

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 3rd DAY OF JANUARY, TWO THOUSAND ONE

1. ROLL CALL

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

ALSO PRESENT

Mr. Chris Johnson, Planner
Mr. Darryl Cook, Environmental Director
Mr. Chris Dawson, Chief Engineer - Water

2. MINUTES

Upon unanimous vote, the minutes of the November 1, 2000, and November 29, 2000, meetings were approved.

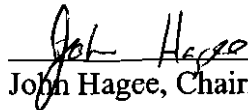
3. Case No. S-93-00. Hiden Estates

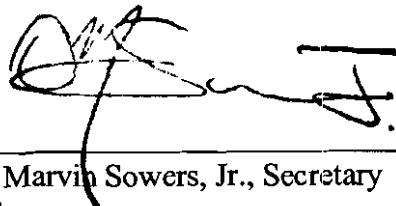
Mr. Johnson presented the staff report and stated that staff recommended that the case be deferred due to the numerous errors, omissions, conflicts and non-recognition of proffers and ordinance requirements on the drawings. Mr. Cook and Mr. Dawson briefly outlined the significant environmental and JCSA comments on the plans. Mr. Howard Price of AES stated that he had met with Mr. Cook and Mr. Dawson concerning their comments and felt comfortable with their ability to satisfy all concerns. Mr. Price requested that the DRC recommend preliminary approval to allow the project to continue to move forward without further delays. Mr. Poole stated that it would be premature to consider granting preliminary approval for the project given the amount of agency comments and the absence of VDOT comments. He added that traffic impacts and Alternate Route 5 were a primary concern for the Commission during the public hearing for the Hiden project. Mr. Poole stated that he did not feel comfortable moving the case forward without seeing VDOT comments. Mr. Garrett stated that he could not recommend preliminary approval given the amount of significant issues raised in the agency comments. Ms. Wildman agreed with Mr. Poole and Mr. Garrett and felt that the DRC should wait until all agencies had issued comments before granting preliminary approval. Mr. Hagee stated that the DRC has recommended preliminary approval in the absence of VDOT comments in the past and questioned why this case should be any different. Mr. Johnson responded that VDOT comments often have a more significant impact on larger developments such as Hiden than they would for some of the smaller scale projects that require DRC review. Mr. Johnson added that the BMP and several of

the lots will need to be re-engineered as a result of the comments already received by staff. Mr. Garrett made a motion, seconded by Mr. Poole, to defer this case until the next regularly scheduled DRC meeting.

4. ADJOURNMENT

There being no further business, the January 3, 2001, Development Review Committee meeting adjourned at approximately 4:45 p.m.


John Hagee, Chairman


O. Marvin Sowers, Jr., Secretary

Subdivision 93-00. Hiden Estates - Phase I

Staff Report for the January 31, 2001, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mr. Howard Price of AES

Proposed Use: 71 Lots are shown for Phase I

Location: Off Alternate Route 5

Tax Map/Parcel: Parcels (1-9) on Tax Map No. (37-4)

Primary Service Area: Inside

Parcel Size: The entire Hiden tract is approximately 400 acres in size

Existing Zoning: PUD-R (Planned Unit Development - Residential)

Comprehensive Plan: Low Density Residential

Reason for DRC review: The proposed subdivision exceeds 50 lots

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

STAFF RECOMMENDATION

This case was deferred by the DRC at the January 3, 2001, meeting. Since that meeting, VDOT comments have been received, the plan has been revised to incorporate staff review comments, the stormwater management pond has been completely relocated outside of the Resource Protection Area, and the archaeological study has been received and reviewed (showing that no significant finds are located in Phase I).

Staff believes that substantial progress has been made in these plans and recommends that preliminary approval be granted.

attachments:

- revised lot layout plan (separate)
- VDOT review comments



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4451 IRONBOUND RD.

WILLIAMSBURG, VIRGINIA 23188-2621

January 19, 2001

CHARLES D. NOTTINGHAM
COMMISSIONER



Paul Holt, Planner
James City County Planning
P.O. Box 8784
Williamsburg, VA 23187

Ref: Hiden Estates, Phase I
SP-93-00
Route 321 (Alt. 5), James City County

Dear Mr. Holt:

