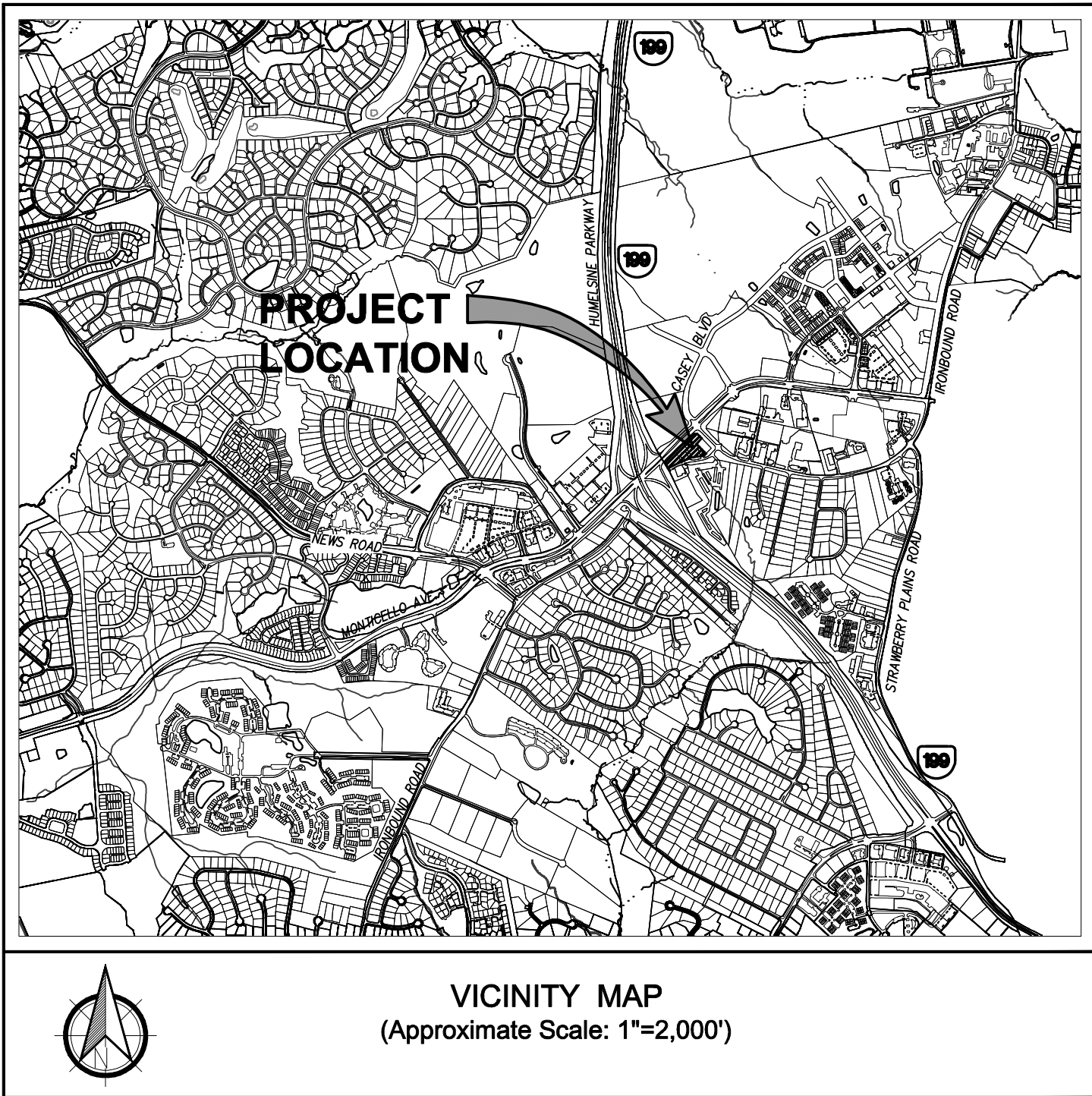


AES PROJECT NUMBER W10481-00
SUBMITTAL DATE: NOVEMBER 14, 2018

3. SITE IS ZONED GENERAL BUSINESS (B1) DISTRICT (ZONING PARCEL 1) & RURAL RESIDENTIAL DISTRICT (R8) (ZONING PARCELS 2 & 3).
4. SITE IS SITUATED IN THE MILL CREEK WATERSHED OF JAMES CITY COUNTY.
5. HYDROLOGIC UNIT CODE: J.33 (JAMES RIVER - LOWER CHIPPOKEE CREEK 020802060704)
6. BASED ON THE FEMA FLOOD INSURANCE RATE MAP FOR JAMES CITY COUNTY, VIRGINIA (1095001380) AND FLOOD DAMAGE PREVENTION ACT (FLOOD) 15, NO PORTIONS OF THIS PROPERTY FALL WITHIN THE 100-YEAR FLOODPLAIN.
7. SITE AREA = 2.67 AC. ± (116,276 S.F.±)



