

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE  
COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING C BOARD ROOM AT 4:00  
P.M. ON THE 1<sup>ST</sup> DAY OF NOVEMBER, TWO THOUSAND.

1. ROLL CALL

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

ALSO PRESENT

Ms. Karen Drake, Planner  
Mr. Paul Holt, Senior Planner  
Mr. Chris Johnson, Planner  
Mr. Ben Thompson, Planner

2. MINUTES

Upon unanimous vote, the minutes of the September 27, 2000, meeting were approved.

3. Case No. SP-125-00. J.C.C. District Park, Phase 1 - Entrance Road

Mr. Johnson presented the staff report stating that Virginia State Code Sec. 15.2-2232 requires Planning Commission review of any public area, facility or use not shown on the adopted Comprehensive Plan. The proposed District Park on the Hotwater Coles site will require a special use permit from the Board of Supervisors but this plan can be reviewed administratively in advance of the SUP as Phase One is solely for the entrance road, parking and restrooms. An SUP application has been submitted and the case will be brought to the Planning Commission in January 2001. Mr. Garrett asked when the County had purchased the property. Mr. Bernie Farmer, Capital Program Administrator, responded that the site was acquired in 1994 as part of a referendum but no funding was allocated for construction. Mr. Poole asked if it was typical for the DRC to review a plan that was associated with a future application subject to public hearings. Mr. Johnson stated that the SUP application has already been submitted for the proposed park and the site plan being presented for DRC review was not proposing any facilities or recreational amenities that required prior SUP approval. With no further discussion, following a motion by Mr. Garrett and a second by Ms. Wildman, the DRC voted unanimously to recommend preliminary approval of the application.

4. Case No. C-64-00. Williamsburg Christian Academy

Mr. Holt stated that the applicant requested deferral of this case. After no further discussion, the DRC voted unanimously to defer.

5. Case No. C-67-00. Crown Landing Apartments

Mr. Holt presented the staff report and stated that staff recommended approval of the developers request for a waiver from the minimum required number of parking spaces for reasons listed in the staff report. Mr. Garrett expressed some reservation about approving the waiver citing the Governor's Green apartment complex and the lack of adequate parking. Mr. Holt stated that, even with the requested waiver, Crown Landing would have more spaces per unit than Governor's Green. Mr. Steve Middleton, the developer, recounted to the DRC his experience constructing apartment complexes in the Richmond area and their respective parking ratios. The DRC recommended the developer prepare a site layout which would allow for future expansion of parking, should it ever be needed. The developer felt that was a reasonable request. Without further discussion, the DRC unanimously recommend approval of the waiver which was for a maximum of 30 spaces, which would allow a total of 390 parking spaces to be provided for the proposed 210 units (150 2/3-bedroom and 60 1-bedroom).

6. Case No. Z-3-00. Ironbound Village

Ms. Drake presented the staff report stating that the applicant was requesting a modification of the 50' perimeter setback for the proposed mixed use development on Magazine Road. The applicant intends to treat Magazine Road as a residential street, linking the proposed Ironbound Village to the existing Ironbound Square residential subdivision. The Zoning Ordinance requires that any modification to the 50' setback in a mixed use district be reviewed by the DRC after a written request is submitted to the Planning Director. The DRC questioned why the buffer modification request was presented at the November 1<sup>st</sup> DRC meeting, prior to the November 6<sup>th</sup> Planning Commission when the entire rezoning case for Ironbound Village is to be heard. Staff wanted to present this case to the Planning Commission on the 6<sup>th</sup> with DRC comments on the buffer modification so approval of both issues could be sought at the same time because the Ironbound Village proposed master plan is binding. The Planning Director and Staff support both the setback modification and the rezoning application. With no further discussion, the DRC unanimously voted to approve the 50' setback modification on Magazine Road with the contingency that their approval today did not constrict or influence their decision on the rezoning issue when it will fully be discussed at the Planning Commission meeting on November 6, 2000.

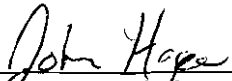
7. Case No. SP-20-00. J.W. Crossing at Ewell Station

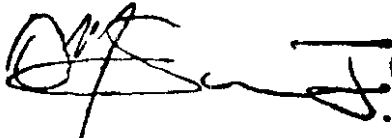
Mr. Johnson presented the staff report stating that the applicant was requesting a waiver of the setback for accessory structures from 10' to 2' for a dumpster pad. The property owner, C & N Dining, and the owners of the adjacent shopping center, Ewell Station, Inc., have been in litigation over matters pertaining to this site plan and the Declaration of Easements,

Covenants and Restrictions for Ewell Station. As a result of court ordered mediation, both parties agreed to revisions which included moving the dumpster pad to a location that encroaches into the setback for accessory structures. Mr. Johnson added that both parties have not reached an agreement on the two internal entrances shown on the drawing. When this matter is resolved, staff will present the final locations to the DRC for their review per the conditions of the Special Use Permit for the development. After a motion by Mr. Poole and a second by Mr. Garrett, the DRC voted unanimously to recommend approval of the waiver of the setback for accessory structures.

8. ADJOURNMENT

There being no further business, the November 1, 2000, Development Review Committee meeting adjourned at approximately 4:30 p.m.

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

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

**AGENDA**

**DEVELOPMENT REVIEW COMMITTEE**

**January 3, 2001**

**4:00 p.m.**

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

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1. Roll Call
2. Minutes - Meeting of November 1, 2000
3. Minutes - Meeting of November 29, 2000
4. Cases
  - A. S-093-00      Hiden Estates, Phase I
5. Adjournment

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4. Case No. SP-52-00

5. Case No. C-64-00

6. Case No. C-67-00

7. Case No. Z-3-00. Ironbound Village

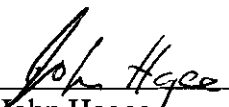
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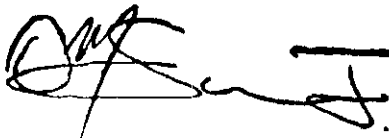
8. Case No. SP-20-00. J.W. Crossing at Ewell Station

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9. ADJOURNMENT

There being no further business, the November 1, 2000, Development Review Committee meeting adjourned at approximately 4:30 p.m.

  
\_\_\_\_\_  
John Hagee

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

## **Conceptual Plan 73-00**

### **Stonehouse: Phase I, Land Bay 10**

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

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#### *Summary Facts*

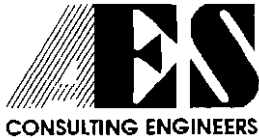
<b>Applicant:</b>	Mr. Marc Bennett of AES, Consulting Engineers
<b>Land Owner:</b>	Stonehouse LLC
<b>Proposed Use:</b>	Multi-family residential
<b>Location:</b>	Stonehouse Master-planned community Land Bay 10 - (location map attached)
<b>Tax Map/Parcel:</b>	(6-4)(1-1)
<b>Primary Service Area:</b>	Inside
<b>Parcel Size:</b>	Land Bay 10: approximately 6.3 acres
<b>Existing Zoning:</b>	PUD-C (Planned Unit Development - Commercial), with proffers
<b>Comprehensive Plan:</b>	Mixed Use
<b>Reason for DRC review:</b>	As illustrated on the attached conceptual plan, Stonehouse is proposing multi-family residential units within land bay 10. Currently, that land bay is designated "common open space/recreation" on the approved Stonehouse Master Plan. The James City County Zoning Ordinance states that "[development] plans shall be consistent with the master plan as approved, but may alter to any degree which the planning commission believes does not alter the basic concept or character of the development."
<b>Staff Contact:</b>	Paul D. Holt, III      Phone: 253-6685

#### **STAFF RECOMMENDATION**

Staff does not find the proposal consistent with the common open space/recreation master plan designation and therefore, does not recommend approval of the request. However, should the DRC wish to consider the proposal in the context of the development as a whole, staff notes the following: 1.) All of the proffered recreational amenities and facilities required for Phase I development, have been provided; a majority of which are located on the adjacent parcel (Section II-D). 2.) The proposal does not in any way increase the number of approved units for Phase 1 or for the entire project; it takes units from other land bays. 3.) The development of land bay 10 would not affect the amount of open space required for Stonehouse.

