

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE
COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BOARD ROOM, BUILDING C, AT 4:00
P.M. ON THE 30TH DAY OF AUGUST, TWO THOUSAND.

1. ROLL CALL

Mr. Martin Garrett
Mr. John Hagee
Mr. A. Joe Poole, III

ALSO PRESENT

Mr. Paul Holt, Senior Planner
Mr. Ben Thompson, Planner
Mr. John Rogerson, Planning Technician

2. MINUTES

Upon unanimous vote, the minutes of the August 2, 2000, meeting were approved.

3. Case No. C-58-00. Toano Hair Salon

Mr. Holt presented the staff report and staff's recommendation. The DRC members discussed the case. Mr. Poole stated that he supported the requested waiver and the use as it was good redevelopment. There being no further discussion, Mr. Garrett made a motion to approve the waiver. The motion unanimously passed following a second by Mr. Hagee.

4. Case No. S-52-00. Williamsburg Crossing, Parcel 30, Part of Parcel 2

Mr. Thompson presented the staff report and staff's recommendation. The DRC members discussed the case. Mr. Garret stated that he supported the requested waiver as it was consistent with the previous development. There being no further discussion, Mr. Garret made a motion to approve the waiver. The motion unanimously passed following a second by Mr. Poole.

5. Case No. SP-90-00. Kingswood Recreation Center SP Amendment

Mr. Rogerson presented the staff report and the staff's recommendation. There was a large number of adjacent property owners at the meeting to speak about this case, the DRC members decided to start the hearing with the applicants stating their position. Mr. Dube the president of the Williamsburg Aquatic Club restated the intent of the site plan amendment which is to place an air supported dome over the existing pool. He also intends to pave, and install lighting in the parking lot. Mr. Dube stated that the "bubble" would cover about 3,800 sq. ft. of the pool area, and would be constructed of white vinyl approximately 22 feet tall. He stated that the high dive would come down and the hours of operation would be from 3:30-9:00 P.M. Mon.-Fri. and on Sun., with the pool being open the association members


during the day year round. Kathy Ewell was the appointed speaker for the adjacent property owners. She restated her same concerns that were stated in the petition that was given to staff. Mrs. Ewell also made reference to the deed of gift that was supplied to staff. There being no further discussion Mr. Garrett moved to defer the case and Mr. Poole seconded the motion. The motion was unanimously passed to defer the case until September 27, 2000

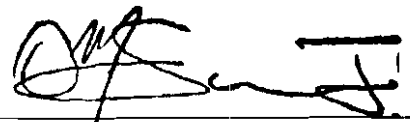
6. Case No. S-53-00. Ford's Colony, Section 14-A, Lots 1-12

Mr. Thompson presented the staff report and staff's recommendation. Mr. Thompson stated that staff was concerned about a proffer issue and that it currently appeared that Ford's Colony had addressed all of staff's concerns. The DRC members discussed the case. There being no further discussion, Mr. Poole made a motion to approve the waiver. The motion unanimously passed following a second by Mr. Garret.

7. ADJOURNMENT

There being no further business, the August 30, 2000, Development Review Committee meeting adjourned at approximately 5:10 p.m.


John Hagee


O. Marvin Sowers, Jr., Secretary

Subdivision 45-00. Scott's Pond - Section 2

Staff Report for the September 27, 2000, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mr. Ken Tudor

Proposed Use: 97 Lot Subdivision
(96 lots were in Section I and an additional 85 lots are planned for the future)

Location: Off Old Town Road

Tax Map/Parcel: Parcels (1-106), (1-107), (1-108), and (1-108A) on Tax Map No. (32-2)

Primary Service Area: Inside

Parcel Size: The entire subdivision is 142 acres in size; Section 2 is roughly 57 acres in size

Existing Zoning: R-2, General Residential

Comprehensive Plan: Low Density Residential

Reason for DRC review: The DRC reviewed this plan previously for consideration of preliminary approval. During the initial plan review, one of the comments made by staff was to provide sidewalks in accordance with the Zoning Ordinance requirements. More specifically, a sidewalk must be provided along one side of all roads where there will be more than 1,000 vehicle trips per day and along one side of the road, but only for one block, of all roads where there will be more than 500 vehicle trips per day. As it applies to Scott's Pond, Section 2, and based on future anticipated development, a sidewalk would be required on one side of the street along Scott's Pond Drive from the recreation lot to Rockingham Drive. A sidewalk would also be required along one side of the street along Rockingham Drive from Southampton Ct. to Montpelier Drive (all as shown on the attached layout).

The developer has asked the DRC to consider eliminating this sidewalk requirement. The Zoning Ordinance states that, upon a favorable recommendation of the development review committee, the planning commission may modify the sidewalk requirement, provided, "that equivalent pedestrian facilities have been provided which adequately provide for pedestrian access within the development and to abutting property."

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

STAFF RECOMMENDATION

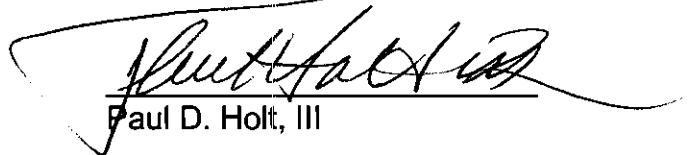
The reasons why the developer would not like to install the sidewalk are included in the attached letter. The rationale essentially consists of two arguments: 1.) the need to re-design a portion of the project, should the sidewalk be required; and 2.) the sidewalk would not connect to other existing sidewalks.

Staff recommends that the DRC not modify the requirement, as requested, but require sidewalks as specified by the Zoning Ordinance for the following reasons. First, while the sidewalks would not physically connect to other existing sidewalks, their presence would greatly enhance internal circulation and pedestrian safety. Sidewalks were never approved within Section 1 of this development, therefore, in staffs belief, it is important to provide for formal pedestrian circulation at this location within the project. Without the sidewalks, pedestrians would be forced to walk along the main vehicular corridors in the subdivision. The roads where sidewalks would be required in this project, as shown on the attached, are major collector roads which would accommodate significant amounts of traffic. Furthermore, the proposed sidewalk along Scott's Pond Drive would terminate at a lot which may be developed as a recreational facility, although this is not a requirement by the County.

In Mr. Tudor's letter, there are several references to the topographical and environmental challenges of adding sidewalks to this project. Staff believes this project is not substantially any different from any other subdivision where topography exists and where sidewalks are required. Staff believes that, while the sidewalk requirement would necessitate additional engineering and design, it is feasible. Any additional stormwater, erosion, and sedimentation issues would be combined with other project details reviewed by the Environmental Division and would be incorporated and accommodated accordingly.

Finally, staff does not believe the request meets the Zoning Ordinance requirements for modification. The ordinance states that, in order for the DRC to grant a modification, equivalent pedestrian facilities are provided for internal access and to abutting property. As shown on the attached, there are areas of common open space which provide for pedestrian access, but these areas do not provide for internal pedestrian circulation.

Again, staff recommends that the DRC not modify the requirement, as requested, but require sidewalks as specified by the Zoning Ordinance.



Paul D. Holt, III

attachments:

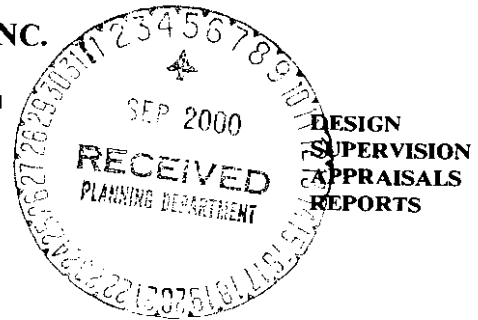
1. Engineer's letter, dated September 5, 2000
2. Site Layout (separate)

LAND SURVEYING
LAND PLANNING
CIVIL ENGINEERING

C. K. TUDOR ENGINEERS, INC.

11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601
TELEPHONE 595-4610
FAX 591-2723

Sept. 5, 2000



Development Review Committee
James City County

re; Scott's Pond Subdivision
Section II

Gentlemen;

We wish to appeal the requirement for sidewalks on Part of Rockingham Drive and Scott's Pond Drive for the following reasons;

1. There are no connecting sidewalks. The proposed sidewalks would be going from nowhere to nowhere.

2. VDOT has told us they would not maintain these sidewalks because they do not meet their criteria as essential.

3. Due to the rolling terrain the necessary additional width earthwork cut would mean a significant increase in the height of the cut wall and additional five foot of clearing. This additional clearing and earthwork combined with the additional impervious surface will cause additional erosion and sedimentation.

4. Houses on the low side of the street will be forced farther down the slope with significant increase in problems of access and drainage.

Open ditch subdivisions are environmentally superior to curb and gutter subdivisions in that there is less impervious surface and a greater opportunity to recharge the ground water table through the open ditches. We feel the subject sidewalks are unnecessary, a burden on the County to maintain, disadvantageous to the homeowners and environmentally undesirable.

Very truly yours,

C. K. Tudor

C. K. Tudor, P. E.
Member, KT&BK LLC

Subdivision 58-00. Powhatan Secondary, Phase 7-A
Staff Report for September 27, 2000 Development Review Committee Meeting

SUMMARY FACTS

Applicant: Stephen Romeo - The LandMark Design Group, Inc.

Land Owner: Powhatan Enterprises, Inc.

Proposed Use: 30 lot subdivision

Location: off News Road at Powhatan Secondary; Berkeley District

Tax Map/Parcels: (38-3)(1-21)

Primary Service Area: Inside

Parcel Size: 16.16 acres

Existing Zoning: R-4, Residential Planned Community

Comprehensive Plan: Low Density Residential

Proposed Access: off of Powhatan Secondary

Reason for DRC Review: Modification request for Section 24-35, Sidewalks


The applicant has requested that the DRC consider a waiver of the sidewalk requirement. The Zoning Ordinance requires that a sidewalk be provided along one side of all roads where there will be more than 1,000 vehicle trips per day and along one side of the road, but only for one block, where there will be more than 500 vehicle trips per day. As it applies to Powhatan Secondary, Phase 7-A, and based on future anticipated development, a sidewalk would be required on one side of the street along Powhatan Secondary from News Road to Road "E." The Zoning Ordinance states that, upon a favorable recommendation of the development review committee, the planning commission may modify the sidewalk requirement, provided, "that equivalent pedestrian facilities have been provided which adequately provide for pedestrian access within the development and to abutting property."

