

AT A SPECIAL MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE CONFERENCE ROOM, BUILDING C, AT 7:20 P.M. ON THE 7TH DAY OF FEBRUARY, TWO THOUSAND.

1. ROLL CALL

Mr. John Hagee, Chairman  
Mr. Martin Garrett  
Mr. A. Joe Poole  
Ms. Peggy Wildman

ALSO PRESENT

Mr. Paul D. Holt, III, Senior Planner  
Mr. Chris Johnson, Planner

2. Case No. SP-131-99. Busch Corporate Residence.


Prior to Mr. Holt discussing the case, Mr. John Hagee declared his conflict of interest and stated that he would not be voting. Mr. Holt explained that the case was being presented to the DRC because an adjoining resident had concerns with the plan. Mr. Holt further explained that the resident could not attend the meeting. Mr. Holt described the project and relayed to the DRC, the concerns of the adjoining property owner. Mr. Garrett suggested the DRC approve the plan, with the exception of the landscape plan which could be discussed further at a later date. Mr. Poole made a motion to approve the plan in its entirety. With no second, the motion failed. A motion was made to approve the plan with the condition that the DRC will re-consider the landscape plan at such time the adjoining property owner submits his concerns in writing to staff. Mr. Garrett asked the applicant if this condition was acceptable. The applicant agreed. After no further discussion, the motion passed by a vote of 3-0.

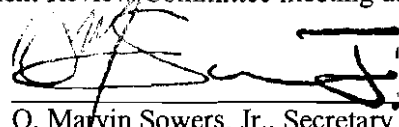
3. Case No. SP-139-99. Strawberry Plains Center, Phase 1

Mr. Johnson presented the staff report and explained that the case was being presented to the DRC because the applicant was appealing the Planning Director's determination on a landscaping waiver request. Mr. Johnson explained that while the existing sound barrier would shield the stormwater detention facility from view, the trees which would be eliminated as a result of construction of the facility would create a highly visible void in the tree canopy above the wall. In addition, a few residents in the Midlands Townhomes would be faced with unobstructed headlights from northbound traffic on Route 199. A second exception request had been denied by the Planning Director for an access driveway connecting the proposed office building and the rear of the Backfin Restaurant which encroached the landscape setback along Route 199. Staff proposed that an enhanced landscaping plan which mitigated the effects of the encroachments be prepared and submitted for planning director approval. Arch Marston and Howard Price of AES Consulting Engineers presented the applicants reasons for the proposed encroachments. Mr. Garrett made a motion to recommend conditional approval of the encroachment into the landscape buffer for the stormwater detention facility pending the submission of an enhanced landscaping plan subject to Planning Director approval. After no further discussion, the motion was passed by a vote of 4-0. Mr. Hagee stated that the buffer area behind the Backfin and the proposed office building is already quite transparent and he would not support the request unless infill landscape material or a 1-2 foot berm with enhanced landscaping were planted in the area of the encroachment. Mr. Poole asked the applicant if he had any objections to the recommendation. The applicant agreed. Mr. Garrett made a motion to recommend conditional approval of the encroachment into the landscape buffer for the access driveway pending the submission of an enhanced landscaping plan subject to Planning Director approval. After no further discussion, the motion was passed by a vote of 4-0.

4. Adjournment.

There being no further business, the February 7, 2000, Development Review Committee meeting adjourned at approximately 7:50 p.m.

  
\_\_\_\_\_  
John Hagee, Chairman

  
\_\_\_\_\_  
O. Marvin Sowers, Jr., Secretary

**Conceptual Plan 4-00**  
**Skiffe's Creek Industrial Park - Lot 6**  
Staff Report for the March 1, 2000, Development Review Committee Meeting

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SUMMARY FACTS

**Applicant:** Mr. Mark Rinaldi of Landmark Design (formerly Langley & McDonald)  
**Land Owner:** Virginia Trusses, Inc.  
**Proposed Use:** 12,600 s.f. of "flex" warehouse space  
**Location:** Off Blow Flats Road in "Grove"; adjacent to the Greenmount tract  
**Tax Map/Parcel:** (59-2)(5-6)  
**Primary Service Area:** Inside  
**Parcel Size:** Approximately 1.72 acres  
**Existing Zoning:** M-2, General Industrial  
**Comprehensive Plan:** Mixed Use

**Reason for DRC review:** The applicant has request the DRC review this plan for two reasons. First, the zoning ordinance requires DRC review of any plan that proposes two entrances on the same road. As can be seen on the attached illustrative plan, two entrances are proposed onto Manufacture Drive. The applicant also requests the DRC review the plan because of a comment made by staff. Staff has requested the site be redesigned such that the proposed loading area does not front onto Manufacture Drive - the entrance to the park and a public road. Staff believes that negative visual impacts to the park could be greatly mitigated if the loading area, and subsequently the rear of warehouse units, could face Seaman Concrete - another industrial use.

**Staff Contact:** Paul D. Holt, III Phone: 253-6685

STAFF RECOMMENDATION

Given the relatively small traffic generation of this site and the relatively small traffic generation of the entire park, staff does not find the proposed two entrances would be a safety concern or negatively impact traffic flows through the park. Staff therefore, recommends approval of the two proposed entrances. Staff would however, like to see a different site layout whereby both the loading area and the back of the building are not facing Manufacture Drive.

attachments:

- ▶ Illustrative Plan
- ▶ Letter to O. Marvin Sowers from Mark Rinaldi, dated February 9, 2000

# LANDMARK DESIGN GROUP

Clayton E. Massey, P.E., President  
Norman H. Mason, L.S., Secretary  
William J. Cashman, A.I.C.P.  
Dorothy A. Dierks  
Robert P. Kerr, R.E.P., P.W.S.  
Tom B. Langley, P.E., L.S.

Clayton E. Massey, P.E.  
Charles R. Orsborne, L.S.  
Vaughn B. Rinner, C.L.A.  
Stephen A. Romeo, L.S.  
Mark W. Strickland, P.E.

Mr. O. Marvin Sowers  
Director of Planning  
James City County, Virginia  
101-E Mounts Bay Road  
P.O. Box 8784  
Williamsburg, Virginia 23187-8784

February 9, 2000

**RE: Conceptual Plan Review  
Lot 6 Skiffe's Creek Industrial Park**

Dear <sup>MARVIN</sup> Mr. Sowers:

Pursuant to our discussion of February 7, 2000, this letter and attached "concept plan" constitute the vehicle to facilitate Development Review Committee (DRC) review of a number of issues raised in the January 24, 2000 Staff comment letter generated for this site's conceptual plan review (Case No. C-4-00).

Specifically, we are requesting that the DRC review and make a determination on the following issues:

1. Sec. 24-147(a)(1)b. of the Zoning Ordinance requires that the DRC review cases where two entrances to the same road are proposed. For the Lot 6 proposed flex-tech use, two entrances are proposed on Manufacture Drive to accommodate the loading and delivery elements of the site plan proposal. This approach was pursued to facilitate ease of maneuvering on-site (via a through-traffic circulation pattern) and thereby preclude the need for trucks and other service vehicles to back out onto Manufacture Drive once their business is completed on the site. Given the low traffic volumes to be expected in this industrial park, by virtue of its limited size and scope, this approach neither poses a safety problem (as opposed to this situation where trucks back onto the street) nor limits the traffic bearing capacity of the park's roadways.
2. Sec. 24-147(a)(2) of the Zoning Ordinance requires that the DRC review cases where "...there are unresolved problems between the applicant, adjacent property owners or any departmental review agency". Staff indicated in its January 24, 2000 response, in comment #4, that the site layout "should be 'flipped' so the

Lot 6, Skiffe's Creek Industrial Park  
Conceptual Plan Review by DRC  
February 9, 2000  
Page 1 of 3

loading area faces Seaman Concrete and the parking lot faces Manufacture Drive". In our February 7, 2000 discussion, please recall that Staff agreed this was a subjective comment, not a requirement of the zoning ordinance. Indeed, in earlier discussions on a different project with Mr. John Patton, Code Compliance office, I was informed that there are no provisions in the ordinance that preclude loading areas from facing the public street if adequate screening is provided. In response to this subjective comment, then, I offer the following:

- The site's size and configuration preclude "flipping" the building as suggested by Staff. To do so would result in the sacrifice of at least one leasable unit (or at least 15% of the proposed total space), thereby making the project economically infeasible.
- As agent for the applicant, I worked with Staff to evaluate other possible building orientations and accessway configurations, and each of them would result in the loss of one or more leasable units. Staff agreed that the objectives they were seeking to promote could not be achieved without substantial impact to the project's functionality and feasibility.
- The subject site is internal to the industrial park subdivision. The building orientation in question does not face properties outside the industrial park. The loading use and its proposed relationship to the street is consistent with this style and market orientation of industrial park and does not intrude upon neighboring properties that are not a part of the industrial park subdivision.
- The concept plan depicts a right-of-way buffer area that exceeds the minimum required right-of-way landscape areas. While a minimum of 15 feet and an average of 30 feet is required, the concept plan for this site proposes a minimum and average dimension of 35 feet, which may be adjusted slightly with final engineering, but in no circumstance below the minimum ordinance requirements.
- Staff comment #8 incorrectly states that "All parking lots and loading areas need to be screened from the roadway by a berm and heavy evergreen landscaping". Sec. 24-97(c) states that "all parking lots shall be visually screened from public road rights-of-way by evergreen plantings or berms that create a screen a minimum of three feet in height". While the ordinance does not require both the berm and the evergreen screening, and while it nowhere uses the term "heavy evergreen" landscaping, clearly the intent of the ordinance is to effectively screen parking areas (and by extension, loading areas as described in Sec. 24-98(c), Objectionable features) from intrusion on the motoring public. The concept plan and subsequent site plan present every opportunity to achieve this objective; a recommendation to re-orient the building appears to go beyond the objectives of Sec. 24-98.