#### **attachments:**

1. letter from Marc Bennett to Paul Holt, dated November 2, 2000
2. location maps
3. conceptual plan for land bay 10



5248 Olde Towne Road • Suite 1 • Williamsburg, Virginia 23188  
(757) 253-0040 • Fax (757) 220-8994 • E-mail aes@aesva.com

November 2, 2000

Mr. Paul D. Holt, III  
Senior Planner  
James City County  
Development Management  
101-E Mounts Bay Road  
Williamsburg, Virginia 23187-8784



**RE: Stonehouse Master Plan  
Former JCC Case No. MP-1-99  
AES Project No. 8882-1**

Dear Mr. Holt:

I appreciate the telephone conversation with you held on October 27, 2000. Our conversation provided valuable insight, aiding me to develop this letter.

Again, as with the letter of October 23, 2000, the letter is written under the direction and consent of Stonehouse Development Company, LLC.

As stated in the October 23, 2000 letter, last year Stonehouse, Incorporated and Stonehouse Development Company, LLC, initiated an amendment to the Master Plan for the Stonehouse Development. This amendment allowed the incorporation of approximately 75 acres, the Fernandez Tract, into the current plan of development.

With the amended and approved Master Plan, current planning for Stonehouse, Phase 1 includes the following:

- A total of 765 dwelling units, in aggregate, consisting of single-family and multi-family units on 627 acres;
- A total of 172 multi-family dwelling units;
- A total of 593 single-family dwelling units; and
- A total of 172.8 acres of Open Space/Recreation.

To date, the following elements of the Phase 1 development are a reality:

- A total of 290 residential lots, both single-family and townhouses, are developed and recorded; and



- More than 153.6 acres are set aside for Natural Open Space/Recreation/Common Area.

Stonehouse Development Company's ultimate goal is to meet the desired number of units as permitted on the approved Master Plan of 1999. An effort was made to identify areas of the Master Plan where land uses could be broadened or made more flexible, yet maintain a balanced development as idealized in the current Master Plan. The area designated as "Section II-B, Master Plan, Land Bay 10" was recognized to meet the objective, and therefore was made the site of preference.

This 6.3-acre site is currently shown on the Master Plan with an Area Designation "J", implying the uses of open space/recreation. It is proposed with this letter to broaden the Area Designation for this area to the following:

- B – Multi-family residential with a maximum density of 8.5 units to the acre (implying up to 54 units);
- C – Multi-family residential with maximum density of 10 units to the acre (implying up to 63 units);
- D – Multi-family residential with a maximum density of 17.5 units to the acre (implying up to 78 units).

To allow maximum flexibility, actual use will be determined by Stonehouse Development Company, LLC, with the selection being either J –Open Space/Recreation, B – Multi-family, C – Multi-family, or D – Multi-family.

This proposal, to expand the Area Designation of this selected site, will add to the flexibility to meet the desired objective of 765 dwelling units. It should also be noted that this proposal does not alter any areas of the PUD-C, commercial, office, institutional, or public users, nor are there any changes in the floor area goals outlined in the 1999 Master Plan.

With this proposal, there is, however, a small impact to the open space/recreation use, as initially with this proposal there is a small reduction in the total land area. This should not be of any concern, as the opportunities to meet and exceed the area requirements for open space/recreation are well documented on the 1999 Master Plan. With the information mentioned above, it is appropriate to state that the current development of the property is well positioned to meet the goal of 174 acres of open space/recreation.

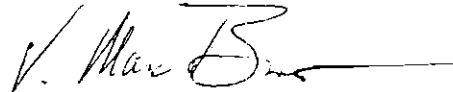
As a courtesy, and visual reference, we offer two exhibits. The first exhibit will help to identify the area of discussion. The second exhibit is a concept plan of this site, envisioning the area with a multi-family use.

Mr. Paul D. Holt, III  
November 2, 2000  
Page 3

To conclude, the proposal presented here is simply a means for Stonehouse Development Company to exercise a minor redistribution of dwelling units. We hope the information presented satisfies the need of the Staff and the members of the Development Review Committee. Questions may arise from the review of the information presented. As always, please feel free to call. We will be most eager to help.

Sincerely,

AES Consulting Engineers

A handwritten signature in dark ink, appearing to read "V. Marc Bennett", with a long horizontal flourish extending to the right.

