

Development Review Committee  
Government Center Complex Conference Room, Building C  
January 12, 2005 - 4:00 p.m.

A. Roll Call

B. Minutes

1. Minutes - December 1, 2004

C. Consent Items

1. S-067-03. Ford's Colony Section 33

2. C-007-03. New Town Parking

D. Cases

1. SP-136-04. Fieldstone Glen

2. S-111-04/SP-139-04. Colonial Heritage Phase 3, Section 1

3. S-091-04. Marywood

E. Adjournment

## **AGENDA**

### **DEVELOPMENT REVIEW COMMITTEE**

**January 12, 2005**

4:00 p.m.

JAMES CITY COUNTY GOVERNMENT COMPLEX

Conference Room, Building C

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1. Roll Call
2. Minutes
  - A. December 1, 2004
3. Consent Agenda
  - A. S-067-03 Ford's Colony Section 33
  - B. C-007-03 New Town Parking
4. Cases
  - A. SP-136-04 Fieldstone Glen
  - B. S-111-04/SP-139-04 Colonial Heritage Phase 3, Section 1
  - C. S-091-04 Marywood
5. Adjournment

**Case No. C-007-03**  
**New Town: Town Center Parking Overview**  
**Staff Report for the January 12, 2005 Development Review Committee Meeting**

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***Summary Facts:***

**Applicant:** Larry Salzman  
**Land Owner:** New Town Associates

**Proposed Use:** Mixed Use (*Primarily Commercial & Residential*)

**Location:** **New Town Section 2 & 4: Town Center**  
Block 2 (William E. Wood Building)  
Block 3 (Main Street)  
Block 4 (Pecan Square)  
Block 5 (SunTrust Building/Corner Pocket)  
Blocks 6 & 7 (Movie Theater & Adjacent Parking Lot)  
Block 8 (Residential)

**Tax Map/Parcel:** (38-4)(1-50)

**Primary Service Area:** Inside  
**Parcel Size:** ±86 Acres

**Existing Zoning:** Mixed Use with Proffers  
**Comprehensive Plan:** Mixed Use: New Town

**Reason for DRC review:** To allow for general off-site parking and shared parking for all of the blocks listed above as part of the quarterly review of off-site and shared parking at New Town.

**Staff Contact:** Karen Drake---(757) 253-6685

**Staff Recommendation:**

At the February 25, 2004 Development Review Committee Meeting the DRC recommended off-site parking, shared parking and waived the minimum off-street parking requirements per the Zoning Ordinance as long parking provided is accordance with the New Town Design Review Guidelines for Block 2 and Block 5 of New Town. Additionally, the DRC approved a block by block parking quarterly parking review based on the conditions listed below. At the September 14, 2005 meeting, the DRC approved the quarterly update for Blocks 2, 3,5,6,7 & 8 of Section 2&4.

***Staff comments on the November 30, 2004 New Town Shared Parking Update are in bold italics:***

1. New Town Associates establishes and updates a chart and accompanying site layout plan that details building square footage and use, Zoning Ordinance parking requirements, New Town Guidelines Parking Requirements, shared parking methodology and details the number of parking spaces allocated on-site and off-site. The chart should be structured in such a manner that illustrates that off-site parking is not allocated multiple times. The chart and accompanying site layout plan would be

submitted for review and approval on a quarterly basis by staff and the Development Review Committee via the consent calendar. A quarterly review will allow for new lease negotiations to develop, construction of buildings and verification that the off-site and shared parking methodology is realistically working. DRC approval would be issued for a block by block waiver of parking requirements and to permit off-site parking.

***The December 2004 quarterly update is attached for your review. Staff finds the parking calculations satisfactory.***

2. A letter is submitted for review and approval by the County Attorney and shall be added to the attached parking overview that documents the permanent availability of the off-site and shared parking.

***The New Town Owner Association Documents which have been reviewed and approved by the County Attorney addresses the permanent availability of the off-site parking.***

3. Any change by New Town Associates to the shared parking methodology in the attached report on basic parking overview will be approved by the DRC at a quarterly review.

***No change in methodology from February.***


4. If at any time New Town Associates does not responsibly update the master chart on a quarterly basis or the DRC does not find the updated parking figures acceptable, off-site parking review shall revert back to an individual building basis.

***To date, this condition has been met.***

5. In July of 2005, New Town Associates will conduct a study of the overall New Town parking supply and demand for the DRC to review and approve. In addition to evaluating this study, the DRC will review how frequently this overall study needs to be conducted, evaluate the entire parking review process and make any changes as necessary.

***Not applicable at this time.***

Staff recommends the DRC approve the December 2004 New Town Shared Parking update with the next update be reviewed at the April 4, 2005 DRC meeting. At the April 4, 2004 meeting, staff additionally requests an update from New Town on any bicycle facilities to be placed throughout the shared parking area to compliment the new urbanist design of New Town. The annual review of the New Town shared parking review process will be due at the July 11<sup>th</sup> DRC meeting.



Karen Drake  
Senior Planner

Attachments:

- 1.) November 30, 2004 New Town Shared Parking Update

# NEW TOWN

*There's A New Revolution In Williamsburg, Virginia.*



November 30, 2004

**By Hand Delivery**

Ms. Karen Drake  
Senior Planner  
James City County, VA

**RE: New Town Shared Parking**

Dear Karen,

Attached is the update on shared parking in New Town.

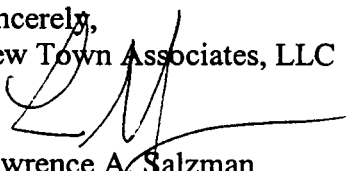
This submittal includes an overall review of Blocks 2, 3, 4, 5, 6, 7, and 8. All of these blocks have previously been submitted and approved. Some refinements due to field conditions and more detailed information on some uses (sizes) have been incorporated into this submittal.

The next (and perhaps last) block in the sections 2 and 4 shared parking plan is block 10. We do have some preliminary ideas for uses and layout in block 10 but they are not complete yet. We plan to complete and submit Block 10 for review within about 30-60 days.

