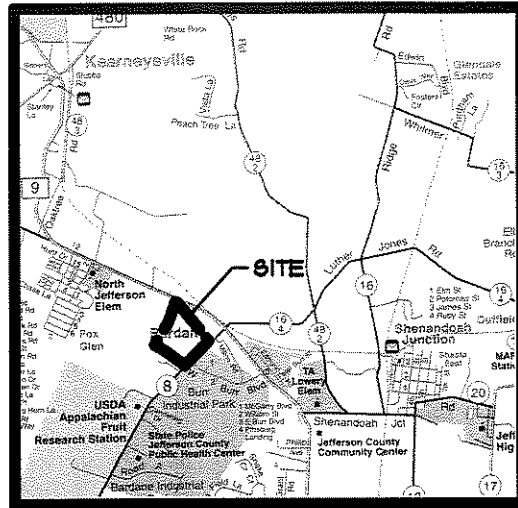


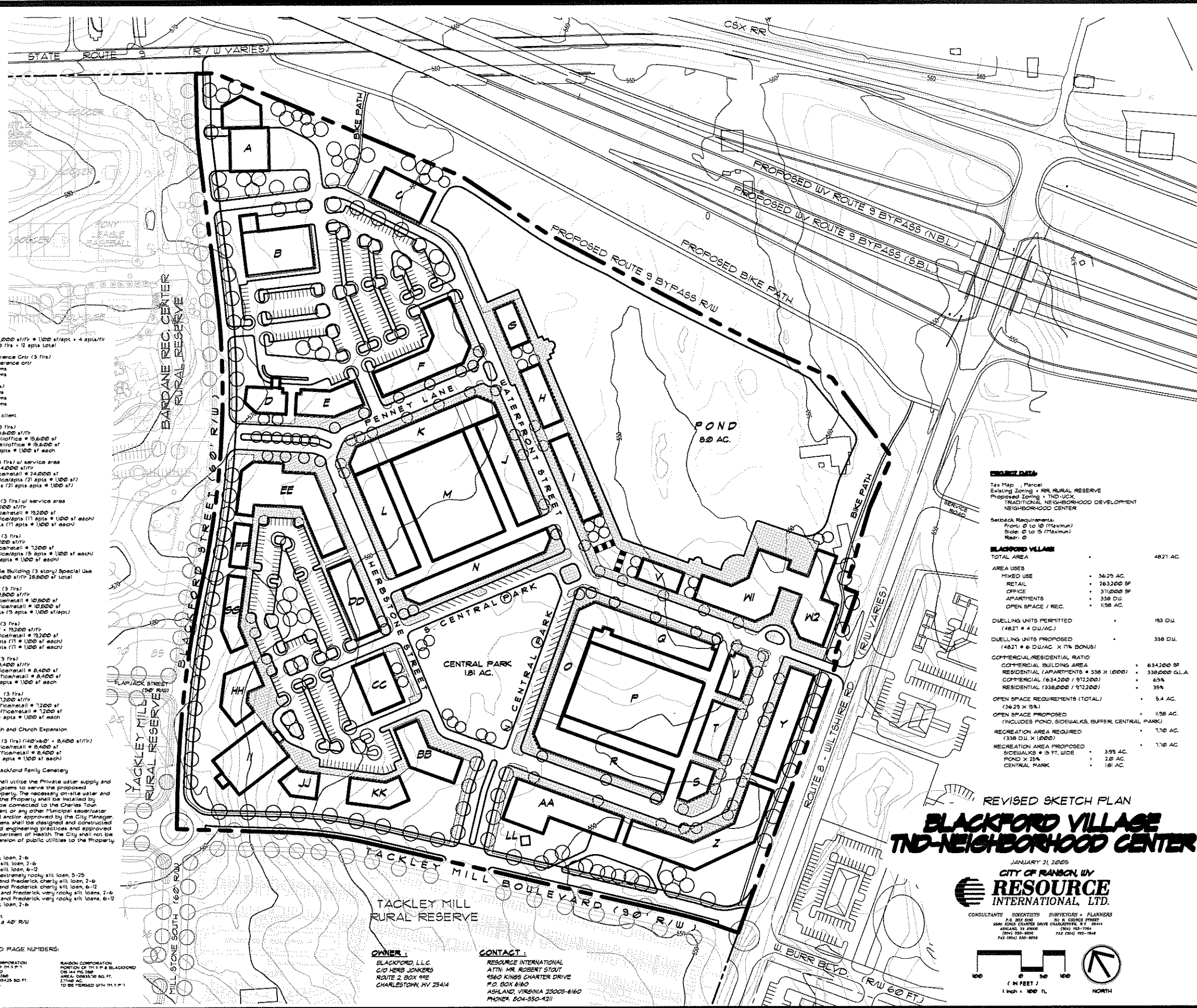
Per WV State Law, this plan has expired. It is provided for illustrative purposes only.