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

STAFF RECOMMENDATION

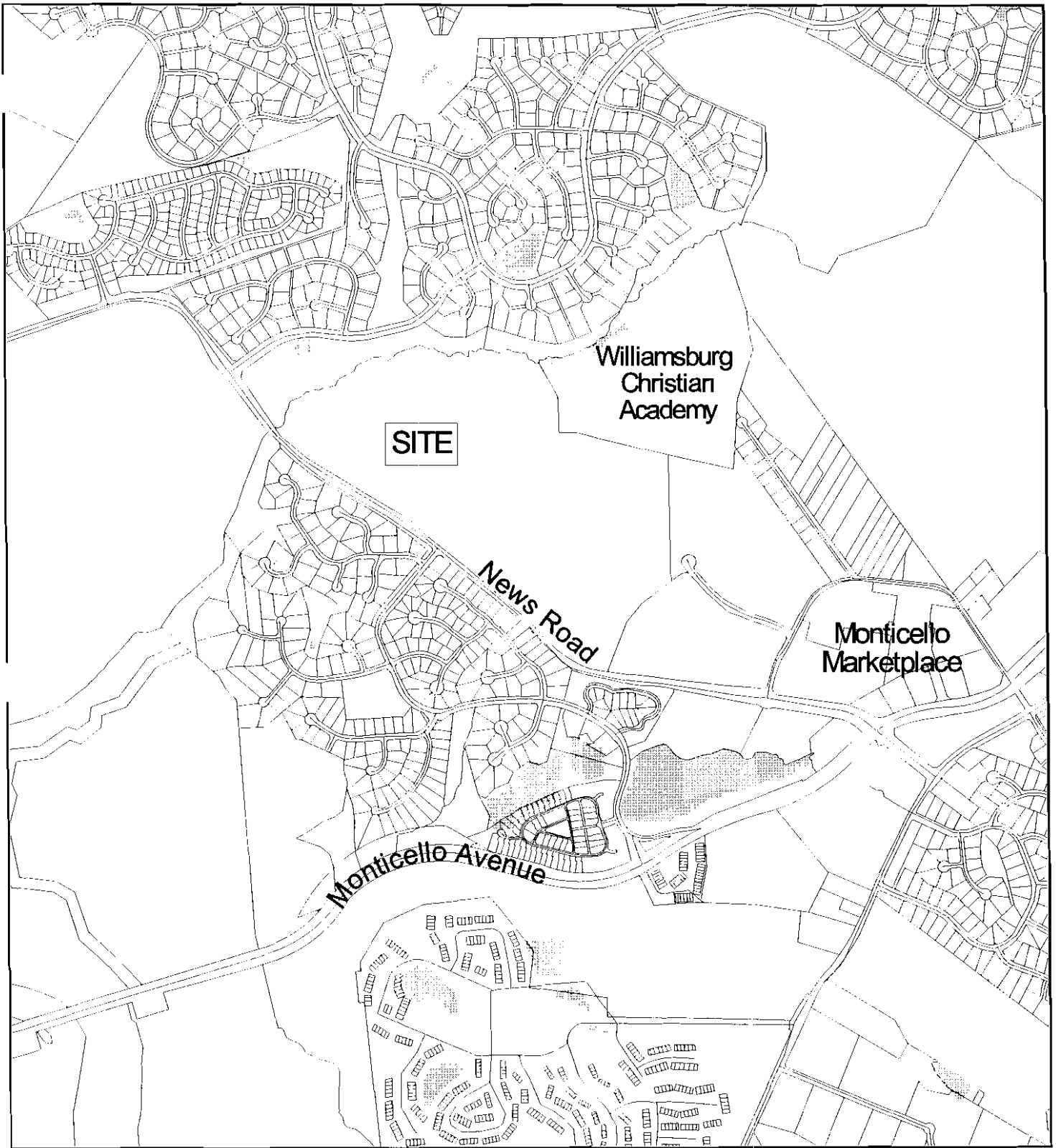
Staff recommends that the DRC not waive the requirement for the provision of sidewalks for the following reasons. Staff does not believe that the request meets the Zoning Ordinance requirements for modification. In order for the DRC to grant a modification, equivalent pedestrian facilities must have been provided for internal access and to abutting property. While a soft surface walking trail is provided around the development which would connect to the trail previously provided in Phase 6, staff does not believe that these trails should be viewed as a substitute for the provision of adequate internal pedestrian facilities.

The presence of sidewalks would also enhance internal circulation within the Powhatan Secondary planned community as a whole and increase pedestrian safety along the main vehicular corridor which will accommodate significant amounts of traffic when the entire development is completed.


Christopher Johnson
Planner

Attachments:

1. Location Map
2. Agency Comments
3. Site Layout



Case No. S-58-00
Powhatan Secondary, Phase 7-A

1000 0 1000 2000 3000 4000 5000 Feet



S-58-00. Powhatan Secondary, Phase 7-A
Additional Agency Comments

Planning

1. Please provide street names for proposed Roads E, F, G, H, and I.
2. Please include the magisterial district in the statistical data on the cover sheet.
3. Please provide the acreage for each of the proposed lots on Sheet C-2.
4. Please label all rights-of-way on the plat which currently end in a stub as "Future Public Street" or "Future Public Street Extension" as appropriate.
5. The following note shall be incorporated onto any plat showing a stub or future street:
"This right of way is platted with the intent of being extended and continued in order to provide ingress and egress to and from future subdivisions or adjacent property."
6. A check for a year's streetlight rental, payable to James City County, shall be required prior to final subdivision approval. Please submit to Joan Etchberger in the Environmental Division (Phone 253-6670).
7. A Subdivision Agreement, with surety, shall be secured prior to final subdivision approval. Please submit to Joan Etchberger in the Environmental Division (Phone 253-6670).
8. Please label any existing and proposed conservation easements on the north side of the parcel which will border the Hospice, Williamsburg Christian Academy, and Ford's Colony.

County Engineer

1. All soft trails must be constructed with the initial development of Phase 7.
2. It is recommended that the sidewalk required along Powhatan Secondary be extended to connect to the soft trail north of Lot 24.

JCSA

1. Please refer to the attached memorandum dated August 16, 2000.

Environmental

1. Please refer to the attached memorandum dated September 13, 2000.

VDOT

1. Please refer to the attached letter dated September 14, 2000



MEMORANDUM

Date: August 16, 2000

To: Christopher M. Johnson, Planner

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

Subject: Powhatan of Williamsburg Secondary, Phase VII-A, Case No. S-58-00

We reviewed the subdivision plans, water data sheet, and sanitary sewer data sheet for the above project you forwarded on August 3, 2000, and noted the following comments. We may have additional comments when revised documents incorporating these comments are submitted.

General

1. The actual road names must be used on the plans before final approval can be granted.

Drawing Number C2

1. Add "...and James City County Code" to note 8.

Drawing Number C3

1. Add the 12-inch gate valve at Sta 16+00 from the road plans (SP-94-00) to this sheet.
2. Why does the material description for the waterline at the intersection of Powhatan Secondary and Road E call for a 12" x 12" cross when the plans show one (1) 12" x 12" tee and one (1) 8" x 8" tee?
3. Why does the material description for the waterline at the intersection of Powhatan Secondary and Road E call for two (2) 12" x 8" reducers when the plans only show one reducer?
4. Why does the material description for the fire hydrant at Sta 10+50 along Road E call for a 12" x 6" tee when the waterline is labeled 8-inch?

Drawing Number C4

1. Provide an easement dedicated to the exclusive use of JCSA along the portion of the gravity sanitary sewer between manholes 10 and 7 that is on lot 16.
2. The change in direction of flow between the sanitary sewer lateral for lot 22 and the gravity sanitary sewer line between manholes 2 and 1 is too great to accomplish within the manhole bench. Revise the lateral to connect to the line between manholes 2 and 1 instead of the manhole.

Drawing Number C5

1. Provide a temporary dead-end blow-off on the waterline at Sta 32+60.
2. Provide an in-line waterline valve between the service connection for lot 11 and the dead-end blow-off.

Water Data Sheet

1. Revise the number and type of dwellings to include the ultimate build out of the project.
2. Revise the domestic demand provided to include build out of the project.

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

JCD/

A:SITESUBARC44\S_58_00.CM1



ENVIRONMENTAL DIVISION REVIEW COMMENTS
POWHATAN SECONDARY, PHASE 7-A
PLAN NO. S - 58 - 00
September 13, 2000

now / SJT

General Comments:

1. A Land Disturbing Permit and Siltation Agreement, with surety, are required for this project.
2. Land Disturbing Permit. A majority of runoff from Phase 7A is conveyed through existing (natural) or previously approved drainage facilities in route to the large BMP which was approved under County plan SP-38-99. It is our preference that this facility be completed before a land disturbance permit can be considered for issuance for Phase 7A.
3. A Subdivision Agreement, with surety, shall be executed with the County prior to recordation of lots.
4. Water and sewer inspection fees must be paid prior to the issuance of a Land Disturbing Permit.
5. Wetlands. Provide evidence that any necessary wetlands permits have been obtained or have not expired for this project. Refer to Chapter 23 Chesapeake Bay Preservation ordinance, Section 23-9(b)(8).
6. An Inspection/Maintenance Agreement shall be executed with the County for the BMP facility for this project.
7. As-built (record) drawings must be provided for any stormwater management/BMP facilities on completion. Also, a note shall be provided on the plan stating that upon completion, the construction of such facilities shall be certified by a professional engineer who inspected the structure during construction.
8. A streetlight rental fee for 6 lights must be paid prior to the recordation of the subdivision plat.
9. Sheet C-2. Modify Note # 9 under Statistical Data & Notes, remove "unless otherwise noted".
10. Site Tabulation. Provide disturbed area estimates in the site tabulation on Sheet C-2.
11. Profile Sheets. Specify vertical scales on profile sheets C-6, C-7 and C-8.
12. Labels. Ensure wetland, RMA, RPA (if present), FEMA Special Flood Hazard Areas and BMP design high water designations are properly labeled on Sheets C-4, C-5 and C-12 and on any other sheets where applicable. Some of the line work shown is not able to be identified.
13. Approved Plan References. Ensure correct reference to the BMP as approved County plan SP-38-99 and for the beginning portion of Powhatan Secondary as approved County plan SP-38-99 and SP-94-00 as amended.
14. VPDES. If land disturbance for the project exceeds five (5) acres, it is the owners responsibility to register for a General Virginia Pollutant Discharge Elimination System (VPDES) Permit for Discharges of Stormwater from Construction Activities.

Floodplain:

15. Provide a note referencing the correct FEMA FIRM panel and any designated special flood hazard areas or zone designations associated with this site, as applicable.

Chesapeake Bay Preservation:

16. Environmental Inventory. Please provide an environmental inventory in accordance with Section 23-10(2) of the Chesapeake Bay Preservation ordinance. Components include tidal wetlands, tidal shores, non-tidal wetlands in RPA, resource protection areas, non-tidal wetlands in RMA, hydric soils and slopes 25 percent or greater. Wetland and RMA areas appear to be present along the east border of this section. Much of the information is presented in the design report and should be presented in an inventory specific to Phase 7A.

Erosion & Sediment Control Plan:

17. Temporary Stockpile Areas. Show any temporary soil stockpile, staging and equipment storage areas (with required erosion and sediment controls) or indicate on the plans that none are anticipated for the project site.
18. Construction Entrance. Powhatan Secondary (approved per plan amendment SP-94-00) will be required to be in a stabilized condition prior to use of a construction entrance as proposed on Sheet C-3. A rock construction entrance will not prove effective if the main entrance road to the site is in a disturbed condition from News Road to the proposed Phase 7A construction entrance.
19. Road Grading. 2H:1V (max.) cut-fill road grading slopes were specified on the Phase 7A typical road sections as presented on Sheet C-9. Use of steeper slopes as such would require erosion control blankets/matting for stabilization. Substantiate why 3H:1V cut-fill slopes were not used in the typical section.
20. E&SC Plan. The basic plan for E&SC in Phase 7A is installation of four (4) perimeter temporary sediment basins to control runoff during initial clearing operations and during road grading operations. The sediment traps are planned to be installed initially to control surface runoff and are to remain in place once storm drain systems are in place and functional. Based on a review of the plans/computations, there are two major concerns with the perimeter trap control plan as presented. First, based on profile sheets C-6, C-7 and C-8, most of the road alignments appear to be in cut section. Cuts from existing grade to proposed road grade typically range from 3 to 8 feet across the site. Construction sequence steps 4 through 7 on Sheet C-11 are misleading in that they indicate installation of a majority of the storm drain system prior to rough grading of the roadways. Due to the extent of road cutting involved, it would appear that installation of storm drain systems will not be first step in the construction process and realistically, storm drain and inlet installation will not be performed until the roads are at or near rough grade. Since storm drains will not be installed until some point after initial site disturbance, surface runoff along the cleared roadway corridors will need to be adequately controlled and directed to the traps via surface drainage methods (ie. diversion dikes, etc.). The surface runoff control plan needs evaluated both at first clearing under existing topography conditions, during site graded conditions (interim and final) and once the storm drain system is functional. It appears the plan only addresses the last of these conditions (final grade with the storm system in place).

