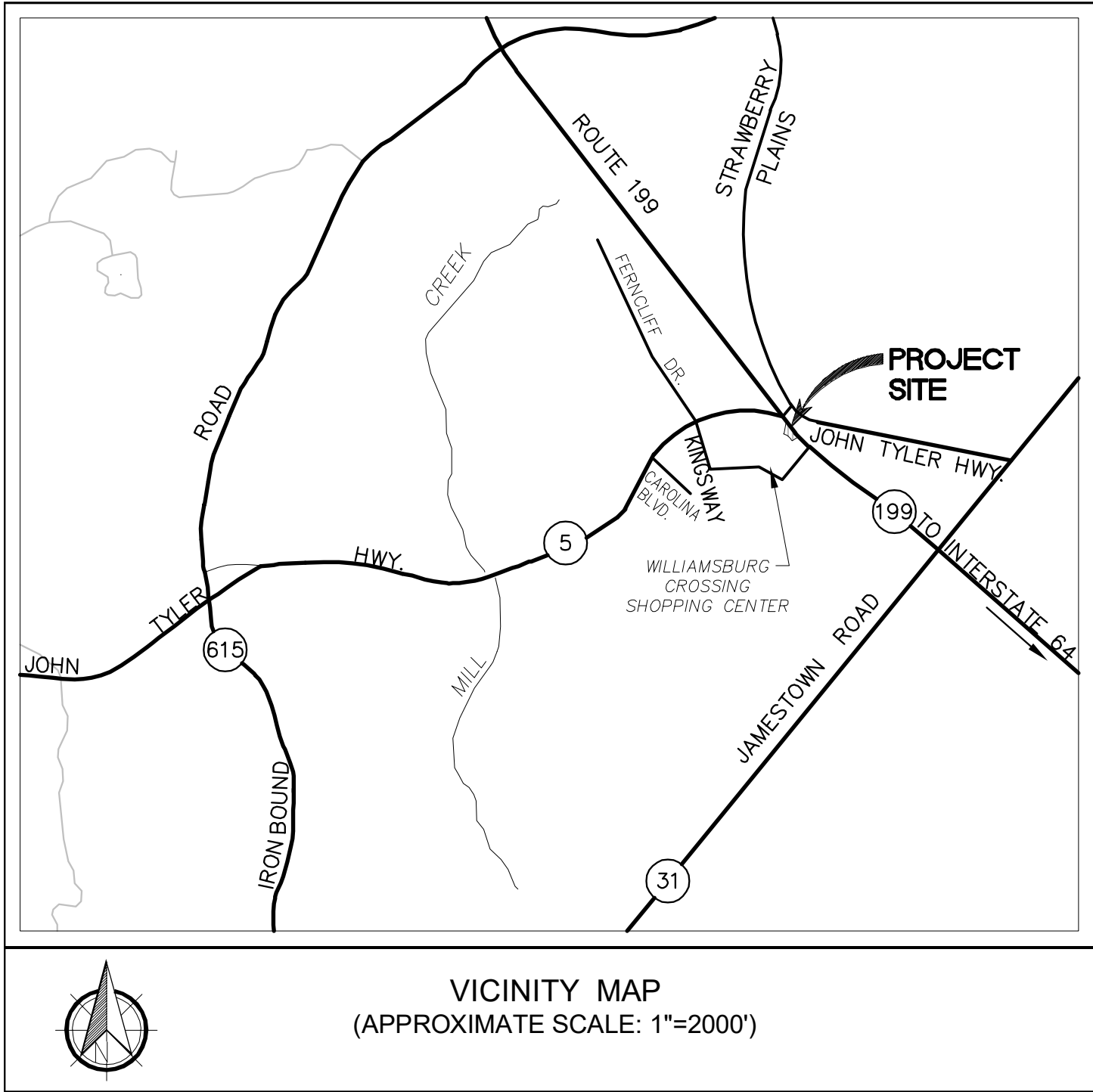


SPECIAL USE PERMIT AMENDMENT  
FOR  
CAROLINE'S CREAMERY  
DRIVE THRU ADDITION

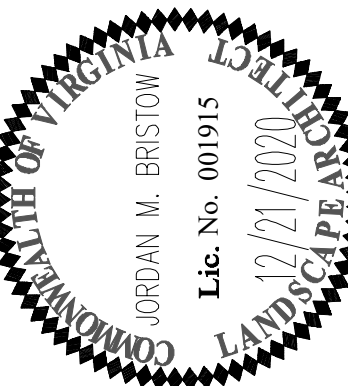
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



