FLYNN-JEFFERSON

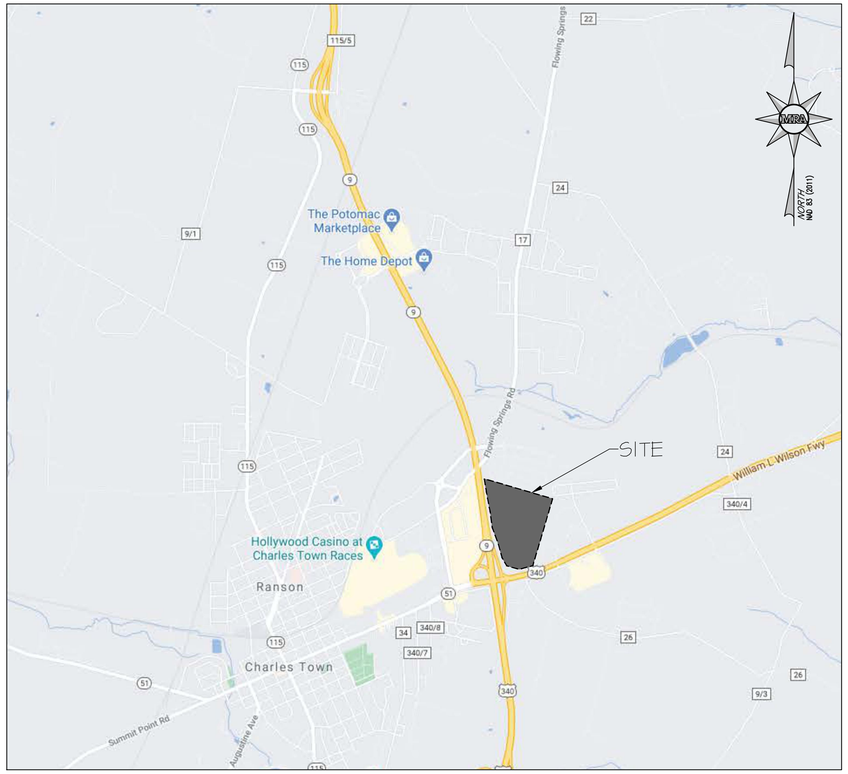
LAND DEVELOPMENT PLAN AND PLAT APPLICATION

CITY OF RANSON, WEST VIRGINIA

PROJECT NOTES:

1. THE SUBJECT PROPERTY IS ZONED UCX (URBAN COMMERCIAL-RETIRED) WITH A GROSS SITE AREA OF 69.63 ACRES AND IS LOCATED ON TAX MAP 8, PARCEL 8, LOT 27.
2. THE EXISTING USE IS UNDEVELOPED.
3. 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.
4. WATER SERVICE FOR THE SUBJECT PROPERTY WILL BE PROVIDED BY JEFFERSON UTILITIES. SANITARY SEWER FOR THE SUBJECT PROPERTY WILL BE PROVIDED BY CHARLES TOWN UTILITY BOARD.
5. ON-SITE STORMWATER AND BEST MANAGEMENT FACILITIES WILL BE PROVIDED TO HANDLE STORMWATER MANAGEMENT FOR THE SUBJECT PROPERTY.
6. 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. HORIZONTAL DATUM IS BASED ON NAD83 AND VERTICAL DATUM IS BASED ON NAD 88.
7. BOUNDARY INFORMATION IS FROM A BOUNDARY SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES IN APRIL 2021.

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



VICINITY MAP
SCALE: 1"=2000'

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

APPLICANT
D.R.HORTON INC.
181 HARRY TRUMAN PKWY, STE 250
ANNAPOLIS, MD 21401
CONTACT: MATT MUDDIMAN
301-310-6043
MTMUDDIMAN@DRHORTON.COM

OWNER
CNB BANK, INC.
101 S WASHINGTON ST
BERKELEY SPRINGS, WV 25411
CONTACT: MARK HARRELL
301-797-2055
MHARRELL@CNB.BANK

PREPARED BY
MORRIS & RITCHIE ASSOCIATES, INC.
604 SOUTH KING STREET, SUITE 200
LEESBURG, VIRGINIA 20175
CONTACT: JON ERICKSON
703-994-4047
JERICKSON@MRAGTA.COM

