# AGENDA

## DEVELOPMENT REVIEW COMMITTEE

**February 2, 2000**
**4:00 p.m.**

**JAMES CITY COUNTY GOVERNMENT COMPLEX**
**BOARD ROOM, BUILDING C**

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1. Roll Call
2. Minutes — Meetings of December 29, 1999 and December 1, 1999
3. SP-131-99 — Busch Corporate Residence (no staff report)
4. SP-136-99 — Quarterlands Commons, Phase 9
5. SP-137-99 — Williamsburg Indoor Sports Complex
6. SP-138-99 — Wise Recycling
7. SP-140-99 — Weathercrafters
8. S-127-99 — Wexford Hills, Phases 2 and 3
9. S-6-00 — Ewell Station
10. Adjournment

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE CONFERENCE ROOM, BUILDING C, AT 4:00 P.M. ON THE 29TH DAY OF DECEMBER, NINETEEN HUNDRED AND NINETY-NINE.

1. ROLL CALL

Mr. Alex Kuras, Chairman
Mr. Martin Garrett
Mr. John Hagee

ALSO PRESENT

Mr. Paul D. Holt, III, Senior Planner

2. Case No. SP-123-99. Pocahontas Retirement Community

Mr. Holt presented the staff report for Ms. Jill Schmidle and stated that staff recommended that preliminary approval be granted. Mr. Holt pointed out that staff, per comments raised during the pubic hearing for the rezoning to allow for this project, recommended that 5-6 additional handicapped parking spaces be provided over the ordinance minimums due to the nature of the proposed use. Mr. Mel Hopkins of Rickmond Engineers stated that the owner would provide sufficient space to allow for additional handicapped spaces, but that the additional spaces would not be striped and signed until after the facility began accepting tenants, and the owner could determine whether or not the additional spaces were needed and/or desired by the residents at that time. Mr. Holt also noted that landscaping shown on the plans appeared to be excessive, but that the actual landscaping proposed met only the ordinance minimums. Mr. Holt stated that there appeared to be a significant amount of landscaping only because there were significant areas on the site that could not be otherwise landscaped due to utility easements. Mr. Holt also noted the special use permit conditions that required additional landscaping along the Route 60 road frontage. The DRC, without further discussion, recommended that preliminary approval be granted.

3. Case No. SP-124-99. Williamsburg Dodge

Mr. Holt presented the staff report and stated that, due to the nature of the agency review comments, staff recommended that preliminary approval be granted *only after* re-submission of plans that adequately address comments made by the reviewing agencies. The DRC, without further discussion, concurred with staff's recommendation.

4. Case No. SP-127-99. Prime Outlets Expansion - Phase 5

Mr. Holt presented the staff report and stated that staff recommended that preliminary approval be granted. Mr. Holt noted that staff recommended that in addition to landscaping, a fence consisting of a solid material be constructed to separate the proposed additions from the Williamsburg Memorial Park. Mr. Hagee stated that he believed this shouldn't be required. Mr. Steve Romeo of Langley & McDonald stated that the owner did not object to such a fence. The DRC, without further discussion, recommended that preliminary approval be granted.

5. Adjournment.

There being no further business, the December 29, 1999, Development Review Committee meeting adjourned at approximately 4:20 p.m.

Alex Kuras, Chairman

O. Marvin Sowers, Jr., Secretary

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE CONFERENCE ROOM, BUILDING E, AT 4:00 P.M. ON THE 1ST DAY OF DECEMBER, NINETEEN HUNDRED AND NINETY-NINE.

1. ROLL CALL

Mr. Alex Kuras, Chairman
Mr. Martin Garrett
Mr. Joe Poole

ALSO PRESENT

Ms. Tamara Rosario, Senior Planner
Ms. Jill Schmidle, Senior Planner

2. Case No. SP-118-99. Smith Memorial Baptist Church - Family Life Center.

Ms. Rosario presented the staff report on behalf of Mr. Johnson and stated that staff recommended both preliminary approval and a waiver to the setback and geometric design standards for the parking lot. She added that staff also had landscaping recommendations and would work with the applicant on the corner landscaping area considering the utilities and drainage. Mr. Norman Mason and Mr. Shawn Gordon, of Langley and McDonald agreed to these conditions; however, they took exception to the number and type of Environmental Division comments. A long conversation took place among the engineers, DRC, and staff regarding the Environmental Division comments, with staff agreeing to relay the concerns back to the Environmental Division and John Horne, Development Manager. Staff also agreed to review the Environmental Division comments for their appropriateness and arrange a meeting with the DRC and applicants should there be no resolution about them. There being no further comments, the DRC recommended preliminary approval of the site plan and approval of the parking waiver.

3. Case No. S-104-99. Ford's Colony, Section 31, Lots 82-142.

Ms. Rosario presented the staff report on behalf of Mr. Johnson and stated that staff recommended preliminary approval of the subdivision subject to the resubmittal of plans which adequately address the agency comments. Engineers from AES pointed out that they had not received Environmental Division comments yet, and a general discussion about the timing of comments ensued. There was general agreement that in most instances, the Environmental Division comments were technical in nature and not essential for the DRC review; however, the Environmental Division comments should be made available as soon as possible. Staff agreed to relay these comments as well. There being no further discussion, the DRC recommended preliminary approval of the subdivision.

4. Case No. S-103-99. Greensprings West, Phase III.

Ms. Rosario presented the staff report and stated that staff was recommending preliminary approval subject to agency comments and proffer compliance. The DRC members asked a few general questions about the location and timing of the development in relationship to the rest of Greensprings Plantation. Mr. Howard Price of AES answered their questions. There being no further discussion, the DRC recommended preliminary approval of the subdivision.

5. Case No. S-107-99. Travco Hotel.

Ms. Schmidle presented the staff report for Mr. Holt and stated that the applicant requested the DRC waive the minimum parking spaces required due to the proposed subdivision for Prime Outlets' expansion. The request is for a reduction in 23 parking spaces. Ms. Schmidle outlined the history of the site, explaining that the approved site plan from 1984 included two phases, and the second phase was never constructed. Mr. Steve Romeo, Langley and McDonald, stated that the three uses on-site have separate peak hours and days. Mr. Romeo also noted that in the 15 years the hotel has been in existence, the lack of 23 spaces has not posed any problems or hardships on the site. After a general discussion about parking and the Prime Outlets expansion, the DRC recommended approval of a waiver for 23 parking spaces otherwise required by the zoning ordinance.

6. Case No. S-81-99. Stonehouse, Section 5B, Phase III.

Ms. Schmidle presented the staff report for Mr. Holt and explained the case was before the DRC for two reasons: 1. a cul-de-sac exception request, and 2. because the site does not have an approved conceptual plan. Ms. Schmidle explained that due to the topography of the site, a 1175-foot cul-de-sac street would be necessary and other connecting streets would not be possible. Mr. Dick Phillips, Langley and McDonald, explained that the topography of the site essentially makes the site a peninsula, and due to the unique properties of the site, a cul-de-sac greater than 1,000 feet is necessary. Mr. Phillips also noted that a conceptual plan had been submitted and reviewed by county staff last winter, and he felt that the conceptual plan requirement had been met. Ms. Schmidle noted that the formal conceptual plan process was adopted in the Summer of 1999, and this plan did not contain a formal, approved conceptual plan, as required in the zoning ordinance. After some discussion, the DRC recommended approval of the cul-de-sac exception request, and recommended preliminary approval of the subdivision, contingent upon the agency comments.

7. Case No. 92-99. Patriot's Colony.

Ms. Rosario presented the staff report and stated that staff was recommending preliminary approval. She noted that the site plan was in compliance with the recently amended Greensprings Plantation Master Plan and that staff and the applicant had already resolved issues regarding the color of the buildings. The DRC members had questions regarding the open space within the development, especially around the perimeter. Ms. Rosario stated that there were proffer requirements to supplement the buffer on the side adjacent to the Greensprings National Historic Site, and the engineer from AES stated that considerable effort had gone into trying to preserve trees between buildings and throughout the site. There being no further discussion, the DRC recommended preliminary approval of the site plan, contingent upon the agency comments.

8. Adjournment.

There being no further business, the December 1, 1999, Development Review Committee meeting adjourned at approximately 5:00 p.m.

Alex Kuras, Chairman

O. Marvin Sowers, Jr., Secretary

# Site Plan SP-136-99
# Quarterland Commons, Phase IX

Staff Report for the February 2, 2000 Development Review Committee Meeting

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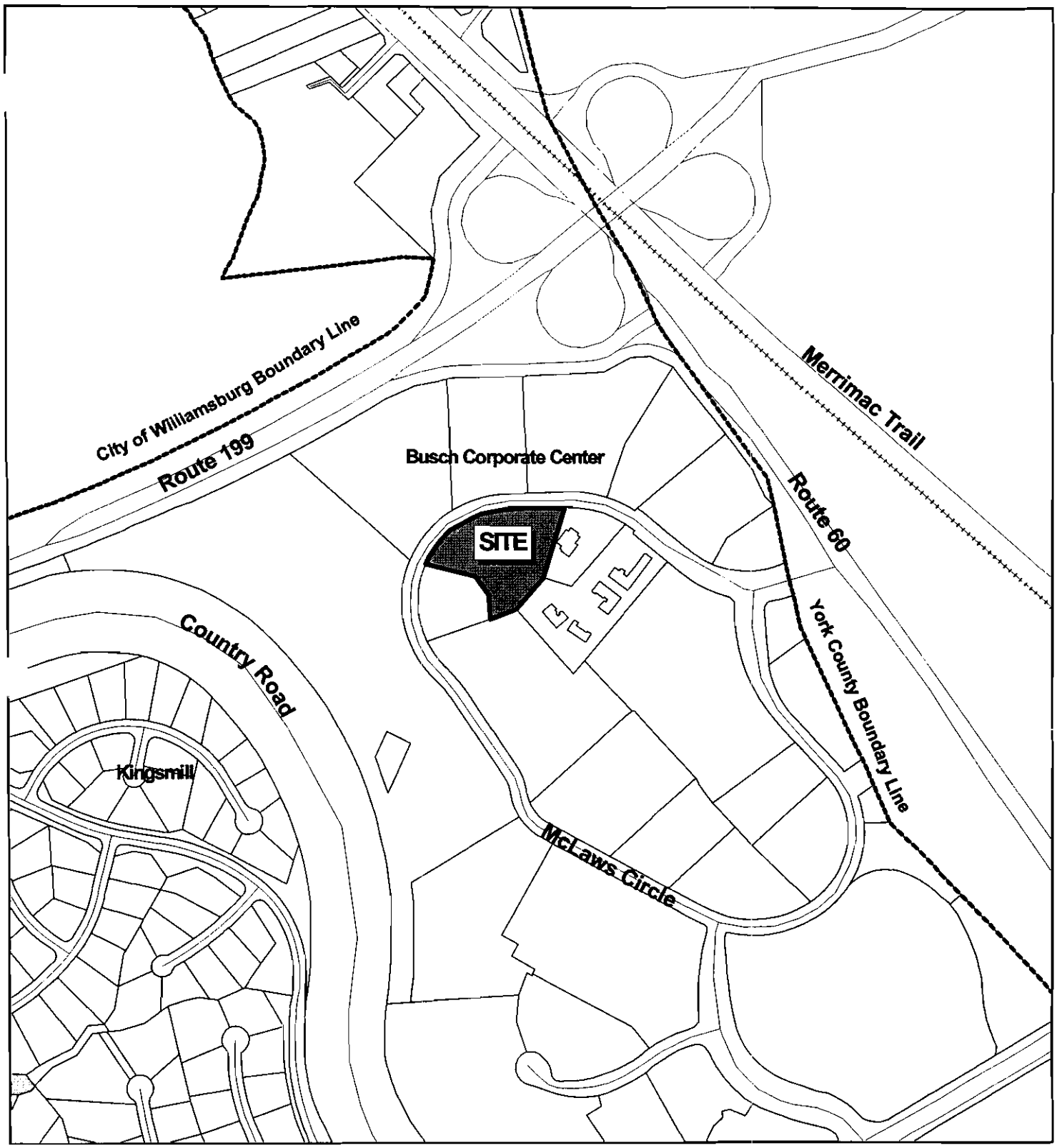
*SUMMARY FACTS*

| | |
|---|---|
| **Applicant:** | Mr. Kenneth Jenkins of Rickmond Engineering on behalf of Jim Griffith Builder, Inc. |
| **Proposed Use:** | 23.988 square feet of general offices |
| **Location:** | Inside ring of McLaws Circle |
| **Tax Map/Parcel:** | (50-2)(1-77) |
| **Primary Service Area:** | Inside |
| **Parcel Size:** | 2.93 acres |
| **Existing Zoning:** | M-1, Limited Business/Industrial |
| **Comprehensive Plan:** | Mixed Use |
| **Reason for DRC review:** | The site plan does not have conceptual plan approval. No conceptual plan was submitted for staff review. |
| **Staff Contact:** | Tamara A. M. Rosario Phone: 253-6685 |

*STAFF RECOMMENDATION*

Staff recommends that the DRC grant preliminary approval of this site plan contingent upon the attached agency conditions.

