

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING E CONFERENCE ROOM AT 4:00 P.M. ON THE 29th DAY OF NOVEMBER, TWO THOUSAND.

1. ROLL CALL

Mr. Martin Garrett
Mr. John Hagee
Mr. A. Joe Poole, III

ALSO PRESENT

Mr. Paul Holt, Senior Planner
Ms. Tammy Rosario, Senior Planner
Mr. Chris Johnson, Planner

2. MINUTES

At the request of staff, consideration of the minutes of the November 1, 2000, meeting were deferred until the next regularly scheduled DRC meeting.

3. Case No. S-86-00. Ford's Colony, Section 30, Lots 1-98

Mr. Holt presented the staff report on behalf of Mr. Ben Thompson. Mr. Holt stated that the subdivision plan required DRC review because it exceeded 50 lots. Mr. Holt stated that all agency review comments had been included with the staff report with the exception of VDOT and the Environmental Division. Mr. Holt stated that staff did not expect substantial VDOT comments as Fords Colony contains private streets and that the Environmental Division had stated verbally that the plan did not contain any significant deficiencies. Mr. Holt stated that staff recommended that preliminary approval be granted. The DRC inquired as to the amount of area left in Fords Colony to be subdivided. Mr. Charles Records, of AES, illustrated on the Master Plan, the areas left to be subdivided. Following a motion by Mr. Garrett and a second by Mr. Poole, and with no further questions, the DRC unanimously recommended preliminary approval of the plan.

4. Case No. SP-20-00. J.W. Crossing at Ewell Station

Mr. Johnson presented the staff report stating that the SUP conditions for J.W. Crossing state that access locations shall be generally in accordance with the binding master plan, as approved by the Board of Supervisors, with such minor changes as the DRC determines does not change the basic concept or character of the development. Staff determined that the revised internal entrance locations are consistent with the master plan and recommended that the DRC approve the locations. Mr. Hagee asked if the applicant and the owners of Ewell Station had resolved their differences in court. Mr. Arch Marston of AES Consulting Engineers stated that both parties had

reached a settlement and a revised set of drawings would be submitted to the Planning Division which reflected the agreed upon changes. With no further discussion, following a motion by Mr. Garrett and a second by Mr. Poole, the DRC voted unanimously to recommend approval of the revised entrance locations.

5. Case No. SP-132-00. Courthouse Green

Ms. Rosario presented the staff report on behalf of Mr. Ben Thompson. Ms. Rosario stated that the site plan required DRC review because the total floor area exceeded 30,000 sq. ft. Staff recommended preliminary approval of the plan contingent upon the applicant addressing agency comments. The DRC held discussion and stated that to ensure connectivity within the project and surrounding properties the sidewalks should remain on the plan. Upon a motion by Mr. Garrett and a second by Mr. Poole, the DRC unanimously voted to recommend approval of the Courthouse Green site plan.

6. Case No. SP-136-00. Greensprings Grocery

Mr. Johnson presented the staff report stating that the applicants were requesting a reduction to the front setback from 50 feet to 25 feet for the placement of a fuel station canopy. Staff recommended approval of the reduction. With no further discussion, following a motion by Mr. Poole and a second by Mr. Garrett, the DRC voted unanimously to recommend approval of the proposed setback reduction

7. Case No. C-73-00. Stonehouse, Phase 1, Land Bay 10

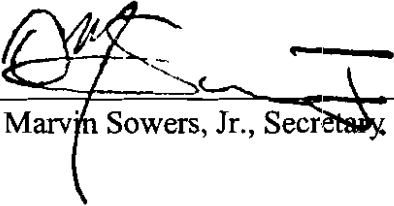
Mr. Holt presented the staff report and discussed the proposal by Stonehouse to locate multi-family dwelling units on Land Bay 10, which is designated for open space and recreation on the Master Plan. Mr. Marc Bennett, of AES, described the proposal and described what has already been constructed within Phase I, and the amount of open space and recreation already provided. Mr. Hagee inquired as to the number of single family units and multi-family units shown for Phase I on the Master Plan, noting that this mix is what buyers expect to be built. The DRC members expressed a reservation about increasing the total number of multi-family units within Phase I development. Mr. Garrett inquired as to why multi-family units had to be constructed on this Land Bay and not on a Land Bay already designated for multi-family. Mr. Jim Bennett, of Dominion Land, stated that he had a builder interested in this specific parcel, as it is relatively small in size and located in a transition area from the non-residential areas to the single family areas, to test the market for a multi-family type product in Stonehouse. The DRC inquired as to the multi-family designations listed in the proffers and in the Zoning Ordinance. Mr. Holt explained the differences listed. The DRC members concurred that this site was situated in a transition area and on a Land Bay situated to maximize the benefits of the recreation site. Upon a motion by Mr. Hagee, seconded by Mr. Poole, the DRC recommended unanimously that the proposal be approved, with the conditions that: 1.) the number of units on this Land Bay not exceed 60; 2.) the type of structure on this property not exceed three stories in height and; 3.) that no more than 172 multi-family units be constructed within Phase I of Stonehouse without DRC approval.

