

**AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE  
COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING E CONFERENCE  
ROOM AT 3:30 P.M. ON THE 4th DAY OF SEPTEMBER, TWO THOUSAND TWO.**

1. ROLL CALL

Mr. John Hagee  
Mr. Joe McCleary  
Mr. Joe Poole  
Ms. Peggy Wildman

ALSO PRESENT

Ms. Karen Drake, Senior Planner

2. MINUTES

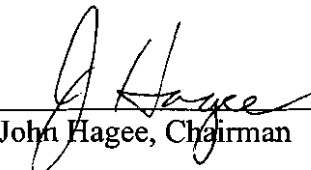
Minutes from the June 26, 2002, July 1, 2002, July 31, 2002 and August 5, 2002 DRC meetings were approved with the spelling corrections noted.

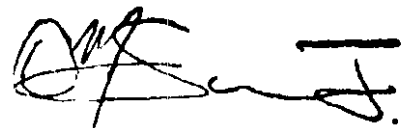
3. Case No. SP-95-02. Faith Fellowship Assembly of God.

Ms. Drake presented the case stating that the site plan was before the Development Review Committee because a conceptual plan was not submitted and two entrances were proposed. Ms. Wildman questioned why Landmark Design Group did not submit a conceptual plan for this project. Mr. Rinaldi replied that this was such a simple site plan for church and time was of an issue, however the larger more complex plans were submitted for conceptual review. Ms. Drake continued that Staff did not have an issue with the two entrances and recommended preliminary approval be issued contingent on agency comments being addressed including sidewalks added. Ms. Drake added that JCSA comments were just submitted and did not prevent preliminary approval from being issued. While preliminary approval could be issued at this time, final site plan approval could not be issued until Schoolhouse Lane was dedicated into the VDOT public road system. Staff also recommended that as there was room on the property, the front building setback be increased to help accommodate the required sidewalk. Landmark replied that there was room to add a sidewalk and that the church wanted to add a softball field in the rear and preferred not to relocate the main building. There being no further questions or discussions, Mr. McCleary recommended that preliminary approval be issued for the Faith Fellowship Assembly of God site plan, contingent on agency comments being addressed, including a sidewalk constructed. Ms. Wildman seconded the motion which passed on a unanimous voice vote.

4. Adjournment

There being no further business, the September 4, 2002, Development Review Committee meeting adjourned at approximately 3:50 p.m.

  
John Hagee, Chairman

  
O. Marvin Sowers, Jr., Secretary

**Conceptual Plan 117-02. Jamestown High School Parking Lot Expansion**  
**Staff Report for the October 2, 2002, Development Review Committee Meeting**

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**SUMMARY FACTS**

**Applicant:** Mick Harvey of WPL Engineers on behalf of the school division

**Proposed Use:** 107 new parking spaces at Jamestown High School

**Location:** Off Route 5

**Tax Map/Parcel:** (46-1)(1-2D)

**Primary Service Area:** Inside

**Parcel Size:** The entire school site is approximately 80 acres

**Existing Zoning:** R-1, Limited Residential

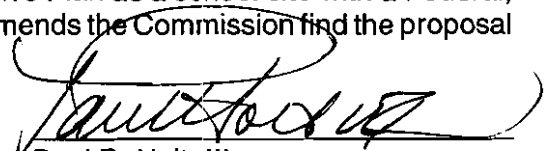
**Comprehensive Plan:** Federal, State, and County Land

**Reason for DRC review:** Section 15.2-2232 of the Virginia State Code states that a public facility (or expansion thereof) cannot be approved unless the project is first reviewed by the Planning Commission and the Commission finds the project consistent with the County's Comprehensive Plan.

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

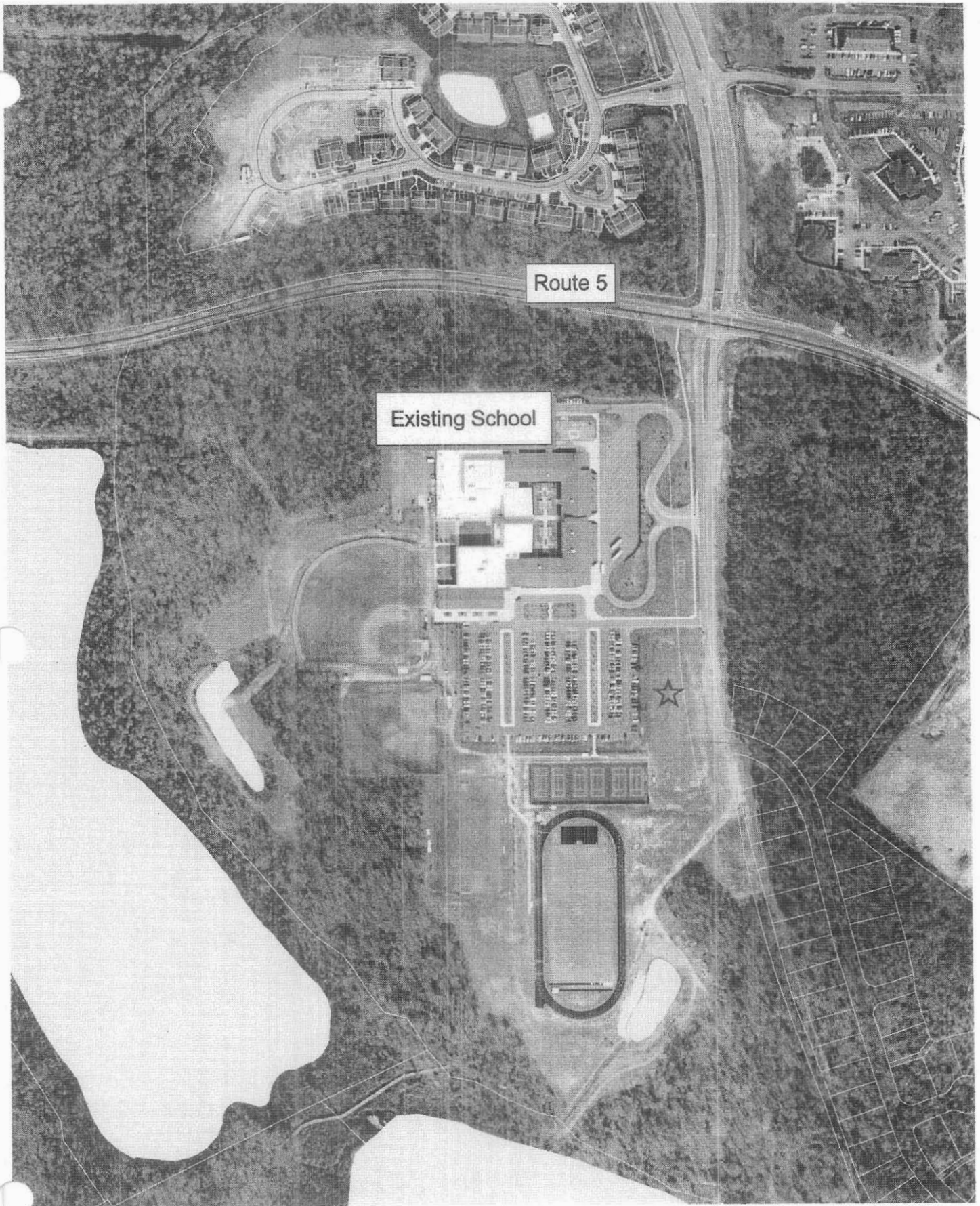
**STAFF RECOMMENDATION**

Staff finds the proposal consistent and compatible with the existing school parking lot and facilities. This property is specifically identified on the Comprehensive Plan as a school site with a Federal, State and County Land, land use designation. Staff recommends the Commission find the proposal consistent with the County's Comprehensive Plan.

  
Paul D. Holt, III

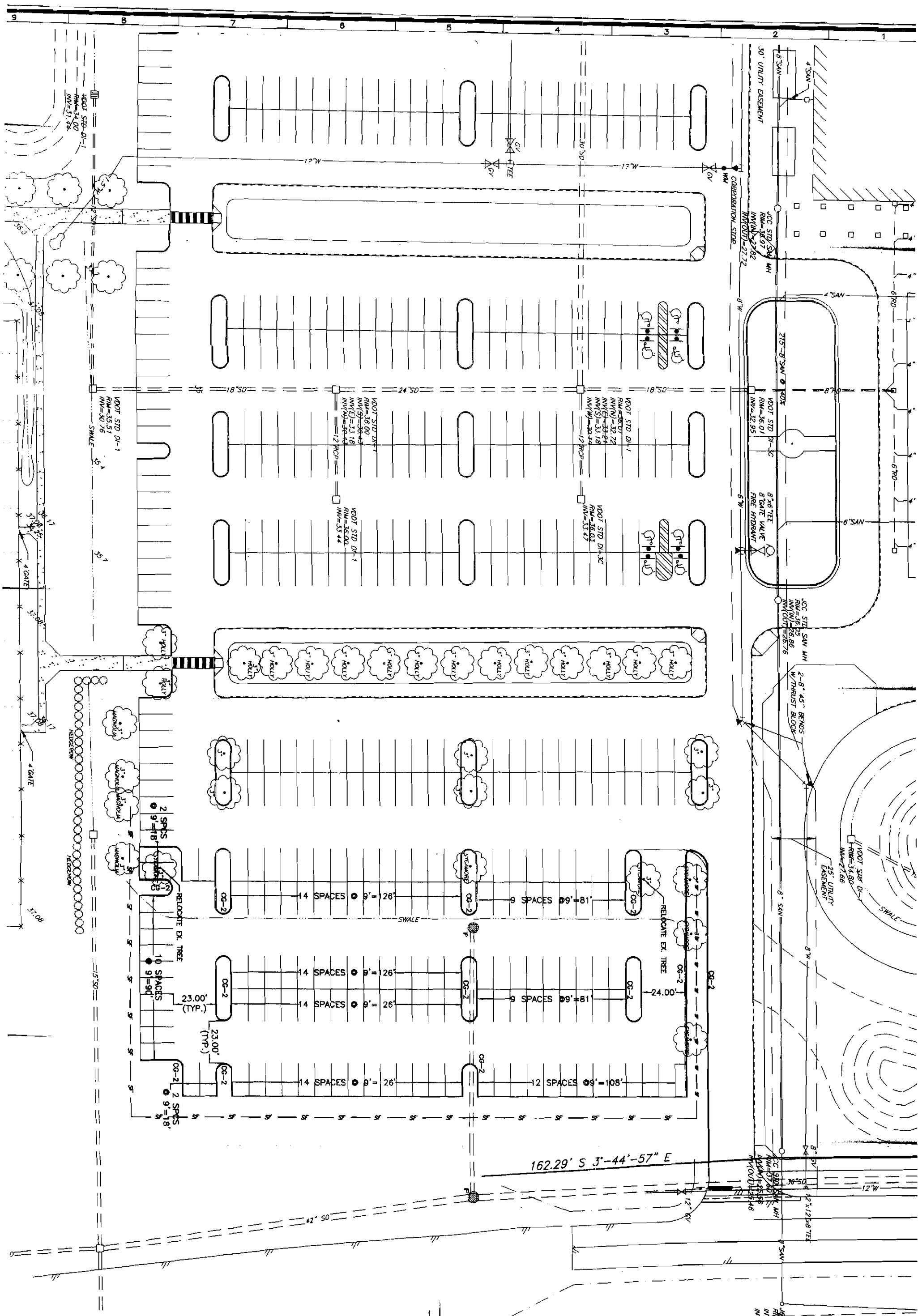
**attachment:**

1. Site location map
2. Plan sheet showing details of the expansion



## Jamestown High School

☆ = parking lot expansion location



## **Subdivision 81-02. Scott's Pond - Section 2**

Staff Report for the October 2, 2002, Development Review Committee Meeting

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### SUMMARY FACTS

**Applicant:** Henderson Incorporated

**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 2 is roughly 57 acres in size

**Existing Zoning:** R-2, General Residential

**Comprehensive Plan:** Low Density Residential

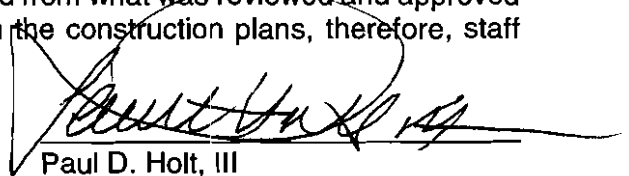
**Reason for DRC review:** This plan was reviewed previously by the DRC, both for granting preliminary approval and for granting an exception to the Subdivision Ordinance for the provision of a sidewalk along Scott's Pond Drive in favor of a walking path (all under Case No. S-45-00).