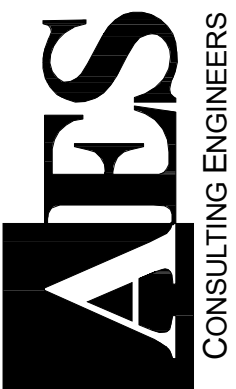
ORIGINAL COUNTY PROJECT NO.: SUP-02-93  
COUNTY PROJECT NO.: SUP-20-0017  
AMENDMENT SUBMITTAL DATE: NOVEMBER 24, 2020  
AMENDMENT RE-SUBMITTAL DATE: DECEMBER 21, 2020

## INDEX OF SHEETS:

<u>SHEET NO.</u>	<u>SHEET DESCRIPTION</u>
MP-1	COVER SHEET
MP-2	EXISTING CONDITIONS
MP-3	MASTER CONCEPTUAL PLAN
MP-4	COMMUNITY CHARACTER CORRIDOR BUFFER EXHIBIT

[illegible]

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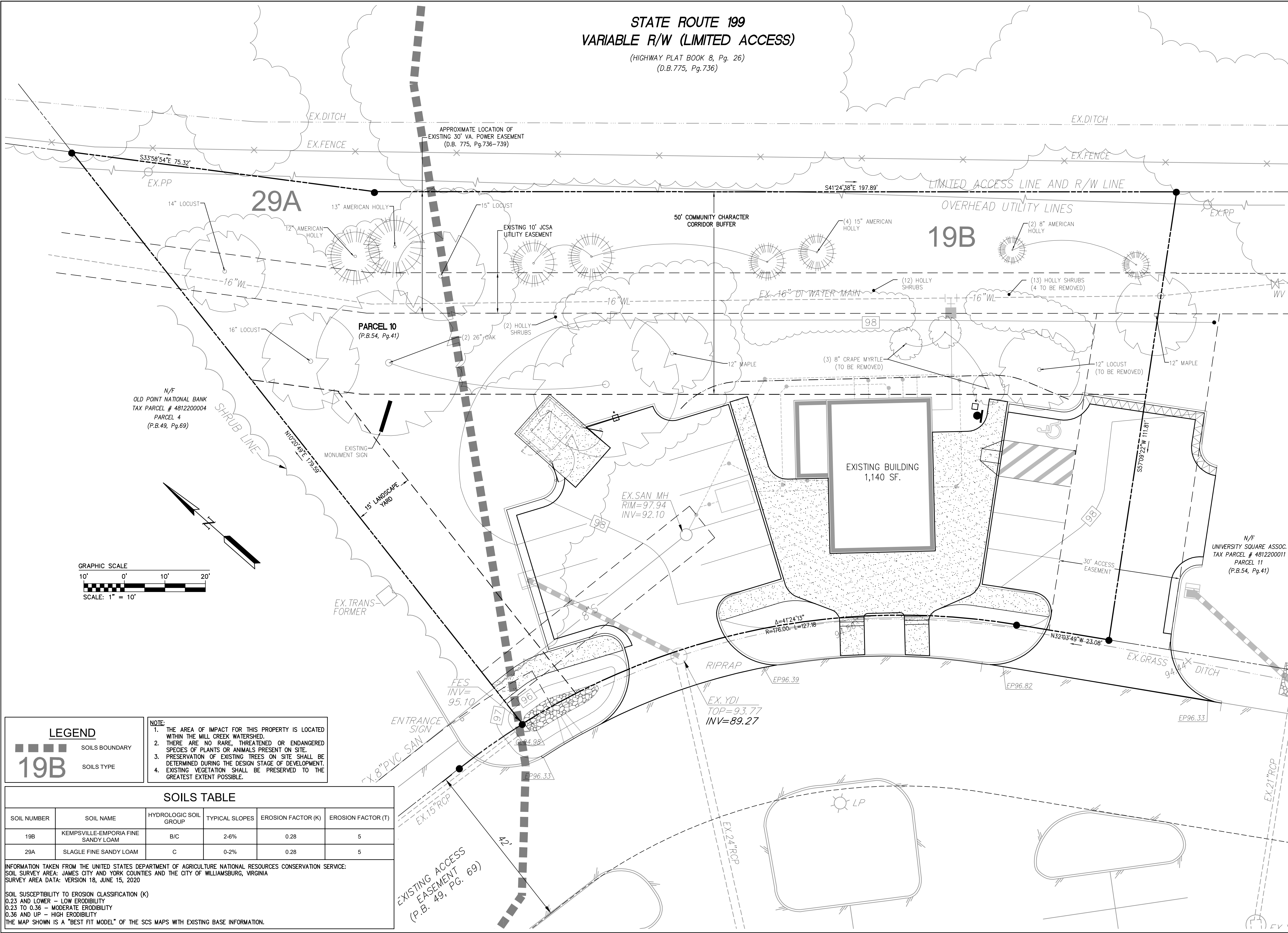
SPECIAL USE PERMIT AMENDMENT