8. ADJOURNMENT

There being no further business, the November 29, 2000, Development Review Committee meeting adjourned at approximately 5:10 p.m.



John Hagee, Chairman



O. Marvin Sowers, Jr., Secretary

Subdivision 93-00. Hiden Estates - Phase I

Staff Report for the January 3, 2001, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mr. Howard Price of AES

Proposed Use: 71 Lots are shown for Phase I

Location: Off Alternate Route 5

Tax Map/Parcel: Parcels (1-9) on Tax Map No. (37-4)

Primary Service Area: Inside

Parcel Size: The entire Hiden tract is approximately 400 acres in size

Existing Zoning: PUD-R (Planned Unit Development - Residential)

Comprehensive Plan: Low Density Residential

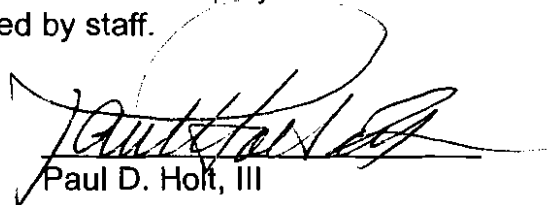
Reason for DRC review: The proposed subdivision exceeds 50 lots

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

STAFF RECOMMENDATION

The plans contain significant numbers of errors, conflicts, omissions and have not incorporated many proffer and ordinance requirements. Furthermore, VDOT comments are not yet available.

Therefore, staff recommends the DRC defer consideration of this project until such time that revised plans have been submitted and reviewed by staff.


Paul D. Holt, III

attachments:
lot layout plan (separate)
agency review comments

AGENCY REVIEW COMMENTS
for
S-93-00. Hiden Estates Phase I

Planning:

1. Prior to final approval, all HOA documents must be reviewed by the County Attorney's Office.
2. Prior to final approval, a payment of \$2,800 per lot is due.
3. Provide an update as to the time-line for completion for Alt. Route 5 (i.e., when the road will be available for use by residents of this subdivision). The road must be usable prior to final approval.
4. Show the required pedestrian connection to Powhatan Secondary.
5. Prior to the issuance of a land disturbance permit, a Phase I archaeological study must be submitted, reviewed and approved. Please be aware that the issuance of a land disturbance permit may be significantly delayed given the review period of VDHR.
6. What is the status of the conservation area and the required easement to the Williamsburg Land Conservancy? This dedication must occur prior to final plat approval.
7. Show the limits of the conservation buffer. This buffer must be consistent with the buffer delineated by the Williamsburg Environmental Group.
8. The limitations of what can occur within the conservation buffer should be listed on both the construction plans and on the plat.
9. Show the location of any RPA. All BMPs must be located outside the RPA.
10. If any BMP is located in the conservation buffer, a restoration plan must be submitted.
11. What is the status of providing the required Greenway to the County? This must be done prior to final approval.
12. The recreation area, which must include a playground, must be at least 1.9 acres in size. Please note the size of this lot on the plans.
13. Prior to final approval, a recreation payment of \$14,200 is due. Otherwise, the construction of a multi-purpose court and/or a playing field must be shown to be constructed on the plans in a location approved by the DRC.
14. A Class II bikeway must be constructed along all of Road "B".