Attachments:
1. Location map
2. Agency comments




# SP-136-99
# Quarterland Commons, Phase 9

400 0 400 800 Feet

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## AGENCY COMMENTS

Planning

*General*

1. Please indicate the tax map and parcel number in the following manner: (50-2)(1-77).

2. Please recheck the orientation of the north arrow. The information in our tax map book does not match yours.

3. Four handicapped spaces are required for these buildings. At least one space should be dedicated to each building. Although two spaces are located in a central area between the two front buildings, they are not in locations closest to the entrance and the users would need to cross a travel lane to access one of the buildings. Please relocate the two handicapped spaces for the front buildings to the closest location for each building.

4. Please provide a detail of the handicapped parking sign.

5. In accordance with Section 24-60 of the Zoning Ordinance, provide at least one bicycle parking facility with a minimum of five parking spaces. Please show this on Sheet C2.

6. Please provide a detail of the lighting fixture.

*Landscaping*

1. According to my sources, the Japanese Evergreen Oak, *Quercus acuta*, is hardy to Zone 9 and the nursery business tends to confuse *Quercus acuta* with *Quercus glauca*, Blue Japanese Oak, and *Quercus myrsinifolia*, Chinese Evergreen Oak. The Chinese Evergreen Oak appears to be hardy enough for this area and the Blue Japanese Oak is marginally hardy. It may be helpful to check with your source of plant material and see if they have any additional information on the species.

2. Please provide the 15' side and rear landscape yard required for M-1 zoned properties. Refer to Section 24-99(c)(1) of the Landscape Ordinance for additional information and planting requirements.

Real Estate Assessments

Please number the buildings for addressing and condominium purposes.

JCSA

1. Water service for this site is provided by Newport News Waterworks. This site plan must be review and approved by that utility also.

2. Relocate the building with finished floor elevation of 88.50 so the building footer is outside the JCSA easement along the existing sanitary sewer.

3. Provide a note stating the connections to the existing sanitarysewer manhole require core drilling the manhole and installing Kor-N-Seal boots for each lateral.

4. Relocate all proposed landscape material outside the existing JCSA easement along the sanitary sewer line.

Environmental Division

Please see the attached letter that was previously faxed to you.

**ENVIRONMENTAL DIVISION REVIEW COMMENTS**
**QUARTERLAND COMMONS PHASE 9**
**PLAN NO. SP - 136 - 99**
*January 24, 2000* MCE/SJT

JAN 2000
RECEIVED
PLANNING DEPARTMENT

***General Comments:***

1. A Land Disturbing Permit and Siltation Agreement, with surety, are required for this project.

2. Grading Plan. Please check site grading just north of the eastern most building (FF 86.5). The northeast corner of the building shows a finished grade of 84.0, but no proposed contours are shown to tie site fills back to existing ground at El. 82.0. In addition, please provide further information about the building/foundation configuration required to match site grades shown at the northwest corner of the same building. The finished floor is El. 86.5 and the associated proposed corner spot elevation is El. 80.5.

3. Grading Plan. Please check site grading just west of the proposed dumpster pad. Based on proposed spot elevations, the edge of the proposed pad is in fill and it appears the existing channel will require filling to tie proposed grades to existing ground. Address impacts to existing and proposed drainage if this occurs and channel design/improvements required.

***Erosion & Sediment Control Plan:***

4. Temporary Soil Stockpiles. Show the location of any temporary soil stockpile areas, staging and equipment storage areas anticipated for the site or indicate on the plans that none are anticipated for this project.

5. Offsite Land Disturbing Areas. Identify any anticipated off-site land disturbing areas with required erosion control measures or indicate on the plans that none are anticipated for this project.

6. E&SC Narrative. Provide a brief erosion and sediment control plan narrative in accordance with VESCH requirements. The narrative should include important site information as well as specific control and stabilization measures as proposed for the site. Include a brief description of site soils, since no soils map was provided. Also use the narrative to address environmental inventory submittal requirements as per Section 23-10(2) of the Chesapeake Bay Preservation ordinance.

7. Perimeter E&S Control. Based on a review of *existing* site features (including terrain, drainage area, slopes, slope lengths and drainage facilities) and proposed land disturbance activities, silt fence does not appear to be the most effective perimeter control for site. Perimeter silt fence is shown placed perpendicular to existing site contours in some areas. Based on our experience, silt fence placed in this manner will tend to collect and convey drainage along the base of the fence in a concentrated manner toward low topography areas instead of filtering through via sheet flow. In addition, the site's existing slopes average around 5 percent and slope lengths behind the silt fences will range from 75 ft. minimum to 350 ft. maximum. When the site is first cleared, approximately 78.5% of the site will be exposed and all onsite drainage will tend to collect in a concentrated manner toward the northern portion of property or westward toward the existing riprap channel along the site's west border. The

runoff potential due to this amount of upslope "exposed" drainage area combined with the site's moderate slope and excessive slope lengths behind the silt fences will pose maintenance concerns for silt fence. This scenario also increases the risk for "disturbed" site runoff to enter into the existing riprap channel. This channel is intended to divert offsite, upslope "clean" runoff around the site and onsite "disturbed" runoff should be separated and prevented from entering the channel to the greatest extent possible. Therefore, it is recommended to use perimeter diversion dikes to contain and direct all onsite drainage to a single temporary sediment trap placed in the lowest northern portion of the site (below contour El. 74). This system will provide for more effective perimeter control, minimize interference with development activities and the controls will require less maintenance by the site contractor, as compared to perimeter silt fence. Although the size of the sediment trap may temporarily interfere with grading and development of the northern most building (FF El. 82.5), sequencing can be implemented such that work in this area is delayed until remaining (southern) portions of the site are completed. Once the southern portions of the site are complete and stabilized and the site's storm drain system is in place and functional, the drainage area, slope length and amount of drainage conveyed to the northern corner of the site will be drastically reduced. The sediment trap can be subsequently removed and control measures such as silt fence or straw bales can be utilized for final land disturbance activities associated with the northern building. Please revise the erosion and sediment control plan, narrative and sequence of construction, as required, to reflect use of perimeter diversion dikes and a temporary sediment trap.

8. Outfall Channel. The outfall channel below the existing riprap channel shows signs of erosion and scour. This portion of the channel will be extremely sensitive to any increase in flow due to site development. The riprap channel should be extended to meet the riprap outfall from the storm sewer system that serves the Corporate Center. Provide all design data, details and computations as required for extension of the channel. Be sure to include drainage from offsite areas south of McLaws Circle which combines with onsite subareas # 1 (0.53 acres), onsite storm drain subareas # 2, # 3, # 4 and # 5 (total of 1.5 acres) and remaining bypass area around the north building. If the channel is not extended, adequacy computations for the existing downslope channel are required in accordance with VESCH MS-19 procedure to ensure natural or man-made downstream drainage facilities are adequate.

***Stormwater Management / Drainage:***

9. SWM/BMP. Show the general location of the offsite stormwater detention basin in relation to the development site on the layout, grading and utility plans. If the facility is located substantially offsite (ie. beyond the limits of the site mapping), provide a note on the plans referencing the location, description of the facility and who is responsible for maintenance. In addition, reference the approved plan for the stormwater management facility. Based on our records, the facility is shown on County plan SP-62-91 with an approval date of October 22, 1991.

10. Inlet # 4. The depth of the DI-1 inlet # 4 does not meet minimum depth requirements of 2'-5" as required for DI-1 with a 15 inch outlet pipe (VDOT Standard 104.01).

11. Inlet Computations. The input flows used in the HEC 12 inlet design computations do not match any of the peak discharge computations for drainage subareas DA-1, DA-2, DA-3, DA-4, DA-5. Please explain.

12. HGL Computations. Provide channel normal depth computations to substantiate the assumed tailwater elevation of 77.0 used in the hydraulic grade line computations. This elevation reflects an approximate 1 foot depth of flow in the channel for the design storm. Include all design data associated with the computation including drainage area (onsite and offsite), time of concentration, weighted runoff coefficient, rainfall intensity, etc. used for the channel's peak design discharge.

# Site Plan 137-99
# Williamsburg Indoor Sports Complex

Staff Report for the February 2, 2000, Development Review Committee Meeting

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*SUMMARY FACTS*

| | |
|---|---|
| **Applicant:** | Mr. Arch Marston, AES Consulting Engineers |
| **Land Owner:** | JCC |
| **Proposed Use:** | 51,450 s.f. indoor soccer field |
| **Location:** | JCC District Sports Complex (Warhill tract) |
| **Tax Map/Parcel:** | (32-1)(1-12) |
| **Primary Service Area:** | Inside |
| **Parcel Size:** | The county has leased 3 acres to the soccer club |
| **Existing Zoning:** | R-8, Rural Residential |
| **Comprehensive Plan:** | Federal, State, and County Land |
| **Reason for DRC review:** | The proposed development exceeds 30,000 square feet of floor area. |
| **Staff Contact:** | Paul D. Holt, III Phone: 253-6685 |

*STAFF RECOMMENDATION*

Staff finds the proposal consistent with Board of Supervisor approval of the project and recommends the DRC recommend preliminary site plan approval.

attachment: agency review comments
separate attachment: site plan

AGENCY REVIEW COMMENTS
for
SP-137-99. WILLIAMSBURG INDOOR SPORTS COMPLEX

Planning:

1. Include a note on the plans stating that all new signs shall be in accordance with Article II, Division 3 of the James City County Zoning Ordinance.

2. Please provide information on how the number of parking spaces provided/needed was calculated.

3. With 51 regular parking spaces proposed, 3 handicapped parking spaces are required. Please revise the plans accordingly.

4. The landscape ordinance requires a 10' wide planting strip adjacent to the building. Since 10' is not provided at the front of the building, please request, in writing, a landscape ordinance waiver/modification from the Planning Director.

Environmental:

1. Please refer to the attached comments, dated January 21, 2000.

JCSA:

1. Please refer to the attached comments, dated January 12, 2000.

Fire:

1. Relocate the fire hydrant – it must be within 50' of the fire department connection (it is okay to locate it to the left of the vault).

2. The two parking spaces in front of the fire department connection must be eliminated and the area must be labeled as a fire lane with no parking – please contact Phil Paquette at 220-0626 for fire lane requirements.

PH

ENVIRONMENTAL DIVISION REVIEW COMMENTS
WILLIAMSBURG INDOOR SOCCER COMPLEX
PLAN NO. SP-137-99
January 21, 2000 MCE/DEC

JAN 2000
RECEIVED
PLANNING DEPARTMENT

1. A Land Disturbing Permit and Siltation Agreement, with surety, are required for this project.

2 Show any temporary soil stockpile areas, staging and equipment storage areas.

3. Identify any off-site land disturbing areas required with proper erosion control measures.

4. This project is proposed to drain into an existing storm drain system for the soccer fields and an existing BMP facility below the baseball fields. No information was submitted regarding the adequacy of these systems/facilities to convey the additional runoff. The Environmental Division has documentation available to help with the analysis of both systems.
   A. The storm drain system would need to be analyzed to ensure it has adequate capacity for the new building as ½ of the building will drain to the system, which was not accounted for in its original design.
   B. The diversion proposed for the southwest side of the building conveys runoff to sediment basin #2 for the District Park. It was built as a permanent facility for its original watershed of 12.2 acres. Submit information to verify the ability of the BMP facility to safely handle the additional runoff.

   As it is a much larger facility, it is recommended that as much stormwater be piped or diverted to the existing lake to the northeast of the site.

5. The existing sediment/detention basin must be examined for performance as a sediment basin during the construction of the project and be designed according to the VESCH criteria.

6. Provide silt fence on the downstream side of the proposed water line, from the connection with the water main, to the silt fence proposed for the area to be filled.

7. Provide inlet protection on the existing inlets along the entire length of the sanitary sewer line.

8. Provide information on the condition of the existing sediment basin, its need for maintenance, and the plan for its maintenance throughout the life of this project. This is a structure designed for another project that did not include this proposed building or the extended time period that it would function as a sediment basin.

9. Provide calculations regarding the adequacy of the proposed and existing diversion system to convey the runoff from the site. Also provide a detail of the proposed diversion system. There is only a detail of a temporary diversion dike on the plan which is not adequate for a permanent diversion dike.

