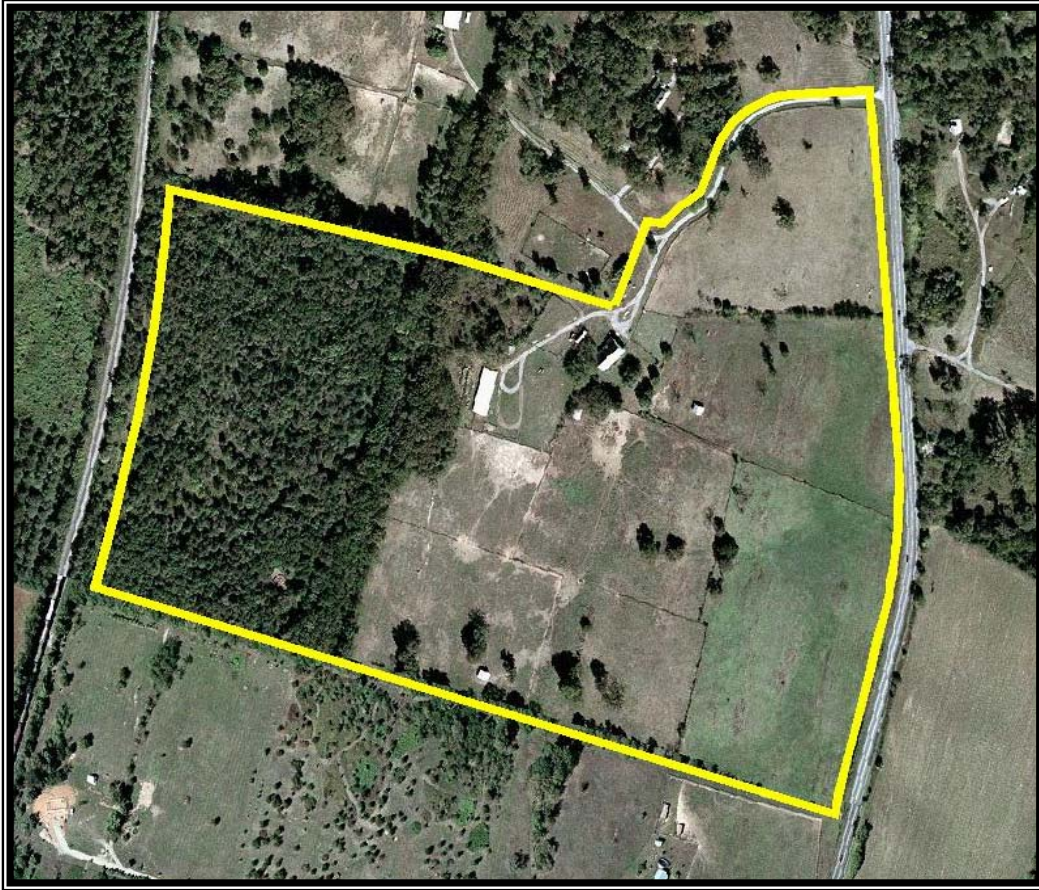


THE WOODS AT WHEATLAND **COMMUNITY IMPACT STATEMENT**



JEFFERSON COUNTY, WEST VIRGINIA
Kabletown District, Map 12, Parcel 16

DEVELOPER / OWNER
County Green, LLC
835 East Washington Street, Suite 105
Charles Town, WV 25414
304-728-0146

PREPARED BY
WILLIAM H. GORDON ASSOCIATES
301 NORTH MILDRED STREET, SUITE 1
CHARLES TOWN, WEST VIRGINIA
(304)-725-8456



The Woods at Wheatland

JEFFERSON COUNTY, WEST VIRGINIA COMMUNITY IMPACT STATEMENT

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THE WOODS AT WHEATLAND
JEFFERSON COUNTY, WEST VIRGINIA
COMMUNITY IMPACT STATEMENT

1. Name and address of owner/developer:

County Green, LLC
835 East Washington Street, Suite 105
Charles Town, WV 25414
304-728-0146

2. Name and address of contact person:

William H. Gordon Associates, Inc.
301 North Mildred Street, Suite 1
Charles Town, WV 25414
Attn: Chad Wallen
304-725-8456

3. Tract size, shape, location and zoning:

The proposed subdivision is located in the Kabletown Tax District, Map 12, Parcel 16 (Deed Book 797, Page 485). The parcel has a total acreage of approximately +/-70.6 acres and is irregular in shape. The subject property is located within the rural zoning district and will be developed using the rural residential cluster development provision found in Section 5.7(d)2 of the Jefferson County Zoning & Land Development Ordinance. The property is approximately 4 miles southwest of Charles Town, located west of Berryville Pike (Route 340). Access to the proposed lots will be provided through internal subdivision roads, accessed from Berryville Pike (Route 340).

See Appendix A, Exhibit 1 – Tract Location Map

4. Project Design and Layout:

The subject property will be a rural cluster development as defined under Section 5.7.d.2 of the Jefferson County Zoning & Land Development Ordinance. This development will contain 7 single-family lots and a residue parcel; the allowable density for a rural cluster development is 1 residential lot per every 10 acres of the subject property. General criteria under this section are:

- Maximum lot size (excluding residue parcel) 3.0 acres
- Minimum lot size 40,000 sf
- All clusters of three (3) or more lots shall be served by an internal subdivision road.

