

AGENDA

DEVELOPMENT REVIEW COMMITTEE

May 31, 2006

4:00 p.m.

JAMES CITY COUNTY GOVERNMENT COMPLEX

Conference Room, Building A

1. Roll Call
2. Minutes
 - A. April 26, 2006
3. Public Comment
4. Cases and DRC Discussion
 - A. SP-29-06 New Town Block 10, Parcels E & F
 - B. New Town Section 3 & 6 Setback Waiver
 - C. S-59-05 Peleg's Point, Section 6
5. Public Comment
6. DRC Recommendations
7. Adjournment

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING A CONFERENCE ROOM AT 4:00 P.M. ON THE 26TH DAY OF APRIL, TWO THOUSAND SIX.

ROLL CALL

Mr. James Kennedy, Chair
Mr. Don Hunt
Mr. Jack Fraley
Ms. Mary Jones

ALSO PRESENT

Ms. Ellen Cook, Senior Planner
Mr. Jose Ribeiro, Planner
Mr. Matthew Smolnik, Planner
Mr. William Cain, Environmental Engineer
Mr. Mike Woolson, Environmental Engineer
Mr. Scott Thomas, Environmental Engineer
Mr. Tim Fortune, JCSA Engineer
Mr. Craig Pittman, JCSA Engineer

MINUTES

Following a motion by Mr. Fraley and seconded by Ms. Jones, the DRC approved the minutes from the March 29, 2006 meeting without correction by a unanimous voice vote.

PUBLIC COMMENT

There being no speakers, Mr. Kennedy closed the public comment period at 4:02 P.M.

CASES AND DRC DISCUSSION

S-37-06 NEW TOWN SHARED PARKING

Mr. Matthew Smolnik presented the staff report stating that there have been only minor changes in the shared parking situation from the January DRC review. The DRC review of Section 2 & 4 shared parking had been postponed by one month, from March until April, because the County and New Town Associates mutually agreed that there were no changes in the parking calculations and there was no need to review this case at the March DRC meeting. Mr. Smolnik stated that there may be a few additional minor adjustments to Block 2 due to the possibility of a dumpster being located in the existing parking lot for a potential tenant. Mr. Smolnik stated that the annual review was due in July 2006 and at this time staff recommends that the DRC approve the shared parking for New Town Sections 2 & 4. Ms. Jones asked staff and New Town Associates to investigate the afternoon parking count as she believes the 2:00 p.m. count may miss a

majority of the lunch crowd and she suggested a 1:00 p.m. traffic count instead. Ms. Jones also urged the applicant to investigate the use of a parking garage or parking deck to accommodate the future parking demands for these sections of New Town. There being no further discussion and following a motion by Mr. Hunt and seconded by Mr. Fraley, the DRC voted unanimously to recommend approval of the quarterly review of New Town Section 2 & 4 shared parking.

SP-005-06 GOVERNOR'S GROVE

Ms. Cook presented the staff report stating that the case had previously been before the DRC on March 29, 2006, at which time the case was deferred based on outstanding environmental issues. The applicant had since submitted additional materials to address environmental staff concerns and staff now recommended preliminary approval subject to agency comment. Mr. Kennedy opened the hearing to any comments. There being no comments, and following a motion by Mr. Fraley, seconded by Mr. Hunt, the DRC unanimously recommended preliminary approval subject to agency comments.

SP-004-06 NEW TOWN SECTIONS 3 & 6, BLOCK 15, PARCEL B SETBACK MODIFICATIONS

Mr. Jose Ribeiro presented the staff report requesting a modification to Section 24-527-Setback requirements for the three proposed office buildings located at the intersection of New Town Avenue and Discovery Park Boulevard at New Town. Mr. Jose Ribeiro noted that Planning staff and the New Town DRB were working together toward a comprehensive plan for the layout of Section 3 and 6 at which point staff would request a blanket setback waiver for the entire section. He added that until such time, staff will request for a setback waiver on a case by case basis. Mr. Fraley asked staff to reconsider granting setback waivers on a case by case basis. Mr. Matthew Smolnik stated that currently staff had a good grasp of how everything will be laid out in Section 3 and 6, specifically blocks 14, 15, and 17 and that it was just a matter of time until staff could request a setback waiver for all of Section 3 and 6. Mr. Fraley requested that staff consult with senior staff and the DRC's chairman. Mr. Kennedy asked if the proposed setback reduction request differed from the original Master Plan. Mr. Smolnik stated that it did not. Mr. Ribeiro stated that the proposed setback reduction was in accordance with the New Town DRB Guidelines. There being no further discussion and following a motion by Mr. Fraley and seconded by Mr. Kennedy, the DRC voted unanimously to recommend approval of the setback modification request.

SP-29-06 NEW TOWN BLOCK 10, PARCELS E & F

Ms. Cook presented the staff report, stating that this plan was before the DRC due to the fact that it proposed more than 50 residential units. Ms. Cook further stated that this was one of the last plans in Sections 2 and 4, and that during plan review it appeared to Environmental Division staff that opportunities for Low Impact Development (LID) existed on-site and that these opportunities were not sufficiently addressed. Staff therefore recommended deferral of the case in order to allow time to resolve outstanding

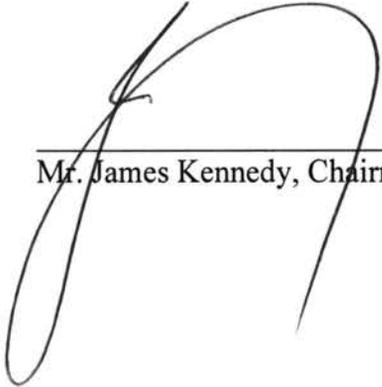
issues. Ms. Cook noted that the applicant did not appear to be present to speak on the case. Mr. Fraley noted that he expected applicants to cooperate in the process and only bring forward cases that were ready for DRC review. He further noted that in the future he would recommend denial in order to avoid the pattern of deferring cases. Mr. Kennedy concurred, stating that he thought it was important that cases meet a list of basic requirements before being accepted and forwarded to the DRC. He stated that in this instance staff had recommended deferral, and that was the motion he was looking for. Mr. Fraley so moved, and Mr. Hunt seconded. The vote to defer the case to the May 31, 2006 DRC meeting was approved by unanimous voice vote.