15. All entrance sign features must be reviewed and approved by the Planning Director. These details must be reviewed with the preliminary subdivision plans. Please submit.
16. After the approval of Phase I, no more than 29 additional lots will be approved prior to the County issuing Certificates of Occupancy for at least 100 timeshare units.
17. Prior to final approval, provide evidence (i.e., a copy of the recorded deed) that access to the Powhatan Crossing subdivision has been severed.
18. Environmental Inventory: re-calculate steep slopes. The current legend shows slopes from 10-20%, 20-30%, etc. Identify slopes 25% or greater and do not shade any areas with a slope of less than 25%. Please note that all lots must have a buildable area.
19. Sheet C-9. The limits of clearing must be reduced for the entrance such that clearing is not extended outside the entrance property lines (e.g., the clearing proposed for drainage ditch behind Lot 1 is unacceptable).
20. Sheet C-9. The clearing into the greenbelt buffer for the RCP behind lots 69-71 is unacceptable.
21. Add a note to the plans stating that new monuments will be installed per Sections 19-34 through 19-36 of the Subdivision Ordinance.
22. The required "future street extension" language must be incorporated into the final plat.
23. Provide sidewalks in accordance with the Subdivision Ordinance.
24. Provide street names for review.
25. Add a note to the plans stating that street signs shall be installed in accordance with Section 19-55 of the Subdivision Ordinance.
26. The design of the BMP must be reviewed and approved by the Planning Director. The BMP must also be designed and landscaped in accordance with Article II, Division 4 of the Zoning Ordinance. Revise the plans accordingly.
27. Specifically identify any unusable portions of the recreation lot.

County Engineer:

1. Submit a Deed and Plat for a Natural Open Space Easement. The area must include the RPA buffer.
2. Relocate the BMP's out of the RPA buffer.

Environmental Division:

1. Please refer to the attached comments, dated December 8, 2000.

James City Service Authority:

1. Please refer to the attached comments, dated December 19, 2000.

Virginia Department of Transportation:

1. Comments are not yet available.

Real Estate Assessments:

1. Road "J" - it appears that two cul-de-sacs have the same name. A different name for each cul-de-sac should be proposed.



ENVIRONMENTAL DIVISION REVIEW COMMENTS

Hidden Estates, Phase 1

S-93-00

December 8, 2000

MDW/DEC

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 recording of lots.
3. Water and sewer inspection fees, as applicable, must be paid in full prior to issuance of a Land Disturbing Permit.
5. A Standard Inspection / Maintenance agreement is required to be executed with the County for the Stormwater Management/BMP facility for this project.
6. Record Drawing and Construction Certification. The stormwater management/BMP facility as proposed for this project will require submission, review and approval of a record drawing (as-built) and construction certification prior to release of the posted bond/surety. Provide notes on the plan accordingly to ensure this activity is adequately coordinated and performed during and following construction in accordance with current County guidelines.
7. Interim Certification. Due to the dual purpose function of BMP #1 as a sediment basin, interim construction certification will be required. Refer to current County guidelines for requirements.
8. Streetlights. Modify the streetlight plan as follows:
 - A. Add a light between lots 23 and 24.
 - B. Delete light between lots 49 and 50.
 - C. Move light at intersection of Roads C and J from lot 20 to between lots 51 and 52.
 - D. Add a light at the intersection of Road A and Monticello Avenue.
9. Streetlights. A streetlight rental fee for 18 lights must be paid prior to the recordation of the subdivision plat.
10. Wetlands. Prior to initiating grading or other on-site activities on any portion of a lot or parcel, all wetland permits required by federal, state and county laws and regulations shall be obtained and evidence of such submitted to the Environmental Division. Refer to Section 23-9(b)(8) of the Chapter 23 Chesapeake Bay Preservation ordinance.
12. VPDES. Land disturbance for the project will 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.
13. Street Names. Label the roads on all the plan sheets.
14. Plan Quality. The plans are difficult to read, please provide varying line weights and shading to help provide clarity.

Floodplain:

15. FEMA Special Flood Hazard Areas. Provide a note referencing the correct FEMA FIRM panel and any designated special flood hazard areas or zone designations associated with this site.

Show the limits of all Special Flood Hazard areas on all applicable plan sheets.

Chesapeake Bay Preservation:

16. Delineate Steep Slope Areas. Section 23-10(2) of the Chesapeake Bay Preservation Ordinance requires delineation of areas with slopes 25 percent or greater. The information provided on the plan does not specifically delineate which areas are greater than 25% and the shading used makes it difficult to differentiate between 10-20 and 20-30% slopes. Please revise so that it is clear which slopes exceed 25%. This could be done by revising the cutoff points for the slope ranges different having the darkest shading be for all slopes 25% and steeper.
17. Lot in Conservation Area. Portions of Lots 67 & 68 are located in the Conservation Area. According to the proffers, "The Conservation Easement shall be exclusive of lots." Therefore, adjust the lot lines to eliminate encroachment into the Conservation Area.

