

A G E N D A
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
April 27, 2016
4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. February 24, 2016

D. OLD BUSINESS

E. NEW BUSINESS

1. SITE PLAN-0104-2015, Williamsburg Landing Woodhaven Expansion

F. ADJOURNMENT

ITEM SUMMARY

DATE: 4/27/2016
TO: The Development Review Committee
FROM: Minutes from the February 24, 2016 Development Review Committee Meeting
SUBJECT:

ATTACHMENTS:

	Description	Type
▣	minutes	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Johnson, Chris	Approved	4/22/2016 - 3:48 PM
Development Review Committee	Secretary, DRC	Approved	4/22/2016 - 3:50 PM
Publication Management	Burcham, Nan	Approved	4/22/2016 - 3:54 PM
Development Review Committee	Secretary, DRC	Approved	4/22/2016 - 3:56 PM

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
County Government Center Building A
101 Mounts Bay Road, Williamsburg, VA 23185
February 24, 2016
4:00 PM

1. ROLL CALL

Present:

Robin Bledsoe
Tim O'Connor
Chris Basic
John Wright

Staff Present:

Paul Holt, Planning Director
Jose Ribeiro, Senior Planner II
Ellen Cook, Planner II
Chris Johnson, Principal Planner

Other:

Tim Trant
Brian Staub
John Carnifax
Jason Grimes
Chris Haywood

Mr. Chris Basic called the meeting to order.

Ms. Robin Bledsoe moved to approve the minutes from the January 27, 2016 meeting. The minutes were approved 3-0-1 (Mr. Basic abstaining).

2. ITEMS FOR DRC ACTION

C-0008-2016. Williamsburg Indoor Sports Complex (WISC) Aquatic Center

Mr. Jose Ribeiro stated that Mr. Chris Haywood has submitted a conceptual plan proposing the addition of two indoor swimming pools and associated office/locker room facilities to the Williamsburg Indoor Sports Complex. Mr. Ribeiro stated that the application is being considered by the DRC for a master plan consistency determination in accordance with the adopted Special Use Permit and Master Plan for the Warhill Sports Complex. Mr. Ribeiro indicated that staff has evaluated this proposal and found the use to be compatible with the current use of the property and that it does not change the basic concept or character of the Warhill Sports Complex. Mr. Ribeiro recommended the DRC recommend approval of the request contingent on the proposed improvements being located outside Resource Protection Areas (RPAs) and the 150-foot property line buffer.

Ms. Bledsoe asked staff to confirm that the proposed facilities would be used for swimming practice and meets.

Mr. Ribeiro stated that it would be used for swimming practice and meets, but deferred the question to the applicant.

Mr. John Carnifax, Director of Parks & Recreation, stated that the facilities will be used by Williamsburg Indoor Sports Complex (WISC) members, but it would also be open for competitive swim teams and that the three surrounding high schools would likely use the facility for practice and meets.

Ms. Bledsoe asked if there would be adequate seating capacity and space for families for the swim meets.

Mr. Carnifax indicating that they were working on a plan to provide space for at least 200 people to sit on bleachers. He stated that the bleachers would probably increase the total footprint of the proposed facility by an additional 16 feet in width.

Mr. John Wright expressed concern that the construction of the proposed facility could impact the exiting trail.

Mr. Carnifax stated that the construction of the facility would not have any impact on the trail use and that Parks & Recreation would be involved in the final design of the facility and that they would ensure that it was aesthetically pleasing on the outside and also screened in certain areas to protect viewsheds. Mr. Carnifax also stated that this project is a good private/public partnership and positive for the community and that it could allow the private sector to come in and keep the County from having to build a new swimming pool at least for the near future.

Mr. Wright asked if the proposed facility would be financed with revenue from user fees.

Mr. Carnifax answered that the new facility would operate under the WISC user fee format and that WISC also honors all Parks & Recreation financial assistance program to citizens; therefore, if someone currently on a Parks & Recreation program qualifies for a reduction in user fees, WISC would honor that reduction also.

Mr. Tim O'Connor asked where in the County a separate swimming pool could be located.

Mr. Carnifax stated that a feasibility study was prepared in 2001 and that Parks & Recreation investigated the possibility of a swimming pool at the Warhill site and the Rec Center site by turning the existing pool into a family leisure pool and adding a 25- or 50-meter pool. It was determined that adding a pool at the existing Rec Center would be the most cost-effective approach for the County as no additional administrative staff would be required to be hired. The challenge with the location of the existing swimming pool in the Rec Center is that there is a generator and ball fields located in the back of the existing building. However, now that Parks & Recreation owns the water tower site, it provides more flexibility as to the potential location of another swimming pool.

Mr. O'Connor stated that plans for an additional swimming pool at the Rec Center were not in the near future.

Mr. Carnifax concurred and stated that part of the community desires a larger 50-meter pool and that the County completed a study a couple of years ago regarding the financial impacts of operating both a large gymnasium, and a pool facility and that most aquatic centers do not generate enough revenue to support operating costs.

Ms. Bledsoe asked Mr. Paul Holt about the increase in traffic and impacts to Longhill.

Mr. Holt stated that if schools continue to offer swimming practices early in the morning there should not be an immediate conflict with the morning peak hour. The swim season is typically in the winter and it should not be expected to overlap with other recreational uses such as soccer and baseball. The proposed swimming facility is not expected to generate a need for improvements either on Longhill or Opportunity

Way Roads. The County will be completing a comprehensive update to the traffic impact study for the Warhill site and this proposal and any other future buildout of facilities on the Parks & Recreation Master Plan which has not yet been constructed. This study was last updated in 2007 and 2009. Mr. Holt also stated that as part of the traffic study, questions such as does the connector road remain seasonal or does it become open full-time to serve as a safety feature must be considered.

Ms. Bledsoe stated that traffic impacts were considered as part of the master plan for the Warhill Complex site and if the traffic impact analysis being updated will provide any surprising results.

Mr. Holt stated that there should not be any surprises for this proposed facility. Most of that traffic demand comes when larger tournaments letting out vehicular traffic all at the same time.

Mr. Basic stated that he had concerns about traffic, but understood that there would not be a direct conflict with the typical peak hour analysis. Mr. Basic stated that the proposed swimming pool facility is something that the community needs and that the issue for DRC consideration is whether or not this proposal is consistent with the approved master plan for the Warhill Complex. Mr. Basic stated that he thought the proposed use is consistent with the adopted master plan. However, his main concern is traffic and based on his experience, there are existing traffic problems at the Warhill site outside of the peak hours. Mr. Basic was concerned regarding the impacts of 200 or more cars associated with the proposed swimming facility would have on traffic.

Mr. Carnifax stated that they count traffic coming in and out of the site on both sides so they have traffic information at the different hours of the day, and that the proposed swimming facility should have no impact to what is presently experienced at the site with traffic congestion. Mr. Carnifax stated that Parks & Recreation has an operational agreement with WISC and other partner groups and do have a say in operational issues such as the different starting times of certain recreational activities.

Mr. Basic stated that he agreed the proposed swimming pool facility would not necessarily create traffic issues, but that in conjunction with other recreational activities such as soccer, baseball, it could occasionally create traffic problems.

Ms. Bledsoe stated that there is a perception that the proposed swimming facility will add to traffic problems and she shared Mr. Basic's concerns regarding traffic.

Mr. Carnifax stated that based on initial discussion with their consultant the only improvements to be made are on Longhill Road. There have been discussions about a signalized intersection, but that would not solve traffic problems on Saturdays or Sunday when big sports events happen. Mr. Carnifax stated that it falls upon the operational aspects to provide solutions such as a police officer to control traffic at certain times.

Mr. O'Connor stated that his concern was less about traffic and more about speed limit. The speed limit on Longhill Road is 45 m.p.h., but many vehicles are driving at a faster pace.

Ms. Bledsoe stated that the proposed swimming pool facility is necessary for the community and that it is not inconsistent with the Adopted Master Plan and that there will be a traffic study for any future expansion on the site.

Mr. Holt confirmed that the traffic study is on-going.

Mr. Wright asked for the expected project conclusion date.

Mr. Carnifax indicated that they were expecting to conclude the project either fall or winter of next year.

Ms. Bledsoe made a motion to approve the master plan consistency request.

Mr. Wright second the motion and the request was approved 4-0.

Mr. Ribeiro clarified that the approval was for the master plan consistency contingent on the swimming pool facility being located outside the 150-foot buffer and the RPA.

The DRC members concurred.

3. ITEMS FOR DRC CONSIDERATION

C-0013-2016. 4450 Powhatan Parkway, Senior Housing

Ms. Ellen Cook stated that Mr. Tim Trant has submitted a conceptual plan which proposes 146 units of independent senior living on property located at 4450 Powhatan Parkway. The applicant has requested DRC comments on the proposed development concept.

Mr. Tim Trant introduced Mr. Brian Staub and provided a brief overview of the proposed project.

Mr. Brian Staub stated that Marlyn Development has developed seven similar communities in recent years, six in Hampton Roads. He stated that its model allows for affordability and that past projects have drawn 70% local residents.

Mr. Trant stated that the current proposal before the DRC is modeled on recent projects in Phoebus in Hampton, which have 136 units.

Mr. Staub indicated that the company's developments do provide a lot of amenities such as an arts and crafts room and a beauty salon. He noted that the buildings have secure access with interior hallways. These amenities are provided to support a high quality of life for the residents.

Ms. Bledsoe inquired how this proposal was similar or different from other senior housing communities, noting that it appeared to address a different demographic.

Mr. Trant concurred with Ms. Bledsoe, noting that compared to some other communities this would allow seniors to live in a building with many amenities, but without some of the timeframe and financial commitments found elsewhere. This model could be a step between maintaining a separate individual household and a possible more supportive environment in the future.

Mr. Wright inquired if the community would be age-restricted, and if so, what would occur if an occupant became the guardian of a child.

Mr. Staub stated that it would be age restricted. Given the legal structure of these types of communities, a person would not be able to continue to reside there if they became a guardian.

Ms. Bledsoe asked what the ballpark cost of renting one of the units would be.

Mr. Staub stated it could be a range, but cited a figure of approximately \$1,200.

Mr. Trant stated that following the model of the company's development in Hampton, the project would likely include 20% affordable housing.

Ms. Bledsoe recommended viewing the information and video regarding the recently completed James City County 2016 Housing Condition Study.

Mr. Staub stated that the Hampton project included units affordable to households at 50% of Area Median Income, which equates to rents in the \$600s. He noted that these units had similar finishes and were very comparable with the market rate units.

Mr. Wright asked how many cars the community was likely to have.

Mr. Trant provided some background information about the history of the site and project. He noted that current proposal for 146 units was less than the 165 units that had been initially been indicated by the pro forma given the large parcel size and central location. This would have resulted in a gross density above four units per acre, and a concurrent Comprehensive Plan designation change had been considered. However, after further reflection and adjustments, the unit number was lowered so the density could be within the range recommended by the Comprehensive Plan. Mr. Trant noted that a change to Planned Unit Development - Residential was being considered, and that the concept provided to the DRC shows the footprint of the Phoebus building on this property. Mr. Trant explained that the property had previously been intended for a school which ultimately located elsewhere, so the access road, Powhatan Parkway, had been designed and built to accommodate this level of traffic. Mr. Trant indicated that the trip generation per ITE was 40 trips in the peak hour.

Mr. Staub stated that in their other communities, they generally had less than 1 car per unit. He indicated that the residents often do not drive during the peak hour and often take the van service.

Mr. Trant stated that they will have community outreach, and expects that residents will have some concerns about traffic.

Mr. Chris Basic indicated that he was glad they recognized that traffic may be an issue. He asked how many employees there would be and how that affected traffic.

Mr. Trant stated that the employee trips were included in the ITE figure.

Mr. Basic asked if there would be food service.

Mr. Staub replied that the residents would cook for themselves.

Mr. Trant stated that they have looked at trip generation from Shorewood Cove and found trips to be somewhat lower than the ITE. Shorewood Cove is located in a similar location to this site in terms of likely use of vehicles versus pedestrian trips.

Mr. O'Connor commented on this property being the subject of a land use designation change application during the recently completed Comprehensive Plan and that the application was denied.

Mr. Trant stated that this developer had not been involved in that application, and noted that this proposal would fall within the density range recommended for Low Density Residential.

Mr. Basic inquired about the possibility of using Jester's Lane for access.

Mr. Chris Johnson stated that Jester's Lane does not meet current VDOT standards and did not appear feasible for access.

Mr. Trant noted that this property is in the heart of a commercial center and is an infill property. This proposal would be an efficient use of this land. Mr. Trant noted that the property has a buffer from Ford's Colony given the RPA and an existing Conservation Easement. Given the proposed placement of the building on the parcel, it would also be buffered from lots in Powhatan Secondary.

Mr. Wright asked how long the project would be under construction.

Mr. Staub indicated an approximate timeframe of 12-13 months.

Mr. O'Connor asked about how much buffer there would be from WindsorMeade, given that community's past concern with adjacent development.

Mr. Trant stated that he was not sure of the exact amount, but that they would look at this issue.

Mr. O'Connor asked about the location of the parking.

Mr. Staub replied that the parking location had not yet been determined.

The DRC members and applicant discussed the topography of the site, the location of the existing berm and the effect on visual impacts to WindsorMeade.

Mr. Trant stated that they will be seeking community outreach, including with WindsorMeade. He indicated that they hope to address any possible concerns to the best of their ability.

Mr. O'Connor asked how much land disturbance there would be on the site.

Mr. Staub replied that it would be approximately one seventh of the site. Mr. Staub and the DRC members discussed how the location of the building put it on the most central portion of the site where the most developable land is located.

Mr. O'Connor asked what outside amenities would be provided.

Mr. Staub indicated that garden plots were very popular in their other communities, and that there might be other features such as a dog park. He stated that walking paths around the perimeter of the building would likely be popular in good weather.

Mr. O'Connor asked if this site was included in the Powhatan Secondary Master Plan.

Mr. Johnson stated that it was likely not, given the R-8 zoning, but that the vision had been for a school.

The DRC members and applicant discussed the possible location of an access road into the property and its avoidance of wetland features.

Mr. Staub noted that one of their other developments was the centerpiece of a single-family housing community and complemented the neighborhood very well.

Mr. Staub and Mr. Trant invited the DRC members to visit the Woodlands project.

4. **ADJOURNMENT**

On a motion by Ms. Bledsoe and a second by Mr. Wright, the meeting was adjourned at approximately 5:30 p.m.

Chris Basic, Chairman

Paul D. Holt, III, Secretary

ITEM SUMMARY

DATE: 4/27/2016

TO: The Development Review Committee

FROM: Roberta Sulouff, Planner I

SUBJECT: SITE PLAN-0104-2015, Williamsburg Landing Woodhaven Expansion

ATTACHMENTS:

	Description	Type
▣	Staff Report	Staff Report
▣	Selected Site Plan Sheets	Backup Material
▣	Agency Comments	Backup Material
▣	Adopted Master Plan	Backup Material
▣	Elevations	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Johnson, Chris	Approved	4/22/2016 - 3:48 PM
Development Review Committee	Secretary, DRC	Approved	4/22/2016 - 3:50 PM
Publication Management	Burcham, Nan	Approved	4/22/2016 - 3:56 PM
Development Review Committee	Secretary, DRC	Approved	4/22/2016 - 3:57 PM

SITE PLAN-0104-2015. Williamsburg Landing Woodhaven Expansion
Staff Report for the April 27, 2016, Development Review Committee

SUMMARY FACTS

Applicant: Mr. Ryan Stephenson

Land Owner: Williamsburg Landing Inc.

Proposal: To expand the current Williamsburg Landing development by building two previously approved skilled nursing/memory care buildings. The proposal also includes a previously approved expansion of the Woodhaven Building, as well small additions to existing dining and parking facilities. The DRC must review this application as it proposes a group of buildings exceeding 30,000 square feet (Section 24-147 (a)(1)(c)).

Location: 5560 Williamsburg Landing Drive

Tax Map/Parcel No.: 4820100003

Project Acreage: +/- 50 acres

Zoning: R-5, Multi-Family Residential, with proffers

Comprehensive Plan: Low Density Residential

Primary Service Area: Inside

Staff Contact: Roberta Sulouff, Planner I

FACTORS FAVORABLE

1. Staff finds the proposed expansions consistent with the adopted master plan for Williamsburg Landing.
2. The height of the proposed buildings complies with the existing 50-foot height waiver per James City County Case No. HW-0004-2008.
3. The Planning Director has reviewed architectural elevations, per Condition No. 1 of SUP-0006-2015, and has found the architecture consistent with the character of the existing development.
4. On January 12, 2016, the Board of Supervisors adopted the resolution for James City County Case Nos. SUP-0006-2015/Z-0004-2015, including the current Master Plan configuration depicted in this application.

FACTORS UNFAVORABLE

1. None.

STAFF RECOMMENDATION

Staff recommends preliminary approval of this application.

PROJECT DESCRIPTION

The applicant has submitted a site plan (Attachment No. 1) proposing the following improvements:

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

SITE PLAN-0104-2015. Williamsburg Landing Woodhaven Expansion

Staff Report for the April 27, 2016, Development Review Committee

1. One two-story, ±21,570-square-foot skilled nursing/memory care building;
2. One one-story, ±21,760-square-foot skilled nursing/memory care building;
3. A ±16,125-square-foot addition to the existing Woodhaven Building;
4. Minor additions to the existing building, such as additions to the dining area, totaling ±9,009 square feet;
5. 114 new parking spaces; and
6. An internal walking path.

The proposed expansion would result in the addition of 63 skilled nursing/memory care units and 21 assisted living units. These additions are under the maximum caps set for each unit type and do not represent any additional density beyond what has been previously approved.

PLANNING AND ZONING HISTORY

In 1982, a portion of the Williamsburg Landing site was rezoned from A-2, Limited Agriculture, to R-5, Multi-family Residential. In 1991, a portion of the site was rezoned from R-8 to PUD-R to allow a 60-unit single-family development. Rezoning cases in 1993, 1995, 2001 and 2008 added property to the site, introduced proffers, and approved single-family, nursing facilities for residence and/or care of the aged, assisted living units and independent living units in the overall development, with caps being established and amended. The proffers and Special Use Permit (SUP) conditions were amended in 2008 and the applicant received SUP extensions for the

commencement of construction in 2011 under Case Nos. SUP-05-11 and again in 2014 under Case No. SUP-10-14.

The proffers and conditions were again amended in 2015 under Case No. SUP-0006-2015/Z-0004-2015, which approved the master plan modifications shown on the current application, as well as a shift in unit numbers with a small net increase of units allowed on site.

RECOMMENDATION

Staff recommends preliminary approval of this application, with final approval subject to the addressing of any outstanding agency comments.

RS/nb
SP0104-15WLndingWdhvnExp

Attachments:

1. SP-0104-2015, Sheet No. 2 (a full plan set will be available for review at the April 27, 2016 meeting)
2. Agency Comments
3. Adopted Master Plan
4. Elevations

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

NOTE: CONSTRUCTION OF ALL STORMWATER FACILITIES SHALL BE OBSERVED BY A QUALIFIED LICENSED PROFESSIONAL. RECORD DRAWINGS SHALL BE PROVIDED AND APPROVED BY JCC ENGINEERING AND RESOURCE PROTECTION PRIOR TO THE RELEASE OF ASSOCIATED BONDS.

NOTE: AN INTERNAL CCTV POST INSTALLATION INSPECTION, PERFORMED BY THE OPERATOR, IS REQUIRED FOR ALL STORMWATER CONVEYANCE SYSTEM PIPES, ACCESS OR INLET STRUCTURES AND CULVERT OF 15-INCH NOMINAL DIAMETER SIZE OR GREATER AS PART OF THE CONSTRUCTION RECORD AND CONSTRUCTION CERTIFICATION PROCESS.

Site Plan Amendment

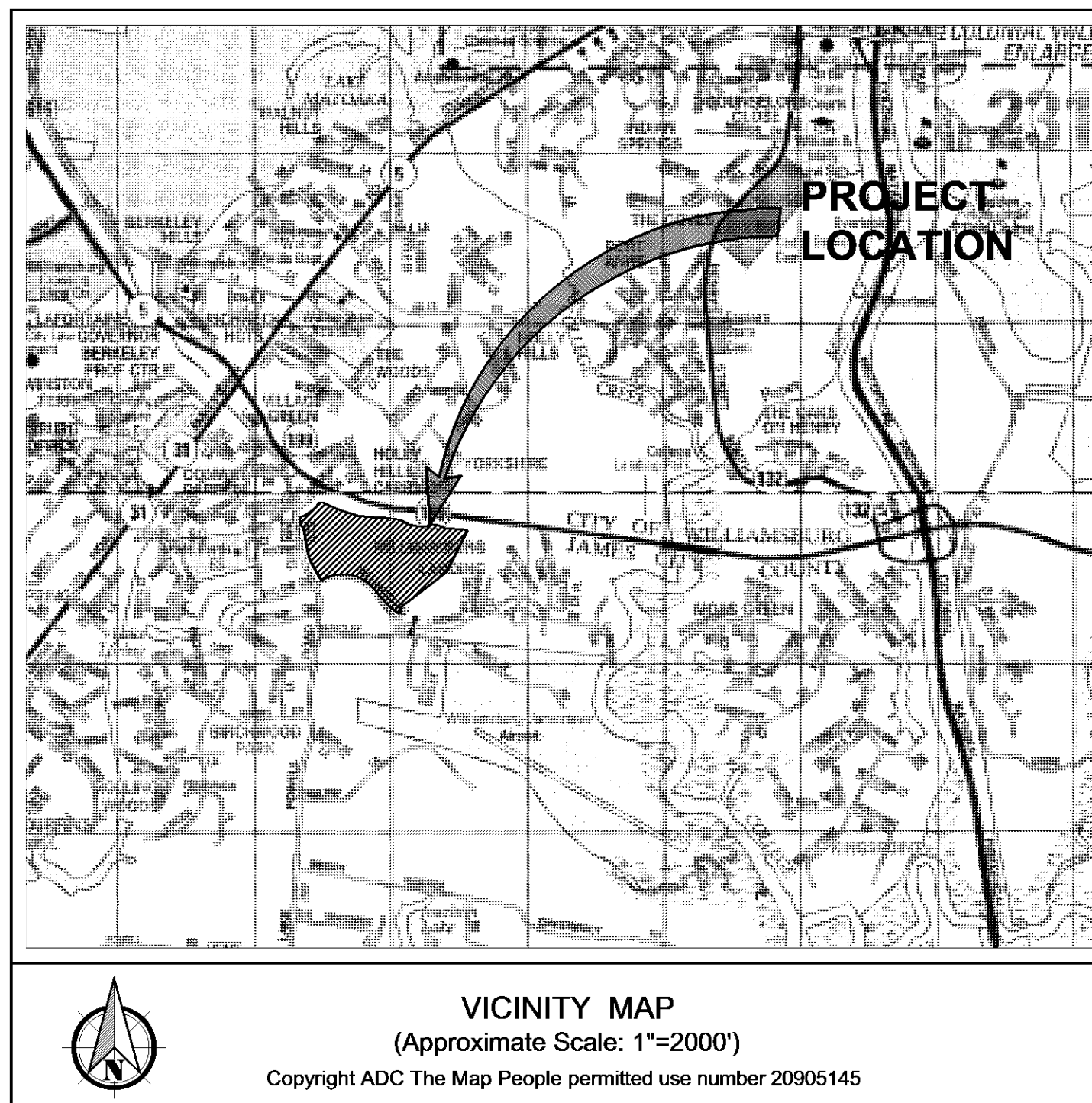
For

WILLIAMSBURG LANDING WOODHAVEN EXPANSION

Jamestown District James City County Virginia

GENERAL NOTES

- ALL ERRORS OR DISCREPANCIES WITH THE PLANS OR EXISTING SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER OR SURVEYOR OF RECORD BEFORE PROCEEDING WITH THE WORK.
- CONTOUR INTERVAL IS 1 FOOT.
- SOLID WASTE DISPOSAL SHALL BE PROVIDED BY A PRIVATE HAULER.
- THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF THE APPROVED PLANS AT THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL REFER TO SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING ANALYSIS BY ECS MID-ATLANTIC, LLC, FOR CONSTRUCTION SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING MISS UTILITY (1-800-552-7001) FOR EXISTING UTILITY LOCATIONS AT LEAST 3 WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, AND A PRIVATE UTILITY LOCATOR FOR THE LOCATING OF PRIVATE UTILITIES.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANYBODY HAVING JURISDICTION. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM WITH THE CURRENT JAMES CITY COUNTY STANDARDS AND SPECIFICATIONS, VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS, AND ANY OTHER APPLICABLE CITY OR STATE ORDINANCES, CODES, AND LAWS.
- THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, PARTS AND PRODUCTS ON ALL PROJECTS. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE WORK INDICATED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF CONSTRUCTION EFFORTS WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT), LOCAL EMERGENCY SERVICES, AND ALL NECESSARY UTILITY COMPANIES INCLUDING, BUT NOT LIMITED TO, ELECTRICITY, NATURAL GAS, TELECOMMUNICATIONS, CABLE TELEVISION, WATER, SEWER, PETROLEUM TRANSMISSION, AND OTHERS THAT MAY BE REQUIRED.
- THE CONTRACTOR SHALL SATISFY HIMSELF AS TO ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL EXISTING SITE IMPROVEMENTS, INCLUDING LANDSCAPING, AS SHOWN ON THE APPROVED PLAN.
- THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIAL, INCLUDING SOIL AND DEBRIS, FROM THE SITE.
- BENCHMARK: STATION NO. 332, EASTING(X) 12000709.219, NORTHING(Y) 3617282.579, ELEVATION=71.71
HORIZONTAL DATUM: JAMES CITY COUNTY GEODETIC CONTROL NETWORK
VERTICAL DATUM: JAMES CITY COUNTY GEODETIC CONTROL NETWORK NGVD 29
- A LAND DISTURBING PERMIT AND SILTATION AGREEMENT, WITH SURETY, ARE REQUIRED FOR THIS PROJECT.
- PRIOR TO OBTAINING A LAND DISTURBING PERMIT, THE OWNER OR CONTRACTOR SHALL OBTAIN A VSPM PERMIT (VIRGINIA STORMWATER MANAGEMENT PROGRAM) FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION FOR THE DISCHARGE OF STORMWATER FROM CONSTRUCTION ACTIVITIES. THIS PERMIT WILL REQUIRE DAILY LOGS OF EARTHWORK, RECORDATION OF STORM EVENTS, LOGS OF MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER ACTIONS DURING CONSTRUCTION.
- THE PROFESSIONAL WHOSE SEAL IS AFFIXED HEREON SHALL ACT AS THE "RESPONSIBLE LAND DISTURBER" FOR PURPOSES OF PLAN APPROVAL ONLY. PRIOR TO ISSUANCE OF THE LAND DISTURBING PERMIT, THE OWNER OR DEVELOPER SHALL PROVIDE THE NAME OF A "RESPONSIBLE LAND DISTURBER" WHO SHALL ASSUME RESPONSIBILITY AS THE "RESPONSIBLE LAND DISTURBER" FOR THE CONSTRUCTION PHASE OF THE PROJECT. THE OWNER OR DEVELOPER SHALL PROVIDE WRITTEN NOTIFICATION SHOULD THE "RESPONSIBLE LAND DISTURBER" CHANGE DURING CONSTRUCTION.
- NO OFFSITE LAND DISTURBANCE IS ANTICIPATED FOR THIS PROJECT.
- ALL OBJECTIONABLE AND DELETERIOUS MATERIAL IS TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A STATE APPROVED FACILITY MEETING THE REQUIREMENTS OF ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- SITE IS SERVED BY PUBLIC WATER AND SEWER.
- EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. IF EXISTING UTILITIES ARE FOUND TO BE IN CONFLICT WITH PROPOSED SITE IMPROVEMENTS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, OWNER, AND THE UTILITY COMPANY TO EITHER REDESIGN THE PROPOSED IMPROVEMENTS OR RELOCATE THE EXISTING UTILITIES AT THE OWNER'S/DEVELOPER'S EXPENSE.
- ALL UTILITY AND SURVEY DATA SHOWN ON THE DRAWINGS HAVE BEEN PROVIDED BY AES CONSULTING ENGINEERS. INFORMATION HAS BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES AT THE TIME OF THE SURVEY BUT IS NOT REPRESENTED AS BEING COMPLETE AND ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT EXISTING UTILITIES AND UNDERGROUND STRUCTURES. DAMAGE TO EXISTING UTILITIES AND UNDERGROUND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE DEVELOPER.
- WATER AND SEWER SYSTEMS SHALL MEET THE REQUIREMENTS OF THE LATEST EDITIONS OF THE JAMES CITY SERVICE AUTHORITY (JCSA) DESIGN AND ACCEPTANCE CRITERIA, THE HAMPTON ROADS PLANNING DISTRICT COMMISSION (HRPDC) REGIONAL CONSTRUCTION STANDARDS, AND THE COMMONWEALTH OF VIRGINIA WATERWORKS AND SEWERAGE REGULATIONS. CURRENT COPIES SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
- PRIVATELY OWNED UTILITIES (I.E. WATER & SEWER LINES) SHOWN ON THIS SITE PLAN ARE REGULATED BY THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ENFORCED BY THE CODE COMPLIANCE DIVISION. THESE PRIVATELY OWNED UTILITIES MUST COMPLY FULLY WITH THE INTERNATIONAL PLUMBING CODE, THE NATIONAL FIRE PREVENTION ASSOCIATION STANDARD 24, AND THE INTERNATIONAL FIRE CODE. CONTRACTORS WORKING FROM THIS SITE PLAN ARE CAUTIONED NOT TO INSTALL OR CONCEAL PRIVATELY OWNED SITE UTILITIES WITHOUT OBTAINING REQUIRED PERMITS AND INSPECTIONS.
- JCSA WILL NOT PERFORM ANY TESTING ON THE PROPOSED WATER OR SEWER MAINS UNTIL ALL UTILITIES HAVE BEEN INSTALLED.
- NOTIFY JAMES CITY SERVICE AUTHORITY PRIOR TO ANY EXCAVATION OR DEMOLITION WITHIN UTILITY CORRIDORS.
- FORCE MAIN CONNECTIONS ARE TO BE COORDINATED WITH THE JCSA INSPECTOR. A MINIMUM OF 72 HOURS NOTICE IS REQUIRED. THE CONNECTIONS SHALL NOT BE SCHEDULED FOR A FRIDAY.
- EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE."
- ALL STORM SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS, AND THE JAMES CITY COUNTY STANDARDS AND SPECIFICATIONS.
- THE STORM WATER MANAGEMENT/BMP FACILITY(S) WILL REQUIRE SUBMISSION, REVIEW AND APPROVAL OF RECORD DRAWINGS (AS-BUILTS) AND CONSTRUCTION CERTIFICATIONS PRIOR TO RELEASE OF POSTED BONDS/SURETIES. THE CONTRACTOR SHALL COORDINATE THE NECESSARY INSPECTIONS WITH THE PROFESSIONAL CERTIFYING THE CONSTRUCTION. THE OWNER IS REQUIRED TO ENSURE THESE ACTIVITIES ARE ADEQUATELY COORDINATED AND PERFORMED BEFORE, DURING AND FOLLOWING CONSTRUCTION IN ACCORDANCE WITH THE CURRENT JAMES CITY COUNTY ENVIRONMENTAL DIVISION REQUIREMENTS.
- INSTALL RPA SIGNS ALONG RPA BUFFER PER SECTION 23-7(c) OF THE CHAPTER 23 CHESAPEAKE BAY PRESERVATION ORDINANCE.
- ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE ORDINANCE.



