

MASTER PLAN AMENDMENT FOR
**FOREST HEIGHTS
NEIGHBORHOOD**
JCC CASE NO.: Z-19-0012 / SUP-19-0020

JAMES CITY COUNTY

VIRGINIA

STATISTICAL INFORMATION

PROPERTY ADDRESS	6015 RICHMOND ROAD
TAX MAP No.	3220100081
EXISTING ZONING	ALL SUBJECT PROPERTIES ARE MU, MIXED USE, WITH PROFFERS.(SEE NOTE 4)
PROPOSED ZONING	ALL SUBJECT PROPERTIES ARE R-3, RESIDENTIAL REDEVELOPMENT DISTRICT, WITH PROFFERS.(SEE NOTE 4)
TOTAL SITE AREA	47.1± AC.
WATER	PUBLIC
SEWER	PUBLIC
HYDROLOGIC UNITS	
SUBWATERSHED	POWHATAN CREEK (JL31)
WATERSHED	JAMES RIVER-POWHATAN CREEK (JL-G)
SUBBASIN	LOWER JAMES
PARKING SPACES	
REQUIRED PARKING-MULTIFAMILY:	2.5 SPACES PER UNIT (46) 115 TOTAL SPACES
PROVIDED PARKING-MULTIFAMILY:	43 SPACES (PARKING LOTS) 1 GARAGE SPACE PER UNIT (46) 1 DRIVEWAY SPACE PER UNIT (46) 135 TOTAL SPACES
REQUIRED PARKING-SENIOR LIVING:	50 TOTAL APARTMENTS 1.5 SPACES PER SINGLE BEDROOM (17*1.5=26) 2.2 SPACES PER DOUBLE BEDROOM (21*2.2=46)
PROVIDED PARKING-SENIOR LIVING: (VARIANCE REQUIRED)	1 SPACE PER SINGLE BEDROOM (17) 2 SPACES PER DOUBLE BEDROOM (42) 62 TOTAL SPACES