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

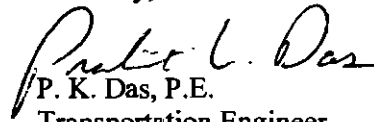
1. A traffic light warrant study may be required for future phases or after ultimate build-out.
2. *Land Use Permits* are no longer named CE-7 permits and Note #8 on Sheet #2 should be revised accordingly.
3. A note needs to be added to Sheet #15 stating that *VDOT does not assume responsibility for maintenance of the stormwater management pond or its structures, and shall be saved harmless from any damage caused by failure of the same.*
4. The drop inlet spread calculations should use a rainfall intensity of 4.0 inches/hour instead of 3.5 inches/hour. Revised drainage calculations shall be submitted for review.
5. A soil survey will be required to determine subgrade conditions and the possible need for undercut or stabilization. In addition, the boreholes should penetrate sufficient depths to account for the "cut" and "fill" sections indicated on the profiles. Please forward a completed geotechnical package for further review when available.
6. Road J has a horizontal curve radius of 120' near the intersection of Road C. For a 25 MPH design speed, the radius should be approximately 180' to 200'.
7. At Station 19+25 for Road C, the sag vertical curve should have a grade change (A) of 7% or a K value of 23.5 in order to meet AASHTO guidelines for rider comfort or headlight sight distance, respectively.
8. At Station 10+75 to 12+00 for Road C, we recommend that the small, local sag and crest dips be eliminated.
9. At Station 18+00 for Road F, the crest vertical curve should have a K value of 16.1 in order to meet AASHTO guidelines. Also, at Station 20+25, we recommend a K value of 23.5.

10. At Station 10+00 for Road J, a K value for the crest vertical curve should be provided. Also, at Station 11+50, *SAG* is misspelled.
11. If there is the possibility that ultimate build-out will include 200 or more residential units or generate more than 2000 trips/day with a clubhouse, then we recommend that Road B be designed as 38' wide from curb to curb.
12. *Streetlight* should be relabeled **Security Light** in order to avoid further review of the manufacturer's specifications. Also, the plans should show the light poles to be located 9.5' behind the curb line as shown on the typical detail.
13. The security light at the entrance median shall be relocated in order to meet clear zone requirements. We recommend two lights – one at the exit area and one at the entrance area near Road B.
14. Stop signs should be labeled R1-1 per the MUTCD. We recommend stop signs at all minor streets.
15. A note needs to be added to the plans stating: *An 8.5" by 11" copy of the striping plan will need to be faxed to S. A. Sabilia at (757) 925-1655, with a notice of intent to begin striping 72 hours prior to the application of pavement markings.*
16. The design engineer shall determine if guardrail is required. Guardrail shall be required on Road B adjacent to the SWM basin. Also, an appropriate symbol for guardrail should be added to the legend.
17. A sign shall be posted stating *Road Construction* (G20-1) or *Road Closed* (R11-2) at the end of pavement at Station 56+00 on Road B.
18. On Sheet #18, the VDOT general notes should be deleted. The revised VDOT general notes should be substituted or incorporated into the contract specifications.
19. Any proposed landscaping in the right-of-way or entrance median will be reviewed by VDOT's Environmental section and a maintenance agreement will be required.
20. The entrance design for Road A should be consistent with the Hiden Estates Turn Lane project drawings.

When the above comments have been addressed, 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.

Should you have any further questions concerning this matter, please advise.

Sincerely,


P. K. Das, P.E.
Transportation Engineer

Site Plan 149-00

Little Creek Reservoir Kayak Shelter

Staff Report for the January 31, 2001, Development Review Committee Meeting

Summary Facts

Applicant: Mr. Paul Tubach, Jr.
JCC Parks & Recreation

Land Owner: James City County

Proposed Use: Kayak & Canoe Shelter

Location: Little Creek Reservoir Park

Tax Map/Parcel: (21-1)(1-26)

Primary Service Area: Outside

Parcel Size: 38.5 acres

Existing Zoning: A-1, General Agriculture

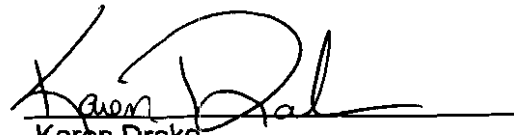
Comprehensive Plan: Low Density Residential

Reason for DRC review: The proposed kayak & canoe shelter was not included in the Parks & Recreation master plan for the park. State Code requires any new public facility be reviewed by the Planning Commission.

Staff Contact: Karen Drake Phone: 253-6685

Staff Recommendation:

Staff finds the proposed canoe and kayak shelter consistent with other uses at Little Creek Reservoir Park and recommends that preliminary approval be granted subject to the attached agency review comments.


Karen Drake
Planner

Attachments:

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

**Agency Review Comments
For
SP-149-00. Little Creek Reservoir Park, Canoe & Kayak Shelter**

Planning:

1. There is some confusion about the exact scope of this project, what currently exists on site and what is proposed for future development. Please clarify when plans are resubmitted.
2. Include the name of engineer, architect, landscape architect, planner and/or licensed surveyor who drew the submitted plans.

Landscape Planner, Lee Schnappinger

1. Building perimeter planting should be provided for the structure proposed on the site plan. 6 trees or 30 shrubs are required for the 10' wide planting area around the building. Credit may be taken for existing trees to fulfill this requirement. This credit is to be calculated according to the Section 24-93 of the James City County Zoning Ordinance. Please approximately locate trees to be used for credit on the site plan.
2. The Environmental Division may have additional comments regarding landscaping in this area.