COUNTY PROJECT NUMBER: SP-0104-2015
AMENDMENT TO COUNTY PROJECT NUMBERS: SP-0037-2010 & SP-0062-2009
LEGISLATIVE APPLICATIONS: Z-0004-2015 & SUP-0006-2015
ORIGINAL SUBMITTAL DATE: NOVEMBER 9, 2015

INDEX OF SHEETS

SHEET NO.	SHEET DESCRIPTION	SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET	18	STORMWATER MANAGEMENT PLAN
2	OVERALL DEVELOPMENT PLAN	19	NOTES & DETAILS - STORMWATER MANAGEMENT
3	ENVIRONMENTAL INVENTORY	20A	NOTES & DETAILS - GRINDER PUMP #1
4	DEMOLITION PLAN	20B	NOTES & DETAILS - GRINDER PUMP #2
5	SITE PLAN	21	NOTES & DETAILS - PUMP STATIONS
6	SITE PLAN	22	NOTES & DETAILS - UTILITY
7	UTILITY PLAN	23	NOTES & DETAILS - SITE
8	UTILITY PLAN	24	NOTES & DETAILS - SITE
9	DRAINAGE PLAN	25	NOTES & DETAILS - E & SC
10	DRAINAGE PLAN	L-1.0	PHASE I 2-STORY SMALL HOUSE (MEMORY CARE) LANDSCAPE PLAN
11A	PHASE I EROSION AND SEDIMENT CONTROL PLAN	L-1.1	PHASE I ASSISTED LIVING ADDITION LANDSCAPE PLAN
11B	PHASE I EROSION AND SEDIMENT CONTROL PLAN	L-1.2	PHASE II 1-STORY SMALL HOUSE (MEMORY CARE) LANDSCAPE PLAN
11C	PHASE II EROSION AND SEDIMENT CONTROL PLAN	L-2.0	NOTES & DETAILS - LANDSCAPE
12	GRADING AND PHASE II E & SC PLAN	L-3.0	PHASE I LIGHTING PLAN
13	GRADING AND PHASE II E & SC PLAN	L-3.1	PHASE I LIGHTING PLAN
14	PHASING PLAN	L-3.2	PHASE II LIGHTING PLAN
15	PROFILES	L-4.0	NOTES & DETAILS - LIGHTING
16	PROFILES		
17	STORMWATER MANAGEMENT MASTER PLAN		

OWNER / DEVELOPER INFORMATION:

OWNER/DEVELOPER: WILLIAMSBURG LANDING, INC.
5700 WILLIAMSBURG LANDING DRIVE
WILLIAMSBURG, VIRGINIA 23185
TELEPHONE: (757) 258-2163
FAX: (757) 258-2167
CONTACT: STEVE MONTGOMERY

SITE DATA:

SITE ADDRESS: 5560 WILLIAMSBURG LANDING DRIVE
TAX MAP PARCEL ID.: 4820100003
ZONING: MULTIFAMILY RESIDENTIAL, R5 (WITH PROFFERS) (Z-0002-2008)(SUP-0018-2008)
HEIGHT LIMIT: 50' MAXIMUM PER HEIGHT WAIVER HW-0004-2008 APPROVED BY THE BOARD OF SUPERVISORS ON JANUARY 13, 2009.
WATERSHED: THIS PROJECT IS SITUATED IN THE COLLEGE CREEK WATERSHED.
FLOOD HAZARD MAP: THIS PROPERTY LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAN) PER F.I.R.M. MAP NUMBER 51095C0201D, DATED 12/16/15.

PROJECT AREA:	TOTAL PREVIOUSLY APPROVED (SP-0037-2010)		TOTAL PROPOSED			
	TOTAL EXISTING	50.01 AC.±	50.01 AC.±	50.01 AC.±		
DISTURBED AREA:	9.13 AC.±	15.07 AC.±	15.22 AC.±	30%±		
PARCEL AREA:	50.01 AC.±	34.94 AC.±	34.79 AC.±	70%±		
IMPERVIOUS AREA:	12.10 AC.±					
OPEN AREA:	37.91 AC.±					
	EXISTING	PROPOSED	TOTAL	MAX PER EX. SUP.	MAX PER PROP. SUP.	
SKILLED CARE	58	15	73	100	73	
MEMORY CARE		48	48		117	
ASSISTED LIVING	48	21 (NET)	69			
	BUILDING FOOTPRINT	2ND FLOOR	BASEMENT	BUILDING HEIGHT	CONSTRUCTION TYPE	USE GROUP
PROPOSED 1-STORY SMALL HOUSE (MEMORY CARE) BUILDING	21,760 SF		19,985 SF	42'-0"	V-A	I-1
PROPOSED 2-STORY SMALL HOUSE (MEMORY CARE) BUILDING	21,570 SF		13,360 SF	34'-8"	V-A	I-1
PROPOSED ASSISTED LIVING ADDITION	16,125 SF	13,360 SF	16,125 SF	59'-2"	II-A	I-1
PROPOSED MINOR ADDITIONS (6 ADDITIONS)	9,009 SF	5,702 SF		12'-6" TO 31'-6"	II-A, III-A, III-B	I-1

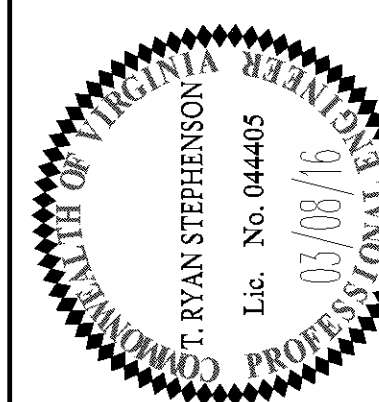
PARKING REQUIRED PER THIS PROPOSED AMENDMENT
1 SPACE/4 RESIDENTS (190) = 48 SPACES
1 SPACE/NO. OF EMPLOYEES ON LARGEST SHIFT (190) = 190 SPACES
TOTAL SPACES REQUIRED = 238 SPACES

PARKING PROVIDED	TOTAL EXISTING	TO BE DEMOLISHED	TOTAL PROPOSED	TOTAL
REGULAR SPACES	151	-43	150	258
HANDICAP SPACES	7	-2	9	14
TOTAL SPACES PROVIDED	158	-45	159	272

EROSION AND SEDIMENT CONTROL RESPONSIBLE LAND DISTURBER

THE PROFESSIONAL WHOSE SEAL IS AFFIXED HEREON SHALL ACT AS THE "RESPONSIBLE LAND DISTURBER" FOR PURPOSES OF PLAN APPROVAL ONLY. PRIOR TO ISSUANCE OF THE LAND DISTURBING PERMIT, THE OWNER OR DEVELOPER SHALL PROVIDE THE NAME OF A "RESPONSIBLE LAND DISTURBER" WHO SHALL ASSUME RESPONSIBILITY AS THE "RESPONSIBLE LAND DISTURBER" FOR THE CONSTRUCTION PHASE OF THE PROJECT. THE OWNER OR DEVELOPER SHALL PROVIDE WRITTEN NOTIFICATION SHOULD THE "RESPONSIBLE LAND DISTURBER" CHANGE DURING CONSTRUCTION.

Rev.	Date	Description	By
1	03/08/16	REVISED PER JCC COMMENTS DATED DECEMBER 2015	TRIS



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SITE PLAN AMENDMENT
WILLIAMSBURG LANDING, INC.
WOODHAVEN EXPANSION
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TRS
Project Number: 8162-05C
Scale: AS NOTED Date: 11/9/15
Sheet Title: COVER SHEET

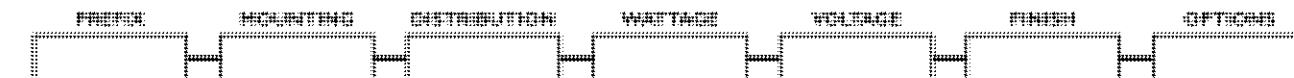
Job:
Type:
Notes:

Featuring CosmoPole and MasterColor Elite Electronic HID Systems

Form 10 Round CA / MA Arm Mount

Page 1 of 3

The Philips Gardco arm mounted Form 10 products are cylindrical (CA) or semi-spherical (MA) cast aluminum providing the greatest energy efficiency when utilized with CosmoPole or MasterColor Elite high performance electronic metal halide electronic systems. Luminaires may also utilize other high intensity discharge lamps up to 675 watts (400 watts in the MA). Mounting is one-piece stainless steel aluminum and finished with either Architectural Class I anodizing or electrostatically applied polyurethane. Luminaires can accept one of six (6) interchangeable and rotatable precision segmented optical systems. The glass lens luminaires provide full cutoff performance. The lens luminaires provide useful performance.



Place the units into the appropriate box above. Main Catalog reserves the right to alter a configuration. List of conditions and configurations can visit. Refer to notes below for additional instructions. For questions or concerns, please consult the factory.

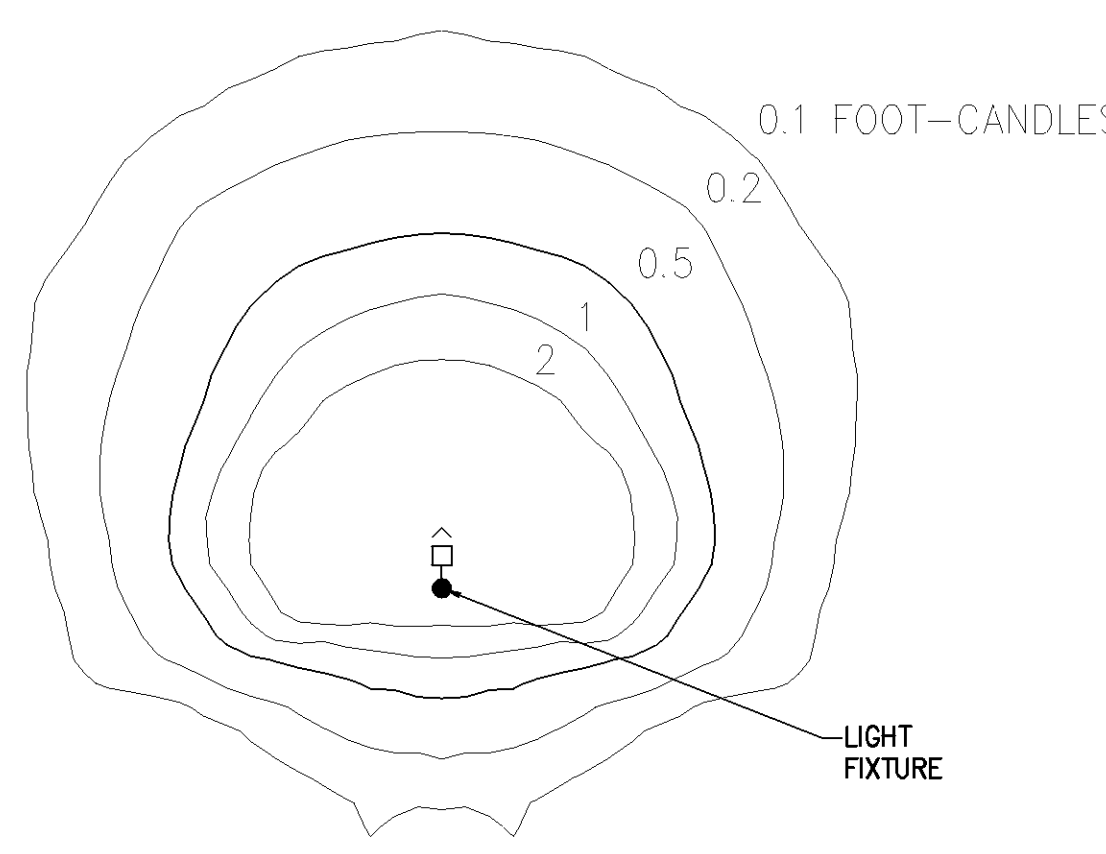
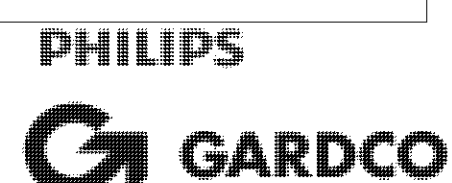
PREFIX	MOUNTING	DISTRIBUTION
CA17	17" Diameter Cylindrical Luminaire	1 Single Pole Mount
MA17	17" Diameter Semi-Spherical Luminaire	2 Twin Pole Mount at 180°
CA22	22" Diameter Cylindrical Luminaire	3 Twin Pole Mount at 90°
MA22	22" Diameter Semi-Spherical Luminaire	3 3-way Pole Mount at 90°
		4 4-way Pole Mount at 120°

1. 17" luminaires only 400 watts and below are supplied with full glass lens standard.
For wattage above 400 watts, 20" standard full lens is supplied standard.
2. MA22 only 400 watts Type 44 and BLC luminaires require the 2.0-81728 reduced jacket lamp.

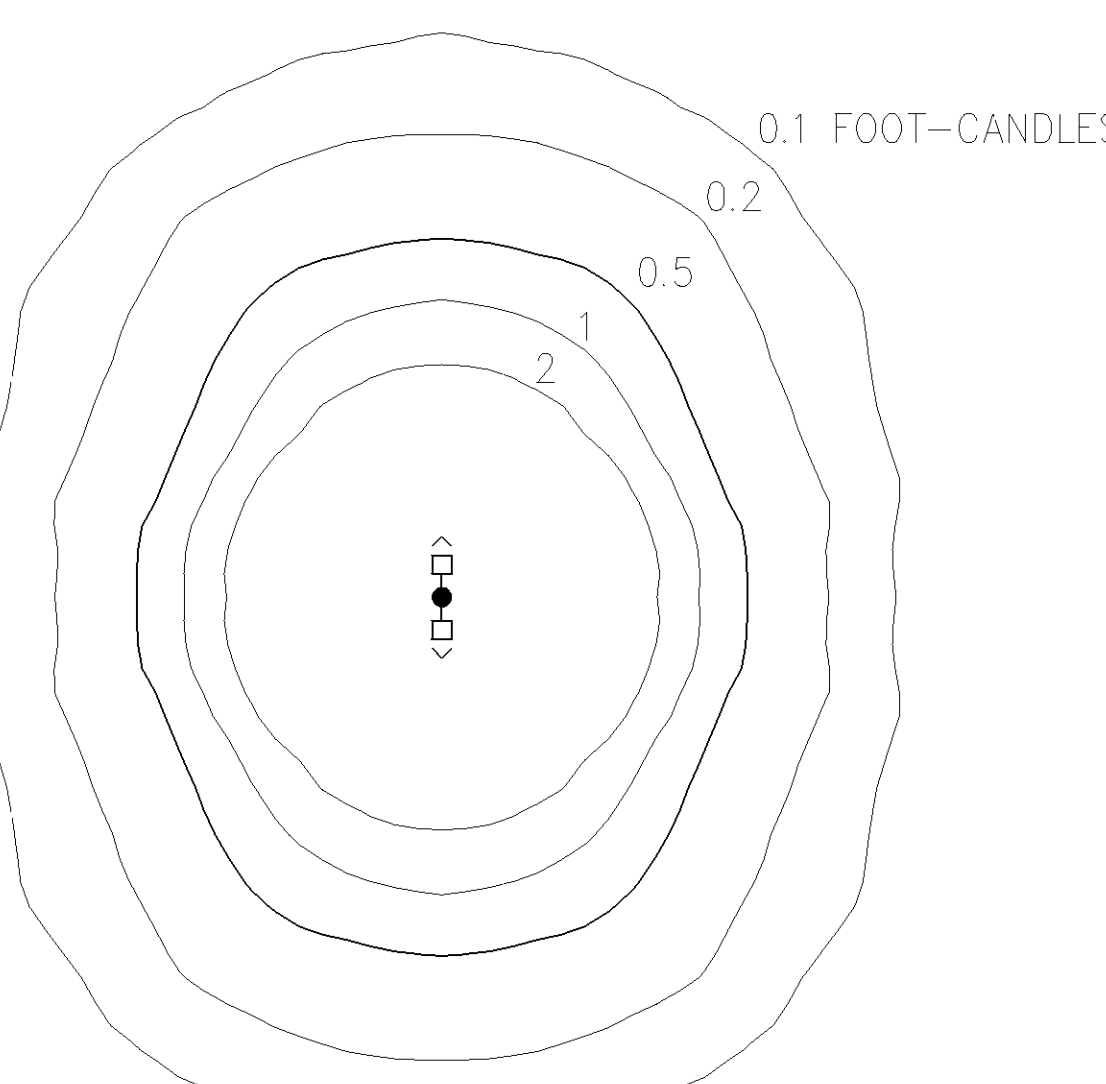
WATTAGE	VOLTAGE																																															
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FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where open space intensity occurs at an angle of or above 90° above horizontal. Additionally, the candle per 1000 lamp luminaire does not numerically exceed 100 (10 percent) at a vertical angle of 90° above the horizontal. This applies to all lateral angles around the luminaire.

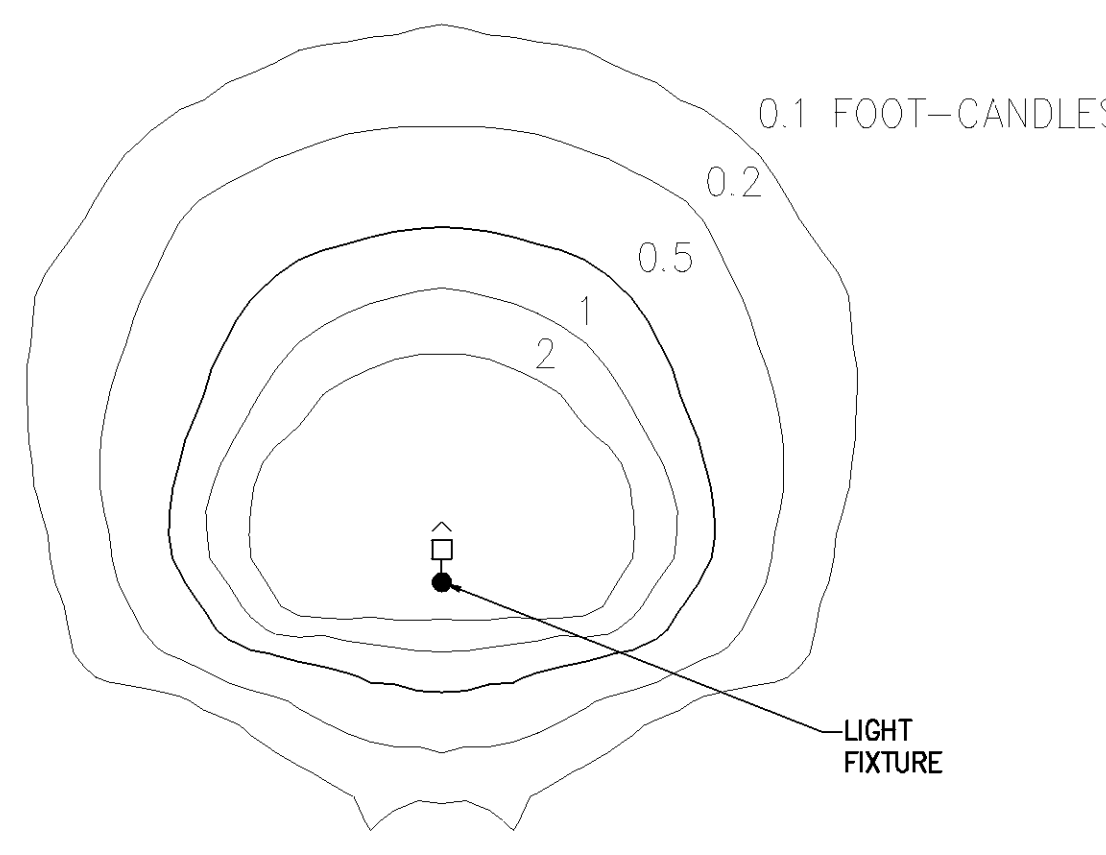
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79113-400612



TYPE A ISO FOOTCANDLE DIAGRAM



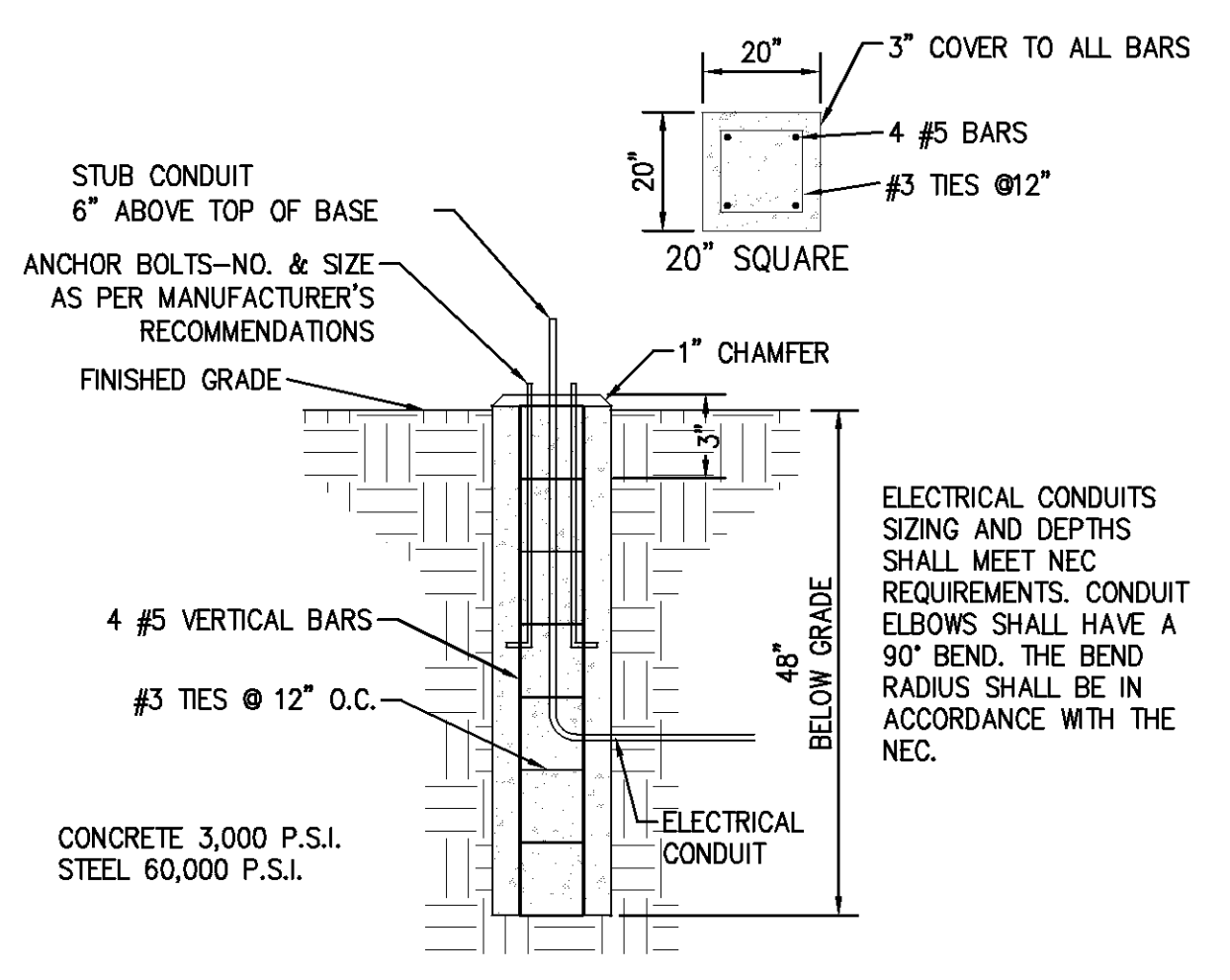
TYPE B ISO FOOTCANDLE DIAGRAM



TYPE C ISO FOOTCANDLE DIAGRAM

LIGHTING SCHEDULE

KEY	FIXTURE TYPE	MOUNTING HEIGHT	POLE TYPE / MOUNTING INSTRUCTIONS	FIXTURES PER POLE	TOTAL FIXTURES
A PHASE 1	PHILIPS GARDCO MA17-1-FM-175H-BRA SEMI-SPHERICAL FULL CUTOFF 17" DIAMETER LUMINAIRE; TYPE IV HORIZONTAL LAMP, 175 WATT METAL HALIDE, CLEAR FLAT LENSE, BRONZE TO MATCH EXISTING FIXTURES.	15'	PHILIPS GARDCO POLE TO MATCH EXISTING LIGHT POLES ON SITE, AND CONTRACTOR TO SPECIFY POLE SIZE.	1	23
B PHASE 1	PHILIPS GARDCO MA17-1-FM-175H-BRA SEMI-SPHERICAL FULL CUTOFF 17" DIAMETER LUMINAIRE; TYPE IV HORIZONTAL LAMP, 175 WATT METAL HALIDE, CLEAR FLAT LENSE, BRONZE TO MATCH EXISTING FIXTURES.	15'	PHILIPS GARDCO POLE TO MATCH EXISTING LIGHT POLES ON SITE, AND CONTRACTOR TO SPECIFY POLE SIZE.	2	3
C PHASE 2	PHILIPS GARDCO MA17-1-FM-175H-BRA SEMI-SPHERICAL FULL CUTOFF 17" DIAMETER LUMINAIRE; TYPE IV HORIZONTAL LAMP, 175 WATT METAL HALIDE, CLEAR FLAT LENSE, BRONZE TO MATCH EXISTING FIXTURES.	15'	PHILIPS GARDCO POLE TO MATCH EXISTING LIGHT POLES ON SITE, AND CONTRACTOR TO SPECIFY POLE SIZE.	1	11



FLUSH 15' POLE BASE DETAIL
N.T.S.

Featuring CosmoPole and MasterColor Elite Electronic HID Systems

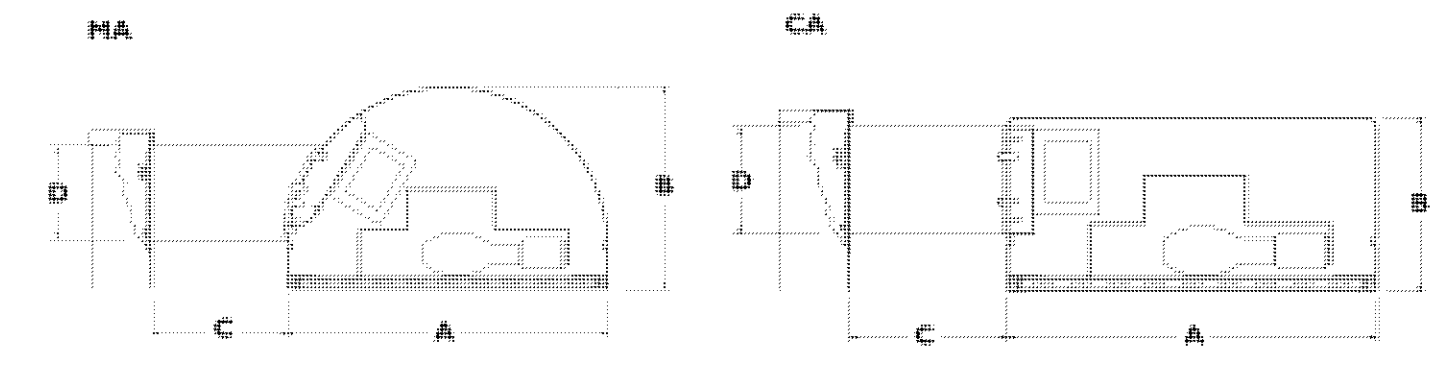
Form 10 Round CA / MA Arm Mount

Page 2 of 3

FINISH	OPTIONS
BRP Bronze Paint	F1 Faying
BLP Black Paint	LF In-Line-to-Pole Faying
WP White Paint	PC1 Photocrosslink and Resinacids
NP Natural Aluminum Paint	PC2 Photocrosslink Resinacids only
BRA Bronze Anodized	POL1 Polycarbonate Sag Lens
BLA Black Anodized	HS1 Internal House Side Shield
NA Natural Anodized	QS Quartz Standby
OC Optional Color Paint	Q8 Quartz Standby - Timed Delay
Special Paint	Q24 Quartz Emergency
Special Paint	Q25 Quartz Emergency - Timed Delay
Special Paint	XF Extended Flat Glass Lens
Special Paint	SG Sag Glass Lens
Special Paint	MP Mast Arm Fitter
Special Paint	PTF3 Pole Top Fitter - 2.3/8" - 1" Dia. Tension
Special Paint	PTF4 Pole Top Fitter - 2.3/8" - 2.5" Dia. Tension
Special Paint	PTF4 Pole Top Fitter - 2.5" - 4" Dia. Tension
Special Paint	GMK Provision for Gardco Motion Responder
Special Paint	LA1 LampStop Ballast 6 hour
Special Paint	LB1 LampStop Ballast 8 hour
Special Paint	LI1 LampStop Ballast 10 hour

Prefix	Q1-Q4 Optics	Maximum Output
MA17	Q1-Q4	175 Watts
MA22	Q1-Q4	175 Watts
CA17	Q1-Q4	175 Watts
CA22	Q1-Q4	175 Watts

DIMENSIONS AND EPA

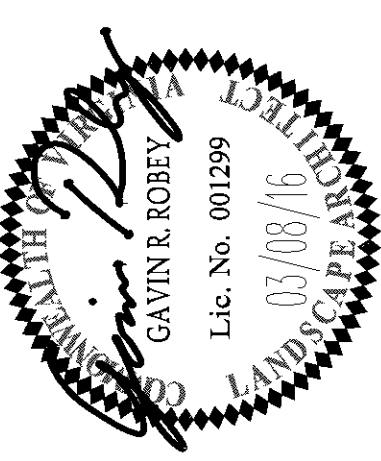


MA Style	CA Style
MA17 17" 11" 5" 5" 8.8" 1.6' 2.3' 27 lbs	CA17 17" 8" 5" 5" 7.8" 1.5' 2.1' 32 lbs
MA22 22" 14" 7" 5" 13.8" 2.7' 3.7' 48 lbs	CA22 22" 11" 7" 5" 13.8" 2.9' 3.1' 48 lbs
MA22 22" 14" 7" 5" 12.8" 2.5' 3.4' 48 lbs	CA22 22" 11" 7" 5" 11.8" 2.1' 3.1' 48 lbs

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Rev.	Date	Revised By	Comments
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SITE PLAN AMENDMENT

WILLIAMSBURG LANDING, INC.

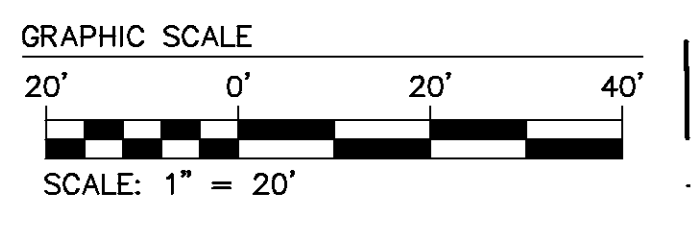
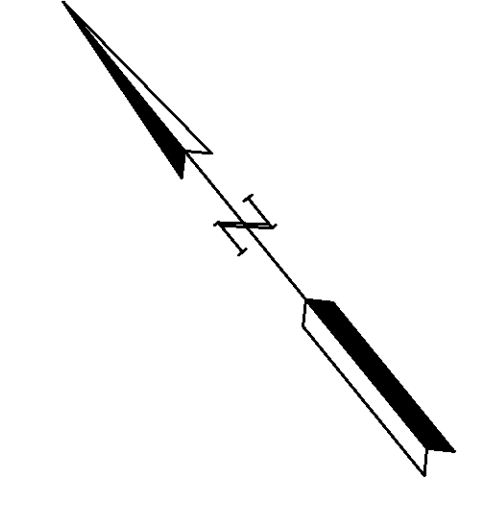
WOODHAVEN EXPANSION

JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

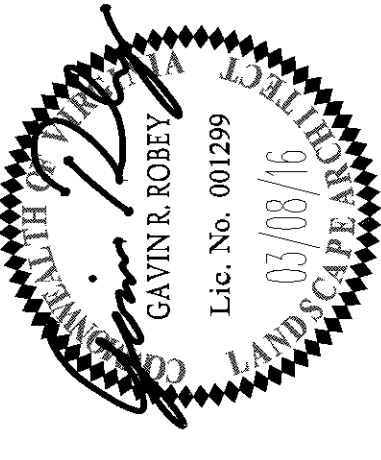
Project Contacts: TRS
Project Number: 8162-05C
Scale: Date: 11/8/15
Sheet Title: NOTES & DETAILS LIGHTING
Sheet Number: L-4.0



REFER TO ELECTRICAL PLAN FOR ADDITIONAL LIGHTING SPECIFICATIONS AND SCHEMATICS.