The residue parcel will contain all lands exclusive of the proposed lots, roads, open space areas and land required to meet Jefferson County Subdivision Ordinance criteria. It is anticipated that the residue parcel will be approximately 46.6 acres in size or greater. It will be noted on the Preliminary and Final Plat that "*the land lies within an approved rural cluster development and no further subdivision of the remaining land is permitted unless the property is placed in another zone or further subdivision is allowed by ordinance or regulation*".

Jefferson County, West Virginia
Community Impact Statement
The Woods at Wheatland
September, 2007

The proposed layout includes 7 single-family lots and a residue parcel on which existing barns and other farm use buildings are located. No residential structure currently exists on the property and one residential dwelling may be located on the residue parcel. The proposed residential lots have been located in the wooded area of the property to the west, which abuts the Norfolk & Western Railroad and residential/agricultural land on adjacent properties. The location of the proposed lots will minimize disturbance to the existing farmlands located on the eastern portion of the property adjacent to Route 340. Existing vegetation and distance from Route 340, will aide in preserving the rural views of the property from Route 340, while providing a desirable community containing older vegetation on the wooded lots.

There is an existing 40' easement on the northern boundary, which currently provides access to three adjacent parcels (parcels 16.3, 16.4 & 16.5) and the subject property. The proposed road will serve a total of 11 parcels (3 adjacent, 7 proposed & 1 residue). This easement may be modified or abandoned to meet Jefferson County and WVDOH criteria. Adjacent parcels using this easement will be provided access to their parcels at all times during and after the construction process. The subdivision road will contain a gravel surface meeting Jefferson County Subdivision Ordinance criteria. A paved surface may be implemented as determined at final engineering.

The existing and proposed entry to the property is located in the FEMA 100-year floodplain. Upon final engineering and potential floodplain study, the entry road may be relocated to avoid the existing FEMA floodplain.

Stormwater management will be provided in accordance with section 8.2.c of the Jefferson County Subdivision Ordinance. If practical, and supported by staff, the Applicant may seek cooperation from Jefferson County engineering staff to utilize low impact design techniques for stormwater management. Low impact design techniques may include, but are not limited to, water quality control measures such as bio-retention areas, infiltration trenches and grass swales. These facilities will be designed during the preparation of the preliminary plat. Storm water management areas may be provided within an easement located on the residue parcel

All lots will contain individual well and septic. Approval of these facilities will need to be permitted through the Jefferson County Health Department as part of the preliminary plat.

See Appendix A, Exhibit 8 – CIS Sketch Plat

5. Number, approximate size and location of proposed lots:

Total number of lots	7
Residue	1

Lot Area Calculations

*Minimum Single Family Lot Area Requirement	40,000 s.f.
*Maximum Single Family Lot Area Requirement	3.0 ac

**(Lots may vary in size but must have a minimum area per dwelling unit of 40,000 s.f. and a maximum area of 3 acres for single-family lots per Jefferson County Zoning Ordinance.)*

Average lot area	3.0 ac
Largest lot area (excluding residue)	3.0 ac
Smallest lot area	3.0 ac

Total Lot Area (excluding residue)	21.0+/- ac
Residue Parcel	46.6+/- ac
<u>Subdivision Roads</u>	<u>3.0+/- ac</u>
Area of subject property	70.6± ac

*** Lot / areas for planning purposes only and may vary with final engineering or site topography constraints.*

**** Residue may contain storm water management facilities.*

Land for Parks and Recreation (Section 12.0 Jefferson County Subdivision Ordinance)

An average lot size of three acres will provide on-lot opportunities for recreational activities. Per Section 12 of the Jefferson County Subdivision Ordinance, land reservation for parks & recreation is not required for developments containing a density less than 2 dwelling units per acre. This development currently does not include a parks and recreation component.

Parcel Area	70.6+/- ac
Dwelling Units	8 (including residue)
Dwelling Units Per Acre	0.114

This development will generate an estimated \$6,008.00 in Parks & Recreation impact fees.
 (8 single-family homes x \$751.00 impact fee = \$6,008.00)

6. General description of surface conditions (topography):

Two distinctive land types characterize the subject property. Open fields / pastures can be found on the central and eastern portions of the property adjacent to Route 340. The western portion of the property contains a forested area consisting of deciduous trees and understory growth.

Slopes on the subject property range from relatively flat, to slopes over 20%. Generally the property slopes towards the northern property line. Near the center of the property is a ridgeline, running northsouth, which directs the property's drainage to two locations: the existing entrance to Route 340 and an area near the center of the northern boundary line. Lesser areas of the property drain to the adjacent properties via sheet flow. See the existing conditions map for a graphical representation of the drainage patterns.

The highest elevation on the subject property is approximately 525 feet and can be located approximately 200 feet from the western boundary line in the northwest corner of the property.

The low point is at an elevation of approximately 465 feet and can be located near the property's existing entrance to Route 340.

See Appendix A, Exhibit 7 – Existing Conditions Map

7. Soil and drainage characteristics:

The subject property contains the following soil types, approximate acreage and associated characteristics, which were obtained from USDA/NRCS Web Soil Survey 2.0. For a detailed description of the soils see Appendix A, Exhibit 3 – Preliminary Soils Map and Survey.