However, preliminary approval for this project expired on August 7, 2002, as the developer did not receive final approval prior to that date. A new application has been submitted and, as such, preliminary approval must be granted by the Planning Commission because the subdivision proposes more than 50 lots.

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

### STAFF RECOMMENDATION

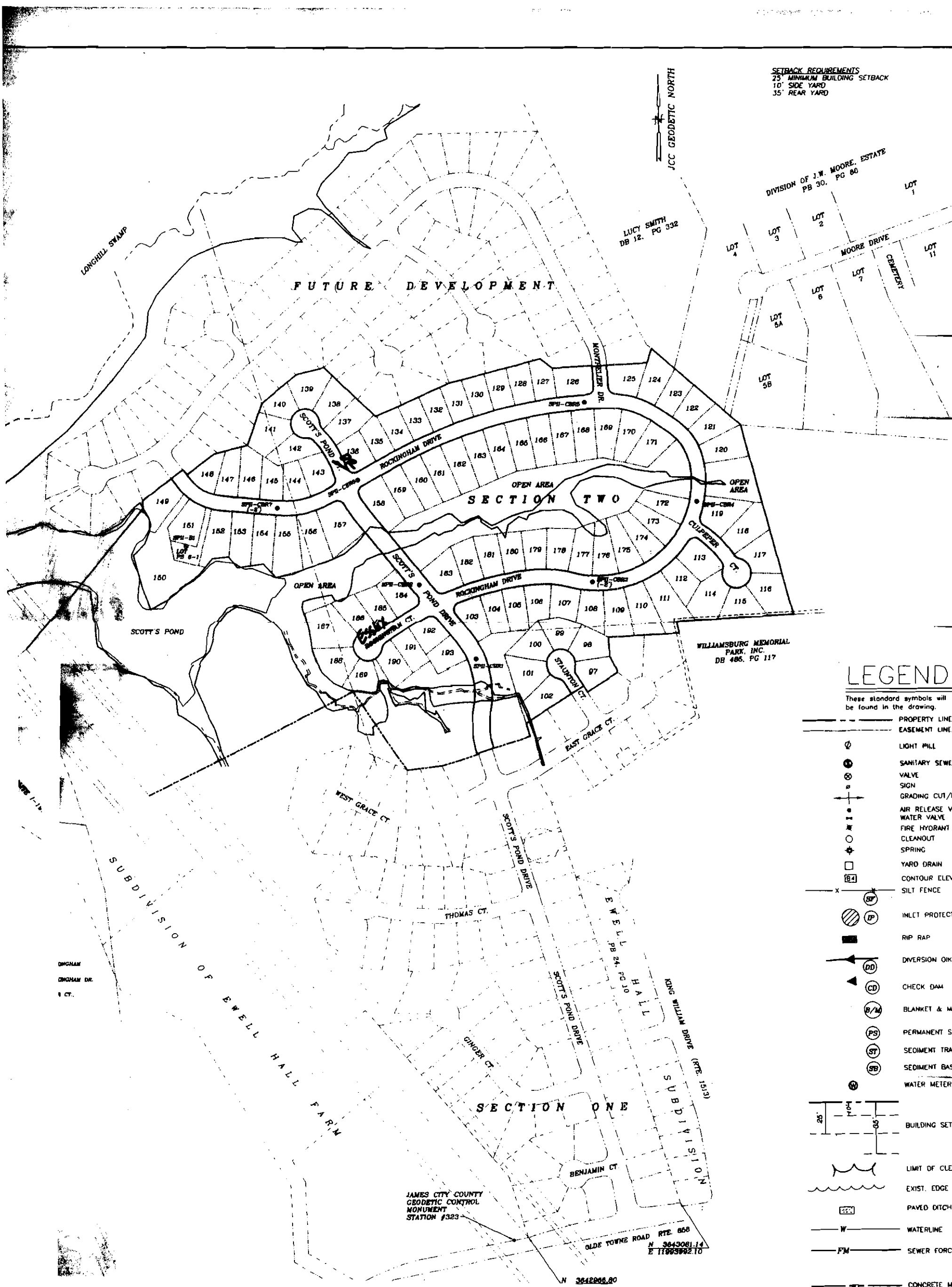
Staff finds the application and proposal have not changed from what was reviewed and approved previously. No additional comments are outstanding on the construction plans, therefore, staff recommends preliminary approval be granted.



Paul D. Holt, III

attachment:

1. Site layout plan



SETBACK REQUIREMENTS  
25' MINIMUM BUILDING SETBACK  
10' SIDE YARD  
35' REAR YARD

# LEGEND

These standard symbols will be found in the drawing.

- |  |                                 |
|--|---------------------------------|
|  | PROPERTY LINE                   |
|  | EASEMENT LINE                   |
|  | LIGHT PILL                      |
|  | SANITARY SEWER VALVE            |
|  | SIGN                            |
|  | GRADING CUT/FILL                |
|  | AIR RELEASE VALVE               |
|  | WATER VALVE                     |
|  | FIRE HYDRANT                    |
|  | CLEANOUT                        |
|  | SPRING                          |
|  | YARD DRAIN                      |
|  | CONTOUR ELEV.                   |
|  | SILT FENCE                      |
|  | INLET PROTECTION                |
|  | RIP RAP                         |
|  | DIVERSION OIKE                  |
|  | CHECK DAM                       |
|  | BLANKET & MATT                  |
|  | PERMANENT SEED                  |
|  | SEDIMENT TRAP                   |
|  | SEDIMENT BASIN                  |
|  | WATER METER                     |
|  | BUILDING SETBACK                |
|  | LIMIT OF CLEARING               |
|  | EXIST. EDGE OF PAVED DITCH (CC) |
|  | WATERLINE                       |
|  | SEWER FORCE M.                  |
|  | CONCRETE MONU.                  |

**Site Plan 27-02. Verizon Route 5 Stealth Communications Tower**  
**Staff Report for the October 2, 2002, Development Review Committee Meeting**

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**SUMMARY FACTS**

**Applicant:** Mr. C.E. Forehand of SBA Network Services on behalf of Verizon

**Proposed Use:** Stealth designed (mono-pine) communications tower

**Location:** 3900 John Tyler Highway

**Tax Map/Parcel:** (46-1)(1-7)

**Primary Service Area:** Inside

**Parcel Size:** Approximately 13.74 acres

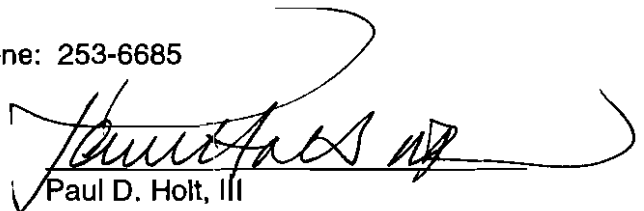
**Existing Zoning:** R-4, Residential Planned Community  
(part of Greensprings Plantation)

**Comprehensive Plan:** Low Density Residential

**Reason for DRC review:** This tower was specifically reviewed by the Planning Commission and approved by the Board of Supervisors under a proffer amendment which was approved on July 9, 2002 (reference case no. Z-2-02).

During the public hearing, the Commission requested a courtesy review of the site plan when available. A revised site plan, which staff finds consistent with what was presented during the public hearing and allowed under the proffer amendment, is enclosed. While comment from the DRC is requested, no formal action is required.

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



Paul D. Holt, III

attachment:

1. Site Plan (separate)

## **Site Plan 110-02. Ewell Station Shopping Center - Phase II**

Staff Report for the October 2, 2002, Development Review Committee Meeting

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### SUMMARY FACTS

**Applicant:** Mr. Peter Paluzsay

**Proposed Use:** 75,650± square foot expansion of the existing shopping center

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

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

**Primary Service Area:** Inside

**Parcel Size:** Approximately 7.92 acres

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

**Comprehensive Plan:** Community Commercial

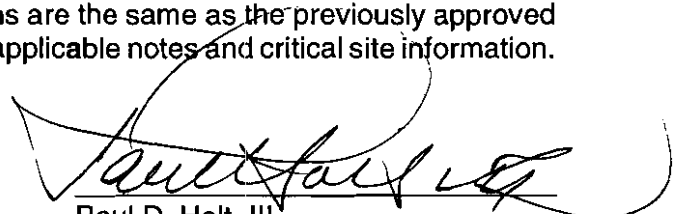
**Reason for DRC review:** The proposed expansion exceeds 30,000 square feet

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

### STAFF RECOMMENDATION

The site plan for Phase II of Ewell Station shopping center was originally approved on August 25, 1989. However, per the Zoning Ordinance, "the approved final site plan shall be valid for a period of five years from the date of approval." Therefore, since Phase II has yet to be constructed, site plan approval expired on August 25, 1994.

The applicant wishes the site plan to be re-approved at this time. The plans will then have another five years of validation, should prospective tenants emerge. A new application has been submitted and as such, preliminary approval must be granted by the Planning Commission because the development exceeds 30,000 square feet. These plans are the same as the previously approved set and staff will work with the applicant to update any applicable notes and critical site information. Staff recommends preliminary approval be granted.



Paul D. Holt, III

attachment:

1. Site Plan



**S-63-02 & SP-88-02. Colonial Heritage, Phase I, Section 2  
Staff Report for the October 2, 2002, Development Review Committee Meeting**

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Summary Facts

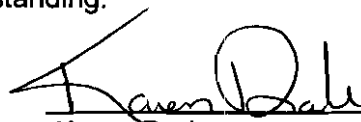
**Applicant:** Mr. Rick Smith, AES Consulting Engineers  
**Land Owner:** Colonial Heritage  
**Proposed Use:** 88 Lots & 6 Townhomes  
**Location:** Richmond Road, across from the Williamsburg Pottery  
**Tax Map/Parcel:** (24-3)(1-32)  
**Primary Service Area:** Inside  
**Existing Zoning:** MU, Mixed Use  
**Comprehensive Plan:** Low Density Residential  
**Reason for DRC review:** The proposed combined size of the units exceeds 30,000 sq. ft.  
**Staff Contact:** Karen Drake Phone: 253-6685

Staff Recommendation:

Staff recommends that preliminary approval be deferred until the October 30, 2002 DRC meeting for Phase I, Section 2 of Colonial Heritage until the set of revised development plans, just resubmitted on September 25, 2002, is reviewed to verify that the following major Environmental Department outstanding issues are addressed:

1. In accordance with Proffer #6, a Natural Heritage inventory of the property is submitted and approved. *Note: At writing, an inventory was submitted on September 25, 2002 that is currently being reviewed.*
2. A master stormwater plan is submitted and approved by the Environmental Division.
3. Development plans are revised to eliminate impacts on 25% slopes to the maximum extent possible.
4. Revising the plans as necessary to limit the clearing and grading activities and preserve areas of existing vegetation to the maximum extent possible.