LDPP APPROVAL DATE: 04/04/22

DATE	REVISIONS
01/25/22	CITY COMMENTS
03/30/22	CITY COMMENTS
04/04/22	CITY COMMENTS

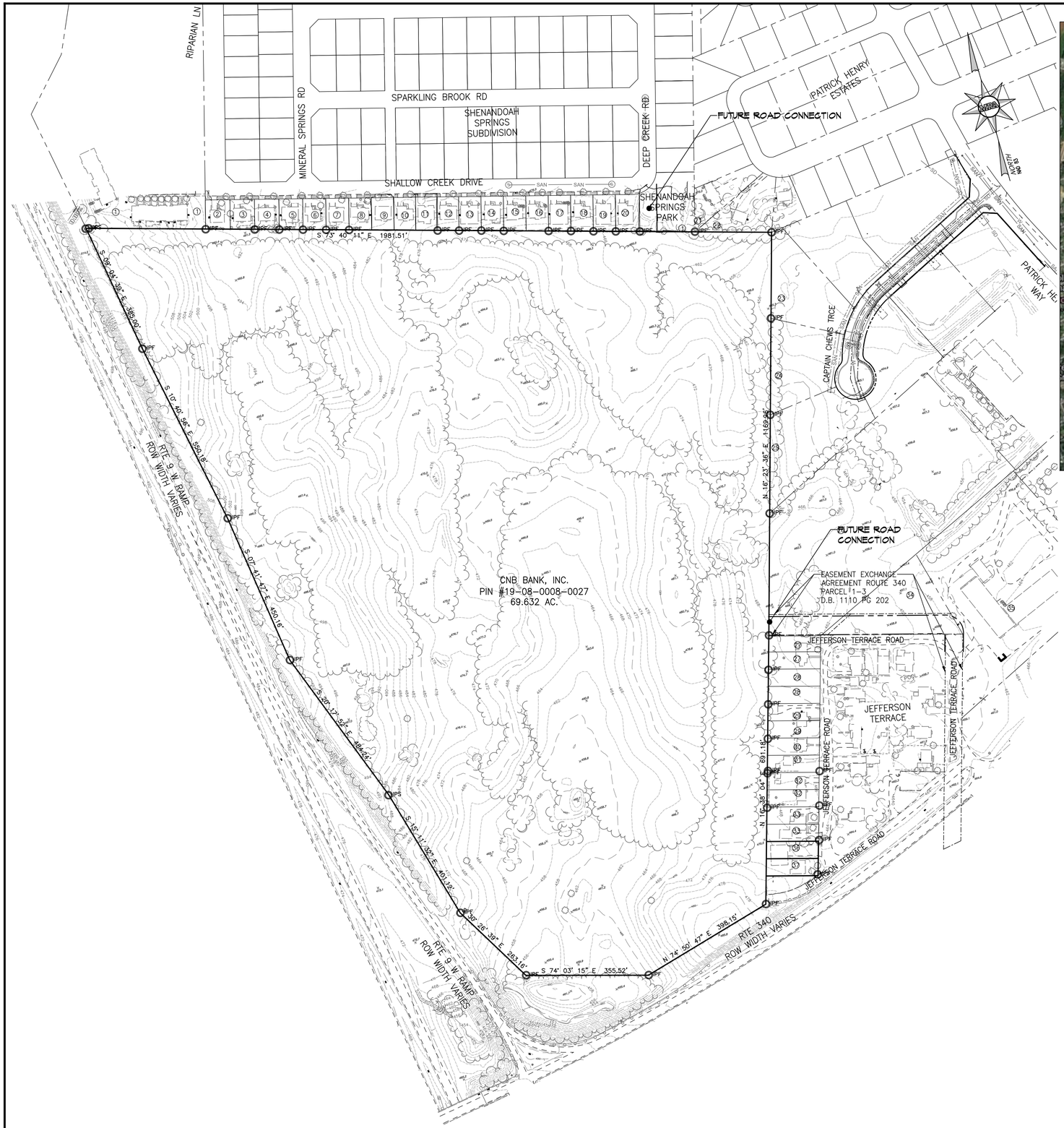
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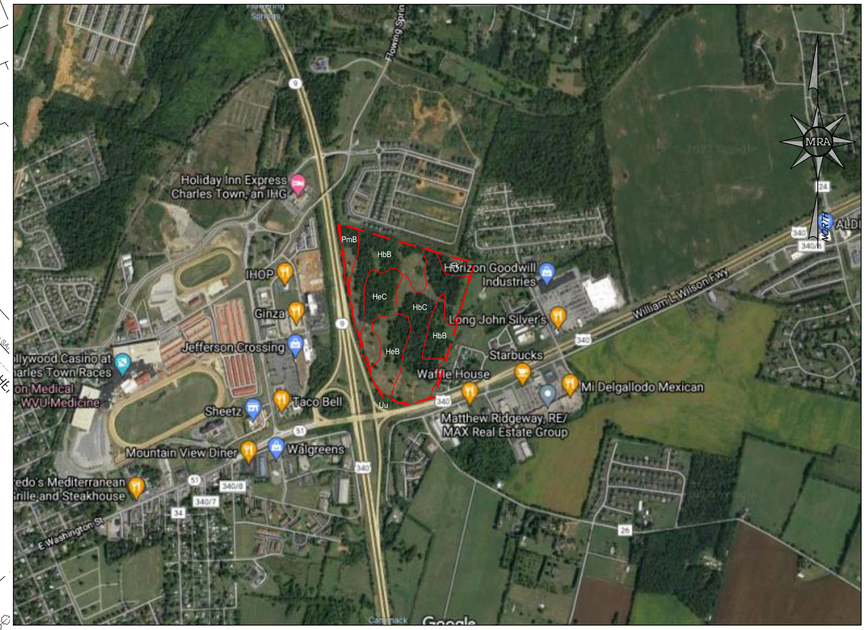
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COVER SHEET

FLYNN-JEFFERSON
LAND DEVELOPMENT PLAN AND PLAT APPLICATION
CITY OF RANSON, WV

JOB NO.: 21206
SCALE: N/A
DATE: 10/18/21
DRAWN BY: DLT
DESIGN BY: DLT
REVIEW BY: JKE
SHEET: 01 OF 07





AERIAL MAP
SCALE 1"=1000'

USDA SOIL DATA:

USDA SOIL DATA

KEY	SOIL TYPE	AREA (AC)	PERCENT
HbB	HAGERSTOWN SILT LOAM 3-8% SLOPES	20.3	29.1%
HbC	HAGERSTOWN SILT LOAM 8-15% SLOPES	23.4	33.6%
HeB	HAGERSTOWN SILT LOAM 3-8% SLOPES	9.5	13.6%
HeC	HAGERSTOWN SILT LOAM 8-15% SLOPES	9.8	14.1%
Fk	FUNKSTOWN SILT LOAM	2.5	3.5%
PmB	POPLIMENTO SILT LOAM, 3-8% SLOPES	3.1	4.4%
Uu	URBAN LAND-UDORTHENTS	1.1	1.6%

STORMWATER MANAGEMENT NARRATIVE:

THE SITE DRAINS TO THE NORTHEAST TO THE ADJACENT PROPERTY, NORTHWEST TO ROUTE 9, AND SOUTH TO THE INTESECTION OF ROUTE 9 AND ROUTE 340. THE AREAS 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 STORMWATER MANAGEMENT POND(S). IMPLEMENTATION OF THE PROPOSED STORMWATER MANAGEMENT POND(S) WILL REDUCE THE POST-DEVELOPED DRAINAGE TO BELOW PRE-DEVELOPED CONDITIONS.