V. Marc Bennett, P.E.  
Project Manager

#### Attachments

8882\01\Wordproc\Document\88820102.vmb.doc

1.3 DB/AC

$$D_{\text{OHAS}} = 3.7 \text{ Da/Å}^2$$

# WITFAM

## A SINGLE FAMILY RESIDENTIAL

COMMUNITY CENTER

**COMMERCIAL INK**

3 Ac - 76 units - 7000

37 3.6 6.3 AC

# RECH

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1

## Conclusion

1

# ALLITERARY

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**F**

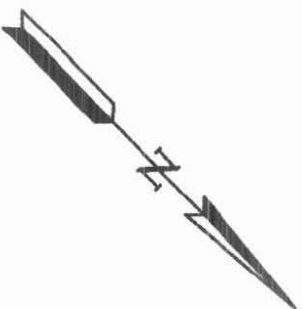
# OILCO

5.7 AC.

16.5 Ac

 $\Delta \text{CHL} = 0.1 \text{ DU/AC}$

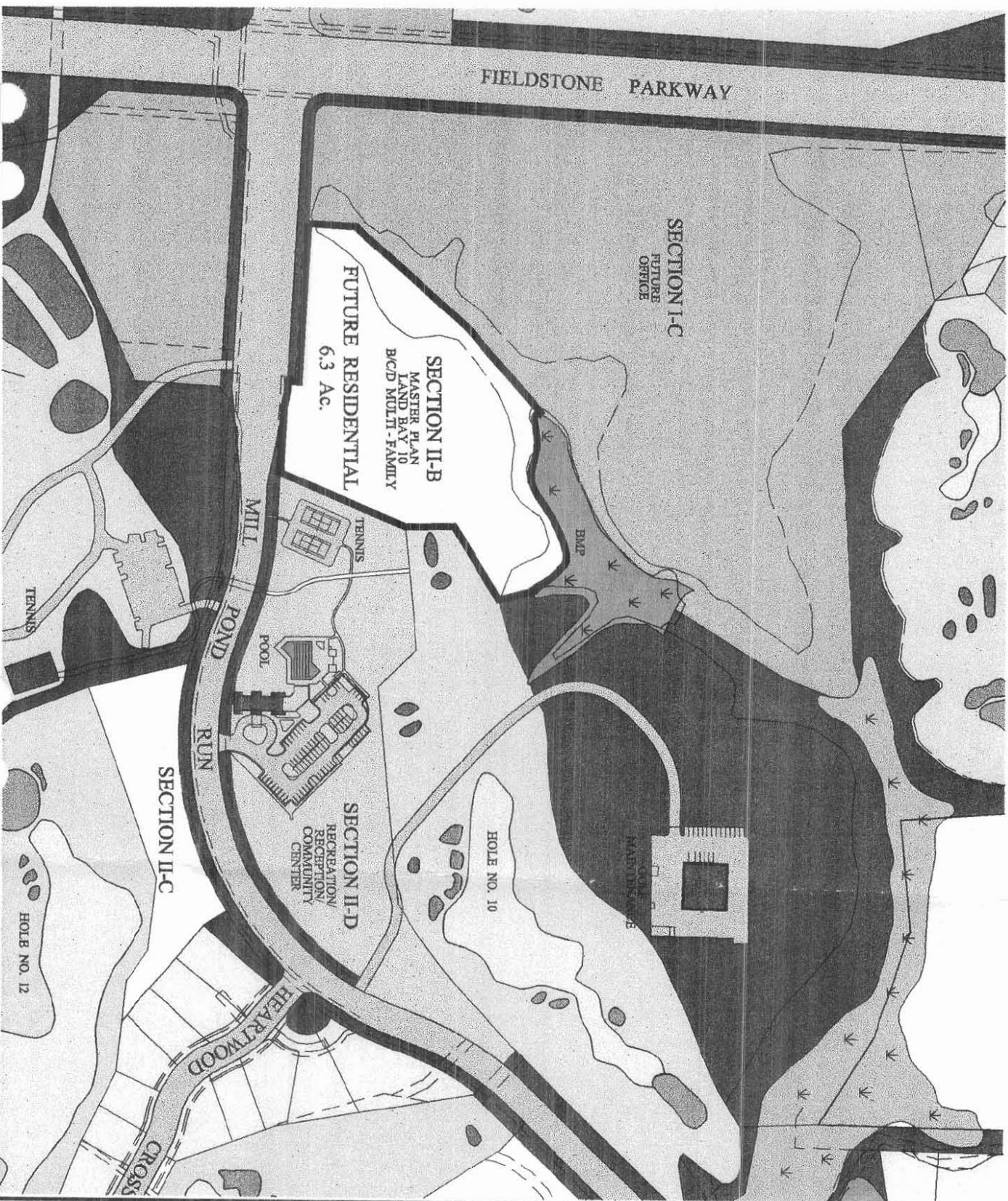
- EXISTING LOTS
- RESIDENTIAL UNDEVELOPED
- COMMUNITY AREA
- GOLF COURSE
- OPEN SPACE
- FUTURE COMMERCIAL
- PUBLIC USE AREA
- WETLANDS



STONEHOUSE

AMENDMENT TO  
MASTER PLAN

SCALE: 1"=300'  
OCTOBER 18, 2000





## **Subdivision S-86-00**

### **Ford's Colony Section 30, Lots 1-98**

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

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#### **SUMMARY FACTS**

**Applicant:** Mr. Charles Records

**Owner:** Realtec, Inc.

**Location:** South of Edinburgh Drive of Ford's Colony and West of Rt. 199

**Tax Map/ Parcel:** (38-1)(6-1A), (38-4)(1-1)

**Primary Service Area:** Inside

**Parcel Size:** 72.8 acres

**Existing Zoning:** R-4, Residential Planned Community

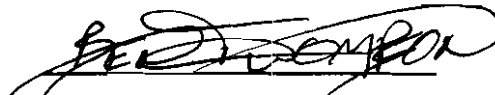
**Comprehensive Plan:** Low Density Residential

**Reason for DRC Review:** The James City County Subdivision Ordinance states that the DRC shall review all major subdivisions of 50 lots or more and forward a recommendation to the commission.

**Staff Contact:** Ben Thompson Phone: 253-6685

#### **STAFF RECOMMENDATION**

Staff recommends the DRC recommend preliminary subdivision approval contingent upon the applicant addressing attached and additional agency comments.

  
Benjamin A. Thompson

#### **Attachments:**

1. Agency comments, with attachments
2. Location Map
3. Lot Layout

**Agency Comments**

**JCSA**

Attached

**Fire Department**

Approved

**County Engineer**

Approved

**Health Department**

Approved

**Environmental**

Comments Forthcoming

**VDOT**

Comments Forthcoming





## MEMORANDUM

Date: November 27, 2000

To: Ben Thompson, Planning

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

Subject: Ford's Colony, Section 30, Lots 1 - 98, Case No. S-86-00

We reviewed the plans, water data sheet, sanitary sewer data sheet, and grinder pump sewer design analysis for the above project you forwarded on October 27, 2000, and noted the following comments. Due to the complexity of reviewing multiple alternative sanitary sewer designs we may have additional comments when a revised subdivision plan incorporating these comments and/or presenting a single sanitary sewer design is submitted.

### General

1. The James City Service Authority will not be able to approve the subdivision construction plans until we agree on a single plan to serve the lots with sanitary sewer service. The JCSA is not in favor of serving entire subdivisions with low pressure force main/grinder pump systems unless gravity sanitary sewer service is not practicable. Right now a significant portion of this section is served by the gravity sewers that connect to the existing manholes beside lot 13. Redesign of that sewer to deepen it to the maximum depth acceptable to JCSA would increase the area served by gravity sewer and reduce the number of grinder pumps. Combinations such as this need to be evaluated if wetland impacts prohibit portions of the gravity sewer system.

### Drawing No. 3

1. Specify the width of the JCSA utility easement along the rear of lots 13, 14, and 15.

### Drawing No. 11

1. Add an air release valve between the 12-inch gate valve and the 12" x 8" reducer at the intersection with Edinburgh Drive.



2. Relocate the 8" x 4" reducer and 4" gate valve from Sta 15+76 to Sta 13+50 along Road "B".
3. There are two (2) sewer laterals shown for lot 96. Eliminate one of those laterals.
4. Relocate the 8" x 4" reducer and 4" gate valve from Sta 13+20 to Sta 9+85 along Road "C".
5. Provide an air release valve between the tee and the 8" x 4" reducer on the waterline serving Road "C".
6. Provide a sanitary sewer lateral for lot 18.
7. Call out the size and length of the sanitary sewer that crosses lots 29 and 30.
8. Provide a manhole where the sewer that crosses lots 29 and 30 connects to the sewer between manholes 30-B-1 and 30-B-6.
9. Revise the descriptions of the required water mains to incorporate the above comments.

Drawing No. 12

1. The proposed air release valve at Sta 24+75 may conflict with the future driveway for lot 83.
2. Provide a water service for lot 21.
3. Eliminate the high point in the waterline at Sta 30+94 by depressing the line between Sta 29+50 and 32+50.
4. Renumber the lots to eliminate lots with an "A" suffix.
5. Construct the sanitary sewer between manholes 30-C-9 and 30-C-10 to waterline standards if adequate clearance between the waterline and the sanitary sewer cannot be provided.
6. Show the gravity sanitary sewer in the profile for Road "G".

Drawing No. 13

1. Provide a manhole where the sewer that crosses lots 69 and 70 connects to the sewer between manholes 30-C-6 and 30-C-7.

2. Relocate the 8" x 4" reducer and 4" gate valve from Sta 40+05 to Sta 38+65 along Road "A".
3. Revise the descriptions of the required water mains to incorporate the above comments.

Drawing No. 11A

1. Provide in-line valves along the force main to minimize the portion of the system that must be taken out of service for repairs.
2. Provide sewer service for lot 13.

Drawing No. 12A

1. Provide grinder pump connections for lots 36 and 61A.
2. Renumber the lots to eliminate lots with an "A" suffix.
3. Delete one of the grinder pump connections for lot 23.
4. Provide greater separation between the grinder pump connection and the water meter for lot 65.

Drawing No. 13A

1. Delete duplicate grinder pump connections for lots 43 and 57.
2. Provide greater separation between the grinder pump connection and the water meter for lot 49.

Grinder Pump Sewer Preliminary Design Analysis

1. Zone 13 contains 9 grinder pump cores instead of 8 as indicated.
2. Zone 14 contains 3 grinder pump cores instead of 4 as indicated.
3. Zone 22 contains 9 grinder pump cores instead of 7 as indicated. One lot shown was not counted and lot 61A was not included.
4. Zone 30 only contains one lot (78) instead of 2 (22 and 77) as indicated.

