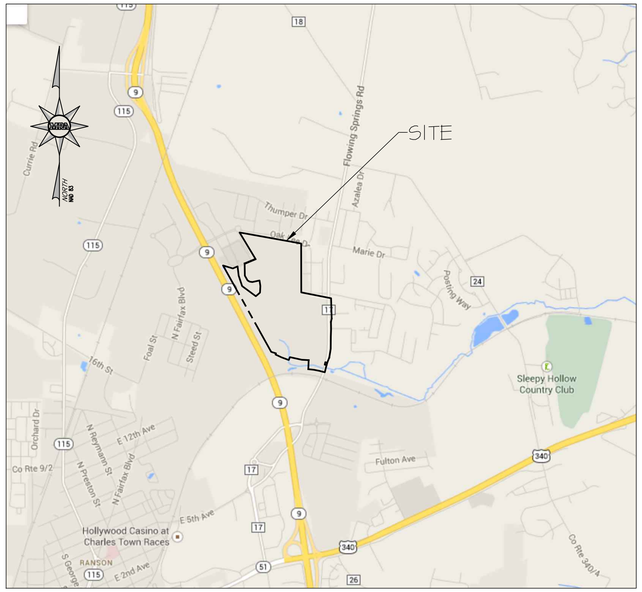
PRESIDENTS POINTE
LAND DEVELOPMENT PLAN AND PLAT APPLICATION
CITY OF RANSON, WV

PROJECT NOTES:

1. THE SUBJECT PROPERTY IS ZONED SMARTCODE-NEW COMMUNITY APPROVED BY RANSON CITY COUNCIL ON MARCH 2, 2015 WITH A GROSS SITE AREA OF 144.0278 ACRES AND IS LOCATED ON TAX MAP 8, PARCEL 1.
2. EXISTING USE IS AS FOLLOWS. PHASES 1, 2 AND 3 ARE DEVELOPED. PHASES 4 AND 5 ARE UNDER CONSTRUCTION, PHASES 6 AND 7 ARE VACANT.
3. RESIDENTIAL, COMMUNITY AND CIVIC USES ARE PROPOSED FOR THE PROPERTY.
4. A COMPLETE FLOOD PLAIN STUDY MAY BE PERFORMED AT A LATER DATE. THE DEVELOPER RESERVES THE RIGHT TO ADJUST THE OPEN SPACE CALCULATION BASED ON THE RESULTS OF THE FLOOD PLAIN STUDY.
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), SLEEPY HOLLOW GOLF AND COUNTRY CLUB, 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 WEST VIRGINIA AMERICAN WATER. SANITARY SEWER FOR THE SUBJECT PROPERTY WILL BE PROVIDED BY CHARLES TOWN UTILITY BOARD PURSUANT TO AN APPROVED ALTERNATE MAIN LINE AGREEMENT.
7. THE EXISTING STORMWATER MANAGEMENT POND WAS CONSTRUCTED WITH THE ADJACENT RETAIL SPACE (POTOMAC MARKETPLACE). THE POND AREA IS NOT INCLUDED IN THE PROJECT TABULATIONS.
8. STORMWATER PONDS HAVE BEEN PROPOSED TO HANDLE STORMWATER MANAGEMENT FOR THE SUBJECT PROPERTY.
9. THE TOTAL IMPERVIOUS SURFACE IS APPROXIMATELY 51 ACRES OR 35% OF THE TOTAL SITE.

LAND DEVELOPMENT PLAN AND PLAT REVISIONS:

REVISIONS TO THE PLAT TO INCLUDE ADDITION OF T3 AREA AND GREEN SPACE.



VICINITY MAP
SCALE: 1"=2000'

Sheet Index	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
3	COMPREHENSIVE COMPLIANCE PLAN
4	COMMUNITY TYPES & TRANSECT DISTRICTS
5	THROUGHFARES AND BLOCK STRUCTURE
6	THROUGHFARES
7	CIVIC STANDARDS
8	WAIVER LIST AND TYPICAL LOT LAYOUTS
9	ASSEMBLIES, STORMWATER AND UTILITES

Installation or dedication of Amenities	
Amenity Type	**Timeframe**
Flowing Springs Park (29.7AC)	Previously dedicated to the City of Ranson
Pump Station Parcel	Dedicated with the first final plat for President's Pointe

APPLICANT
STANLEY MARTIN HOMES, LLC
14200 PARK MEADOW DRIVE, STE 100N
CHANTILLY, VIRGINIA 20190
540-323-3318
CONTACT: MIKE AMES

OWNER
STANLEY MARTIN HOMES, LLC
11710 PLAZA AMERICA DRIVE, STE 1100
RESTON, VIRGINIA 20190

PREPARED BY
MORRIS & RITCHIE ASSOCIATES, INC.
205 EAST HIRST ROAD, SUITE 106
PURCELLVILLE, VIRGINIA 20132
CONTACT: JON K. ERICKSON
703-994-4047
JERICKSON@MRAGTA.COM

LDPP APPROVAL DATE: MARCH 2, 2015
REVISED DATE: MARCH 26, 2019
REVISED DATE: OCTOBER 15, 2021
REVISED DATE: NOVEMBER 17, 2021
REVISED DATE: NOVEMBER 29, 2021
REVISED DATE: APRIL 4, 2025

