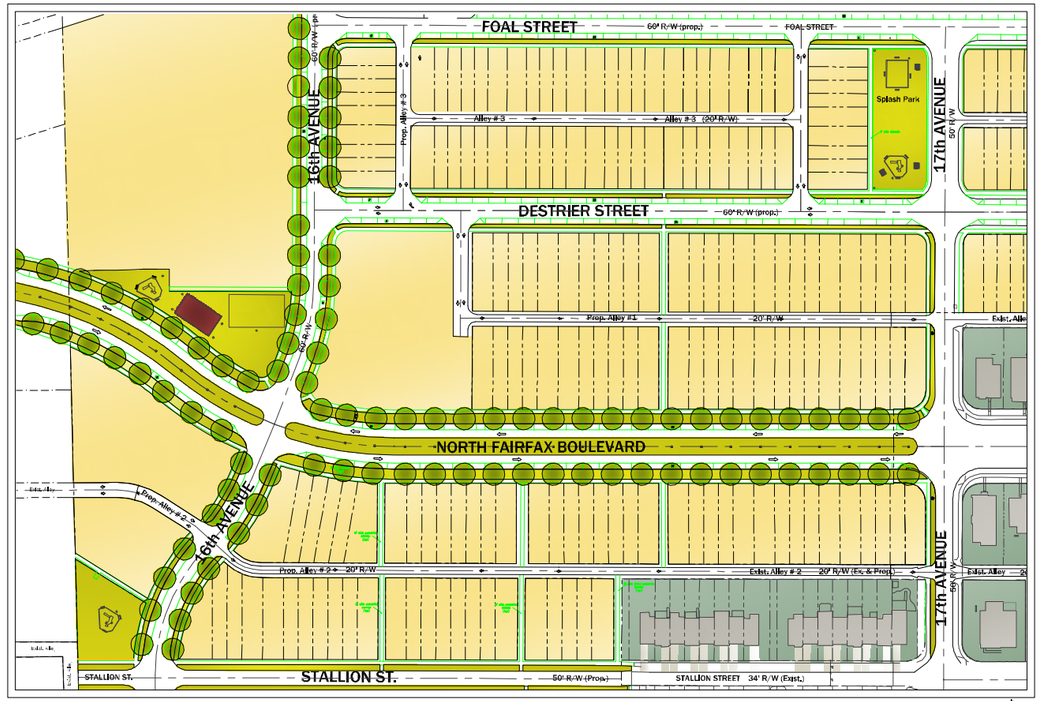


SCALE : 1" = 200'

LAKELAND PLACE

AT FAIRFAX CROSSING

CITY OF RANSON

JEFFERSON COUNTY, WEST VIRGINIA

LAND DEVELOPMENT PLAN AND PLAT APPLICATION

ORIGINAL APPLICATION BY PLACEMAKERS APPROVED : MARCH 16, 2012 "REVISED"

REVISED BY PIEDMONT DESIGN GROUP, LLC APRIL1, 2019 & JULY 26, 2019 *

REVISION APPROVED : JULY 15, 2019

* ADDRESSED STAFF COMMENTS: OCTOBER 23, 2019

PLACE MAKERS

PIEDMONT DESIGN GROUP

Plotted: Oct 23, 2019 at 3:12pm
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REVISION APPLICATION PREPARATION

Piedmont Design Group, LLC
5283 Corporate Drive, Suite 300
Frederick, MD 21703
(301) 695-6614

PROJECT DESCRIPTION :

Lakeland Place at Fairfax Crossing is a mixed-use neighborhood with a residential feel. This is a development project with multiple phases consisting of single-family homes, townhouses, and multi-family homes, with access from Fairfax Boulevard , north and south, along with potential future access from 16th Avenue. The development consists of T-3, T-4, and T-5 transects per SmartCode sections under Chapter 19 of the City Code. Infrastructure for the project has been partially completed and portions have been or will be dedicated to the City.

PLAN PURPOSE :

This plan revision addresses minor changes to the previously approved LDP&P (03.16.12, prepared by Placemakers) for the site area known as Lakeland Place (a.k.a.Fairfax Crossing) that exists within the "Area of Revision" as shown on these plans. Property to the west on the north side of Foal St. is known as Lloyds Landing. No revisions to any previously approved items are proposed for this area with this plan. Existing devlopment to the north, is also unchanged.

This revision proposes to complete the existing blocks, extend existing roadways or thoroughfares, and make minor re-alignments to 16th Avenue and connecting roads for the existing 41.80 acre subject tract. New plans and construction for a new turnaround on Fairfax Blvd., just to the south of the site, necessitates changes to the layout as a result. Civic Spaces / Park Areas are also being relocated to fit with the new street alignments and future lot locations, as well as satistfy code requirements and neighborhood needs. The "Area of Revision" reflects current updated boundary survey infomation.

(Previoius approvals : Resolution No. 12-09 # 20160035594 @ DB1177 P302
Original application area approval: Resolution No. 12-12 #20160035595 @ DB1177 P316)

OWNERS

Fairfax Crossing Real Estate, LLC
117 W. Patrick Street, #200
Frederick, MD 21701
(301) 694-8444

Glendwell & Joann L. Lloyd Trust
133 Heath Court
Charlestown, WV 25414
(704) 725-9191

ORIGINAL APPLICATION PREPARATION

Placemakers, LLC
5136 Seville Ave, NW
Albuquerque, NM 87120

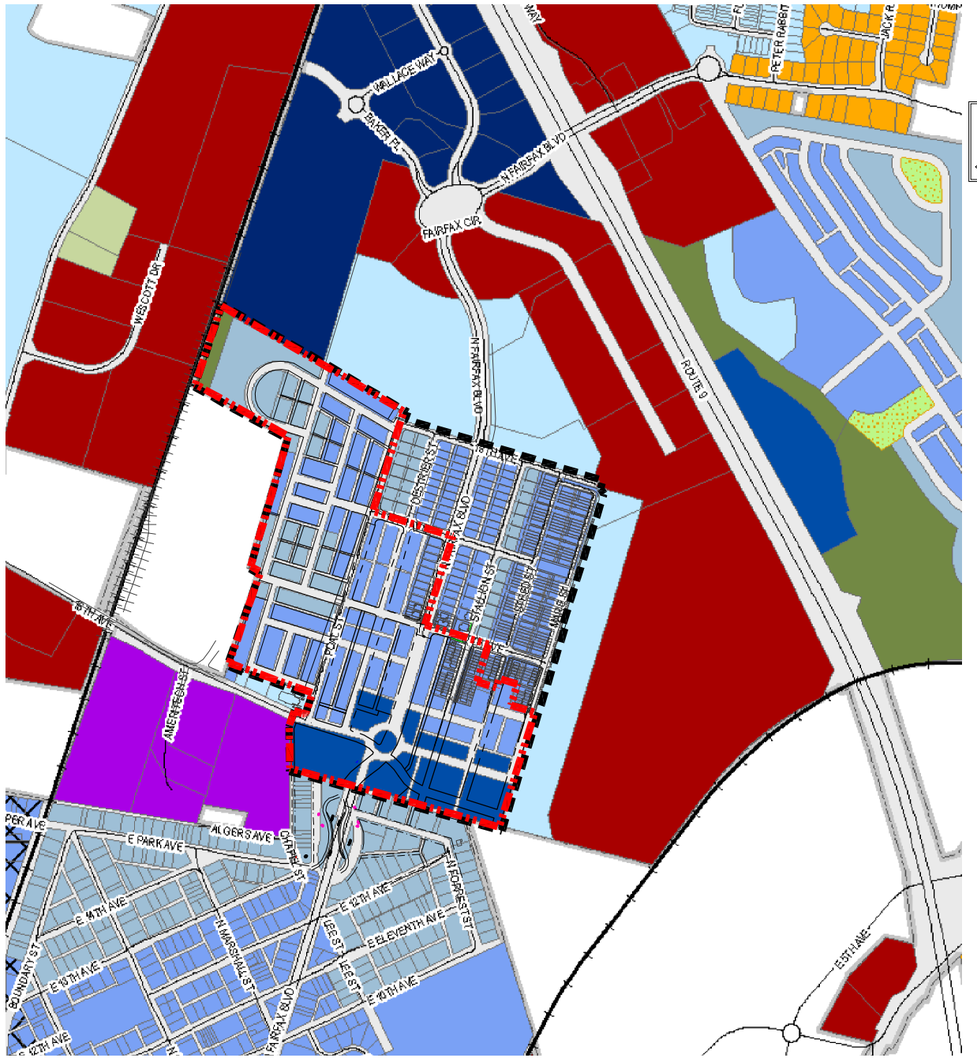
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ZONING LEGEND