Additional agency comments are attached that are outstanding.

  
Karen Drake  
Senior Planner

Attachments:

- 1.) Site Plan (separate)
- 2.) Agency Review Comments

**Agency Review Comments  
for  
S-63-02 & SP-88-02. Colonial Heritage, Phase I, Section 2**

Planning:

1. In accordance with Section 24-257 of the James City County Zoning Ordinance there is a required setback of 50' that shall be maintained from the perimeter of the a mixed use district. Lot 63 is located within the 50' perimeter that "shall remain undisturbed." Therefore, this lot configuration needs to be redesigned.
2. Label the location of all sidewalks, pedestrian trails and bicycle paths and detail design specifications of each in accordance with the proffers.
3. Regarding the proposed street names, Wynnebrook and Mount Pleasant Arms are unacceptable as there are already similar street names within the County. Please submit alternative street names for review. The other proposed street names, Newport Forest, Livingston Lane and Winterberry Court have been approved by the US Post Office.
4. Landscaping:
  - a. The landscape preservation easement, in which the street trees are proposed and required as part of the Streetscape Guidelines Policy, should be shown on the plat of the subdivision for future reference.
  - b. All homes shown on the plan are required to have planting adjacent to the buildings. Please provide typical drawings for the single-family and duplex homes shown on the plans.
5. Additional comments may be issued when plans are resubmitted.

County Engineer:

1. Add the Private Street Design/Construction requirements to the plans, the same as used in Ford's Colony.

Environmental:

1. Please refer to the attached comments, dated July 16, 2002 and July 19, 2002.

Fire Department:

1. Objects to the proposed street name, Wynnebrook as there is already a street with a similar name within the County. Refer to Planning comment #1.
2. Add a hydrant at Arthur Hills (30+50).
3. At Winterberry Court, relocate the fire hydrant at Winterberry (13+95) to ingress side of the street.
4. At Winterberry Court, relocate the fire hydrant (19+60) ton ingress side of the street.

Health Department:

1. No comments on the subdivision plans.

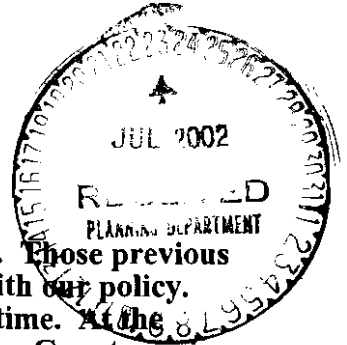
JCSA:

1. Please refer to the attached memorandum dated August 21, 2002.

VDOT:

1. Has completed the review of the subdivision plan as the streets are private.

ENVIRONMENTAL DIVISION REVIEW COMMENTS  
Colonial Heritage, Phase 1, Section 2  
S-063-02, SP-88-02  
July 19, 2002 MDW/DEL



**Note:** These comments are in addition to the comments dated July 16, 2002. Those previous comments were electronically transmitted to the applicant in accordance with our policy. These comments are only being forwarded to the Planning Division at this time. At the appropriate time and after consideration of these comments along with other County review comments submitted, these comments need to be forwarded to the applicant.

**Chesapeake Bay Preservation:**

1. Steep Slope Areas. In general, there is too much encroachment onto 25% slopes for this section. There are several encroachments onto 25% slopes along the stream system on the north side of this section that need to be eliminated. Most of these lots were identified in the previous set of comments for this section in comment #22. The road and lot encroachments with the exception of where Wynnebrook crosses a ravine near BMP 2.1 need to be eliminated. The BMPs need to be examined to see if they can be relocated or redesigned to reduce impacts to steep slopes. Impacts need to be avoided if at all possible as the soils are highly erodible and restoration of these areas will be difficult. Please revise plan to eliminate impacts to 25% slopes to the maximum extent possible.

**Grading Plan:**

2. Site Clearing and Fills. A policy decision was made that the limits of clearing and grading will need to be restricted to only those areas necessary to install erosion and sediment controls, and for grading associated with intended site development (roads and utilities). On sheets 20 to 24, lot areas are being cleared and graded to create suitable lots or pad sites. This conflicts with the intent of the Chesapeake Bay Preservation Ordinance, which requires the preservation of natural ground cover and indigenous vegetation. In addition, clearing plan requirements 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. Those lots that contain the attached units are considered as part of a site plan submission and can be graded along with the infrastructure. Revise the plan as necessary to limit the clearing and grading activities and preserve areas of existing vegetation to the maximum extent possible.



## ENVIRONMENTAL DIVISION REVIEW COMMENTS

Colonial Heritage, Phase 1, Section 2

S-063-02 and SP-088-02

July 16, 2002

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.
4. A Standard Inspection / Maintenance agreement is required to be executed with the County due to the proposed stormwater conveyance systems and Stormwater Management/BMP facilities associated with this project. It is recommended that an Agreement be developed with the County that covers all stormwater facilities for Colonial Heritage.
5. Responsible Land-Disturber Notification. Provide evidence that the listed Responsible Land Disturber, Mr. Mike Dillard, has the required Virginia Department of Conservation and Recreation requirements. Permits or plans without this information are deemed incomplete and not approved until proper notification is received.
6. Miss Utility. Provide standard notes requiring contact of Miss Utility prior to any utility or site work excavations.
7. Geotechnical. Due to the size of the pond embankments, a geotechnical report is necessary to substantiate design of each stormwater management facility. Address slope stability, seepage control, settlement and recommendations for design and construction including density test requirements, intervals and frequencies. This will be required before a land-disturbing permit for the project.
8. Record Drawing and Construction Certification. The stormwater management/BMP facilities as proposed for this project will require submission, review and approval of record drawings (as-builts) and construction certifications prior to release of the posted bond/surety. Provide notes on the plan accordingly to ensure this activity is adequately coordinated and performed before, during and following construction in accordance with current County guidelines.
9. Interim Certification. Due to the characteristics and dual purpose function of BMP 2.1 and BMP 2.2, interim construction certification will be required. Refer to current County guidelines for requirements.
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) and 23-10(7)(d) of the Chapter 23 Chesapeake Bay Preservation ordinance. *(Note: This includes securing necessary wetland permits through the U.S. Army Corps of Engineers Norfolk District and under*

*the Virginia Department of Environmental Quality nontidal wetlands programs, which became effective October 1<sup>st</sup> 2001.)*

11. VPDES. The 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.
12. Site Tabulation. Provide a site tabulation which shows the total site area and impervious cover estimates for the project. This can be developed on a total project basis rather than just this one section.
13. Provide matchlines on all appropriate plan sheets.
14. Guardrails. Provide guardrails around the tee-turnarounds for the Wynnebrook and Mount Pleasant Arms because of the presence of retaining walls.

**Erosion & Sediment Control Plan:**

15. Design Checklist. Please provide a **completed** standard James City County Erosion and Sediment Control and Stormwater Management Design Plan Checklist, specific to this project.
16. **Needs clarification.** Sequence of Construction. 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.
17. E&SC Plan. The erosion control plan presented may be adequate once sediment basins are installed and road grading and storm drain systems are functional. However, at initial road clearing stages of construction, some disturbed site area will bypass the primary control(s) until such time as onsite storm drainage systems are functional. Therefore, additional controls such as perimeter silt fence, diversion dikes, etc. are required at the intersection of Arthur Hills Drive and Wynnebrook.
18. Rock Construction Entrance. Provide a rock construction entrance at all access points to paved roadways in accordance with VESCH Minimum Standard 3.02.
19. Silt fence. Use of silt fence is only recommended in areas where sheet or overland flow exists; slope length behind the barrier is less than 100 feet; and across swales where drainage area is minor - less than 1 acre drainage area and flow less than 1 cfs. The majority of the silt fence on the plan set exceeds one or more of these parameters. Therefore, upgrade all proposed silt fence to super silt fence or provide for alternative and adequate erosion and sediment control measures.
20. Temporary Sediment Basin 2.2. Provide an inset plan or some other means to show the built condition of the basin, with the over-excavation, and how the outfall pipes into the basin will work. The current plan is not clear, but appears to be a combination of sediment basin grading and BMP or final grading.

21. Outlet protection. The outlet protection on the majority of the storm systems are undersized. Verify the correct 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. Specifically, the amount for Systems 8 and 10 needs to be increased using a minimum length of 10 feet, the lowest amount of riprap length shown for an 18" pipe.
22. Steep Slopes. Variance approval as granted from the Environmental Division from CPSA steep slope disturbances shall be documented on the plan and should be affixed or referenced to in the design or erosion and sediment control plan set, preferably the cover sheet. There appears to be discrepancies between the environmental inventory sheet and the plan sheets regarding the location of steep slopes. Please examine this issue as it may affect the platting of lots - if 25% slopes are shown on the environmental inventory on a lot and it impacts the buildable area, they will probably not be platted. It appears that in some cases, the more detailed topography does not show that all the 25% slopes are actually that steep. This applies to lots 25, 26, 62, 63, 64 and 80.
23. Steep Slopes. Mount Pleasant Arms needs to be reduced in length to keep it off steep slopes. This will eliminate the need for the retaining walls also. Lot 80 should be deleted because of the impact to 25% slopes allowing the street to be shortened.
24. Paved Flume. Provide a paved flume or other appropriate device in the swale between the retaining wall and sediment basin 2.1 to prevent the embankment from eroding.
25. Sediment basin details. Provide a scaled drawing of both basins, 2.1 and 2.2. Also provide the correct elevations for excavation on basin 2.2.
26. Grading. Typically, grading is not allowed for single family lots until a building permit is issued for each individual lot. This plan shows grading for the single family lots as well as the multi-family (attached) units. The grading for the single family units must be discussed with the applicant and a policy decision will need to be made as to whether this will be allowed. If grading is allowed to occur without building permits being issues, the plan will need to be revised to save as many trees as possible by reducing the clearing limits. Examples of areas where it appears trees can be saved are behind or adjacent to lots 80, 88, 79, 14 to 19, 43, 60, and 61.

**Stormwater Management / Drainage:**

27. Drainage. Drainage easements of adequate width need to be provided for all storm drain facilities that are located on private property. Pipe systems are shown on individual lots with no easements.
28. Easements. All drainage easements designated on the plan shall remain private.
29. Low-Impact Design. Consider use of low-impact development (LID) design techniques in addition to end-of-pipe water quality/quantity treatment to reduce the volume and frequency of runoff from the site development to the proposed stormwater management facility. These techniques, including use of bioretention, are well-documented by CBLAD, the Center for Watershed Protection, the USEPA, Prince Georges County, Maryland, and the Department of Conservation and Recreation.
30. SWM/BMP. The plan references a Master Stormwater plan that is to be used to demonstrate

compliance with the County's stormwater requirements. This plan has not been provided. Even after submission of the master plan, it will need to be demonstrated that each section as well as the overall project meets the County's requirements. Future facilities cannot be relied upon to meet the requirements of current projects.

