

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 2nd DAY OF OCTOBER, TWO THOUSAND TWO.

1. ROLL CALL

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

ALSO PRESENT

Ms. Karen Drake, Senior Planner
Mr. Paul D. Holt, III, Senior Planner

2. MINUTES

Upon a motion by Ms. Wildman and a second by Mr. McCleary, the minutes from the September 4, 2002, DRC meeting were approved.

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

Mr. Hagee asked the DRC for any discussion on this project. Mr. McCleary asked if the proposed parking lot expansion would impact the ability of the school to expand in the future. Mr. Alan Robertson, representing the schools, stated that he was not prepared to make an official statement on this question. There being no further questions, the DRC found the proposed parking lot expansion consistent with the County Comprehensive Plan by a vote of 3-0.

4. Case No. S-81-02. Scott's Pond, Section 2.

Mr. Hagee asked the DRC for any discussion on this project. There being no discussion, the DRC recommended that preliminary approval be granted by a vote of 3-0.

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

Mr. Hagee asked the DRC for any discussion on this project. With no discussion, the DRC did not have any additional comment on this project for the developer. As this was a courtesy review, no formal action by the DRC was required.

6. Case No. C-110-02. Ewell Station Shopping Center – Phase 2.

Mr. Hagee asked the DRC for any discussion on this project. There being no discussion, the DRC recommended that preliminary approval be granted by a vote of 3-0.

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

Ms. Drake presented the staff report for this project and stated that staff recommended preliminary approval be deferred. Mr. Hagee asked the DRC for any discussion on this project. There being no discussion, the DRC recommended by a vote of 3-0, that

consideration of preliminary approval be deferred until the next regularly scheduled meeting. The next meeting of the DRC will occur on October 30, 2002.

8. Case No. S-88-02 & SP-104-02. Colonial Heritage Phase I, Sections 3 and 3A.

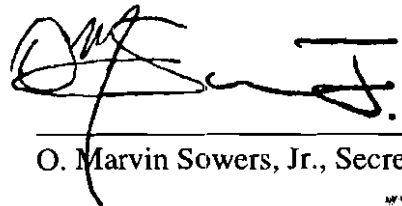
Mr. Holt presented the staff report for this project and stated that staff recommended preliminary approval be deferred. Mr. Hagee asked the DRC for any discussion on this project. There being no discussion, the DRC recommended by a vote of 3-0, that consideration of preliminary approval be deferred until the next regularly scheduled meeting. The next meeting of the DRC will occur on October 30, 2002.

9. Adjournment

There being no further business, the October 2, 2002, Development Review Committee meeting adjourned at approximately 4:15 p.m.



John Hagee, Chairman



O. Marvin Sowers, Jr., Secretary

**S-63-02 & SP-88-02. Colonial Heritage, Phase I, Section 2
Staff Report for the October 30, 2002, Development Review Committee Meeting**


Summary Facts

Applicant: Mr. Howard Price, AES Consulting Engineers
Land Owner: U.S. Home Corporation
Proposed Use: 89 Lots
Location: Richmond Road, across from the Williamsburg Pottery
Tax Map/Parcel: (24-3)(1-32)
Primary Service Area: Inside
Existing Zoning: MU, *Mixed Use with Proffers*
Comprehensive Plan: Low Density Residential
Reason for DRC review: The development proposes more than 50 units.
Staff Contact: Karen Drake Phone: 253-6685

Staff Recommendation:

At the October 2, 2002 meeting, the DRC deferred this case until their October 30th meeting so that revised plans could be reviewed. While the development plans are generally consistent with the Master Plan, there are several outstanding staff review comments which have a substantial impact on the development as currently proposed (reference especially Environmental Division Comment #1 and Fire Department #1 and JCSA Comment #1.)

Staff recommends preliminary approval be deferred until such time that completed plans are revised and resubmitted for review. Once staff has time to properly review the revised plans that address all concerns, then staff can reschedule this case for review by the DRC. Staff is willing to meet with the applicant to discuss comments prior to the resubmission of plans, as the design of the first sections of Colonial Heritage will significantly impact the rest of the development.



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. An additional \$85.00 is owed prior to the issuance of preliminary approval for the addition of lot #89, which was not accounted for when the development plans were originally submitted.
2. On the Cover Sheet:
 - a. Since this is a combined subdivision and site plan, please add site plan to the name of this project.
 - b. Correct the zoning of the property to MU, *with proffers*.
 - c. Please amend general note #17 to state that all roads shall be private and shall not be maintained by the Virginia Department of Transportation or James City County.
 - d. Add a note to the plans stating that all new monuments shall be set in accordance with Sections 19-34 thru 19-36 of the Subdivision Ordinance.
 - e. Include the notes on the cover sheet and the final plat required by Section 19-29(g) and 19-39(h) of the Subdivision Ordinance.
 - f. Please provide the height of all proposed structures if available or note that no structure can be over 60' without a height waiver.
 - g. Provide a detailed count of sections and units submitted for Phase I.
3. In the project description on sheet 2, please describe the location of this project from the same reference point as it relates to all surrounding developments.
4. On sheet 13, for lot #80, please correct the reference point of the 18' wide concrete driveway to the actual driveway and not the sidewalk and yard.
5. Denote the open space as "common" or "natural" open space.
6. For the BMPs, note the flood elevation in feet. For each lot abutting a BMP, provide a FFE in feet.
7. Regarding the proposed street names:
 - a. In the Construction Sequence and throughout the plans, please update all references to former proposed street names, Wynnebrook and Mount Pleasant Arms to the correct approved street name.
 - b. Sanford Arms and Pinebrook Road names are being reviewed by the USPS and comments will be forwarded when available.
8. In accordance with Section 19-69 of the Subdivision Ordinance, are any new entrance features planned for this section? If yes, the Planning Director must review and approve the proposed features.
9. Please note the minimum residential unit parking space requirements in Section 24-59(a) of the Zoning Ordinance and provide the parking space calculations and all necessary details.
10. Per the Zoning Ordinance requirements, please document how the MU open space requirement will be met for this project as a whole.
11. Regarding sidewalks,
 - a. Please provide handicap ramps, constructed to VDOT standards, to access the sidewalks at the end of each street cul-de-sac or t-turn around.
 - b. Please detail the sidewalk specifications.
12. 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. Even though single-family homes do not require a site plan, all buildings on a site plan are required to have planting adjacent to the buildings unless a waiver is granted by the Planning Director. Please provide typical drawings for all homes shown on the plans.