I am planning to attend the DRC meeting on January 5, 2005. I will update the DRC on the status of Block 10 at that time.

Please let me know if you have questions or would like any additional information.  
Thank you.

Sincerely,  
New Town Associates, LLC



Lawrence A. Salzman  
Managing Director

## **New Town Blocks 2, 3, 4, 5, 6, 7, & 8 Parking Report November 2004**

Blocks 2, 3, 4, 5, 6, 7, and 8 make up the bulk of the Town Center in New Town. These blocks will include a mixture of uses including offices, residential, retail, and a movie theater. The central parking lots and shared parking plan have previously been approved. The parking lots for Blocks 2 and 5 are essentially completed, Blocks 6, 7, and 8 are currently under construction, and Blocks 3 and 4 should start construction soon. By June 2005 the central parking lots for all of these blocks should be essentially complete.

A review of supply and demand for these blocks is presented below. Our analysis, based on studies by the Urban Land Institute, indicates that the uses planned for these blocks will have a peak parking demand at 2 PM on a weekday. Our analysis therefore focuses on 2 PM weekday demand. The new 12 screen movie theater will generate a lot of parking demand, so we have also analyzed supply and demand at 8 PM on a weekday, which is when the theater generates significant demand.

The information presented indicates

- Total supply for Blocks 2, 3, 4, 5, 6, 7, and 8 will be about 1826 spaces including parking on the streets.
- Peak demand (2 P.M. weekday) will be about 1768 spaces. This is about 58 spaces less than total supply. Demand does not yet include the proposed James City County community building, and a few spaces are expected to be subtracted from supply due to dumpster locations and field conditions. Upon completion supply and demand should be very close.
- Free standing buildings using market demand parking ratios would require about 2,369 spaces. Shared parking therefore saves about 543 spaces.
- Design guidelines maximum for these uses is 1816 spaces, while total supply is about 1826 spaces. A few spaces will be lost from supply due to field conditions.
- The theater should have surplus parking available at its busiest times.
- Overall the Shared Parking Plan for New Town is working well. The mixture of uses facilitates the ability to live, work, and play in the same area while minimizing the amount of parking needed.

Final determination of retail building sizes (and some offices) along with field conditions will result in some changes to the parking plan. Block 10, will be the next step in the overall parking plan.

**New Town**  
**Blocks 2, 3, 4, 5, 6, 7, & 8 combined**  
**Parking Worksheet**

**Supply (w/o Garages)**

<u>Block</u>	<u>Central Lots</u>	<u>Streets</u>	<u>Total</u>
2	391	54	445
3	493	52	545
4	0	42	42
5	321	37	358
6/7	255	46	301
8	<u>118</u>	<u>17</u>	<u>135</u>
	1,578	248	1,826

**Demand**

<u>Block</u>	<u>Retail (sf)</u>	<u>Usable Office (sf)</u>	<u>Apts</u>	<u>Theater</u>
2	64,000	52,000	-	-
3	60,000	21,000	-	-
4	23,000	68,000	41	-
5	48,000	10,000	-	2,200 seats
6/7	<u>10,000</u>	<u>14,000</u>	<u>48</u>	-
8	205,000	165,000	89	

## Block by Block

			<b>2 PM</b>			<b>8 PM</b>		
			<u><b>Demand</b></u>	<u><b>Supply</b></u>	<u><b>Difference</b></u>	<u><b>Demand</b></u>	<u><b>Supply</b></u>	<u><b>Difference</b></u>
2	Office – 52,000 usable		202			15		
	Retail – 64,000		<u>236</u>			<u>212</u>		
			438	445	+7	227	445	+218
3	Office – 21,000 usable		82			6		
	Retail – 60,000		<u>221</u>			<u>198</u>		
			303	545	+242	204	545	+341
4.	- N/A (Pecan Square)		N/A	42	+42	N/A	42	+42
5	Office – 68,000 usable		264			19		
	Retail – 23,000		85			76		
	Units – 41 <sup>(1)</sup>		<u>26</u>			<u>48</u>		
			375	358	-17	143	358	+215
6/7	Office – 10,000 usable		39			3		
	Retail – 48,000		178			159		
	Theater – 2,200 seats		<u>303</u>			<u>550</u>		
			520	301	-219	712	301	-411
8	Office – 14,000 usable		54			4		
	Retail – 10,000		37			33		
	Units – 48 <sup>(2)</sup>		<u>42</u>			<u>64</u>		
			133	<u>135</u>	+2	101	<u>135</u>	+34
			1,769	1,826	+57	1,387	1,826	+439
			<b>2 PM in balance</b>			<b>8 PM excess supply</b>		

<sup>(1)</sup> 19 homes have garages and 4 have 1 additional space – we are counting 15 spaces for these 19 units as 100% market demand –  $22 \times 1.5$  plus  $15 = 48$

<sup>(2)</sup> For 40 apts we are dedicating 1 space per unit – plus  $\frac{1}{2}$  space per unit for 8 carriage houses with 1 car garages – 100% demand is then  $40 \times 1.5$  plus  $4 = 64$