Ford's Colony, Section 30, Lots 1 - 98

November 27, 2000

Page 4

5. Lot 22 should be included in Zone 34. Replace one of the duplicates of lot 84 with lot 83. The total for Zone 34 should be 11 instead of 10.
6. Would reducing the pipe size in zones 5, 15, and 38 improve the flushing action during normal flows? What would the maximum velocity be with 3-inch pipe instead of 4-inch?

Water Data Sheet

Revise the descriptions of the required water mains to incorporate the above comments.

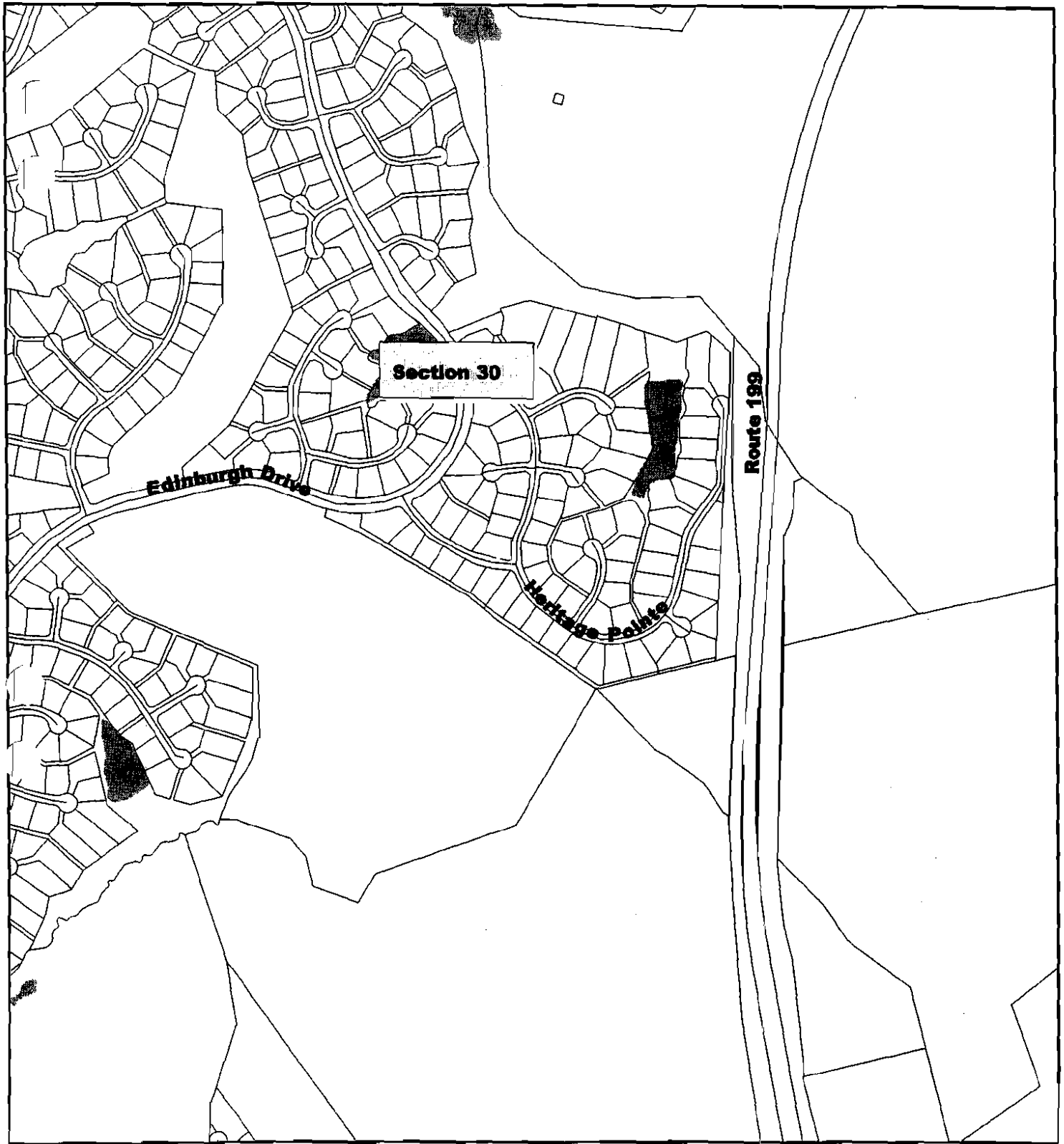
Sanitary Sewer Data Sheet(s)

Revise the descriptions of the required water mains to incorporate the above comments.

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

JCD/

A:SITESUBARC45S\_86\_00.CM1



**S-086-00**

**Ford's Colony Sec. 30, Lots 1-98**

700 0 700 1400 Feet



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Best Possible Copy



## **Site Plan 20-00. J.W. Crossing at Ewell Station**

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

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### **SUMMARY FACTS**

**Applicant:** Mr. Arch Marston of AES Consulting Engineers

**Landowner:** C & N Dining, L.L.C.

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

**Location:** 5547 Richmond Road

**Tax Map/Parcel No.:** (33-3)(1-2A), (33-3)1-2B), and (33-3)(1-2C)

**Primary Service Area:** Inside

**Parcel Size:** 2.78 acres

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

**Comprehensive Plan:** Community Commercial

**Reason for DRC Review:** The SUP conditions for J.W. Crossing state that access locations shall be generally in accordance with the binding master plan, as approved by the Board of Supervisors, with such minor changes as the DRC determines does not change the basic concept or character of the development.

