SHENANDOAH SPRINGS

RANSON, WEST VIRGINIA

LAND DEVELOPMENT PLAN AND PLAT APPLICATION

July 18, 2014
Revised January 30, 2015
Revised July 10, 2018
Revised September 10, 2018
Revised September 9, 2019
Revised November 5, 2021
Revised May 26, 2022
Revised June 6, 2022
Revised July 6, 2022
Revised January 3, 2023
Revised June 16, 2023
Revised October 31, 2024

Existing Conditions Narrative:

The properties are located in Ranson Corporation, District 8, of Jefferson County, West Virginia, and are identified as follows: The boundary information for the property was obtained from public records including plats recorded in the Office of Jefferson County in Plat Book 26 page 431 ,Plat Book 3 page 25, Plat Book 26 page 490 and Deed Book 403 page 328. Adjacent parcel and right-of-way locations were obtained from Jefferson GIS data and Tax Map 8D information. The total area of the properties within the limits of the application is approximately 90.45 acres.

Topography was obtained through available public records, GIS, or supplied by the Owner and the City of Ranson. There are a few areas with man-made slopes over 25% associated with the previous rough grading of lots and streets on OSWM that will be re-graded during stormwater management (SWM) facility and house construction, as well as in a small area adjacent to a swale near the northeast portion of Parcel 24 that will be regraded for construction of a SWM facility.

This site currently is zoned to Smart Code New Community in 2015 and has had several minor changes since this original approval. This application is consistent with the urban form, development intensity, and community types, from the original approvals.

The Village of Shenandoah Springs is bounded by the CSX Rail line to the north which is a barrier for connection, and two existing residential neighborhoods to the south, Shenandoah Springs and Patrick Henry Estates, and vacant farmland to the east. Community infrastructure such as stormwater management and utilities were previously installed within a portion of the development, and access to Flowing Springs Road was previously approved by the West Virginia Department of Highways.

Shenandoah Springs and Patrick Henry Estates are existing and established residential neighborhoods composed of a smaller lot, single-family detached and attached homes. Each neighborhood has a network of neighborhood scale streets that stub into the Village of Shenandoah Springs. Both existing neighborhoods have incomplete blocks with lots that back onto the Villages of Shenandoah Springs.

The proposed LDPP within this application is intended to support the City of Ranson's adopted vision and policies for Preferred Growth and Infill Communities. The proposed zoning includes single family zoning on the southern boundary which is consistent with the existing zoning in both Shenandoah Springs and Patrick Henry Estates.



500 0 500 1000 1500

Scale 1" = 500'

THE REVISION PROPOSES THE ADDITION OF THE EASTERN 3 ACRE PARCEL (TAX MAP 8 PARCEL 29.3).

FINAL APPROVAL DATE:

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01/03/24	Client revision

COVER SHEET

SHENANDOAH SPRINGS

RANSON, WEST VIRGINA

Sheet:
CS of 10

Owner:
U.S. Home Corporation
14280 Park Meadow Drive
Chantilly, Virginia 20151

Harry M. Kable and Carol F. Kable
c/o Paul S. Schleifman, Esq.
1600 Wilson Boulevard, Suite 905
Arlington, Virginia 22209

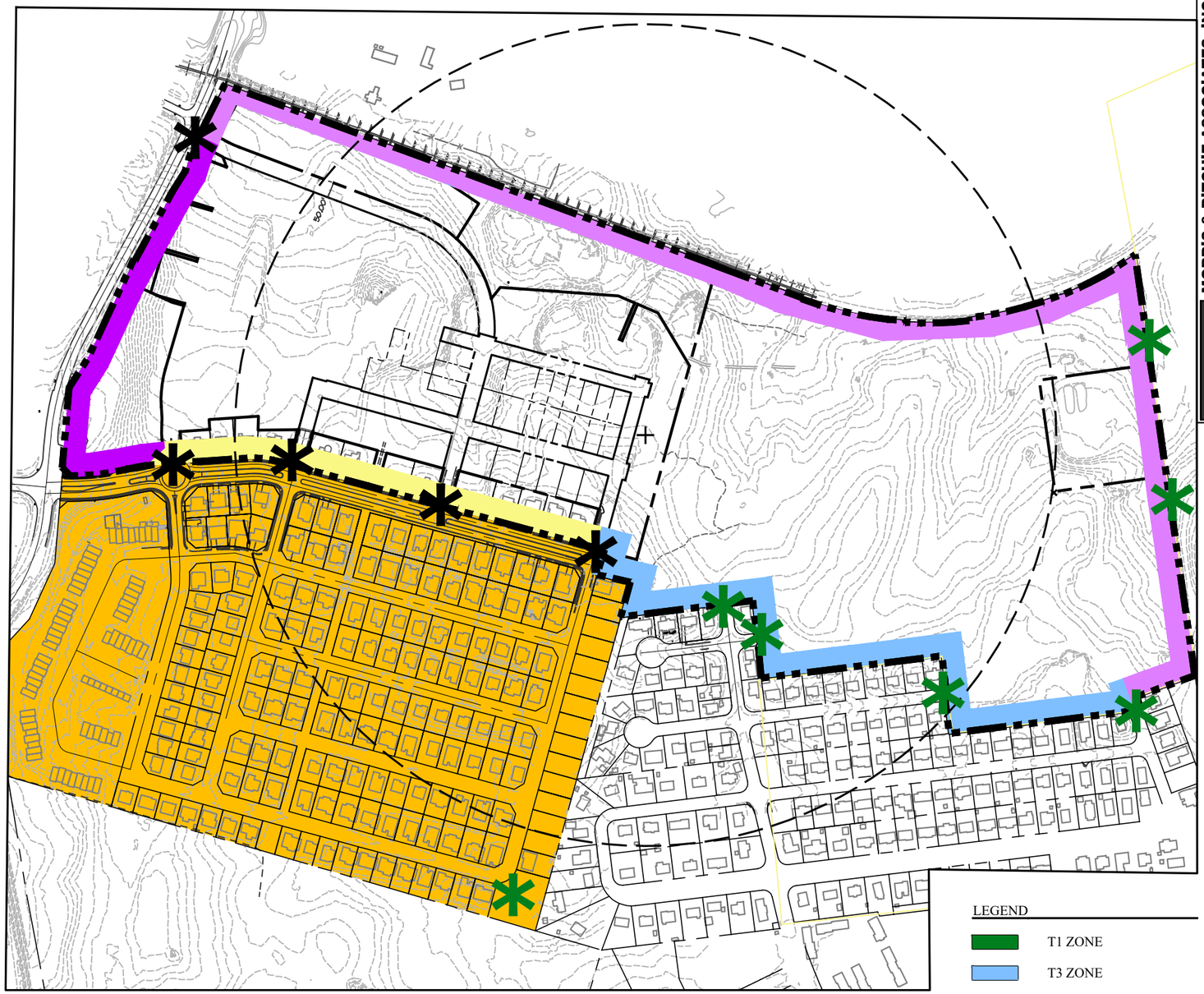
Jeffrey Haymaker
120 N George Street
Charles Town, WV 25414