Finally, it bears mentioning that Staff comment #9 (underground placement of power service) was discussed at great length. On Monday, February 7, 2000, Mr. Holt (who has been working with Ms. Kyle on this case) offered that the requirement to underground utilities is an obligation of the subdivider, and therefore would not be a requirement imposed upon the entrepreneur seeking to construct the improvements contemplated by the attached concept plan. This letter then serves to memorialize the Staff rescission of comment # 9 and re-affirm that this comment and the requirement to underground electrical service along the property's frontage no longer applies to this project.

It is my hope that the DRC members will find the time in their busy schedules to visit this site prior to the March 1, 2000 DRC meeting and thereafter agree that the proposed site layout is in keeping with the spirit and intent of the ordinance and Comprehensive Plan. Thanking you, Mr. Sowers, your staff and the members of the DRC in advance for their attention to this matter, I am...

Sincerely,

THE LANDMARK DESIGN GROUP, INC.



Mark G. Rinaldi, AICP  
Associate  
Senior Planner

MGR/at

W/Attachment (11x17 Plan)

**Site Plan 10-00**

**Williamsburg Plantation, Phase 4 - Units 39-53**

Staff Report for the March 1, 2000, Development Review Committee Meeting

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*SUMMARY FACTS*

**Applicant:** Ms. Deirdre Wells of AES Consulting Engineers

**Land Owner:** Williamsburg Plantation Inc.

**Proposed Use:** Timeshare Units

**Location:** Just off Longhill Road; adjacent to the "Regency at Longhill" apts.

**Tax Map/Parcel:** (32-4)(1-26C)

**Primary Service Area:** Inside

**Parcel Size:** The currently proposed units are located on approximately 2.1 acres

**Existing Zoning:** R-2, General Residential, Cluster

**Comprehensive Plan:** Low Density Residential

**Reason for DRC review:** The proposed combined size of the units exceeds 30,000 s.f.

**Staff Contact:** Paul D. Holt, III Phone: 253-6685

*STAFF RECOMMENDATION*

Staff finds the proposed units consistent with the previously approved Master Plan for Williamsburg Plantation and recommends the DRC recommend that preliminary approval be granted, subject to the attached agency review comments.

attachments:

- ▶ Site plan (separate)
- ▶ Agency review comments

Agency review comments  
for  
SP-10-00. Williamsburg Plantation, Phase 4 - Units 39-53

Planning:

1. The light fixture shown does not meet ordinance requirements. The ordinance states that "luminaries shall be mounted on light poles horizontally and shall be recessed fixtures with no bulb, lens or globe extending below the casing." Please submit an alternative for review.
2. Please include a note on the plans stating that all new utilities shall be placed underground.
3. Include a note on the plans stating that all new signs shall be in accordance with Article II, Division 3 of the James City County Zoning Ordinance.
4. Add a note to the plans stating that "Any old wells that may be on site that will not be used must be properly abandoned according to State Private Well Regulations."
5. Provide the pedestrian connection shown on the approved master plan that connects this section with the units that front onto Gunston Court.

County Engineer:

1. The plans, as submitted, are acceptable.

Fire Department:

1. The plans, as submitted, are acceptable.

JCSA:

1. Please refer to the attached comments, dated February 11, 2000.

Environmental:

1. Please refer to the attached comments, dated February 25, 2000.

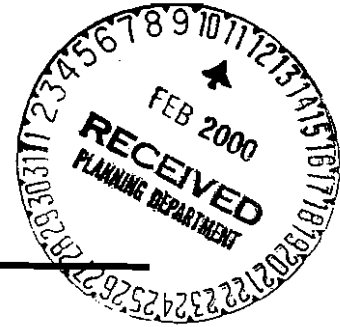
ENVIRONMENTAL DIVISION REVIEW COMMENTS  
WILLIAMSBURG PLANTATION PHASE 4 UNITS 39-53  
PLAN NO. SP-10-00  
February 25, 2000

MCE/DEC



1. A Land Disturbing Permit and Siltation Agreement, with surety, are required for
2. Identify any off-site land disturbing areas required with proper erosion control measures.
3. Replace the silt fence along the southern and eastern edges of the site with diversion dikes. The dikes should converge at drainage structure 4-2. The section of storm pipe between structures 4-1 and 4-2, and structure 4-2 should be installed before any land disturbing commences. Culvert inlet protection can then be installed around structure 4-2, acting as a sediment trap for the project.
4. Provide a sequence of construction on the plan, describing the sequence listed in comment number 3.
5. The addition of a storm drain inlet between units 46 and 47 should be investigated. This would intercept the runoff being directed from behind 43-46, and carry it to structure 4-4.
6. Provide a more defined swale behind units 47-50, to carry the runoff to the storm drain system.
7. Provide a report on the condition of the existing sediment basin, submitted by a professional engineer who has inspected the structure. The condition of the dam and outlet structure, and the available storage capacity are of particular interest.
8. Provide the current 10-point BMP worksheet for the project. We have an overall map but the BMP worksheet has been revised several times and we want to make sure we have the correct information. Also, provide any conservation easements necessary for this or any other sections that have been permitted.





## MEMORANDUM

Date: February 11, 2000

To: Paul D. Holt, III, Senior Planner

From: James C. Dawson, P.E., Chief Engineer - Water *James C. Dawson*

Subject: Williamsburg Plantation - Section 4, Case No. SP-10-00

We reviewed the site plan, water demand calculations, water data sheet, and sanitary sewer data sheet for the above project you forwarded on January 31, 2000, and noted the following comments. We may have additional comments when a revised documents incorporating these comments are submitted.

### General

1. Record drawings for the water and sanitary sewer facilities dedicated to the James City Service Authority (JCSA) must be reviewed and approved by JCSA before we will accept the utilities form the owner/developer.
2. Specify the limits where joint restraints must be provided along the proposed waterline.

### Drawing No. 2

1. Revise the sanitary sewer lateral serving units 39 - 42 so it runs in a straight line from the saddle on the 8-inch line to the end-of-line cleanout. This will reduce the chance of stoppage by eliminating as many bends as possible and reduce cost by eliminating the cleanout at the edge of the easement.
2. Change the waterline extension in Tomahund Court from 6-inch to 8-inch. The JCSA Standards specify the minimum size for any waterline supplying water to a fire hydrant as 8-inch.
3. Relocate the easement along the existing waterline between units 51 - 53 and Section 1 so it is centered on the waterline.

Drawing No. 9

1. Replace the dead-end blow-off detail with the detail from the current JCSA Standards for Water Distribution Systems.
2. Replace the fire hydrant setting detail with the detail from the current JCSA Standards for Water Distribution Systems.
3. Delete the horizontal valve installation detail.

Water Demand Calculations

1. The Uniform Statewide Building Code now uses the International Plumbing Code (IPC) instead of BOCA. Using the supply fixture units from Table E101B and Table E102 for estimating demands from the IPC, the estimated demand for the 4-unit building is 40 gallons per minute (gpm) for the 4-unit building and 33.5 gpm for the 3-unit building rather than the 28.6 and 24.2 gpm, respectively, obtained using the values from the BOCA tables. These demands require 1-inch meters at all locations.

Water Data Sheet

1. Revise this sheet to incorporate the above comments.

Sanitary Sewer Data Sheet

1. Revise this sheet to incorporate the above comments.

Please call me at 253-6677 if you have any questions or require any additional information.