**Staff Contact:** Christopher Johnson, Planner      Phone: 253-6685

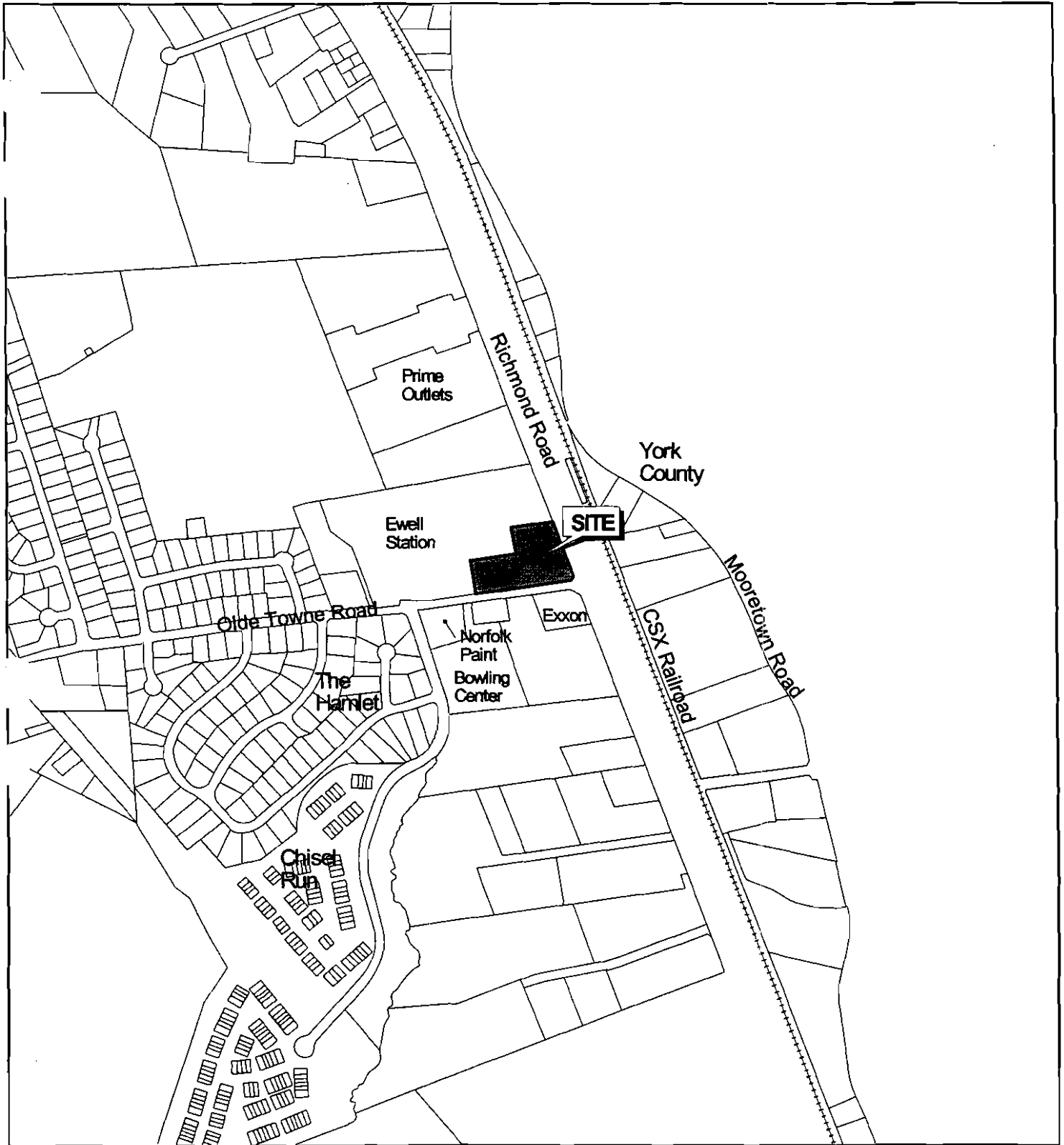
### **STAFF RECOMMENDATION**

This site plan was originally presented at the March 29, 2000, DRC meeting and preliminary approval was granted. On November 1, 2000, the DRC recommended approval of a waiver request to reduce the side and rear yard setback requirements for an accessory structure. C & N Dining and Ewell Station have been in litigation over matters pertaining to this site plan and the Declaration of Easements, Covenants and Restrictions for Ewell Station. Staff recommends that the DRC recommend approval of the revised internal entrance locations shown on the attached drawing as they are consistent with the approved master plan.

  
Christopher Johnson

#### **Attachments:**

1. Location Map
2. Site Plan



# SP-20-00 J.W. Crossing

600 0 600 1200 Feet



## **Subdivision SP-132-00**

### **Courthouse Green**

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

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#### **SUMMARY FACTS**

**Applicant:** Mr. Mark Richardson

**Owner:** Courthouse Green of Williamsburg, L.L.C.

**Location:** Rt. 615 (Ironbound Road), 600' West of intersection with  
Rt. 616 (Strawberry Plains Road)

**Tax Map/ Parcel:** (38-4)(001-46)

**Primary Service Area:** Inside

**Parcel Size:** 7 acres

**Existing Zoning:** M-1, Limited Business/Industrial

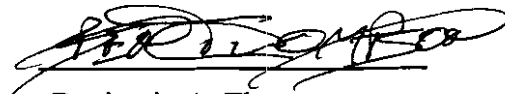
**Comprehensive Plan:** Mixed-Use

**Reason for DRC Review:** Section 24-147 of the James City County Zoning Ordinance states that the DRC and the commission shall consider site plans if "a single building or group of buildings which contain a total floor area that exceeds 30,000 square feet" and make a recommendation to Planning commission.

**Staff Contact:** Ben Thompson Phone: 253-6685

#### **STAFF RECOMMENDATION**

Staff recommends the DRC recommend preliminary approval contingent upon the applicant addressing attached and additional agency comments.



Benjamin A. Thompson

#### **Attachments:**

1. Agency comments, with attachments
2. Location Map



### **Additional Agency Comments**

#### **Environmental Division:**

1. See attached comment letter

#### **James City Service Authority:**

1. See attached comment letter.

#### **Planning:**

1. Shown on landscape comments.

#### **Department of Transportation:**

1. Comments Forthcoming

ENVIRONMENTAL DIVISION REVIEW COMMENTS

Courthouse Green  
PLAN NO. S-132-00  
November 7, 2000

MDU/DEC



**Note: Until the concerns related to comments 14 and 15 can be discussed with the engineer for the project and it can be demonstrated that the drainage issues can be overcome without significant changes to the project, preliminary approval of the site plan will not be 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 facility will be certified by a professional engineer who has inspected the structure during construction.
4. Modify limits of clearing around the proposed sidewalks.
5. Label the location of the proposed silt fence.
6. Clarify the sequence of construction on the plan to include conversion of the sediment basin to a dry pond complete with details of how that is accomplished.
7. The following comments refer to the sediment basin:
  - A. Provide a baffle wall between the pond outlet and storm drain SS#1A.
  - B. It needs to be made more evident that the bottom of the basin will need to be excavated below the permanent basin's final contour of 99.5. The calculations state that the bottom elevation for the sediment basin needs to be 98.0. The detail on sheet 9 does not show excavation below the invert of the pipe as would be required.
  - C. The sediment basin detail shows the top of the riser at elevation 101.0 while the calculations state 101.5 is the riser crest. Please resolve.
  - D. Change the type of pipe for the barrel from CMP to RCP.
  - E. Provide supporting calculations for the 2 and 25-year storm discharges.
  - F. The calculations state a 15-inch pipe is to be used for the principal spillway but the pipe diameter is specified as 12 inches on the plan. The sediment basin will need to be redesigned based on the 12-inch pipe.
  - G. The principal spillway discharge is stated as 18.1 cfs but the discharge pipe is a 12-inch pipe that will only discharge about 1/2 that amount. Please redesign based on the permanent pipe configuration.
  - H. Provide a detail of the dewatering device specifying the diameter of the orifice and the flexible tubing.
  - I. Freeboard requirements have not been met by this design.
8. Provide a Narrative Plan for the project.
9. The following comments refer to the stormwater basin:
  - A. Provide one foot of freeboard between the 100-year high water elevation and the top of the dam, which is at 104.5.
  - B. Provide an emergency spillway at the 100-year storm elevation to prevent overtopping of the

- berm in high flow situations. This spillway needs to be located such that it allows flows to be discharged into the parking lot and not discharge onto adjacent properties.
- C. Provide a drainage area map to verify the 14.86 acre watershed assumption and include how the "c" factor was determined.
10. Specify on the plan the type of pipe to be used for the storm drain system. It should be concrete, metal pipe is not acceptable. Also, the drainage calculations do not provide the "n" factor used for design.
  11. Provide riprap outlet protection for all pipe systems and culverts. 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).
  12. Provide an additional stone construction entrance at the entrance to the project off of the existing parking lot.
  13. 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.
  14. The hydraulic grade line assumptions used for the drainage calculations are different for each pipe system although they outlet into the same pond. In addition, the values are 1.91 and 1.43 feet below the 10-year elevation in the pond. The hydraulic grade line elevation is critical to the operation of the system as many of the inlets are within one foot of the 10-year elevation in the pond. The calculations need to be rerun using at a minimum the 2-year elevation in the pond.
  15. Comparing this submission's BMP to the previous submission reveals that the hydraulic grade line for this project's stormwater BMP is approximately one foot higher than the previous submission. This causes problems for both onsite drainage as described in the previous comment as well as offsite. The 10-year elevation of 102.73 causes a significant area of flooding on the adjacent property to the west as well as ponding in the Ironbound Road right-of-way. These impacts need to be addressed by lowering the storm elevations through redesign of the BMP or reducing the scope of the project. In addition, any offsite flooding will need to be contained within a drainage easement.
  16. The central area of the project contains an oval shaped area where it maybe possible to retain the existing vegetation. If this is possible, provide tree protection around any tree save areas.