Secondly, temporary sediment trap design drainage areas as shown on the drawings/computations range from 0.9 to 1.5 acres. These design drainage areas appear to be based on disturbed area and not the maximum total contributing drainage area that each trap may encounter during its service life. This could be an area which occurs during either predevelopment (disturbed roadway condition), interim conditions (site grading) and/or postdeveloped (graded not yet stabilized) condition.
21. Sediment Traps # 1 and # 3. Provide silt fence downslope of disturbed areas associated with installation of sediment traps # 1 and # 3.

22. Sediment Trap # 3. Due to its location between Lots 21 and 22, Sediment Trap # 3 will be in a higher risk area for accessibility. Based on the current plan, the south side of the trap will be approximately 8 feet in depth due to existing topography compared to the design bottom depth. Please expand on features that may be required such as orange safety fence per VESCH Minimum Standard 3.01 due to the trap's depth and location.
23. E&SC Plan. Include provisions on this E&SC plan to monitor the downstream dry-detention basin (BMP) for signs of sedimentation, specifically during or as a result of Phase 7A construction. The contractor should be aware that additional onsite or offsite controls, sediment removal (from the BMP) and coordination with the owner, engineer and County may be required to adequately protect this facility.
24. Sheet C-3. Drainage improvements from County approved plan SP-38-99 (Road Extension and BMP) and SP-94-00 as amended need to be in place, otherwise they will be required to be installed as a part of this plan. Place a note to this effect on the plan. This includes showing the main sediment trap along Powhatan Secondary Road just west of Phase 7A Sediment Trap # 1.
25. Sheet C-4. Explain how upslope runoff intercepted and conveyed by temporary diversion dikes will be conveyed across disturbed work areas at Powhatan Secondary Sta. 19+50 left and Sta. 26+00 left both before and after storm drain systems are in place. Use of temporary slope drains may be required. Extend diversion dike on the east side of Powhatan Secondary in a south direction from Sta. 22+00 right to the high point at Sta. 20+00 right. The temporary diversion dike at the limit of clearing at the cul-de-sac of Powhatan Secondary Sta. 28+00 does not positively drain and is shown in an uphill direction between contours El. 62 and El. 64.
26. Rock Check Dam. Use of a temporary rock check dam is recommended at the end of the riprap channel downstream of Sediment Trap # 2 and Structure 35B to provide added velocity protection to the sensitive BMP area.
27. Misc E&SC. Modify clearing limits along drainage easement between Lots 19 & 20. Provide silt fence along the northern edge of this drainage easement.
28. Sheet C-5. The temporary diversion dike provided along the north edge of clearing near Powhatan Secondary Sta. 35+50 right does not positively drain and is upgradient for about 80 feet. Provide a 20 ft drainage easement and swale between Lots 10 & 11 and adjust clearing limits accordingly. Provide silt fence checks across the drainage easement at 50 ft. intervals once storm drain is installed between Structures 58 & 59. Place note near Structure # 57 that the temporary plug in main RCP is to be installed immediately and removed only when Sediment Trap # 4 is removed. Also, in general, provide additional existing topography labels on this sheet.
29. Sheet C-8. Label all inverts and pipe slopes on the profile sheet. Specify rock class, dimensions and quantities on all riprap outfalls. Provide reference to appropriate detail sheets for the both the modified stilling basin and typical outlet protection devices per VESCH 3.18 and 3.19. Again, specify how each individual sediment trap is to be sequenced.
30. Sheet C-9. Modify general note # 10 by adding "with approval from JCC Environmental Division." Specify the dimension from the downstream 2H:1V toe of the basin (6') to the end of the basin. If the distance is variable due to site conditions and invert of the natural stream, then the indicate appropriately. Also, in addition to Minimum Standard 3.19 of the VESCH (outlet protection) reference Minimum Standard 3.18 (riprap) in the text/leader provided on Section A-A.
31. Sheet C-11. Modify construction sequence step # 10 to include "after JCC Environmental Division approval".

32. Misc E&SC. Modify the clearing limits on the drainage easement between Lots 2 & 3. Place silt fence across the drainage easement between Lots 2 & 3 at 50 ft intervals. Place silt fencing along the southeastern edge of the 20 ft drainage easement behind Lots 2,3,4 & 5. Place inlet protection on the northern 4 curb inlets. Show clearing limits around Sediment trap # 1. Provide more existing topography labels. Explain how storm pipe and sediment traps will be sequenced by placing sequencing or notes next to the sediment trap.
33. Supporting Engineering Document. In the erosion and sediment control plan narrative page 4, remove reference to York County and replace with James City County. On Page 5 of the narrative, the exposure duration until temporary seeding is performed is more stringent than State or County standards (30 days per VESCH Minimum Standard 3.31), therefore, this condition must be adequately transferred and placed on the construction plan for proper implementation and enforcement.

Stormwater Management / Drainage:

34. Open Space. Provide conservation easements for any Natural Open Space areas originally claimed in the BMP worksheet for Powhatan Secondary, as applicable to this section (phase).
35. Channel Adequacy. There is a considerable distance between adequacy check sections A and C compared to the actual Phase 7A storm outfall discharge points into the natural channel. Also, channel slopes appear greater between the outfall and analyses section than the input design values. Submit an adequacy analysis for receiving channels A, B and C in accordance with VESCH requirements (See V-122) and VaDCR Technical Bulletin No. 1. A minimum of three sections are recommended for each of the uncontrolled discharge areas along the entire natural channel to a point sufficiently downstream where channel adequacy is not in question. Provide time of concentration (channel flow) computations as required for natural channel segments downstream of the pipe outfalls for analyses points A, B and C. (Note: Tc's are sufficient to the pipe outfalls per storm drain design. It is the added segments from the pipe outfall to the analyses point that are in question).
36. Storm Drain Pipes. Specify storm drain pipe classes for all pipe segments. It appears some segments may require a thicker class than Class III. More specifically look at pipe segment 33-35.
37. Drainage Divides. Both drainage boundary line types are labeled as predevelopment on Sheet C-13. Please correct as necessary.
38. Outlet Protections. Provide computations to support the design of all outlet protections (OP's) provided for the project. Ensure the construction plans adequately show riprap class and thickness, pad dimensions and amount of stone to be used for each OP in accordance with requirements of the VESCH, Minimum Standards 3.18 and 3.19.



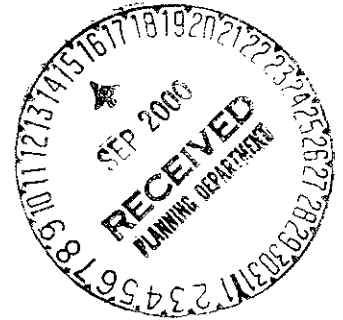
COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4451 IRONBOUND RD.
WILLIAMSBURG, VIRGINIA 23188-2621

CHARLES D. NOTTINGHAM
COMMISSIONER

September 14, 2000



QUINTIN D. ELLIOTT
RESIDENT ENGINEER

Christopher Johnson
James City County Planning
P.O. Box 8784
Williamsburg, VA 23187

Ref: Powhatan Secondary, Phase 7A
S-58-00
Route 613, James City County

Dear Mr. Johnson:

We have reviewed the above referenced project, and we offer the following comments and recommendations.

1. Sight distance and design speed shall be shown on the plans.
2. All drainage easements should be dedicated to the homeowners association.
3. All utilities need to cross the pavement at 90°. The storm sewer from DI 27 to DI 29 needs to be revised to meet this criterion.
4. The location of the intersection of Road F in the 180' horizontal curve in Powhatan secondary does not provide adequate sight distance and is a potential safety hazard. An alternative design is needed.
5. The combination of the vertical and horizontal alignment from Station 23+00 to Station 26+50 is also a potential safety concern. Improvements in this area are recommended.
6. All fill slopes, to the toe of the slope, need to be within the right of way for future maintenance.
7. A note needs to be added to the plans stating that, "No private irrigation systems will be allowed within the right of way limits."
8. The right of way line needs to be clearly labeled. It appears to vanish at the end of Powhatan Secondary and not include the cul-de-sac.

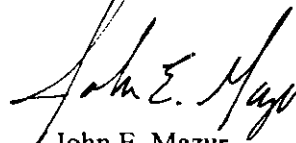
9. No roadways will be eligible for state acceptance until an adequate turn around or extension is provided within the right of way.
10. The width of the area behind the back of curb and right of way line needs to be labeled.
11. The maximum fill slope within the right of way is 3:1.
12. Standard UP-2 underdrains are required in the median areas.
13. A note will need to be added that the subgrade is to be compacted to VDOT specifications.
14. Hampton Roads District comments are attached.

When the above comments have been incorporated into the plans, please submit two sets of revised plans to this office for further review. Also, please attach a letter noting what action was taken to correct the above comments and any revisions that may impact the right of way.

Due to revisions, additional future comments may be forthcoming.

If we can be of further assistance in this matter, please advise.

Sincerely,



John E. Mazur
Assistant Resident Engineer

JEM/ehw
Attachment

xc: Unwanna Bellinger



COMMONWEALTH of VIRGINIA

CHARLES D. NOTTINGHAM
COMMISSIONER

DEPARTMENT OF TRANSPORTATION
HAMPTON ROADS DISTRICT
1700 NORTH MAIN ST.
SUFFOLK, VIRGINIA 23434

JAMES C. CLEVELAND
ADMINISTRATOR
C. MAC CLARKE
MAINTENANCE/OPERATIONS
JANE S. WIMBUSH
CONSTRUCTION

September 5, 2000

RECEIVED 750T

SEP - 6 2000

WILLIAMSBURG RESIDENCY

MEMORANDUM

To: Mr. Q. D. Elliott

Subject: Powhatan Secondary, Phase VII A
Route 613
James City County

The District Planning Section and the District Drainage Section have reviewed the above captioned set of plans. We offer the following comments and recommendations:

Planning Comments

- Site has 30 single-family dwellings that will produce 300 daily trips.
- Traffic Impact Analysis was requested 9/99 for phase V-A and has yet to be submitted.
- Standard CG-12's are required at all intersections wherever an accessible route within the right of way facility crossed a curb regardless of whether sidewalk is existing in accordance with the Road and Bridge Standards, section 203.09.
- Sheet C-3 recommend deleting traffic island on Road E at intersection Powhatan Secondary and making width 37' throughout. Island may pose a sight distance impairment to oncoming traffic on Powhatan Secondary, especially from the southeast where the curve radius is already at the spec. limit of 180'.
- Recommend 50' right of way for all roadways in development. Several sections show 40' right of way although these sections will be developed in another phase.
- Pavement markings and typicals required.
- Recommend 45' radii for temporary cul-de-sacs.
- Typicals needed for traffic signs that are included in plans.

Drainage Comments

1. The drainage design is satisfactory, as shown, and drainage approval is recommended.

Should you have any further questions regarding this project please call me at 925-3669.