PUBLIC COMMENT

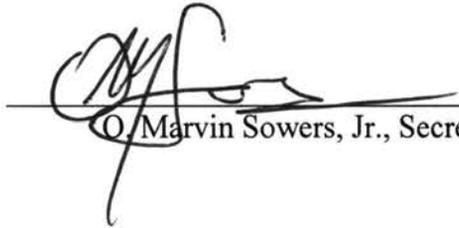
There being no speakers, Mr. Kennedy closed the second public comment period
At 4:23 P.M.

ADJOURNMENT

There being no further business, the April 26, 2006 Development Review Committee meeting adjourned at 4:25 P.M.



Mr. James Kennedy, Chairman



O. Marvin Sowers, Jr., Secretary

SITE PLAN 29-06. New Town, Block 10, Parcel E & F
Staff Report for the May 31, 2006, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Bob Cosby, AES Consulting Engineers
Land Owner: Atlantic Homes, L.L.C.
Proposed Use: 69 townhouse units
Location: 5228 Foundation Street, 4330 Casey Blvd.
New Town
Tax Map/Parcel No.: (38-2)(24-13); (38-2)(24-14)
Primary Service Area: Inside
Parcel Size: 5 acres
Zoning: MU, Mixed Use, with proffers
Comprehensive Plan: Mixed Use
Reason for DRC Review: The project proposes more than 50 units

Project History:

- Planning Commission: The Planning Commission recommended approval of Z-6-03/MP-4-03 New Town Sections 2 & 4 on September 8, 2003.
- Development Review Committee: Deferred at the April 26, 2006 DRC Meeting.

Staff Contact: Ellen Cook

Phone: 253-6685

STAFF RECOMMENDATION

This case had previously been deferred due to Environmental Division concerns over whether there was adequate provision of Low Impact Development (LID) features on the site plan. The applicant has since submitted revised plans which provide for an additional LID feature, and the Environmental Division has completed the attached screening sheet dated May 26, 2006 which acknowledges concurrence with the applicant on this issue. Therefore, staff now recommends preliminary approval subject to agency comments.



Ellen Cook

Attachments:

1. Plan (under separate cover)
2. Agency Comments

AGENCY COMMENTS

Planning:

1. This plan requires review by the Development Review Committee in accordance with Section 24-147(a)(1)(a). It is tentatively scheduled for the May 31, 2006 DRC meeting.
2. Sheet 1. Please refer to this plan as JCC-SP-29-06 on future submittals.
3. Sheet 1. Please add a prominent note stating that this site plan proposes a total of 69 townhouse units. Please also add a note stating what the maximum townhouse height is.
4. Sheet 1. Please add a note stating that the Planning Commission approved the park location (Common Area #4) in conjunction with a Master Plan consistency determination associated with C-56-05, and list the date of approval.
5. Sheet 1. Please correct the date listed in the setback note to reference approval by the Planning Commission of Block 10 on January 9, 2006.
6. Sheet 1. Please add the date of DRB approval of this site plan.
7. Staff would prefer that the details of the common areas be included in this site plan rather than on the Phase VI infrastructure plan as labeled. Staff notes that Silvia Bradley did forward a conceptual drawing of Common Area 4 to our office, but a more detailed plan of CA-4 and CA-1 would assist staff in evaluating the relationship between the residential units and the types and characters of the different open space areas. Please see comment #10 below as an example of the type of information that would be helpful, as would information about how the end of Elizabeth's Way will connect into Common Area 4.
8. The following proffers must be addressed prior to final site plan or plat approval:
 - a) Owners Association supplemental declaration
 - b) Cash contributions for School Facilities, Recreation and Water.
 - c) Private streets maintenance fund (for Elizabeth, Victoria, Eleanor and Melanie's Ways).
9. Please provide an update on the status of compliance with Proffer #5 (affordable housing).
10. Please provide an update on the status of compliance with Proffer #11, specifically with regard to the second urban scale playground – if the second location has not already been determined, it may be that one of the common areas associated with this site plan would be appropriate.
11. Sheet 14. Unit 1 is directly adjacent to the ramp for the underground parking at Foundation Square. Given the headlight glare that may result from cars turning the corner to enter the ramp, or exiting, staff suggests including a fence or additional landscaping between the ramp and unit 1. Staff has referenced the landscape plan for Foundation Square, and this issue does not appear to be addressed via that plan.
12. How will trash removal be handled? Please show additional dumpster locations, if any.

Landscaping

1. The scale on sheet 15 indicates that the scale is 1 inch = 5 feet. However, staff has determined that this scale is incorrect, because it doesn't correlate with the scale found on the other sheets. Please revise.
2. There are a group of about 73 shrubs found in the western-most portion of the parking lot that have not been labeled.

County Engineer:

1. Approved as submitted.

Fire:

1. Add 1 hydrant at south end of Eleanors Way.
2. Add 1 hydrant at intersection of Eleanors Way/Melanies Way.
3. Add 1 hydrant at west end of Melanies Way.
4. Add 1 hydrant at intersection of Elizabeths Way/Victorias Way.

Environmental:

1. Please see the attached comments dated April 14, 2006.

JCSA:

1. Please see the attached comments dated April 12, 2006.

VDOT

1. Approved as submitted. Should execution of these plans occur following acceptance of the Right of Way by the Department, a Land Use Permit will be required for the work performed within the Right of Way. Should execution occur prior, all work must be performed in accordance with applicable standards and specifications to ensure eligibility of the roadway for acceptance.

Code Compliance:

1. Unable to determine occupancy classifications for residential dwelling units (IBC 302.1, 310.1).
2. Unable to determine compliance with IBC 1107 or 1107.7 (all related subsections).



Initial Plan of Development Screening for DRC - Preliminary Approval Purposes

Environmental Division - Tel. No. 253-6670 Fax No. 259-4032

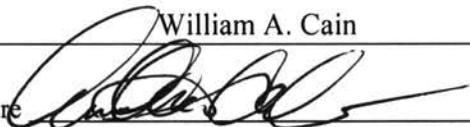
Project Name: New Town Sections 2 & 4, Block 10, Parcels E and F

County Plan No.: SP-29-06 Date of Review: May 26, 2006

<u>Ok</u>	<u>Not OK</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Completeness of application (checklist, plans, design report, etc.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consistency with previously approved Master Stormwater Management Plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Impervious cover for site less than 60 percent
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Environmental Inventory completeness
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Impacts to RPA, RPA Buffer or Steep Slope areas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Perennial Stream Determination
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Compliance with County 10-point BMP Criteria
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Compliance with County's Stream Channel Protection Criteria
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Minimum Standard # 19 - Channel Adequacy
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Erosion & Sediment Control Plan concept
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stormwater Management Plan concept
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage Plan concept
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lot-to-lot drainage
<input checked="" type="checkbox"/>	<input type="checkbox"/>	BMPs outlet into defined natural or man-made receiving channel.
<input type="checkbox"/>	<input type="checkbox"/>	Other, please describe. _____

The Environmental Division hereby: Recommends Does not recommend granting preliminary approval for this project for the May 31, 2006 Development Review Committee (DRC) meeting.