CAROLINE'S CREAMERY, LLC

Project Contacts:		GAM/JMB
Project Number:		8642-04A
Scale:	Date:	
NA	11/24/2020	
Sheet Title:		
COVER SHEET		
Sheet Number		
MP-1		

STATE ROUTE 199  
VARIABLE R/W (LIMITED ACCESS)

(HIGHWAY PLAT BOOK 8, Pg. 26)  
(D.B. 775, Pg. 736-739)



**LEGEND**

■ ■ ■ ■ ■ SOILS BOUNDARY

**19B** SOILS TYPE

SOIL NUMBER	SOIL NAME	HYDROLOGIC SOIL GROUP	TYPICAL SLOPES	EROSION FACTOR (K)	EROSION FACTOR (T)
19B	KEMPSVILLE-EMPORIA FINE SANDY LOAM	B/C	2-6%	0.28	5
29A	SLAGLE FINE SANDY LOAM	C	0-2%	0.28	5

INFORMATION TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE NATIONAL RESOURCES CONSERVATION SERVICE:  
SOIL SURVEY AREA: JAMES CITY AND YORK COUNTIES AND THE CITY OF WILLIAMSBURG, VIRGINIA  
SURVEY AREA DATA: VERSION 18, JUNE 15, 2020

SOIL SUSCEPTIBILITY TO EROSION CLASSIFICATION (K)  
0.23 AND LOWER – LOW ERODIBILITY  
0.23 TO 0.36 – MODERATE ERODIBILITY  
0.36 AND UP – HIGH ERODIBILITY  
THE MAP SHOWN IS A "BEST FIT MODEL" OF THE SCS MAPS WITH EXISTING BASE INFORMATION.

Rev.	Date	Description	Revised By



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CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

SPECIAL USE PERMIT AMENDMENT

**CAROLINE'S CREAMERY, LLC**

BERKELEY DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: GAM/JMB  
Project Number: 8642-04A  
Scale: 1"=10' Date: 11/24/2020

Sheet Title:  
**EXISTING CONDITIONS**

Sheet Number  
**MP-2**

(HIGHWAY PLAT BOOK 8, Pg. 26)  
(D.B.775, Pg.736)

(HIGHWAY PLAT BOOK 8, Pg. 26)  
(D.B.775, Pg.736)

(D.B.775, Pg.736)

N/F  
OLD POINT NATIONAL BANK  
TAX PARCEL # 4812200004  
PARCEL 4  
(P.B.49, Pg.69)

OWNER	CAROLINE'S CREAMERY, LLC
ADDRESS	5289 JOHN TYLER HIGHWAY
SITE AREA	0.55± AC.
ZONING	B-1 (GENERAL BUSINESS)
PARKING REQUIRED	6 SPACES
PARKING PROVIDED	7 SPACES, INCLUDING 1 HC SPACE (PREVIOUSLY 13 SPACES)

POST-DEVELOPMENT IMPERVIOUS AREA: 8,647± S.F. / 0.20± AC

- 50' CCC BUFFER AREA 12,355± SF.
- VARIABLE WIDTH CCC BUFFER AREA\* 12,358± SF.
- PLANTING REQUIRED 31 TREES AND 93 SHRUBS
- (1 TREE AND 3 SHRUBS PER 400 SF OF BUFFER AREA)
- EXISTING VEGETATION:
  - 12 MATURE TREES\*\* 24 TREE CREDITS
  - 2 SPECIMEN TREES\*\* 6 TREE CREDITS
  - 23 EVERGREEN SHRUBS
- PROPOSED PLANTING:
  - 1 TREE
  - 70 SHRUBS
- VEGETATION PROPOSED TO BE REMOVED FROM CCC BUFFER WITH PROPOSED EXPANSION:
  - 4 TREES
  - 4 SHRUBS


\* PER SEC. 24-98 OF THE JCC ZONING ORDINANCE, THE CCC BUFFER SHALL BE AN AVERAGE OF 50' IN WIDTH. THE BUFFER SHALL BE NO LESS THAN 25' AND NO MORE THAN 65' IN ANY AREA.

