LAKELAND PLACE-RED CLOVER MEADOWS

LAND DEVELOPMENT PLAN AND PLAT
SMART CODE NEW COMMUNITY
CITY OF RANSON, WEST VIRGINIA

PROJECT NOTES:

1. PROJECT DESCRIPTION: THE SUBJECT PROPERTY CONSISTS OF THE ENTIRE AREA KNOWN AS LAKELAND PLACE AT FAIRFAX CROSSING. THE DEVELOPMENT CONSISTS OF T3, T4, AND T5 ZONES PER SMARTCODE CHAPTER 19A. INFRASTRUCTURE FOR THE PROJECT HAS BEEN PARTIALLY COMPLETED AND PORTIONS HAVE BEEN OR WILL BE DEDICATED TO THE CITY.
2. PLAN PURPOSE: THE PLAN REVISION ADDRESSES CHANGES TO THE PREVIOUSLY APPROVED REVISON LDP&P (07.15.19, PREPARED BY PIEDMONT DESIGN GROUP, LLC) FOR THE SITE AREA KNOWN AS LLOYD'S LANDING (19-08-0008-0004), AND PORTIONS OF FAIRFAX CROSSING, LLC LOCATED EAST OF FOAL STREET (19-08-0008-00001-0002 AND 19-08-0086-COMM. THESE AREAS ARE SHOWN AS THE "AREA OF REVISION" ON THE PLANS. EXISTING DEVELOPMENT TO THE NORTH IS NO LONGER PART OF THIS APPLICATION AND HAS BEEN REMOVED FROM THE PLAT.

   THIS REVISION PROPOSES TO MAKE ADJUSTMENTS TO EXISTING BLOCKS, EXTEND EXISTING ROADWAYS OR THOROUGHFARES, AND MAKE MINOR RE-ALIGNMENTS TO 16TH AVENUE AND CONNECTING ROADS FOR THE EXISTING 31.18 ACRE SUBJECT TRACT. CIVIC SPACES / PARK AREAS ARE ALSO BEING RELOCATED TO FIT WITH THE NEW STREET ALIGNMENTS AND FUTURE LOT LOCATIONS, AS WELL AS SATISFY CODE REQUIREMENTS AND NEIGHBORHOOD NEEDS. THE "AREA OF REVISION" REFLECTS CURRENT UPDATED BOUNDARY SURVEY INFORMATION.
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. THE TOPOGRAPHIC CONTOUR INTERVAL IS TWO (2) FEET. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM AERIAL TOPOGRAPHY BY THRASHER ENGINEERING BASED ON A FLIGHT FROM MARCH 2021. HORIZONTAL DATUM IS BASED ON NAD83 AND VERTICAL DATUM IS BASED ON NAD 88.
5. BOUNDARY INFORMATION IS FROM A BOUNDARY SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES IN 2021.



VICINITY MAP

2000 0 2000 4000 6000

Scale 1" = 2000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
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5	THROUGHFARES AND BLOCK STRUCTURE
6	THROUGHFARES
7	CIVIC STANDARDS & LOT STRUCTURE
8	STORMWATER AND UTILITIES
9	ASSEMBLIES
10	ASSEMBLIES

OWNER/APPLICANT
FAIRFAX CROSSING REAL ESTATE LLC
117 W PATRICK ST, STE 200A
FREDERICK, MD 21701
CONTACT: ED SCOTT
301-694-8444
EDS@ATLASREALESTATECO.COM

OWNER/APPLICANT
U.S. HOME CORPRATION DBA LENNAR CORPORATION
14280 PARK MEADOW DRIVE
CHANTILLY, VA 20151
CONTACT: LUIS GONZALEZ
703-300-2769
LUIS.F.GONZALEZ@LENNAR.COM

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

THE REVISION PROPOSES MINOR LAYOUT REVISIONS.

SEE ORIGINAL APPLICATION BY PLACEMAKERS APPROVED 03/06/12
REVISED BY PIEDMONT DESIGN GROUP, LLC 04/01/19 & 07/26/19, 07/15/196, 10/23/19
REVISED BY MORRIS & RITCHIE ASSOCIATES, INC 01/06/22, 02/25/22
APPROVAL DATE: 03/07/22
REVISED BY MORRIS & RITCHIE ASSOCIATES, INC 07/28/22, 01/04/23, 5/10/23
APPROVAL DATE:

DATE	REVISIONS
01/12/22	CITY COMMENTS
02/25/22	CITY COMMENTS
07/28/22	CITY COMMENTS
01/04/23	CLIENT CHANGES
05/10/23	CITY COMMENTS/CLIENT CHANGES

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ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
604 SOUTH KING STREET, SUITE 200
LEESBURG, VIRGINIA 20175
PHONE: (703) 994-0047
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COVER SHEET

LAKELAND PLACE- RED CLOVER MEADOWS
LAND DEVELOPMENT PLAN AND PLAT
CITY OF RANSON, WV

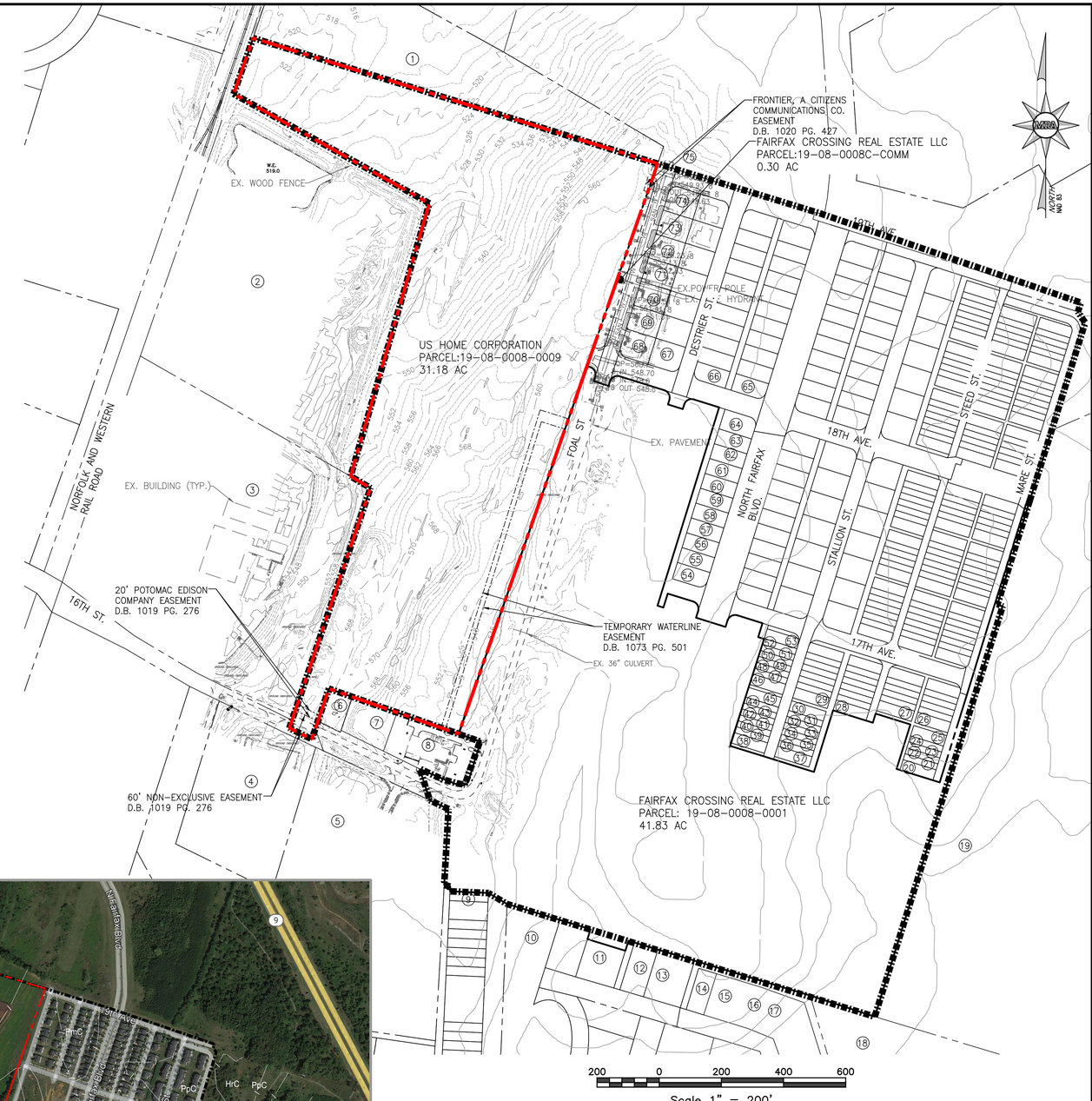
JOB NO.: 21170
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DATE: 05/10/23
DRAWN BY: DLT
DESIGN BY: DLT
REVIEW BY: JKE
SHEET: 1 OF 10