31. **BMP/Water Quality Points.** Provide a standard Worksheet for the BMP Point System to ensure the stormwater management plan for this project attains at least 10 BMP points. If a previously approved or "offsite" facility is used to provide stormwater management for this site, please reference the approved plan number and show the general location of the offsite facility relative to the site.
32. **Open Space Credit.** Natural Open Space areas claimed in the standard BMP worksheet shall be in undisturbed common areas and placed in conservation easements. Any areas located within private lots and within maintained landscaping and active recreational areas are not eligible for natural open space credit. Open space areas on private property (lots) are not eligible for credit. **Open Space Easements.** Minimum width for natural open space conservation easements is 35 feet.
33. **BMP Design Information.** Provide more design information for both Basins 2.1 and 2.2 to verify the design. Calculations were not included for the RCN determination, time of concentration, etc. Also, information was not included for the sediment basin design mode for either basin.
34. **Time of Concentration.** Use of SCS methods (ie. segmental approach) is recommended because it provides a means of estimating overland sheet flow time and shallow concentrated flow time as a function of readily available parameters such as land slope and cover conditions. Generally length of the sheet flow component in time of concentration computations is limited to 200 feet or less. Show the flow path for each structure.
35. **Channel Adequacy.** Storm system 8 discharges into an existing natural drainage channel in an uncontrolled manner (ie. without SWM/BMP control). Submit adequacy analyses for the receiving natural drainage channel in accordance with VESCH MS-19 procedure to verify that the natural channel is 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.
36. **Pond Buffers.** A pond buffer should be provided that extends 25 feet outward (landward) from the 100-year design high water surface elevation of the pond. Also the following general criteria is recommended: at least 50 feet of setback is recommended between the design high water and a permanent building, dwelling unit or structure; facilities (embankment, control structures and design high water) should not be located within buffers (setback or yard line) unless previous approval is obtained; and for nonresidential districts, facilities should not be located within 30 feet of a property line.
37. **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.
38. **Principal Spillway.** Although the cross-sections for the BMPs on sheet 25 state that a detail is provided for the modified EW-11 outlet devices, they appear to have been left off the plans. Please provide all appropriate detail information to construct the this structure including bar and

grate details.

39. Stage-Storage Data. This needs to be provided for both basins when operating in the sediment basin mode.
40. Emergency Spillway. Although both cross-sectional plans show an emergency spillway, neither BMP has a spillway shown on the plan sheets. Please show the location of the emergency spillway and ensure that they are cut into natural ground with the flows directed away from the dam embankments. The width of the spillway for each basin is stated as 10 feet in the calculations.
41. Anti-Seep Collars. Provide details for the anti-seep collars that are shown along the pond barrel.
42. Low Flow Orifice Protection. Provide a non-clogging trash rack for the 3-inch low flow circular orifices.
43. Pond Construction. The compaction of the dam shell needs to be 95% not 9%.
44. Pond Construction. The stone bedding/underdrain detail needs to be modified for both lower basin details shown on sheet 25. Both sediment basin details at the top of the page show correctly that the stone should only extend from the core trench to the toe of the slope.
45. Inlet Computations. The inlet computations provided show that the following inlets do not meet the VDOT criteria for spread: 9-9, 9-16, 7-4, 7-3, 10-6, and 10-4. Please enlarge the inlets to limit spread to  $\frac{1}{2}$  the travel lane or 8 feet, whichever is less.
46. Stormwater Conveyance Channel Computations. Provide calculations to support the design of the stormwater conveyance (open) channels. Include drainage areas, times of concentration, runoff coefficients or curve numbers, and intensities for the 2- and 10-year design events and channel design assumptions (slopes, lining, sideslopes, etc.). This is for ditches behind units 6-12, 67-74, and 17-24. This includes ensuring that the swales are discharged or conveyed to an adequate outlet point.
47. Stormwater Conveyance Channels. Specify lining type required (ie. grassed, EC-2, EC-3, etc.) for all onsite open channels. Channel segments need to be lined based on the criteria that follows. A VESCH Treatment-2 (EC-3 type A) lining shall be used for design velocities greater than 4 feet per second. Refer to the VESCH, Minimum Standard 3.36 for use of Treatment-2 (EC-3 Type A) for design velocities ranging from 4 to 10 feet per second. EC-2 lining shall be used for ditches that have a velocity between 2.5 and 4 feet per second.
48. Stormwater Conveyance Channel Details. Provide typical sections with construction data for all proposed onsite stormwater conveyance (open) channels.
49. Additional Inlets. Provide inlets to replace manhole structures at the following locations: 10-2, 7-2 and 6-2. In addition, provide drainage swales to divert water to these new inlets to prevent stormwater from discharging over steep slopes leading to an erosion problem.





## MEMORANDUM

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Date: August 21, 2002

To: Karen Drake, Senior Planner

From: Shawn A. Gordon, P.E. - Project Engineer

Subject: S-063-02/SP-088-02, Colonial Heritage, Phase 1, Section 2

We reviewed the plans for the above project you forwarded on June 28, 2002 and noted the following comments. Please note the following comments represent generalized comments and a more detailed review shall be performed when a complete revised set of plans incorporating these comments are submitted.

### General

1. All water and sanitary sewerage facilities to be dedicated to JCSA shall be designed and constructed in accordance with the HRPDC, Regional Standards, Second Edition dated June 2001, and JCSA "Standards and Specification Water Distribution and Sanitary Sewer System" Dated April 2002. All details shall be in accordance with the above standards. Only show details on these plans, that require modifications and identify those modifications on the details, also only show special details related to specific work not covered in the standards. Provide call outs for the items indicating HRPDC or JCSA applicable detail references such as the Typical Water Meter Installation, W-13.0"
2. Refer to Case No. S-057-02, JCSA Memorandum dated August 13, 2002. Revise plans accordingly.
3. A master water distribution plan and sanitary sewer distribution plan shall be submitted for review and approval prior to subdivision approval. A hydraulic analysis showing the master layout shall be submitted with sequencing of future phasing and looping.
4. Based on the hydraulic analysis submitted it appears irrigation supplied by future owned and maintained JCSA water mains shall not be proposed for this development. Provisions for irrigation demands shall be provided in the hydraulic analysis if irrigation systems are intended for the development.
5. The townhouse portion of this project requires 2500 gpm per JCSA standards.
6. The plans shall be reviewed and approved by the James City County Fire Department.

7. Add a note to the plans stating "Only JCSA personnel are authorized to operate valves on the existing water main."
8. Provide inverts for all sanitary sewer laterals connecting directly to sanitary sewer manholes.
9. Required Joint Restraint for Water Line Fittings: The proposed water main appurtenances within the proposed looped water main systems shall have joint restraint on each side. Provide notes and labeling accordingly.
10. Required Joint Restraint for Water Line Fittings: Verify joint restraint on the run portions of the proposed tees has been provided. Revise accordingly.
11. All landscape plans shall show the water and sanitary sewer services for verification plantings are not proposed over the utility services. Provide a minimum of 5 feet of separation for shrubs and 10 feet minimum separation for trees from JCSA water and sewer utilities. Notes insuring these separations shall be provided.
12. Provide notes and/or dimensions on the profiles for storm sewer and utility crossings for consistency to insure a minimum of 18-inches of vertical separation is provided.
13. There appear to be several proposed water lines and sanitary sewer laterals in conflict with the proposed storm sewer drop inlets. Verify and revise plans accordingly.
14. Provide sheet matchlines on all corresponding plan sheets.
15. The existing sanitary sewer manhole designations do not correspond with the previously submitted Colonial Heritage Section 1, Phase 1 subdivision plans offsite sanitary sewer portion. In addition, there appear to be several existing sanitary sewer manholes shown with the proposed sanitary sewer mains requiring drop connections and 60-inch diameter manholes, contradicting the previously submitted 48-inch diameter sanitary sewer manholes on the Colonial Heritage Section 1, Phase 1 subdivision plans. Verify and revise accordingly, providing consistency among the plans.
16. There appear to be numerous water main reducers graphically shown as eccentric reducers but not called as such. Verify and revise accordingly.
17. JCSA has concerns regarding the construction sequence of the proposed sanitary sewer lateral taps on the existing sanitary sewer main, in particular fittings versus service saddles for the proposed lateral connection. Please contact Danny W. Poe, P.E., Chief Engineer - Wastewater at (757) 253-6810 to discuss.
18. The location of the inline gate valves along Winterberry Court exceeds the 800 feet maximum spacing requirement per JCSA standards. Provide an inline gate valve near the proposed fire hydrant assembly at Station 16+75. Revise accordingly.

### Sheet 1

1. General Notes: Revise the portion of Note #14 from "Waterline facilities (Generally desire..." to "Waterline facilities (Shall be..." In addition 5 feet horizontal separation for water facilities shall also be maintained for consistency among the utilities except for the required standard horizontal separations from the sanitary sewer.
2. General Notes: Revise the portion of Note #16 from "...James City County Authority Standards and Specifications..." to "...James City Service Authority Standards and Specifications, Water Distribution and Sanitary Sewer Systems..."

### Sheet 3

1. Show the existing JCSA Utility Easements from the Colonial Heritage Section 1, Phase 1 subdivision plans for the offsite sanitary sewer which shall be extinguished with the dedication of the Phase 1, Section 2 right-of-ways.

### Sheet 9

1. Clarify the "Inv. In = 79.19" for the existing sanitary sewer manhole Ex. MH #1-5.
2. There are notes for Ex. MH #1-6 which call for removal of a 8-inch diameter 2 feet stub. The previously submitted Colonial Heritage Phase 1, Section 1 subdivision plans did not propose this stub. Verify and revise accordingly.

### Sheet 10

1. Provide a minimum 10 feet horizontal separation between the sanitary sewer lateral serving Lots 69 and 70 and the dual water service line serving Lots 58 and 59 on Levingstone Lane.
2. Provide a minimum 10 feet horizontal separation between the sanitary sewer lateral serving Lots 67 and 68 and the dual water service line serving Lots 60 and 61 on Levingstone Lane.
3. Verify the distance per JCSA standards from the property line for the proposed water service to Lot 43 on Wynnebrook. Revise accordingly.
4. It appears Lot 44 does not have a sanitary sewer lateral. Verify and revise accordingly.

### Sheet 11

1. Replace the two single sanitary sewer laterals serving Lot 5 and Lot 6 along Winterberry Court with a dual 6-inch sanitary sewer lateral.
2. Revise the proposed sanitary sewer lateral serving Lots 11 and 12, eliminating the bend near the manhole connection.

#### Sheet 12

1. Revise the water main from Sta. 19+00± to the end of Winterberry Court to position the main alignments at the quarter point of the road.
2. There appear to be several dual water service lines and sanitary sewer laterals which are not centered around the common property line of the intended lots to be served. Verify and revise accordingly.
3. The proposed 4-inch water main along Winterberry Court near Station 22+66 appears to be in conflict with the proposed storm sewer drop inlet. Verify and revise accordingly.

#### Sheet 13

1. Clarify the Inv. In (Ex. MH #3-3) reference for existing sanitary sewer manhole EX. MH #1-4.

#### Sheet 14

1. Wynnebrook (50' Private R/W) - Sta. 10+00 to Sta. 17+00: The proposed water main near Station 14+00 is shown within a fill area. Provide ductile iron pipe for the proposed water main through the fill area and 40-feet into the native material at each end.
2. Wynnebrook (50' Private R/W) - Sta. 10+00 to Sta. 17+00: Label the proposed 8"x8" tee near Station 10+07±.
3. Wynnebrook (50' Private R/W) - Sta. 17+00 to Sta. 22+60: Provide notes for Ex MH #1-2 to core drill and provide a "Kor-N-Seal" boot for the proposed sanitary sewer main connection from proposed manhole MH #1-25.