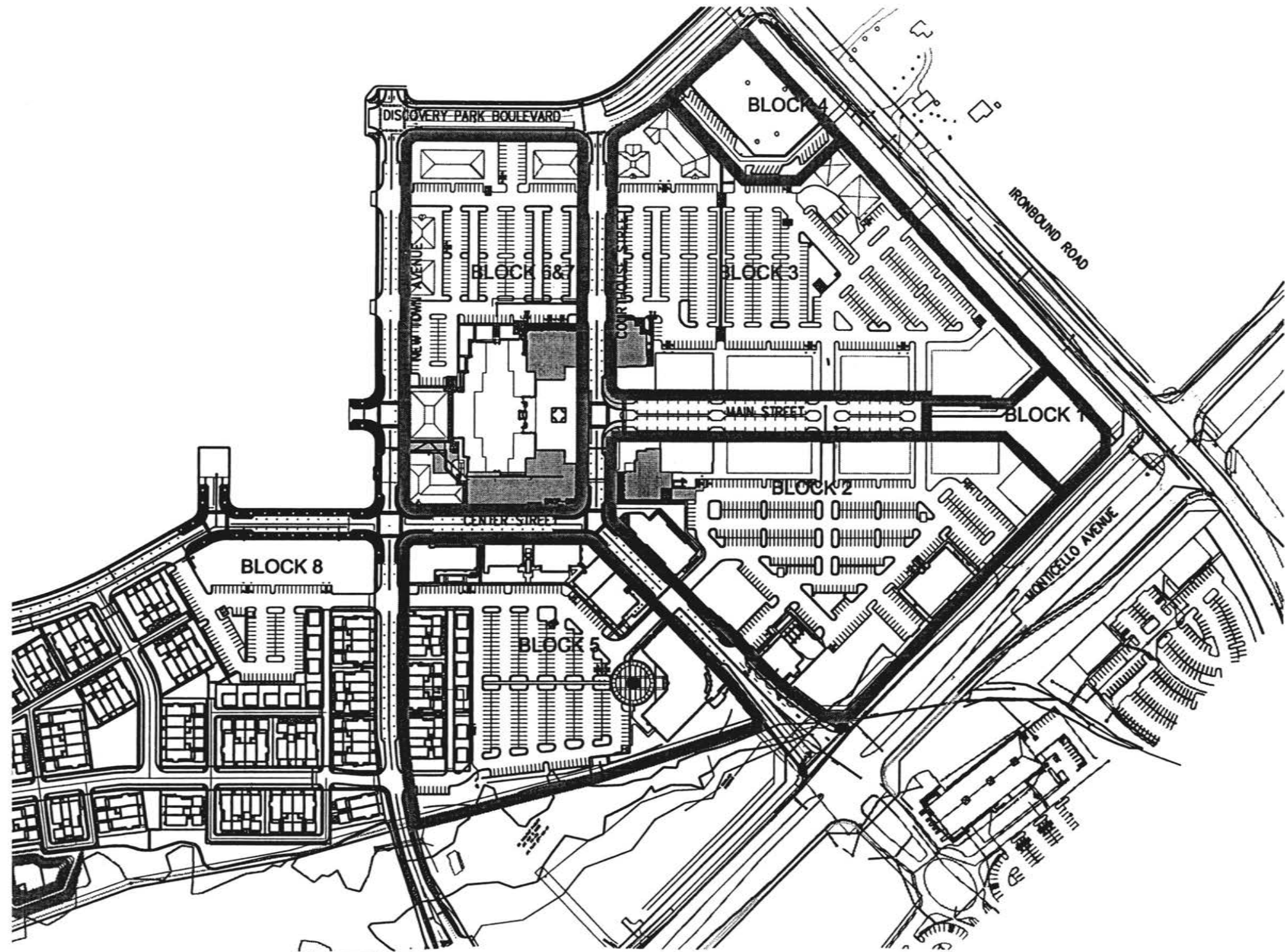


	<b><u>2 P.M. Peak Demand</u></b>	<b><u>Market Demand</u></b>	<b><u>Design Guidelines Maximum</u></b>	<b><u>8 P.M. Demand</u></b>
<u>Office</u> 165,000 SF – Usable	641	660	495	47
<u>Retail</u> 205,000 SF	756	1025	820	678
<u>Residential</u> 89 units <sup>(1)</sup>	68	134	134	112
<u>Theater</u> 2,200 Seats	<u>300</u> 1768	<u>550</u> 2369	<u>367</u> 1816	<u>550</u> 1387
<b>Total</b>				

Total Supply                      \_\_\_\_\_      1,826<sup>±</sup> spaces                      \_\_\_\_\_

Office	97%	4/1000	3/1000	7%
Retail	97%	5/1000	4/1000	87%
Units	55%	1.5/unit	1.5/unit	95%
Theater	55%	1/4 seats	1/6 seats	100%

<sup>(1)</sup> Some are assigned 1 space per unit – garages are not counted.



**Subdivision 111-04/Site Plan 139-04**  
**Colonial Heritage Phase 3, Section 1**  
**Staff Report for the January 12, 2005, Development Review Committee Meeting**


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**SUMMARY FACTS**

**Applicant:** Richard Smith, AES Consulting Engineers  
**Land Owner:** Colonial Heritage, L.L.C.  
**Proposed Use:** Approval of 119 lots in Phase 3, Section 1  
**Location:** 6895 Richmond Road  
**Tax Map/Parcel No.:** (24-3)(1-32)  
**Primary Service Area:** Inside  
**Parcel Size:** 29.14 acres  
**Existing Zoning:** MU, Mixed Use, with Proffers  
**Comprehensive Plan:** Low Density Residential  
**Reason for DRC Review:** The development proposes more than 50 lots.  
**Staff Contact:** Ellen Cook Phone: 253-6685

**STAFF RECOMMENDATION**

Staff recommends preliminary approval subject to agency comments.

  
\_\_\_\_\_  
Ellen Cook

**Attachments:**

1. Site Plan (separate)
2. Agency Comments

## AGENCY COMMENTS

### Planning:

1. The above referenced subdivision proposes more than 50 lots and requires review by the DRC in accordance with Section 19-23 of the James City County Ordinance.
2. Staff acknowledges that in accordance with Proffer I-1, the detailed master plan for Land Bay 2B has been reviewed and approved.
3. Open space on the plan and in statistical tables should either be listed as "Common Open Space" or "Natural Open Space," not both as shown on various pages of this plan. Please review the entire plan to ensure that this is correctly listed throughout (and that acreage figures are accurate).
4. Section 19-54 of the subdivision ordinance specifies that names of proposed streets or subdivisions shall not duplicate, irrespective of suffixes, or be similar in sound or spelling to existing street or subdivision names in James City County, the City of Williamsburg, etc. One of the proposed street names on this plan is "Heritage Commons," however, there are already two other streets in James City County with "Heritage" as their initial name. Please select another name and revise throughout.
5. Please provide information about why modified CG-12 ramps are provided at the end of some sidewalk segments and not others (including, but not limited to, at the intersection of Vernon Hall and Heritage Commons, and at the intersection Glory Lane and Heritage Commons).
6. Prior to final approval, all cash proffer amounts will need to be finalized and submitted.