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TRANSECT DISTRICTS AND EDGE CONDITIONS

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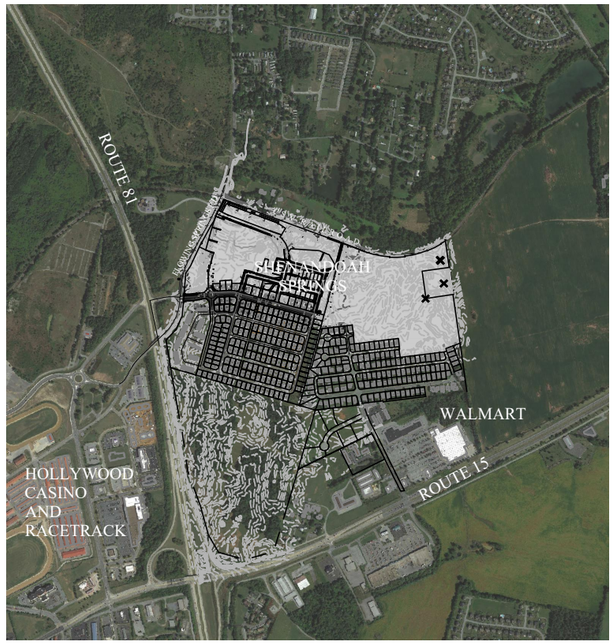
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GENERAL INFORMATION

SHENANDOAH SPRINGS

RANSON, WEST VIRGINIA

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01 of 10



LOCATION MAP SCALE: 1" = 2000'



EXISTING CONDITIONS

200 0 400 800

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EXISTING CONDITIONS TOPOGRAPHY

SHENANDOAH SPRINGS

RANSON, WEST VIRGINIA

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Jefferson County, West Virginia (WV037)			
Map Unit Symbol	Map Unit Symbol	Acres in AOI	Percent of AOI
Fk	Funkstown silt loam	3.29	3.64
HeB	Hagerstown silt loam, 3 to 8 percent slopes, very rocky	4.03	4.46
HeC	Hagerstown silt loam, 8 to 15 percent slopes, very rocky	31.64	35
HgE	Hagerstown-Opequon-Rock ourcrop complex, 15-35 percent slopes	4.15	4.59
PmB	Poplimento silt loam, 3 to 8 percent slopes	17.68	19.56
PmC	Poplimento silt loam, 8 to 15 percent slopes	25.22	27.9
Uu	Urban land - Udorthents	4.39	4.86
Total Areas of Interest		90.4	100

*INFORMATION OBTAINED FROM USDA's NRCS WEB SOIL SURVEY ON 11/15/2022

3.3 Community Unit Types

3.3.2 Village (VIL)

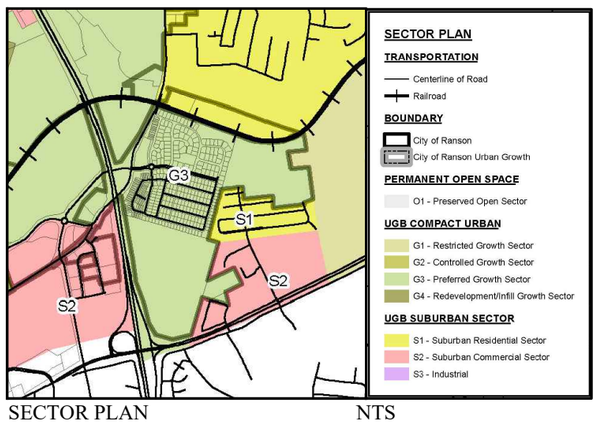
a. The site is a village (VIL) in the G-3 Growth Sector. The site is considered an infill site.

b. The VIL will use a standard pedestrian shed. This VIL is 90.45 acres.

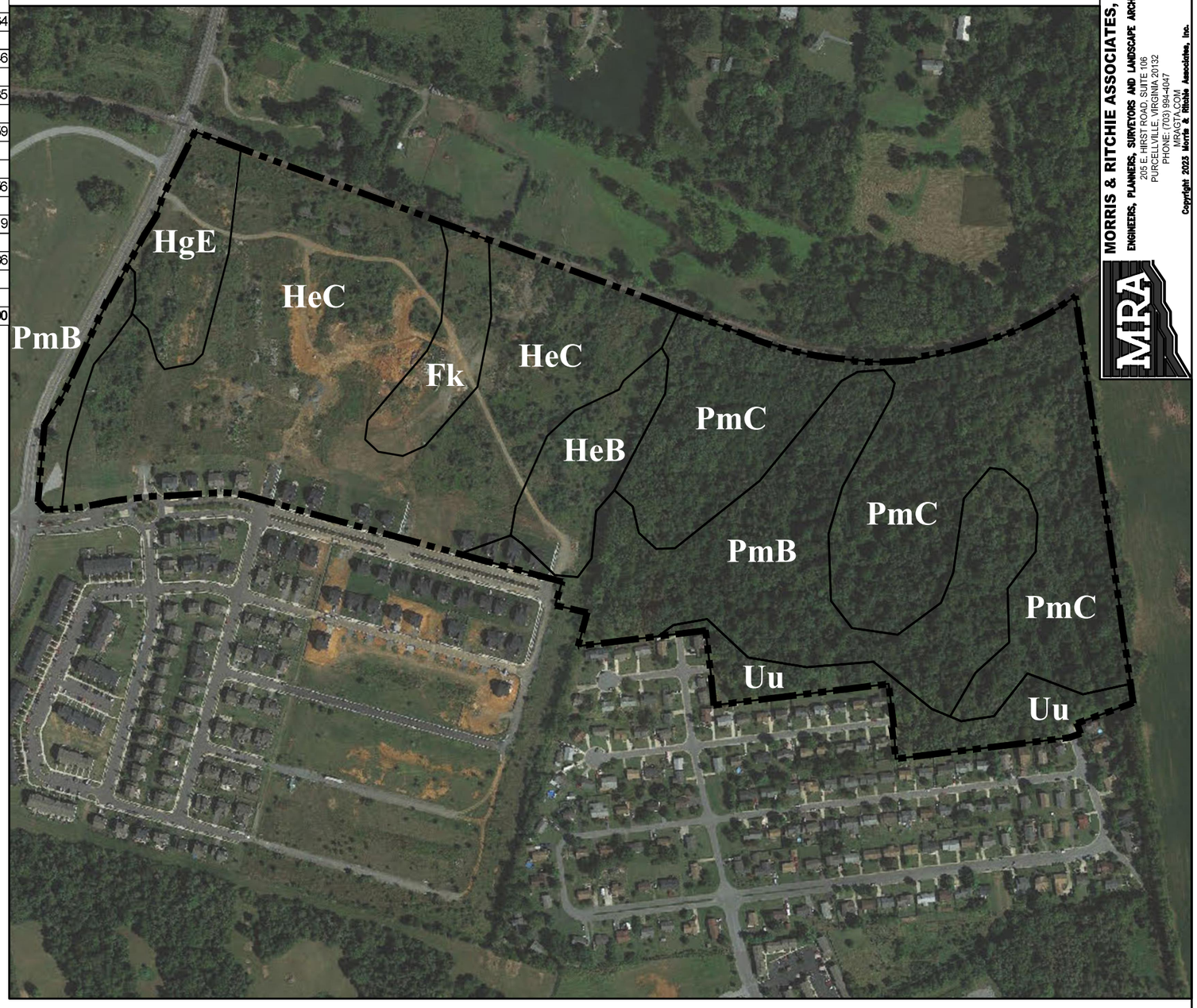
c. A VIL shall include Transect Districts as allocated on Table 3.

