

Site Plan

Issued for Site Plan Approval
 Date Issued February 21, 2017
 Latest Issue February 21, 2017

Kings Creek Plantation Dumpster Pad

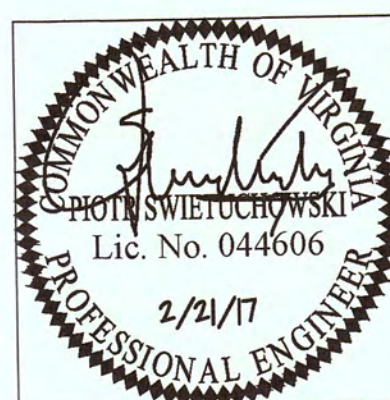
191 Cottage Cove Lane
 York County, Virginia 23185-USA
 DISTRICT 1/ BRUTON MAGISTERIAL DISTRICT

Owner: Tom Ruhf
 Company Name: Kings Creek Plantation, LLC
 101 Cottage Lane
 WILLIAMSBURG, VA. 23185
 TELEPHONE: (877) 557-3529

Applicant: Piotr Swietuchowski
 Company Name: Vanasse Hangen Brustlin, Inc.
 351 McLaws Circle, Suite 3
 Williamsburg, Virginia 23185
 Telephone: (757) 220-0500 Fax: (757) 220-8544

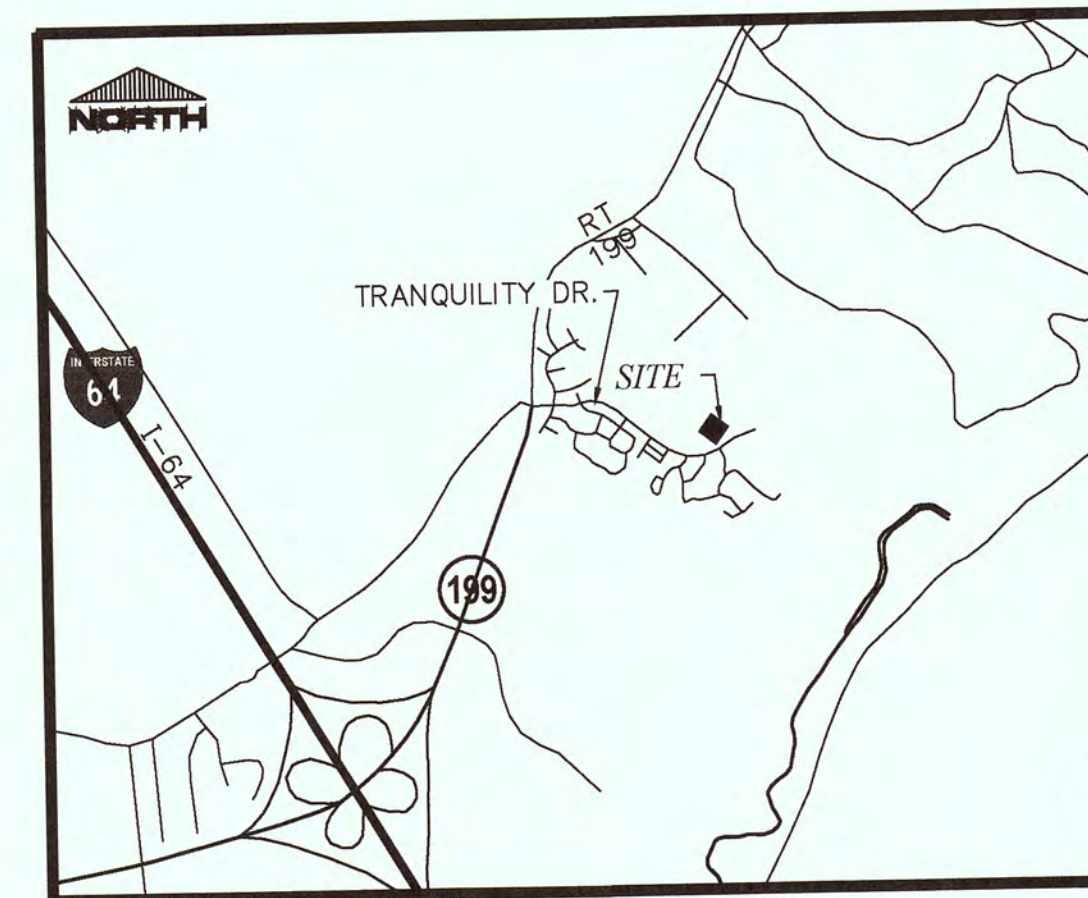
GPIN: I14c-0601-1017
 Tax Map No.: 11-27-00-000B
 Instrument Number: 100012571
 Zoning: EO (Economic Opportunity)

RESPONSIBLE LAND DISTURBER
 RESPONSIBLE LAND DISTURBER
 PIOTR SWIETUCHOWSKI, PE (LIC. NO. 044606), VANASSE HANGEN
 BRUSTLIN, INC., WILLIAMSBURG, VIRGINIA WILL SERVE AS RESPONSIBLE
 LAND DISTURBER FOR THE DURATION OF THE REVIEW PROCESS ONLY.
 THE OWNER WILL PROVIDE A QUALIFIED RLD UPON ISSUANCE OF A
 LAND DISTURBANCE PERMIT OR SITE APPROVAL, WHICH EVER COMES
 FIRST.



UP-524-97 PROFFERS
 APPROVED DEC. 18, 1997

- THIS SPECIAL USE PERMIT SHALL AUTHORIZE THE ESTABLISHMENT OF A 1,100-UNIT TIMESHARE RESORT ON APPROXIMATELY 147.3 ACRES OF LAND LOCATED ON THE EAST SIDE OF ROUTE 199 ACROSS FROM ITS INTERSECTION WITH PENNINGAN ROAD APPROXIMATELY 0.8 MILE SOUTH OF INTERSTATE 64, FURTHER IDENTIFIED AS ASSESSOR'S PARCEL Nos. 11-115, 11-115A, 11-117, 11-132, 11-132A, 11-134, 11-134A, 11-134B AND PORTIONS OF ASSESSOR'S PARCEL Nos. 11-110, 11-111, 11-112, 11-113, AND 11-113-D
- A SITE PLAN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE V OF THE YORK COUNTY ZONING ORDINANCE SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT OR LAND CLEARING ACTIVITIES ON THE SITE. SUCH SITE PLAN SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE "KINGS CREEK PLANTATION CONCEPTUAL MASTER PLAN," PREPARED BY LANGLEY AND McDONALD, P.C. AND DATED NOVEMBER 3, 1997.
- THE MAXIMUM NUMBER OF DWELLING UNITS, INCLUDING "LOCKOUT UNITS," SHALL BE 1,100.
- ON-SITE PARKING TO SERVE THE DEVELOPMENT SHALL BE PROVIDED AT A MINIMUM RATIO OF 1.3 SPACES PER DWELLING UNIT.
- THE ENTIRE DEVELOPMENT SHALL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
- A TRAFFIC IMPACT ANALYSIS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 24.1-251 OF THE ZONING ORDINANCE SHALL BE SUBMITTED TO THE COUNTY AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) AT THE TIME OF SITE PLAN SUBMISSION FOR THIS PROJECT. THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING ANY AND ALL ROADWAY IMPROVEMENTS RECOMMENDED IN SAID STUDY, SUBJECT TO APPROVAL BY VDOT.
- THE DEVELOPER SHALL SUBMIT A NATURAL RESOURCES INVENTORY AND MAJOR WATER QUALITY IMPACT ASSESSMENT IN ACCORDANCE WITH THE ENVIRONMENTAL MANAGEMENT AREA OVERLAY DISTRICT STANDARDS SET FORTH IN SECTION 24.1-372(d) OF THE ZONING ORDINANCE.
- THE DEVELOPER SHALL SUBMIT A PHASE I ARCHEOLOGICAL STUDY IN ACCORDANCE WITH THE HISTORIC RESOURCES MANAGEMENT OVERLAY DISTRICT STANDARDS SET FORTH IN SECTION 24.1-374(d) OF THE ZONING ORDINANCE.
- THE TIMESHARE RESORT SHALL CONSIST ONLY OF RESIDENTIAL UNITS FOR WHICH THE EXCLUSIVE RIGHT OF USE, POSSESSION, OR OCCUPANCY CIRCULATED AMONG VARIOUS OWNERS OR LESSEES THEREOF IN ACCORDANCE WITH A FIXED TIME SCHEDULE--WHICH MAY VARY WITHIN SPECIFIED TIME PERIODS--ON A PERIODICALLY RECURRING BASIS.
- PERMANENT YEAR-ROUND OCCUPANCY OF ANY UNITS BY INDIVIDUAL OR FAMILY OTHER THAN THAT OF A RESIDENT MANAGER OR CARETAKER AND HIS OR HER FAMILY SHALL NOT BE PERMITTED.
- ALL AGREEMENTS AND RESTRICTIONS PERTAINING TO OWNERSHIP AND MAINTENANCE OF COMMON AREAS ON THE SITE SHALL COMPLY FULLY WITH SECTION 55-360 et seq., CODE OF VIRGINIA, THE VIRGINIA REAL ESTATE TIME-SHARE ACT. CERTIFICATION BY THE DEVELOPER'S LEGAL COUNSEL THAT THE REFERENCED STANDARDS HAVE BEEN MET SHALL BE SUBMITTED WITH DEVELOPMENT PLANS.
- THE LAYOUT AND DESIGN OF THE AREA DESIGNATED AS "FUTURE DEVELOPMENT" ON THE ABOVE-REFERENCED MASTER PLAN SHALL BE SIMILAR TO AND COMPATIBLE WITH THE GENERAL LAYOUT AND DESIGN OF THE REMAINDER OF THE DEVELOPMENT AS DEPICTED ON THE MASTER PLAN.
- SPRINGFIELD ROAD WILL NOT BE EXTENDED INTO THE PROPERTY UNLESS SUCH AN EXTENSION IS REQUIRED TO PROMOTE EMERGENCY ACCESS IN THE INTEREST OF PUBLIC SAFETY AS SPECIFIED BY VDOT AND THE COUNTY OF YORK, OTHERWISE, SPRINGFIELD ROAD WILL NOT BE USED FOR ACCESS TO THE PROPERTY.
- ALL STREETS, DRIVES, AND PARKING AREAS IN THE DEVELOPMENT SHALL BE CONSTRUCTED TO VDOT CROSS-SECTIONAL STREET STANDARDS.



