

RESOLUTION

ENVIRONMENTAL CONSTRAINTS ANALYSIS FOR LEGISLATIVE CASES

WHEREAS, in order to fully understand the impacts of a development on the local environment, consistent information should be provided to Planning staff and members of the Planning Commission and Board of Supervisors prior to approval of a legislative case (special use permits and rezonings); and

WHEREAS, a thorough environmental analysis will ensure that development is not planned for areas which may not be able to accommodate it due to environmental constraints; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby endorses the following:

Any application for a use requiring a special use permit and/or rezoning, shall be accompanied by an Environmental Constraints Analysis containing, at a minimum, the information below. All or portions of the Environmental Constraints Analysis may be excluded from legislative cases application as determined by the planning director.

I. Hydrologic Features:

1. Location of all bodies of water such as streams, ponds, lakes, impoundments, rivers;
2. Name of watershed in which the project is located;
3. Approximate location of tidal and non-tidal wetlands (e.g. sinkholes, wetland, springs, seeps, etc);
4. Approximate location of perennial and intermittent streams;
5. Description of receiving streams; and
6. Floodplain delineation for 100 and 500-year storm events including tidal flooding, if applicable.

II. Physical Features:

1. Approximate location of steep slopes greater than 25 percent based on County GIS or better source (all sources must be referenced). The scale for which this shall be provided is at the discretion of the engineering and resource protection director;
2. Soils, especially prime agricultural lands and Hydrologic Soil Groups (HSG) A&B, based on the County soil survey;
3. Soils erodability based on the County soils survey;
4. Areas of forest, woodland cover and wildlife corridors; and
5. Pre-development topography based on County GIS or alternate source approved by the engineering and resource protection director (all sources must be referenced).

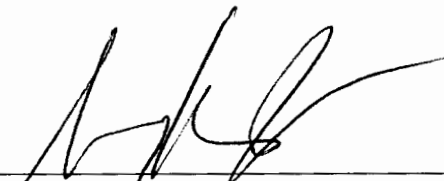
III. Prohibited or Restricted Development Areas:

1. Location of required buffers and existing conservation easements;
2. Sites with known populations of rare, threatened or endangered species of plants or animals per studies done in accordance with the Natural Resource Policy;
3. Location of trees to be preserved in accordance with the Chesapeake Bay Preservation Ordinance; and
4. Preliminary location of Resource Protection Areas and legal wetlands.

IV. Existing and Proposed Changes to the Site:

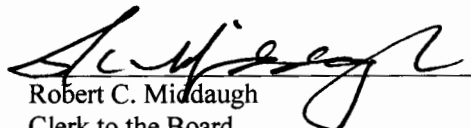
1. The nature of existing and approved but not yet built development(s) on the site;
2. Location of surrounding properties and neighborhoods;
3. Proposed limit of disturbance and a disturbance area estimate;
4. Calculation of existing and proposed pervious and impervious areas (e.g. parking areas, roads, sidewalks, buildings, etc);
5. If used, description of Better Site Design or Low Impact Development techniques (e.g. pervious pavement, walks, infiltration areas, etc.);
6. Description of how disturbance is being minimized, indigenous vegetation is being preserved, and impervious cover is being reduced; and
7. Proposed conceptual stormwater management plan, including pre and post-development discharge analysis.

V. Narrative Analysis of Environmental Constraints and Recommended Environmental Measures to Conform with the Proposed Environmental Analysis



Mary K. Jones
Chairman, Board of Supervisors

ATTEST:



Robert C. Middaugh
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
MCGLENNON	AYE
ICENHOUR	AYE
KALE	AYE
KENNEDY	AYE
JONES	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 12th day of June, 2012.