- RR - Rural Reserve
- R-6 - R-6 Residential
- HC - Highway Commercial
- I - Industrial
- T1 - Natural
- T3 - Sub-Urban
- T4 - General Neighborhood
- Area of Revision
- LDPP Limits
- T4O - General Neighborhood Open
- T5L - Town Center Limited
- T5 - Town Center
- SD - Special District
- CS - Civic Space
- MUX - Mixed Use - Retired

EXISTING ZONING

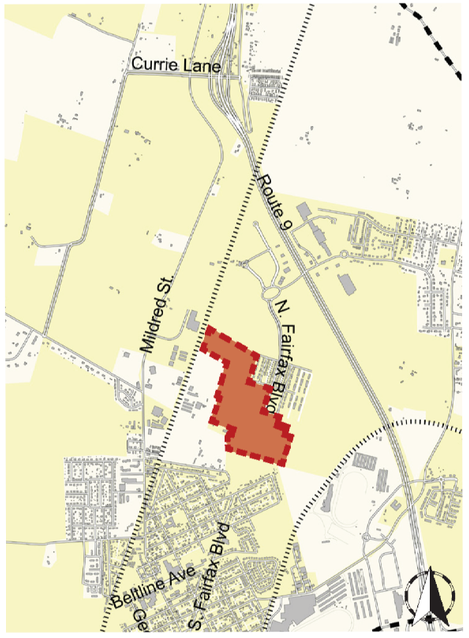


LAKELAND PLACE at FAIRFAX CROSSING
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RANSON, WEST VIRGINIA

GENERAL INFORMATION
Existing Zoning
Scale : 1" = 1,000'

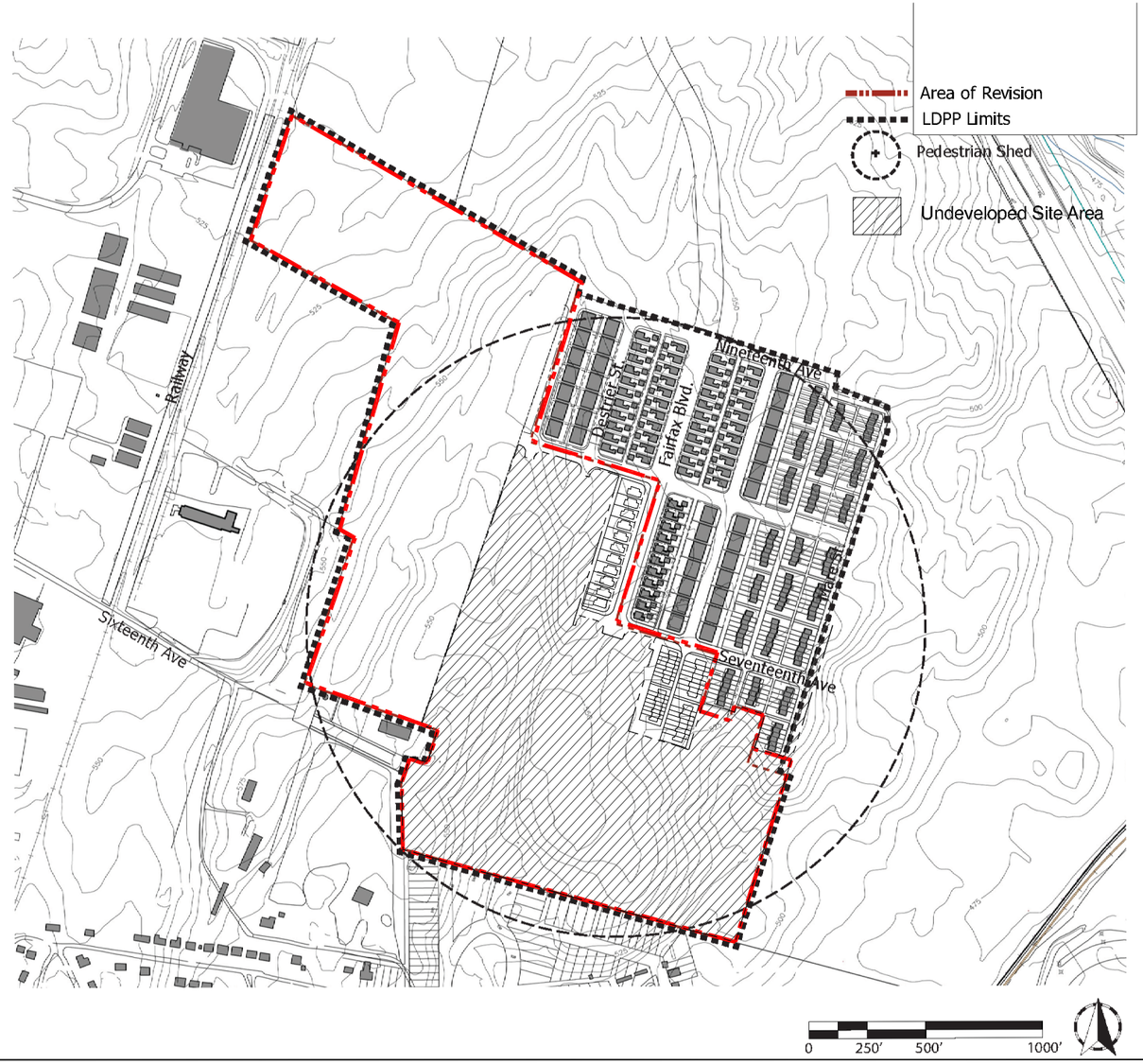
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LOCATION MAP **SCALE: 1" = 2,000'**

Existing Neighborhood Pattern:

The houses that are being built in Lakeland Place today provide an 'attainable' type of housing for the residents of Ranson. Townhouses and small-lot single-family homes are being built and sold in this new community between the established neighborhoods in town and the new shopping center on Highway 11. A greater range of housing intensities and types, stacked flats and large-lots, are introduced to the plan, T5 and T3, in order to encourage continued building of this neighborhood as the market continues to fluctuate. In addition, civic spaces are introduced to provide public amenities to both new and existing residents living in walking distance.



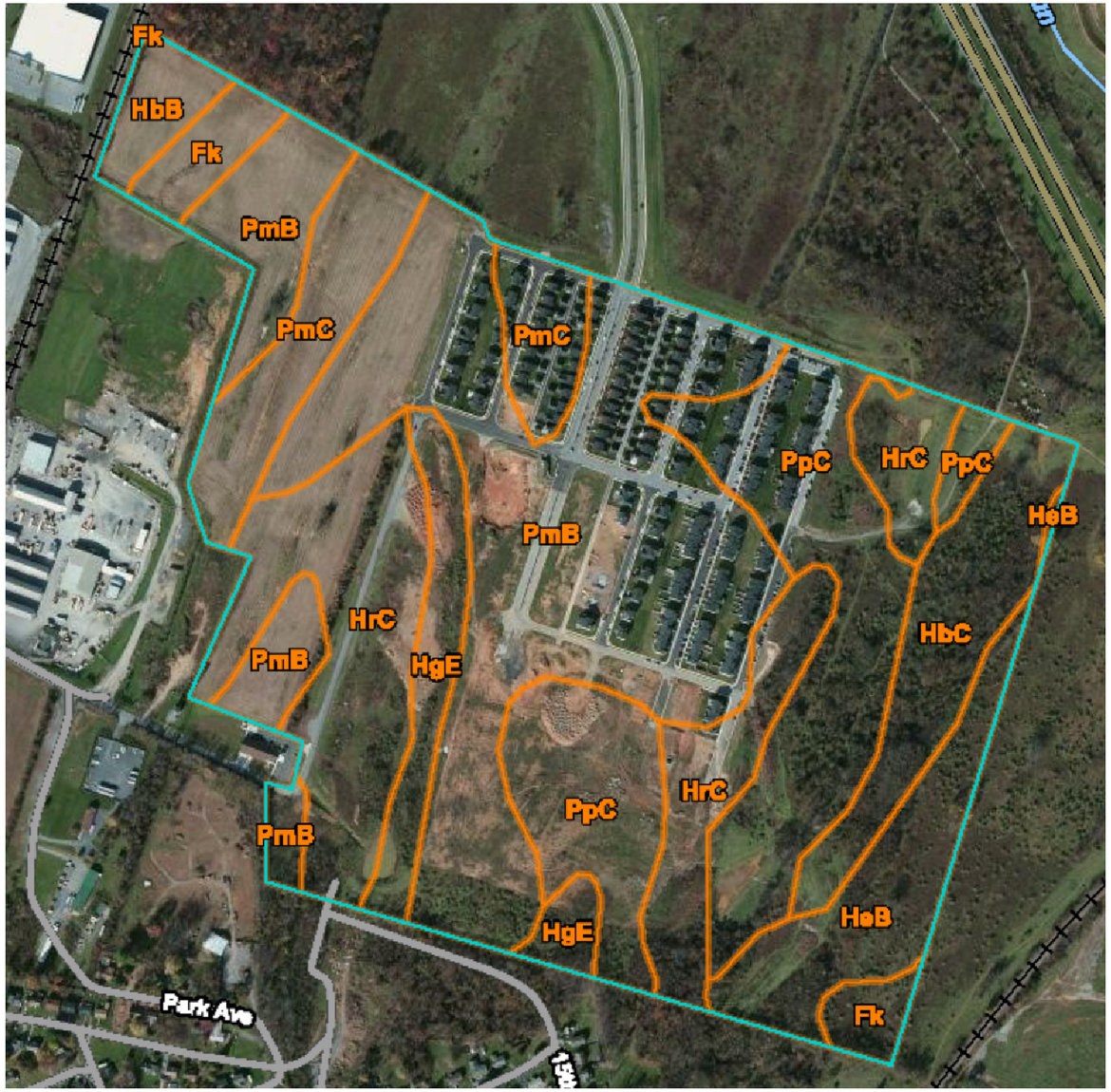
LAKELAND PLACE at FAIRFAX CROSSING **RANSON, WEST VIRGINIA**