10. The discharge of roof runoff over the building's fill slopes needs to be prevented.

JCSA
JAMES CITY SERVICE AUTHORITY

JAN 2000
RECEIVED
PLANNING DEPARTMENT

# MEMORANDUM

Date: January 12, 2000

To: Paul D. Holt, III, Senior Planner

From: James C. Dawson, P.E., Chief Engineer - Water

Subject: Williamsburg Indoor Sports Complex, Case SP-137-99

We reviewed the site plan, water data sheet, and sanitary sewer data sheet for the above project you forwarded on December 30, 1999, and noted the following comments. We may have additional comments when revised documents incorporating these comments are submitted.

1. Provide water demand calculations based on the number and type of plumbing fixtures to verify the requested meter size.

2. Provide an easement, dedicated to the exclusive use of the James City Service Authority (JCSA), along the portion(s) of the on-site waterline that will be dedicated to JCSA.

3. Who is constructing the 12-inch waterline and the 3-inch force main? The number and location of fire hydrants must be coordinated between this site plan and the waterline construction plans and must be approved by the James City County Fire Department.

4. Extend the 12-inch waterline beyond the cul-de-sac and terminate with a dead-end blow-off.

5. Specify the restrained joint lengths adjacent to all valves, tees, bends, plugs, caps, and other fittings or appurtenances.

6. Provide a profile of the proposed on-site waterline.

7. Are kitchen facilities proposed in this building? If so, the waste line from the non-kitchen fixtures must tie into the proposed sanitary sewer lateral downstream of the grease trap. If not, why is there a proposed grease trap on the sanitary sewer lateral?

8. Show the location of the proposed grinder pump force main cleanout and valve vault on the site plan.

9. Record drawings for the water and/or sanitary sewer facilities dedicated to JCSA must be reviewed and approved by JCSA before acceptance of those facilities.

10. Delete references to tie rods in the Fire Hydrant Setting detail on Sheet 7. Tie rods were deleted from this detail in the current version of the JCSA Standards and Specifications for Water Distribution Systems.

11. Delete the Horizontal Valve Installation detail on Sheet 7. That type of valve is no longer accepted in the JCSA water system.

12. Complete the water and sanitary sewer data sheets.

Please call me at 253-6677 if you have any questions or require any additional information.

JCD/

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**SP-138-99**
**Wise Recycling**
Staff Report for the February 2, 2000 Development Review Committee Meeting

## *SUMMARY FACTS*

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|---|---|
| **Applicant:** | Ms. Deirdre Wells |
| **Land Owner:** | The Waltham Group |
| **Proposed Use:** | Recycling center (for cans); warehouse |
| **Location:** | 177 Industrial Boulevard; Hankins Industrial Park. |
| **Tax Map/Parcel:** | (12-4) (1-13B). |
| **Primary Service Area:** | Inside. |
| **Parcel Size:** | 4.59 acres |
| **Existing Zoning:** | M-2, General Industrial. |
| **Comprehensive Plan:** | General Industry. |
| **Proposed Access:** | Industrial Boulevard |
| **Reason for DRC Review:** | Section 24-147 (a) (1) (b) of the zoning ordinance requires DRC review for a site plan that proposes two entrances on the same road. |
| **Staff Contact:** | Jill E. Schmidle, Senior Planner. 253-6685. |

## *STAFF RECOMMENDATION*

Staff finds the plan to be consistent with the surrounding development within Hankins Industrial Park. Since the facility will be used predominantly by trucks loading and unloading recyclable cans, staff finds that the two entrances are acceptable and will facilitate the flow of truck traffic, including turning movements, into and out of the site. Staff recommends the DRC recommend preliminary approval contingent upon the attached staff comments.

Jill E. Schmidle

Jill E. Schmidle

Attachments:

1. Location Map
2. Additional Agency Comments

**Additional Agency Comments**
Case No. SP-138-99, Wise Recycling

Environmental:

1. Comments forthcoming.

JCSA:

1. Please reference attached memorandum, dated January 24, 2000.

Virginia Department of Transportation:

1. Comments forthcoming.

Planning:

1. On Sheet 6, it appears that tree credits are used to fulfill the rear landscaping requirements. Please identify on the plans the trees that are to be saved, and include their size.

2. Regarding the proposed chain link fencing, staff encourages the applicant to use a dark green or black color. Staff also strongly recommends against using 3 strands of barbed wire on top of the fence. If barbed wire can be avoided, please remove the notation from the plans.

3. At least 35% of the shade trees in the General Planting Area shall be a minimum of 2.5" caliper at the time of planting. Please revise the size of 6 additional shade trees to 2.5" caliper to provide a total of 17 trees of sufficient size.

4. Please document and label the 15' construction zone along the perimeter of the right-of-way planting in front of the building. Also please provide a fence for tree protection along the right-of-way landscape area, in accordance with Section 24-96 (e) (4).

5. Please provide screening of the dumpster, either with fencing or landscaping.

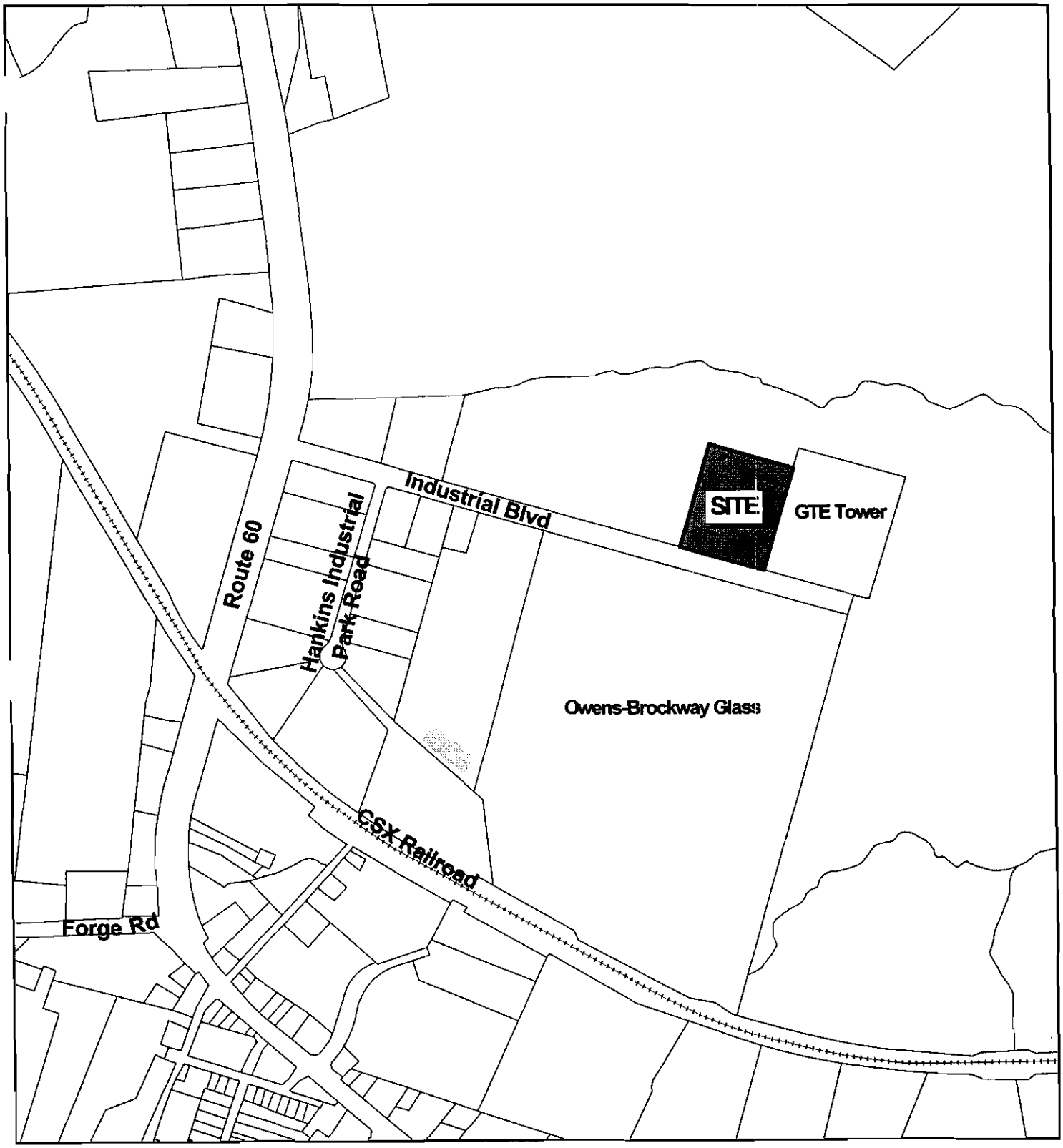
6. As per Section 24-98 (d) of the landscaping ordinance, please demonstrate that the BMP will be appropriately screened from the road and/or the adjacent properties.

Health Department:

1. Please place a note on the plans that states, "Any old wells that may be on site that will not be used must be properly abandoned according to State Private Well Regulations."

Fire:

1. Fire hydrant needs to be relocated next to PIV valve - Fire Department connection. Please consult with JCSA regarding the easement question.




# SP-138-99
# Wise Recycling

400 0 400 800 Feet

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# Site Plan SP-140-99
# Weathercrafters Expansion

Staff Report for the February 2, 2000 Development Review Committee Meeting

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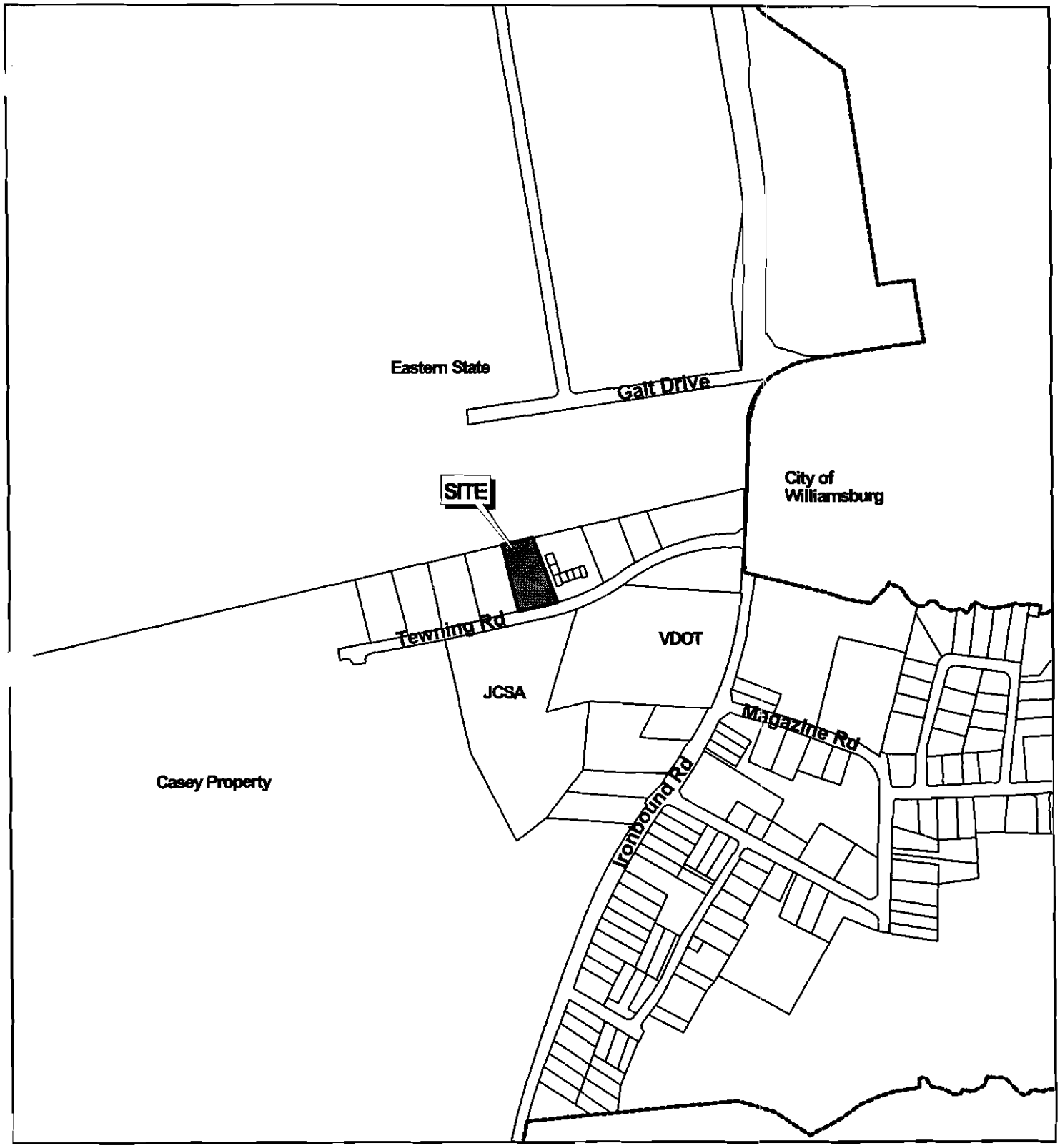
*SUMMARY FACTS*

| | |
|---|---|
| **Applicant:** | Mr. Mark Richardson of AES Consulting Engineering on behalf of Weathercrafters |
| **Proposed Use:** | 5,000-square foot warehouse |
| **Location:** | 128 Tewning Road |
| **Tax Map/Parcel:** | (39-1)(1-12) |
| **Primary Service Area:** | Inside |
| **Parcel Size:** | 1 acre |
| **Existing Zoning:** | M-1, Limited Business/Industrial |
| **Comprehensive Plan:** | Limited Industry |
| **Reason for DRC review:** | The site plan does not have conceptual plan approval. No conceptual plan was submitted for staff review. |
| **Staff Contact:** | Tamara A. M. Rosario Phone: 253-6685 |

*STAFF RECOMMENDATION*

Staff recommends that the DRC grant preliminary approval of this site plan contingent upon the attached agency conditions.