County Engineer:

1. The plans, as submitted, are acceptable.

Environmental:

1. There is some confusion regarding what is proposed to be constructed with this site plan. There are items identified as proposed and there are some items shown on the plan but do not exist in the field but are not labeled as proposed. Please clarify the scope of the project.
2. Depending on the scope of the project, a Land Disturbing Permit may be required for this project.
3. Label the materials for the proposed boat ramp.
4. Show the details for the erosion control measures.
5. Provide the James City County Erosion Control Notes, dated 5/5/99.
6. Provide a north arrow on the site plan.
7. Provide a sequence of construction on the plan.
8. Provide a Narrative Plan for the project.
9. Provide a stone construction entrance at the entrance to the project.
10. Provide evidence that any required wetlands permits have been obtained.

11. 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.

Fire Department:

1. The plans, as submitted, are acceptable.

JCSA:

1. Show the location of the existing well or call out the distance to the existing well.

Site Plan 147-00**Kingsmill - Rivers Edge, Phase 4**

Staff Report for the January 31, 2001, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mr. Robert Wornom of AES Consulting Engineers

Land Owner: Busch Properties, Inc.

Proposed Use: Single Family and Duplex Units

Location: Kingsmill planned community - adjacent to the James River

Tax Map/Parcel: (50-4)(1-1)

Primary Service Area: Inside

Parcel Size: This particular area is approximately 16.79 acres in size

Existing Zoning: R-4, Residential Planned Community

Comprehensive Plan: Low Density Residential

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

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

STAFF RECOMMENDATION

Staff finds the proposal generally acceptable and recommends that preliminary approval be granted, subject to the attached agency review comments

attachments:

- Site plan (separate)
- Agency review comments

Agency review comments
for
SP-147-00. Kingsmill - Rivers Edge, Phase 4

Planning:

1. Is the Conservation Easement existing or proposed. Please label as such. If the easement is existing, include the recordation information (e.g., document number). If the easement is proposed, please submit a plat and our standard easement language for review. The plat and Deed must be approved prior to final site plan approval.
2. Include a note on the plans stating that the streets are private and shall not be maintained by the transportation department or the county and may not meet state design standards.
3. Provide street names for Loop Road "A" and Loop Road "B."
4. Include a note on the plans stating that all new signs shall be in accordance with Article II, Division 3 of the James City County Zoning Ordinance.
5. Add a note to the plans stating that "Any old wells that may be on site that will not be used must be properly abandoned according to State Private Well Regulations."
6. Revise the lighting plan to show glare out to 0.1 footcandles.
7. Add a note to the plans stating that "Wetlands and land within resource protection areas shall remain in a natural undisturbed state except for those activities permitted by section 23-9(c)(1) of the James City County Code."
8. Add a note to the plans stating that "Street Identification Signs shall be of a design such that, at a minimum, the sign itself or the alpha-numeric lettering is made of a reflective material."

JCSA:

1. Please refer to the attached comments, dated January 2, 2001. These comments have been sent to you previously. There is one change however, to Comment #8 - a water data sheet *will* be needed. Staff will fax this sheet, along with the preliminary approval letter to NNWW.

Environmental:

1. Please refer to the attached comments, dated January 3, 2001. These comments have been sent to you previously.

Fire:

1. The plans, as submitted, are acceptable.

ENVIRONMENTAL DIVISION REVIEW COMMENTS
Kingsmill - River's Edge Phase IV
SP-147-00
January 3, 2001 MDW/DEC



1. A Subdivision Agreement, with surety, shall be executed with the County prior to recordation of lots.
2. A Land Disturbing Permit, with surety, is required for this project.
3. Water and sewer inspection fees must be paid prior to the issuance of a Land Disturbing Permit.
4. Provide additional proposed grading around buildings 10b, 11a and 11b.
5. Provide matchlines on all appropriate sheets.
6. Provide clarification on the cover sheet, Index of Sheets titles are misleading or mislabeled.
7. Since silt fence is the main erosion and control measure employed on the site and there are steep slopes involved in many locations, use wire reinforced silt fence. Add the appropriate detail to the detail sheet.
8. Identify the off-site land disturbing areas required for soil stockpiles and the proper erosion control measures required to stabilize these areas.
9. Replace the Erosion Control Notes on sheet 20 with the revised James City County Erosion Control Notes dated 5/5/99.
10. Clarify the conflict with the proposed plantings and the drainage swale between buildings 9a and 10b.
11. Construction sequencing lacks detail. Install inlet protection on all existing inlets as a first step, not after the grading activities have taken place. Describe when the CBR samples and other road samples are to be taken. The contractor cannot remove any erosion and sediment control measures without the approval of the Engineering Inspector.
12. Provide conservation easements for all Natural Open Space areas claimed in the BMP worksheet.
13. 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).