### Fire:

1. Add one fire hydrant at intersection of Glory Lane and Brafferton Road.
2. Relocate proposed fire hydrant, currently at Sedwick CT and Glory Lane to opposite (north) side of intersection.

### County Engineer:

1. Please show signs marking JCC Conservation Easement.

### Health Department:

1. No comments.

### JCSA:

1. Please see the attached memorandum dated January 7, 2005.

### Environmental:

The following comments summarize the Environmental Division's main issues at this time. Full review comments will be forwarded as soon as they are available.

1. The master stormwater plan for Colonial Heritage shows that Pond # 2A is a 10-point wet pond; however, this plan is showing that it will be a dry pond. Our Division has yet to review or formally approve any change to the master stormwater plan for the site which allows Pond # 2A to be a dry pond rather than a wet pond.
2. The downstream BMP which services a major portion of this site is dry pond # 2A. This BMP must be in place and functional before we can allow land-disturbing and development of this phase. Similarly, any connecting storm drainage systems to the south, which go to the Massie Pond must be in place and functional to service this site before a land-disturbing permit is issued.

3. The master stormwater plan for Colonial Heritage shows two (2) LID-IMP measures to be in the west open space of this phase. The current plan of development shows no LID-IMP feature. Basic EC-2 lined earth swales are not LID-IMP measures. It will need to be substantiated what alternate measures will be used in their place or elsewhere or why no measures are feasible.
4. The open space configurations as shown on the plans/plats for this site somewhat deviate from the master stormwater plan. Additional lots were provided at the expense of the open space configuration and will need to be substantiated at the plan review stage.
5. It will need to be substantiated that Pond # 2A can be used as a temporary sediment basin under the provisions of the USACOE wetland permit.
6. Substantial cut/fill slopes adjacent to proposed open space or environmental sensitive areas will require use of EC-3 turf-reinforcement matting.
7. Even though they may have been completed as part of another development section or the golf course, I will need a set of the computations for the design of Pond # 2A as part of this project.



## MEMORANDUM

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Date: January 7, 2005

To: Ellen Cook, Planner

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

Subject: SP-139-04/S-111-04, Colonial Heritage Phase 3, Section 1 (Construction Plans)

James City Service Authority has reviewed these plans for general compliance with the JCSA Standards and Specifications, Water Distribution and Sanitary Sewer Systems and have the following comments for the above project you forwarded on December 3, 2004. 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 Comments:

1. Since this project involves more than 100 lots, the site plan shall be submitted to the Department of Environmental Quality and Virginia Department of Health for review and approval. The plan will not receive JCSA final approval until approval has been received from the Department of Environmental Quality and Virginia Department of Health. The Applicant shall provide a JCSA copy of the transmittal to DEQ and VDH once submitted.
2. The fire hydrant locations will need to be reviewed and approved by the James City County Fire Department. In addition, the proposed fire flow requirements for this development will need to be reviewed and approved by the James City County Fire Department.
3. Provide a note on all appropriate sheets stipulating that water main joint deflection shall not exceed one half of the manufacturer's recommended joint deflection.
4. Based on the master plan the original intent of the development is to serve each property with gravity sewer. If a basement is desired for any property, then a private sump pump shall be provided by the homeowner. Provide note(s) on the plan accordingly.

5. Provide JCSA Utility Easements around all proposed fire hydrant assemblies located on the right-of-way lines in accordance with JCSA standards. Label easements accordingly on all applicable sheets.
6. Label the size of all existing JCSA Utilities and appurtenances (to include Colonial Heritage Blvd.) as part of the plan.
7. Verify all proposed water meters/boxes are a minimum of 18-inches from the proposed sidewalks.

Sheet 1:

1. General Notes: Replace Note #14 with the following note, "Any existing unused wells shall be abandoned in accordance with State Private Well Regulations and James City County Code."
2. Revise the portion of Note #16 from "...granted *access* easements..." to "...granted *ingress/egress* easements..." .

Sheet 6:

1. The proposed 20' JCSA Utility Easement south of Lot 107 appears to overlap the existing 20' JCSA Utility Easement (JCC #SP-86-03). Verify and revise accordingly.

Sheet 10:

1. The proposed 6-inch sanitary sewer lateral connected directly to the manhole MH#3-17 appears to be 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.
2. In accordance with the referenced development plans for Colonial Heritage Boulevard, Phase 2, JCC Case No. SP-097-03, the existing water main along Heritage Commons was approved as an 8-inch water main contradicting the 12-inch tie in call-outs. Verify and revise plans accordingly.
3. JCSA Notes:
  1. Revise and/or delete Note #1, this note does not appear to pertain to this corresponding sheet.
  2. Revise the portion of Note #3 from "JCSA has *access*..." to "JCSA has *ingress/egress rights*..." .
4. Insert (MH #3-1 to #3-4 & SS#24-3 to 24-13): Provide the corresponding leader for the proposed 20' JCSA Utility Easement call-out. In addition, include this proposed easement on the preliminary plat.