VICINITY MAP

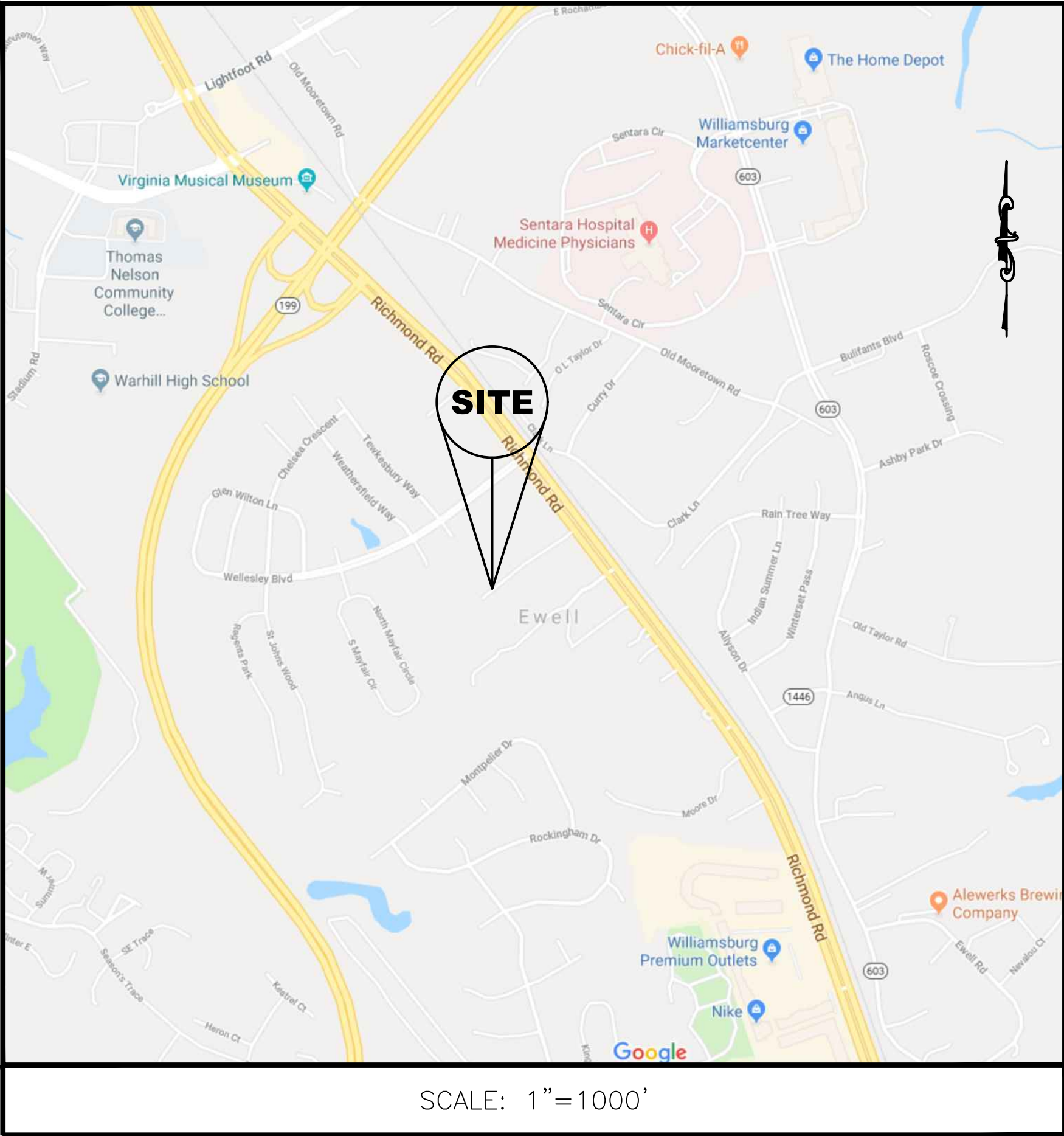


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NOTES:

- THIS MASTER PLAN WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
- TOPOGRAPHIC INFORMATION IS SHOWN PER JAMES CITY COUNTY GIS MAPPING AT 2' INTERVALS.
- NO STRUCTURES WITHIN THE DEVELOPMENT SHALL EXCEED 45' IN HEIGHT.
- FOR PROFFERS REFER TO JCC Z-0001-2011 ADOPTED BY THE BOARD OF SUPERVISORS ON DECEMBER 13, 2011.
- ALL PARCELS SHALL BE SERVED BY PUBLIC WATER AND SEWER.
- CURB AND GUTTER STREETS ARE PROPOSED.
- THIS PROJECT IS LOCATED WITHIN THE POWHATAN CREEK WATERSHED.
- NEW RESIDENTIAL HOMES TO BE ASSOCIATED WITH NEW H.O.A., NOT EXISTING FOREST HEIGHTS H.O.A..

STORMWATER NOTES:

- THE FOLLOWING SSC PRACTICES SHALL NOT BE ACCEPTED FOR US IN THIS DEVELOPMENT TO SATISFY SSC AND VRRM: DISCONNECTION OF IMPERVIOUS AREA, SUMPED OR BOTTOMLESS INLETS, ENHANCED OUTLET PROTECTIONS, FILTER/BUFFER STRIPS, RECORD DRAWINGS OF STORM SYSTEMS, AND ADDITIONAL POLLUTANT LOAD REDUCTION.
- SHOULD THE 1.5 DENSITY BONUS POINTS SPECIFIED IN SEC. 24-273.7B OF THE ZONING ORDINANCE BE UTILIZED, THE FOLLOWING REQUIREMENTS FOR LID MEASURE SHALL BE MET:
 - AT LEAST THREE PRACTICES MUST BE INCLUDED IN EACH PROVIDED LID TREATMENT TRAIN.
 - AT LEAST TWO SEPARATE TREATMENT TRAINS MUST BE PROVIDED FOR THE DEVELOPMENT OF THE PROPERTY.
 - THE SWM LID FEATURED AT THE REAR OF THE PROPERTY, JUST UPLAND OF THE RPA, MUST INCLUDE AT LEAST ONE PRETREATMENT PRACTICE FOR EACH INLET DISCHARGE POINT.
- IF THE DESIGN FOR THIS PROJECT INTENDS TO DIRECT FLOWS IN PC289, THE FOLLOWING CONDITIONS MUST BE MET AT THE TIME OF THE SITE PLAN REVIEW:
 - CONTRIBUTING DRAINAGE MUST BE BELOW THE APPROVED PRE-DEVELOPMENT RATE FOR THE APPROXIMATELY 1.5 AC. THAT FLOWS TO THE EXISTING FOREST HEIGHTS BMP.
 - FULL STORM SYSTEM CALCULATIONS WILL BE REQUIRED TO ENSURE THE HYDRAULIC GRADE LINE DOES NOT CAUSE POTENTIAL PONDING OR FLOODING ISSUES DURING THE 10-YEAR STORM EVENT.
 - A JOINT DECLARATION OF COVENANTS/INSPECTIONS AND MAINTENANCE AGREEMENT MUST BE EXECUTED WITH THE COUNTY FOR THE APPROPRIATE PORTION OF CONTRIBUTING DRAINAGE AREA.

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NO.	DATE	REVISION / COMMENT / NOTE
2	10/24/2019	REVISED FOR MU TO R-3 DEVELOPMENT
1	9/25/2019	REVISED FOR MU TO R-3 DEVELOPMENT



SCALE: N/A
DATE: 02-20-2019
JOB: 17-268
DRAWN BY: CG

C0.01
COVER SHEET

SOILS TYPE	SOIL NAME	HYDROLOGIC SOIL GROUP	TYPICAL SLOPES	EROSION FACTOR (K_w)	EROSION FACTOR (T)	WATER TABLE UPPER LIMIT (FT)
11C	Craven Complex	C	6–10%	0.32	5	2.0–3.0
14B	Emporia Fine Sandy Loam	C	2–6%	0.24–0.28	4	3.0–4.5
15D	Emporia Complex	C	10–15%	0.24–0.28	4	3.0–4.5
29B	Slagle Fine Sandy Loam	C	2–6%	0.24–0.28	5	1.5–3.0
17	Johnston Complex	D	0–2%	0.17	5	0.0

SINGLE FAMILY - A
MULTI-FAMILY UP TO 4 UNITS - B
APARTMENTS - D
OPEN SPACE - J

1. DRY SWALES
2. BIORETENTION BASIN OR FILTER
3. WIDE FLAT BOTTOM SWALES
4. INFILTRATION TRENCHES/PITS
5. SUMPED OR BOTTOMLESS INLETS
6. ENHANCED OUTLET PROTECTION