Rev.	Date	Description	Drawn By	TRIS
1	03/08/16	REVISED PER JCC COMMENTS DATED DECEMBER 2015		



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SITE PLAN AMENDMENT
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JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: TRS
Project Number: 8162-05C
Scale: 1"=20' Date: 11/8/15
Sheet Title: PHASE II LIGHTING PLAN
Sheet Number: L-3.2

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REFER TO ELECTRICAL PLAN (BY OTHERS) FOR ADDITIONAL LIGHTING SPECIFICATIONS AND SCHEMATICS.

SEE SHEET L-4.0 FOR LIGHTING SCHEDULE, NOTES AND DETAILS.

(1) TYPE (A) LIGHT FIXTURES

(3) TYPE (B) LIGHT FIXTURES

(5) TYPE (A) LIGHT FIXTURES

(4) EXISTING LIGHT FIXTURES

PHASE I PROPOSED ASSISTED LIVING BUILDING

(1) EXISTING LIGHT FIXTURES

EXISTING BUILDING

(10) EXISTING LIGHT FIXTURES

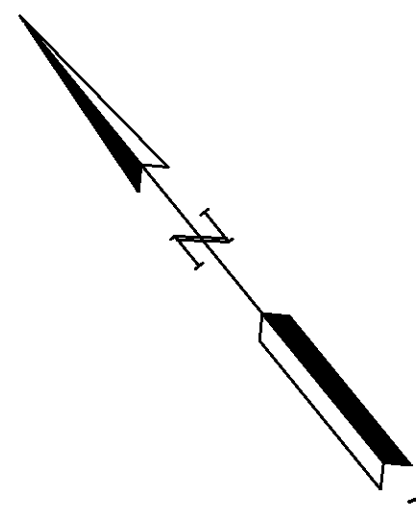
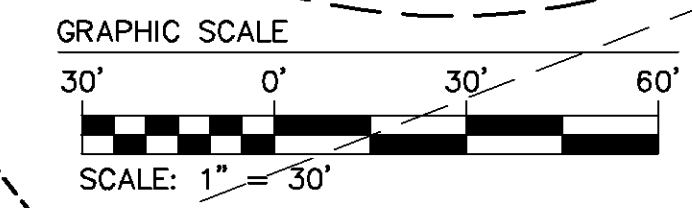
PHASE I LIGHTING

SEE SHEET L-3.2 FOR PHASE II LIGHTING

MATCHLINE - SEE SHEET L-3.0

MATCHLINE - SEE SHEET L-3.1

WILLIAMSBURG LANDING DRIVE



Rev.	Date	Description	Revised By
1	03/08/16	REVISED PER JCC COMMENTS DATED DECEMBER 2015	TRS



5246 Old Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: 757-222-8940
 Fax: 757-222-8941
 www.aesva.com

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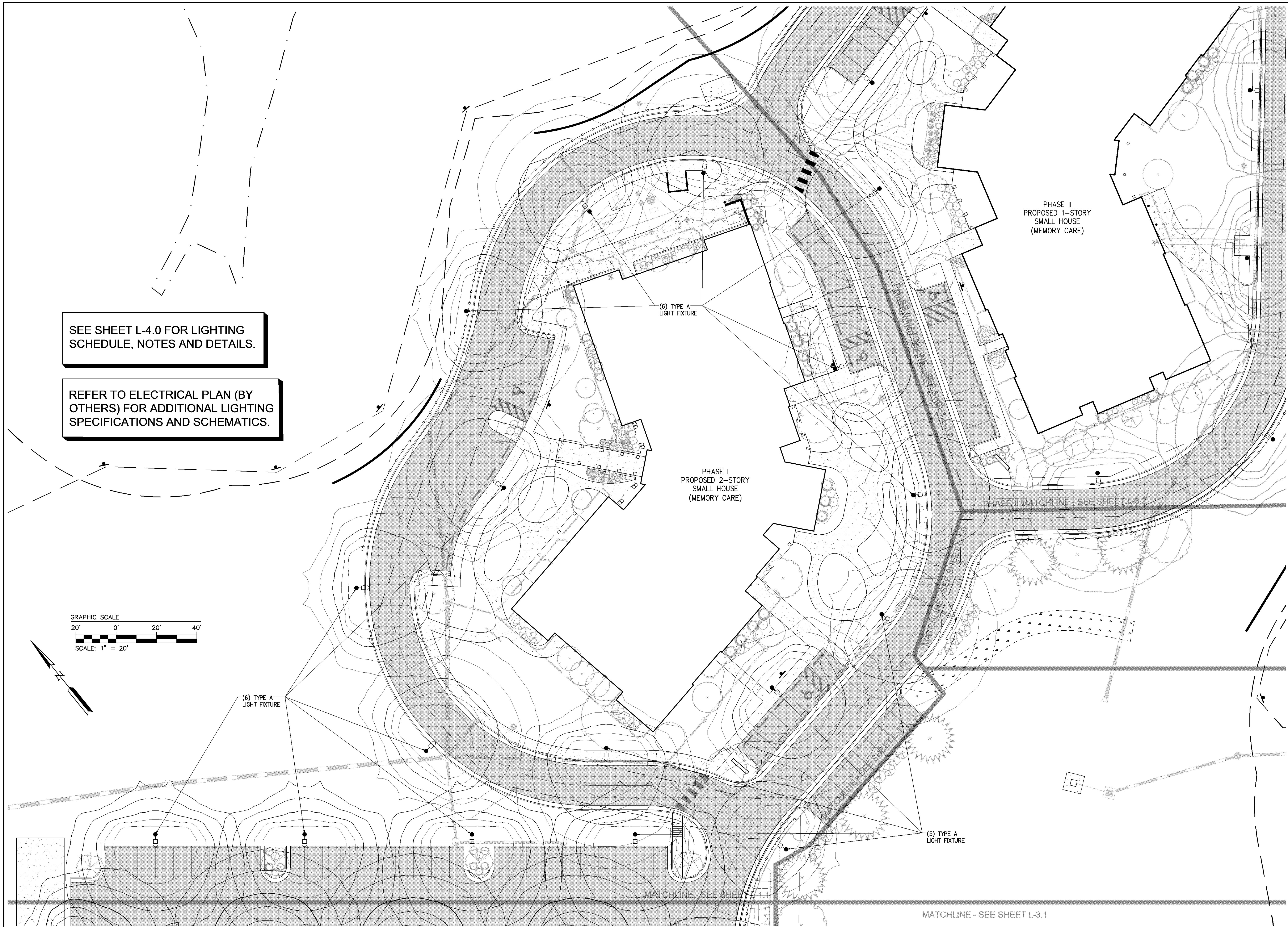
SITE PLAN AMENDMENT
WILLIAMSBURG LANDING, INC.
WOODHAVEN EXPANSION
 JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: TRS
 Project Number: 8162-05C
 Scale: 1"=30'
 Date: 11/8/15

Sheet Title:
PHASE I LIGHTING PLAN

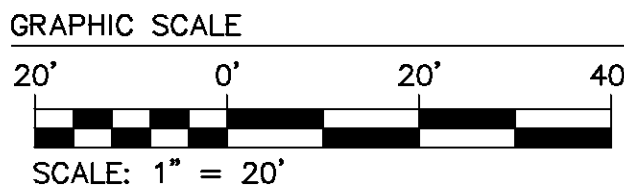
Sheet Number
L-3.1

03/08/16 10:23:11 AM

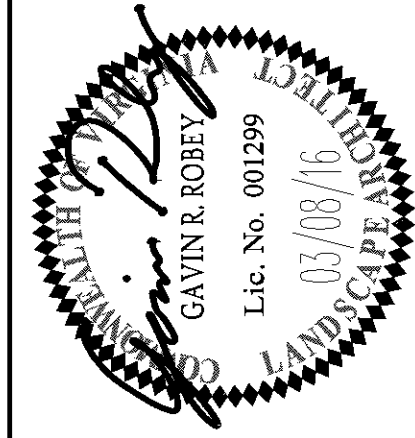


SEE SHEET L-4.0 FOR LIGHTING SCHEDULE, NOTES AND DETAILS.

REFER TO ELECTRICAL PLAN (BY OTHERS) FOR ADDITIONAL LIGHTING SPECIFICATIONS AND SCHEMATICS.



Rev.	Date	Description	Drawn By	Checked By
1	03/08/16	REVISED PER JCC COMMENTS DATED DECEMBER 2015	TRIS	



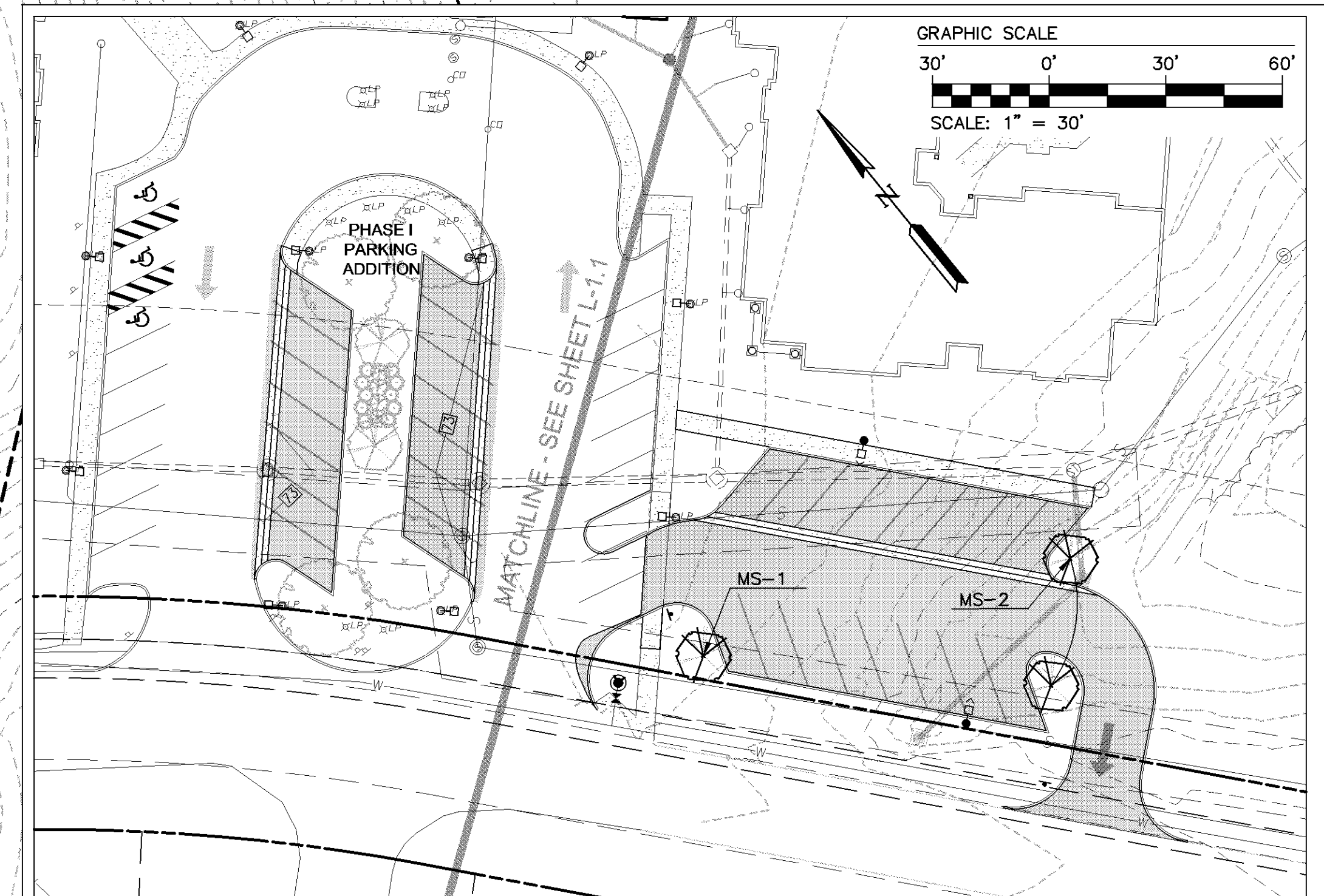
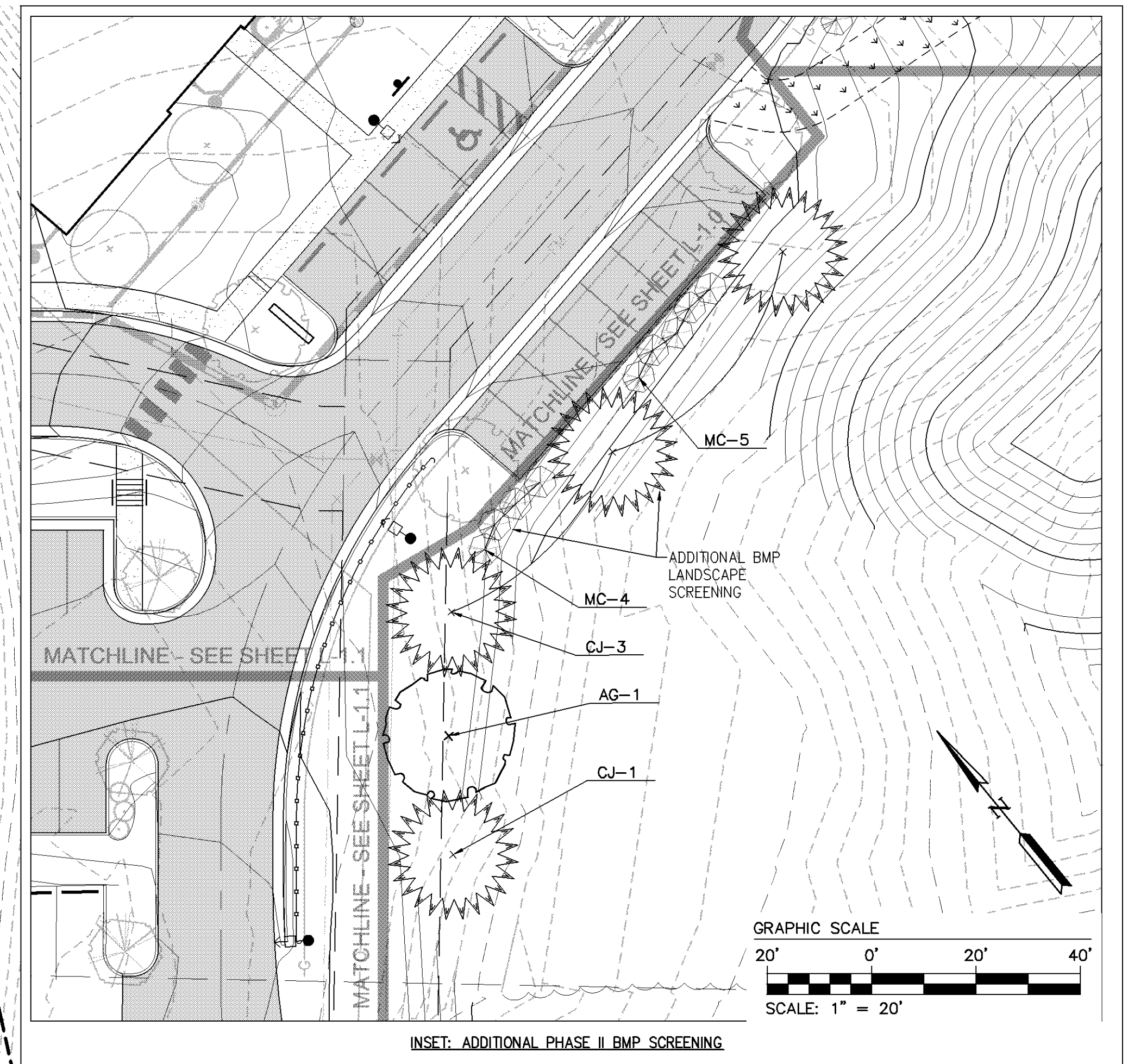
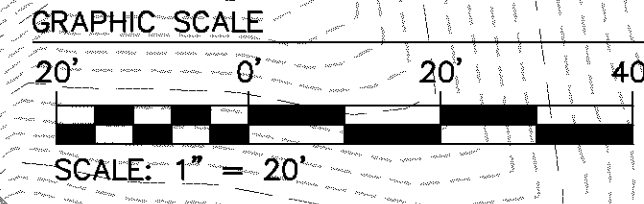
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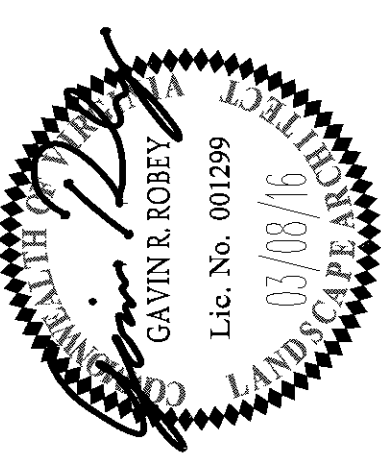
SITE PLAN AMENDMENT
WILLIAMSBURG LANDING, INC.
WOODHAVEN EXPANSION
 JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts:	TRIS
Project Number:	8162-05C
Scale:	Date:
1"=20'	11/8/15
Sheet Title:	
PHASE 1 LIGHTING PLAN	
Sheet Number:	
L-3.0	

SEE SHEET L-2.0 FOR LANDSCAPE SCHEDULE, NOTES AND DETAILS.



Rev.	Date	Description	Revised By
1	03/08/16	REVISED PER ACC COMMENTS DATED DECEMBER 2015	TRS

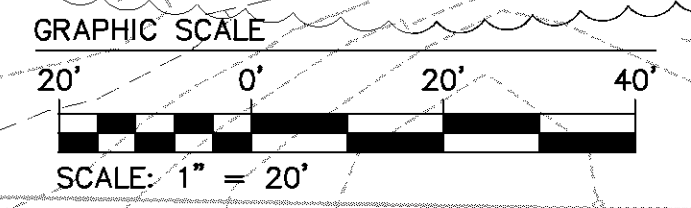
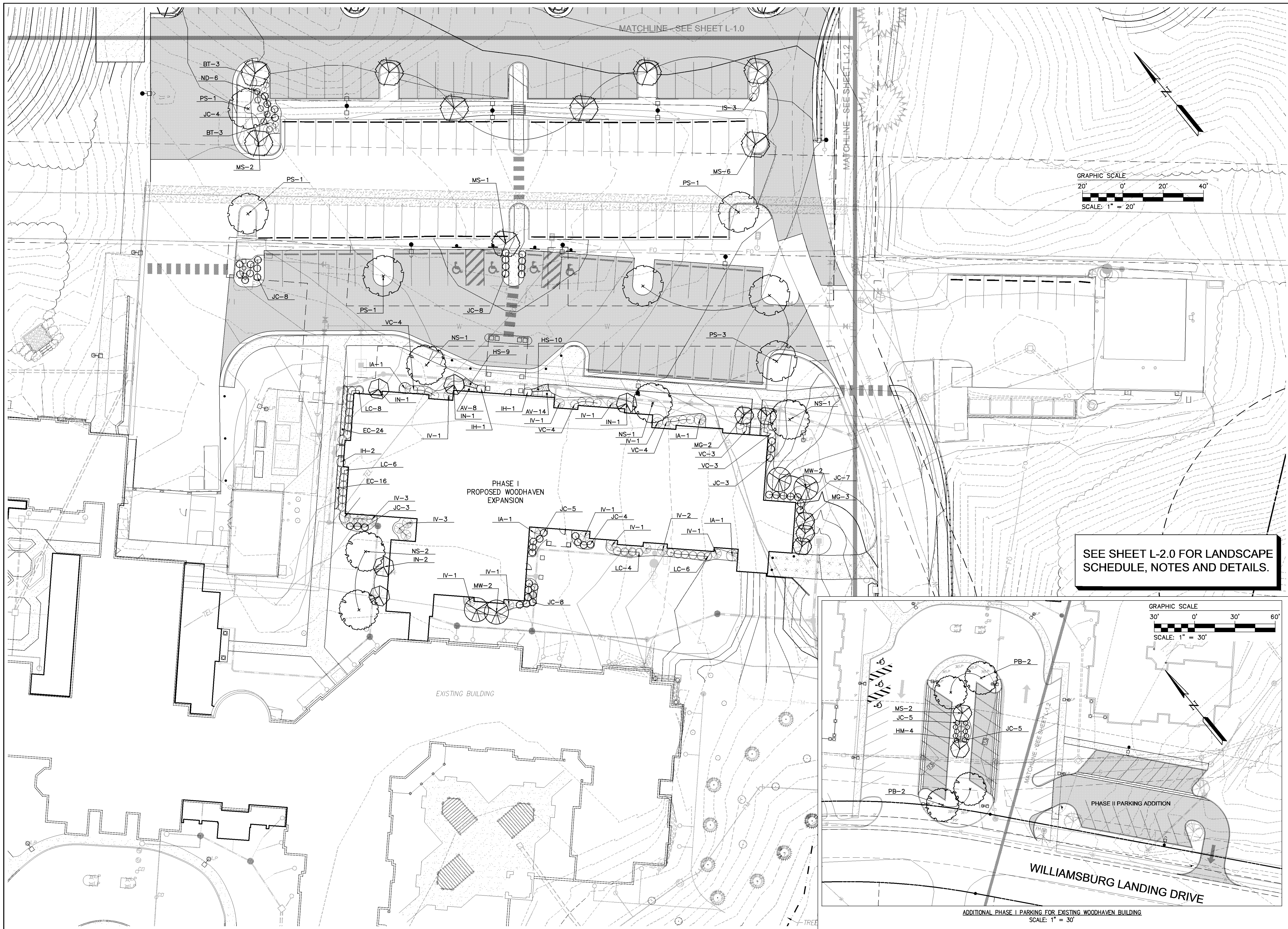


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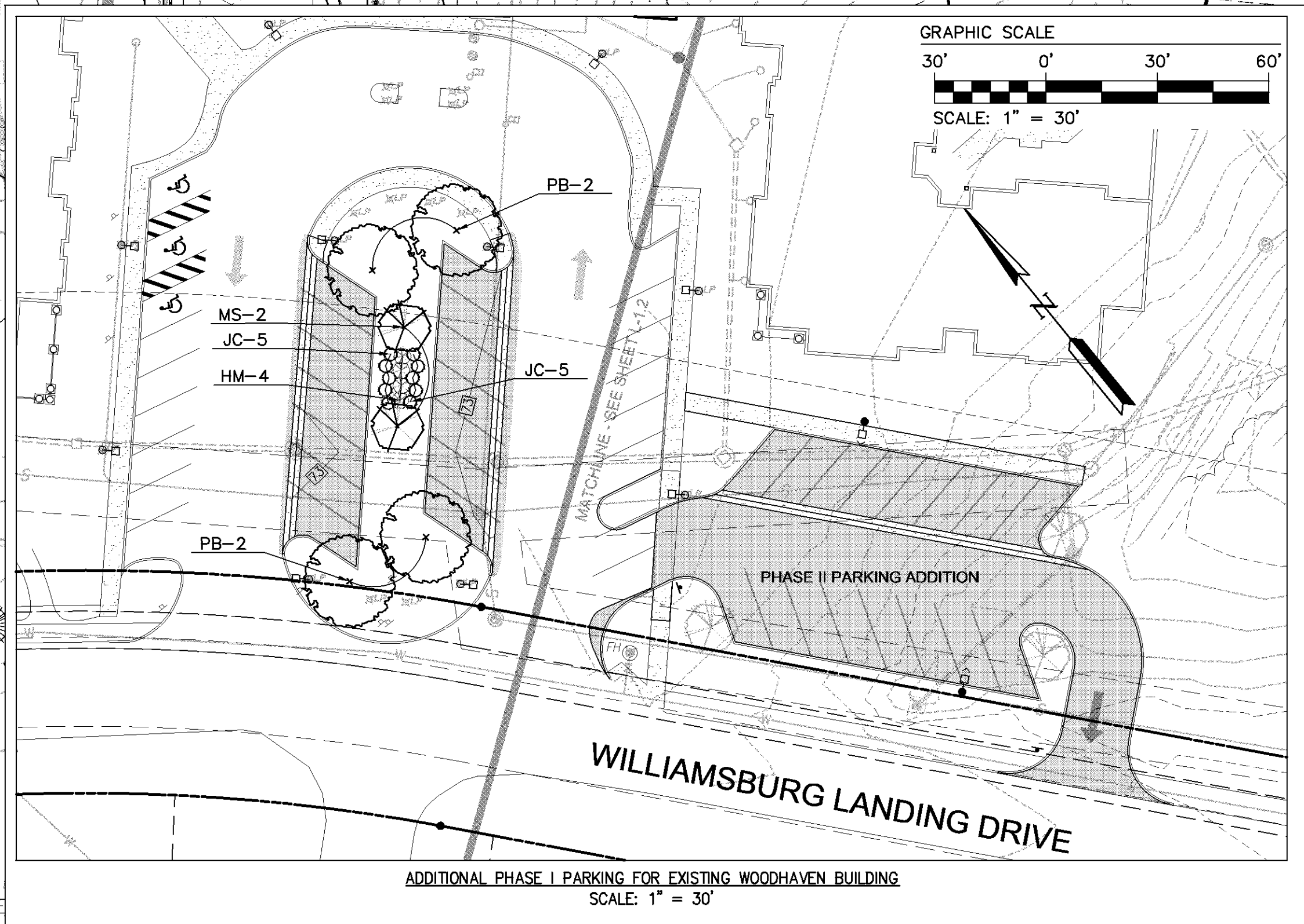
5246 Ochs Towne Road, Suite 1
Williamsburg, Virginia 23188
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Fax: 757-222-8941
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SITE PLAN AMENDMENT
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JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: TRS
Project Number: 8162-05C
Scale: 1"=20'
Date: 11/8/15
Sheet Title:
PHASE II 1-STORY SMALL HOUSE (MEMORY CARE) LANDSCAPE PLAN
Sheet Number
L-1.2



SEE SHEET L-2.0 FOR LANDSCAPE SCHEDULE, NOTES AND DETAILS.



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Date	03/08/16
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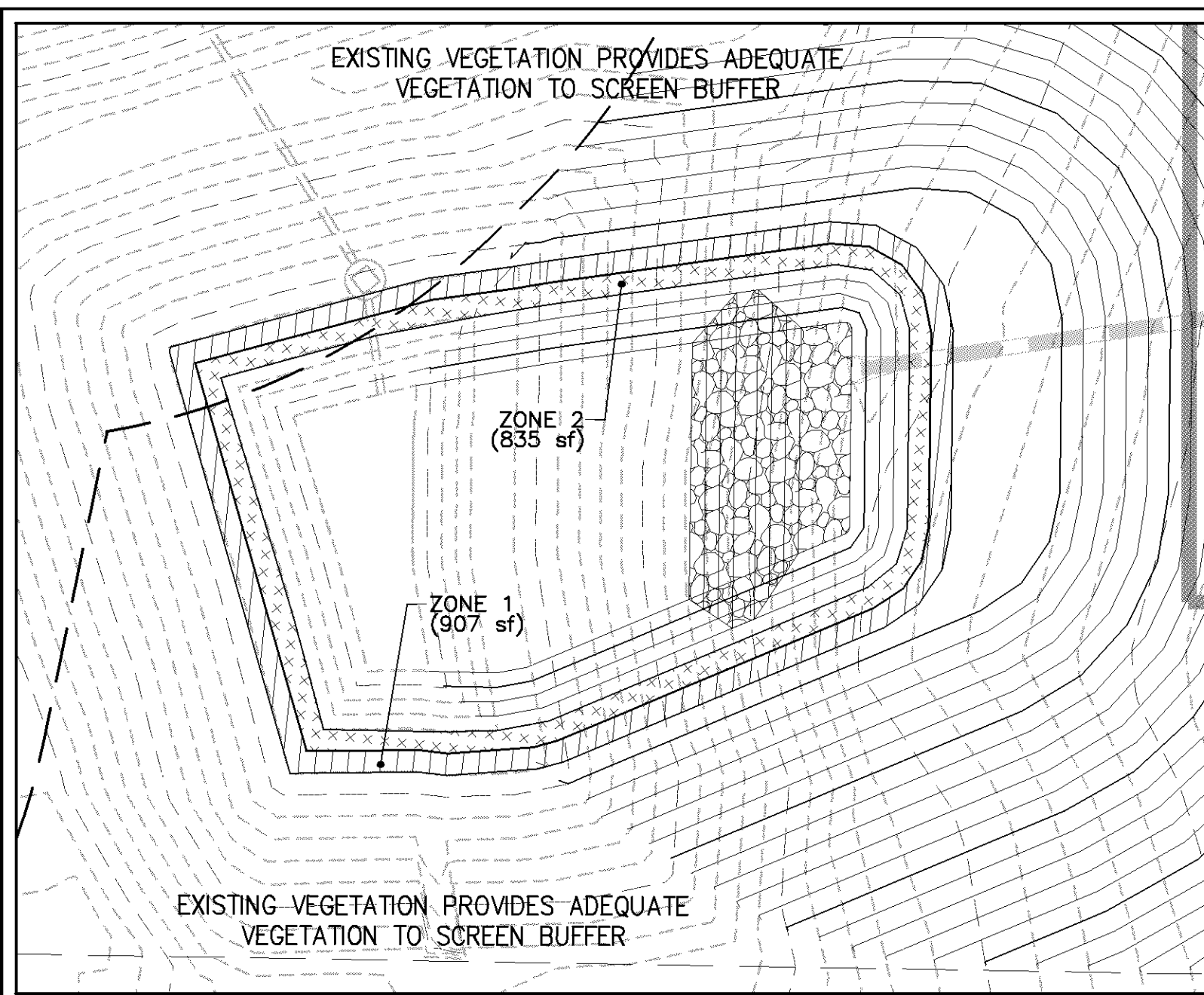
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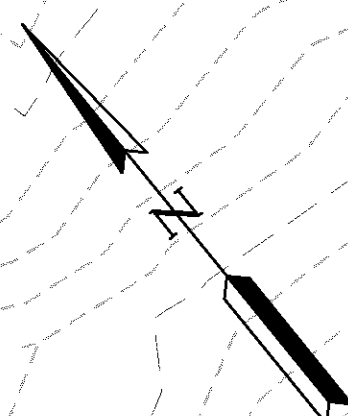
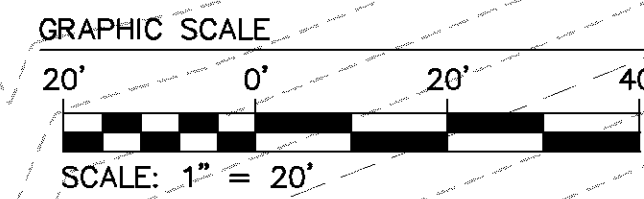
SITE PLAN AMENDMENT
WILLIAMSBURG LANDING, INC.
WOODHAVEN EXPANSION
 JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts:	TRIS
Project Number:	8162-05C
Scale:	1"=20'
Date:	11/8/15
Sheet Title:	PHASE I ASSISTED LIVING ADDITION LANDSCAPE PLAN
Sheet Number:	L-1.1

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AQUATIC BENCH PLANT SCHEDULE		
ZONE 1	907 SF	
(6"-12" WATER DEPTH) - PLANT SIZE: 2" PLUGS 25% AREA COVERAGE AT INSTALLATION		
NUPHAR LUTEA / EUROPE COWWLY	21	
PELTANDRA VIRGINICA / ARROW ARUM	21	
POTAMOGETON PECTINATUS / PONDWEED	21	
SAGITTARIA LANCIFOLIA / DUCK POTATO	21	
VALLISNERIA AMERICANA / WILD CELERY	21	
ZONE 2	835 SF	
(0"-6" WATER DEPTH) - PLANT SIZE: 2" PLUGS 25% AREA COVERAGE AT INSTALLATION		
EUPATORIUM PURPUREUM / SAVANNAH JOE-PYE WEED	44	
POTAMOGETON PECTINATUS / SAGO PONDWEED	44	
SAURURUS CERNUUS / LIZARD'S TAIL	44	
SCIRPUS PUNGENS / THREE SQUARE BULRUSH	44	
ZIZANIA AQUATICA / ANNUAL WILD RICE	44	

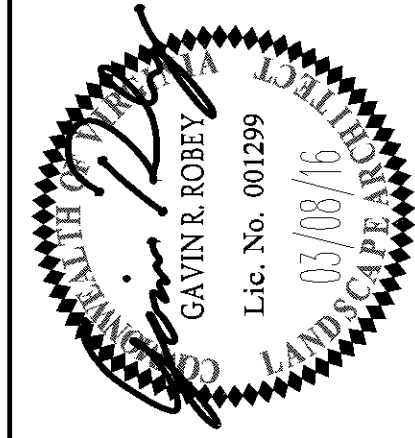


SEE INSET FOR ADDITIONAL BMP AQUATIC BENCH

SEE SHEET L-2.0 FOR LANDSCAPE SCHEDULE, NOTES AND DETAILS.