If not OK, give specific reasons or examples:

Name William A. Cain Title Civil Engineer
Signature  Date 05/26/2006

v/vv/
Kae

Environmental Division Review Comments
New Town Section 2&4, Block 10, Parcels E and F
County Plan SP-029-06
April 14, 2006



General:

1. A Land-Disturbing Permit and Siltation Agreement, with surety, are required for this project.
2. A Subdivision Agreement, with surety, shall be executed with the County prior to recording of lots.
3. A Standard Inspection / Maintenance agreement is required to be executed with the County due to the proposed stormwater conveyance systems and Stormwater Management/BMP facilities associated with this project.
4. Streetlights. A streetlight rental fee for the street lights must be paid prior to the recordation of the subdivision plat. Provide a streetlight plan in accordance with established County requirements.
5. VDOT. It appears a VDOT CE-7 (temporary construction entrance permit) may be required. Contact the Williamsburg Residency, Permits and Subdivisions at 757-253-4832 for further information.
6. Plan Number. Please reference the assigned County plan number on all subsequent submissions.

Preliminary Subdivision Plat:

7. Drainage Easements. Provide a note on the plat indicating unless otherwise noted all drainage easements designated on this plat shall remain private.

Chesapeake Bay Preservation:

8. The limits of disturbance provided on the environmental inventory plan sheet appear to be incomplete. Show the entire limits of work.
9. Provide a north arrow and bar scale on the environmental inventory plan sheet.

Erosion & Sediment Control Plan:

10. 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.
11. Limits of Work. Show and label a distinct limit of work (clearing and grading) around the site periphery. Be sure to include work associated with installation of erosion and sediment controls and onsite or offsite utility connections. Ensure disturbed area estimates match land-disturbance inclusive within the limits of work.

12. **E&SC Plan.** The erosion control plan presented may be adequate once the storm drain system is in place and functional are functional. However, at initial clearing stages of construction, the proposed silt fence will be inadequate to control over 4 acres of disturbed area. Additional controls are required.
13. **Safety Fence.** Use orange colored safety fence in accordance with VESCH Minimum Standard & Spec. 3.01 of the VESCH instead of the tree protection for the protection of CA #4 – Park by Others.
14. **Downstream BMP Protection.** Include provisions on the E&SC plan to monitor the existing offsite BMP for signs of sedimentation, specifically during or as a result of construction on this site. As this facility is not to be used for sediment control, the contractor should be aware that additional onsite or offsite controls may be necessary to protect the BMP from degradation. This may include additional E&SC measures, cleaning and sediment removal within the basin or connecting pipe systems and coordination with the owner, engineer or the County.

Stormwater Management / Drainage:

15. **Drainage Pipe Material.** In addition to General Note #16 on the title sheet of the plan set, add the statement “and shall be installed in accordance with all applicable manufacturer and VDOT recommendations, standards, and specifications. In any instances where these items conflict, the most stringent shall apply.”
16. **Low-Impact Design.** Information contained in the 2003 rezoning plan set, JCC case number Z-006-03, provides a statement that before build-out of sections 2 and 4 alternative stormwater management facilities will be implemented in these sections of the development. As the majority of the development areas within these sections of the New Town development is at present developed or is currently under construction, consider the use of low-impact development (LID) design techniques, in addition to the items contained on the approved Master Stormwater Management Plan for the New Town development to increase the quality and reduce the volume and frequency of runoff from the development site to the proposed stormwater management facilities that serve this area. These techniques, including use of bioretention, are well-documented by CBLAD, the Center for Watershed Protection, the USEPA, Prince Georges County, Maryland, and the Department of Conservation and Recreation. If LID is considered impractical for use in this area, a response supporting such a statement will be needed.

MEMORANDUM



Date: April 12, 2006

To: Ellen Cook, Senior Planner

From: Craig Pittman, P.E. ^{cp} – Civil Engineer

Subject: SP-029-06, New Town, Block 10, Parcels E and F (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 has the following comments for the above project you forwarded on March 31, 2006. 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. Water and sanitary sewer inspection fees are required for this project and shall be paid in full to JCSA prior to issuance of a Certificate to Construct Utilities.
2. The design engineer shall provide a response letter indicating actions taken and/or additional changes made with resubmittal of this project.
3. Provide a minimum horizontal separation of 5 feet between water and sewer facilities with other utilities/structures such as storm sewers, drop inlets, light poles, etc. Revise plan accordingly.
4. Dimension the location of all proposed water, sewer and force mains on each utility plan (i.e. from baseline, curbing, edge of pavement, etc).
5. Include the contact person's phone and fax number under the Property Owner Information and the Developer Information.
6. All proposed JCSA Utility Easements shall be 20' minimum width, including those provided around fire hydrants. Revise plans accordingly to comply.
7. Clearly indicate the vertical and horizontal survey datum which this project was based.

Reference the County monumentation used and/or temporary bench mark established on site.

8. The fire hydrant locations will need to be reviewed and approved by the James City County Fire Department.
9. Provide inverts of all proposed sanitary sewer laterals connecting directly into a sanitary sewer manhole. If the proposed lateral invert connecting directly into the sanitary sewer manhole is more than two feet above the outfall pipe invert, then a drop connection shall be specified.
10. Verify this site is included in the Water Conservation Agreement for New Town Residential units. An agreement will be required if this site is not covered under the existing agreement.
11. Provide reference distances for the waterline locations.

Sheet 3

1. Provide a North arrow and a graphic scale.

Sheet 4

1. Provide the defining widths along the proposed variable width JCSA urban easement.

Sheet 5

1. Provide a 20' wide easement along Lots 55-60, over the 4" waterline. The remainder of the easement over the 2" waterline can remain 15' as agreed.

Sheet 6

1. Provide a water service to Lot 5.
2. Provide 5' separation between the water service to Lots 10 and 11, and the stormwater inlet.
3. Provide 5' separation between the sewer clean outs service for Lots 11 and 12, and the stormwater line.
4. Provide 5' separation between the water service to Lots 20 and 21, and the stormwater inlet.
5. Provide 5' separation between the sewer clean outs service for Lot 18, and the stormwater inlet.

