

**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 26th DAY OF NOVEMBER, 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
Mr. Paul D. Holt, III, Senior Planner
Ms. Sarah Weisiger, Planner
Mr. Scott Thomas, Environmental Division

2. MINUTES

Upon a motion by Ms. Wildman and a second by Mr. McCleary, the minutes from the October 30, 2002, DRC meeting were approved.

3. Consent Item. Case No. SO-122-02. Jamestown High School Parking Lot Expansion.

Mr. Holt presented the staff report and noted that staff recommended approval of the request for the second driveway entrance into the parking lot for reasons noted in the report. The DRC noted the improvements should facilitate student traffic congestion and that the proposal was a good idea. There being no further questions, the DRC unanimously recommended approval of the request, subject to a final site plan to be approved by staff and VDOT.

4. Case No. S-22-02. George Roper Subdivision

Ms. Weisiger presented the staff report and noted that staff recommended approval of only two of the three driveway entrances in the applicant's exception request to shared driveway requirements for minor subdivisions. Ms. Wildman asked what reasons the applicant had given for the request. Ms. Weisiger noted the applicant's desire to preserve scenic values and the substantial distances between proposed entrances. Members noted that the parcel lay outside the PSA, had many existing driveways nearby, and had little vehicle traffic on the road fronting it. Mr. Hagee felt that the applicant would face a financial hardship to extend the driveway. Mr. Poole felt that the DRC would not be setting a precedent by recommending the exception. There being no further discussion, the DRC unanimously recommended approval of the applicant's exception request.

5. Case No. SP-85-01. Greensprings Apartments and Condos.

Ms. Drake presented the staff report stating that this case had been reviewed by the DRC approximately a year ago because more than 50 units are proposed. Preliminary approval was issued, has now expired and the applicant has requested that preliminary approval be extended. The applicant has been working diligently on this very large and complicated development and only a few comments remain outstanding. The applicant was delayed this past summer when land was donated to the National Park Service. Mr. Poole questioned

where this project was located and Ms. Drake stated it was on Monticello Extension, across from the timeshares. There being no further discussion and following a motion by Mr. McCleary and seconded by Mr. Poole, the DRC recommended by a unanimous voice vote that preliminary approval be issued, subject to agency comments being addressed.

6. Case No. S-88-02 & SP-104. Colonial Heritage Phase I, Section 3 & 3A.

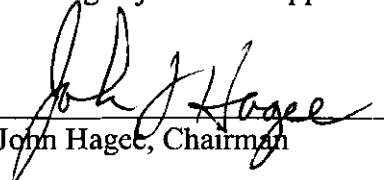
Mr. Holt presented the staff report stating that this case had been deferred from the October 30th DRC meeting. Mr. Holt noted that the applicant and staff had worked very hard to resolve preliminary comments during the deferral period. Mr. Holt noted that all the reviewing agencies had come to verbal agreements with AES as to the direction the engineers needed to go with plan revisions and that the reviewing agencies were now comfortable with preliminary approval being issued. Mr. Holt stated that the Planning Division concurred and recommended that preliminary approval be granted. The DRC expressed their thanks to staff and to the applicant for working so diligently together to resolve the pending issues. With no further comment, upon a motion made by Mr. McCleary with a second by Mr. Poole, the DRC recommended unanimously that preliminary approval be granted.

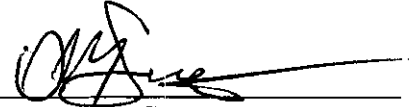
7. Case No. S-63-02 & SP-88-02 Colonial Heritage Phase I, Section 2

Ms. Drake presented the staff report stating that this case had been deferred from the October 26th DRC meeting. At the time of writing the staff report, Environmental and JCSA issues that would prevent preliminary approval had been resolved, but the Fire Department still had fire and life safety issues. A meeting between Fire Department Chief Miller and AES took place on Monday, November 25th when AES presented Chief Miller with revised drawings that addressed the fire and life safety issues. Therefore, all outstanding issues had been resolved and staff now recommended that preliminary approval be issued, contingent on agency comments being addressed. Ms. Drake noted that these drawings have not been submitted to the Planning Division nor reviewed by any other County staff. Mr. Howard Price of AES then presented sketches to the DRC committee that showed where the streets had been redesigned, specifically the three t-turn arounds modified and the 90° turn in Sanford Arm altered. Mr. McCleary clarified one typographical error in the report. There being no further discussion and following a motion by Ms. Wildman and seconded by Mr. McCleary, the DRC recommended by a unanimous voice vote that preliminary approval be issued for Colonial Heritage, Phase I, Section 2, contingent on agency comments being addressed.

8. Adjournment

There being no further business, the November 26th Development Review Committee meeting adjourned at approximately 4:20 p.m.


John Hagee, Chairman


O. Marvin Sowers, Jr., Secretary

Site Plan 134-02. JCSA Five Forks Water Treatment Facility
Staff Report for the January 8, 2003, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mr. Timothy Fortune of Buchar-Horn, Inc. on behalf of the James City Service Authority

Proposed Use: Water Treatment Facility

Location: 3123 Ironbound Road with access from 4321 John Tyler Highway; Berkeley District

Tax Map/Parcel Nos.: (46-2)(1-34) and (46-2)(1-38)

Primary Service Area: Inside

Parcel Size: ± 20.66 acres

Existing Zoning: R-8, Rural Residential

Comprehensive Plan: Low Density Residential

Reason for DRC Review: Section 15.2-2232 of the Virginia State Code requires Planning Commission review of any public area, facility or use not shown on the adopted Comprehensive Plan. This code states that no facility shall be allowed unless the commission determines that the location, character and extent of the facility is "substantially" in accord with the adopted Comprehensive Plan.

