

MASTER PLAN FOR REZONING OF ENTERPRISE CENTER AT HAZELWOOD FARMS

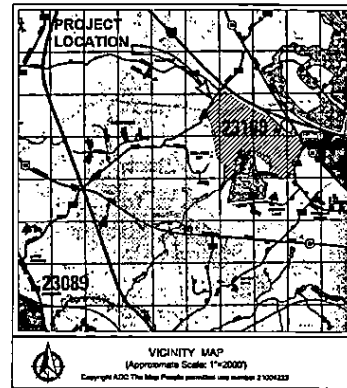
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

GENERAL NOTES

1. TOPOGRAPHIC INFORMATION IS BASED ON 2-FOOT CONTOUR INTERVALS PROVIDED BY AN AERIAL SURVEY PLANNED IN 2015.
2. SHEET 2 ENVIRONMENTAL INVENTORY INDICATES 22% SLOPE, SOIL INVENTORY, WETLANDS, THE APPROPRIATE LOCATION OF RESOURCE PROTECTION AREAS (RPA) AND ASSOCIATED BUFFERZONES AND PERMANENT STREAM DETERMINATIONS. FOR FURTHER INFORMATION ON THE ENVIRONMENTAL INVENTORY, REFER TO THE COMMUNITY IMPACT STATEMENT.
3. THIS PROJECT IS LOCATED WITHIN THE WARD CREEK AND DABONG CREEK RESERVOIR WATERSHED.
4. CURB AND OUTLET STREETS ARE PROPOSED.
5. ALL PUBLIC STREETS WITHIN THE DEVELOPMENT WILL BE DESIGNED PER APPLICABLE VDOT STANDARDS.
6. HYDROLOGIC UNIT CODES
TWO WARD CREEK
JULY DABONG CREEK RESERVOIR
7. MAXIMUM BUILDING HEIGHT = 8'2"

INDEX OF SHEETS

SHEET NO.	SHEET DESCRIPTION
MP-1	COVER SHEET
MP-2	EXISTING CONDITIONS PLAN
MP-3	CONCEPTUAL LAND USE AND SHARED USE PATH PLAN
MP-4	CONCEPTUAL STORMWATER MASTER PLAN
MP-5	CONCEPTUAL UTILITY PLAN
MP-6	CONCEPTUAL RT, 20 ROAD IMPROVEMENTS PLAN



COUNTY PROJECT NO.: CZ-19-006
SUP-19-008
ORIGINAL SUBMITTAL DATE: 2/7/2019
APPROVAL DATE:

SITE DATA:

SITE ADDRESS: 3402 BARNES ROAD, STE B, 501 OLD STAGE ROAD
WILLIAMSBURG, VIRGINIA 23182

CURRENT ZONING: A-1, GENERAL AGRICULTURAL
S-1, GENERAL BUSINESS
EQ, ECONOMIC OPPORTUNITY

PROPOSED ZONING: EQ, ECONOMIC OPPORTUNITY

PANELS:
T.M. 844700013 (PART 2) 135.28 AC (S-1)
T.M. 844700013 162.76 AC (S-1)
T.M. 844700014 1.83 AC (S-1)
T.M. 844700015 3.01 AC (S-1)
TOTAL ACRTAGE: 242.88 AC