DATE	REVISIONS
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4/22/15	CITY COMMENTS
7/2/15	CITY COMMENTS
12/26/18	CLIENT CHANGES
3/26/19	CITY COMMENTS
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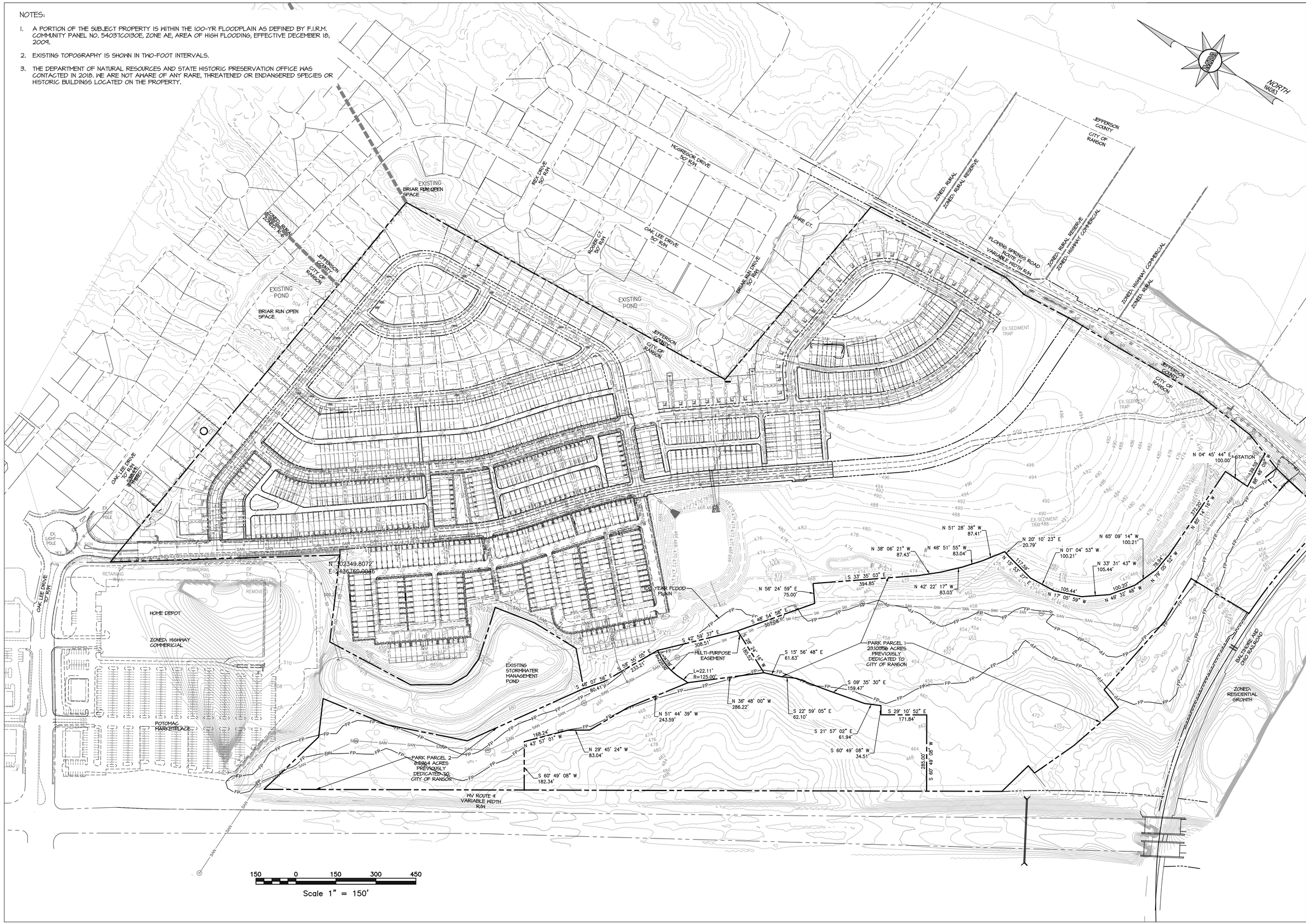
COVER SHEET

PRESIDENTS POINTE
LAND DEVELOPMENT PLAN AND PLAT
APPLICATION
CITY OF RANSON, WV

JOB NO.: 17806
SCALE: N/A
DATE: 10/03/2014
DRAWN BY: DLT
DESIGN BY: JKE
REVIEW BY: JKE
SHEET: 1 OF 9

NOTES:

1. A PORTION OF THE SUBJECT PROPERTY IS WITHIN THE 100-YR FLOODPLAIN AS DEFINED BY F.I.R.M. COMMUNITY PANEL NO. 54037C0130E, ZONE AE, AREA OF HIGH FLOODING, EFFECTIVE DECEMBER 18, 2009.
2. EXISTING TOPOGRAPHY IS SHOWN IN TWO-FOOT INTERVALS.
3. THE DEPARTMENT OF NATURAL RESOURCES AND STATE HISTORIC PRESERVATION OFFICE WAS CONTACTED IN 2018. WE ARE NOT AWARE OF ANY RARE, THREATENED OR ENDANGERED SPECIES OR HISTORIC BUILDINGS LOCATED ON THE PROPERTY.



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7/2/15	CITY COMMENTS
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3/26/19	CITY COMMENTS

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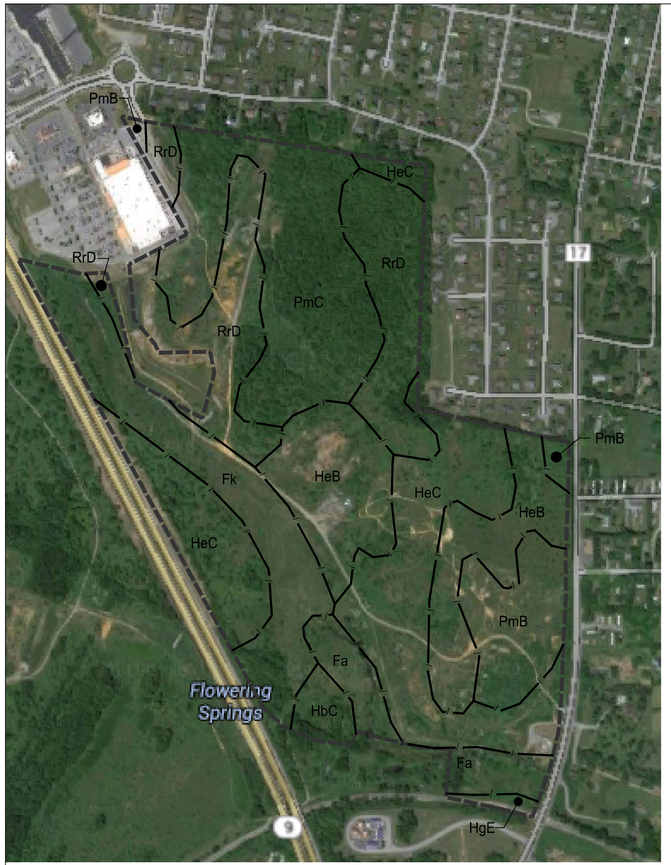
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4/4/25

EXISTING CONDITIONS

PRESIDENTS POINTE
LAND DEVELOPMENT PLAN AND PLAT APPLICATION
CITY OF RANSON, WV

JOB NO.:	17806
SCALE:	1"=150'
DATE:	10/03/2014
DRAWN BY:	DLT
DESIGN BY:	JKE
REVIEW BY:	JKE
SHEET:	2 OF 9



SOILS MAP
SCALE= 1"=400'

USDA SOIL DATA:

