

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 28th DAY OF JUNE, TWO THOUSAND.

1. ROLL CALL

Mr. John Hagee, Chairman
Mr. Martin Garrett
Ms. Peggy Wildman

ALSO PRESENT

Ms. Tammy Rosario, Senior Planner
Ms. Jill Schmidle, Senior Planner
Mr. Ben Thompson, Planner

2. MINUTES

Upon unanimous vote, the minutes of the May 31, 2000, meeting were approved.

3. Case No. SP-76-00. Mid-County Park Lighting Improvements.

Ms. Schmidle presented the staff report and stated that Section 15.2.22.32 of the Virginia State Code requires Planning Commission review. This code section states that no changes at a public park facility shall be allowed unless the Planning Commission finds the changes "substantially" consistent with the adopted Comprehensive Plan. The 1997 Comprehensive Plan designates Mid-County Park as Park, Public or Semi-Public Open Space. Staff finds the proposal consistent with the Comprehensive Plan since the park will serve the county and region as a whole, and because it is a public facility owned and operated by James City County. The DRC asked questions regarding how late the facility would be lighted, and whether the facility would be staffed at night. Ms. Schmidle stated that Parks and Recreation would be staffing the facility at night, and the staff would be responsible for shutting off the lights. The DRC also inquired as to the closest residents. With no further discussion, the DRC unanimously found the lighting changes substantially consistent with the adopted Comprehensive Plan.

4. Case No. SP-59-00. Captain George's Seafood Restaurant - Gazebo

Mr. Thompson presented the staff report and stated that a site plan, which does not negatively impact adjacent property owners and meets one or more of the following criteria: the adjacent properties have setbacks that are non-conforming or the applicant has offered an extraordinary site design which better meets the Development Standards of the Comprehensive plan may be considered for a setback reduction under Section 24-393 of the Zoning Ordinance. Staff finds that the above-referenced site plan meets both of these criteria. The DRC had no questions and unanimously found the setback reduction appropriate.

5. Case No. MP-02-00 Williamsburg Plantation Master Plan Amendment


Mr. Thompson presented the staff report and stated that the changes in the Williamsburg Plantation density bonuses are reason for DRC review. Mr. Thompson stated that the Williamsburg Plantation's original subdivision master plan received several density bonuses to bring their housing stock to 4 units per acre. The density allowance was grand fathered and approved under Section 20-508 of the Zoning Ordinance (7/6/92). This section gave specific bonuses a site could receive, thus allowing them to develop at a higher density. One of the bonuses granted to Williamsburg Plantation dealt with the preservation of existing wooded area. The site's wooded area in question contains rotting and broken trees. Therefore, the applicant proposes a clearing and replacement of this area with landscaped open-space. In case no. S-83-93, the DRC gave the development a density bonus of 15 percent for the preservation of 20 percent of the site's existing wooded area. With the proposed clearing, Williamsburg Plantation will fall short of the 20 percent preserved area thus losing their 15 percent density bonus. However, Williamsburg Plantation presently exceeds the density bonus, which brings them to the maximum dwelling units of 4/ per acre, by 15 percent. Therefore, the master plan still meets the density bonus, which allows them to develop at the maximum of 4 units per acre. The following chart breaks down the previous bonuses earned by the development and the bonus adjustment for the proposed amendment. The DRC had questions of how developments would be dealt with when areas receiving density bonuses were lost due to natural acts of destruction (tornados, floods, etc.). Mr. Thompson responded that, the staff would try to work with the developers on an individual basis recognizing the situation. The DRC had no further questions and unanimously recommended approval of the master plan amendment.

6. Case No. S-40-00. Westmoreland.

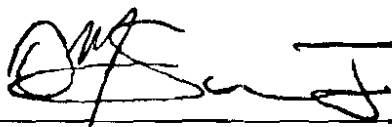
Ms. Rosario presented the staff report and stated that staff recommended preliminary subdivision approval contingent upon the comments listed in the staff report. She also stated that there were no major outstanding issues, but that staff and the applicant were waiting to hear from VDOT. Mr. Bobby Hornsbey, developer of the property, gave some background on the development and answered a few questions from the DRC. There being no further questions, the DRC recommended preliminary approval contingent upon the comments in the staff report and forthcoming VDOT comments.

7. ADJOURNMENT

There being no further business, the June 28, 2000, Development Review Committee meeting adjourned at approximately 4:30 p.m.



John Hagee, Chairman



O. Marvir Sowers, Jr., Secretary

Subdivision 45-00. Scott's Pond - Section 2

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

SUMMARY FACTS

Applicant: Mr. Ken Tudor

Proposed Use: 97 Lot Subdivision
(96 lots were in Section I, and an additional 85 lots are planned for the future)

Location: Off Olde Towne Road

Tax Map/Parcel: Parcels (1-106), (1-107), (1-108), and (1-108A) on Tax Map No. (32-2)

Primary Service Area: Inside

Parcel Size: The entire subdivision is 142 acres in size; Section 1 contains 57 acres

Existing Zoning: R-2, General Residential

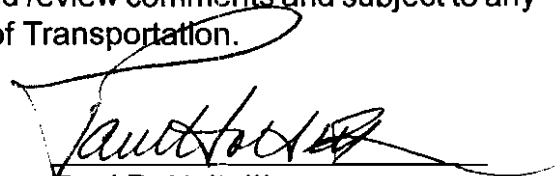
Comprehensive Plan: Low Density Residential

Reason for DRC review: The proposed subdivision exceeds 50 lots

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

STAFF RECOMMENDATION

Staff recommends the DRC grant preliminary approval, subject to the applicant submitting revised plans which adequately address the attached review comments and subject to any comments received from the Virginia Department of Transportation.