MEMORANDUM

Date: January 2, 2001
To: Paul Holt, Planner
From: Danny W. Poe, P.E., Chief Engineer - Wastewater
Subject: SP-147-00, Kingsmill - River's Edge Phase IV



We reviewed the plan for the above project you forwarded on 12/12/00 and noted the following comments. We may have additional comments when a revised plan incorporating these comments is submitted.

1. The project must be reviewed and approved by NNWW.
2. DEQ must review and approve the grinder pump plans and calculations prior to receiving a certificate of occupancy.
3. Provide grinder pump calculations to JCSA for review.
4. Invert elevations of laterals entering the grinder pump units should be specified.
5. Sewer laterals with two or more customers connected into them must be six inches in diameter minimum. Length and slope of six inch laterals should be indicated on the plans, and invert elevations are required at tie-in points and terminal ends.
6. A JCSA easement (minimum 10') must be provided for all six inch laterals serving two or more customers. A clean out is required on all four inch laterals at the easement line since this is the end of JCSA's responsibility for maintenance. A clean out is required on the upstream side of all bends and fittings on six inch laterals.
7. Revise the Sewer Data Sheet to account for six inch laterals.
8. A Water Data Sheet is not required for this project since the system will belong to NNWW.

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

DWP/

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

Staff Report for the January 31, 2001, 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 Olde Towne 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).

At the September 27, 2000, DRC meeting, the DRC considered the developers request to eliminate the sidewalk in lieu of a proposed trail network through the subdivision. At that meeting, the DRC recommended the developers request not be granted. Some of the concerns by DRC members at the time was that the trail plan was not formally developed or proposed, no implementation or maintenance schedule had been developed and that a soft surface trail may not be a sufficient substitute for formal sidewalks. The DRC did, however, state that a revised proposal could be submitted for consideration.

The developer has revised the proposal and the request to modify the ordinance sidewalk requirement is now back before you. As stated in the ordinance, 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.

The trail plan, now formally proposed, would be developed to include the following:

- a compacted stone trail surface 4 feet wide;
- a phasing and implementation plan (see details on plan);
- an option for the Homeowners Association to provide a connection to Prime Outlets;
- picnic areas along the trail; and
- assurances that the trail system would be owned and maintained by the Homeowners Association.

Staff finds the design and timing of the proposed trails acceptable. Staff also finds the proposed trails increase internal circulation of the subdivision. Staff also finds the trail connecting Rockingham Drive to Scott's Pond Drive acceptable.

Staff still believes, however, that some form of pedestrian facility is needed along Scott's Pond Drive. Scott's Pond Drive continues to be the major collector road within the subdivision and a sidewalk would allow residents living in the rear portions of the subdivision safe access to the open space lot, which may be developed as an active recreational facility in the future, and access to the front portions of the subdivision.

Staff recommends the DRC approve the developer's request for a modification to the sidewalk requirements, contingent upon the trail network proposed by the developer and with the addition of a sidewalk along Scott's Pond Drive, from Rockingham Drive to the open space lot. Staff also recommends the trail network be expanded to include connections to Phase 1 development.

attachments:

- Engineer's letter, dated January 12, 2001
- Engineer's letter, dated September 5, 2000
- Small scale site layout
- Section Two and Off-Road Trails Layout (separate)

Jan.12,2001

Development Review Committee
James City County

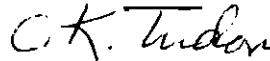
re;Scott's Pond Subdivision
Section II

Gentlemen;

Attached please find 6 prints of our drawing of trails proposed in lieu of sidewalks required and a copy of our letter of Sept.5,2000 concerning this subject. In addition to the negatives listed in that letter please be aware that because of the radical change in cross-section required for sidewalks the entire balance of the subdivision would have to be redesigned.

The trail system we proposed would be owned by and maintained by the Scott's Pond Owners Association as would the proposed sidewalks. James City County and VDOT would not maintain the sidewalks.

Very truly yours,



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

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, P.E.
Member, KT&BK LLC

Subdivision 103-00**Powhatan Village**

Staff Report for the January 31, 2001, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mr. Steve Romeo of LandMark Design Group

Land Owner: Powhatan Enterprises (for sale to Centex Homes)

Proposed Use: 209 Residential Units: 63 Single Family (cluster) & 146 Townhouse

Location: Powhatan Secondary planned community - off News Road

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

Primary Service Area: Inside

Parcel Size: This particular area is approximately 27 acres in size

Existing Zoning: R-4, Residential Planned Community

Existing Master Plan Designation: The approved Master Plan for Powhatan Secondary shows this land bay designated for up to 244 attached townhomes

Comprehensive Plan: Low Density Residential

Reasons for DRC review: This plan comes before the DRC for several reasons:

1. Per the Zoning Ordinance, the proposed combined size of the units exceeds 30,000 s.f.
2. Per the Zoning Ordinance, there is no approved conceptual plan.
3. Private Streets are proposed.
4. Per the proffers, recreational facilities must be provided, as approved by the DRC.
5. The applicant is requesting a modification from the sidewalk requirements of the Zoning Ordinance.
6. The applicant is requesting a modification to the Landscape Ordinance requirements.