Sheet 11:

1. Provide a gate valve and box, Sta. 25+70±, one full joint of pipe upstream of the proposed dead end blow-off assembly on the proposed water main along Heritage Commons. Show and label.
2. Provide a JCSA Utility Easement for the proposed water main extending beyond the Heritage Commons right-of-way at Sta. 25+88.
3. Revise the proposed water main alignment along Heritage Commons from Sta. 24+00± to the end to the quarter point of the road.
4. JCSA Notes:
  - A. Revise and/or delete Note #1, this note does not appear to pertain to this corresponding sheet.
  - B. Revise the portion of Note #3 from "JCSA has *access...*" to "JCSA has *ingress/egress rights...*".
5. The proposed JCSA Utility Easement for the sewer main from Drop MH #3-19 appears to overlap the previously proposed JCSA Utility Easement at sanitary sewer manhole MH #2-39. Verify and revise accordingly. Label the proposed 20' JCSA Utility Easement accordingly.
6. Clearly indicate on the plan the proposed inverts from MH #3-33 and MH #3-20 pipe runs for proposed sanitary sewer manhole, Drop MH #3-19.
7. Label and provide stationing consistent with the plans for the proposed fire hydrant assembly at Sta. 19+13± on Heritage Commons.
8. The proposed sanitary sewer main alignment between MH #3-36 and MH #3-37 shall be revised such that the main is located in quarter point of the road.
9. Revise the location of the proposed water meter serving Lot 106 to the west side of the driveway and on the Heritage Commons right-of-way line per JCSA standards. This will prevent locating the water meter within the PUE.
10. Revise the location of the proposed water meter serving Lot 107 further east near the common property line of Lots 107 and 108 and on the Heritage Commons right-of-way line per JCSA standards. This will prevent locating the water meter within the PUE.

Sheet 12:

1. Revise the proposed water main alignment along Glory Lane from Sta. 11+28± to Sta. 12+11± and from Sta. 14+29± to Sta. 15+25± to the quarter point of the road.
2. The proposed street light location in front of proposed Lot 27 shall be relocated providing a 10-feet horizontal separation from JCSA utilities.



3. The dual sanitary sewer laterals serving Lots 64 and 65 and Lots 27 and 28 are not acceptable. If necessary provide individual sewer laterals. Please note a minimum 10 feet horizontal separation from the proposed water service lines shall be provided.
4. The dual sanitary sewer lateral serving Lots 24 and 25 is not acceptable. Extend the 8-inch sanitary sewer main along Brafferton Road west, providing a 90-degree alignment between the sanitary sewer manhole MH #3-16 and an individual sewer lateral to serve Lot 25. In addition, revise the proposed sanitary sewer lateral serving Lot 63, such that the lateral is perpendicular to the sewer main.
5. The proposed water service lines for Lots 12, 13 and 14 on Sedwick Court are not acceptable. Replace the proposed 90° bend with an 8"x8" tee, reducer and gate valves at the tee per JCSA standards. Extend a 4-inch water main to the end of the cul-de-sac terminating with a dead end blow-off assembly. Provide water services to each lot from the 4-inch water main in a perpendicular alignment to the main, accordingly.
6. The dual sanitary sewer lateral serving Lots 61 and 62 is not acceptable. Extend the 8-inch sanitary sewer main along Brafferton Road east, providing a 90-degree alignment between the sanitary sewer manhole MH #3-31 and an individual sewer lateral to serve Lot 62, such that the lateral is perpendicular to the sewer main.
7. The proposed gate valve and box on the water main at Sta. 15+01± shall be relocated closer to the tee and such that the gate valve and box are not located directly over the proposed 8-inch sanitary sewer main.
8. Provide the invert for the proposed 6-inch sanitary sewer lateral connected directly to sewer manhole MH #3-13, Sta. 16+67 along Glory Lane, serving Lots 19 and 20.
9. The proposed rim elevation of 104.02 for sanitary sewer manhole MH #3-14 contradicts the rim elevation proposed on the profile. Verify and revise accordingly.
10. Required Joint Restraint for Water Line Fittings: Provide the required joint restraints for the vertical bends necessary on the proposed water main/storm sewer pipe crossing, Sta. 10+45±, Brafferton Road.
11. JCSA Notes:
  - A. Revise and/or delete Note #1, this note does not appear to pertain to this corresponding sheet.
  - B. Revise the portion of Note #3 from "JCSA has *access...*" to "JCSA has *ingress/egress rights...*".

Sheet 13:

1. The dual sanitary sewer laterals serving Lots 29 and 30, Lots 33 and 34, Lots 56 and 57, and Lots 58 and 59 are not acceptable. If necessary provide individual sewer laterals. Please note a minimum 10 feet horizontal separation from the proposed water service lines shall be provided.
2. The 4-inch gate valve and box called out on the proposed water main along Vernon Hall at Sta. 13+86 does not appear to be shown. Verify and revise accordingly.
3. The proposed rim elevation of 98.91 for sanitary sewer manhole MH #3-27 contradicts the rim elevation proposed on the profile. Verify and revise accordingly.
4. The 4" CO (TYP) call-out and leader shown on Lot 38 does not point to the intended sanitary sewer clean-out. Revise leader to correspond with the intended sanitary sewer clean-out.
5. The water main appurtenances call-out for the tee and gate valves at the intersection of Vernon Hall and Brafferton Road with the Road "D" and "E" designations shall be replaced with the appropriate road names.
6. The proposed sanitary sewer main alignment between MH #3-24 and MH #3-26 shall be revised such that the main is located in quarter point of the road.
7. Revise the proposed 6" CO (Typ) call-out shown on Lot 45 to a 4" CO (Typ) in accordance with the JCSA standards.
8. JCSA Notes:
  - A. Revise the portion of Note #3 from "JCSA has *access...*" to "JCSA has *ingress/egress rights...*".

Sheet 14:

1. The proposed street light location in front of proposed Lots 81 and 82 shall be relocated providing a 10-foot horizontal separation from JCSA utilities.
2. Revise the proposed water main alignment along Chancery Lane from Sta. 11+50± to Sta. 12+75± to the quarter point of the road.
3. The 4-inch gate valve and box called out on the proposed water main along Chancery Lane at Sta. 14+54 does not appear to be shown. Verify and revise accordingly.
4. JCSA Notes:
  - A. Revise and/or delete Note #1, this note does not appear to pertain to this corresponding sheet.

- B. Revise the portion of Note #3 from "JCSA has *access...*" to "JCSA has *ingress/egress rights...*" .