- c. Include an explicit note on the front cover sheet and each of the landscape plans, that per the proffers, no irrigation wells shall be established or utilized for any residential unit. This note should be included on the final plat as well.
13. As previously requested, show the pedestrian trails and bicycle paths and detail design specifications of each in accordance with proffer 12b.
14. Regarding the detailed master plan proffer requirement, please either provide two separate copies of the approved plan submitted as C-39-02 for this case file, or include it as a page in the set of development plans. Additionally, please document any archeological sites on this detailed master plan.
15. Please provide an update on the following additional proffer requirements that must be fulfilled prior to final approval of these development plans:
 - a. Developing water conservation standards that are reviewed and approved by the James City Service Authority. Please contact Lisa Meddin, Water Conservation Coordinator at 253-6859 for further assistance.
 - b. Home Owner Association documents must be reviewed approved by the County Attorney.
 - c. Completion of the entrance road and improvements detailed in Traffic Proffer #3.H.1. (Note that no building permits can be issued until landscaping in Traffic Proffer #3.H.2. is completed or bonded.)Staff recommends addressing these proffer requirements as soon as possible. Also, various proffers require financial payments to the County due at time of final approval of the plans which will be reviewed in detail at a later date.
16. Additional comments may be issued when plans are revised.

County Engineer:

1. Please submit the conservation easement deed and plat for recordation by the County.

Environmental:

1. Please refer to the attached comments, dated October 23, 2002.

Fire Department:

1. There is not adequate space for emergency vehicles to turn around at the end of the streets that have "T" turnarounds.
2. Will Stanford Arms have a curved turn to the right? As shown on the plan, the road may not allow for fire apparatus to turn without damage to the equipment or property.

Health Department:

1. No comments on the subdivision plans.

JCSA:

1. Based on the concerns of the Fire Department that results in the potential reconfiguration of the roads, which would result in the reconfiguration of the water and sewer mains/lines, JCSA does not recommend Preliminary Approval at this time.
2. More detailed comments will be forwarded when available.

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 and SP-088-02
October 23, 2002



MW/DEC

General

1. Steep Slopes. The previous review comments raised the issue of steep slope impacts and there were several lots and road impacts that were identified. Some of these items were addressed with this resubmission but there are still some lots and at least one road that have the potential to impact steep slopes due to their close proximity to these slopes. In addition, there appears to be discrepancies between the environmental inventory sheet and the plan sheets regarding the location of steep slopes. Further, examination of the topography on the plan sheets indicates that not all the steep slopes have been identified. This has resulted in some structures or grading activities to be proposed on steep slopes. As this issue affects which lots can be platted and disturbance of the slopes presents erosion problems, it is important that the information used to identify steep slopes be as accurate as possible. Therefore, a field delineation needs to be made of steep slopes for the areas adjacent to lots 24-26, 62-64, 73, 74, 87-88, and the end of Newport Forest before these lots can be approved. Contact the Environmental Division so we can participate in and confirm the steep slope delineation. Approval of these lots will be based on the outcome of this field work.
2. NEW. 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.
3. The response letter dated September 25, 2002, asks for the erosion and sediment control, and subdivision bonds to be calculated. This calculation needs to be delayed until the plan is approved.
4. NEW. Uncontrolled Drainage. There are numerous instances of drainage swales being directed toward steep slopes without any control measures. These outfalls, which carry runoff from the houses and other impervious areas, are a potential source of erosion for the slopes. To control these outfalls, either direct the roof drainage to the street if possible or provide a rigid lip level spreader at the end of each of these swales that are proposed to discharge in an uncontrolled manner over steep slopes. The rigid lip needs to be 10 feet long for swales that receive drainage from just one or two structures but should be longer for swales that receive drainage from multiple structures.
5. NEW. BMP identifiers (numbers, labels, etc.) should be consistent with or cross referenced to those indicated on the overall Master Stormwater Plan for the site.
6. 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. This has not been provided yet.
7. New. Septic system. Show all existing septic fields on the site plan for all existing structures. Provide notes on the plan to describe how these septic fields will be abandoned and who will oversee their removal.

8. New. Private well. Show all existing wells on the site plan for all existing structures. Provide notes on the plan to describe how the wells are to be abandoned and who will be overseeing the abandonment. Be advised that a Virginia Health Department permit will be required for the abandonment and can be obtained from the Virginia State Department of Health, Williamsburg Office. Call 253-4813 for further information.
9. New. Existing Structures. Show all existing structures on the site plan, state which are to be demolished and which are to remain. Be advised that a demolition permit will be required for each unit and can be obtained from James City County Code Compliance. Call 253-6626 for further information.

Erosion & Sediment Control Plan:

10. 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. This was previous comment #17 but has not been addressed.
11. Silt fence. Upgrade all proposed silt fence to super silt fence in all areas adjacent to steep slope areas. Changes were made on Phase 2 but changes still need to be made on the Phase 1 plan sheet.
12. Sediment Basin 2.2. Provide a safety fence around this structure due to the deep, steep sided permanent pool.

Stormwater Management / Drainage:

13. 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 been reviewed but it has not been resubmitted. Therefore, compliance cannot be demonstrated for the Phase 1 projects.
14. BMP/Water Quality Points. The compliance of this section is dependant on the submission of the master stormwater plan to verify the information contained in the standard Worksheet for the BMP Point System and ensure that the stormwater management plan for this project attains at least 10 BMP points.
15. Open Space Credit. The areas of Natural Open Space claimed in each category of point credit need to be identified on the plan. This refers to the 0.01 vs 0.15 credit factor.
16. BMP Design Information. The runoff curve number (RCN) chosen for the residential lots is too low. The RCN used was for 1/4 acres lots while the plan states that the average lot size is 0.17, which is closer in size to the 1/8 acre lot size. The RCN should be revised using figures that are interpolated between the 1/4 ac and 1/8 ac RCN values based on the 0.17 acre lot size or the method of obtaining adjustments to RCNs based on impervious cover from TR-55, Chapter 2.
17. 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. This was requested with the previous submission but was not provided.

