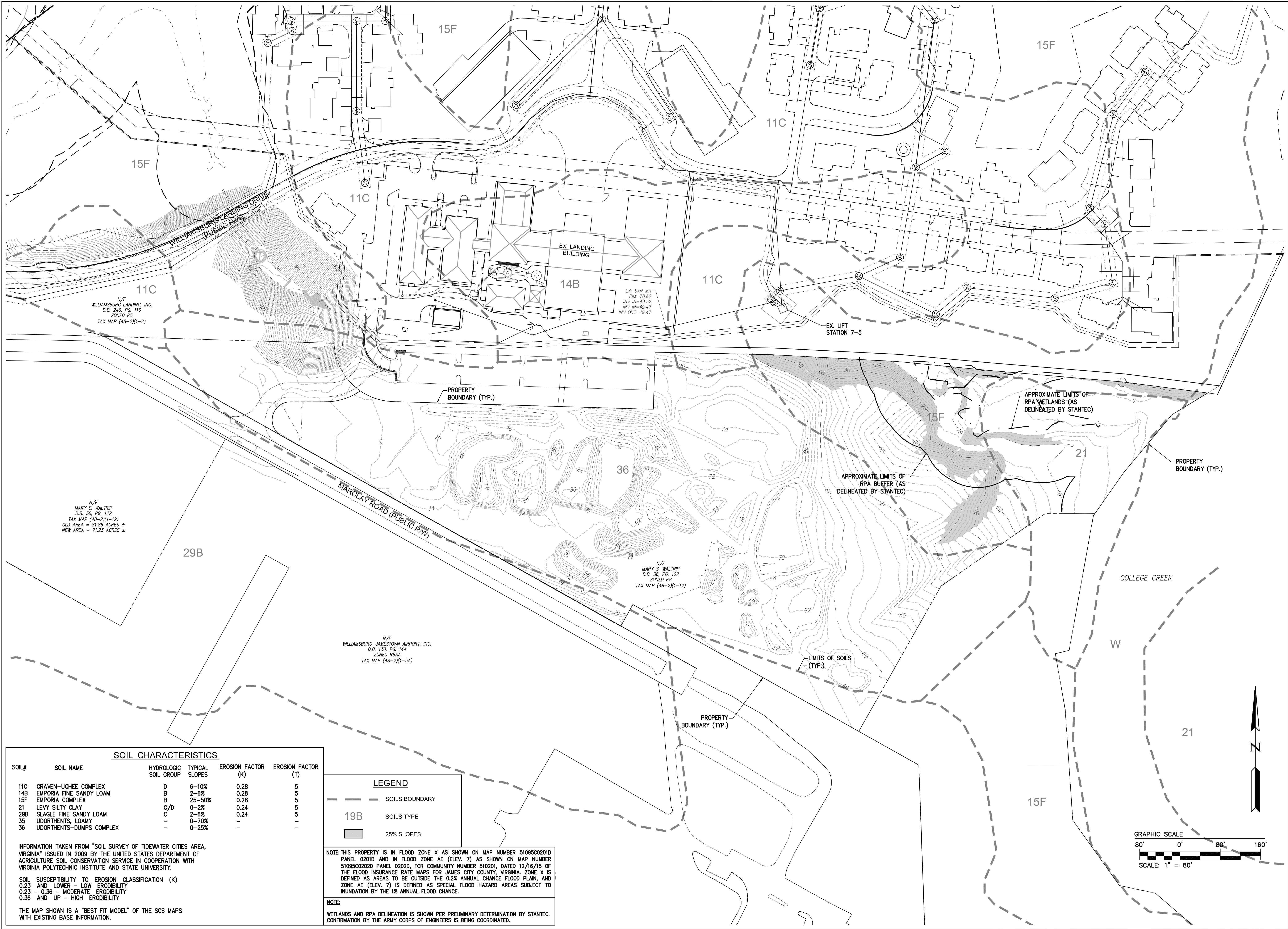


Master Site Plan

A1



SOIL CHARACTERISTICS					
SOIL#	SOIL NAME	HYDROLOGIC SOIL GROUP	TYPICAL SLOPES	EROSION FACTOR (K)	EROSION FACTOR (T)
11C	CRAVEN-UCHEE COMPLEX	D	6-10%	0.28	5
14B	EMPORIA FINE SANDY LOAM	B	2-6%	0.28	5
15F	EMPORIA COMPLEX	B	25-50%	0.28	5
21	LEVY SILTY CLAY	C/D	0-2%	0.24	5
29B	SLAGLE FINE SANDY LOAM	C	2-6%	0.24	5
35	UDORTHERTS, LOAMY	-	0-70%	-	-
36	UDORTHERTS-DUMPS COMPLEX	-	0-25%	-	-

INFORMATION TAKEN FROM "SOIL SURVEY OF TIDEWATER CITIES AREA, VIRGINIA" ISSUED IN 2009 BY THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE IN COOPERATION WITH VIRGINIA POLYTECHNIC INSTITUTE AND STATE UNIVERSITY.

SOIL SUSCEPTIBILITY TO EROSION CLASSIFICATION (K)
0.23 AND LOWER - LOW ERODIBILITY
0.23 - 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.

LEGEND	
	SOILS BOUNDARY
	SOILS TYPE
	25% SLOPES

NOTE: THIS PROPERTY IS IN FLOOD ZONE X AS SHOWN ON MAP NUMBER 51095C02010 PANEL 02010 AND IN FLOOD ZONE AE (ELEV. 7) AS SHOWN ON MAP NUMBER 51095C02020 PANEL 02020. FOR COMMUNITY NUMBER 510201, DATED 12/16/15 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AND ZONE AE (ELEV. 7) IS DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL FLOOD CHANCE.

NOTE:
WETLANDS AND RPA DELINEATION IS SHOWN PER PRELIMINARY DETERMINATION BY STANTEC. CONFIRMATION BY THE ARMY CORPS OF ENGINEERS IS BEING COORDINATED.

Rev.	Date	Description	Revised By

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AES
CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

MASTER PLAN
WILLIAMSBURG LANDING
MARCLAY ROAD PROPERTY
OWNER/DEVELOPER: WILLIAMSBURG LANDING, INC.

ROBERTS DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: TRS
Project Number: W8162-22B

Scale: 1"=80'
Date: 01/18/17

Sheet Title:
EXISTING CONDITIONS

Sheet Number