Grading Plan:

18. Proposed Grading. Section 24-145(8) of the Chapter 24 Zoning ordinance and Section 19-27(f) of the Chapter 19 Subdivision ordinance requires existing and proposed contours for development plans. Although road profiles were provided in the plan set, no grading was shown on the plan views other than for the BMP. Show final grading or alternately, limits of cut and fill slopes, on sheets 9 and 10 to properly show impacts of roadway construction on proposed lots, utilities and natural or environmentally sensitive areas such as archaeological, common area, green spaces, buffers, RPA, wetlands, etc.

Erosion & Sediment Control Plan:

19. Structure Removal. Note 18. on Sheet 17 needs to be modified to state that sediment basins and traps must remain in place and function until 75 percent of 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 percent of the affected lots. A bulk sale of the lots to another builder would not satisfy this provision.
20. E&SC Narrative. Provide a brief erosion and sediment control plan narrative in accordance with VESCH requirements. The narrative should include important site, adjacent parcel, soil and development information as well as specific control and stabilization measures proposed for the site.
21. Critical Erosion Areas. See VESCH, Chapter 6 for criteria. Identify any critical areas and explain how the construction sequencing will affect the critical erosion areas and what steps will be taken during construction to alleviate the critical erosion problems.
22. Temporary Stockpile Areas. Show any temporary soil stockpile, staging and equipment storage areas (with required erosion and sediment controls) or indicate on the plans that none are anticipated for the project site.
23. Offsite Land Disturbing Areas. Identify any offsite land disturbing areas including borrow, waste, or disposal sites (with required erosion and sediment controls) or indicate on the plans that none are anticipated for this project.
24. Limits of Clearing and Grading. Provide and label the limit of clearing and grading on the plan.

25. Sequence of Construction. Expand upon the sequence of construction to adequately outline installation of erosion and sediment control measures for the project and work associated with perimeter utility and timber crib BMP installations. Provide a sequence of construction outlining installation of erosion and sediment control measures for the project and associated site and utility work. Include perimeter areas required for installation of erosion and sediment control and utility connections.
26. E&SC Plan. The E&SC plan is not sufficient to properly provide protection of downstream areas once the road corridors are first exposed (denuded) and prior to road grading and installation of the storm drainage system. The storm drainage system cannot physically be installed until roads are rough graded, which may be a considerable amount of time into the project. Runoff and subsequent erosion and sedimentation within disturbed road corridors will initially follow natural topography to low points and be conveyed downstream in an uncontrolled fashion. Use of downstream perimeter structural E&SC measures such as diversions and sediment traps/basin which are installed prior to initial road clearing/grading operations and can handle and treat concentrated flows during construction are needed at the following locations:
 - 1) between the entrance road and lot 71
 - 2) between lot 69 and the existing wetlands.
 - 3) on lot 8
 Describe any additional controls, sequencing or actions required to provide for erosion and sediment control once road corridor disturbance initially occurs.
27. Stone Construction Entrance. Provide a stone construction entrance at both access points to paved roadways in accordance with VESCH Minimum Standard 3.02.
28. Temporary Sediment Basin. The BMP is proposed to be used as a sediment basin during the construction phase. The design needs to be based on the full watershed to the basin, not the disturbed area. It is unclear what the basis is for the use of 26.17 acres as the design drainage area. The basin needs to be redesigned based on the total 43.2 acres for which the BMP is designed. It appears the wet pond would be large enough to meet the requirements. Submit revised Sediment Basin Design Data Sheets and associated computations to ensure basin design is in compliance with Minimum Standard 3.14 of the VESCH. Include hydrology computations, hydraulic and basin routings as necessary.
29. Temporary Sediment Basin. Show modifications and computations in accordance with the VESCH, Minimum Standard 3.14, as required, to utilize the proposed BMP as a temporary sediment basin during construction. Modifications may be required to meet 6-hour draw down dewatering time. Provide details as necessary to show modifications to the principal spillway riser or other interior BMP structures.
30. Temporary Sediment Basin. The calculations state that a baffle is required but none is provided.
31. Outlet Protection. Provide riprap outlet protection for all pipe outfalls. 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:

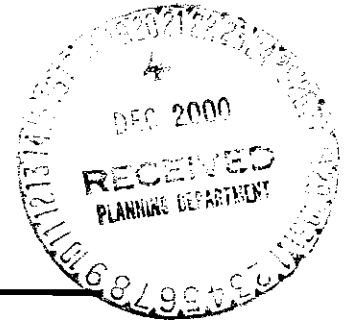
32. Design Checklist. Please provide a standard James City County Erosion and Sediment Control and Stormwater Management Design Plan Checklist. Contact the Environmental Division for a current version.
33. Lot-to-Lot Drainage. Address or provide a plan to prevent conveyance of increased or

concentrated drainage due to lot development at the following locations: Lots 14-35, and 43-48. Provide drainage swales and easements on the plan sheets and plats as necessary.

