

**Development
Management**

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Planning and Zoning

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August 2, 2010

Mr. Ronnie Orsborne
LandMark - VHB
351 McLaws Circle
Williamsburg, VA 23187

RE: SP-0061-2010, Busch Gardens 2011 Germany Attraction

Dear Mr. Orsborne:

Thank you for the opportunity to review the above referenced site plan. Staff offers the following comments regarding this submission:

Planning:

1. Please note that effective July 1, 2007, the James City County Board of Supervisors instituted a \$250.00 fee for every review of a project after the second resubmission and review. This means that this project shall be allowed *TWO* additional submissions before the new fee will be assessed.
2. Please reference JCC Case No. SP-0061-2010 on the cover sheet of all future submissions.
3. Please be aware that the Director of Planning must review and approve the paint colors of the attraction at points above 60 feet above grade prior to the issuance of a final Certificate of Occupancy. The color shall be muted and designed to minimize visual impacts. Please submit color samples when they are available.
4. On the cover page, the Sheet Index indicates that the site utilities sheet is on page C02.204. In the plan set, there are actually 2 pages of the site grading and drainage at a 10 scale. As a result, the utility plan sheet is on C02.205. Additionally, there is only 1 erosion and sediment control plan sheet at a 20 scale on page C02.206. Please amend the Sheet Index as necessary.
5. On the cover page, please amend the reference below the Location Map to see pump station locations on Sheet C02.208. It does not seem that these locations are specified on the environmental inventory sheet.
6. Based on the site layout plans, it appears that there will be some demolition occurring in the area of the "covered deck and scales" and the water fountain; however, this work is not indicated on the demolition plan sheet (C01.202). Please amend as necessary.
7. The cover page indicates the total building footprint area is 4,328; however, the total of the building areas called out on sheet C02.202 is 4,268. Please either amend the total on the cover page or amend the areas on sheet C02.202.

8. Page C02.202 makes reference to a proposed light fixture (typ) and notes details are on page C02.206. Please amend to state that details are on page C02.603.
9. Thank you for providing lighting details. While noted on the cover sheet, staff would like to reinforce that no lighting, aside from Federal Aviation Authority required beacons, is permitted above 60 feet. Please ensure that all attraction lighting is included on page C02.603 and verify that the "fixtures strung between theming poles" will remain at ground level.

Proffer Administrator: Please refer to HW-0002-2010- Busch Gardens Germany Attraction, for conditions associated with the case. Please take note of the following time sensitive condition: Construction on this project shall commence within 36 months from the date of approval of the height limitation waiver or the height limitation waiver shall be void. Construction shall be defined as obtaining permits for the construction of foundations and/or footers (expiration date - June 8, 2013).

Fire, Landscape Planner, and Code Compliance: Site plan is approved as submitted.

JCSA: Please see attached comment letter dated July 21, 2010.

Environmental: Please see attached comment letter dated August 2, 2010.

When the above comments have been incorporated into the plans, please submit ten (10) folded paper copies and a letter detailing how the above items have been addressed. If I can be of further assistance, please do not hesitate to contact me at 253-6876.

Sincerely,



Leanne Reidenbach
Senior Planner