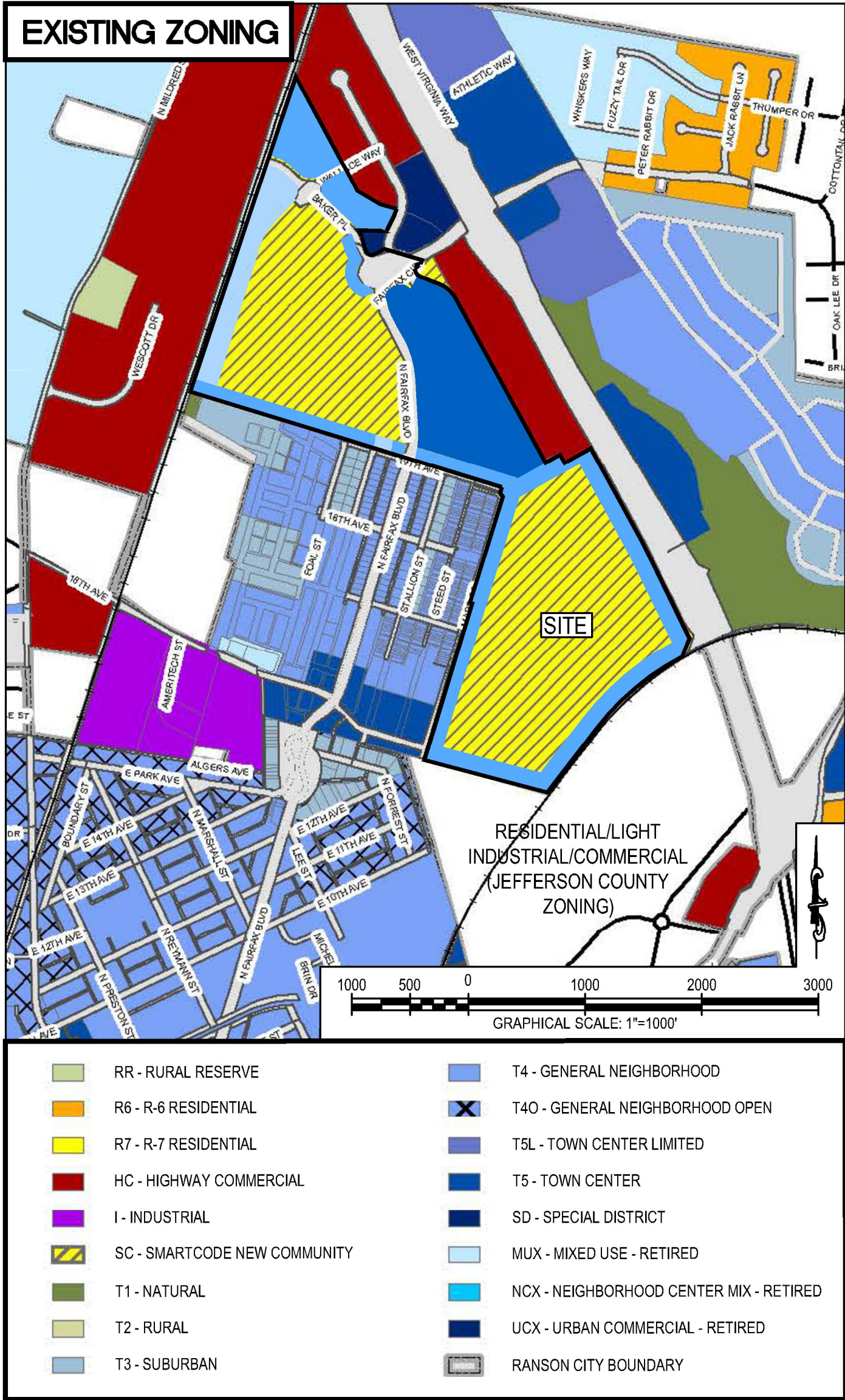


LAND DEVELOPMENT PLAN & PLAT APPLICATION
POTOMAC TOWNE CENTER
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

ORIGINAL APPLICATION BY GORDON - APPROVED: SEPTEMBER 13, 2021



TAX INFORMATION			DEED		PARCEL CONTROL NUMBER
DISTRICT	MAP	PARCEL	BOOK	PAGE	
8	8	1.1	1235	663	08 8000100010000
8	8	1.3	1235	663	08 8000100030000
8	8	1.4	1235	663	08 8000100040000
8	8	1.5	1191	654	08 8000100050000
8	8	1.6	1235	663	08 8000100060000
8	8	1.9	1235	663	08 8000100090000
8	8	9.2	1191	654	08 8000900020000
8	8E	14	1191	654	08 8E001400000000
8	8E	17	1191	654	08 8E001700000000
8	8E	PARK	1235	663	08 8EPARK00000000
8	8E	SWM	1191	654	08 8E0SWM00000000

OWNER/APPLICANT
INWOOD 165 LLC
6290 MONTROSE ROAD,
ROCKVILLE, MD 20852

LIST OF DRAWINGS

- COVER SHEET
- EXISTING CONDITIONS
- EXISTING CONDITIONS - SOILS
- ZONING
- PROPOSED COMMUNITY
- THOROUGHFARE & BLOCK STANDARDS
- THOROUGHFARE ASSEMBLIES I
- THOROUGHFARE ASSEMBLIES II
- CIVIC STANDARDS
- STORMWATER AND UTILITIES



INTEGRITY
FEDERAL SERVICES

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING
148 S. Queen Street, Suite 201 • Phone: 304-725-8456
Martinsburg, WV 25401 • www.ifss-ac.com

SEAL:

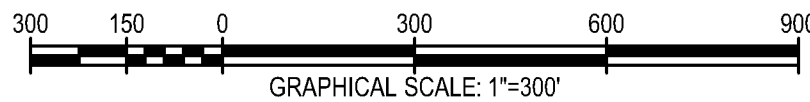
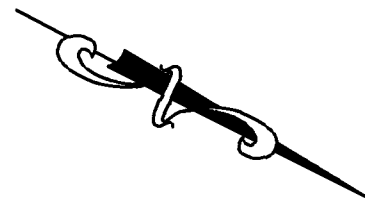
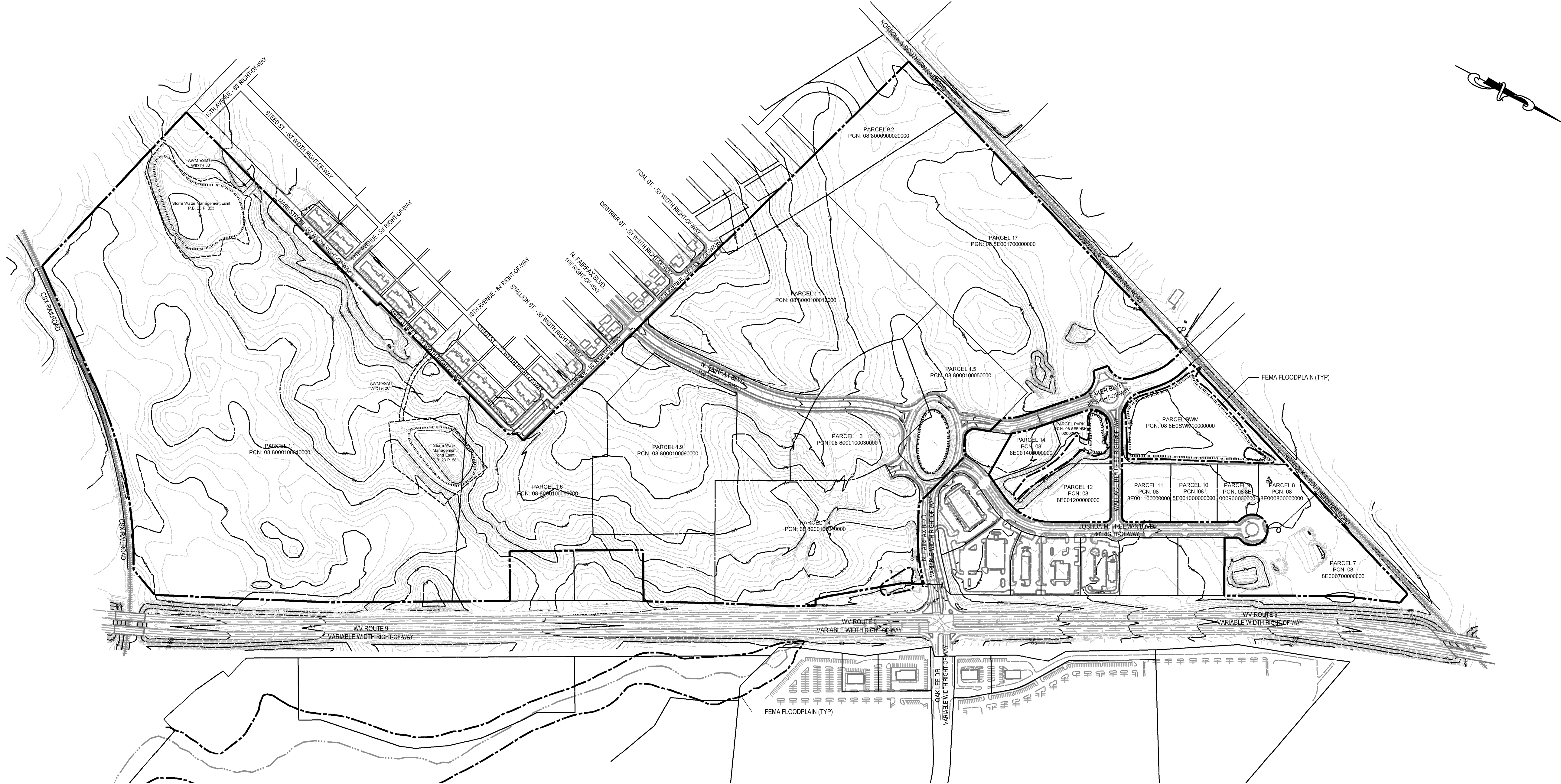
REVISIONS	

COVER SHEET

POTOMAC TOWNE CENTER
LAND DEVELOPMENT PLAN & PLAT APPLICATION
CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 1000'
DATE:	6/25/2024
JOB:	3079-0110
DRAWN:	ABP
CADD:	COVER SHEET.DWG
NCS:	
SHEET:	1 OF 10