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

STAFF RECOMMENDATION

Staff recommends that the Development Review Committee find the proposed facility consistent with the Comprehensive Plan and recommend preliminary approval subject to agency comments. Staff finds that the proposed plans are also generally in accordance with the preliminary development plan submitted with the Special Use Permit application. The adopted SUP conditions ensure that all structures on the site are designed and located to minimize visual appearance and be uniform and compatible in design, materials and colors. The conditions also provide enhanced buffers along Route 5 and adjacent to the Chanco's Grant subdivision.


Christopher Johnson

Attachments:

1. Agency Comments
2. Location Map
3. SUP-22-01 Conditions of Approval
4. Site Plan

Agency Comments
for
Case No. SP-134-02. JCSA Five Forks Water Treatment Facility

Planning:

1. Please add a label to all applicable sheets for the 250 foot undisturbed, wooded buffer along John Tyler Highway and the 300 foot undisturbed, wooded buffer along the rear of the site adjacent to the Chanco's Grant subdivision.
2. Staff previously reviewed a conceptual plan for proposed conservation areas on these sites. Please identify the limits of the proposed conservation areas on the drawings and submit a plat and deed for review.
3. Please provide appropriate pavement markings consistent with ADA Design Standards between the handicap accessible parking space and the sidewalk in front of the building. An accessible route at least 36" in width must be provided and marked on the pavement.
4. Please label the limits of all archaeological sites on the property.
5. The site lighting cut sheets provided for review do not specify that the fixtures will be recessed inside the ballast casing or have refracted acrylic lens panels to shield the bulb from view as required by the SUP conditions. Please clarify and provide additional detail as necessary.
6. The parking lot requirements should be corrected to 1 tree and 2 shrubs for every five spaces. This will require the addition of 2 trees and 4 shrubs.
7. The plant material needs to meet the minimum size requirements at the time of planting. Ornamental and evergreen trees need to be 8' minimum in height with a 1.25" caliper. Evergreen shrubs are required to be 18" minimum in height or spread and deciduous shrubs should be 22" minimum in height or spread.
8. The plan is required to be prepared by a Virginia Certified Landscape Architect, a certified member of the Virginia Society of Landscape Designers, or a Certified Virginia Nurseryman. Please provide the credentials of the person who prepared the plan.
9. It is not advisable to use English Yew or Scotch Pine in this area due to the climate.
10. The building perimeter planting for the well houses does not meet the Special Use Permit requirement for enhanced landscaping for accessory structures. Each of the buildings are required to have a combination of 8 trees or 40 shrubs planted around them to satisfy enhanced landscaping requirements.

VDOT:

1. On Sheet C-2, provide a stop sign and bar at the entrance.
2. Provide a copy of the VDOT General Notes on the site plans.
3. Provide a cross section of the entrance to include shoulder and ditch information.
4. Entrance curb and gutter will be CG-6
5. Show entrance sight distance and Route 5 speed limit information on the plans.

6. Provide an entrance pavement design detail on the plans.

Environmental:

1. The plans are approved as submitted.

County Engineer:

1. The plans are approved as submitted.

Fire Department:

1. The plans are approved as submitted.

Health Department:

1. The plans are approved as submitted.

RESOLUTION

CASE NO. SUP-22-01. JAMES CITY SERVICE AUTHORITY GROUNDWATER TREATMENT

FACILITY, PRODUCTION WELLS, CONCENTRATE DISCHARGE MAIN,

AND ROUTE 5 WATER MAIN EXTENSION

WHEREAS, the Board of Supervisors of James City County has adopted, by Ordinance, specific land uses that shall be subjected to a special use permit process; and

WHEREAS, Mr. Larry Foster has applied on behalf of the James City Service Authority for a special use permit to allow the construction of an approximately 12,000-square foot groundwater treatment facility; construction of six production wells; installation of approximately 13,600 linear feet of 12-inch concentrate discharge main; and installation of approximately 6,500 linear feet of 16-inch potable water main; and

WHEREAS, the properties are located at 3123 Ironbound Road, zoned R-8, Rural Residential District, and further identified as Parcel No. (1-34) on James City County Real Estate Tax Map No. (46-2); 4321 John Tyler Highway, zoned R-8, and further identified as Parcel No. (1-38) on James City County Real Estate Tax Map No. (46-2); 4315 John Tyler Highway, zoned R-8, and further identified as Parcel No. (1-21) on James City County Real Estate Tax Map No. (46-2); 2915 John Proctor Way, zoned R-8, and further identified as Parcel No. (1-33) on James City County Real Estate Tax Map No. (46-2); 1821 Jamestown Road, zoned R-8, and further identified as Parcel No. (1-24) on James City County Real Estate Tax Map No. (46-2); 1831 Jamestown Road, zoned LB, Limited Business District, and further identified as Parcel No. (1-1) on James City County Real Estate Tax Map No. (47-3); 1861 Jamestown Road, zoned R-2, General Residential District, and further identified as Parcel No. (1-5) on James City County Real Estate Tax Map No. (46-4); and on property located on Virginia Department of Transportation (VDOT) right-of-way on land zoned R-8, Rural Residential; R-4, Residential Planned Community; LB, Limited Business; R-2, General Residential; and B-1, General Business; and

WHEREAS, the Planning Commission of James City County, following its public hearing on June 3, 2002, voted 7 to 0 to approve this application.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby approve the issuance of Special Use Permit No. SUP-22-01 as described herein with the following conditions:

1. Construction. Start of Construction on the Groundwater Treatment Facility, as defined in the Zoning Ordinance, shall commence within 36 months of approval of this special use permit, or the permit shall become void.


