



**ENGINEERING AND RESOURCE PROTECTION REVIEW COMMENTS**  
**8515 & 8581 Pocahontas Tr. & 101 Busch Service Rd. (Woods Golf Course)**  
**COUNTY PLAN NO. LU-007-14**  
*June 9, 2014*

1. This parcel is situated in the James River direct subwatershed of the County. No watershed management plan currently exists for this subwatershed.
2. This parcel is situated within an area subject to the provisions of the previously approved Xanterra Kingsmill master stormwater management plan (MSWMP), Division Plan No. SWM-01-12. This MSWMP includes 2,289 acres and structural BMP components (no dedicated conservation easements) for stormwater compliance purposes. As the land use application shows concept use of an offsite stormwater management facility, ie. the Rhine River Lake (County BMP ID Code: JR004), for additional stormwater compliance, the MSWMP would need revised.
3. If stormwater compliance for this land tract will be dependent on an existing, downstream stormwater management facility, plans of development would need to show that that facility has adequate storage capacity for water quality and can safely handle increased runoff due to changed development from this parcel. Also, a shared inspection/maintenance agreement would be required with the current facility owner.
4. The locations of the two stormwater management facility/forebay as proposed on the concept exhibit may require the need to secure wetland or stream impact permits from federal and state agencies.
5. The use of better site design and low impact development principles, practices and measures are fully encouraged within the layout proposed for the single-family development.
6. Resource Protection Area shown on the exhibit are approximate, based on the County general CBPA map. RPA locations will need to be confirmed by County staff by proper wetland and perennial flow determination submittals as part of the plan of development.