ADJACENT PROPERTY OWNERS

NUMBER	OWNER	PARCEL ID	DEED BOOK	LAND USE
1	SHENANDOAH SPRINGS NBHD UNIT OWNERS ASSOC INC	19-08-008D-PARK-0000	DB 1022 PG 523	RESIDENTIAL /HOA
2	JEFFERSON RENE	19-08-008D-001A-0000	DB 1084 PG 98	RESIDENTIAL
3	EDWARDS BRANDON SCOTT	19-08-008D-002A-0000	DB 1194 PG 46	RESIDENTIAL
4	MASON DAYMON M & MEAGAN	19-08-008D-003A-0000	DB 1207 PG 658	RESIDENTIAL
5	PROCTOR TIMOTHY W	19-08-008D-004A-0000	DB 1236 PG 183	RESIDENTIAL
6	SHEEHAN PETER P & SUSAN B GOETTL	19-08-008D-005A-0000	DB 1206 PG 501	RESIDENTIAL
7	SOUTHERLAND JUSTIN	19-08-008D-006A-0000	DB 1067 PG 430	RESIDENTIAL
8	TENNANT KYLE S	19-08-008D-007A-0000	DB 1119 PG 381	RESIDENTIAL
9	BAKER MICHAEL R & BRITTANY D K	19-08-008D-008A-0000	DB 1239 PG 100	RESIDENTIAL
10	ORTIZ JOSE M SORTO & FLOR I OTERO AYALA	19-08-008D-009A-0000	DB 1231 PG 727	RESIDENTIAL
11	LAWSON CORRIE Q & RYAN B	19-08-008D-010A-0000	DB 1239 PG 139	RESIDENTIAL
12	WARD COREY	19-08-008D-011A-0000	DB 1236 PG 685	RESIDENTIAL
13	BONNER MICHELE E	19-08-008D-012A-0000	DB 1235 PG 284	RESIDENTIAL
14	ALDRIDGE JOHN & STEPHANIE	19-08-008D-013A-0000	DB 1232 PG 81	RESIDENTIAL
15	ROONEY KYLE & MONIKA	19-08-008D-014A-0000	DB 1231 PG 733	RESIDENTIAL
16	MACDONALD MARYNA S & MICHAEL A	19-08-008D-015A-0000	DB 1231 PG 736	RESIDENTIAL
17	KELLEY MICHAEL & LORI	19-08-008D-016A-0000	DB 1231 PG 665	RESIDENTIAL
18	MIGHT BRANDON M	19-08-008D-017A-0000	DB 1231 PG 416	RESIDENTIAL
19	TOMS SCHLEY T III & THEODORA	19-08-008D-018A-0000	DB 1231 PG 69	RESIDENTIAL
20	HAWKINS STEVEN R & DEBRA A	19-08-008D-019A-0000	DB 1231 PG 662	RESIDENTIAL
21	MARTIN DANNY J JR & KRISTEN A MCKENZIE	19-02-008B-0013-0000	DB 947 PG 324	RESIDENTIAL
22	TURPIN JOANN	19-02-008B-0012-0000	DB 604 PG 357	RESIDENTIAL
23	MILLER GERALD A ESTATE	19-02-008C-0003-0000	DB 613 PG 71	RESIDENTIAL
24	MILLER GERALD A ESTATE	19-02-008C-0004-0000	DB 613 PG 71	RESIDENTIAL
25	MILLER GERALD A ESTATE	19-02-008C-0005-0000	DB 613 PG 71	RESIDENTIAL
26	UNOPAESANO LLC	19-08-0008-0028-0000	DB 1101 PG 495	RESIDENTIAL
27	WEESE RICHARD W	19-02-008A-0001-0000	DB 1232 PG 148	RESIDENTIAL
28	P&R INVESTMENTS LLC	19-02-008A-0002-0000	DB 1241 PG 149	RESIDENTIAL
29	BARRON MARSHALL G & SANDRA K	19-02-008A-0003-0000	DB 1025 PG 82	RESIDENTIAL
30	LLOYD RONALD V	19-02-008A-0004-0000	DB 1190 PG 386	RESIDENTIAL
31	LLOYD RONALD V	19-02-008A-0005-0000	DB 1190 PG 386	RESIDENTIAL
32	ALBIN LEWIS G	19-02-008A-0006-0000	DB 547 PG 542	RESIDENTIAL
33	DUDASH ROBERT J JR	19-02-008A-0007-0000	DB 1160 PG 179	RESIDENTIAL
34	CAPRIOTTI GENE	19-08-0008-0029-0000	DB 1110 PG 435	RESIDENTIAL
35	SAIGURU LLC	19-02-0008-0029-0008	DB 1215 PG 441	RESIDENTIAL
36	CNB BANK, INC.	19-02-008A-0008-0000	DB 1225 PG 153	RESIDENTIAL
37	CNB BANK, INC.	19-02-008A-0009-0000	DB 1225 PG 153	RESIDENTIAL