JCD/

Attachments

A:SITESUBARC42SP\_10\_00.CM1

TABLE E101B  
LOAD VALUES ASSIGNED TO FIXTURES<sup>a</sup>

FIXTURE	OCCUPANCY	TYPE OF SUPPLY CONTROL	LOAD VALUES, IN WATER SUPPLY FIXTURE UNITS (wsfu)		
			Cold	Hot	Total
Bathroom group	Private	Flush tank	2.7	1.5	3.6
Bathroom group	Private	Flush valve	6.0	3.0	8.0
Bathtub	Private	Faucet	1.0	1.0	1.4
Bathtub	Public	Faucet	3.0	3.0	4.0
Bidet	Private	Faucet	1.5	1.5	2.0
Combination fixture	Private	Faucet	2.25	2.25	3.0
Dishwashing machine	Private	Automatic		1.4	1.4
Drinking fountain	Offices, etc.	$\frac{3}{8}$ " valve	0.25		0.25
Kitchen sink	Private	Faucet	1.0	1.0	1.4
Kitchen sink	Hotel, restaurant	Faucet	3.0	3.0	4.0
Laundry trays (1 to 3)	Private	Faucet	1.0	1.0	1.4
Lavatory	Private	Faucet	0.5	0.5	0.7
Lavatory	Public	Faucet	1.5	1.5	2.0
Service sink	Offices, etc.	Faucet	2.25	2.25	3.0
Shower head	Public	Mixing valve	3.0	3.0	4.0
Shower head	Private	Mixing valve	1.0	1.0	1.4
Urinal	Public	1" flush valve	10.0		10.0
Urinal	Public	$\frac{3}{4}$ " flush valve	5.0		5.0
Urinal	Public	Flush tank	3.0		3.0
Washing machine (8 lbs.)	Private	Automatic	1.0	1.0	1.4
Washing machine (8 lbs.)	Public	Automatic	2.25	2.25	3.0
Washing machine (15 lbs.)	Public	Automatic	3.0	3.0	4.0
Water closet	Private	Flush valve	6.0		6.0
Water closet	Private	Flush tank	2.2		2.2
Water closet	Public	Flush valve	10.0		10.0
Water closet	Public	Flush tank	5.0		5.0
Water closet	Public or private	Flushometer tank	2.0		2.0

For SI: 1 inch = 25.4 mm.

<sup>a</sup> For fixtures not listed, loads should be assumed by comparing the fixture to one listed using water in similar quantities and at similar rates. The assigned loads for fixtures with both hot and cold water supplies are given for separate hot and cold water loads and for total load, the separate hot and cold water loads being three-fourths of the total load for the fixture in each case.

TABLE E102  
TABLE FOR ESTIMATING DEMAND

SUPPLY SYSTEMS PREDOMINANTLY FOR FLUSH TANKS			SUPPLY SYSTEMS PREDOMINANTLY FOR FLUSH VALVES		
Load	Demand		Load	Demand	
(Water supply fixture units)	(Gallons per minute)	(Cubic feet per minute)	(Water supply fixture units)	(Gallons per minute)	(Cubic feet per minute)
1	3.0	0.04104			
2	5.0	0.0684			
3	6.5	0.86892			
4	8.0	1.06944			
5	9.4	1.256592	5	15.0	2.0052
6	10.7	1.430376	6	17.4	2.326032
7	11.8	1.577424	7	19.8	2.646364
8	12.8	1.711104	8	22.2	2.967696
9	13.7	1.831416	9	24.6	3.288528
10	14.6	1.951728	10	27.0	3.60936
11	15.4	2.058672	11	27.8	3.716304
12	16.0	2.13888	12	28.6	3.823248
13	16.5	2.20572	13	29.4	3.930192
14	17.0	2.27256	14	30.2	4.037136
15	17.5	2.3394	15	31.0	4.14408
16	18.0	2.90624	16	31.8	4.241024
17	18.4	2.459712	17	32.6	4.357968
18	18.8	2.513184	18	33.4	4.464912
19	19.2	2.566656	19	34.2	4.571856
20	19.6	2.620128	20	35.0	4.6788
25	21.5	2.87412	25	38.0	5.07984
30	23.3	3.114744	30	42.0	5.61356
35	24.9	3.328632	35	44.0	5.88192
40	26.3	3.515784	40	46.0	6.14928
45	27.7	3.702936	45	48.0	6.41664
50	29.1	3.890088	50	50.0	6.684
60	32.0	4.27776	60	54.0	7.21872
70	35.0	4.6788	70	58.0	7.75344
80	38.0	5.07984	80	61.2	8.181216
90	41.0	5.48088	90	64.3	8.595624
100	43.5	5.81508	100	67.5	9.0234
120	48.0	6.41664	120	73.0	9.75864
140	52.5	7.0182	140	77.0	10.29336
160	57.0	7.61976	160	81.0	10.82808
180	61.0	8.15448	180	85.5	11.42964
200	65.0	8.6892	200	90.0	12.0312
225	70.0	9.3576	225	95.5	12.76644
250	75.0	10.0260	250	101.0	13.50168
275	80.0	10.6944	275	104.5	13.96956
300	85.0	11.3628	300	108.0	14.43744
400	105.0	14.0364	400	127.0	16.97736
500	124.0	16.57632	500	143.0	19.11624
750	170.0	22.7256	750	177.0	23.66136
1,000	208.0	27.80544	1,000	208.0	27.80544
1,250	239.0	31.94952	1,250	239.0	31.94952
1,500	269.0	35.95992	1,500	269.0	35.95992
1,750	297.0	39.70296	1,750	297.0	39.70296

(Continued)

**TABLE E102**  
**TABLE FOR ESTIMATING DEMAND—(Continued)**

SUPPLY SYSTEMS PREDOMINANTLY FOR FLUSH TANKS			SUPPLY SYSTEMS PREDOMINANTLY FOR FLUSH VALVES		
Load	Demand		Load	Demand	
(Water supply fixture units)	(Gallons per minute)	(Cubic feet per minute)	(Water supply fixture units)	(Gallons per minute)	(Cubic feet per minute)
2,000	325.0	43.446	2,000	325.0	43.446
2,500	380.0	50.7984	2,500	380.0	50.7984
3,000	433.0	57.88344	3,000	433.0	57.88344
4,000	535.0	70.182	4,000	525.0	70.182
5,000	593.0	79.27224	5,000	593.0	79.27224

For SI: 1 gpm = 3.785 L/m, 1 cfm = 0.4719 L/s.

**TABLE E103A**  
**LOSS OF PRESSURE THROUGH TAPS AND TEES IN POUNDS PER SQUARE INCH (psi)**

GALLONS PER MINUTE	SIZE OF TAP OR TEE (inches)						
	5/8	3/4	1	1 1/4	1 1/2	2	3
10	1.35	0.64	0.18	0.08			
20	5.38	2.54	0.77	0.31	0.14		
30	12.1	5.72	1.62	0.69	0.33	0.10	
40		10.2	3.07	1.23	0.58	0.18	
50		15.9	4.49	1.92	0.91	0.28	
60			6.46	2.76	1.31	0.40	
70			8.79	3.76	1.78	0.55	0.10
80			11.5	4.90	2.32	0.72	0.13
90			14.5	6.21	2.94	0.91	0.16
100			17.94	7.67	3.63	1.12	0.21
120			25.8	11.0	5.23	1.61	0.30
140			35.2	15.0	7.12	2.20	0.41
150				17.2	8.16	2.52	0.47
160				19.6	9.30	2.92	0.54
180				24.8	11.8	3.62	0.68
200				30.7	14.5	4.48	0.84
225				38.8	18.4	5.6	1.06
250				47.9	22.7	7.00	1.31
275					27.4	7.70	1.59
300					32.6	10.1	1.88

For SI: 1 inch = 25.4 mm, 1 psi = 6.895 kPa, 1 gpm = 3.785 L/m.

**TABLE E103B**  
**ALLOWANCE IN EQUIVALENT LENGTH OF PIPE FOR FRICTION LOSS IN VALVES AND THREADED FITTINGS (feet)**

FITTING OR VALVE	PIPE SIZES (inches)							
	1/2	3/4	1	1 1/4	1 1/2	2	2 1/2	3
45-degree elbow	1.2	1.5	1.8	2.4	3.0	4.0	5.0	6.0
90-degree elbow	2.0	2.5	3.0	4.0	5.0	7.0	8.0	10.0
Tee, run	0.6	0.8	0.9	1.2	1.5	2.0	2.5	3.0
Tee, branch	3.0	4.0	5.0	6.0	7.0	10.0	12.0	15.0
Gate valve	0.4	0.5	0.6	0.8	1.0	1.3	1.6	2.0
Balancing valve	0.8	1.1	1.5	1.9	2.2	3.0	3.7	4.5
Plug-type cock	0.8	1.1	1.5	1.9	2.2	3.0	3.7	4.5
Check valve, swing	5.6	8.4	11.2	14.0	16.8	22.4	28.0	33.6
Globe valve	15.0	20.0	25.0	35.0	45.0	55.0	65.0	80.0
Angle valve	8.0	12.0	15.0	18.0	22.0	28.0	34.0	40.0

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 degree = 0.0175 rad.