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1	03/08/16	REVISED PER JCC COMMENTS DATED DECEMBER 2015		



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SITE PLAN AMENDMENT

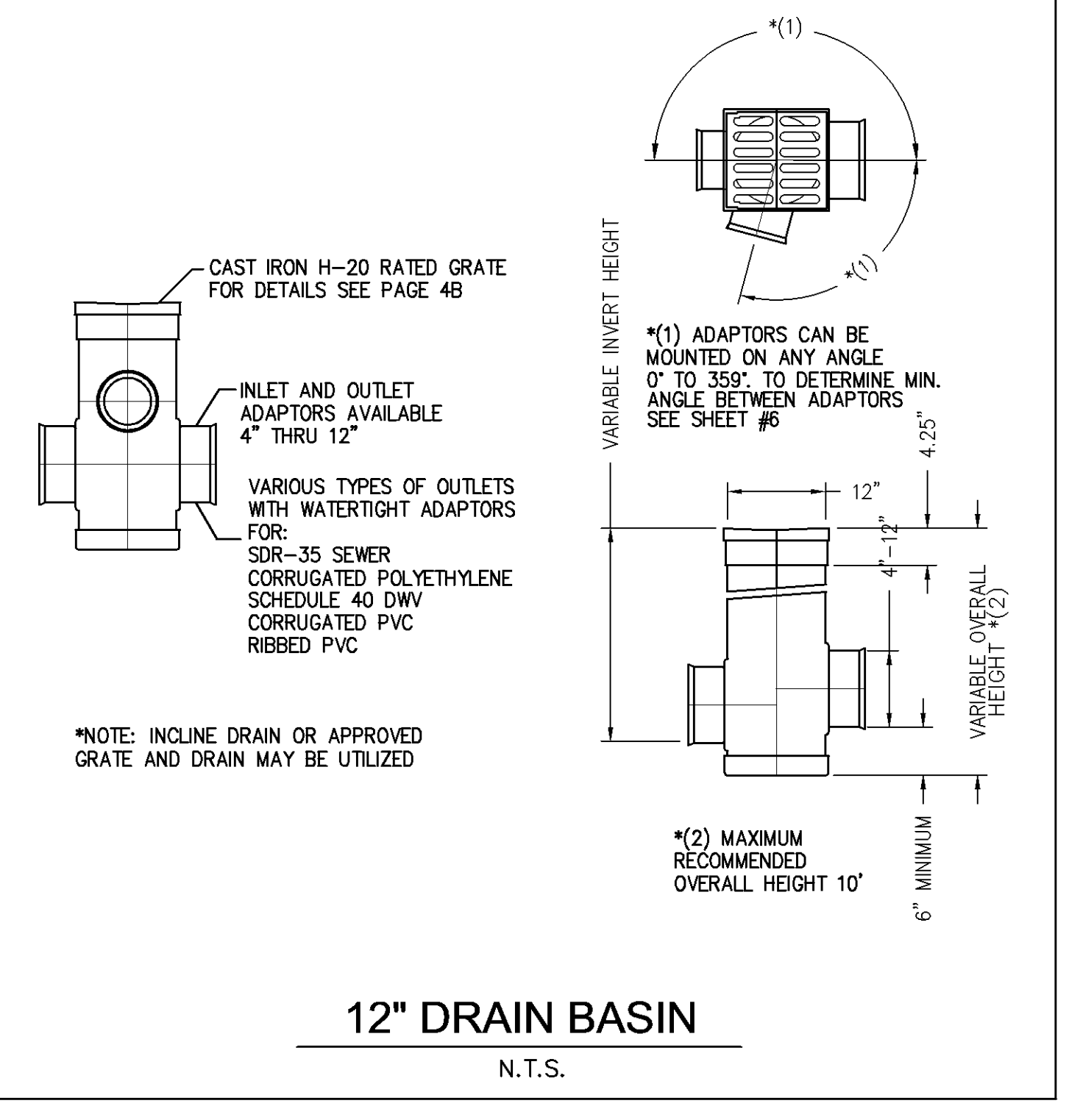
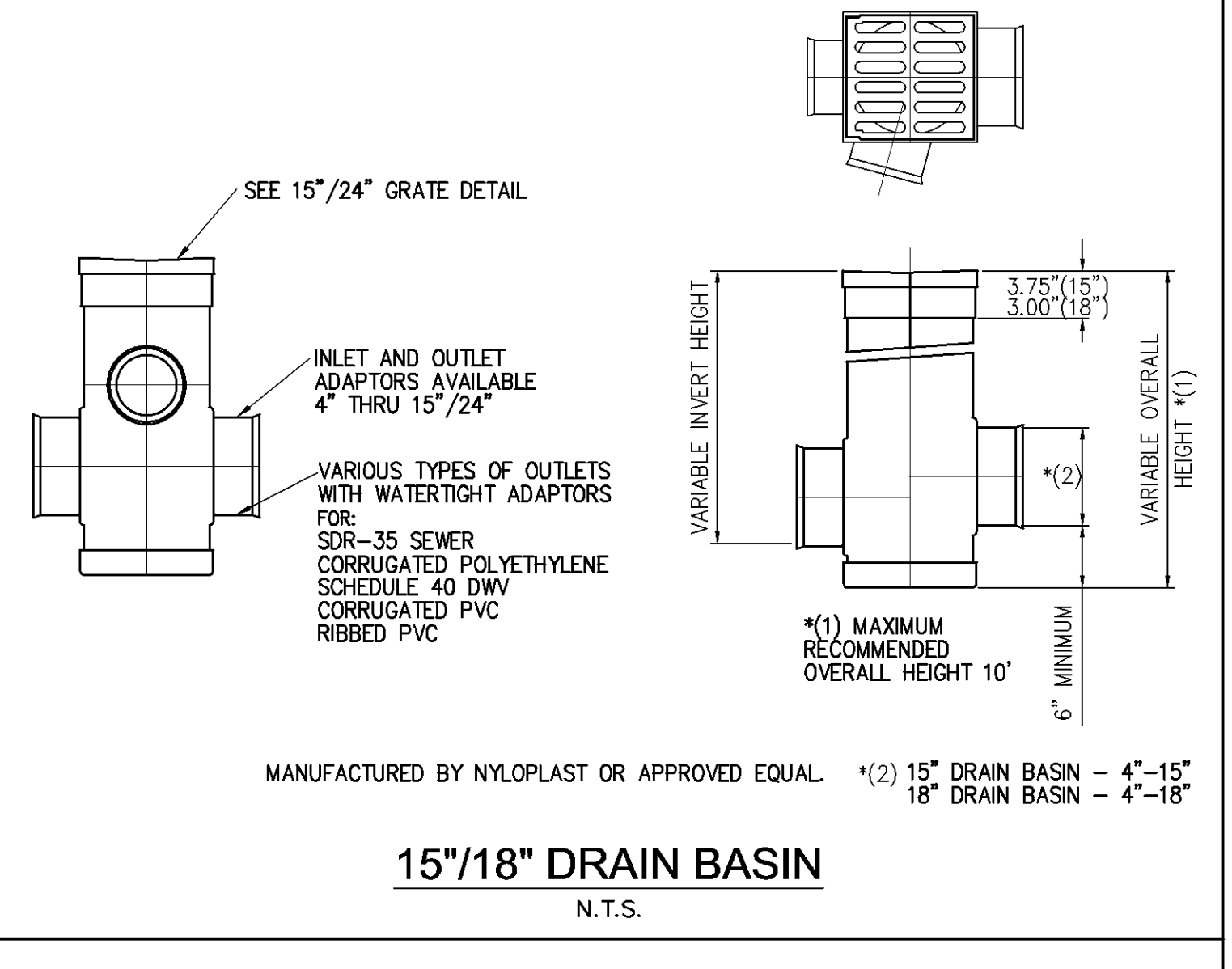
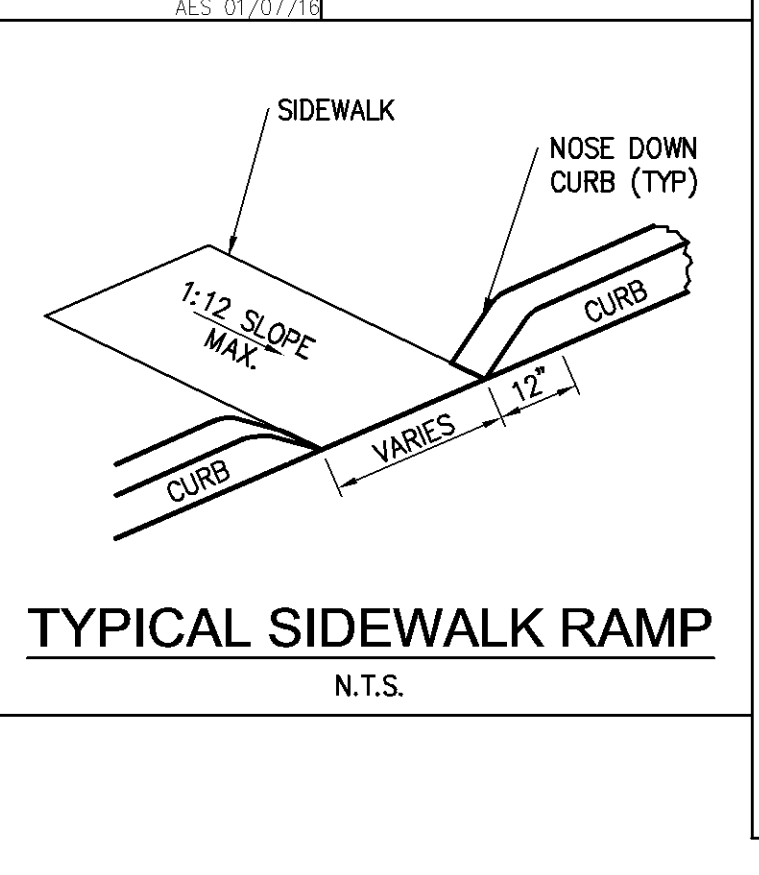
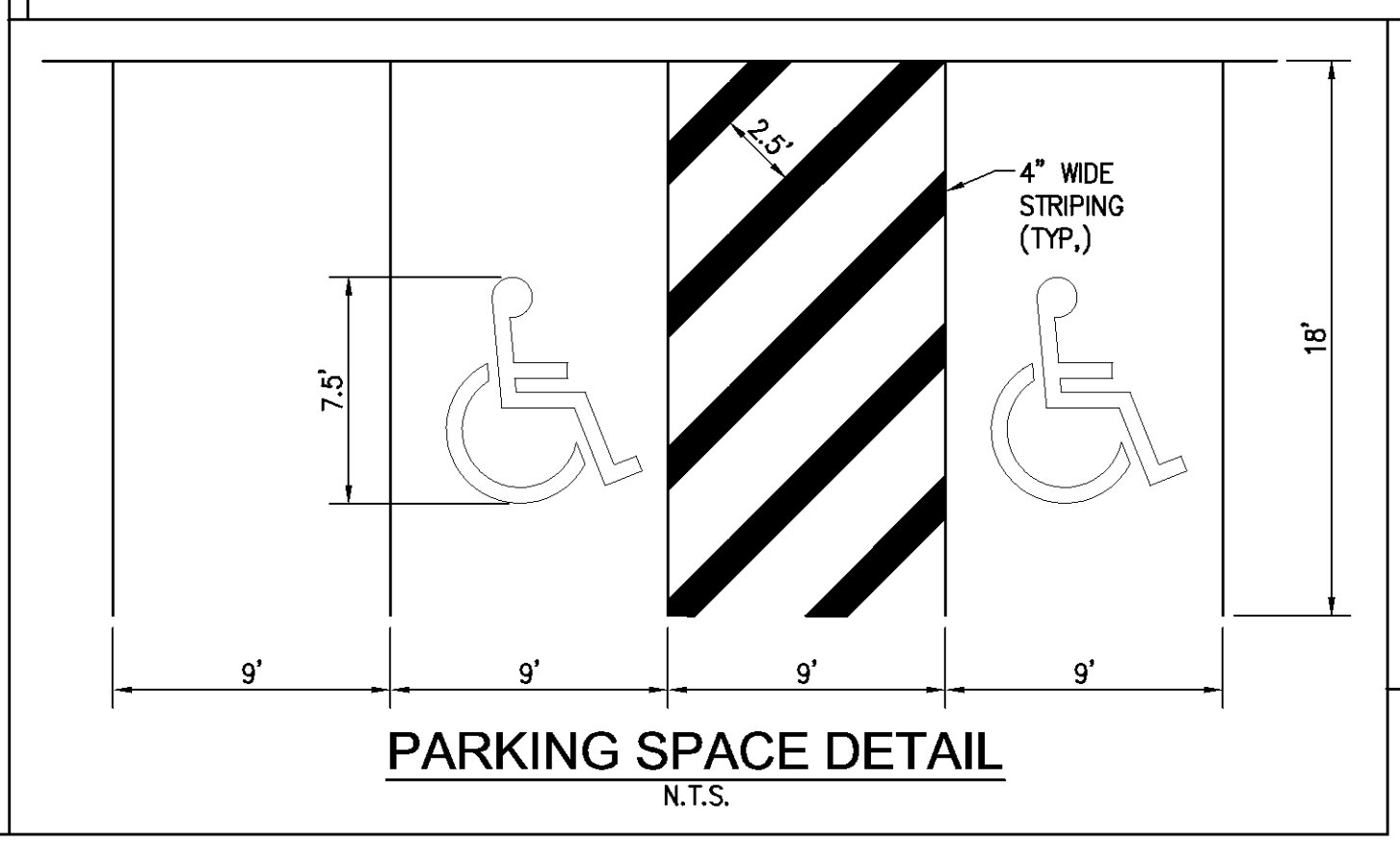
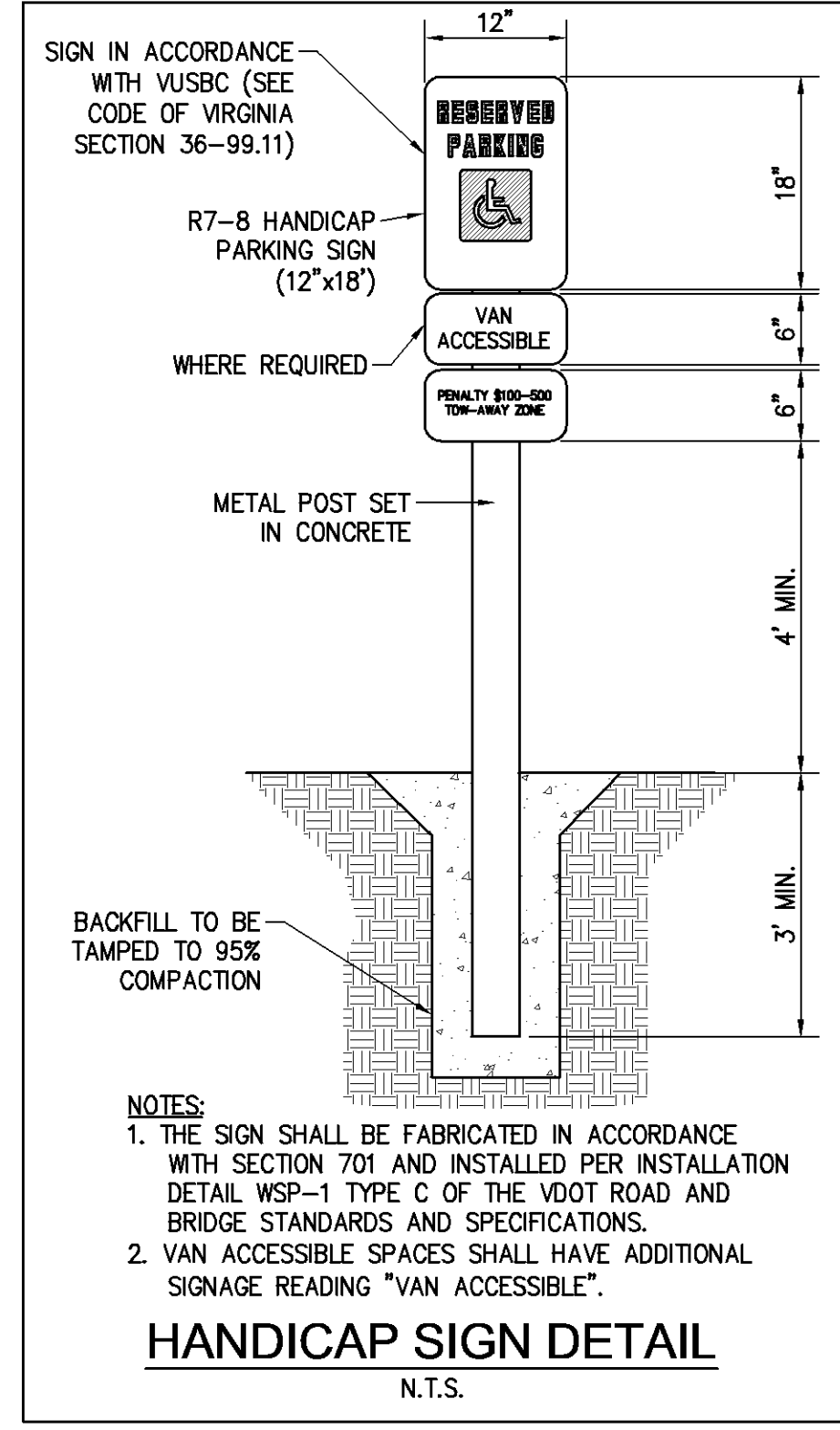
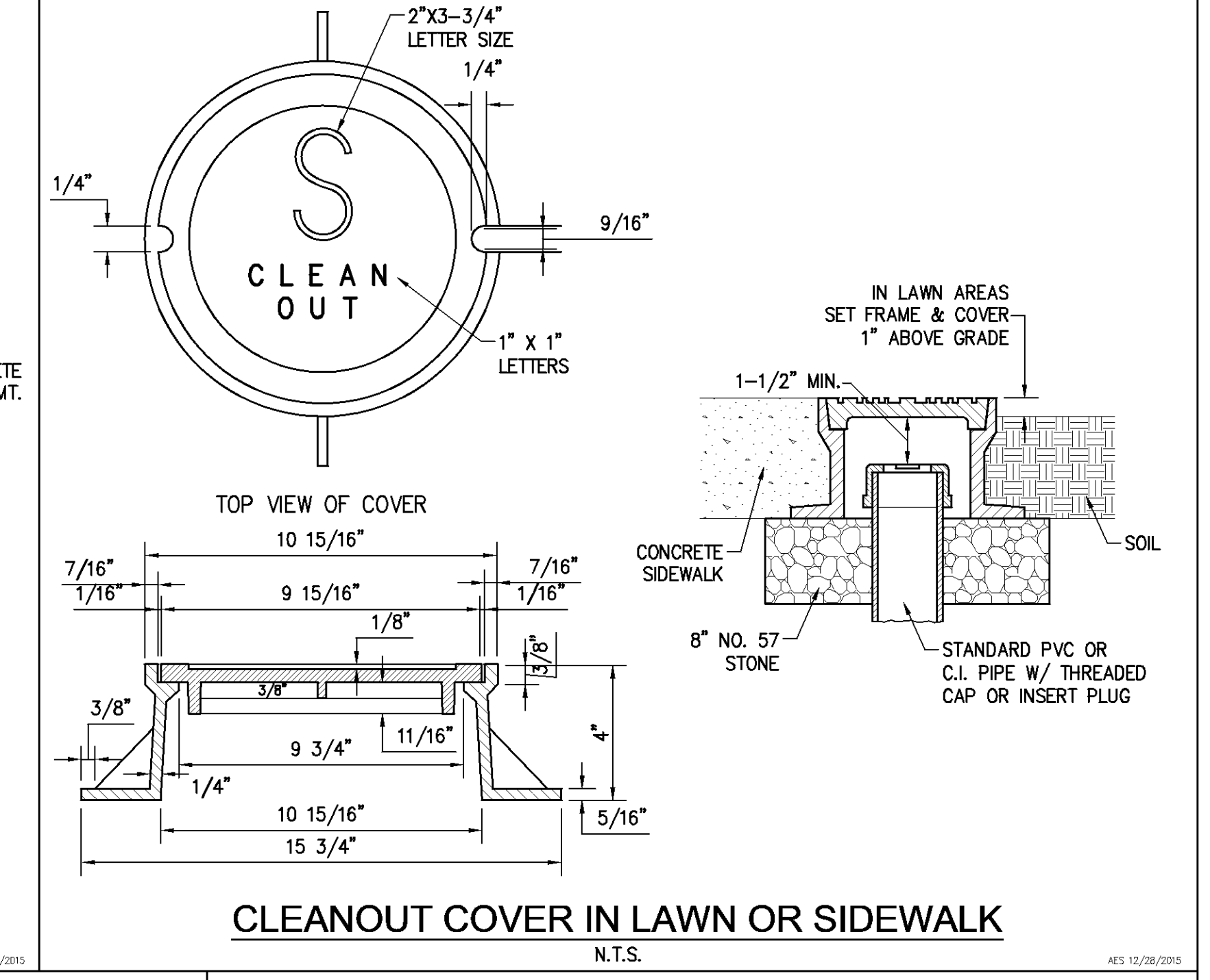
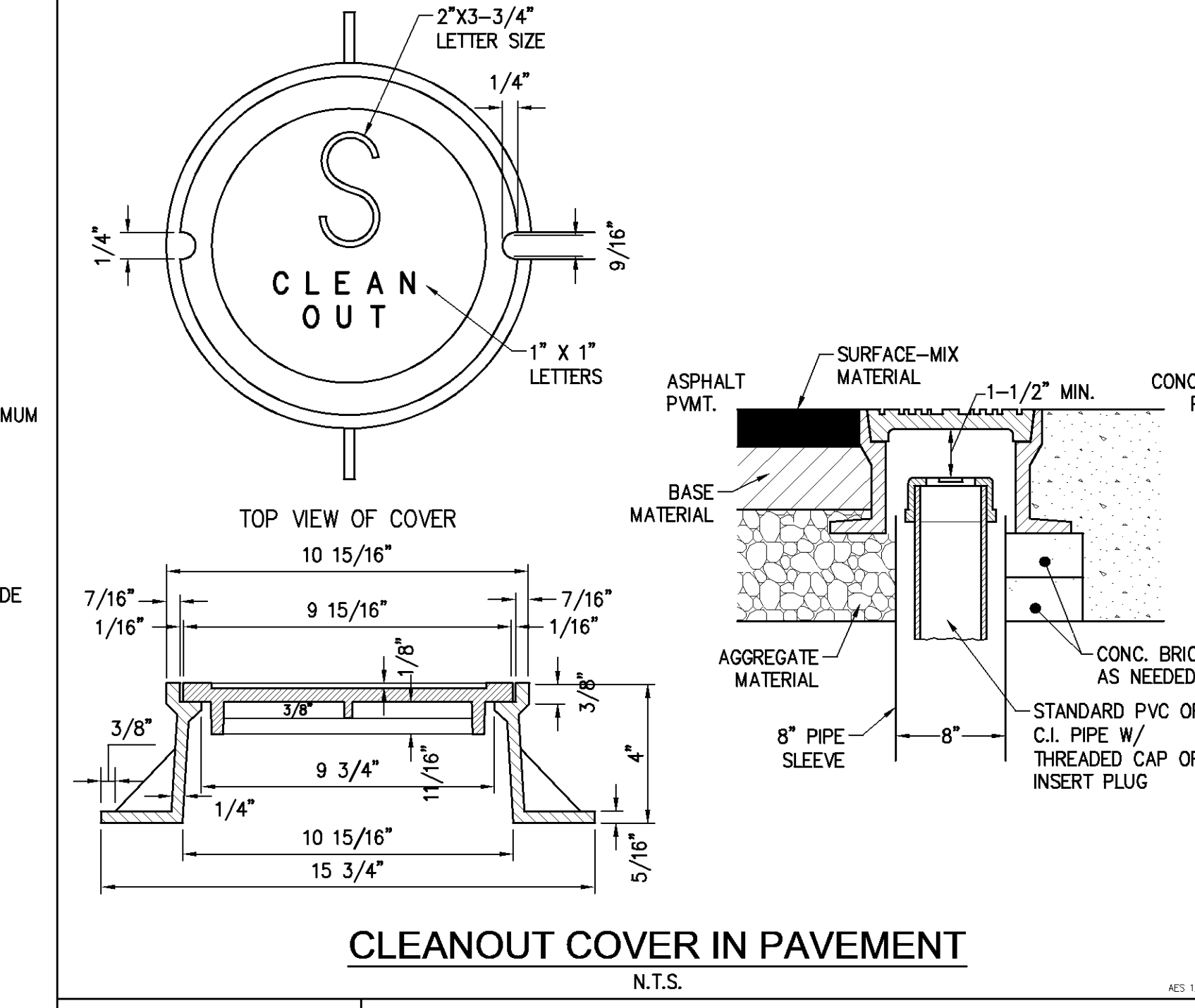
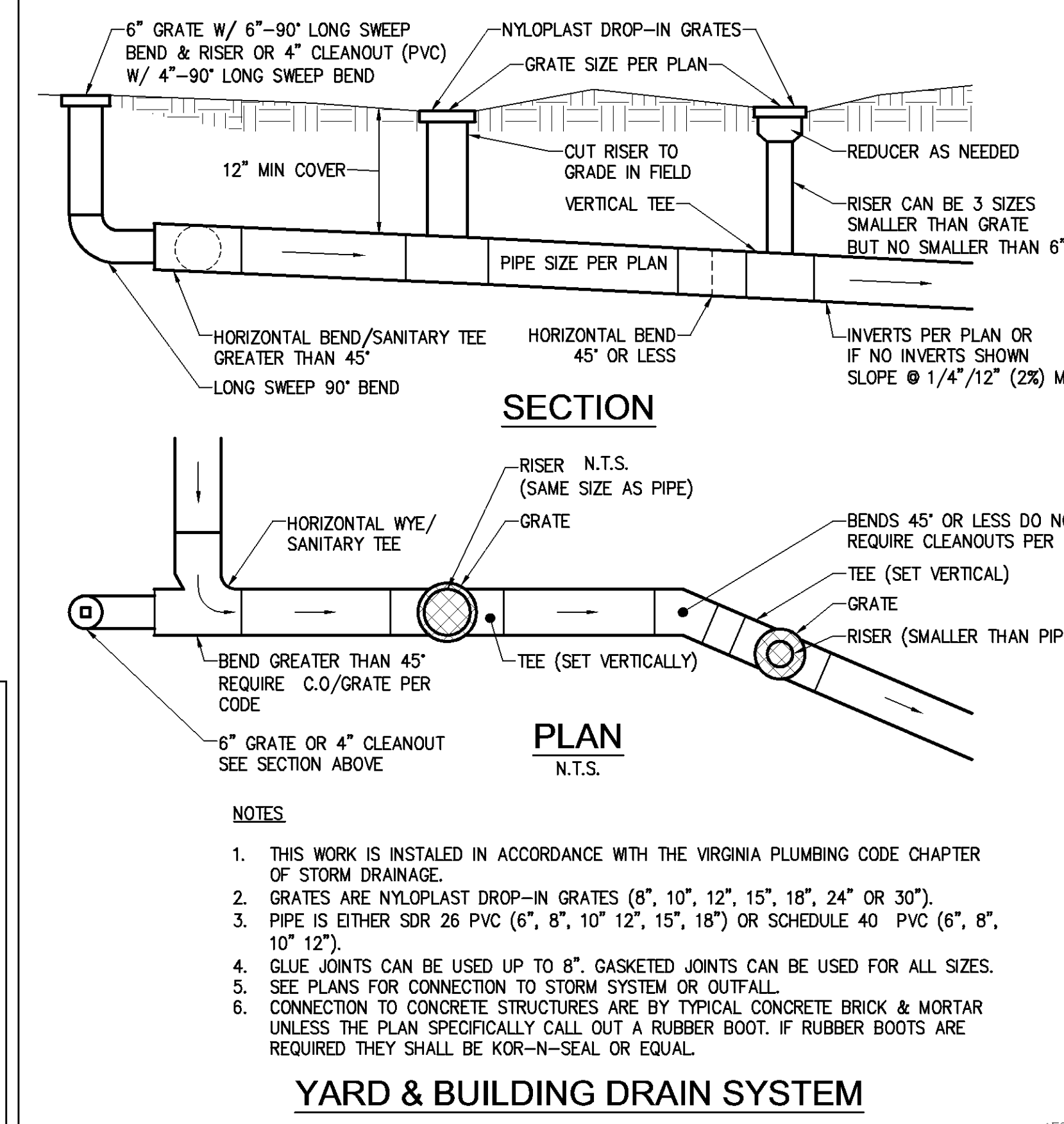
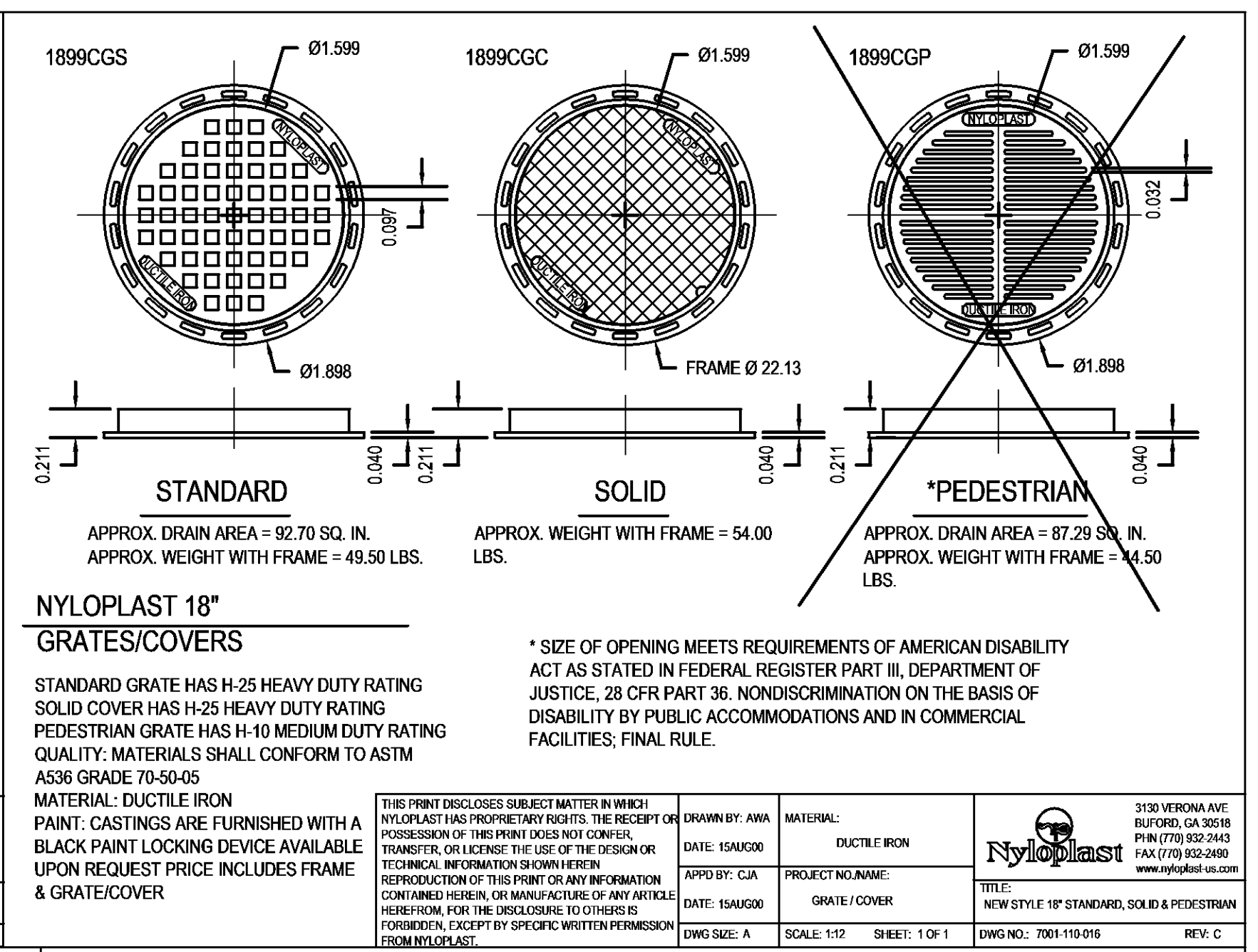
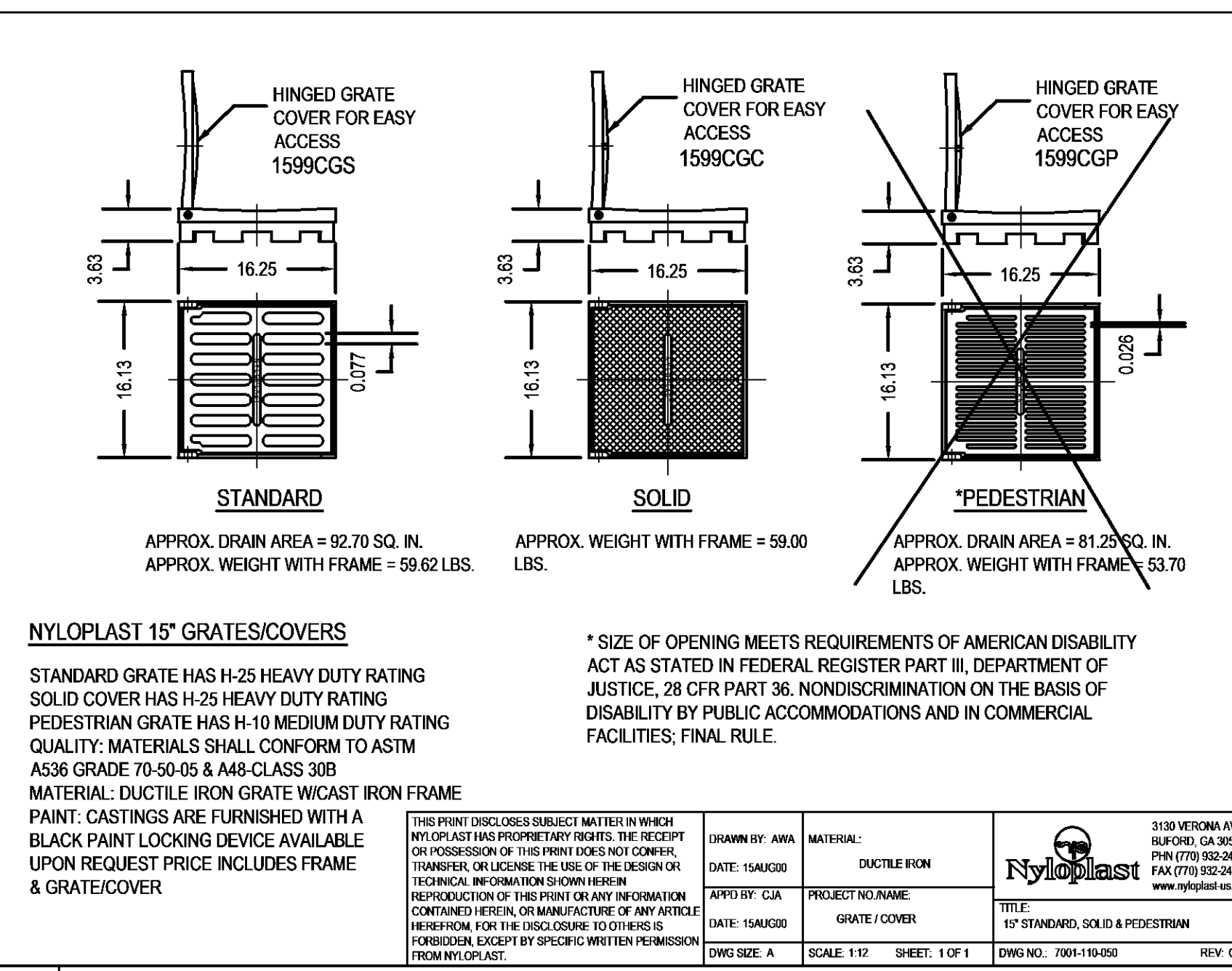
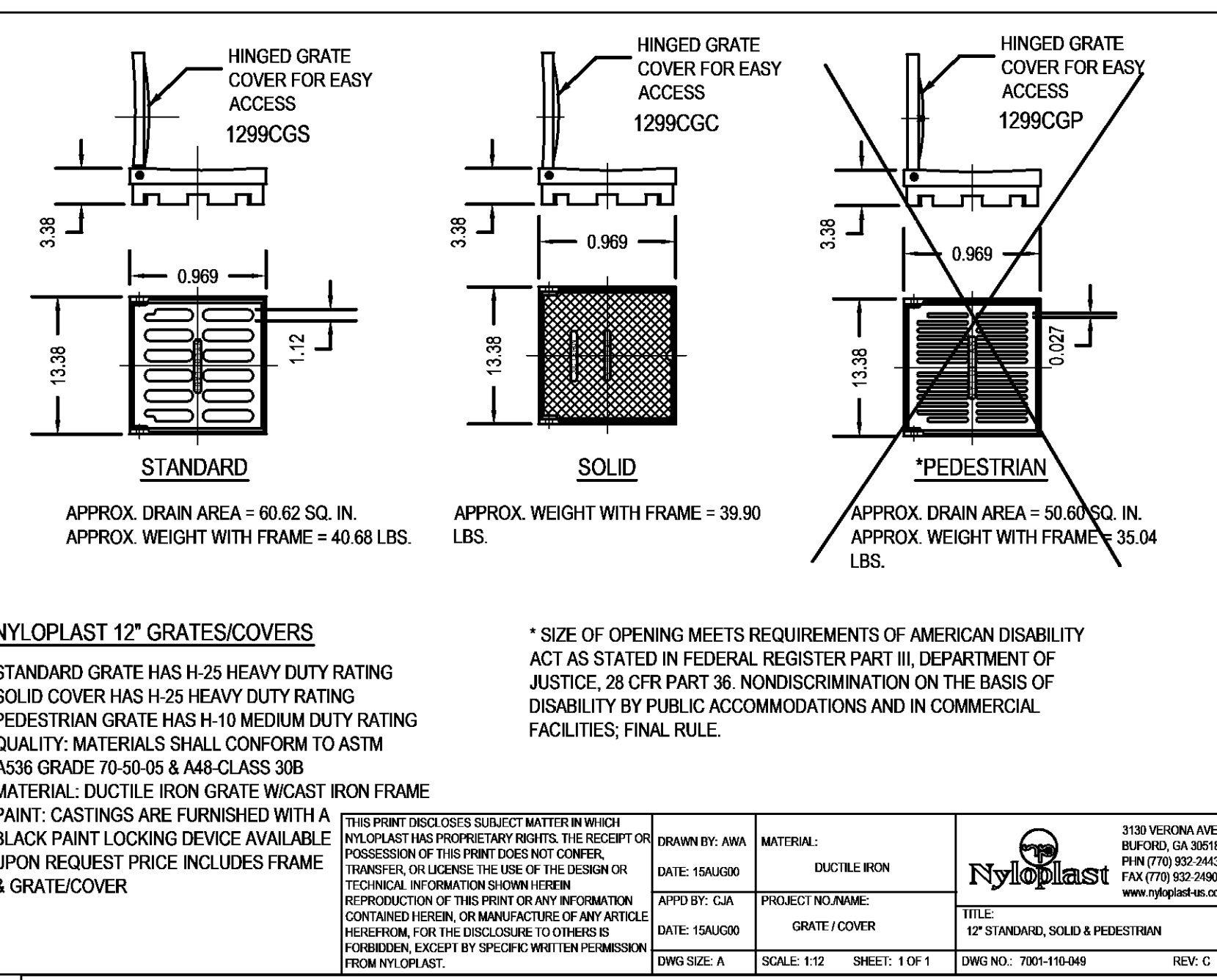
WILLIAMSBURG LANDING, INC.
WOODHAVEN EXPANSION

JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

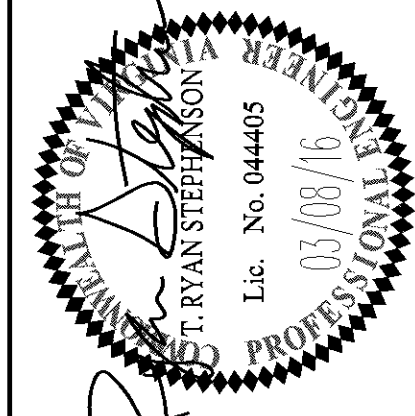
Project Contacts: TRS
Project Number: 8162-05C
Scale: 1"=20'
Date: 11/9/15

Sheet Title:
PHASE I 2-STORY SMALL HOUSE (MEMORY CARE) LANDSCAPE PLAN

Sheet Number
L-1.0



Revised By	TRC
Date	03/08/16
Revised For	REVISED PER ACC COMMENTS DATED DECEMBER 2015
Drawn by	DAW



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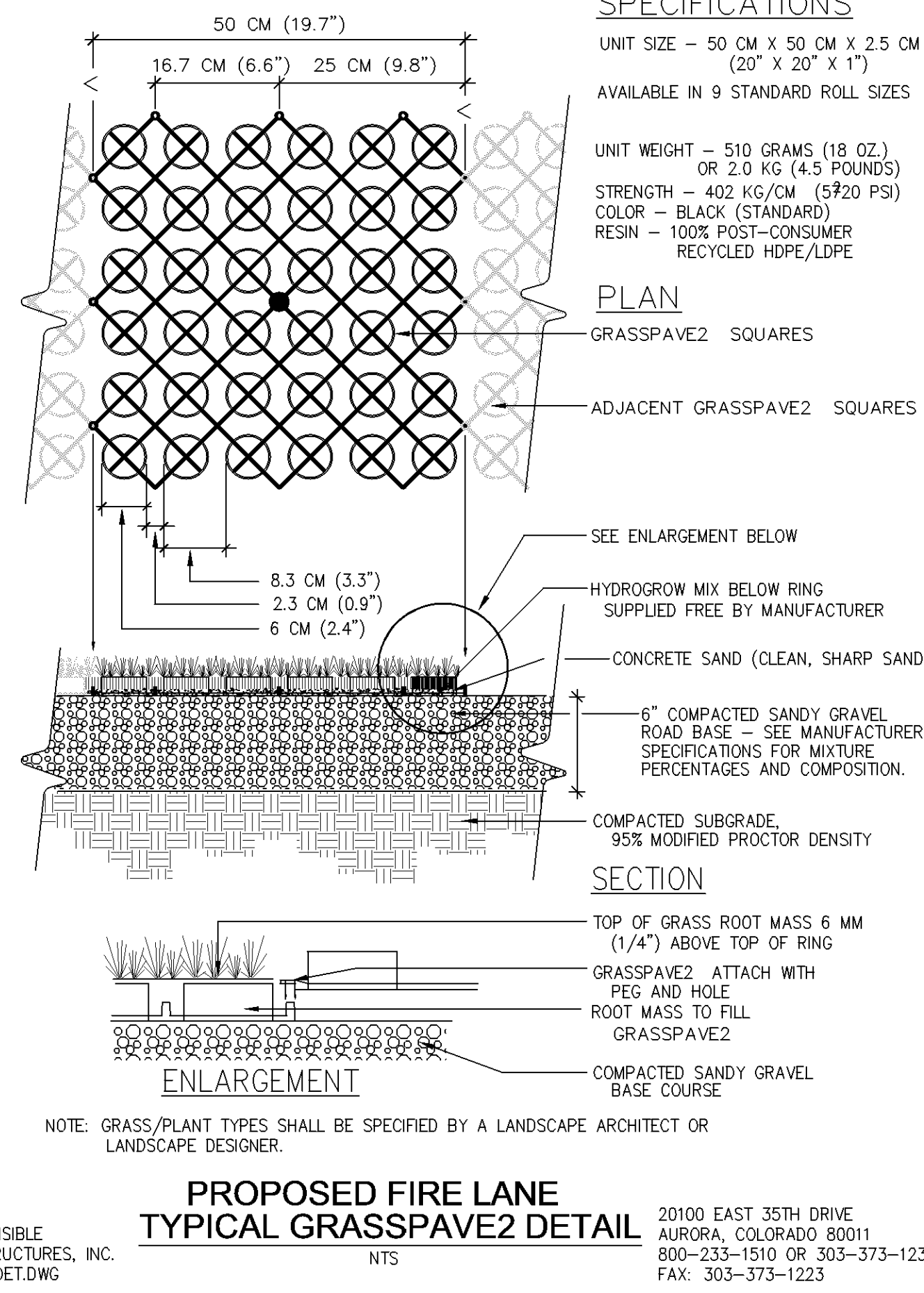
WOODHAVEN EXPANSION

JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: TRC
Project Number: 8162-05C
Scale: NONE
Date: 11/8/15

Sheet Title: NOTES & DETAILS SITE

Sheet Number: 24



SPECIFICATIONS

UNIT SIZE - 50 CM X 50 CM X 2.5 CM (20\"/>

UNIT WEIGHT - 510 GRAMS (18 OZ.) OR 2.0 KG (4.5 POUNDS)

STRENGTH - 402 KG/CM (5720 PSI)
 COLOR - BLACK (STANDARD)
 RESIN - 100% POST-CONSUMER RECYCLED HDPE/LDPE

GRASSPAVE2 SQUARES
 ADJACENT GRASSPAVE2 SQUARES

SEE ENLARGEMENT BELOW

HYDROGROW MIX BELOW RING SUPPLIED FREE BY MANUFACTURER

CONCRETE SAND (CLEAN, SHARP SAND)

6\"/>

COMPACTED SUBGRADE, 95% MODIFIED PROCTOR DENSITY

TOP OF GRASS ROOT MASS 6 MM (1/4\"/>

GRASSPAVE2 ATTACH WITH PEG AND HOLE

ROOT MASS TO FILL GRASSPAVE2

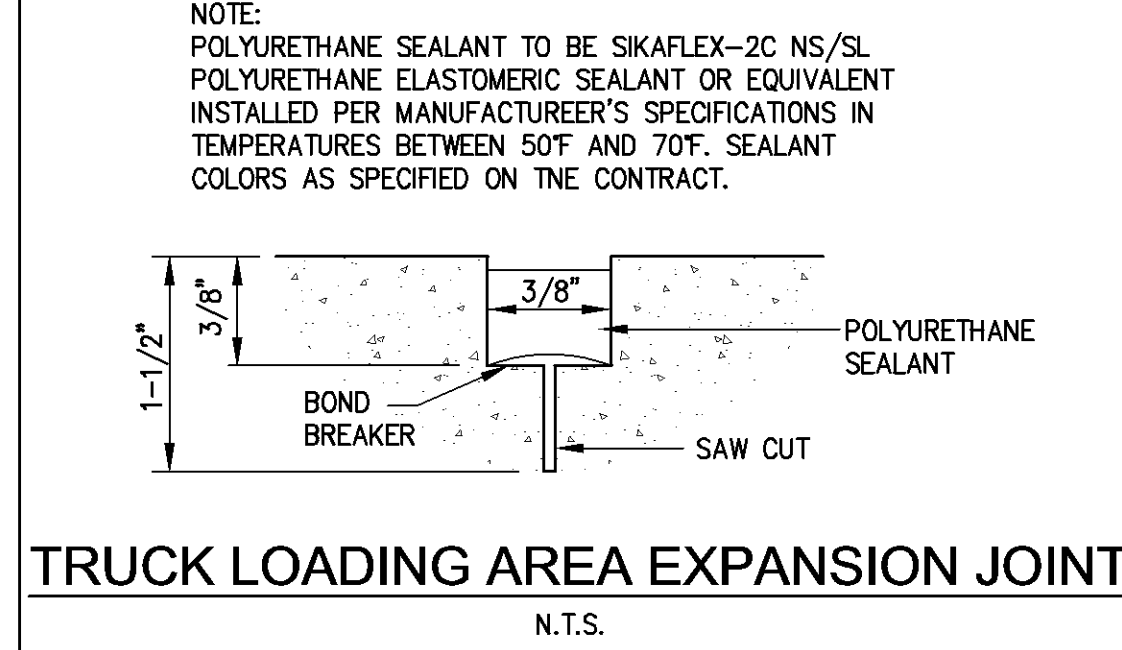
COMPACTED SANDY GRAVEL BASE COURSE

NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

PROPOSED FIRE LANE TYPICAL GRASSPAVE2 DETAIL

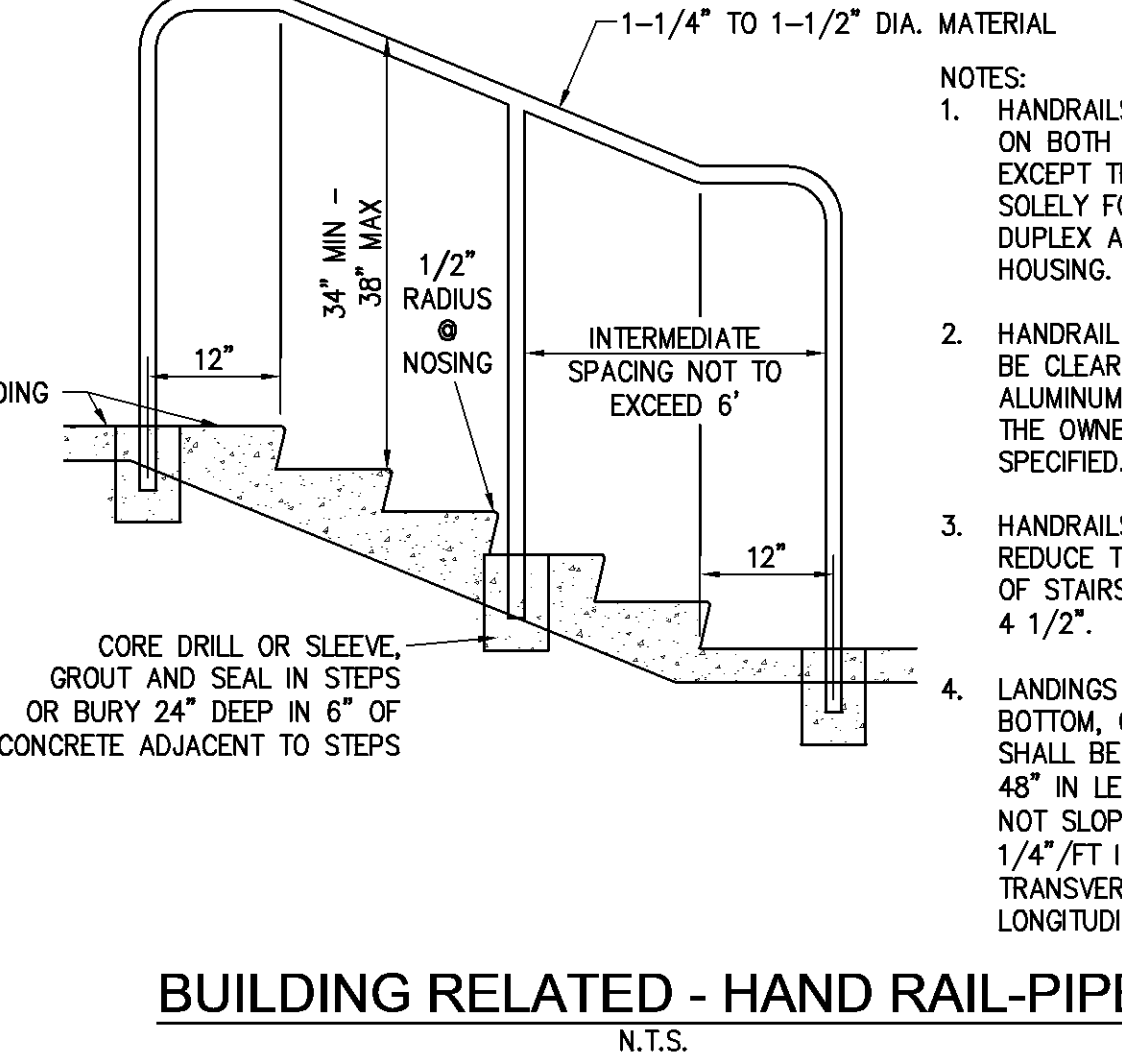
20100 EAST 35TH DRIVE
 AURORA, COLORADO 80011
 800-233-1510 OR 303-373-1234
 FAX: 303-373-1223

INVISIBLE STRUCTURES, INC.
 GPD2T.DWG



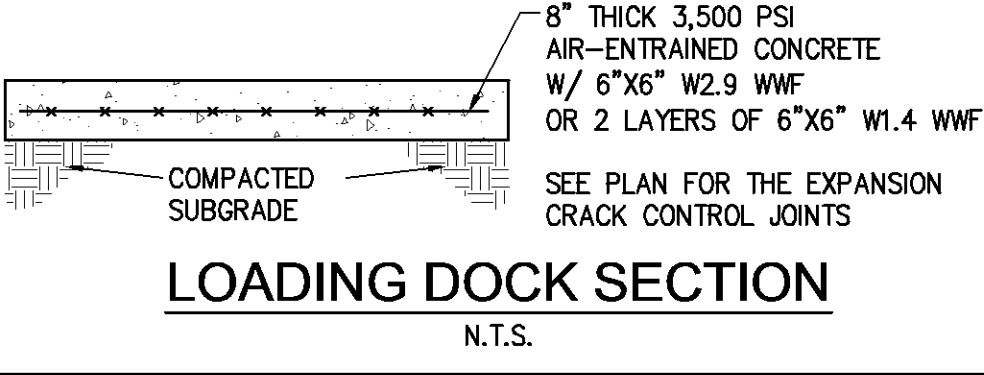
TRUCK LOADING AREA EXPANSION JOINT

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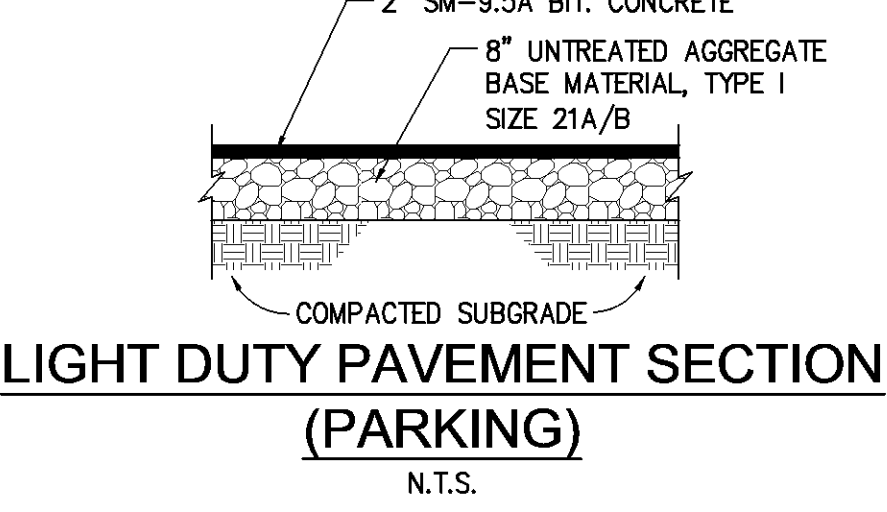
BUILDING RELATED - HAND RAIL-PIPE

N.T.S.



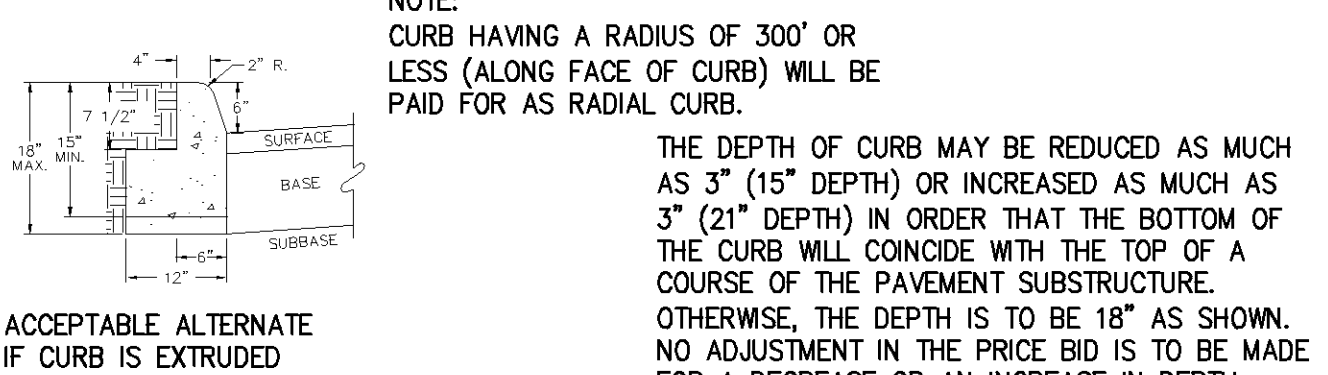
LOADING DOCK SECTION

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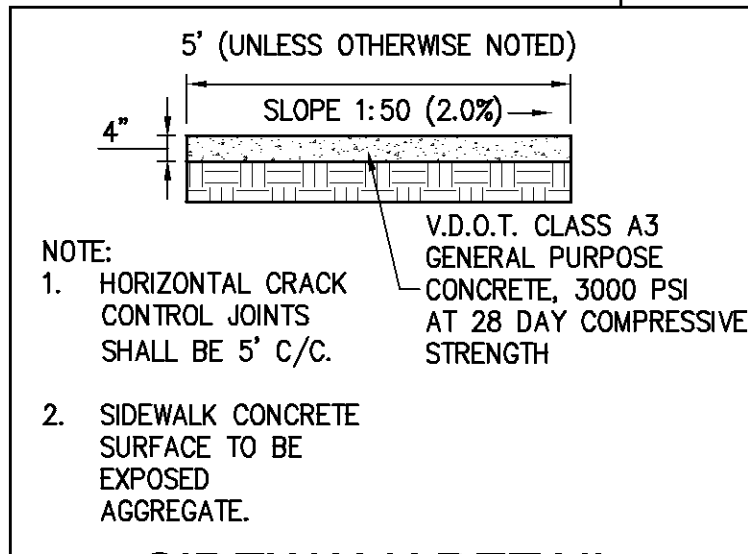
LIGHT DUTY PAVEMENT SECTION (PARKING)

N.T.S.



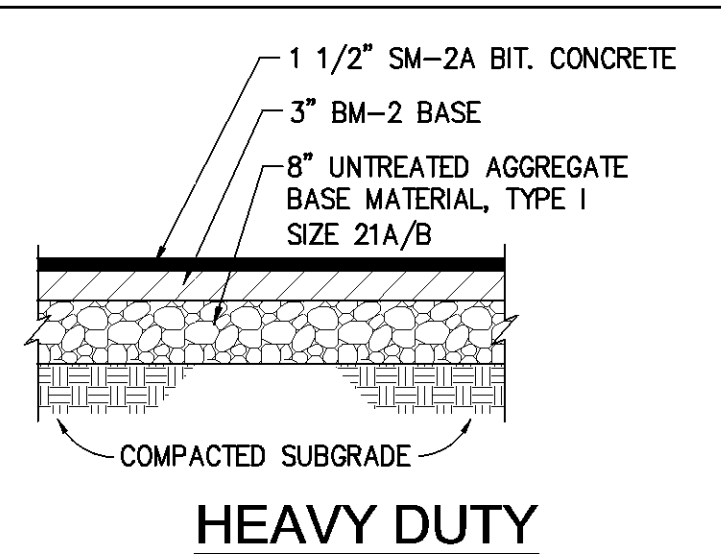
STANDARD 6\"/>

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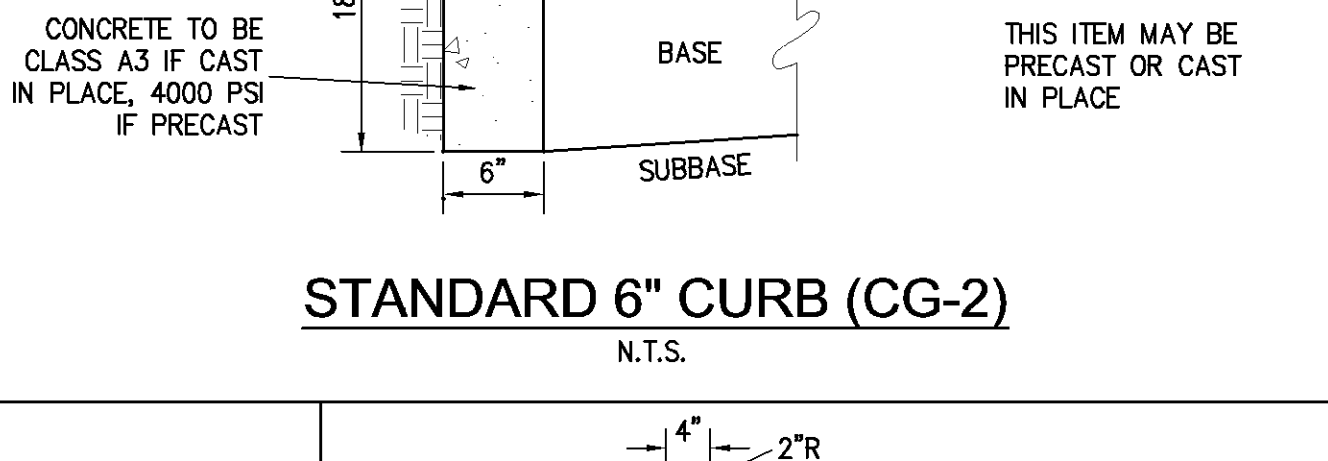
SIDEWALK DETAIL

N.T.S.