Unwanna N. Bellinger
District Transportation Planning Engineer

A handwritten signature in black ink, appearing to read "Eric Stringfield", written over the printed name.

By: Eric Stringfield
Transportation Planning Engineer

els
attachments

Site Plan 96-00

Tequila Rose Mexican Restaurante

Staff Report for the September 27, 2000 Development Review Committee

SUMMARY FACTS

Applicant:	Mr. Kenneth Spencer
Land Owner:	Kenneth C. and Cowles M. Spencer
Proposed Use:	Convert existing building into a Mexican Restaurant and add an outside patio.
Location:	7207 Merrimac Trail (Formerly Frank's Truck Stop)
Tax Map/Parcel:	(41-4) (1-7)
Primary Service Area:	Inside
Parcel Size:	.76 acres
Existing Zoning:	B-1, General Business
Comprehensive Plan:	Community Commercial
Reason for DRC Review:	<p>The applicant has requested a setback reduction. Section 24-393 of the Zoning Ordinance states that a site plan may be considered for a for a setback reduction if the reduction does not does not negatively impact adjacent property owners; and if one or more of the following criteria are met: (in short)</p> <ul style="list-style-type: none">A. The site is located on a Community Character Area on the Comprehensive Plan Land Use Map, and proposed setbacks will better complement the design standards of the Community Character CorridorB. The adjacent properties have setbacks that are non-conforming to this section.C. The applicant has offered extraordinary site design, which better meets the Development Standards of the Comprehensive Plan.

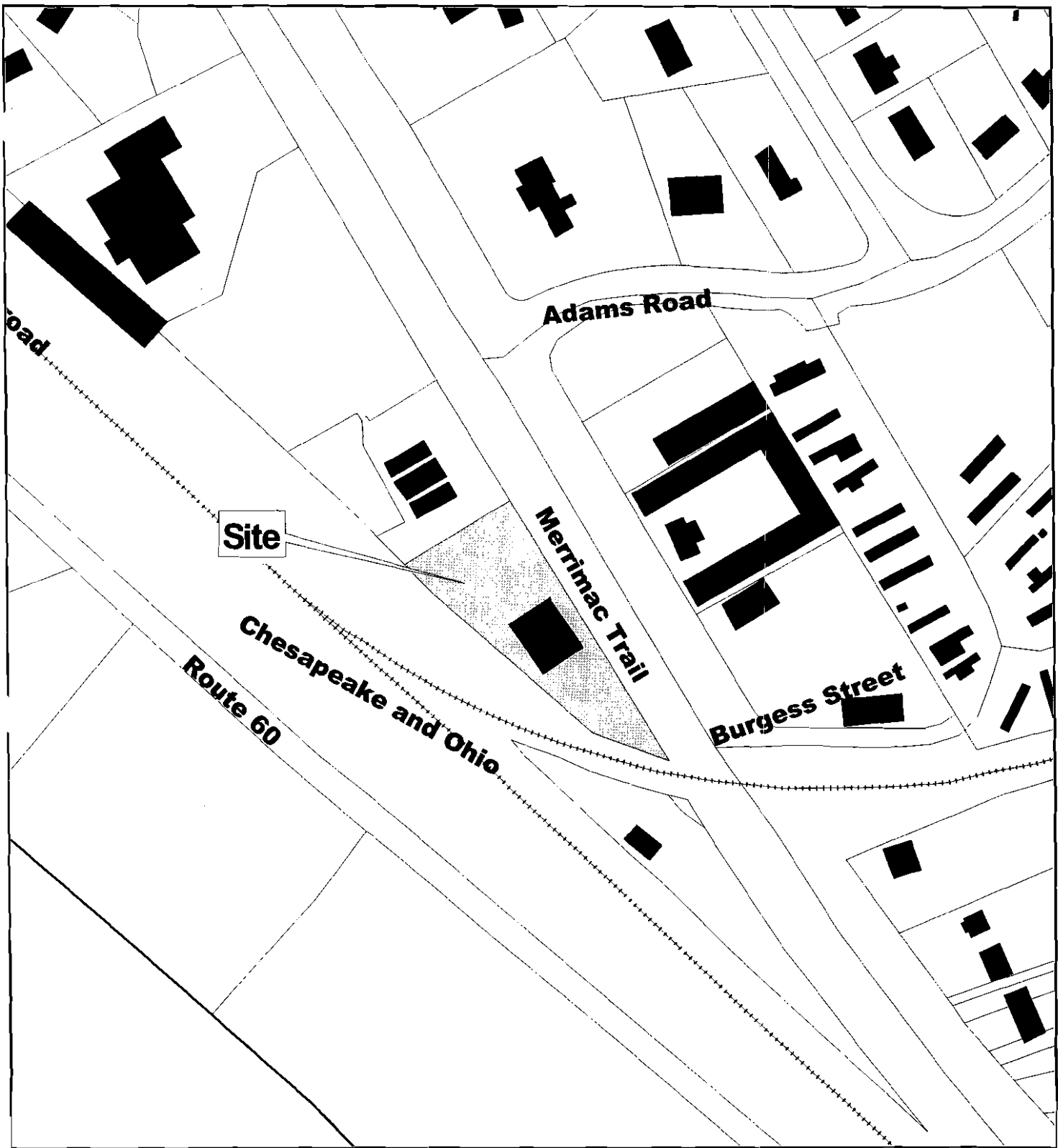
Staff Contact:	John Rogerson	253-6685
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STAFF RECOMMENDATION

The applicant proposes placing a patio on the Northwest side of the building thirty-one (31) feet from the right-of-way. The building is already non-conforming, sitting approximately ten (10) feet from the right-of-way. Staff believes the site plan qualifies for the setback reduction because

the restaurant offers a vast improvement to the existing site, and the fact that the building and adjacent properties have setbacks that are already non-conforming. The applicant has added planting around the proposed patio to increase the overall aesthetics of the facility. Based on these facts staff feels that this site plan does not negatively impact adjacent property owners and conforms to Section 24-393 of the Zoning Ordinance.

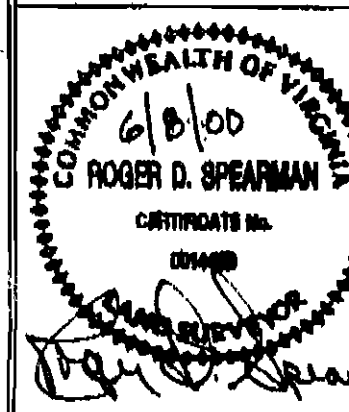
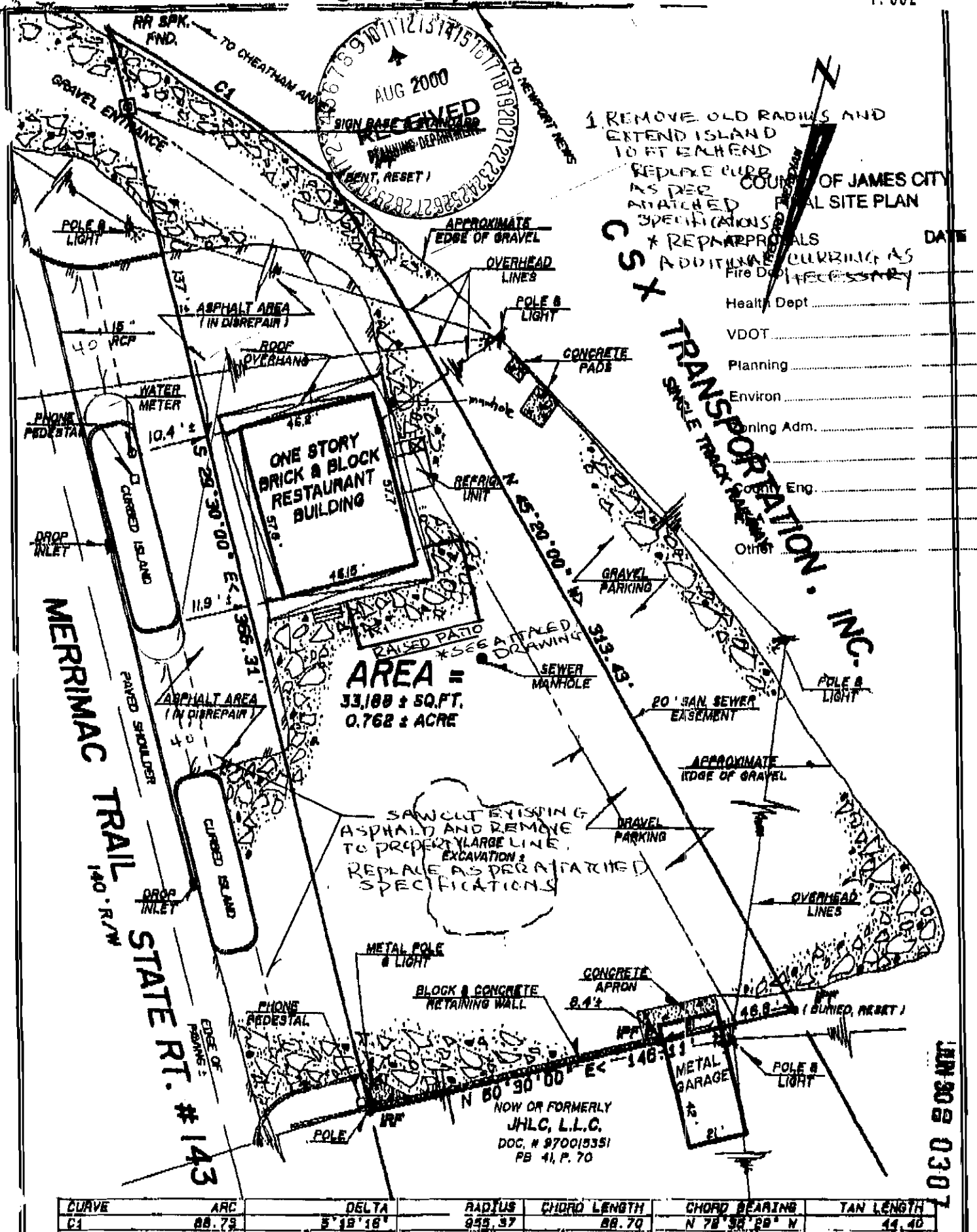
Therefore, staff recommends the DRC grant approval to the requested setback reduction to allow the patio to be placed thirty-one (31) from the right-of-way.



Case No. SP-096-00
Tequila Rose Mexican Restaurante

500 0 500 Feet





REFERENCES:
DB 265, P. 655
DB 227, P. 282
DB 216, P. 313

IPI = IRON PIPE FOUND
IPO = IRON PIPE SET
INS = IRON ROD SET
IRF = IRON ROD FOUND
BSL = BLUE SETBACK LINE

DATE: JUNE 8, 2000
SCALE: 1" = 40'
JO # 8722-FB "F"

**PHYSICAL SURVEY
OF PROPERTY TO BE CONVEYED TO**

SPENCER BROTHERS BUILDERS, INC.

BEING

0.760 +/- ACRES

LOCATED

JAMES CITY COUNTY

VIRGINIA

SPEARMAN & ASSOCIATES, P.C.

SURVEYORS AND PLANNERS

5882-A MOORETOWN RD -- WILLIAMSBURG, VA.
(757) 853-8720



Site Plan 90-00

Kingswood Pool and Recreation Center

Staff Report for the September 27, 2000 Development Review Committee

SUMMARY FACTS

Applicant: Mr. Timothy Cuddihy

Land Owner: Kingswood Recreation Association and Williamsburg Aquatic Club.