Jefferson County, West Virginia (WV037)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Fk	Funkstown silt loam	11.6	16.4%
HbB	Hagerstown silt loam, 3 to 8 percent slopes	9.5	13.4%
HcC	Hagerstown silty clay loam, 8 to 15 percent slopes	0.7	1.0%
HeB	Hagerstown silt loam, 3 to 8 percent slopes, very rocky	7.5	10.6%
HeC	Hagerstown silt loam 8 to 15 percent slopes, very rocky	14.6	20.6%
HrC	Hagerstown-Rock outcrop complex, 8 to 15 percent slopes	12.9	18.2%
PmB	Poplimento silt loam, 3 to 8 percent slopes	11.7	16.6%
PmC	Poplimento silt loam, 8 to 15 percent slopes	2.3	3.3%
Totals for Area of Interest (AOI)		70.8	100.0%

It is important to note that the soils survey consists of general assumptions for large soil areas in Jefferson County and should not be used to replace on-site geotechnical and soils testing. The Developer will be responsible to ensure that appropriate testing occurs during the construction process.

Drainage

The property drains to Bullskin Run, which then feeds into the Shenandoah River. A ridgeline running north south divides the property near the edge of the existing vegetation at the center of the property. Land east of the drainage divide enters Bullskin Run approximately 50 feet north of the subject property. Land west of the drainage divide enters Bullskin Run approximately 1,400 feet north of the subject property.

See Appendix A, Exhibit 3 – Preliminary Soils Map and Survey
 See Appendix A, Exhibit 7 – Existing Conditions Map

8. Existing natural features including vegetative cover, water bodies, quarries and rock outcroppings:

Vegetative cover on the subject property includes open agricultural lands and forested areas. The forested areas are located on the western portion of the property adjacent to the Norfolk & Western Railroad. The open fields are located in the eastern portion of the property adjacent to Route 340. The designated use within these areas meets the requirements of a cluster development through placing the existing farmlands in the residue parcel for preservation and locating the residential lots on land containing not utilized for farming.

There are no known water bodies located on the subject property.

There are no known quarries located on the subject property.

There are isolated areas containing rock outcroppings found throughout the subject property. Site reconnaissance revealed rock outcroppings within the farmland area, with no rock outcroppings observed in the forested area planned for development. It is possible that outcroppings occur within densely vegetated areas in which the residential lots will be located. Major rock outcroppings as readily identifiable through aerial topography will be shown on the Preliminary Plat for areas in which lots or other improvements are proposed.

See Appendix A, Exhibit 7 – Existing Conditions Map

9. General location and description of existing structures:

Numerous barns, sheds and fences associated with the current farm use exist on the property. The two primary structures are described below.

A wood frame barn containing a stone foundation is located approximately 800' from Route 340 and approximately 175' from the northern boundary. This structure has a building footprint of +/- 3,600 square feet and is in fair condition.

A metal structure containing a building footprint of approximately 5,000 square feet can be located approximately 1,100 feet from Route 340 and 250' from the northern boundary. This structure appears in good condition.

All structures are intended to be used for continued farm use. See the existing conditions map for the approximate locations of all known structures within the subject property.

See Appendix A, Exhibit 7 – Existing Conditions Map

10. General location and description of existing easements or rights-of-way:

A 40' access easement exists on the subject property, which provides access from Route 340 to the adjacent Parcels 16.3, 16.4 & 16.5. Access to the adjacent properties will remain and, pending final engineering & Jefferson County and WVDOH approval, may become a right-of-way. Further, this easement may be altered, abandoned or moved to meet Jefferson County and/or WVDOH criteria for road design, but access shall continue to be provided during and after the construction process.

11. Existing covenants and restrictions on the land:

Research of past deeds found no known covenants or restrictions for the subject property.

12. Approximate size, location and purpose of areas to be dedicated:

Interior right-of-way dedication	+/- 3 acres
Residue parcel	+/- 46.6 acres
Single family Lots	21 acres

** Lot / areas for planning purposes only and may vary with final engineering or site topography constraints.*

*** Residue may contain storm water management facilities.*

See Appendix A, Exhibit 8 CIS Sketch Plat

13. Intended improvements:

Land not included in residential lots and the residue parcel will be used for interior roadways. A brief description of the proposed improvements is as follows:

Roads – Roads will be constructed in accordance with Section 8.2 of the Jefferson County Subdivision Ordinance and will be subject to WVDOH & Jefferson County approval.

Stormwater Management – will be implemented as required by the Jefferson County Subdivision Ordinance or as approved by the Jefferson County Department of Planning, Zoning & Engineering. Storm water management may be located within an easement on the residue parcel.

Improvements will also include those associated with the construction of utilities (including well, drainfield, power, telephone), single-family homes and other improvements required by the Jefferson County Ordinance.

14. Intended land use:

The property will be a rural cluster development consisting of 7 single-family lots and 1 residue. One house may be located on each residential lot and residue. Houses will generally be one or two story homes with basements and garages.

15. Earthwork that will alter topography:

Earthwork for the project will include construction of roads, utilities, stormwater management facilities and grading associated with the construction of single-family homes. Additional alteration may occur to provide for the optimization of individual lots and the collection of suitable on site fill material for the construction of the associated improvements. Erosion and sediment control measures will be constructed for all areas disturbed during the construction process as required by the Jefferson County Subdivision Ordinance. Grading for the subject property may include the need for offsite fill material or the disposal of excess cut from the subject property.