LOCATION MAP  
SCALE: 1" = 3000'

**BLACKFORD VILLAGE**

- Buildings:**
- A • Fire/Rescue/Police Station  
2 story (2nd level living area) 50x50  
13,500 sq ft x 2 flrs = 27,000 sq ft total
  - B • Grocery Store  
1 story • 15,000 sq ft • 15,000 sq ft
  - C • Sewage Membrane Plant  
To include 4 areas • 40'x60' size
  - D • Bank Outparcel  
1 story • 50'x60' • 5,400 sq ft
  - E • Mixed Use  
100'x60' • 6,000 sq ft floor  
1st flr • retail/office • 6,000 sq ft  
2nd flr • retail/office • 6,000 sq ft  
3rd flr • 5 apts • 1,000 sq ft
  - F • Boarding House Bldg.  
12'x60' • 20,000 sq ft x 1 flr = 20,000 sq ft
  - G • Apts (3 flrs)  
100'x60' • 5,000 sq ft flr • 100'x60' • 4 apts/flr  
4 apts/flr x 3 flrs = 12 apts total
  - H • Apts (3 flrs)  
140'x60' • 1,200 sq ft flr • 1,000 sq ft flr • 6 apts/flr  
6 apts/flr x 3 flrs = 18 apts total
  - I • Apts (3 flrs)  
200'x60' • 10,000 sq ft flr • 1,000 sq ft flr • 9 apts/flr  
9 apts/flr x 3 flrs = 27 apts total
  - J • Mixed Use (3 flrs)  
300'x60' • 15,000 sq ft flr  
1st flr • retail/office • 15,000 sq ft  
2nd flr • retail/office • 15,000 sq ft  
3rd flr • apts • 10,000 / 1,000 = 13 apts
  - K • Medical Condos (3 flrs)  
345'x60' • 20,100 sq ft flr x 3 flrs = 60,300 sq ft total
  - L • Mixed Use (3 flrs)  
300'x60' • 15,000 sq ft flr  
1st flr • retail/office • 15,000 sq ft  
2nd flr • apts • 15,000 / 1,000 = 15 apts  
3rd flr • apts • 15,000 / 1,000 = 15 apts
  - M • Parking Deck (3 flrs)  
440' total spaces
  - N • Mixed Use  
100'x60' • 6,000 sq ft flr  
1st flr • retail/office • 16,000 sq ft  
2nd flr • retail/office • 16,000 sq ft  
3rd flr • apts • 10,000 / 1,000 = 10 apts
  - O • Mixed Use  
100'x60' • 10,000 sq ft flr  
1st flr • retail/office • 10,000 sq ft  
2nd flr • retail/office • 10,000 sq ft  
3rd flr • apts • 10,000 sq ft
  - P • Parking Deck (3 flrs)  
440' total spaces
  - Q • Mixed Use (3 flrs)  
340'x60' • 20,400 sq ft flr  
1st flr • retail/office • 20,400 sq ft  
2nd flr • retail/office • 20,400 sq ft  
3rd flr • apts (10,000/1,000) of each
  - R • Mixed Use (3 flrs)  
340'x60' • 20,400 sq ft flr  
1st flr • retail/office • 20,400 sq ft  
2nd flr • retail/office • 20,400 sq ft  
3rd flr • 18 apts • 1,800 sq ft each
  - S • Mixed Use (3 flrs)  
100'x60' • 6,000 sq ft flr  
1st flr • retail/office • 6,000 sq ft  
2nd flr • office/apts (5 apts • 1,000 sq ft each)  
3rd flr • apts (5 apts • 1,000 sq ft each)
  - T • Mixed Use (3 flrs)  
120'x60' • 12,000 sq ft flr  
1st flr • retail/office • 12,000 sq ft  
2nd flr • apts (6 apts • 1,000 sq ft each)
  - U • Mixed Use (3 flrs)  
120'x60' • 12,000 sq ft flr  
1st flr • office/retail • 12,000 sq ft  
2nd flr • office/apts (6 apts • 1,000 sq ft each)  
3rd flr • apts (6 apts • 1,000 sq ft each)
  - V • Apts (3 flrs)  
100'x60' • 5,000 sq ft flr • 1,000 sq ft apt • 4 apts/flr  
4 apts/flr x 3 flrs = 12 apts total
  - W • Hotel/Conference Ctr (3 flrs)  
1st flr • conference only  
2nd flr • rooms  
3rd flr • rooms
  - W2 • Hotel (3 flrs)  
1st flr • rooms  
2nd flr • rooms  
3rd flr • rooms
  - X • removed by client