#### Sheet 15

1. Winterberry Court (50' Private R/W) - Sta. 10+00 to Sta. 16+00: Label the proposed 8"x8" cross on the water main near Station 9+93±.

#### Sheet 16

1. Livingston Lane (50' Private R/W) - Sta. 10+00 to Sta. 12+81: Label the proposed 8"x8" tee near Station 10+06±.
2. Newport Forest (50' Private R/W) - Sta. 10+00 to Sta. 12+67: Label the proposed 8"x8" cross near Station 10+05±.

#### Sheet 17

1. Mount Pleasant Arms (50' Private R/W) - Sta. 10+00 to Sta. 15+88: Verify vertical bends are not necessary on the water main for the proposed 15-inch RCP storm sewer crossing near Station 10+31±.
2. Mount Pleasant Arms (50' Private R/W) - Sta. 10+00 to Sta. 15+88: Label the proposed 8"x8" tee near Station 10+05±.
3. Mount Pleasant Arms (50' Private R/W) - EX. MH #1-6 to MH #1-38: Provide all corresponding information for the proposed sanitary sewer manholes MH #1-37 and MH #1-38 for consistency among the profiles.

#### Sheet 27

1. Replace the JCSA General Notes - Water Distribution Mains and JCSA General Notes - Sanitary Sewer with the current General Notes found in the April 2002 Standards and Specifications.
2. James City County/JCSA General Notes - Sanitary Sewer: It appears some of the notes below Note #12 do not pertain to this project. Verify and revise accordingly.

#### Sewer Data Sheet:

1. Section 5: Revise data to correspond with the appropriate number of residential lots proposed.

#### Water Data Sheet

1. Section 5c: The townhouse portion of this project requires 2500 gpm per JCSA standards. Revise accordingly.
2. Section 5e: Max Day Domestic shall be included with the fire flow demand. It appears the average day demand was included in the calculation. Verify and revise accordingly.
3. Section 6, Water Distribution System Piping: Include the 6-inch diameter water main information.
4. Section 6, Water Distribution System Piping: See Sheet #14, Comment #1 above, revise accordingly.
5. Section 6, Water Distribution System Piping: The proposed water main material shown is PVC contradicting the hydraulic analysis submitted. Verify and revise accordingly.

## Water Distribution System Analysis

The Water Distribution System Analysis calculations submitted are incomplete. The following items represent generalized items which are necessary for an acceptable analysis, supporting each section as applicable of the submitted Water Data Sheet and to insure the water system has been designed to JCSA standards. The JCSA review of this analysis shall be performed once the following items have been included.

1. The water model calculations must be sealed, signed and dated by a Registered Professional Engineer.
2. A summary shall be included with the calculations describing the project, the basis of the calculation procedures performed, name and version of the software. A vicinity map is also suggested.
3. The schematic layout submitted appears to be incomplete. PMP-2 data was submitted with the calculations but not shown in the layout. A development background image is suggested to provide clarity.
4. Provide a hydraulic analysis, which supports the information provided on the water data sheet. The hydraulic analysis shall also include the following:
  - A. Fire hydrant flow tests for which the model is based and a description of the input assumptions.
  - B. Listing of all pipes, nodes, pumps, reservoirs, etc. used in the model.
  - C. Include a peak hour demand analysis, which excludes fire flows. The pressures in the distribution system shall maintain pressures above 40 psi.
  - D. Include a maximum day plus fire demand analysis. the water system shall maintain pressures above 20 psi.
  - E. Include an average day demand analysis.
  - F. Water System layout shall be designed to minimize dead ends.
  - G. Velocity in any pipe shall not exceed 10 fps. Under any condition.
  - H. Head losses in any pipeline shall not exceed 20 psi per 1,000-feet of pipeline.
  - I. Provide a separate hydraulic analysis for each phase of the project to confirm adequate system design during phase development.
5. Average Day, Max Day, Peak Hour, and Fire + Max Day scenarios shall be included in the report with a corresponding Junction Report and Pipe Report for each scenario.
6. Fire + Max Day Scenario: The Fire Flow plus Max Day Demand shall be modeled simultaneously, based on the corresponding velocities, demands (calculated), and discharge columns for this scenario, it appears the max day and fire flow demands were calculated separately. In addition, corresponding pressures shall be calculated for all junctions. It appears only the junction nodes with hydrants had corresponding residual pressures calculated. Verify and revise accordingly.
7. Provide Reservoir Report for each pump.

8. In addition to the data submitted, Pipe Reports shall include at a minimum the following information:
  - a. From Node column (Starting Junction)
  - b. To Node column (Ending Junction)
  - c. Control Status to verify pipes are opened or closed.
  - d. Velocities
8. In addition to the data submitted, Junction Reports shall include at a minimum the following information:
  - a. Elevations (Verify inclusion in all reports)
  - b. Calculated residual pressures at all junctions.
  - c. Descriptions
9. If the model is a subset of a larger model then provide all the information supporting the larger model.
10. See Water Data Sheet Comments #1 and #5 above, revise accordingly.

Please call me at 253-6679 if you have any questions or require any additional information.

**Site Plan 104-02. Colonial Heritage, Phase I, Sections 3 and 3A**  
**Staff Report for the October 2, 2002, Development Review Committee Meeting**

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**SUMMARY FACTS**

**Applicant:** Mr. Richard Smith of AES Consulting Engineers

**Proposed Use:** 86 residential units (comprised of a mix of single family detached, single family attached, duplex and triplex residential units)

**Location:** Colonial Heritage master planned community (across from the Pottery on Richmond Road)

**Tax Map/Parcel:** (24-3)(1-32)

**Primary Service Area:** Inside

**Parcel Size:** Sections 3 is approximately 17.25 acres  
Section 3A is approximately 14.18 acres  
(31.43± acres total)

**Existing Zoning:** MU, Mixed Use, with proffers

**Comprehensive Plan:** Low Density Residential

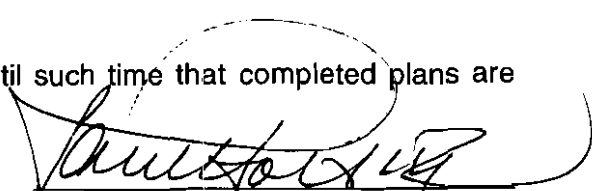
**Reason for DRC review:** More than 50 residential lots are proposed

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

**STAFF RECOMMENDATION**

While the development plans are generally consistent with the Master Plan, there are several outstanding staff review comments which may have a substantial impact on the development as currently proposed (reference especially Environmental Division comment #22 and JCOSA comment #7).

Staff recommends preliminary approval be deferred until such time that completed plans are submitted and reviewed.



Paul D. Holt, III

**attachment:**

1. Agency review comments
2. (Plan to be available at the meeting)



Agency Review Comments  
for  
SP-104-02. Colonial Heritage, Phase 1, Sections 3 and 3A

Planning:

1. Because this plan proposes more than 50 lots, preliminary approval must be granted by the Planning Commission following review by the Development Review Committee (DRC). The next regular meeting of the DRC is Wednesday, October 2, 2002, at 4:00 p.m.
2. Cover sheet: correct the zoning of the property to MU, *with proffers*.
3. Please include the following note on the plans: "Unless otherwise noted, all drainage easements shall remain private."
4. Please amend general note #17 to state that all roads shall be private and shall not be maintained by the transportation department or the county.
5. Lot 57: Please address the timing of the demolition of the structure at the rear property line. Please note that a new property line cannot be platted through the existing structure (i.e., final plat approval).
6. It may be helpful to provide handicapped ramps where the sidewalk ends at the cul-de-sac bulbs.
7. Denote the open space as "common" or "natural" open space.
8. Include the note required by Section 19-29(g) and 19-29(h) of the Subdivision Ordinance.
9. For the BMP, note the flood elevation in feet. For each lot abutting a BMP, provide a FFE in feet.
10. Add a note to the plans stating that new monuments shall be set in accordance with Sections 19-34 thru 19-36 of the Subdivision Ordinance.
11. Prior to final subdivision approval, the County Attorney must review any HOA documents.
12. Are any separate subdivision entrance features planned for these two sections. If so, the Planning Director must review and approve per Section 19-69 of the Subdivision Ordinance.
13. Provide parking space calculations and all necessary details. Please note the minimum residential unit parking space requirements in Section 24-59(a) of the Zoning Ordinance. Show how all required parking will be provided.

14. Per the Zoning Ordinance requirements, please document how the MU open space requirement will be met for this project as a whole. These documents must be reviewed and approved by the County Attorney's office.
15. If available, please provide the height of the proposed structures.
16. Streetlight height. Please note the Ordinance section referenced is from the PUD zoning district and is not a specific requirement of the MU zoning district. This is just a point of clarification - no change to the plans is required, unless desired.
17. Provide a brief narrative describing how the BMP is adequately screened in accordance with Section 24-98(d) of the Zoning Ordinance.
18. Was the intent of the plan submitted as case no. C-39-02 to fulfill the more detailed master plan requirement of Proffer #1? If so, please provide 2 additional copies of that plan for the Phase III case file.
19. Provide an update on the archaeological study requirement found in Proffer #2. It would be beneficial to provide a large scale drawing noting the locations of all Phase I sites in relation to proposed development.
20. Per a letter from Marvin Sowers to Shelley Carlisle of WEG, dated August 29, 2002, provide an update on the natural resources study requirement found in Proffer #6.
21. Prior to final approval, the water source cash contribution shall be required.
22. Provide an update on the required water conservation measures.
23. Include an explicit note on the front cover sheet and each of the landscape plans that, per the proffers, no irrigation wells(s) shall be established or utilized for any residential unit. This note should be included on the final plat as well.
24. Provide the inter-land bay pedestrian and bicycle trail required by Proffer 12B.
25. Prior to final approval, the EMS equipment/signalization cash proffer is required.
26. Prior to final approval, the community impact cash proffer is required.
27. The landscape preservation easement, in which the street trees are proposed and required as part of the Streetscape Guidelines Policy, should be shown on the preliminary subdivision plats.
28. Because this is a site plan, all homes shown, including the single family detached are required to have planting adjacent to the buildings. Provide a typical planting plan for review.

29. Provide a total unit count for all sections submitted thus far.
30. Dogwood Dell - please provide another street name. "Dogwood" is already in use.

County Engineer:

1. Drawings 3-8. Show all Natural Open Space Easements dedicated to JCC.
2. Drawing 4. Add locations of JCC Easement/Yarmouth Creek signs on rear lot lines.

Environmental:

1. Please refer to the enclosed comments, dated September 24, 2002.

JCSA:

1. Please refer to the enclosed comments, dated September 26, 2002.

Fire:

1. Add a fire hydrant assembly at the northeast corner of Dogwood Dell & Valley Green.

**ENVIRONMENTAL DIVISION REVIEW COMMENTS**  
**COLONIAL HERITAGE PHASE I, SECTION 3**  
**COUNTY PLAN NO. S - 073 - 02 and SP - 104 - 02**  
*September 24, 2002*

**General Comments:**

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. A Standard Inspection / Maintenance agreement is required to be executed with the County due to the proposed stormwater conveyance systems and Stormwater Management/BMP facilities associated with this project.
5. 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 before, during and following construction in accordance with current County guidelines.
6. Interim Certification. Due to the characteristics and dual purpose function of BMP # 3.1 and # 3.2, interim construction certification will be required. Refer to current County guidelines for requirements.
7. Site Information. Provide a general note on the cover sheet of the plan referencing that this project is situated within subwatershed 104 of the Yarmouth Creek watershed.
8. Percent Impervious. Provide a proposed impervious cover estimate in the site tabulation for the project. Ensure site plans for this and future sections remain consistent with the overall master site development plan to ensure the overall site's impervious cover will not exceed 60 percent in accordance with Section 23-9(b)(1)(b) of the Chesapeake Bay Preservation Ordinance.