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
- 450 EX. SPOT ELEVATION

DATE	REVISIONS
01/25/22	CITY COMMENTS
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04/04/22	CITY COMMENTS

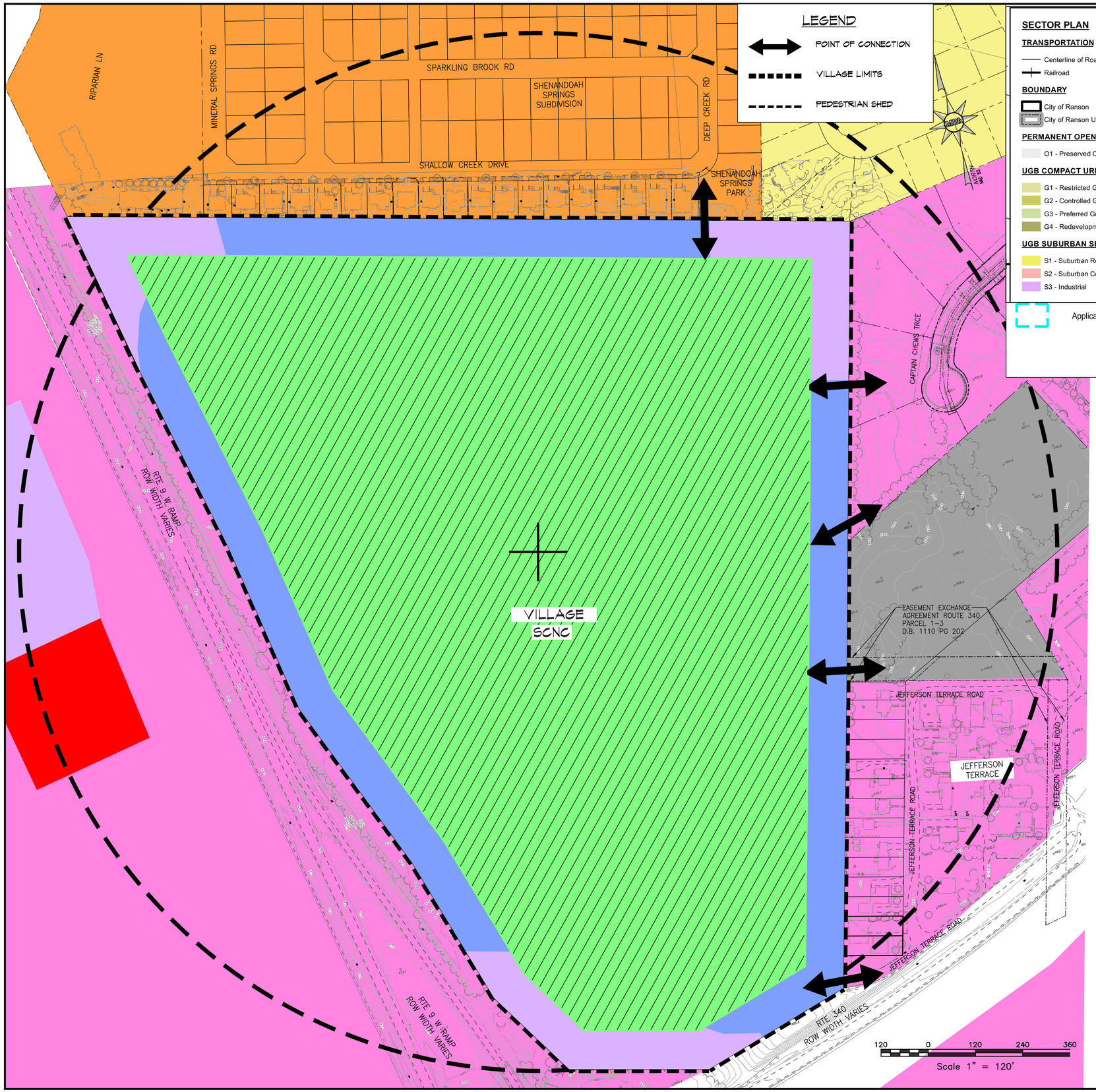
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EXISTING CONDITIONS

FLYNN-JEFFERSON
LAND DEVELOPMENT PLAN AND PLAT
APPLICATION
CITY OF RANSON, WV

JOB NO.: 21206
SCALE: 1"=120'
DATE: 10/18/21
DRAWN BY: DLT
DESIGN BY: DLT
REVIEW BY: JKE
SHEET: 02 OF 07



ZONING LEGEND

- T3 ZONING
- T4 ZONING
- SC-SMARTCODE NEW COMMUNITY
- TND-UCX
- R-6
- RESIDENTIAL GROWTH
- RESIDENTIAL/LIGHT INDUSTRIAL/COMMERCIAL
- HIGHWAY COMMERCIAL

SECTOR PLAN

1. THIS SITE IS CURRENTLY ASSIGNED G-3, PREFERRED GROWTH SECTOR, IS A PRIORITY EXPANSION AREA OF THE 2012 CITY OF RANSON COMPREHENSIVE PLAN. THIS DEVELOPMENT WILL INCLUDE A RESIDENTIAL DEVELOPMENT PATTERN ADJACENT TO SUBURBAN DEVELOPMENT.

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):

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

THIS REZONING REQUEST PROPOSES ONE VILLAGE (VIL) WHICH IS IN CONFORMANCES WITH THE COMPREHENSIVE PLAN STANDARD WITHIN SECTION 1.3.5.

MAXIMUM DENSITY:

- VILLAGE #1 (LOW INTENSITY) = 1386 DWELLING UNITS

PERIMETER CONNECTIVITY

- CONNECTIONS WILL BE PROVIDED TO SHALLOW CREEK DRIVE, CAPTAIN CHEWS TERRACE, AND JEFFERSON TERRACE RD

PROPOSED COMMUNITY TYPES:

- VILLAGE #1 - LOW INTENSITY

ACREAGE REQUIREMENTS:

- VILLAGE #1 - REQUIRED: 40-120* ACRES
  PROVIDED: 69.63 ACRES

EDGE TRANSECT DISTRICTS:

- T3 AND T4 IS PROPOSED FOR AREAS ADJACENT TO EXISTING RESIDENTIAL LOTS

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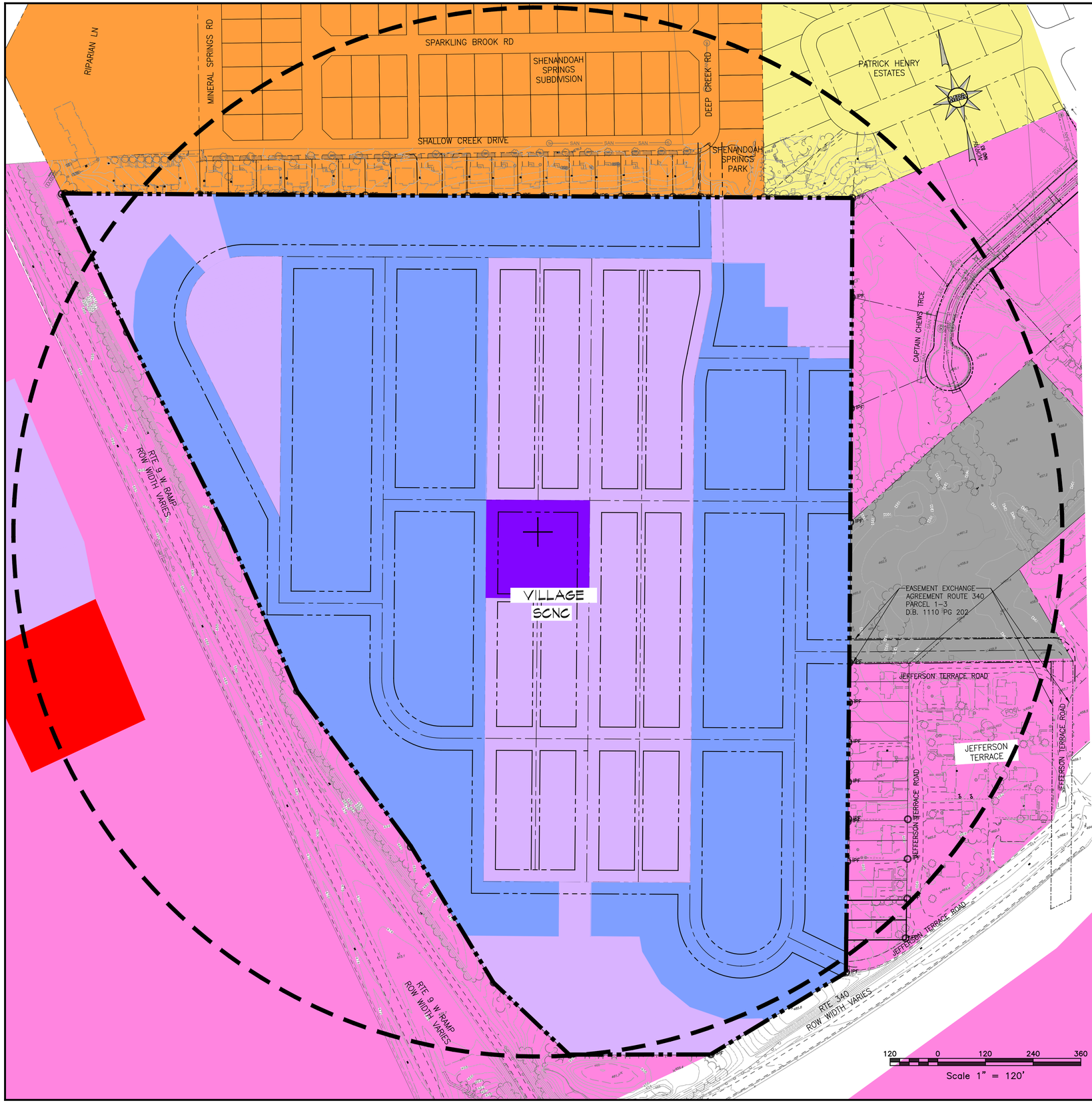
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ZONING COMPLIANCE PLAN

FLYNN-JEFFERSON
LAND DEVELOPMENT PLAN AND PLAT APPLICATION
CITY OF RANSON, WV

JOB NO.:	21206
SCALE:	AS-SHOWN
DATE:	10/18/21
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET:	03 OF 07



ZONING LEGEND

- T3 ZONING
- T4 ZONING
- T5L ZONING

AREA TABULATION

ZONE	REQUIRED %	AREA (SF)	AREA (ACRES)	PROPOSED %
VILLAGE #1 - LOW DENSITY				
T3	20%-60%	1,798,386	41.29	59%
T4	10%-40%	1,170,986	26.88	39%
T5L	0%-10%	63,925	1.47	2%
Total		3,033,297	69.63	100.00%