KEY	SOIL TYPE	AREA (AC)	PERCENT
Fa	FAIRPLAY (MARL) SILT LOAM	9.5	6.3%
Fk	FUNKSTOWN SILT LOAM	18.7	12.3%
HbC	HAGERSTOWN SILT LOAM, 8 TO 15 PERCENT SLOPES	4.3	2.8%
HeB	HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES, VERY ROCKY	22.5	14.8%
HeC	HAGERSTOWN SILT LOAM, 8 TO 15 PERCENT SLOPES, VERY ROCKY	32.3	21.3%
HgE	HAGERSTOWN-OPEQUON-ROCK OUTCROP COMPLEX, 15-35 PERCENT SLOPES	1.1	0.7%
PmB	POPLIMENTO SILT LOAM, 3 TO 8 PERCENT SLOPES	10.5	6.9%
PmC	POPLIMENTO SILT LOAM, 8 TO 15 PERCENT SLOPES	27.2	17.9%
RrD	RYDER-POPLIMENTO COMPLEX, 15 TO 25 PERCENT SLOPES, VERY ROCKY	25.5	16.8%

SECTOR PLAN

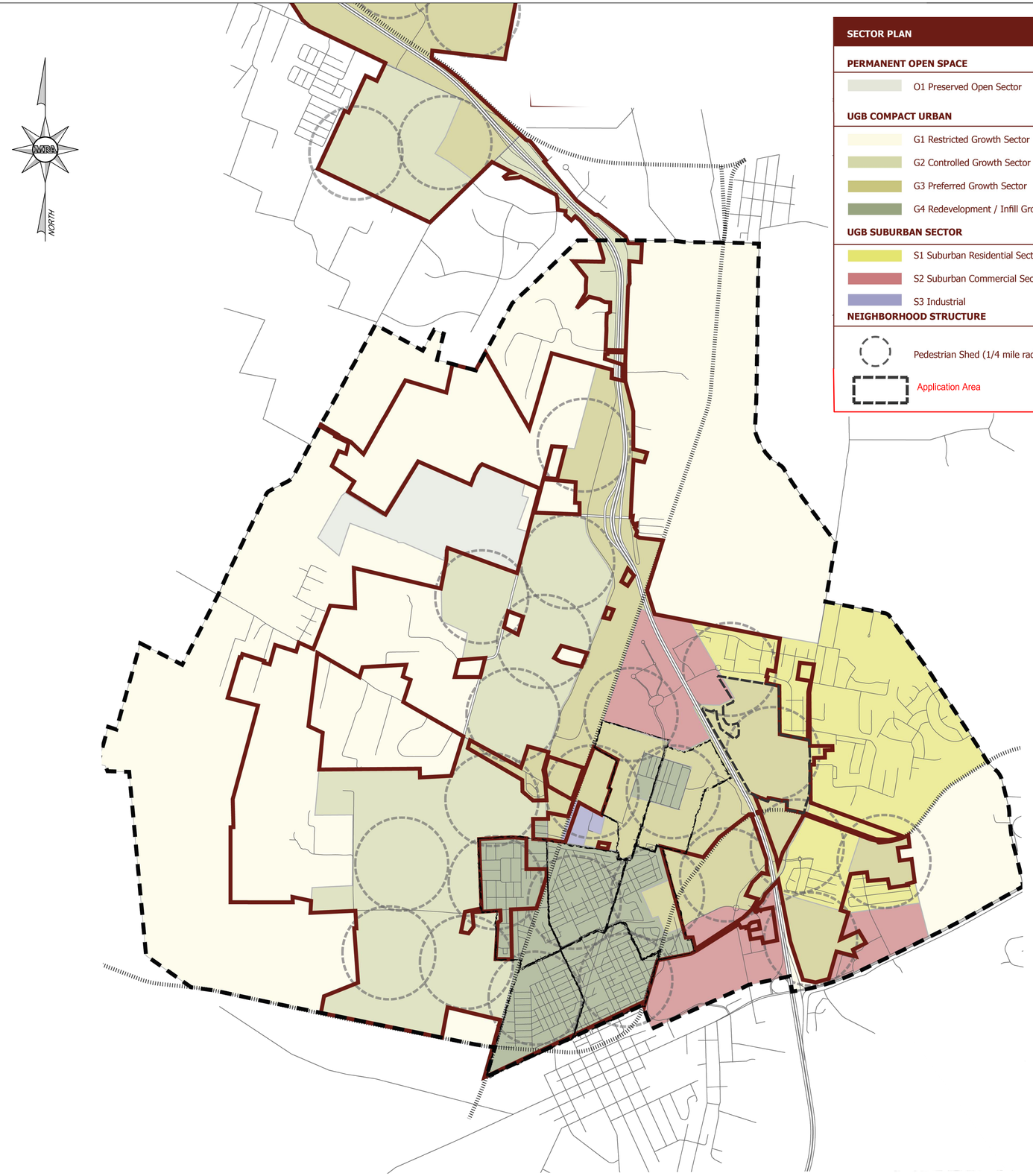
THE G3 PREFERRED GROWTH SECTOR OF THE APPLICATION AREA IS APRIORITY EXPANSION AREA OF THE 2012 CITY OF RANSON COMPREHENSIVE PLAN, AND ENCOURAGES THE USE OF CHAPTER 19A SMARTCODE. AS SUCH THIS REQUEST CONFORMS WITH THE PREFERRED VISION OF THE COMPREHENSIVE PLAN.

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):

B. VILLAGE (VIL): NO FEWER THAN 40 ACRES AND NO MORE THAN 200 ACRES PER VIL

APPLICATION AREA IS 144 ACRES MEETING THE REQUIRMENTS OF 1.3.5



SECTOR PLAN
NOT TO SCALE

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COMPREHENSIVE COMPLIANCE PLAN