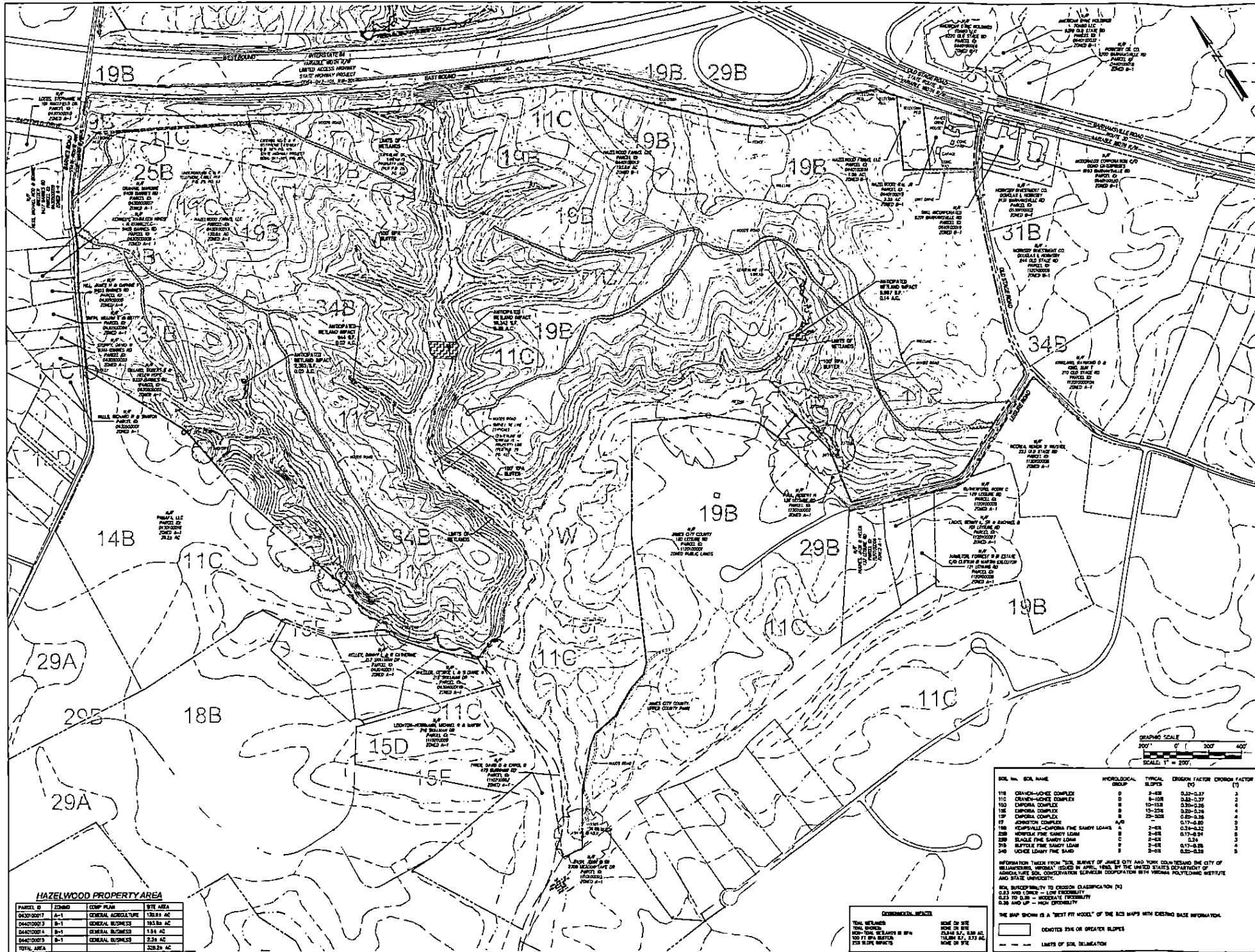
FLOOD HAZARD MAP:
THIS PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON MAP NUMBER 510800010, PANEL D0015 FOR COMMUNITY NUMBER 59001. DATED 12/1/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE "X" IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN.

1	2	3	4	5	6	7	8	9	10	11	12

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 WOODBRIDGE, VA 22191
 (703) 596-1000
 www.aesconsulting.com

MASTER PLAN FOR
**REZONING OF ENTERPRISE CENTER
 AT
 HAZELWOOD FARMS**
 JAMES CITY COUNTY, VIRGINIA

Project Number: 210
 Project Name: SUP-19-008
 Date: 02/07/2019
 Scale: AS SHOWN
 Sheet No.: 1 of 6
COVER SHEET
 Sheet Number:
MP-1



HAZELWOOD PROPERTY AREA

PARCEL ID	ZONING	COMP PLAN	SITE AREA
043010017	A-1	GENERAL AGRICULTURE	130.84 AC
044010013	B-1	GENERAL BUSINESS	133.84 AC
044010014	B-1	GENERAL BUSINESS	1.84 AC
044010015	B-1	GENERAL BUSINESS	2.39 AC
TOTAL AREA			328.84 AC

SOL No.	SOL NAME	HYDROLOGICAL GROUP	TYPICAL SLOPES	EROSION FACTOR (K)	EROSION FACTOR (T)
118	CHANCE-LAUREL COMPLEX	D	2-8%	0.22-0.37	3
119	CHANCE-LAUREL COMPLEX	D	8-10%	0.33-0.57	3
120	DIAPYRA COMPLEX	B	10-15%	0.30-0.26	4
121	DIAPYRA COMPLEX	B	15-25%	0.20-0.28	4
122	DIAPYRA COMPLEX	B	25-50%	0.12-0.28	4
67	JOHNSTON COMPLEX	A/D	2-8%	0.17-0.80	0
18	POCAHONTAS COMPLEX FINE SANDY LOAMS	A/D	2-8%	0.19-0.42	0
208	WINDFALL FINE SANDY LOAM	C	2-8%	0.17-0.24	0
209	WINDFALL FINE SANDY LOAM	C	2-8%	0.24	0
318	BUPTON FINE SANDY LOAM	B	2-8%	0.17-0.28	0
340	BUPTON FINE SANDY LOAM	B	2-8%	0.20-0.28	0