HEAVY DUTY PAVEMENT SECTION (DRIVE AISLES)

N.T.S.

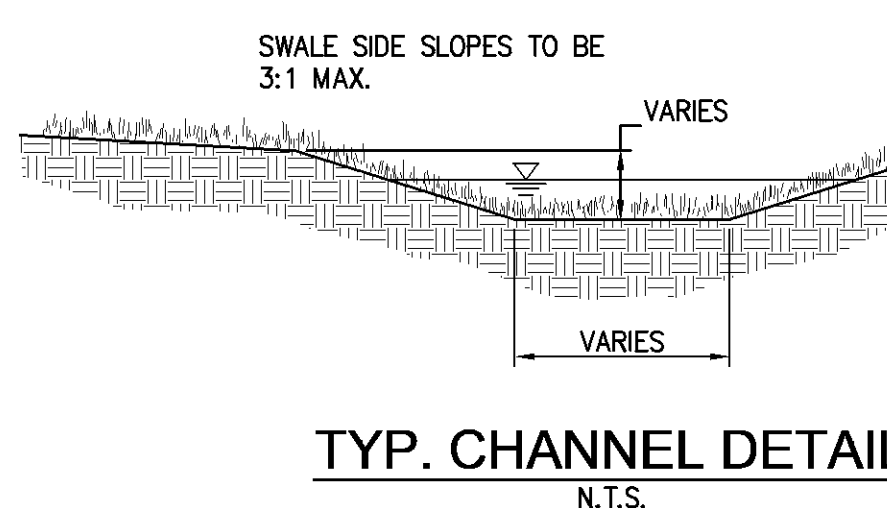


STANDARD 6\"/>

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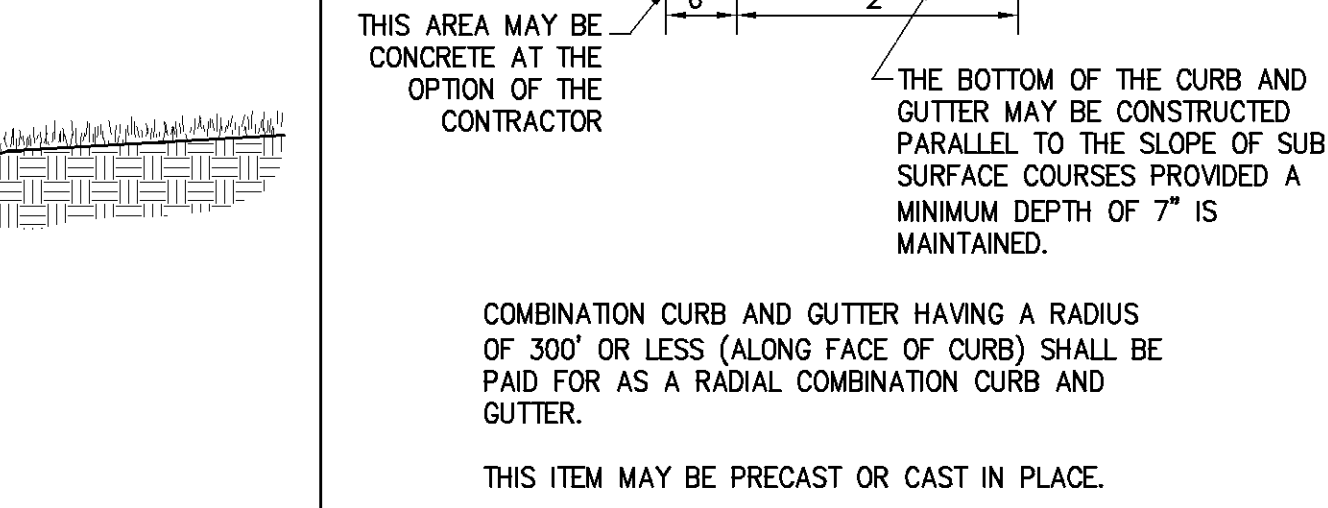
VDOT REFERENCE TABLE

ES-1	102.01
DI-1	104.01
DI-3	104.09-104.11
DI-7	104.22-104.24
MH-1	106.01-106.05
IS-1	106.08
ST-1	106.09
PB-1	107.00-107.04
CG-2	201.01
CG-3	201.02
CG-6	201.03



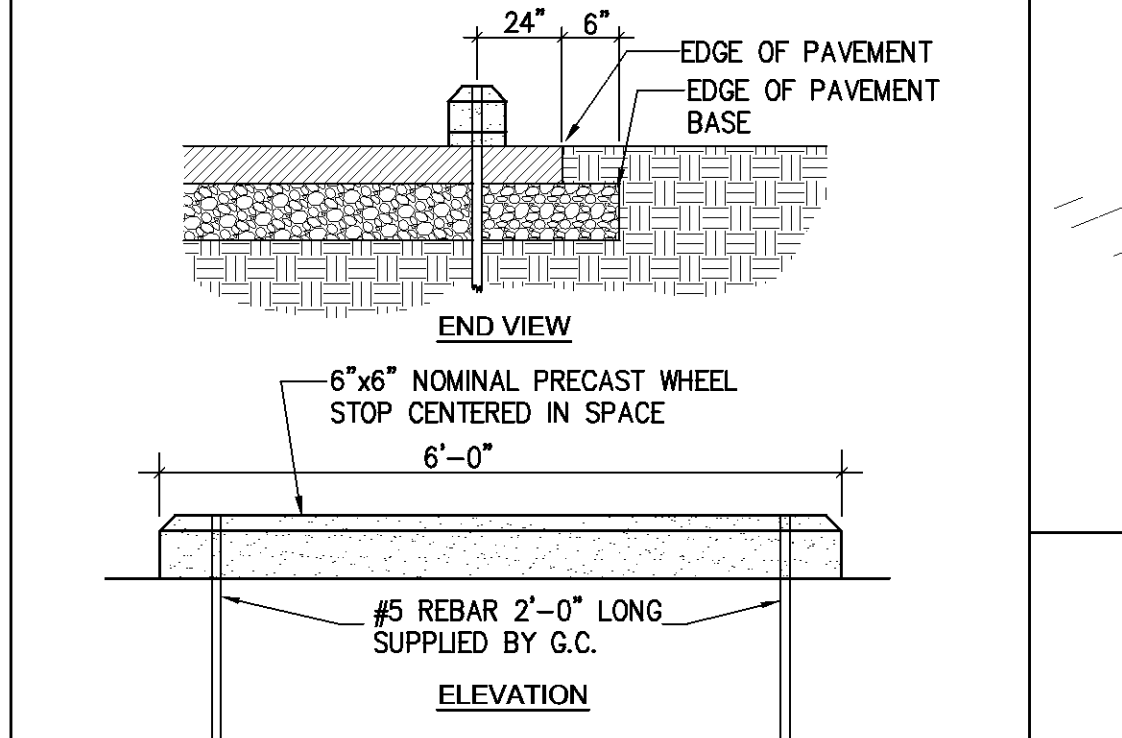
TYP. CHANNEL DETAIL

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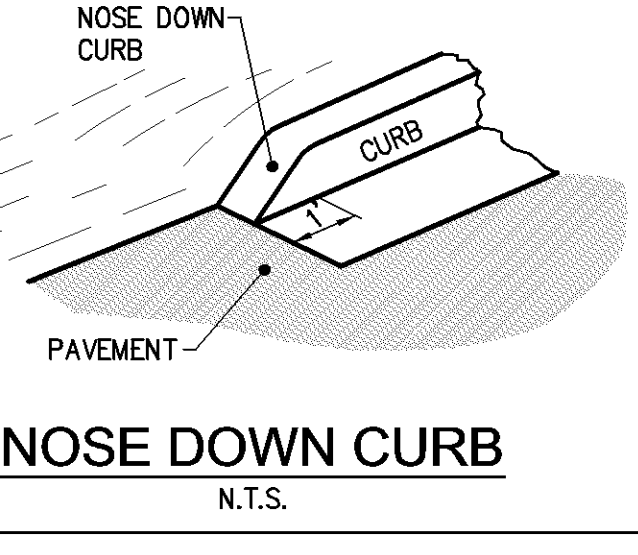
COMBINATION CURB AND GUTTER (CG-6)

N.T.S.



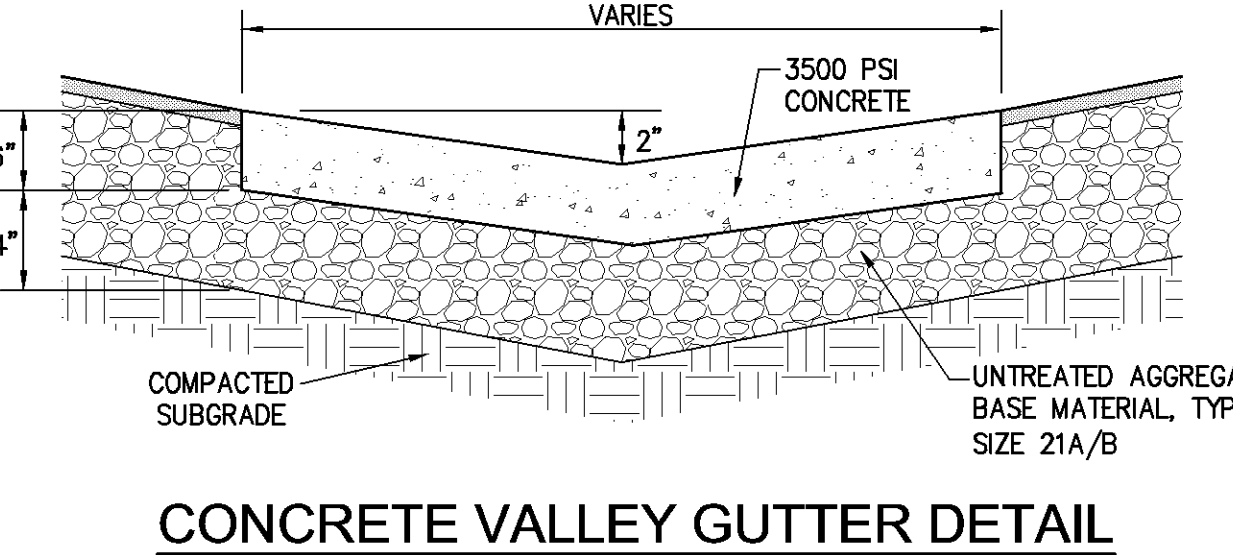
CONCRETE BUMPER BLOCK DETAIL

N.T.S.



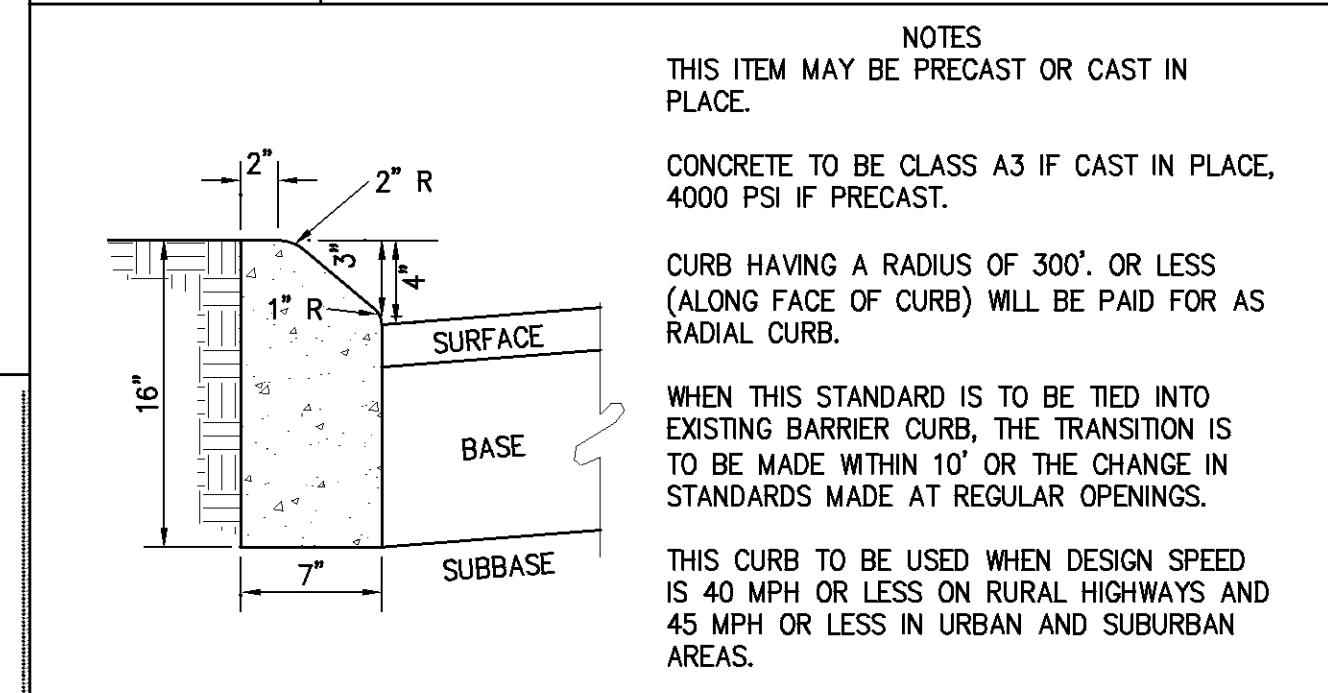
NOSE DOWN CURB

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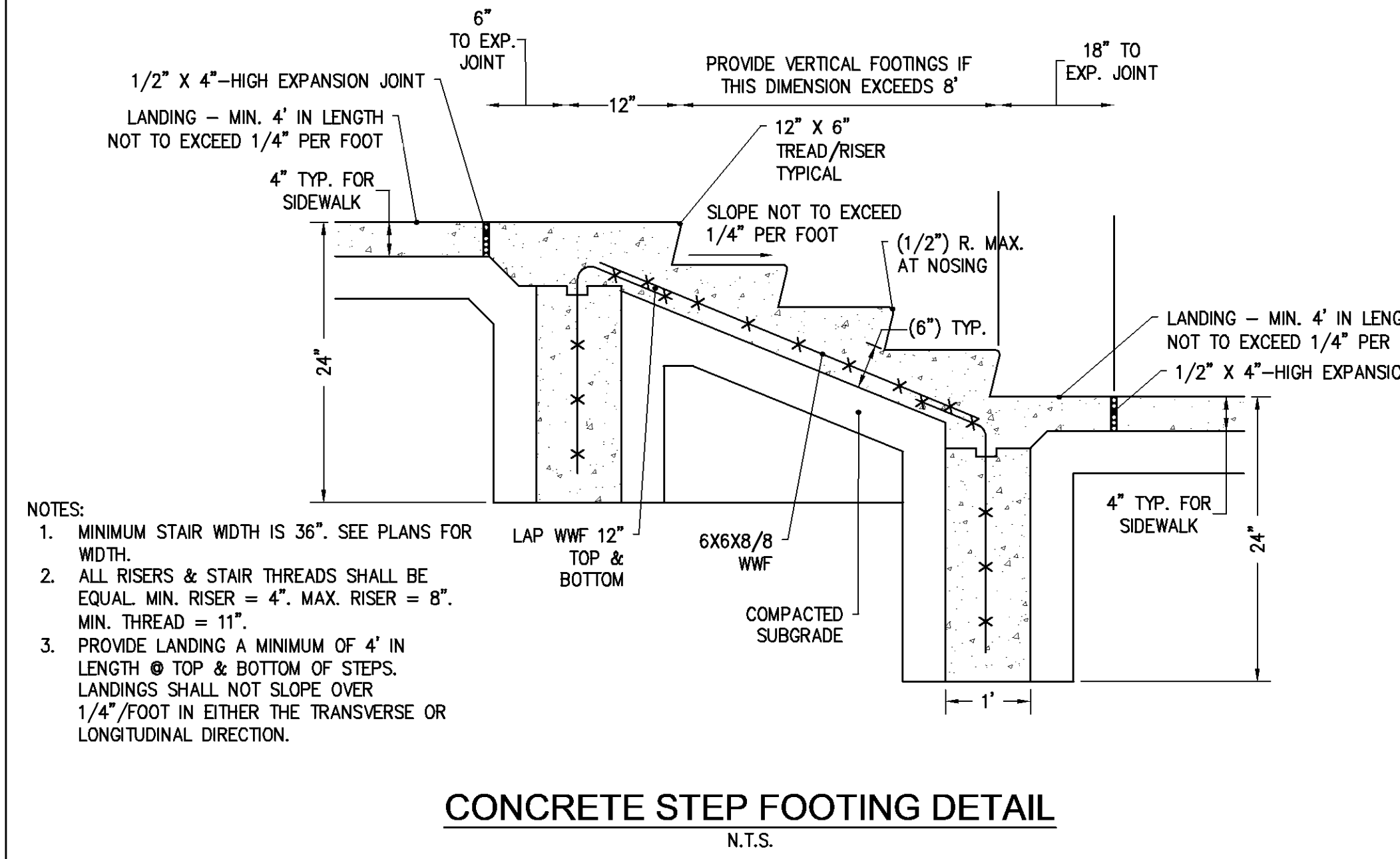
CONCRETE VALLEY GUTTER DETAIL

N.T.S.



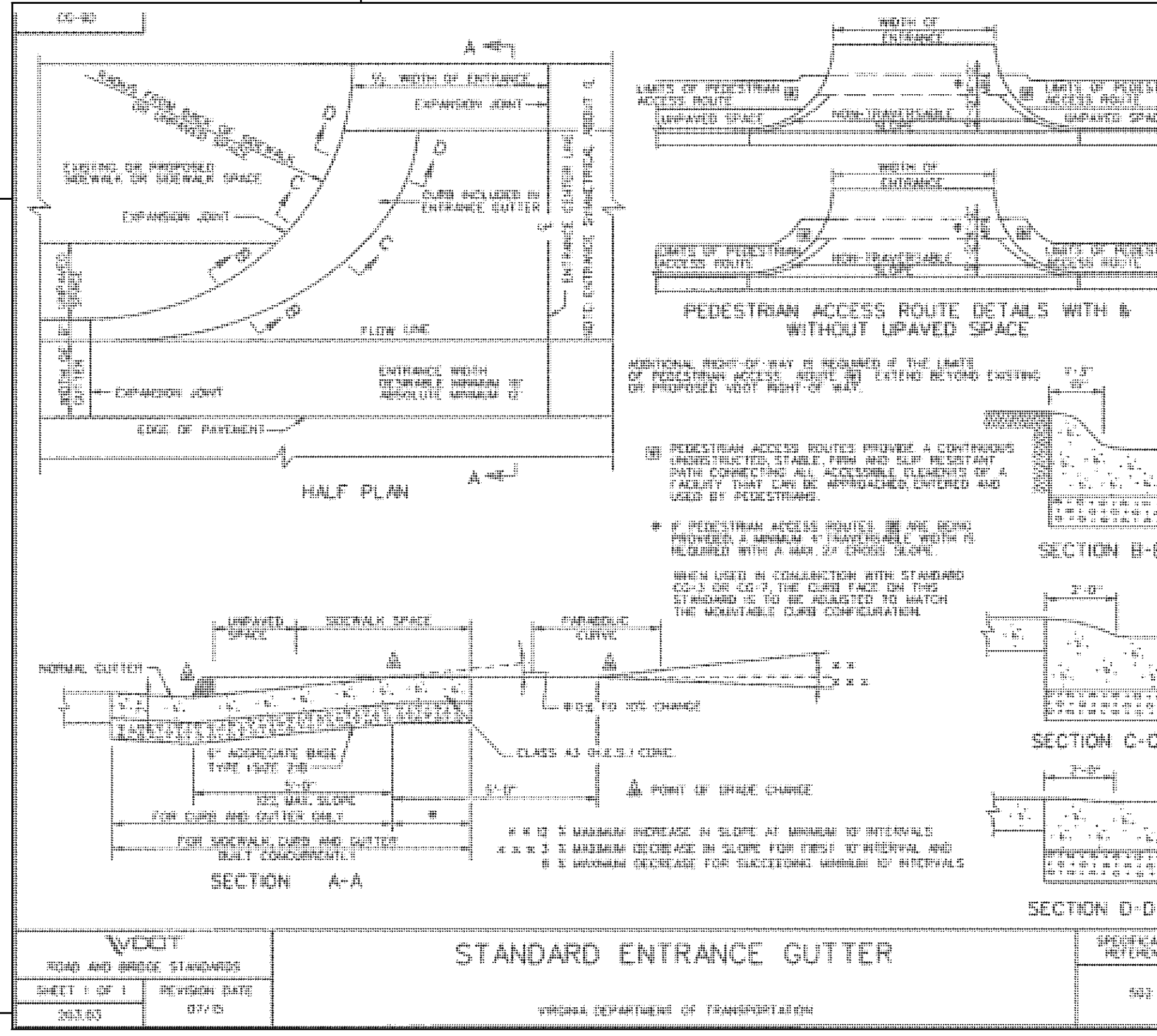
STANDARD 4\"/>

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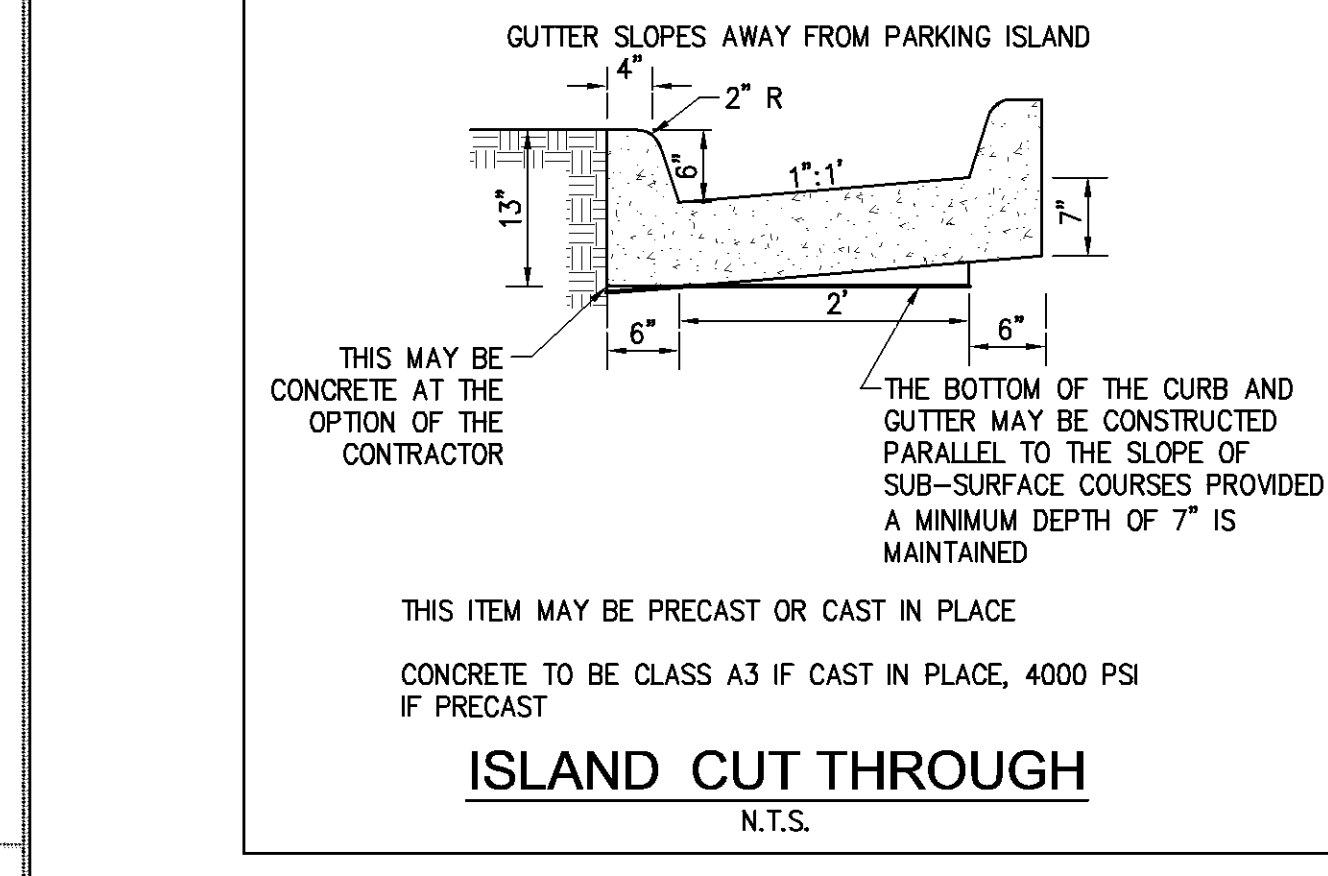
CONCRETE STEP FOOTING DETAIL

N.T.S.



STANDARD ENTRANCE GUTTER

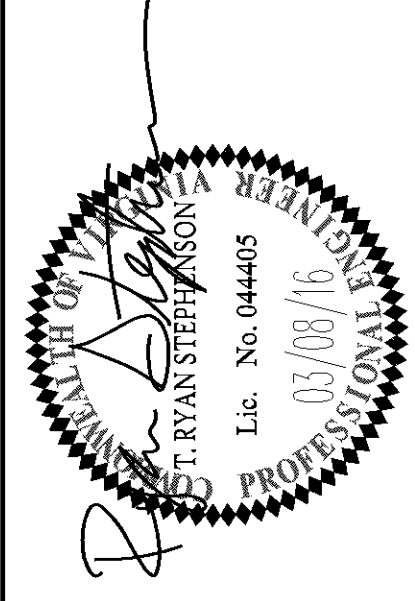
N.T.S.



ISLAND CUT THROUGH

N.T.S.

1	03/08/16	Date	TR	Revised By	
				03/08/16	Revised
				03/08/16	Revised



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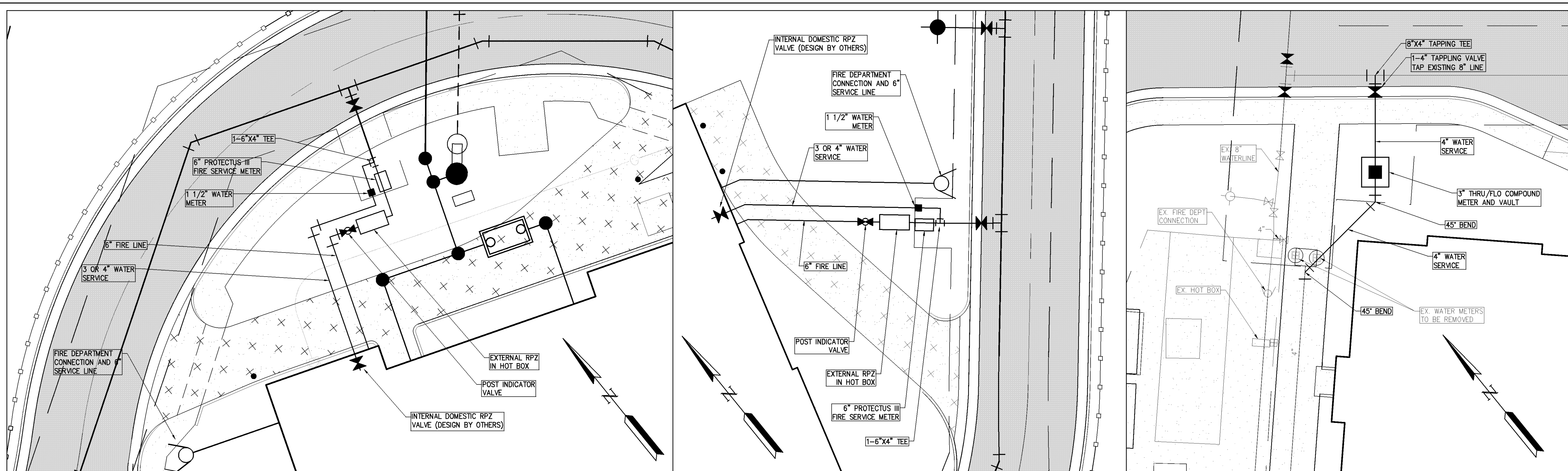
SITE PLAN AMENDMENT

JAMES TOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: TRS
 Project Number: 8162-05C
 Scale: NONE
 Date: 11/8/15

Sheet Title:
NOTES & DETAILS SITE

Sheet Number
23



**PROPOSED 2-STORY MEMORY CARE BUILDING
WATER SERVICE CONFIGURATION (1"=10')**

**PROPOSED 1-STORY MEMORY CARE BUILDING
WATER SERVICE CONFIGURATION (1"=10')**

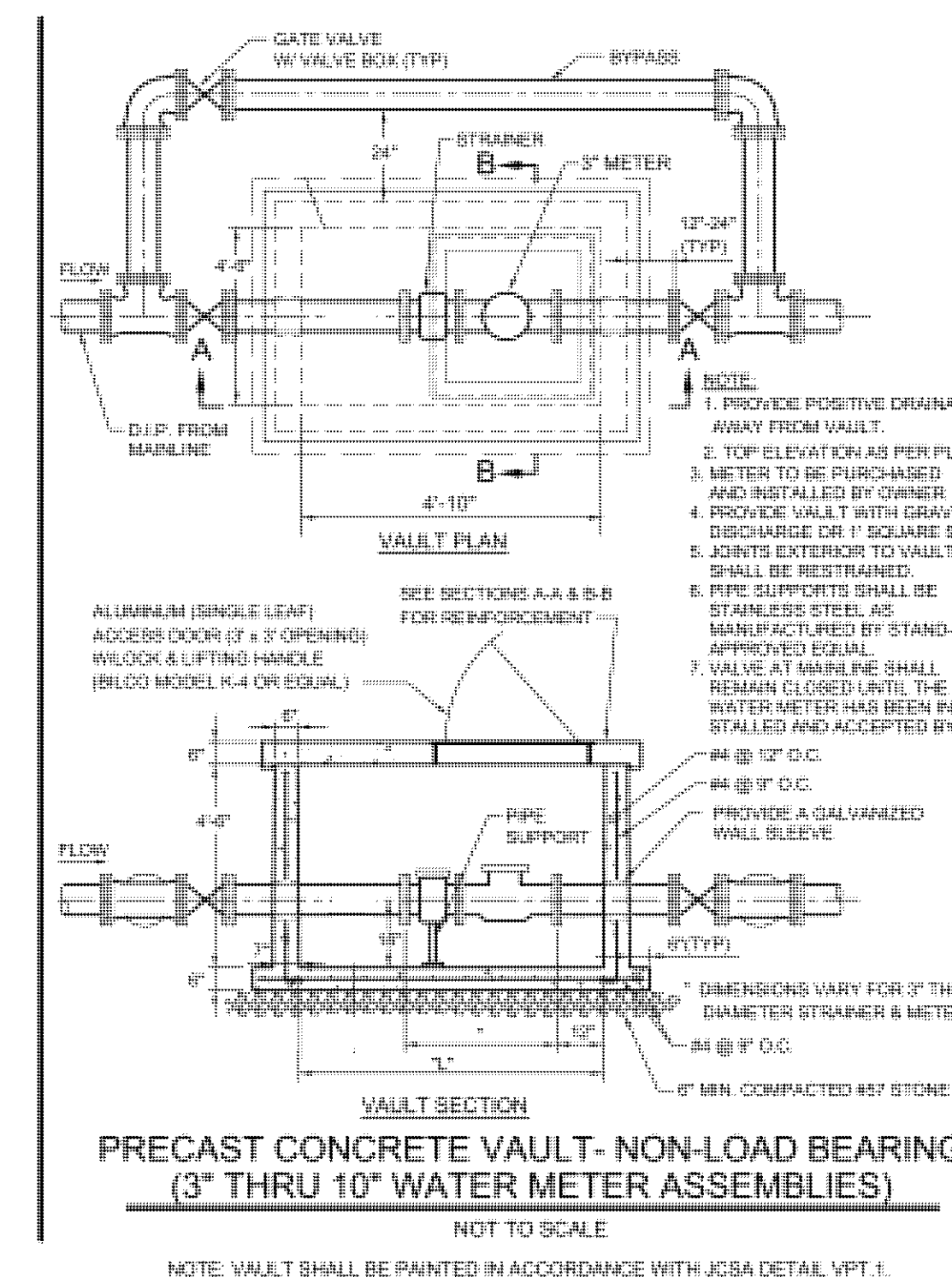
**PROPOSED ASSISTED LIVING BUILDING
WATER SERVICE CONFIGURATION (1"=10')**

JCSA GENERAL NOTES FOR WATER DISTRIBUTION AND SANITARY SEWER SYSTEMS
(REVISED MAY 2011)