PRESIDENTS POINTE
LAND DEVELOPMENT PLAN AND PLAT
APPLICATION
CITY OF RANSON, WV

JOB NO.: 17806
SCALE: AS SHOWN
DATE: 10/03/2014
DRAWN BY: DLT
DESIGN BY: JKE
REVIEW BY: JKE
SHEET: 3 OF 9

LEGEND

- T1 NATURAL
- T3 SUB-URBAN
- T4 GENERAL URBAN
- T5 URBAN CENTER
- PEDESTRIAN SHED
- MODIFIED PEDESTRIAN SHED

PROPOSED COMMUNITY UNIT TYPE

VILLAGE-MEDIUM DENSITY

ACREAGE REQUIREMENTS

13.4B VILLAGE (VIL): NO FEWER THAN 80 ACRES AND NO MORE THAN 160 ACRES
VILLAGE - 144.148 AC

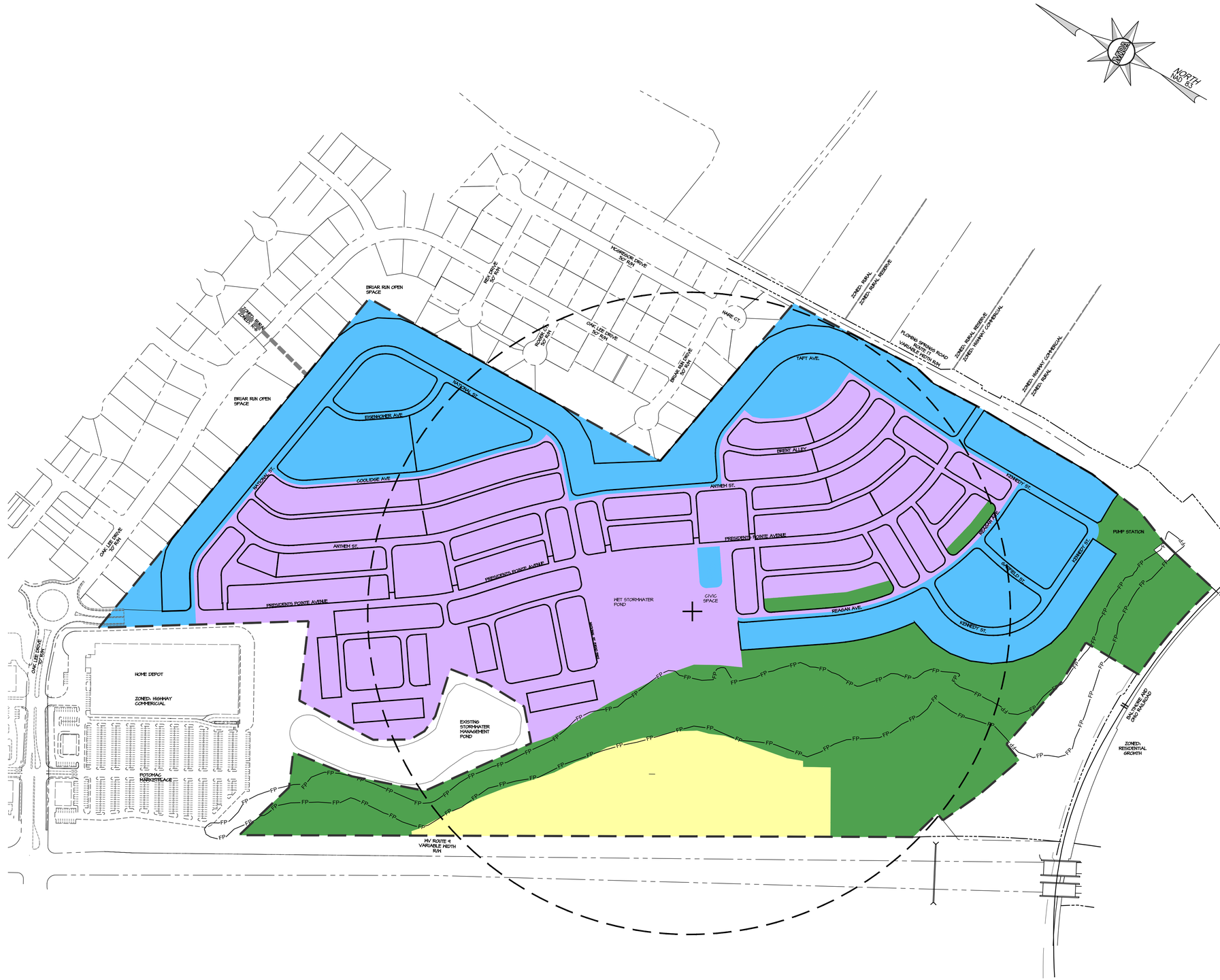
PERIMETER CONNECTIVITY

CONNECTIONS WILL BE PROVIDED ALONG OAK LEE DRIVE AND FLOWING SPRINGS ROAD.

TRANSECT DISTRICTS COMPLIANCE

ZONE	REQUIRED	ACRES	PERECENTAGE
T1	0	32.524	22.56%
T3	10-30%	39.796	27.61%
T4	30-60%	60.245	41.80%
T5	20% MAX	11.550	8.01%
TOTAL		144.115	100.00%

NOTE:
THIS PARCEL HAS BEEN ALLOCATED THE VILLAGE MEDIUM INTENSITY THROUGH THE ZONING APPROVAL WITH A TOTAL ACREAGE OF 144.115 AND HAS BEEN PLANNED IN COORDINATION WITH THE ADJACENT FLOWING SPRINGS PARK.



200 0 200 400 600

Scale 1" = 200'

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04/04/25	CLIENT CHANGES

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COMMUNITY TYPES & TRANSECT DISTRICTS

PRESIDENTS POINTE
LAND DEVELOPMENT PLAN AND PLAT APPLICATION
CITY OF RANSON, WV

JOB NO.: 17806
SCALE: 1"=200'
DATE: 10/03/2014
DRAWN BY: DLT
DESIGN BY: JKE
REVIEW BY: JKE
SHEET: 4 OF 9

LEGEND

- T1 NATURAL
- T3 SUB-URBAN
- T4 GENERAL URBAN
- T5 URBAN CENTER
- PROPERTY BOUNDARY
- PEDESTRIAN PASSAGE PP-12-12
- BLOCK PERIMETER
- XXXX' BLOCK PERIMETER LENGTH
- xxx' BLOCK FACE LENGTH