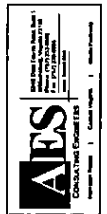
INFORMATION TAKEN FROM THE SURVEY OF JAMES CITY AND YORK COUNTIES AND THE CITY OF HAZELWOOD, VIRGINIA, ISSUED IN APRIL, 1984, BY THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE IN COOPERATION WITH VIRGINIA POLYTECHNIC INSTITUTE AND STATE UNIVERSITY.

SOL SUSCEPTIBILITY TO EROSION CLASSIFICATION (K)
 1 - VERY LOW - LOW PROBABILITY
 2 - LOW - MODERATE PROBABILITY
 3 - MODERATE - HIGH PROBABILITY
 4 - HIGH - HIGH PROBABILITY

THE MAP SHOWS A "BEST FIT MODEL" OF THE SOL MAPS WITH EXISTING BASE INFORMATION.

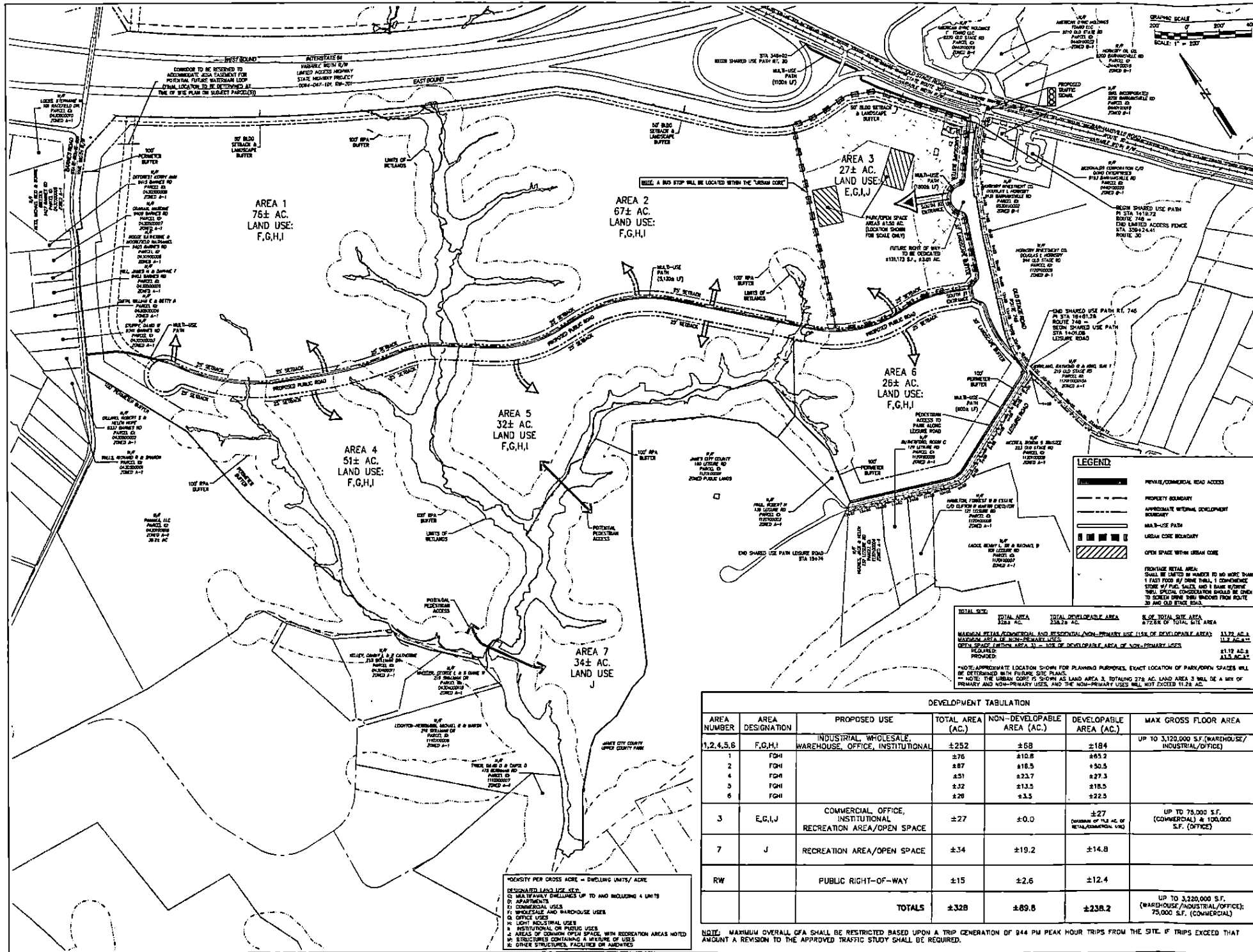
--- DENOTES 2% OR GREATER SLOPES
 --- LIMITS OF SOL DELINEATION

