



**ENGINEERING AND RESOURCE PROTECTION REVIEW COMMENTS**  
**8491 Richmond Road (Taylor Farm)**  
**COUNTY PLAN NO. LU-002-14**  
*June 9, 2014*

**General:**

1. This parcel is situated in the County's Diascund Creek subwatershed. There are currently no watershed management plans for this County watershed.
2. Per County GIS, there is approximately 46 acres of this property within the PSA, not 6 as stated in the application.
3. The County general CBPA map shows that RPA exists along the water bodies at the northwest and southwest portions of the tract. RPA may extend further on the parcel than what is shown in the GIS. A wetland and perennial flow determination on the parcel would be needed to confirm the site specific determination of RPA. RPA delineations must be confirmed by County staff. No determination has been submitted by staff for review.
4. The majority of the PSA property is Prime Farmland and hydrologic unit code A/B soils. Prime farmland soils, as defined by the USDA, are those best suited for farming – to provide food, feed, forage, fiber and oilseed crops. These soils produce the highest yields with minimal input of effort and farming of these soils results in the least amount of damage to the environment. According to the 2008 County Comprehensive Plan (Environment Section, Prime Farmland, Page 43), "the loss of agricultural lands to other uses puts pressure on marginal lands" and "careful consideration of prime farmland soils must be given to future land use cases involving conversion". Besides the 2009 comprehensive plan, Sources of information to use in the decision making on this parcel include the County Soil Survey (1985), information from the 2014 James City County Citizens Survey (preserving farmland) and opportunity analyses developed by the County's Rural Economic Development Committee (REDC).