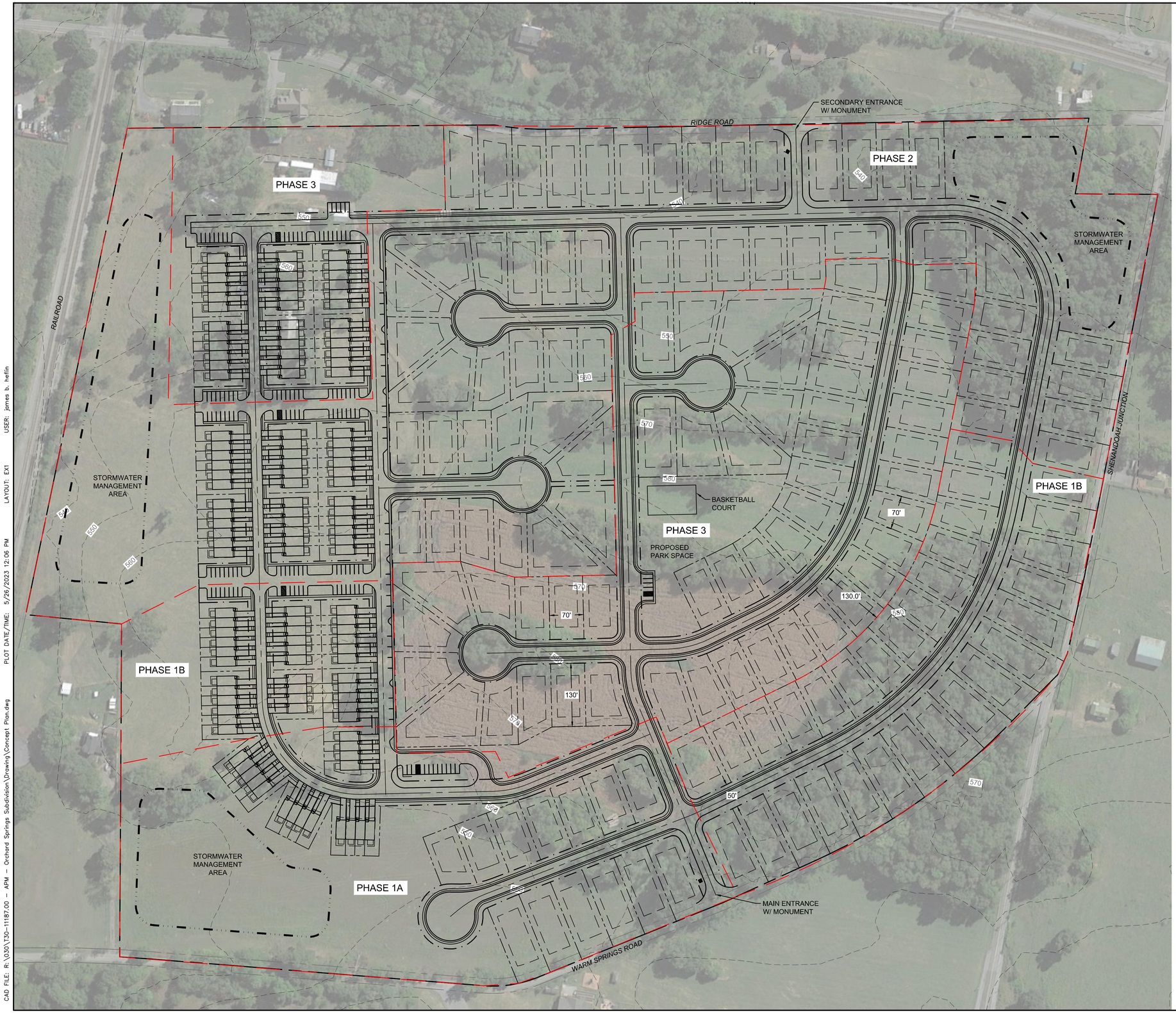

PLAN LEGEND

- 940 — *EXISTING CONTOURS MAJOR / MINOR*
- *EXISTING SUBJECT PROPERTY LINES*
- *EXISTING ROW LINES*
- PROPOSED ROW BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED BUILDING SETBACK
- PROPOSED ROAD CENTERLINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED PARKING LINES

UNIT SUMMARY

UNIT TYPE	TYP LOT SIZE	UNIT COUNT	AREA PER DWELLING UNIT (ADU)
SINGLE FAMILY	70x130	146	15,153 sf
TOWNHOME	20x100	122	6,758 sf
TOTAL		268	

TOTAL ROAD LENGTH - 10,837 LF

100' 0 100' 200'

THRASHER
THE THRASHER GROUP INC.
600 WHITE OAKS BLVD.
P.O. BOX 940
BRIDGEPORT, WV 26330

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www.thethrashergroup.com

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NO.	BY	DATE	DESCRIPTION

ORCHARD SPRINGS
RESIDENTIAL DEVELOPMENT
ALHARMOOSH DEVELOPMENT GROUP LLC
JEFFERSON COUNTY, WV
5-26-2023

DRAWN: JBH IV DATE: 5.23.2023
CHECKED: MIC DATE: 5.26.2023
APPROVED: MIC DATE: 5.26.2023

PROJECT No.
T30-11187

CONCEPT PLAN

SHEET No.
2

CAD FILE: R:\030\T30-11187.00 - APM - Orchard Springs Subdivision\Drawing\Concept Plan.dwg LAYOUT: EX1 USER: james b. heflin PLOT DATE/TIME: 5/26/2023 12:06 PM

200' 0 200' 400'

PLAN NOTES

1. TOPOGRAPHY INFORMATION SOURCED FROM USGS MAPPING
2. PROPERTY LINES GATHERED FROM TTG SURVEY AND DEED PLOT PERFORMED MARCH-APRIL 2023

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PROJECT No.
T30–11187

EXISTING CONDITIONS

SHEET No.
1

CAD FILE: R:\030\T30–11187.00 – APM – Orchard Springs Subdivision\Drawing\11187–EXISTING CONDITIONS.dwg LAYOUT: EXISTING CONDITIONS USER: james b. heflin PLOT DATE/TIME: 5/26/2023 12:07 PM