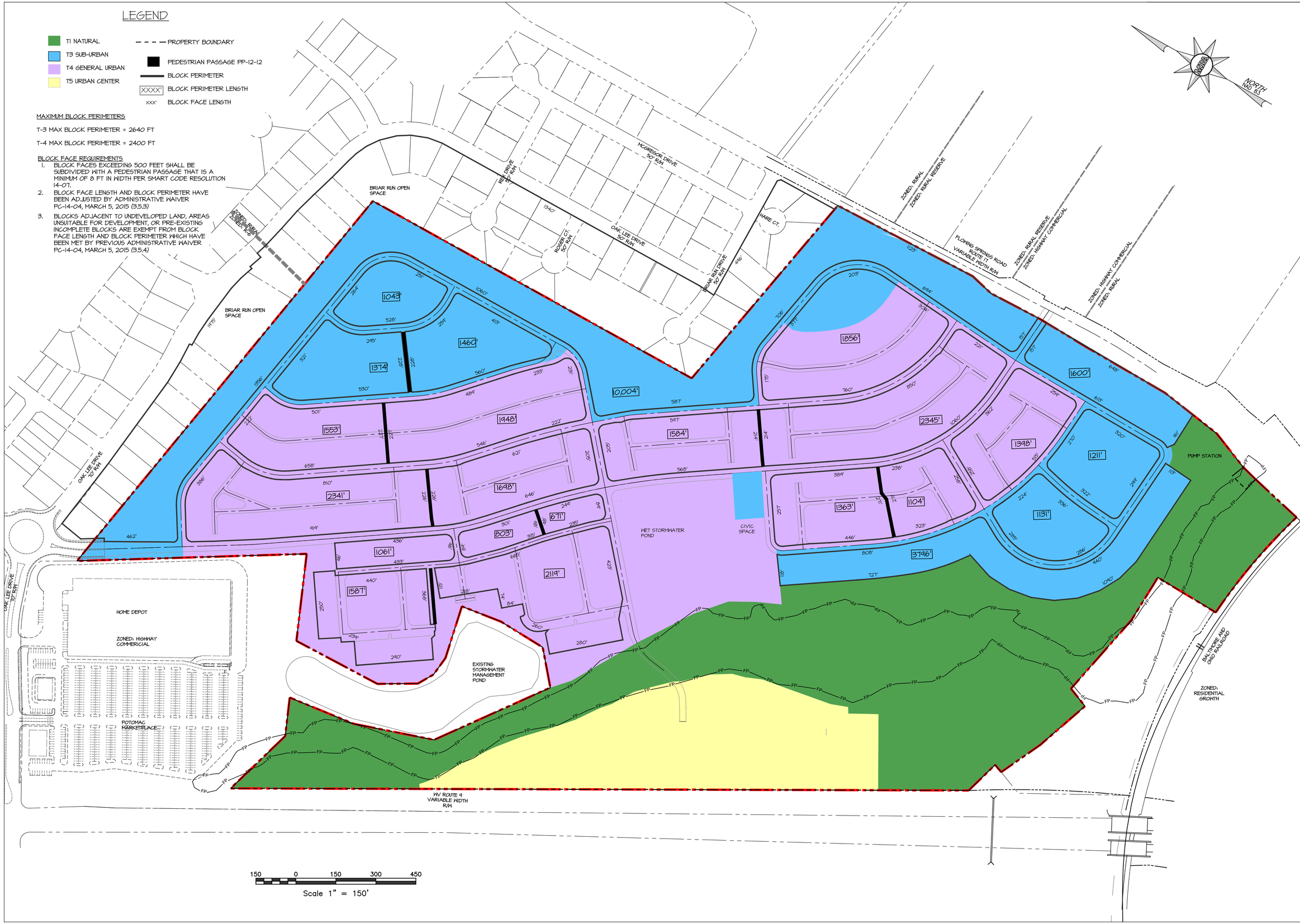
MAXIMUM BLOCK PERIMETERS

T-3 MAX BLOCK PERIMETER = 2640 FT

T-4 MAX BLOCK PERIMETER = 2400 FT

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. BLOCK FACE LENGTH AND BLOCK PERIMETER HAVE BEEN ADJUSTED BY ADMINISTRATIVE WAIVER PC-14-04, MARCH 5, 2015 (3.5.3)
3. BLOCKS ADJACENT TO UNDEVELOPED LAND, AREAS UNSUITABLE FOR DEVELOPMENT, OR PRE-EXISTING INCOMPLETE BLOCKS ARE EXEMPT FROM BLOCK FACE LENGTH AND BLOCK PERIMETER WHICH HAVE BEEN MET BY PREVIOUS ADMINISTRATIVE WAIVER PC-14-04, MARCH 5, 2015 (3.5.4)



150 0 150 300 450

Scale 1" = 150'

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THROUGHFARES AND BLOCK STRUCTURE

PRESIDENTS POINTE
LAND DEVELOPMENT PLAN AND PLAT APPLICATION
CITY OF RANSON, WV

JOB NO.:	17806
SCALE:	1"=150'
DATE:	10/03/2014
DRAWN BY:	DLT
DESIGN BY:	JKE
REVIEW BY:	JKE
SHEET:	5 OF 9

LEGEND

- T1 NATURAL
- T3 SUB-URBAN
- T4 GENERAL URBAN
- T5 URBAN CENTER
- PROPERTY BOUNDARY

KEY	THROUGHFARE	APPROVED T-ZONES
	ST-54-32	T3, T4
	RA-41-25	T4
	RA-20-18	T4, T5
	ST-60-38	T4, T4O, T5
	RA-20-18 WITH PARKING	T4, T5



150 0 150 300 450

Scale 1" = 150'

NOTE: FINAL LAYOUT OF BUILDING AND PARKING AREAS FOR MULTI-FAMILY PARCEL IN THE T5 DISTRICT TO BE FINALIZED AT CONSTRUCTION DRAWINGS.

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THROUGHFARES

PRESIDENTS POINTE
LAND DEVELOPMENT PLAN AND PLAT APPLICATION
CITY OF RANSON, WV

JOB NO.:	17806
SCALE:	1"=150'
DATE:	10/03/2014
DRAWN BY:	DLT
DESIGN BY:	JKE
REVIEW BY:	JKE
SHEET:	6 OF 9

LEGEND:

- PROPERTY BOUNDARY
- CIVIC SPACE
- MAIN CIVIC SPACE
- PEDESTRIAN SHED
- 800' FROM PARK BOUNDARY
- PLAYGROUND W/ 1000' RADIUS
- GREEN
- GREEN (ADJACENT PROPERTY)

NUMBER	AREA	PERIMETER	TYPE	AMENITY
1	0.6921	22%	GREEN	PLAYGROUND/TRAIL TO ADJACENT PARK
2	1.5000	52%	GREEN	PLAYGROUND
3	5.9640	66%	GREEN	CIVIC STRUCTURE/SWM POND
4	0.5884	100%	GREEN	PLAYGROUND
5	31.5386	-	PARK*	FLOWING SPRINGS PARK
6	0.6901	50%	GREEN	PLAYGROUND
7	0.1179	16%	GREEN	TRAIL TO ADJACENT PARK
8	0.3079	40%	GREEN	N/A