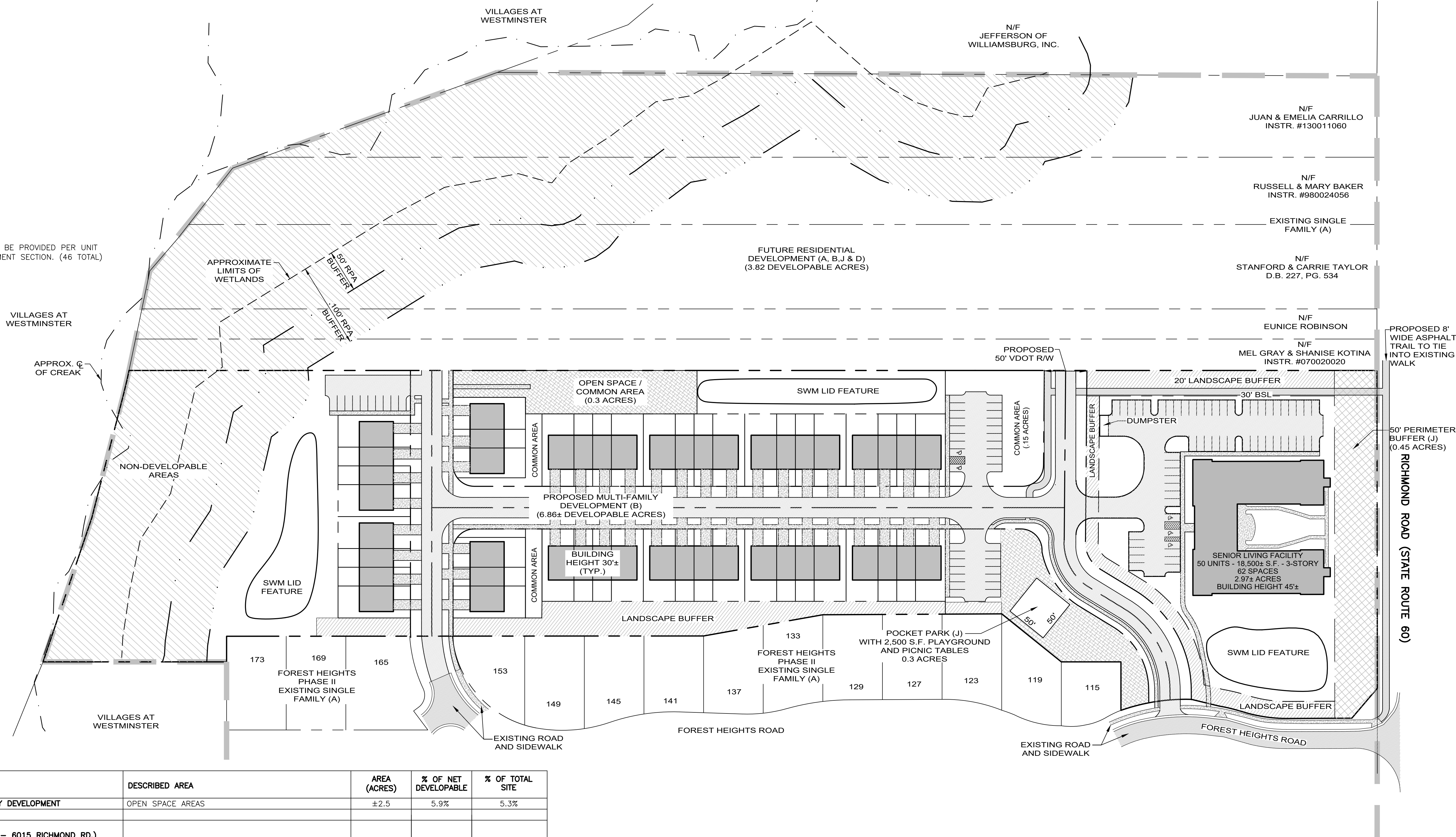
NET DEVELOPABLE AREA CALCULATION		
GROSS LAND AREA	±47.1	100.0%
AREAS SUBTRACTED		
25% SLOPES OR GREATER	±0.2	0.5%
RPA, FEMA ZONE A	±14.1	29.9%
SUBTOTAL	±14.3	30.4%
NET DEVELOPABLE AREA	±32.8	
AREAS SUBTRACTED/GROSS LAND AREA = PERCENT NON-DEVELOPABLE (14.3/47.1)*100=30.3%		
47.1*0.2 = 9.4 ACRES (PERCENT OF GROSS ACERAGE ADDED TO THE DEVELOPABLE LAND)		
32.8+9.4 = 42.2 (GROSS ACERAGE TO BE UTILIZED FOR DENSITY CALCULATION)		