Attachments:
1. Location map
2. Agency comments




# SP-140-99
# Weathercrafters Expansion

400 0 400 800 Feet

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## AGENCY COMMENTS

Planning

*General*

1. Please provide information on the proposed height and number of floors of the building.

2. Is the parking lot going to be used in the evening? If so, please provide a lighting plan and a detail of the lighting fixture.

*Landscaping*

1. Both side landscape yards must be indicated at 15' in width on the plan and in the chart of landscape requirements. This will not necessitate the addition of any plant material, as your tree credits are already sufficient.

2. Please revise the landscape requirement chart to reflect the 8 Wax Myrtle provided on the plan.

Environmental Division

Please see the attached letter that was previously faxed to you.

VDOT

Comments will be forthcoming.

TR

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ENVIRONMENTAL DIVISION REVIEW COMMENTS
WEATHERCRAFTERS EXPANSION
PLAN NO. SP-140-99
January 26, 2000 DEC

***General:***

1. A Land Disturbing Permit and Siltation Agreement, with surety, are required for this project.

2. A standard Inspection / Maintenance agreement is required to be executed with the County for the BMP for this project.

***Grading Plan:***

3. Grading Plan. The proposed grading plan needs modification. The routed storm elevations are not contained within the basin as it is currently designed. The entrance ditch on the west end of the basin is at an elevation of 98.5 while the storm flows are from 99.0 to 99.58. It would appear that the basin berm needs to be extended toward the building to the paved ditch to contain the water.

***Erosion & Sediment Control Plan:***

4. Limits of Clearing. Identify the limits of clearing and grading.

5. Existing Drainage. Provide culvert inlet protection around the 6-inch pipe during the construction process to filter the water before it is discharged.

6. Temporary Stockpile Areas. Show any temporary soil stockpile, staging and equipment storage areas and subsequent erosion and sediment control measures or indicate on the plans that none are anticipated for the project site.

7. Sequence of Construction. Provide a sequence of construction that outlines installation of erosion and sediment control measures for the project in relation to the associated site work. This needs to address protection of the area proposed for the infiltration trench to minimize damage and possible impairment of its function.

8. Perimeter E&S Control. Provide silt fence downslope from the disturbed areas for the basin and the extension of the berm discussed in item 3.

9. Outlet Protections. Provide riprap or some other form of outlet protection for the BMP's pipe outfall. Specify riprap class and thickness, pad dimensions and amount of stone to be used in accordance with requirements of the VESCH, Minimum Standards 3.18 and 3.19.

***Stormwater Management / Drainage:***

10. BMP/Water Quality Points. The proposed BMP is a 9-point facility while the expansion needs to achieve 10 points. Either increase the size of the facility to treat additional "offsite" stormwater from the existing parking lot or provide a natural open space area onsite. To achieve another BMP point, an open space area of 35'x50' would need to be provided. The area in the far northeast corner of the site would be a good location for this open space.

11. Open Space Credit. Any Natural Open Space areas claimed toward Chesapeake Bay compliance must be placed in a conservation easement.

12. Channel Adequacy. Provide calculations to verify the adequacy of the onsite channels to convey water to the basin. Provide a detail or a description of the channel section for the ditches. The ditches need to be adequate for velocity based on the 2-year event and for capacity based on the 10-year event. There is concern that the water will not be contained in the ditches due to the flat nature of the site.

13. Offsite Channel Adequacy. Submit information regarding the receiving drainage facility for discharge from this site. It is unclear what the discharge path is for the BMP facility.

14. BMP Pretreatment. Address BMP pretreatment requirements by use of a sediment forebay or other equivalent measure. Sediment forebays are sized to contain 0.1 inch per impervious area. This requirement could be achieved through the provision of permanent check dams at the point where the channels enter the basin. The purpose of the pretreatment is to decrease the debris, sediment, etc. reaching the infiltration trench in order to extend its useful life.

15. Outlet Structure.
    A. Provide some form of trash protection over the end of the 6-inch pipe. It is recommended that a sloping grate structure such as an EW-11 or a cage-type grate be used to reduce the chance of clogging and maintenance problems. Provide appropriate details as applicable.
    B. Provide some degree of slope on the outlet pipe, up to 1% if possible, to minimize the deposition of sediment and other debris in the pipe.
    C. Specify the type and grade of PVC pipe to be used for the outlet.

16. Emergency Spillway. No emergency spillway was provided or is needed for this facility. However, provision needs to be made to ensure that when high flow levels are achieved, there is a low area for the water to exit the basin rather than over the top of the berm.

17. Maintenance Plan. Provide a maintenance plan for the stormwater management/BMP facility. Section 23-10(4) of the Chesapeake Bay Preservation Ordinance requires stormwater management plans to include a long-term schedule for inspection and maintenance of stormwater management/BMP facilities. The plan is important for an infiltration facility as they have a relatively high failure rate compared to the other BMP facility types.

18. Geotechnical. Soil testing information must be submitted to verify that the soils in the location of the proposed infiltration trench have an acceptable infiltration rate of at least 0.5 inches per hour.

See the attached Appendix E from the *James City County Guidelines for Design and Construction of Stormwater Management BMPs* manual for procedures to follow for the concept design testing requirements, which must be satisfied.

***( Please note that effective January 1, 2000, the James City County Environmental Division, upon Board of Supervisor approval of October 26th 1999 amendments to the Chapter 8 Erosion and Sediment Control Ordinance, began use and implementation of the James City County Guidelines for Design and Construction of Stormwater Management BMP's manual dated October 1999. The manual provides general technical guidance pertaining to: stormwater control volume requirements for water quality and channel protection; revisions to the BMP Point System; the expanded list of BMP options; revisions to open space credits; and BMP selection assistance for development sites. Hard copies and CD-ROM versions of the manual are available upon request. )***

## General Notes Pertinent to All Testing

1. For trench and basin practices, a minimum field infiltration rate ($f_c$) of 0.5 inches per hour is required; areas yielding a lower rate preclude these practices. If the minimum $f_c$ exceeds two inches per hour, half of the $WQ_v$ must be treated by an upstream BMP that does allow infiltration. For sand filter and bioretention practices, no minimum infiltration rate is required if these facilities are designed with a "day-lighting" underdrain system; otherwise these facilities require a 0.5 inch per hour rate.

2. Number of required borings is based on the size of the proposed facility. Testing is done in two phases, (1) Initial Feasibility, and (2) Concept Design Testing.

3. Testing is to be conducted by a qualified professional. This professional shall either be a registered professional engineer, a soils scientist or geologist.

## Initial Feasibility Testing

Feasibility testing is conducted to determine whether full-scale testing is necessary, and is meant to reduce screen unsuitable sites, and reduce testing costs. A soil boring is not required at this stage. However, a designer or landowner may opt to engage Concept Design Borings per Table E-1 at his or her discretion, without feasibility testing.

Initial testing involves either one field test per facility, regardless of type or size, or previous testing data, such as the following:

- septic percolation testing on-site, within 200 feet of the proposed BMP location, and on the same contour [can establish initial rate, water table and/or depth to bedrock]
- previous written geotechnical reporting on the site location as prepared by a qualified geotechnical consultant
- NRCS County Soil Mapping *showing an unsuitable soil group* such as a hydrologic group "D" soil in a low-lying area, or a Marlboro Clay

If the results of initial feasibility testing as determined by a qualified professional show that an infiltration rate of greater than 0.5 inches per hour is probable, then the number of *concept design test* pits shall be per the following table. An encased soil boring may be substituted for a test pit, if desired.

**Table E.1** Infiltration Testing Summary Table

| Type of Facility | Initial Feasibility Testing | Concept Design Testing (initial testing yields a rate greater than 0.5"/hr) | Concept Design Testing (initial testing yields a rate lower than 0.5"/hr) |
|---|---|---|---|
| Trench | 1 field percolation test, test pit not required | 1infiltration test and 1 test pit per 50' of trench | not acceptable practice |
| Basin | 1 field percolation test, test pit not required | 1 infiltration test* and 1 test pit per 200 sf of basin area | not acceptable practice |
| Sand Filter | 1 field percolation test, test pit not required | 1 infiltration test and 1 test pit per 200 sf of filter area (no underdrains required**) | underdrains required |
| Bioretention | 1 field percolation test, test pit not required | 1 infiltration test and 1 test pit per 200 sf of filter area (no underdrains required**) | underdrains required |

*feasibility test information already counts for one test location
** underdrain installation still strongly suggested

**Documentation**

Infiltration testing data shall be documented, which shall also include a description of the infiltration testing method, if completed. This is to ensure that the tester understands the procedure.

**Test Pit/Boring Requirements**

a. excavate a test pit or dig a standard soil boring to a depth of 4 feet below the proposed facility bottom

b. determine depth to groundwater table (if within 4 feet of proposed bottom)

upon initial digging or drilling, and again 24 hours later

c. conduct Standard Penetration Testing (SPT) every 2' to a depth of 4 feet below the facility bottom

d. determine USDA or Unified Soil Classification System textures at the proposed bottom and 4 feet below the bottom of the BMP

e. determine depth to bedrock (if within 4 feet of proposed bottom)

f. The soil description should include all soil horizons.

g. The location of the test pit or boring shall correspond to the BMP location; test pit/soil boring stakes are to be left in the field for inspection purposes and shall be clearly labeled as such.

**Infiltration Testing Requirements**

a. Install casing (solid 5 inch diameter, 30" length) to 24" below proposed BMP bottom (see Figure E-1).

b. Remove any smeared soiled surfaces and provide a natural soil interface into which water may percolate. Remove all loose material from the casing. Upon the tester's discretion, a two (2) inch layer of coarse sand or fine gravel may be placed to protect the bottom from scouring and sediment. Fill casing with *clean* water to a depth of 24" and allow to pre-soak for twenty-four hours

c. Twenty-four hours later, refill casing with another 24" of clean water and monitor water level (measured drop from the top of the casing) for 1 hour. Repeat this procedure (filling the casing each time) three additional times, for a total of four observations. Upon the tester's discretion, the final field rate may either be the average of the four observations, or the value of the last observation. The final rate shall be reported in *inches per hour*.