1	2	3	4	5	6	7	8	9	10
1	1	1	1	1	1	1	1	1	1



HAZELWOOD PLANNING
REZONING OF ENTERPRISE CENTER AT HAZELWOOD FARMS
 JAMES CITY COUNTY, VIRGINIA

Project Number: 101
 Report Number: 101-001
 Date: 8/98
 Scale: 1" = 400'
 Drawing Title: EXISTING CONDITIONS PLAN
 Sheet Number: MP-2



NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

LEGEND

- PRIVATE/COMMERCIAL ROAD ACCESS
- PROPERTY BOUNDARY
- APPROXIMATE INTERNAL DEVELOPMENT BOUNDARY
- MULTI-USE PATH
- URBAN CORE BOUNDARY
- OPEN SPACE WITHIN URBAN CORE

TOTAL SITE

TOTAL AREA	1,228 AC.	TOTAL DEVELOPABLE AREA	232.2 AC.	% OF TOTAL SITE AREA	18.9%
MAXIMUM AREA OF NON-PRIMARY USES	11.2 AC. (1.0%)	MAXIMUM AREA OF NON-PRIMARY USES	11.2 AC. (1.0%)	MAXIMUM AREA OF NON-PRIMARY USES	11.2 AC. (1.0%)

NOTE: APPROXIMATE LOCATION SHOWN FOR PLANNING PURPOSES. EXACT LOCATION OF PARK/OPEN SPACES WILL BE DETERMINED WITH FUTURE SITE PLANS.
NOTE: THE URBAN CORE IS SHOWN AS LAND AREA 3, TOTALING 274 AC. LAND AREA 3 WILL BE A MIX OF PRIMARY AND NON-PRIMARY USES, AND THE NON-PRIMARY USES WILL NOT EXCEED 11.2 AC.

DEVELOPMENT TABULATION

AREA NUMBER	AREA DESIGNATION	PROPOSED USE	TOTAL AREA (AC.)	NON-DEVELOPABLE AREA (AC.)	DEVELOPABLE AREA (AC.)	MAX GROSS FLOOR AREA
1,2,4,5,6	F,G,H,I	INDUSTRIAL, WHOLESALE, WAREHOUSE, OFFICE, INSTITUTIONAL	±252	±68	±184	UP TO 3,120,000 S.F. (WAREHOUSE/INDUSTRIAL/OFFICE)
1	F,G,H,I		±76	±10.8	±65.2	
2	F,G,H,I		±67	±16.5	±50.5	
4	F,G,H,I		±51	±23.7	±27.3	
5	F,G,H,I		±32	±13.5	±18.5	
6	F,G,H,I		±26	±3.5	±22.5	
3	E,G,I,J	COMMERCIAL OFFICE, INSTITUTIONAL, RECREATION AREA/OPEN SPACE	±27	±0.0	±27	UP TO 75,000 S.F. (COMMERCIAL) & 100,000 S.F. (OFFICE)
7	J	RECREATION AREA/OPEN SPACE	±34	±19.2	±14.8	
RW		PUBLIC RIGHT-OF-WAY	±15	±2.6	±12.4	
TOTALS			±328	±89.8	±238.2	UP TO 3,220,000 S.F. (WAREHOUSE/INDUSTRIAL/OFFICE); 75,000 S.F. (COMMERCIAL)

DENSITY PER GROSS ACRE = DWELLING UNITS/ACRE

DESIGNATED LAND USE KEY:

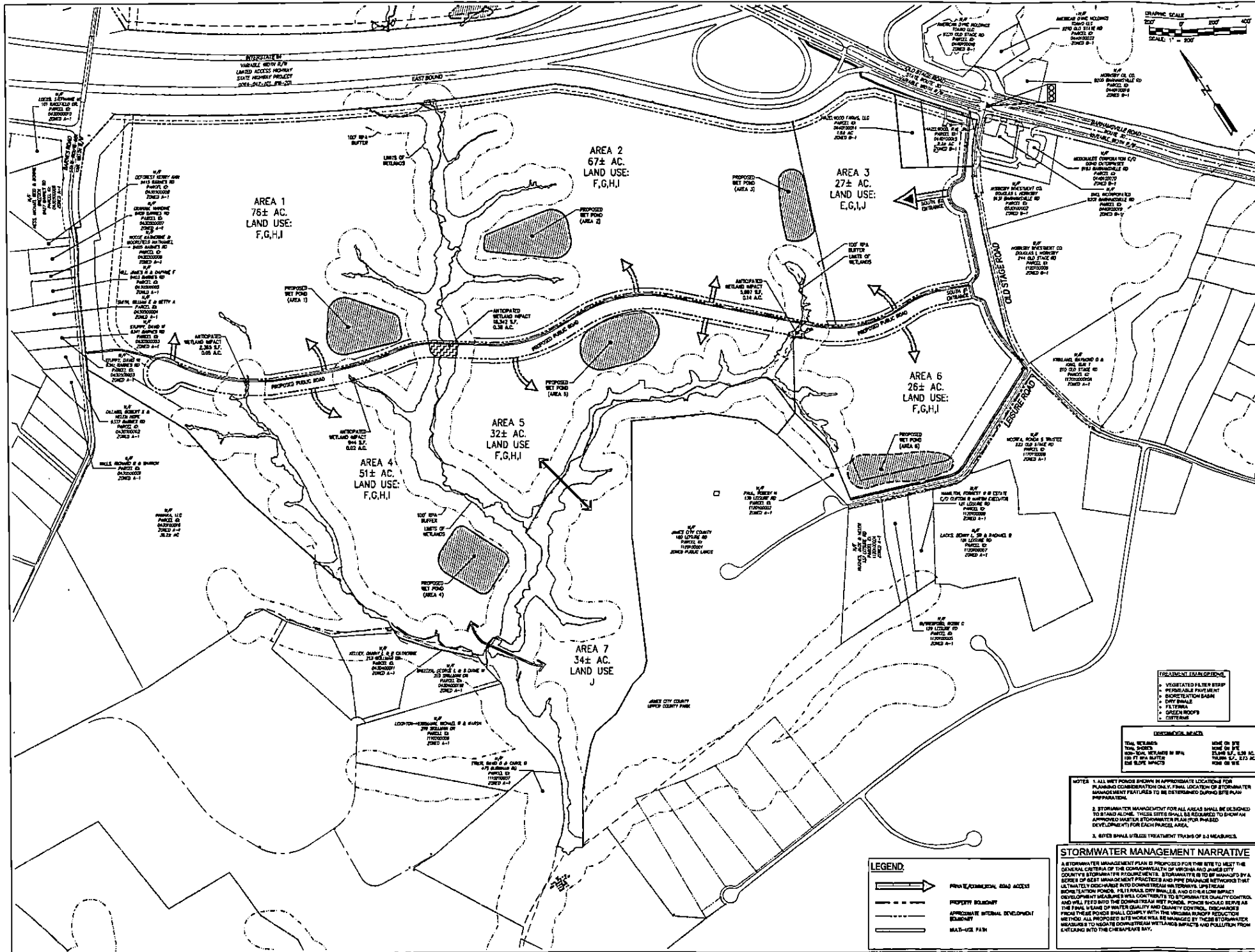
- 1) SINGLE-FAMILY DWELLINGS UP TO AND INCLUDING 4 UNITS
- 2) APARTMENTS
- 3) COMMERCIAL USES
- 4) WHOLESALE AND WAREHOUSE USES
- 5) OFFICE USES
- 6) LIGHT INDUSTRIAL USES
- 7) INSTITUTIONAL OR PUBLIC USES
- 8) AREAS OF OPEN SPACE, WITH RECREATION AREAS NOTED
- 9) STRUCTURES CONTAINING A MIXTURE OF USES
- 10) OTHER STRUCTURES, FACILITIES OR AMENITIES

NOTE: MAXIMUM OVERALL GFA SHALL BE RESTRICTED BASED UPON A TRIP GENERATION OF 944 PM PEAK HOUR TRIPS FROM THE SITE. IF TRIPS EXCEED THAT AMOUNT A REVISION TO THE APPROVED TRAFFIC STUDY SHALL BE REQUIRED.