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

STAFF RECOMMENDATION

After review of the plans, staff recommends the following:

Preliminary Approval

This plan contains many deficiencies (as noted by the attached agency review comments) and several requests for modifications, waivers, and exceptions, all as detailed below. Staff believes the plans should be revised to address attached agency comments, and resolution brought to the requested modifications, waivers, and exceptions (which may affect site design and layout, depending on the outcomes) prior to the issuance of preliminary approval.

Private Streets

Under current Zoning Ordinance requirements, master plans for R-4 zoned communities must specify whether or not streets are to be public (i.e., turned over to VDOT for ownership and perpetual maintenance) or private (owned and maintained by an organization other than VDOT or the County).

The approved Powhatan Secondary Master Plan is non-conforming in that private streets were never identified. However, given its R-4 zoning classification and its many multifamily designations, one could logically assume that some of the streets would be privately maintained. Staff believes private streets in this development are consistent with the intent of the Master Plan and, although not specifically identified, would be logically assumed in multifamily areas and recommends approval of private streets within this particular project.

Recreation

Proffers for Powhatan Secondary (i.e., the entire Master Planned Community) state that in each area proposed for multi-family or townhouse development, recreational facilities shall be provided as approved by the DRC.

To meet its recreation requirement, the developer is proposing:

1. a soft surface trail network for Powhatan Village and a trail for Powhatan Secondary. The Powhatan Village trail would connect into a proposed trail around the existing, adjacent stormwater management pond;
2. three areas of common open space (one primarily for Powhatan Village and two primarily for Powhatan Secondary); and
3. approximately 3.6 acres of conservation easement on immediately adjoining property for the benefit of both Powhatan Village and Powhatan Secondary (2.5 acres of this 3.6 acre area is identified as "Recreational" on the Master Plan).

Staff does not recommend approval of these amenities as completely fulfilling a recreation requirement for the following reasons:

1. The proposed soft trail and open space within Powhatan Village are passive in nature. Given the project's high density and lack of other formal recreation facilities in close proximity, staff believes that some active recreation should be provided within Powhatan Village. The James City County Parks and Recreation Division has reviewed the proposal and recommends that formal recreation amenities such as playgrounds, ball courts and play fields be provided. Actual facilities can be geared toward the anticipated needs of the residents.
2. Regarding the three areas of common open space, the Zoning Ordinance states that "common open space shall be located in a usable way and located so as to enhance the living environment of the community. This shall mean that the common open space shall be distributed and not aggregated in large areas that provide little or no benefit to the individuals of the community."

One of the proposed open spaces is not accessible at all from the streets of Powhatan Village. Another one of the open spaces is located indirectly off internal streets, via an accessway that is only 10 feet in width. The developer has stated these two open space

areas are more for the enjoyment of people as they walk on the trail that surrounds the stormwater management pond, and not so much for the primary use of the residents of Powhatan Village. The third area of open space is located behind townhouse units, almost in a court yard atmosphere. Staff generally believes that such an area is not conducive as a recreation site, given the close proximity to residential units, the fact that it is surrounded by residential units on all four sides, its narrow width (an average of 60 feet) and the narrow width of the only three access points (10 feet wide, each).

Should the DRC wish to consider soft surface trails and open space as the primary recreational amenity for Powhatan Village, staff believes the plan should reflect greater care and attention as to how they are laid out and how residents can access them. Construction standards and cross sections should appear on the plans and homeowners association documents should be submitted for review and approval noting how, and by whom, the trails and open space will be maintained. Staff recommends other improvements as well, such as a community wide signage and trail map and open space markings. Trail access points between Lots 10 & 11, 20 & 21, 39 & 40, and next to Lot 1, in addition to those already proposed. Furthermore, in keeping with design principles for multi-objective greenways, the location of the JCSA sewer line behind Lots 11 thru 45 should be rerouted in such a manner as to accommodate a trail. This would require altering the alignment of the sewer easement and some property lines. The JCSA easement location behind Lots 29-39 and Lots 15-23 is not advised. The JCSA line should be relocated outside the property line in community open space and the trail located over top of it. Staff also recommends additional improvements/considerations such as eliminating the units on Lots 208 and 209 to create active recreation areas and considering an alternative design plan that would provide better access to the neighborhood open space in Phase 7.

3. Regarding additional proposed recreation facilities for Powhatan Secondary as a whole, the proposed conservation easement on the property that is designated "Recreation" on the Master Plan is passive in nature. Again, staff believes that some active recreation should be provided. While there is some recreation internal to the Monticello at Powhatan apartments, there are no other proposed community recreation sites on the north side of News Road. There are a total of 642 total residential units are located on the north side of News Road.