Proposed Use: Place a temporary air supported dome over the existing swimming pool. This will allow the pool to be used for swim practice during the cooler months of the year.

Location: Spring Road Section C, Approximately 1,500 Feet from Jamestown Road at the Kingswood Recreation Center.

Tax Map/Parcel: (47-2) (8-2-1A)

Primary Service Area: Inside

Parcel Size: 3.89 acres

Existing Zoning: R-I

Comprehensive Plan: Low Density Residential

Reason for DRC Review: The proposed additions at the existing Kingswood Recreation Center have created issues with the adjacent property owners, and departmental reviewing agencies concerning storm water run-off and erosion control. This is due in part to the fact that the previously approved site plan in 1993 was never completed.

Staff Contact: John Rogerson 253-6685

STAFF RECOMMENDATION

This site plan review was deferred by the DRC from the August 30, 2000 meeting, until some of the outstanding issues were resolved. Since that time the site plan has been withdrawn by the applicant and no further action is necessary by the **DRC**.

John Rogerson

From: Cuddihy, Tim [Tim.Cuddihy@BuschGardens.Com]
Date: Monday, September 11, 2000 3:29 PM
Cc: 'John Rogerson'
Subject: 'Tim Dube'; 'Harold Baker'
WITHDRAWAL OF SITE PLAN

John

Williamsburg Aquatic Club and Kingswood Recreation Association, Inc.
have
decided to withdraw the Site Plan Application for the proposed Air
Supported
Dome over the Kingswood Pool.

Thanks for your assistance during this entire process.

Thanks,
Tim

Site Plan 101-00

James City County Skate Park

Staff Report for the September 27, 2000 Development Review Committee Meeting

SUMMARY FACTS

Applicant: James City County represented by Mr. Charles Records

Owner: James City County Parks and Recreation

Location: 5231 Longhill Road, directly across from the WJC Recreation Center

Tax Map/ Parcel: Part of (38-2)(1-2)

Primary Service Area: Inside

Parcel Size: 13.1 acres

Existing Zoning: R-2, General Residential

Comprehensive Plan: Federal, State, and County Lands

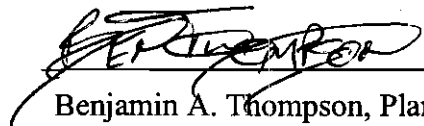
Reason for DRC Review: Section 15.2-2232d of the State Code of Virginia states that any public area, facility, or use must be submitted, if not shown on the Comprehensive Plan, for approval by the governing body.

Staff Contact: Ben Thompson, Planner Phone: 253-6685

STAFF RECOMMENDATION

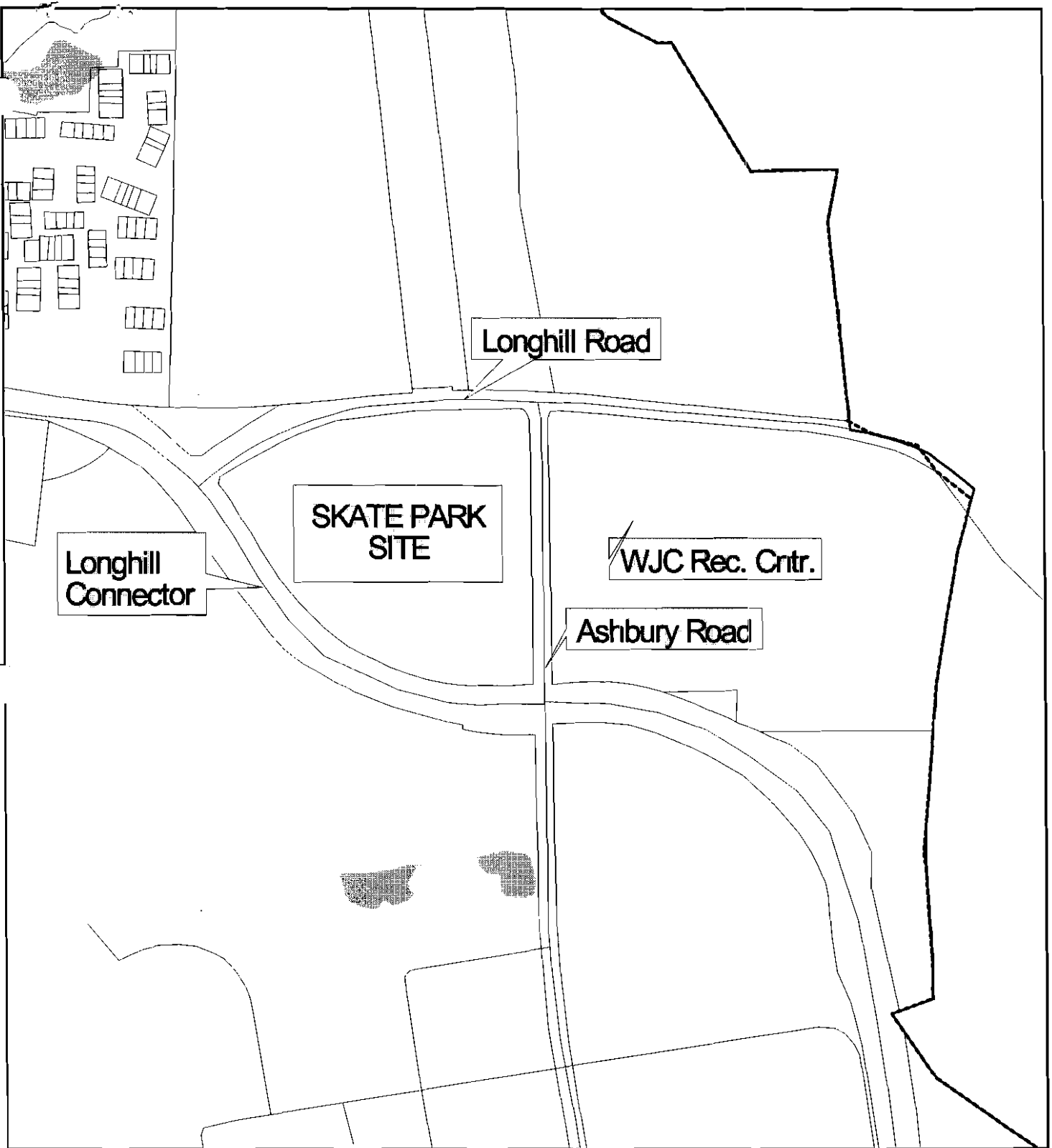
Staff finds this proposal to be consistent with the James City County Comprehensive Plan and desire of county residents. Additionally, this use is fitting with the recreational concept of the adjacent property.

For the reasons cited above, staff recommends that the DRC recommend preliminary approval of this application contingent upon addressing forthcoming agency comments.


Benjamin A. Thompson, Planner

Attachments:

1. Location Map



SP-101-00
James City County Skate Park



Site Plan 103-00

Williamsburg Plantation, Phase V-Units 97-133

Staff Report for the September 27, 2000, Development Review Committee Meeting

Summary Facts

Applicant: Ms. Deidra Wells and Mr. Mark Richardson
AES Consulting Engineers

Land Owner: Williamsburg Plantation Inc.

Proposed Use: In accordance with the masterplan, building of the next phase of thirty-seven 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 5.9 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 sq. ft.

Staff Contact: Karen Drake Phone: 253-6685

Staff Recommendation:

Staff finds the proposed units consistent with the previously approved Master Plan Amendment for Williamsburg Plantation and recommends that preliminary approval be granted subject to the attached agency review comments and subject to this area of the project having an approved archeological study.



Karen Drake
Planner

Attachments:

- 1.) Site Plan (separate)
- 2.) Agency Review Comments

Agency Review Comments
For
SP-103-00. Williamsburg Plantation, Phase 5 – Units 97-103

Planning:

1. Per my conversation with Ms. Deidra Wells on September 20, 2000, we discussed the possible renumbering of the timeshare units. Please address this issue in your response letter and/or revised plans.
2. Per my conversation with Ms. Deidra Wells on September 20, 2000, we discussed the possible mirror reversal of units 124-130. Please address this issue in your response letter and/or revised plans.
3. Has an approved archeological survey been conducted on this site since the original master plan was approved or amended? If so, please provide a copy of the archeological study.

Landscape Planner, Lee Schnappinger

1. The buffer between the stormwater management facility and the 111 through 116 will be very thin when the clearing and grading for construction is complete. Additional screening should be provided in this area in the form of evergreen trees and/or understory shrubs. It may be possible to transfer some to the building perimeter plantings to this area.

County Engineer:

1. Add the Private Street Guidelines for Indian Fields Way.

Environmental:

1. Please refer to the attached comments, dated September 15, 2000.

Fire Department:

1. The plans, as submitted, are acceptable.

Health Department:

1. The plans, as submitted, are acceptable.

JCSA:

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 from the owner/developer, per the latest addition of the JCSA standards and specifications.

ENVIRONMENTAL DIVISION REVIEW COMMENTS
WILLIAMSBURG PLANTATION SECTION 5, UNITS 97-133
PLAN NO. SP-103-00
September 15, 2000 *MDW/Dec*



1. A Land Disturbing Permit and Siltation Agreement, with surety, are required for this project.
2. Water and sewer inspection fees must be paid prior to the issuance of a Land Disturbing Permit.
3. An Inspection/Maintenance Agreement shall be executed with the county for the BMP facility for this project.
4. 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.
5. Provide more existing contours behind Unit 103.
6. Provide final contours on the plan at the following areas: contour 63 behind Unit 111, contour 68 right of Unit 116, contours 67 & 68 behind Units 124 & 125.
7. Provide proposed spot elevations on all high points. Provide high points between Units 107 & 108, in front of Units 100 & 101, behind Units 100 & 101, left of Unit 97, in front of Unit 130, in front of Unit 127, between Units 123 & 124, in front of Units 120 & 121, behind Units 120 & 121, and in front of Units 113 & 114.
8. Show additional existing tree lines and clearing limits to the right of Unit 116.
9. The drainage area map does not match the calculations for the following inlets - 4A, 4B, 7A, 9, 6 and 5. Please examine and revise as necessary.
10. Explain how the critical erosion areas will be dealt with during the construction process.
11. Modify silt fence behind Units 104 - 110 and down the north side of the storm sewer running to the BMP. This is acting as a diversion dike, therefore change it to a diversion dike. Modify clearing limits to achieve positive drainage. Provide detail.
12. Provide silt fence to the left of Unit 111 along the clearing limits parallel to the storm sewer.
13. Show swale behind Units 124-127. Provide high point with elevation.
14. Building spot elevations need to be provided on all corners of all units.
15. Modify swales cutting around building corners, they are being pinched and are too close to the building corners.
16. Provide a minimum of 10 feet clear space and provide ½ foot fall adjacent to all buildings. Adjust clearing limits as necessary.
17. Clearing limits behind Units 117-120 need to be adjusted if there are no quality trees to be saved. If adjusted, modify grading to make grades more gentle.
18. Modify building spot elevation on Unit 123 on front left closer to elevation 66, otherwise adjust grading in front on unit to provide ½ ft fall.
19. Adjust clearing limits at northern construction entrance. Pull back left side clearing limits 40 feet and right side clearing limits 30 feet.