* A 29.7 ACRE PARK HAS BEEN DEDICATED TO THE CITY OF RANSON

TOTAL CIVIC SPACE	41.3996 AC
URBANIZED ACRES	102.7154 AC
URBANIZED AREA % CIVIC	40.3%

BRIAR RUN OPEN SPACE
BRIAR RUN OPEN SPACE
ZONED: RURAL RESERVE
ZONED: RURAL
ZONED: RURAL RESERVE
REED DRIVE 50' R/W
MCGREGOR DRIVE 50' R/W
OAK LEE DRIVE 50' R/W
ROGER CT. 50' R/W
BRIAR RUN DRIVE 50' R/W
HARE CT.
FLOWING SPRINGS ROAD ROUTE 11 VARIABLE WIDTH R/W
ZONED: RURAL RESERVE
ZONED: HIGHWAY COMMERCIAL
ZONED: HIGHWAY COMMERCIAL
ZONED: RURAL
NATIONAL ST.
EISENHOWER AVE
COOLIDGE AVE
ANTHEM ST.
TAFT AVE.
BRENT ALLEY
KENNEDY ST.
REAGAN AVE.
GARFIELD ST.
PRESIDENTS POINTE AVENUE
OAK LEE DRIVE 50' R/W
WET STORMWATER POND
CIVIC SPACE
TRAIL
VAN BUREN ST.
GEORGE MASON ALLEY
HOOVER ALLEY
HARRISON ALLEY
WATSON ST. (800' RAD)
HOME DEPOT
ZONED: HIGHWAY COMMERICIAL
POTOMAC MARKETPLACE
EXISTING STORMWATER MANAGEMENT POND
FLOWING SPRINGS PARK PREVIOUSLY DEDICATED TO THE CITY OF RANSON
WV ROUTE 9 VARIABLE WIDTH R/W
PUMP STATION
BALTIMORE AND OHIO RAILROAD
ZONED: RESIDENTIAL GROWTH
FP
1
2
3
4
5
6
7
8

* NOTE: ENTIRE T5 AREA IS WITHIN 800' OF PARK BOUNDARY

150 0 150 300 450
Scale 1" = 150'

NORTH
NAD 83

DATE	REVISIONS
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CIVIC STANDARDS

PRESIDENTS POINTE
LAND DEVELOPMENT PLAN AND PLAT APPLICATION
CITY OF RANSON, WV

JOB NO.:	17806
SCALE:	1"=150'
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DRAWN BY:	DLT
DESIGN BY:	JKE
REVIEW BY:	JKE
SHEET:	7 OF 9

DEVIATION LIST
APPROVED MARCH 2, 2015

1. **5.9.3a** - Driveways at frontages shall be no wider than 10 feet in the first layer

   Deviation to allow driveways to be a minimum of 12' wide for a single car garage and a maximum of 18' wide for a double car garage in the first layer in the T-3 district.

   Justification: Single family houses in the T-3 district have 12'-18' wide front load single or double car garages. The first layer is 15' and the second layer is 6' totaling 21' from the right-of-way to the face of the garage. Due to the limited driveway length, a driveway width of 10' in the first layer results in the narrowing of the driveway width to within 6' of the garage front. The driveway needs to be 12' to 18' wide in the first layer to access the full garage. The narrowing of the driveway within 6' of the garage would make it difficult to park and back out and would encourage people to drive into the lawn. The houses in T-3 district are located along the perimeter of the subdivision and are consistent with the adjoiner's product. A similar product will not injure the value of the adjoining property. This deviation is in conformance with Chapter 1.2 Intent and the Comprehensive Plan. A larger driveway would not be an endangerment to public health or a public nuisance.

2. **5.9.2b**- Garages shall be located at the third layer except that side- or rear-entry types may be allowed in the second layer

   Deviation to allow garage to be located in the second layer, coplanar with the front façade, provided that a 6' deep covered porch/stoop at the principal entry, projects into the first layer from the front façade.

   Justification: Garages located in the second layer and coplanar with the front façade to remain consistent with Stanley Martin design that was based on a previously approved plan. Garages coplanar with the front façade are consistent with the adjoining subdivision which has garages coplanar with the front façade. The deviation will be in harmony with proximate land uses and will not injure the value of the adjoining property. Public health and public safety will not be endangered. The deviation is in conformance with Chapter 1.2 Intent and the Comprehensive Plan.

3. **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 10' rear setbacks for the single-family units proposed in T3.

   Justification: 10' rear setbacks are based on a previously approved plan and single-family layouts were designed based on 10' rear setbacks. 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.

4. **3.5.1c** – The thoroughfare network shall be structured to define blocks with 2400 ft perimeter in T4.

   Deviation to allow block perimeter maximum lengths to be measured at pedestrian passages that are aligned and meet or exceed the criteria of the Pre-Approved Pedestrian Passage Assemblies within Article 7.

   Justification: The plan is amending a previously approved sketch plan. 17 pedestrian passages have been added to the plan to comply with block length and perimeter requirements. The Pedestrian Passages meet the criteria of the Pre-Approved Pedestrian Passage Assemblies. This deviation is in Allowing block perimeter lengths to be measured at pedestrian passages conforms with Section 1.2 Intent and the Comprehensive Plan. It will not endanger public health or safety or constitute a public nuisance. The value of adjoining property will not be injured. Block perimeters measured at pedestrian passages will be in harmony with proximate land uses and consistent with purposes of the district.

5. **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 5' side setbacks for the single-family units proposed in T3.