2. Compliance. Construction, operation, and maintenance of the Groundwater Treatment Facility, water transmission main, production wells, and concentrate discharge main shall comply with all local, State, and Federal requirements.
3. Permits. All permits and easements shall be acquired prior to the commencement of construction for the water transmission main and concentrate discharge main.
4. Erosion and Sediment Control. The project shall comply with all Virginia Erosion and Sediment Control Regulations as specified in the 1992 Virginia Erosion and Sediment Control Handbook as amended.
5. Development Plan. Development and land clearing of the site shall be generally in accordance with the "Preliminary Plan, Brackish Groundwater Desalinization Facility" prepared by AES Consulting Engineers, March 19, 2002, with such accessory structures and minor changes as the Development Review Committee determines does not change the basic concept or character of the development.
6. Spill Containment. Prior to the issuance of a Certificate of Occupancy, a spill containment plan which addresses the chemical handling and storage areas shall be submitted to the Environmental Director and Fire Department for their review and approval.
7. Archaeology. Prior to the issuance of a land disturbing permit for this project, an archaeological survey shall be conducted for the project area for the water treatment facility and along the recommended alignment for the concentrate discharge main in accordance with the adopted Board of Supervisors policy. The results shall be submitted to the Director of Planning for review and approval.
8. Lighting. All exterior light fixtures, including building lighting, on the Property shall have recessed fixtures with no lens, bulb, or globe extending below the casing. In addition, prior to final site plan approval, a lighting plan shall be submitted to, and approved by, the Planning Director or his designee which indicates no glare outside the property lines. "Glare" shall be defined as more than 0.1 footcandle at the property line or any direct view of the lighting source from the adjoining residential properties.
9. Architecture. Prior to final site plan approval, architectural elevations, building materials, and colors shall be submitted to the Director of Planning for review and approval for all structures on the site. The intent of this condition is to ensure that all future buildings on the site are uniform and compatible in terms of design, materials and colors, have a residential appearance, and are designed for minimal visual impact.
10. Landscaping. Any accessory structures on the site, such as storage tanks and production well structures, shall be screened with enhanced landscaping c

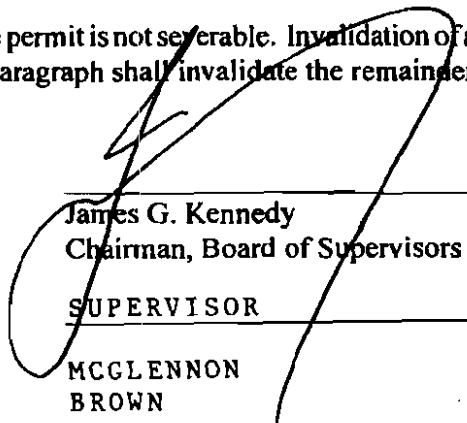
constructed with materials and colors matching the treatment facility. Enhanced landscaping shall be defined as either 133 percent of evergreen trees required by the Zoning Ordinance or 125 percent of general planting required by the Zoning Ordinance as determined by the Planning Director.

11. Utilities. All utilities shall be located within the limits of clearing for the access driveway to the site from John Tyler Highway. No utility shall be located more than ten feet from the edge of pavement.
12. Route 5 Buffer. A 250-foot undisturbed wooded buffer shall be maintained along John Tyler Highway with the exception of the clearing necessary for the driveway providing access to the site. The driveway shall be curved in such a way to minimize views of the site from John Tyler Highway to the greatest extent possible, as determined by the Planning Director.
13. Chanco's Grant Buffer. A 300-foot undisturbed wooded buffer shall be maintained along the southern property line of the treatment facility site adjacent to the Chanco's Grant subdivision with the exception of the clearing necessary for the construction of the concentrate discharge main and greenway trail.
14. Greenway Trail. The applicant shall construct a greenway trail to the specifications of the James City County Division of Parks and Recreation over the areas of construction for the concentrate discharge main between the treatment facility site and the directional drill location north of Jamestown Road. The final alignment of the concentrate discharge main and greenway trail shall generally be as shown on the plan "Brackish Groundwater Desalinization Facility, SUP Pipeline," dated 5-21-02, prepared by Bucharth Horn, Inc. and Skipper Engineering Associates, PC. The final location for both the concentrate discharge main and greenway trail shall be subject to the approval of the Planning Director.
15. Community Character. The applicant shall avoid removing trees, bushes and shrubs along the water main and concentrate discharge main corridors along Route 5, 4-H Club Road, and Jamestown Road. Trees, bushes, and shrubs damaged during construction shall be replaced with a tree, bush, or shrub of equal type as approved by the Planning Director.
16. Dust and Siltation Control. For water main or concentrate main construction adjacent to existing development, adequate dust and siltation control measures shall be taken to prevent adverse effects on adjacent property. It is intended that the present and future results of the proposed water transmission main and concentrate discharge main do not create adverse effects on the public health, safety, comfort, convenience, or value of the surrounding property and uses thereon.
17. Access. Vehicular access to residences within the effected right-of-ways shall be maintained at all times.

18. Construction Time. All construction activity for the concentrate discharge main and the water main extension adjacent to existing residential development shall occur between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.
19. Vehicle and Equipment Storage. Construction vehicles and equipment shall not be parked or stored along Route 5, 4-H Club Road, or Jamestown Road between the hours of 5:00 p.m. and 8:00 a.m.
20. Severability. This special use permit is not severable. Invalidation of any word, phrase, clause, sentence or paragraph shall invalidate the remainder.

ATTEST:


Sanford B. Wanner
Clerk to the Board


James G. Kennedy
Chairman, Board of Supervisors

SUPERVISOR	VOTE
MCGLENNON	AYE
BROWN	AYE
GOODSON	AYE
HARRISON	AYE
KENNEDY	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 11th day of June, 2002.

sup22-01.res

Subdivision 108-02. Scott's Pond - Section 3

Staff Report for the January 8, 2003, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mr. Jason Grimes of AES Consulting Engineers on behalf of Henderson Incorporated

Proposed Use: 86 Lot Subdivision (96 lots were approved in Section 1 and 97 lots were approved in Section 2)

Location: Off Olde Towne Road

Tax Map/Parcel: (32-2)(1-106)

Primary Service Area: Inside

Parcel Size: The entire subdivision is approximately 142 acres in size; Section 3 is approximately 43.53 acres

Existing Zoning: R-2, General Residential

Comprehensive Plan: Low Density Residential

Reason for DRC review: The proposed subdivision exceeds 50 lots

Staff Contact: Christopher Johnson Phone: 253-6685

STAFF RECOMMENDATION

Staff recommends the DRC grant preliminary approval, subject to the applicant submitting revised plans which adequately address the attached review comments.