20. Swale behind Units 97-100 is too shallow, 1% minimum.
21. Modify grading on Unit 128, the 72 contour should come out from the front right corner, not the middle of the side of the Unit.
22. Include note about swales and swale depths on the grading plan.
23. Remove all proposed plantings and planting beds out of the swales.
24. Remove the detail of straw bale drop inlet sediment filter.
25. Erosion and sediment control narrative. A reference is made to 25% or greater slopes being located towards the rear of the project, the plan states that there are none. Which is correct? Need a permanent seeding schedule, types of mixes and seeding rates. State that all erosion and sediment control measures are to be maintained by the contractor.
26. Construction sequence. State that enough clearing will take place to install the initial control measures. Control measures can be removed only after Environmental Division approval.
27. The road for this section needs to follow private street guidelines related to soils, design and construction.
28. Show grading on the emergency spillway. If it is to be constructed in a fill section, then it will need to be lined with concrete.
29. Submit a Sediment Basin Design Data Sheet for all sediment basins proposed to ensure design is in accordance with the 1992 VESCH criteria.
30. Submit a BMP calculation worksheet that demonstrates that this project meets the county's criteria. The master stormwater management plan
31. Provide conservation easements for all Natural Open Space areas claimed in the BMP worksheet.
32. 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.
33. Provide calculations to support the design of all drainage conveyances including pipes, culverts, inlets, ditches, etc. Provide hydraulic grade line calculations based on the 10-year storm.
34. Provide a minimum longitudinal slope of 1% for all grass-lined ditches.
35. Provide riprap outlet protection for pipe system. Specify the amount of stone to be used in accordance with Spec 3.19 of the third edition of the Virginia Erosion Control Handbook (VESCH).

SP-104-00

Upper County Park Improvements

Staff Report for the September 27, 2000 Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mr. Mark Richardson, AES Consulting Engineers

Land Owner: James City County Department of Parks and Recreation

Proposed Use: Various improvements including construction of 2 picnic shelters, improvement of approximately 374 feet of gravel road, 60 gravel parking spaces, 1 paved basketball court, and 1 sand volleyball court.

Location: 180 Leisure Road

Tax Map/Parcel: (11-2) (1-1)

Primary Service Area: Outside

Parcel Size: 25 acres

Existing Zoning: A-1, General Agricultural

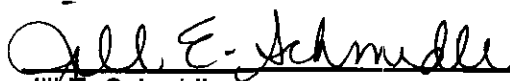
Comprehensive Plan: Park, Public, or Semi-Public Open Space

Reason for DRC Review: Section 15.2.22.32 of the Virginia State Code requires Planning Commission review. This code section states that no changes at a public park facility shall be allowed unless the Planning Commission finds the changes "substantially" consistent with the adopted Comprehensive Plan.

Staff Contact: Jill E. Schmidle, Senior Planner. 253-6685.

STAFF RECOMMENDATION

The 1997 Comprehensive Plan designates Upper County Park as Park, Public or Semi-Public Open Space. Staff finds the proposal consistent with the Comprehensive Plan since the park will serve the county and region as a whole, and because it is a public facility owned and operated by James City County. The improvements also are in accordance with the approved Master Plan for Upper County Park, approved in 1994. Staff recommends the Development Review Committee find the road, parking and sport field improvements to Upper County Park substantially consistent with the adopted Comprehensive Plan.


Jill E. Schmidle

Attachments:

1. Location Map
2. Site Plan
3. Additional Agency Comments

Additional Agency Comments

Case No. SP-104-00, Upper County Park Lighting Improvements

Planning:

1. Please include a completed site plan application that includes the applicant's signature.
2. As per Condition No. 2 of SUP-29-94, please provide a traffic generation study to assess the impact of the amendments on Leisure Road and Old Stage Road.

Health:

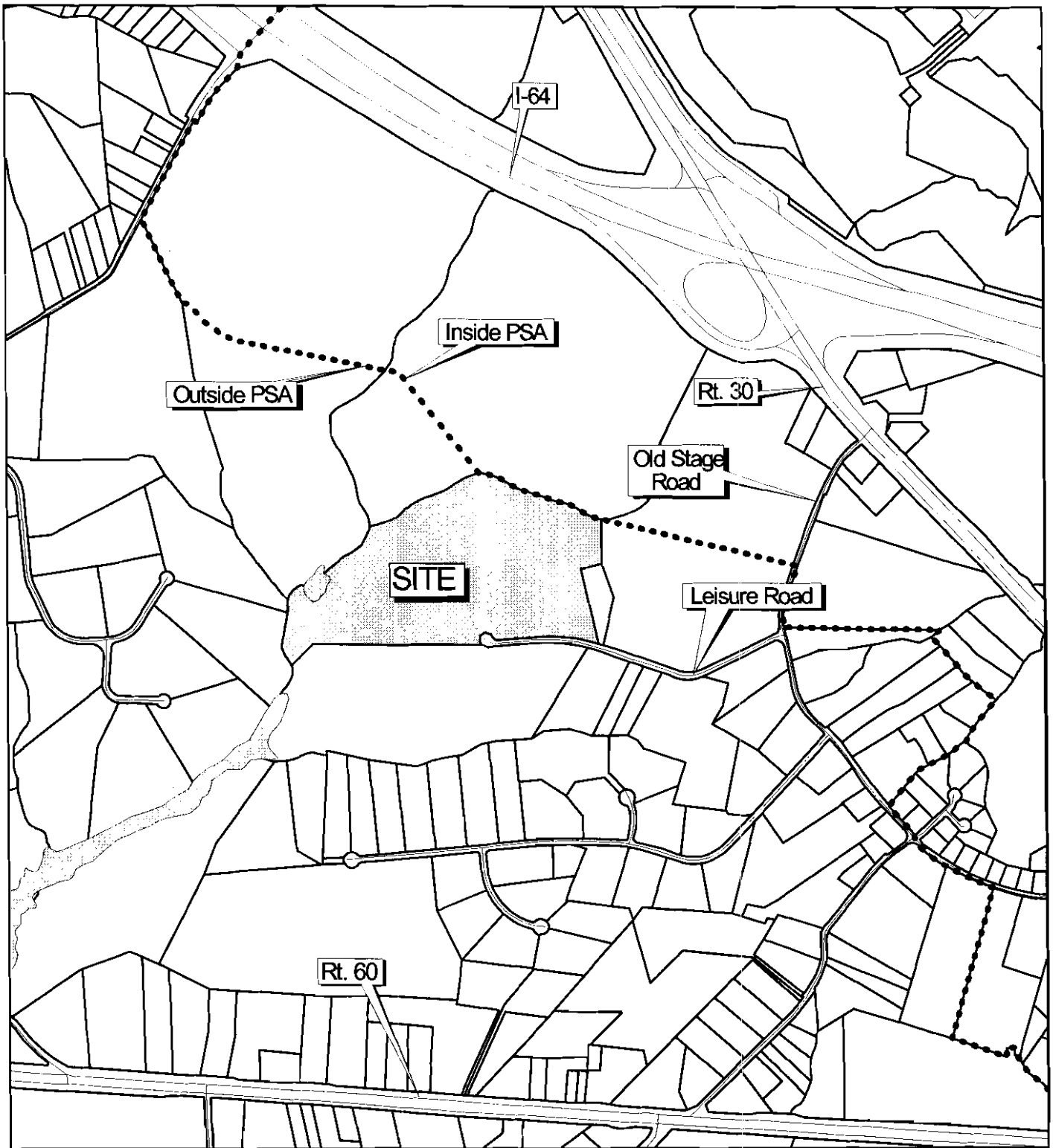
1. Please reference attached comment letter, dated September 5, 2000

Environmental:

1. Please reference the attached memorandum, dated September 13, 2000.

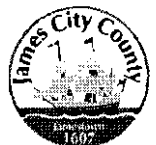
VDOT:

1. Comments forthcoming.



Case No. SP-104-00
Upper County Park Improvements

1000 0 1000 2000 Feet



ENVIRONMENTAL DIVISION REVIEW COMMENTS
UPPER COUNTY PARK IMPROVEMENTS
PLAN NO. SP-104-00
September 13, 2000 *MDW/DC*

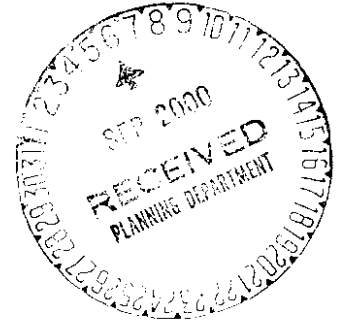


1. A Land Disturbing Permit is required for this project.
2. As-built drawings must be provided for the detention basin on completion. Also, a note shall be provided on the plan stating that upon completion, the construction of the facility will be certified by a professional engineer who inspected the structure during construction.
3. Provide and label the limits of clearing/construction on the plan.
4. Provide silt fence protection around the proposed shelter located to west side of the site off the existing cul-de-sac.
5. Match existing elevations where the concrete walks tie in.
6. Provide a seeding schedule. Explain which type of seeding is to occur on open field #2.
7. Either regrade to provide a 20 foot clear area around the existing tree north of open field #2 or remove.
8. Label the existing vegetation north of the basketball courts to be removed.
9. Extend the silt fence from the basketball courts to encompass the sand volleyball court. The entire area will likely be disturbed.
10. Revise grading around basketball court on the east side so that the drainage swale that will be created is not as steep. Add a swale south of the basketball courts to prevent drainage from going across them.
11. Provide silt fence east of the timber detention structure.
12. Provide project narrative, include sequencing of each area (when started, completion time, stabilization).
13. Provide for construction staging and topsoil stockpile area on site. The note outlining this is not adequate.
14. Does the site balance cut and fill? If additional fill material is required, provide a narrative on where this material is coming from and how the borrow site will be controlled with erosion and sediment control measures.
15. Delineate exactly where the roadside drainage ditch regrading is to start and stop.
16. Provide culvert inlet protect and detail.
17. The detention basin needs to be redesigned to include channel protection and possibly water quality benefits. The statement in the JCC BMP Guidelines in Appendix B that states the channel protection requirement should only apply to sites which result in an orifice greater than 3 inches should not be interpreted to totally eliminate the requirement especially in a case such as this where no water quality provided and other impervious areas are not controlled. Further, the issue of water quality needs to be discussed. Even though there is currently only 9% impervious cover proposed, ultimate buildout conditions need to be considered to ensure that water quality can be provided if needed. Therefore, redesign the pond so that a 3 inch orifice is provided for at least the channel protection volume. Then route the 10 and 100-year storms.
18. Provide riprap protection on both sides of the timber detention structure. See previous designs of timber structures done by AES at Governor's Land.

TRANSMITTAL

DATE: August 24, 2000

TO: Fire JCSA
VDOT (5) Environmental
REA County Engineer
~~Health~~



FROM: Jill E. Schmidle, Senior Planner

SUBJECT: SP-104-00, Upper County Park Improvements

ITEMS ATTACHED: Site plan
Drainage Calculations (Env., VDOT)

INSTRUCTIONS: Please review and comment or approve and sign.

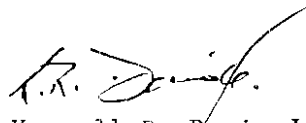
RETURN REQUESTED BY: September 8, 2000

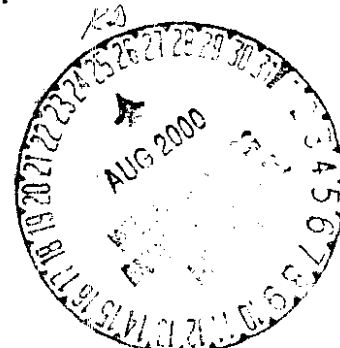
AGENCY COMMENTS:

09-05-00 Attempted to contact parks and rec regarding this project. Project manager is not due back from vacation till after date required for comments.