Should the DRC wish to consider the open space as a primary recreational amenity for Powhatan Secondary, staff would recommend that the entire area not be designated a Conservation Easement, as the easement language prohibits, with the exception of trails, almost all active activity.

The developer has stated that other recreational opportunities exist within the greater Powhatan Secondary development. More specifically, Mid-County Park and a 4.3 acre recreational area within Phase 5. But staff does not believe these two areas should be the only formal recreational sites within all of Powhatan Secondary. First, access to these sites from the north side of News Road is problematic. A child/resident would have to cross either News Road or Alternate Route 5, or both, and travel along roadways without sidewalks.

The developer has also stated that all trails within Powhatan Secondary should be considered a recreational amenity. While staff agrees it serves as one recreational amenity, it should not be one of the primary features. Many of the trails provide good opportunities and access, such as around the lakes and BMP's, but staff questions the long term viability of some of the other trails and connections. In some instances, the trails and connections are located on privately-owned lots (coincident with JCSA sewer easements). Staff does not believe that such connections are viable over the long term.

Sidewalk Waiver Request

In January of 2000, the Zoning Ordinance was amended to include new sidewalk provisions. The ordinance, in part, requires that sidewalks be provided along all existing public roads abutting property to be developed. In this instance, a sidewalk is required along News Road and Powhatan Secondary Road.

Upon a favorable recommendation of the DRC however, the Planning Commission may modify this requirement provided that:

1. The developer provides a sidewalk along some other existing public road; or
2. Access to abutting properties has been provided for by way of a pedestrian connection constructed to the minimum standards listed in the Zoning Ordinance, or
3. Some combination of #1 and #2 is provided in a manner and location acceptable to the DRC.

Staff recommends the DRC not approve this request. With the increasing build out of Powhatan Secondary, and other growing residential developments along News Road, vehicular traffic is increasing dramatically. Therefore, staff believes a formal VDOT sidewalk should be provided to accommodate non-vehicular traffic. Staff believes there will be a strong desire for pedestrians and cyclists coming from the residential areas to reach the commercial areas of Monticello Marketplace. Staff does not believe, in this instance, a soft surface trail is an adequate substitute. Clearing for the trail, although minimized by a flexible, meandering route which would be field located, would reduce the effectiveness of the vegetative buffer along News Road as well. Should the DRC require a sidewalk, staff recommends that the sidewalk improvements be located outside of, and exclusive of, any vegetative buffer.

Should the DRC wish to grant the developers request for the trail, staff recommends the construction plans be amended to include specific construction details of the trail, such that they are consistent with Zoning Ordinance requirements, at a minimum, and that assurances be made through the Homeowners Association documents the trail will be perpetually owned and maintained. Staff also recommends the trail along News Road be made of a paved surface or concrete. Such a heavily used pathway will need to be extremely durable and will facilitate connections to future sidewalk construction along News Road if built by the County.

The DRC previously granted a modification for the elimination of a sidewalk along Powhatan Secondary. The DRC now has the opportunity to reconsider the requirement for a sidewalk along this road given what is now known about the development of Powhatan Village.

Landscape Ordinance Waiver/Modification Request

In July of 1999, the Zoning Ordinance was amended include new landscape provisions. The ordinance, in part, requires that an average 50 foot landscape buffer be provided along the right of way of Community Character Corridor (in this instance, News Road). Furthermore, all structures must be setback a minimum of 15 feet from the perimeter of this buffer (the "construction zone" setback).

The landscape buffer shown for Powhatan Village is an average of approximately 33 feet and is shown as little as 5 feet in some places. The construction zone setback has been met on all townhouse lots, with the exception of Lot 57, but the construction zone setback is only 4 feet in the areas of the single family cluster homes.

The applicants request for a waiver, therefore, is a reduction of the News Road landscape buffer (the buffer would continue to include the trail, if so approved) and the partial elimination of the construction zone setback requirement.

Staff does not support this request. First, given the density of this project, staff strongly supports providing the full amount of landscape buffer required by the ordinance. Second, the county envisions a greenway along News Road that would connect to Mid-County Park. Providing for a wider buffer width in this area would allow for this much needed corridor, as well as provide additional buffer to separate and to soften land use disparities with the News Road corridor and the single family units on the other side of News Road. Third, staff would be leary of the precedent that would be set at such a reduction on a Community Character Corridor.

The DRC might remember a request for a buffer width modification that was approved for the Powhatan Place Townhomes - which is located on the other side of News Road, closer to Target. In that instance, there were 4 groupings of townhomes shown in the 50 foot buffer and in the 15 foot construction zone setback. A cul-de-sac was located in the buffer too. The DRC allowed a buffer reduction for the road and 2 of the townhouse groupings. The remaining 2 townhouse groupings were moved and otherwise modified to keep units out of the buffer. The DRC further modified the buffer to allow all "scrub" trees to be removed in favor of new landscaping, but a substantial amount of landscape otherwise required internal to that project was relocated to the News Road buffer. With the granted modifications, over 77% of the News Road frontage still meets the ordinance requirements for the 50 foot buffer and 15 foot construction zone setback.