**Chesapeake Bay Preservation:**

9. 25 Percent Slopes. A letter dated August 15th 2002 requesting exception to disturb 25 percent slopes at various locations across the site is acknowledged. It does not appear that disturbance to 25 percent slope areas was minimized to the greatest extent possible on this project. It is understood that some "unavoidable" disturbances will be necessary due to construction of the main roadways, sediment traps/basins and onsite BMPs; however, other incidental impacts could be avoided or minimized with reconfiguration of "protruding" roads and lots which extend north off the main development corridor. From west to east, these impact area would include those at: Sec 3A Lots 19 and 20; at/around Sec 3A Lot 18; at the east and west terminus ends of Valley Green roadway; at Sec 3 Lots 24 through 26 at the end of Gardenview roadway; and at Sec 3 Lots 10 and 11 and at the cul-de-sac and end of Sprucemont roadway. *(Note: It is the general concern of staff that disturbance to 25 percent slope areas associated with this project will have a distinct negative impact on downstream natural streams with the Yarmouth Creek watershed and that minimization of these impacts is consistent with the provisions of the Chesapeake Bay Preservation ordinance.)*
10. Presentation. Show 25 percent slope areas on Sheet 20 similar to that shown on Environmental Inventory Sheet 2 and Drainage and Grading Plan Sheets 17 through 19 and Sheet 21.

### Stormwater Management / Drainage:

11. Open Space. There appears to be major discrepancies between provisions for dedicated open space as outlined in the Master Stormwater Plan submitted by Williamsburg Environmental Group and that presented on the construction plan for Section 3 from a stormwater management perspective. According to the preliminary plats, everything outside of the right-of-ways and residential lots is basically considered open space. These open space areas also correspond to the areas provided in the Master Stormwater Plan which are assumed to mean natural open space meeting the requirements of the County BMP Manual. The guidelines for natural open space, as defined under Section V of the BMP Manual on page 56, are such that to receive credit under the 10 point system, open spaces cannot be disturbed during project construction (i.e., cleared and graded); must be protected by the limits of disturbance clearly shown on all construction drawings; and must be located within an acceptable conservation easement or other enforceable instrument that ensures perpetual protection of the proposed area, and the easement must clearly specify how the natural area vegetation shall be managed and boundaries will be marked. Managed turf in proposed conservation open space is not an acceptable form of vegetation management. Also, minimum width natural open space corridors generally shall not be less than 35 feet in width. Therefore, the following comments pertain to the open space as provided for Section 3 and 3A:
  - 11a. Provide on the cover sheet of this and all future submittals for Colonial Heritage, a breakdown of estimated impervious area, disturbed area and dedicated open space associated with each phase of the project. It will be important to track this information as sectional plans are developed.
  - 11b. It is not consistent with the provisions of the County BMP manual to allow for clearing, grading, filling and construction of sediment traps, sediment basins, permanent BMPs and retaining walls within open space areas that are part of the BMP point credit system. Also, it is current policy for open spaces to at least be 35 feet in width.
  - 11c. Enhanced conservation seed mix, stabilization and/or replanting plans would be necessary for incidental or major encroachments (due to clearing and grading) within proposed conservation open space areas. Typical stabilization methods per VESCH Minimum Standard and Specifications 3.31 or 3.32 (ie. ryegrass, fescue, etc.) would not be suitable replacement for impacted natural open space areas. This would include areas impacted due to construction of Sediment Traps # 1, # 2 and # 3; BMPs # 3.1 and # 3.2; grading east of Sec 3 Lots 1 through 6; storm drain installation and grading between Sec 3 Lots 32-33; grading at Sec 3 Lots 12 through 23; grading north of Sec 3A Lots 33-34 and 35-36; grading south of Sec 3A Lot 15; the road fill north of Arthur Hills Drive Sta. 48+00; and various utility alignments associated with both projects.
12. Water Quality. Provisions for water quality control through the use of structural or non-structural BMP measures were not provided for this site. Although the Stormwater Master Plan is mentioned in the narrative on Sheet 16, it is unclear how water quality control is provided for the natural stream segment which runs along the north border of this site. The master plan does not show any downstream offsite BMPs which would accept drainage from proposed Sections 3 or 3A.
13. Uncontrolled Drainage. Address areas of uncontrolled drainage which are not directed to stormwater management/BMP structures for water quality or quantity control. These areas include: the natural channel which would receive drainage from between and in back of Section 3A Units 14 through 21; drainage in the natural stream segment which receives drainage from the outfall of Storm System # 15 (SS # 15-1); and the natural stream which receives drainage from the back of Section 3 Units 12 through 20. Submit adequacy analyses for all receiving natural drainage facilities 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. *(Note: All uncontrolled bypass areas in combination with releases from BMPs, even those with 1-year 24-hour control, shall not exceed*

*predevelopment 2-year peak discharge conditions at a point of analysis sufficiently beyond and downstream from influence of the development site. )*

14. **Concentrated Drainage.** In general, there are several areas associated with the drainage/grading plan which will direct concentrated drainage along or between units onto existing natural (some 25 percent) or graded slopes where no natural or manmade receiving channel exists. These areas include: the swale between Section 3A Units 19, 20 and 21; the swale between Section 3A Units 5 and 6; swales between Section 3 Units 27, 28, 30, 31 & 32 (near BMP # 3.2); and swales between Section 3 Units 12 through 23.
15. **Problem Drainage Areas.** In general there are several areas associated with the drainage/grading plan where concentrated drainage from onsite graded swales will be directed to structures or yard areas, possibly creating drainage complaints or damage. These areas include: swale drainage from between Section 3 Units 35 and 36 conveyed directly toward Section 3A Units 11, 12 and 13 and swale drainage from between Section 3 Units 33 and 34 conveyed directly toward Section 3A Units 1 through 3.
16. **BMPs.** BMP identifiers (numbers, labels, etc.) should be consistent with or cross referenced to those indicated on the overall Master Stormwater Plan for the site.
17. **BMP # 3.2.** Retaining wall placement along the west side of BMP # 3.2 at Section 3A Units 1, 2 and 3 poses a serious safety concern. There is a 16 ft. drop from proposed top of wall elevations to bottom of pond within a 25 ft. distance.
18. **BMP # 3.2.** A minimum length to width ration of 2:1 is recommended to prevent short-circuiting of incoming runoff through BMP # 3.2.
19. **Pond Buffers.** Pond buffer requirements were not adhered to for BMP # 3.1 and # 3.2. A pond buffer should be provided that extends 25 feet outward (landward) from the 100-year design high water surface elevation of the pond.
20. **Easements.** In addition to inlet/storm drain pipe alignments, provide private drainage easements of sufficient width for all major onsite stormwater conveyance channels.
21. **Geotechnical.** Due to the nature of the pond embankment, mainly dam fill height and placement within 25 percent or steeper slope areas, a geotechnical report is necessary to support design of the BMP # 3.1 and # 3.2, especially for slope stability and barrel seepage control. *(Note: Page 10 of the design plan checklist indicated geotechnical reports for the BMPs are to submitted.)*
22. **Future Comments.** Due to the extensive nature of these comments, especially those related to disturbance of steep slopes and proposed open space areas, uncontrolled drainage (natural channel adequacy), concentrated flow onto slopes and layout/configuration issues associated with the two onsite dry pond BMPs, the Environmental will not proceed with full technical review of the erosion and sediment control (Phase I and Phase II) and stormwater management plan for this section. This includes associated onsite stormwater conveyance and storm drainage systems which may change due to possible revisions to BMP design. We reserve the right to further review erosion and sediment control plan measures for earthwork Phases I & II, onsite stormwater conveyances and stormwater management/BMPs upon sufficient resolve of these basic plan components. A meeting can be arranged if deemed necessary.



## MEMORANDUM

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Date: September 26, 2002

To: Paul Holt, Senior Planner

From: Shawn A. Gordon, P.E. - Project Engineer

Subject: S-073-02/SP-104-02, Colonial Heritage, Phase 1, Section 3 and 3A

We reviewed the plans for the above project you forwarded on August 19, 2002 and noted the following comments. Please note the following comments represent generalized comments and a more detailed review shall be preformed when a complete revised set of plans and calculations incorporating these comments are submitted.

### General

1. All water and sanitary sewerage facilities to be dedicated to JCSA shall be designed and constructed in accordance with the HRPDC, Regional Standards, Second Edition dated June 2001, and JCSA "Standards and Specification Water Distribution and Sanitary Sewer System" Dated April 2002. All details shall be in accordance with the above standards. Only show details on these plans, that require modifications and identify those modifications on the details, also only show special details related to specific work not covered in the standards. Provide call outs for the items indicating HRPDC or JCSA applicable detail references such as the Typical Water Meter Installation, W-13.0"
2. Refer to Case No. S-063-02/SP-088-02, JCSA Memorandum dated August 21, 2002. Revise plans accordingly.
3. A revised master water distribution plan and sanitary sewer distribution plan incorporating JCSA comments shall be submitted for review and approval prior to subdivision approval. In addition, the submitted calculations and data sheets submitted for Section 3 and 3A show proposed flows of 300 gpd per residence contradicting the overall hydraulic analysis submitted with the master plan of 225 gpd per residence. Verify and revise accordingly.
4. Based on the hydraulic analysis submitted it appears irrigation supplied by future owned and maintained JCSA water mains shall not be proposed for this development. Provisions for irrigation demands shall be provided in the hydraulic analysis if irrigation systems are intended for the development.
5. The townhouse portion of this project requires 2500 gpm per JCSA standards.

6. The plans shall be reviewed and approved by the James City County Fire Department.
7. The proposed sanitary sewer distribution system serving Section 3A including Lots 19-26 along Arthur Hills Drive is not acceptable. JCSA shall not approve this plan prior to an acceptable gravity sewer outfall connection. All references to the "Dry Sewer" shall be removed from the plans. In addition, if sanitary sewer manhole MH #1-53 is intended to remain, information regarding the ravine crossing shall be provided. Revise plans accordingly.
8. Add a note to the plans stating "Only JCSA personnel are authorized to operate valves on the existing water main."
9. Provide inverts for all sanitary sewer laterals connecting directly to sanitary sewer manholes.
10. Required Joint Restraint for Water Line Fittings: The proposed water main appurtenances within the proposed looped water main systems shall have joint restraint on each side. Provide notes and labeling accordingly.
11. Required Joint Restraint for Water Line Fittings: Verify joint restraint on the run portions of the proposed tees has been provided. Revise accordingly.
12. There appear to be numerous landscape planting locations shown not meeting JCSA standards. A minimum of 5 feet of separation for shrubs and 10 feet minimum separation for trees shall be provided from JCSA water and sewer utilities. Notes insuring these separations shall be provided. Revise plans accordingly.
13. There appear to be several proposed water lines and sanitary sewer laterals in conflict and/or contradicting the 5 feet minimum horizontal separation with the proposed storm sewer drop inlets and sanitary sewer manholes. Verify and revise plans accordingly.
14. Provide sheet matchlines on all corresponding plan sheets.
15. The existing sanitary sewer manhole designations and rim elevations do not correspond with the previously submitted Colonial Heritage Section 1, Phase 1 subdivision plans for the offsite sanitary sewer portion. Verify and revise accordingly, providing consistency among the plans.
16. JCSA has concerns regarding the construction sequence of the proposed sanitary sewer lateral taps on the existing sanitary sewer main, in particular fittings versus service saddles for the proposed lateral connections. Please contact Danny W. Poe, P.E., Chief Engineer - Wastewater at (757) 253-6810 to discuss.
17. Provide a minimum of 2 feet clearance from the proposed water meter boxes to the sidewalks throughout the project.