Christopher Johnson

Attachments:

1. Agency Comments
2. Location Map
(a full set of plans will be available at the meeting)

AGENCY REVIEW COMMENTS
for
S-108-02. Scott's Pond, Section 3

Planning:

1. Provide sidewalks in accordance with Section 19-51 of the Subdivision Ordinance.
2. Prior to final approval, homeowners association documents must be reviewed and approved by the County Attorney's office.
3. Please submit street names for review and approval.
4. Lot 212: demonstrate that this lot is buildable, given the limits of the Non-RPA wetlands.
5. Lot 268, 255, 254, and 244: since these are corner lots, they must have a minimum width of 100 feet. Correct as necessary. x-ref ZO 24-262.
6. The preliminary plat should show the vacation of any temporary turnaround easements from Section 2.
7. The preliminary plat should make sure the property line separating parcel (1-106) and (1-107), if applicable, is completely extinguished.
8. Lot 231: ensure the front setback line is where the minimum lot width is met.

Fire:

1. The plans, as submitted, are acceptable.

JCSA:

1. Please refer to the attached comments, dated December 17, 2002.

County Engineer:

1. Recommend and request that a James City County standard conservation easement be placed over the "Common Area" to help protect Powhatan Creek wetlands.

VDOT:

1. Please refer to the attached comments, dated December 16, 2002.

Environmental:

1. The comments will be forwarded as soon as they are made available.



MEMORANDUM



Date: December 17, 2002

To: Paul Holt, Senior Planner

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

Subject: S-108-02, Scotts Pond, Section 3

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 December 6, 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. These plans shall be submitted to the Virginia Department of Health for review and approval.
2. The plans shall be reviewed and approved by the James City County Fire Department.
3. 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.
4. Provide street names in lieu of "Road A" designations prior to plan approval. Tables stating the street name equivalents will not be acceptable.
5. Provide inverts for all sanitary sewer laterals connecting directly to sanitary sewer manholes.
6. 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.

7. Required Joint Restraint for Water Line Fittings: Verify joint restraint on the run portions of the proposed tees has been provided. Revise accordingly.
8. There appear to be numerous sanitary sewer laterals and water service lines not meeting the minimum 10 feet horizontal separation. Verify and revise accordingly.
9. There appear to be numerous sanitary sewer manholes with sanitary sewer laterals connected directly to the manhole and at an angle less than 90° to the outfall sewer main. Provide calculations for verification that a smooth transitional flow from the inlet to the outfall sewer main has been provided for the proposed acute angle, less than 90°, lateral connection to the existing manhole or revise the alignment to 90° or greater. Calculations shall also address debris settlement within the manhole bench.
10. Show or graphically clarify the gate valves for all the proposed fire hydrant assemblies.
11. Since the drainage proposed for this subdivision consists of road side ditches the water and sanitary sewer system shall be verified a minimum of 36-inches of cover is provided for all pipes and the corresponding finished grade directly above, especially at ditch crossings, not from the road centerline grade. Verify and revise plans accordingly.
12. Provide a call-out at existing sanitary sewer manholes MH #22 and MH #23 such that if a 2-foot stub is installed during construction of Scotts Pond, Section 2 it shall be removed and replaced with a full joint of pipe per JCSA standards for the proposed Section 3 sanitary sewer main extensions.
13. The proposed water system and sanitary sewer system shall maintain a minimum horizontal separation of 5 feet from other utilities and structures, including storm water piping. Verify and revise plans accordingly.
14. Provide single service water and sanitary sewer lines for each lot in which a streetlight is proposed on the property line between a proposed dual service. Verify a minimum 5 feet of horizontal separation is provided from the streetlights and residential service connections.

Sheet 1

1. Provide clarification of Note # 1 regarding grinder pumps. This note shall be omitted from the plans if all lots can be served by gravity sewer, otherwise all proposed grinder pump lots shall be designated on the plans accordingly. Verify and revise plans accordingly.

Sheet 5 and Sheet 6

1. See related comments, revise accordingly.

Sheet 7

1. Revise the dual lateral service for Lots 209 and 210 to show a perpendicular alignment to the proposed 8-inch sanitary sewer main along Montpelier Drive.
2. The proposed 8-inch water main valves and boxes shall be located at the tees for the intersection of Montpelier Drive and Road "B" and the intersection of Montpelier Drive and Road "C".
3. Verify the proposed water service line serving Lot 274 is not at the gate valve connection and meets the AWWA tapping requirement distance from a pipe joint.
4. HRPDC Detail References: Delete the "Standard Thrust Blocks, WS_05" reference. Per the JCSA Special Provisions concrete reaction blocking is not permitted.
5. The radius for the road construction indicates the joint deflection will exceed the HRPDC standards for pipe line joint deflections. Therefore, fittings will be required along the route. These fittings will be required to construct the pipe line in accordance with the HRPDC standards of no more deflection per joint than 50% of the manufacturer's recommendation. Using smaller and multiple joints to construct the radius is not an acceptable alternative.