18. **Pond Buffers.** Relabel the 25' buffer provided around the pond as a Pond Buffer not a landscape buffer.
19. **Principal Spillway.** Reorient the grate on the outlet structure so that it is horizontal or perpendicular to the flow line. This orientation is important to reduce clogging of the grate with debris. Also given the proximity to residential structures, the distance between the grate bars needs to be reduced to reduce its potential as a safety hazard.
20. **Emergency Spillway.** The emergency spillway for BMP 2.2 needs to be relocated so that it is entirely in a cut section or else it needs to be lined with concrete.
21. **Pond Construction.** The compaction of the dam shell needs to be 95% not 90%.
22. **Stormwater Conveyance Channel Computations.** The “n” factor used in the calculations for the drainage channels is too high; 0.18 was used when it should be 0.05 for grassed swales. Based a revision of the velocity values, the following locations need to have the specified linings:
 - A. Behind units 23 and 24, EC-2
 - B. Behind units 8 and 9, EC-2
 - C. Behind units 67 to 73, EC-3
25. **Storm Drain Outfall.** Investigate the possibility of relocating the system 8 outfall to the same area as the sewer line between lots 62 and 63. This will eliminate the disturbance of a very steep slope and allow the pipe to be installed on a lesser degree slope that is already to be disturbed for the sewer installation.
26. **NEW Future Comments.** Due to the 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 steep slope issues, the Environmental Division will not complete full technical review of the erosion and sediment control plan (Phase I and Phase II). 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 resolution of these basic plan components.

Site Plan 104-02. Colonial Heritage, Phase I, Sections 3 and 3A
Staff Report for the October 30, 2002, Development Review Committee Meeting

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

Consideration of preliminary approval was deferred at the DRC's October 2, meeting. Since that time, additional calculations and some partially revised plan sheets have been submitted to the Environmental Division and a letter of understanding was submitted to the James City Service Authority.

Both the JCSA and the Environmental Division have reviewed this material. Based on what was re-submitted, both agencies are still not comfortable recommending that preliminary approval be granted. There continues to remain many outstanding issues and items for which additional data and plan detail is needed.

Staff therefore recommends consideration of preliminary approval be deferred until the next regular DRC meeting, which is currently scheduled for November 26, 2002.

The DRC should be aware that a full set of revised plans was submitted to the Planning Office on October 22, 2002. However, given the time constraints, they cannot be reviewed prior to the October 30, DRC meeting.


Paul D. Holt, III

**Site Plan 119-02. Ford's Colony, Williamsburg West Drive & Country Club Drive
Roadway Improvement Plans**
Staff Report for the October 30, 2002, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Charles Records, AES Consulting Engineers

Landowner: Realtec, Incorporated

Proposed Use: Roadway Improvements

Location: Williamsburg West and Country Club Drive; Powhatan District

Tax Map/Parcel No.: VDOT and private right-of-way adjacent to (32-3)(1-11)

Primary Service Area: Inside

Project Area: ± 2.5 acres of disturbed area

Existing Zoning: R-4, Residential Planned Community, with Proffers

Comprehensive Plan: Low Density Residential

Reason for DRC Review: The Proffers submitted with Case No. Z-5-01 require the DRC to determine that the final design of the intersection and related improvements, including column locations, curbing locations and design are generally as shown on the "Proposed Intersection Plan for Ford's Colony Section XII and Country Club Drive" dated August 26, 2002.

Staff Contact: Christopher Johnson, Senior Planner Phone: 253-6685

STAFF RECOMMENDATION

Staff recommends that the DRC find the site plan titled "Williamsburg West and Country Club Drive Improvement Plans dated October 2, 2002" generally consistent with the proposed intersection plan referenced in the Ford's Colony proffers and recommend preliminary approval subject to agency comments. The location and design of the intersection of Country Club Drive and Ford's Colony, Section 12, as shown on the attached site plan, is consistent with the preliminary plan prepared by AES following meetings between County staff, VDOT, Realtec and adjacent property owners in Williamsburg West and the Bazzle Apartments. Related improvements such as curbing and columns are also generally consistent with the preliminary plan.


Christopher Johnson

Attachments:

1. Location Map
2. Agency Comments
3. Ford's Colony Amended and Restated Proffers dated September 20, 2002
4. Williamsburg West Civic Association letter dated August 30, 2002
5. Proposed Intersection of Ford's Colony Section XII and Country Club Drive, Ford's Colony, Section XII dated August 26, 2002
6. Site Plan
7. Landscape Layout Plan and Construction Details

Agency Comments
for

Case No. SP-119-02. Williamsburg West and Country Club Drive Roadway Improvement Plans

Planning:

1. The road names which were submitted for review as part of Case No. S-51-02 (Nottinghamshire, Coxmoor, Beeston Fields, Bulwell Forest, Kilwell Forest, Oakmere Park) have been approved for this development. Please include them on all applicable plan sheets for future revisions to these plans.
2. Please add a prominent note to the plans listing the amended proffer language pertaining to the development of Section XII and the roadway improvements on the plans.
3. Several existing trees along Williamsburg West Drive are proposed to be relocated according to the note on the demolition plan. Where are these trees going to be relocated?
4. Please ensure that all work associated with relocating existing mailboxes does not interrupt regular mail delivery to any of the affected properties.
5. Please identify the property owners name and tax map and parcel number for all lots in the Williamsburg West subdivision on the plans.
6. Please mark the trees to be removed from the entrance to Section XII on Sheet 4 so that it is consistent with Sheet 3 of the Demolition Plan.
7. Please ensure that the column locations shown on the site plans are consistent with the landscape plans.
8. Please add a note to the plans which clearly states that maintenance of the landscape medians from Williamsburg West Drive to Lexington Drive is the responsibility of Realtec, Inc. and/or the Homeowner's Association of Section 12. This issue is addressed in the Ford's Colony Amended and Restated Proffers but should be shown on the site plan and landscape plan to help provide clarity and reassurance to the property owners in Williamsburg West.
9. Per the proffers, the height of the columns should not exceed 7'. The detail provided for the columns shows that they will exceed 7' when the precast concrete column caps are included in the measurement. Please revise the details accordingly.
10. Staff understands that the amount of sight distance that must be provided on Country Club Drive is 250 feet. Please revise the landscape plan to reflect this VDOT requirement and include detail regarding the proposed planting plan for the area which must be cleared during construction.
11. Please add an additional two columns between the entrance wall sign for Williamsburg West and the column location shown on the plans adjacent to Lot 3.