34. **BMP/Water Quality Points.** Please provide a County standard Worksheet for BMP Point System to ensure the stormwater management plan for this project attains at least 10 BMP points. Reference the JCC BMP manual for the standard format.
35. **Master BMP Plan.** Provide a master plan that shows how 10 points will be achieved for the entire Hiden tract. Include both portions north and south of Monticello Avenue currently under construction.
36. **Open Space Credit.** Natural Open Space areas as claimed in the standard BMP worksheet shall be placed in conservation easements. Open space areas on private lots are not eligible for credit.
37. **Drainage Map.** Include the information related to the time of concentration calculation for the BMP.
38. **Stormwater Management Narrative.** Please provide a brief stormwater management narrative describing the existing site and proposed onsite stormwater drainage facilities. Describe the type of BMP selected for the site and how the facility will function as a dual purpose temporary erosion and sediment control and permanent water quality and/or quantity control for the site, as applicable.
39. **Channel Adequacy.** Subarea 10 discharges into Powhatan Secondary in an uncontrolled manner (ie. without SWM/BMP control). Submit an adequacy analysis for this receiving channel in accordance with VESCH, MS-19 procedure to verify that the channel is adequate for velocity and capacity using the 2-year design storm event (if a natural channel is present) or if it is man-made, adequacy is based on the 2-year event for velocity and the 10-year event for capacity. Evaluate natural channels based on permissible velocities using existing soil or existing cover conditions. A drainage easement may be needed from the downstream property owner to allow discharge for subarea 10.
40. **BMP Location.** The proffers state that the BMP can be located in the Conservation Area outside the RPA. The location needs to be revised so that it does not encroach into the RPA.
41. **BMP Pretreatment.** Address BMP pretreatment requirements by use of a sediment forebay or other equivalent measure. Sediment forebays are generally sized to contain 0.1 inch per impervious area and can be counted toward the total water quality volume requirement.
42. **Water Quality Volume.** The full water quality volume as calculated needs to be provided. Therefore, the normal pool needs to be 26.3 (although this is likely to change because of the revised location of the basin).
43. **Outflow Data.** It appears the wrong slope has been used for Pond 1 and 2 calculations. The slopes should be 1 and 5% respectively, not 10 and 50% as shown in the reservoir report. Please revise.
44. **Outflow Data.** The weir lengths used in wetland dry storage area are too long. The weir are located or nested within each other, therefore the B and C weir length need to be

reduced by the weirs that occur at a lower elevation.

45. Pond Tailwater. Tailwater conditions from the wetland system were not accounted for in the design of the wet pond. Please evaluate the potential for a tailwater condition at the pond outlet and subsequent effects to the pond's outlet discharges and design water surface elevations.
46. Emergency Spillway. The plan does not accurately depict all the various elevations of the principal/emergency spillway. Please review and revise.
47. Riser Structure. As a micropool is provided, revise the outlet structure to be a submerged reverse grade pipe. See examples in the County and state's BMP handbooks.
48. Pond Construction. Detailed review was not provided for this and several other aspects of the BMP design as the basin needs to be relocated and redesigned.
49. Outfall Protections. Provide riprap protection at the overflow points of the timber structure.
50. Storm Drain Computations. Based on the calculations and the drainage area map provided, it is not possible to verify the areas used for structures 2-8 and 2-13.
51. Storm Drain Computations. The normal pool of the BMP results in standing water in inlets 1-1, 1-2, and 1-3. Please revise to eliminate this condition.
52. Storm Drain Profiles. Show the storm drain crossings on the road profiles to ensure that minimum cover is maintained for all storm segments and proper separations are required for all storm drains and utility crossings.
53. IS-1 Shaping. Generally inlet shaping is recommended for storm drain structures. Inlet shaping will help to minimize and prevent debris buildups due to changes in pipe alignment. Use notes or details to specify inlet shaping at all structures in accordance with VDOT Standard IS-1. In addition, if final depths of the inlets are greater than 4 ft., include provisions for steps in accordance with VDOT Standard ST-1.
54. Pond Landscaping. Provide a landscaping plan with details as necessary to address landscaping and stabilization in and around the BMP. Indicate any special plantings, vegetation, seeding, mulching, sequences of construction or stabilization methods required to support the deep water, shallow water, shoreline fringe, riparian fringe, floodplain terrace, upland zones and aquatic benches associated with the intended BMP Type B-3 (JCC BMP Classification). Refer to Minimum Standard 3.05 of the VSMH for guidance.
55. Additional Comments. As stated previously, a detailed review was not done on many aspects of the BMP design because its location and therefore its design will be revised. Additional comments are likely to be generated for the BMP and other aspects of the plan because of the revisions.
56. Meeting. Due to the crucial nature of the comments especially those related to the BMP, master planning and erosion control, it is highly recommended that further discussions or a meeting be held between Environmental Division staff and the plan preparer prior to the next submission. Contact the Environmental Division at 757-253-6670.