Up to 45% of the site may be altered during site construction. This estimate is subject to modification with final engineering.

16. Proposed covenants and restrictions:

See Appendix C, Exhibit 1 Draft Declaration of Covenants and Restrictions

17. Tentative schedule:

Preliminary plat design will commence following approval of the CIS. It is anticipated that the preliminary plat will be completed and approved by Staff and the Planning Commission in 2007 or early 2008. Final Plat will follow.

Lots should be ready for home construction in 2008.

2008 – 4 lots
2009 – 3 lots

This schedule reflects an approximate rate of development. The proposed schedule may vary.

18. Market surveys and feasibility studies:

The current Jefferson County housing market is in a transitional period from the soaring residential market of recent years. Today's market requires that developers provide unique communities, which target specific niches or have increased curb appeal. The Woods at Wheatland accomplishes this through emphasizing existing natural features such as rural views of the preserved farmland and the existing vegetation. The target of this community would be the homeowner who does not want to live in large subdivisions in preference of larger lots and separation from the surrounding towns and cities. The access to Route 340 would provide future residents a quick and direct link to the cities of Charles Town, Ranson, Berryville and beyond. It is expected that homes within The Woods at Wheatland will be highly sought for their natural & rural appeal combined with its proximity to larger markets.

Attached you will find the 2007 West Virginia County Data Profiles by the Bureau of Economic Analysis and the Real Estate Trend Indicator & Zip Code Statistics by the Metropolitan Regional Information Systems, Inc. (MRIS), which explores the Jefferson County market. Statistics provided by MRIS include year to date (2007) and August (2007) statistics, which represent the most current statistics provided by this agency at the submission of this document.

See Appendix C, Exhibit 4 – 2007 WV County Data Profiles
See Appendix C, Exhibit 5 – Metropolitan Regional Information Systems, Inc. (MRIS)

19. Anticipated project costs:

Anticipated cost of preparing the land to the point of housing construction is approximately \$250,000.

20. Anticipated funding sources:

Private sources will be used for project funding.

21. Impact Fee Summary:

Type of Dwelling: Single Family Detached
 Tax District: Kabletown (06)
 Number of Dwellings: 8 (including residue)

	Impact Fee <u>Per Dwelling</u>		# of Units <u>(including residue)</u>		Impact Fees for <u>Development</u>
School Impact Fee:	\$10,655.00	x	8	=	\$85,240.00
Law Enforcement Impact Fee:	\$135.00	x	8	=	\$1,080.00
Parks & Recreation Impact Fee:	\$751.00	x	8	=	\$6,008.00
Fire & EMS Impact Fee:	<u>\$603.00</u>	x	8	=	<u>\$4,824.00</u>
 Total Impact Fees	 <u>\$12,144.00</u>	 x	 8	 =	 <u>\$97,152.00</u>

*Impact fee calculations were generated during August of 2007. Impact fees will be updated to reflect fee requirements at time of payment.

Physical, Social and Economic Impacts

1. Earthwork: Will project strip entire site? Will blasting be extensive? Will the project be a borrow or a waste job? Will drainage be affected? Will terrain be altered?

Stripping – Any stripping proposed within this subdivision will be completed as an initial step in the construction process to remove and stockpile topsoil and will be conducted under a approved NPDES permit. Topsoil generally has too high of an organic content to be used for structural fill and needs to be removed from all areas scheduled for construction. Topsoil stockpiles will be re-spread or used to create berms later in the construction process. Up to 45% of the site may be stripped. Stripping of topsoil will generally not occur outside of those areas being graded as part of the construction and home building program.

Blasting – Soils descriptions for the subject property indicate shallow depth to bedrock in isolated areas of the subject property. Although the development will be designed to reduce blasting, some blasting may be required for the construction of foundations, roads and underground utilities. Blasting operations will be carefully monitored and undertaken in accordance with the National Fire Protection Association’s (NFPA) Manual 495: Explosive Materials Code 2006, as regulated by the State Fire Marshall’s Office. As needed, neighbors to the proposed subdivision will be notified prior to blasting.

Borrow or Waste – The design intent is to balance the site to the extent practical. An average lot size of 3 acres will reduce the impact on the site and will allow for increased flexibility in house sitings and road locations, thus providing greater versatility in balancing the cut and fill of the site. Although it is not anticipated, upon final engineering it is possible that either excess cut will be generated for disposal on or offsite, or additional fill will be required on site.

Drainage – The property drains to Bullskin Run, which then feeds into the Shenandoah River. A ridgeline running north south divides the property near the edge of the forested area at the center of the property. Land east of the drainage divide exits the property adjacent to the existing entrance to Route 340 and enters Bullskin Run approximately 50 feet north of the subject property. Land west of the drainage divide exits the property on the northern boundary line and enters Bullskin Run approximately 1,400 feet north of the subject property. The proposed development will have minimal impact on the existing offsite drainage patterns.

Terrain Alterations –During the preliminary plat stage, the road and lot grading for the proposed subdivision will be designed to reduce the impact on the existing site terrain. Although some terrain alteration will occur, the roads will follow the existing topography, as design requirements permit, to minimize these changes.