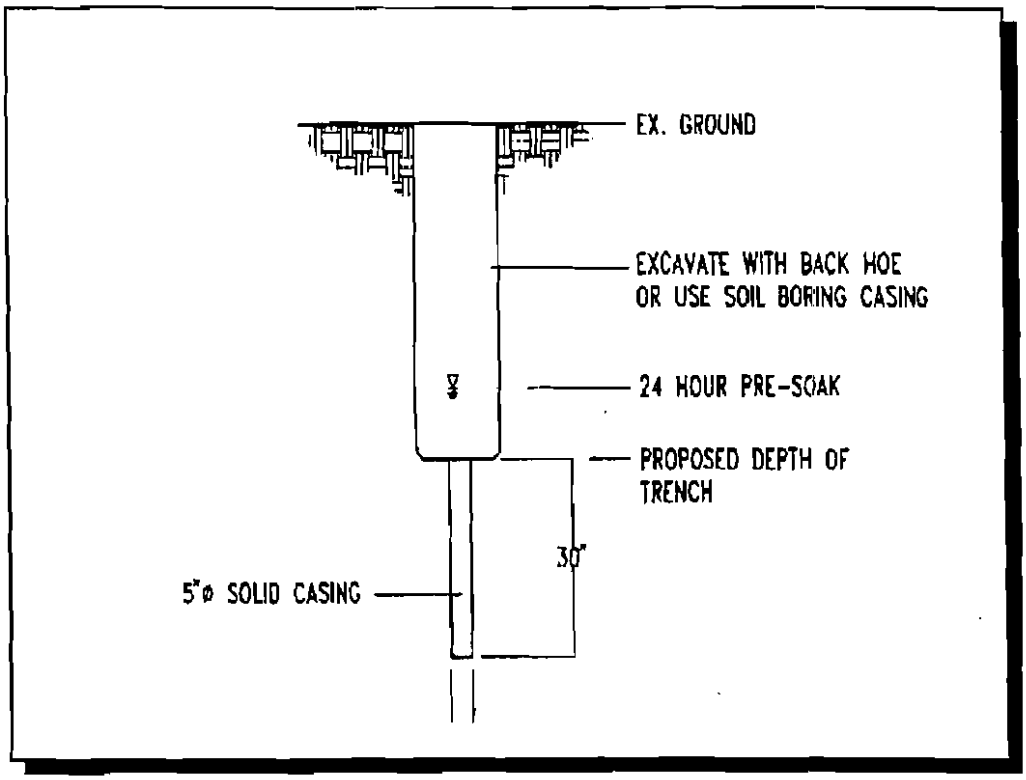
d. May be done though a boring or open excavation.

e. The location of the test shall correspond to the BMP location.

f. Upon completion of the testing, the casings shall be immediately pulled,

and the test pit shall be back-filled.

**Figure E.1** Infiltration Testing Requirements




## Laboratory Testing

a. Grain-size sieve analysis and hydrometer tests where appropriate may be used to determine USDA soils classification and textural analysis. Visual field inspection by a qualified professional may also be used, provided it is documented. *The use of lab testing to establish infiltration rates is prohibited.*

## Bioretention Testing

All areas tested for application of bioretention facilities shall be back-filled with a suitable sandy loam planting media. The borrow source of this media, which may be the same or different from the bioretention area location itself, must be tested as follows:

If the borrow area is virgin, undisturbed soil, one test is required per 200 sf of

borrow area; the test consists of "grab" samples at one foot depth intervals to the bottom of the borrow area. All samples at the testing location are then mixed, and the resulting sample is then lab-tested to meet the following criteria:

a) USDA minimum textural analysis requirements: A textural analysis is required from the site stockpiled topsoil. If topsoil is imported, then a texture analysis shall be performed for each location where the top soil was excavated.

   Minimum requirements:
   sand 35 - 60%
   silt 30 - 55%
   clay 10 - 25%

b) The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than one inch.

c) Consult the bioretention construction specifications for further guidance on preparing the soil for a bioretention area.

# Subdivision 127-99
# Wexford Hills, Phases 2 & 3

Staff Report for the February 2, 2000, Development Review Committee Meeting

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*SUMMARY FACTS*

| | |
|---|---|
| **Applicant:** | Shawn Gordon of Landmark Design Group, Inc. |
| **Land Owner:** | Richard F. Wilkinson |
| **Proposed Use:** | 48 lot subdivision |
| **Location:** | off Route 646, Newman Road; Stonehouse District |
| **Tax Map/Parcel:** | (15-4)(1-6) |
| **Primary Service Area:** | Outside |
| **Parcel Size:** | The total area of Phases 2 and 3 is approximately 212 acres |
| **Existing Zoning:** | A-1, General Agricultural |
| **Comprehensive Plan:** | Rural Lands |
| **Reason for DRC review:** | Mr. Gordon has requested an exception to the subdivision ordinance to allow for a cul-de-sac (Wrenfield Drive) that is approximately 1586 feet in length and an exception to allow a cul-de-sac (Road "D") that is approximately 1748 feet in length. The subdivision ordinance limit is 1000 feet. |
| **Staff Contact:** | Christopher M. Johnson Phone: 253-6685 |

*STAFF RECOMMENDATION*

In granting an exception to the subdivision ordinance, the ordinance states that the development review committee must find that:

(A) Strict adherence to the ordinance requirement will cause substantial injustice or hardship;

(B) The granting of the exception will not be detrimental to public safety, health, or welfare, and will not adversely affect the property of others;

(C) The facts upon which the request is based are unique to the property and are not applicable generally to other property so as not to make reasonably practicable the formulation of general regulations to be adopted as an amendment to this chapter;

(D) No objection to the exception has been received in writing from the transportation department, health department, or fire chief; and

(E) The hardship or injustice is created by the unusual character of the property, including dimensions and topography, or by other extraordinary situation or condition of such property. Personal, financial, or self inflicted hardship or injustice shall not be considered proper justification for an exception.

As can be seen on the attached plan, the proposed Wrenfield Drive extension in Phase 3 is approximately 1586 feet in length from the intersection with Road "B" and the northern section of Road "D" in Phase 2 is approximately 1748 feet in length from the intersection with Road "C". Cul-de-sac streets that are only 1000 feet in length are not feasible and would result in flag lots with substantially long "stems" connecting the property with the public street. The proposed roads and the associated lots are bounded by natural topographical features such as substantial slopes and property boundaries which limit the design flexibility of the subdivision. The plan has been reviewed by both the Fire Department and the Virginia Department of Transportation and neither agency has objected to the proposed streets. In addition, staff believes the request is necessary due to the unique properties of the site. Staff therefore, recommends the DRC recommend approval of the request.

Christopher M. Johnson

attachments: agency review comments, location map, exception request letter

separate attachment: subdivision plan

AGENCY REVIEW COMMENTS
for
S-127-99. Wexford Hills, Phases 2 & 3

Planning:

1. A subdivision Agreement, with surety, shall be secured prior to final subdivision approval. Please submit to Joan Etchberger in the Code Compliance Office (Phone 253-6670).

2. A check for a year's streetlight rental, payable to James City County, shall be required prior to final subdivision approval. Please submit to Joan Etchberger in the Code Compliance Office.

3. Section 19-54 of the Subdivision Ordinance requires street names to be indicated on the preliminary and final plat. Please provide this information on the revised drawings. The street names must be approved by the Planning Division and Post Office. To expedite the process, you can call me or fax me the proposed street names ahead of time.

4. In accordance with Section 19-52 of the Subdivision Ordinance, please place a note on the plat that states, "Unless otherwise noted, all drainage easements designated on this plat shall remain private."

5. Please label the Route number for Riverview Road on Sheet C-3.

6. Please label the right of way for Newman Road on Sheet C-5.

7. Please provide and show on the plat a prohibitive access easement dedicated to James City County along the portions of the lots fronting Newman Road and Riverview Road as required in Section 19-43 of the Subdivision Ordinance. A Deed of Easement for this prohibitive access easement shall be completed and recorded with the final plat.

8. In accordance with Section 19-29 of the Subdivision Ordinance, please add a note to the plat stating the following, "Wetlands and land within resource protection areas shall remain in a natural undisturbed state except for those activities permitted by Section 23-9 (c) (1) of the James City County Code."

9. In accordance with Section 19-29 of the Subdivision Ordinance, prior to final approval, data for major subdivisions shall be submitted in accordance with the "GIS Data Submittal Requirements for Major Subdivisions" policy, as approved by the Board of

Supervisors.

10. Please add a note to the plat which states "Septic tank and soil information should be verified and reevaluated by the Health Department prior to any new construction." The plans shall include specific septic tank locations, including primary and reserve drainfields and soils information as required by the health department regulations.

Environmental:

1. Please refer to the attached memo.

JCSA:

1. Please refer to the attached memo.

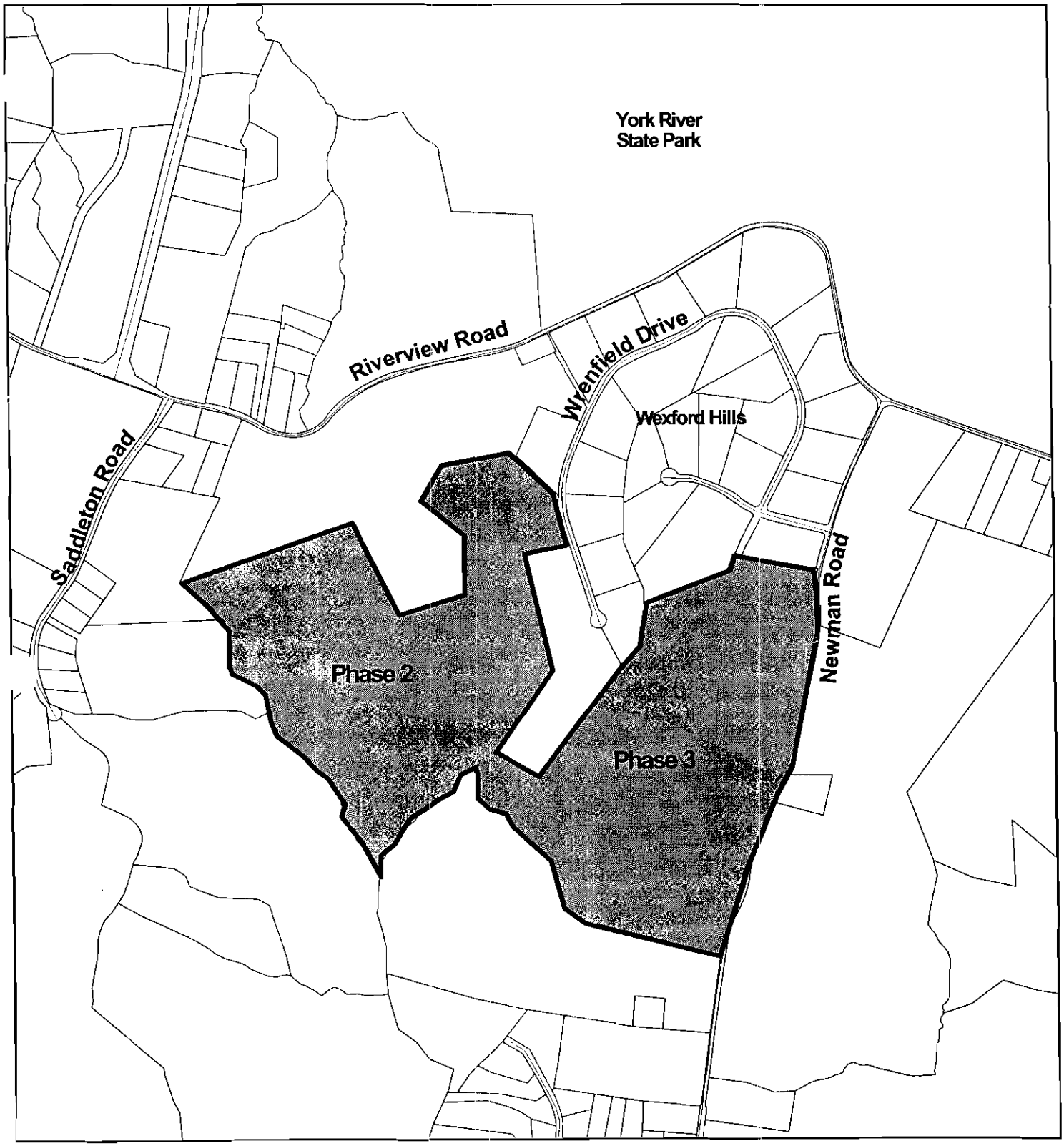
Fire:

1. Relocate fire hydrant on Road "B" @ Sta 17+50 to Road "B" Sta 17+00 to avoid blocking the cul-de-sac.

2. Relocate fire hydrant on Road "D" @ Sta 10+50 to Road "D" Sta 11+50.

VDOT:

1. Comments will be forwarded as soon as they become available.




# S-127-99
# Wexford Hills, Phases 2 and 3

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**ENVIRONMENTAL DIVISION REVIEW COMMENTS**
**WEXFORD HILLS, PHASES 2 & 3**
**PLAN NO. S - 127 - 99**
*January 20, 2000* MCE/SJT

***General Comments:***

1. A Land Disturbing Permit and Siltation Agreement, with surety are required for this project.

2. A Sudivision Agreement, with surety, shall be executed with the County prior to recording of lots.

3. Water and sewer inspection fees, as applicable, must be paid in full prior to issuance of a Land Disturbing Permit.

4. Streetlights. No streetlights were shown on the Road "D" plans other than at one location at the intersection with Road "C". Streetlights are required at all intersections, cul-de-sacs and at 300-400 intervals within residential areas. Streetlight rental fees must be paid prior to the recording of the subdivision plat. The following modifications need to be made to the streetlight layout to increase the visibility of the proposed lights:
   A. In the Wrenfield cul-de-sac shown on sheet C-6, relocate the light to the lots 2/3 property line.
   B. On Wrenfield, move the light from lot 73 to the lot line between lots 16/18. Sheet C-7.
   C. On Road B, move the light at station 14+50 to the lot line between lots 11/12. Sheet C-8.
   D. On Road C, move the light at station 15+00 to the other side of the road on lot 57.
   E. On Road C, move the light at station 27+50 to the other side of the road on lot 41.