## MEMORANDUM

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Date: November 14, 2000

To: Ben Thompson, Planning

From: Danny W. Poe, P.E., Chief Engineer - Wastewater

Subject: SP-132-00 Courthouse Green

We reviewed the site plan for the above project you forwarded on 10/24/00 and noted the following comments. We may have additional comments when a revised plan incorporating these comments is submitted.

1. Two 8" gate valves are required on the water main at the Tee intersection at the north end of building "D". One valve should be positioned just north of the Tee, the other to the east of the Tee.
2. The restrained joint length for 8" valves should be specified on each side of a valve on a looped line.
3. The 6" valves on the fire hydrant lines should be repositioned to be adjacent to the Tees in accordance with the JCSA standards.
4. An easement needs to be extended around the water service and meter to building "B".
5. Correct the call-out for the easement width on the sewer main on the north side of building "A".
6. JCSA would support raising the sanitary sewer main since this is a terminal line. The grade could be reduced between manholes 5 and 3 to 0.4%, and the invert at the existing manhole could be raised to slightly below 2' above the existing invert.
7. Please complete item 5c on the Water Data Sheet.

Please call me at 253-6810 if you have any questions or require any additional information.

DWP/

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INTEROFFICE MEMORANDUM

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TO: BEN THOMPSON  
FROM: LEE SCHNAPPINGER  
SUBJECT: SP-132-00, COURTHOUSE GREEN  
DATE: 11/13/00

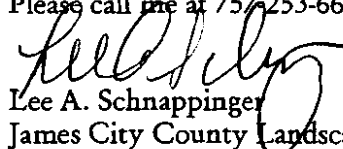


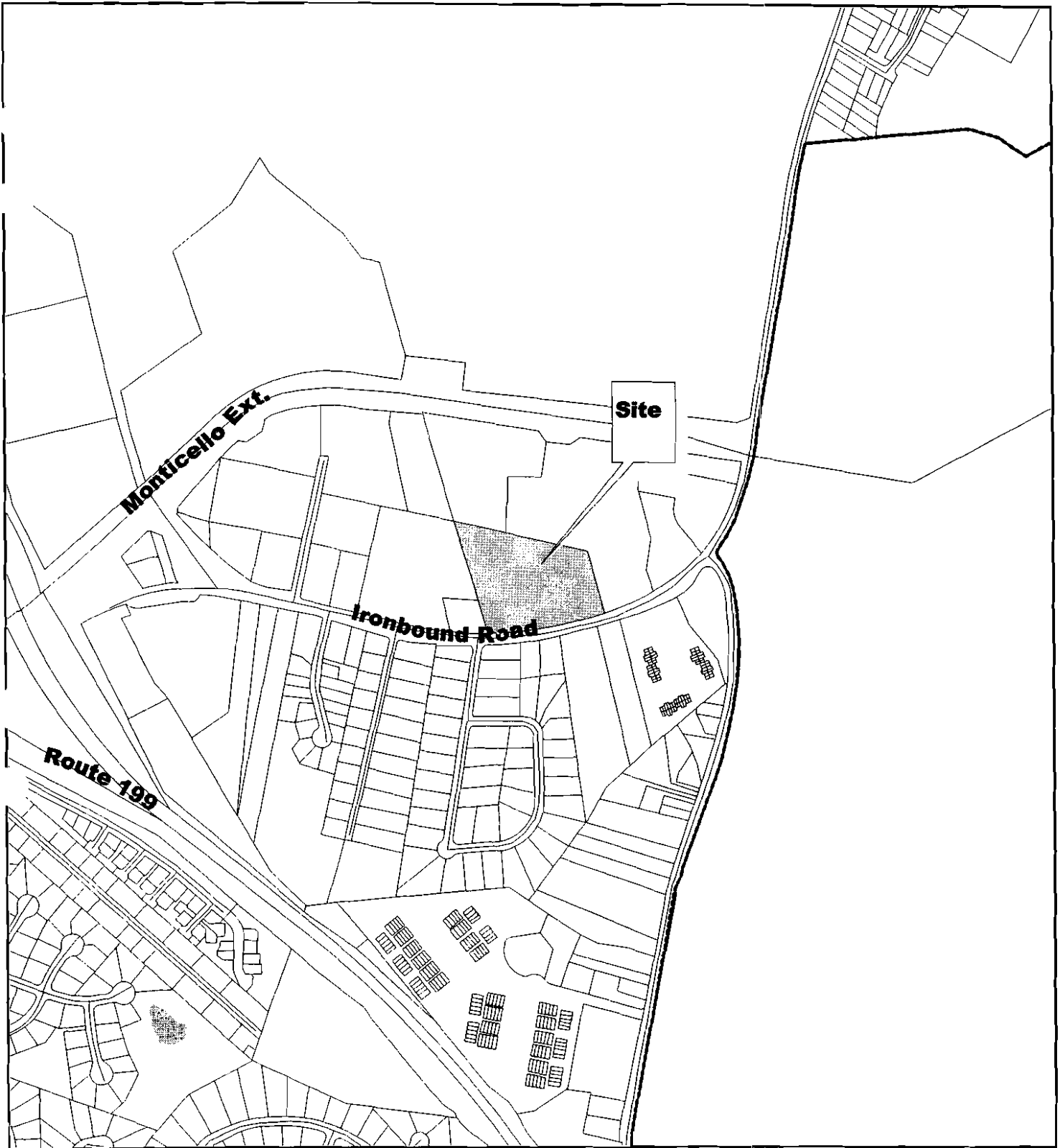
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I have reviewed SP-132-00, the site plan for Courthouse Green and have the following comments:

1. Please show tree protection around the existing trees to remain on the Erosion and Sediment Control Plan.
2. To allow confirmation of the tree credits calculated for the landscape plan, please list the trees and credits for each area or label all the trees on the Tree Survey and Credit Diagram on Sheet 7. Some trees have been labeled already.
3. Notes in the Landscape Area Tabulations on Sheet 7 refer to undisturbed areas along the West and rear property lines. Generally, areas are considered undisturbed when no building or construction is occurring adjacent to the property line. If the undisturbed areas being referred to are the proposed tree save areas along these property lines, identifying tree credits in these areas can reduce planting requirements.


Please call me at 757-253-6685 if you have any questions.

  
Lee A. Schnappinger  
James City County Landscape Planner



**SP-132-00**  
**Courthouse Green**

700 0 700 1400 Feet



**Site Plan 136-00. Greensprings Grocery**

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

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**SUMMARY FACTS**

**Applicant / Landowner:** Stephen E. Cryder & Cathelyn G. Cryder

**Proposed Use:** Convenience Store with three gas pumps

**Location:** 4197 Centerville Road; Powhatan District

**Tax Map and Parcel No.:** (36-4)(1-1A)

**Primary Service Area:** Inside

**Parcel Size:** 1.676 acres

**Existing Zoning:** B-1, General Business, with proffers

**Comprehensive Plan:** Low Density Residential

**Reason for DRC Review:** The applicant is requesting a reduction to the front setback from 50 feet to 25 feet for the placement of a canopy over the fueling pump stations. Section 24-393 of the Zoning Ordinance states that a site plan may be considered for a setback reduction if the reduction will achieve results which clearly satisfy the overall purposes and intent of the Landscaping Ordinance; 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 Corridor and the proposed setbacks will better compliment the design standards of the Community Character Corridor.
- B. The adjacent properties have non-conforming setbacks.
- C. The applicant has offered extraordinary site design which better meets the design standards of the Comp. Plan.