# Development Review Committee Report

March 1, 2000

## I. SITE PLANS

### A. PENDING PRELIMINARY APPROVAL

SP-132-98	Exxon at Centerville
SP-144-98	Williamsburg Pottery Warehouse/Retail Building
SP-045-99	Lightfoot Flea Market SP Amendment
SP-085-99	Villages at Westminster Recreation Center Amend.
SP-090-99	Centerville Bus Shelter
SP-092-99	Greensprings Plantation - Patriots Colony, Phase 2
SP-095-99	Greensprings Greenway Phase 2
SP-114-99	Wellington Lift Station and Forcemain
SP-115-99	Nextel Communications Tower Amendment
SP-116-99	Williamsburg James City County Courthouse
SP-120-99	JCSA James Terrace Water Line Installation
SP-122-99	Powhatan Secondary E and S Plan
SP-124-99	Williamsburg Dodge
SP-127-99	Prime Retail Outlet Expansion
SP-129-99	Kingsmill Rivers Edge Phase 3 Amendment
SP-136-99	Quarterland Commons, Phase 9
SP-139-99	Strawberry Plains Center
SP-140-99	Weathercrafters Expansion
SP-143-99	Wexford Hills Well W-28 No. 2
SP-001-00	Longhill Station Temporary Pump Station/Forcemain
SP-005-00	JCSA Well Facility W-33 Modification
SP-008-00	Riverside Pump Station Amendment
SP-009-00	RE Berry Contractor Yard and Warehouse
SP-010-00	Williamsburg Plantation Section 4, Units 39-53
SP-012-00	American Tower Co-Location
SP-013-00	Busch Brewery, Transportation Advantage, Ph. 2
SP-014-00	Powhatan of Williamsburg Secondary Amendment
SP-015-00	Busch Gardens Apollo's Chariot Pump Station
SP-016-00	Williamsburg Place Expansion
SP-017-00	Kingsmill, River Bluffs, Phase 1, SP Amendment
SP-018-00	Fox Ridge Playground Picnic Pavillion
SP-019-00	Fenwick Hills Pump Station
SP-020-00	JW Crossings
SP-021-00	Ford's Colony Golf Course Comfort Station
SP-022-00	Super 8 Van-Accessible Parking Relocation

SP-023-00 JCSA Water Main on Jamestown Road  
 SP-024-00 Faith Baptist Church SP Amendment  
 SP-025-00 Living Word Church of God SP Amendment  
 SP-026-00 Williamsburg Plantation Units 54-77 Amendment #2  
 SP-027-00 Seasons of Williamsburg  
 SP-028-00 Season's Trace Tower Co-Location  
 SP-029-00 John Tyler Tower Co-Location

**B. PENDING FINAL APPROVAL**

**EXPIRE DATE**

SP-041-99	Stonehouse Commerce - JCC IDA Shell Building Am.	4/ 2/2000
SP-047-99	Stonehouse Commerce Park - John Deere	5/ 3/2000
SP-061-99	Brandon Woods, Phase 2 Condominiums	11/ 2/2000
SP-065-99	King of Glory Lutheran Church Fenced Playgorund	6/23/2000
SP-077-99	Marketplace Shoppes	8/ 2/2000
SP-086-99	Greensprings Plantation Recreational Vehicle Lot	8/ 4/2000
SP-094-99	UCP Limited Partnership	10/ 4/2000
SP-096-99	JCSA Lift Station 6-3 Access Road Improvements	9/27/2000
SP-101-99	Tidewater Physical Therapy, Inc. Phase 1	10/29/2000
SP-118-99	Smith Memorial Baptist Church Family Life Center	12/ 7/2000
SP-123-99	Pocahontas Retirement Community	1/ 6/2001
SP-137-99	Williamsburg Indoor Sports Complex	2/ 7/2001
SP-138-99	Wise Recycling	2/ 7/2001
SP-004-00	Stonehouse Community Recreation Center Expansion	2/ 9/2001
SP-011-00	Carolina Furniture Warehouse	3/ 1/2001

**C. FINAL APPROVAL**

**DATE**

SP-044-99	Busch Gardens - Entrance Conversion	2/15/2000
SP-078-99	Monticello at Powhatan Apartments, Phase 1	2/11/2000
SP-102-99	Williamsburg Plantation Section 3 Units 78-96	2/14/2000
SP-125-99	Hairworks Beauty Salon	2/23/2000
SP-131-99	Busch Corporate Residence	2/15/2000
SP-132-99	Ford's Colony Pedestrian Bridge & Nature Trail	2/15/2000
SP-135-99	Burger King, Sidewalk & Sign Amendment	2/ 7/2000
SP-141-99	Williamsburg Pottery Factory Warehouse Amend.	2/25/2000
SP-142-99	Williamsburg Pottery Factory Greenhouse Replacemnt	2/23/2000
SP-002-00	Ford's Colony, Marriott's Manor Club II, Amend. #2	2/17/2000
SP-006-00	Busch Gardens Big Bad Wolf Evacuation Ramp	2/22/2000
SP-007-00	Anheuser Busch Brewery Construction Trailers	2/ 3/2000

**D. EXPIRED**

SP-043-98 Fenwick Hills Pump Station & Off-Site Sewer

## II. SUBDIVISION PLANS

### A. PENDING PRELIMINARY APPROVAL

S-014-97 Stonehouse Commerce Park, B.L.A.  
S-038-97 Busch Corporate Center - Wheat Center  
S-062-98 Ball Metal Conservation Easement  
S-104-98 Skiffes Creek Indus. Park, VA Trusses, Lots 1,2,4  
S-013-99 JCSA Mission Bank ROW Acquisition  
S-074-99 Longhill Station, Section 2B  
S-079-99 Wellington Section 1  
S-080-99 Ford's Colony Section 32 Dev Plans  
S-081-99 Stonehouse, Bent Tree, Sect. 5B, Ph. 3 Dev Plans  
S-086-99 Peleg's Point, Section 5  
S-097-99 Waterford @ Powhatan Sec., Natural Open Space  
S-103-99 Greensprings West, Phase 3  
S-110-99 George Wright & City of Newport News BLA  
S-125-99 Grove Hill Estates Section 3  
S-001-00 Winter Park, Summer Trace BLA and LLE  
S-002-00 JCSA/ GTE Wireless Well Lot  
S-004-00 Powhatan Enterprises BLA  
S-006-00 Ewell Station, Lots 1, 4 & 5  
S-007-00 Governors Land, Parcel A, #51 and #47  
S-008-00 Mainland Farm- Parcel C (Pointe at Jamestown)  
S-010-00 Busch Corporate Center, Portion of Parcel C  
S-012-00 Busch Corp. Ctr. Parcel 58-B, portion of Parcel C  
S-013-00 Landfall at Jamestown, Ph. 1, BLA, Lots 9 & 15  
S-014-00 Evans Wallace BLA  
S-015-00 Wexford Hills- Phase 1-H  
S-016-00 Villages at Westminster, Phase 5, Section 1

### B. PENDING FINAL APPROVAL

		EXPIRE DATE
S-023-97	Fenwick Hills, Phase I	2/ 9/2001
S-077-97	Landfall at Jamestown, Ph. 5, Dev. Plans	4/23/2000
S-100-97	Landfall at Jamestown, Ph. 4, Dev. Plans	4/23/2000
S-003-99	Stonehouse, Bent Tree, Sect 5B, Ph. 1 Dev Plans	4/26/2000
S-019-99	Longhill Station Section 3 & 4	5/ 3/2000
S-039-99	Harwood - Pine Grove	6/24/2000
S-042-99	Stonehouse - Bent Tree, Sect. 5B, Ph. 2 Dev Plans	9/ 2/2000
S-065-99	The Pointe at Jamestown, Phase 1-C	7/27/2000
S-071-99	Springhill, Phase 2, BLA	8/24/2000
S-078-99	Powhatan of Williamsburg Secondary Phase 6-A	10/ 4/2000
S-087-99	Villages at Westminster Phase 4 Section 1	10/ 4/2000
S-096-99	Windsor BLA	11/ 9/2000



S-104-99	Ford's Colony, Section 31, Lots 82-142	12/ 6/2000
S-127-99	Wexford Hills Phase 2 and 3	2/ 7/2001

**C. FINAL APPROVAL**

		<b>DATE</b>
S-108-95	Jamestown Hundred (formerly St. George's Hundred)	2/ 4/2000
S-073-99	Ford's Colony Section 31, Lots 36-81	2/29/2000
S-107-99	Travco Hotel	2/ 7/2000
S-123-99	Ford's Colony Section 8 & 8B	3/ 1/2000
S-003-00	Lake Powell Forest, Phase 2, Lots 51-56	2/22/2000
S-005-00	Hankins Industrial Park, Lot 13	2/24/2000
S-009-00	The Meadows, Section 5, Lots 18 & 19	2/15/2000
S-011-00	Landfall at Jamestown, Ph. 3, BLA, Lots 21-22	2/ 8/2000