MEMORANDUM

Date: December 19, 2000

To: Paul D. Holt, III, Senior Planner

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

Subject: Hiden Estates - Phase I, Case No. S-93-00

A handwritten signature in black ink, which appears to read "James C. Dawson". The signature is written in a cursive style and is positioned to the right of the "From:" field in the memorandum header.

We reviewed the plans, water data sheet, and sanitary sewer data sheet for the above project you forwarded on November 27, 2000, and noted the following comments. We may have additional comments when revised documents incorporating these comments are submitted.

General

1. Provide a hydraulic analysis of the proposed water distribution system.
2. The Fire Department must approve the number and location of fire hydrants.
3. Revise General Note 16 on Drawing No.2 to include the previously agreed upon language needed when James City Service Authority Water and Sanitary Sewer detail sheets are omitted.
4. Provide utility easements dedicated to the exclusive use of the James City Service Authority along all water and sanitary sewer line that are outside, or less than five (5) feet inside, the proposed rights of way.
5. There are numerous conflicts between the proposed storm sewer system and the water distribution and/or sanitary sewer collection systems. Show the storm drain system in the profiles and resolve all conflicts.

Drawing No. 6

1. Specify the use of ductile iron sanitary sewer between manhole #5 and manhole #6 as required by the JCSA Standards and Specifications when installing sanitary sewer in fill areas.
2. Extend the sanitary sewer beyond lot 13 so future extension will not disturb any homeowner improvements.

3. Provide an air release valve on the waterline at Sta 21+87 along Road "B".
4. Where is the water service for lot 44?
5. If the land between lots 68 and 69 may be used for future development why not provide water and sanitary sewer service connections now?
6. It does not appear that the minimum clearance between the proposed storm sewer between manhole SS#2-4 and manhole SS#2-5 and the proposed sanitary sewer between manhole #14 and manhole #14B considered the thickness of the RCP wall below the invert. Change the sanitary sewer pipe material to ductile iron.

Drawing No. 7

1. Specify the use of ductile iron sanitary sewer between manhole #5 and manhole #6 as required by the JCSA Standards and Specifications when installing sanitary sewer with cover greater than sixteen (16) feet.
2. A waterline stub for future extension that is ten (10) feet in the ground is not acceptable. Redesign the storm drains between manholes SS#1-4, SS#1-3, SS#1-2, and SS#1-1 using elliptical pipe or multiple pipes to allow installation of the waterline above the storm drains.

Drawing No. 10

1. The 48-inch RCP between SS#1-2 and SS#1-1 is called out as 45-inch on the profile. Which is correct?

Water Data Sheet

1. The domestic demand requested in item 5b must equal the demand for all the development that will be served the proposed waterlines as well as any future extensions. If there will only be one connection to the project then that capacity is for the entire development. If there will be more than one connection to existing or proposed waterlines this number must be based on the hydraulic analysis of build out.

Sanitary Sewer Data Sheet

1. There is at least one sanitary sewer stub for future extension on the construction plans but the design flows are only based on seventy-one (71) lots. This number must include the lots served by the future extension(s). The design flows should

Hidden Estates - Phase I, Case No. S-93-00

December 19, 2000

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also include the lots that may be developed if the property between lots 68 and 69 is not used as the recreation area.

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

JCD/

A.SITESUBARC45S_93_00.CM1

III. Development Review Committee Report

Case No. S-093-00

Hidden Estates – Phase I

Mr. Howard Price, on behalf of AES Consulting Engineers, has requested that the DRC review the plans in conformance to The James City Subdivision Ordinance which states that the DRC shall review all major subdivisions of fifty (50) lots or more and forward a recommendation to the commission. In review of the submitted plan, a significant number of errors, conflicts, and the non-recognition of many proffer and ordinance requirements were discovered.

Action: The DRC deferred action on this case until the next regularly scheduled meeting.