2. Conversion of farmland to urban uses:

The majority of the farmland on the subject property will be preserved on the +/-46.6 acre residue parcel. Development of the cluster subdivision's entry road will remove portions of the land that are now used for grazing from the agricultural landbase in Jefferson County. This loss is substantially offset by the preservation achieved on the residue parcel, which will no longer be eligible for subdivision under the current regulations. The proposed residential lots will primarily be located in the forested area of the subject property that contains no recent history of farming use.

3. Wildlife populations and DNR endangered species check:

Approximately 47 acres of the subject property has been cleared for farming use. The remaining land consists of a deciduous forest that provides shelter and habitat for common species.

Wildlife typically found in Jefferson County which include raccoons, opossums, foxes, white tail deer, groundhogs, skunks, squirrels and other species are potentially found on the subject property. These species are not endangered and have readily adapted to the presence of human development. It is likely that portions of the wildlife found on the property may be displaced during the construction process.

Attached to this report is a letter from the West Virginia Department of Natural Resources (DNR). This letter states, "We have no known records of any RTE (rare, threatened or endangered) species or sensitive habitats within the project area."

See Appendix D, Exhibit 4 – Division of Natural Resources Letter

4. Groundwater and surface water resources: Number of reported water contamination problems within 1,000 feet, major surface water sensitive areas, i.e. wetlands, marshes and existing ponds within one mile of the site. Describe the storm water management concept:

A letter from the Jefferson County Health Department verified that 4 wells found within 1,000' of the subject property were tested for bacteriological contamination and "all tested absent for bacteria at the time".

A review of the FEMA Flood Insurance Rate Map, Panel Number 540065 0065 B effective date October 15, 1980 indicates that portions of the subject property are located within the 100-year floodplain. Portions of the property identified within the 100-year floodplain are confined to areas directly surrounding the existing entrance to Route 340. The existing road within this floodplain may be upgraded to provide access to the proposed residential units located near the rear of the property. No residential lots are planned within the 100-year floodplain. The existing and proposed entry to the property is located in the FEMA 100-year floodplain. Upon final engineering and potential floodplain study, the entry road may be relocated to avoid the existing FEMA floodplain.

The National Wetlands Inventory Map identified no known ponds, wetlands or marshes on the subject property. Exhibit 6 of Appendix A, have been attached to this report identifying surface waters and wetlands in the vicinity of the subject property.

Stormwater management will be in accordance with section 8.2.c of the Jefferson County Subdivision Ordinance. If practical, and supported by staff, the Applicant may seek cooperation from Jefferson County engineering staff to utilize low impact design techniques for stormwater management. Low impact design techniques may include, but are not limited to, water quality control measures such as bio-retention areas, infiltration trenches and grass swales. These facilities will be designed during the preparation of the preliminary plat and may be located on the residue parcel.

See Appendix D, Exhibit 1 – Jefferson County Health Department Letter

See Appendix A, Exhibit 4 – FEMA Floodplain Map

See Appendix A, Exhibit 5 – National Wetlands Inventory Map

See Appendix A, Exhibit 6 – Surface Water Resource Map

5. Compatibility of the project with the surrounding area in the terms of land use and visual appearance:

Adjacent Uses - *The subject property is adjacent to:*

North: Single-Family Homes & Agricultural.

West: Norfolk & Western Railroad & Agricultural.

East: Berryville Pike / Route 340, Single-Family Homes & Agricultural.

South: Single-Family Homes & Agricultural.

The proposed development is compatible with the surrounding area in lot size and use. The development will contain lots up to 3 acres which are similar to the larger lots found within the area.

The surrounding area primarily consists of farming and single-family uses. This development is compatible through both the proposed single-family use and maintaining the existing farmland in the +46 acre residue.

The proposed lots will be located on the western portion of the property, which currently contains woodlands. A three-acre lot size will provide for flexibility in earthwork, which will aid in preserving portions of the existing vegetation. This preserved vegetation will allow for a screen that will protect the existing view shed from Route 340 and adjacent parcels. Furthermore, greater than a thousand feet will separate the proposed residential lots from Route 340, which will preserve the existing viewshed.

Existing Roadway Network - Traffic will enter the proposed residential subdivision via an entrance on Route 340. Currently a 40' access easement exists and is located adjacent to the northern boundary of the subject property. This access easement may be modified or moved due to engineering constraints or to meet Jefferson County and WVDOH requirements. Access will be provided to the adjacent parcels during and after the construction process.

The Highway Problem Areas map found in the Jefferson County Comprehensive Plan identifies no highway problem areas within one mile of the subject property. An "Unmarked Curve" is identified just over a mile away on Meyerstown Road. The Woods at Wheatland subdivision should have minimal impact on this road.

The property benefits from direct access to a primary state road. Route 340 will provide a direct link between The Woods at Wheatland's future residents and the commercial amenities associated with Charles Town, Berryville and surrounding areas.

6. Impact on sensitive natural areas such as sinkholes, water recharge areas, stream and riverbanks, hillsides, forests, wetlands, and water bodies will be described. A sinkhole inventory check has been requested and obtained from the local office of the Natural Resource Conservation Service. The applicant will describe the condition of channel and banks of streams on property or within 500 feet of discharge point from property:

Sinkholes - The Natural Resource Conservation Service, the Jefferson County Comprehensive Plan and a field investigation revealed no known sinkholes within the subject property. If karst features or sinkholes are found during the engineering process, the developer will be advised to engage a geotechnical professional to conduct field reconnaissance. Additional studies such as resistivity testing may occur if recommended by the geotechnical professional.