The DRC may also be aware of another large development at the intersection of Old News Road and New News Road - Monticello at Powhatan Apartments. That development has substantial road frontage on News Road and fully meets the new landscape ordinance requirements - no modifications or exceptions were requested or granted.

The developer has stated that additional roadway buffer could be accommodated for by extending a landscape easement along the back yards of the proposed homes. Staff would not support such a proposal in acceptance of a narrower open space owned in common. A fundamental difference with Powhatan Village is that each unit will be subdivided off and private yards/lot established. With Powhatan Place Townhomes, and the Apartments, yard and landscape areas along News Road are better protected because they are under the control of a single homeowners association. Any type of buffer whereby a portion is located on private lots cannot be effectively monitored or controlled.

The DRC members might remember parts of the Powhatan Secondary Proffers which call for a 40 foot wide Landscape Preservation Zone (or "L.P.Z.") along all major roadways. That proffer has been substantially invalidated as it pertains to the Powhatan Village site. That is because of the substantial improvements made by VDOT to News Road in this area. A major curve in News Road was straightened, leading to a much wider right of way than was originally envisioned. Part of the right of way conveyance proffers state that excess right of way taken will "reduce in like amount the Landscape Preservation Zone" in this area. Therefore, the LPZ, as defined in the proffers does not affect this project, but the requirements of the Zoning Ordinance still apply.

attachments:

- ▶ Agency Review Comments
- ▶ Memorandum to Paul Holt from Paul Tubach of the Parks and Recreation Division, dated January 25, 2001
- ▶ Letter from Steve Romeo to Paul Holt, dated January 17, 2000
- ▶ Lot Layout and Phasing Plan - this plan shows the landscape buffer along News Road and Powhata Secondary Road (separate)
- ▶ Master Overall Exhibit of Powhatan Secondary - this plan shows other pedestrian trails, units counts and densities, and other land uses within the development (separate)
- ▶ Landscaping Plans (separate)

Agency Review Comments for
S-103-00. Powhatan Village

Planning:

1. As mentioned previously, the plan was incorrectly submitted as a Subdivision. Because the plans contain attached dwellings, a Site Plan must be submitted. Please correct the plans and applications appropriately.
2. Provide parking space calculations (required and provided).
3. For all parking spaces - provide protection of landscape areas as required by Section 24-57(b) of the Zoning Ordinance.
4. Add a note to the plans stating that all signs shall be in accordance with Article II, Division 3 of the James City County Zoning Ordinance.
5. Because these lots will be subdivided, add a note to the plans stating that new monuments will be set in accordance with Sections 19-34 through 19-36 of the James City County Subdivision Ordinance.
6. Because these lots will be subdivided, add a note to the plans stating that street identification signs shall be installed in accordance with Section 19-55 of the James City County Subdivision Ordinance.
7. Landscape comments will be forwarded when available.
8. The statistical data on Sheet C-4 states that the project size is 30.63 acres. However, the "Exhibit of Powhatan Village Parcel" states that the project size is 27.04 acres. Which one is correct?
9. If there are any supplemental Homeowners Association Documents for this particular project, please submit them for review by the County Attorney's Office, in accordance with the proffers.
10. All entrance features and signage must be submitted for review, in accordance with Section 19-69 of the Subdivision Ordinance.
11. Provide sidewalks in accordance with Section 24-35 of the Zoning Ordinance (sidewalks must be provided on streets based on traffic generation, sidewalks must also be provided on other internal streets between *all* parking areas, buildings, and connecting the public areas). Please note these are separate requirements from the requested waivers from sidewalks along adjacent public streets and the request to use proposed trails as recreational amenities.

Environmental:

1. Please refer to the attached comments, dated January 25, 2001. These comments have been e-mailed to you previously.

JCSA:

1. Please refer to the attached comments, dated January 17, 2001.

County Engineer:

1. Please show Private street construction guidelines.
2. Submit plat and Deed for any Natural Open Space Easements.

JCSA:

1. Please refer to the attached comments, dated January 17, 2001.

Health & Fire:

1. The plans, as submitted, are acceptable.

Real Estate Assessments:

1. Provide street names for review.

VDOT:

1. The plans submitted state that the streets will be privately maintained. Please provide a letter from the developer stating that the streets will be privately maintained and that they do not expect to upgrade the streets in the future to meet VDOT standards.