Sheet 22:

1. Clarify the hatching shown on the proposed 8-inch water main near Sta. 10+75. Is this intended to be ductile iron pipe?
2. The existing water main along Heritage Commons shown upstream of Sta. 10+48 does not appear to meet JCSA standards for the minimum depth of bury and contradicts the previously approved development plans, JCC Case No. SP-097-03. If the water main was installed at the depth shown on the profile, provisions for lowering the water main to the required depth will need to be provided with these plans. Verify and revise plans accordingly.
3. There appear to be numerous locations along the the water main and sanitary sewer main alignments where it appears the minimum 18-inch vertical separation between sanitary sewer laterals and water mains and water service lines and sanitary sewer mains has not be provided. Verify and revise plans in accordance with JCSA standards.
4. There appears to be a water main/sanitary sewer main conflict, Sta. 13+52, at the intersection of heritage Commons and Glory Lane. Show the sewer main pipe run from sanitary sewer manhole MH #3-8 to MH #3-7 in profile at San. MH #3-7.
5. The proposed 6-inch sanitary sewer lateral invert call-out at San MH #3-17 is incorrect. Verify and revise accordingly.
6. Provide the "36" Min. Cover" call-outs on the profiles for consistency.
7. Revise the proposed San MH #3-18, Sta. 17+50, Inv. In = 95.67 (4" Lat) call-out to a (6" Lat) in accordance with the plan view.
8. Provide the "Invert In" for the sewer main from MH #3-20 at Drop MH #3-19, Sta. 22+38.
9. Provide a gate valve and box one full joint of pipe upstream of the proposed dead end blow-off assembly on the proposed water main along Heritage Commons at Sta. 25+70±. Show and label.

Sheet 23:

1. Glory Lane - 50' Private R/W: Provide an air release valve on the 8-inch water main at the high point, Sta. 14+25±.
2. Glory Lane - 50' Private R/W: Provide the "Invert In" of the proposed 6-inch sanitary sewer lateral connected directly to proposed sanitary sewer manhole San. MH #3-13, Sta. 16+67.

3. Glory Lane - 50' Private R/W: Show the intended sanitary sewer lateral serving Lot 18 in the profile for verification the lateral and the proposed 18-inch RCP storm sewer pipe crossing, Sta. 16+73±, have met the minimum 18-inches of vertical separation.
4. Sedwick Court - 50' Private R/W: Provide the horizontal and vertical scale for consistency among the profiles.
5. Sedwick Court - 50' Private R/W: See Sheet 12, Comment #4 above, revise profile accordingly.
6. Sedwick Court - 50' Private R/W: The Rim=103.93 elevation appears to contradict the plan view. Verify and revise plans accordingly.
7. Sedwick Court - 50' Private R/W: Show the intended sanitary sewer lateral serving Lot 13 in the profile for verification the lateral and the proposed 15-inch RCP storm sewer pipe crossing, Sta. 12+21±, have met the minimum 18-inches of vertical separation.
8. Offsite Sanitary Sewer - MH #2-17 to MH #3-4: The boxed note located on the lower right of the profile appears to be incomplete and needs to reference the JCSA water and sewer standards. Verify and revise accordingly.

Sheet 24:

1. Brafferton Road - 50' Private R/W: There appear to be numerous locations along the water main and sanitary sewer main alignments where it appears the minimum 18-inch vertical separation between sanitary sewer laterals and water mains and water service lines and sanitary sewer mains has not be provided. Verify and revise plans in accordance with JCSA standards.
2. Brafferton Road - 50' Private R/W: Provide an air release valve on the proposed 8-inch water main at the high point, approx. Sta. 11+89.
3. Brafferton Road - 50' Private R/W: The 8-inch gate valve and box call-out leader at Sta. 16+25 points to the proposed tee not called-out. Verify and revise accordingly.
4. Vernon Hall - 50' Private R/W: The proposed rim elevation of 98.98 for sanitary sewer manhole MH #3-27 contradicts the rim elevation proposed on the profile. Verify and revise accordingly.

Sheet 25:

1. Chancery Lane - 50' Private R/W: A high point on the proposed 8-inch water main has been created near Sta. 14+25 with the proposed concentric reducer at Sta. 14+54. Revise the vertical alignment of the proposed water main eliminating this high point. Provide notes on the plan to ensure a high point during construction is not created.

2. Offsite Water Line (From Phase I, Section 5 to Sedwick Court): Provide an air release valve on the proposed 8-inch water main at the high point created, approx. Sta. 12+52 (Offsite), Sta. 11+57 (Sedwick Court).

Sheet 27:

1. Add HRPDC Sewer Cleanout Detail SS\_12 to the list.

Water Data Sheet:

1. Section 5: The domestic and peak demands calculated are based on a per unit demand of 300 GPD. The 300 GPD contradicts the previously approved water consumption usage and master plan of 225 GPD. Has the anticipated water demand usage for each single family housing unit of 225 GPD changed?
2. Section 5d thru 5g: Revise the data based on the comments issued below for the water model.
3. Section 6: Revise the pipe length quantities in accordance with the above comments.

Sanitary Sewer Data Sheet:

1. Section 5: The domestic and peak demands calculated are based on a per unit demand of 300 GPD. The 300 GPD contradicts the previously approved water consumption usage and master plan of 225 GPD and the wastewater lift station calculations. Has the anticipated demand for each single family housing unit of 225 GPD changed?
2. Section 6: Revise the pipe length quantities in accordance with the above comments.

Water Distribution Hydraulic Analysis:

1. The Phase 3, Section 1 development area shown on the overall schematic layout contradicts the submitted development plans. Verify and revise accordingly.
2. Summary Table: The data presented on the Summary Table significantly differs from that provided and approved under Colonial Heritage Boulevard, Phase 2, JCC Case No. SP-097-03. The Applicant shall either revise the table to reflect that submitted and approved for Colonial Heritage Boulevard, Phase 2 or describe why these changes were made ( i.e. number of nodes, demands, fire flow, etc.). Successive submittals of the water model for each development phase should build onto the prior model, not revise data already submitted and approved. For clarity, it is also recommended that the table only provide node data up to the particular development phase submitted, not the overall development. Revise accordingly.