Sheet 8

1. Revise the dual lateral service for Lots 225 and 226 to show a perpendicular alignment to the proposed 8-inch sanitary sewer main along Montpelier Drive.
2. The length call-outs for the proposed 8-inch sanitary sewer main between manholes MH #3-10 and MH #3-9 and MH #3-9 and MH #3-8 appear to be incorrect. Verify and revise accordingly.
3. HRPDC Detail References: Delete the "Standard Thrust Blocks, WS_05" reference. Per the JCSA Special Provisions concrete reaction blocking is not permitted.
4. The proposed 8-inch water main valve and box along Rockingham Drive at Station 33+05± shall be located at the tee for the intersection of Montpelier Drive and Rockingham Drive. The proposed 8-inch water main valve and box along Montpelier Drive at Station 29+65± shall be located at the tee for the intersection of Montpelier Drive and Road "A". Verify the proposed dual water service line serving Lots 240 and 241 is not at the gate valve connection and meets the AWWA tapping requirement distance from a pipe joint.

Sheet 14

1. Montpelier Drive (Sta. 25+00 to End): The length call-outs for the proposed 8-inch sanitary sewer main between manholes MH #3-10 and MH #3-9 and MH #3-9 and MH #3-8 appear to be incorrect. Verify and revise accordingly.

2. Montpelier Drive (Sta. 25+00 to End): Show the inflow pipe from sanitary sewer manhole MH #3-14 at MH #3-8.
3. Montpelier Drive (Sta. 10+00 to 24+00): Show the inflow pipe from sanitary sewer manhole MH #3-16 at MH #3-7.
4. There appears to be a water main and sanitary sewer main within fill areas. The pipe within the fill areas shall be ductile iron pipe. The design engineer shall prepare the instructions, details, and field test requirements to ensure zero settlement will occur over or under the water mains and sanitary sewer mains as a result of this work. The Design Engineer is responsible for designing the necessary structural support to prevent movement of the pipeline within the fill areas and into the adjoining native soils.

Sheet 15

1. Road "A" - Sta. 10+00 to End: Provide a dimension on the profile for the 15-inch RCP storm sewer and water main crossing near Station 10+19± for consistency to insure a minimum of 18-inches of vertical separation is provided.
2. Road "A" - Sta. 10+00 to End: Provide a 3 feet minimum cover dimension for the proposed water main and the finished grade directly above for consistency among the profiles.
3. Road "B" - Sta. 10+00 to End: Provide a dimension on the profile for the 30-inch RCP storm sewer and sanitary sewer/water main crossing near Station 10+25± for consistency to insure a minimum of 18-inches of vertical separation is provided.
4. Rockingham Drive - Sta. 31+75 to End: Provide a dimension callout for the minimum vertical separation between the proposed 8-inch sanitary sewer main and the 36-inch RCP at Station 33+30±. If 18-inches of vertical separation can not be provided, notes pertaining to a sand cushion shall be provided on the plans incorporating the following information per JCSA standards. "A sand "cushion" from the invert of the lower pipe to the spring line of the upper pipe, at least two feet on each side of the lower pipe, shall be provided." Verify and revise accordingly.
5. Road "C" - Sta. 10+00 to End: Provide a dimension on the profile for the 24-inch RCP storm sewer and sanitary sewer/water main crossing near Station 10+25± for consistency to insure a minimum of 18-inches of vertical separation is provided.

Water Data Sheet

1. Section 5e, Computed Design Flow: The max day domestic demand calculated is not per JCSA standards. Verify and revise accordingly.
2. Section 5g, Computed Peak Hour Domestic Demand: The peak hour demand calculated is not per JCSA standards. 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. A summary shall be included with the calculations describing the basis of the calculation procedures performed, name and version of the software, and notation explanations/designation descriptions. A summary of results shall also be included for each scenario. A vicinity map and Table of Contents is also suggested.
2. Provide a Reservoir Report.
3. Provide street names in lieu of "Road A, B, C, etc." designations.
4. The max day demands and peak hour demands shown in the hydraulic analysis contradict the values calculated on the Water Data Sheet. In addition, the max day demands and peak hour demands shown in the hydraulic analysis for the Section 2 portion contradicts the values submitted for Section 2. Verify and revise accordingly.
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. Clarify if the submitted scenario is the Max Day scenario or the Max Day plus Fire Flow scenario. Verify and revise accordingly, providing both scenarios.
6. Provide a hydraulic analysis, which supports the information provided on the water data sheet. The hydraulic analysis shall also include and conform to 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 if the intent is to phase this development during construction.
 - J. The maximum flow allowed for a single hydrant is 1000 gpm for the JCSA water distribution piping network.

4. In addition to the data submitted, Pipe Reports shall include at a minimum the following information:
 - A. Control Status to verify pipes are opened or closed.
 - B. Discharge in gpm of each pipe.
5. In addition to the data submitted, Junction Reports shall include 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. The submitted analysis currently has "N/A" designations for some junctions.
 - B. Descriptions
6. Verify the pipe lengths shown for Section 2, revise calculations accordingly.
7. See Water Data Sheet comments above, revise accordingly.

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



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

December 16, 2002

Paul Holt
James City County Planning
Post Office Box 8784
Williamsburg, Virginia 23187

Ref: Scott's Pond, Section 3
SX-108-02
Route 658, James City County

Dear Mr. Holt:

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


1. Right and left turn lanes into the Scott's Pond main entrance off of Route 658 should be installed before allowing approval of this plan, in accordance with previously approved Traffic Impact Study.
2. Provide stop and street sign location information and a detail showing required sign height on the plans.
3. Provide the attached updated VDOT General Notes on the site plans. *GEN. NOTES DATED 8/02*
4. Provide a private driveway entrance detail on the plans. See VDOT PE-1 standard detail.
5. Sag "K" values for roads "A" (10+00 to End), "B" (10+00 to End), "C" (10+00) and Montpelier Drive (25+00 to End) should be greater than 30 if the design speed limit is to be 25 mph.

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.

Scott's Pond, Section 3
December 16, 2002
Page Two

Should you have any questions please contact me at 253-5146.