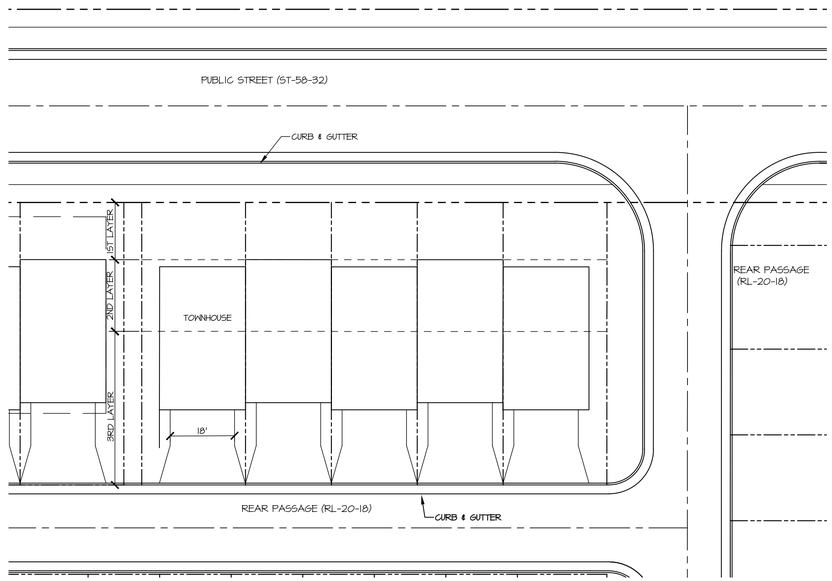
   Justification: 5' side setbacks are based on a previously approved plan and single-family layouts were designed based on 5' side setbacks. This deviation is in conformance with Chapter 1.2 Intent and the Comprehensive Plan. It will not endanger public health or safety or constitute a public nuisance. The value of the adjoining property will not be injured and the deviation will be in harmony with proximate land uses.

WAIVER LIST
APPROVED MARCH 2, 2015

1. **3.5.2.**-Block faces exceeding 500 feet shall be subdivided with a pedestrian passage that is a minimum of 8 feet in width.

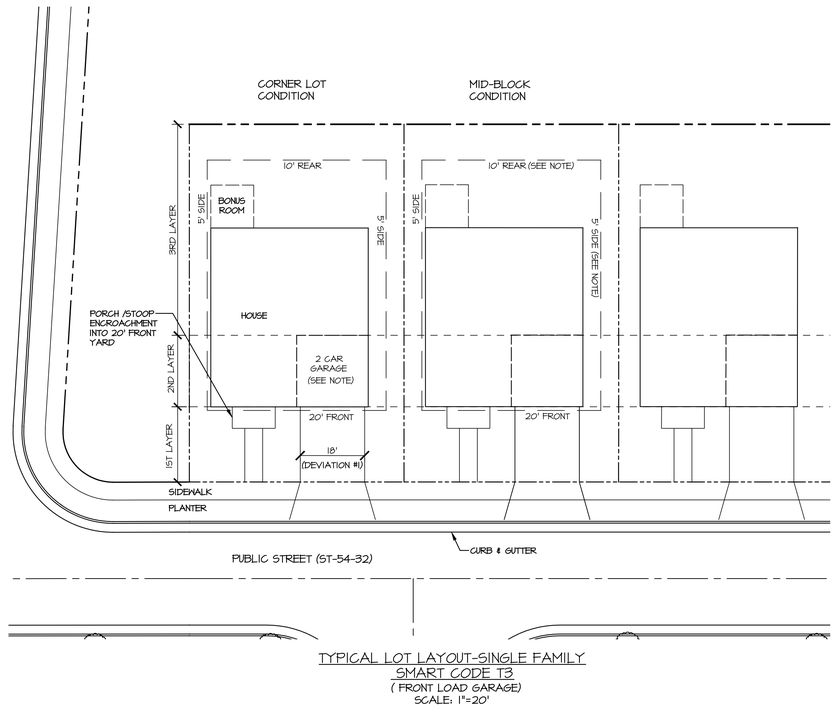
   Waiver to allow for a 10% adjustment of the block face length.

   Justification: The plan is amending a previously approved sketch plan. 17 pedestrian passages have been added to the plan to comply with the block length and perimeter requirements. All blocks meet the perimeter requirement although some exceed 500 feet in length. Block faces exceeding 500 feet in length need a 10% adjustment for up to 550 feet in length. This waiver is consistent with Section 1.2 Intent and the Comprehensive Plan. The reduced thoroughfare network will not endanger the public health of safety or injury the value of adjoining property. The location and size of the block structure will be consistent with purposes of the district. Block size will not adversely affect the district by impeding walkability as there are many pedestrian passages and sidewalks along thoroughfares.



TYPICAL LOT LAYOUT-TOWNHOUSE
SMART CODE T4
(REAR LOAD GARAGE)
SCALE: 1"=20'

NOTE: SETBACKS TO BE IN ACCORDANCE WITH TABLE 13 T4/T4O STANDARDS OF THE SMARTCODE.



TYPICAL LOT LAYOUT-SINGLE FAMILY
SMART CODE T3
(FRONT LOAD GARAGE)
SCALE: 1"=20'

NOTE:

1) A FRONT ACCESS, ATTACHED GARAGE SHALL BE PERMITTED IN LINE WITH THE PLANE OF THE FRONT FACADE OF THE SINGLE FAMILY STRUCTURE AS LONG AS A SIX (6) FOOT MINIMUM COVERED PORCH/STOOP IS PROVIDED.

2) NO DRIVEWAY ACCESS SHALL BE PERMITTED ALONG PRESIDENT'S POINTE AVENUE.

3) THE DEVIATIONS AND WAIVERS ON THIS SHEET HAVE BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION ON MARCH 2, 2015, THROUGH RESOLUTION PC-14-04.

DATE	REVISIONS
1/26/15	CITY COMMENTS
3/6/15	CITY COMMENTS
4/22/15	CITY COMMENTS
7/2/15	CITY COMMENTS
12/26/18	CLIENT CHANGES
3/26/19	CITY COMMENTS
10/13/21	CLIENT CHANGES
11/17/21	CITY COMMENTS
12/02/21	CITY COMMENTS
01/06/22	CITY COMMENTS
04/04/25	CLIENT CHANGES

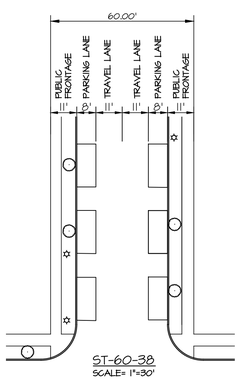
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
604 SOUTH KING STREET, SUITE 200
LEESBURG, VIRGINIA 20175
PHONE: (703) 994-0047
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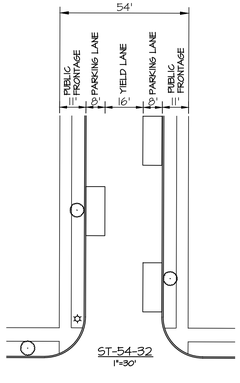
WAIVERS & TYPICAL LOT LAYOUTS