MASTER PLAN FOR
**REZONING OF ENTERPRISE CENTER
AT
HAZELWOOD FARMS**
JAMES CITY COUNTY

MP-3



NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	

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**REZONING OF ENTERPRISE CENTER
 AT
 HAZELWOOD FARMS**

**CONCEPTUAL
 STORMWATER
 MASTER PLAN**

Project Number: _____
 Job Number: _____
 Date: _____
 Scale: _____

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

- DISSEMINATED IMPACTS**
- | | |
|---------------------|------------------------|
| TRAIL WETLANDS | WIDE ON SITE |
| TRAIL SWALES | WIDE ON SITE |
| TRAIL SWALES IN SWA | 25.00 SQ. FT. SWA AC. |
| 100 FT. SWA BUFFER | 100.00 SQ. FT. SWA AC. |
| 100 FT. SWA BUFFER | 100.00 SQ. FT. SWA AC. |

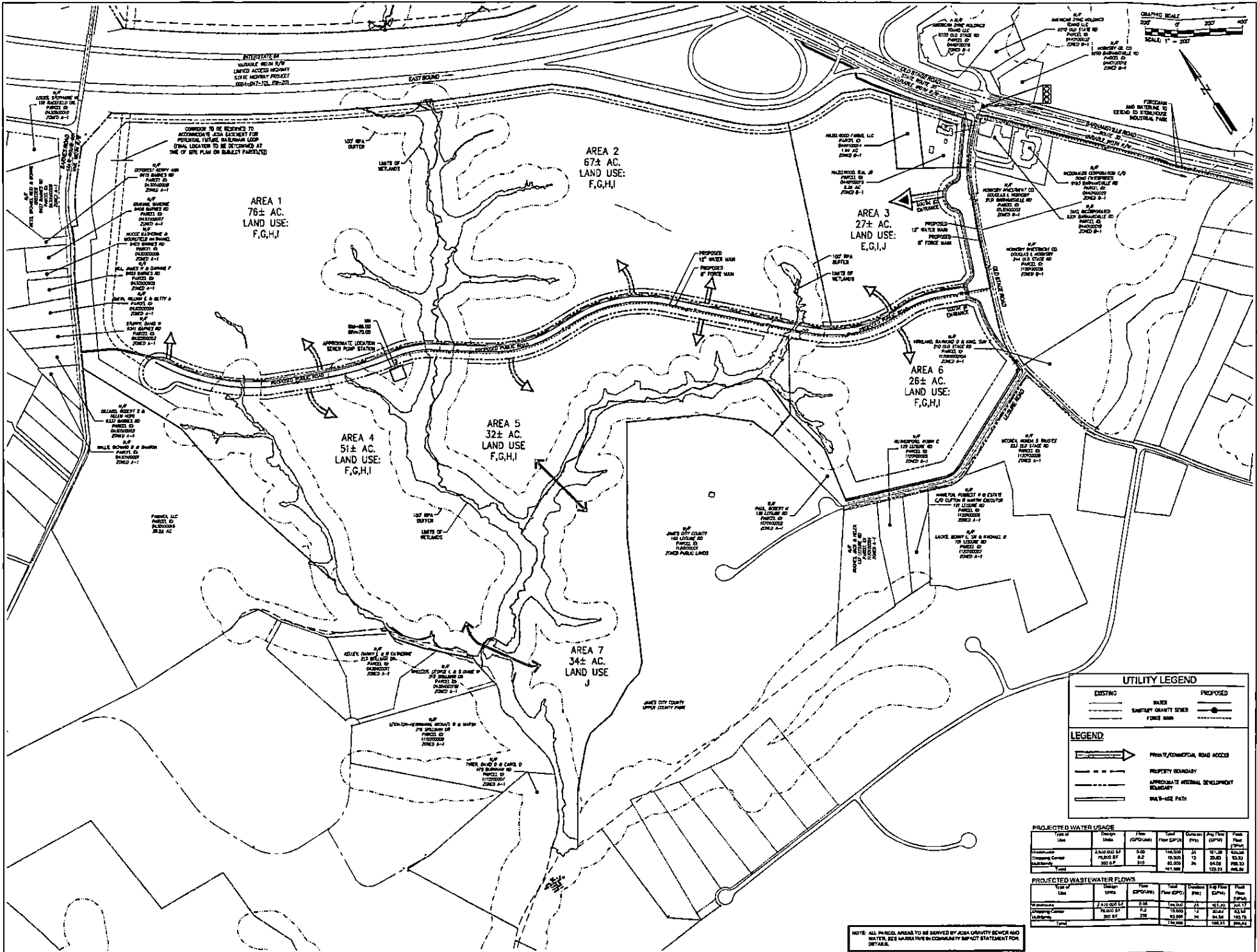
- NOTES:**
1. ALL WET POND SHOWN IN APPROXIMATE LOCATIONS FOR PLANNING CONSIDERATION ONLY. FINAL LOCATION OF STORMWATER MANAGEMENT FEATURES TO BE DETERMINED DURING SITE PLAN PREPARATION.
 2. STORMWATER MANAGEMENT FOR ALL AREAS SHALL BE DESIGNED TO STAND ALONE. THESE SITES SHALL BE REQUIRED TO SHOW AN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