Water Recharge Areas – Groundwater recharge on the subject property occurs through the percolation of runoff water through the residual soils and into the fractures within the underlying geology. The proposed development will consist of single-family homes with an average lot area of 3 acres. The developments impact on the regions ability to recharge groundwater resources will be minimal with the implementation of low-density design (approximately 0.114 dwelling units per acre), which will minimize the developments area of impermeable surfaces.

Streams and Riverbanks – per USGS mapping and verified through visual inspection, there are no known streams on the subject property.

Hillsides – The subject property is not within 1,000' of the Potomac or Shenandoah River and is therefore not subject to hillside regulations.

Forests – the property contains a forested area of +20 acres located in the western portion of the property adjacent to the Norfolk & Western Railroad. This portion of the property consists primarily of deciduous vegetation indigenous to the area. The proposed residential lots will be located within this area to preserve the existing farmland, protect the view of the property from Route 340 and to provide a highly desirable community. It is expected that portions of the forested area will be cleared for roads, home construction and drainfields as determined with final engineering. It is in the best interest of the community, both financially and aesthetically, to preserve the established vegetation, to the point feasible, in an effort to create a unique and highly desirable wooded community.

See Appendix A, Exhibit 2 – *Aerial Photo*

Wetlands – the National Wetland Inventory map shows no known wetlands located on the subject property.

Water Bodies – per USGS mapping and as verified through visual inspection, there are no known water bodies on the subject property.

Channel and Banks of Streams – Bullskin Run is located approximately 50' north of the subject property adjacent to Route 340. As determined by final engineering, a storm water management facility may be located near the entrance of the proposed development to treat portions of the subdivisions surface water runoff, which may drain to the aforementioned stream. The banks of Bullskin Run within 500' of the potential outfall appear fully vegetated and stable. This runoff from this subdivision should have minimal effect the aforementioned stream bank.

See Appendix D, Exhibit 3 – National Resource Conservation Letter
See Appendix A, Exhibit 5 – National Wetlands Inventory Map
See Appendix A, Exhibit 6 – Surface Water Resource Map

7. Demand for schools and educational facilities:

The estimated number of students that will be generated by the development using both the figures from the 2000 U.S. Census and the Jefferson County Public School Standards have been provided as follows.

2000 U.S. Census

	<u>Students Per Household</u>	<u>Total Students</u>
8 units	0.55	5 students (rounded up)

Jefferson County Public School Standards

The Jefferson County School Impact report identifies an average number of students per household and does not break the numbers down into school age categories. The figure used is 0.644 children per household.

	<u>Students Per Household</u>	<u>Total Students (rounded up)</u>
8 units	0.644	6 students (rounded up)

The closest schools to the site that students would attend are listed below and enrollment figures are taken from "State of the Schools Report" Jefferson County 2005:

- South Jefferson Elementary School (+/-2.9 miles), current student enrollment of 481 and a total capacity 399.
- Charles Town Middle School (+/-4.4 miles), current student enrollment of 875 and a total capacity 742.
- *Jefferson HS - 9th Grade Complex (+/-9.8 miles), current student enrollment of 655 and a total capacity 600.
- *Jefferson High School (+/-9.8 miles), current student enrollment 1646 and a total capacity 1349.

*A new High School is currently under construction in Jefferson County, with an approximate completion date of 2008. Once complete the Jefferson County 9th grade complex will become a middle school. A reduction in enrollment for Jefferson High School and Jefferson Middle Schools will occur with the new High School's opening.

This development will generate an estimated \$85,240.00 in School impact fees. (8 single-family homes x \$10,655.00 impact fee = \$85,240.00)

See Appendix C, Exhibit 3 – 2000 Census Data

8. Traffic:

The West Virginia Department of Transportation has provided the following traffic counts (2005) for State Roads located within Jefferson County, WV that are within the vicinity of the subject property.

- Route 340 north of the intersection with Wheatland Rd. (Rte 340/2) - 14,400 VPD
- Wheatland Rd. (Rte 340/2) prior to intersection with Route 340 – 300 VPD
- Route 340 north of Virginia state line – 13,100 VPD
- Withers Larue Rd (Rt. 19) prior to intersection with Route 340 – 600 VPD
- Meyerstown Rd (Rte. 21) prior to intersection with Route 340 – 400 VPD
- Smith Rd (Rte. 38) prior to intersection with Route 340 – 200 VPD

Daily trips generated by the proposed development are as follows:

8 Dwelling Units (including residue) x 8* ADT = 64 ADT

Peak hour trips generated by the proposed development are as follows:

8 Dwelling Units (including residue) x 0.8* ADT = 6.4 Average Peak Hour Trips

*Daily & peak hour trip generation based on figures provided in Article 7 of the Jefferson County Subdivision Ordinance.

The nearest key intersection to the subject property is Route 340 (Berryville Pike) and Route 340/18 (Augustine Avenue). This intersection is located approximately 2 miles north of the subject property.

Highway Problem Areas

A review of the Jefferson County, WV Highway Problem Areas Map in the 2004 Jefferson County Comprehensive Plan has identified no problem areas within a one-mile radius of the subject property. An "Unmarked Curve" is identified just over a mile away on Meyerstown Road. The Woods at Wheatland subdivision should have minimal impact on Meyerstown road.