Site Location Map

Sheet Index

No.	Drawing Title	Latest Issue
C-1	Legend and General Notes	February 21, 2017
C-2	Overall Plan	February 21, 2017
C-3	Environmental Inventory	February 21, 2017
C-4	Grading and Drainage Plan Dumpster Pad	February 21, 2017
C-5	Site Details	February 21, 2017

STATISTICAL DATA:
 GPIN=I14c-0601-1017
 TAX MAP NO.= 11-27-00-000B
 PROPOSED USE: TIME SHARE DEVELOPMENT
 EXISTING ZONING: EO [ECONOMIC OPPORTUNITY(CONDITIONAL)]; PERMITTED USE: CATEGORY 11, USE NO.11 (ORDINANCE 097-23 & RESOLUTION R97-256) (APPROVED 12-17-97)
 PROJECT AREA: 0.08 AC OF 51.66 AC TOTAL
 DISTURBED AREA: 0.04 AC (1,900 SQ.FT.) OF 41.54 AC TOTAL
 IMPERVIOUS SURFACES: 0.03 AC (1,436 SQ.FT.) OF 20.08 AC TOTAL
 ROADS, PARKING: 0.00 AC OF 10.81 TOTAL
 WALKS, ETC.: 0.00 AC OF 0.89 AC TOTAL
 BUILDINGS (PROPOSED): 0.00 AC OF 7.60 AC TOTAL
 TENNIS COURTS: 0 AC OF 0.30 AC TOTAL
 POOL: 0.00 AC OF 0.48 AC TOTAL
 OTHER GRADING: 0.00 AC OF 21.19 AC OF TOTAL
 UNDISTURBED AREA: 0.04 AC OF 12.52 AC OF TOTAL
 OPEN SPACE: 0 AC REQUIRED (0%); 0.00 AC PROVIDED(0%);
 15.93 AC (33%) TOTAL (TO DATE)
 BUILDING HEIGHT: N/A
 BUILDINGS PROPOSED: 0
 REZONING APPROVAL EFFECTIVE DATE: 1-30-98
 REZONING APPROVAL NUMBER: ZM-24-97
 SPECIAL USE PERMIT NUMBER: UP-524-97
 SPECIAL USE PERMIT EFFECTIVE DATE: 1-30-98
 SPECIAL USE PERMIT SECTION NUMBER: 24.1-306, CAT 11, NO. 11.
 TRIP GENERATION: PEAK ENTER 28, PEAK EXIT 44, ADT 914
 FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 51199C0044D EFFECTIVE JANUARY 16, 2015 PROJECT APPEARS TO BE IN ZONE X500, AE AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN)
 SITE ADDRESS: 399-Z TRANQUILITY DRIVE

BUILDING SUMMARY:

SECTION	NO. OF RESIDENTIAL UNITS	OTHER FACILITIES	NO. OF UNITS >15' SEPARATION
PHASE1-SPA	29	CLUBHOUSE	0(0%)
PHASE1-SPB	4		0(0%)
PHASE1-SPC	37		2(5.4%)
PHASE1-SPD	40	AQUATIC CENTER	0(0%)
PHASE1-SPE SEC A	15		0(0%)
PHASE1-SPE SEC B	14		0(0%)
PHASE1-SPH	159		0(0%)
TOTAL (TO DATE)	298		2(1.0%)
TOTAL (PERMITTED)	1100		110(10%)

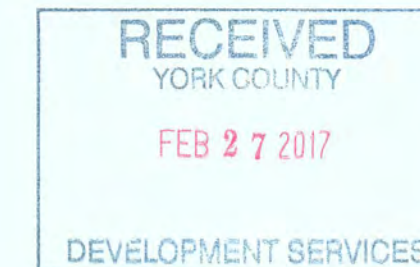
PARKING:

SECTION	REQUIRED	PROVIDED		TOTAL	TANDEM**
		REGULAR	DISABLED		
PHASE1-SPA	76	78	2	80	0(0%)
PHASE1-SPB	11	15	0	15	2(13.3%)
PHASE1-SPC	97	103	3	106	4(3.8%)
CLUBHOUSE	74	74	4	78	0(0%)
PHASE1-SPD	104	114	2	116	0(0%)
AQUATIC CENTER	30	24	1	25	0(0%)
PHASE1-SPE-SEC A	78	71	4	75	0(0%)
SPH	203	212	8	220	0(0%)
MINI-GOLF	0	0	1	1	0(0%)
SUPPORT AMENITIES	0	1	1	2	2(0%)
TOTAL	673	691	25	717	8(1.2%)

** UP TO 10% MAY BE TANDEM. THIS EQUATES TO 143 TOTAL TANDEM SPACES ALLOWED (10% OF 1430 REQUIRED PARKING SPACES)

GENERAL NOTES:
 1. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
 2. THE DEVELOPER WILL PROVIDE SEPARATION BETWEEN ALL PARKING AREAS AND LANDSCAPE AREAS IN ACCORDANCE WITH THE CURRENT YORK COUNTY ZONING ORDINANCE.
 3. ALL EXISTING WELLS AND SEPTIC SYSTEMS TAKEN OUT OF SERVICE MUST BE PROPERLY ABANDONED.
 4. ALL STREETS SHOWN IN THIS PHASE SHALL COMPLY WITH THE NECESSARY REQUIREMENTS FOUND IN THE YORK COUNTY PRIVATE STREET ORDINANCE.
 5. THIS SITE PLAN CONFORMS TO ALL PERFORMANCE STANDARDS FOR USE AS NOTED IN SEC. 24.1-472 STANDARDS FOR TIMESHARE RESORTS (INTERVAL OWNERSHIP).
 6. WATER SUPPLIED BY NEWPORT NEWS WATER WORKS.
 7. THERE IS NO IMPACT FROM RECREATION CENTER SITE TO TIDAL OR NON-TIDAL WETLANDS. ALL IMPACTS FROM PREVIOUS PHASES WERE PERMITTED UNDER NATIONWIDE 29 PERMIT NO. 99-R122B DATED APRIL 18, 2000.
 8. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT (LDA) AND PRIOR TO THE CONSTRUCTION OF ANY SANITARY SEWER. THE DEVELOPER, OR HIS REPRESENTATIVE, AND THE SITE CONTRACTOR ARE REQUIRED TO ATTEND. CONTACT THE COUNTY'S INFRASTRUCTURE SERVICES BRANCH MANAGER AT 757-890-3751 TO SCHEDULE THIS MEETING. UNDER NO CIRCUMSTANCES WILL THIS MEETING BE SCHEDULED UNTIL THE LDA PERMIT HAS BEEN COMPLETED AND DEVELOPMENT AND COMPLIANCE HAS APPROVED PROCEEDING. PERMIT TO CONSTRUCT SANITARY SEWER WILL NOT BE ISSUED UNTIL THE LDA PERMIT HAS BEEN ISSUED AND ANY REQUIRED ON-SITE BMP STRUCTURES HAVE BEEN CONSTRUCTED AND STABILIZED.

SITE PLAN AMENDMENT COVERS ADDING
 DUMPSTER/COMPACTOR AND EROSION REPAIR
 AT SPH BMP



vhb.com



101 Walnut Street
 PO Box 9151
 Watertown, MA 02471
 617.924.1770

FOR COUNTY USE ONLY

SITE PLAN

PRELIMINARY FINAL
 APPROVED
 APPROVED AS NOTED ON

PLAN LETTER

BY: *Diana Kusal*
 CHIEF OF DEVELOPMENT & COMPLIANCE
 DATE: APRIL 19 2017



351 McLaws Circle
Suite 3
Williamsburg, VA 23185
757.220.0500

SITE DATA:

9.50 AC.	PHASE 1-SPA
1.15 AC.	POOL
0.60 AC.	PHASE 1-SPB
8.50 AC.	PHASE 1-SPC
8.09 AC.	PHASE 1-SPD
12.71 AC.	PHASE 1-SPE
8.73 AC.	PHASE 1-SPH SECTION "A"
5.81 AC.	PHASE 1-SPH FUTURE SECTION "B"
55.09 AC.	TOTAL



**Kings Creek Plantation
Dumpster Pad**
Bruton Magisterial District
York County, Virginia

No.	Revision	Date	Apprv.