Plans indicate a "Bath House" to be constructed upon an existing drain-field / sewage disposal system. No indication as to whether the proposed bath house is to be connected to this existing sewage disposal system, or to an as yet unidentified sewage disposal system. If the existing onsite sewage disposal system is being utilized, bath house cannot be constructed on site as indicated.

- Comments:
1. Bath House cannot be constructed over top of the existing sewage disposal system if it is currently being utilized.
 2. No indication of how bath house is to be connected to sewage disposal.
 3. Construction permit is required from this office to connect the bath house to an onsite sewage disposal system.


Kornell R. Davis Jr.
EHS, Senior



**JAMES CITY COUNTY
DEVELOPMENT REVIEW COMMITTEE REPORT**

FROM: 8/30/2000

THROUGH: 9/28/2000

I. SITE PLANS

A. PENDING PRELIMINARY APPROVAL

SP-132-98	Exxon at Centerville
SP-144-98	Williamsburg Pottery Warehouse/Retail Building
SP-085-99	Villages at Westminster Recreation Center SP Amend
SP-090-99	Centerville Bus Shelter
SP-116-99	New Town, Wmbg./JCC Courthouse SP Amendment
SP-140-99	Weathercrafters Expansion
SP-023-00	JCSA Water Main on Jamestown Road
SP-042-00	Ironbound Road Sidewalk
SP-058-00	Camp Chickahominy Shelter
SP-063-00	U.S. Post Office / Monticello Branch
SP-072-00	Kingsmill - Busch Corporate Residence SP Amendment
SP-080-00	Wellington Cross Country Sewer Main
SP-082-00	LaGrange Parkway Extension
SP-091-00	Kingsmill Operation Building
SP-092-00	Patriot's Colony Continuing Care Retirement Comm.
SP-093-00	Riverside Medical Facility Gravity Sewer SP Amend.
SP-094-00	Powhatan Secondary - Road Extension & Dam
SP-097-00	Monticello at Powhatan Apts Lighting SP Amendment
SP-100-00	Midlands Road, Lot 2
SP-101-00	JCW Community Center/James City County Skate Park
SP-102-00	Williamsburg Crossing Parking Lot Add. SP Amend.
SP-103-00	Williamsburg Plantation Section 5, Units 97-133
SP-104-00	Upper County Park/Parking, Sport Field Improvements
SP-105-00	Williamsburg Landing/Pierson Addition
SP-106-00	Williamsburg Landing /Beard Addition
SP-107-00	Stonehouse Community Recreation Ctr. SP Amendment
SP-108-00	John Deere - Gator Demonstration Track
SP-110-00	Mt. Pleasant Baptist Church
SP-111-00	Williamsburg Plantation Coach House Rd Extension
SP-112-00	Stonehouse Commerce Park/ B P Solarex
SP-113-00	Ironbound Road Mini Storage/Addl Bldg
SP-114-00	Busch Gardens Expansion 2001 SP Amend - Hastings
SP-115-00	JCSA Lift Station 6-8 Replacement
SP-116-00	Kingsmill Laundry Facility
SP-117-00	B P Solarex Shell Bldg/R & D Tenant Improvements

Thursday, September 28, 2000

Page 1 of 4

SP-118-00 King of Glory Lutheran Church/Comm Ctr/Edu Expans.
SP-119-00 PrimeCo Cell Tower, Centerville Road

B. PENDING FINAL APPROVAL

EXPIRE DATE

SP-094-99	UCP Limited Partnership	10/ 4/2000
SP-118-99	Smith Memorial Baptist Church Family Life Center	12/ 7/2000
SP-017-00	Kingsmill, River Bluffs, Phase 1 SP Amendment	3/ 8/2001
SP-019-00	Fenwick Hills Pump Station	2/21/2001
SP-020-00	Ewell Station - J.W. Crossing	4/ 3/2001
SP-039-00	St. Martin's Episcopal Church	8/22/2001
SP-041-00	Advanced Vision Institute	5/ 3/2001
SP-079-00	BASF - Leachate Distribution System	7/26/2001
SP-088-00	Anheuser-Busch Transportation Advantage Ph. II	8/10/2001
SP-096-00	Tequila Rose Mexican Restaurante	8/31/2001

C. FINAL APPROVAL

DATE

SP-124-99	Williamsburg Dodge	8/30/2000
SP-045-00	Walmart	9/ 6/2000
SP-057-00	Williamsburg Heating and Air Conditioning	9/11/2000
SP-069-00	Williamsburg Pottery Non-Potable water line	9/ 6/2000
SP-099-00	Williamsburg Landing SP Amendment - Chapel	9/ 6/2000
SP-109-00	Williamsburg Pottery Factory Lighting Plan	9/20/2000

D. EXPIRED

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

II. SUBDIVISION PLANS

A. PENDING PRELIMINARY APPROVAL

S-062-98	Ball Metal Conservation Easement
S-104-98	Skiffes Creek Indus. Park, VA Trusses, Lots 1,2,4
S-013-99	JCSA Mission Bank ROW Acquisition
S-074-99	Longhill Station, Section 2B
S-081-99	Stonehouse, Bent Tree, Sect. 5B, Ph. 3 Dev Plans
S-086-99	Peleg's Point, Section 5
S-097-99	Waterford at Powhatan Sec., Natural Open Space
S-103-99	Greensprings West, Phase 3
S-110-99	George White & City of Newport News BLA
S-006-00	Ewell Station, Lots 1, 4 & 5
S-020-00	Powhatan Place Townhomes
S-030-00	The Vineyards at Jockey's Neck, Ph. 3, Dev. Plans
S-036-00	Casey property subdivision & BLE - Windsor Meade
S-037-00	Ewell Station - J.W. Crossing Parcel 1-3
S-040-00	Westmoreland Sections 3 & 4
S-045-00	Scott's Pond, Section 2
S-050-00	Indigo Heights
S-052-00	Williamsburg Crossing Parcel 30, Part of Parcel 2
S-053-00	Ford's Colony, Section 14-A, lots 1-12
S-057-00	Greatwoods / Stonehouse, Lot 19, Sect. 2, BLA
S-058-00	Powhatan Secondary, Phase 7-A
S-060-00	Rosa Mae Davis Boundary Line Adjust -Lot 2
S-064-00	Williamsburg Mennonite Church - BLA
S-065-00	Shellbank Woods - James C. Windsor BLA
S-066-00	Riverview Road/Riverview Plantation D - BLA
S-067-00	Waterford at Powhatan Secondary/Phase 19
S-068-00	Waterford at Powhatan Secondary/Phase 24
S-069-00	Lake Powell Pointe-Const. Plns: RE:S-20-97
S-070-00	The Villages at Westminster Phase IV, Section II
S-071-00	Ida C Sheldon Estate
S-073-00	Kingsmill - Warehams Pond Recreation Center
S-074-00	Stonehouse, Bent Tree, Sect. 5B, Ph. 2
S-075-00	The Pointe at Jamestown, Section 1C
S-076-00	Merry Oaks Lane/Prop Line Adjustment
S-077-00	Hipple Subdivision, Parcel 5

B. PENDING FINAL APPROVAL

S-023-97	Fenwick Hills, Phase I
S-077-97	Landfall at Jamestown, Phase 5
S-003-99	Stonehouse, Bent Tree, Sect 5B, Ph. 1 Dev Plans

EXPIRE DATE

2/ 9/2001
4/23/2001
4/26/2002

S-039-99	Harwood - Pine Grove	6/23/2001
S-078-99	Powhatan Secondary Phase 6-A	10/ 4/2000
S-079-99	Wellington Section 1	3/29/2001
S-007-00	Governor's Land, Parcel A, #51 and #47	4/ 4/2001
S-034-00	The Pointe at Jamestown, Phase 2 Dev Plans	6/ 5/2001
S-035-00	Mulberry Place	7/ 5/2001
S-041-00	Powhatan Secondary, Phase 6B	7/27/2001
S-044-00	Ford's Colony, Section 31, Lots 82-142	7/10/2001
S-047-00	Hankins Industrial Park Road Extension	8/11/2001

C. FINAL APPROVAL

DATE

S-080-99	Ford's Colony Sec. 32 Dev Plans, Lots 27-78,93-129	9/14/2000
S-127-99	Wexford Hills, Phase 2 & 3, Construction Plans	8/31/2000
S-024-00	Neck-O-Land Farm, Parcel C	9/ 7/2000
S-025-00	Villages at Westminster, Phase 5, Section 2	8/31/2000
S-055-00	Waterford at Powhatan Secondary, Phase 9	9/11/2000
S-062-00	Wexford Hills Phase 2 & 3	9/21/2000
S-063-00	Villages at Westminster-Resubdiv of Prop of Warhil	9/12/2000
S-072-00	Fieldcrest - Sect. 5, Lot 2 / Sect. 4, Lot 14, BLA	9/ 7/2000

D. EXPIRED

S-126-98	Powhatan Woods, Phase 2, Development Plans
S-042-99	Stonehouse - Bent Tree, Sect. 5B, Ph. 2 Dev Plans

III. Development Review Committee Report

Case No. S-045-00

Scott's Pond- Section 2

Mr. Ken Tudor has asked the DRC to consider eliminating the sidewalk requirement in accordance to the Zoning Ordinance. More specifically, a sidewalk must be provided along one side of all roads where there will be more than 1,000 vehicle trips per day. The property can further be identified as Parcel Nos. (1-106), (1-107), (1-108), and (1-108A) on Tax Map No. (32-2).

Action: The DRC recommended that the Planning Commission deny waiver request.

Case No. S-058-00

Powhatan Secondary- Phase 7-A, Sidewalk

Mr. Steve Romeo on behalf of The Landmark Design Group, Inc. has asked the DRC to consider eliminating the sidewalk requirement in accordance to the Zoning Ordinance. More specifically, a sidewalk must be provided along one side of all roads where there will be more than 1,000 vehicle trips per day, but only for one block, where there will be more than 500 vehicle trips per day. The property can further be identified as Parcel No. (1-21) on Tax Map No. (38-3). Mr. Davis an exception to Section 19-40 before the County can approve the subdivision plat

Action: The DRC recommended that the Planning Commission deny waiver request.

Case No. SP-90-00

Kingswood Pool and Recreation Center

Mr. Timothy Cuddihy on behalf of the Williamsburg Aquatic Club and the Kingswood Recreation Association has requested the DRC approve a request to place an air-supported dome over the existing swimming pool located at the Kingswood Recreation center off of Spring Road in the Kingswood Subdivision. The property is zoned R-1, Limited Residential, and is designated Low Density Residential on the JCC Comprehensive Plan. The property can be further identified as Parcel No. (8-2-1A) on the JCC Real Estate Tax Map No. (47-2). This case comes to the DRC because of Section 24-147 (2) of the Zoning Ordinance. There are unresolved issues with the adjacent property owners "therefore the DRC must consider this site plan."

Action: The applicant has withdrawn request.

Case No. SP-096-00

Tequila Rose Mexican Restaurante

Mr. Kenneth Spencer has requested a setback reduction. Section 24-393 of the Zoning Ordinance states that a site plan may be considered for a set reduction if the reduction does not negatively impact adjacent property owners; and if one or more of the following criteria are met: (a)The site is located on a Community Character Area on the Comprehensive Plan Land Use Map and proposed setbacks will better complement the design standards of the Community Character Corridor; (b) The adjacent properties have setbacks that are nonconforming to this section; and (c) The applicant has offered extraordinary site design, which better meets the Development Standards of the Comprehensive Plan. The property can be further identified as Parcel No. (1-7) on the JCC Real Estate Tax Map No. (41-4).