Sheet 7

1. Provide 5' separation between the water service to Lots 44 and 45, and the stormwater inlet.
2. Provide sanitary sewer service to Lot 34.
3. Relocate the reducer from station 12+05 to station 13+42, on the other side of the tee. Revise the tee to a 4"x2". Revise the 2" waterline to 4" waterline, from station 12+05 to 13+40.
4. Verify adequate pressure is available to the upper floors of the housing units. Looping the system may be required.

Sheet 10

1. Revise the stormwater sewer system to provide 5' separation between the waterline and the stormwater pipe from approximately station 17+10 to station 17+65.
2. Verify the sanitary sewer laterals for lots 34-43 have 18" minimum vertical clearance.
3. Verify the depths of MH# 5-18 and 5-21.
4. Correct the scale designation in the Title Block to 1"=20'.

Sheet 13

1. Provide 10' clearance between the water services to Units 15, 16, 17, 18, 22, 23, 36, 37, 38, 39, 40, 41, 42, 43 and the trees.
2. Provide 10' clearance between the sewer lateral to Units 7, 8, 13, 23, 35, 36, 37, 38, 39, 40 and the trees.
3. Provide 5' clearance between the water service to Units 10 and 11, and the stormwater inlet.

Sheet 14

1. Provide 5' clearance between the sewer laterals to Units 1, 2, 3, 4, and the scrubs.
2. Provide 10' clearance between the water services to Units 48, 49, 50, 51 and the trees.

Sheets 16 and 17

1. Relocate the street light to provide 5' minimum separation from the Water service to Lots 13 and 14.

2. Relocate the street light to provide 5' minimum separation from the water line from Discovery Park Blvd to Common Area 4 adjacent to Lot 23.
3. Relocate the street light to provide 5' minimum separation from the waterline stubouts from Discovery Park Blvd to the northeast, adjacent to Lot 21 and Lot 44.
4. Relocate the street light to provide 5' minimum separation from the sanitary sewer line from Lydias Drive to Common Area 4, adjacent to Lot 33.
5. Relocate the street light to provide 5' minimum separation from the sanitary sewer lateral to Lots 41 and 42.
6. Relocate the street light to from the intersection of Lydias Drive and Discovery Park Blvd.
7. Relocate the street light to provide 5' minimum separation from the waterline in common area 1, adjacent to Lot 59.
8. Relocate the street light to provide 5' minimum separation from the sewer stubout from Discovery Park Blvd to the northeast, adjacent to Lot 49.

Sewer Data Sheet

1. Verify the average manhole depth. Revise as required.

Water Data Sheet

1. Revise the pipe lengths in section II as required by the layout revisions.

Water System Calculations

1. Revise the peak hour demand pressure calculation to reflect the revised system layout.
2. Provide a copy of the system schematic used for the calculations.
3. Verify the average flow; it is not consistent with the other data.

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

New Town Section 3 & 6, Blocks 14-21– Building Setback Modifications
Staff Report for the May 31, 2006 Development Review Committee Meeting

SUMMARY FACTS

Proposed Use: Mixed Use (Primarily Commercial & Residential)

Location: New Town Sections 3 & 6, Blocks 14-21

Tax Map/Parcel No.: (38-4) (1-50)

Primary Service Area: Inside

Zoning: MU, Mixed Use, with Proffers

Comprehensive Plan: Mixed Use

Reason for DRC Review: To grant a modification to Section 24-527: Setback Requirements

Project History: Originally, the DRC approved on a case by case basis reduced setbacks for each building in Sections 3 & 6. At the January 4, 2006 DRC meeting, a waiver was granted for Sections 3 & 6, Block 14, Parcel B (Design Center) and at the April 26, 2006 DRC meeting, a waiver was granted for Sections 3 & 6, Block 15, Parcel B (CD & A Buildings). Staff recommends the DRC grant a waiver to Section 24-527(a) for New Town Sections 3 & 6, provided proposals are in accordance with the New Town Design Review Guidelines.

Staff Contact: Matthew J. Smolnik

Phone: 253-6685

STAFF RECOMMENDATION

Section 24-527(a) of the Zoning Ordinance states that structures shall be located 50 feet or more from any existing or planned public road right-of-way which is 50 feet or greater in width. The design of blocks in New Town (buildings around the perimeter of central parking lots) requires each building to encroach into this 50 foot setback. Section 24-527(c) states that the DRC may grant a reduction upon finding the proposed setback is for the purpose of integrating proposed mixed use development with adjacent development. Although these reduced width setbacks do not meet Zoning Ordinance requirements, they are in accordance with the New Town Design Guidelines and are important in achieving the desired streetscapes in New Town. Staff recommends that the DRC grant a building setback waiver for New Town Sections 3 & 6, Blocks 14-21.


Matthew J. Smolnik

Attachments:

1. New Town Section 3 & 6 plan with numbered blocks for reference.

SUBDIVISION -059-05. Peleg's Point, Section 6.
Staff Report for the May 31, 2006 Development Review Committee Meeting

SUMMARY FACTS

Applicant: Eric DuBois, A.D. Potts & Associates
Land Owner: Hampton Roads Development
Proposed Use: Residential
Location: Neck-O-Land Road
Tax Map/Parcel No.: (47-4) (1-42)
Primary Service Area: Inside
Parcel Size: 73.2 acres
Zoning: R-1, Limited Residential
Comprehensive Plan: Low Density Residential
Reason for DRC Review: The development proposes more than 50 lots.
Project History:

- Planning Commission: none
- Development Review Committee: none

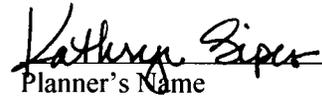
Staff Contact: Kathryn Sipes Phone: 253-6685

STAFF RECOMMENDATION

Preliminary Approval

Although the Environmental Division did not initially recommend preliminary approval as part of their attached comment letter, they were able to meet with the applicant using the County's Development Roundtable process. Since then the plan has been resubmitted and the Environmental Division now recommends preliminary approval per the attached Development Screening checklist.

Staff recommends preliminary approval subject to agency comments.


Planner's Name

Attachments:

1. Subdivision plan (under separate cover)
2. Agency Comments

AGENCY COMMENTS

Planning:

1. You have identified the following archaeological sites on these plans: 44JC576 (including 44JC577 and 44JC578 per DHR letter), 44JC567 and 44JC569, but do not show the boundaries thereof, which is what was requested. Please be sure to include the boundaries on the plat if they do not appear on future submissions of these plans.
2. Please note that prior to final plat approval Community Association documents must be submitted for review and approval by the County Attorney. These documents are not needed for the preliminary approval of these plans.