**JAMES CITY COUNTY
DEVELOPMENT REVIEW COMMITTEE REPORT**

FROM: 11/30/2000 THROUGH: 1/4/2001

I. SITE PLANS

A. PENDING PRELIMINARY APPROVAL

SP-132-98	Exxon at Centerville
SP-144-98	Williamsburg Pottery Warehouse/Retail Building
SP-085-99	Villages at Westminster Recreation Center SP Amend
SP-090-99	Centerville Bus Shelter
SP-116-99	New Town, Wmbg./JCC Courthouse SP Amendment
SP-023-00	JCSA Water Main on Jamestown Road
SP-042-00	Ironbound Road Sidewalk
SP-063-00	U.S. Post Office / Monticello Branch
SP-082-00	Stonehouse - LaGrange Parkway Extension
SP-094-00	Powhatan Secondary - Road Extension & Dam
SP-097-00	Monticello at Powhatan Apts Lighting SP Amendment
SP-101-00	JCC Community Center - Skate Park
SP-102-00	Williamsburg Crossing Parking Lot Add. SP Amend.
SP-108-00	Stonehouse - John Deere Gator Demonstration Track
SP-110-00	Mt. Pleasant Baptist Church
SP-111-00	Williamsburg Plantation Coach House Rd Extension
SP-115-00	JCSA - Lift Station 6-8, Replacement
SP-118-00	King of Glory Lutheran Church/Comm Ctr/Edu Expans.
SP-120-00	Kingsmill - JCSA - Lift Station 2-7 Rehabilitation
SP-123-00	Powhatan Office Park SP Amendment (lighting)
SP-125-00	JCC District Park - Hotwater Coles Tract
SP-127-00	Masjid Abdul Aziz - Parking Amendment
SP-131-00	Busch Corporate Center - McLaws Place
SP-132-00	Courthouse Green - SP Amendment
SP-134-00	Burton Woods - JCSA - Lift Station 7-2, Rehab.
SP-135-00	Marketplace Shoppes - Phase II/Sun Trust Bank
SP-136-00	Greensprings Grocery
SP-137-00	Powhatan Place - Townhomes Amendment
SP-138-00	Busch Corp. Center - Quarterland Commons, Phase 10
SP-139-00	Busch Gardens -Williamsburg Lift Station Upgrades
SP-141-00	Kingsmill Sports Center Addition
SP-143-00	JCSA Operations Center Site Expansion
SP-144-00	Wmsbg Pottery,Bldg 21 2nd Floor (Sprinkler System)
SP-145-00	Williamsburg Pottery Factory Garage & Sheds Add
SP-146-00	JCSA Proposed Temporary Parts Storage Addition

SP-147-00 Kingsmill on the James- Rivers Edge, Phase IV
 SP-149-00 Little Creek Reservoir Water Access Park
 SP-150-00 Williamsburg Business Center, Phase III
 SP-151-00 Action Park of Williamsburg SP Amendment
 SP-152-00 Hankins Industrial Park Parcel 4A-2
 SP-154-00 Wellsprings United Methodist Church
 SP-155-00 Advanced Vision Institute SP Amendment
 SP-156-00 Monticello at Powhatan, Phase II
 SP-001-01 Stonehouse Nature Trail

B. PENDING FINAL APPROVAL		EXPIRE DATE
SP-019-00	Fenwick Hills Pump Station	2/21/2001
SP-020-00	Ewell Station - J.W. Crossing	4/3/2001
SP-079-00	BASF - Leachate Distribution System	7/26/2001
SP-080-00	Wellington Cross Country Sewer Main	7/26/2001
SP-100-00	Midlands Road, Lot 2	10/26/2001
SP-103-00	Williamsburg Plantation Section 5, Units 97-133	10/2/2001
SP-122-00	Wmbg. Cr., Riverside Medical Office Building SP Am	11/3/2001
SP-142-00	Stonehouse - BP Solarex Panel Testing Facility	12/18/2001

C. FINAL APPROVAL		DATE
SP-140-99	Weathercrafters Expansion	12/15/2000
SP-104-00	Upper County Park/Parking, Sport Field Improvements	12/6/2000
SP-107-00	Stonehouse Community Recreation Ctr. SP Amendment	12/20/2000
SP-116-00	Kingsmill Resorts, Laundry Facility	12/8/2000
SP-133-00	Hankins - JCSA Well Facility W-1 Water Supply Pt.1	12/21/2000
SP-140-00	Busch Gardens Arcade Building/Amend SP-32-98	12/14/2000
SP-148-00	Busch Gardens-Squires Galley Serv. Yard Mods	1/2/2001
SP-153-00	Addendum to Busch Gardens Entrance Conversion	12/21/2000