1 COVER SHEET
2 ENVIRONMENTAL INVENTORY AND EXISTING CONDITIONS
3 BINDING MASTER PLAN

CONTACT: BUSH CONSTRUCTION CORP.
4029 IRONBOUND ROAD, SUITE 100
WILLIAMSBURG, VA 23188
MRINALDI@BUSHCOS.COM
ATTN: MARK RINALDI

[illegible]

ADS
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MASTER PLAN
IRONBOUND CROSSING
FOR
REZONING

JAMES TOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:		JAG
Project Number:		W10481-00
Scale:	Date:	
N/A	11/14/18	
Sheet Title:		
COVER SHEET		
Sheet Number		
1		

SOIL CHARACTERISTICS - JAMES CITY & YORK COUNTIES AND THE CITY OF WILLIAMSBURG, VA						
SOILS NO.	SOIL NAME	HYDROLOGIC SOIL GROUP	TYPICAL SLOPES	EROSION FACTOR (K _e) WHOLE SOIL	EROSION FACTOR (T)	WATER TABLE UPPER LIMIT (FT)
11C	CRAVEN COMPLEX	C	6-10%	0.32	5	2.0-3.0
11C	UCHEE COMPLEX	A	6-10%	0.10-0.28	5	3.5-5.0
15F	EMPORIA COMPLEX	C	25-50%	0.24-0.28	4	3.0-4.5
16	IZAGORA LOAM	C	0-3%	0.24-0.28	5	1.5-3.0
17	JOHNSTON COMPLEX	D	0-2%	0.17	5	0.0
18B	KEMPSVILLE FINE SANDY LOAM	B	2-6%	0.24-0.28	4	-
29A	SLAGLE FINE SANDY LOAM	C	0-2%	0.24-0.28	5	1.5-3.0

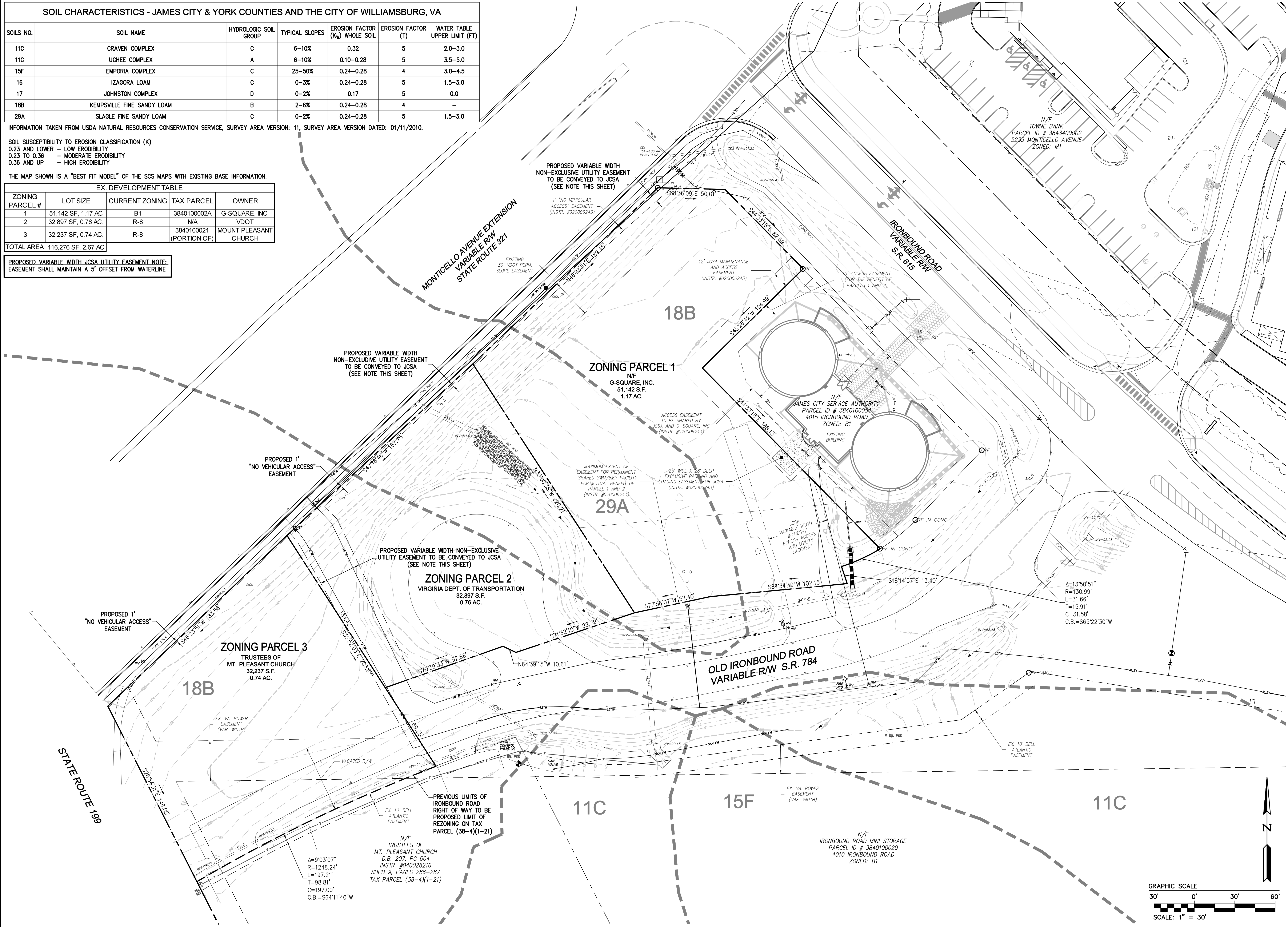
INFORMATION TAKEN FROM USDA NATURAL RESOURCES CONSERVATION SERVICE, SURVEY AREA VERSION: 11, SURVEY AREA VERSION DATED: 01/11/2010.