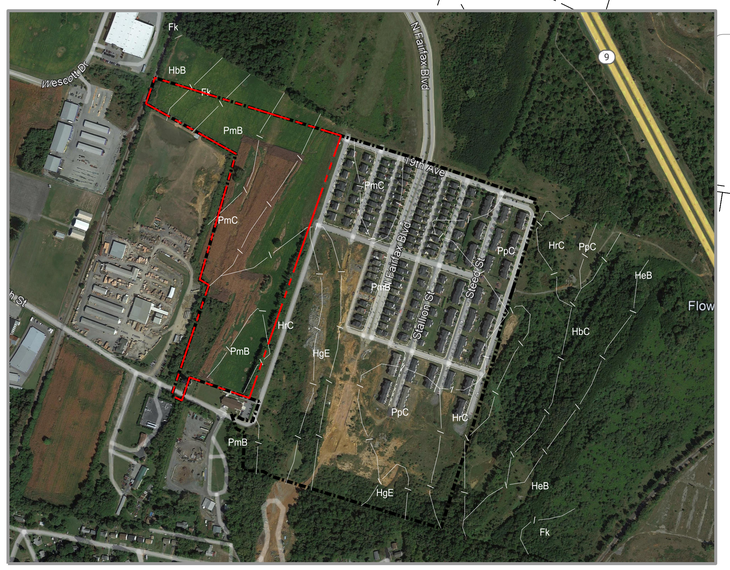
ADJACENT PROPERTY OWNERS					
REFERENCE NUMBER	OWNER	PARCEL ID	DEED BOOK / INSTRUMENT	USE	CURRENT ZONING
1	INWOOD 165 LLC	19-08-0008-0009-0002	1235/693	300 - Vacant Commecial Land	T3 - Sub-Urban
2	UFP REAL ESTATE LLC	19-02-0007-0011-0018	1246/501	401 - Manufacturing	Industrial / Commercial
3	UFP REAL ESTATE LLC	19-02-0007-0011-0016	1246/498	401 - Manufacturing	Industrial / Commercial
4	TF PROPERTIES LLC	19-08-0001-0215-0001	1078/01	105-Mixed Residendial / Commercial	Industrial
5	PATRIOT RECOVERY WITHHOLDING LLC	19-08-0008-0034-0000	1096/678	332-Auto Service Garage	Industrial
6	CITY OF CHARLES TOWN	19-08-0008-0008-0001	1021/373	100 - Residential Vacant	MUX - Mixed Use
7	RANSON BUILDING COMMISSION	19-08-0008-0008-0000	1052/524	100 - Residential Vacant	MUX - Mixed Use
8	JEFFERSON COUNTY AMBULANCE AUTHORITY	19-08-0008-0008-0002	1052/521	660 - Police or Fire Station	MUX - Mixed Use
9	JENKINS BESSIE G	19-08-0003-0147-0000	(WB) AA/393	100 - Residential Vacant	T4 - General Neigborhood
10	CITY OF RANSON BUILDING COMM	19-08-0003-0192-0000	931/138	100 - Residential Vacant	T4 - General Neigborhood
11	CORBETT DEBRA R BATTLE	19-08-0003-0148-0000	935/548	100 - Residential Vacant	T3 - Sub-Urban
12	ROPER MARK	19-08-0003-0149-0000	993/510	100 - Residential Vacant	T3 - Sub-Urban
13	ROPER MARK	19-08-0003-0150-0000	993/510	100 - Residential Vacant	T3 - Sub-Urban
14	CORBETT DEBRA R BATTLE	19-08-0003-0151-0000	935/548	100 - Residential Vacant	T3 - Sub-Urban
15	ROPER MARK	19-08-0003-0152-0000	993/510	100 - Residential Vacant	T3 - Sub-Urban
16	CORBETT DEBRA R BATTLE	19-08-0003-0152-0001	935/548	100 - Residential Vacant	T3 - Sub-Urban
17	PINE DONALD D JR & PAMELA P	19-08-0003-0153-0000	976/606	100 - Residential Vacant	T3 - Sub-Urban
18	GLP CAPTIAL LP	19-02-0008-0002-0000	1131/256	300-Vacant Commercial Land	Residential/Light Industrical/Commectial
19	INWOOD 165 LLC	19-08-0008-0001-0001	1235/693	113 - Inactive Farm	MUX - Mixed Use and HC - Highway Commercial
20	DEBAISE HILLARY	19-08-008F-0286-0000	1198/146	101 - Residential 1 Family	T3 - Sub-Urban
21	HAMPTON LUKE & BREANNA	19-08-008F-0287-0000	1238/397	101 - Residential 1 Family	T3 - Sub-Urban
22	FUENTES ESTHER L & ALEXANDER MARIN-ROSALES	19-08-008F-0288-0000	1168/251	101 - Residential 1 Family	T3 - Sub-Urban
23	MOORE NATHANIEL K	19-08-008F-0289-0000	1261/662	101 - Residential 1 Family	T3 - Sub-Urban
24	ADLER RIANNE M	19-08-008F-0290-0000	1262/722	101 - Residential 1 Family	T3 - Sub-Urban
25	MORRIS JAMES E JR	19-08-008F-0291-0000	1260/127	101 - Residential 1 Family	T3 - Sub-Urban
26	MARCHYSHYN HAILEY & JOSHUA	19-08-008F-0292-0000	1208/28	101 - Residential 1 Family	T3 - Sub-Urban
27	PACIFIC LISA M	19-08-008F-0272-0000	1118/566	101 - Residential 1 Family	T3 - Sub-Urban
28	GUTHRIE MARY K	19-08-008F-0345-0000	1127/746	101 - Residential 1 Family	T3 - Sub-Urban
29	BOURDEAUX LAURIE L	19-08-008F-0321-0000	1141/586	101 - Residential 1 Family	T3 - Sub-Urban
30	ROBINSON CLARISSA M	19-08-008F-0320-0000	1224/624	101 - Residential 1 Family	T3 - Sub-Urban
31	SALGADO DIEGO A SALGADO & DENISE T SALGADO FALCONI	19-08-008F-0319-0000	1252/27	101 - Residential 1 Family	T3 - Sub-Urban
32	MEASE MICHAEL R	19-08-008F-0318-0000	1145/331	101 - Residential 1 Family	T3 - Sub-Urban
33	ROJAS JAIME M	19-08-008F-0317-0000	1145/329	101 - Residential 1 Family	T3 - Sub-Urban
34	GOLDEN CAROL W	19-08-008F-0316-0000	1149/255	101 - Residential 1 Family	T3 - Sub-Urban
35	GOLDEN CAROL W	19-08-008F-0315-0000	1149/255	101 - Residential 1 Family	T3 - Sub-Urban
36	HERNANDEZ MAYRA P	19-08-008F-0314-0000	1236/551	101 - Residential 1 Family	T3 - Sub-Urban
37	PEZDEK AMY J	19-08-008F-0313-0000	1145/600	101 - Residential 1 Family	T3 - Sub-Urban
