

## **Project Narrative for Orchard Springs Jefferson County, West Virginia**

Alharmoosh Development Group LLC is proposing to construct a residential development in Shenandoah Junction at 263 Ridge Road. The proposed 75.17-acre development contains 146 single-family homes and 122 townhouses and will be called Orchard Springs. The proposed single-family home lots have an average lot size of 70'x130', providing an average 9,100 square feet of area. Orchard Springs' lots were designed with these dimensions to provide residents with larger back yards.

The proposed single family home lots adhere to Jefferson County's property line setback requirements (25' front, 12' side, 20' rear, 15' corner lot side yard). Public sanitary sewer, public water, and electrical service will be provided for each proposed home site. No sanitary material will be treated on site and no water will be produced.

The typical proposed townhome lots are 20'x100', providing 2,000 square feet of lot area. Overflow parking and open park spaces are located within walking distance of each residence. Not all of the proposed townhome lots adhere to Jefferson County's setback requirements (25' front, 12' side, 20' rear). Variance and waiver requests have been submitted to reduce the side yard setbacks between two townhome buildings from 12' to 10'. Public sanitary sewer, public water, and electrical service will be provided for each proposed home site. No sanitary material will be treated on site and no water will be produced.

The need for screening and street tree placement has been accounted for with the typical road right-of-way section. Waiver requests have been submitted for Sections 5.3 F-Setbacks, Section 21.101 A-6 Block Maximum, and Section 21.104 A-Frontage, based on the layout presented in this concept plan. A variance request has been submitted for Section 5.4 of the Zoning and Land Development Ordinance to reduce the setback distance on the sides of the proposed townhome blocks.

Density has been calculated at 15,153 square feet per home for the single-family homes section, and 6,758 square feet per home in the townhomes section of the development. The proposed design provides 16.8 acres of open space which calculates at 22% of the total development. The proposed layout will adhere to the 40% programmed open space requirements by providing amenities such as a basketball court, dog park, tot lot, and walking trails throughout the development.

Stormwater management is proposed to be handled by 3 detention basins located at the perimeter of the development. These detention basins will be appropriately sized to handle stormwater runoff in accordance with all state and local requirements.