Sincerely,



John W. Barr
Assistant Resident Engineer

Attachment

DEVELOPMENT REVIEW COMMITTEE ACTION REPORT

Meeting of January 8, 2003

Case No. S-108-02

Scott's Pond, Section 3

Mr. Jason Grimes of AES Consulting Engineers on behalf of Henderson Incorporated has applied for approval of 86 lots as part of the Scott's Pond subdivision. The project is located off Olde Towne Road and can be further identified as Tax Map #(32-2)(1-106). DRC review is necessary because more than 50 lots are proposed.

DRC Action: The DRC recommended that preliminary approval be granted subject to the applicant submitting revised plans which adequately address agency review comments.

Case No. SP-134-02

JCSA Five Forks Water Treatment Facility

Mr. Timothy Fortune has applied on behalf of the JCSA for approval of the water treatment facility located at 3123 Ironbound Road with access from 4321 John Tyler Highway and is further identified as Tax Map #(46-2)(1-34) & (1-38). DRC review is necessary because section 15.2-2232 of the Virginia State Code requires Planning Commission review of any public area, facility or use not shown on the adopted Comprehensive Plan. This code states that no facility shall be allowed unless the commission determines that the location, character and extent of the facility is "substantially" in accord with the adopted Comprehensive Plan.

DRC Action: The DRC determined that the proposed facility is substantially in accord with the adopted Comprehensive Plan and recommended that preliminary approval be granted subject to the applicant submitting revised plans which adequately address agency review comments.

**JAMES CITY COUNTY
DEVELOPMENT REVIEW COMMITTEE REPORT**

FROM: 12/1/2002

THROUGH: 12/31/2002

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-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-088-02	Colonial Heritage, Phase 1 Section 2
SP-106-02	Truswood Waterline Extension
SP-112-02	Ford's Colony Recreation Park
SP-115-02	Stonehouse Community Church Tent
SP-118-02	Toano Force Main
SP-124-02	King's Way Church Water Line
SP-128-02	Come Scrap with Me Shed
SP-129-02	Storage Trailer at Landfill
SP-132-02	Sprint Generator Placement
SP-133-02	Busch Corporate Center - Wheat Center
SP-134-02	JCSA Five Forks Water Treatment Facility
SP-136-02	Williamsburg Plantation, Sec 7 & 8 - Lots 134-183
SP-139-02	New Town - Corner Pocket
SP-140-02	Jamestown Area Water System Improvement
SP-142-02	George Nice & Sons
SP-143-02	Riverside Health Care Expansion Amended
SP-144-02	J.W. Crossing, Phase II
SP-001-03	Colonial Heritage 13th Hole Irrigation Pond
SP-002-03	Colonial Heritage Phase 2, Massie Farm Pond Rehab.

B. PENDING FINAL APPROVAL

SP-002-01 JCC HSC Parking Area Expansion

EXPIRE DATE

10/ 1/2003

Wednesday, January 08, 2003

Page 1 of 4

SP-085-01	Greensprings Apartments and Condominiums	12/ 2/2003
SP-002-02	Williamsburg-Jamestown Airport Hangar Additions	2/ 8/2003
SP-044-02	Ford's Colony, Sect. 31, BMP #1 Regrading Plan	5/ 8/2003
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-084-02	Colonial Heritage, Phase 1, Section 1	11/25/2003
SP-091-02	District Park Sports Complex, Phase III	8/16/2003
SP-095-02	Faith Fellowship Assembly of God	9/ 9/2003
SP-102-02	Powhatan Creek Access Park	9/30/2003
SP-104-02	Colonial Heritage, Phase 1, Section 3 & 3A	12/ 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
SP-117-02	Ford's Colony -Blue Heron Golf Course Comfort Sta.	10/18/2003
SP-119-02	Williamsburg West & Country Club Dr. Improvements	11/ 4/2003
SP-130-02	Powhatan Place Townhomes Amendment	12/12/2003
SP-135-02	Little Creek Phase III Amendment	12/30/2003
SP-141-02	Busch Corporate Center - McLaws Center Amend #1	12/30/2003

C. FINAL APPROVAL

DATE

SP-048-02	New Town Office Building	12/20/2002
SP-075-02	US Home/Colonial Heritage Blvd, Phs 1	12/20/2002
SP-105-02	Kristiansand Sewer Extension	12/ 4/2002
SP-120-02	Water Production Facility W-5 Upgrade	12/20/2002
SP-121-02	Grace Covenant Presbyterian Church - SP Amendment	12/31/2002
SP-122-02	Jamestown High School Parking Lot Expansion	12/10/2002
SP-123-02	Well Facilities W-29 W-30 W-31 & W-36 Improvements	12/18/2002
SP-131-02	Jamestown High School - Soccer Field Expansion	12/ 2/2002
SP-137-02	Busch Gardens - Clydesdale Bldg. Expansion	12/20/2002
SP-138-02	Busch Gardens SmokeHouse Cart Amendment	12/30/2002

D. EXPIRED

EXPIRE DATE

SP-105-01	Voice Stream Wireless - Regional Jail Co-Location	11/ 9/2002
SP-110-01	Williamsburg Christian Academy	12/ 3/2002

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-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-077-01	Ford's Colony - Section 32 (Lots 72-78, 93-129)
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-052-02	The Retreat--Fence Amendment
S-068-02	Forrest Lee Hazelwood BLA
S-084-02	Skiffes Creek BLE Lots 2 & 3
S-086-02	The Vineyards Phase 3 BLA Lots 1, 5-9, 52
S-092-02	Mertens Subdivision Lot 2
S-099-02	Ford's Colony Section 30 - Sanitary Sewer Amend.
S-100-02	Richardson's Mill Sec. 1
S-106-02	101 Jackson Street Lot Subdivision
S-107-02	Greensprings West, Phase 3-C
S-108-02	Scott's Pond, Section 3
S-110-02	Troy H. Lapetina Properties BLA
S-111-02	Folwer's Lake - Lot 5 - Building Setback Line Adj.
S-112-02	Kinsington Woods
S-113-02	Martin Farm Estates
S-114-02	Ford's Colony Section 10A, Lot 1
S-001-03	Ford's Colony Sec 1 Block D Lots 2A, 2B, 2 & 3 BLE
S-002-03	Mt Gilead Baptist Church, Lots 6 & 7 BLA