18. There appear to be numerous portions of proposed water mains and sanitary sewer mains shown within proposed fill areas. Provide ductile iron pipe for the proposed water main through the fill area and 40-feet into the native material at each end. Provide ductile iron pipe for the proposed sanitary sewer main through the fill area and the entire pipe run between the adjoining manholes. Revise accordingly.

#### Sheet 1

1. General Notes: Revise the portion of Note #13 from "Waterline facilities (Generally desire..." to "Waterline facilities (Shall be..." In addition 5 feet horizontal separation for water facilities shall also be maintained for consistency among the utilities except for the required standard horizontal separations from the sanitary sewer.

#### Sheet 6

1. Label all existing and proposed JCSA Utility Easements for plan consistency.

#### Sheet 9

1. Verify the proposed dual water service line serving Lots 56 and 57 is not at the gate valve connection and meets the AWWA tapping requirement distance from a pipe joint.

#### Sheet 10

1. There appear to be water main tee intersections with zero gate valves proposed. Provide one gate valve less than the number of pipes at each water main intersection throughout.
2. The proposed water main along Valley Green shall be extended west, consistent with the other dead-end streets, removing the 90° horizontal bend and replacing with a tee and gate valves. The water service lines for Units 8-10 shall be aligned perpendicular with the water main along Valley Green. Revise accordingly.
3. The proposed water service line for Unit 12 shall be aligned perpendicular with the water main along Valley Green, not bending around the proposed stormwater drop inlet as currently shown.
4. The data and existing stub shown for the existing sanitary sewer manhole Ex. MH #1-11 contradicts the previously submitted Colonial Heritage, Phase 1, Section 1 development plans. In addition the proposed invert for the sewer main run from MH #1-39 shall be designated for consistency among the profiles.

#### Sheet 12

1. There appear to be numerous sanitary sewer laterals and water service lines not meeting the minimum 10 feet horizontal separation. Verify and revise accordingly.

### Sheet 13

1. Arthur Hills Drive (50' Private R/W) - Sta. 38+00 to Sta. 47+00: Provide a dimension on the profile for the 30-inch RCP storm sewer and sanitary sewer crossing near Station 40+49± for consistency to insure a minimum of 18-inches of vertical separation is provided.
2. Arthur Hills Drive (50' Private R/W) - Sta. 38+00 to Sta. 47+00: Verify the stationing call out in the title of the profile.

### Sheet 14

1. Label the tees on the proposed water mains for consistency among the profiles.
2. Sprucemont (50' Private R/W) - Sta. 10+00 to Sta. 14+00: Revise the vertical alignment of the water main from Station 12+50± to Station 14+07, eliminating the high point created near Station 13+85±. Provide notes on the profile to insure a high point is not created for this portion of the water main during construction.
3. Garden View (50' Private R/W) - Sta. 10+00 to Sta. 14+48.99: Provide a dimension on the profile for the 15-inch RCP storm sewer and water main crossing near Station 11+44± for consistency to insure a minimum of 18-inches of vertical separation is provided.

### Sheet 15

1. Valley Green (50' Private R/W) - Sta. 10+00 to Sta. 14+54.53: There appears to be a water main reducer graphically shown as an eccentric reducer but not called as such at Station 12+54±. Verify and revise accordingly.
2. St. Albans (50' Private R/W) - Sta. 10+00 to Sta. 13+21.24: Provide joint restraint on the proposed 8-inch water main for the 15-inch storm sewer crossing at Station 13+02±. In addition, 90 vertical bends on the proposed water main are not acceptable. Revise the vertical alignment to create a smoother transition between the water mains at the intersection of St. Albans and Valley Green.
3. St. Albans (50' Private R/W) - Sta. 10+00 to Sta. 13+21.24: Label the tee near Station 10+05± on the proposed 8-inch water main for consistency among the profiles.

### Sheet 24

1. Replace the JCSA General Notes - Water Distribution Mains and JCSA General Notes - Sanitary Sewer with the current General Notes found in the April 2002 Standards and Specifications.
2. James City County/JCSA General Notes - Sanitary Sewer: It appears some of the notes below Note #I2 do not pertain to this project. Verify and revise accordingly.

## Sheet 30

1. Note #5: The 5 feet minimum horizontal separation of trees from water and sanitary sewer utilities contradicts the JCSA standards. Per JCSA standards a minimum 10 feet separation for trees shall be provided from JCSA water and sewer utilities.

### Sewer Data Sheet:

1. Section 5e, Total Peak Flow: The peak flow calculated is not per JCSA standards. Verify and revise accordingly.

### Water Data Sheet

1. The submitted Water Data Sheet is not the current JCSA Water Data Sheet per the JCSA Standards and Specifications dated April 2002.
2. Section 5c: The townhouse portion of this project requires 2500 gpm per JCSA standards. Revise accordingly.
3. Section 5e: Max Day Domestic shall be included with the fire flow demand. Verify and revise accordingly.
4. Section 5e, Computed Peak Hour Domestic Demand: The peak hour demand calculated is not per JCSA standards. Verify and revise accordingly.
5. Section 6, Water Distribution System Piping: Include the 6-inch diameter water main information.
6. Section 6, Water Distribution System Piping: The proposed water main material shown is PVC contradicting portions of the hydraulic analysis submitted. Verify and revise accordingly.

### Water Distribution System Analysis

The Water Distribution System Analysis calculations submitted are incomplete. The following items represent generalized items which are necessary for an acceptable analysis, supporting each section as applicable of the submitted Water Data Sheet and to insure the water system has been designed to JCSA standards. The JCSA review of this analysis shall be performed once the following items have been included.

1. The water model calculations must be sealed, signed and dated by a Registered Professional Engineer.
2. A summary shall be included with the calculations describing the project, the basis of the calculation procedures performed, name and version of the software. A vicinity map is also suggested.
3. Provide a hydraulic analysis, which supports the information provided on the water data sheet. The hydraulic analysis shall also include the following:

- A. Fire hydrant flow tests for which the model is based and a description of the input assumptions.
  - B. Listing of all pipes, nodes, pumps, reservoirs, etc. used in the model.
  - C. Include a peak hour demand analysis, which excludes fire flows. The pressures in the distribution system shall maintain pressures above 40 psi.
  - D. Include a maximum day plus fire demand analysis, the water system shall maintain pressures above 20 psi.
  - E. Include an average day demand analysis.
  - F. Water System layout shall be designed to minimize dead ends.
  - G. Velocity in any pipe shall not exceed 10 fps. Under any condition.
  - H. Head losses in any pipeline shall not exceed 20 psi per 1,000-feet of pipeline.
  - I. Provide a separate hydraulic analysis for each phase of the project to confirm adequate system design during phase development.
  - J. The maximum flow allowed for a single hydrant is 1000 gpm for the JCSA water distribution piping network.
4. Average Day, Max Day, Peak Hour, and Fire + Max Day scenarios shall be included in the report with a corresponding Junction Report and Pipe Report for each scenario.
5. Fire + Max Day Scenario: The Fire Flow plus Max Day Demand shall be modeled simultaneously, based on the corresponding velocities, demands (calculated), and discharge columns for this scenario, it appears the max day and fire flow demands were calculated separately. Verify and revise accordingly.
6. In addition to the data submitted, Pipe Reports shall include at a minimum the following information:
- A. From Node column (Starting Junction)
  - B. To Node column (Ending Junction)
  - C. Control Status to verify pipes are opened or closed.
7. In addition to the data submitted, Junction Reports shall included at a minimum the following information:
- A. Calculated residual pressures at all junctions. Verify pressures along cul-de-sac and branch roads meet JCSA standards.
  - B. Descriptions
8. If the model is a subset of a larger model then provide all the information supporting the larger model.
9. See Water Data Sheet Comments, revise accordingly.
10. Clarify the 518 feet of 60 " diameter ductile iron pipe included in the model.

Please call me at 253-6679 if you have any questions or require any additional information.

## **DEVELOPMENT REVIEW COMMITTEE ACTION REPORT**

### **Meeting of October 2, 2002**

#### **Case No. C-117-02      Jamestown High School Parking Lot Expansion**

Mr. Mick Harvey on behalf of the school division has submitted a conceptual proposal to expand the parking lot at Jamestown High School by 107 parking spaces. The school is located off of Route 5 and can be further identified by Tax Map #(46-1)(1-2D). DRC review was necessary because section 15.2-2232 of the Virginia State Code states that a public facility (or expansion thereof) must be reviewed by the Planning Commission and found consistent with the County's Comprehensive Plan

**DRC Action: The DRC found the expansion consistent with the Comprehensive Plan.**

#### **Case No. S-81-02      Scott's Pond Section 2**

Henderson Inc. has applied for approval of the second section of the Scott's Pond subdivision located off of Olde Towne Road and further identified as parcels (1-106), (1-107), (1-108) and (1-108A) on Tax Map #(32-2). Although the DRC had previously reviewed and approved this case because the subdivision proposed more than 50 lots, preliminary approval had expired. The new application has no changes from what was previously approved.

**DRC Action: The DRC recommended approval by a 3-0 vote.**

#### **Case No. SP-27-02      Verizon Route 5 Stealth Communications Tower**

Mr. C.E. Forehand of SBA Networks Services on behalf of Verizon has applied for approval of a stealth (mono-pine) communications tower located at 3900 John Tyler Highway and further identified as Tax Map #(46-1)(1-7). During its review of the rezoning accompanying this case, the Planning Commission requested a courtesy review of the site plan when available.

**DRC Action: The DRC had no comments on the tower.**

#### **Case No. SP-110-02      Ewell Station Shopping Center- Phase II**

Mr. Peter Paluzsay has applied for approval to expand the existing shopping center by 75,650 square feet. The project is located on the Corner of Richmond Road and Olde Towne Road and is further identified as Tax Map #(33-3)(1-2) and #(33-3)(1-2B). Although the DRC had previously reviewed and approved this case because the development exceeds 30,000 square feet, approval of the project has expired.

**DRC Action: The DRC recommended approval by a 3-0 vote.**

#### **Case No. S-63-02 & SP-88-02      Colonial Heritage Phase I, Section 2**

Mr. Richard Smith of AES Consulting Engineers has applied for approval for 88 lots and 6 townhomes as part of the Colonial Heritage development. The project is located on Richmond Road across from the Williamsburg Pottery and is further identified as Tax Map #(24-3)(1-32). DRC review is necessary because the combined size of the units exceeds 30,000 square feet.