  - Y • Mixed Use (3 flrs)  
240'x60' • 15,000 sq ft flr  
1st flr • retail/office • 15,000 sq ft  
2nd flr • retail/office • 15,000 sq ft  
3rd flr • 14 apts • 1,000 sq ft each
  - Z • Mixed Use (3 flrs) w/ service area  
400'x60' • 24,000 sq ft flr  
1st flr • office/retail • 24,000 sq ft  
2nd flr • office/apts (21 apts • 1,000 sq ft)  
3rd flr • apts (21 apts • 1,000 sq ft)
  - AA • Mixed Use (3 flrs) w/ service area  
320'x60' • 19,200 sq ft flr  
1st flr • office/retail • 19,200 sq ft  
2nd flr • office/apts (19 apts • 1,000 sq ft each)  
3rd flr • apts (19 apts • 1,000 sq ft each)
  - BB • Mixed Use (3 flrs)  
100'x60' • 12,000 sq ft flr  
1st flr • office/apts (15 apts • 1,000 sq ft each)  
2nd flr • office/apts (15 apts • 1,000 sq ft each)  
3rd flr • apts (15 apts • 1,000 sq ft each)
  - CC • Estate Style Building (3 story) special use  
120'x60' • 6,000 sq ft flr • 18,000 sq ft total
  - DD • Mixed Use (3 flrs)  
180'x60' • 10,800 sq ft flr  
1st flr • office/retail • 10,800 sq ft  
2nd flr • office/retail • 10,800 sq ft  
3rd flr • apts (9 apts • 1,000 sq ft each)
  - EE • Mixed Use (3 flrs)  
140'x60' • 8,400 sq ft flr  
1st flr • office/retail • 8,400 sq ft  
2nd flr • office/retail • 8,400 sq ft  
3rd flr • apts (7 apts • 1,000 sq ft each)
  - FF • Mixed Use (3 flrs)  
140'x60' • 8,400 sq ft flr  
1st flr • office/retail • 8,400 sq ft  
2nd flr • office/retail • 8,400 sq ft  
3rd flr • apts (7 apts • 1,000 sq ft each)
  - GG • Mixed Use (3 flrs)  
120'x60' • 12,000 sq ft flr  
1st flr • office/retail • 12,000 sq ft  
2nd flr • office/retail • 12,000 sq ft  
3rd flr • 6 apts • 1,000 sq ft each
  - HH, II, JJ • Church and Church Expansion
  - KK • Mixed Use (3 flrs) (140'x60' • 8,400 sq ft flr)  
1st flr • office/retail • 8,400 sq ft  
2nd flr • office/retail • 8,400 sq ft  
3rd flr • 7 apts • 1,000 sq ft each
  - LL • Existing Blackford Family Cemetery
- Utilities: The property shall utilize the Private utility supply and Private sanitary sewer systems to serve the proposed development of the Property. The necessary on-site water and sewer systems to serve the Property shall be installed by applicant and shall not be connected to the Charles Town Wastewater Treatment Plant or any other municipal wastewater system unless requested and approved by the City Manager. All water and sewer systems shall be designed and constructed in accordance with sound engineering practices and approved by the West Virginia Department of Health. The City shall not be responsible for the extension of public utilities to the Property.
- Soils from 505 Data:
- DgB - Outfield all loam, 2-6
  - H2B - Hagerstown all loam, 2-6
  - H2C - Hagerstown all loam, 6-12
  - H2D - Hagerstown extremely rocky all loam, 5-25
  - H2E - Hagerstown and Frederick cherty all loam, 2-6
  - H2F - Hagerstown and Frederick cherty all loam, 6-12
  - H2G - Hagerstown and Frederick very rocky all loam, 2-6
  - H2H - Hagerstown and Frederick very rocky all loam, 6-12
  - H2I - Hagerstown all loam, 2-6
- Contour Interval: 2 feet  
All interior Roads Have a 40' R/W