PRESIDENTS POINTE
LAND DEVELOPMENT PLAN AND PLAT
APPLICATION
CITY OF RANSON, WV

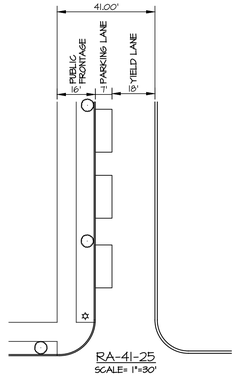
JOB NO.:	17806
SCALE:	AS SHOWN
DATE:	10/03/2014
DRAWN BY:	DLT
DESIGN BY:	JKE
REVIEW BY:	JKE
SHEET:	8 OF 9



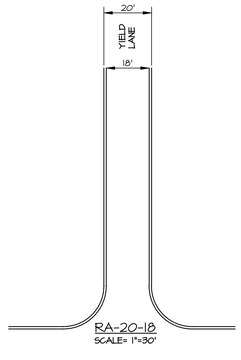
ST-60-38
SCALE: 1"=30'



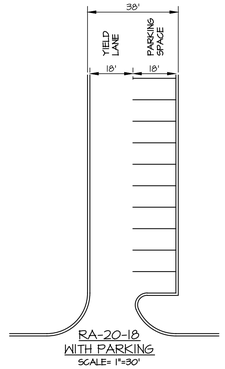
ST-54-32
1"=30'



RA-41-25
SCALE: 1"=30'



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



RA-20-18
WITH PARKING
SCALE: 1"=30'

PROPOSED ASSEMBLIES

Assembly Designation		ST-60-38	ST-54-32	RA-41-25	RA-20-18	RA-20-18
Thoroughfare Type		Street	Street	Enhanced Rear Alley	Rear Alley	Rear Alley
Transect District		T20, T4, T40, T5	T3, T4	T4	T4	T4
Right-of-Way Width		60	54	42	20	20
Pavement Width		38	32	25	18	18
Transportation Way						
Vehicular Lane(s)		Two Lanes: two way, one lane each way @ 11 ft	Yield Lane: Two way @ 16 ft	Yield Lane: Two way @ 18 ft	Yield Lane: Two way @ 18 ft	Yield Lane: Two way @ 18 ft
Parking Spaces		Two lanes parallel @ 8 ft	Two lanes parallel @ 8 ft	One lane parallel @ 7 ft	n/a	One perpendicular @ 18 ft
Striping		Required	Optional	Optional	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	20 mph	20 mph	n/a	n/a
Bicycle Provision		Sharrow	Shared lane	n/a	n/a	n/a
Transit Provision		Bus route	n/a	n/a	n/a	n/a
Public Frontage						
Assembly Width		11 ft	11 ft	16 ft, one side only	n/a	n/a
Public Frontage Type		D	D	D	n/a	n/a
Transect District		T20, T4, T40	T3, T4	T4		
Curbing	Type	Raised	Raised	Raised	Mountable Curb	Mountable Curb
	Curb Cut	Radius	Radius	Radius	Taper	Taper
	Radius	15'	10'	15'	n/a	n/a
Walkway	Width	5 ft	5 ft	8 ft	n/a	n/a
	Surface	Concrete	Concrete	Concrete	n/a	n/a
Planter	Type/Size	Continuous/6 ft	Continous/ 6 ft	Continous /8 ft	n/a	n/a
	Arrangement	Regular	Regular	Regular	n/a	n/a
	Species	Alternating	Alternating	Alternating	n/a	n/a
	Spacing	40 ft o.c. avg.	40 ft o.c. avg (T3) 30 ft o.c. avg (T4)	Regular	n/a	n/a
	Surface	Ground cover or grass	Ground cover or grass	Ground cover or grass	n/a	n/a
	Street Tree Size	Large Shade	Medium Shade	Medium shade	n/a	n/a
	Tree Species	To be selected at construction drawing stage	To be selected at construction drawing stage	To be selected at construction drawing stage		
Verge	Width	3 ft	3 ft	4 ft	n/a	n/a
	Lighting Type	Pipe, Column	Post, Column	To be selected at construction drawing state. Spacing to be per Article 7 of the SmartCode and based on lighting type chosen	n/a	n/a
	Lighting Spacing	100 ft on center min.	At intersections		n/a	n/a

STORMWATER MANAGEMENT NARRATIVE:

THE SITE DRAINS SOUTH INTO THE FLOWING SPRINGS FLOODPLAIN. A PORTION OF THE SITE DRAINS INTO AN EXISTING STORMWATER MANAGEMENT POND THAT WAS CONSTRUCTED WITH THE ADJOINING HIGHWAY COMMERCIAL PARCEL. THE MAJORITY OF THE SITE WILL DRAIN INTO THE PROPOSED STORMWATER MANAGEMENT POND APPROXIMATELY LOCATED IN THE CENTER OF THE DEVELOPMENT. ADDITIONAL STORM WATER MANAGEMENT PONDS WILL BE IMPLEMENTED TO CAPTURE THE DRAINAGE FROM THE SOUTHWESTERN PORTION OF THE SITE. SOME PORTIONS OF THE SITE ARE UNCONTROLLED AND WILL BE ACCOUNTED FOR IN THE DESIGN OF THE PROPOSED STORM WATER MANAGEMENT POND. IMPLEMENTATION OF BOTH THE EXISTING AND PROPOSED STORM WATER MANAGEMENT PONDS WILL REDUCE THE POST-DEVELOPED DRAINAGE TO BELOW PRE-DEVELOPED CONDITIONS.

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

DATE	REVISIONS
1/26/15	CITY COMMENTS
3/6/15	CITY COMMENTS
4/22/15	CITY COMMENTS
7/2/15	CITY COMMENTS
12/26/18	CLIENT CHANGES
3/26/19	CITY COMMENTS

DATE	REVISIONS
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11/17/21	CITY COMMENTS
12/02/21	CITY COMMENTS
01/06/22	CITY COMMENTS
04/04/25	CLIENT CHANGES

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RICHARD J. TITONI
REGISTERED
20608
STATE OF
PROFESSIONAL ENGINEER
4/4/25

ASSEMBLIES, STORMWATER AND UTILITIES

PRESIDENTS POINTE
LAND DEVELOPMENT PLAN AND PLAT
APPLICATION
CITY OF RANSON, WV

JOB NO.: 17806
SCALE: AS SHOWN
DATE: 10/03/2014
DRAWN BY: DLT
DESIGN BY: JKE
REVIEW BY: JKE
SHEET: 9 OF 9