Designed by: _____ Checked by: _____
Issued for: _____ Date: February 21, 2017

Not Approved for Construction
Overall Plan
Dumpster Pad



C-2
Sheet 3 of 6
Project Number 33306.32



351 McLauns Circle
Suite 3
Williamsburg, VA 23185
757.220.0500

King's Creek Plantation NATURAL RESOURCES INVENTORY NARRATIVE

VEGETATIVE RESOURCES

THE OVERSTORY VEGETATION CONSISTS OF WHITE OAK, (QUERCUS ALBA), TULIP POPULAR, (LIRIODENDRON TULIPIFERA), AMERICAN BEECH (FAGUS GRADINFOLIA), LOBLOLLY PINE (PINUS TAEDA) AND RED MAPLE (ACRE RUBRUM) WITH THE UNDERSTORY COMPRISED OF FLOWERING DOGWOOD (COMUS FLORIDA), AMERICAN HOLLY (LLEX OPACA), SWEET GUM (LIQUIDAMBAR STYRACIFLUA), BLACK OAK (QUERCUS VELUTINA), MOCKERNUT HICKORY (CARYA TOMENTOSA). THE SHRUB LAYER IS PRACTICALLY ABSENT (VERY OPEN) DUE TO THE DENSE OVERSTORY. THE HERBACEOUS STRATUM CONSIST OF PARTRIDGE BERRY (MITCHELLIA REPENS), SOUTHERN LADY FERN, (ANTHELIUM ASPLENIOIDES), CHRISTMAS FERNS (POLYSTICHUM ACROSTICHOIDES) SASSAFRASS (SASSAFRASS ALBIDUM), STRAWBERRY BUSH (EUONYMUS AMERICANUS) AND MUSCADINE GRAPE (VITIS ROTUNDIFOLIA).

THE WETLAND VEGETATION ALONG THE WATER COURSE USA POND AND THE TRIBUTARY OF KINGS CREEK CONSIST OF A DIVERSE GROUP OF SPECIES. THE CANOPY VEGETATION CONSIST OF RED MAPLE (ACRE RUBRUM), IRON WOOD (CARPINUS CAROLINIANA), GREEN ASH (FRAXINUS CAROLINA), SWEET GUM, AND AMERICAN ELM (ULMUS AMERICANA). THE UNDERSTORY AND SHRUB VEGETATION CONSIST OF HOLLY, PAW PAW (ASIMINA TRILBOBA), SPICE BUSH (LINDERIA BENZOIN), WAX MYRTLE (MYRICA CERIFERA) AND SWAMP DOGWOOD (CORNUS STRICTA). THE HERBACEOUS VEGETATION IN THE WETLAND AREAS CONSIST OF SEDGES (CAREX SPP.), RUSHES (JUNCUS SPP.), AND LIZARD TAIL (SAURUS CEMUUS).

ANIMAL RESOURCES

THE WILDLIFE ONE WOULD EXPECT TO INHABIT OR TO USE THE SUBJECT AREA WOULD INCLUDE SPECIES TYPICAL OF MATURE WOODS AND BORDERING MARSHES INCLUDING MAMMALS SUCH AS WHITE TAIL DEER, RACCOONS, GRAY SQUIRREL, BEAVER, VIRGINIA OPOSSUM, RED FOX AND BIRDS INCLUDING ROBINS, CARDINALS, SPARROWS, BLACK BIRDS, BLUE JAYS, DOVES, MEADOWLARKS AND TURKEY VULTURES. REPTILES AND AMPHIBIANS WOULD LIKELY INCLUDE TOADS, BULL FROGS, BLACK SNAKES, COPPERHEAD, COTTONMOUTH MOCCASIN AND EASTERN CARTER SNAKE.

FUNCTIONS AND VALUES OF RESOURCES PRESENT

THE UPLAND AREAS CAN BE CHARACTERIZED AS A MATURE MIXED HARDWOOD AND SOFTWOOD FOREST. THE TREES PROVIDE NESTING, ROOSTING AND FORAGING OPPORTUNITIES FOR THE WILDLIFE SPECIES. THE UPLANDS PROVIDE SOME GROUNDWATER RECHARGE. THE DIVERSITY OF THE FOREST IS TYPICAL OF MATURE WOODS ON THE PENINSULA. THE SIZE OF THE TREES INDICATE THE LAST LOGGING WAS 50-75 YEARS AGO. AREAS ALONG ROUTE 199 HAVE BEEN USED FOR ILLEGAL GARBAGE DUMPING.

THE WETLANDS AREAS ARE COMPRISED OF FORESTED AND EMERGENT AREAS. THE WETLAND VEGETATION DIVERSITY IS HIGH FLOOD WATER ATTENUATION, GROUNDWATER RECHARGE, COLLECTION OF SEDIMENTS (FROM HIGHLY ERODIBLE SOILS) TO PRESERVE DOWNSTREAM WATERS, NURSERY HABITAT FOR THE REPTILES AND AMPHIBIAN SPECIES, AND THEY ALSO PROVIDE NESTING, ROOSTING AND FORAGING OPPORTUNITIES FOR WILDLIFE SPECIES. THE WETLAND VEGETATION ALSO UTILIZE NUTRIENTS IN THE WATER WASHED FROM UPSTREAM AREAS.

THE APPLICANT/OWNER IS SEEKING TO RETAIN THE "NATURAL LOOK" OF THE PROPERTY THROUGHOUT THE DEVELOPMENT PROCESS AND IN THE COMPLETED INTERVAL OWNERSHIP DEVELOPMENT. IN ADDITION TO CUSTOMARY EROSION AND SEDIMENT CONTROL PLANNING AND STORMWATER MANAGEMENT DESIGN, THE FOLLOWING EFFORTS HAVE BEEN INCORPORATED IN THE PLANNING AND DESIGN PROCESS FOR THIS PROJECT:

1. MAXIMUM PROTECTION OF JURISDICTIONAL WETLANDS, AND WHERE PRACTICABLE, ASSOCIATED STEEP SLOPES;
2. MAXIMUM TREE PROTECTION CONSISTENT WITH THE PROPOSED USE WITHIN ALL UPLAND AREAS;
3. USE OF A "NATURE SCAPE" LANDSCAPING CONCEPT WHICH EMPLOYS NATIVE PLANTS AND LEAF LITTER AS MULCH, THEREBY MINIMIZING THE NEED FOR IRRIGATION AND SUPPLEMENTAL FERTILIZATION AND PESTICIDE APPLICATION.
4. MINIMIZATION OF PAVEMENT AND THE CREATION OF IMPERVIOUS SURFACE, WHEREVER POSSIBLE, TO REDUCE RUN-OFF AND ALLOW RETENTION OF AS MANY TREES AS POSSIBLE.
5. FIELD LOCATION OF ROADS AND UNITS, WHEREVER POSSIBLE, TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION;
6. RECOGNITION OF THE MODERATE SHRINK-SWELL POTENTIAL OF THE SITE'S SOILS AND USE OF APPROPRIATE FOUNDATION DESIGN TO MINIMIZE POTENTIAL FOR DAMAGE FROM SUCH SOIL PROPERTIES.

MANAGEMENT STRATEGIES AND SEQUENCE OF CONSTRUCTION

1. CONTRACTOR MUST ORGANIZE A PRE-CONSTRUCTION CONFERENCE BETWEEN THE OWNER, THE ENGINEER, THE CONTRACTOR AND THE YORK COUNTY INSPECTOR PRIOR TO STARTING ANY CONSTRUCTION, CLEARING AND GRUBBING AND EARTHWORK.
2. INSTALL PERIMETER EROSION CONTROL DEVICES. INSTALL SILT FENCE AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON PLAN BEFORE ANY OTHER ACTIVITIES OCCUR.
3. INSTALL CONSTRUCTION ENTRANCE ON EXISTING GRAVEL. THE CONSTRUCTION ENTRANCES SHALL BE IN PLACE IMMEDIATELY (NO LONGER THAN 24 HOURS) FOLLOWING COMMENCEMENT OF CLEARING ACTIVITIES.
4. TRENCHING AND GRADING OPERATIONS SHALL PROCEED UPON INSPECTION AND APPROVAL OF THE CONSTRUCTION ENTRANCE BY THE COUNTY.
5. PROCEED WITH CONSTRUCTION OF DUMPSTER PAD AND ELECTRIC LINE INSTALLATION PER APPROVED PLAN.
6. PROVIDE PERMANENT SEEDING AS REQUIRED. PERMANENT SEEDING MAY TAKE PLACE AT PRIOR PHASES AS DEEMED APPROPRIATE.

TOTAL AREA OF 20% OR GREATER SLOPES IMPACTS = 0 s.f. or 0.00 acres
TOTAL DISTURBED AREA=1,900 s.f. or 0.04± acres

EROSION AND SEDIMENT CONTROL NARRATIVE

GENERAL
PROJECT DESCRIPTION: KING'S CREEK PLANTATION IS A PROPOSED 1100 UNIT (550-600 BUILDING STRUCTURES) TIMESHARE RESORT LOCATED ON THE EAST SIDE OF ROUTE 199 ACROSS FROM ITS INTERSECTION WITH PENNIMAN ROAD APPROXIMATELY 0.80 MILE SOUTH OF INTERSTATE 64. THE TOTAL PROJECT ENCOMPASSES APPROXIMATELY 98 ACRES OF LAND, OF WHICH 0.08 ACRES ARE DEPICTED AS WITHIN THE TRANQUILITY DRIVE DUMPSTER PAD PROJECT LIMITS. THERE IS NO CLEARING ANTICIPATED AS PART OF THIS PROJECT. THE EXISTING GRAVEL STAGING AREA DRAINS TO A STORM STRUCTURE ON TRANQUILITY DRIVE. NO PROPOSED IMPERVIOUS AREAS DRAIN TO THE NORTH TOWARDS THE UNDISTURBED WOODS. THE TRANQUILITY DRIVE DUMPSTER PAD PROPERTY LIMITS ARE IDENTIFIED AS TAX MAP ASSESSOR'S PARCEL NO. 011-27B.