Village Medium Intensity (90.45 acres)

Adjacent R6 Shenandoah Springs development: 49.05 acres



SECTOR PLAN NTS



EXISTING CONDITIONS: SOILS

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EXISTING CONDITIONS SOILS

SHENANDOAH SPRINGS

RANSON, WEST VIRGINA

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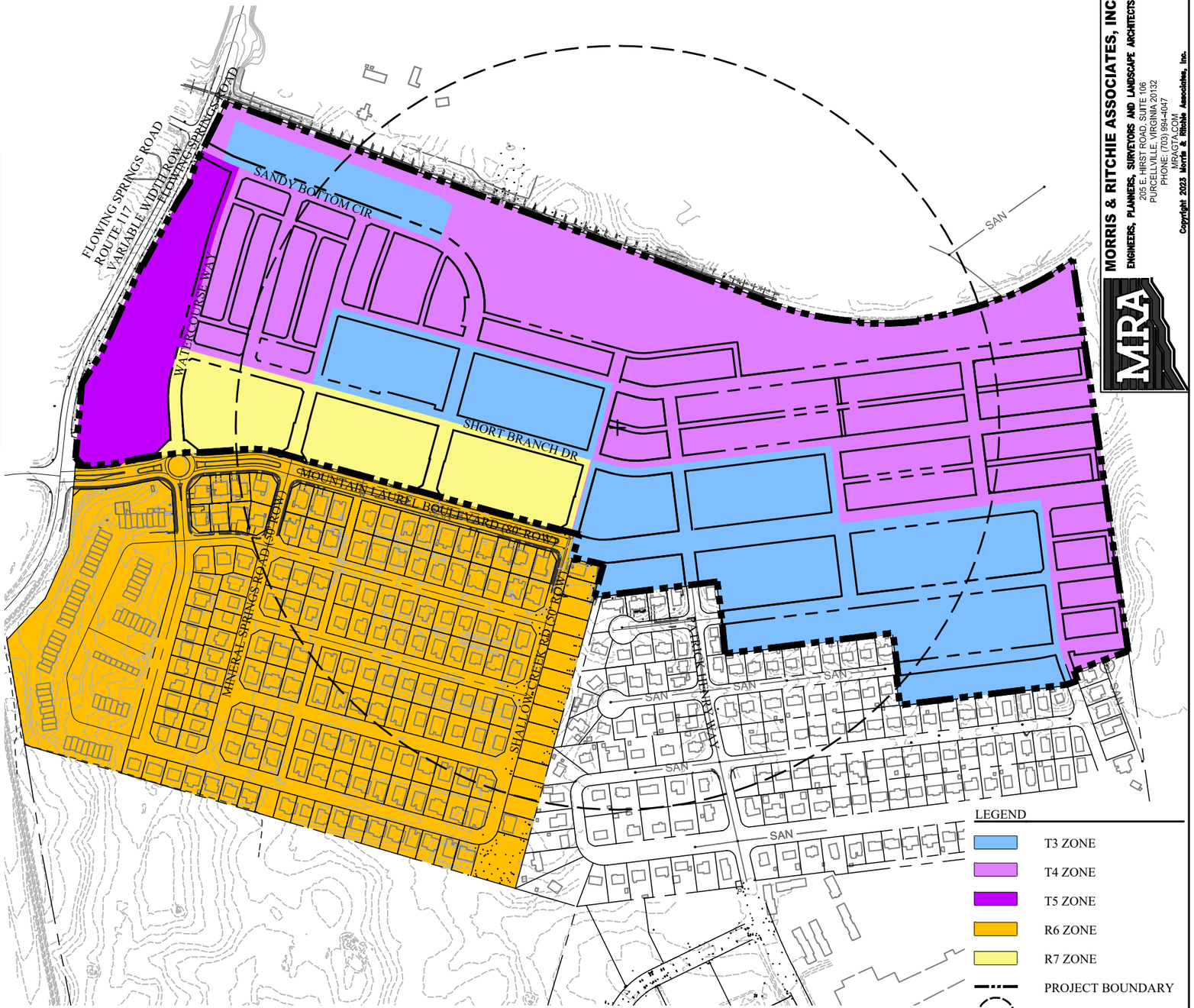
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3.4 Transect Districts

3.4.1 Transect District subdistricts are mapped through this regulating plan according to percentages allocated on Table 3.

AREA TABULATION			
ZONE	AREA (ACRES)	PROPOSED %	REQUIRED %
VILLAGE #1 - MEDIUM INTENSITY			
R7	9.30	10%	N/A
T3	29.84	33%	10-50%
T4	45.47	50%	20-50%
T5	5.84	6%	20% MAX
Total	90.45	100.00%	

ADJACENT SHENANDOAH SPRINGS PARCELS		
EXISTING ZONE	ACRES	PERCENTAGE
R6	49.77	N/A
NET SITE AREA	49.77	



TRANSECT DISTRICTS

NOTE: NO CHANGES TO PHASE 1 OF THE DEVELOPMENT

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TRANSECT DISTRICTS

SHENANDOAH SPRINGS

RANSON, WEST VIRGINIA

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3.5 Thoroughfares and Block Standards

This application includes the following administrative waivers:

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.