Paul D. Holt, III

attachments:

lot layout plan (a full set of plans will be available at the meeting)
agency review comments

AGENCY REVIEW COMMENTS
for
S-45-00. Scott's Pond, Section 2

Planning:

1. Please correct the lot count in General Notes 4 & 5: One note indicates 96 lots, the other indicates 97 lots.
2. Please clarify the "Statistics." More specifically, if 18.287 acres of developable open space are required, why are only 17.215 provided? Also, the ordinance states that this open area must not include any easements required *or drainage facilities*. Please verify the calculations and revise the notation as appropriate.
3. Per the requirements of the Zoning Ordinance, provide evidence that arrangements have been made, or will be made, for the perpetual preservation of the designated open space areas to relieve the county of any obligation to maintain.
4. Access to the useable portions of the Open Space must be provided. Revise the plans accordingly.
5. Show the limits of any 25% or greater slopes.
6. Provide sidewalks in accordance with Section 19-51 of the Subdivision Ordinance.
7. Provide temporary turn-arounds at all stub-streets - as required by Section 19-52 of the Subdivision Ordinance.
8. Add a note to the plans that all street signs shall be installed in accordance with Section 19-55 of the James City County Subdivision Ordinance.
9. Prior to final approval, homeowners association documents must be reviewed and approved by the County Attorney's office.
10. Include any necessary floodplain information.
11. Lot numbers: 98, 100, 101, 189, 188, 187, 149, 139, 140, 141, & 116 must have correct front setback lines (see attached typical).
12. Please make sure that Lot 191 has a minimum width of 75' at the front setback line.
13. Please make sure that Lot 126 has a minimum width of 100' at the front setback line.
14. Please correct the rear setback on Lot 152
15. The pump station lot has 15' setbacks from all property lines. Please adjust accordingly.

16. The following street names are already in use or too similar to existing names: Scott's Pond Ct, Rockingham Ct, Rockingham Drive. Please submit alternatives for review.

Environmental:

1. Please refer to the attached comments, dated June 30, 2000.

Fire:

1. The plans, as submitted, are acceptable.

County Engineer:

1. Please install the sidewalk along Olde Towne Road by 10/31/2000.

James City Service Authority:

1. Please refer to the attached comments, dated June 15, 2000.

ENVIRONMENTAL DIVISION REVIEW COMMENT
SCOTT'S POND, SECTION 2
PLAN NO. S-45-00
June 30, 2000



General:

1. A Land Disturbing Permit and Siltation Agreement, with surety, are required for this project.
2. A Subdivision Agreement, with surety, shall be executed with the County prior to recordation of lots.
3. Water and sewer inspection fees must be paid prior to the issuance of a Land Disturbing Permit.
4. An Inspection/Maintenance Agreement shall be executed with the county for the BMP facility for this project. The Agreement that has been recorded only covers Section 1.
5. As-built Drawings. These must be provided for the detention basin now that it has been completed. Also, the construction certification for the dam signed by a professional engineer who inspected the structure during construction needs to be submitted.
6. VPDES. It appears land disturbance for the project may exceed five (5) acres. Therefore, 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 the DEQ at (757) 518-2000 or the Central Office at (804) 698-4000 for further information.
7. Streetlights. A streetlight rental fee for the total number of lights must be paid prior to the recordation of the subdivision plat.
8. Streetlights. Show and label street lights at each intersection and cul-de-sac. Due to all the information on the plans, it is not possible to determine where the lights are.
9. Streetlights. The streetlight shown in the detail on sheet 17 are not the typical lights installed in James City County. As all wiring is to be underground, the lights used are typically colonial head fixtures on 14-foot poles. Please revise.
10. Wetlands. Provide evidence that any necessary wetlands permits are being pursued, have been obtained or have not expired for this project.
11. Wetlands. Show limits of US Corps of Engineers approved wetland fill.

Floodplain:

12. Provide a note referencing the correct FEMA FIRM panel, any designated special flood hazard areas or zone designations associated with this site, as applicable.

Chesapeake Bay Preservation:

13. Delineate Steep Slope Areas. Section 23-10(2) of the Chesapeake Bay Preservation Ordinance requires delineation of areas with slopes 25 percent or greater. Indicate the

presence of any of these slopes on the plan.

14. RPAs. Show Resource Protection Area and 100 foot buffer or a note on the cover stating that there are none present on site.

Grading Plan:

15. Show proposed grading, drainage and erosion and sediment control on a separate plan from proposed utilities.
16. Modify road cut grades to a maximum of 2:1 side slopes.
17. Site Clearing and Fills. Limits of clearing should be restricted to only those areas necessary to install erosion and sediment controls and for grading associated with site development. On lots 120, 153, 154, 155, 157 and 158, site areas are being cleared and filled in order to create suitable lots or pad sites. In general, this alters the natural drainage patterns at the site and conflicts with the intent of the Chesapeake Bay Preservation ordinance, which encourages the preservation of natural ground cover and indigenous vegetation. Clearing plan requirements also stipulate that no clearing or grading shall occur on existing single-family lots until building permits are obtained. Refer to sections 23-9(a), 23-9(b)(2) and 23-10(3) of the Chesapeake Bay Preservation ordinance. Revise the plan as necessary to accommodate existing site drainage and natural cover and topography.