EXISTING SITE CONDITIONS: THE OVERALL SITE IS PARTIALLY DEVELOPED AND MODERATELY WOODED WITH LIGHT UNDERSTORY. THE UPLANDS CAN BE CHARACTERIZED AS A MATURE HARDWOOD AND SOFTWOOD FOREST. THE DIVERSITY OF THE FOREST IS TYPICAL OF MATURE WOODS ON THE PENINSULA. THE OVERSTORY VEGETATION CONSISTS OF WHITE OAK, TULIP POPULAR, AMERICAN BEECH, LOBLOLLY PINE, SWEET GUM AND RED MAPLE WITH THE UNDERSTORY COMPRISED OF FLOWERING DOGWOOD, AMERICAN HOLLY, BLACK OAK AND MOCKERNUT HICKORY.

THE LAND FORM IN THE GENERAL AREA IS A SLOPING TERRAIN WITH SLOPES VARYING FROM RELATIVELY FLAT TO SLOPES EXCEEDING 30%. ELEVATIONS WITHIN THE PROJECT LIMITS GENERALLY RANGE FROM ELEVATION 40 TO ELEVATION 80. SURFACE HYDROLOGY OF THE PROPERTY LIMITS DRAINS VIA OVERLAND FLOWS TO AN EXISTING SEDIMENT TRAP, THE SEDIMENT TRAP DRAINS VIA OVERLAND FLOW AND EXISTING NATURAL RAVINES TO A TRIBUTARY OF KING'S CREEK.

SOILS: THE PREDOMINANT SOIL TYPES WHICH WILL BE DISTURBED DURING THE PROJECT CONSTRUCTION IS EMPORIA COMPLEX, AS DEPICTED ON SOIL MAPPING CONTAINED IN THE WILLIAMS CITY AND YORK COUNTIES AND THE CITY OF WILLIAMSBURG, VIRGINIA.

GRAVEN-UCHEE COMPLEX CONSISTS OF MODERATELY WELL DRAINED SOILS AND WELL DRAINED UCHEE SOILS. AREAS OF THIS COMPLEX ARE ON NARROW RIDGETOPS. SLOPES ARE RELATIVELY UNIFORM. TYPICALLY, THE SURFACE LAYER OF THIS SOIL IS DARK GRAY BROWN FINE SANDY LOAM ABOUT 4 INCHES THICK. THE SUBSURFACE LAYER IS PALE OLIVE FINE SANDY LOAM 5 INCHES THICK. THE SUBSOIL EXTENDS TO A DEPTH OF 42 INCHES AND IS YELLOWISH BROWN CLAY IN THE UPPER PART AND YELLOWISH BROWN SANDY CLAY LOAM MOTTLED WITH GRAY IN THE MIDDLE AND LOWER PARTS. THE PERMEABILITY OF THIS SOIL IS SLOW, AND AVAILABLE WATER CAPACITY IS MODERATE. SURFACE RUNOFF IS MEDIUM. THE EROSION HAZARD IS MODERATE. THE SUBSOIL HAS A MODERATE SHRINK-SWELL POTENTIAL. A SEASONAL HIGH WATER TABLE IS AT A DEPTH OF 2 TO 3 FEET IN THE CRAVEN SOILS AND 3.5 TO 5 FEET IN THE UCHEE SOILS. THIS SOIL IS IN A CAPABILITY SUBCLASS IIE. THE HYDROLOGIC SOIL GROUP FOR THIS SOIL IS C.

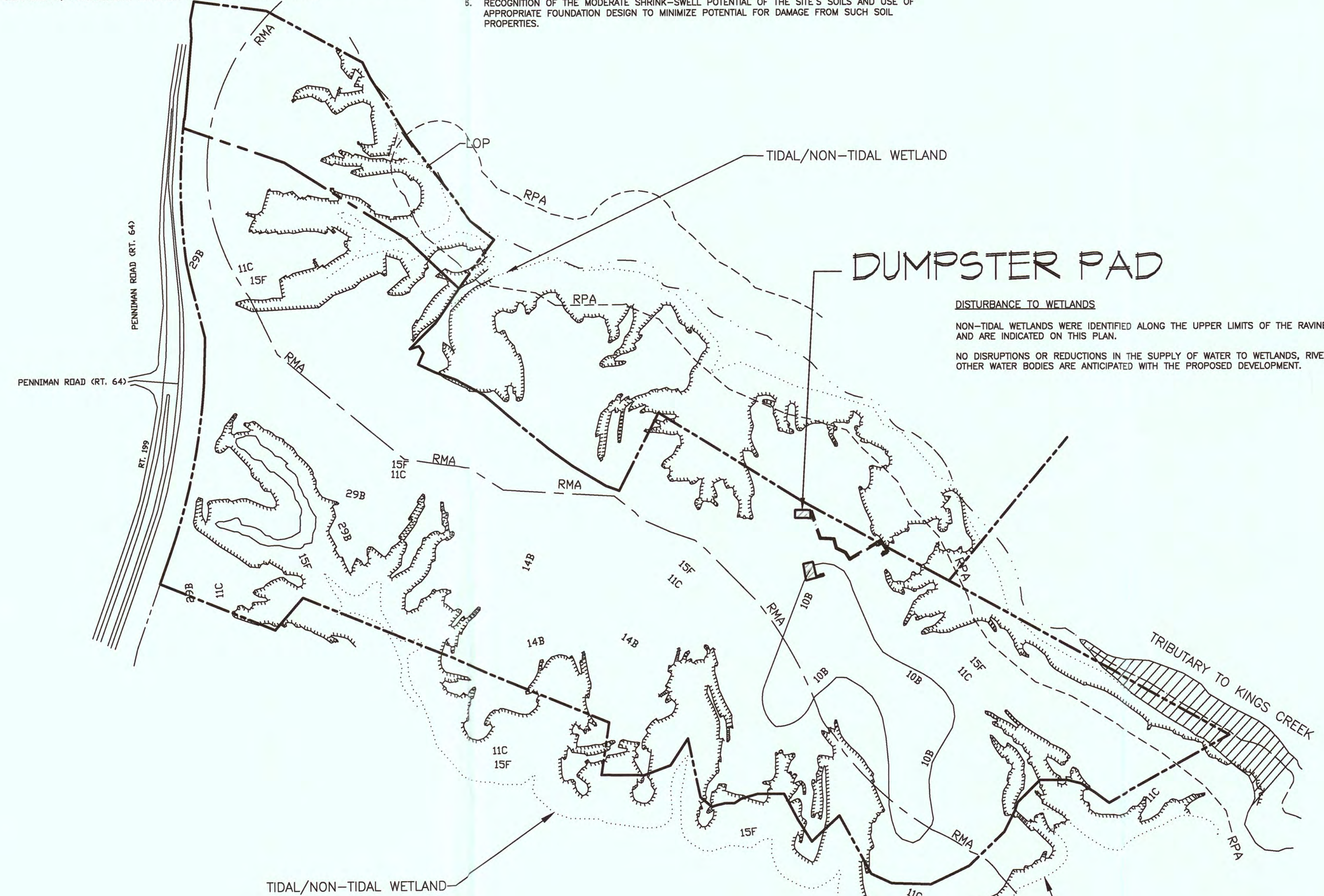
CRAVEN FINE SANDY LOAM IS DEEP, GENTLE, SLOPING, AND MODERATELY WELL DRAINED. SLOPES RANGE FROM 2 TO 6 PERCENT. IT IS ON BROAD UPLAND FLATS AND NARROW TO BROAD RIDGES AND SIDE SLOPES. TYPICALLY, THE SURFACE LAYER OF THIS SOIL IS DARK GRAYISH BROWN FINE SANDY LOAM ABOUT 4 INCHES THICK. THE SUBSURFACE LAYER IS PALE OLIVE FINE SANDY LOAM 5 INCHES THICK. THE SUBSOIL EXTENDS TO A DEPTH OF 42 INCHES AND IS YELLOWISH BROWN CLAY LOAM WITH GRAY MATTER IN THE MIDDLE AND LOWER PARTS. THE SUBSTRATUM TO A DEPTH OF AT LEAST 72 INCHES IS BROWNISH YELLOW FINE SANDY LOAM MOTTLED WITH GRAY IN THE UPPER PART AND GRAY LOAMY FINE SAND MOTTLED WITH YELLOW IN THE LOWER PART. INCLUDED WITH THIS SOIL IN MAPPING ARE SMALL AREAS OF WELL DRAINED CAROLINE, EMPORIA, KEMPSSVILLE, AND UCHEE SOILS AND MODERATELY WELL DRAINED SLAGLE SOILS. THE PERMEABILITY OF THIS CRAVEN SOIL IS SLOW, AND AVAILABLE WATER CAPACITY IS MODERATE. SURFACE RUNOFF IS MEDIUM. THE EROSION HAZARD IS MODERATE. THE SUBSOIL HAS A MODERATE SHRINK-SWELL POTENTIAL. A HIGH WATER TABLE IS AT A DEPTH OF 2 TO 3 FEET IN THE WINTER AND EARLY SPRING. THIS SOIL IS A CAPABILITY SUBCLASS IIE. THE HYDROLOGIC SOIL GROUP FOR THIS SOIL IS C.

CRITICAL EROSION AREAS: THE CRITICAL EROSION AREAS FOR THIS PROJECT WILL BE ANY SLOPES GREATER THAN 30%. TREE PROTECTION MUST BE INSTALLED TO PROTECT EXISTING VEGETATION BEYOND THE CLEARING LIMITS AND THE SEDIMENT BASIN MUST BE MAINTAINED REGULARLY AND AFTER EACH STORM EVENT. SEDIMENT TRAP SHALL HAVE SEDIMENT REMOVED AND STORAGE VOLUME RESTORED ONCE THE CLEANOUT ELEVATION OF 26.50 IS REACHED TO PREVENT SEDIMENTATION OF THE UNDISTURBED AREAS.