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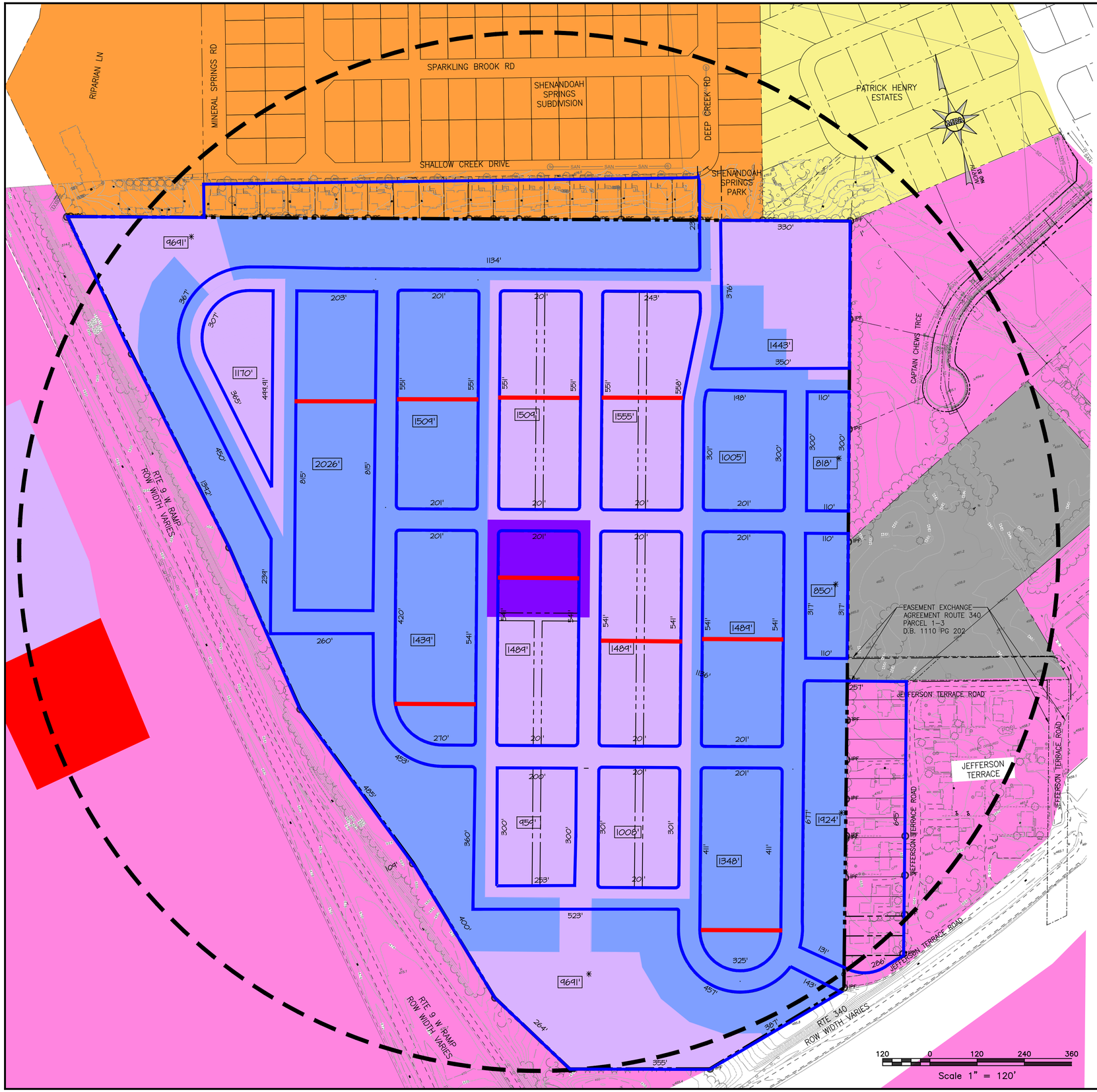
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COMMUNITY TYPES & TRANSECT DISTRICTS

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LAND DEVELOPMENT PLAN AND PLAT
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JOB NO.:	21206
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DESIGN BY:	DLT
REVIEW BY:	JKE
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LEGEND

- T3 ZONING
- T4 ZONING
- T5L ZONING
- PROPERTY BOUNDARY
- PEDESTRIAN PASSAGE PP-12-12
- BLOCK PERIMETER
- XXXX BLOCK PERIMETER LENGTH
- xxx' BLOCK FACE LENGTH

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 by 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 undeveloped land located adjacent to Route 9 and Route 340, which is not conducive with making proposed connections. 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.

MAXIMUM BLOCK PERIMETERS

T-3 MAX BLOCK PERIMETER = 2640 FT

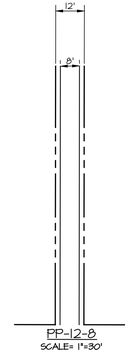
T-4 MAX BLOCK PERIMETER = 2400 FT

T-5 MAX BLOCK PERIMETER= 2000 FT

LOT STRUCTURE

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 PUBLICITY ACCESSIBLE PASSAGE OR SIDEWALK.

LOTS NOT FACING THROUGHFARE	
NUMBER OF LOTS NOT FACING THROUGHFARE	PERCENTAGE
8	1.89%



PEDESTRIAN PASSAGEWAY

NO LIGHTING OR LANDSCAPING PROPOSED FOR PASSAGEWAYS. LIGHTING AND LANDSCAPING FOR PEDESTRIAN PASSAGEWAYS IN PARKS WILL BE SHOWN ON THE PARK PLANS IN CONSTRUCTION DRAWINGS.