Erosion & Sediment Control Plan:

18. Limits of Work. Show and label a distinct limit for clearing and grading around the site periphery. This especially applies to Staunton Court.
19. Contours. Provide contour and grading information for the Staunton Court.
20. Sediment Basin B. A field inspection reveals that existing Basin B needs maintenance work. The accumulated sediment needs to be removed and better vegetative stabilization is needed on the side slopes.
21. Sediment Basin B. This plan revises the drainage pattern to the basin and it will be effectively be cut off from the majority of its watershed once the storm drain system is installed. Show on the detail sheet how water will be conveyed to the basin after the storm drain is installed in a similar manner as was done for the other traps and basins on sheets 19 and 20.
22. Silt Fence. Remove and replace all straw bale barriers with silt fence.
23. Silt Fence. It is not necessary to place silt fence at the top of cut or fill slopes.
24. Structure Removal. Modify note 18 on sheet 18 to state that sediment basins and traps must remain in place and function until 75% of the affected lots have been sold to a third party unrelated to the developer for the construction of homes or construction has been completed and soil stabilized on 60% of the affected lots. A bulk sale of the lots to another builder would not satisfy this provision. This also requires revision to the Sequence of Construction on sheet 1.
25. Perimeter Diversion Dikes. Standard practice for road construction is to use perimeter temporary diversion dikes along the limits of clearing and grading to divert upslope runoff and intercept and divert as much disturbed road corridor area as possible. Diversion dikes should be installed prior to or following clearing operations, follow existing topography, maintain positive downhill drainage and convey disturbed runoff

to acceptable filtering measures such as rock check dams or sediment traps. Diversion dike and filter systems should remain in place until road grades (cut or fill) are complete, permanent roadside channels, storm sewers or culverts are in place and functional and the site is stabilized. As an example, virtually the entire left side of Rockingham Drive needs to have a diversion dike present while the silt fence at the top of the slopes on the right side of the road can be eliminated.

26. Sediment Traps/Basins. Provide a riprap lined channel to convey the water from the inlet point(s) in the trap/basin to the bottom. Unprotected discharge will erode the slopes into the trapping device.
27. Sediment Traps/Basins. Provide a drainage area map that shows the size of the drainage area to each sediment trapping device.
28. Temporary Stream Crossings. Either provide temporary stream crossings at each of the large culvert crossings of the existing streams or include in the sequence of construction a specific reference that states when each culvert will be installed in relation to the clearing and grading operation.
29. Silt Fence. Provide silt fence at the toe of the fill between sediment traps A&B and C&D.
30. Temporary Drainage Easements. Provide temporary drainage easements around any sediment trap/basin when located on a lot.
31. Sediment Trap F. Realign the trap to fall between lots 180 and 181.
32. Sediment Basins H, Q and R. Recommend that the emergency spillway be moved so that it is located in a cut section on natural ground. This would allow the elimination of the riprap lining.
33. Sediment Traps O and P. If it can be demonstrated by the drainage maps that the areas controlled by these two traps are less than 0.1 acres, these traps could be eliminated and replaced with diversions and stone outlet structures.
34. Sediment Trap K. Realign Sediment Trap K to have the long axis of the trap fall between lots 152 and 153.
35. Cut/Fill Slopes. Provide and label the limits of cut and fill slopes on the plan. This helps identify the need for sediment control measures.
36. Modify sequence of construction. Temporary silt traps and sediments basins shall not be removed without approval of the James City County Environmental Division. See previous note regarding Structure Removal.
37. Existing Vegetation. Show existing vegetation to include tree lines and unique features. The information for Staunton Court is incomplete.
38. Critical Erosion Areas. Identify any critical erosion areas. See VESCH, Chapter 6 for criteria.
39. Temporary Stockpile Areas. Show any temporary soil stockpile, staging and equipment storage areas with required erosion and sediment control measures. Note 8 on sheet 1 indicates there will be stockpile areas.
40. Sediment Basin Designs. Submit a Sediment Basin Design Data Sheet for all sediment basins proposed to ensure each design is in accordance with the 1992 VESCH criteria.
41. Offsite Disturbance. Identify any off-site land disturbing areas required with proper

erosion control measures.

42. Narrative Plan. Provide a Narrative Plan for the project.
43. Safety Fence. Use of orange colored safety fence in accordance with VESCH Minimum Standard 3.01 may be warranted around the sediment traps and basins especially as homes become occupied and these facilities are still in place. Add a note that safety fencing will be required around these facilities as directed by the Environmental Division.
44. Temporary Ditch. Provide dimensions of the temporary ditch at the end of Rockingham Drive. Based on an earlier comment, it would probably be better to provide a diversion dike in this area to divert water to the trap.
45. Outlet Protection. Provide the dimensions of the riprap outlet protection for all pipe systems and paved ditches. Specify the amount of stone to be used in accordance with Spec 3.19 of the third edition of the Virginia Erosion Control Handbook (VESCH). VDOT Class I riprap needs to be used, not Class II.
46. Sewer Extension. Provide additional silt fence on the downslope sides of this work at the limits of clearing as shown on sheet 12. The print does not clearly show the contours so it is not possible to state where this additional silt fence is required.