DEVELOPABLE AREA (LAND USE BREAKDOWN)					
LAND USE AREA	USE DESIGNATION	GROSS AREA	PERCENT OF TOTAL SITE	TOTAL DWELLING UNITS	NON-DEVELOPABLE LAND
SINGLE FAMILY RESIDENTIAL	A	±23.61	50.1%	62	±8.33
OPEN SPACE	J	±3.80	8.1%	N/A	±0.02
MULTI-FAMILY DWELLING (UP TO 4 UNITS)	B	±8.44	17.9%	46	±1.49
SENIOR LIVING FACILITY	D	±2.97	6.3%	50	N/A
FUTURE RESIDENTIAL	A, B, & D	±8.28	17.6%	10	±5.00
TOTAL SUMMARY		±47.10	100.0%	168	

168 D.U. / 42.2 ACRES = 4.0 du/AC.

GENERAL NOTE:

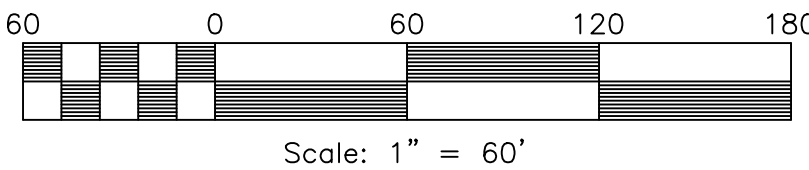
1. 1 GARAGE PARKING SPACE WILL BE PROVIDED PER UNIT IN THE MULTI-FAMILY DEVELOPMENT SECTION. (46 TOTAL)



OPEN SPACE SUMMARY

	DESCRIBED AREA	AREA (ACRES)	% OF NET DEVELOPABLE	% OF TOTAL SITE
EXISTING SINGLE FAMILY DEVELOPMENT	OPEN SPACE AREAS	±2.5	5.9%	5.3%
REMAINING PROPERTY (SALVATION ARMY SITE - 6015 RICHMOND RD.)				
MULTI-FAMILY RESIDENTIAL DEVELOPMENT	OPEN SPACE AREAS	±1.2	2.8%	2.5%
FUTURE RESIDENTIAL	OPEN SPACE AREAS	±1.3	3.1%	2.8%
TOTAL		±5.0	11.8%	8.5%

THE EXISTING 2.5 ACRES OF OPEN SPACE LISTED WITHIN THE EXISTING SINGLE FAMILY DEVELOPMENT IS MADE UP OF THE EXISTING PARK AND AREAS WITHIN THE NATURAL OPEN SPACE EASEMENT THAT LIES WITHIN AREAS OF DEVELOPABLE LANDS; THE EXACT LOCATION OF FUTURE OPEN SPACE AREAS WITHIN THE FUTURE RESIDENTIAL DEVELOPMENT HAVE NOT BEEN DETERMINED.

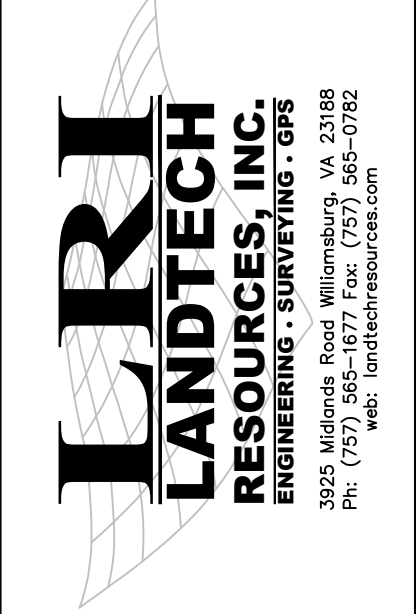


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SCALE: 1" = 60

DATE: 02-20-2019

JOB: 17-268

DRAWN BY: CG

C0.03

LAYOUT

03 OF 03