**D. EXPIRED**

S-126-98	Powhatan Woods, Phase 2, Development Plans	
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### III. DEVELOPMENT REVIEW COMMITTEE REPORT

#### **Case No. C-4-00 Skiffe's Creek Industrial Park**

Mr. Mark Rinaldi of Landmark Design Group, on behalf of Virginia Trusses, Inc. has requested the Planning Commission approve 12,600 square-feet of "flex" warehouse space. The site is approximately 1.72 acres in size and is located off Blow Flats Road. The site is currently zoned M-2, General Industrial and can be further identified as Parcel No. (5-6) on James City County Real Estate Tax Map No. (59-2). The zoning ordinance requires DRC review of any plan that proposes two entrances on the same road. The applicant also requests DRC review the plan due to staff comments. Staff requested the site be redesigned such that the proposed loading does not front on Manufacture Drive – the entrance to the park and a public road. Staff believes that negative impacts to the park could be greatly mitigated if the loading area, and subsequently the rear of warehouse units, could face Seaman Concrete – another industrial use.

**Action:** The DRC recommended the Planning Commission approve this case.

#### **Case No. SP-10-00 Williamsburg Plantation, Phase 4 – Units 39-53**

Mr. Deirdre Wells of AES Consulting Engineers, on behalf of Williamsburg Plantation, Inc., has requested the Planning Commission approve timeshare units. The site is located off Longhill Road; adjacent to the Regency at Longhill Apartments and can be further identified as Parcel No. ( 1-26C) on James City County Real Estate Tax Mao No. (32-4). The currently proposed units are located on approximately 2.1 acres and are zoned R-2, Genertal Residential Cluster. The proposed combined size of the units exceeds 30,000 square-feet which requires DRC review

**Action:** The DRC recommended the Planning Commission approve this case.

**AGENDA**

**DEVELOPMENT REVIEW COMMITTEE**

**March 29, 2000**

**3:00 p.m.**

**JAMES CITY COUNTY GOVERNMENT COMPLEX  
Building E, Conference Room**

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1. Roll Call
2. SP-131-99      Busch Corporate Residence
3. SP-20-00      J.W. Crossing @ Ewell Station
4. Adjournment

## Site Plan 131-99

### Busch Corporate Residence - Landscape Plan

Staff Report for the March 29, 2000, Development Review Committee Meeting

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#### SUMMARY FACTS

<b>Applicant:</b>	Mr. C. Andrew Herr of AES Consulting Engineers
<b>Land Owner:</b>	Busch Properties
<b>Proposed Use:</b>	Corporate Residence
<b>Location:</b>	Kingsmill; adjacent to the James River and the Marina
<b>Tax Map/Parcel:</b>	(50-4)(1-4)
<b>Primary Service Area:</b>	Inside
<b>Parcel Size:</b>	Approximately 3.41 acres
<b>Existing Zoning:</b>	R-4, Residential Planned Community
<b>Comprehensive Plan:</b>	Low Density Residential
<b>Reason for DRC review:</b>	Unresolved problems between the applicant and an adjacent property owner
<b>Staff Contact:</b>	Paul D. Holt, III      Phone: 253-6685

#### *STAFF RECOMMENDATION*

Staff comments on the landscape plan are attached. On properties zoned R-4, the only landscape areas required by ordinance are along the road way, adjacent to the building, and adjacent to the parking area - landscaping along side property lines is not specifically required. With the exception of the area along the road way, the plan that is currently before you meets, or exceeds the requirements for building foundation and parking lot plantings.

Mr. DeWald, an adjacent property owner, is seeking a modified landscape plan which will preserve his view of the James River.

As noted above, there is no current ordinance requirement for plantings along the side property lines. The plans therefor, exceed any county requirement. Staff views the current request a private matter. Therefore, staff does not object to the current plan but would also not object to reorienting, deleting, or modifying the currently proposed landscaping along the side property lines.

#### attachments:

- ▶ staff review comments
- ▶ landscape plan (separate)
- ▶ letter to Paul Holt from Mr. Rick DeWald, dated March 8, 2000 (with photo, separate)

Agency review comments  
for  
SP-131-99. Landscaping plan for the Busch Corporate Residence

Planning:

1. Provide an average 30' wide landscape area along the road frontage of the site, or request a modification.
2. In accordance with Section 24-87(b) of the Ordinance, please identify on the plans who drafted the landscape plan.
3. Provide a graphic scale on the landscape plan sheet.

Environmental:

1. There is an encroachment into the 100 foot RPA buffer to allow for raising of the grade around the proposed residence. To offset the encroachment, the area between the top of the landscape berm and the river must be landscaped with a low maintenance vegetation. The landscape plan submitted with the plan, sheet 5, must be revised to remove turf and provide trees, shrubs, and other low maintenance groundcover in this area. This will be a condition of the exception for this RPA encroachment.

Below is a letter to Paul Holt from Mr. and Mrs. Rick DeWald, dated March 8, 2000.

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March 8, 2000  
P.O. Box 2371  
Weems, VA 22576

Paul Holt III  
Thank you for your letters of February 15 and February 28.

Because a picture is worth a thousand words, we are enclosing photos taken from the porch of our condo. If you evaluate the site/landscaping plans with a 150 foot long building with 8000 square ft and scores and scores of tall new plantings, it is clear to any reasonable person that our present view will be overwhelming obstructed.

We are seeking support from our County officials in limiting Kingsmill from their planned actions at the Pettus Plantation site.

Thank you for your assistance in conveying our position. We would like county representatives to put themselves in our position.

Sincerely,  
Mr and Mrs. R. DeWald

attachment: chronology

## Brief Chronology

### 1970-1988

While making numerous real estate evaluations up and down the East Coast from Florida to Maine, we made a number of visits to Kingsmill seeking second home options. Williamsburg is where I graduated from college and where we met and married. Our Kingsmill real estate contact was Vicki Shelton. We made it clear we sought and wanted only to purchase waterfront condo property.

### 1<sup>st</sup> Quarter 1988

Kingsmill planned the Riverview Condos/Villas along James River frontage. We viewed the overall phase I before building construction and carefully chose our unit at the Pettus Plantation at the waterfront with historic sites and a picnic / look-out tower / playground area in front.

### July 7, 1988

With construction completed we requested that we receive assurances from Vicki Shelton and John Otey (the Kingsmill attorney) that the historic site and playground area would forever remain intact and not built upon. We received those assurances, and then we signed the closing papers.

### October 22, 1999

Via a letter from T. Haack, Kingsmill announced plans to build a corporate executive house. This letter advised:

- Building will be “sited on a small portion of the site.” [FACT: BUILDING IS 8000 SQUARE FEET AND APPROXIMATELY 150 FEET IN LENGTH]
- Archaeological sites would not be disturbed. [FACT: A GRAVEYARD DATING BACK SOMETIME WAS EXCAVATED AND NUMEROUS SETS OF REMAINS WERE MOVED.]
- Site plans were to be submitted to James City County within a few days and would be on file at county offices for review. [FACT: PLANS WERE NOT FILED UNTIL ADJOINING PROPERTY OWNER FOUND NO PLANS HAD BEEN FILED DURING A LATE NOVEMBER REVIEW AT COUNTY OFFICES]
- “Views of the river may be somewhat obstructed by the project.” [FACT: SITE/LANDSCAPING PLANS SHOW RIVER VIEWS FOR TWO APO’s UNITS (608-1/2, 609-1/2) WILL BE SUBSTANTIALLY OBLITERATED, EVEN THOUGH PRESENT VIEWS ARE BROAD AND BEAUTIFUL]

### December 1999

- Efforts and communication with Kingsmill representatives to achieve some solutions have been largely unproductive. They appear to be uninterested in our concerns with a seriously blocked view. One Kingsmill representative said, “If Mr. Busch wants 40 feet high bushes and trees in front of you, he’ll get them.”

## **Site Plan 20-00**

### **J. W. Crossing**

Staff Report for the March 29, 2000, Development Review Committee Meeting

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#### SUMMARY FACTS

**Applicant:** Mr. Howard Price of AES Consulting Engineers

**Land Owner:** C & N Dining, L.L.C.

**Proposed Use:** Retail Shops and Fast Food Restaurant

**Location:** 5547 Richmond Road

**Tax Map/Parcel:** (33-3)(1-2A)

**Primary Service Area:** Inside

**Parcel Size:** 2.78 acres

**Zoning:** B-1, General Business

**Comprehensive Plan:** Community Commercial

**Reason for DRC review:** Section 24-147 of the Zoning Ordinance requires a site plan proposing a fast food restaurant to be reviewed by the DRC.