Environmental:

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

JCSA:

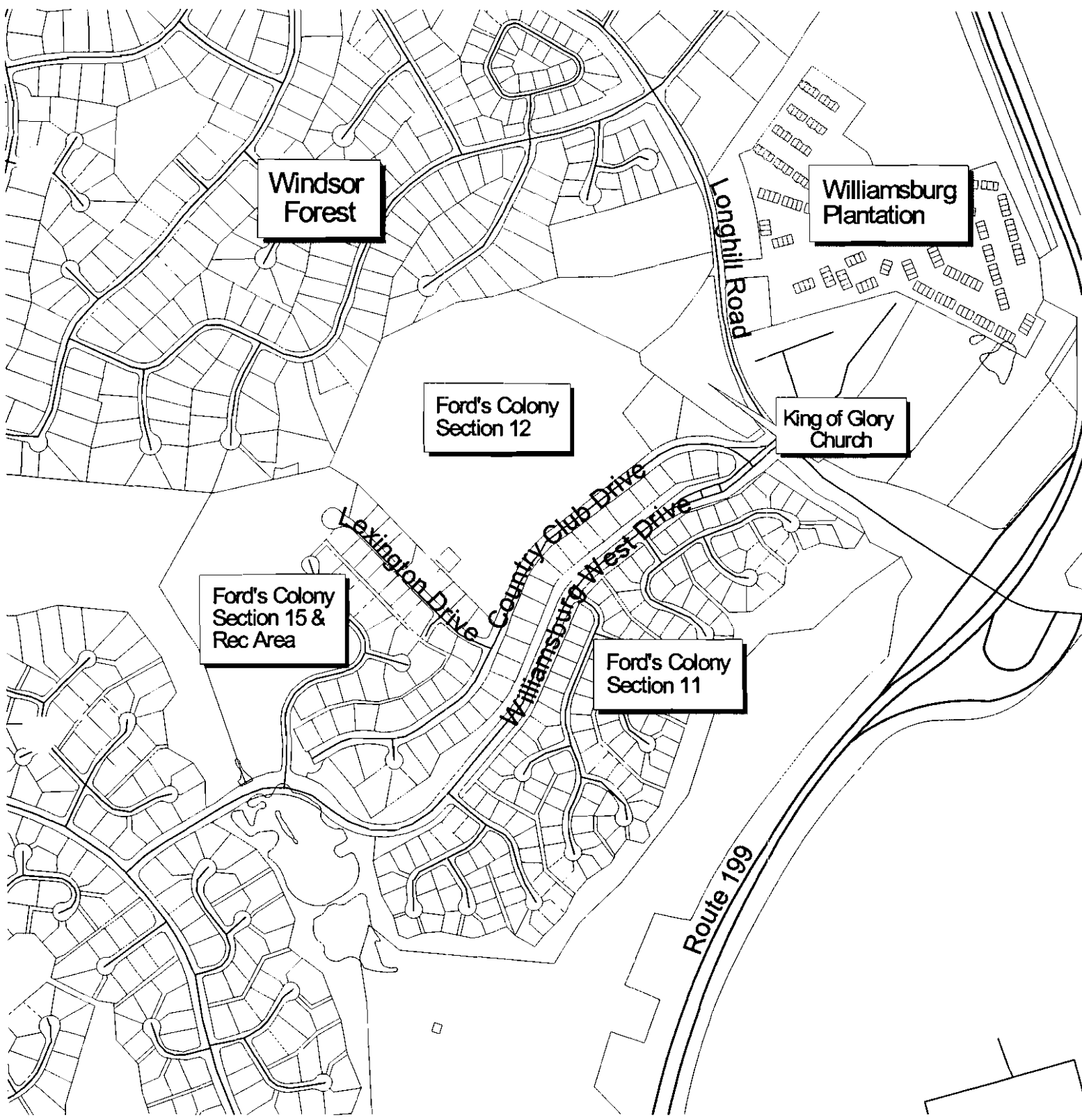
1. Please refer to the attached memorandum dated October 23, 2002.

VDOT:

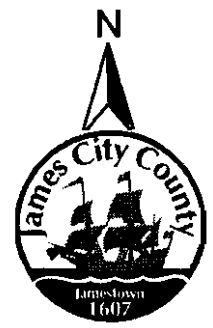
1. Please refer to the attached letter dated October 16, 2002.

Fire Department:

1. During demolition and construction, the contractor must maintain entrance to accommodate large emergency equipment.



**Case No. SP-119-02
Williamsburg West & Country Club Drive
Roadway Improvement Plans**





MEMORANDUM



Date: October 23, 2002

To: Christopher Johnson, Senior Planner

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

Subject: SP-119-02, Ford's Colony - Williamsburg West Drive and Country Club Drive, Improvement Plans

James City Service Authority has reviewed these plans for general compliance with the JCSA Standards and Specifications, Water Distribution and Sanitary Sewer Systems for the above project you forwarded on October 1, 2002. Quality control and back checking of the plans and calculations for discrepancies, errors, omissions, and conflicts is the sole responsibility of the professional engineer and/or surveyor who has signed, sealed, and dated the plans and calculations. It is the responsibility of the engineer or surveyor to ensure the plans and calculations comply with all governing regulations, standards, and specifications. Before the JCSA can approve these plans for general compliance with the JCSA Standards and Specifications, the following comments must be addressed. We may have additional comments when a revised plan incorporating these comments is 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. Provide a Water Data Sheet and Sewer Data Sheet.
3. Provide street names in lieu of "Road A" designations prior to plan approval.
4. Provide clarification of the Matchline Sheet references, referring to 14 sheets.
5. Add the following note to the plans "Any existing unused wells shall be abandoned in accordance with State Private Well Regulations and James City County Code."

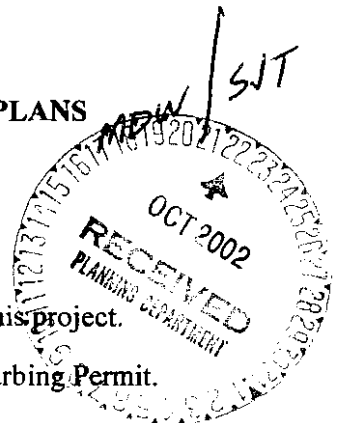
6. Add a note to the plans stating "Only JCSA personnel are authorized to operate valves on the existing water main."
7. The plans shall be reviewed and approved by the James City County Fire Department.

Sheet 5

1. The boxed note shall be revised per HRPDC Regional Standards for the amount of pipe deflection not to exceed $\frac{1}{2}$ of the pipe manufacturers recommendations. Where necessary to maintain the required line, short sections of pipe or fittings shall be provided.
2. There appears to be a conflict with the existing 6-inch AC water main along Country Club Drive and the proposed 15-inch RCP storm sewer near Station 11+92±. Verify and revise accordingly.
3. There appear to be numerous proposed brick columns directly over or near the existing 6-inch AC water main. Verify and relocate accordingly, providing a minimum 5 feet horizontal separation from the edge of the water main to the proposed brick columns. The existing 6-inch AC water main along the south side of Country Club Drive could be abandoned from the Williamsburg West Drive to the west of the proposed Section 12 entrance with service lines adjusted accordingly, allowing the brick columns to remain in the general locations proposed. If the 6-inch AC water main is abandoned, the hydraulic analysis of the proposed 8-inch water main will need to be verified accordingly.
4. Verify and revise the proposed 8-inch water main along Country Club Drive alignment, providing a minimum 5 feet horizontal separation from the edge of the water main to the proposed storm sewer drop inlets and traffic signs.
5. Show and label the existing water meter for Lot 1 in Williamsburg West, Section One-A.
6. Provide one full joint of pipe and a dead end blow-off assembly on the proposed 8-inch water main along Country Club Drive beyond the proposed gate valve and the 11 1/4° bend at the entrance to Section 12 in accordance with JCSA standards.