EROSION AND SEDIMENT CONTROL MEASURES: ALL VEGETATIVE, AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHOWN ON THE DRAWINGS WILL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION AND THE YORK COUNTY EROSION AND SEDIMENT CONTROL NOTES, LATEST REVISION.

STRUCTURAL PRACTICES

1. TEMPORARY CONSTRUCTION ENTRANCE 3.02: THE TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE LOCATION SHOWN ON THE PLAN. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED REGULARLY TO MINIMIZE THE DEBRIS TRACKED ONTO EXISTING ROADWAYS. ANY INLETS BELOW AREAS WHERE CONSTRUCTION TRAFFIC LEAVES MUD AND DEBRIS ON THE EXISTING PAVEMENT MUST HAVE INLET PROTECTION MAINTAINED THROUGHOUT THE CONSTRUCTION CYCLE OF THIS PHASE.
2. SILT FENCE BARRIERS 3.05: SILT FENCE SHALL BE INSTALLED ALONG ALL TOES OF FILL AND IN AREAS WHICH DRAIN OFFSITE.
3. INLET PROTECTION 3.08: APPROPRIATE INLET PROTECTION SHALL BE INSTALLED AT ALL PROPOSED DRAINAGE STRUCTURES.
4. PERMANENT SEEDING 3.32: PERMANENT SEEDING SHALL BE APPLIED TO ALL EXPOSED AREAS OF THE SITE ONCE FINAL GRADING HAS BEEN ESTABLISHED.
5. EC-2 MATTING: EC-2 MATTING SHOULD BE APPLIED TO ALL SLOPES STEEPER THAN 3:1 AS PERMANENT EROSION CONTROL MATTING TO ALLOW FOR A STABLE VEGETATIVE SLOPE FACE. EC-3 SHALL BE INSTALLED AT THE TOE OF ALL FILL SLOPES AND ALL DRAINAGE WAYS.
6. TREE PROTECTION 3.38: TREE PRESERVATION AND PROTECTION SHALL BE INSTALLED TO ENSURE THE SURVIVAL OF DESIRABLE TREES WHERE THEY WILL BE EFFECTIVE FOR EROSION AND SEDIMENT CONTROL, WATERSHED PROTECTION, LANDSCAPE BEAUTIFICATION, DUST AND POLLUTION CONTROL, NOISE REDUCTION, SHADE AND OTHER ENVIRONMENTAL BENEFITS WHILE THE LAND IS BEING CONVERTED FROM FOREST TO URBAN USES.
7. DUST CONTROL 3.39: DUST CONTROL MEASURES MUST BE MAINTAINED AT ALL TIMES. LIMITING THE AMOUNT OF SOIL DISTURBANCE AT ANY ONE TIME SHOULD BE A KEY OBJECTIVE.



DISTURBANCE TO WETLANDS
NON-TIDAL WETLANDS WERE IDENTIFIED ALONG THE UPPER LIMITS OF THE RAVINE BOTTOM AND ARE INDICATED ON THIS PLAN.
NO DISRUPTIONS OR REDUCTIONS IN THE SUPPLY OF WATER TO WETLANDS, RIVERS, OR OTHER WATER BODIES ARE ANTICIPATED WITH THE PROPOSED DEVELOPMENT.

THIS SITE DOES NOT CONTAIN ANY AREAS IDENTIFIED BY THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION, DIVISION OF NATURAL HERITAGE IN THE PUBLICATION ENTITLED "NATURAL AREAS INVENTORY OF THE LOWER PENINSULA OF VIRGINIA."

AREAS BELOW ELEVATION 4' ABOVE MSL

AREAS WITH SLOPE > 30%

AREA OF SPH

FLOOD ZONE

THIS PROJECT APPEARS TO BE IN ZONE X500, AE AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) AS SHOWN ON FEMA-NFIP FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 51199C0070C EFFECTIVE JUNE 16, 2009.

PERMANENT STABILIZATION

ALL AREAS DISTURBED BY GRADING WILL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING. SEEDING WILL BE DONE ACCORDING TO STD. AND SPEC. 3.32 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, 1992. PERMANENTLY SEEDED AREAS SHALL BE PROTECTED DURING ESTABLISHMENT WITH STRAW MULCH.

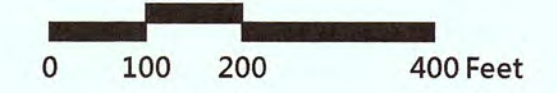
MAINTENANCE

MAINTENANCE OF TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IS THE RESPONSIBILITY OF THE DEVELOPER. IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL. THE SEDIMENT BASIN TRAPS WILL BE CHECKED REGULARLY FOR SEDIMENT CLEANOUT. STRAW BALE BARRIERS AND SILT FENCING SHALL BE INSPECTED IMMEDIATELY.

AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL FOR UNDERMINING OR REPAIR. ALL SEEDED AREAS WILL BE CHECKED TO INSURE A GOOD STAND OF GRASS IS MAINTAINED. SEEDED AREAS DEFICIENT SHALL BE RESEED AS NECESSARY. THE CONTRACTOR SHALL REMOVE SEDIMENT AND RESTORE STORAGE VOLUME IN THE SEDIMENT TRAP IMMEDIATELY ONCE THE LEVEL OF ACCUMULATED SEDIMENT HAS REACHED THE CLEANOUT ELEVATION.

SOIL LEGEND

SOIL#	SOIL NAME	SHRINK-SWELL	HYDRIC
10B	CRAVEN FINE SANDY LOAM	MODERATE	NO
11C	CRAVEN-UCHEE COMPLEX	MODERATE	NO
14B	EMPORIA FINE SANDY LOAM	MODERATE	NO
15F	EMPORIA COMPLEX	MODERATE	NO
29B	SLAGLE FINE SANDY LOAM	MODERATE	NO



Kings Creek Plantation Dumpster Pad

Bruton Magisterial District
York County, Virginia

No.	Revision	Date	Apprv.

Not Approved for Construction
Environmental Inventory
Dumpster Pad



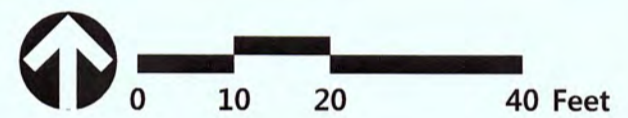
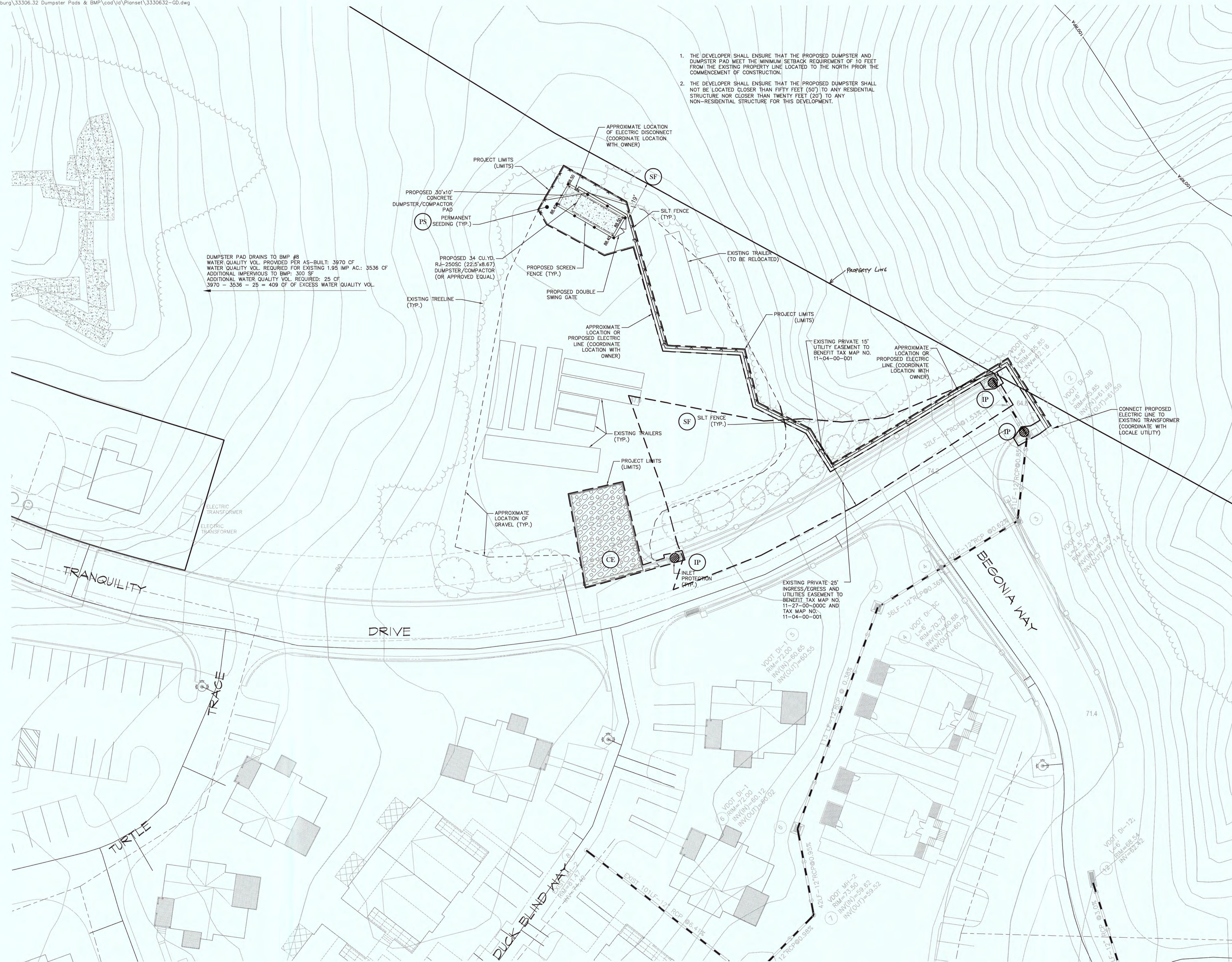
C-3

Sheet 4 of 6

Project Number
33306.32

1. THE DEVELOPER SHALL ENSURE THAT THE PROPOSED DUMPSTER AND DUMPSTER PAD MEET THE MINIMUM SETBACK REQUIREMENT OF 10 FEET FROM THE EXISTING PROPERTY LINE LOCATED TO THE NORTH PRIOR THE COMMENCEMENT OF CONSTRUCTION.
2. THE DEVELOPER SHALL ENSURE THAT THE PROPOSED DUMPSTER SHALL NOT BE LOCATED CLOSER THAN FIFTY FEET (50') TO ANY RESIDENTIAL STRUCTURE NOR CLOSER THAN TWENTY FEET (20') TO ANY NON-RESIDENTIAL STRUCTURE FOR THIS DEVELOPMENT.