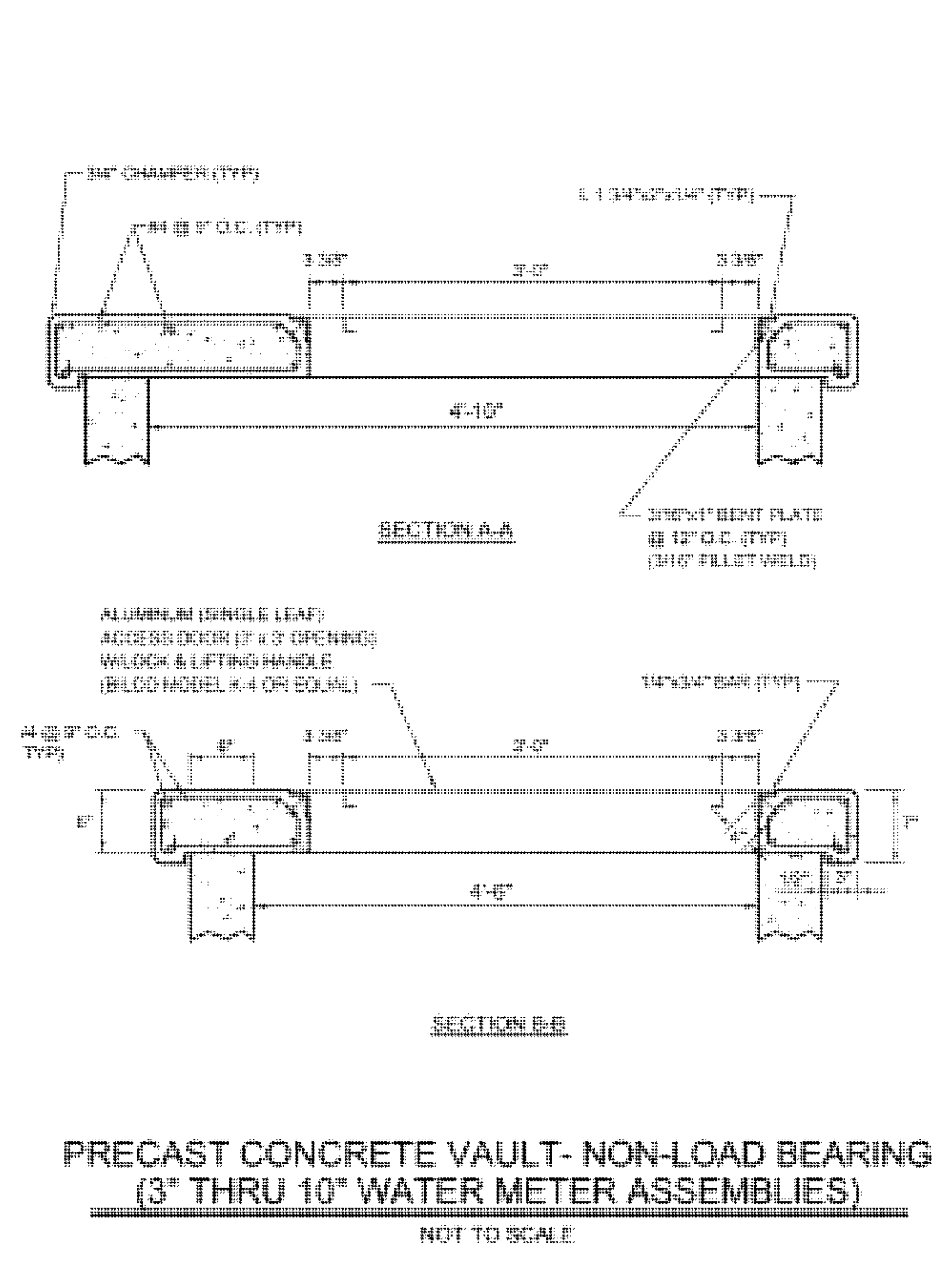
- A. ALL COMPONENTS OF THE WATER DISTRIBUTION AND SANITARY SEWER SYSTEM SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE LATEST EDITION OF THE JCSA DESIGN AND ACCEPTANCE CRITERIA FOR WATER DISTRIBUTION AND SANITARY SEWER SYSTEMS, THE HRPDC REGIONAL CONSTRUCTION STANDARDS (FIFTH EDITION WITH AMENDMENTS DATED DECEMBER 2010), AND THE COMMONWEALTH OF VIRGINIA DEPARTMENT OF HEALTH WATERWORKS AND SANITARY SEWERAGE REGULATIONS. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, PARTS, AND PRODUCTS ON ALL PROJECTS. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE WORK. A COPY OF THE JCSA DESIGN AND ACCEPTANCE CRITERIA AND HRPDC REGIONAL CONSTRUCTION STANDARDS MUST BE KEPT ON-SITE BY THE CONTRACTOR DURING TIME OF INSTALLING, TESTING, AND CONVEYING FACILITIES TO JCSA.
- B. THE CONTRACTOR/DEVELOPER SHALL ACQUIRE A CERTIFICATE TO CONSTRUCT WATER AND SANITARY SEWER FACILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION OF ANY WATER OR SANITARY SEWER FACILITIES.
- C. A PRECONSTRUCTION MEETING SHALL BE HELD BETWEEN JCSA, THE DEVELOPER, THE CONTRACTOR INCLUDING RELEVANT SUBCONTRACTOR(S), AND THE PROJECT ENGINEER PRIOR TO ISSUANCE OF A JCSA CERTIFICATE TO CONSTRUCT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCHEDULE THIS MEETING WITH JCSA AND COORDINATE WITH THE OTHER ATTENDEES.
- D. THE DEVELOPER'S REPRESENTATIVE SHALL SUBMIT SHOP DRAWINGS FOR ALL MATERIALS AND RECEIVE JCSA APPROVAL PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL MATERIALS ORDERED AND INSTALLED PRIOR TO JCSA'S REVIEW AND ACCEPTANCE WILL BE AT THE CONTRACTOR'S/DEVELOPER'S RISK.
- E. PIPE LINES AND SERVICES SHALL BE INSTALLED AFTER GRADING TO WITHIN 6-INCHES OF FINAL GRADE AND PRIOR TO PLACEMENT OF BASE MATERIAL.
- F. ALL WATER MAINS SHALL BE FULLY FLUSHED, PRESSURE TESTED, AND DISINFECTED AND SATISFACTORY BACTERIOLOGICAL SAMPLES OBTAINED, IN ACCORDANCE WITH JCSA DESIGN AND ACCEPTANCE CRITERIA. FLUSHING OF WATER MAINS SHALL BE SCHEDULED WITH THE JCSA INSPECTOR MINIMUM 3 BUSINESS DAYS PRIOR TO THE FLUSHING. CONTRACTOR SHALL PROVIDE THE REQUIRED DURATION AND VOLUME TO THE INSPECTOR. FLUSHING WILL BE SCHEDULED ONLY ON MONDAYS, UNLESS AUTHORIZED OTHERWISE BY JCSA, AND WILL BE ON A FIRST-COME-FIRST-SERVE BASIS.
- G. ROUTINE PERIODIC INSPECTIONS DURING CONSTRUCTION WILL BE PROVIDED BY JCSA. THESE INSPECTIONS DO NOT RELIEVE THE DEVELOPER/CONTRACTOR/OWNER FROM HIS OBLIGATION AND RESPONSIBILITY FOR CONSTRUCTING A WATER DISTRIBUTION AND SANITARY SEWER SYSTEM IN STRICT ACCORDANCE WITH THE JCSA DESIGN AND ACCEPTANCE CRITERIA.
- H. ANY FIELD MODIFICATIONS OR CHANGES TO THE APPROVED PLANS SHALL BE VERIFIED AND CHECKED BY THE ENGINEER OF RECORD AND APPROVED BY JCSA PRIOR TO ANY FIELD MODIFICATIONS OR CHANGES. ALL APPROVED CHANGES AND FIELD MODIFICATIONS SHALL BE ACCURATELY INDICATED ON THE RECORD DRAWINGS.
- I. ALL LOTS SHALL BE PROVIDED WITH WATER SERVICE AND SANITARY SEWER CONNECTIONS. THE CONNECTIONS SHALL BE EXTENDED FROM THE MAIN TO THE PROPERTY LINE OR EASEMENT LINE, AND SHALL TERMINATE WITH A YOKE IN A METER BOX, OR AT THE CLEAN OUT, SET AT FINAL FINISHED GRADE. METERS FOR ALL LOTS (UNITS) SHALL BE PAID FOR BY THE DEVELOPER OR BUILDER AND INSTALLED BY JCSA.
- J. ANY REQUIRED EASEMENTS, PERMITS AND APPROVALS SHALL BE ACQUIRED BY THE DEVELOPER PRIOR TO COMMENCEMENT OF WATER MAIN AND/OR SANITARY SEWER CONSTRUCTION.
- K. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION. THE CONTRACTOR SHALL ALSO NOTIFY "MISS UTILITY" AT 1-800-352-7001 OR 811 PRIOR TO PERFORMING ANY UNDERGROUND EXCAVATION.
- L. WATER METER BOX INSTALLATION SHALL MAINTAIN A MINIMUM 18-INCH HORIZONTAL EDGE-TO-EDGE CLEARANCE FROM DRIVEWAYS AND/OR DRIVE PATHS, SIDEWALKS, BIKE PATHS, CURBING AND ADJACENT WATER METER BOXES.
- M. ONLY JCSA PERSONNEL ARE AUTHORIZED TO OPERATE VALVES ON EXISTING JCSA WATER MAINS AND SANITARY FORCE MAINS. ONCE A SYSTEM HAS BEEN HYDRAULICALLY ENERGIZED, JCSA WILL BE RESPONSIBLE FOR OPERATING THE VALVES. THE CONTRACTOR SHALL CONTACT JCSA OPERATIONS AT 757-229-7421 IF THERE IS AN EMERGENCY OR NEED TO OPEN/CLOSE A VALVE.
- N. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- O. BEDDING OF JCSA UTILITIES SHALL BE IN ACCORDANCE WITH HRPDC DETAIL EW_01, TYPE III FOR RIGID PIPE AND TYPE IV FOR PVC PIPE.
- P. NO TREES, SHRUBS, STRUCTURES, FENCES, IRRIGATION MAINS, INVISIBLE PET FENCES OR OTHER OBSTACLES SHALL BE PLACED WITHIN AN EASEMENT WHICH WOULD RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5 FEET, AND TREES A MINIMUM OF 10 FEET, FROM THE CENTER OF WATER AND SANITARY SEWER PIPELINES.
- Q. JOINT RESTRAINT SHALL BE PROVIDED IN ACCORDANCE WITH MINIMUM REQUIREMENTS OF JCSA DETAIL JR_1, UNLESS SHOWN OTHERWISE ON THE PLANS. ALL PRESSURE PIPELINES SHALL HAVE JOINT RESTRAINT. FIRE HYDRANTS SHALL BE RESTRAINED AT LEAST ONE FULL JOINT OF PIPE IN EACH DIRECTION ON THE MAINLINE.
- R. PROPOSED WATER AND SANITARY SEWER SYSTEMS SHALL MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 5-FEET FROM OTHER UTILITIES AND STRUCTURES, INCLUDING BUT NOT LIMITED TO STORM SEWERS, STREET LIGHTS, ETC. WATER AND SANITARY SEWER FACILITIES SHALL HAVE A MINIMUM 10-FOOT HORIZONTAL EDGE-TO-EDGE SEPARATION.
- S. ANY PROPOSED BACKFLOW PREVENTION DEVICE AND/OR GREASE TRAP MUST BE INSPECTED BY THE JCSA UTILITY SPECIAL PROJECTS COORDINATOR AT (757) 259-4138.
- T. THE CONTRACTOR/DEVELOPER SHALL ACQUIRE A CERTIFICATE TO CONSTRUCT WATER AND SANITARY SEWER FACILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION OF ANY WATER OR SANITARY SEWER FACILITIES. PLUMBING INSIDE OF PROPOSED BUILDINGS MUST BE INSPECTED BY JCSA'S UTILITY SPECIAL PROJECTS COORDINATOR AT (757) 259-4138, FOR POTENTIAL CROSS CONNECTIONS. ANY CROSS CONNECTIONS MUST BE PROTECTED BY THE APPROPRIATE BACKFLOW PREVENTION DEVICE(S).
- U. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- V. JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY PAVEMENT SETTLEMENT DUE TO PIPE BEDDING, BACKFILLING, BACKFILL MATERIALS OR COMPACTION FOR WATER OR SANITARY SEWER FACILITIES FOR THIS PROJECT.
- W. FIRE HYDRANTS TO BE INSTALLED WITHIN EXISTING OR PROPOSED VDOT RIGHT-OF-WAYS SHALL BE LOCATED IN ACCORDANCE WITH VDOT REQUIREMENTS.
- X. PRIVATELY OWNED UTILITIES, (E.G., WATER AND SEWER LINES AND PRIVATE FIRE SERVICE MAINS), SHOWN ON THIS PLAN ARE REGULATED BY THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, AND ENFORCED BY THE JAMES CITY COUNTY BUILDING SAFETY AND PERMITS DIVISION. THESE PRIVATELY OWNED UTILITIES MUST COMPLY FULLY WITH THE INTERNATIONAL PLUMBING CODE, THE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 24, AND THE VIRGINIA STATEWIDE FIRE PREVENTION CODE. CONTRACTORS WORKING FROM THIS SITE PLAN ARE CAUTIONED NOT TO INSTALL OR CONCEAL PRIVATELY OWNED SITE UTILITIES WITHOUT FIRST OBTAINING THE REQUIRED PERMITS AND INSPECTIONS.
- Y. SANITARY SEWER LATERALS SHALL NOT CONNECT TO THE MAINLINE WITHIN 5-FEET OF A MANHOLE. LATERALS UPSTREAM AND WITHIN 5-FEET OF THE MANHOLE SHALL CONNECT DIRECTLY INTO THE MANHOLE WHERE NECESSARY.
- Z. ALL PRIVATE UNDERGROUND FUEL STORAGE TANKS SHALL HAVE LEAK MONITORS AND SECONDARY CONTAINMENT IN ACCORDANCE WITH VIRGINIA STATE DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS.

UTILITIES INSTALLATION NOTES

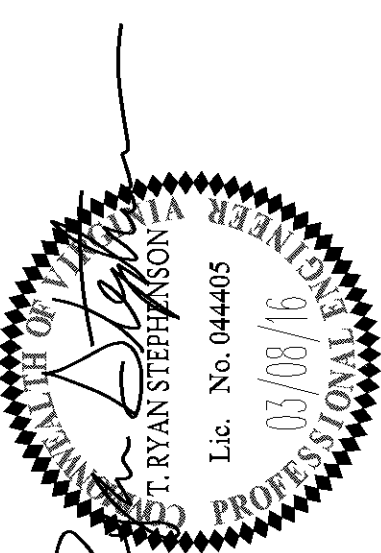
- GENERAL NOTES FOR WATER DISTRIBUTION AND SANITARY SEWER SYSTEMS
- THE FOLLOWING NOTES SHALL BE PROVIDED ON ALL DEVELOPER CONSTRUCTED WATER DISTRIBUTION AND SANITARY SEWER SYSTEM FACILITY CONSTRUCTION PLANS AND SPECIFICATIONS, AND COMPLIANCE IS REQUIRED BY THE CONTRACTOR/DEVELOPER.
- A. ALL COMPONENTS OF THE WATER DISTRIBUTION AND SANITARY SEWER SYSTEM SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AUTHORITY STANDARDS AND SPECIFICATIONS FOR WATER DISTRIBUTION AND SANITARY SEWER SYSTEMS, THE HRPDC REGIONAL CONSTRUCTION STANDARDS, AND THE COMMONWEALTH OF VIRGINIA WATERWORKS AND SANITARY SEWERAGE REGULATIONS. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, PARTS, AND PRODUCTS ON ALL PROJECTS. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE WORK. A COPY OF THE JCSA STANDARDS AND REGIONAL STANDARDS MUST BE KEPT ON-SITE BY THE CONTRACTOR DURING FULL TIME OF INSTALLING, TESTING, AND CONVEYING FACILITIES TO THE JCSA.
 - B. THE DEVELOPER'S REPRESENTATIVE SHALL SUBMIT SHOP DRAWINGS FOR ALL MATERIALS FOR APPROVAL TO THE AUTHORITY PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL MATERIALS ORDERED AND INSTALLED PRIOR TO THE AUTHORITY'S REVIEW AND ACCEPTANCE WILL BE AT THE CONTRACTOR'S/DEVELOPER'S RISK.
 - C. PIPE LINES AND SERVICES SHALL BE INSTALLED AFTER GRADING TO WITHIN 6-INCHES OF FINAL GRADE AND PRIOR TO PLACEMENT OF BASE MATERIAL.
 - D. ALL APPROVED EROSION AND SEDIMENT CONTROL REQUIREMENTS SHALL BE ADHERED TO DURING CONSTRUCTION.
 - E. ALL WATER MAINS SHALL BE DISINFECTED AND PRESSURE TESTED, AND SATISFACTORY BACTERIOLOGICAL SAMPLES OBTAINED, IN ACCORDANCE WITH THE AUTHORITY STANDARDS.
 - F. AFTER TESTING IS COMPLETE AND ALL COMPONENTS OF THE WATER AND SANITARY SEWER SYSTEM ARE ACCEPTABLE, THEN THE RECORD DRAWINGS SHALL BE SUBMITTED TO THE AUTHORITY. NO WATER METERS WILL BE INSTALLED UNTIL COMPLIANCE WITH SECTION 3 HAS BEEN FOUND SATISFACTORY BY THE AUTHORITY. ANY DISCREPANCIES NOTED DURING THE FINAL INSPECTION SHALL BE CORRECTED BY THE DEVELOPER'S REPRESENTATIVE WITHIN 30 DAYS.
 - G. ROUTINE PERIODIC INSPECTIONS DURING CONSTRUCTION WILL BE PROVIDED BY THE AUTHORITY. THESE INSPECTIONS DO NOT RELIEVE THE DEVELOPER FROM HIS OBLIGATION AND RESPONSIBILITY FOR CONSTRUCTING A WATER DISTRIBUTION AND SANITARY SEWER SYSTEM IN STRICT ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE AUTHORITY.
 - H. ANY CHANGES TO THE FINAL PLANS SHALL BE APPROVED BY THE AUTHORITY AND SHALL BE ACCURATELY INDICATED ON THE RECORD DRAWINGS.
 - I. ALL LOTS SHALL BE PROVIDED WITH WATER SERVICE AND SANITARY SEWER CONNECTIONS. THE CONNECTIONS SHALL BE EXTENDED FROM THE MAIN TO THE PROPERTY LINE OR EASEMENT LINE, AND SHALL TERMINATE WITH A YOKE IN A METER BOX, OR AT THE CLEAN OUT, SET AT FINAL FINISHED GRADE. METERS FOR ALL LOTS (UNITS) SHALL BE PAID FOR BY THE DEVELOPER OR BUILDER AND INSTALLED BY THE AUTHORITY.
 - J. THE DEVELOPER IS REQUIRED TO SUBMIT WATER AND SANITARY SEWER DATA SHEETS.
 - K. THE CONTRACTOR/DEVELOPER SHALL ACQUIRE THE CERTIFICATE TO CONSTRUCT FROM JAMES CITY SERVICE AUTHORITY.
 - L. ANY REQUIRED EASEMENTS, PERMITS, AND APPROVALS SHALL BE ACQUIRED BY THE DEVELOPER PRIOR TO COMMENCEMENT OF WATER MAIN OR SANITARY SEWER CONSTRUCTION.
 - M. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION. THE CONTRACTOR SHALL ALSO NOTIFY "MISS UTILITY" PRIOR TO PERFORMING ANY UNDERGROUND EXCAVATION.



- NOTE: THE FOLLOWING DETAILS SHALL BE APPLIED TO THE UTILITIES SHOWN ON THESE PLANS:
- | | |
|---|--------------------------------------|
| HRPDC DETAILS | JCSA DETAILS |
| WD_05 BLOW-OFF ASSEMBLY | ST-0 ACOP STANDPIPE |
| WD_06 FIRE HYDRANT SETTING (TYPE I) | PC-1 PIPE CROSSING DETAIL |
| WD_09 TEMPORARY MANIFOLD FOR TEST & CHLORINATION | JR-1 JOINT RESTRAINT TABLE |
| SS_11 SANITARY SERVICE LATERAL CLEAN OUT FRAME AND COVER | W 13.0 TYP. WATER METER INSTALLATION |
| SS_12 SANITARY SEWER CLEANOUT DETAIL FOR HEAVY LOADS | W 14.0 RESIDENTIAL METER SETTING |
| SS_14 SANITARY SEWER SERVICE CONNECTION | W 16.0 WATER SAMPLE STATION DETAIL |
| SS_15 DEEP SANITARY SEWER CONNECTION | |
| WS_01 STD. VALVE BOX AND FRAME COVER | |
| WS_02 VALVE SETTING DETAIL | |
| WS_03 MANUAL AIR VENT ASSEMBLY | |
| WS_05 STANDARD THRUST BLOCK DETAIL | |
| EW_01 PIPE BEDDING DETAILS (PVC IS TYPE IV AND DIP IS TYPE III) | |
- * REFER TO SPECIAL PROVISIONS TO THE HRPDC REGIONAL CONSTRUCTION STANDARDS (5TH EDITION) FOUND IN APPENDIX A OF THE JCSA DESIGN AND ACCEPTANCE CRITERIA FOR WATER DISTRIBUTION AND SANITARY SEWER SYSTEMS.



Revised By	TR
Date	03/08/16
Revised Per	JCC COMMENTS DATED DECEMBER 2015
Design	



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WILLIAMSBURG LANDING, INC.
WOODHAVEN EXPANSION

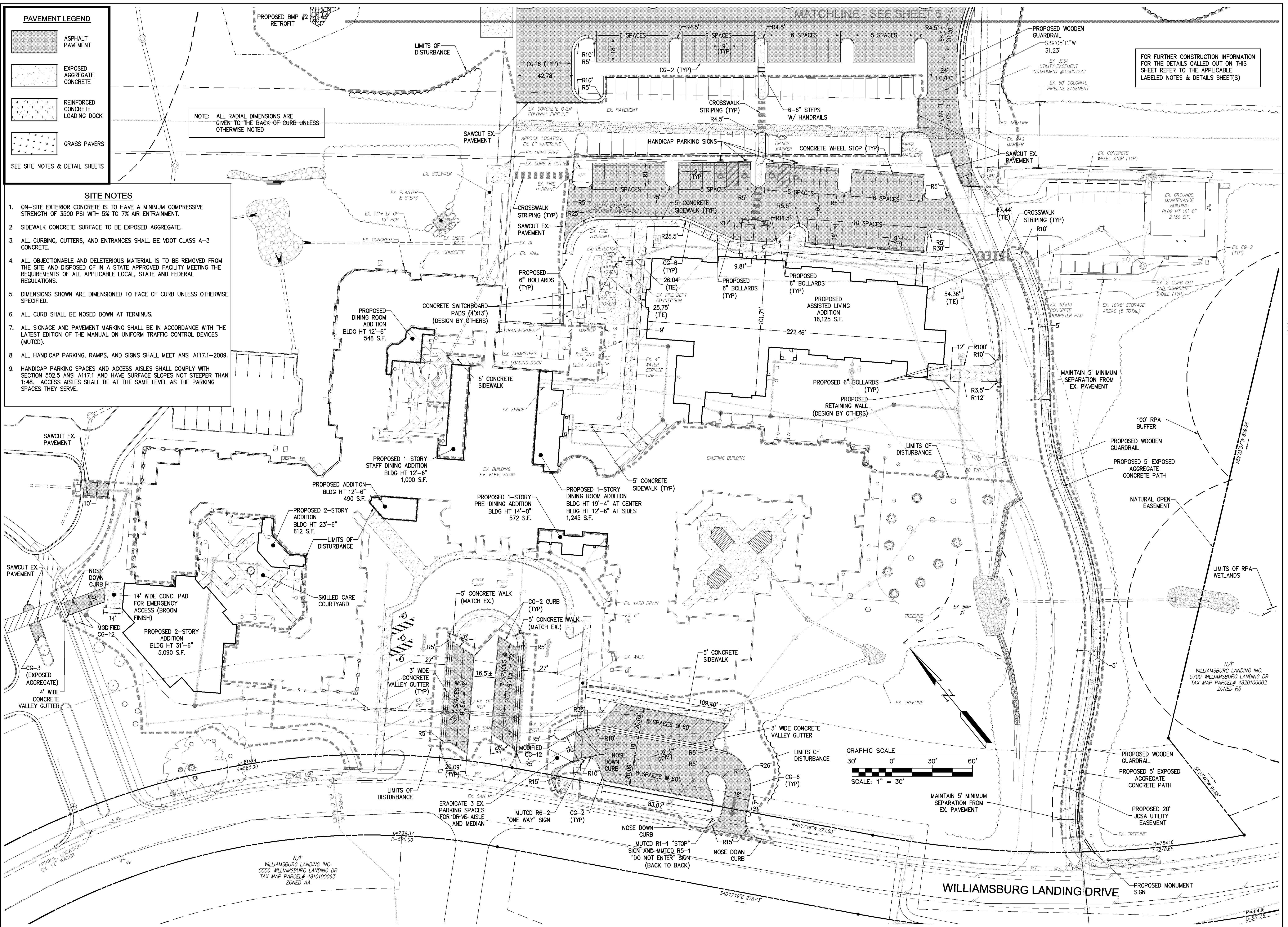
SITE PLAN AMENDMENT

JAMES CITY COUNTY | VIRGINIA

Project Contacts: TRS
Project Number: 8162-05C
Scale: AS NOTED
Date: 11/8/15

Sheet Title:
**NOTES & DETAILS
UTILITY**

Sheet Number
22



PAVEMENT LEGEND

- ASPHALT PAVEMENT
- EXPOSED AGGREGATE CONCRETE
- REINFORCED CONCRETE LOADING DOCK
- GRASS PAVERS

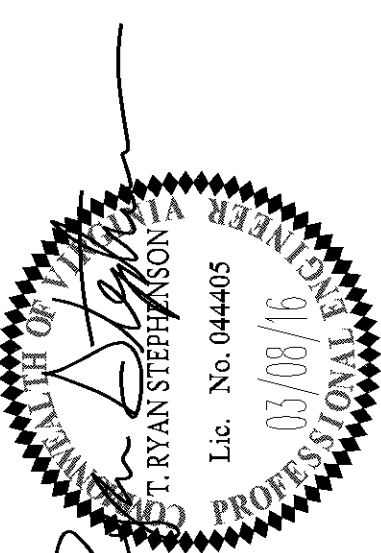
SEE SITE NOTES & DETAIL SHEETS

NOTE: ALL RADIAL DIMENSIONS ARE GIVEN TO THE BACK OF CURB UNLESS OTHERWISE NOTED

- SITE NOTES**
- ON-SITE EXTERIOR CONCRETE IS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI WITH 5% TO 7% AIR ENTRAINMENT.
 - SIDEWALK CONCRETE SURFACE TO BE EXPOSED AGGREGATE.
 - ALL CURBING, GUTTERS, AND ENTRANCES SHALL BE VDOT CLASS A-3 CONCRETE.
 - ALL OBJECTIONABLE AND DELETERIOUS MATERIAL IS TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A STATE APPROVED FACILITY MEETING THE REQUIREMENTS OF ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 - DIMENSIONS SHOWN ARE DIMENSIONED TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 - ALL CURB SHALL BE NOSED DOWN AT TERMINUS.
 - ALL SIGNAGE AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - ALL HANDICAP PARKING, RAMPS, AND SIGNS SHALL MEET ANSI A117.1-2009.
 - HANDICAP PARKING SPACES AND ACCESS AISLES SHALL COMPLY WITH SECTION 502.5 ANSI A117.1 AND HAVE SURFACE SLOPES NOT STEEPER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.

FOR FURTHER CONSTRUCTION INFORMATION FOR THE DETAILS CALLED OUT ON THIS SHEET REFER TO THE APPLICABLE LABELED NOTES & DETAILS SHEET(S)

Revised By	TR	Date	03/08/16
Revised Per	JCC COMMENTS DATED DECEMBER 2015	Date	03/08/16
Drawn By	DAE/PRM	Date	03/08/16



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SITE PLAN AMENDMENT
WILLIAMSBURG LANDING, INC.
WOODHAVEN EXPANSION
JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: TRS
Project Number: 8162-05C
Scale: 1"=30'
Date: 11/8/15

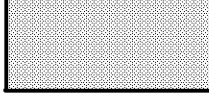

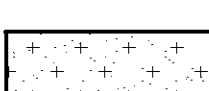
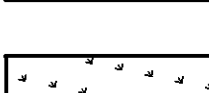
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Sheet Number: **6**

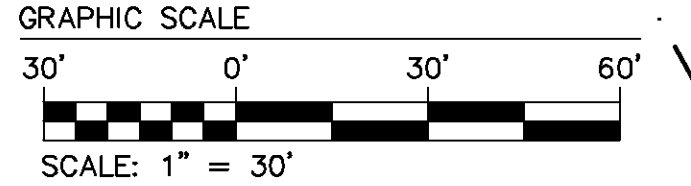
SITE NOTES

- ON-SITE EXTERIOR CONCRETE IS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI WITH 5% TO 7% AIR ENTRAINMENT.
- SIDEWALK CONCRETE SURFACE TO BE EXPOSED AGGREGATE.
- ALL CURBING, GUTTERS, AND ENTRANCES SHALL BE VDOT CLASS A-3 CONCRETE.
- ALL OBJECTIONABLE AND DELETERIOUS MATERIAL IS TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A STATE APPROVED FACILITY MEETING THE REQUIREMENTS OF ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
- DIMENSIONS SHOWN ARE DIMENSIONED TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- ALL CURB SHALL BE NOSED DOWN AT TERMINUS.
- ALL SIGNAGE AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
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- HANDICAP PARKING SPACES AND ACCESS AISLES SHALL COMPLY WITH SECTION 502.5 ANSI A117.1 AND HAVE SURFACE SLOPES NOT STEEPER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.