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

ENVIRONMENTAL DIVISION REVIEW COMMENTS
WILLIAMSBURG WEST & COUNTRY CLUB DRIVES IMPROVEMENT PLANS
COUNTY PLAN NO. SP - 119 - 02
October 21, 2002



General Comments:

1. A Land-Disturbing Permit and Siltation Agreement, with surety, are required for this project.
2. Water and sewer inspection fees must be paid prior to the issuance of a Land Disturbing Permit.
3. Streetlights. Evaluate whether existing streetlights along Williamsburg West Drive and Country Club Drive are in compliance with current County streetlights standards. Due to improvement of the roadways, additional streetlights may be necessary under this plan set in conjunction with that proposed for the Ford's Colony Section 12 plan.
4. Site Tabulation. Provide a proposed impervious cover and disturbed area estimates in the site tabulation for this phase of the project. It is unclear if impervious area due to roadway improvements as shown on Sheets 5 and 6 results in an overall increase as compared to existing conditions.

Erosion & Sediment Control Plan:

5. 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.
6. Offsite Land Disturbing Areas. Demolition plan Sheets 3 and 4 show an extensive amount of pavement and subgrade to be removed for this phase of the project. 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.
7. Sinkholes. Sinkholes as observed near the existing DI-5 inlet along Williamsburg West Drive, Ford's Colony Section 11, Lots 7 and 8 will need repaired and stabilized as part of the improvement project. Provide notes or details as necessary.
8. Median. Clarify if the median between lanes on Country Club Drive will be backfilled to the height of the proposed curb. Provide notes or revise typical details as necessary.
9. Dust Control. Add dust control measures in accordance with Minimum Standard 3.39 of the VESCH to the erosion and sediment control plan for the site. Dust control is warranted due to the nature of work along existing roadways and lots.

Stormwater Management / Drainage:

10. Drainage Plan. Country Club Drive Storm Drain System D is proposed to connect to the storm drain pipe system associated with the Ford's Colony Section 12 plan (County Plan No. S-51-02). Plan Sheet 8 shows inlets and storm pipe along Country Club Drive converge to direct drainage to Inlet SS # 12-D-15 near the proposed site entrance. Overall drainage plan Sheet 7 shows drainage is then conveyed through an onsite storm drain pipe system approximately 1000 feet in length until it outlets into a natural receiving channel just downstream of structure SS # 12-D-1. It is a major concern that if Williamsburg West and Country Club Drive roadway improvements are performed in advance of installation of the onsite storm drainage system for Section 12 and drainage from storm structure SS # 12-D-15 is temporarily discharged onto natural terrain, an adequate channel will not exist to receive drainage from this proposed roadway pipe system. Further clarifications must be made about

the sequencing of the roadway storm drainage system, should the Section 12 storm drainage system not be available for connection to. Provide adequacy computations or sequencing plans to address the conveyance and control of stormwater for this road drainage subsystem on a temporary basis, especially if the downstream drainage system is not in place and functional. Or alternatively, if an adequate natural receiving channel cannot be provided, some kind of assurance should be made to ensure that work on the Williamsburg West/Country Club Drive portion of the project will be delayed until the Section 12 downstream storm drain system is constructed or that the entire storm drain pipe outfall system to SS # 12-D-1 will be installation under the road contract in advance of work on Section 12.

11. Channel Adequacy. Discharges from newly developed impervious areas will be conveyed in an uncontrolled manner (ie. without SWM/BMP control) to two existing storm drain pipe systems, one situated at Ford's Colony Section 11 (Lots 7 and 8) and the second at a natural/roadside drainage channel along Longhill Road. Submit adequacy analyses for all receiving natural drainage facilities (swales, channels, etc.) in accordance with VESCH, MS-19 procedure to verify that the natural channels are adequate for velocity and capacity.
12. Outfall. A re-positioned outfall is proposed at the end of the 24-inch pipe segment at structure SS # 12-G-1. Based on existing topography provided, it does not appear that an existing natural receiving drainage channel is present at that location. In addition to MS-19 issues as outlined above, ensure the redirection of drainage at this location will not affect or impact existing properties or structures at Ford's Colony Section 11-A, Lots 8 through 11 along Great Glen. *(Note: Refer to Items 2.5, 2.6, 2.11 and 2.13 of the James City County, Environmental Division, Stormwater Drainage Conveyance Systems, General Design and Construction Guidelines).*
13. Storm Computations. Provide hydraulic storm drain computations for all onsite inlets and storm drain piping systems and for proper sizing of outlet protections, where applicable, for the road improvement project. This includes storm drain systems D (to Inlet SS # 12-D-15), System F and System G.



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4451 IRONBOUND ROAD
WILLIAMSBURG, VA 23188



PHILIP SHUCET
COMMISSIONER

STEVEN W. HICKS
RESIDENT ENGINEER
TEL (757) 253-4832
FAX (757) 253-5148

October 16, 2002

Christopher Johnson
James City County Planning
Post Office Box 8784
Williamsburg, Virginia 23187

Ref: Ford's Colony
Williamsburg West Drive and Country Club Drive
SP-119-02
Route 612, James City County

Dear Mr. Johnson:

We have completed our review of referenced site plan and offer the following comments:

1. Sheet 13. The pavement section "A" detail shows SM-2A and BM-2. Surface mix should be SM 9.5A and base mix should be BM 25.0.
2. Provide pavement design calculations for road work in VDOT's right of way.
3. Sight distance should be checked and shown on the plans.
4. The crossover on Country Club Drive across from Bazzle's Apartments' two-way entrance needs to be a minimum of 40' wide.
5. Stop sign and bar need to be correctly located at the intersection of Country Club Drive and Williamsburg West Drive.
6. Island and medians must be delineated with curb-mounted reflectors to ensure nighttime visibility.
7. Island and medians must meet offset distances from travel lanes as set forth in AASHTO guidelines.