DUMPSTER PAD DRAINS TO BMP #8
WATER QUALITY VOL. PROVIDED PER AS-BUILT: 3970 CF
WATER QUALITY VOL. REQUIRED FOR EXISTING 1.95 IMP AC.: 3536 CF
ADDITIONAL IMPERVIOUS TO BMP: 300 SF
ADDITIONAL WATER QUALITY VOL. REQUIRED: 25 CF
 $3970 - 3536 - 25 = 409$ CF OF EXCESS WATER QUALITY VOL.



**Kings Creek Plantation
Dumpster Pad**
Bruton Magisterial District
York County, Virginia

No.	Revision	Date	Appr.

Designed by: _____ Checked by: _____
Issued for: _____ Date: _____
February 21, 2017

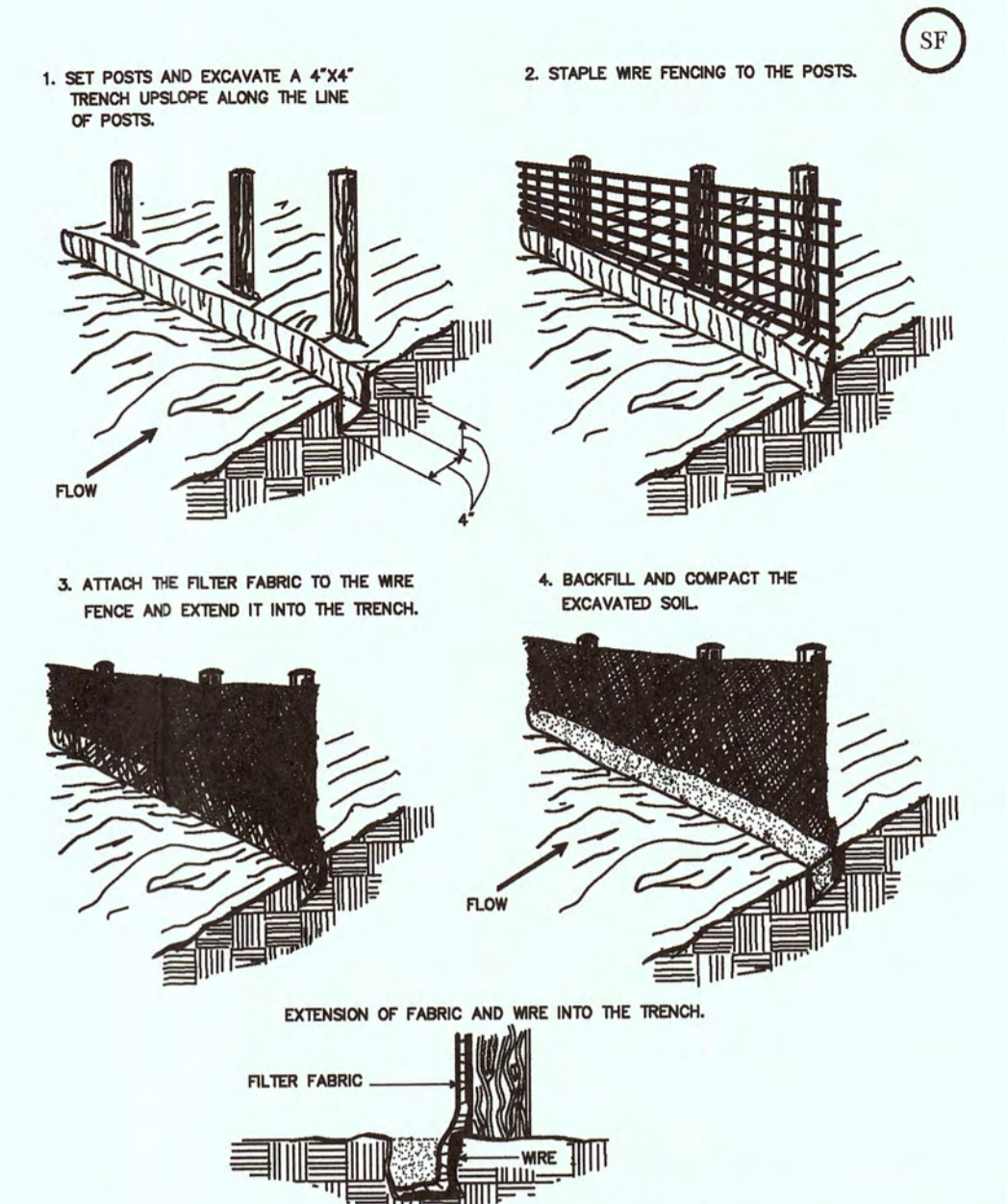
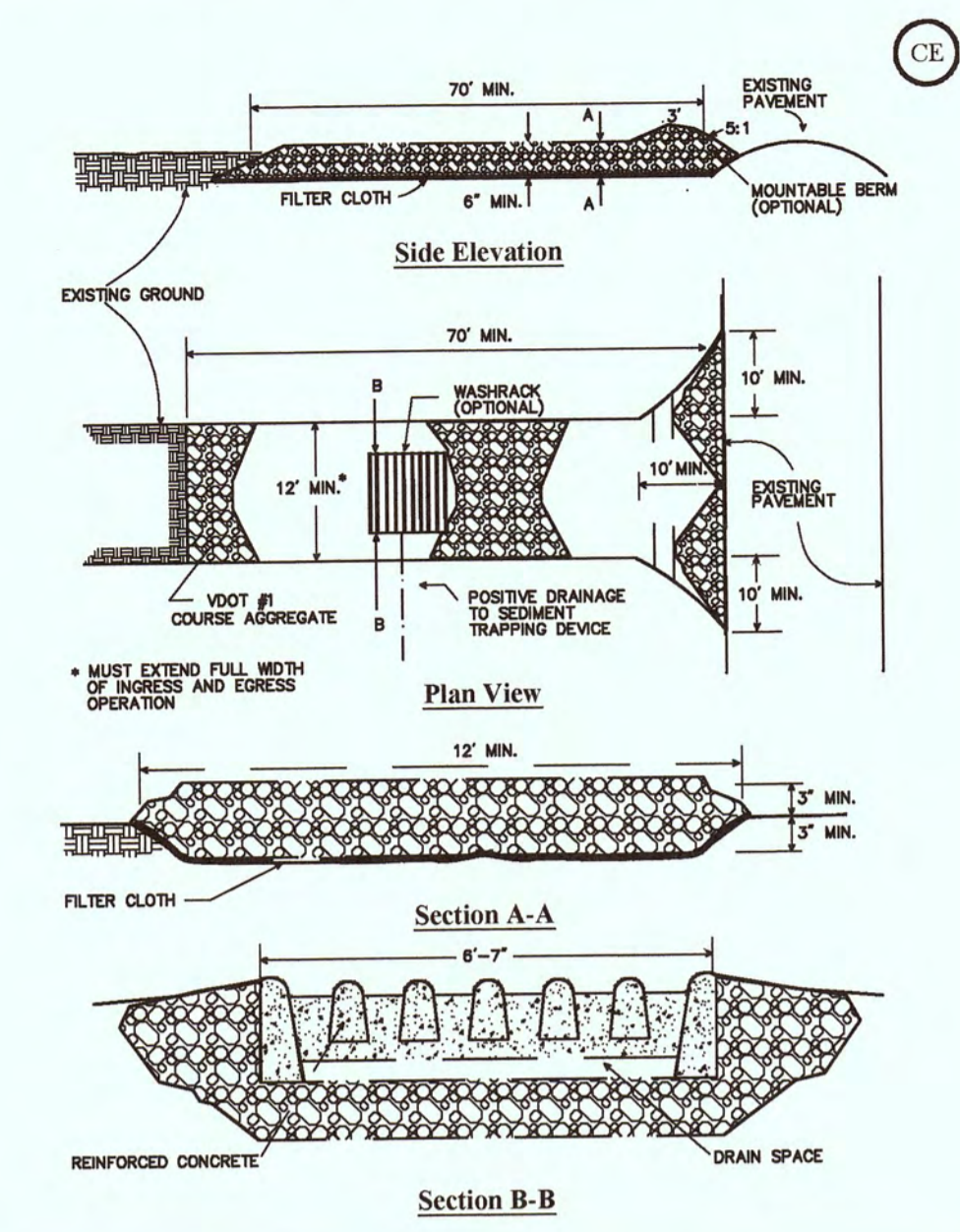
Not Approved for Construction
Grading and
Drainage Plan
Dumpster Pad