LAND DEVELOPMENT PLAN AND PLAT APPLICATION

EXISTING CONDITIONS : TOPOGRAPHY

Scale : As Shown

Plotted: Oct 23, 2019 at 12:51pm
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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Fk	Funkstown silt loam	4.9	2.9%
HbB	Hagerstown silt loam, 3 to 8 percent slopes	3.1	1.8%
HbC	Hagerstown silt loam, 8 to 15 percent slopes	11.5	6.8%
HeB	Hagerstown silt loam, 3 to 8 percent slopes, very rocky	10.8	6.4%
HgE	Hagerstown-Opequon-Rock outcrop complex, 15 to 35 percent slopes	7.7	4.5%
HrC	Hagerstown-Rock outcrop complex, 8 to 15 percent slopes	29.5	17.3%
PmB	Poplimento silt loam, 3 to 8 percent slopes	57.5	33.8%
PmC	Poplimento silt loam, 8 to 15 percent slopes	12.9	7.6%
PpC	Poplimento silt loam, 8 to 15 percent slopes, very rocky	32.1	18.9%
Totals for Area of Interest		170.1	100.0%

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
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

LAKELAND PLACE at FAIRFAX CROSSING
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RANSON, WEST VIRGINIA

EXISTING CONDITIONS : SOILS

Scale : 1" = 500'

0 500 1000 1500

Scale 1" = 500'

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3.3 Community Unit Types

3.3.2 Village (VIL)

a. A Village (VIL) Community Type shall be permitted within the G-3 Intended Growth Sector, and the G-4 Infill Growth Sector.

Property in G-3 Intended Growth Sector

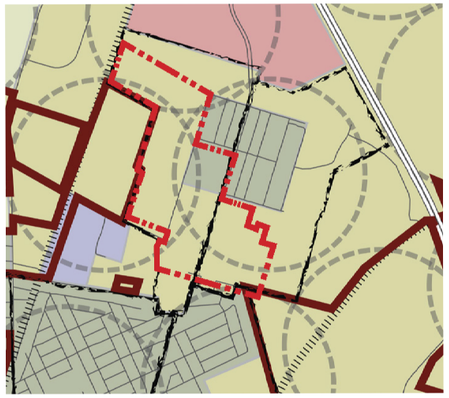
b. A VIL within the G-2 Controlled Growth Sector and the G-3 Intended Growth Sector shall be structured by one short, standard or linear pedestrian shed and shall be no fewer than 40 acres and no more than 200 acres, as allocated on Table 2. See Article 4 for infill VIL acreage requirements in the G-4 Infill Growth Sector (covers subject property).

Property in the G-4 Redevelopment / Infill Growth Sector

c. G-4 Redevelopment / Infill Growth and the G-3 Intended Growth Sector encompass the areas of the City that area priority expansion are of the 2012 City of Ranson Comprehensive Plan and encourages compact walkable development patterns.

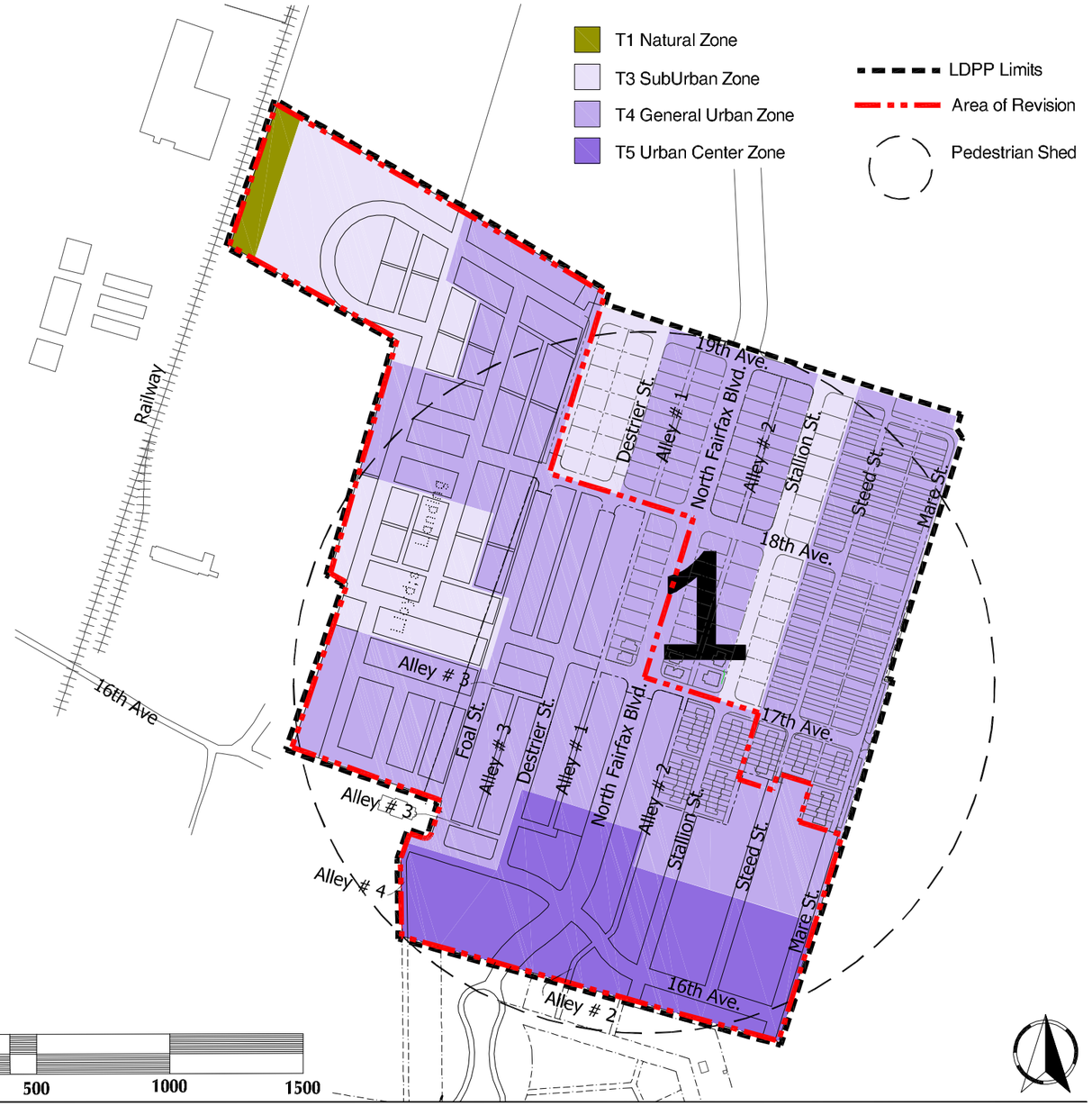
Community 1 - Village (Med): 86.22 acres

d. Larger sites shall be designed and developed as multiple communities, each subject to the individual Transect District requirements for its type as allocated on Table 3. The simultaneous planning of adjacent parcels is encouraged.