Stormwater Management / Drainage:

47. Drainage Calculations/Map. The drainage calculations and map do not match the information provided on the plan for the E. Grace and Staunton Courts. Pipe lengths and inverts do not correspond, nor does the map show the changes to the drainage areas from the Phase 1 submission.
48. Drainage Area Map. Provide a drainage area map for all the large culverts so the calculations can be verified.
49. Drainage Calculations/Map. Information needs to be provided for all ditches, pipe systems and inlets. Information has not been provided for the majority of ditches. The ditches need to be designed based on a 0.035 "n" factor for velocity and 0.05 for capacity. Any ditch velocities that exceed 2.5 fps when using the 0.035 factor will need to have EC-2 liner provided and any that exceed 2.5 fps when using the 0.05 factor will need EC-3 liner. If velocities exceed 5 fps for the 0.05 factor, then the ditches will need to be paved.
50. Line 6A. Extend drainage pipe between lots 174 and 175 to the point where the pipe outfalls into the common area at the end of the drainage easement.
51. Line 3. The drainage area in the calculations cannot be verified by the drainage map.
52. Line 7/Dam Break. This culvert is just downstream of a stormwater facility that serves the Prime Outlets shopping center. A dam break analysis was performed on that facility assuming that a 5'x10' box culvert was to be used for this culvert under Rockingham Drive. As the culvert proposed is smaller than that, an analysis of the culvert under dam failure conditions needs to be performed.
53. Dam Break/Lot 120. As mentioned previously, this lot should not be filled to create a buildable lot. Also, the dam break analysis indicates that the flood elevation in this area is elevation 84. Therefore, revise this lot to show no filling and a reduced building area that is shown above of the dam break flood elevation (whatever that is based on the previous comment).

54. Line 7. The calculations indicate that a 54" pipe will be used while the plan shows a 48" pipe. Review and revise in accordance with this and the previous comment.
55. Line 8. The calculations indicate that line 8 does not have adequate capacity for the flow. Revise either the pipe size or slope.
56. Line 10. The dam break analysis required for line 7 may affect the sizing of this culvert.
57. Channel Adequacy. Most of this development discharges into existing natural drainage channels from culverts and storm drains in an uncontrolled manner (ie. without SWM/BMP control). Submit adequacy analyses for all receiving natural drainage facilities (swales, channels, etc.) in accordance with VESCH, MS-19 procedure to verify that the natural channels are adequate for velocity and capacity using the 2-year design storm event. Evaluate natural channels based on permissible velocities using existing soil or existing cover conditions.
58. Scott's Pond Access. The pond embankment needs a permanent access road to it for maintenance purposes. Also, provide stormwater management facility easement to include a 20-foot wide access easement and a 15-foot wide maintenance easement measured from the 100-year storm elevation and including the dam and outlet structure around the entire pond.
59. 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 should be specific for a wet pond facility.
60. Future Comments. Due to the difficulty in reading this plan, the Environmental Division reserves the right to make additional comments during the resubmittal.



MEMORANDUM

Date: June 15, 2000

To: Paul D. Holt, III, Senior Planner

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

Subject: Scotts Pond - Section 2, Case No. S-45-00

A handwritten signature in cursive script that reads "James C. Dawson".

We reviewed the subdivision plans, water data sheet, and sanitary sewer data sheet for the above project you forwarded on June 7, 2000 and noted the following comments. We may have additional comments when revised documents incorporating these comments are submitted.

General

1. The design for the grinder pump force main must be reviewed and approved by the Virginia Department of Health. If they waive their review and approval of this line provide written verification of that waiver.
2. Provide the design conditions for the grinder pumps on the construction plans, subdivision plat(s), and any documentation provided to prospective buyers of the lots that require grinder pumps.
3. The number and location of fire hydrants must be approved by the James City County Fire Department.
4. Provide station numbers on the match lines between plan sheets.
5. Specify the length of restrained joints at all bends, tees, valves, plugs, reducers, and other waterline and/or force main appurtenances .
6. Specify the fittings required for all offsets of the waterlines and/or the sanitary sewer force main.
7. Documents verifying the offsite force main easement has been acquired must be provided before James City County will issue the land disturbing permit for this project.

8. Approval of the subdivision plans shall not be considered approval of the plans for the construction of the new sanitary sewer pump station, or the abandonment of the existing pump station and force main. Separate approval from the JCSA and the appropriate County agencies is required for that work.

Sheet 1 of 20

1. Add "...and James City County Code" at the end of General Note 12.

Sheet 2 of 20

1. Provide joint restraint on the waterline through the fill section at Sta 19+00± and 40 feet into the native soil on either side of the fill area.
2. Use ductile iron sanitary sewer between manholes 3 and 4 since manhole 4 is within the fill area.
3. Call out the size of the existing waterline the new 12-inch waterline will connect to along Scotts Pond Drive.
4. Specify the elevation of the 2-inch sanitary sewer force main connection at manhole 9. Sanitary sewer manhole 9 must be a drop manhole based on the invert of the force main connection shown on the profile.

Sheet 3 of 20

1. Provide joint restraint on the waterline through the fill section at Sta 25+00± and 40 feet into the native soil on either side of the fill area.
2. The inverts for the 6-inch and 10-inch sanitary sewer lines entering manhole 8 are the same. This violates the Virginia Department of Health Regulations and the James City Service Authority (JCSA) Standards for sanitary sewer systems. Revise these inverts to conform with the above regulations.
3. Verify that the 8-inch and 10-inch inverts in sanitary sewer manhole 7 comply with the VDH and JCSA sewer regulations referenced above. Specify the invert at the bottom of the drop connection to ensure the construction will conform to those regulations.
4. Verify the size of the cross called out at Sta 25+54 along Rockingham Drive.