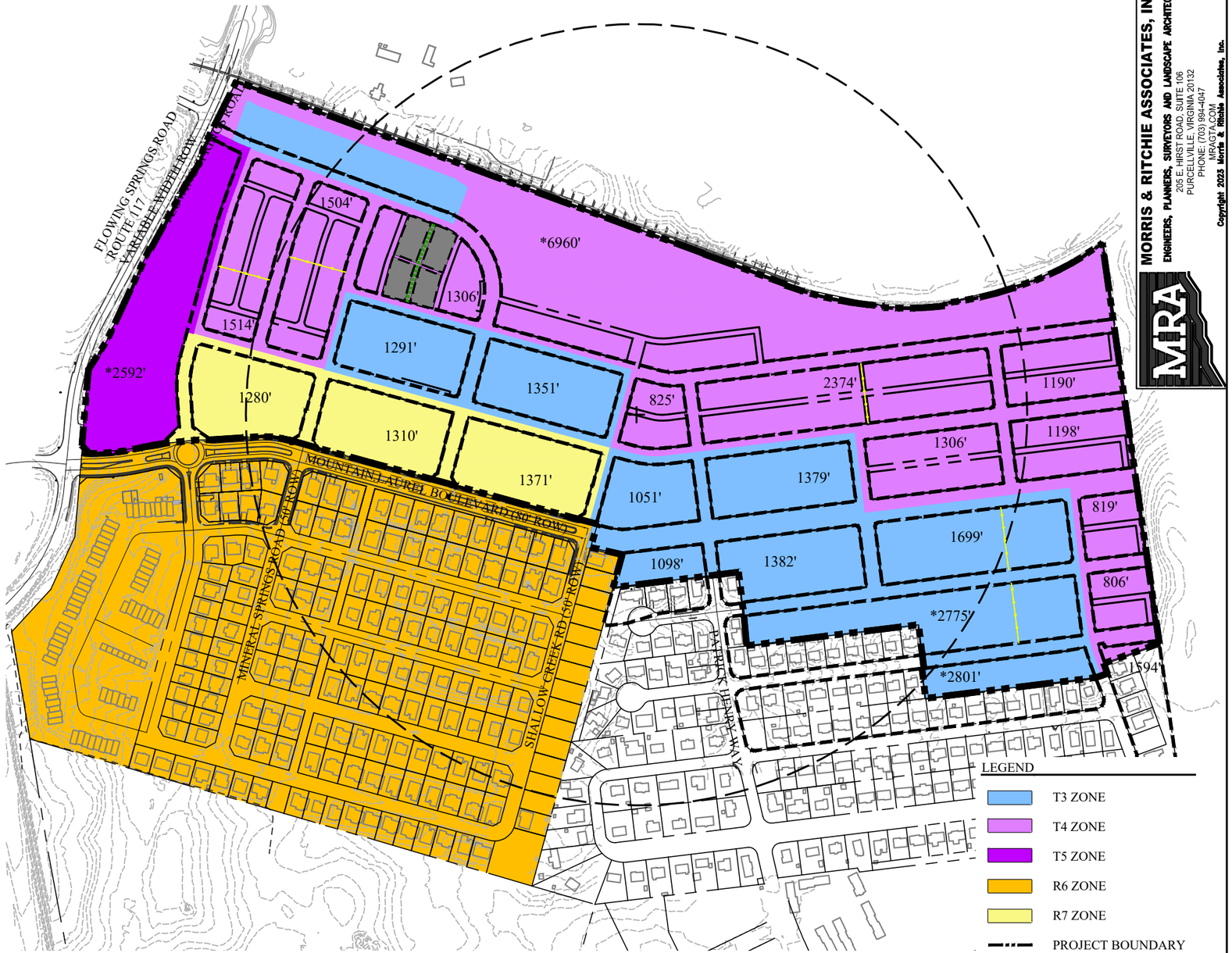
Shenandoah Springs was granted a waiver to exempt the block perimeter requirements for blocks adjacent to pre-existing incomplete blocks as shown and noted within the Land Development Plan and Plat recorded with the Jefferson County's Clerk's Office DB 1233 Page 1.

* = Waiver Granted

LOTS NOT FACING THROUGHFARE	
NUMBER OF LOTS NOT FACING THROUGHFARE	PERCENTAGE
25	4.53%

Pre-Existing Conditions

Shenandoah Springs was granted a waiver to deviate from the private frontage, parking location, and principle building setbacks to allow for front-loaded townhouses as shown and noted within the Land Development Plan and Plat recorded with the Jefferson County Clerks Office DB 1233 Page 1.



THOROUGHFARES AND BLOCK STRUCTURE

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THOROUGHFARES & BLOCK STRUCTURES

SHENANDOAH SPRINGS

RANSON, WEST VIRGINIA

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3.7 Thoroughfare Network Standards

3.7.1 This community plan shows the thoroughfare network plan. Modifications to existing thoroughfares are noted with an astrix and shown on table.

3.7.3 The thoroughfare network must map thoroughfares and intersections according to Section 3.5.1.

a. All mapped thoroughfare assemblies are included with this submission.

b. All proposed thoroughfares connect to existing thoroughfares, forming a network.

c. New thoroughfares do connect where possible to existing thoroughfares outside Shenandoah Springs.

d. All blocks meet Section 3.5.1 except those included in separate administrative waivers.