SECTOR PLAN

- G2 - Controlled Growth
- G3 - Intended Growth
- G4 - Redevelopment / Infill Growth Sector
- S3 - Industrial
- S2 - Suburban Commercial Sector
- City Limits



LAKELAND PLACE at FAIRFAX CROSSING

LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RANSON, WEST VIRGINIA

COMMUNITY UNIT TYPES

Scale 1" = 500'

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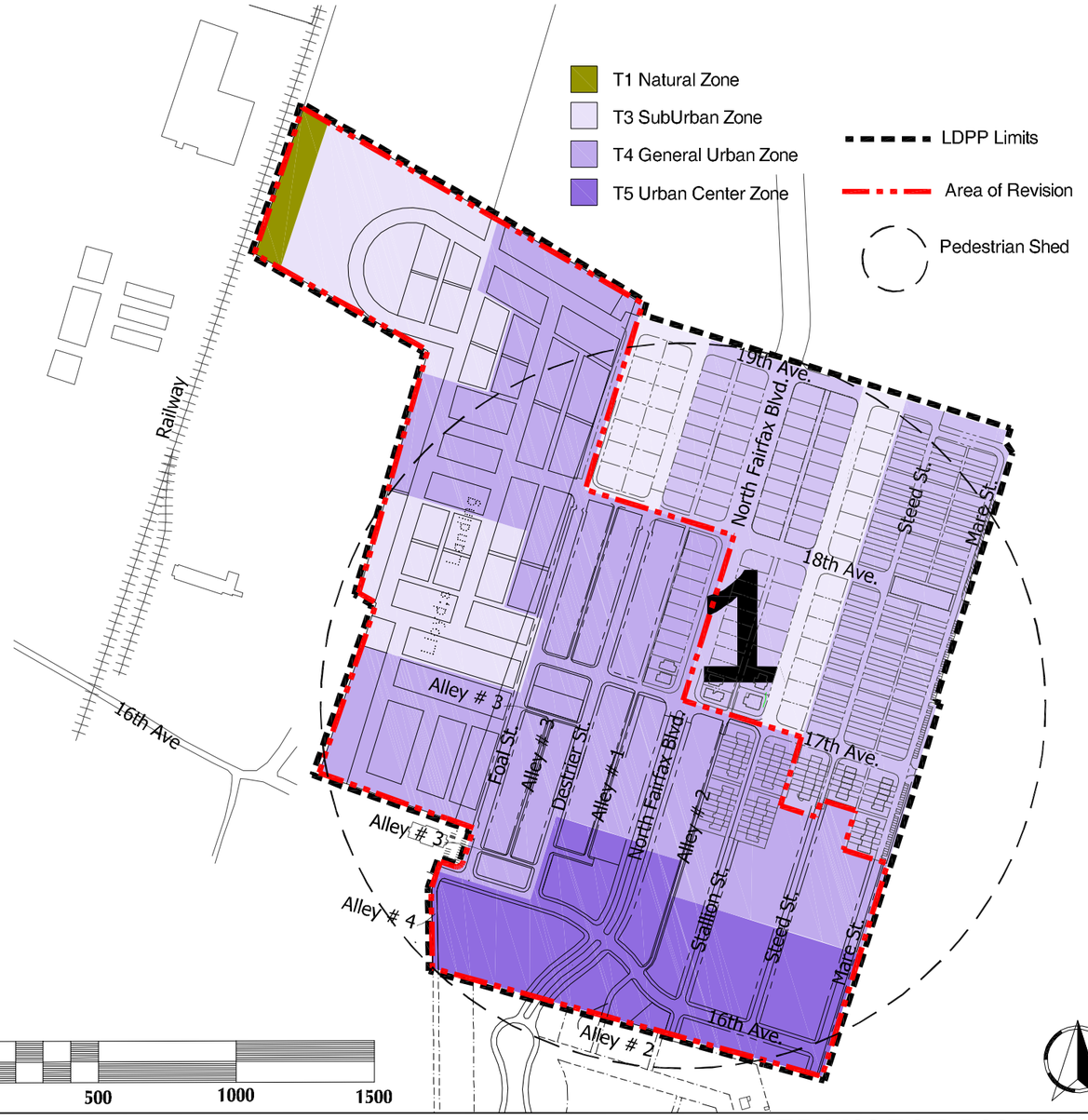
3.4 Transect Districts

3.4.1 Transect District subdistricts shall be assigned and mapped on each new community regulating plan accord-ing to the percentages allocated on Table 3. The property boundary and adjusted pedestrian shed have been revised to reflect the current bounary surveys.

Table 3 Compliance:

COMMUNITY 1: VILLAGE – MEDIUM INTENSITY

T ZONES			
	Acreage	Percentage	
T1	1.36	1.60%	N/A
T3	17.94	20.80%	30% Max.
T4	49.33	57.22%	30-60%
T5	17.57	20.38%	5-25%
Net Site Area	86.22	100.%	



LAKELAND PLACE **RANSON, WEST VIRGINIA**

LAND DEVELOPMENT PLAN AND PLAT APPLICATION

TRANSECT DISTRICTS

Scale 1" = 500'

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3.5 Thoroughfares and Block Standards

3.5.1 The thoroughfare network shall be structured to define blocks with the following maximum block face lengths and block perimeters:

a. T3 2640 ft perimeter
b. T4 2400 ft perimeter
c. T5 2000 ft. perimeter

3.5.2 Block faces exceeding 500 feet shall be subdivided with a pedestrian passage that is a minimum of 8 ft. in width.

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 by administrative waiver.

- Administrative Waiver #1 per 3.5.3 for edge condition with existing railway.

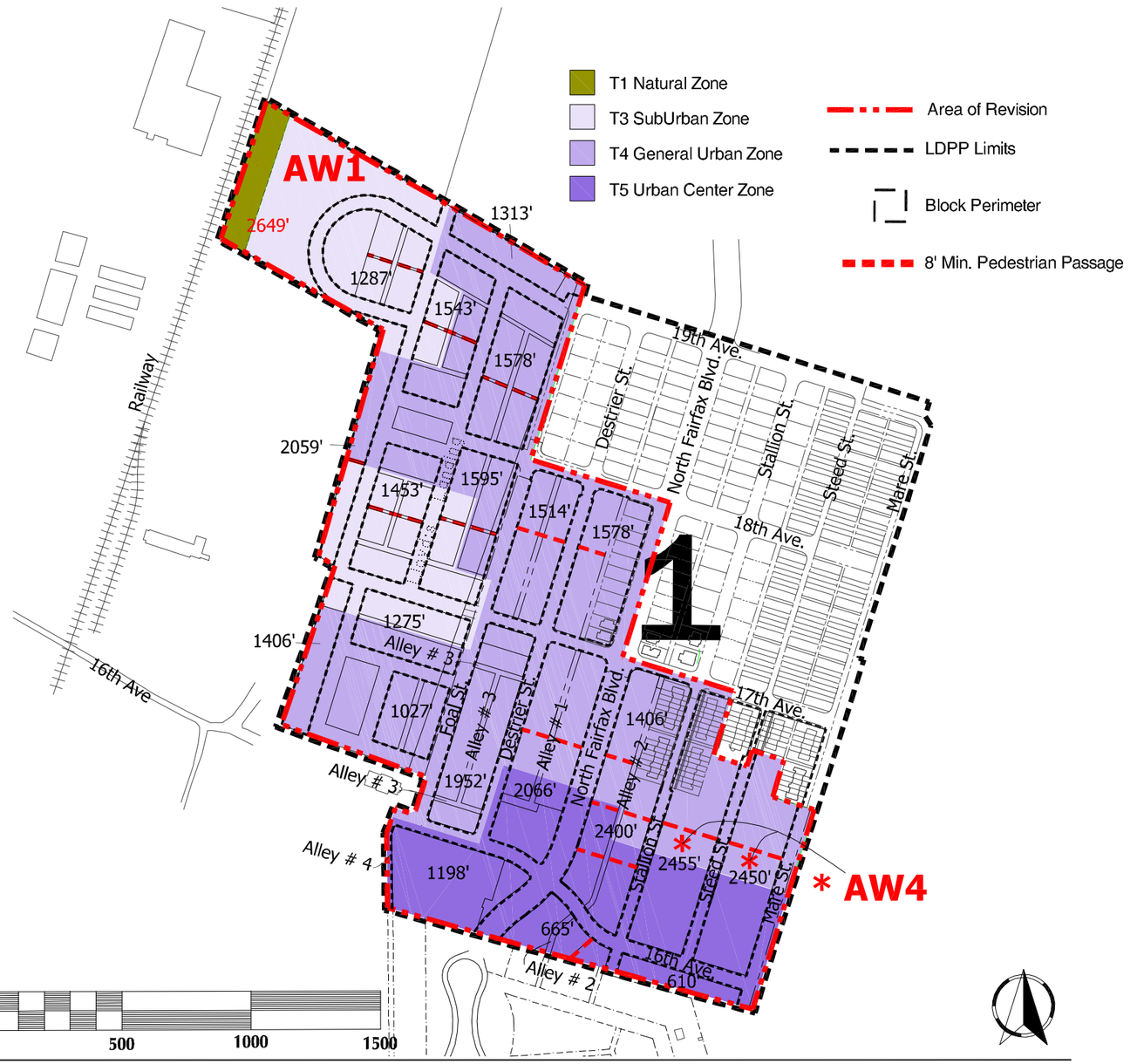
(Approved and recorded @ PC-17-06, #201700006761, B-1186 @ P-552)