38	REED ASHLEY N	19-08-008F-0399-0000	1134/457	101 - Residential 1 Family	T3 - Sub-Urban
39	SKAGGS SUK Y & JOHN D JR	19-08-008F-0400-0000	1196/115	101 - Residential 1 Family	T3 - Sub-Urban
40	HUBLER DAVID A & TIFFANY M	19-08-008F-0401-0000	1140/441	101 - Residential 1 Family	T3 - Sub-Urban
41	WEBSTER STEVEN J	19-08-008F-0402-0000	1262/617	101 - Residential 1 Family	T3 - Sub-Urban
42	REED ANDREW & BRITTANIE	19-08-008F-0403-0000	1226/296	101 - Residential 1 Family	T3 - Sub-Urban
43	VIERNES CATHERINE C & RALPH L HAMMOCK	19-08-008F-0404-0000	1136/7	101 - Residential 1 Family	T3 - Sub-Urban
44	BROWN STEPHEN D	19-08-008F-0405-0000	1139/559	101 - Residential 1 Family	T3 - Sub-Urban
45	KELLY SEAN & KELSEY FIDLER	19-08-008F-0406-0000	1178/682	101 - Residential 1 Family	T3 - Sub-Urban
46	CHOI SOON	19-08-008F-0407-0000	1197/314	101 - Residential 1 Family	T3 - Sub-Urban
47	FELLOM SAMUEL C	19-08-008F-0408-0000	1244/65	101 - Residential 1 Family	T3 - Sub-Urban
48	YELVERTON JOANN	19-08-008F-0409-0000	1148/221	101 - Residential 1 Family	T3 - Sub-Urban
49	HOLLINGSWORTH ANGELA F & KILE P	19-08-008F-0410-0000	1160/232	101 - Residential 1 Family	T3 - Sub-Urban
50	ITANI WAEL	19-08-008F-0411-0000	1231/580	101 - Residential 1 Family	T3 - Sub-Urban
51	WILSON REBECCA D	19-08-008F-0412-0000	1249/226	101 - Residential 1 Family	T3 - Sub-Urban
52	HENDRICKSON ROBIN K & STEPHEN T	19-08-008F-0413-0000	1149/265	101 - Residential 1 Family	T3 - Sub-Urban
53	ROJAS JAVIER & ISABEL N	19-08-008F-0414-0000	1149/365	101 - Residential 1 Family	T3 - Sub-Urban
54	WILLS CANDIDA L	19-08-008C-0226-0000	1190/671	101 - Residential 1 Family	T3 - Sub-Urban
55	HERMAN JAMES J & SHEILA A CHRISTENSEN	19-08-008C-0227-0000	1157/321	101 - Residential 1 Family	T3 - Sub-Urban
56	ROACH MATTHEW N & JESSICA K	19-08-008C-0228-0000	1149/261	101 - Residential 1 Family	T3 - Sub-Urban
57	HUANG HARRY & RONGJUAN LIU	19-08-008C-0229-0000	1146/270	101 - Residential 1 Family	T3 - Sub-Urban
58	ALLEN LAVASHA E	19-08-008C-0230-0000	1173/572	101 - Residential 1 Family	T3 - Sub-Urban
59	LI YING HAO	19-08-008C-0231-0000	1228/596	101 - Residential 1 Family	T3 - Sub-Urban
60	LEON LOUIS G & CINDY V CRUZ	19-08-008C-0232-0000	1147/611	101 - Residential 1 Family	T3 - Sub-Urban
61	BROCKMEYER GINA A & JOSEPH P	19-08-008C-0233-0000	1251/102	101 - Residential 1 Family	T3 - Sub-Urban
62	FOERSTER DAVID F JR & LAUREN V	19-08-008C-0234-0000	1250/262	101 - Residential 1 Family	T3 - Sub-Urban
63	MARTINEZ-ESCOBAR DAVID & IRIS C DIAZ-MARTINEZ	19-08-008C-0235-0000	1248/594	101 - Residential 1 Family	T3 - Sub-Urban
64	ITNYRE TROY A & PAULA L	19-08-008C-0236-0000	1144/296	101 - Residential 1 Family	T3 - Sub-Urban
65	DUNLAP SARAH N	19-08-008C-0103-0000	1174/243	101 - Residential 1 Family	T3 - Sub-Urban
66	DENISON TERESA A - TR	19-08-008C-0092-0000		101 - Residential 1 Family	T3 - Sub-Urban
67	MEEHAN JAMES & ELIZABETH	19-08-008C-0121-0000	1072/109	101 - Residential 1 Family	T3 - Sub-Urban
68	RAWLS CRAIG	19-08-008C-0114-0000	1219/187	101 - Residential 1 Family	T3 - Sub-Urban
69	LEMUS JOSE M & GLORIA S MENENDEZ	19-08-008C-0115-0000	1042/72	101 - Residential 1 Family	T3 - Sub-Urban
70	MARTS JAY L	19-08-008C-0116-0000	1224/216	101 - Residential 1 Family	T3 - Sub-Urban
71	KRACKE JOHN H & DOROTHY K	19-08-008C-0117-0000	1045/153	101 - Residential 1 Family	T3 - Sub-Urban
72	SANYANG BINTOU & KABIRO DARBOE	19-08-008C-0118-0000	1252/102	101 - Residential 1 Family	T3 - Sub-Urban
73	CROMER MATTHEW L & JOSHUA M JENIN	19-08-008C-0119-0000	1254/406	101 - Residential 1 Family	T3 - Sub-Urban
74	SHRESTHA SUDIL	19-08-008C-0120-0000	1256/233	101 - Residential 1 Family	T3 - Sub-Urban
75	INWOOD 165 LLC	19-08-0008-0001-0001	1235/693	113 - Inactive Farm	MUX - Mixed Use