3. Pipe Reports (all scenarios): The pipe lengths for several of the Phase 3, Section 1 water main segments contradict the submitted development plans. Verify and revise accordingly.
4. Junction Reports (all scenarios): Provide descriptions for the nodes relative to the proposed development area.
5. Fire Flow Report: Provide descriptions for the nodes relative to the proposed development area and consistent with the junction nodes in previous sections.
6. The model shows pipe segment P-Z-1 as a 12-inch water main while previously approved Colonial Heritage Boulevard, Phase 2, JCC Case No. SP-097-03, development plans proposed an 8-inch water main. Which is correct? Revise and provide model accordingly.
7. Detailed Report for Pump: PMP-1: Provide clarification of the Pump Definition - 3 which differs from previously approved hydraulic analyses Pump Definitions and resulting in a significantly different Calculated Results Summary.
8. Detailed Report for Reservoir R-RT60: Provide clarification of the inflow and outflow rates which differ from previously approved hydraulic analyses and resulting in a significantly different Calculated Results Summary.
9. The hydrant flow test diagram for the fire hydrants along Centerville Road includes pressure and flow rate data, bottom left of sheet, contradictory of the test results sheet for these hydrants. Verify and revise accordingly.
10. The hydrant flow test diagram for the fire hydrants along Richmond Road includes pressure and flow rate data, bottom of sheet, contradictory of the test results sheet for these hydrants. Verify and revise accordingly.
11. Based on the above comments, it is requested the Applicant confirm the data entry provided for this submittal to reflect actual development conditions proposed to date and resubmit accordingly. Model will be reviewed in further detail once revisions are made and coordinated with other phases.

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

# **JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE REPORT**

**FROM: 12/1/2004**

**THROUGH: 12/31/2004**

## **I. SITE PLANS**

### **A. PENDING PRELIMINARY APPROVAL**

SP-052-03	Kingsmill Access Ramp for Pool Access Bldg.
SP-063-03	Warhill Sports Complex, Parking Lot Expansion
SP-132-03	Windy Hill Market Gas Pumps & Canopy SP Amend.
SP-006-04	Williamsburg Christian Retreat Center Amend.
SP-016-04	Richardson Office & Warehouse
SP-025-04	Carter's Cove Campground
SP-047-04	Villages at Westminster Drainage Improvements
SP-067-04	Treyburn Drive Courtesy Review
SP-077-04	George Nice Adjacent Lot SP Amend.
SP-082-04	New Town - Sec. 2 & 4 Roadway Improvements
SP-093-04	Powhatan Plantation Ph. 9
SP-104-04	Williamsburg Community Chapel Second Entrance
SP-107-04	Noah's Ark Vet Hospital Conference Room
SP-108-04	Williamsburg Office Complex
SP-113-04	Williamsburg Landing SP Amend.
SP-116-04	The Station at Norge
SP-129-04	ADA Handicap Ramp to KM Resort & Spa Pool
SP-130-04	New Town - Court Square
SP-131-04	New Town - Towne Bank
SP-132-04	St. Bede Catholic Church, Rectory Building
SP-133-04	Haynes Distribution Center, Green Mount Indus Park
SP-134-04	Oktoberfest Expansion Ph. 2 Amend.
SP-135-04	Williamsburg Landing Parking Addition
SP-136-04	Fieldstone Glen Townhomes
SP-138-04	Nextel Collocation Lake Powell
SP-139-04	Colonial Heritage Ph. 3, Sec. 1
SP-140-04	Monticello Woods Clubhouse Modification
SP-141-04	Carolina Furniture Warehouse
SP-142-04	Lafayette H.S. - Drainage System
SP-143-04	Portable 1000 Gallon Diesel Fuel Tank
SP-144-04	Riverview Plantation Water Main Extension
SP-145-04	Colonial Heritage Ph. 2, Sec. 1
SP-146-04	Settlement at Monticello Temp Sales Office
SP-147-04	Prime Outlets Ph. 5A and 5B Amend.
SP-148-04	Cookes Garden Center Storage Building
SP-149-04	Strawberry Plains Center
SP-150-04	Abe's Mini Storage

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**B. PENDING FINAL APPROVAL****EXPIRE DATE**

SP-056-03	Shell Building - James River Commerce Center	3 /4 /2005
SP-091-03	Colonial Heritage Ph. 1, Sec. 5	8 /4 /2005
SP-108-03	Fieldstone Parkway Extension	2 /26/2005
SP-136-03	GreenMount Industrial Park Road Ext. Ph. 1	3 /15/2005
SP-141-03	Colonial Heritage - Ph. 2, Sec. 3	1 /12/2005
SP-003-04	WindsorMeade Villas	3 /1 /2005
SP-004-04	WindsorMeade - Windsor Hall	3 /1 /2005
SP-023-04	Williamsburg Landing SP Amend.	4 /2 /2005
SP-027-04	Greensprings Condos SP Amend. (Braemar Creek)	6 /7 /2005
SP-050-04	AJC Woodworks	10/13/2005
SP-056-04	Michelle Point	7 /12/2005
SP-057-04	The Archaearium at Historic Jamestowne	6 /15/2005
SP-079-04	Norge Railway Station	7 /23/2005
SP-088-04	Wal-Mart Distribution Center - Ph. 3	7 /29/2005
SP-092-04	Columbia Drive Waterline Extension	8 /18/2005
SP-096-04	First Colony Subdivision Clubhouse	9 /2 /2005
SP-098-04	Warhill Green	10/4 /2005
SP-106-04	Anderson's Corner Sewer + Water Ext.	10/15/2005
SP-110-04	Christian Life Center Expansion Ph. 1	12/6 /2005
SP-112-04	Wythe-Will Distribution Center Landscaping Amend.	10/21/2005
SP-121-04	Williamsburg Crossing - Parcel 23	12/6 /2005
SP-124-04	J.W. Crossing, Ph. 2	12/13/2005
SP-125-04	GreenMount Industrial Park Road Ph. 2	12/2 /2005
SP-126-04	New Town, Section 2, Block 3	12/22/2005
SP-127-04	New Town, Retail Ph. 1	12/1 /2005