Christopher Johnson
October 16, 2002
Page Two

8. A VDOT planting agreement will be required for all plantings in VDOT's right of way. No trees that will reach a caliper of 4 inches at maturity may be allowed within the clear zone.
9. Provide 12' x 48' flares for both Bazzle's Apartment entrances.
10. Sheet 5. What is the purpose of the existing signs shown in the Country Club Drive median?
11. Sheet L1. All brick columns will be located off of the VDOT right of way.

When the above comments have been addressed, please submit two sets of revised plans to this office for further review. Also, attach a letter noting what action was taken to correct the above comments and any revisions that may impact the right of way.

Sincerely,

A handwritten signature in black ink, appearing to read "John W. Barr", written in a cursive style.

John W. Barr
Assistant Resident Engineer

AMENDED AND RESTATED FORD'S

COLONY PROFFERS

These AMENDED and RESTATED FORD'S COLONY PROFFERS are made this 20th day of September, 2002 by REALTEC INCORPORATED, a North Carolina corporation ("Owner").

RECITALS

A. Realtec is the owner and developer of the Ford's Colony at Williamsburg development which is zoned R-4, Residential Planned Community, with proffers, and subject to a Master Plan heretofore approved by James City County.

B. In connection with a prior Master Plan amendment, Realtec has entered into and James City County has accepted Amended and Restated Ford's Colony Proffers dated as of January 24, 1999 and recorded in the Clerk's Office of the Circuit Court for the City of Williamsburg and County of James City as Instrument No. 990002925 (together, the "Existing Proffers"). The Existing Proffers restate, among others, Amended and Restated Ford's Colony Proffers dated September 29, 1995 recorded in the aforesaid Clerk's Office in Deed Book 757 at page 526 containing Condition 4 reading as follows:

"Owner shall not provide access from Ford's Colony onto Lexington or Country Club Drive."

C. Realtec desires to amend and restate the Existing Proffers as set forth below. If the requested proffer amendment is not approved by James City County, these Amended and Restated

Ford's Colony Proffers shall be void and the Existing Proffers shall remain unchanged, in full force and effect.

RESTATEMENT AND AMENDMENTS

1. Amendment. Condition 4 of the Existing Proffers set forth above is hereby amended to read as follows:

"Owner shall not provide access from Ford's Colony onto Lexington or Country Club Drive, except as shown on the plans entitled "Proposed Intersection of Ford's Colony Section XII and Country Club Drive, Ford's Colony at Williamsburg, Section XII, made by AES Consulting Engineers and dated August 26, 2002 (the "Plans"). The final design of the intersection and related improvements, including the column locations and curbing locations and design, shall be generally as shown on the Plans as determined and approved by the Development Review Committee and constructed concurrently. All curbing shall be of a consistent material. The columns shall not exceed seven feet in height. Landscaping shall be installed as shown on a landscape plan to be submitted to and approved by the Director of Planning. Realtec and/or a homeowner's association in which lot owners in Section XII of Fords' Colony are members shall be responsible for maintenance of the intersection and related improvements, including the column, curbs and landscaping, shown on the Plans and the landscape plan."

2. Restatement. Except as specifically amended in Section 1, the Existing Proffers are hereby restated and incorporated herein by reference and remain in full force and effect.

WITNESS the following signatures.

REALTEC INCORPORATED

By: 

Title: *Vice President*

STATE OF VIRGINIA

~~CITY~~/COUNTY OF James City

The foregoing instrument was acknowledged before me this 27th day of September, 2002, by Drew Mulhara Vice President of Realtec Incorporated.

Lynn M. Combs
NOTARY PUBLIC

My commission expires: November 30, 2003

THE WILLIAMSBURG WEST CIVIC ASSOCIATION
Williamsburg, Virginia 23185



Christopher Johnson
James City Planning Department
P.O. Box 8784
Williamsburg, VA 23187

30 August 2002

Dear Mr. Johnson,

Ref: Case Z-5-01
Ford's Colony Proffer Amendment
Plan dated 8-26-02 – Section 12 Access

The Williamsburg West Civic Association has agreed in principle to amendment of the proffer given by Ford's Colony dated 9/29/95, in order to allow access to Section 12 of Ford's Colony from Country Club Drive, as shown on the plan dated 8-26-02 and with the following provisions:

1. That the height of the proposed brick columns not exceed 7'0" and that plantings between columns not exceed 6'0".
2. That an additional column is placed at the left hand side (facing the road) of the property on Lot 3 Williamsburg West, and a corresponding column opposite so that Lot 3 is landscaped in its entirety, and the columns are in alignment on both sides of Country Club Drive.
3. That plantings be placed next to the additional column on Lot 3 up to the junction of the property line with Lot 4.
4. That these columns and plantings are to be maintained by Ford's Colony.
5. That Ford's Colony provides curbing of the median strips in Country Club Drive to its junction with Lexington Drive.
6. That said curbing is of the same design and construction as that proposed for the entrance of Country Club Drive to its junction with Section 12.
7. That said curbing is carried out within the same time frame as the curb and guttering proposed from the entrance of Country Club Drive to its junction with Section 12.
8. That the planting and maintenance of the median strips on Country Club Drive from the entrance to its junction with Lexington Drive shall be the responsibility of Ford's Colony.

Sincerely
Terry Lyons
Terry Lyons

Secretary, Williamsburg West Civic Association

cc. Realtec Inc.
AES
VDOT

Subdivision 51-02. Ford's Colony, Section 12
Staff Report for the October 30, 2002, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Charles Records, AES Consulting Engineers

Landowner: Realtec, Incorporated

Proposed Use: 71 lot Subdivision

Location: Off Longhill Road and Country Club Drive; Powhatan District

Tax Map/Parcel No.: (32-3)(1-11)

Primary Service Area: Inside

Project Area: ± 45.9 acres

Existing Zoning: R-4, Residential Planned Community, with Proffers

Comprehensive Plan: Low Density Residential

Reason for DRC Review: Section 19-23 of the Subdivision Ordinance requires DRC review for all major subdivisions with 50 or more lots.