\*\* PER SEC. 24-95 OF THE JCC ZONING ORDINANCE, TREE CREDITS ARE AS FOLLOWS: 1 VIABLE MATURE TREE = 2 PLANTED TREES. 1 VIABLE SPECIMEN TREE = 3 PLANTED TREES

\*\*\* IN ACCORDANCE WITH SECTION 24-95(C) OF THE ZONING ORDINANCE, NO CREDIT SHALL BE GIVEN FOR ANY TREES THAT ARE NOT PROTECTED IN FULL COMPLIANCE WITH THE TREE PROTECTION STANDARDS LISTED IN SECTION 24-88(B) OF THE ZONING ORDINANCE.



TREES  
 2-1/2" CALIPER AND/OR 8" HT.  
 AMELANCHIER ARBOREA / DOWNY SERVICEBERRY  
 CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK  
 ILEX X ATTENUATA / FOSTER NO. 2 / FOSTER NO. 2 HOLLY  
 JUNIPERUS VIRGINIANA / EASTERN RED CEDAR  
 NYSSA SYLVATICA / SOUR GUM  
 QUERCUS BICOLOR / SWAMP WHITE OAK


EVERGREEN SHRUBS  
 18" HT./W.  
 ABELIA X GRANDIFLORA / GLOSSY ABELIA  
 ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERY HOLLY  
 LOROPETALUM CHINENSE RUBRUM 'BURGUNDY' / BURGUNDY LOROPETALUM  
 PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL  
 RHAPHIOLEPIS INDICA / INDIAN HAWTHORN

DECIDUOUS SHRUBS  
22" HT.WJ.  
ARONIA ARBUTIFOLIA / BRILLIANTESTISSIMA / BRILLIANT RED CHOKEBERRY  
BUDDELEIA DAVIDI / BLACK KNIGHT / BLACK KNIGHT BUTTERFLY BUSH  
CORNUS SERICEA / BAILEY'S REDTWIG / RED TWIG DOGWOOD  
DENSE, FULL  
HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA  
ITEA VIRGINICA / HENRY'S GARNET / HENRY'S GARNET SWEETSPIRE

**NOTE:** THE PLANTS LISTED IN THE PLANT SCHEDULE ARE REPRESENTATIVE OF THE SPECIES THAT COULD BE PLANTED TO MEET THE REQUIREMENTS FOR THE COMMUNITY CHARACTER CORRIDOR BUFFER PLANTING. THE SHRUBS SPECIFIED ARE A LIST OF SHRUBS THAT ARE RECOMMENDED FOR PLANTING WITHIN THE DOMINION ENERGY ELECTRIC TRANSMISSION RIGHT OF WAY, AS PROVIDED BY DOMINION ENERGY.