**DRC Action: The DRC deferred action on this case until its October 30<sup>th</sup> meeting.**

**Case No. S-63-02 & SP-88-02      Colonial Heritage Phase I, Section 3 and 3A**

Mr. Richard Smith of AES Consulting Engineers has applied for approval 86 residential units as part of the Colonial Heritage development. The project is located on Richmond Road across from the Williamsburg Pottery and is further identified as Tax Map #(24-3)(1-32). DRC review is necessary because more than 50 lots are proposed.

**DRC Action: The DRC deferred action on this case until its October 30<sup>th</sup> meeting.**

**JAMES CITY COUNTY  
DEVELOPMENT REVIEW COMMITTEE REPORT**

**FROM: 9/1/2002**

**THROUGH: 9/30/2002**

**I. SITE PLANS**

**A. PENDING PRELIMINARY APPROVAL**

SP-144-98	Williamsburg Pottery Warehouse/Retail Building
SP-116-99	New Town, Wmbg./JCC Courthouse SP Amendment
SP-051-01	Zooms Gas Station
SP-087-01	The Vineyards Phs. 3 at Jockey's Neck
SP-089-01	Ewell Station Storm Water Management Fac. Mod.
SP-100-01	Williamsburg Crossing Frontage Road
SP-109-01	Monticello Avenue Extended - SP Amendment
SP-116-01	Powhatan Secondary - Ph. 7, Sanitary Sewer Ext.
SP-003-02	New Zion Baptist Church-addition & parking lot exp
SP-007-02	Season's Trace - Winter Park Section 2
SP-009-02	Hairworks Beauty Salon Parking Space Addition
SP-019-02	Williamsburg Plantation Sec 9,10,11 Units 184-251
SP-027-02	120' Stealth Tower--3900 John Tyler Highway
SP-045-02	Powhatan Plantation Maintenance Bldg SP Amend
SP-057-02	Colonial Heritage/US Home Richmond Rd Improvements
SP-061-02	Powhatan Plantation Recreation Bldg Amd
SP-067-02	Powhatan Place Townhomes Amendment
SP-084-02	Colonial Heritage, Phase 1, Section 1
SP-088-02	Colonial Heritage, Phase 1 Section 2
SP-089-02	Verizon Building Concrete Pad Addition
SP-093-02	Peanut Shop Sewer Modification
SP-097-02	Lift Station 1-2 Replacement
SP-104-02	Colonial Heritage, Phase 1, Section 3 & 3A
SP-107-02	First Colony Water and Sewer System Replacement
SP-110-02	Ewell Station - Phase II
SP-113-02	Ready Mixed Concrete Storage Yard Expansion
SP-114-02	Williamsburg Pottery Warehouse Addition
SP-115-02	Stonehouse Community Church Tent
SP-116-02	Williamsburg Unitarian Universalist Parking Lot
SP-117-02	Ford's Colony -Blue Heron Golf Course Comfort Sta.
SP-118-02	Toano Force Main
SP-119-02	Williamsburg West & Country Club Dr. Improvements

**B. PENDING FINAL APPROVAL**

SP-002-01	JCC HSC Parking Area Expansion
SP-085-01	Greensprings Apartments and Condominiums

**EXPIRE DATE**

10/1 /2003
11/5 /2002

Thursday, October 03, 2002

Page 1 of 4

SP-105-01	Voice Stream Wireless - Regional Jail Co-Location	11/9 /2002
SP-110-01	Williamsburg Christian Academy	12/3 /2002
SP-002-02	Williamsburg-Jamestown Airport Hangar Additions	2 /8 /2003
SP-006-02	Johnston Medical Clinic	4 /19/2003
SP-017-02	Williamsburg Landing	4 /5 /2003
SP-035-02	Jamestown 4-H Educational Center	4 /24/2003
SP-036-02	McKinley Office Building	5 /6 /2003
SP-037-02	Williamsburg Crossing Lot 11 Retail/Office Bldg	6 /3 /2003
SP-044-02	Ford's Colony, Sect. 31, BMP #1 Regrading Plan	5 /8 /2003
SP-048-02	New Town Office Building	6 /3 /2003
SP-049-02	SunTrust Office Building	6 /3 /2003
SP-050-02	New Town Sec 2 & 4 - Road/Utility Infrastructure	8 /22/2003
SP-051-02	Landmark Auto Parts	5 /6 /2003
SP-062-02	WindsorMeade Way Road Construction Plan	6 /4 /2003
SP-072-02	JCSA Water Treatment Facility, Site Prep. Plan	6 /28/2003
SP-075-02	US Home/Colonial Heritage Blvd, Phs 1	6 /27/2003
SP-081-02	Ironbound Village SP Amendment (Phase II)	8 /5 /2003
SP-091-02	District Park Sports Complex, Phase III	8 /16/2003
SP-092-02	Stonehouse Hillcrest- Amended Utility Plan	7 /25/2003
SP-095-02	Faith Fellowship Assembly of God	9 /9 /2003
SP-096-02	Williamsburg Plantation Sec. 7 & 8: Units 134-183	8 /29/2003
SP-098-02	Powhatan Creek Force Main	9 /4 /2003
SP-101-02	Busch Gardens- Drachen Fire Group Area Site Plan	9 /13/2003
SP-102-02	Powhatan Creek Access Park	9 /30/2003
SP-105-02	Kristiansand Sewer Extension	10/2 /2003
SP-106-02	Truswood Waterline Extension	9 /19/2003
SP-109-02	Court House Green Site Plan Amendment	9 /23/2003
SP-112-02	Ford's Colony Recreation Park	9 /19/2003

#### **C. FINAL APPROVAL**

#### **DATE**

SP-063-01	Williamsburg - Jamestown Airport, Apron Expansion	9 /18/2002
SP-127-01	Avid Medical Expansion	9 /20/2002
SP-066-02	Grace Covenant Presbyterian Church	9 /24/2002
SP-078-02	Smith Memorial Baptist Church-Family Life Center	9 /25/2002
SP-094-02	Energy Services Group Metal Fabrication Shop	9 /20/2002
SP-103-02	Enterprise Rent-A-Car	9 /10/2002
SP-108-02	Williamsburg National Tent	9 /9 /2002



## **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-091-00	Greensprings West, Plat of Subdv Parcel A&B
S-103-00	Villages at Powhatan - Powhatan Secondary
S-032-01	Subdivision and BLE Plat of New Town AssociatesLLC
S-055-01	White Oaks - Albert & Miriam Saguto, BLA
S-077-01	Ford's Colony - Section 32 (Lots 72-78, 93-129)
S-093-01	Olde Towne Timeshares Conservation Easement Plat
S-102-01	Powhatan Place Townhomes-BLA Lots 51-56
S-008-02	James F. & Celia Ann Cowles Subdivision
S-023-02	Stonehouse, Mill Pond Run right-of-way
S-031-02	Bruce's Super Body Shop, Lot 2 subdivision
S-034-02	Villages at Powhatan, Ph. 3
S-035-02	Villages at Powhatan, Ph. 4
S-051-02	Ford's Colony, Section 12 Construction Plans
S-052-02	The Retreat--Fence Amendment
S-057-02	Colonial Heritage - Ph 1, Sec 1, Const Plans
S-058-02	Hazelwood Subdivison and BLA
S-063-02	Colonial Heritage, Phase 1, Section 2
S-067-02	Powhatan Secondary Phase VI-B plat
S-068-02	Forrest Lee Hazelwood BLA
S-073-02	Colonial Heritage, Phase 1, Sec 3 & 3A
S-075-02	Scott's Pond Section 1-C
S-076-02	Marion Taylor Subdivision
S-078-02	Donald L. Hazelwood Subdivision
S-079-02	Tankard Tract Subdivision
S-081-02	Scott's Pond Section 2
S-082-02	Nice Commercial Properties
S-083-02	Toano Auto Parts BLA
S-084-02	Skiffes Creek BLE Lots 2 & 3
S-085-02	Gilliam Subdivision Lots 2 & 3 BLA
S-086-02	The Vineyards Phase 3 BLA Lots 1, 5-9, 52
S-087-02	Pointe at Jamestown Phase 1B BLA Plat Correction
S-090-02	Ford's Colony Section VII, Lots 119 & 120 BLE

**B. PENDING FINAL APPROVAL**

		<b>EXPIRE DATE</b>
S-101-01	Greensprings West, Phase 4A	12/5 /2002
S-104-01	The Retreat, Phase I, Section III	5 /30/2003
S-022-02	George W. Roper & Jeanne F Roper, Parcel B	3 /19/2003
S-024-02	Stonehouse, Fieldstone Parkway right-of-way & BLA	3 /19/2003
S-027-02	Stonehouse, Lisburn, Sect. 5-A, Construction Plans	5 /6 /2003
S-030-02	Waterford at Powhatan Sec., Ph. 33, BLA	4 /9 /2003
S-037-02	Village Housing at the Vineyards, Phase III	5 /10/2003
S-039-02	Powhatan Secondary, Phase 6-C	5 /8 /2003
S-042-02	Lake Powell Forest Phase 4	5 /23/2003
S-045-02	The Pointe at Jamestown Section 2-A plat	5 /30/2003
S-061-02	Stonehouse, Walnut Creek Section 5B, Lot 5 BLA	8 /2 /2003
S-064-02	Stonehouse - Mill Pond Run Section 2	7 /29/2003
S-071-02	Stonehouse Commerce Park- ROW extension & realign	9 /3 /2003
S-077-02	Powhatan Place BLA Lots 51-56	10/1 /2003

**C. FINAL APPROVAL**

		<b>DATE</b>
S-036-01	Ironbound Village Construction Plans	9 /20/2002
S-073-01	JCSA/Gabrowski BLA - Fernbrook, Lot 45	9 /10/2002
S-099-01	Stonehouse, Mill Pond, Sect. 7-A, Ph. 1	9 /13/2002
S-044-02	Ironbound Village plat	9 /20/2002
S-054-02	Ford's Colony Section XXX Lots 17-56, 67-68	9 /13/2002
S-060-02	Parcel 1, New Town Associates LLC	9 /23/2002
S-069-02	Ft. Magruder Heights - Coopridger/ Powell BLA	9 /17/2002
S-070-02	Ford's Colony - Donner BLE	9 /26/2002
S-080-02	Ford's Colony - Section 31A, Lot 143 Resubdivision	9 /26/2002
S-088-02	Avid and Stonehouse Office Park BLA	9 /27/2002
S-089-02	Powhatan Woods Phase II	9 /30/2002

**D. EXPIRED**

		<b>EXPIRE DATE</b>
S-034-00	The Pointe at Jamestown, Phase 2	6 /5 /2002
S-041-00	Powhatan Secondary, Phase 6-B	7 /27/2001
S-058-00	Powhatan Secondary, Phase 7-A	10/2 /2001
S-086-00	Ford's Colony Section 30 Lots 1-68	12/11/2001

## **AGENDA**

### **DEVELOPMENT REVIEW COMMITTEE**

**October 2, 2002**

4:00 p.m.

**JAMES CITY COUNTY GOVERNMENT COMPLEX**

Conference Room, Building E

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1. Roll Call
2. Minutes
  - A. Meeting of September 4, 2002
3. Consent Items
  - A. C-117-02 Jamestown High School Parking Lot Expansion
  - B. S-81-02 Scott's Pond, Section 2
  - C. SP-27-02 Verizon Route 5 Stealth Communications Tower
  - D. SP-110-02 Ewell Station Shopping Center Phase 2
4. Cases
  - A. S-63-02 & SP-88-02 Colonial Heritage Phase I, Section 2
  - B. S-88-02 & SP-104-02 Colonial Heritage Phase I, Section 3
5. Adjournment