LEGEND

LDPP LIMITS

AREA OF REVISION





USDA SOIL DATA

KEY	SOIL TYPE	AREA (AC)	PERCENT
Fk	FUNKSTOWN SILT LOAM	4.9	2.9%
HbB	HAGERSTOWN SILT LOAM 3-8% SLOPES	3.1	1.8%
HbC	HAGERSTOWN SILT LOAM 8-15% SLOPES	11.5	6.8%
HeB	HAGERSTOWN SILT LOAM 3-8% SLOPES	10.8	6.4%
HgE	HAGERSTOWN-OPEQUON-ROCK CUTCROP COMPLEX, 8-15% SLOPES	7.7	4.5%
HrC	HAGERSTOWN-ROCK OUTCROP COMPLEX, 8-15% SLOPES	29.5	17.4%
PmB	POPLIMENTO SILT LOAM, 3-8% SLOPES	57.5	33.8%
PmC	POPLIMENTO SILT LOAM, 3-15% SLOPES	12.9	7.6%
PpC	POPLIMENTO SILT LOAM, 3-15% SLOPES	32.1	18.9%
	TOTALS FOR AREA OF INTEREST	170.0	100.0%

REVISIONS	
DATE	
01/12/22	CITY COMMENTS
02/25/22	CITY COMMENTS
07/28/22	CITY COMMENTS
01/04/23	CLIENT CHANGES
05/10/23	CITY COMMENTS/CLIENT CHANGES

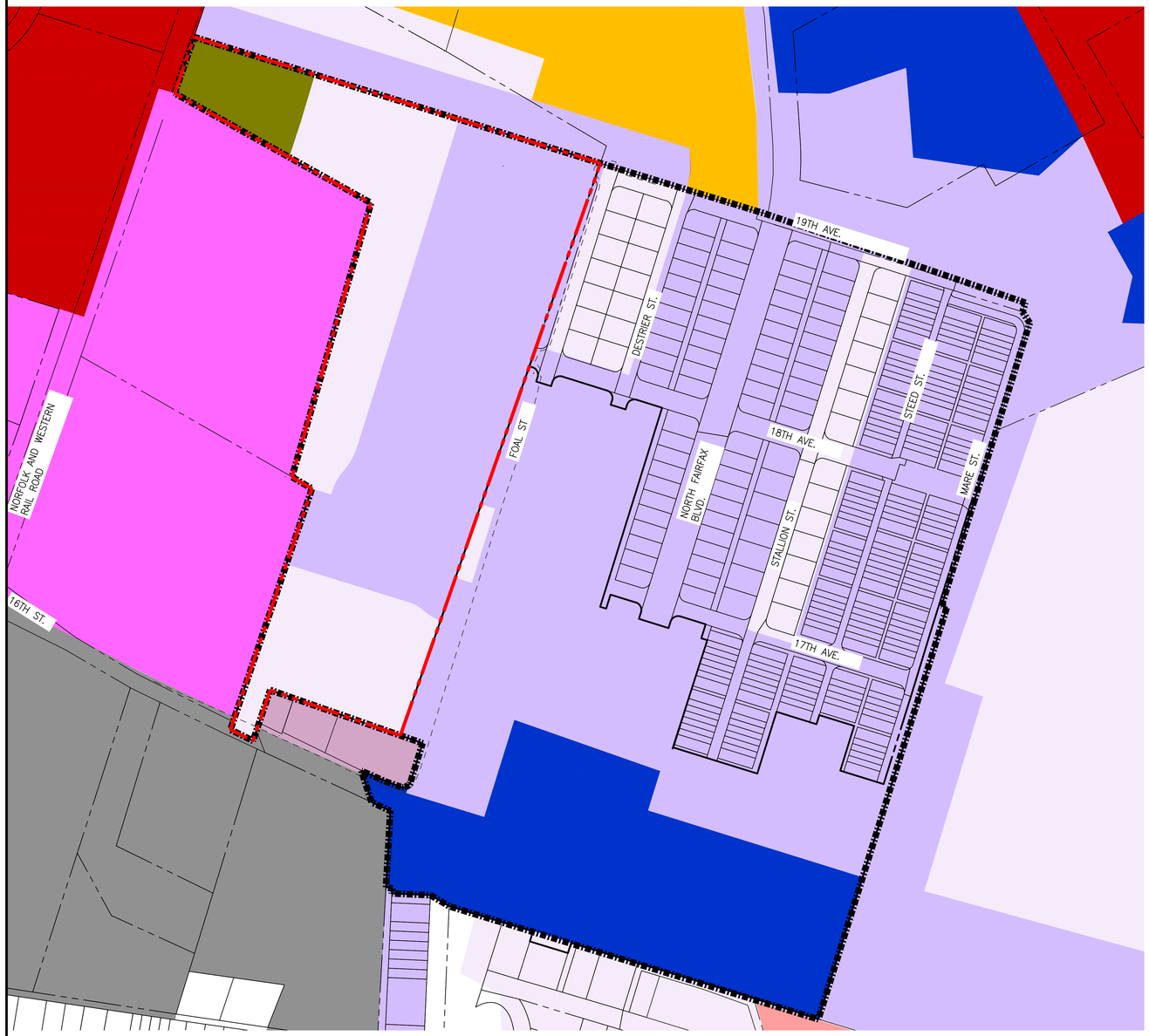
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604 SOUTH KING STREET, SUITE 200
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EXISTING CONDITIONS

LAKELAND PLACE- RED CLOVER MEADOWS
LAND DEVELOPMENT PLAN AND PLAT
CITY OF RANSON, WV

JOB NO.: 21170
SCALE: 1"=200'
DATE: 05/10/23
DRAWN BY: DLT
DESIGN BY: DLT
REVIEW BY: JKE
SHEET: 2 OF 10



ZONING LEGEND

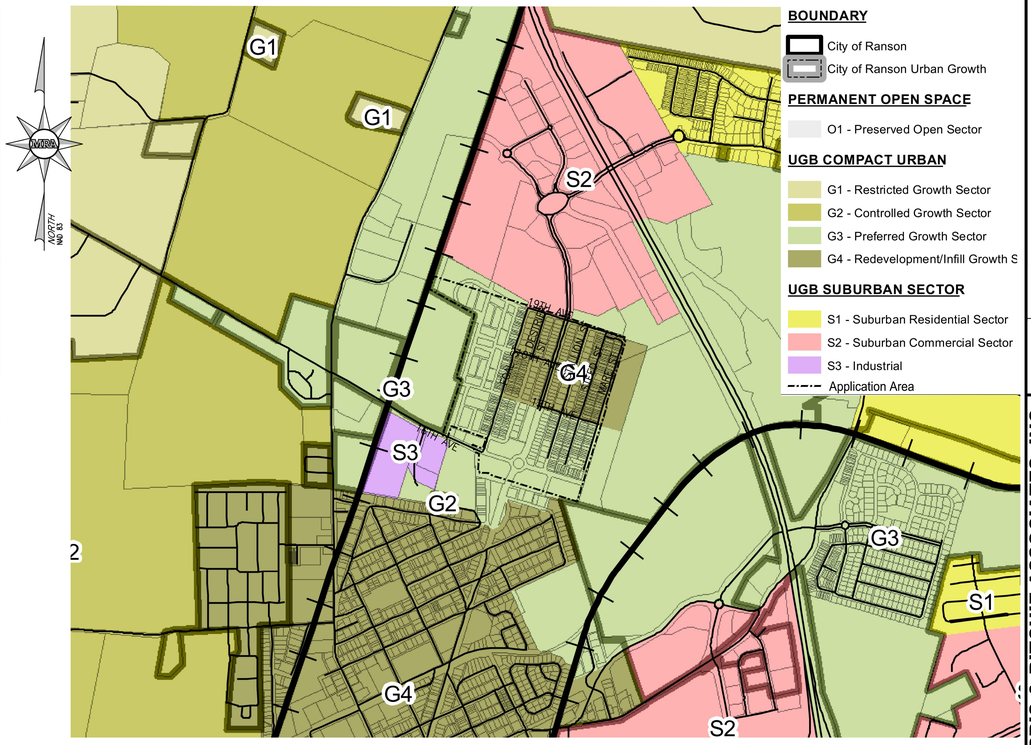
- T1 ZONING
- T3 ZONING
- T4 ZONING
- T5 ZONING
- MUX
- UCX
- R-6
- HIGHWAY COMMERCIAL