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

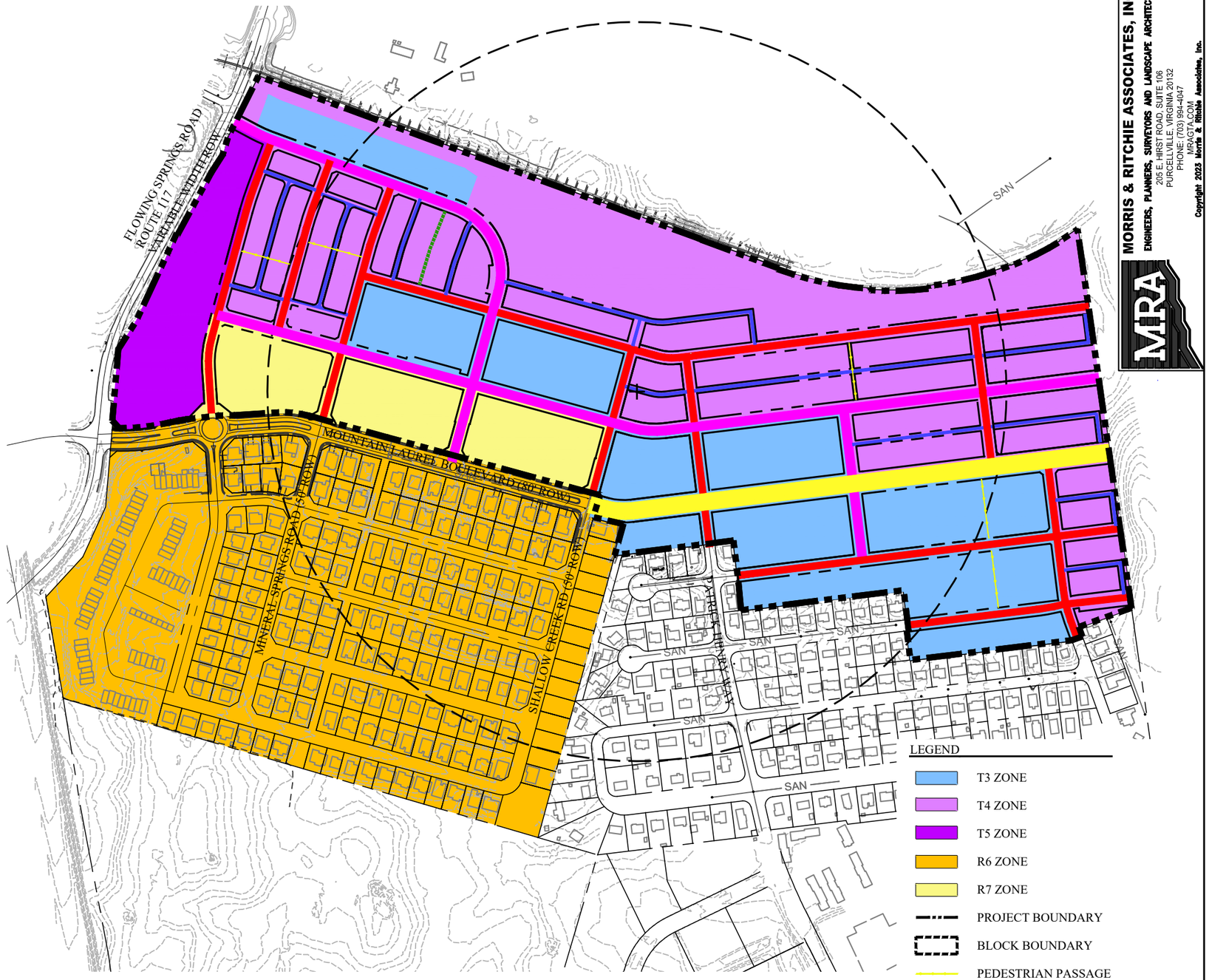
This application continues to maintain points of connection off-site from the previous approvals. No connections are proposed to the north due to the rail lines, but connections are proposed to the east, west, and south. Road connections from the existing communities will be honored and maintained for connectivity, and future inter-parcel connections will be proposed for adjacent property to the East.

WV Access Permit No. 5-03-0385U

VILLAGE: THOROUGHFARE CHART		
Transect Zone Compliance		
Key	**Thoroughfare**	**Approved T-Zones**
	AV-80-40	T3, T4, T4O, R7
	ST-46-24	T3, T4, T5, R7
	ST-54-32	T3, T4, T5, R7
	RA-20-18/20	T4, T4O, T5L, T5

Proposed new assemblies- see Page 12-13

NOTE: THOROUGHFARE TYPE RA-20-20/RA-20-18 TO BE DETERMINED IN FINAL ENGINEER DRAWINGS.



THOROUGHFARES

200 0 400 800

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THOROUGHFARE NETWORK STANDARDS

SHENANDOAH SPRINGS

RANSON, WEST VIRGINIA

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3.8.1 Civic Standards

Village: Civic Spaces					
Label	Area (AC)	Perimeter (LF)	Road Frontage (LF)	% Frontage	Type
B	11.90	5861	2225	38%	Green
C	1.24	1333	692	52%	Green
D	0.15	493	286	58%	Playground

Civic Space B. This area is a Green. It contains an existing SWM pond and will contain future SWM ponds. This will have street trees, landscape screening for the CSX Railroad, playground and a trail system that connects with the community sidewalk.

Civic Space C. This park is a Green. It is the main civic space for the community. Located within will be a playground, connecting sidewalks/trails, street trees, and landscape screening.

Civic Space D. This area will contain a playground.