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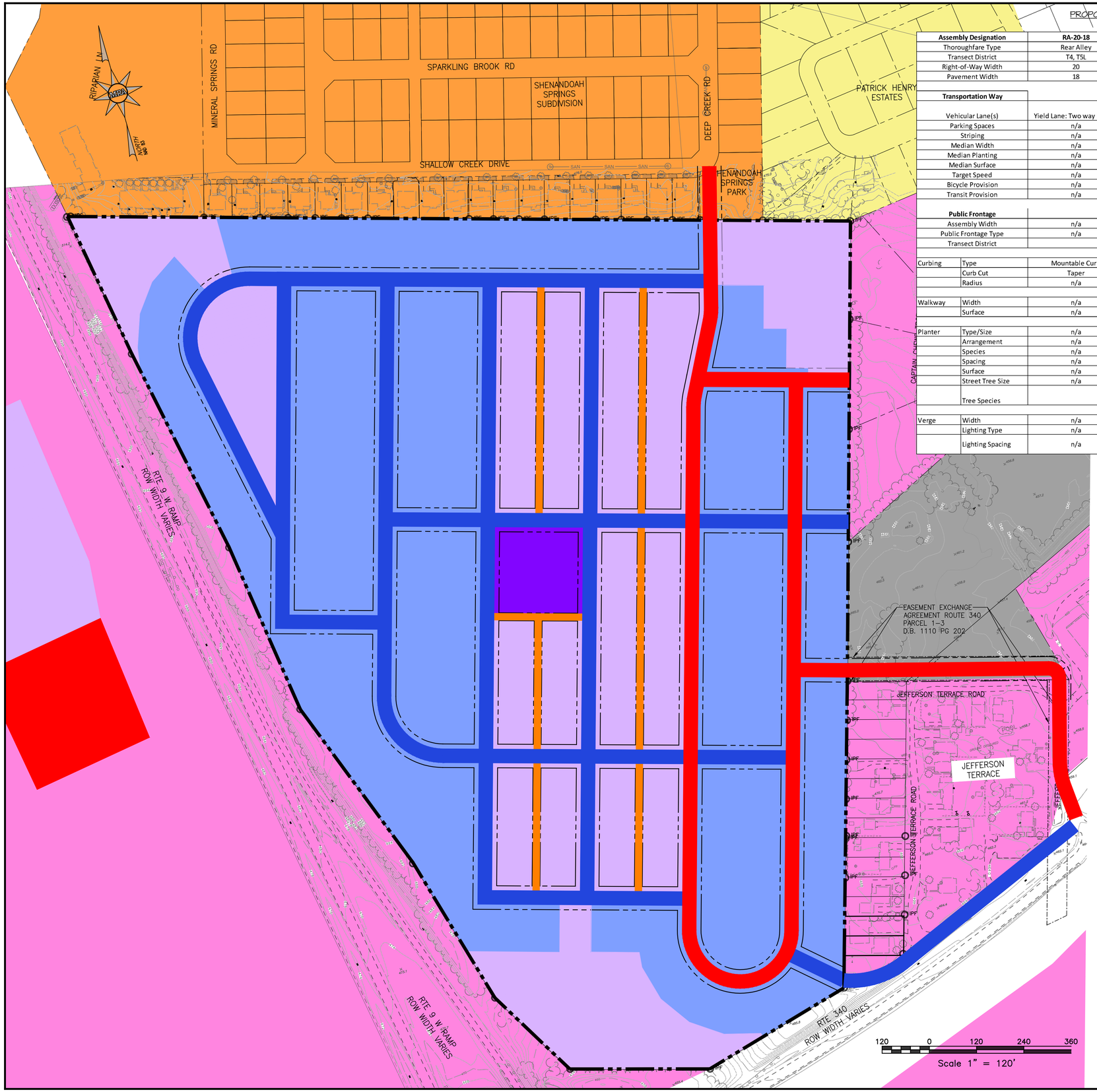
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THROUGHFARES & BLOCK STRUCTURE

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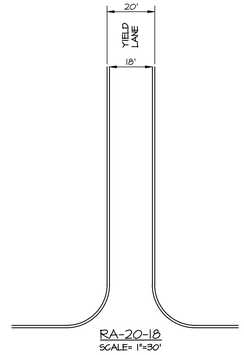


PROPOSED ASSEMBLIES

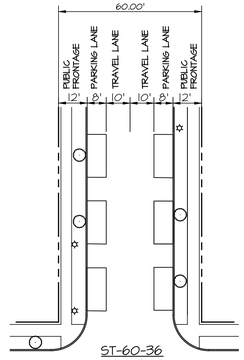
Assembly Designation		RA-20-18	ST-60-36	ST-60-38
Thoroughfare Type		Rear Alley	Street	Street
Transect District		T4, T5L	T20, T3, T4	T20, T3, T4, T40, T5L
Right-of-Way Width		20	60	60
Pavement Width		18	36	38
Transportation Way				
Vehicular Lane(s)		Yield Lane: Two way @ 18 ft	Two Lanes: two way, one lane each way @ 10 ft	Two Lanes: two way, one lane each way @ 11 ft
Parking Spaces		n/a	Two lanes parallel @ 8 ft	Two lanes parallel @ 8 ft
Striping		n/a	Optional	Required
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	25 mph	25 mph
Bicycle Provision		n/a	Sharrow	Sharrow
Transit Provision		n/a	n/a	Bus route
Public Frontage				
Assembly Width		n/a	12 ft	11 ft
Public Frontage Type		n/a	D	D
Transect District			T20, T3, T4	T20, T3, T4
Curbing	Type	Mountable Curb	Raised	Raised
	Curb Cut	Taper	Radius	Radius
	Radius	n/a	15'	15'
Walkway	Width	n/a	5 ft	5 ft
	Surface	n/a	Concrete	Concrete
Planter	Type/Size	n/a	Continuous/4.5 ft	Continuous/6 ft
	Arrangement	n/a	Regular	Regular
	Species	n/a	Alternating	Alternating
	Spacing	n/a	40 ft o.c. avg.	40 ft o.c. avg.
	Surface	n/a	Ground cover or grass	Ground cover or grass
	Street Tree Size	n/a	Large Shade	Large Shade
	Tree Species		As Shown	As Shown
Verge	Width	n/a	5 ft	5 ft
	Lighting Type	n/a	Pipe, Column	Pipe, Column
	Lighting Spacing	n/a	100 ft on center min.	100 ft on center min.