Sheet 4 of 20

1. Provide joint restraint on the waterline through the fill section at Sta 11+25± and 40 feet into the native soil on either side of the fill area.
2. Provide an air release valve at the high point of the offset at Sta 9+50 along Rockingham Drive.

Sheet 12 of 20

1. Increase the minimum depth of the proposed sanitary sewer force main to 48 inches along Moore Drive. This will provide additional cover for the future improvement of that right of way.

Sheet 13 of 20

1. Describe the method(s) the contractor must use to protect the existing JCSA waterline during the installation of the sanitary sewer force main connection to the HRSD line.
2. Specify the use of bends to change the force main alignment at the intersection of Moore Drive and Richmond Road.
3. Increase the minimum depth of the proposed sanitary sewer force main to 48 inches along Moore Drive. This will provide additional cover for the future improvement of that right of way.
4. The connection to the HRSD force main must conform to HRSD standards and regulations

Sheet 14 of 20

1. Add the JCSA detail for a drop manhole.
2. Add the detail(s) for the individual grinder pump installation and connections.

Sheet 15 of 20

1. Delete the Partial Width Grading (Fill Section) portion of the Typical Water Service Line Connections detail. No water meters may be installed at the invert of the road side ditch.

Scott's Pond - Section 2, Case No. S-45-00

June 13, 2000

Page 4

Water Data Sheet

1. The domestic portion of the design population must include the lots in the future development portion(s) of Scott's Pond.

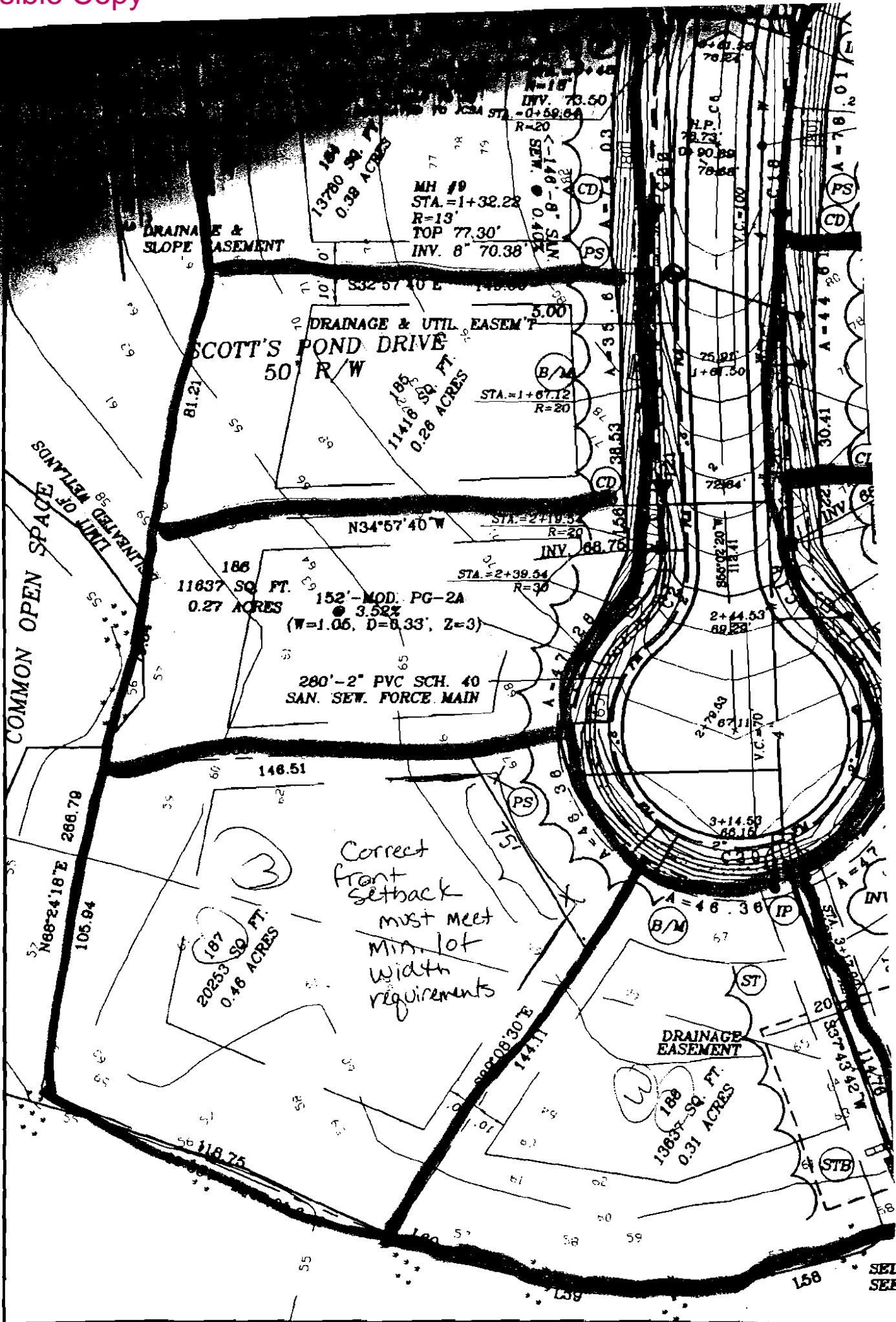
Sanitary Sewer Data Sheet

1. Provide the average and peak design flows from Section 2 plus the future development also.

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

JCD/

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Correct
front
setback
must meet
min. lot
width
requirements