- Administrative Waiver #4 per 3.5.4 for block face length to be adjusted up to 10% and completion of existing blocks. This request is consistent with the comprehensive plan and the intent of Chapter 19A Smart Code New Community. The proposed block structure is consistent with the current existing development and urban form on the blocks to the north. The request is for less than the 10% allowable and does not negatively impact the community's connectivity. Accommodation has been made for pedestrian passages through these blocks to increase walkability. Justification : 1) Staff request to relocate 16th Ave.; 2) Relocation of turnaround and 16th. Ave. lengthens adjacent blocks due to physical necessity; 3) Re-align 16th. Ave. trajectory to avoid impact to offsite SWM facility (See page 12); 4) Block face perimeter length adjustment = 2.0% < 10.0% maximum allowable; 5) Benefit of better spacing for pedestrian passages; 6) Consistent with all other code requirements.

3.5.5,6 Rear access for all lots within T4 & T5 shall be provided by a rear lane or rear alley.

3.5.7 Blocks with more than one Transect District designation shall use the highest designation to determine the block face length, block perimeter, and rear alley or rear lane requirements.

The T4 and T5 lots on Stallion, Steed and Mare Streets in this application between 17th and 16th Avenues are extensions of existing land development patterns that existed prior to the adoption of the Smart Code. The lots on these streets may deviate from the following requirements : - Private Frontage Types; - Parking Location Standards; - Principle Building front setbacks, up to 20%.



LAKELAND PLACE at FAIRFAX CROSSING
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RANSON, WEST VIRGINIA

THOROUGHFARES AND BLOCK STRUCTURE
Scale 1" = 500'

Plotted: Oct 23, 2019 at 1:35pm
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3.6 Lot Structure

3.6.1 Within each Transect District, lots shall be platted to have the following minimum and maximum lot widths, measured at the frontage line:

a. T3 50 ft. min. - 150 ft. max.

b. T4 20 ft. min. - 96 ft. max.

c. T5 20 ft. min. - 150 ft. max.

3.6.2 Each lot shall have a primary frontage abutting a vehicular thoroughfare, except that 20% of the lots by number within the SC-NC District may have their primary frontage along a publicly accessible passage, or sidewalk. Rear alleys and rear lanes do not count as thoroughfares. If a lot fronts an alley or lane, such as a mews unit, it counts toward the 20% maximum.

3.6.3 Lots may have multiple frontages as illustrated on Table 17. One frontage line is designated the principal frontage line and all remaining frontage lines are designated as secondary.

LOTS NOT FACING THOROUGHFARE		
Area (Ac.)	**Area of Lots not facing Thoroughfare (Ac.)**	**Percentage**
86.22	4.2	4.87%



LAKELAND PLACE at FAIRFAX CROSSING
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RANSON, WEST VIRGINIA

LOT STRUCTURE
Scale 1" = 500'

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3.7 Thoroughfare Network Standards

3.7.1 Community plans must map a thoroughfare network plan including the following:

a. The major thoroughfare network

b. Modifications to existing thoroughfares, if any

3.7.3 The thoroughfare network plan must map thorough-fares and intersections according to Section 3.5.1.

a. Thoroughfare assemblies must be included for each mapped thoroughfare in accordance with Article 7.

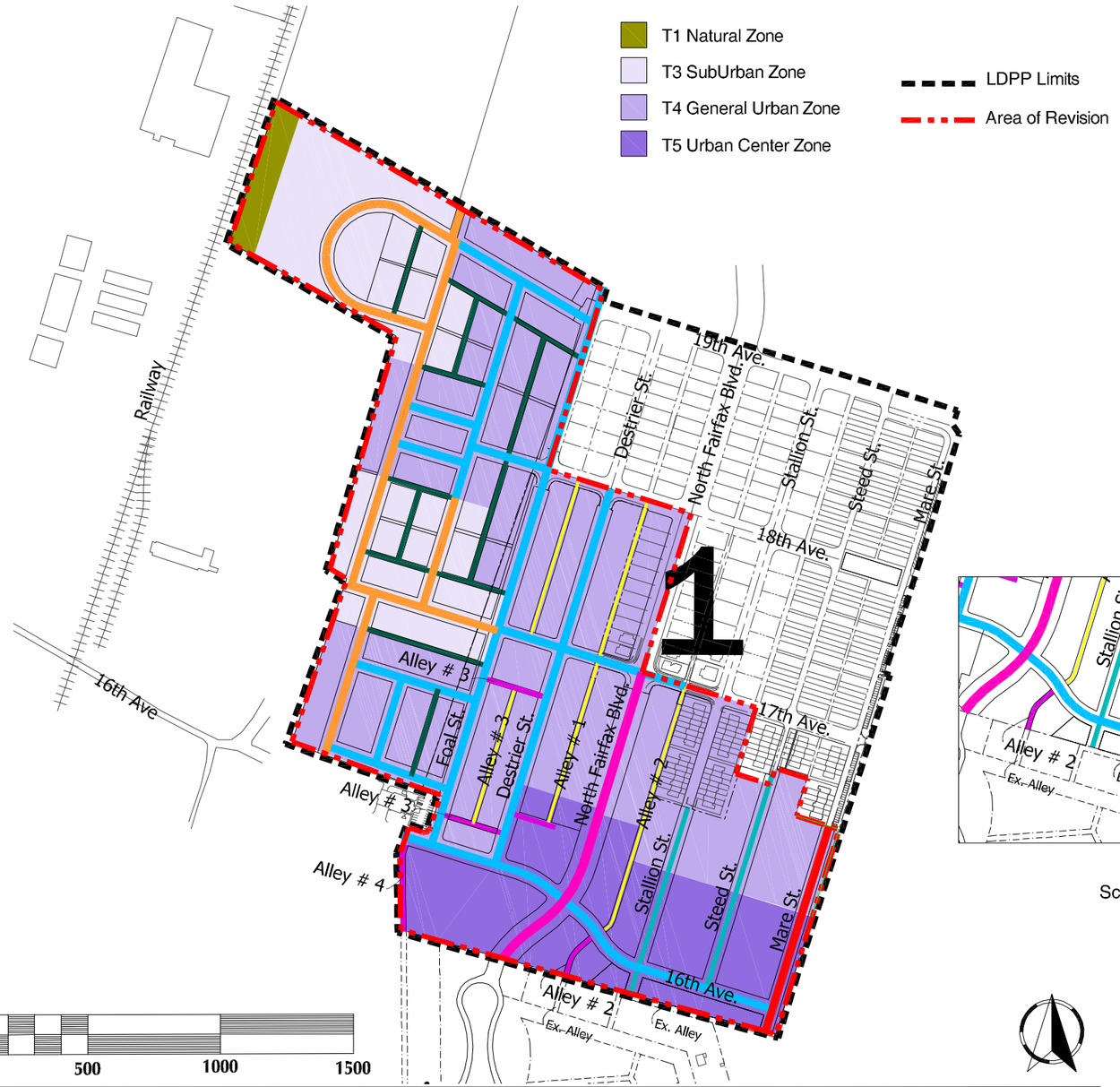
b. All thoroughfares must connect to other thoroughfares, forming a network.

c. New thoroughfares must connect wherever possible to thoroughfares outside of the community unit.

d. The thoroughfares must be configured as a net-work creating blocks sized according to Section 3.5.1.

e. The thoroughfares may deviate from the network outside of the pedestrian shed, to accommodate natural conditions, and to intersect major thoroughfares.