COUNTY ZONING

- RESIDENTIAL/LIGHT INDUSTRIAL/COMMERICAL
- INDUSTRIAL/COMMERCIAL

LEGEND

- LDPP LIMITS
- AREA OF REVISION



SECTOR PLAN
SCALE: 1"=1000'

SECTOR PLAN

THE AREA OF REZONING IS WITHIN THE PREFERRED GROWTH SECTOR (G3) AND THE REDEVELOPMENT/INFILL GROWTH SECTOR (G4). THESE SECTORS SUPPORT GROWTH AND DEVELOPMENT. THE PROPOSED REZONING WILL CONTAIN A MIX OF USES AND BUILDING TYPES. THE SECTOR PLAN WITHIN THE COMPREHENSIVE PLAN REQUIRES AND SUPPORTS THE DEVELOPMENT OF THE PROPERTY AS A SMARTCODE NEW COMMUNITY ZONING ALLOCATION.

THE COMPREHENSIVE PLAN POLICIES SUPPORT BOTH VILLAGE AND TOWN CENTER COMMUNITY TYPES. THE APPROVED COMMUNITY TYPE FOR THIS DEVELOPMENT IS VILLAGE MEDIUM INTENSITY AND THIS APPLICATION PROPOSES NO CHANGES TO THIS ALLOCATION.

SECTOR COMPLIANCE

PREFERRED GROWTH SECTOR (G3)- THE G3 PREFERRED GROWTH SECTOR OF THE APPLICATION AREA IS A PRIORITY EXPANSION AREA OF THE 2012 CITY OF RANSON COMPREHENSIVE PLAN, WHICH ENCOURAGES OF THE USE OF CHAPTER 19A SMARTCODE. THE PROPOSED REZONING CONFORMS WITH THE PREFERRED VISION OF THE COMPREHENSIVE PLAN. THE G-3 PREFERRED GROWTH SECTOR FULFILLS THE CITY'S COMPREHENSIVE PLAN POLICIES FOR RESPONSIBLE GROWTH, AND ARE THE AREAS IN THE URBAN GROWTH BOUNDARY WHERE THE CITY INTENDS FOR THE MOST INTENSE DEVELOPMENT. THESE ARE THE AREAS THAT THE CITY HAS ALSO INVESTED RESOURCES TO EXPAND AND IMPROVE INFRASTRUCTURE TO SUPPOSE THIS GROWTH.

REDEVELOPMENT/INFILL GROWTH SECTOR (G4)- THE G4 INFILL GROWTH SECTOR OF THE APPLICATION AREA INTENDS TO EXPAND UPON AND/OR COMPLETE ADJACENT COMMUNITIES AND BUILD UPON THEIR DEVELOPMENT PATTERN. THE COMPREHENSIVE PLAN IDENTIFIES THIS AREA AS A PRIORITY AREA FOR DEVELOPMENT.

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ZONING COMPLIANCE

LAKELAND PLACE- RED CLOVER MEADOWS
LAND DEVELOPMENT PLAN AND PLAT
CITY OF RANSON, WV

JOB NO.: 21170
SCALE: AS SHOWN
DATE: 05/10/23
DRAWN BY: DLT
DESIGN BY: DLT
REVIEW BY: JKE
SHEET: 3 OF 10

LLOYD AND LAKELAND AREA TABULATION			
Community: Village-Medium Intensity			
ZONE	AREA (AC)	PROPOSED %	REQUIRED % per 21-20-ZI-LDPP
T1	2.20	3.00%	N/A
T3	20.99	28.63%	30% max
T4	32.55	44.41%	30-60%
T5	17.57	23.97%	5-25%
Net Site Area	73.31	100%	

ZONING LEGEND

- T1 ZONING
- T3 ZONING
- T4 ZONING
- T5 ZONING

LEGEND

- LDPP LIMITS
- AREA OF REVISION
- PEDESTRIAN SHED

MAXIMUM DENSITY:

- VILLAGE (MEDIUM INTENSITY)= 2741 (TOTAL NEIGHBORHOOD)

PERIMETER CONNECTIVITY

- CONNECTIONS WILL BE PROVIDED TO 19TH AVE, 16TH AVE, AND CONNECTIONS PROVIDED TO THE NORTH BY OTHERS.

PROPOSED COMMUNITY TYPES:

- VILLAGE - MEDIUM INTENSITY

MEDIUM INTENSITY WAS PREVIOUSLY DESIGNATED FOR LAKELAND PLACE.

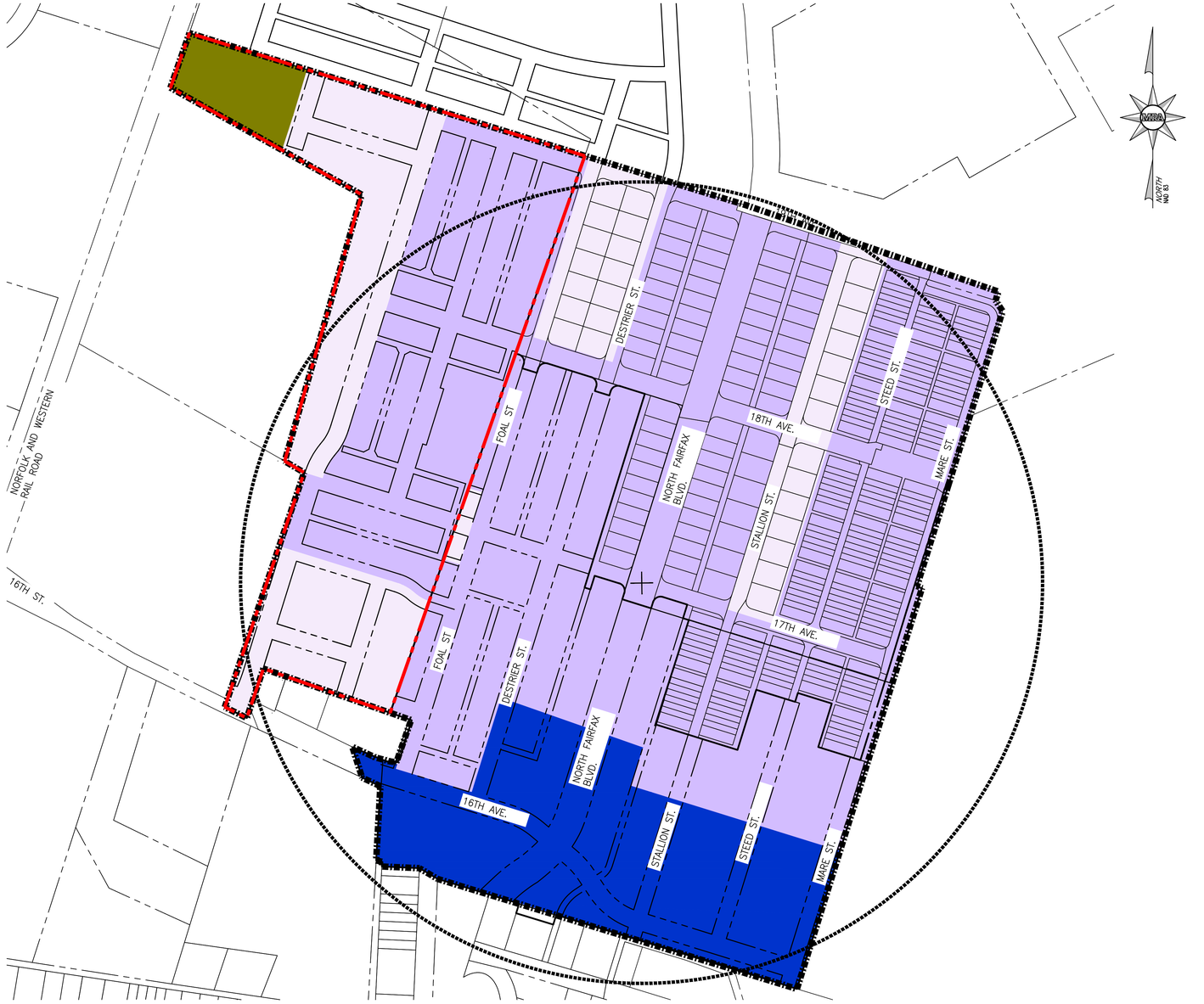
ACREAGE REQUIREMENTS:

- VILLAGE - REQUIRED: 40-120* ACRES
  PROVIDED: 73.01 ACRES
  EXISTING NEIGHBORHOOD: 45.41 ACRES
  COMPLETE NEIGHBORHOOD: 118.42 ACRES

EDGE TRANSECT DISTRICTS:

THE PROPOSED T-ZONES ALONG THE NORTHERN BOUNDARY IS T1, T3, AND T4. T1 IS PROPOSED ALONG THE RAILROAD TRACKS AND WILL CONSIST OF OPEN SPACE. THE T3 AND T4 ZONES ARE CONSISTENT WITH THE ADJACENT ZONING BEING RESIDENTIAL T4. T3 AND T4 IS PROPOSED ALONG THE WESTERN AND SOUTHERN BOUNDARY AND ALLOW ACCESS TO COMMERCIAL AREAS. THE PROPOSED RESIDENTIAL ZONES ARE CONSISTENT WITH THE USE OF THE ADJACENT ZONING.

THE T-ZONES WITHIN THE FAIRFAX CROSSING LLC PARCEL REMAIN UNCHANGED AND MATCH THE ADJACENT PARCEL ZONING WITH THE EXCEPTION OF T5. THE PROPOSED T5 IS TO PROVIDE CONVENIENT NEIGHBORHOOD SERVICES TO LAKELAND PLACE AND THE NORTH FAIRFAX NEIGHBORHOOD.



REVISIONS	DATE
CITY COMMENTS	01/12/22
CITY COMMENTS	02/25/22
CITY COMMENTS	07/28/22
CLIENT CHANGES	01/04/23
CITY COMMENTS/CLIENT CHANGES	05/10/23

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COMMUNITY TYPE & TRANSECT DISTRICTS

LAKELAND PLACE- RED CLOVER MEADOWS
LAND DEVELOPMENT PLAN AND PLAT
CITY OF RANSON, WV

JOB NO.: 21170
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REVIEW BY: JKE
SHEET: 4 OF 10

3.5.1 MAXIMUM BLOCK PERIMETERS

T-3 MAX BLOCK PERIMETER = 2640 FT

T-4 MAX BLOCK PERIMETER = 2400 FT

3.5.2 BLOCK FACE REQUIREMENTS

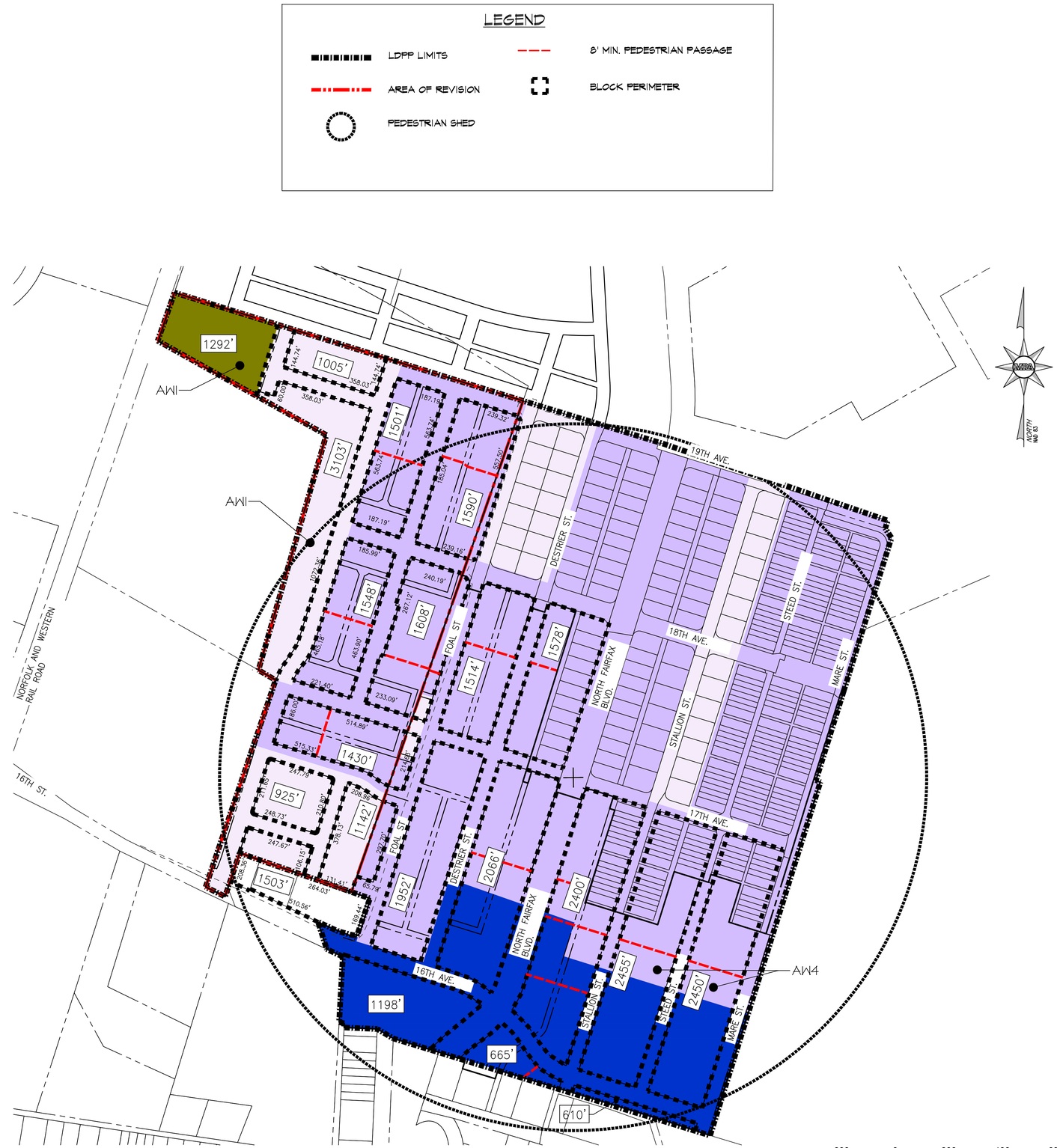
1. BLOCK FACES EXCEEDING 500 FEET SHALL BE SUBDIVIDED WITH A PEDESTRIAN PASSAGE THAT IS A MINIMUM OF 8 FT IN WIDTH PER SMART CODE RESOLUTION 14-07.