**C. FINAL APPROVAL****DATE**

SP-005-04	WindsorMeade - Villa Entrance & Sewer Const.	12/22/2004
SP-114-04	Busch Gardens - Wolf/Eagle Exhibit	12/8 /2004
SP-137-04	Action Park of Williamsburg Ride	12/20/2004

**D. EXPIRED****EXPIRE DATE**



## **II. SUBDIVISION PLANS**

### **A. PENDING PRELIMINARY APPROVAL**

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, Sec. 2B
S-110-99	George White & City of Newport News BLA
S-091-00	Greensprings West, Plat of Subdv Parcel A&B
S-086-02	The Vineyards, Ph. 3, Lots 1, 5-9, 52 BLA
S-062-03	Hicks Island - Hazelwood Subdivision
S-066-03	Stonehouse, BLA & BLE Parcel B1 and Lot 1, Sec. 1A
S-067-03	Ford's Colony Sec. 33, Lots 1-49
S-108-03	Leighton-Herrmann Family Subdivision
S-116-03	Stonehouse Glen, Sec. 2
S-034-04	Warhill Tract BLE / Subdivision
S-046-04	ARGO Ph. 2
S-047-04	ARGO Ph. 3
S-048-04	Colonial Heritage Open Space Easement
S-063-04	123 Welstead Street BLE
S-066-04	Hickory Landing Ph. 1
S-067-04	Hickory Landing Ph. 2
S-087-04	Dudley S. Waltrip Family Subdivision
S-091-04	Marywood Subdivision
S-098-04	Gilley Family Subdivision
S-105-04	Gross Family Subdivision
S-110-04	New Town, Blocks 8B & 5F, Lots 1-20 & 25-34
S-111-04	Colonial Heritage Ph. 3, Sec. 1
S-112-04	Wellington Sec. 6 & 7
S-113-04	Cardinal Acres, JCSA Well Lot BLA
S-114-04	Stonehouse - Parcel B1 and Lot 1, Sec. 1A
S-115-04	Brandon Woods ROW Subdivision
S-118-04	Jordan Family Subdivision
S-119-04	The Retreat Ph. 2
S-120-04	New Town, Block 8, Parcel C
S-121-04	Wellington Parcel Exchange

### **B. PENDING FINAL APPROVAL**

	<b>EXPIRE DATE</b>	
S-037-02	The Vineyards, Ph. 3	5 /4 /2005
S-033-03	Fenwick Hills, Sec. 2	10/29/2005
S-044-03	Fenwick Hills, Sec. 3	6 /25/2005
S-049-03	Peleg's Point, Sec. 5	7 /3 /2005
S-055-03	Colonial Heritage Ph. 1, Sec. 5	8 /4 /2005
S-056-03	Colonial Heritage Ph. 1, Sec. 4	9 /8 /2005
S-073-03	Colonial Heritage Ph. 2, Sec. 2	10/6 /2005
S-098-03	Stonehouse Glen, Sec. 1	4 /5 /2005

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S-099-03	Wellington, Sec. 5	2 /3 /2005
S-100-03	Colonial Heritage Ph. 2, Sec. 1	12/6 /2005
S-101-03	Ford's Colony - Sec. 35	2 /2 /2005
S-106-03	Colonial Heritage Ph. 2, Sec. 3	1 /12/2005
S-002-04	The Settlement at Monticello (Hiden)	3 /1 /2005
S-009-04	Colonial Heritage Public Use Site B	3 /18/2005
S-033-04	2011 Bush Neck Subdivision	5 /4 /2005
S-035-04	Colonial Heritage Blvd., Ph. 2	4 /28/2005
S-036-04	Subdivision at 4 Foxcroft Road	6 /15/2005
S-037-04	Michelle Point	7 /12/2005
S-038-04	Greensprings West Ph. 4B & 5	6 /9 /2005
S-045-04	ARGO Ph. 1	6 /28/2005
S-059-04	Greensprings West Ph. 6	9 /13/2005
S-062-04	2400 Little Creek Dam Road	11/1 /2005
S-065-04	133 Magruder Avenue - Sadie Lee Taylor Prop.	8 /4 /2005
S-071-04	Cowles Subdivision -163 Howard Drive	9 /3 /2005
S-074-04	4571 Ware Creek Road (Nice Family Subdivision)	12/21/2005
S-075-04	Pocahontas Square	9 /16/2005
S-077-04	James River Commerce Center	10/4 /2005
S-080-04	Williamsburg Winery Subdivision	12/6 /2005
S-081-04	Subdivision for Lot 3 Norge Neighborhood	10/11/2005
S-090-04	Minichiello Villa	10/21/2005
S-095-04	3338 Racefield Drive (Leonituk Family Subdivision)	10/26/2005
S-097-04	Cowles Estate BLA	11/4 /2005
S-099-04	New Town Block 2 Parcel C	11/24/2005
S-100-04	Williamsburg National Golf Course BLA	11/4 /2005
S-102-04	New Town, Block 5, Parcel F, Lots 21-24	11/9 /2005
S-106-04	8721 Pocahontas Trail Subdivision	12/1 /2005
S-107-04	James River Commerce Center, Parcel 4	12/15/2005
S-108-04	Marion Taylor Subdivision (2nd Application)	12/22/2005
S-109-04	Scott's Pond, Sec. 3B	1 /13/2005

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

#### **DATE**

S-108-02	Scott's Pond, Sec. 3A	12/21/2004
S-076-03	Wellington, Sec. 4	12/29/2004
S-078-04	Hogge Land Exchange	12/14/2004
S-103-04	Windsormeade Marketplace, Parcel 1 Resubdivision	12/17/2004
S-116-04	Williamsburg Farms 70 Acre Subdivision	12/27/2004
S-117-04	5800 Wessex Hundred BLA	12/27/2004

#### **D. EXPIRED**

#### **EXPIRE DATE**