3.8 Civic Standards

3.8.1 Civic Space Specific to T3 - T5 Districts:

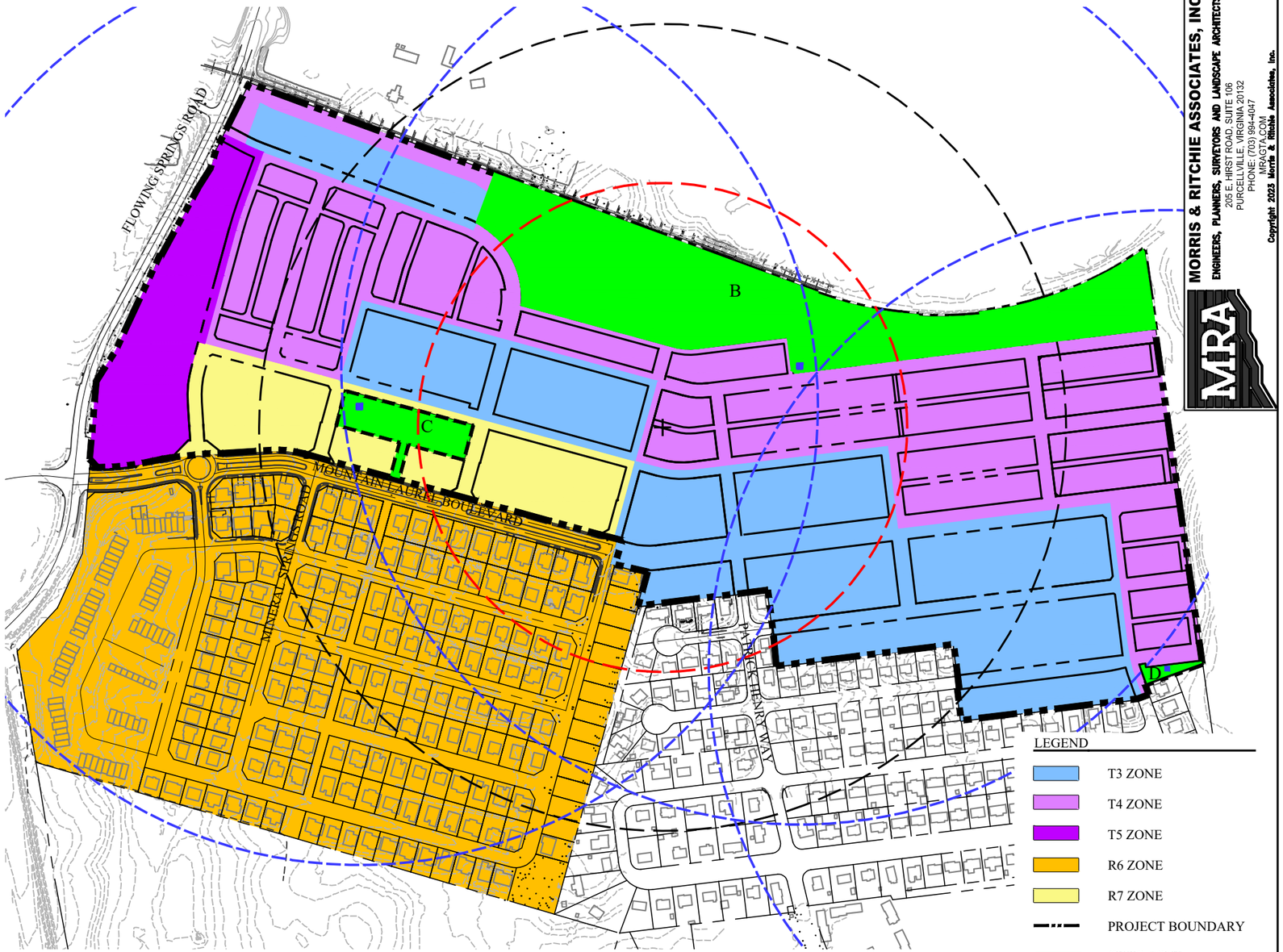
a. Each pedestrian shed shall assign 5 - 20% of its urbanized area to civic space.

CIVIC SPACE		
REQUIRED	PROP (AC)	PROP %
VILLAGE #1 - LOW DENSITY		
5%-20%	13.3	15.2%

3.8.2 Civic Buildings (CB) Specific to T2 - T5 Districts

a. The civic building is a park gazebo that is centrally located with direct connection to community trails and sidewalk systems.

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



CIVIC STANDARDS

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CIVIC STANDARDS

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RANSON, WEST VIRGINIA

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Stormwater

Stormwater will be directed into a storm sewersystem that will outfall into the proposed SWM ponds and outfall along the northern boundary of the site.

Stormwater management will utilize a variety of techniques. On-site infiltration may be utilized in T1 through T3, and structured systems are likely in T4 and T5. Light imprint techniques will be utilized when possible.

Total impervious cover for this phase of the development will be determined at final site plan. Total impervious cover is expected to be about 70%.

This site has a small floodplain impact in the north eastern corner of the site.

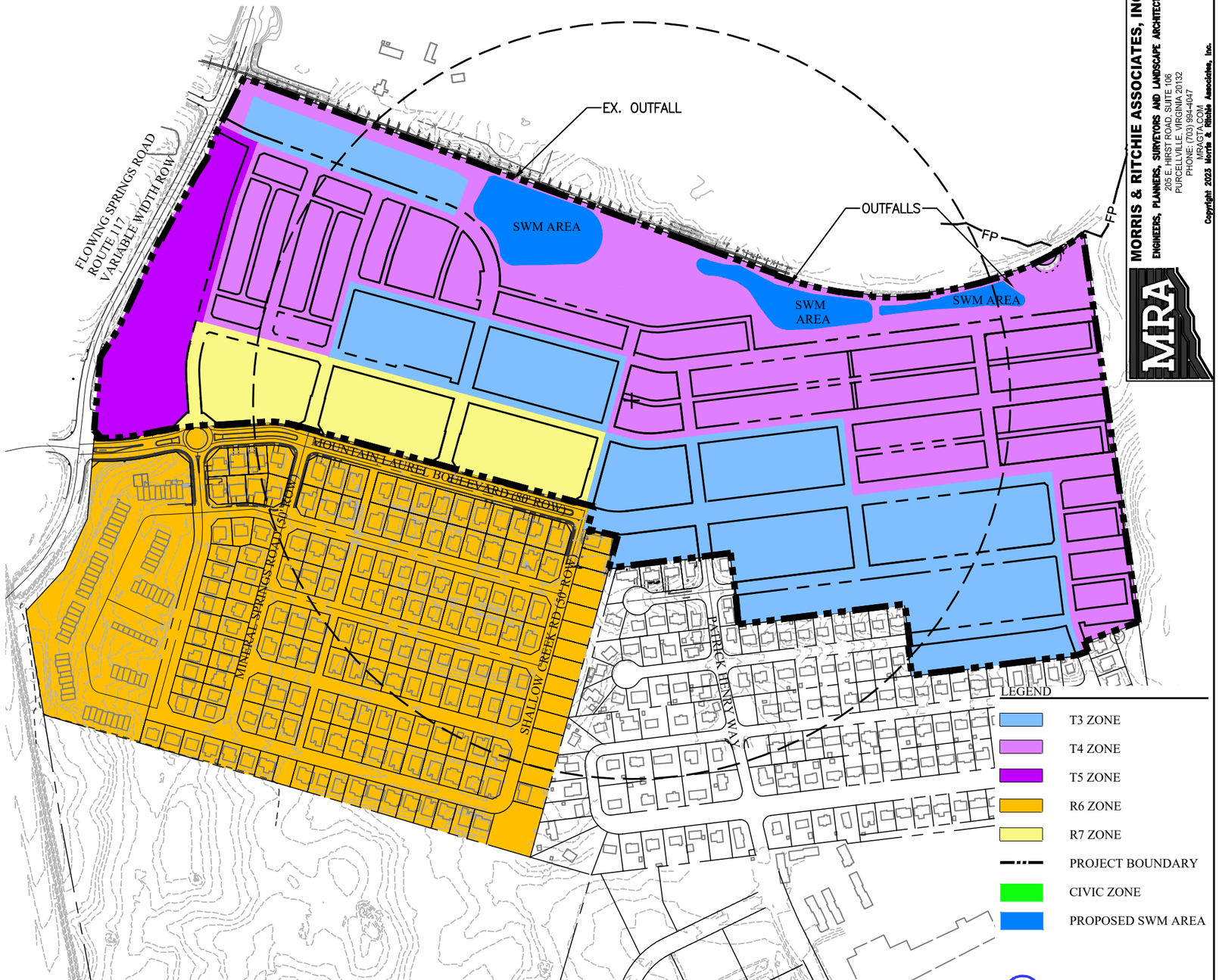
Utilities

Water Service will be provided by Jefferson Utilities.