See Appendix B, Exhibit 5 – Highway Problem Areas

9. Demographic impact:

2000 Census data indicates the average dwelling unit occupancy is approximately 2.57 people.

Eight (8) lots (including residue) x 2.57 people = 21 people (rounded up)

See Appendix C, Exhibit 3 – 2000 Census Data

10. Health and Emergency Medical Services:

The nearest center for medical and emergency services is located in Ranson on 5th Avenue at the Jefferson Memorial Hospital. This facility is located approximately 5 miles from the subject property.

The Independent Fire Company No. 1, Inc., has been contacted regarding the subject property to provide primary response for EMS services. This Department is located approximately 4.8 miles from the subject property. The Jefferson County Ambulance Authority was contacted and verified that the Independent Fire Company is the primary provider and will be supplemented by the Emergency Medical Technicians from the Ambulance Authority.

The Enders Fire Company (Clarke County Company 1) has been contacted regarding the subject property to provide secondary response for EMS services.

This development will generate an estimated \$4,824.00 in Fire & EMS impact fees. (8 single-family homes x \$603.00 impact fee = \$4,824.00)

See Appendix D, Exhibit 5 – Hospital Letter of Service

See Appendix D, Exhibit 6 – Jefferson County Ambulance Authority Letter of Service

See Appendix D, Exhibit 7 – Primary EMS & Secondary Fire Letter of Service

See Appendix D, Exhibit 8 – Secondary EMS Letter of Service

11. Fire Protection:

Citizens Fire Company No. 2, Inc., has been contacted regarding the subject property to provide primary response for fire protection. This Department is located approximately 4.4 miles from the subject property.

The Independent Fire Company No. 1, Inc., has been contacted regarding the subject property to provide secondary response for fire protection. This Department is located approximately 4.8 miles from the subject property.

This development will generate an estimated \$4,824.00 in Fire & EMS impact fees. (8 single-family homes x \$603.00 impact fee = \$4,824.00)

See Appendix D, Exhibit 9 – Primary Fire Letter of Service

See Appendix D, Exhibit 7 – Primary EMS & Secondary Fire Letter of Service

12. Police Protection:

The primary law enforcement agencies for the subject property will be the West Virginia State Police and the Jefferson County Sheriff's Department. Letters to the aforementioned agencies have been sent and the agencies have verified their willingness to serve the subject property.

This development will generate an estimated \$1,040.00 in Law Enforcement impact fees. (8 single-family homes x \$135.00 impact fee = \$1,040.00)

See Appendix D, Exhibit 10 – Jefferson County Sheriff Letter of Service

See Appendix D, Exhibit 11 – WV State Police Protection Letter of Service

13. Trash removal:

Apple Valley Waste Services have indicated that they are willing to provide waste removal services for the subject property and currently have the capacity to do so.

See Appendix D, Exhibit 13 – Apple Valley Waste Letter of Service

14. Electric power service:

Allegheny Power Inc. will provide electrical service for the subject property. A letter from Allegheny Power indicates they are willing to provide their services for the subject property and currently have the capacity to do so.

See Appendix D, Exhibit 12 – Allegheny Power Letter of Service

15. Telephone:

Frontier, a Citizens Communications Company, provides telephone service in this area.

16. Water and sewer services:

This development will be served by individual well & drainfields.

17. Relationship to the Comprehensive Plan:

The Comprehensive Plan states a number of goals in Chapter 2 of said document, which are applicable to the subject property as follows.

- Promote a diversity of housing within the County.
- Promote the conservation of the natural, cultural and historical resources and the preservation of the County's scenic beauty
- Promote the maintenance of an agricultural base in the County at a level sufficient to encourage the continued viability of farming in all its various forms.

The subject property, located in the rural residential zone, is being subdivided into 8 lots (including residue) in a pattern that is consistent with residential development in the area. The lots provide a residential product that is currently under represented in the Jefferson County market. The project also identifies a means by which agricultural land can be preserved and saved for generations to come.

It is states on page 55 of the Jefferson County Comprehensive Plan, Recommendation 3.12d, "The County should investigate mechanisms to foster the maintenance of land in farm uses. Specifically, should: Improving design of residential development in the Rural District, providing incentives which ensure that cluster subdivisions are the preferred means by all parties when developing rural tracts".

The proposed subdivision will be developed through the rural cluster design option as currently defined in the Jefferson County Zoning & Subdivision Ordinances. This development will accentuate rural views through preserving portions of the existing woodlands and maintaining the current farmland in the residue parcel. By providing lots of three-acres, the developments footprint on the land will be reduced from that found in traditional smaller lot subdivisions, allowing for increased flexibility in earthwork associated with construction of roads, homes and infrastructure. The aforementioned measures will provide a development with increased rural curb appeal that will lift the demand for homes in The Woods at Wheatland.

A subdivision created by the rules provided for a rural cluster classification will supply potential homeowners a product that differs from the typical small lot – density driven design that many current housing developments in Jefferson County contain. As a rural cluster, The Woods at Wheatland will contribute to a diversified housing market in Jefferson County by providing a

moderately upscale rural cluster design that will provide larger lots (3 acres) and maintain farmland unlike a standard housing development.