B. PENDING FINAL APPROVAL

EXPIRE DATE

S-034-00	The Pointe at Jamestown, Phase 2	6/ 5/2003
S-058-00	Powhatan Secondary, Phase 7-A	10/ 2/2003
S-037-01	Wellington Section 2 & 3 Construction Plans	5/ 7/2003
S-101-01	Greensprings West, Phase 4A	12/17/2003
S-022-02	George W. 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

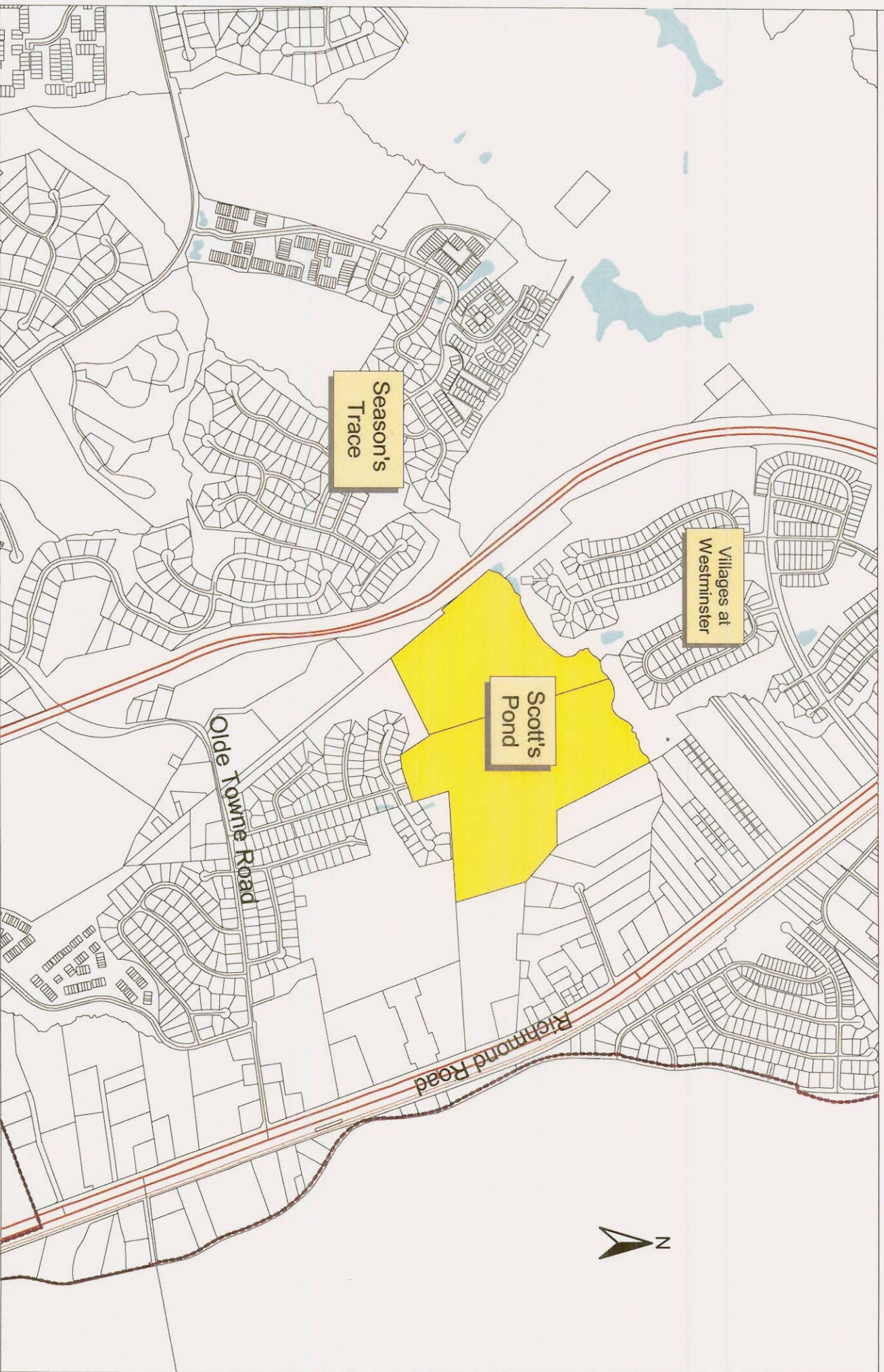
S-030-02	Waterford at Powhatan Sec., Ph. 33, BLA	4/ 9/2003
S-037-02	Village Housing at the Vineyards, Phase III	5/10/2003
S-039-02	Powhatan Secondary, Phase 6-C	5/ 8/2003
S-042-02	Lake Powell Forest Phase 4	5/23/2003
S-045-02	The Pointe at Jamestown Section 2-A plat	5/30/2003
S-051-02	Ford's Colony, Section 12 Construction Plans	11/ 4/2003
S-057-02	Colonial Heritage - Ph 1, Sec 1, Const Plans	11/25/2003
S-063-02	Colonial Heritage, Phase 1, Section 2	12/ 2/2003
S-064-02	Stonehouse - Richardson's Mill, Section 2	7/29/2003
S-071-02	Stonehouse Commerce Park- ROW extension & realign	9/ 3/2003
S-073-02	Colonial Heritage, Phase 1, Sec 3 & 3A	12/ 2/2003
S-076-02	Marion Taylor Subdivision	10/ 3/2003
S-078-02	Donald L. Hazelwood Subdivision	9/30/2003
S-081-02	Scott's Pond Section 2	10/ 7/2003
S-083-02	Toano Auto Parts BLA	10/ 9/2003
S-090-02	Ford's Colony, Section 7, Lots 119 & 120 BLE	10/25/2003
S-091-02	Williamsburg Landing BLA	11/ 3/2003
S-094-02	Powhatan Secondary Phase 7-C	12/30/2003
S-095-02	Powhatan Secondary Phase 7-B	12/ 2/2003
S-101-02	Sheldon Properties, L.L.C.	12/13/2003
S-102-02	Greensprings Apartments and Condominiums	12/27/2003
S-103-02	Alex Harwood Subdivision BLA	12/15/2004