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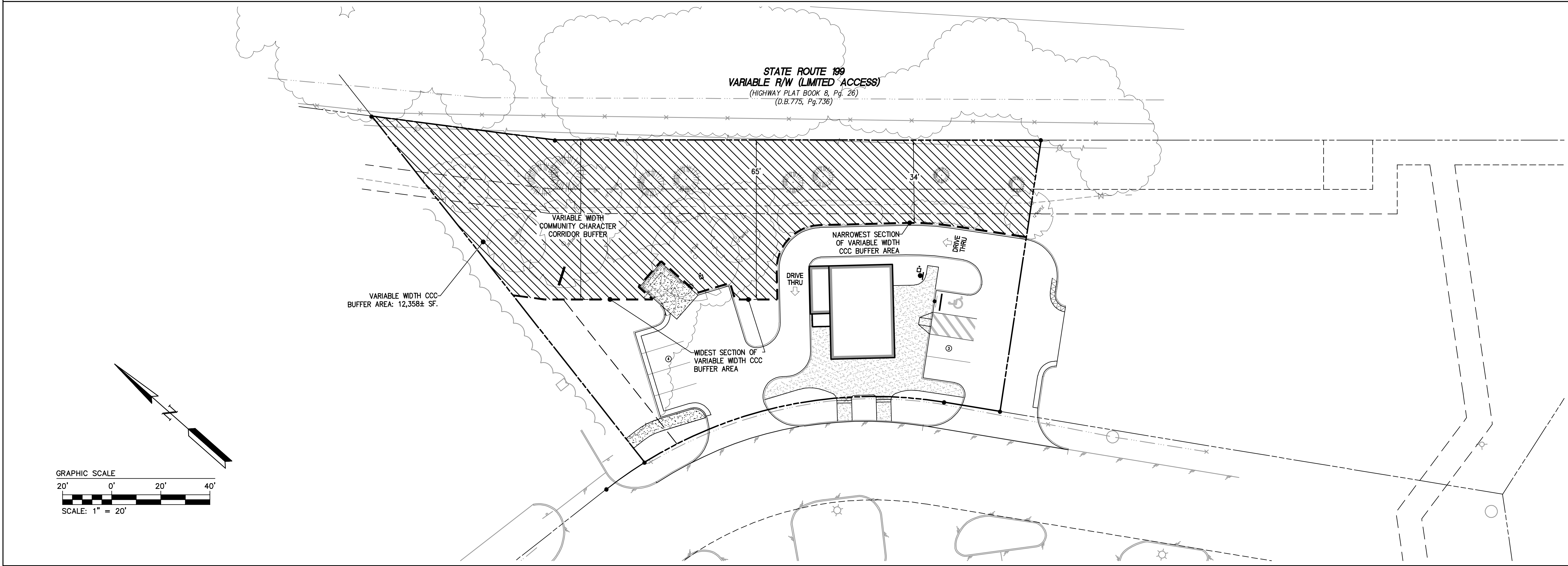
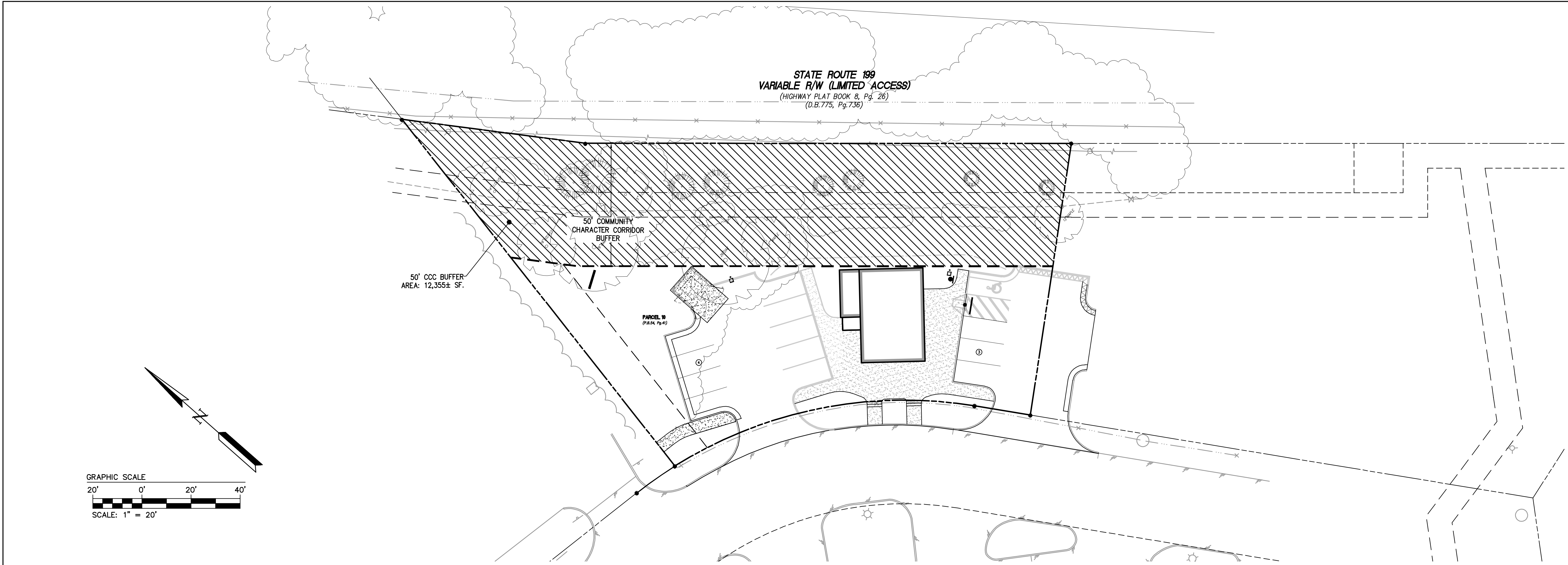
**ABS**  
CONSULTING ENGINEERS  
Hamilton Road | Central Village

CAROLINE'S CREAMERY, LLC

Contacts:	GAM/JME
Number:	8642-04A
Date:	11/24/2020

TER  
CEPTUAL

Sheet Number  
**MP-3**



Rev.	Date	Description	Revised By



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SPECIAL USE PERMIT AMENDMENT

**CAROLINE'S CREAMERY, LLC**

BERKELEY DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: GAM/JMB  
Project Number: 8642-04A  
Scale: 1"=20' Date: 11/24/2020

Sheet Title:  
COMMUNITY  
CHARACTER  
CORRIDOR  
BUFFER EXHIBITS

Sheet Number  
**MP-4**