#	Key	Thoroughfare	Approved T-zones	R.O.W.
1		AV-100-38	T3, T4	100'
2		ST-60-36	T3, T4	60'
3		ST-54-32	T3, T4	54'
4		DR-50-28	T4, T5	50'
5		ST-50-20	T4, T5	50'
6		RA-24-24	T3, T4	24'
7		RL-20-20	T3, T4, T5	20'
8		RL-20-10	T3, T4, T5	20'



Detail
Scale 1" = 500'

LAKELAND PLACE at FAIRFAX CROSSING
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RANSON, WEST VIRGINIA

THOROUGHFARES
Scale 1" = 500'

Plotted: Oct 23, 2019 at 1:36pm
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3.8 Civic Standards

3.8.1 Civic Space (CS) Specific to T3 - T5 Districts

a. Each pedestrian shed shall assign 5 - 20% of its urbanized area to civic space

Village 1:

Total Civic Space	7.16 Ac.
Urbanized acres	86.22 Ac.
Urbanized area % Civic	8.3%

b. Civic spaces shall be designed as described and distributed throughout Transect District as permitted in Table 31.

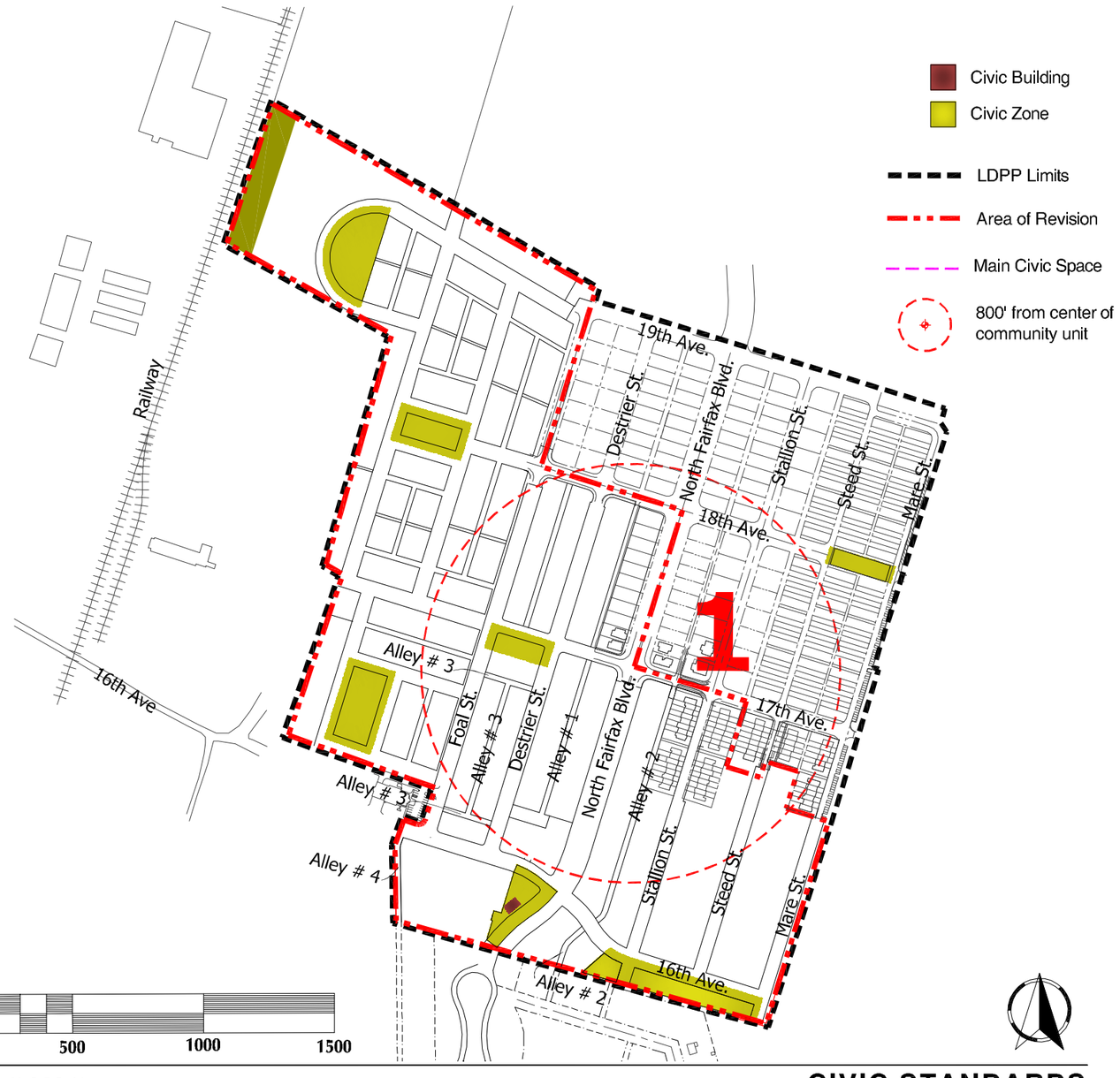
d. Each pedestrian shed shall contain at least one main civic space. The main civic space shall be within 800 feet of the geographic center of each pedestrian shed, unless topographic conditions, pre-existing thoroughfare alignments or other circumstances prevent such location. A main civic space shall conform to one of the types speci-fied in Table 31.b, Table 31.c, or Table 31.d.

f. Each civic space of type Table 31.c or Table 31.d shall have a minimum of 50% of its perimeter enfronting a Thoroughfare.

3.8.2 Civic Buildings (CB) Specific to T2O - T5 Districts

a. The owner shall covenant to construct a meeting hall or a third place in proximity to the main civic space of each pedestrian shed. Its corresponding public frontage shall be equipped with a shelter and bench for a transit stop, if on an existing or planned transit route.

b. Civic building sites shall not occupy more than 20% of the area of each pedestrian shed.



LAKELAND PLACE at FAIRFAX CROSSING
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RANSON, WEST VIRGINIA

CIVIC STANDARDS
Scale 1" = 500'

Plotted: Oct 23, 2019 at 12:58pm
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3.8 Civic Standards

e. Playgrounds shall be located so that every residential lot is within 1,000 feet of an entry to a playground, as measured along sidewalks that do not cross major thorough-fares. A playground shall conform to Table 31.e.
Each civic space of type Table 31.c or Table 31.d shall have a minimum of 50% of its perimeter fronting a Thoroughfare.

Village 1:

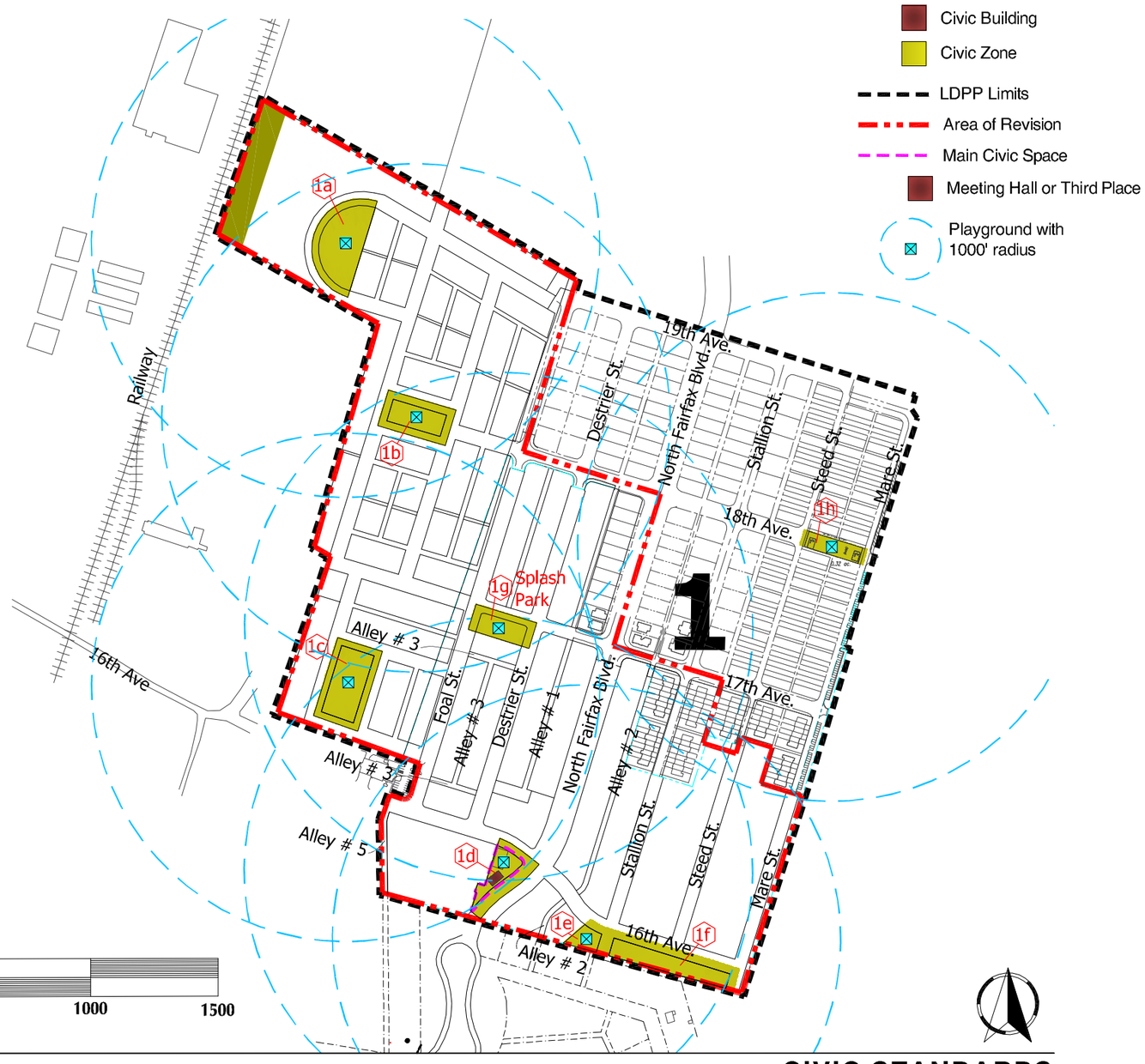
CS	Permitted Area	Area (ac)	Perimeter	Type	Permitted T-zone	T-zone
1a	.5-8	1.43	NA	Green	T1-T4	T3
1b	.25-5	0.93	100%	Square	T3-T5	T4
1c	.25-.5	1.38	100%	Square	T3-T5	T4
1d	.5-8	0.87	58%	Green	T3-T5	T5
1e	.25-5	0.32	NA	Ramble	T3-T5	T5
1f	.5-8	1.17	53%	Green	T3-T5	T5
1g	.25-5	0.60	100%	Ramble	T3-T5	T4
1h	.25-5	0.38	100%	Ramble	T3-T5	T3
TOTALS		7.08	8.20% Of Project Area / 86.22 Ac.			