COMMON OPEN SPACE
LIMIT OF EASEMENTS
SANDHILLS WILDLIFE CENTER

SCOTT'S POND DRIVE
50' R/W

186
11637 SQ. FT.
0.27 ACRES
152'-MOD. PG-2A
3.52%
(W=1.05, D=8.33', Z=3)
280'-2" PVC SCH. 40
SAN. SEW. FORCE MAIN

187
20253 SQ. FT.
0.46 ACRES

188
13837 SQ. FT.
0.31 ACRES

MH #9
STA.=1+32.22
R=13'
TOP 77.30'
INV. 8" 70.38'

11416 SQ. FT.
0.26 ACRES

STA.=1+67.12
R=20

STA.=2+19.52
R=20
INV. 68.76'

STA.=2+39.54
R=30

VA=48.36

DRAINAGE EASEMENT



- LIST OF SHEETS**
1. COVER SHEET
 2. DEVELOPMENT PLAN (SCOTT'S POND DR STA. 1+00 TO STA. 1+400)
 3. DEVELOPMENT PLAN (SCOTT'S POND DR STA. 0+00 TO STA. 0+400)
 4. DEVELOPMENT PLAN (SCOTT'S POND DR STA. 0+00 TO STA. 0+400)
 5. PROFILES (SCOTT'S POND DR)
 6. PROFILES (SCOTT'S POND DR STA. 0+00 TO STA. 0+400)
 7. PROFILES (SCOTT'S POND DR STA. 1+00 TO STA. 1+400)

1. ZONED AREA OF LOTS SECTION TWO...
2. TOTAL NUMBER OF LOTS SECTION TWO...
3. TOTAL DEVELOPABLE AREA...
4. TOTAL UNDEVELOPABLE AREA...
5. NET DEVELOPABLE AREA: 121.913 ACRES
6. REQUIRED: 121.913 ACRES
7. DEVELOPABLE OPEN SPACE EXISTING: 17.274 ACRES
8. DEVELOPABLE OPEN SPACE REQUIRED: 17.274 ACRES
9. TOTAL OPEN SPACE PROVIDED: 284 ACRES
10. ALLOWABLE LOT YIELD: 284
11. UNLESS OTHERWISE NOTED, ALL DRAWINGS SHALL BE PLACED UNDER THE JAMES CITY COUNTY GEODETIC GRID SYSTEM (SIA 4323) N 3642869.652 E 11993448. HORIZONTAL = (NAD 83)(1986) VERTICAL = (1929)
12. THIS PLAN SHALL BE PRIVATE PROPERTY AND NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.
13. ANY OLD WELLS THAT MAY BE ON SITE SHALL BE PROPERLY ABANDONED ACCORDING TO THE TAX MAP NUMBERS: 2220100108, 22201018