C. FINAL APPROVAL

DATE

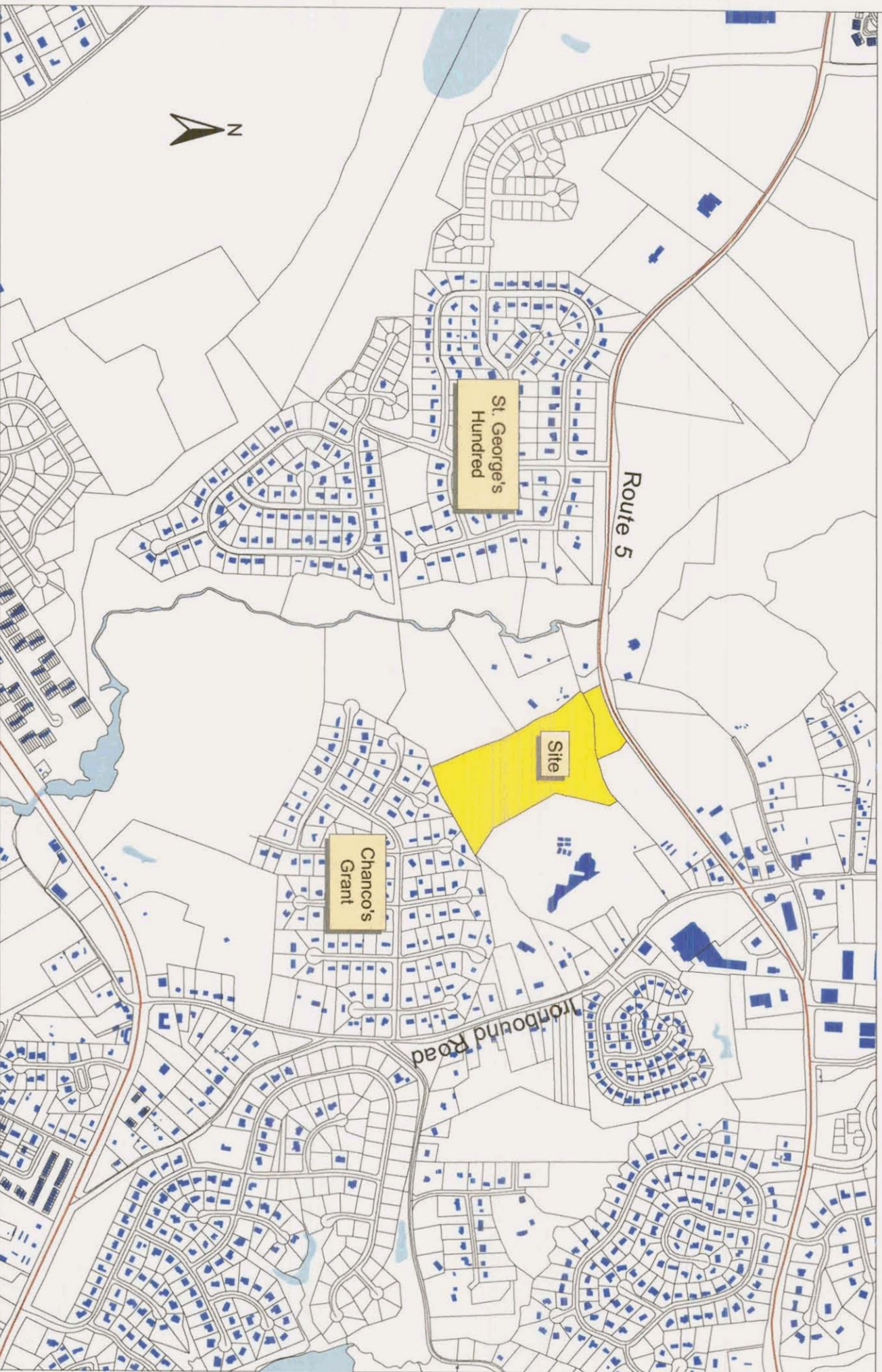
S-041-00	Powhatan Secondary, Phase 6-B	12/10/2002
S-067-02	Powhatan Secondary Phase 6-B	12/10/2002
S-082-02	Nice Commercial Properties	12/11/2002
S-087-02	Pointe at Jamestown Phase 1B BLA Plat Correction	12/20/2002
S-093-02	Ironbound Village Phase II	12/18/2002
S-096-02	5813 Richmond Road BLE	12/16/2002
S-097-02	Massie-VAJACK-Ware BLA (Colonial Heritage)	12/20/2002
S-098-02	Chickahominy Haven Lots 20 & 21, Sec 7 BLA	12/ 5/2002

Case No. S-108-02 Scott's Pond, Section 3



Case No. SP-134-02

JCSA Five Forks Water Treatment Facility



AGENDA
DEVELOPMENT REVIEW COMMITTEE

January 8, 2003

4:00 p.m.

JAMES CITY COUNTY GOVERNMENT COMPLEX

Conference Room, Building E

1. Roll Call
2. Minutes
 - A. Meeting of November 26, 2002
3. Cases
 - A. S-108-02 Scott's Pond, Section 3
 - B. SP-134-02 JCSA Water Treatment Facility
4. Adjournment