Staff Contact: Christopher Johnson, Senior Planner Phone: 253-6685

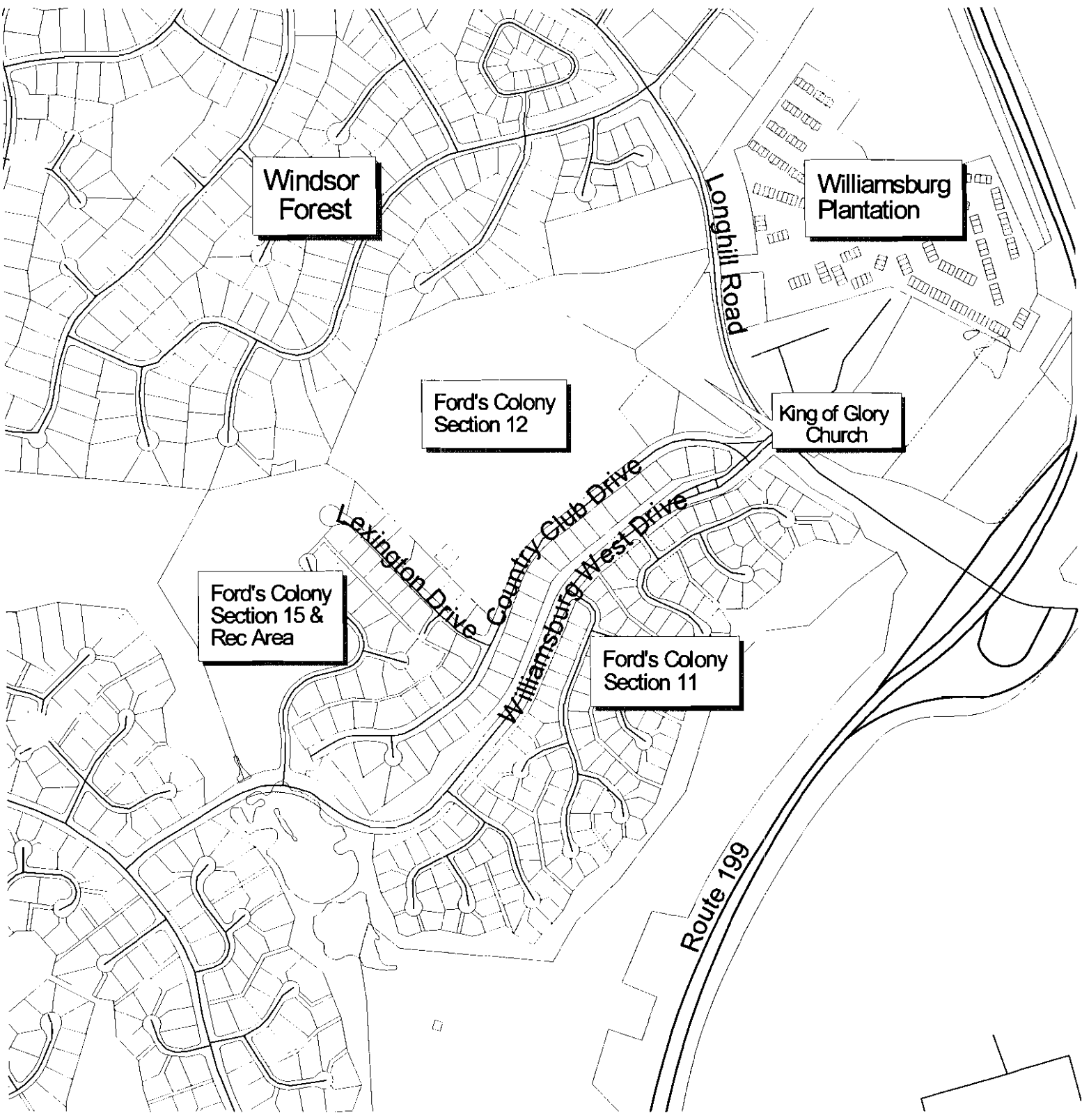
STAFF RECOMMENDATION

Staff recommends that the DRC recommend preliminary approval subject to agency comments. This application was originally submitted in May 2002 and scheduled for the June 26 DRC meeting. The applicant requested an indefinite deferral of the case to allow the Board of Supervisors time to consider the rezoning application which sought to amend the proffers to allow access to this property from Country Club Drive. Subdivision plans addressing staff comments on the initial submittal were resubmitted three weeks ago following Planning Commission consideration of the rezoning application. Agency comments on the resubmitted plans are not yet available. Both the Environmental Division and the JCSA have indicated to staff that there are significant issues yet to be resolved for this proposed development but do not oppose granting preliminary approval at this time. A Land Disturbing Permit and a Certificate to Construct will not be issued for this development until Wetlands/Army Corps and Water/Sewer issues have been addressed.

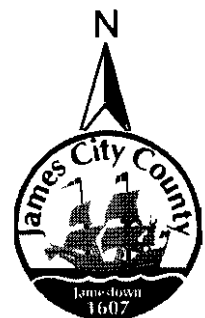

Christopher Johnson

Attachments:

1. Location Map
2. Agency Comments
3. Subdivision Plan



Case No. S-51-02
Ford's Colony, Section 12



Agency Comments
for
S-51-02. Ford's Colony, Section 12

Planning:

1. Per Section 19-29 (l) of the Subdivision Ordinance, please submit GIS data for the subdivision, in accordance with the "GIS Data Submittal Requirements for Major Subdivisions" policy. Please note that this provision shall apply at the time of plat approval.
2. Per Section 19-55, Street signs, please place a note on the plans that states either street sign or the alpha numeric lettering shall be of a reflective material.
3. A Subdivision Agreement, with Surety, shall be required prior to final subdivision approval. Please submit to Joan Etchberger in the Environmental Division (Phone 253-6670).
4. Please provide evidence that the cash proffers for the Williamsburg Land Conservancy, Housing Partnerships and Neighborhood Connections required by the Ford's Colony Proffer Agreement have been paid in full.
5. Please explain the purpose of the stub located on Road "F." The stub needs to be labeled in accordance with the requirements of Section 19-48 of the Subdivision Ordinance.

Environmental:

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

JCSA:

1. Please refer to the attached memorandum dated July 10, 2002.

**DEVELOPMENT REVIEW COMMITTEE ACTION REPORT
Meeting of October 30, 2002**

Case N. S-51-02

Ford's Colony, Section 12

Mr. Charles Records of AES Consulting Engineers has applied for approval of 71 lots as part of the Ford's Colony community. The project is located off of Longhill Road and Country Club Drive and can be further identified as Tax Map #(32-3)(1-11). DRC review is necessary because more than 50 lots are proposed.

DRC Action: The DRC recommended that preliminary approval be granted subject to agency comments.