Environmental:

Please see attached.

JCSA:

Please see attached.

VDOT:

Please see attached.



Initial Plan of Development Screening for DRC - Preliminary Approval Purposes

Environmental Division - Tel. No. 253-6670 Fax No. 259-4032

Project Name: Peleg's Point Section 6

County Plan No.: S-59-05 Date of Review: May 25, 2006

<u>Ok</u>	<u>Not OK</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Completeness of application (checklist, plans, design report, etc.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consistency with previously approved Master Stormwater Management Plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Impervious cover for site less than 60 percent
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Environmental Inventory completeness
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Impacts to RPA, RPA Buffer or Steep Slope areas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Perennial Stream Determination
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Compliance with County 10-point BMP Criteria
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Compliance with County's Stream Channel Protection Criteria
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Minimum Standard # 19 - Channel Adequacy
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Erosion & Sediment Control Plan concept
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stormwater Management Plan concept
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage Plan concept
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lot-to-lot drainage
<input checked="" type="checkbox"/>	<input type="checkbox"/>	BMPs outlet into defined natural or man-made receiving channel.
<input type="checkbox"/>	<input type="checkbox"/>	Other, please describe. _____

The Environmental Division hereby: Recommends Does not recommend granting preliminary approval for this project for the May 31, 2006 Development Review Committee (DRC) meeting.

If not OK, give specific reasons or examples:

Division comments that prevented us from recommending preliminary approval for the February 1, 2006 DRC meeting have been resolved and addressed in a manner satisfactory to recommend grant preliminary approval for the May 31, 2006 DRC. Although many major issues have been addressed, there are still many issues that will need to be addressed prior to issuance of a Land-Disturbing permit for the project. A Water Quality Impact Assessment (WQIA) is still needed for the project; however, it is normal protocol that this may not be submitted until after preliminary approval is granted for the project. (Note: Due to case workload, a full set of technical comments for the latest project submission may not be available in time for the subject DRC meeting. Our Division has had several meetings with the plan preparer to address issues.)

Name Scott J. Thomas Title Chief Engineer

Signature _____ Date 05/26/2006

WAE
SR

ENVIRONMENTAL DIVISION REVIEW COMMENTS
PELEG'S POINT SECTION 6 (86 LOTS)
COUNTY PLAN NO. S - 59 - 05
January 24, 2006

General:

1. In general, the comment - response letter as dated December 14, 2005 by the plan preparer to address Environmental Division comments dated August 3, 2005 has no other specific responses to the comments other than "noted". It is very difficult to review a resubmitted plan based solely on that response, without given proper direction to find where to look on the construction plan or design report. Please provide a brief response to aid the plan review in finding revised information.
2. Streetlights. Previous comment # 6 was not fully addressed. Provide a streetlight at the intersection of Neck-o-Land Road and Peleg's Way.
3. Demolition. Provide adequate notes on the cover sheet of the plan set stating that all objectionable and deleterious material is to be removed from the site and disposed of in an approved landfill meeting the requirements of all local, state, and federal laws and regulations. This specifically applies to the demolition requirements on Lots 121, 122, 123, and other areas with similar requirements.
4. Responsible Land-Disturber Notification. Response to previous comment #7 stated "to be provided by the developer." This is not adequate to address the comment. Permits or plans without this information are deemed incomplete and not approved until proper notification is received. Provide this information on the cover of the plan set.
5. Site Tabulation. Response to previous comment # 10 stated "Noted"; however, this is not adequate to address the comment. Provide a disturbed area estimate in the site tabulation for the project. This information should be provided on the cover sheet of the plan set.
6. Legend. Previous comment # 13 was not fully addressed. A single line type in the legend cannot be used to show multiple features. Not providing a legend on all applicable sheets requires constant shuffling through the plan set for both the reviewer and the site contractor. Additionally, as it appears some of the line types have been left out, placing the legend on all applicable plan sheets may reduce the potential for these omissions. As was previously stated, provide a single legend for information on all applicable development plan sheets or alternatively, provide legends on each individual plan sheet. In general, development plan Sheets 3 through 18 are loaded up with an abundance of information. It would be very helpful for review and construction purposes to separate the erosion and sediment control plan, environmental inventory, road construction, utility and drainage/BMP information in an organized manner.
7. Match Lines. There still appears to be discrepancies with match lines on applicable plan Sheets. For instance Sheet 14 does not have a match line to Sheet 15.

8. Previous comment # 17 was not addressed. Plan Sheet 3 show that FEMA SFHA Zone A and AE areas are being filled approximately 4 ft. due to the road crossing at Peleg's Way Sta. 7+50. State and federal agency approvals may be necessary for filling of the floodplain. This is a major issue that must be resolved before any approvals can be issued for the project. *(Note: The development plan also clearly shows many areas of proposed construction, including roadways, erosion and sediment control measures, water and sewer, drainage conveyances and outfalls and single-family lots within FEMA Special Hazard Flood Area Zone A and/or Zone AE areas.)*

Chesapeake Bay Preservation:

9. Environmental Inventory. Previous comment # 19 has not been addressed. Information quantifying the amount of encroachments into the environmentally sensitive areas has not been provided on the plan sheet that appears to be the environmental inventory. Additionally, this sheet either needs to be relabeled to read "Environmental Inventory" or a separate sheet needs to be provided and labeled appropriately.
10. RPA Encroachment. Previous comment # 20 has not been addressed. This is not a requirement that should be left to the developer to address as the plan of development must reflect that proposed within the WQIA or vice-versa. Also, many of the plan sheets still reflect the limit of work (ie. clearing and grading) within the RPA buffer which is not WQIA for the project. This includes proposed erosion and sediment control measures and bio-filter channels.
11. Buildable Area. It has not been adequately demonstrated that previous comment # 21 has been fully addressed. The ability to situate a single family dwelling on several lots remains in question due to the presence of FEMA SFHA Zone AE/A and RPA buffer. This includes the following: Lots 129, 138, 154, 157, 158, 173, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 194, 195 and others around Sir Hatchett Court and Arrowhead Circle once proper SFHA Zone A is delineated.