SCOTT'S POND SECTION TWO
 AREA OF SITE: 57.19 ACRES
 AREA OF RIGHT-OF-WAY: 28.83 ACRES
 OPEN AREA: 22.01 ACRES

VDOT GENERAL NOTES

1. All materials and construction within the public right of way shall be in accordance with current Virginia Department of Transportation's specifications and standards.
2. Permits must be obtained from the Virginia Department of Transportation before construction is started within the existing right of way.
3. Prior to any construction, the contractor shall consult the surveyor and verify the dimensions of the points of connection, utility, proposed work to existing curbs, sanitary lines, water lines, etc., prior to construction.
4. When soils occur that are unsuitable for foundations, subgrades, or other roadway purposes, the contractor shall be required to excavate such material below the grade shown on the plans. The areas so excavated shall be backfilled with suitable material and compacted in accordance with VDOT specifications. The contractor shall immediately inform the surveyor upon discovery of the unsuitable material. Concurrence of the developer shall be obtained before additional on-site work is undertaken.
5. All storm sewer pipe shall be reinforced tongue and groove concrete pipe in accordance with ASTM C-76 or equivalent pipe that has been approved on the plans. Pipe shall be in the right of way shall be a minimum of 36" and shall be installed with VDOT standards 607.05 and specifications 212 and 202.
6. Temporary drainage during construction shall not cause damage to roadways or adjacent property.
7. All concrete shall be class A3-AE (air entrained 3,000 psi).
8. Curb and gutter shall have 4" of aggregate base 2B under the curb and gutter and aggregate shall extend beyond the back of the curb.
9. All curbs and gutters shall have a standard gutter.
10. All entrances to lots shall be in accordance with VDOT standards.
11. VDOT standards shall be used for furnishing and installing stop signs at street intersections.
12. Design of specified materials changes from the VDOT standards shall be re-submitted to VDOT. A letter of transmittal accompanying the revised plans and/or drainage calculation which shall be submitted to VDOT for review and approval by the resident engineer.
13. The contractor/sub-contractor shall have a current copy of VDOT's "Road and Bridge Specifications" on the project.
14. VDOT is to receive written notification 48 hours prior to the start of any work.
15. The contractor shall be responsible for locating and protecting all utilities, whether or not shown on the plans, and shall repair at his own expense all utilities damaged by construction. Miss Utility must be contacted at 1-800-552-7000 72 hours prior to the beginning of construction.
16. All utility pedestals, cabinets, fire hydrants, and street lights shall be located a minimum of 9.5' from the edge of pavement adjacent to the right of way line on curb and gutter streets and/or located behind the ditch line on open ditch streets.
17. Pedestals and cabinets shall be located at the property line. Street lights shall be located at the property line. All utility pedestals, cabinets, fire hydrants, and street lights shall be a minimum of 9.5' from the edge of pavement adjacent to the right of way line on curb and gutter streets and/or located behind the ditch line on open ditch streets.
18. All utility pedestals, cabinets, fire hydrants, and street lights shall be located at the property line.
19. All utility pedestals, cabinets, fire hydrants, and street lights shall be located at the property line.
20. All utility pedestals, cabinets, fire hydrants, and street lights shall be located at the property line.
21. All utility pedestals, cabinets, fire hydrants, and street lights shall be located at the property line.
22. Installation of pipe culverts, drainage structures, and other structures shall be in accordance with VDOT specifications and standards.
23. All roadside ditches shown on the plans shall be in accordance with VDOT specifications and standards.
24. VDOT and county approval of foundations, subgrades, or other roadway purposes, the contractor shall be required to excavate such material below the grade shown on the plans. The areas so excavated shall be backfilled with suitable material and compacted in accordance with VDOT specifications. The contractor shall immediately inform the surveyor upon discovery of the unsuitable material. Concurrence of the developer shall be obtained before additional on-site work is undertaken.
25. All storm sewer pipe shall be reinforced tongue and groove concrete pipe in accordance with ASTM C-76 or equivalent pipe that has been approved on the plans. Pipe shall be in the right of way shall be a minimum of 36" and shall be installed with VDOT standards 607.05 and specifications 212 and 202.
26. Temporary drainage during construction shall not cause damage to roadways or adjacent property.
27. All concrete shall be class A3-AE (air entrained 3,000 psi).
28. Curb and gutter shall have 4" of aggregate base 2B under the curb and gutter and aggregate shall extend beyond the back of the curb.
29. All curbs and gutters shall have a standard gutter.
30. All entrances to lots shall be in accordance with VDOT standards.
31. VDOT standards shall be used for furnishing and installing stop signs at street intersections.
32. Design of specified materials changes from the VDOT standards shall be re-submitted to VDOT. A letter of transmittal accompanying the revised plans and/or drainage calculation which shall be submitted to VDOT for review and approval by the resident engineer.
33. The contractor/sub-contractor shall have a current copy of VDOT's "Road and Bridge Specifications" on the project.
34. VDOT is to receive written notification 48 hours prior to the start of any work.

Site Plan 87-00

Anheuser Busch, Inc., Contractor Employee Parking Facility

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

SUMMARY FACTS

Applicant: Mr. Kirk Reno on behalf of Anheuser Busch, Inc.

Land Owner: Busch Entertainment Corporation

Proposed Use: Contractor employee parking lot

Location: 7851 Pocohantas Trail

Tax Map/Parcel: (51-4)(1-9)

Primary Service Area: Inside

Parcel Size: 402.16 acres (gross); 1.69 acres (project area)

Zoning: M-1, Limited Business/Industrial

Comprehensive Plan: Limited Industry

Reason for DRC review: Section 24-55 (B)(2) of the zoning ordinance requires DRC approval of off-site parking spaces which are not located on the same property or use they serve.

Staff Contact: Christopher M. Johnson Phone: 253-6685

STAFF RECOMMENDATION

Staff has no objection to the conversion of the existing paved truck parking area on the extreme western portion of the Busch Gardens property to a parking facility for use by contractor employees. No additional pavement is to be constructed and work would include striping of the existing paved areas, placement of two temporary construction trailers separated by a wood deck, and some drainage work. These improvements are all associated with the Transportation Advantage project that has been ongoing at the brewery for over since November 1999. Staff, therefore, recommends that the DRC approve this request for off-site parking and recommend preliminary approval subject to agency comments.

Attachments: Location Map, Site Plan, Agency Comments

SP-87-00. Anheuser Busch, Inc. - Contractor Employee Parking Facility
Additional Agency Comments

Planning:

1. Please add the following note to the drawings: "The temporary trailers shown on these drawings are to be maintained throughout the Transportation Advantage project, Phases 1 & 2. Temporary trailers shall be used for a period of time not to exceed one year. The one year time period may be extended by written request to the zoning administrator showing reasonable cause. The temporary trailers shall be removed from the site within 60 days after the completion of construction."
2. Please add the following note to the drawings: "All electrical connections shall meet the requirements of the Uniform Statewide Building Code."
3. Please identify and label the property line on Sheet 201.

Subdivision 35-00. Mulberry Place

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

SUMMARY FACTS

Applicant: Mr. Charles Records of AES

Land Owner: ADI, Associated Developers, Inc.

Proposed Use: 50-lot subdivision

Location: On Centerville Road, south of its intersection with Longhill Road and north of D.J. Montague Elementary School

Tax Map/Parcel: Part of (31-3)(1-33, 34, 36, 42 and 43)

Primary Service Area: Inside

Parcel Size: 27.81 acres

Zoning: R-2, General Residential, with proffers

Comprehensive Plan: Low Density Residential and Moderate Density Residential

Reason for DRC review: At the May 31, 2000, meeting, DRC members requested that this case be brought back at a later date. This would allow members the opportunity for a final review of changes made over buffer issues including the drainage structures, storm water retention pond, and utility easement.

