

RESOLUTION

STONEHOUSE TRAFFIC IMPACT STUDY

1999 AMENDMENT AND UPDATE

WHEREAS, Langley & McDonald, P.C., has updated portions of the Stonehouse Traffic Impact Study previously approved by the Board of Supervisors; and

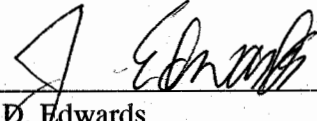
WHEREAS, the Traffic Impact Study Update is summarized in a memorandum from Mr. Bill Cashman to Mr. Paul Holt, dated March 5, 1999, with traffic counts included ("Amended and Updated Traffic Study"); and

WHEREAS, Stonehouse, Inc., together with its successors and assigns, is the Owner of the property; and

WHEREAS, subparagraph (i) of Condition 3, Road Improvements, of the Proffers, as amended, allows the Owner to update the Traffic Study and revise the phasing of improvement with the approval of the Board of Supervisors.

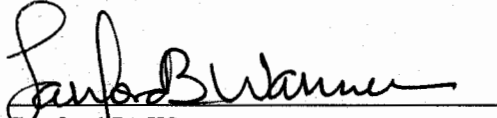
NOW, THEREFORE, BE IT RESOLVED the Board of Supervisors of James City County, Virginia, hereby endorses the Amended and Updated Traffic Study and based on projections, no final site plan approval may be issued for development in Land Bays 80 and 81, as shown on the approved Master Plan, where the total square footage in Land Bays 80 and 81 will exceed 450,000 square feet of warehouse and manufacturing uses, or the development of other uses which may generate an equivalent amount of traffic, until such time the Owner has posted with the County guarantees for the installation of a traffic signal at the intersection of Route 30 and the westbound I-64 on-ramp and off-ramp. Owner shall not be obligated to install such signal until the signal meets Virginia Department of Transportation (VDOT) warrants and is approved by VDOT

NOW THEREFORE BE IT FURTHER RESOLVED, the Board of Supervisors of James City County, Virginia, hereby endorses the Amended and Updated Traffic Study and based on projections, no final site plan approval may be issued for development in Land Bays 80 and 81, as shown on the approved Master Plan, where the total square footage in Land Bays 80 and 81 will exceed 950,000 square feet of warehouse and manufacturing uses, or the development of other uses which may generate an equivalent amount of traffic, until such time the Owner has posted with the County guarantees for the realignment of the I-64 westbound off-ramp at the I-64 and Route 30 interchange and the construction of a westbound Route 30 to westbound I-64 loop ramp. Owner shall not be obligated to install such improvements until VDOT warrants are met and approved by VDOT.



Jack D. Edwards
Chairman, Board of Supervisors

ATTEST:


Sanford B. Wanner
Clerk to the Board

SUPERVISOR	VOTE
NERVITT	AYE
SISK	AYE
MCGLENNON	AYE
BRADSHAW	AYE
EDWARDS	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 23rd day of March, 1999.

stonehouse.res