STORMWATER MANAGEMENT NARRATIVE

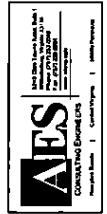
A STORMWATER MANAGEMENT PLAN IS PROPOSED FOR THE SITE TO MEET THE GENERAL CRITERIA OF THE COMMONWEALTH OF VIRGINIA AND JAMES CITY COUNTY'S STORMWATER REQUIREMENTS. STORMWATER IS TO BE MANAGED BY A SERIES OF BEST MANAGEMENT PRACTICES AND NEW DRAINAGE INFRASTRUCTURE THAT ULTIMATELY DISCHARGE INTO DOWNSTREAM 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 SWAMP REDUCTION METHOD. ALL PROPOSED SITE WORK SHALL BE MANAGED BY THESE STORMWATER MEASURES TO NEGATE DOWNSTREAM WETLANDS IMPACTS AND POLLUTION FROM OUTFLOW INTO THE COMMONWEALTH.

LEGEND

- PROPOSED ROAD ACCESS
- PROPERTY BOUNDARY
- CONFORMANCE INTERNAL DEVELOPMENT BOUNDARY
- WATER-USE PAIN



NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10



MASTER PLAN FOR
**REZONING OF ENTERPRISE CENTER
 AT
 HAZELWOOD FARMS**
 JAMES CITY COUNTY

Project Number: 1000000000
 Date: 10/10/19
 Scale: 1" = 100'-0"

**CONCEPTUAL
 UTILITY PLAN**

Sheet Number: **MP-5**

UTILITY LEGEND

EXISTING: WATER (solid line), SANITARY GRAVITY SEWER (dashed line), FORCE MAIN (dotted line)

PROPOSED: WATER (solid line with arrow), SANITARY GRAVITY SEWER (dashed line with arrow), FORCE MAIN (dotted line with arrow)

LEGEND

Private/Commercial Road Access (thick solid line with arrow)

PROPERTY BOUNDARY (thin solid line)

APPROXIMATE INTERNAL DEVELOPMENT BOUNDARY (dashed line)

WALK-WAY PATH (dotted line)