Sanitary Sewer Service will be provided by the Charles Town Utility Board.

Electric will be provided by Potomac Edison.

WV Utility Permit No. 5-03-0256
NPDES Permit No.is WVR 107030



STORMWATER AND UTILITIES

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STORMWATER MANAGEMENT
SHENANDOAH SPRINGS
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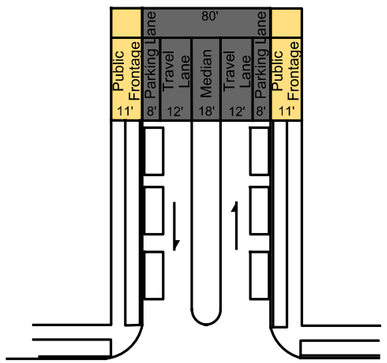
MODIFIED THOROUGHFARE ASSEMBLIES

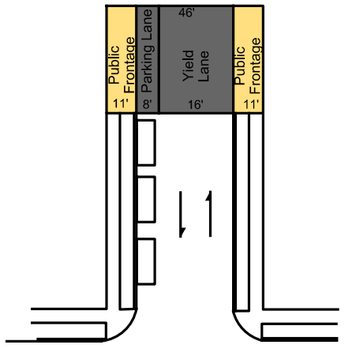
KEY ST-57-20-BL
Thoroughfare Type
Right of Way Width
Pavement Width
Transportation

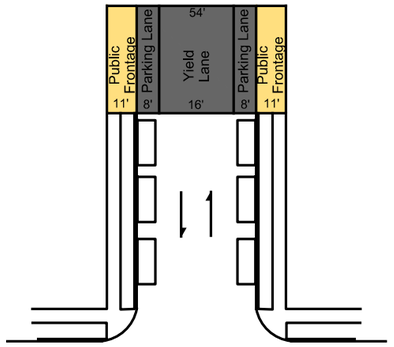
THOROUGHFARE TYPES

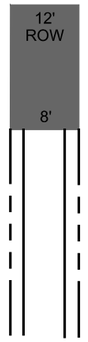
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Rear Alley:	RA
Rear Lane:	RL

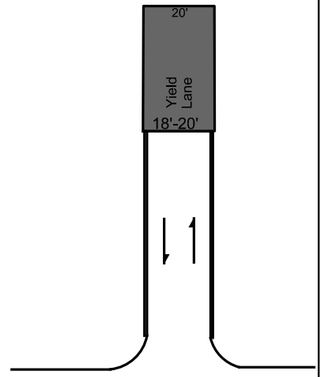
Assembly Designation	AV-80-40	ST-46-24	ST-54-32	PP-12-8	RA-20-18/20
Thoroughfare Type	Avenue	Street	Street	Pedestrian Passageway	Rear Alley
Transect District	T3, T4, T4O, R7	T3, T4, T5, R7	T3, T4, T5, R7	T3, T4, T4O, T5L, T5	T4, T4O, T5L, T5
Right-of-Way Width	80 feet	46 feet	54 feet	12 feet	20 feet
Pavement Width	40 feet (total)	24 feet	32 feet	8 feet	18-20 feet
Transportation Way	Two Lanes; Two way, one lane each way @12 ft.	Yield Lane: Two way @ 16 ft.	Yield Lane: Two way @ 16 ft.	n/a	Yield Lane @ 18 feet
Vehicular Lane(s)	One lane parallel @ 8 ft.	One lane parallel @ 8 ft.	One lane parallel @ 8 ft.	n/a	n/a
Parking Lanes	Optional	Optional	Optional	n/a	n/a
Striping	18'	n/a	n/a	n/a	n/a
Median Width	Optional	n/a	n/a	n/a	n/a
Median Planting	Grass, ground cover and mulch	n/a	n/a	n/a	n/a
Median Surface	25 mph	20 mph	20 mph	n/a	n/a
Target Speed	Shared lane	Shared lane	Shared lane	n/a	n/a
Bicycle Provision	Bus Route	n/a	n/a	n/a	n/a
Transit Provision	D	D	D	n/a	n/a
Public Frontage	11 ft.	11 ft.	11 ft.	n/a	n/a
Assembly Width	D	D	D	n/a	n/a
Public Frontage Type	T3, T4, T4O, R7	T3, T4, T5, R7	T3, T4, T5, R7	n/a	n/a
Transect District					
Curbing Type	Raised Curb	Raised Curb	Raised Curb	n/a	Mountable Curb, No Curb; inverted crown
Curbing Curb Cut Radius	Radius	Radius	Radius	n/a	Taper
Curbing Curb Cut Width	15 ft.	15 ft.	10 ft.	n/a	n/a
Walkway Width	5 ft.	5 ft.	5 ft.	n/a	n/a
Walkway Surface	Concrete	Concrete	Concrete	n/a	n/a
Walkway Type | Size	Continuous | 5 ft.	Continuous | 5 ft.	Continuous | 5 ft.	n/a	n/a
Planter Arrangement	Regular	Regular	Regular	n/a	n/a
Planter Species	Alternating or Same	Alternating or Same	Alternating or Same	n/a	n/a
Planter Spacing	40 ft. o.c. avg.	40 ft. o.c. avg.	40 ft. o.c. avg.	n/a	n/a
Planter 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
Verge Width	4 ft.	3 ft.	3 ft.	n/a	n/a
Verge Lighting Type	Pole or Column	Pole	Pole	n/a	n/a
Verge Lighting Spacing	Varies	At intersections	At intersections	n/a	n/a

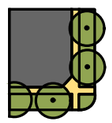


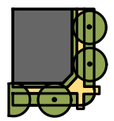


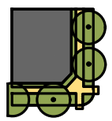












NOTE: NO LIGHTING OR LANDSCAPING PROPOSED FOR PASSAGEWAYS. LIGHTING AND LANDSCAPING FOR PEDESTRIAN PASSAGEWAYS IN PARKS WILL BE SHOWN ON THE PARK PLANS IN CONSTRUCTION DRAWINGS.