Action: The DRC granted approval of request.

Case No. SP-101-00

JCC Skate Park

Mr. Charles Records on behalf of James City County has requested that the DRC grant preliminary approval of a skate park located directly across from the Williamsburg/JCC Recreation Center. The property can be further identified as Parcel No. (1-2) on the JCC Real Estate Tax Map No. (38-2).

Action: The DRC granted approval of request.

Case No. SP-103-00

Williamsburg Plantation – Section 5

Ms. Deidra Wells and Mr. Mark Richardson of AES Engineers, Inc. have requested that the DRC approve building of the next phase of thirty-seven timeshare units located off Longhill Road. Mr. Charles Records on behalf of Realtec, Inc. has requested that the DRC approve this subdivision located North of Edinburgh Drive and Section 14B of Ford's Colony located in the Powhatan District. The property is zoned R-4, Residential Planned Community, and is designated Low Density Residential on the James City County Comprehensive Plan. The property can be further identified as Parcel No. (1-4) on the James City County Real Estate Tax Map No. (37-4).

Action: The DRC, recommended preliminary approval of the site plan, contingent upon increasing the landscaping behind the units that are adjacent to Route 199.

Case No. SP-104-00

Upper County Park

Ms. Deidra Wells and Mr. Mark Richardson of AES Engineers, Inc. have requested that the Planning Commission approve various improvements including construction of 2 picnic shelters, improvement of approximately 374 feet of gravel road, 60 gravel parking spaces, 1 paved basketball court, and 1 sand volleyball court. The property can be further identified as Parcel No. (1-1) on the James City County Real Estate Tax Map No. (11-2).

Action: In accordance with Section 15.2.22.32 of the Virginia State Code, the DRC unanimously found the improvements substantially consistent with the adopted Comprehensive Plan.

II. SUBDIVISION PLANS

A. PENDING PRELIMINARY APPROVAL

S-062-98	Ball Metal Conservation Easement
S-104-98	Skiffes Creek Indus. Park, VA Trusses, Lots 1,2,4
S-013-99	JCSA Mission Bank ROW Acquisition
S-074-99	Longhill Station, Section 2B
S-086-99	Peleg's Point, Section 5
S-103-99	Greensprings West, Phase 3
S-110-99	George White & City of Newport News BLA
S-006-00	Ewell Station, Lots 1, 4 & 5
S-020-00	Powhatan Place Townhomes
S-030-00	The Vineyards at Jockey's Neck, Ph. 3, Dev. Plans
S-036-00	Casey property subdivision & BLE - Windsor Meade
S-040-00	Westmoreland Sections 3 & 4
S-045-00	Scott's Pond, Section 2
S-050-00	Indigo Heights
S-052-00	Williamsburg Crossing Parcel 30, Part of Parcel 2
S-053-00	Ford's Colony, Section 14-A, lots 1-12
S-058-00	Powhatan Secondary, Phase 7-A
S-065-00	Shellbank Woods - James C. Windsor BLA
S-070-00	The Villages at Westminster Phase IV, Section II
S-071-00	Ida C Sheldon Estate
S-073-00	Kingsmill - Warehams Pond Recreation Center
S-074-00	Stonehouse, Bent Tree, Sect. 5B, Ph. 2
S-076-00	Merry Oaks Lane/Prop Line Adjustment
S-077-00	Hipple Subdivision, Parcel 5
S-078-00	Parcel C Busch Corp. Center Sub. of parcel 1,9,14,
S-079-00	Spencer/Reed BLA - lot 2 & 3
S-080-00	Magruder Woods Subdivison
S-081-00	Kingsmill East Boundary Line Adj of River Bluffs
S-082-00	Lake Powell Forest, Phase III - plat
S-083-00	The Vineyards/ Boundary Line Adj Lots 13-14 Phs 3
S-084-00	Longhil Gate Section 1 BLA
S-086-00	Ford's Colony Section 30 Lots 1-98
S-087-00	Parcel 1- Linda Cowles Henderson Subdivision

B. PENDING FINAL APPROVAL

EXPIRE DATE

S-023-97	Fenwick Hills, Phase I	2/9/2001
S-077-97	Landfall at Jamestown, Phase 5	4/23/2001
S-003-99	Stonehouse, Bent Tree, Sect 5B, Ph. 1 Dev Plans	4/26/2002
S-039-99	Harwood - Pine Grove	6/23/2001
S-079-99	Wellington Section 1	3/29/2001

S-081-99	Stonehouse, Bent Tree, Sect. 5B, Ph. 3 Dev Plans	4/6/2001
S-034-00	The Pointe at Jamestown, Phase 2 Dev Plans	6/5/2001
S-035-00	Mulberry Place	7/5/2001
S-041-00	Powhatan Secondary, Phase 6B	7/27/2001
S-044-00	Ford's Colony, Section 31, Lots 82-142	7/10/2001
S-047-00	Hankins Industrial Park Road Extension	8/11/2001
S-060-00	Rosa Mae Davis Boundary Line Adjust -Lot 2	9/11/2001
S-066-00	Riverview Plantation, Section 5, Lot 3B BLA	10/9/2001

C. FINAL APPROVAL		DATE
S-097-99	Waterford at Powhatan Sec., Natural Open Space	10/2/2000
S-007-00	Governor's Land, Parcel A, #51 and #47	10/2/2000
S-037-00	Ewell Station - J.W. Crossing Parcel 1-3	10/2/2000
S-067-00	Waterford at Powhatan Secondary/Phase 19	10/4/2000
S-068-00	Waterford at Powhatan Secondary/Phase 24	10/19/2000
S-075-00	The Pointe at Jamestown, Section 1C	10/4/2000
S-085-00	Kingsmill - River's Edge, Ph. 3, Lots 1A & 1B	10/26/2000

D. EXPIRED		
S-126-98	Powhatan Woods, Phase 2, Development Plans	
S-042-99	Stonehouse - Bent Tree, Sect. 5B, Ph. 2 Dev Plans	
S-078-99	Powhatan Secondary Phase 6-A	

**JAMES CITY COUNTY
DEVELOPMENT REVIEW COMMITTEE REPORT**

FROM: 9/28/2000

THROUGH: 10/31/2000

I. SITE PLANS

A. PENDING PRELIMINARY APPROVAL

SP-132-98	Exxon at Centerville
SP-144-98	Williamsburg Pottery Warehouse/Retail Building
SP-085-99	Villages at Westminster Recreation Center SP Amend
SP-090-99	Centerville Bus Shelter
SP-116-99	New Town, Wmbg./JCC Courthouse SP Amendment
SP-140-99	Weathercrafters Expansion
SP-023-00	JCSA Water Main on Jamestown Road
SP-042-00	Ironbound Road Sidewalk
SP-058-00	Camp Chickahominy Shelter
SP-063-00	U.S. Post Office / Monticello Branch
SP-082-00	Stonehouse - LaGrange Parkway Extension
SP-094-00	Powhatan Secondary - Road Extension & Dam
SP-097-00	Monticello at Powhatan Apts Lighting SP Amendment
SP-101-00	JCC Rec Center - Skate Park
SP-102-00	Williamsburg Crossing Parking Lot Add. SP Amend.
SP-103-00	Williamsburg Plantation Section 5, Units 97-133
SP-107-00	Stonehouse Community Recreation Ctr. SP Amendment
SP-108-00	Stonehouse - John Deere Gator Demonstration Track
SP-110-00	Mt. Pleasant Baptist Church
SP-111-00	Williamsburg Plantation Coach House Rd Extension
SP-115-00	JCSA - Lift Station 6-8, Replacement
SP-117-00	Stonehouse, B P Solarex Shell Bldg/R&D Improvements
SP-118-00	King of Glory Lutheran Church/Comm Ctr/Edu Expans.
SP-119-00	PrimeCo Cell Tower, Centerville Road
SP-120-00	JCSA - Lift Station 2-7, Rehab., Kingsmill
SP-122-00	Riverside Medical Office Building SP Amendment
SP-123-00	Powhatan Office Park SP Amendment (lighting)
SP-124-00	Kingsmill Tennis Center Renovations SP Amendment
SP-125-00	JCC District Park - Hotwater Coles Tract
SP-127-00	Masjid Abdul Aziz - Parking Amendment
SP-129-00	Jamestown 4-H Club SP Amendment
SP-130-00	Busch Gardens Fuel (Kerosene) Shed SP Amendment
SP-131-00	Busch Corporate Center - McLaws Place
SP-132-00	Courthouse Green - SP Amendment
SP-133-00	JCSA Well Facility W-1 Water Supply Project Pt.1

SP-134-00	JCSA - Lift Station 7-2, Rehab., Burton Woods
SP-135-00	Marketplace Shoppes - Phase II/Sun Trust Bank
SP-136-00	Greensprings Grocery
SP-137-00	Powhatan Place - Townhomes Amendment

B. PENDING FINAL APPROVAL		EXPIRE DATE
SP-019-00	Fenwick Hills Pump Station	2/21/2001
SP-020-00	Ewell Station - J.W. Crossing	4/3/2001
SP-079-00	BASF - Leachate Distribution System	7/26/2001
SP-080-00	Wellington Cross Country Sewer Main	7/26/2001
SP-100-00	Midlands Road, Lot 2	10/26/2001
SP-104-00	Upper County Park/Parking, Sport Field Improvements	10/2/2001
SP-116-00	Kingsmill Laundry Facility	10/20/2001

C. FINAL APPROVAL		DATE
SP-118-99	Smith Memorial Baptist Church Family Life Center	10/3/2000
SP-017-00	Kingsmill, River Bluffs, Phase 1 SP Amendment	10/5/2000
SP-039-00	St. Martin's Episcopal Church	10/3/2000
SP-041-00	Advanced Vision Institute	10/5/2000
SP-072-00	Kingsmill - Busch Corporate Residence SP Amendment	10/2/2000
SP-088-00	A-B Brewery - Transportation Advantage, Phase 2	10/3/2000
SP-092-00	Greensprings - Patriot's Colony Retirement Comm.	10/25/2000
SP-096-00	Tequila Rose Mexican Restaurante	10/3/2000
SP-105-00	Williamsburg Landing, Pierson Addition	10/12/2000
SP-106-00	Williamsburg Landing, Beard Addition	10/12/2000
SP-113-00	Ironbound Road Mini Storage - SP Amendment	10/17/2000
SP-114-00	Busch Gardens Expansion 2001 SP Amend - Hastings	10/18/2000
SP-126-00	Carolina Furniture Warehouse - SP Amendment	10/20/2000

D. EXPIRED

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

DEVELOPMENT REVIEW COMMITTEE

September 27, 2000

4:00 p.m.

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

1. Roll Call

2. Minutes -- Meeting of August 30, 2000

3. Cases

- | | |
|---------------------|---|
| A. S-45-00 | Scott's Pond- Section 2 |
| B. S-58-00 | Powhatan Secondary- Phase 7-A, Sidewalk |
| C. SP-90-00 | Kingswood Recreation Center SP Amendment |
| D. SP-96-00 | Tequila Rose Mexican Restaurante |
| E. SP-101-00 | JCC Skate Park |
| F. SP-103-00 | Williamsburg Plantation - Section 5 |
| G. SP-104-00 | Upper County Park |

4. Adjournment