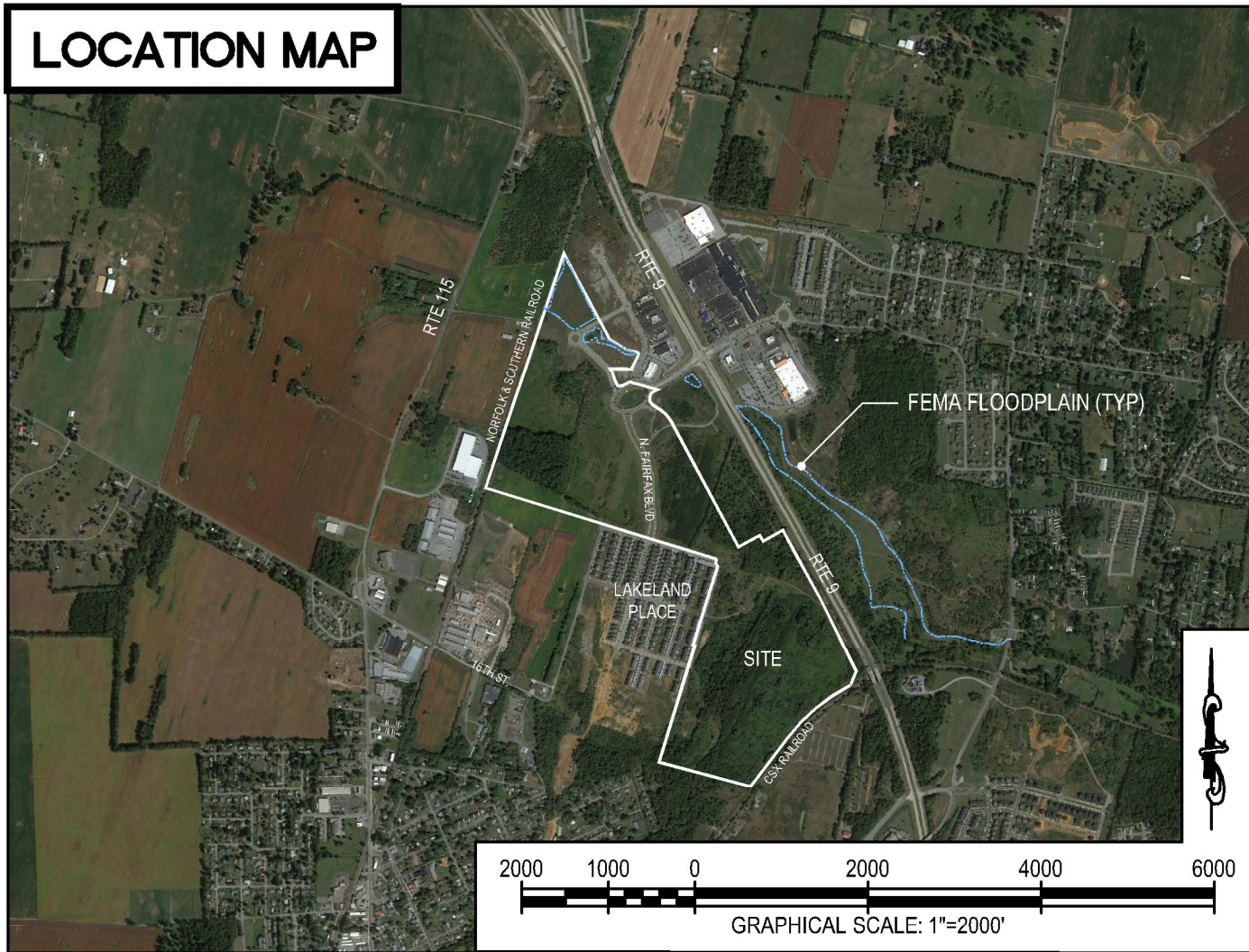
THIS PLAN IS PREPARED FOR THE CITY OF RANSON, VIRGINIA, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ANY REUSE OF THIS PLAN FOR ANY OTHER PURPOSE IS AT THE USER'S RISK. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER ALSO ASSUMES ALL LIABILITY FOR ANY VIOLATIONS OF ANY APPLICABLE LAWS, REGULATIONS, OR ORDINANCES. THE USER AGREES TO INDEMNIFY AND HOLD THE ENGINEER HARMLESS FROM AND AGAINST ALL SUCH LIABILITY. THE USER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE ENGINEER HARMLESS FROM AND AGAINST ALL SUCH LIABILITY. THE USER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE ENGINEER HARMLESS FROM AND AGAINST ALL SUCH LIABILITY.



LEGEND:	
	PERIMETER BOUNDARY (LIMITS OF REZONING)
	INTERIOR BOUNDARY/RIGHT-OF-WAY LINE
	ADJACENT BOUNDARY LINE
	HEADER CURB
	CURB & GUTTER
	EDGE OF PAVEMENT
	EDGE OF CONCRETE
	EDGE OF GRAVEL
	SIDEWALK
	BUILDINGS
	INDEX CONTOUR LINE
	INTERMEDIATE CONTOUR LINE
	FEMA FLOODPLAIN
	STORMWATER POND
	STORMWATER EASEMENT

NOTES:

1. THE TOPOGRAPHIC CONTOUR INTERVAL IS TWO (2) FEET. TOPOGRAPHIC INFORMATION WAS COMPILED FROM AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY QUANTUM SPATIAL DATED MARCH 14, 2020. HORIZONTAL DATUM IS REFERENCED TO THE WEST VIRGINIA COORDINATE SYSTEM OF 1983, NORTH ZONE. VERTICAL DATUM IS REFERENCED TO NAVD 88.
2. BOUNDARY INFORMATION PROVIDED PURSUANT TO AN ALTA SURVEY OBTAINED BY THE OWNER/APPLICANT IN 2020 AND REZONING APPLICATION APPROVED IN 2021.
3. NO DEVELOPMENT IS PLANNED WITHIN THE 100 YEAR FLOOD PLAIN.
4. THE RIGHTS OF WAY FOR NORTH FAIRFAX BOULEVARD, JOSHUA M. FREEMAN BOULEVARD, AND BAKER PLACE WILL BE DEDICATED TO THE PUBLIC PRIOR TO SUBMITTING A PLAN TO DEVELOP ANY OF THE AFFECTED PARCELS.
5. NOTE 5. OWNER WILL PROVIDE AN ACCESS EASEMENT TO LOTS 22 AND 23 OF FAIRFAX CROSSING II, LLC.