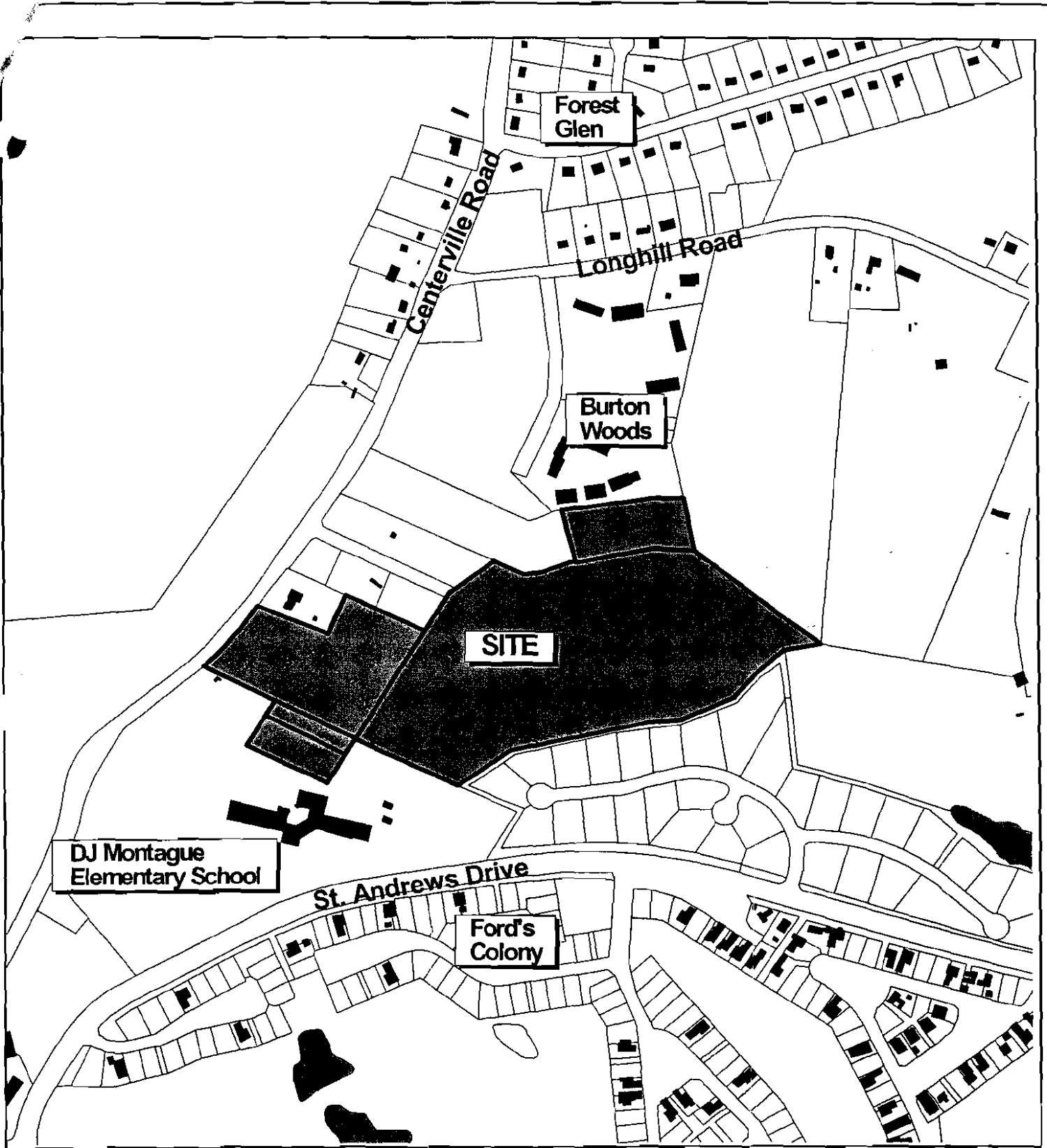
Staff Contact: Christopher M. Johnson Phone: 253-6685

STAFF RECOMMENDATION

The applicant has submitted revised plans which address the outstanding buffer issues discussed at the previous DRC meeting on May 31, 2000. Per the discussion at this meeting, it was decided that a perimeter buffer of 20-feet near the pond would be sufficient due to environmental impacts on the northern side of the pond. The alignment of the soft surface nature trail has also been revised to allow the 20-foot wide buffer to remain undisturbed. Sediment trap #2 and the grass swales located behind lots 8 through 10 and 32 through 35 have been reconfigured so they do not encroach into the 35-foot buffer. All of the proposed swales are now contained within drainage easements on the lots. The storm water management pond configuration has been revised so that the 100-year high water elevation no longer encroaches on the proposed lots. Staff recommends the DRC approve the stormwater management pond location as it conforms to the DRC's expectations expressed at the May 31, 2000 meeting.

Attachments:

1. Location Map
2. Approved minutes of the May 31, 2000, DRC meeting
3. Subdivision construction drawings (Sheets 3,4,9,10,11)



S-35-00
Mulberry Place



AGENDA

DEVELOPMENT REVIEW COMMITTEE

August 2, 2000

4:00 p.m.

**JAMES CITY COUNTY GOVERNMENT COMPLEX
Board Room, Building C**

1. Roll Call
2. Minutes -- Meeting of June 28, 2000
3. Cases
 - A. S-45-00 **Scott's Pond Section2**
 - B. SP-87-00 **Anheuser-Busch Contractor Employee Parking Facility**
 - C. S-35-00 **Mulberry Place**
4. Adjournment