**PROJECT DATA**

Tax Map: Parcel  
Existing Zoning: RR RURAL RESERVE  
Proposed Zoning: TND-UCX  
TRADITIONAL NEIGHBORHOOD DEVELOPMENT  
NEIGHBORHOOD CENTER

Setback Requirements:  
Front: 0 to 10' (Maximum)  
Side: 0 to 10' (Maximum)  
Rear: 0

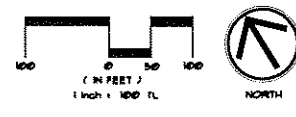
**BLACKFORD VILLAGE**

TOTAL AREA	48.27 AC.
AREA USES	
MIXED USE	36.29 AC.
RETAIL	263,200 SF
OFFICE	312,000 SF
APARTMENTS	338 DU.
OPEN SPACE / REC.	1.98 AC.
DUELLING UNITS PERMITTED	183 DU.
(48.27 x 4 DU/AC)	
DUELLING UNITS PROPOSED	338 DU.
(48.21 x 6 DU/AC x 1% BONUS)	
COMMERCIAL/RESIDENTIAL RATIO	
COMMERCIAL BUILDING AREA	634,200 SF
RESIDENTIAL (APARTMENTS) # 338 x 1,000'	338,000 G.L.A.
COMMERCIAL (634,200 / 912,000)	65%
RESIDENTIAL (338,000 / 912,000)	35%
OPEN SPACE REQUIREMENTS (TOTAL)	9.4 AC.
(0.625 x 5%)	
OPEN SPACE PROPOSED	1.98 AC.
(INCLUDES POND, SIDEWALKS, BUFFER, CENTRAL PARK)	
RECREATION AREA REQUIRED	1.70 AC.
(338 DU x 1,000')	
RECREATION AREA PROPOSED	1.70 AC.
SIDEWALKS # 15 FT. WIDE	3.9% AC.
POND x 25%	1.20 AC.
CENTRAL PARK	1.81 AC.

REVISION SKETCH PLAN  
**BLACKFORD VILLAGE**  
**TND-NEIGHBORHOOD CENTER**

JANUARY 21, 2005  
CITY OF RANCON, WV  
**RESOURCE**  
INTERNATIONAL, LTD.

CONSULTANTS: SCIENTISTS SURVEYORS • PLANNERS  
P.O. BOX 6180 301 N. GEORGE STREET  
6560 KINGS CHARTER DRIVE CHARLESTON, WV 25304  
ASHLAND, VA 23005 (504) 753-7764  
(504) 504-8000 (504) 504-8000  
FAX (504) 504-8058 FAX (504) 753-7648



**SITE PLAN DISCLAIMER**  
THE INFORMATION PROVIDED HEREON IS FOR CONCEPTUAL PURPOSES ONLY. THE CONCEPTUAL INFORMATION SHOWN HEREON IS SUBJECT TO CHANGE AS THE PROJECT PROCEEDS THROUGH THESE PHASES. THEREFORE, ALL INFORMATION CONTAINED HEREON MUST BE UTILIZED FOR CONCEPTUAL PURPOSES ONLY.

**BLACKFORD VILLAGE DEEDBOOK AND PAGE NUMBERS:**

RANCON CORPORATION PORTION OF TWP 1 BLACKFORD DEEDBOOK 100 AREA: 504.423 AC. PG. 1 TO BE PERMITTED WITH TWP 1	RANCON CORPORATION PORTION OF TWP 1 BLACKFORD DEEDBOOK 100 AREA: 504.423 AC. PG. 1 TO BE PERMITTED WITH TWP 1
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**OWNER:**  
BLACKFORD, L.L.C.  
C/O HENS JONKERS  
ROUTE 2, BOX 916  
CHARLESTON, WV 25414

**CONTACT:**  
RESOURCE INTERNATIONAL  
ATTN: MR. ROBERT STOUT  
6560 KINGS CHARTER DRIVE  
P.O. BOX 6180  
ASHLAND, VIRGINIA 23005-6160  
PHONE: 804-550-1211

Per WV State Law, this plan has expired. It is provided for illustrative purposes only.