Grading Plan:

12. Proposed Grading. Previous comment # 22 has not been adequately addressed. The difference in line type between existing and proposed contours in minimal and a determination as to the validity of the grading plan cannot be evaluated at this time. As was previously stated, provide a ***bolded line type*** to distinguish the proposed contours from existing and to ensure that the grading as proposed can be accomplished within the limit of work as proposed. Appropriate line types for proposed grading should be shown in the legend. Due to our inability to review the grading plan at this time, our Division reserves the right to further comment on proposed grading and/or drainage plan features. Additional grading must be shown in the areas pertaining to the Biofilter Swale as shown throughout the site. This is needed to ensure that the encroachments are valid and that the required slope can be maintained along the entire length of the swale. Similar information is also needed for the proposed temporary diversions, temporary diversion dikes, and all other proposed drainage and structural stormwater and erosion and sediment control items to ensure that they will fit in the designated areas.

Erosion & Sediment Control Plan:

13. Labels and Symbols. Ensure that all symbols used that pertain to erosion and sediment control are consistent with the requirements of the VESCH. Include all portions of the labels and not just the key symbol.
14. Temporary Sediment Traps. The information provided in the plan set is not in compliance with the VESCH requirements for temporary sediment traps. Information and details must be revised to reflect appropriate top widths of embankments and proper stone outfall sections. Additional information is needed in the form of drainage area maps for validation of the drainage areas to the proposed traps. Definitive information must be provided to reflect that the largest anticipated drainage area to the measure has been taken into consideration for the design of the measure and proper stage storage information must be provided as well. Further, 2H:1V slopes as proposed on the traps would require erosion control matting. Additionally, all information necessary for construction of the trap in accordance with Minimum Standard & Spec. 3.13 of the VESCH must be provided on the construction plan including minimum top berm width and outlet stone width.
15. Offsite Land Disturbing Areas. Response to previous comment # 25 indicated no offsite disposal or stockpile areas were to be used for this project; however, this conflicts with demolition requirements as proposed in the plan set. It is for this reason that the comment must be restated and appropriate information be indicated as was previously requested. Therefore, 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.
16. Erosion and Sediment Control Plan. Due to presentational difficulties, it is difficult to provide a full review on the project's erosion and sediment control plan. The following comments are ***again*** preliminary, based on the development plans as presented; however, our Division reserves the right to further review and comment on the site's erosion and sediment control plan upon revision.
 - 16a. Previous comment # 26a remains to be addressed. It remains extremely difficult to distinguish between the various erosion and sediment control items contained in the plan set as the line types and symbols are not consistent with those contained in the Virginia Erosion and Sediment Control Handbook (VESCH) and no legend has been included. Information pertaining to the temporary sediment traps must be contained on the plan set with proposed contours to reflect that the required volume of storage can be obtained in the areas indicated. Additionally, diversions and diversion dikes must be indicated with proposed contours to indicate that grading for those items may also be accomplished in the same manner. The requirements of the erosion and sediment control plan are such that temporary diversions are proposed down gradient of silt fence and in many instances with no indication as the location of their outfall. Revise the erosion and sediment control plan so that information is clear and the opportunity for confusion in the field is omitted.
 - 16b. Previous comment # 26b has not been addressed. Should this comment not be addressed in the next submittal, the erosion and sediment control plan will not be reviewed and the comments will be reissued. Previous comment: *Due to the size of the project and the amount of information contained on the current plan sheets, an erosion and sediment control plan must be presented separate of the utility, grading, and stormwater*

information to clearly indicate the location and type of erosion and sediment control measure to be installed. All existing and proposed items not related to the erosion and sediment control plan should be shown in light (half tone) print to show the reasoning behind the type of measure to be used.

- 16c. Previous comment # 26c has not been addressed. The revisions made to the sequence of construction do not satisfy the comment. See additional comments under the heading of "Sequence of Construction." Previous comment stated the following: *It would be very beneficial to provide a Phase 1 and Phase 2 erosion and sediment control plan. A Phase 1 E&S plan shows perimeter controls required to be installed prior to mass clearing, grubbing and during initial grading of the site. A Phase 2 E&S plan shows additional measures necessary in addition to the Phase 1 perimeter controls (ie. inlet protections, etc.) once the roads are graded and drainage systems installed. Any transitional measures needed between Phase 1 and 2 can be handled by the sequence of construction.*
- 16d. Response to previous comment # 26d of "Noted" is not adequate to address the comment. Previous comment stated the following: *In order to obtain approval for an erosion and sediment control plan, the plan must show all proposed measures. Plans which simply state that a measure is to be installed in a location are deemed incomplete and cannot be reviewed. This includes showing the origin, outfall, and inverts elevations at sufficient intervals along temporary drainage features along with any clearing requirements for these measures.*
- 16e. Response to previous comment # 26e of "Noted" is not adequate to address the comment. Previous comment stated the following: *Ensure that all items contained on the erosion and sediment control plan are within the design parameters as contained in the latest edition of the VESCH manual.* No information could be found in the plan set to verify the adequacy of the erosion and sediment control measures as proposed.
- 16f. Response to previous comment # 26f of "Noted" is not adequate to address the comment. Previous comment stated the following: *Provide a brief erosion and sediment control plan narrative in accordance with VESCH requirements. The narrative should include important site, adjacent parcel, soil and development information as well as specific control and stabilization measures as proposed.*
- 16g. Response to previous comment # 26g stated "existing drainage patterns to remain the same." This is in direct conflict with the previous and current plan which both reflect temporary diversion dikes and channels throughout the site. Therefore, the comment remains to be addressed. Previous comment stated the following: *Describe how flow/runoff in existing streams or natural drainage channels will be handled during construction of all proposed culvert or storm drains.* One specific item would be the feature that dissects the site and where the proposed triple box culverts are located. Information must be provided to indicate how stormwater will be routed through the area while under construction. Provide with the next submittal.
- 16h. Response to previous comment # 26h stated "Noted;" however, no site tabulation could be found in the plan set. Therefore, the previous comment remains to be addressed which stated the following: *Ensure the disturbed area estimate for the project matches land-*

disturbance as proposed within the limits of work (clearing and grading), including utility connections and installation of site erosion and sediment control measures.