D. EXPIRED	
SP-043-98	Fenwick Hills Pump Station & Off-Site Sewer

II. SUBDIVISION PLANS

A. PENDING PRELIMINARY APPROVAL

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-086-99	Peleg's Point, Section 5
S-110-99	George White & City of Newport News BLA
S-006-00	Ewell Station, Lots 1, 4 & 5
S-036-00	New Town - Casey Sub. & BLE - Windsor Meade
S-045-00	Scott's Pond, Section 2
S-050-00	Indigo Heights
S-058-00	Powhatan Secondary, Phase 7-A
S-065-00	Shellbank Woods - James C. Windsor BLA and LLE
S-070-00	The Villages at Westminster Phase IV, Section II
S-071-00	Ida C Sheldon Estate
S-073-00	Kingsmill - Warehams Pond Recreation Center
S-074-00	Stonehouse, Bent Tree, Sect. 5B, Ph. 2
S-079-00	Spencer/Reed BLA - lot 2 & 3
S-080-00	Magruder Woods Subdivion
S-081-00	Kingsmill East Boundary Line Adj of River Bluffs
S-082-00	Lake Powell Forest, Phase III - plat
S-084-00	Longhil Gate Section 1 BLA
S-086-00	Ford's Colony Section 30 Lots 1-98
S-087-00	Parcel 1- Linda Cowles Henderson Subdivision
S-088-00	C M Chandler
S-089-00	Ford's Colony BLA Lots 4,5,6, Section XIII-D
S-091-00	Greensprings West, Plat of Subdv Parcel A&B
S-092-00	Greensprings West Parcels A & B (Pump Station)
S-093-00	Hiden Estates Phase I
S-095-00	Rosa Mae Davis Subdivision BLA/Grove ABC Day Care
S-097-00	Red Oak Landing Road/Easement & ROW Aquis Plat
S-099-00	Season's Trace, Winter Park Parcel 2, Lots 47-50
S-101-00	J.S.G. Corporation BLA
S-103-00	Powhatan Village
S-001-01	Stonehouse-Bent Tree Sec. V-B, Ph. 1, Lot 12

B. PENDING FINAL APPROVAL

EXPIRE DATE

S-023-97	Fenwick Hills, Phase I	2/9/2001
S-077-97	Landfall at Jamestown, Phase 5	4/23/2001
S-003-99	Stonehouse, Bent Tree, Sect 5B, Ph. 1 Dev Plans	4/26/2002
S-039-99	Harwood - Pine Grove	6/23/2001

S-079-99	Wellington Section 1	3/29/2001
S-081-99	Stonehouse, Bent Tree, Sect. 5B, Ph. 3 Dev Plans	4/6/2001
S-034-00	The Pointe at Jamestown, Phase 2 Dev Plans	6/5/2001
S-035-00	Mulberry Place	7/5/2001
S-040-00	Westmoreland Sections 3 & 4	7/5/2001
S-041-00	Powhatan Secondary, Phase 6B	7/27/2001
S-044-00	Ford's Colony, Section 31, Lots 82-142	7/10/2001
S-047-00	Hankins Industrial Park Road Extension	8/11/2001
S-060-00	Rosa Mae Davis/Grove ABC Day Care BLA, Lot 2	9/11/2001
S-078-00	Busch Corp. Center Parcel C, Sub. of parcel 1,9,14,	11/16/2001

C. FINAL APPROVAL		DATE
S-020-00	Powhatan Place Townhomes	12/19/2000
S-030-00	The Vineyards at Jockey's Neck, Ph. 3	12/22/2000
S-052-00	Williamsburg Crossing Parcel 30, Part of Parcel 2	12/7/2000
S-094-00	Meadow Lake - BLA Parcel A-4 and Lot 20	12/12/2000
S-096-00	Barbour Family Subdivision	12/21/2000
S-100-00	The Meadows at Williamsburg, LLC/Prop Line Adj	12/13/2000
S-102-00	BLA Roxie&Sidney Sheldon and Sheldon Wood Products	12/18/2000

D. EXPIRED

S-126-98	Powhatan Woods, Phase 2, Development Plans
S-042-99	Stonehouse - Bent Tree, Sect. 5B, Ph. 2 Dev Plans
S-078-99	Powhatan Secondary Phase 6-A
S-103-99	Greensprings West, Phase 3