**Staff Contact:** Christopher M. Johnson Phone: 253-6685

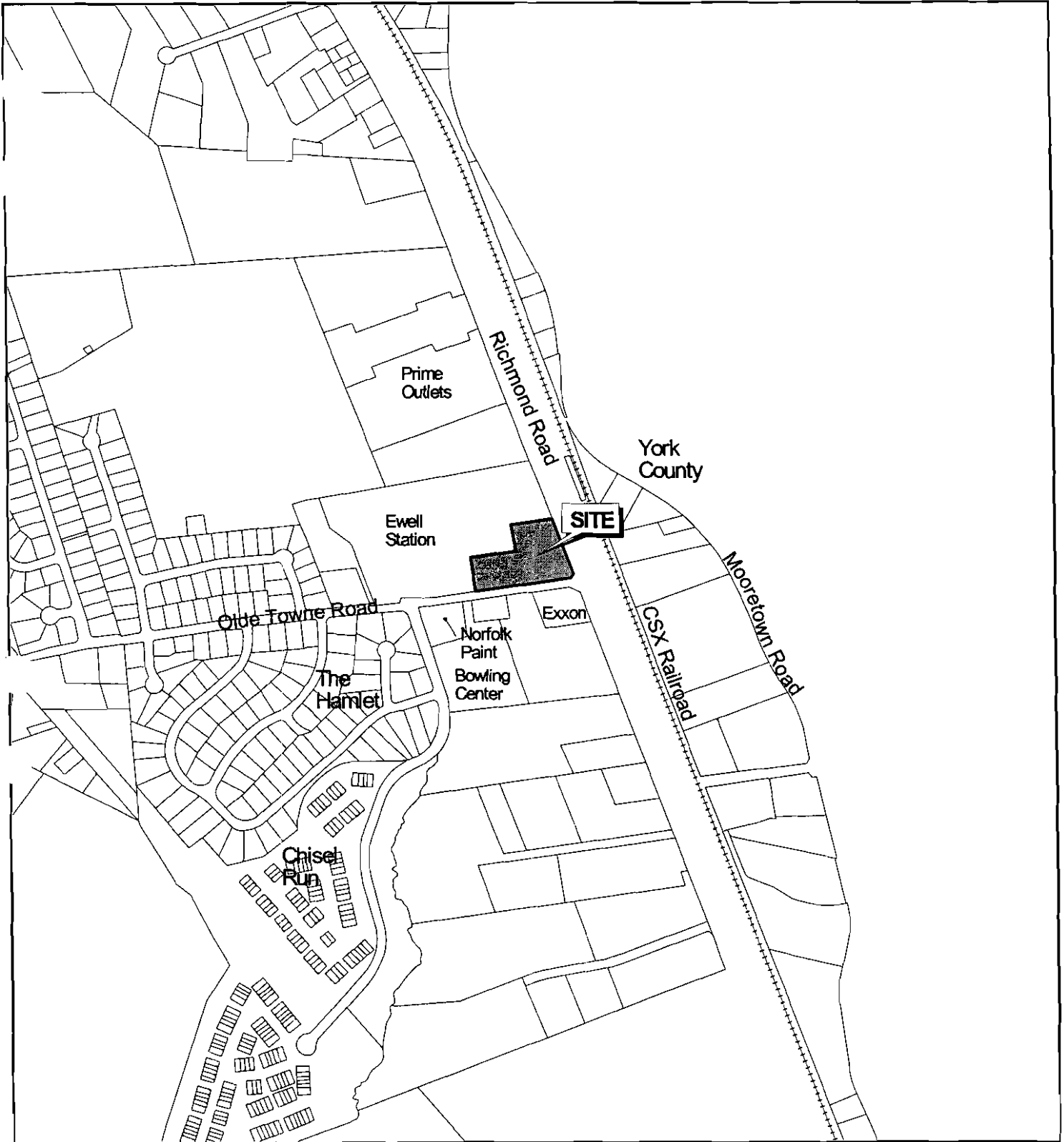
#### STAFF RECOMMENDATION

Staff recommends the DRC recommend preliminary site plan approval subject to the attached agency comments.

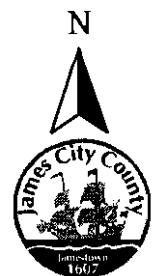
#### Attachments:

1. Location Map
2. Environmental memorandum dated March 24, 2000
3. JCSA memorandum dated March 8, 2000





**SP-20-00**  
**J.W. Crossing**



SP-20-00. J. W. Crossing  
Additional Agency Comments

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Planning:

1. Please include a note on the plans which indicates that the subdivision of the outparcel shown on the drawings is not an approved subdivision.
2. Please indicate the voting district in the general notes.
3. Please label the proposed Burger King monument sign on drawing 3 and the future retail sign on drawings 3 and 4.
4. Please provide a detail of the proposed monument sign for Burger King which includes proposed lighting and landscaping.
5. A sign which states "One Way Traffic, Do Not Enter" should be placed at the end of the twenty foot, one way entry drive aisle at a height not to exceed four feet.
6. Per Condition #10 of SUP-7-98, evidence must be provided to the County Attorney that the development will not violate the Declaration of Easements and Restrictions dated May 1, 1989 prior to final site plan approval. Please provide evidence that satisfies this condition.
7. Please provide a copy of the approved Master Plan noting the tree credits to be received for the existing trees on the site. Otherwise, staff may be required to calculate tree credits based on the current landscaping ordinance.
8. Per Condition #6 of SUP-7-98, the dumpster enclosure for the retail building must be screened with both fencing and landscaping. Landscaping around the entire base will soften its presence as seen from the entrance to Ewell Station.
9. It appears that the landscaping and the red maple located on the east side of the restaurant are located up next to or under the building. This may need to be moved out into the open space in front of the building.
10. Some of the landscaping overlaps with the sidewalk to the west of the retail building. Please adjust accordingly.
11. If any of the existing trees need tree protection due to grading in the vicinity or the possibility of heavy machinery, please provide the location(s) on the drawing with the appropriate details.
12. Some of the ornamental trees in the General Planting Area may need to be changed to evergreen to meet the requirements. Please take a look at these numbers and make any changes that may be required.

Environmental:

1. See attached memorandum dated March 24, 2000.

JCSA:

1. Add a general note on the cover sheet stating that all unused wells on the property must be abandoned in accordance with the Virginia Department of Health Private Well Regulations and the James City County Code.
2. The proposed buildings appear to be located on separate parcels of property. If so, the JCSA Regulations require separate water and sanitary sewer connections to the JCSA main for each parcel.
3. Call out the sizes of the existing water and sanitary sewer lines shown on this site plan.
4. Show the nearest fire hydrant(s) or call out the distances to the nearest fire hydrants along both Richmond Road and Olde Towne Road.
5. Provide the sources for the fixture unit valves for the proposed plumbing fixtures and the conversion to gallons per minute used to estimate the water demands. Using values from the AWWA manual and the International Plumbing Code I estimated the water demand would range from 20 to 50 gallons per minute depending on whether flush valve or tank type toilets are used.
6. Verify the number and type of plumbing fixtures from the building plans. The water demand calculations for the Burger King at Monticello Marketplace had more kitchen fixtures than those used to determine the demand for this site but the building was approximately 400 square feet larger than the building proposed for this site.
7. How will water and sanitary sewer service be provided to the parcel labeled "future development by others"?
8. Delete the horizontal valve installation detail from the standard water details.
9. Provide water and sanitary sewer data sheets for each parcel included in this project.

County Engineer:

1. Please provide infiltration trench soils analysis in accordance with Appendix E (attached).

ENVIRONMENTAL DIVISION REVIEW COMMENTS

J. W. CROSSING

PLAN NO. SP-20-00

March 24, 2000

MCE/DEC

*Due to the extensive nature of the comments regarding the BMP facility and its feasibility, Chesapeake Bay compliance may not be achieved by this site plan as currently proposed. Preliminary approval of the site plan should be delayed until more assurances can be obtained regarding the feasibility of the BMP and the site's Chesapeake Bay compliance.*

**A meeting was held on March 23, 2000, with the applicants and their engineer and the issues related to compliance with Chesapeake Bay requirement were resolved conceptually. Therefore, preliminary approval is recommended by the Environmental Division.**

1. A Land Disturbing Permit and Siltation Agreement, with surety, are required for this project.
2. An Inspection/Maintenance Agreement shall be executed with the county for the BMP facility for this project.
3. As-built drawings must be provided for the detention basin on completion. Also, a note shall be provided on the plan stating that upon completion, the construction of the dam will be certified by a professional engineer who has inspected the structure during construction.
4. Provide and label the limits of disturbance on the plan.
5. Identify any off-site land disturbing areas required with proper erosion control measures.
6. Provide a drainage area map to show the offsite drainage area entering the BMP. Provide documentation on the land use assumptions (RCN or C factors) and times of concentration for all areas.
7. Provide a sequence of construction on the plan, incorporating all the timing of installation for all erosion control measures, and conversion of the BMP.
8. Submit an adequacy analysis for all receiving channels to ensure that the channel is stable for the 2-year velocity. This is not required if the 1-year storm channel protection volume is provided.
9. Submit a BMP calculation worksheet that demonstrates that this project meets the county's 10-point criteria. Compliance with the Chesapeake Bay Ordinance cannot be determined based on the information provided..
10. Provide stormwater management facility easement to include a 20-foot wide access easement and a 15-foot wide maintenance easement measured from the 100-year storm elevation and including the dam and outlet structure.