- 16i. Response to previous comment # 26i of “Noted” is not adequate to address the comment and the comment remains to be addressed. Previous comment stated the following: *Step # 2 of the sequence of construction on Sheet 2 is incorrect. Minimum Standard # 4 of the Virginia Erosion and Sediment Control regulations required that perimeter erosion and sediment control measures be installed and function prior to disturbance of upslope areas. Also, the sequence must specifically address when installation of onsite BMPs is to occur, including modifications to Pond A, Pond B and bio-filters BF-1, BF-2 and BF-3.*
- 16j. Response to previous comment # 26j of “Noted” is not adequate to address the comment. Previous comment stated the following: *Provide a seeding and mulching specification or reference an appropriate mixture for the coastal plain region per the VESCH, Minimum Standard 3.32. Use standard keys and symbols in accordance with VESCH requirements.* This information could not be found in the current plan submittal.
- 16k. Previous comment # 26m requested that riprap class (Class I Minimum), placement thickness, quantity (if necessary) and external dimensions shall be provided on the plan set in accordance with the requirements VESCH standard and specification 3.19 for all proposed locations within open channels. Though information was provided in the plan to reflect an apron was to be placed, no information was provided to support the adequacy of the dimensions provided. Include this information with the next submittal and revise the rip rap depth and D₅₀ to be consistent with class I as was previously requested in several comments of the previous set.
- 16l. In response to previous comment #26o, note #33 under “Notes to contractor” was added; however, this is not sufficient to address the comment. Information must be added to the plan set to state that all dewatering operations are to be conducted in accordance with VESCH standard and specification 3.26 and all other applicable sections of the manual.
- 17. Provide an additional note under the “Notes to Contractor” stating that all erosion and sediment control measures are to be installed in accordance with the requirements of the latest edition of the Virginia Erosion and Sediment Control Handbook.

Stormwater Management / Drainage:

- 18. Stormwater Plan. Previous comment # 27 was not fully addressed. BMP details as provided in the plan set do not appear to be consistent with County type B-3 pond/wetland system and County requirements for bio-filters. Also, no detailed information could be found for modifications to Pond A (County BMP ID Code PC 109) and bio-filters should be placed in private drainage easements to ensure proper maintenance.
- 19. Master Stormwater. Please provide a written response to previous comment # 28 as it pertains to compliance with conditions on the master stormwater/drainage plan approval. This includes a line by line response to the approval letter for the “Drainage & BMP Point Master Plan” as issued April 12, 2005 including conditions about Pond B, Pond A, bio-filter design and Special Stormwater Criteria in drainage sub-area A.

20. SCPV. Previous comment # 33 was not fully addressed as nothing could be found in the design report to indicate compliance with County stream channel protection criteria, especially for Pond B.
21. Pond B. Previous comment # 34 was not addressed. This BMP does not appear to meet County type A-3 wet extended detention pond requirements by containing all required features. Refer to bullet # 2 from the approved "Drainage & BMP Master Plan" letter issued on April 12, 2005 and pages 11 and 12 and 36 through 41 of the County BMP manual.
22. Drainage Plan. Previous comment # 37 was not addressed. The PG-2A drainage outfall at proposed Lot 133/136 appears very similar in nature to the drainage scenario at the wetland-road crossing along Williamsburg Glade between Sections 1 and 2. This area has been documented as experiencing flooding, standing water and lack of positive drainage problems since it's construction a few years ago. Although the drainage from the new outfall is directed to the wetland, increased runoff to this location and lack of fall may result in increased standing water problems, flooding and lack of positive draiange. Examine this area for this potential and if any other possible drainage solutions exist.
23. Maintenance Plan. Previous comment # 39 was not addressed. Provide BMP maintenance plans for the Pond B and the bio-filters.
24. Due to the extensive nature of these comments and incompleteness of the proposed stormwater drainage and stormwater management plan for the project, our Division will not perform a full technical review of inlets, storm pipes, circular and box culverts, Minimum Standard # 19 related issues and the BMP designs until the next submittal. The FEMA Zone A issue may also substantially impact road, utility and lot designs would would substantially impact the proposed grading, drainage and stormwater management plan. It is suggested that further discussions or a meeting be held between Environmental Division staff and the plan preparer prior to the next submission. Contact the Environmental Division at 757-253-6639.

Natural Open Space:

25. The following comments are related to environmentally sensitive features on proposed lots as determined by the County Engineer.
 - 25a. Sheet 1 of 26:
 - i) Label RPA Line/Conservation Easement
 - ii) Label Wetlands/Conservation Easement
 - iii) Label 100 Yr Floodplain
 - 25b. Sheet 3 of 26:
 - i) Show Conservation Easement Indicated On Bmp Points Workmap. Do Not Place Any Easement On Lot 159.
 - ii) Show 2 JCC 6"X 8" Std Easement Signs On JCC Std Posts At Lot 159. Copy Of Sign Attached.
 - iii) Show 1 JCC 12"X 18" Std Easement Sign/Post On Peleg's Way R/W.
 - iv) The Bmp Work Map Shows Conservation Easement On Lot 158. Show The Easement On Lot 158 And A Pin And Dimension On The Eastern Lot Line.

- 25c. Sheet 4 of 26;
- i) The Bmp Work Map Shows Conservation Easement West Of Lot 116.
 - ii) Show The Easement On This Sheet.
 - iii) Show JCC Std 8" X 6" Std Sign & Post On Lt 116 And 12"X 18" Std Sign & Post On Peleg's Way R/W.
 - iv) Lots 153,154, 157, 158;
 - v) Show Easement W/ Pins, Dimensions And 1 8x6 Std Sign & Post Each Lot.
- 25d. Sheet 5 Of 26;
- i) Show The Easement East Of Lot 117. Show 1 6 X 8 Sign/Post On Eastern Lot Line.
- 25e. Sheet 6 Of 26;
- i) Do Not Show Conservation Easement On Lots 132, 133, 136, 137. Remove This Easement From Work Map.
- 25f. Sheet 9 Of 26
- i) Show Conservation Easement Per The Work Map; Do Not Show Easement On Lots 132, 137.
 - ii) Start The Conservation Easement At The Common Corner Of Lts 137,138. Show Easement Pins And Dimensions For Lts 131,138,139. Show 1- 6 X 8 Std Sign/Post On Each Lot.
- 25g. Sheet 10 Of 26;
- i) Show Conservation Easements Per The Work Map.Show Easement Pins , Dimensions And 1- 8 X 6 Std Sign/Post For Lts 139, 140 141, 142 , 143, 153.
- 25h. Sheet 11 Of 26;
- i) Do Not Show Easement On Lots 160,161,162.
 - ii) Show Easement On Lot 163 W/Pins, Dimensions And 1- 8 6 Sign/Post.
 - iii) Do Not Show Easement On Lots 194, 195.
- 25i. Sheet 12 Of 26;
- i) Show Conservation Easement Per The Work Map.
 - ii) Show Easement Pins, Dimensions And 1-8 X 6 Sign/Post On Each Lt 163,164,165,166,167,168
- 25j. Sheet 14 Of 26;
- i) Show Conservation Easement On Lots 189, 191 W/Pins, Dimensions And 1- 6 X 8 Sign/Post On Each Lot. Do Not Show Easement On Lot 190.
- 25k. Sheet 15 Of 26 ;
- i) Show Conservation Easement Per The Work Map.
 - ii) Add 2-12 X 18 JCC Std Easement Signs/Posts
 - iii) Add 2 JCC RPA Std Easement Signs/Posts
- 25l. Sheet 16 Of 26;
- i) Show Conservation Easements Per The Work Map.
 - ii) Show Easement, Pins, Dimensions And 1-8 X 6 Sign/Post On Lots 181, 182. Do Not Show An Easement On Lot 180.

