



SMARTCODE LAND DEVELOPMENT PLAN AND PLAT APPLICATION

City of Ranson, West Virginia • Department of Community Development
312 S. Mildred Street, Ranson West Virginia 25438 • Phone: 304-725-1010 • www.cityofransonwv.net

OFFICE USE ONLY

Application # _____

Date Received: _____ Fee: _____

Application Accepted By: _____ Payment Type: _____

Comments: _____

APPLICANT:

NAME: _____

ADDRESS: _____ CITY/STATE _____ ZIP: _____

PHONE # _____ FAX # _____ EMAIL _____

PROPERTY OWNERS:

NAME: _____

ADDRESS: _____ CITY/STATE _____ ZIP: _____

PHONE # _____ FAX # _____ EMAIL _____

CHECK HERE IF LISTING ADDITIONAL OWNERS ON SEPARATE PAGE.

ATTORNEY/AGENT (CHECK ONE IF APPLICABLE): ATTORNEY AGENT

NAME: _____

ADDRESS: _____ CITY/STATE _____ ZIP: _____

PHONE # _____ FAX # _____ EMAIL _____

SIGNATURES:

APPLICANT SIGNATURE: _____

PROPERTY OWNER SIGNATURE: _____

ATTORNEY / AGENT SIGNATURE: _____

PLEASE DIRECT CORRESPONDENCE TO: OWNER AGENT ATTORNEY

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City staff review of this application is dependent upon the accuracy of the information provided that any inaccurate or inadequate information provided by me/my firm/my agent, etc. may delay review of this application.

PLEASE NOTE: INCOMPLETE INFORMATION WILL RESULT IN REJECTION OF THIS SUBMITTAL.

FOR ALL QUESTIONS REGARDING THIS FORM AND FEES, PLEASE CALL: 304-725-1010.

ALL FEES MUST BE PAID WITH APPLICATION SUBMITTAL. PLEASE MAKE ALL CHECKS PAYABLE TO THE **CITY OF RANSON**.



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LOCATION AND PROPERTY INFORMATION

PROPERTY ADDRESS (FOR ZONING PURPOSES): _____

MAP AND PARCEL NUMBER(S) FOR CERTIFIED ADDRESS: _____

CHECK HERE IF LISTING ADDITIONAL PARCEL NUMBERS ON SEPARATE PAGE.

SMARTCODE DESIGNATION:

- NEW COMMUNITY (SC-NC)
- INFILL COMMUNITY (T1-T5)
- TRANSECT ZONES NOT IN A COMMUNITY PLAN (T1-T5)

ZONING DISTRICT(S) _____ TOTAL ACREAGE _____

DESCRIBE HOW LAND DEVELOPMENT PLAN AND PLAT IS CONSISTENT WITH COMPREHENSIVE PLAN: _____

NARRATIVE DESCRIPTION OF STORMWATER CONTROL MEASURES: _____

_____ TOTAL IMPERVIOUS SURFACE SQUARE FOOTAGE: _____

DESCRIBE HOW THOROUGHFARES, SIDEWALKS, PATHS, AND PASSAGES COORDINATE WITH BORDERING LAND DEVELOPMENT: _____

STATEMENT DEMONSTRATING AVAILABILITY OF UTILITIES: _____

STATEMENT REGARDING PROTECTION OF RARE, THREATENED, OR ENDANGERED SPECIES: _____

I CONFIRM THAT I HAVE CONTACTED THE WEST VIRGINIA DEPARTMENT OF NATURAL RESOURCES REGARDING THE PRESENCE OF RARE, THREATENED, OR ENDANGERED SPECIES ON THIS PROPERTY: YES NO

CHECK HERE IF ANSWERS TO ANY QUESTION ABOVE APPEAR ON SEPARATE PAGE.



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INSTRUCTIONS

The application package must consist of seven (7) full-sized complete sets of all items listed below, one of which must contain the original signed forms, plus one (1) 11" x 17" reduced copy.

LAND DEVELOPMENT PLAN AND PLAT APPLICATION CHECKLIST – ATTACH MAP(S) AND OTHER DOCUMENTS INCLUDING THE FOLLOWING INFORMATION:

- Title, scale, date, and approximate north arrow on all maps

I. Existing Conditions Plan:

- Existing land conditions and topography at a maximum of 20-foot contour intervals, using USGS topography or other available topographic survey and established or approximated 100-year flood plain limits as shown on the official FEMA flood insurance maps
- Soil types from USDA
- Boundary lines of the property (certified boundary not required at this stage)
- Location map at a scale of 1" = 2,000 feet with north arrow
- Natural features to be preserved and or removed (i.e. floodplains, wetlands, items on the National Register of Historic Places or within designated historic districts, known sinkholes, etc.).
- The location and width of each existing easement within the new community land development plan and plat boundaries.
- The location, width, and name of each existing improved or unimproved street, easement, or alley within 200 feet of the proposed subdivision.
- Existing zoning of all abutting properties

II. Proposed Community Plan:

- Designation of community unit type
- Boundaries of community units based on adjusted pedestrian sheds
- Total site acreage
- Transect district locations with acreages and percentages
- Block sizes
- Thoroughfares: location and designation of thoroughfare types
- Civic space types, acreages, percentage and location
- Special requirements, if applicable (See Section 3.12.)
- Special district locations with acreages and percentage of community unit, if applicable (See Article 6. Special Districts.)
- Overlay district locations with acreages and percentage of community unit, if applicable (See Section 3.10 Overlay District Standards.)
- Any requested administrative waivers or variances (separate application form is required)