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 CONDITIONS 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 1-% 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 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. LENGTHS 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.

3.5.7 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 EXISTING 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;- PRINCIPAL BUILDING FRONT SETBACKS, UP TO 20%.



DATE	REVISIONS
01/12/22	CITY COMMENTS
02/25/22	CITY COMMENTS
07/28/22	CITY COMMENTS
01/04/23	CLIENT CHANGES
05/10/23	CITY COMMENTS/CLIENT CHANGES

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THROUGHFARES AND BLOCK STRUCTURE

LAKELAND PLACE- RED CLOVER MEADOWS
LAND DEVELOPMENT PLAN AND PLAT
CITY OF RANSON, WV

JOB NO.:	21170
SCALE:	1"=200'
DATE:	05/10/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET:	5 OF 10

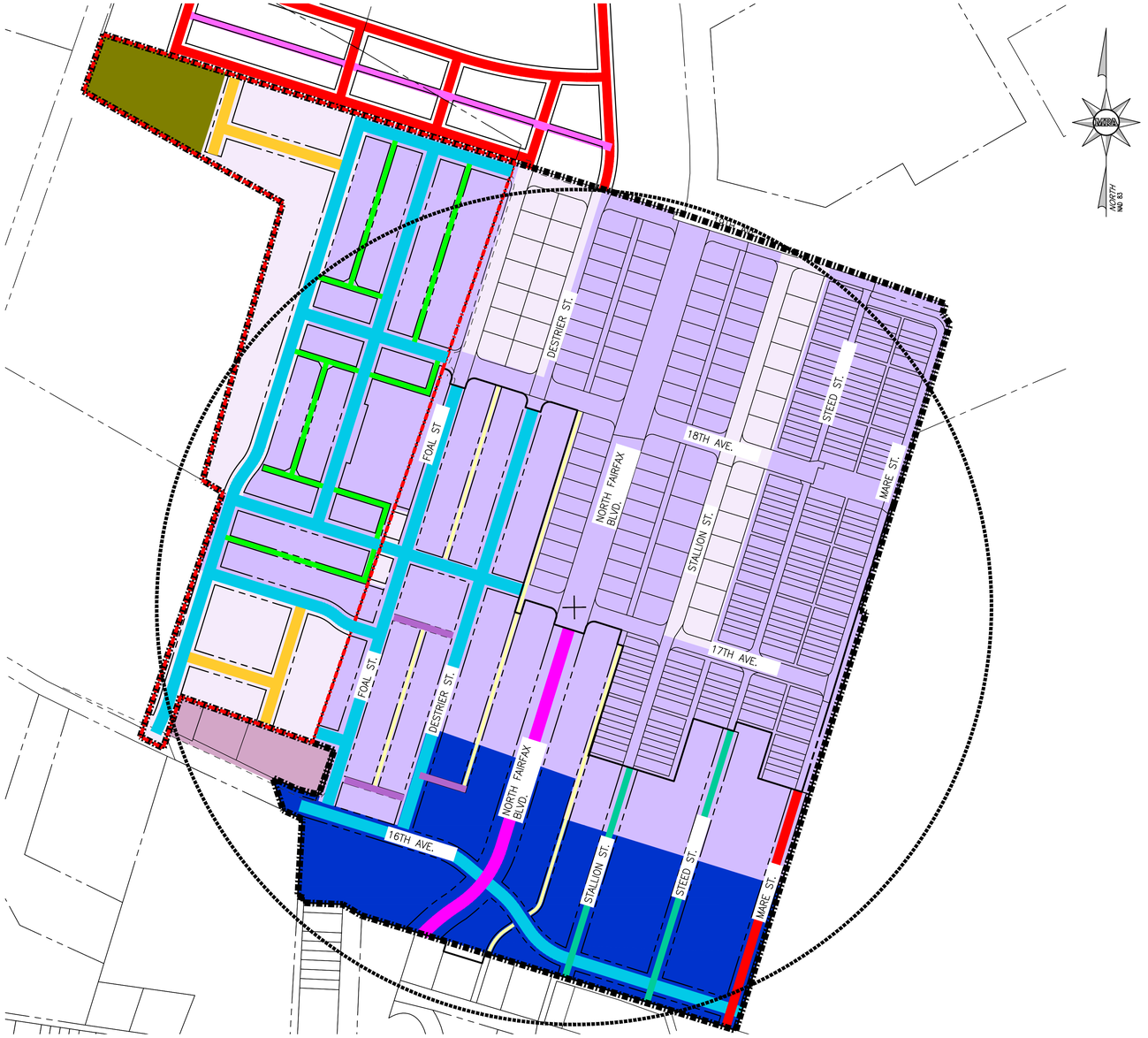
KEY	THOROUGHFARE	APPROVED T-ZONES
	AV-100-38	T3, T4
	ST-60-36	T3, T4
	ST-54-32	T3, T4
	DR-50-28	T4, T5
	ST-50-20	T4, T5
	RL-20-20	T3, T4, T5
	RL-20-10	T3, T4, T5
	RL-20-20 OR RA-20-18	T4

ZONING LEGEND

- T1 ZONING
- T3 ZONING
- T4 ZONING
- T5 ZONING

LEGEND

- LDPP LIMITS
- AREA OF REVISION



200 0 200 400 600

Scale 1" = 200'

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THROUGHFARES

LAKELAND PLACE- RED CLOVER MEADOWS
LAND DEVELOPMENT PLAN AND PLAT
CITY OF RANSON, WV

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REVIEW BY:	JKE
SHEET:	6 OF 10

3.8 CIVIC STANDARDS

3.8.2 CIVIC BUILDINGS

AS PART OF THIS PROPOSAL, THE FOLLOWING AMENITIES ARE PROPOSED TO BE LOCATED WITHIN PARK 1-G (BETWEEN FOAL AND DESTRIER STREETS, FACING 17TH AVE) TO PROVIDE A THIRD PLACE: 1)A SPLASH PAD, 2) A TOT LOT PLAY STRUCTURE; 3) BENCHES FOR SEATING.