5. Wetlands. Provide evidence that required wetland permits have been obtained or are being pursued for the project. Impacts are identified at designated wetland areas along Road C and Wrenfield Drive.

6. Utilities. There is no indication on the plans as to whether the subdivision is to be serviced by public sanitary sewer or on-lot septic systems.

7. It appears that disturbed area for the project is anticipated to exceed 5 acres. It is the owners responsibility to register for a General Virginia Pollutant Discharge Elimination System (VPDES) Permit for Discharges of Stormwater from Construction Activities, in accordance with current requirements of the Virginia Department of Environmental Quality and 9 VAC 25-180-10 et seq. Contact the Tidewater Regional Office of DEQ at (757) 518-2000 or the Central Office at (804) 698-4000 for further information.

***Chesapeake Bay Preservation:***

8. Steep Slope Areas. Section 23-5 of the Chesapeake Bay Preservation Ordinance does not allow land disturbing activities to be performed on slopes of 25 percent or greater. It appears that steep

slope areas are impacted along several of the roadway corridors; therefore, a request for a waiver or exception is required, in writing.

***Erosion & Sediment Control Plan:***

9. Variance. A variance for use of Special Design Check Dams (SDCD's) has been formally requested. The variance approval letter, when issued, shall become part of the approved erosion and sediment control plan for this project and shall be affixed to the design or erosion and sediment control plans, as required.

10. Channel Adequacy. There are approximately 15 areas associated with this plan which discharge into existing natural drainage channels from culverts or storm drains in an uncontrolled manner (ie. without SWM/BMP control). Submit adequacy analyses for all receiving natural drainage swales and channels in accordance with VESCH MS-19 procedure to verify that each of the natural channels are adequate for velocity and capacity based on the 2-year storm event. Permissible velocities shall be based on verified existing channel soil or cover conditions.

11. Diversion Dikes. Based on our previous meeting and in accordance with the requested variance, additional diversion dikes (DD's) and SDCD's will be required along the limits of clearing and grading (as a first step) for perimeter control. Additional DD's and SDCS's (at low points in terrain) are required instead of silt fence, as shown, on the downslope portions of the road corridors. Even though upslope DD's will divert existing upslope drainage and limit disturbed corridor slope lengths to around 100 feet or less in some areas, silt fences will not provide for effective control when used perpendicular to steep contours and where drainage concentrates and collects along the fences (to low topography) instead of filtering through the fence. Downslope DD's are required to collect (intercept) and convey concentrated runoff from disturbed portions of the road construction areas to the SDCD's (filtering structures). A supplemental table is attached outlining additional recommended locations. The table is provided in the same general format as presented on construction plan sheet C-16. In addition, our plan sheet "markups" are also available and can be used if needed to clearly show additional locations in accordance with the attached table.

12. Culvert Inlet Protections. Seven (7) of the culvert inlet protections provided on the plan will handle drainage areas well in excess of 3 acres (ranging from 6 to 28 acres). CIP's will generally not provide for effective secondary control under this amount of drainage area and the devices will require excessive maintenance to function properly. Alternatively, if good sequencing and first step DD and SDCD installations are adhered to prior to installation of these 7 culverts, the culvert inlet protections will generally not be necessary and can be removed from the plan(s). These CIP's include Wrenfield 22+00; Wrenfield 26+8; Road "B" 11+47; Road "C" 14+50; Road "C" 15+75; Road "C" 30+00; and Road "D" 16+87.

13. Channel Improvement Sheet C-13. Show a sequence of construction specific to channel improvements as proposed between Newman Road and Wrenfield Drive. Since channel construction will be within an existing natural drainage swale with a relatively large drainage basin (28.5 acres), sequencing may be the only effective means to provide for erosion and sediment control until the channel is completed and stabilized. Also, label culvert construction data and the anticipated 10- and 100-year headwater elevations associated with the dual 36 inch pipes on plan sheet C-13.

14. Channel Restoration Plan, Sheet C-13. The depth of riprap between channel stations 13+25 to 15+50 appears excessive (6-7 feet deep) to bring existing ground to proposed channel grade. Also, for clarity purposes, show the proposed grade point, as identified on the channel profile, on the typical channel sections. In addition, the extensive use of riprap as proposed does not generally conform well with the natural character of the surrounding area. Blending with the natural surroundings is required based on Sec. 24-98(d) of the Chapter 24 Zoning ordinance (for landscaping and screening). Please identify if other channel lining systems were considered for the channel restoration plan such as flexible concrete revetment (armor). These systems provide erosion resistance (via concrete interlocking blocks) but allow for regrowth and revegetation by filling and seeding voids between the blocks. In addition, these systems would provide for better aesthetic and environmental advantages as well as safety advantages such as hazards to children (due to the nature of angular rock and snakes, rodents, etc.).

15. Stilling Basin Detail, Sheet C-16. The riprap stilling basin needs to comply with the requirements of the VESCH, Minimum Standard 3.19 for stone placement. The 18-inch bottom stone thickness needs to be revised to conform with a minimum thickness of 2 times the maximum stone diameter for Class I riprap (24 inch thick recommended). Specify actual basin sideslopes instead of the "slope down" labels used on the detail. Sideslopes no steeper than 2H:1V are recommended for Class I riprap. Provide notes as required to ensure use of a prepared subgrade and key-in of filter fabric around the basin perimeter.

16. Outlet Protections. Class I riprap is recommended, at a minimum, for use at all pipe outfalls which currently specify Class A1 riprap. Due to steep pipe and culvert slopes, design velocities appear quite excessive at some of the outfalls for use of Class A1 riprap. Class I or II may be required in some instances. Ensure the class of riprap for all outlet protections are adequate to dissipate velocities from the outfall pipes prior to entry into the receiving natural channels. Pipe/culvert outfall velocities range from 6 to 20.5 feet per second for the 10-year design. See sheets C-5, C-6, C-8, C-9, C-10, C-11 and C-12.

17. Culvert Outlet Road "B" Sta. 11+47. Based on the culvert computations, the outlet velocity from the 42 inch pipe is 20.59 fps for the 10-year design. A special dissipator structure is needed for pipe outfall velocities of this magnitude.

18. Outlet Protection Lot 47. Provide further outlet protection design and construction information as required for the PG-5 channel outfall located at Lot 47.

19. Well Lot. Culvert sizing and channel computations were provided for the "well lot"; however, no associated site/grading/erosion and sediment control plans were found in the plan set.

***Stormwater Management / Drainage:***

20. Structure Labels. Provide structure numbers for all culverts, inlets, storm pipes, channels, etc. on the plans consistent with designations in the drainage report. It was difficult to correlate the location of paved channels between the computations (design report) and the plans without corresponding structure labels. In addition, ensure all pipe and culvert sizes are consistent between the plans, profiles and drainage report. Various discrepancies were found during the stormwater management plan review.
21. Culvert Wrenfield Sta. 16+00. Provide construction data for the 18 inch culvert on sheet C-5.

22. Culvert Wrenfield Sta. 16+00. On plan sheet C-5, both 15 inch culverts have the same construction data prior to the junction manhole. It appears the 15 inch Culvert "B" is mislabeled since the computations show 32 l.f. of 15 inch pipe at 4.69 percent.

23. Culvert Wrenfield Sta. 22+00. Computed HW/D for the dual 36 inch culverts is less than a generally accepted value of 1.0 for the 10-year design. Please address.

24. Culvert Road "C" Sta. 15+75. On plan sheet C-9, the construction plan shows use of a 30 inch RCP. Applicable computations in the design report show use of a 36 inch diameter pipe.

25. Culvert Road "C" Sta. 21+46. On plan sheet C-9, the construction plan shows a 15 inch pipe size. Applicable computations in the design report show use of a 21 inch diameter pipe.

26. Pipe Outfall #29. The 15 inch pipe invert out elevation is mislabeled on the profile on sheet C-8.

27. Open Channel Computations. Provide information as to use of a weighted "n" value of 0.040 for the riprap channel (washout) computations and whether this value was for riprap or a natural channel condition. Headwater at the dual 36 inch pipe entrances should be considered in the backwater analyses that was used to determine the design depth of the riprap channel.

28. The Environmental Division may have additional technical comments related to information as requested in the preceding comments for the design of outlet protections and the adequacy of natural receiving natural channels.

29. See Attached Table as previously noted in Comment # 11.

**WEXFORD HILLS SUBDIVISION, PHASE 2 & 3**
**PLAN NO. S - 127 - 99**
**ADDITIONAL DIVERSION DIKES & SPECIAL DESIGN CHECK DAMS (SDCD's) LOCATIONS**

TABLE 1

| No. | Sheet | Type | Location | Purpose of Control Measure |
|---|---|---|---|---|
| 1. | C-5 | Diversion dike | Wrenfield Rt. 13+50 to 11+75 | Disturbed area interceptor. |
| 2. | C-5 | Diversion dike | Wrenfield Rt. 13+50 to SDCD at 15+50 | Disturbed area interceptor. |
| 3. | C-5 | Diversion dike | Wrenfield Rt. 17+50 to SDCD at 16+00 | Diversion & disturb. area intercept. |
| 4. | C-5 | Diversion dike | Wrenfield Rt. 17+50 to DD at 20+25 | Diversion & disturb. area intercept. |
| 5. | C-5 | Diversion dike | Wrenfield Lt. 11+50 to SDCD at 10+00 | Disturbed area interceptor. |
| 6. | C-5 | SDCD | Wrenfield Lt. 14+00 | Filtering structure at low Point. |
| 7. | C-5 | Diversion dike | Wrenfield Lt. 11+50 to SDCD at 14+00 | Disturbed area interceptor. |
| 8. | C-5 | Diversion dike | Wrenfield Lt. 15+00 to SDCD at 14+00 | Disturbed area interceptor. |
| 9. | C-5 | Diversion dike | Wrenfield Lt. 15+00 to SDCD at 16+00 | Disturbed area interceptor. |
| 10. | C-5 | Diversion dike | Wrenfield Lt. 18+00 to SDCD at 16+50 | Disturbed area interceptor. |
| 11. | C-5 | Diversion dike | Wrenfield Lt. 18+00 to Matchline | Disturbed area interceptor. |
| 12. | C-6 | Diversion dike | Wrenfield Lt. Matchline to SDCD at 22+00 | Disturbed area interceptor. |
| 13. | C-6 | Diversion dike | Wrenfield Lt. 25+50 to SDCD at 22+50 | Disturbed area interceptor. |
| 14. | C-6 | Diversion dike | Wrenfield Lt. 28+00 to SDCD at 26+75 | Disturbed area interceptor. |
| 15. | C-6 | SDCD | Wrenfield Lt. 28+60 | Filtering structure at low point. |
| 16. | C-6 | Diversion dike | Wrenfield Lt. Matchline to SDCD at 28+60 | Disturbed area interceptor. |
| 17. | C-7 | Diversion dike | Wrenfield Lt. 35+25 to Matchline | Disturbed area interceptor. |
| 18. | C-7 | SDCD | Wrenfield Lt. 36+50 (One only) | Filtering structure at low point. |
| 19. | C-7 | Diversion dike | Wrenfield Lt. 35+25 to SDCD at 36+50 | Diversion and dist. area interceptor. |
| 20. | C-7 | Diversion dike | Wrenfield Lt. 38+00 to SDCD at 36+50 | Diversion and dist. area interceptor. |
| 21. | C-8 | Diversion dike | Road "B" Rt. 15+00 to DD at 13+50 | Diversion and dist. area interceptor. |
| 22. | C-8 | SDCD | End Road "B", Rt. Cleared area | Filtering structure at end road. |
| 23. | C-8 | Diversion dike | Road "B" Rt. 15+00 to SDCD (rt.) | Diversion and dist. area interceptor. |
| 24. | C-8 | Diversion dike | Road "B" Rt. 10+50 to SDCD at 11+50 | Disturbed area interceptor. |
| 25. | C-8 | Diversion dike | Road "B" Lt. 15+00 to SDCD at 12+00 | Disturbed area interceptor. |
| 26. | C-8 | SDCD | End Road "B", Lt. Cleared area. | Filtering structure at end road. |
| 27. | C-8 | Diversion dike | Road "B" Lt. 15+00 to SDCD (left) | Disturbed area interceptor. |
| 28. | C-9 | Diversion dike | Road "C" Rt. 13+00 to SDCD at 14+25 | Diversion and dist. area interceptor. |
| 29. | C-9 | Diversion dike | Road "C" Lt. 10+50 to SDCD at 12+50 | Disturbed area interceptor. |
| 30. | C-9 | Diversion dike | Road "C" Lt. 13+00 to SDCD at 12+75 | Disturbed area interceptor. |
| 31. | C-9 | Diversion dike | Road "C" Lt. 13+00 to SDCD at 14+75 | Disturbed area interceptor. |
| 32. | C-9 | Diversion dike | Road "C" Lt. 18+00 to SDCD at 15+25 | Disturbed area interceptor. |
| 33. | C-9 | SDCD | Road "C" Lt. 21+30 | Filtering structure at low point. |
| 34. | C-9 | Diversion dike | Road "C" Lt. 18+00 to SDCD at 21+30 | Disturbed area interceptor. |
| 35. | C-9 | SDCD | Road "C" Lt. 21+50 | Filtering structure at low point. |
| 36. | C-10 | Diversion dike | Road "C" Lt. 22+50 to SDCD at 21+50 | Disturbed area interceptor. |
| 37. | C-10 | SDCD | Road "C" Lt. 27+50 (One only) | Filtering structure at low point. |
| 38. | C-10 | Diversion dike | Road "C" Lt. 22+50 to SDCD at 27+50 | Disturbed area interceptor. |
| 39. | C-10 | Diversion dike | Road "C" Lt. 28+50 to SDCD at 30+00 | Disturbed area interceptor. |
| 40. | C-10 | Diversion dike | Road "C" Lt. 32+50 to SDCD at 30+25 | Disturbed area interceptor. |
| 41. | C-10 | Diversion dike | Road "C" Rt. 32+50 to SDCD at 30+00 | Diversion and dist. area interceptor. |
| 42. | C-11 | SDCD | Road "D" End Road, left EG-1 | Filtering structure at end road. |
| 43. | C-11 | SDCD | Road "D" End Road, right EG-1 | Filtering structure at end road. |
| 44. | C-11 | Diversion dike | Around south side of cul-de-sac | Diversion and dist. area interceptor. |
| 45. | C-11 | Diversion dike | Road "D" 13+00 to SDCD at cul-de-sac | Diversion and dist. area interceptor. |
| 46. | C-11 | SDCD | Road "D" Lt. at 13+50 | Filtering structure at low point. |