PROJECTED WATER USAGE

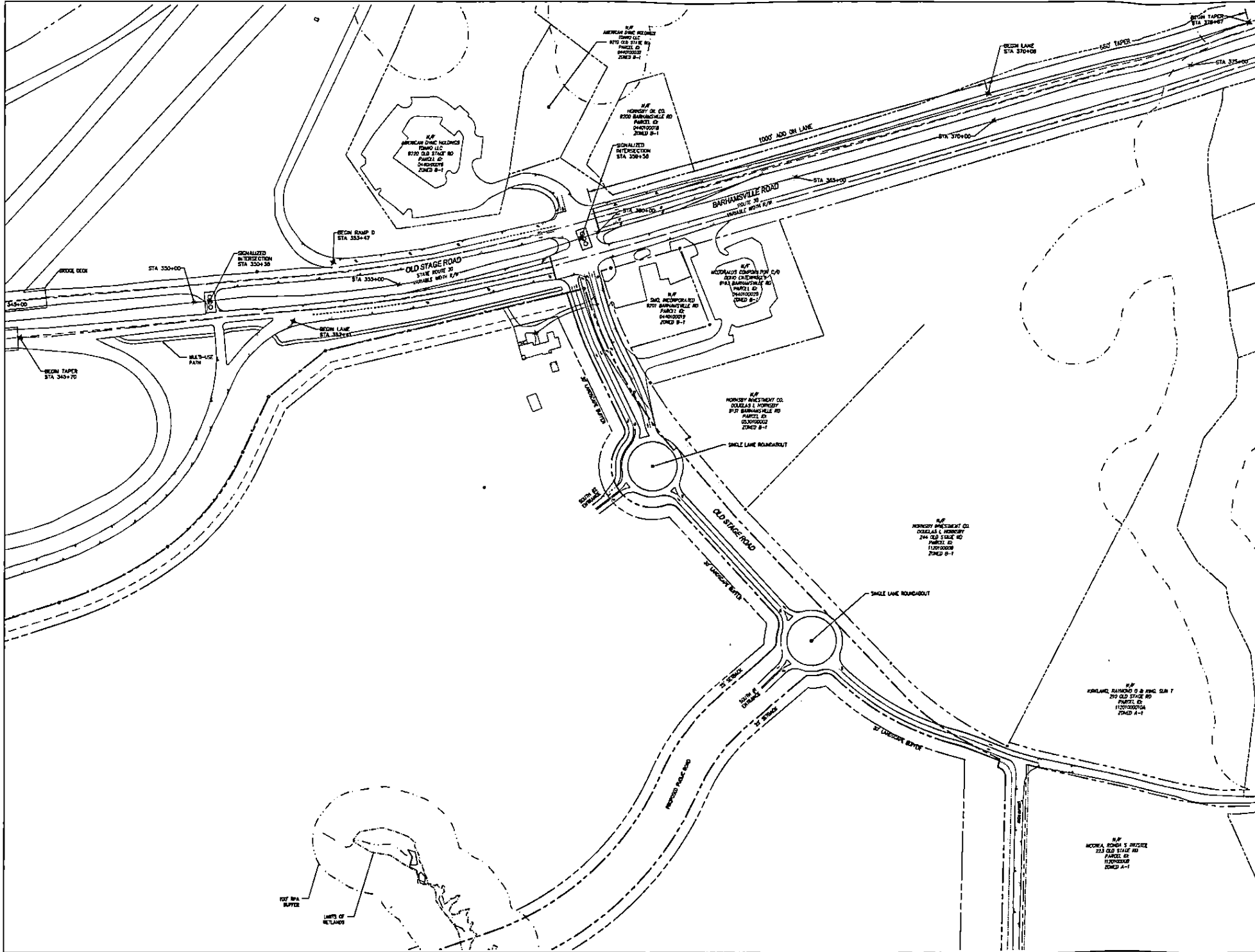
Year of Use	Design Date	Flow Rate (GPD/acre)	Total Flow (GPD)	Domestic (70%)	Av. Flow (GPD)	Peak Flow (GPD)
Development	2025	0.50	146,000	102,200	107,300	107,300
Operating	2025	0.2	58,000	40,600	20,000	20,000
Subtotal	2025	0.7	204,000	142,800	127,300	127,300
Total	2025	0.7	204,000	142,800	127,300	127,300

PROJECTED WASTEWATER FLOWS

Year of Use	Design Date	Flow Rate (GPD/acre)	Total Flow (GPD)	Domestic (70%)	Av. Flow (GPD)	Peak Flow (GPD)
Development	2025	0.35	102,100	71,470	74,765	74,765
Operating	2025	0.2	58,000	40,600	20,000	20,000
Subtotal	2025	0.55	160,100	112,070	94,765	94,765
Total	2025	0.55	160,100	112,070	94,765	94,765

NOTE: ALL PARCEL AREAS TO BE SERVED BY JCCS COUNTY SEWER AND WATER, SEE NARRATIVE IN COMMUNITY IMPACT STATEMENT FOR DETAILS.

INSTRUMENT 202303920
 RECORDED IN THE CLERK'S OFFICE OF
 WMSBG/JAMES CITY CIRCUIT ON
 APRIL 26, 2023 AT 08:44 AM
 MONA A. FOLEY, CLERK
 RECORDED BY: VYS



NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10



MASTER PLAN FOR
REZONING OF ENTERPRISE CENTER
 AT
 HAZELWOOD FARMS
 JAMES CITY COUNTY

Project Number: 10000000000000000000
 Date: 03/20/23
 Scale: AS SHOWN
 Drawing Title: CONCEPTUAL RT. 30 ROAD IMPROVEMENTS PLAN
 Sheet Number: MP-6

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