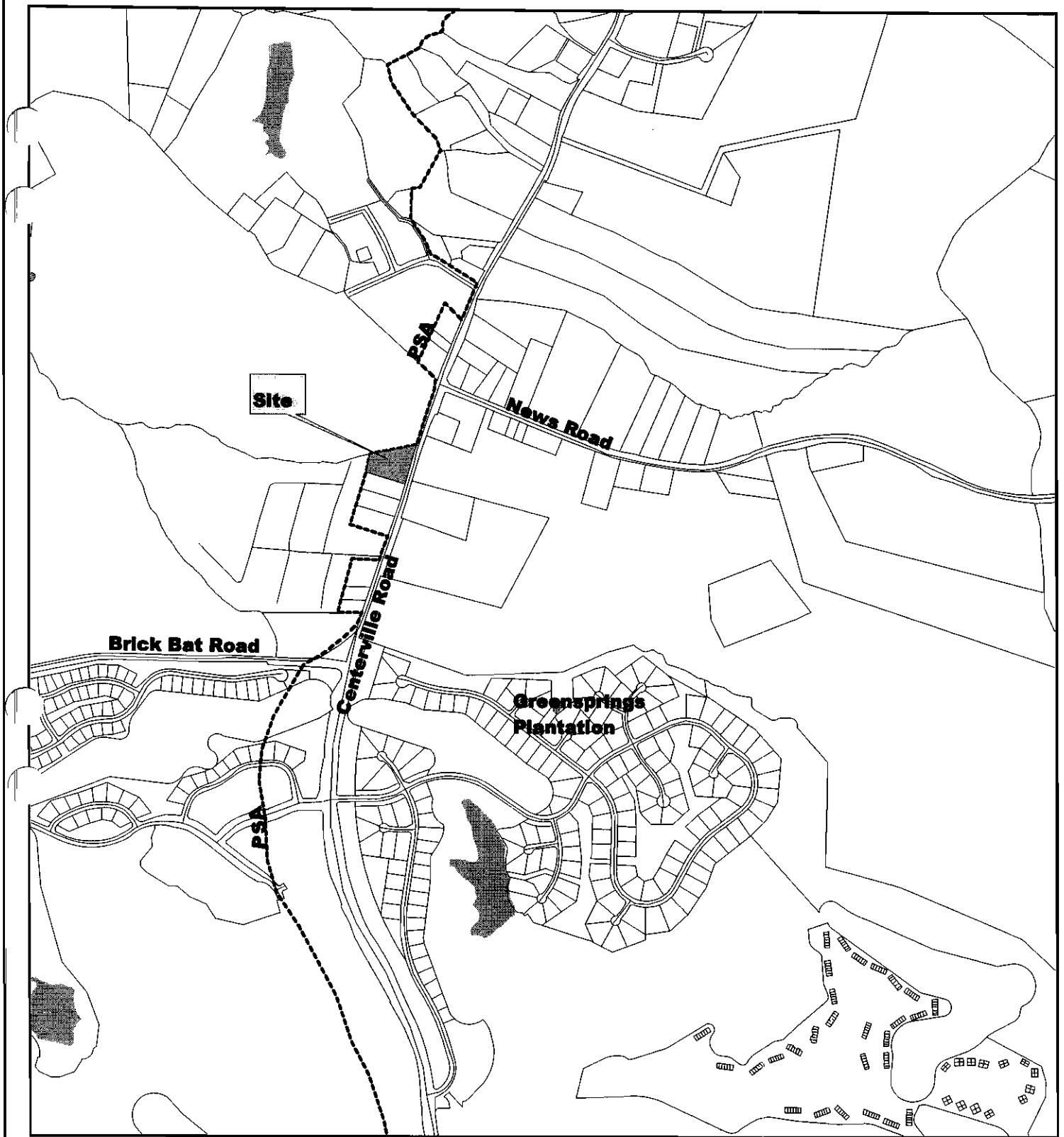
**Staff Contact:** Christopher M. Johnson - Phone: 253-6685

**STAFF RECOMMENDATION:**

Staff recommends that the DRC grant approval of the requested setback reduction to allow the canopy to be placed 25 feet from the right of way. Staff finds that the proposed reduction is warranted as the existing business is located on Centerville Road which is identified as a Community Character Corridor in the Comprehensive Plan. The existing structure on the site is located over 110 feet from the right of way. For the canopy to meet the required setback of 50 feet, it would have to be placed against the building or reduced in size. Additionally, the conditions of the SUP for this project provide that the design and materials for the canopy and the landscaping plan must be approved by the Planning Director prior to final site plan approval.