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| 47. | C-11 | SDCD | Road "D" Lt. at 14+00 | Filtering structure at low point. |
| 48. | C-11 | Diversion dike | Road "D" Lt. 13+00 to SDCD at 13+50 | Diversion and dist. area interceptor. |
| 49. | C-11 | Diversion dike | Road "D" Lt. 14+50 to SDCD at 14+00 | Disturbed area interceptor. |
| 50. | C-11 | Diversion dike | Road "D" Lt. 14+50 to SDCD at 16+50 | Disturbed area interceptor. |
| 51. | C-11 | Diversion dike | Road "D" Lt. 20+50 to SDCD at 17+00 | Disturbed area interceptor. |
| 52. | C-12 | SDCD | Road "D" Lt. 22+75 (left) | Filtering structure at low point. |
| 53. | C-11/12 | Diversion dike | Road "D" Lt. 20+50 to SDCD at 22+75 | Disturbed area interceptor. |
| 54. | C-11/12 | Diversion dike | Road "D" Rt. 22+50 to DD at 19+50 | Diversion and dist. area interceptor. |
| 55. | C-12 | SDCD | Road "D" Rt. 23+00 (rt.) | Filtering structure at low point. |
| 56. | C-12 | Diversion dike | Road "D" Rt. 22+50 to SDCD at 23+00 | Diversion and dist. area interceptor. |
| 57. | C-12 | Diversion dike | Road "D" Rt. 26+00 to SDCD at 23+25 | Diversion and dist. area interceptor. |
| 58. | C-12 | Diversion dike | Road "D" Lt. 26+50 to SDCD at 23+00 | Disturbed area interceptor. |
| 59. | C-12 | Diversion dike | Road "D" Rt. 26+00 to SDCD at 28+75 | Diversion and dist. area interceptor. |
| 60. | C-12 | Diversion dike | Road "D" Rt. cul-de-sac to SDCD at 29+00 | Diversion and dist. area interceptor. |
| 61. | C-12 | Diversion dike | Road "D" Lt. 26+50 to SDCD at 28+75 | Disturbed area interceptor. |
| 62. | C-12 | Diversion dike | Road "D" Lt. cul-de-sac to SDCD at 29+00 | Disturbed area interceptor. |

JCSA
JAMES CITY SERVICE AUTHORITY

JAN 2000
RECEIVED
PLANNING DEPARTMENT

# MEMORANDUM

Date: January 19, 2000

To: Christopher Johnson, Planner

From: James C. Dawson, P.E., Chief Engineer - Water

Subject: Wexford Hills, Phases 2 and 3, Case No. S-127-99

We reviewed the subdivision plan and water data sheet for the above project you forwarded on January 3, 2000, and noted the following comments. We may have additional comments when revised documents incorporating these comments are submitted.

General

1. The location and number of fire hydrants must be approved by the James City County Fire Department.

2. Additional water distribution system sampling stations are required in Phases 2 and 3. Recommendations for the locations of those stations will be forwarded as soon as they are received by this office.

Drawing Number C-5

1. The fire hydrant and reducer at Sta 10+50 could be relocated to 400-feet from the back of the cul-de-sac to improve turnover in the waterline beyond the hydrant.

2. Specify joint restraint for the waterline through the fill material at Sta 16+00 and 40-feet into the native material at each end.

Drawing Number C-6

1. Specify joint restraint for the waterline through the fill material at Sta 22+00 and 40-feet into the native material at each end.

2. It would seem to be more economical if you relocated the fire hydrant from Sta 25+34 to Sta 26+25 and fed it from the waterline in Road "B".

Drawing Number C-7

1. The distance between the hydrant at Sta 36+50 and the next hydrant on Drawing Number C-6 exceeds the spacing allowed by the JCSA Standards and Specifications for Water Distribution Systems.

Drawing Number C-8

1. Specify joint restraint for the waterline through the fill material at Sta 11+50 and 40-feet into the native material at each end.

2. The fire hydrant and reducer at Sta 7+60 could be relocated to 400-feet from the back of the cul-de-sac to improve turnover in the waterline beyond the hydrant.

Drawing Number C-9

1. Show the location of the water meter and service line for lot 58.

2. Specify joint restraint for the waterline through the fill material at Sta 12+50 and 40-feet into the native material at each end.

3. Specify joint restraint for the waterline through the fill material at Sta 15+00 and 40-feet into the native material at each end.

Drawing Number C-10

1. Provide a water service connection and meter box for lot 56.

2. Specify joint restraint for the waterline through the fill material at Sta 30+00 and 40-feet into the native material at each end.

Drawing Number C-11

1. The fire hydrant and reducer at Sta 10+50 could be relocated to 400-feet from the back of the cul-de-sac to improve turnover in the waterline beyond the hydrant.

2. Specify joint restraint for the waterline through the fill material at Sta 17+00 and 40-feet into the native material at each end.

Drawing Number C-12

1. Specify joint restraint for the waterline through the fill material at Sta 23+00 and 40-feet into the native material at each end.

2. Specify joint restraint for the waterline through the fill material at Sta 28+75 and 40-feet into the native material at each end.

3. Extend the 8-inch waterline along the emergency access road for future connection to a waterline in Riverview Road. Provide an easement dedicated to the exclusive use of JCSA along the portion of the waterline between the back of the cul-de-sac and the right of way of Riverview Road.

Water Data Sheet

1. Verify the quantities of 6-inch and 8-inch waterline.

Please call me at 253-6677 if you have any questions or require any additional information.

JCD/

pc: Bruce A. Capps, with Attachment
Phil Paquette

A:SITESUBARC41\S_127_99.CM1

# Subdivision 6-00
# Ewell Station Subdivision

Staff Report for the February 2, 2000, Development Review Committee Meeting

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*SUMMARY FACTS*

**Applicant:** Mr. Peter Paluzsay

**Land Owner:** Ewell Station, Inc.

**Location:** Corner of Richmond Road and Olde Towne Road

**Tax Map/Parcel:** (33-3)(1-2)

**Primary Service Area:** Inside

**Parcel Size:** The total site area is approximately 13.3 acres

**Existing Zoning:** B-1, General Business

**Comprehensive Plan:** Community Commercial

**Reason for DRC review:** Mr. Paluzsay is proposing to subdivide the existing Ewell Station site into a total of 3 parcels. One of the new property lines would abut the existing building (as shown on the attached plat). In order for this to occur, a sideyard setback waiver must be approved by the commission. The current requirement is for a 20' setback. However, as per the Zoning Ordinance, the following may be eligible for a waiver:

The subdivision of commercial property on which commercial units for sale, for sale in condominium, or for lease are both:

(a) Constructed as part of a multiunit structure in which the units share common walls, or as part of a multiple-structure commercial development; and

(b) The entire development has been planned and designed as a comprehensive coordinated unit under a single master plan.

In these instances, the planning commission may grant, at its discretion, a waiver from the sideyard setback upon finding:

(1) The overall complex or structure, if considered as a single unit, meets the required sideyard and rearyard setbacks;

(2) Adequate parking is provided as per the requirements of this chapter and, where determined necessary by the commission, adequate easements or other agreements are recorded to guarantee access and maintenance of the parking areas and other common areas;

(3) Adequate provisions are made to assure compliance with article II, division 3 of this chapter and, where determined necessary by the commission, adequate easements, or agreements are recorded to allow grouping of signs on one standard, placement of signs in common areas or other appropriate arrangements made necessary because of the reduced yard area of the individual units; and

(4) The complex or structure is adequately designed and serviced from the standpoint of safety, and that the county fire chief certifies that the fire safety equipment to be installed is adequately designed and the county building official certifies the complex is designed to conform to the BOCA Code, so as to offer adequate protection to life and property.

**Staff Contact:** Paul D. Holt, III Phone: 253-6685

*STAFF RECOMMENDATION*

The entire development of this site was previously approved under JCC Case No. SP-59-89. That plan indicated a continuation of the existing shopping center, that is, a multi-unit structure sharing common walls. Staff finds the proposal meets the requirements for the sideyard setback waiver and recommends the DRC recommend approval of the request.

separate attachment: proposed plat of subdivision

**Development Review Committee Report**
February 2, 2000

# I. SITE PLANS

## A. PENDING PRELIMINARY APPROVAL

| | |
|---|---|
| SP-132-98 | Exxon at Centerville |
| SP-144-98 | Williamsburg Pottery Warehouse/Retail Building |
| SP-045-99 | Lightfoot Flea Market SP Amendment |
| SP-057-99 | Green Guard, Inc. |
| SP-085-99 | Villages at Westminster Recreation Center Amend. |
| SP-090-99 | Centerville Bus Shelter |
| SP-092-99 | Greensprings Plantation - Patriots Colony, Phase 2 |
| SP-095-99 | Greensprings Greenway Phase 2 |
| SP-114-99 | Wellington Lift Station and Forcemain |
| SP-115-99 | Nextel Communications Tower Amendment |
| SP-116-99 | Williamsburg James City Cournty Courthouse |
| SP-120-99 | JCSA James Terrace Water Line Installation |
| SP-122-99 | Powhatan Secondary E and S Plan |
| SP-124-99 | Williamsburg Dodge |
| SP-127-99 | Prime Retail Outlet Expansion |
| SP-129-99 | Kingsmill Rivers Edge Phase 3 Amendment |
| SP-131-99 | Busch Corporate Residence |
| SP-132-99 | Ford's Colony Pedestrian Bridge & Nature Trail |
| SP-135-99 | Burger King, Sidewalk & Sign Amendment |
| SP-136-99 | Quarterland Commons, Phase 9 |
| SP-137-99 | Williamsburg Indoor Sports Complex |
| SP-138-99 | Wise Recycling |
| SP-139-99 | Strawberry Plains Center |
| SP-140-99 | Weathercrafters Expansion |
| SP-141-99 | Williamsburg Pottery Factory Warehouse Amend. |
| SP-142-99 | Williamsburg Pottery Factory Greenhouse Replacemnt |
| SP-143-99 | Wexford Hills Well W-28 No. 2 |
| SP-001-00 | Longhill Station Temporary Pump Station/Forcemain |
| SP-002-00 | Ford's Colony, Marriott's Manor Club II, Amend. #2 |
| SP-004-00 | Stonehouse Community Recreation Center Expansion |
| SP-005-00 | JCSA Well Facility W-33 Modification |
| SP-006-00 | Busch Gardens Big Bad Wolf Evacuation Ramp |
| SP-007-00 | Anheuser Busch Brewery Construction Trailers |
| SP-008-00 | Riverside Pump Station Amendment |
| SP-009-00 | RE Berry Contractor Yard and Warehouse |