11. Provide calculations to support the design of all drainage conveyances including inlets and ditches.
12. Provide a stone construction entrance at the second entrance to the site if this entrance is to be utilized during construction.
13. It is unclear what the drainage area is for the sediment trap. Please provide a map that shows this area.
14. There are several deficiencies related to the design of the detention basin. It is suggested that the engineer for the applicant and the county staff discuss the comments and develop an acceptable approach to stormwater management for the site. Staff recommendation would be to pass the offsite water through the BMP facility thereby minimizing the size of the BMP and the required sediment control devices.
  - A. The plan states that the detention basin is to be used as a sediment basin during the construction phase of the project. The new County stormwater manual states that infiltration practices should never be used as a sediment control device. Please revise the sediment control plan to remove this basin as a control device.
  - B. The use of the infiltration basin as pretreatment is not acceptable. The manual requires pretreatment to be prior to entry to an infiltration facility.
  - C. Three methods of pretreatment must be provided for the basin.
  - D. The basin outfall needs to be checked for tailwater conditions. The outfall is into an existing detention basin that could cause a tailwater condition on the pipe.
  - E. The 24 hour drawdown of the 1-year, 24 hour storm is the required channel protection criteria. It is not only to be applied in situations where there is an eroded channel. There can be some consideration given to the fact that this site outlets into a detention basin but it has never been determined if the offsite basin has been properly constructed with the required storage.
  - F. More information needs to be provided to document the routing calculations and the basin's design. The land use, drainage area, time of concentration are not provided for either pre or post-development conditions.
  - G. There are requirements in the landscaping ordinance (24-98 d(1-4)) that address the appearance of the basin. The structural components of the basin must be hidden from view by either design or screening.
  - H. The proposed inlets elevated in the bottom of the basin by 1.4' are not acceptable from an aesthetic or structural point of view. The arrangement will also lead to an unsightly condition in the bottom of the basin as the probable slow drawdown of the last 1.4' of water will not permit the growth of grass in the bottom of the basin. The pipe and inlet are designed to be supported by soil, not in a configuration where it is exposed to damage from mowing and other maintenance equipment. Also, the use of plastic riser pipes is not recommended in BMP facilities that will function during winter months due to the potential for cracking during freeze-thaw cycles.
  - I. Provide soils testing information to verify the infiltration basin meets the requirements of Appendix E of the County's manual. No data were submitted to

show Initial Feasibility Testing and/or Concept Design Testing requirements were met in accordance with the manual or to substantiate the design infiltration/percolation rate. Please submit a copy of the report or data, logs and testing results as necessary. Based on observations during construction of the shopping center, the soils were highly variable and vertically stratified with alternating layers of sand and clay making them questionable for use with infiltration practices.

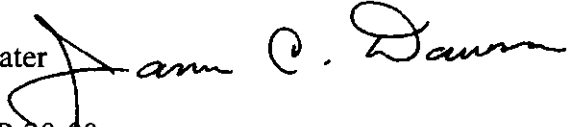
- J. Provide information on the design of the riprap outfall protection within the basin.
- K. The infiltration facility could negatively impact the development of the adjacent land area where the stockpile is located. The facility is to be located 100 feet from any downslope buildings and 25 feet from any upslope buildings.
- L. Provide an anti-seep collar to increase seepage length by 10%.
- M. The pipe type for the BMP needs to be changed to concrete. Specify watertight reinforced concrete pipe meeting the requirements of ASTM C361 for the pond outlet barrel. Indicate pipe class as required.
- N. Specify dimensions of the riser base.
- O. Specify compaction requirements for the dam at 95%.
- P. Item 1 of the BMP Maintenance Plan needs to be modified to eliminate the use of a rubber-tired backhoe in the bottom of the basin.



## MEMORANDUM

Date: March 8, 2000

To: Christopher Johnson, Planner

From: James C. Dawson, P.E., Chief Engineer - Water 

Subject: J. W. Crossing at Ewell Station, Case No. SP-20-00

We reviewed the site plan and water demand calculations for the above project you forwarded on February 24, 2000, and noted the following comments. We may have additional comments when revised documents incorporating these comments are submitted.

1. Add a general note on the cover sheet stating that all unused wells on the property must be abandoned in accordance with the Virginia Department of Health Private Well Regulations and the James City County Code.
2. The proposed buildings appear to be located on separate parcels of property. If so, the JCSA Regulations require separate water and sanitary sewer connections to the JCSA main for each parcel.
3. Call out the sizes of the existing water and sanitary sewer lines shown on this site plan.
4. Show the nearest fire hydrant(s) or call out the distances to the nearest hydrants along both Richmond Road and Olde Towne Road.
5. Provide the sources for the fixture unit values for the proposed plumbing fixtures and the conversion to gallons per minute used to estimate the water demands. Using values from the AWWA manual and the International Plumbing Code I estimated the water demand would range from 20 to 50 gallons per minute depending on whether flush valve or tank type toilets are used.
6. Verify the number and type of plumbing fixtures from the building plans. The water demand calculations for the Burger King at Monticello Marketplace had more kitchen fixtures than those used to determine the demand for this site but the building was approximately 400 square feet larger than the building proposed for this site.

March 8, 2000

Page 2

7. How will water and sanitary sewer service be provided to the parcel labeled "future development by others"?
8. Delete the horizontal valve installation detail from the standard water details.
9. Provide water and sanitary sewer data sheets for each parcel included in this project.

Please call me at 253-6677 if you have any questions or require any additional information.

JCD/

A:SITESUBARC42\SP\_20\_00.CM1



**DEVELOPMENT REVIEW COMMITTEE REPORT**  
**March 29, 2000**

**I. SITE PLANS**

**A. PENDING PRELIMINARY APPROVAL**

SP-132-98	Exxon at Centerville
SP-144-98	Williamsburg Pottery Warehouse/Retail Building
SP-045-99	Lightfoot Flea Market SP Amendment
SP-085-99	Villages at Westminster Recreation Center Amend.
SP-090-99	Centerville Bus Shelter
SP-095-99	Greensprings Greenway Phase 2
SP-114-99	Wellington Lift Station and Forcemain
SP-115-99	Nextel Communications Tower Amendment
SP-116-99	Williamsburg James City County Courthouse
SP-136-99	Quarterland Commons, Phase 9
SP-139-99	Strawberry Plains Center
SP-140-99	Weathercrafters Expansion
SP-143-99	Wexford Hills Well W-28 No. 2
SP-001-00	Longhill Station Temporary Pump Station/Forcemain
SP-005-00	JCSA Well Facility W-33 Modification
SP-009-00	RE Berry Contractor Yard and Warehouse
SP-012-00	American Tower Co-Location
SP-018-00	Fox Ridge Playground Picnic Pavillion
SP-020-00	J.W. Crossing
SP-021-00	Ford's Colony Golf Course Comfort Station
SP-022-00	Super 8 Van-Accessible Parking Relocation
SP-023-00	JCSA Water Main on Jamestown Road
SP-024-00	Faith Baptist Church SP Amendment
SP-025-00	Living Word Church of God SP Amendment
SP-027-00	Seasons of Williamsburg
SP-028-00	Season's Trace Tower Co-Location
SP-029-00	John Tyler Tower Co-Location
SP-030-00	Williamsburg Winery Force Main
SP-031-00	Kiskiack Hills Clubhouse and Maintenance Amend.
SP-032-00	JCSA Hankins Industrial Park & Depot St. Inst.
SP-033-00	Kingsmill Clubhouse/ Resort Amendment
SP-034-00	Williamsburg Landing, Steers Addition
SP-035-00	JCSA-Newport News Waterworks Interconnection
SP-036-00	Williamsburg Plantation, Inc. Sec 3 SP Amendment
SP-037-00	Scavenger's Paradise Storage Shed

