

SEP 8 1975

ORDINANCE NO. 31A-32

BOARD OF SUPERVISORS
JAMES CITY COUNTY
VIRGINIA

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 20, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY, ARTICLE II, SITE PLAN, SECTION 20-19, SAME - SUBMITTAL CONTENTS, SUBSECTION (a) SITE SURVEY AND BY ADDING A NEW PROVISION, SUBSECTION (d) NOTIFICATION OF ADJACENT PROPERTY OWNERS.

BE IT ORDAINED, by the Board of Supervisors of James City County that Chapter 20, Zoning, of the Code of the County of James City, Article II, Site Plan, Section 20-19, Same - Submittal Contents, be and the same is, hereby, amended and reordained by amending Subsection (a) and by adding a new provision, Subsection (d) Notification of Adjacent Property Owners to read as follows:

CHAPTER 20

ZONING

Article II. Site Plan.

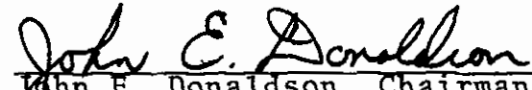
Section 20-19. Same - Submittal Contents.

- (a) Site Survey. The preliminary site plan shall be submitted in four parts. The first shall be a site survey showing existing physical features on and immediately adjacent to the site. The site survey shall as a minimum contain:
- (1) Location map with scale no less than one inch equals two thousand feet.
 - (2) Title of project.
 - (3) Name of engineer, architect, landscape architect or surveyor.
 - (4) Name of developer, property owner if different and adjacent property owners and addresses.
 - (5) North arrow.
 - (6) Graphic and written scale as follows:
 - a. For projects containing more than two hundred acres, not more than two hundred feet to one inch.
 - b. For projects containing fifty acres to two hundred acres, not more than one hundred feet to one inch.
 - c. For projects containing more than ten acres but less than fifty acres, not more than fifty feet to one inch.

d. For projects containing ten acres or less, not more than twenty feet to one inch.

- (7) Date.
 - (8) Zoning (note) and boundaries.
 - (9) Streets.
 - (10) Property lines with distances and bearings.
 - (11) Buildings.
 - (12) Watercourses, waterways, lakes, ponds.
 - (13) Topography of site with contour intervals of five feet or less. Intervals of two feet preferred.
 - (14) Easements.
 - (15) Sanitary and storm sewers.
 - (16) Watermains.
 - (17) Culverts and underground structures in or near the property.
 - (18) Woodline before site preparation with species and average diameter of trees indicated, also location and diameter of single trees in open areas.
 - (19) Computations (note) including total acres; total developable and total nondevelopable acreage and percent of site covered by: existing buildings; roads and drives; woods; open fields; and easements.
- (d) Notification of Adjacent Property Owners. It shall be the responsibility of the applicant for site plan approval to notify all adjoining property owners advising them of the submission of preliminary plans to the County. No site plan shall be received for review until the applicant presents evidence to the satisfaction of the Administrator, or his designee, that all property owners of pre-existing development contiguous to and sharing a common property line with said applicants or whose property lies directly across from the proposed development, have been notified in writing prior to the time the preliminary site plan is filed for review. Evidence that such notice was sent by mail to the last known address of such owner as shown on the current real estate tax assessment books shall be deemed adequate compliance.

This ordinance shall be in full force and effect from the day of its adoption.


John E. Donaldson, Chairman
Board of Supervisors

ATTEST:


Thomas R. McCann, Jr.
Clerk to the Board

I. ROY L. LEWALLEN

ASSISTANT
Comptroller

of THE DAILY PRESS, INC., publisher of THE DAILY PRESS
a daily newspaper published in the City of Newport News, Va., do
certify that the advertisement, copy of which is hereto attached, was
published in said newspaper

TWO INSERTIONS AS ORDERED

Beginning with the issue of AUGUST 25, 19 75

and ending with the issue of SEPTEMBER 1, 19 75

Signed *Roy L. Lewallen* ASSISTANT
Comptroller

Dated, Newport News, Va., SEPTEMBER 8, 19 75

NOTICE OF PUBLIC HEARING
JAMES CITY COUNTY

The Board of Supervisors of James City County, Virginia, will conduct a public hearing on Monday, September 8, 1975, in the Courthouse, Williamsburg, Virginia, at 7:30 P.M. to consider the following:

1. An Ordinance to amend and repeal Chapter 28, Zoning, of the Code of the County of James City, Article II, Site Plan, Section 15.16, Certain Plans Subject to Review by Planning Commission, by adding a new provision, Subsection (n) Site Development, Clearing and Grading.
2. An ordinance to amend and repeal Chapter 28, Zoning of the Code of the County of James City, Article II, Site Plan, Section 15.16, Same Submittal Contents, Subsection (a) Site Survey and by adding a new provision, Subsection (d) Notification of Adjacent Property Owners.

Copies of related materials are on file and may be viewed during normal business hours in the Office of the County Administrator, 200 Richmond Road, Williamsburg, Va.

Thomas R. McCain, Jr.
County Administrator