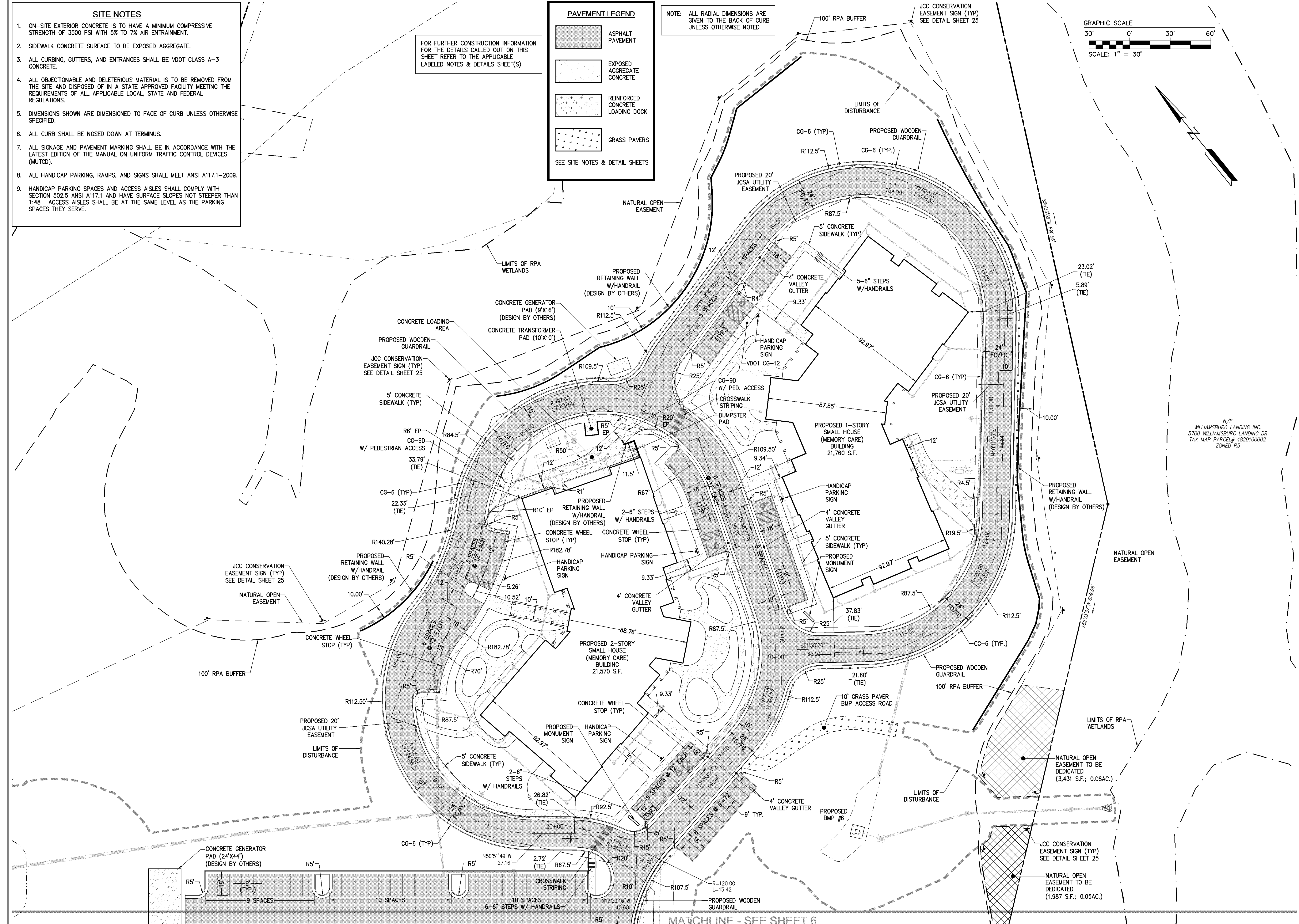
PAVEMENT LEGEND

-  ASPHALT PAVEMENT
 -  EXPOSED AGGREGATE CONCRETE
 -  REINFORCED CONCRETE LOADING DOCK
 -  GRASS PAVERS
- SEE SITE NOTES & DETAIL SHEETS

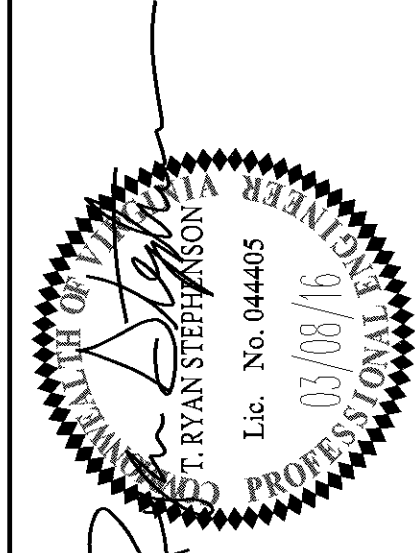
NOTE: ALL RADIAL DIMENSIONS ARE GIVEN TO THE BACK OF CURB UNLESS OTHERWISE NOTED



FOR FURTHER CONSTRUCTION INFORMATION FOR THE DETAILS CALLED OUT ON THIS SHEET REFER TO THE APPLICABLE LABELED NOTES & DETAILS SHEET(S)



Revised By	TRIS
Date	03/08/16
Checked By	TRIS
Date	03/08/16
Designed By	TRIS
Date	03/08/16
Reviewed By	TRIS
Date	03/08/16



N/F WILLIAMSBURG LANDING INC. 5700 WILLIAMSBURG LANDING DR TAX MAP PARCEL # 4820100002 ZONED R5

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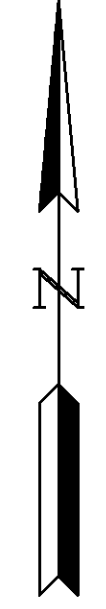
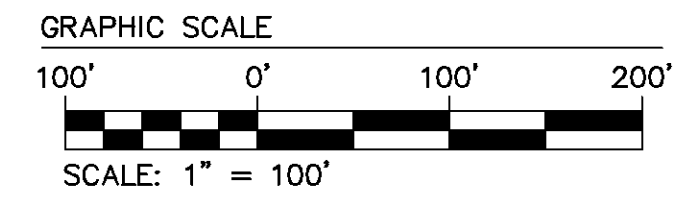
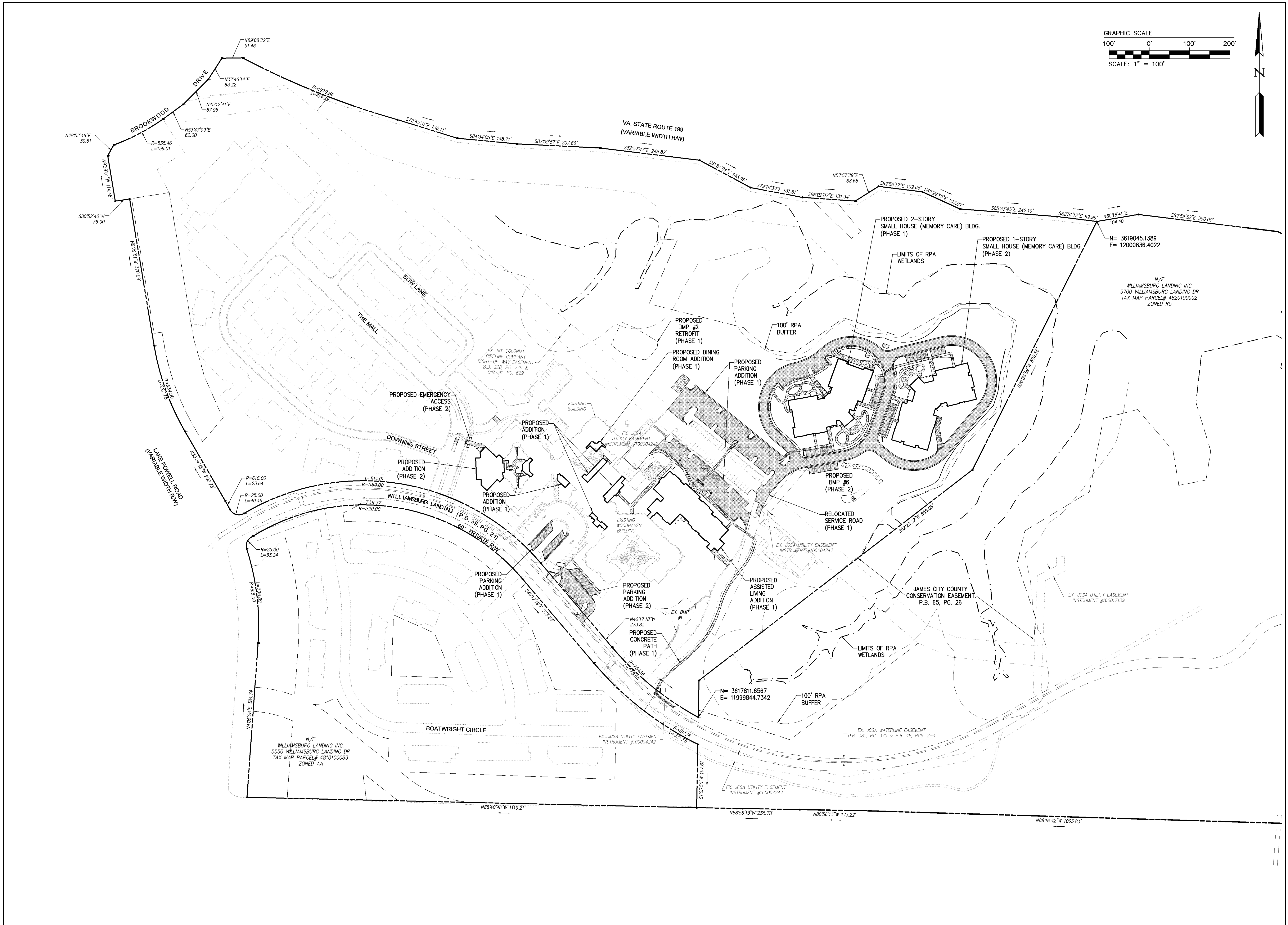
WILLIAMSBURG LANDING, INC.
WOODHAVEN EXPANSION

SITE PLAN AMENDMENT

JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts:	TRIS
Project Number:	8162-05C
Scale:	1"=30'
Date:	11/8/15
Sheet Title:	SITE PLAN
Sheet Number:	5

MATCHLINE - SEE SHEET 6



Rev.	Date	Description	Revised By
1	03/08/16	REVISED PER JCC COMMENTS DATED DECEMBER 2015	TRIS



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SITE PLAN AMENDMENT
WILLIAMSBURG LANDING, INC.
WOODHAVEN EXPANSION
JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts:	TRIS
Project Number:	8162-05C
Scale:	Date:
1"=100'	11/8/15
Sheet Title:	
OVERALL DEVELOPMENT PLAN	
Sheet Number	
2	



Development Management

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Williamsburg, VA 23187-8784

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development.management@jamescitycountyva.gov

jamescitycountyva.gov

Building Safety and Permits
757-253-6620

Engineering and Resource Protection
757-253-6670

Planning
757-253-6685

Zoning Enforcement
757-253-6671

March 28, 2016

Mr. Ryan Stephenson
AES Consulting Engineers
5248 Olde Towne Road, Suite One
Williamsburg, Virginia 23185

RE: SP-0104-2015, Williamsburg Landing Woodhaven Expansion (Resubmittal)

Dear Mr. Stephenson,

Thank you for the opportunity to review the above referenced site plan. Planning staff has completed its review of your most recent resubmittal, and offers the following comments:

Planning:

1. Please note that the James City County Board of Supervisors instituted a \$250.00 fee for every review of a project after the second resubmission and review. This means that this project shall be allowed *ONE* additional submissions before the fee will be assessed.
2. *DRC:* Per our earlier discussion, this plan must be reviewed by the Development Review Committee (DRC) per [Sec. 24-147 of the JCC Zoning Ordinance](#). This plan has been tentatively scheduled for the April 27, 2016 meeting, which will be held at 4:00 PM in the large conference room of Building A at the County Complex. This scheduling is pending the receipt of several items which the applicant has indicated (per responses #4 and #9 on the applicant's letter dated January 29, 2016) will be submitted under a "separate cover".
3. Prior to final approval, please update the Coversheet to reference the existing Height Waiver, HW-0004-2008.
4. *Elevations:* Please provide architectural elevations to satisfy Condition #1 associated with SUP-10-14, which stipulates that the Planning Direct must review the proposed development for consistency of character with the Williamsburg Landing development as a whole.
5. *Existing Parking:* Though the response letter states that all parking has been redesigned to meet current Ordinance standards, staff notes existing parking shown on Sheet 6 which is not in conformance. As this plan proposes an increase in parking spaces which is over 15% of the existing provided parking, the existing parking areas must also be brought into conformance with current Ordinance standards. You may request the a waiver of this requirement according to the criteria outline in [Sec. 24-55 \(a\)\(3\)](#).
6. *Colonial Pipeline Easement:* Please note that verification of permission by Colonial Pipeline to develop land within the utility easement may be required prior to the issuance of a Land Disturbing Permit.
7. *Zoning:* Please see attached comments or visit [CaseTrak](#).
8. *Landscape Planner:* Approved. Please see attached letter of approval, or visit [CaseTrak](#).

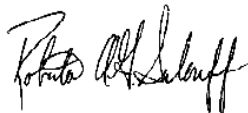
JCSA: Please see attached comments or visit [CaseTrak](#).

Building Safety and Permits: Approved. Please see attached letter of approval, or visit [CaseTrak](#).

Engineering and Resource Protection: Comments are outstanding and will be forwarded upon receipt.

When the above and any outstanding comments have been incorporated into the plans, please submit ten (10) folded paper copies and a letter detailing how the above items have been addressed. If I can be of further assistance, please do not hesitate to contact me by email at Roberta.Sulouff@jamescitycountyva.gov, or by phone at 757-253-6783.

Sincerely,

A handwritten signature in black ink, appearing to read "Roberta Sulouff". The signature is written in a cursive style with a large initial "R".

Roberta Sulouff
Planner

FIRE

SP-0104-2015, Williamsburg Landing Woodhaven Expansion

FM, Kendall L. Driscoll Jr.

November 17, 2015

Site plan approved.



MEMORANDUM

TO: Roberta Sulouff, Planner

From: Christy Parrish, CZA, Deputy Zoning Administrator (proffers/flood)

Date: 11/19/2015

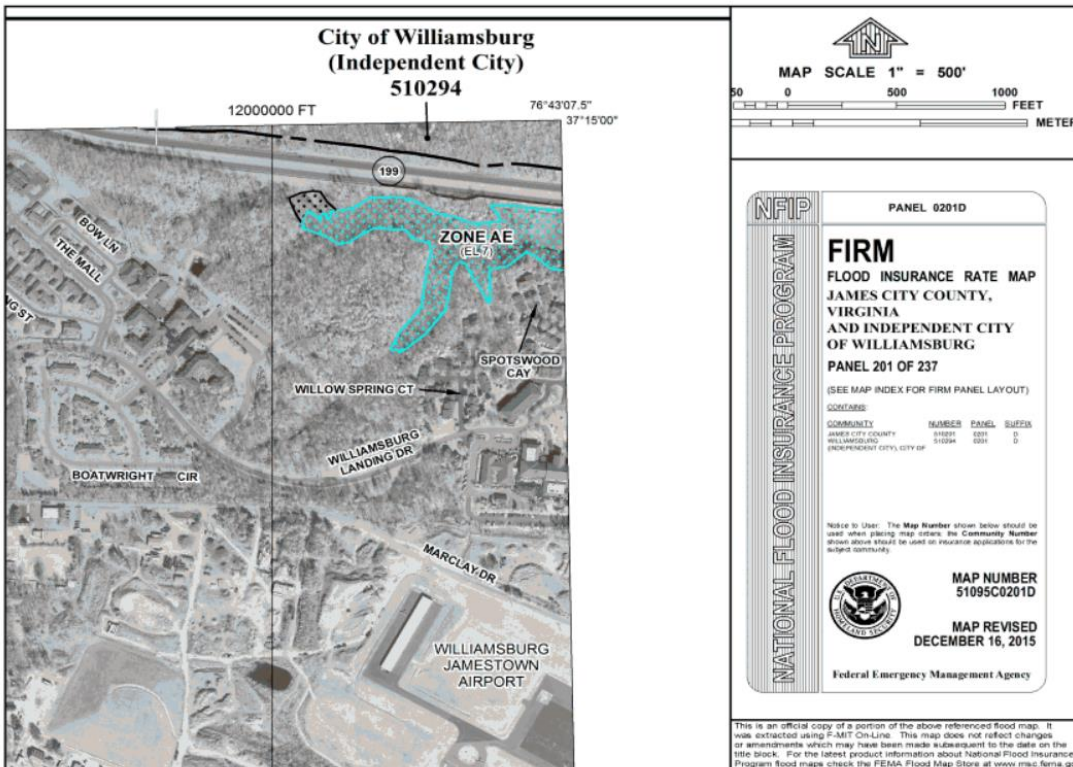
Re: SP-0104-2015, Williamsburg Landing Woodhaven Expansion

I have reviewed SP-0104-2015 and offer the following comments:

1. Please refer to Z-0002-2008/ SUP-0018-2008/HW-0004-2008 for all proffers and conditions associated with this case. Please note that amended proffers and conditions are currently being reviewed under Z-0004-2015/SUP-0006-2015 and site plan approval is contingent on that approval.
2. Below are the adjusted proffer amounts due after the completion of the final building inspection but before issuance of any certificate of occupancy for each unit:

Proffer Amount	# of Units	Proffer Type
\$796.59	59* *85- 26 units credit (paid with SP-77-06 but were never constructed)	Water supply alternatives

3. Please be advised that James City County was issued new FEMA Flood Insurance Rate Maps that will be effective 12-16-15. Please update the plan to reflect the following:



INTEROFFICE MEMORANDUM

TO: ROBERTA SULOUFF, PLANNER
FROM: SCOTT WHYTE, SENIOR LANDSCAPE PLANNER II
SUBJECT: SP-0104-2015, WILLIAMSBURG LANDING WOODHAVEN EXPANSION
DATE: 3/21/2016

I have reviewed the landscape plan for SP-0104-2015, Williamsburg Landing Woodhaven Expansion and have found that the plan complies with all James City County landscape ordinance requirements and is approved as submitted.



MEMORANDUM

Date: March 24, 2016

To: Roberta Sulouff, Planner

From: Dion Walsh, JCSA Civil 1

Subject: SP-0104-2015 Williamsburg Landing Woodhaven Expansion

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 17, 2016. 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. As-Built drawings for the water and sanitary sewer systems that were completed on the previous project (JCC project #SP-0037-2010) and this project are to be done and approved by JCSA prior to JCSA's acceptance of the water and sewer system.

Comments for Easement Plat:

2. An approved easement plat will be required prior to the approval of this project.
3. Extinguishment of easements shall be done prior to plan approval.
4. Verify the need for the small bump-out in the existing easement (see sheet 8) that goes into the handicap parking spots near a sidewalk. Perhaps this bump-out should be extinguished also.
5. Proposed easements are shown on plan sheet 7 for the new section. Show these easements on the plat.
6. Rotate the easement plat so North is pointing up. This not only will match the plan, but it is good drafting practice and easier to visualize when looking at GIS mapping. (The North arrow should never point below the horizon line.)

Sheet 7:

7. The bends on the water main labeled 45 degrees at Sta. 19+38 and Sta. 18+53 do not measure to be 45 degrees. Where possible, JCSA prefers the water main to be in the quarter point of the road and away from the gutter. JCSA mark-up to be emailed to AES. Revise 12" water main location around 2-story building.
8. Label the private gravity sewer and force main as "Private".
9. Are the fire hydrants to be private? There is no JCSA easement shown for them. If the hydrants are to be private, add the label "Private".

Sheet 8:

10. Per previous comment: *Per JCSA inspector, the 8" water main (shown within the pavement of the parking area north of the assisted living addition) was never relocated there. Revise plan.* When the contractor completes the test holes you mentioned in the response letter, revise plan to show correct location of the water main.
11. Per previous comment: *The sewer manhole appears to have never been relocated and the sewer main was not shortened (where the sewer easement was shortened).* On the utility sheet 8, show the location of and label with rim and inverts the existing manhole. Add notes to remove existing manhole on this sheet.
12. Where is the domestic RPZ backflow device for the building addition? Where does the water service tie into this section?
13. (Also commented on plat above) Verify the need for the small bump-out in the existing easement that goes into the handicap parking spots near a sidewalk. Perhaps this bump-out should be extinguished also.
14. Add to sheet 8 the Pump Station S.C.A.T. regulation note shown on sheet 7.
15. Add the note:

Sheet 15:

16. Show the 14" Colonial Pipeline symbol as 14" (not 6").
17. There are two existing concrete slabs shown for the Colonial Pipeline. For clarification, add a label stating "under water main" or "under force main". I am assuming there is just one slab under each main. Verify.
18. Show and label an ARV at the high points on the water main at approx. Sta. 13+75 and at approx. Sta. 20+80 and the up station side where it goes under the 12" water main.
19. Show the leader calling out the private 2" force main pointing to the force main and not the water main.
20. Show and label the 6" private sewer lateral where it crosses the water main.

21. If any changes were made in the location of the bends as suggested (sheet 7) above, reflect the changes on the profile.

Sheet 16:

22. Show and label an ARV at the high point on the water main at approx. Sta. 16+50 and on the force main at approx. Sta. 13+60 and the up station side where it goes under the 12" water main.
23. Verify the location of the high point in the water main near ARV at Sta. 16+50. It appears the ARV is not at the high point. Revise if ARV is not shown at the high point.
24. The private force main profile was removed. Add it back to the profile sheet.

Sheets 20 & 21:

25. Verify items match with pump station calculation corrections (see below).

Sheet L-3.1:

26. There is a light pole shown very close to an existing fire hydrant located in an island at the end of the parking lot north of the new building addition. There should be a minimum distance of 5' from the outside edge of the water main to the outside edge to the light pole. Verify if there is minimum clearance.

Water Data Sheet:

27. Per previous comment: *For the Peak Hour Demand, use the GPM from the Water Fixture Units provided and back in the other quantities.* According to the Fixture Count Calculations for the 2-story building (for example), the Peak Hour Demand is 67 GPM. Therefore the Average Day would be $\frac{1}{4}$ of that (=16.75 GPM) and the Max. Day Demand would be 1.7 X the Average Day Demand (=28.5 GPM). Where did the 77.68 Peak Hour Demand for the 2-story come from? Are you including irrigation? If so, irrigation quantities would go under "Irrigation Demand". The same goes for the other two buildings.
28. Revise lengths of water main. No 8" pipe was listed. Where is there 4" pipe? Check all the pipe lengths.

Please call me at 757-259-5457 if you have any questions or require any additional information.



ENGINEERING AND RESOURCE PROTECTION REVIEW COMMENTS
Williamsburg Landing, Inc. – Woodhaven Expansion
COUNTY PLAN NO. SP – 104 – 15
April 12, 2016

General:

1. A Standard Declaration of Covenants. This item is still pending.
2. P2 Plan. This item is still pending and is needed prior to issuance of land disturbing permit.
3. Interim Certification. Please include a note on the cover sheet or on BMP #6 detail sheet stating the Interim Certification requirement.

Stormwater Management / Drainage:

4. BMP #6.
 - a. In accordance with the JCC BMP Guidelines, the gravel BMP access road should be a minimum of 12' wide and should extend to the riser. At present, the road is 10' and narrows at the dam to 8'. If 12' to the riser presents a problem with down slope grading, 10' along the dam will be acceptable.
 - b. As SS#2-0 will not discharge with submerged conditions, provide appropriately sized rip rap apron or other velocity dissipater configuration in order to minimize cutting and erosion.

Karolee Towe

From: Karolee Towe
Sent: Monday, March 28, 2016 11:39 AM
To: Roberta Sulouff
Subject: SP-0104-2015

Roberta,

I have reviewed SP-0104-2015, BS&P has no further comments at this time.

Thank you,

Karolee Towe
Assistant Building Official – Plan Review
Building Safety & Permits

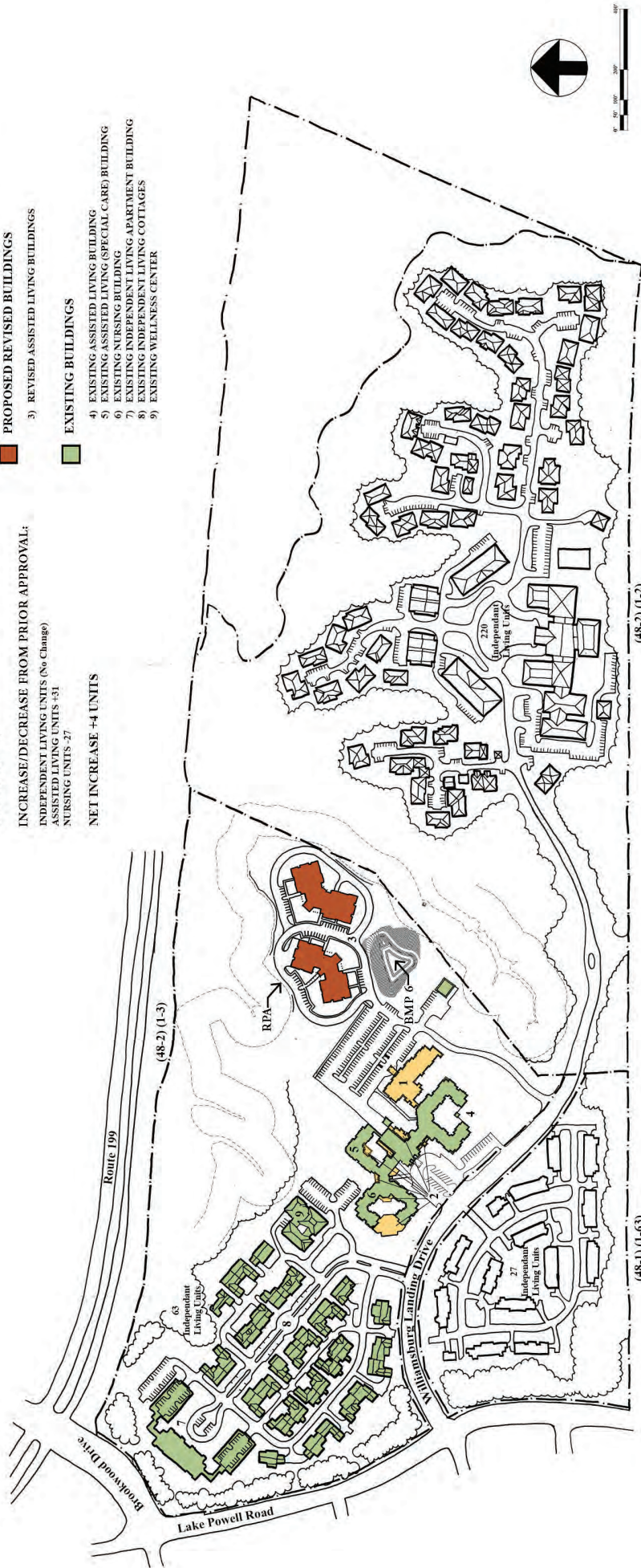


101 Mounts Bay Road, Bldg. E
Williamsburg, VA 23187
Direct: 757-253-6618
Front Desk: 757-253-6626
jamescitycountyva.gov

LEGEND - Parcel (48-2) (1-3)

- PREVIOUSLY APPROVED LAND DEVELOPMENT**
- 1) ASSISTED LIVING BUILDING EXPANSION & ADDITIONS
 - 2) NURSING ADDITIONS
- PROPOSED REVISED BUILDINGS**
- 3) REVISED ASSISTED LIVING BUILDINGS
- EXISTING BUILDINGS**
- 4) EXISTING ASSISTED LIVING BUILDING
 - 5) EXISTING ASSISTED LIVING (SPECIAL CARE) BUILDING
 - 6) EXISTING NURSING BUILDING
 - 7) EXISTING INDEPENDENT LIVING APARTMENT BUILDING
 - 8) EXISTING INDEPENDENT LIVING COTTAGES
 - 9) EXISTING WELLNESS CENTER

- TOTAL UNITS PROPOSED: 291**
- INDEPENDENT LIVING UNITS 87
 - ASSISTED LIVING UNITS 151
 - NURSING UNITS 72
- INCREASE/DECREASE FROM PRIOR APPROVAL:**
- INDEPENDENT LIVING UNITS (No Change)
 - ASSISTED LIVING UNITS +31
 - NURSING UNITS -27
- NET INCREASE +44 UNITS**



WILLIAMSBURG LANDING
 CONCEPTUAL PLAN
 NOVEMBER 19, 2015



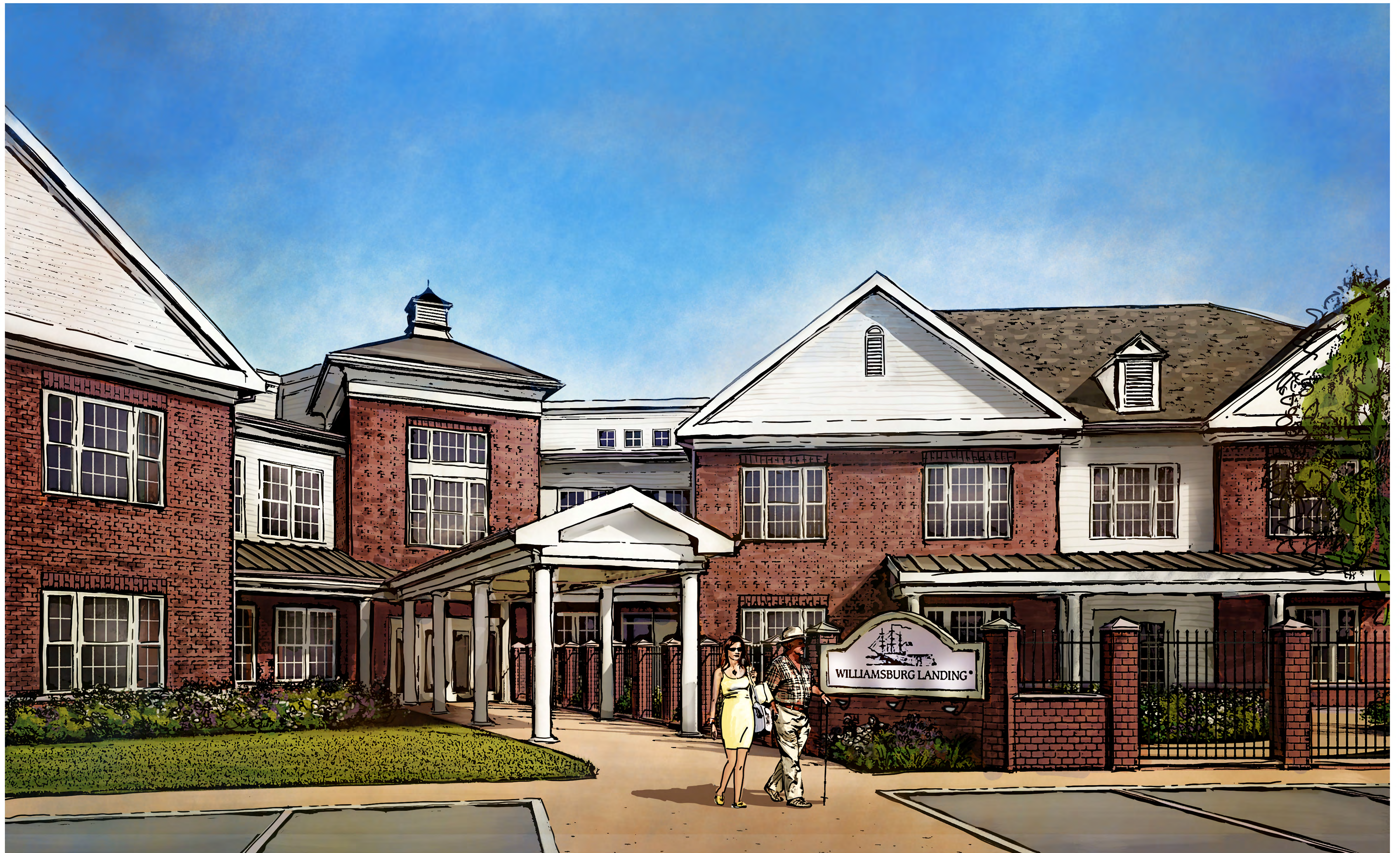


ASSISTED LIVING EXPANSION

Assisted Living Entrance



MEMORY CARE HOUSEHOLD ENTRANCE



ADULT DAY PROGRAM ENTRANCE