SP-038-00 JCSA Warhill Sewer Extension  
 SP-039-00 St. Martin's Episcopal Church  
 SP-040-00 JCC District Park Concession Stands  
 SP-041-00 Advanced Vision Institute  
 SP-042-00 Ironbound Road Sidewalk  
 SP-043-00 Ford's Colony Chisel Run Pond Bridge Amendment  
 SP-044-00 Roman Rapids Gift Shop Amendment  
 SP-045-00 Walmart

**B. PENDING FINAL APPROVAL**

**EXPIRE DATE**

SP-047-99	Stonehouse Commerce Park - John Deere	5/ 3/2000
SP-061-99	Brandon Woods, Phase 2 Condominiums	11/ 2/2000
SP-065-99	King of Glory Lutheran Church Fenced Playgorund	6/23/2000
SP-086-99	Greensprings Plantation Recreational Vehicle Lot	8/ 4/2000
SP-094-99	UCP Limited Partnership	10/ 4/2000
SP-096-99	JCSA Lift Station 6-3 Access Road Improvements	9/27/2000
SP-118-99	Smith Memorial Baptist Church Family Life Center	12/ 7/2000
SP-122-99	Powhatan Secondary E and S Plan	3/ 9/2001
SP-123-99	Pocahontas Retirement Community	1/ 6/2001
SP-124-99	Williamsburg Dodge	3/ 6/2001
SP-127-99	Prime Retail Outlet Expansion	1/ 5/2001
SP-137-99	Williamsburg Indoor Sports Complex	2/ 7/2001
SP-138-99	Wise Recycling	2/ 7/2001
SP-004-00	Stonehouse Community Recreation Center Expansion	2/ 9/2001
SP-008-00	Riverside Pump Station Amendment	2/28/2001
SP-010-00	Williamsburg Plantation Section 4, Units 39-53	3/ 6/2001
SP-011-00	Carolina Furniture Warehouse	3/ 1/2001
SP-013-00	Busch Brewery, Transportation Advantage, Ph. 2	2/28/2001
SP-014-00	Powhatan of Williamsburg Secondary Amendment	3/ 3/2001
SP-016-00	Williamsburg Place Expansion	3/17/2001
SP-017-00	Kingsmill, River Bluffs, Phase 1, SP Amendment	3/ 8/2001
SP-019-00	Fenwick Hills Pump Station	2/21/2001

**C. FINAL APPROVAL**

**DATE**

SP-041-99	Stonehouse Commerce - JCC IDA Shell Building Am.	3/16/2000
SP-077-99	Marketplace Shoppes	3/20/2000
SP-092-99	Greensprings Plantation - Patriots Colony, Phase 2	3/13/2000
SP-101-99	Tidewater Physical Therapy, Inc. Phase 1	3/16/2000
SP-120-99	JCSA James Terrace Water Line Installation	3/16/2000
SP-129-99	Kingsmill Rivers Edge Phase 3 Amendment	3/24/2000
SP-015-00	Busch Gardens Apollo's Chariot Pump Station	3/14/2000
SP-026-00	Williamsburg Plantation Units 54-77 Amendment #2	3/21/2000

**D. EXPIRED**

SP-043-98 Fenwick Hills Pump Station & Off-Site Sewer

## II. SUBDIVISION PLANS

### A. PENDING PRELIMINARY APPROVAL

S-038-97 Busch Corporate Center - Wheat Center  
S-062-98 Ball Metal Conservation Easement  
S-104-98 Skiffes Creek Indus. Park, VA Trusses, Lots 1,2,4  
S-013-99 JCSA Mission Bank ROW Acquisition  
S-074-99 Longhill Station, Section 2B  
S-079-99 Wellington Section 1  
S-081-99 Stonehouse, Bent Tree, Sect. 5B, Ph. 3 Dev Plans  
S-086-99 Peleg's Point, Section 5  
S-097-99 Waterford @ Powhatan Sec., Natural Open Space  
S-103-99 Greensprings West, Phase 3  
S-110-99 George Wright & City of Newport News BLA  
S-125-99 Grove Hill Estates Section 3  
S-001-00 Winter Park, Summer Trace BLA and LLE  
S-004-00 Powhatan Enterprises BLA  
S-006-00 Ewell Station, Lots 1, 4 & 5  
S-007-00 Governors Land, Parcel A, #51 and #47  
S-017-00 Busch Corporate Center, Parcel 54B  
S-020-00 Powhatan Place Townhomes  
S-021-00 Jamestown LLC  
S-022-00 CMM Properties (Tidewater Phys Therapy)  
S-023-00 Walmart  
S-024-00 Neck-O-Land Farm, Parcel C  
S-025-00 Villages at Westminster, Phase 5, Section 2  
S-026-00 Busch Corporate Center

### B. PENDING FINAL APPROVAL

		<b>EXPIRE DATE</b>
S-023-97	Fenwick Hills, Phase I	2/ 9/2001
S-077-97	Landfall at Jamestown, Ph. 5, Dev. Plans	4/23/2000
S-100-97	Landfall at Jamestown, Ph. 4, Dev. Plans	4/23/2000
S-003-99	Stonehouse, Bent Tree, Sect 5B, Ph. 1 Dev Plans	4/26/2000
S-019-99	Longhill Station Section 3 & 4	5/ 3/2000
S-039-99	Harwood - Pine Grove	6/24/2000
S-042-99	Stonehouse - Bent Tree, Sect. 5B, Ph. 2 Dev Plans	9/ 2/2000
S-050-99	Stonehouse, Bent Tree, Phase 1	4/ 9/2000
S-071-99	Springhill, Phase 2, BLA	8/24/2000
S-078-99	Powhatan of Williamsburg Secondary Phase 6-A	10/ 4/2000
S-080-99	Ford's Colony Section 32 Dev Plans	9/ 6/2000
S-087-99	Villages at Westminster Phase 4 Section 1	10/ 4/2000
S-104-99	Ford's Colony, Section 31, Lots 82-142	12/ 6/2000
S-127-99	Wexford Hills Phase 2 and 3	2/ 7/2001

S-012-00	Busch Corp. Ctr.(DJG) Parcel 58-B & por. Parcel C	3/ 8/2001
S-016-00	Villages at Westminster, Phase 5, Section 1	3/ 7/2001

**C. FINAL APPROVAL**

**DATE**

S-065-99	The Pointe at Jamestown, Phase 1-C	3/ 8/2000
S-123-99	Ford's Colony Section 8 & 8B	3/ 1/2000
S-002-00	JCSA/ GTE Wireless Well Lot	3/17/2000
S-008-00	Mainland Farm- Parcel C (Pointe at Jamestown)	3/ 2/2000
S-010-00	Busch Corporate Center, Portion of Parcel C	3/17/2000
S-013-00	Landfall at Jamestown Lots 9 and 15 BLA	3/10/2000
S-014-00	Evans Wallace BLA	3/28/2000
S-015-00	Wexford Hills- Phase 1-H	3/24/2000
S-018-00	Wellington Parcel A	3/17/2000
S-019-00	Associated Developers/ Warhill LLE and BLA	3/16/2000

**D. EXPIRED**

S-126-98	Powhatan Woods, Phase 2, Development Plans
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### **III. DEVELOPMENT REVIEW COMMITTEE REPORT**

#### **Case SP-131-99 Busch Corporate Residence**

Mr. Andrew Herr of AES Consulting Engineers has requested that the Planning Commission address unresolved issues between the applicant and an adjacent property owner concerning this proposal. The proposal is for a corporate residence to be owned by Busch Properties and to be located within the Kingsmill subdivision adjacent to the James River and the Marina. The property is zoned R-4, Residential Planned Community and can be further identified as Parcel Number (1-4) on the James City County Real Estate Tax Map Number (50-4).

**Action: The DRC recommended that the Planning Commission approve this case with revised landscaping plans.**

#### **Case SP-20-00 J.W. Crossing**

Mr. Howard Price of AES Consulting Engineers has requested the Planning Commission approve retail shops and a fast food restaurant to be located at 5547 Richmond Road. The property is zoned B-1, General Business, is designated Community Commercial on the Comprehensive Plan, and can be further identified as Parcel No. (1-2A) on James City County Real Estate Tax Map No. (33-3). This case is under Planning Commission review due to the fact it proposes fast food restaurant.

**Action: The DRC recommended that the Planning Commission approve this case.**

**AGENDA**

**DEVELOPMENT REVIEW COMMITTEE**

**March 1, 2000**

**4:00 p.m.**

**JAMES CITY COUNTY GOVERNMENT COMPLEX  
BOARD ROOM, BUILDING C**

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1. Roll Call
2. Minutes                      Meetings of February 3, 2000 and February 7, 2000
3. C-4-00                        Skiffes Creek Industrial Park, Lot 6
4. SP-10-00                      Williamsburg Plantation Section 4, Units 39-53
5. Adjournment