| | | |
|---|---|---|
| SP-010-00 | Williamsburg Plantation Section 4, Units 39-53 | |
| SP-011-00 | Carolina Furniture Warehouse | |
| SP-012-00 | American Tower Co-Location | |
| SP-013-00 | Busch Brewery, Transportation Advantage, Ph. 2 | |
| SP-014-00 | Powhatan of Williamsburg Secondary Amendment | |
| SP-015-00 | Busch Gardens Apollo's Chariot Pump Station | |
| **B. PENDING FINAL APPROVAL** | | **EXPIRE DATE** |
| SP-041-99 | Stonehouse Commerce - JCC IDA Shell Building Am. | 4/ 2/2000 |
| SP-044-99 | Busch Gardens - Entrance Conversion | 7/30/2000 |
| SP-047-99 | Stonehouse Commerce Park - John Deere | 5/ 3/2000 |
| SP-061-99 | Brandon Woods, Phase 2 Condominiums | 11/ 2/2000 |
| SP-062-99 | Courthouse Green | 6/30/2000 |
| SP-065-99 | King of Glory Lutheran Church Fenced Playgorund | 6/23/2000 |
| SP-077-99 | Marketplace Shoppes | 8/ 2/2000 |
| SP-078-99 | Monticello at Powhatan Apartments, Phase 1 | 9/ 8/2000 |
| SP-086-99 | Greensprings Plantation Recreational Vehicle Lot | 8/ 4/2000 |
| SP-094-99 | UCP Limited Partnership | 10/ 4/2000 |
| SP-096-99 | JCSA Lift Station 6-3 Access Road Improvements | 9/27/2000 |
| SP-101-99 | Tidewater Physical Therapy, Inc. Phase 1 | 10/29/2000 |
| SP-102-99 | Williamsburg Plantation Section 3 Units 78-96 | 10/ 4/2000 |
| SP-118-99 | Smith Memorial Baptist Church Family Life Center | 12/ 7/2000 |
| SP-123-99 | Pocahontas Retirement Community | 1/ 6/2001 |
| SP-125-99 | Hairworks Beauty Salon | 1/11/2001 |
| **C. FINAL APPROVAL** | | **DATE** |
| SP-141-98 | Greensprings Plantation Commercial Dev. SP Amend | 1/11/2000 |
| SP-091-99 | James City County - Fire Station #5 | 1/28/2000 |
| SP-103-99 | JCSA Well Facility W-6 Modifications and Rehab. | 1/18/2000 |
| SP-104-99 | Jehovah's Witnesses Kingdom Hall | 1/13/2000 |
| SP-106-99 | Ford's Colony Golf Cart Staging Area | 1/ 7/2000 |
| SP-121-99 | Busch Brewery, Transportation Advantage, Ph. 1 | 1/28/2000 |
| SP-126-99 | Stonehouse Elementary School Landscaping Amendment | 1/ 4/2000 |
| SP-133-99 | Williamsburg Pottery Black Smith Shop | 1/18/2000 |
| SP-134-99 | DJG Site Plan and Landscaping Amendment | 1/11/2000 |
| SP-003-00 | Brandon Woods, Phase 1 Amendment 2 | 1/20/2000 |
| **D. EXPIRED** | | |
| SP-043-98 | Fenwick Hills Pump Station & Off-Site Sewer | |

## II. SUBDIVISION PLANS

### A. PENDING PRELIMINARY APPROVAL

| | |
|---|---|
| S-014-97 | Stonehouse Commerce Park, B.L.A. |
| S-038-97 | Busch Corporate Center - Wheat Center |
| S-062-98 | Ball Metal Conservation Easement |
| S-104-98 | Skiffes Creek Indus. Park, VA Trusses, Lots 1,2,4 |
| S-013-99 | JCSA Mission Bank ROW Acquisition |
| S-074-99 | Longhill Station, Section 2B |
| S-079-99 | Wellington Section 1 |
| S-080-99 | Ford's Colony Section 32 Dev Plans |
| S-081-99 | Stonehouse, Bent Tree, Sect. 5B, Ph. 3 Dev Plans |
| S-086-99 | Peleg's Point, Section 5 |
| S-097-99 | Waterford @ Powhatan Sec., Natural Open Space |
| S-103-99 | Greensprings West, Phase 3 |
| S-107-99 | Travco Hotel |
| S-110-99 | George Wright & City of Newport News BLA |
| S-123-99 | Ford's Colony Section 8 & 8B |
| S-125-99 | Grove Hill Estates Section 3 |
| S-127-99 | Wexford Hills Phase 2 and 3 |
| S-001-00 | Winter Park, Summer Trace BLA and LLE |
| S-002-00 | JCSA/ GTE Wireless Well Lot |
| S-003-00 | Lake Powell Forest, Phase 2, Lots 51-56 |
| S-004-00 | Powhatan Enterprises BLA |
| S-005-00 | Hankins Industrial Park, Lot 13 |
| S-006-00 | Ewell Station, Lots 1, 4 & 5 |
| S-007-00 | Governors Land, Parcel A, #51 and #47 |

### B. PENDING FINAL APPROVAL

| | | EXPIRE DATE |
|---|---|---|
| S-077-97 | Landfall at Jamestown, Ph. 5 | 4/23/2000 |
| S-100-97 | Landfall at Jamestown, Ph. 4 | 4/23/2000 |
| S-003-99 | Stonehouse, Bent Tree, Sect 5B, Ph. 1 Dev Plans | 4/26/2000 |
| S-019-99 | Longhill Station Section 3 & 4 | 5/ 3/2000 |
| S-039-99 | Harwood - Pine Grove | 6/24/2000 |
| S-042-99 | Stonehouse - Bent Tree, Sect. 5B, Ph. 2 Dev Plans | 9/ 2/2000 |
| S-065-99 | The Pointe at Jamestown, Phase 1-C | 7/27/2000 |
| S-071-99 | Springhill, Phase 2, BLA | 8/24/2000 |
| S-073-99 | Ford's Colony Section 31, Lots 36-81 | 7/27/2000 |
| S-078-99 | Powhatan of Williamsburg Secondary Phase 6-A | 10/ 4/2000 |
| S-087-99 | Villages at Westminster Phase 4 | 10/ 4/2000 |
| S-096-99 | Windsor BLA | 11/ 9/2000 |
| S-104-99 | Ford's Colony, Section 31, Lots 82-142 | 12/ 6/2000 |

| C. FINAL APPROVAL | | DATE |
|---|---|---|
| S-035-94 | Plantation Group, LLC of Chisel Run | 1/ 1/2000 |
| S-018-99 | Greensprings West, Sect 1, Land Bay S1, DEV Plans | 1/ 7/2000 |
| S-036-99 | Greensprings West Ph 2 Lots 12-118, Land Bay S1 | 1/10/2000 |
| S-111-99 | Ruby Williams, Toano Terrace, Lots 20 & 35, LLE | 12/29/1999 |
| S-119-99 | Brown B1 and B2 Subdivision - Toano Business Ctr. | 1/ 4/2000 |
| S-124-99 | Hiden Tract | 1/ 4/2000 |
| S-126-99 | Barrett's Ferry LLE, Lots 6A and 6B | 1/ 4/2000 |

**D. EXPIRED**

| | |
|---|---|
| S-108-95 | Jamestown Hundred (formerly St. George's Hundred) |
| S-023-97 | Fenwick Hills, Phase I |
| S-126-98 | Powhatan Woods, Phase 2, Development Plans |

## III. DEVELOPMENT REVIEW COMMITTEE REPORT

**Case No. SP-131-99 Busch Corporate Residence**

No staff report

**Action:** The DRC recommended the Planning Commission defer this case.

**Case No. S-136-99 Quarterland Commons, Phase 9**

Mr. Kenneth Jenkins of Rickmond Engineering, on behalf of Jim Griffith Builder, Inc., has requested the Planning Commission approve 23,988 square feet of general offices. The site is 2.93 acres in size and is located on the inside ring of McLaws Circle. The property is currently zoned M-1, Limited Business/Industrial and can be further identified as Parcel No. (1-77) on the James City County Real Estate Tax Map No. (50-2). The site plan does not have conceptual plan approval and no conceptual plan was submitted for staff to review.

**Action:** The DRC recommended the Planning Commission approve this case.

**Case No. SP-137-99 Williamsburg Indoor Sports Complex**

Mr. Arch Marston of AES Consulting Engineers, on behalf of James City County, has requested the Planning Commission approve a 51,450 s.f. indoor soccer field. The site is located in the JCC District Sports Complex (Warhill Tract). The site is currently zoned R-8, Rural Residential and can be further identified as Parcel No. (1-12) on the James City County Real Estate Tax Map No. (32-1). The proposed development exceeds 30,000 square feet of floor area.

**Action:** The DRC recommended the Planning Commission approve this case.

**Case No. SP-138-99 Wise Recycling**

Ms. Deirdre Wells of AES Consulting Engineers, on behalf of The Waltham Group, has requested the Planning Commission approve a recycling center (for cans) and warehouse. The property is located at 177 Industrial Boulevard in Hankins Industrial Park. The site is currently zoned M-2, General Industrial and is approximately 5.49 acres in size. The site can be further identified as Parcel No. (1-13B) on the James City County Real Estate Tax Map No. (12-4). Section 24-147 (a)(1)(b) of the zoning ordinance requires the DRC review a site plan that proposes two entrances on the same road.

**Action:** The DRC recommended the Planning Commission approve this case contingent upon agency comments.

**Case No. SP-140-99 Weathercrafters**

Mr. Mark Richardson of AES Consulting Engineers, on behalf of Weathercrafters, has requested the Planning Commission approve a 5,000 square foot warehouse. The site is located at 128 Tewning Road and is approximately 1 acre in size. The property can be further identified as Parcel No. (1-12) on James City County Real Estate Tax Map No. (39-1) and is currently zoned M-1, Limited Residential/Industrial. The site plan does not have conceptual plan approval and no conceptual plan was submitted for staff review.

**Action:** The DRC recommended the Planning Commission approve this case.

**Case No. S-127-99 Wexford Hills, Phases 2 and 3**

Mr. Shawn Gordon of Landmark Design Group, Inc., on behalf of Richard F. Wilkinson, has requested the Planning Commission approve a 48-lot subdivision. The site is located off Route 646 (Newman Road) and is currently zoned A-1, General Agriculture. The site can be further identified as Parcel No. (1-6) on James City County Real Estate Tax Map No. (15-4). Mr. Gordon requested an exception to the subdivision ordinance to allow for a cul-de-sac (Wrenfield Drive) that is approximately 1586 feet in length and an exception to allow a cul-de-sac (Road "D") that is approximately 1748 feet in length. The subdivision ordinance limit is 1000 feet.

**Action:** The DRC recommended the Planning Commission approve this case.

**Case No. S-6-00 Ewell Station**

Mr. Paluzsay is proposing to subdivide the existing Ewell Station site into a total of 3 parcels. The site is located at the corner of Richmond Road and Olde Towne Road and is in the B-1, General Business Zoning District. The property can be further identified as Parcel No. (1-2) on James City County Real Estate Tax Map No. (33-3). One of the new property lines would abut the existing building (as shown on the attached plat). In order for this to occur, a sideyard setback waiver must be approved by the commission. The current requirement is for a 20' setback. However, as per the Zoning Ordinance, the following may be eligible for a waiver:

The subdivision of commercial property on which commercial units for sale, for sale in condominium, or for lease are both:

(a) Constructed as part of a multiunit structure in which the units share common walls, or as part of a multiple-structure commercial development; and

(b) The entire development has been planned and designed as a comprehensive coordinated unit under a single master plan.

In these instances, the planning commission may grant, at its discretion, a waiver from the sideyard setback upon finding:

(1) The overall complex or structure, if considered as a single unit, meets the required sideyard and rearyard setbacks;

(2) Adequate parking is provided as per the requirements of this chapter and, where determined necessary by the commission, adequate easements or other agreements are recorded to guarantee access and maintenance of the parking areas and other common areas;

(3) Adequate provisions are made to assure compliance with article II, division 3 of this chapter and, where determined necessary by the commission, adequate easements, or agreements are recorded to allow grouping of signs on one standard, placement of signs in common areas or other appropriate arrangements made necessary because of the reduced yard area of the individual units; and

(4) The complex or structure is adequately designed and serviced from the standpoint of safety, and that the county fire chief certifies that the fire safety equipment to be installed is adequately designed and the county building official certifies the complex is designed to conform to the BOCA Code, so as to offer adequate protection to life and property.

**Action:** The DRC recommended the Planning Commission approve this case.