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.

EX. DEVELOPMENT TABLE				
ZONING PARCEL #	LOT SIZE	CURRENT ZONING	TAX PARCEL	OWNER
1	51,142 SF, 1.17 AC	B1	384010002A	G-SQUARE, INC.
2	32,897 SF, 0.76 AC.	R-8	N/A	VDOT
3	32,237 SF, 0.74 AC.	R-8	3840100021 (PORTION OF)	MOUNT PLEASANT CHURCH
TOTAL AREA 116,276 SF, 2.67 AC				

PROPOSED VARIABLE WIDTH JCSA UTILITY EASEMENT NOTE:
EASEMENT SHALL MAINTAIN A 5' OFFSET FROM WATERLINE



Rev.	Date	Description	By
1	12/13/18	REV PER JCC COMMENTS DATED 12/05/18	JAG

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CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula

MASTER PLAN
IRONBOUND CROSSING
FOR
REZONING

JAMES CITY COUNTY
JAMES TOWN DISTRICT
VIRGINIA

Project Contacts: JAG
Project Number: W10481-00
Scale: 1"=30'
Date: 11/14/18
Sheet Title:
ENVIRONMENTAL
INVENTORY AND
EXISTING
CONDITIONS
Sheet Number
2

DEVELOPMENT TABULATION					
AREA NUMBER	AREA DESIGNATION	PROPOSED USE	GROSS FLOOR AREA (S.F.)	AREA IN ACRES	PERCENT OF TOTAL SITE
1	E	COMMERCIAL	20,000	1.93	73.1%
1	G	OFFICE	25,000		
2	I	INSTITUTIONAL	3,000	0.74	26.9%
TOTALS				2.67	100.0%

DEVELOPMENT TABULATION NOTES:

1. A COMMERCIAL SPECIAL USE PERMIT (SUP) PURSUANT TO SECTION 24-11 OF THE ZONING ORDINANCE WILL BE REQUIRED FOR ANY PROPOSED USE MEETING THE CRITERIA LISTED IN SECTION 24-11 OF THE ZONING ORDINANCE NOTWITHSTANDING THE APPROVAL OF THIS MASTER PLAN. SUBMITTAL REQUIREMENTS LISTED IN 24-23 (a)(1) SUBSECTIONS c, f AND g ARE SPECIFICALLY WAIVED GIVEN PRIOR SITE LAND DISTURBANCES
2. AREA 1 MAY INCLUDE A COMBINATION OF COMMERCIAL AND OFFICE USE OR IT MAY BE COMPRISED OF ONLY COMMERCIAL OR ONLY OFFICE USE. CUMULATIVE MAXIMUM SQUARE FOOTAGE SHALL NOT EXCEED THE AGGREGATE LISTED IN THE TABLE EXCEPT AS APPROVED IN A SPECIAL USE PERMIT APPROVED BY THE BOARD OF SUPERVISORS.
3. AREA 1 USES ARE RESTRICTED IN ACCORDANCE WITH THE SUBMITTED PROFFER CONDITIONS FOR THE PROPERTY.
4. AREA 2 MAY INCLUDE UP TO 3,000 SQUARE FEET OF STRUCTURES COMPRISED ONLY OF USES ACCESSORY TO A PLACE OF PUBLIC ASSEMBLY.

MASTER PLAN NOTE:

THIS MASTER PLAN IS BINDING PER CHAPTER 24, DIVISION 14, SECTION 24-515(b)(4)&(5) OF THE JAMES CITY COUNTY ZONING ORDINANCE.

SEWER NOTE:

SEWER NOTE: SEWER DISCHARGING TO THE JCSA GRAVITY SYSTEM SHALL NOT EXCEED 15,500 GPD.

STORMWATER NOTE:

ON SITE STORMWATER SHALL BE ABOVE AND/OR BELOW GROUND AND SHALL TREAT ALL PROPOSED STORMWATER IN ACCORDANCE WITH STATE STORMWATER REGULATIONS.