SEAL:

REVISIONS	
1. 07/15/2024 - CITY OF RANSON GRC COMMENTS	

EXISTING CONDITIONS

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: AS NOTED
DATE:	6/25/2024
JOB:	3079-0110
DRAWN:	ABP
CADD:	EX COND.DWG
NCS:	
SHEET:	2 OF 10



MAP LEGEND

- Area of Interest (AOI)**

 - Area of Interest (AOI)

Soils

 - Soil Map Unit Polygons
 - Soil Map Unit Lines
 - Soil Map Unit Points

Special Point Features

 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
- Spoil Area
 - Stony Spot
 - Very Stony Spot
 - Wet Spot
 - Other
 - Special Line Features

Water Features

 - Streams and Canals

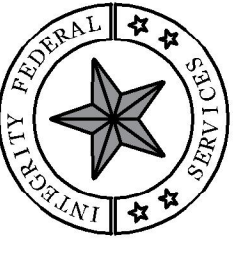
Transportation

 - Rails
 - Interstate Highways
 - US Routes

Map Unit Symbol	Map Unit Name	Acres	% of Area
Fk	Funkstown silt loam	36.3	18.9%
HbB	Hagerstown silt loam, 3 to 8 percent slopes	17.1	8.9%
HbC	Hagerstown silt loam, 8 to 15 percent slopes	14.8	7.7%
HeB	Hagerstown silt loam, 3 to 8 percent slopes, very rocky	27.2	14.2%
HeC	Hagerstown silt loam 8 to 15 percent slopes, very rocky	7.4	3.9%
He	Hagerstown-Opequon-Rock outcrop complex, 15 to 35 percent slopes	0.2	0.1%
HrC	Hagerstown-Rock outcrop complex, 8 to 15 percent slopes	11.0	5.7%
PmB	Poplimento silt loam, 3 to 8 percent slopes	24.3	12.7%
PmC	Poplimento silt loam, 8 to 15 percent slopes	27.4	14.3%
PpC	Poplimento silt loam, 8 to 15 percent slopes, very rocky	22.1	11.5%
Tm	Toms silt loam	3.5	1.8%
Uu	Urban land-Udorthents	0.1	0.1%
Totals		191.4	100.0%

*INFORMATION OBTAINED FROM THE USDA'S NCRS WEB SOIL SURVEY ON 3/29/2021.

INTEGRITY
FEDERAL SERVICES



CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING
148 S. Queen Street, Suite 201 • Phone: 304-725-8456
Martinsburg, WV 25401 • www.ifc-ac.com

SEAL:

REVISIONS	

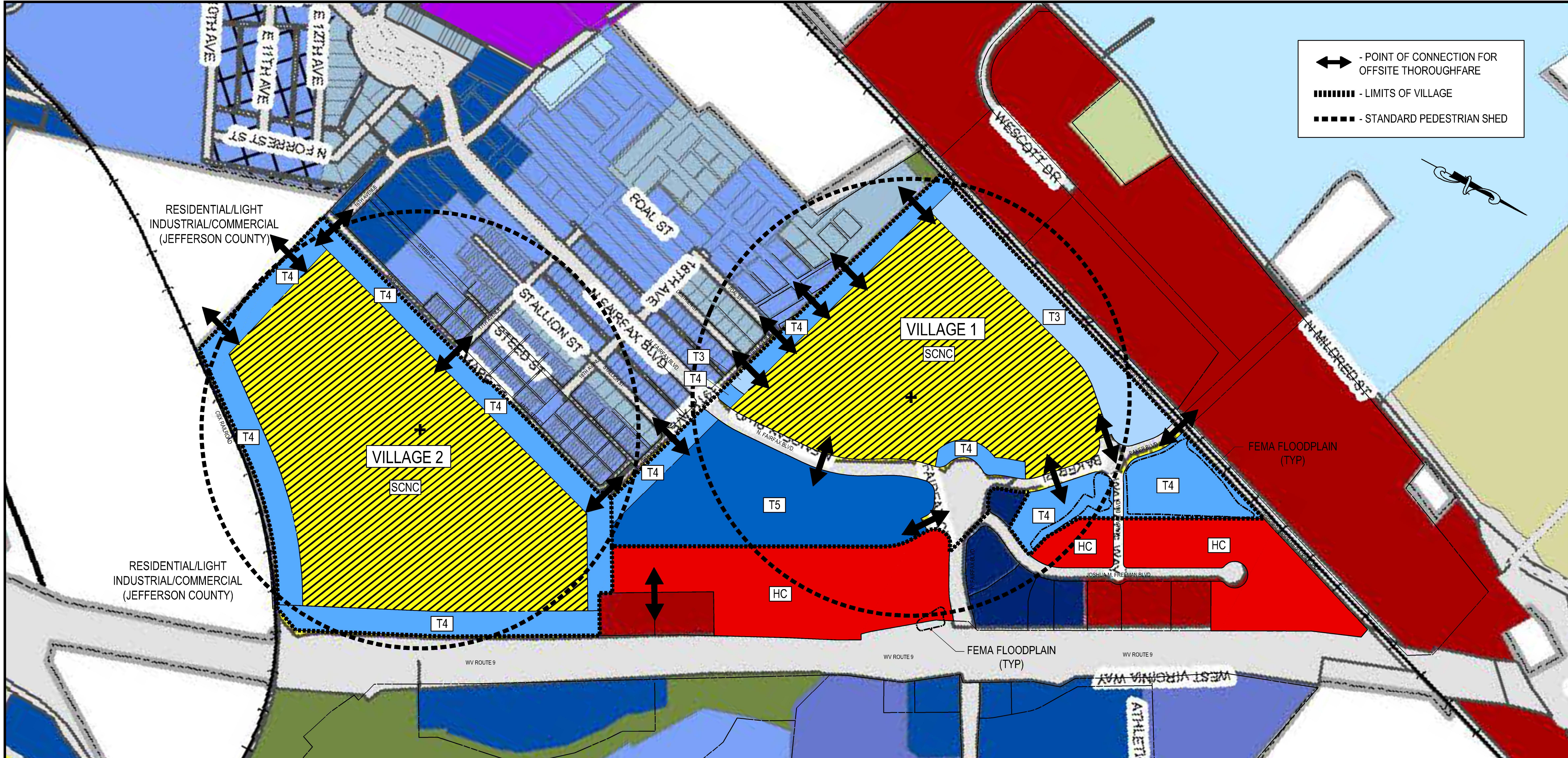
EXISTING CONDITIONS - SOILS

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE: HORIZ.: 1" = 200'
DATE: 6/25/2024
JOB: 3079-0110
DRAWN: ABP CHECK: JAE
CADD: EX COND.DWG
NCS:
SHEET: 3 OF 10