C-4

Sheet 5 of 6

Project Number
33306.32



SELF-CONTAINED COMPACTORS
RJ-250SC and RJ-250HT Self-Contained Compactors
 Dimensions and Specifications

Dimensions	Model	Weight	Width	Height	Length	Capacity
Overall Length	15 ft 0 in	4,500 lbs	48 in	48 in	15 ft 0 in	150 cu yd
Overall Width	25 ft 0 in	4,500 lbs	48 in	48 in	15 ft 0 in	150 cu yd
Overall Height	25 ft 0 in	4,500 lbs	48 in	48 in	15 ft 0 in	150 cu yd
Operating Weight	25 ft 0 in	4,500 lbs	48 in	48 in	15 ft 0 in	150 cu yd
Empty Tank	25 ft 0 in	4,500 lbs	48 in	48 in	15 ft 0 in	150 cu yd
Total Material Fills	25 ft 0 in	4,500 lbs	48 in	48 in	15 ft 0 in	150 cu yd
Total Material Fills	25 ft 0 in	4,500 lbs	48 in	48 in	15 ft 0 in	150 cu yd
Vertical Ram Feed Pressure	25 ft 0 in	4,500 lbs	48 in	48 in	15 ft 0 in	150 cu yd
Horizontal Ram Feed Pressure	25 ft 0 in	4,500 lbs	48 in	48 in	15 ft 0 in	150 cu yd
Maximum Ram Feed Pressure	25 ft 0 in	4,500 lbs	48 in	48 in	15 ft 0 in	150 cu yd
Ram Penetration	25 ft 0 in	4,500 lbs	48 in	48 in	15 ft 0 in	150 cu yd

GREEN BUILT
 Also available as Green Built™ featuring color and other environmental friendly components.
 Modelers can opt for a 2.5" and 3.5" label.

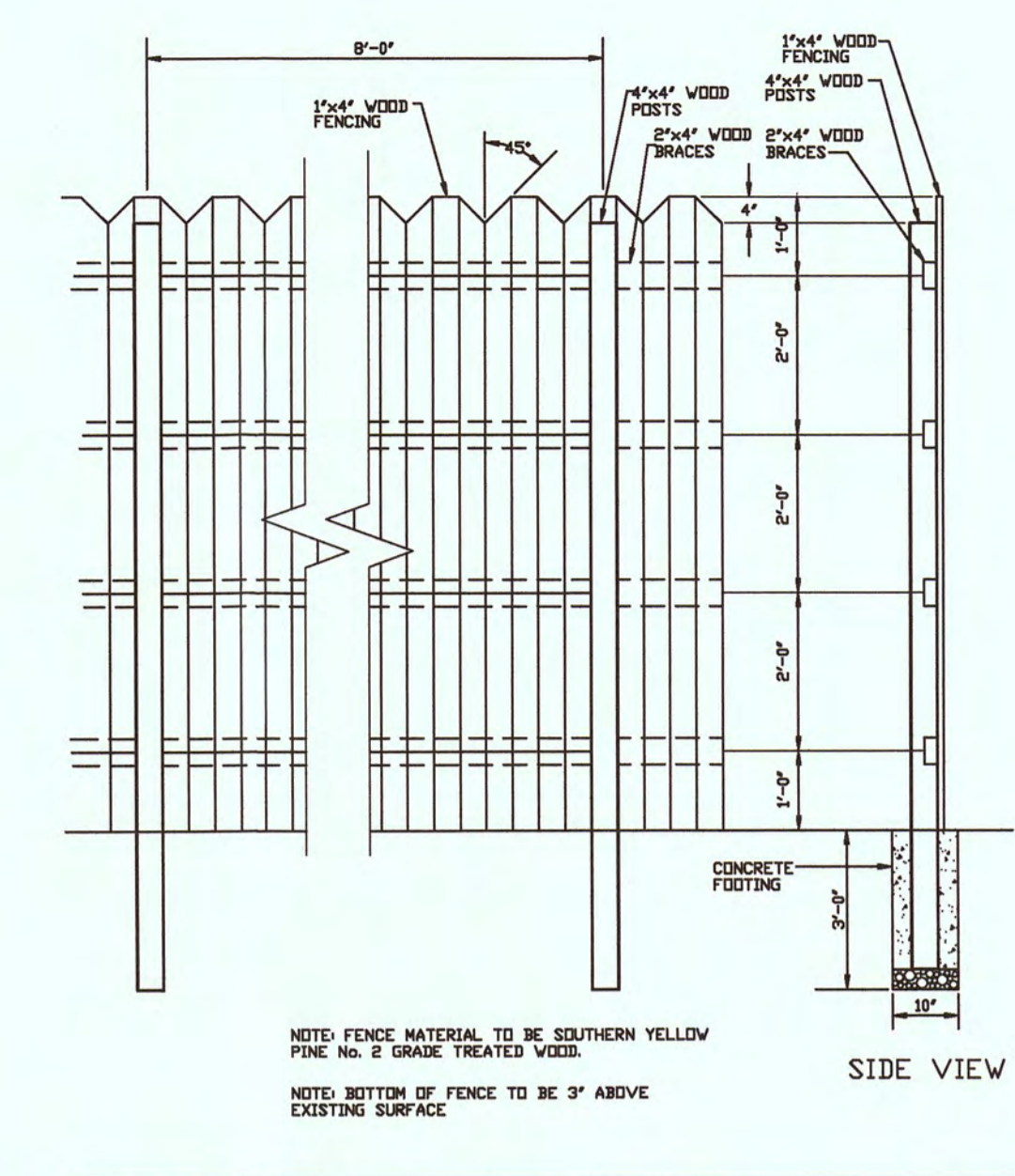
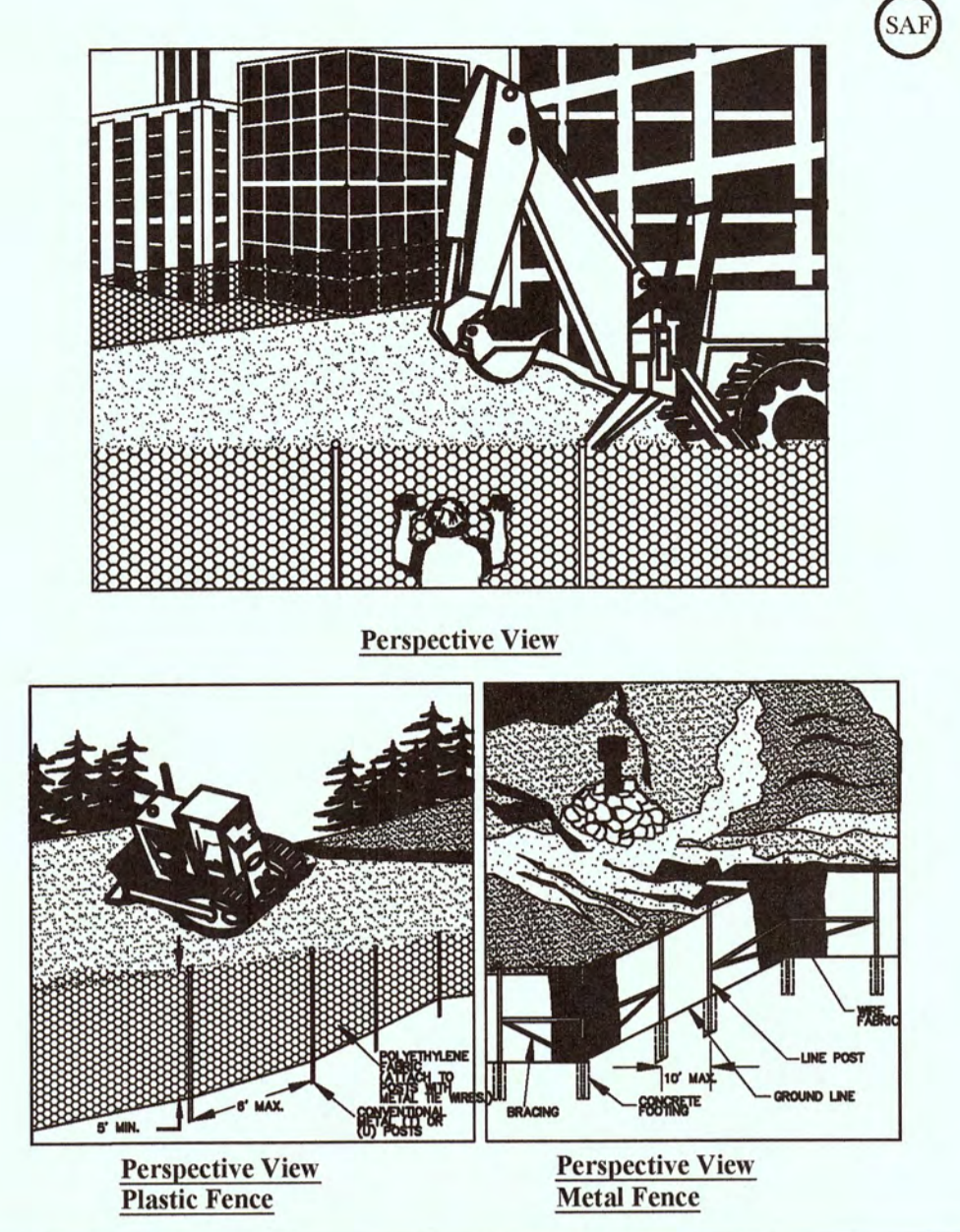
RAMJET
 Manufacturer of self-contained compactors.

Signature Series Warranty
 Featuring 3 Year Structure, 2 Year Components, & Months Labor

Compactor Rental and Leasing Program Available
 For detailed specifications, recommendations, or for economic quotes comparing various options, contact Marathon Customer Care at 1-800-633-8874.