3.8.2 Civic Buildings (CB) Specific to T2O - T5 Districts

a. The owner shall covenant to construct a meeting hall or a third place in proximity to the main civic space of each pedestrian shed.

b. Civic building sites shall not occupy more than 20% of the area of each pedestrian shed.

c. As part of this proposal, the following amenities are proposed to be lcoated within park 1-g, (between Foal and Destrier Sts., facing 17th. Ave.) to provide a third place : 1) A splash pad; 2) A tot lot play structure; 3) benches for seating.



LAKELAND PLACE at FAIRFAX CROSSING
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RANSON, WEST VIRGINIA

CIVIC STANDARDS
Scale 1" = 500'

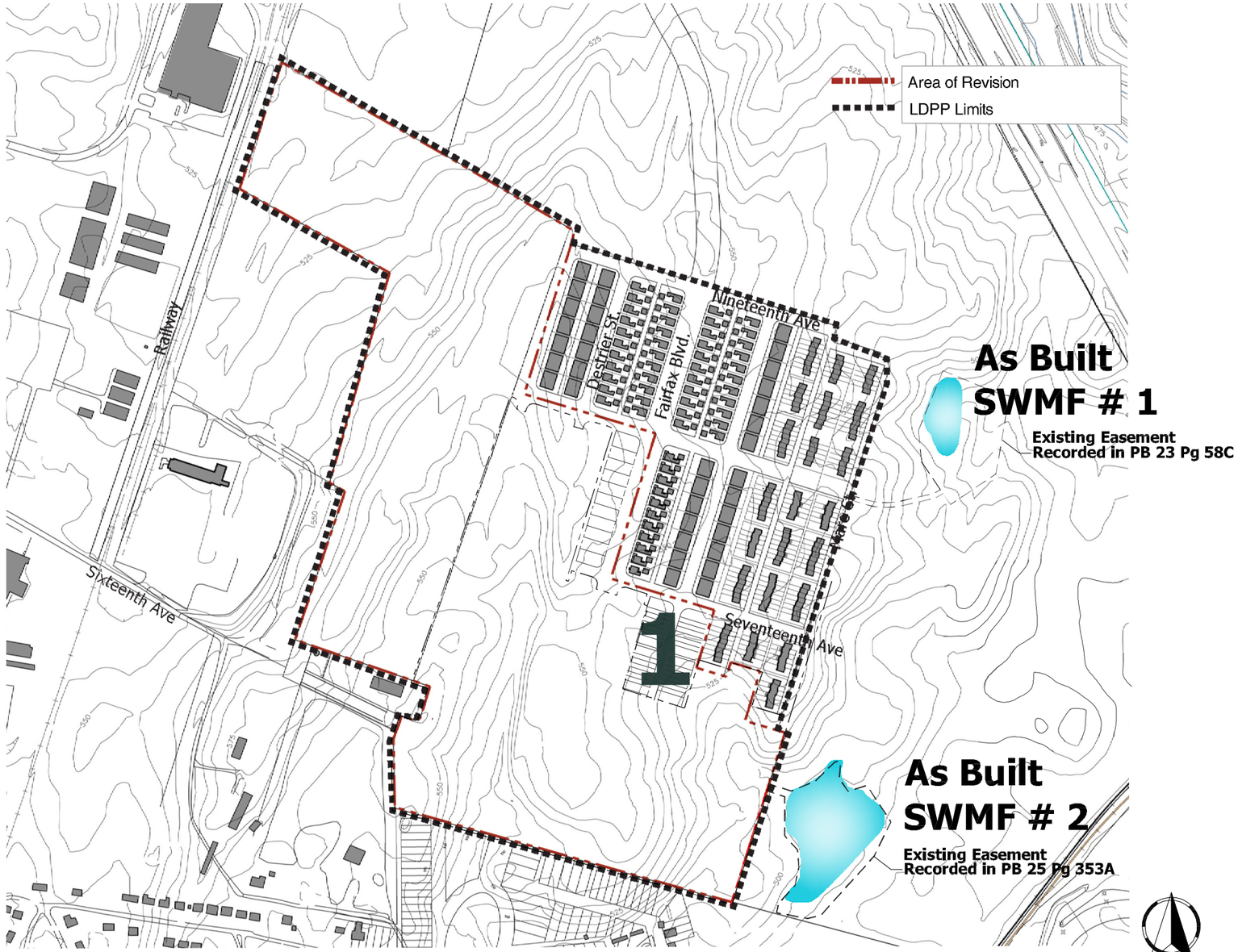
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STORMWATER

Two stormwater ponds exist, and currently serve the site along with a portion of the surrounding offsite area. They are located to the east and are entitled. Total impervious cover for the completion of the neighborhood is expected to be less than 70%.

UTILITIES

Water and sewer shall be provided by connections to the adjacent systems of the Charles Town Utility Board for sewer collection and treatment, and Jefferson Utilities for water supply distribution systems.



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LAKELAND PLACE at FAIRFAX CROSSING RANSON, WEST VIRGINIA

LAND DEVELOPMENT PLAN AND PLAT APPLICATION

STORMWATER AND UTILITIES

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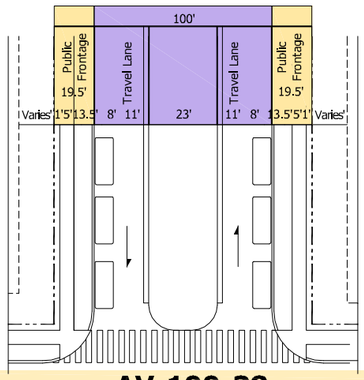
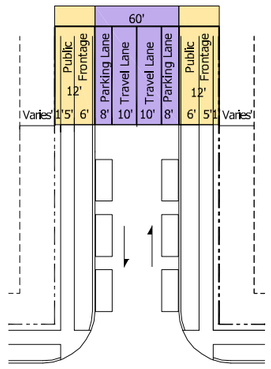
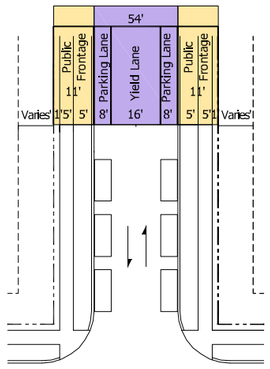
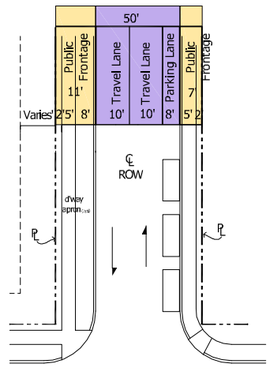
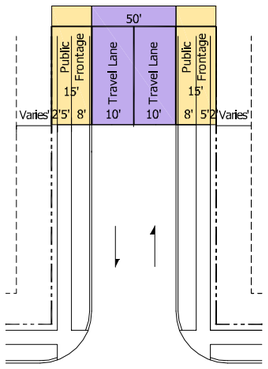
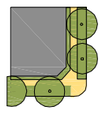
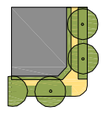
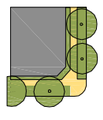
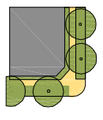
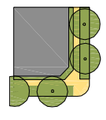
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Street Location
Street Map Color