18. Housing supply and demand:

The demand for a housing product in the \$300,000 - \$400,000 range, that is within easy commuting distance from employment centers located in the DC metro area, is being driven by escalating housing prices in Fairfax, Loudoun, and Montgomery Counties. The current housing market has slowed from recent years and will continue to cycle to an elevated status over time. The Woods at Wheatland will succeed through its location and the aesthetic appeal of the land. The proposed subdivision will provide an opportunity for homeowners to live on a rural wooded lot that represents the existing natural beauty of Jefferson County. According to local real estate agents, three-acre lots are highly desirable and should aid in the marketing and sale of these new homes.

Attached you will find the 2007 West Virginia County Data Profiles by the Bureau of Economic Analysis and the Real Estate Trend Indicator & Zip Code Statistics by the Metropolitan Regional Information Systems, Inc. (MRIS), which explores the Jefferson County market. Statistics provided by MRIS include year to date (2007) August (2007) statistics, which represent the most current statistics provided by this agency at the submission of this document. The MRIS statistics provides information on the current housing supply, demand and respective price range.

See Appendix C, Exhibit 4 – 2007 WV County Data Profiles

See Appendix C, Exhibit 5 – Metropolitan Regional Information Systems, Inc. (MRIS)

19. Proximity and relationship to known historic features:

There are no known historic structures located on the property. There are 2 sites listed on the National Register of Historic Places (NRHP) that are within 1 mile of the subject property.

- Grubb, William, Farm is approximately 0.4 miles north of the subject property located off of Route 340/2.
- Ripon Lodge is approximately 0.8 miles south of the subject property located off of Route 340.

The map titled “National Register of Historic Places” in the Jefferson County Comprehensive Plan is incomplete and recognizes the William Grubb Farm as the only historic area within one mile of the subject property. Further investigation has identified that the Ripon Lodge is on the National Register of Historic Places and is within one mile of the subject property.

There are no known human burial sites located on the subject property.

See Appendix B, Exhibit 4 – National Register of Historic Places

20. Recreation:

The following public facilities, as identified in the Jefferson County Comprehensive Plan, are located near the subject property:

Name	Distance	Type of Amenities
Liberty Street Park	5.0 +/- miles	Tennis & basketball courts
Jefferson Memorial Park	4.4 +/- miles	Pool, playground, tennis, basketball, picnicking
Charles Town Races & Slots	5.2 +/- miles	Horse racing, gaming
Summit Point Raceway	5.5 +/- miles	Motor vehicle racing
Summit Point Park	6.0 +/- miles	Ballfields

The Jefferson County Subdivision Ordinance does not require designation of land for parks & recreation in developments that have a density below 2 units per acre. This development currently does not include a parks and recreation component.

See Appendix B, Exhibit 3 – Park and Recreation Areas

21. Property Tax Evaluation:

Residential Property

- Jefferson County Property Tax Guide, Kabletown District, Class II Rates
- *Assumed appraised value of project: 8 lots (including residue) x \$350,000 per lot - \$2,800,000 after construction*
- *Assessed value: (60% of above figure) \$1,680,000*
- Total County Tax Rate: \$1.1186/\$100
- *Property taxes: \$1,470,000 divided by \$100 times 1.1186 equals \$18,792.48 annually.*

22. Anticipated bank deposits and loans:

It can be anticipated that the new residents will likely use local banks for their banking needs.

23. Anticipated local spending (construction, retail, services, etc.):

Local construction and supply companies will be given the opportunity to bid on portions of the project. A local developer is undertaking the project and it is possible that construction workers will be hired locally. The residents will likely purchase local goods and services and support the economy of Jefferson County.

The construction industry is one of the primary economic engines in Jefferson County. Without this activity a significant number of local jobs would be lost. The development of projects such as The Woods at Wheatland, contribute to the local economy in many ways.

- Purchase of raw materials for the construction process including timber and building materials. These businesses in turn employ local residents to provide customer service and management services. As local residents they input their salaries back into the local economy.

- Employment of local contractors and subcontractors. Construction jobs provide some of the highest paying employment available in the Eastern Panhandle. These people support the economic health of Jefferson County.
- Professional services are required for the design and sale of the proposed subdivision. Professionals involved in the project will include engineers, architects, real estate professionals, attorneys, surveyors, soils consultants and more.

The effect of a construction project expands from here. The workers support the local restaurants and grocery stores. They buy goods from local businesses and use the service industries. The positive impact in terms of local spending generated from construction is considerable

24. Local employment implications:

Prospective residents could work with any number of the local employers or employers in the DC metro area. This statement is based upon review of information provided by the Jefferson County Economic Development Authority in which over 50% of the work force in Jefferson County is employed outside of Jefferson County.

25. Expected changes in property values:

The fundamental approach to assessing the value of any property is the "Cost Approach" and the "Sales Comparison Approach" methods that are used by all professional appraisals (private and public).

The largest U.S. mortgage purchasers, Fannie Mae (Form 70), and Freddie Mac (Form 1004) rely upon the Uniform Residential Appraisal Report, which considers the proximity of the subject property to other properties and their sales value/price. Simply stated, the surrounding higher property values pull everyone up.

While this method for appraisals would indicate that The Woods at Wheatland will increase the surrounding home values, it is expected there will be minimal impact to the surrounding home values. This in part is due to the preservation of existing vegetation, which will provide a natural screen to the development, similar density to the adjacent parcels and the number of lots contained within this subdivision. Furthermore, the upgrading of the existing drive and access easement within the subject property should increase the value of adjacent properties to the north, which use said access easement.