Authorized Dealer:
 Marathon Equipment Company
 2000 W. 10th St.
 Waukegan, IL 60087
 www.marathonrental.com
 NPA Contract #00012-890

Environmental Solutions Group
 1000 W. 10th St.
 Waukegan, IL 60087
 www.environmentalsolutions.com



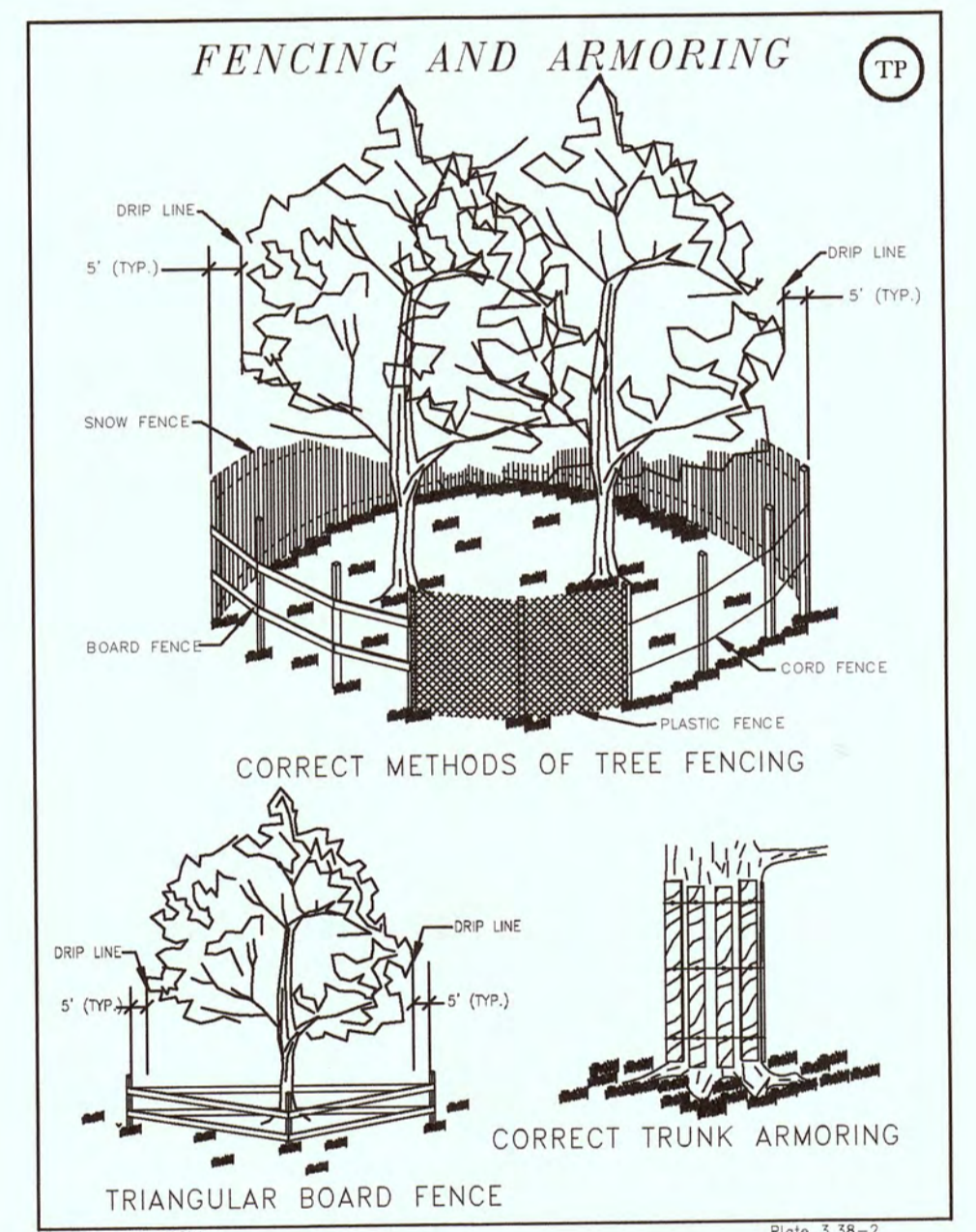
Stone Construction Entrance 6/08
 N.T.S. Source: Virginia Erosion And Sediment Control Handbook Plate 3.02-1

Construction of A Silt Fence (With Wire Support) 6/08
 N.T.S. Source: Virginia Erosion And Sediment Control Handbook Plate 3.05-1

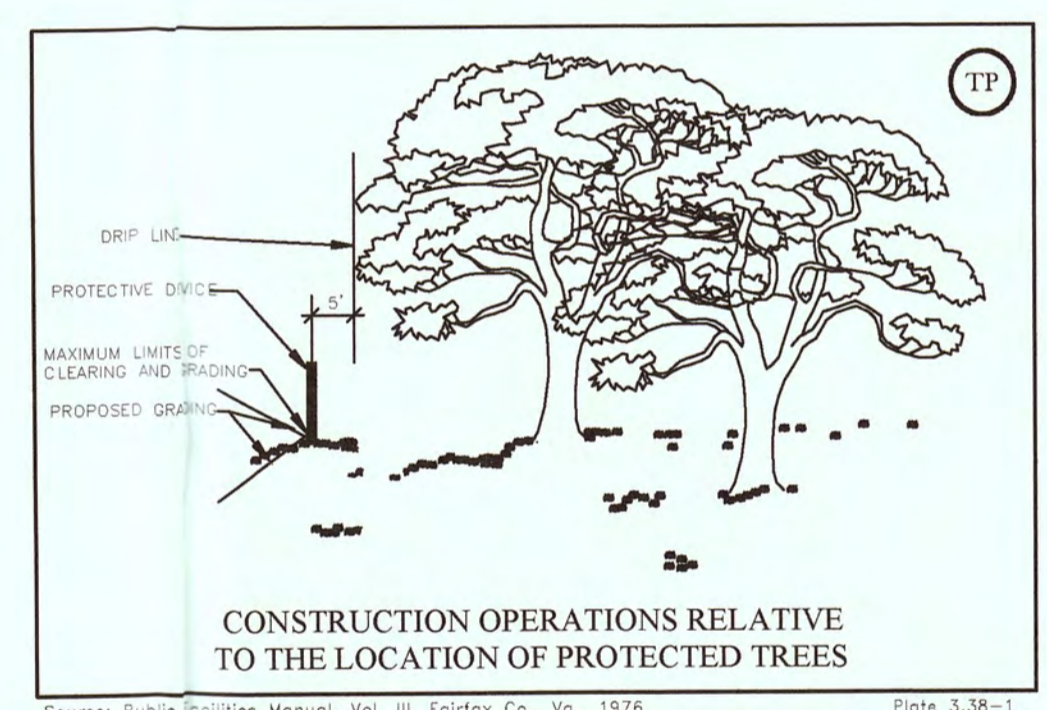
RJ 250sc Compator Specifications 3/16
 N.T.S. Source: Marathon KCP-08

Safety Fence 6/08
 N.T.S. Source: Virginia Erosion And Sediment Control Handbook Plate 3.01-1

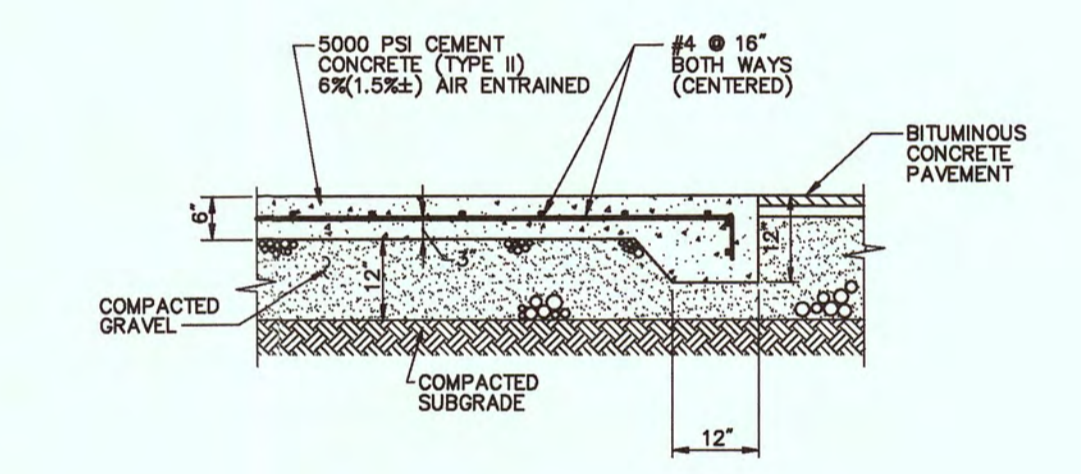
Perimeter Screen Fence 10/13
 N.T.S. Source: VHB WCUSA-11



York County-Tree Protection 10/12
 N.T.S. Source: VHB LD_KCP-03



York County-Tree Protection 10/12
 N.T.S. Source: VHB LD_KCP-04



Notes:

1. SIZE OF PAD TO BE AS INDICATED ON PLANS.
2. CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 30 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD.

Dumpster Pad 4/11
 N.T.S. Source: VHB LD_710

**Kings Creek Plantation
 Dumpster Pad**
 Bruton Magisterial District
 York County, Virginia

No.	Revision	Date	Appr.

Designed By: _____ Checked By: _____
 Issued for: _____ Date: February 21, 2017

Not Approved for Construction
 Drawing Title: **Site Details**

Drawing Number: _____
C-5
 Sheet 6 of 6
 Date: 2/21/17
 Project Number: 33306.32