RR - RURAL RESERVE	T4 - GENERAL NEIGHBORHOOD
R6 - R-6 RESIDENTIAL	T40 - GENERAL NEIGHBORHOOD OPEN
R7 - R-7 RESIDENTIAL	TSL - TOWN CENTER LIMITED
HC - HIGHWAY COMMERCIAL	T5 - TOWN CENTER
I - INDUSTRIAL	SD - SPECIAL DISTRICT
SC - SMARTCODE NEW COMMUNITY	MUX - MIXED USE - RETIRED
T1 - NATURAL	NCX - NEIGHBORHOOD CENTER MIX - RETIRED
T2 - RURAL	UCX - URBAN COMMERCIAL - RETIRED
T3 - SUBURBAN	RANSON CITY BOUNDARY

PROPOSED ZONING DISTRICT	AREA (AC)
HIGHWAY COMMERCIAL	37.41
SMARTCODE NEW COMMUNITY	191.37
TOTAL	228.78

COMMUNITY TYPES:

TWO (2) MEDIUM INTENSITY VILLAGES

ACREAGE:

1.3.5.b. VILLAGE: NO FEWER THAN 40 ACRES AND NO MORE THAN 200 ACRES PER VILLAGE

- VILLAGE 1 = 102.3 ACRES
- VILLAGE 2 = 89.1 ACRES

EDGE TRANSECT DISTRICTS:

- T3 AND T4 AREAS ARE ADJACENT TO LAKELAND PLACE, WHICH CONTAINS A MIX OF T3 & T4 DEVELOPMENT. THE DEVELOPMENT AT LAKELAND PLACE CONSISTS OF SINGLE FAMILY DEVELOPMENT.
- LAND ADJACENT TO THE CSX RAILROAD IS T4.
- LAND ADJACENT TO THE NORFOLK & SOUTHERN RAILROAD IS T3.
- LAND ADJACENT TO ROUTE 9 IS T4.
- LAND ADJACENT TO THE HIGHWAY COMMERCIAL ZONE IS T4 AND T5. THIS PROVIDES A TRANSITION FROM THE SUBURBAN RESIDENTIAL DEVELOPMENT TO THE COMMERCIAL DEVELOPMENT.

MAXIMUM DENSITY (SCNC):

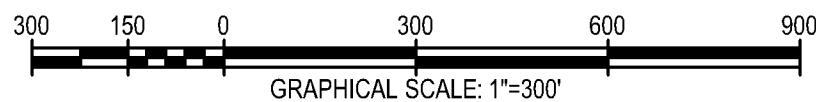
- VILLAGE 1 (MEDIUM INTENSITY) = 2,541 DU
- VILLAGE 2 (MEDIUM INTENSITY) = 2,213 DU
- TOTAL = 4,754 DU

PERIMETER CONNECTIVITY:

CONNECTIONS ARE PROVIDED TO LAKELAND PLACE, BAKER BOULEVARD AND FAIRFAX BOULEVARD. FAIRFAX BOULEVARD WILL BE DEDICATED TO THE CITY.

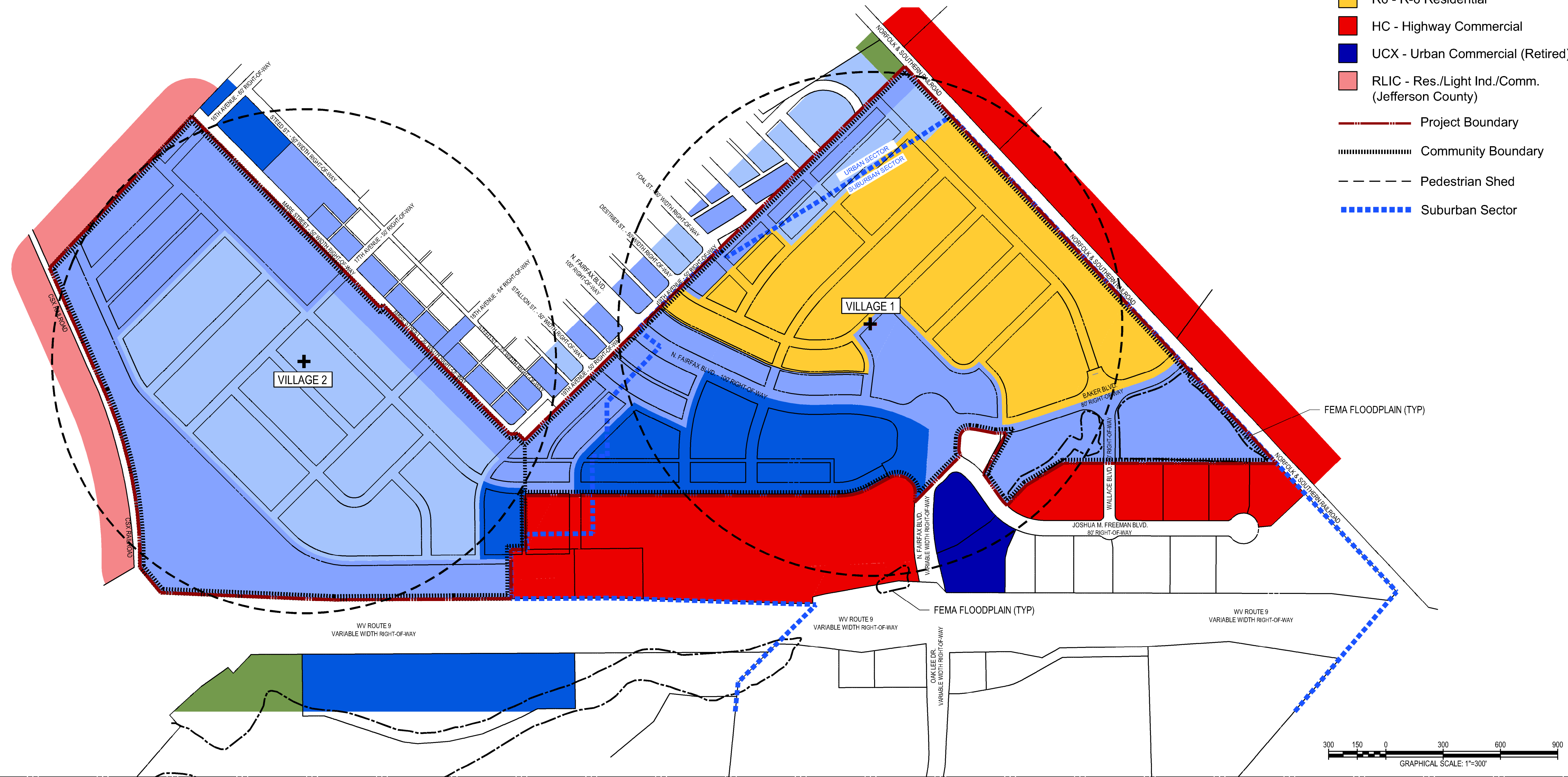
ZONING APPROVAL:

A REZONING WAS PASSED FOR THE SUBJECT PROPERTY BY THE CITY OF RANSON COUNCIL AND IS RECORDED BY THE JEFFERSON COUNTY CLERKS OFFICE IN DEED BOOK 1259, PAGE 442.



SEAL:

REVISIONS

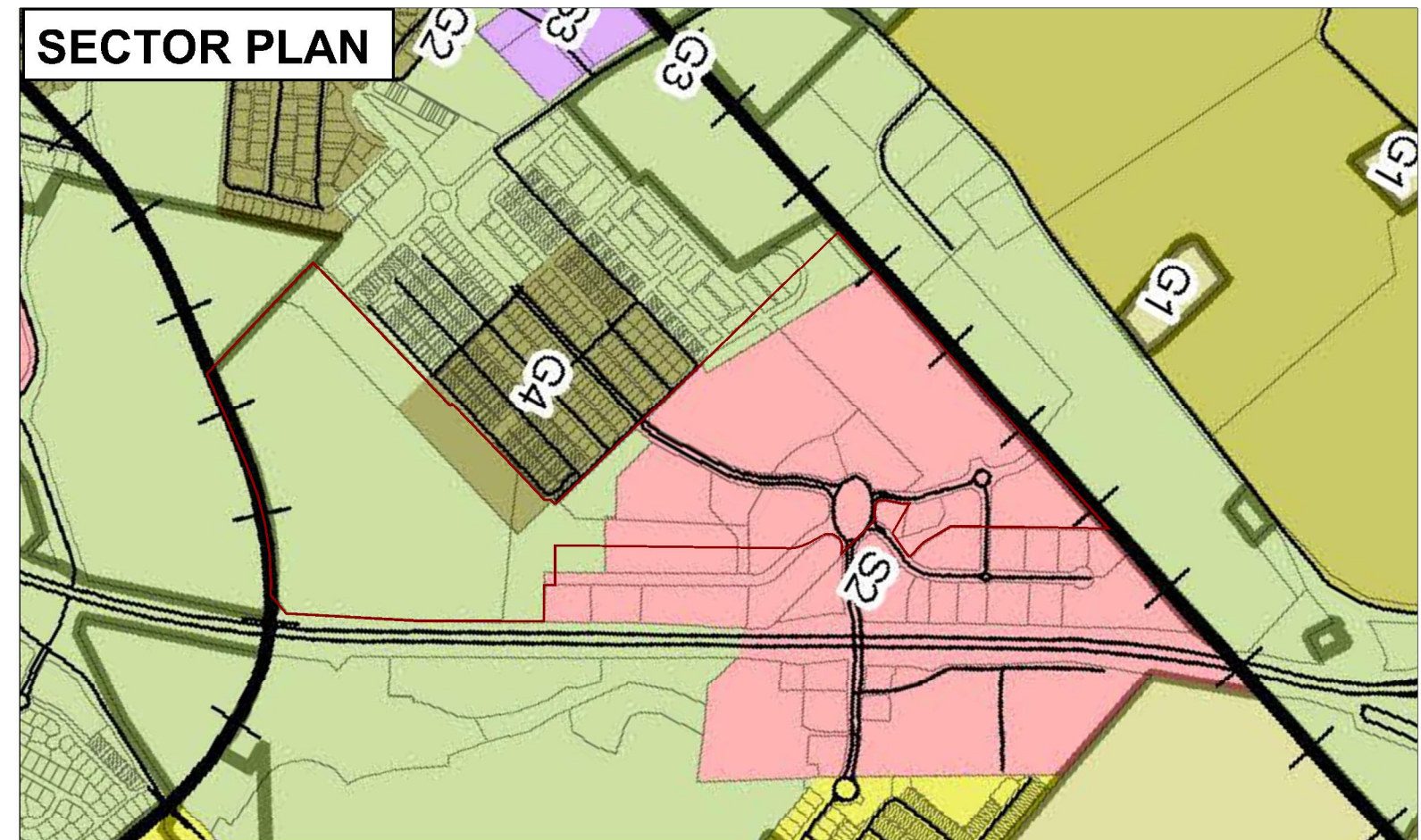


TRANSECT ZONE COMPLIANCE			
VILLAGE 1 - MEDIUM INTENSITY			
T ZONE	ACREAGE	PERCENTAGE	REQUIREMENT
T3	3.93	47.72%	10%-50%
R6	44.87		
T4	34.47	33.70%	20-50%
T5	19.00	18.58%	20% Max
TOTALS	102.27	100.00%	

TRANSECT ZONE COMPLIANCE			
VILLAGE 2 - MEDIUM INTENSITY			
T ZONE	ACREAGE	PERCENTAGE	REQUIREMENT
T3	43.85	49.21%	10%-50%
T4	43.23	48.52%	20-50%
T5	2.02	2.27%	20% Max
TOTALS	89.1	100.00%	

NOTES:

1. Ordinance No. 2020-321 allows the T3 Sub-Urban allocation of this application to be substituted within the suburban sectors of this application. (Chapter 19A, Article 3.4.4). This application is utilizing this provision within the S2 - Suburban Sector allocations.



