



NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	11/11/11
2	REVISED PLAN	11/11/11
3	REVISED PLAN	11/11/11
4	REVISED PLAN	11/11/11
5	REVISED PLAN	11/11/11
6	REVISED PLAN	11/11/11
7	REVISED PLAN	11/11/11
8	REVISED PLAN	11/11/11
9	REVISED PLAN	11/11/11
10	REVISED PLAN	11/11/11

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MASTER PLAN FOR
REZONING OF ENTERPRISE CENTER
 AT
HAZELWOOD FARMS

- TREATMENT TRAINING POND**
- VEGETATED FILTER STRIP
 - PERMEABLE PAVEMENT
 - BIORETENTION BASIN
 - DRY SWALE
 - FILTERING
 - GREEN ROOFS
 - CISTERNS

- EXCESSIVE IMPACTS**
- | | |
|---------------------|--------------------|
| TRAIL WETLANDS | WIDE ON SITE |
| TRAIL SWALES | WIDE ON SITE |
| TRAIL SWALES IN SWP | 25.0M SW. SW. AC |
| 100 FT. SW. BUFFER | 100 FT. SW. BUFFER |
| 100 FT. SW. BUFFER | 100 FT. SW. BUFFER |

- NOTES:**
1. ALL WET POND SHOWN IN APPROXIMATE LOCATIONS FOR PLANNING CONSIDERATION ONLY. FINAL LOCATION OF STORMWATER MANAGEMENT FEATURES TO BE DETERMINED DURING SITE PLAN PREPARATION.
 2. STORMWATER MANAGEMENT FOR ALL AREAS SHALL BE DESIGNED TO STAND ALONE. THESE SITES SHALL BE REQUIRED TO SHOW AN APPROVED MASTER STORMWATER PLAN FOR PHASED DEVELOPMENT FOR EACH PARCEL AREA.
 3. SITES SHALL UTILIZE TREATMENT TRAINS OF 2:1 MEASURES.

STORMWATER MANAGEMENT NARRATIVE

A STORMWATER MANAGEMENT PLAN IS PROPOSED FOR THE SITE TO MEET THE GENERAL CRITERIA OF THE COMMONWEALTH OF VIRGINIA AND JAMES CITY COUNTY'S STORMWATER REQUIREMENTS. STORMWATER IS TO BE MANAGED BY A SERIES OF BEST MANAGEMENT PRACTICES AND NEW DRAINAGE INFRASTRUCTURE THAT ULTIMATELY DISCHARGE INTO DOWNSTREAM INFRASTRUCTURE. UPSTREAM INFRASTRUCTURE PONDING, PONDING, CREEK BANKS, AND OTHER LOW IMPACT DEVELOPMENT MEASURES WILL CONTRIBUTE TO STORMWATER QUALITY CONTROL AND WILL FEED INTO THE DOWNSTREAM WET POND. PONDS SHOULD BE DESIGNED AS THE FINAL MEASURE OF WATER QUALITY AND QUANTITY CONTROL. DISCHARGE FROM THESE PONDS SHALL COMPLY WITH THE VIRGINIA SWP REDUCTION METHOD. ALL PROPOSED SITE WORK WILL BE MANAGED BY THESE STORMWATER MEASURES TO NEGATE DOWNSTREAM WETLANDS IMPACTS AND POLLUTION FROM OUTFLOWING INTO THE COMMONWEALTH.

LEGEND

- PROPOSED PUBLIC ROAD ACCESS
- PROPERTY BOUNDARY
- CONFORMANCE INTERNAL DEVELOPMENT BOUNDARY
- MAP-USE PAIN