

Project Narrative for Orchard Springs Subdivision Jefferson County, West Virginia

Alharmoosh Development Group, LLC is proposing to construct a major subdivision in Shenandoah Junction at 263 Ridge Road and 257 Ridge Road. Both parcels are zoned Residential Growth. 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 large back yards and provide space for stormwater conveyance and water quality treatment.

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. 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 Section 21.101 A-6 Block Maximum, and Section 21.104 A-Frontage, based on the layout presented in this concept plan.

The development's 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. Based on the development's overall density, 7% of the development (5.33 acres) must be reserved for open space with 40% of that reserved area (2.13 acres) containing programmed elements. The proposed design provides a total of 16.8 acres of open space. A minimum of 2.13 acres of the reserved open space will contain programmed amenities such as a basketball court, dog park, tot lot, and walking trails. The proposed development provides 142 parking spaces for townhome residents and 22 parking spaces servicing the amenity areas.

The project is proposed to be constructed in three phases, with each phase consisting of approximately 100 homes in a mix of townhome and single-family lots. Phase 1 will be constructed in two sections identified as Phase 1A and Phase 1B. Phase 1A will consist of grading and infrastructure for 30 home lots, the development's main entrance, and a stormwater management area. Phase 1B construction will include the grading and infrastructure for approximately 70 home lots, the secondary entrance for the development, and a stormwater management area. Phases 2 and 3 will contain the infrastructure for the remaining home lots and the final stormwater management area. Proposed phase boundaries are shown on the Concept Plan.

Stormwater management is proposed to be handled by three detention basins located at the perimeter of the development. All drainage from the proposed development will be captured, conveyed, treated, and detained through a combination of stormwater inlets, ditches, yard drains, and bioswales. Drainage from Phase 1A will be directed to stormwater management area 1. Drainage from Phase 1B will be directed to stormwater management areas 1 and 2. Stormwater runoff from Phases 2 and 3 will be directed to stormwater management areas 2 and 3. The detention basins will be appropriately sized to handle stormwater runoff in accordance with all state and local requirements at full build out condition.

The proposed development will surpass the 100 peak hour trips threshold that triggers the need for a traffic impact study. A traffic impact study will be conducted for the proposed development and submitted to Jefferson County during the Preliminary Plan review process.