UGB COMPACT URBAN	
G1	- Restricted Growth Sector
G2	- Controlled Growth Sector
G3	- Preferred Growth Sector
G4	- Redevelopment/Infill Growth Sector
UGB SUBURBAN SECTOR	
S1	- Suburban Residential Sector
S2	- Suburban Commercial Sector
S3	- Industrial

INTEGRITY
FEDERAL SERVICES

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING
148 S. Queen Street, Suite 201 • Phone: 304-725-8456
Martinsburg, WV 25401 • www.ifss-ac.com

REVISIONS	

PROPOSED COMMUNITY

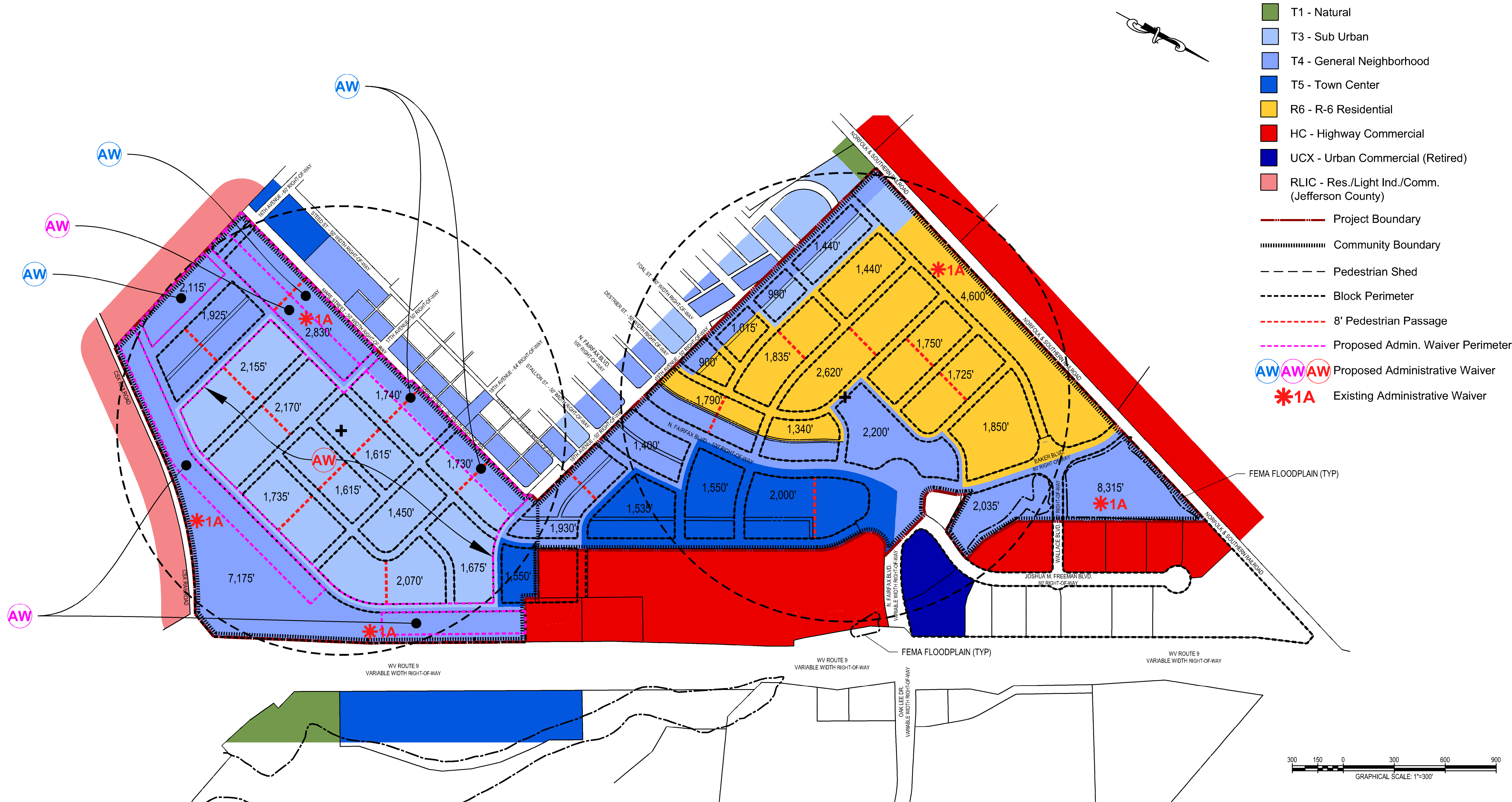
POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 300'
DATE:	6/25/2024
JOB:	3079-0110
DRAWN:	ABP
CHECK:	JAE
CADD:	TRANSECT DISTRICTS-R.DWG
NCS:	
SHEET:	5 OF 10

THIS PLAN IS PREPARED BY THE CIVIL ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS, CITY OF RANSON, VIRGINIA. IT IS THE PROPERTY OF THE CITY OF RANSON, VIRGINIA. IT IS TO BE USED ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE CITY OF RANSON, VIRGINIA. THE CITY OF RANSON, VIRGINIA, ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY SUCH ERRORS OR OMISSIONS.



*ADMINISTRATIVE WAIVERS - PREVIOUSLY GRANTED

In Accordance with the Administrative Waiver procedure (16-179.5.) the blocks as shown adjacent to areas unsuitable for development and pre-existing incomplete blocks have been determined to be exempt from block face length and block perimeter requirements through administrative waiver.