Attachments:  
1. Location Map  
2. Site Plan

  
Christopher Johnson



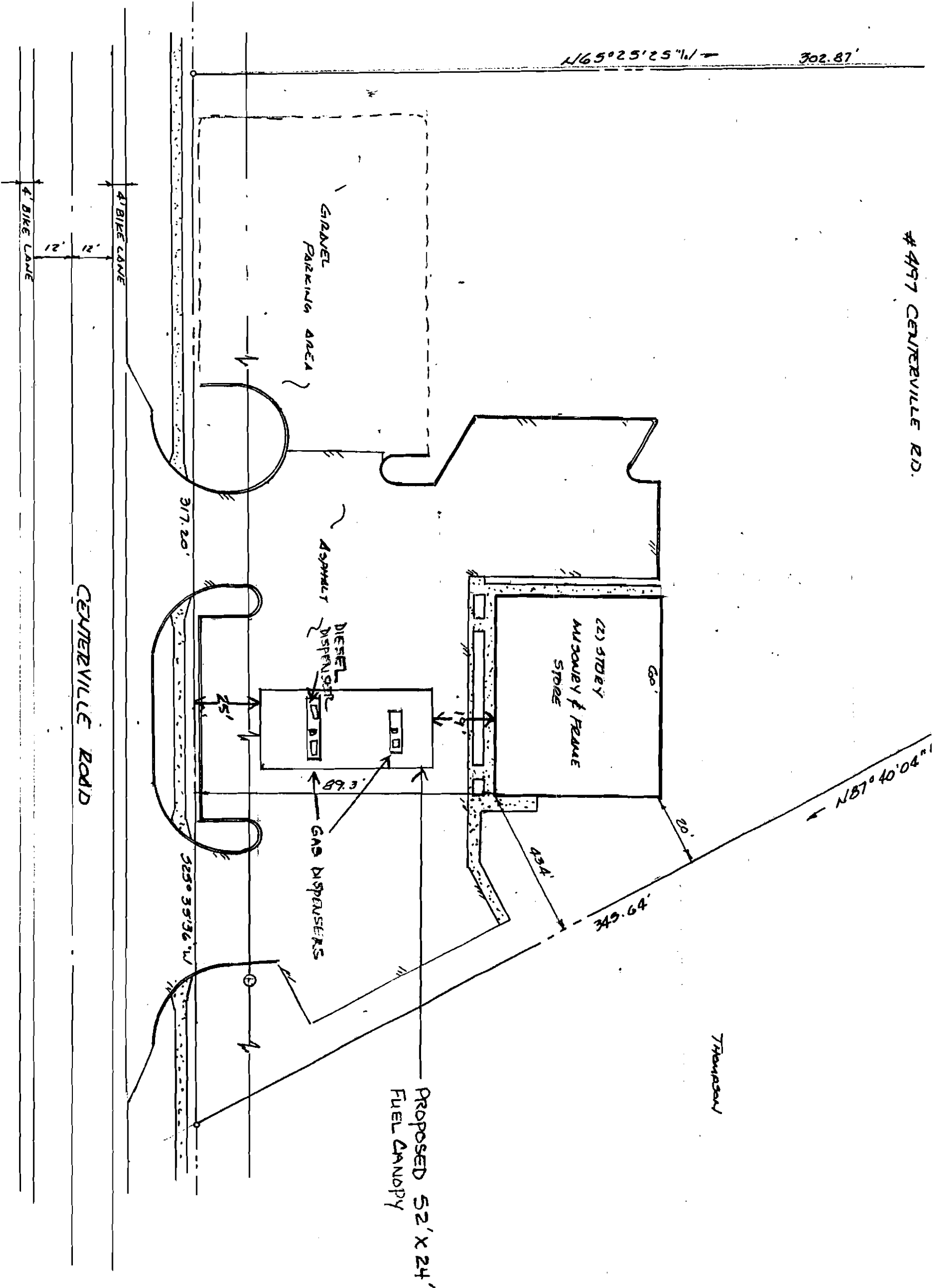
# SP-136-00 Greensprings Grocery

800 0 800 1600 Feet





# 4497 CENTREVILLE RD.



THOMAS

GREENSPRINGS GROC  
JAMES CITY COUNTY, VA  
JULY 1, 2001

### **III. Development Review Committee Report**

#### **Case No. C-073-00**

#### **Stonehouse: Phase I, Land Bay 10**

Mr. Marc Bennett, on behalf of AES Consulting Engineers, has requested that the DRC review the multi-family residential units within land bay 10 that Stonehouse is proposing. Currently, that land bay is designated "common open space/recreation" on the approved Stonehouse Master Plan. The James City County Zoning Ordinance states that "[development] plans shall be consistent with the master plan as approved, but may alter to any degree which the planning commission believes does not alter the basic concept or character of the development.

**Action: The DRC finds that the Master Plan Amendment does not alter the basic concept or character of the development and recommends approval.**

#### **Case No. S-086-00**

#### **Ford's Colony Subdivision Section 30 Lots 1-98**

Mr. Charles Records, on behalf of AES Consulting Engineers, requested that the DRC review Ford's Colony Section 30, Lots 1-98 in conformance to The James City Subdivision Ordinance which states that the DRC shall review all major subdivisions of fifty (50) lots or more and forward a recommendation to the commission.

**Action: The DRC recommended that the Planning Commission grant preliminary approval subject to forthcoming agency comments.**

#### **Case No. SP-020-00**

#### **J. W. Crossing at Ewell Station**

Mr. Arch Marston, on behalf of AES Consulting Engineers, requested the DRC review the proposed revisions to the internal entrances for J W Crossing for consistency with the approved Master Plan.

**Action: The DRC recommended that the Planning Commission approve the proposed revisions to the Master Plan.**

#### **Case No. SP-132-00**

#### **Courthouse Green**

Mr. Mark Richardson, on behalf of AES Consulting Engineers, requested the DRC consider the proposed site plan as stated in Section 24-147 of the James City County Zoning Ordinance which states that the DRC and the commission consider site plans if "a single building or group of buildings which contain a total floor area that exceeds 30,000 square feet" and make a recommendation to the Planning Commission.

**Action: The DRC recommended preliminary approval of the proposed site plan.**

#### **Case No. SP-136-00**

#### **Greensprings Grocery**

The applicants, Mr. & Mrs. Stephen Cryder, requested that the DRC approve a reduction to the front setback requirement from fifty (50) to twenty-five (25) feet for a fuel station canopy.

**Action: The DRC recommended the Planning Commission approve the proposed setback reduction.**

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**JAMES CITY COUNTY  
DEVELOPMENT REVIEW COMMITTEE REPORT**

**FROM: 10/31/2000 THROUGH: 11/30/2000**

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**I. SITE PLANS**

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**A. PENDING PRELIMINARY APPROVAL**

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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-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-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-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-123-00	Powhatan Office Park SP Amendment (lighting)
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-131-00	Busch Corporate Center - McLaws Place
SP-132-00	Courthouse Green - SP Amendment
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
SP-138-00	Quarterland Commons, Phase 10
SP-139-00	Busch Gardens -Williamsburg Lift Station Upgrades
SP-140-00	Busch Gardens Arcade Building/Amend SP-32-98

SP-141-00	Kingsmill Sports Center Addition
SP-142-00	BP Solarex Panel Testing Facility
SP-143-00	JCSA Operations Center Site Expansion

<b>B. PENDING FINAL APPROVAL</b>		<b>EXPIRE DATE</b>
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-103-00	Williamsburg Plantation Section 5, Units 97-133	10/2/2001
SP-104-00	Upper County Park/Parking, Sport Field Improvements	10/2/2001
SP-116-00	Kingsmill Laundry Facility	10/20/2001
SP-122-00	Riverside Medical Office Building SP Amendment	11/3/2001
SP-133-00	JCSA Well Facility W-1 Water Supply Project Pt.1	11/9/2001

<b>C. FINAL APPROVAL</b>		<b>DATE</b>
SP-117-00	Stonehouse, B P Solarex Shell Bldg/R&D Improvements	11/6/2000
SP-124-00	Kingsmill Tennis Center Renovations SP Amendment	11/21/2000
SP-130-00	Busch Gardens Fuel (Kerosene) Shed SP Amendment	11/8/2000

**D. EXPIRED**

SP-043-98	Fenwick Hills Pump Station & Off-Site Sewer
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## **II. SUBDIVISION PLANS**

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

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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-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-045-00	Scott's Pond, Section 2
S-050-00	Indigo Heights
S-052-00	Williamsburg Crossing Parcel 30, Part of Parcel 2
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-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 Subdivion
S-081-00	Kingsmill East Boundary Line Adj of River Bluffs
S-082-00	Lake Powell Forest, Phase III - plat
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
S-088-00	C M Chandler et ux Stonehouse Dist Tx Par 15-4-1-8
S-089-00	Ford's Colony BLA Lots 4,5,6, Section XIII-D
S-091-00	Greensprings West, Plat of Subdv Parcel A&B
S-092-00	Greensprings West Parcels A & B (Pump Station)
S-093-00	Hidden Estates Phase I
S-094-00	BLA Parcel A-4 and Lot 20 Meadow Lake
S-095-00	

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### **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-103-99	Greensprings West, Phase 3	12/1/2000
S-034-00	The Pointe at Jamestown, Phase 2 Dev Plans	6/5/2001
S-035-00	Mulberry Place	7/5/2001
S-040-00	Westmoreland Sections 3 & 4	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

<b>C. FINAL APPROVAL</b>		<b>DATE</b>
S-066-00	Riverview Plantation, Section 5, Lot 3B BLA	11/6/2000
S-076-00	Merry Oaks Lane/Prop Line Adjustment	11/3/2000
S-077-00	Hipple Subdivision, Parcel 5	11/16/2000
S-083-00	The Vineyards/ Boundary Line Adj Lots 13-14 Phs 3	11/15/2000
S-090-00	Stonehouse, Laurel Ridge, Sect. 4B, Lots 18-19 BLA	11/21/2000

<b>D. EXPIRED</b>		
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	

## **AGENDA**

### **DEVELOPMENT REVIEW COMMITTEE**

**November 29, 2000**

**4:00 p.m.**

**JAMES CITY COUNTY GOVERNMENT COMPLEX**

**Board Room, Building E**

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1. Roll Call

2. Minutes -- Meeting of November 1, 2000

3. Cases

- |              |  |
|--------------|--|
| A. C-073-00  | Stonehouse: Phase I, Land Bay 10               |
| B. S-086-00  | Ford's Colony Subdivision Section 30 Lots 1-98 |
| C. SP-020-00 | J.W. Crossing at Ewell Station                 |
| D. SP-132-00 | Courthouse Green                               |
| E. SP-136-00 | Greensprings Grocery                           |

4. Adjournment