KEY ST-57-20-BL
Thoroughfare Type
Right of way width
Pavement Width
Transportation

THOROUGHFARE TYPES

Avenue	AV
Commercial Street	CS
Drive	DR
Street	ST
Rear Alley	RA
Rear Lane	RL

	Fairfax Blvd.	16th. Ave. Foal Street Destrier Street & Lloyds Landing	Lloyd Landing Streets Only	Mare Street	Stallion Street Steed Street
					
Assembly Designation	**AV-100-38**	**ST-60-36**	**ST-54-32**	**DR-50-28**	**ST-50-20**
Thoroughfare Type	Avenue	Street	Street	Street	Street
Transect District	T3,T4,T5	T2, T3, T4	T3, T4	T3, T4, T5	T3, T4, T5
Right-of-Way Width	100 feet	60 ft.	54 ft.	50 ft.	50 ft.
Pavement Width	38 feet	36 ft.	32 ft.	28 ft.	20 ft.
Transportation Way					
Vehicular Lane(s)	Two Lanes; Two way, one lane each way @11 ft.	Two Lanes; Two way, one lane each way @10 ft.	Yield Lane : Two Way @ 16 ft.	Two Lanes; Two way, one lane each way @10 ft.	Two Lanes; Two way, one lane each way @10 ft.
Parking Lanes	Two lanes parallel @ 8 ft.	Two lanes parallel @ 8 ft.	Two lanes parallel @ 8 ft.	One lane parallel @ 8 ft.	n/a.
Striping	Required	Optional	Optional	Optional	Optional
Median Width	23 ft.	n/a	n/a	n/a	n/a
Median Planting	20 ft. o.c. avg	n/a	n/a	n/a	n/a
Median Surface	Grass, ground cover and mulch	n/a	n/a	n/a	n/a
Target Speed	25 mph	25 mph	20 mph	25 mph	25 mph
Bicycle Provision	Sharrow	Shared	Shared Lane	Sharrow	Sharrow
Transit Provision	Bus Route	n/a	n/a	n/a	n/a
Public Frontage	C/D	C/D	C	C/D	C/D
Assembly Width	19.5 ft.	12 ft.	11 ft.	15ft.	15 ft.
Public Frontage Type	C,D	C	C	C	C
Transect District	T3, T4, T5	T2, T3, T4	T3,T4	T3,T4,T5	T3,T4, T5
					
Curbing — Type	Ranson Type I *	Ranson Type 1 *	Ranson Type 1*	Ranson Type 1*	Ranson Type 1*
Curbing — Curb Type	Radius	Radius	Radius	Radius	Radius
Curbing — Radius	35 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Walkway — Width	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Walkway — Surface	Concrete	Concrete	Concrete	Concrete	Concrete
Walkway — Type / Size	Continuous	Continuous / 5 ft.	Continuous / 5 ft.	Continuous / 5 ft.	Continuous / 5 ft.
Planter — Arrangement	Regular	Regular	Regular	Regular	Regular
Planter — Species	Alternating	Alternating	Alternating	Alternating	Alternating
Planter — Spacing	30 ft. o.c. avg.	30 ft. o.c. avg.	30 ft. o.c. avg.	30 ft. o.c. avg.	30 ft. o.c. avg.
Planter — Surface	Ground cover or grass	Ground cover or grass	Ground cover or grass	Grass	Grass
Verge — Street Tree Size	Large Shade, ornamental	Large Shade	Medium Shade	Medium Shade	Medium Shade
Verge — Width	4 ft.	4 ft.	3 ft.	3 ft.	3 ft.
Verge — Lighting Type	Column - match exist. as req'd	Column	Post	Post	Post
Verge — Lighting Spacing	At intersections	50 ft. o.c. / match current	At Intersections	At intersections	At intersections

AV-100-38 Notes:
1. ROW width varied, planting strip width will vary based on available ROW. All other dimensions remain constant.
2. No overhead utilities are permitted for this project. 3. Building setbacks may vary as req'd to obtain min. separation from overhead utilities.
4. Max. tree height at maturity under overhead utilities shall be 20 feet. 5. All trees to be located a minimum of 10 feet from utility poles.

* Type 111 at all driveways

LAKELAND PLACE at FAIRFAX CROSSING
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RANSON, WEST VIRGINIA

ASSEMBLIES
Scale : N.T.S

Plotted: Oct 23, 2019 at 1:19pm
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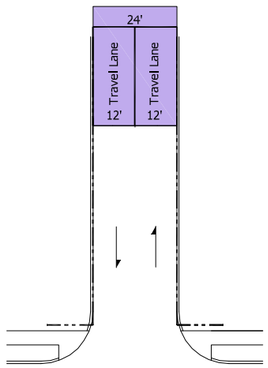
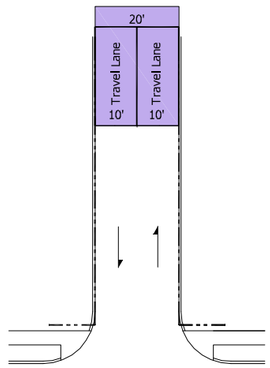
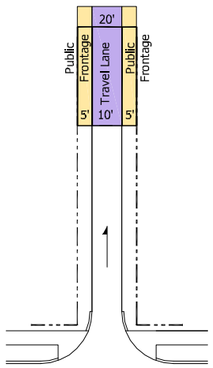
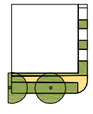
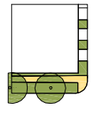
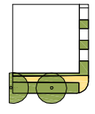
Street Location
Street Map Color

KEY ST-57-20-BL

Thoroughfare Type
Right of way width
Pavement Width
Transportation

THOROUGHFARE TYPES

Avenue	AV
Commercial Street	CS
Drive	DR
Street	ST
Rear Alley	RA
Rear Lane	RL

	Lloyd Landing Alleys Only	Alleys #2, Sections of Alley # 3, #4 & Sections of #1	Alleys #1, #2 north of 16th Ave.; Sections of #3 & #4
			
Assembly Designation	**RA-24-24**	**RL-20-20**	**RL-20-10**
Thoroughfare Type	Street	Alley	Alley
Transect District	T2, T3,T4, T5	T2, T3, T4, T5	T4, T5
Right-of-Way Width	24 ft.	20 ft.	20 ft.
Pavement Width	24 ft.	20 ft.	10 ft.
Transportation Way			
Vehicular Lane(s)	Access Way @ 24 ft.	Access Way @ 20 ft.	Access Way @ 10 ft.
Parking Lanes	n/a	n/a	n/a
Striping	n/a	n/a	n/a
Median Width	n/a	n/a	n/a
Median Planting	n/a	n/a	n/a
Median Surface	n/a	n/a	n/a
Target Speed	n/a	n/a	n/a
Bicycle Provision	n/a	n/a	n/a
Transit Provision	n/a	n/a	n/a
Public Frontage	n/a	n/a	n/a
Assembly Width	n/a	n/a	n/a
Public Frontage Type	n/a	n/a	n/a
Transect District	T3, T4, T5	T3, T4,T5	T4,T5
			
Type	Raised Curb**	Raised Curb**	Raised Curb**
urbing Curb Type	Radius	Radius	Radius
Radius	10ft.	10ft.	10ft.
Width	n/a	n/a	n/a
/alkway Surface	n/a	n/a	n/a
Type / Size	n/a	n/a	n/a
Arrangement	n/a	n/a	n/a
Species	n/a	n/a	n/a
lanter Spacing	n/a	n/a	n/a
Surface	grass	grass	grass
Street Tree Size	n/a	n/a	n/a
Width	n/a	n/a	n/a
erge Lighting Type	n/a	n/a	n/a
Lighting Spacing	n/a	n/a	n/a

** Curb Type varies : Ranson Type 1, or Inverted Crown, No curb or Supelevated with swale to low side, no curb, or Ranson Type 1 curb low side only .

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LAND DEVELOPMENT PLAN AND PLAT APPLICATION

RANSON, WEST VIRGINIA

ASSEMBLIES
Scale : N.T.S

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