- 7,175' - Block Adjacent to Route 9 and CSX Railroad
- 2,830' - Block fronting Mare Street
- 4,600' - Block adjacent to Norfolk and Southern Railroad
- 8,315' - Block within the Ranson Gateway Plat

ADMINISTRATIVE WAIVERS - PROPOSED

- Waiver to alley requirement in T4 district.
- Waiver to allow garages to protrude up to 12' 4" past the facade of the principal building.
- Waiver to alley requirement in T4 district & to allow garages to protrude up to 12' 4" past the facade of the principal building.

SEAL:

REVISIONS	

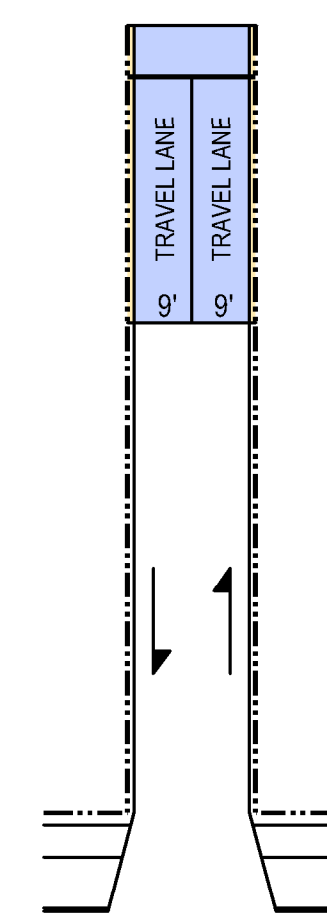
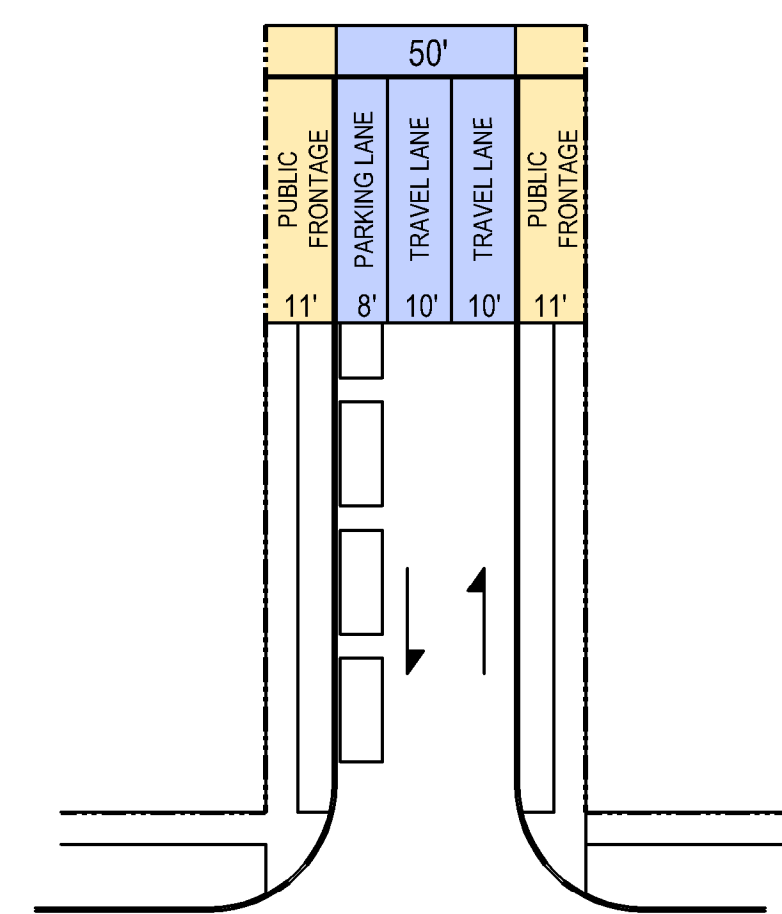
THOROUGHFARE & BLOCK STANDARDS

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: 1" = 300'
DATE:	6/25/2024
JOB:	3079-0110
DRAWN:	ABP
CHECK:	JAE
CADD:	TRANSECT DISTRICTS-R.DWG
NCS:	
SHEET:	6 OF 10



- INTEGRITY
FEDERAL SERVICES**
- CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING**
- 148 S. Queen Street, Suite 201 • Phone: 304-725-8456
Martinsburg, WV 25401 • www.ifss-ec.com

[illegible]

THOROUGHFARE ASSEMBLIES II

POTOMAC TOWNE CENTER

LAND DEVELOPMENT PLAN & PLAT APPLICATION

CITY OF RANSON
JEFFERSON COUNTY, WEST VIRGINIA

SCALE:	HORIZ.: NTS	
	VERT.:	
DATE: 6/25/2024		
JOB: 3079-0110		
DRAWN: ABP		CHECK: JAE
CADD: TRANSECT DISTRICTS-R,DWG		
NCS:		
SHEET:		
8 OF 10		



STORMWATER MANAGEMENT

TWO (2) EXISTING STORMWATER PONDS WHICH SERVE THE ADJACENT LAKELAND PLACE DEVELOPMENT ARE LOCATED ON THE SUBJECT PROPERTY. IT IS PROPOSED THAT THESE PONDS BE RELOCATED AND CONSOLIDATED INTO A NEW POND ADJACENT TO ROUTE 9.

THREE (3) PONDS ARE PROPOSED TO PROVIDE QUANTITY CONTROL FOR THE DEVELOPMENT. MULTIPLE QUALITY CONTROL MEASURES WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT. LOW IMPACT DESIGN TECHNIQUES WILL BE UTILIZED WHERE POSSIBLE.

UTILITIES

WATER SERVICE WILL BE PROVIDED BY WEST VIRGINIA AMERICAN WATER.

SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CHARLES TOWN UTILITY BOARD.

ELECTRIC SERVICE WILL BE PROVIDED BY POTOMAC EDISON.

SEAL:

REVISIONS	