LEGEND

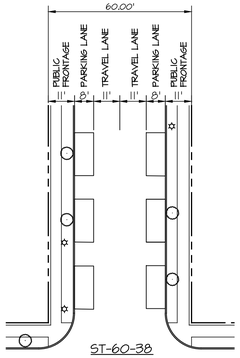
- T3 ZONING
- T4 ZONING
- T5L ZONING
- PROPERTY BOUNDARY
- RA-20-18
- ST-60-36
- ST-60-38



RA-20-18
SCALE= 1"=30'



ST-60-36
SCALE= 1"=30'



ST-60-38
SCALE= 1"=30'

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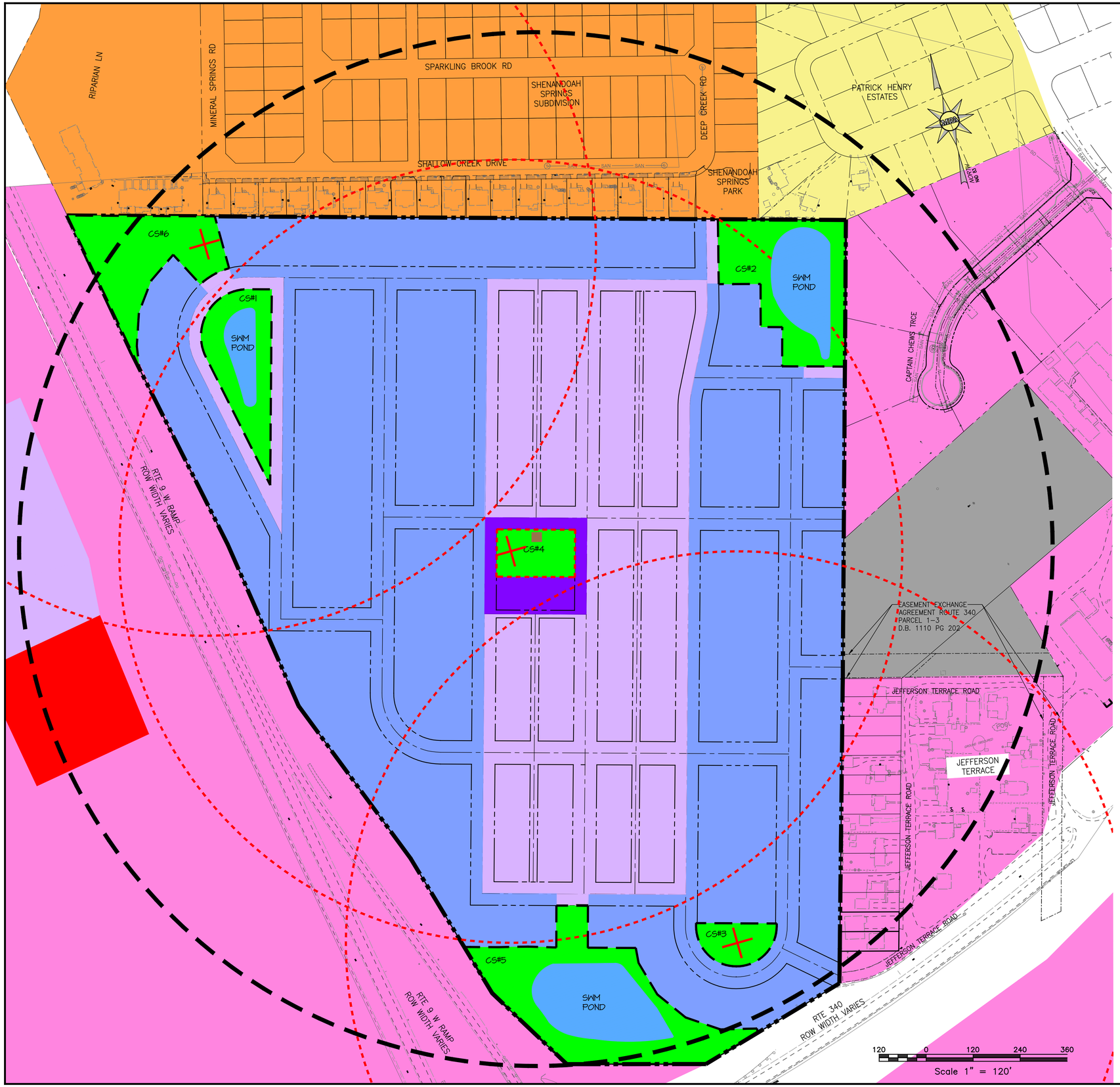
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THOROUGHFARES & ASSEMBLIES

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JOB NO.:	21206
SCALE:	1"=120'
DATE:	10/18/21
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET:	06 OF 07



LEGEND

- VILLAGE LIMITS/ PROPERTY BOUNDARY
- CIVIC SPACE
- MAIN CIVIC SPACE
- CIVIC BUILDING
- PEDESTRIAN SHED
- PLAYGROUND W/ 1000' RADIUS
- CIVIC SPACE - GREENS

Civic Spaces

Label	Area (SF)	Perimeter (LF)	Road Frontage (LF)	% Frontage	Type
VILLAGE #1 - LOW DENSITY					
1	1.27	1170	1170	100%	Green
2	2.15	1652	326	20%	Green
3	0.42	544	338	62%	Square
4	0.56	642	442	69%	Square
5	3.23	1988	912	46%	Green
6	1.53	1449	517	36%	Green

CIVIC SPACE		
REQUIRED	PROP (AC)	PROP %
VILLAGE #1 - LOW DENSITY		
5%-20%	9.1	13.1%

NOTES:

1. CIVIC BUILDING TO BE LOCATED WITHIN MAIN CIVIC SPACE, CS#4, IN THE CENTER OF THE DEVELOPMENT. IT IS LOCATED WITHIN 800' OF THE MAIN CIVIC SPACE IN DISTRICT T5L. BUILDING TO BE A GAZEBO OR SIMILAR TYPE OF STRUCTURE. FINAL CIVIC BUILDING TYPE TO BE DETERMINED IN CONSTRUCTION DRAWINGS.
2. APPROXIMATE AMOUNT OF IMPERVIOUS SURFACE IS 43 ACRES.

DATE	REVISIONS
01/25/22	CITY COMMENTS
03/30/22	CITY COMMENTS
04/04/22	CITY COMMENTS

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CIVIC STANDARDS

FLYNN-JEFFERSON
LAND DEVELOPMENT PLAN AND PLAT
APPLICATION
CITY OF RANSON, WV

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