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Ph (301) 695-6172
Fax (301) 695-6219
LAND PLANNING • SITE PLANNING • LANDSCAPE ARCHITECTURE

SCALE: AS SHOWN DATE: 03/13/23

REVISIONS

05/24/19	revise per City comments
08/01/19	revise per City comments
10/01/19	revise per City comments
10/22/19	revise per City comments
11/05/21	revise per Client changes
05/26/22	City comments
06/06/22	City comments
06/16/23	Client rev.
07/06/23	City comments
10/31/24	Client rev.
01/03/25	Client revision

MODIFIED THOROUGHFARE ASSEMBLIES

SHENANDOAH SPRINGS

RANSON, WEST VIRGINIA

Sheet:
09 of 10

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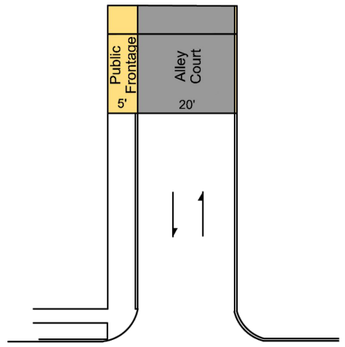
MODIFIED THOROUGHFARE ASSEMBLIES

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



Assembly Designation	AC-25-20
Transect District	T3, T4, T4O, T5L, T5, R7
Thoroughfare Type	Alley Court
Right-of-Way Width	25 feet
Pavement Width	20 feet
Transportation Way	n/a
Vehicular Lane(s)	Access way @ 20 feet
Parking Lanes	n/a
Striping	n/a
Median Width	n/a
Median Planting	n/a
Median Surface	n/a
Target Speed	n/a
Bicycle Provision	n/a
Transit Provision	n/a
Public Frontage	n/a
Assembly Width	20 ft.
Transect District	n/a
Curbing: Type	Raised Curb or No Curb with Inverted Crown
Curbing: Curb Cut Radius	Taper
Walkway: Width	15 ft.
Walkway: Surface	4-5 ft.
Planter: Type | Size	Concrete
Planter: Arrangement	Continuous | 5 ft.
Planter: Mix	Regular
Planter: Spacing	n/a
Planter: Surface	n/a
Planter: Planting Width	n/a
Verge: Lighting Type	n/a
Verge: Lighting Spacing	n/a

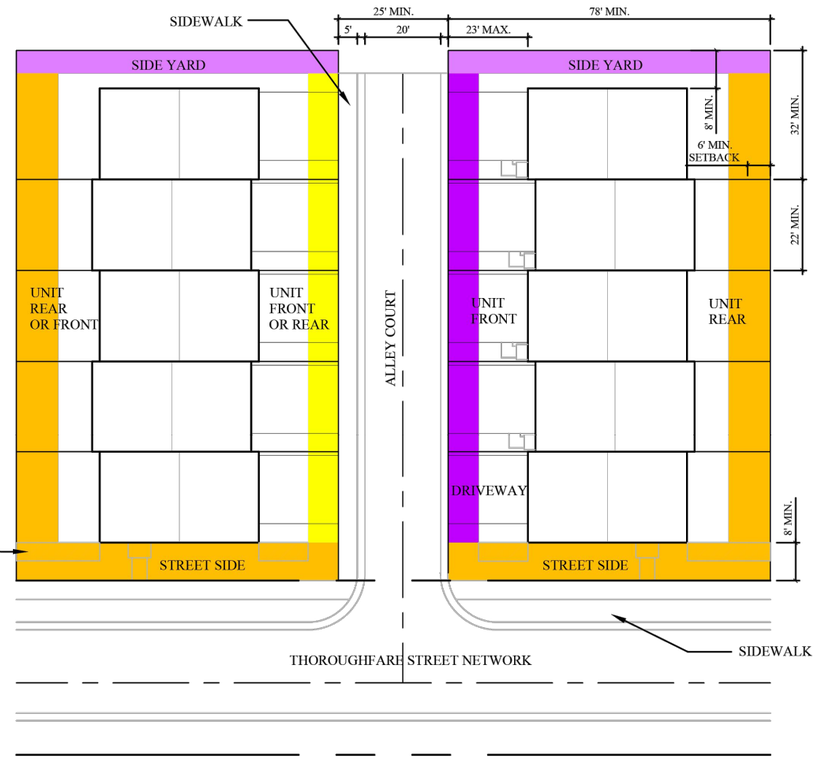
SETBACK

- 1ST LAYER, FRONT, PRIMARY THOROUGHFARE OR CIVIC
- 2ND LAYER
- REAR
- SIDE

STREET SCREEN REQUIRED:

STREET SCREEN SHALL BE A MINIMUM OF 3½' IN HEIGHT AND A MAXIMUM OF 8' IN HEIGHT. STREET SCREEN SHALL BE EITHER A FENCE, SIMILAR BARRIER, OR LANDSCAPING THAT ACHIEVES THE DESIRED HEIGHT REQUIREMENTS.

ALLEY COURT TYPICAL



SCALE: 1" = 40'

ALLEY COURT TYPICAL

Building Height:	**See T4 requirements**
Lot Depth:	**See T4 requirements**
Lot Width:	**22 feet minimum (lot width may be 20 feet minimum when front door faces open space or street)**
Lot Coverage:	**70% maximum**
Parking:	**2 spaces in Garage, maximum 20' width driveway shall be accessed from Alley Court and may occur in Secondary Layer/Front Setbacks**

Setbacks

Front (Principal):	**18 feet maximum**
Front (Secondary):	**10 feet maximum (parking permitted)**
Side:	**0 feet or 6 feet minimum total**
Rear:	**3 feet minimum**

Encroachments

See T4 requirements

1. **Alley Court unit rear yard must face another rear yard. When Alley Court unit front door is not facing alley, front door will be facing open space or street. In this case the rear yard with garage will be facing the alley.**
2. **Street side of unit to have the front door and stoop, windows with shutters and/or additional architectural trim. Covered entries or porch roof is optional.**
3. **Decks and/or patios are permitted in rear yards regardless of unit orientation.**

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SCALE: AS SHOWN DATE: 10.15.18

REVISIONS

05.24.19	revise per City comments
08.01.19	revise per City comments
09.04.19	revise per City comments
10.01.19	revise per City comments

MODIFIED TOWNHOUSE TYPICAL

SHENANDOAH SPRINGS

RANSON, WEST VIRGINA

JEFFERSON COUNTY

Sheet: 10 of 10

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