Case No. SP-119-02

**Ford's Colony, Williamsburg West Drive & Country Club Drive
Roadway Improvement Plans**

Mr. Charles Records of AES Consulting Engineers has applied for approval of roadway improvements to Williamsburg West Drive and Country Club Drive located in VDOT and private right-of-way adjacent to Tax Map #(32-3)(1-11). DRC approval is necessary because the proffers submitted from rezoning case Z-5-01 require the DRC to determine that the final design of the intersection and related improvements are generally as shown on the "Proposed Intersection for Ford's Colony Section XII and Country Club Drive" dated August 26, 2002.

DRC Action: The DRC found the plans consistent with the preliminary intersection plan which was included with Case No. Z-5-01 and recommended that preliminary approval be granted subject to agency comments.

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 November 26th meeting.

Case No. S-73-02 & SP-104-02

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 November 26th meeting.

**JAMES CITY COUNTY
DEVELOPMENT REVIEW COMMITTEE REPORT**

FROM: 10/1/2002 THROUGH: 10/31/2002

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-061-02	Powhatan Plantation Recreation Bldg Amd
SP-084-02	Colonial Heritage, Phase 1, Section 1
SP-088-02	Colonial Heritage, Phase 1 Section 2
SP-097-02	Lift Station 1-2 Replacement
SP-104-02	Colonial Heritage, Phase 1, Section 3 & 3A
SP-106-02	Truswood Waterline Extension
SP-112-02	Ford's Colony Recreation Park
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
SP-120-02	Water Production Facility W-5 Upgrade
SP-121-02	Grace Covenant Presbyterian Church - SP Amendment
SP-122-02	Jamestown High School Parking Lot Expansion
SP-123-02	Well Facilities W-29 W-30 W-31 & W-36 Improvements
SP-124-02	King's Way Church Water Line
SP-126-02	Christmas Mouse Warehouse & Distribution Center
SP-128-02	Come Scrap with Me Shed

B. PENDING FINAL APPROVAL**EXPIRE DATE**

SP-002-01	JCC HSC Parking Area Expansion	10/1 /2003
SP-085-01	Greensprings Apartments and Condominiums	11/5 /2002
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-035-02	Jamestown 4-H Educational Center	4 /24/2003
SP-036-02	McKinley Office Building	5 /6 /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-091-02	District Park Sports Complex, Phase III	8 /16/2003
SP-095-02	Faith Fellowship Assembly of God	9 /9 /2003
SP-098-02	Powhatan Creek Force Main	9 /4 /2003
SP-102-02	Powhatan Creek Access Park	9 /30/2003
SP-105-02	Kristiansand Sewer Extension	10/2 /2003
SP-107-02	First Colony Water and Sewer System Replacement	9 /18/2003
SP-110-02	Ewell Station - Phase II	10/7 /2003
SP-113-02	Ready Mixed Concrete Storage Yard Expansion	10/7 /2003

C. FINAL APPROVAL**DATE**

SP-006-02	Johnston Medical Clinic	10/11/2002
SP-017-02	Williamsburg Landing	10/23/2002
SP-025-02	Monticello Interceptor Forcemain - Section A	10/1 /2002
SP-037-02	Williamsburg Crossing Lot 11 Retail/Office Bldg	10/24/2002
SP-057-02	Colonial Heritage/US Home Richmond Rd Improvements	10/23/2002
SP-067-02	Powhatan Place Townhomes Amendment	10/14/2002
SP-076-02	Multi-Purpose Play Field Powhatan Secondary	10/1 /2002
SP-081-02	Ironbound Village SP Amendment (Phase II)	10/11/2002
SP-089-02	Verizon Building Concrete Pad Addition	10/21/2002
SP-092-02	Stonehouse Hillcrest- Amended Utility Plan	10/22/2002
SP-093-02	Peanut Shop Sewer Modification	10/24/2002
SP-099-02	Ironbound Mini Storage Phase II: Temp. Storage Lot	10/1 /2002
SP-101-02	Busch Gardens- Drachen Fire Group Area Site Plan	10/14/2002
SP-109-02	Court House Green Site Plan Amendment	10/10/2002
SP-111-02	Williamsburg Memorial Park - Chapel Mausoleum	10/2 /2002
SP-125-02	Williamsburg Auto Group Landscaping Amendment	10/21/2002
SP-127-02	Prime Outlets Kiosks	10/29/2002

Thursday, October 31, 2002

Page 2 of 4

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 Associates LLC
S-077-01 Ford's Colony - Section 32 (Lots 72-78, 93-129)
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-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-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-079-02 Tankard Tract Subdivision
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-091-02 Williamsburg Landing BLA
S-092-02 Mertens Subdivison Lot 2
S-093-02 Ironbound Village Phase II
S-094-02 Powhatan Secondary Phase VII-C
S-095-02 Powhatan Secondary Phase V-II B
S-96-02 5813 Richmond Rd. BLE

B. PENDING FINAL APPROVAL

		EXPIRE DATE
S-034-00	The Pointe at Jamestown, Phase 2	6 /5 /2003
S-041-00	Powhatan Secondary, Phase 6-B	7 /27/2003
S-058-00	Powhatan Secondary, Phase 7-A	10/2 /2003
S-037-01	Wellington Section II & III Construction Plans	5 /7 /2003

S-101-01	Greensprings West, Phase 4A	12/5 /2002
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-058-02	Hazelwood Subdivision and BLA	10/22/2003
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-076-02	Marion Taylor Subdivision	10/3 /2003
S-077-02	Powhatan Place BLA Lots 51-56	10/1 /2003
S-078-02	Donald L. Hazelwood Subdivision	9 /30/2003
S-081-02	Scott's Pond Section 2	10/7 /2003
S-082-02	Nice Commercial Properties	10/12/2003
S-083-02	Toano Auto Parts BLA	10/9 /2003
S-090-02	Ford's Colony Section VII, Lots 119 & 120 BLE	10/25/2003

C. FINAL APPROVAL

DATE

S-040-00	Westmoreland Sections 3 & 4	10/2 /2002
S-104-01	The Retreat, Phase I, Section III	10/14/2002
S-034-02	The Villages at Powhatan, Ph. 3	10/9 /2002
S-061-02	Stonehouse, Walnut Creek Section 5B, Lot 5 BLA	10/9 /2002
S-075-02	Scott's Pond Section 1-C	10/3 /2002

AGENDA

DEVELOPMENT REVIEW COMMITTEE

October 30, 2002

4:00 p.m.

JAMES CITY COUNTY GOVERNMENT COMPLEX

Conference Room, Building E

1. Roll Call
2. Minutes
 - A. Meeting of October 2, 2002
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
 - C. SP-119-02 Williamsburg West/ Country Club Drive
Improvements
 - D. S-51-02 Ford's Colony, Section 12
5. Adjournment