25m. Sheet 17 Of 26;

- i) Show Conservation Easements Per The Work Map.
- ii) Show Easement, Pins, Dimensions And 1-8 X 6 Sign/Post On Lots 172, 173, 176, 177, 178, 179.
Show 2 Signs On Lot 174.

25n. Page 18 Of 26;

- i) Show Conservation Easements Per The Work Map.
- ii) Show Easement, Pins, Dimensions On All Lots.
- iii) Lot 174 Add 1 – 12 X 18 Sign/Post
- iv) Lot 175 Add 2 – 12 X 18 Sign/Post
- v) Lot 176 Add 4 – 12 X 18 Sign/Post

MEMORANDUM

Date: April 17, 2006
To: Kate Sipes, Planner
From: Craig Pittman, P.E. ^{CP} - Civil Engineer
Subject: SP-059-05, Peleg's Point, Section 6 (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 has the following comments for the above project you forwarded on April 10, 2006. 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. The date of the signed and dated professional seal affixed to the plan shall reflect the latest revision.
2. A site plan checklist has been developed to aid in plan development and review of the plans submitted. The Applicant can download a copy of the Checklist from JCSA's website. A copy is attached for your use.
3. Provide a copy of the hydraulic analysis for the proposed waterline extension.
4. Provide an overall utility plan. Show the layout and main line sizes.

Sheet 3

1. Provide call outs at the utility connection locations.

Sheet 6

1. Relocate the water service to Lot 135 so the tap is not under the storm structure.

Sheet 11, 12, 14

1. Provide a full 20' JCSA utility easement over the existing FM for its entire length in Section 6, rather than just Lots 163 and 164.

Sheet 14

1. Show the Existing JCSA easement that is called out.

Sheet 21

1. Revise the note at station 1+50 Moonlight Point to reference station 0+20 instead of station 0+50.

Landscape Plan

1. The proposed fire hydrant at the entrance from Neck of Land Road has the landscaping too close. Relocate the shrubs to provide 5' of separation and the trees to provide 10' of separation.

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



COMMONWEALTH of VIRGINIA

GREGORY A. WHIRLEY
ACTING COMMISSIONER

DEPARTMENT OF TRANSPORTATION
1700 NORTH MAIN STREET
SUFFOLK, VA 23434

January 25, 2006

Kate Sipes
James City County Planning
Post Office Box 8784
Williamsburg, Virginia 23187



Ref: Peleg's Point, Section 6
County Plan Number S-059-05
Neck-O-Land Road (Route 682), James City County

Dear Ms. Sipes:

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

- 1) Reduce the amount of right of way provided around all cul-de-sacs. The right of way line should be located approximately 5'-10' beyond the ditch line for maintenance purposes. The right of way as shown is not acceptable.
- 2) The methods used for determining flow volumes in the drainage calculations are not correct. It is not appropriate to use a summation of Q values from contributing drainage areas, rather the correct method would be to calculate Q based on maximum times of concentration and weighted runoff coefficients. The method used over calculated flow rates, therefore the drainage systems located within the right of way are over designed and are deemed acceptable for this project.
- 3) According to the profiles, the ditch along Peleg's Way is to be graded from the low point at Station 8+50 to drain to the box culverts. It appears that it may be appropriate to extend the PG-2 paved ditches to the culvert. Review and revise as necessary.
- 4) We recommend that the ditches flowing towards the box culvert at approximate Station 12+40 on Moonlight Point be graded to flow into the perpendicular drainage crossing. This will eliminate the need for the section of paved swales over the culvert with less than desirable clearance, and will also eliminate the circular routing of the drainage.

- 5) The typical minimum pipe size allowed for stormwater conveyance within subdivisions is 15". Provide 15" pipes for all street crossings where 9" of cover to the finished grade can be achieved at the edges of pavement. Where this cannot be achieved, provide PG-2A paved ditches at the upstream and downstream ends of the pipe to aid in eliminating sedimentation and clogging of the pipes.
- 6) Provide calculations for all roadside ditches. They should be evaluated to prevent erosion during the 2-year storm event and to have adequate capacity to contain the 10-year storm even. Provide appropriate erosion control in the ditches based on velocities in accordance with the *Virginia Erosion and Sediment Control Handbook*.
- 7) Provide on the plans the typical PB-1 pipe bedding details (Std. 107.01 and 107.04) for installation of circular pipe and box culverts. We note that shop drawings for the box culverts will be required from the contractor for approval prior to installation.
- 8) Provide on the plan views callouts for the PG-2A swales along with the applicable side slopes and depths.
- 9) All easements outside of the proposed right of way should be designated as "Drainage Easements" or "County Drainage Easements".
- 10) Show how the proposed right of way ties back into the existing right of way to the south of the entrance on Neck-O-Land Road.
- 11) The diagonal striping for the gore area to the south of the entrance on Neck-O-Land Road is slanting in the wrong direction; the stripes should be rotated 90-degrees.
- 12) The nose of the gore area to the south of the entrance on Neck-O-Land Road should be extended to the north. The 75' dimension designates the point where the transition can begin. Refer to Figure C-1-1.20 of VDOT's *Road Design Manual* for an illustration of this.
- 13) The solid yellow line to the north of the entrance on Neck-O-Land Road should be revised to be a solid double yellow line.

When the above comments have been addressed, please submit three 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.

Peleg's Point, Section 6
January 25, 2006
Page Two

Should you have questions please contact me at (757) 253-4832.

Sincerely,

A handwritten signature in black ink, appearing to read "Bradley A. Weidenhammer". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Bradley A. Weidenhammer, EIT
Transportation Engineer