CS	Permitted Area	Area (ac)	Perimeter	Type	Permitted T-Zone	T-Zone
1a	0.25-5	0.81	51%	Square	T3-T5	T4
1b	0.5-8	2.19	25%	Green	T3-T5	T1
1c	0.5-8	0.68	100%	Green	T3-T5	T3
1d	0.5-8	0.87	58%	Green	T3-T5	T5
1e	0.25-0.5	0.32	NA	Ramble	T3-T5	T5
1f	0.5-8	1.17	53%	Green	T3-T5	T5
1g	0.25-5	0.60	100%	Ramble	T3-T5	T4
1h	0.25-5	0.38	100%	Ramble	T3-T5	T3
TOTALS		7.02	8.82% of Project Area/79.58 AC.			

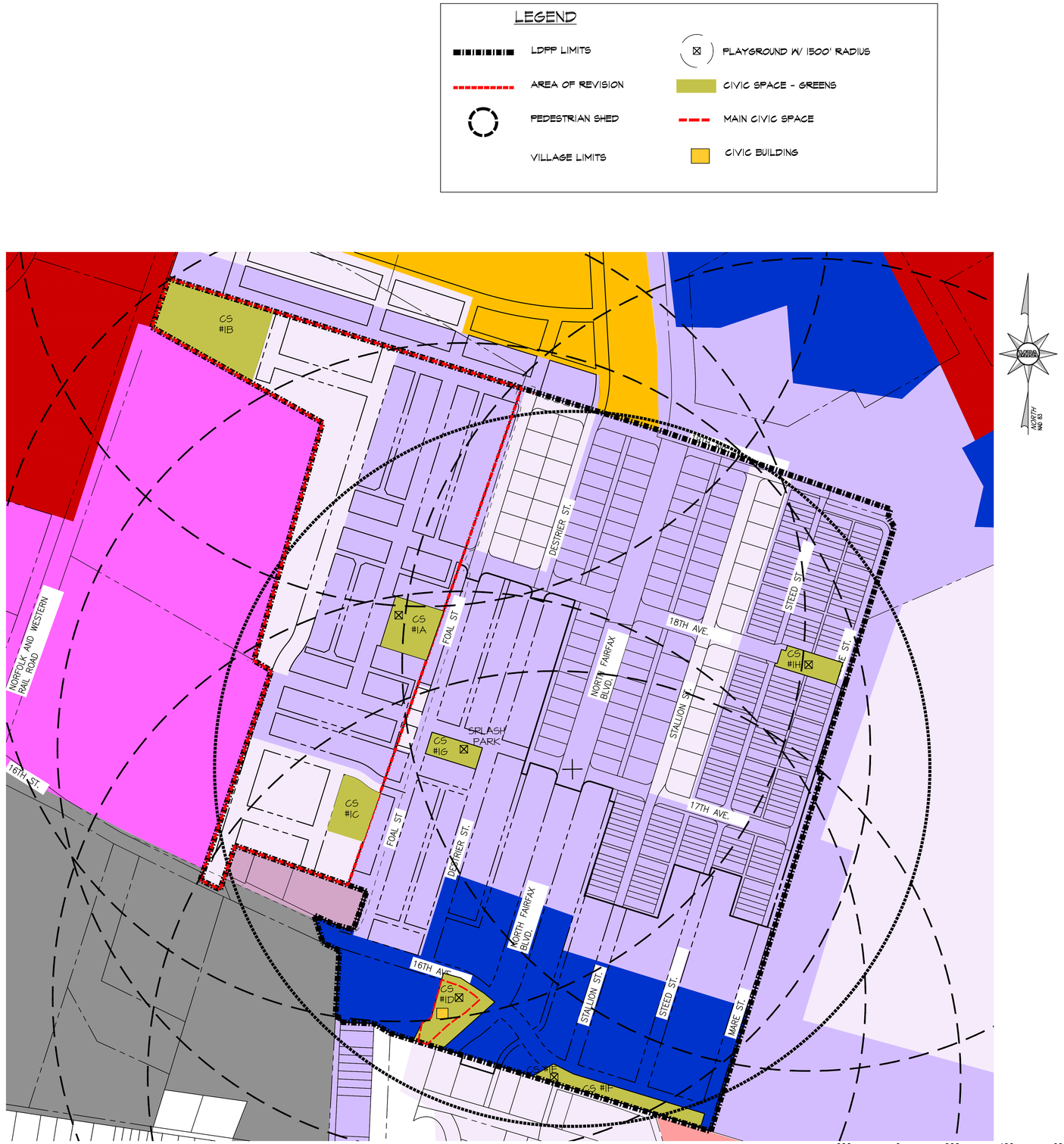
3.6 LOT STRUCTURE

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 TOWARDS THE 20% MAXIMUM.

3.6.3 LOTS MAY HAVE MULTIPLE FRONTAGES AS ILLUSTRATED ON TABLE 17. ONE FRONTAGE LINE IS DESIGNATE THE PRINCIPAL FRONTAGE LINE AND ALL REMAINING FRONTAGE LINES ARE DESIGNATED AS SECONDARY.



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02/25/22	CITY COMMENTS
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CIVIC STANDARDS & LOT STRUCTURE

LAKELAND PLACE- RED CLOVER MEADOWS
LAND DEVELOPMENT PLAN AND PLAT
CITY OF RANSON, WV

JOB NO.:	21170
SCALE:	1"=200'
DATE:	05/10/23
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REVIEW BY:	JKE
SHEET:	7 OF 10

STORMWATER

TWO STORMWATER PONDS LOCATED ONSITE ARE PROPOSED TO SERVE PARCEL 9 DEVELOPMENT.

TWO STORMWATER POND 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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02/25/22	CITY COMMENTS
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STORMWATER AND UTILITIES

LAKELAND PLACE- RED CLOVER MEADOWS
LAND DEVELOPMENT PLAN AND PLAT
CITY OF RANSON, WV

JOB NO.:	21170
SCALE:	1"=200'
DATE:	05/10/23
DRAWN BY:	DLT
DESIGN BY:	DLT
REVIEW BY:	JKE
SHEET:	8 OF 10

Street Location Street Map Color	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 @1
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
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

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

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

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ASSEMBLIES

LAKELAND PLACE- RED CLOVER MEADOWS
LAND DEVELOPMENT PLAN AND PLAT
CITY OF RANSON, WV

JOB NO.: 21170
SCALE:
DATE: 05/10/23
DRAWN BY: DLT
DESIGN BY: DLT
REVIEW BY: JKE
SHEET: OF 10

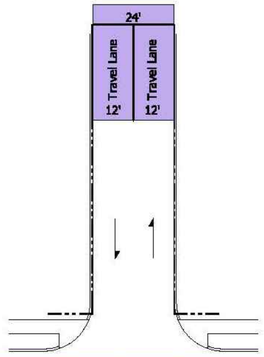
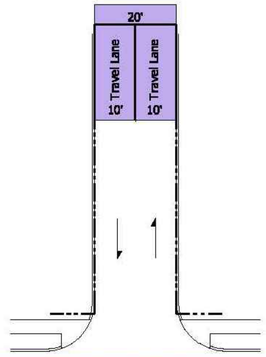
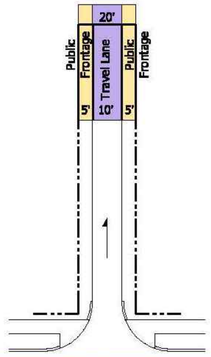
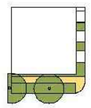
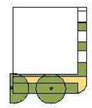
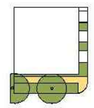
Street Location
Street Map Color

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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