MEMORANDUM



Date: January 17, 2001

To: Paul Holt, Senior Planner

From: Shawn A. Gordon, P.E. - Project Engineer

Subject: S-103-00, Powhatan Village

We reviewed the plans for the above project you forwarded on December 22, 2000 and noted the following comments. We may have additional comments when a revised plan incorporating these comments is submitted.

General

1. These plans consist of more than 100 residential sewer connections, therefore Health Department approval is necessary.
2. Extend the water services and sewer laterals to the right-of-way or easement lines as appropriate. Cleanouts and water meters are required to be located on the right-of-way or easement line.
3. Show the vertical bends for the water mains in the plan view and label.
4. Provide stationing for all water main appurtenances on the plan or profile sheets to establish horizontal control and tie with the road centerline.
5. There are water mains throughout the project which are in curves along the road which do not meet the minimum bending radius for that size and type water main. The water mains shall be installed per AWWA C605 standards. Specify use of fittings to accomplish pipe deflection to meet allowable bending for PVC pressure pipe. Revise plans accordingly.
6. Label all in-line gate valves on the water mains prior to the tee for fire hydrant assemblies in the plan and profile. These gate valves are not considered part of the fire hydrant assembly.
7. Provide road names throughout the subdivision.
8. Please find attached a copy of the fire flow analysis markups. Should you have any questions or require additional, please call Chris Dawson at 253-6677.

Sheet C-5

1. Connect the dual water service for Lots 156 and 157 to the 8-inch water main at the road. Currently the service is connected to the 8-inch sanitary sewer.
2. Designate the invert in from each structure for Sanitary Manholes #15, #16, #19 and #21 in the tabulations. The receiving pipe runs from each manhole can be placed in parentheses. For example Manhole #15, revise to Inv. In = 55.43 (#16), (#19).
3. The sanitary sewer run between Manholes #15 and #14 in the tabulations appear not to meet the minimum slope of 0.40% for 8-inch pipe. Please revise plans accordingly.
4. Verfiy the slopes for the sanitary sewer runs between Manholes #20 and #19 and Manholes #16 and #15 in the tabulations.

Sheet C-6

1. The sanitary sewer run between Manholes #15 and #14 and Manholes #13 and #12 in the tabulations appear not to meet the minimum slope of 0.40% for 8-inch pipe. Please revise plans accordingly.
2. Designate the invert in from each structure for Sanitary Manholes #10 and #12 in the tabulations. (Please refer to Comment #2 for Sheet C-5).

Sheet C-7

1. Provide an inside drop connection for Sanitary Manhole #3 and revise structure to a 60-inch diameter manhole.
2. Verfiy the slopes for the sanitary sewer runs between Manholes #2 and #1 in the tabulations.
3. Add note to existing Manhole #13 stating, "Core drill and provide Kor-N-Seal boot or approved equal." for the 8-inch proposed sewer.

Sheet C-8

1. Designate the invert in from each structure for Sanitary Manhole #36 in the tabulations. (Please refer to Comment #2 for Sheet C-5).
2. Manhole #27 should be a watertight manhole. During construction of Manhole #27, the existing trunk line should have watertight plugs installed. The manhole shall be vacuum tested and found satisfactory by JCSA prior to acceptance. Add note to the plan stating "Contractor to notify the James City Service Authority 48 hours prior to the construction/installation of manhole."

Sheet C-9

1. Designate the invert in from each structure for Sanitary Manhole #24 in the tabulations. (Please refer to Comment #2 for Sheet C-5).
2. Add and label the air release valve on Road "B" at Station 18+15±.
3. Label the 11.25° bend at Station 18+96± on Road "C".

Sheet C-10

1. Designate the invert in from each structure for Sanitary Manhole #32 in the tabulations. (Please refer to Comment #2 for Sheet C-5).
2. Extend the 4-inch water main along Road "A" to the News Road right-of-way for a future waterline connection. Provide a gate valve and box one pipe length from the dead end blow-off assembly.

Sheet C-13

1. There appears to be a conflict between the 12-inch water main and the 12-inch storm sewer on Road "A" at station 11+74, revise plans accordingly.
2. Add note to provide 36-inch minimum cover for the 12-inch water main on the Road "B" profile to be consistent with the other profiles.
3. Show the extension of the 4-inch water main to the News Road right-of-way.

Sheet C-14

1. Add the 12-inch gate valve at Station 13+48± and revise the joint restraint accordingly.
2. There appears to be a vertical discrepancy in the connection of the water main along Road "B" and Road "D". Please verify and revise plans accordingly.

Sheet C-15

1. Add note to provide 36-inch minimum cover for the 12-inch water main on Road "C" to be consistent with the other profiles.
2. Add and label the 8-inch gate valve at Station 11+72±.
3. Add and label the 8-inch gate valve at Station 13+75 and fire hydrant assembly at Station 13+78 for Road "E".
4. Add and label the 8-inch gate valve at Station 15+45± and Station 17+26± for Road "E".

5. Show the entire waterline along Road "C", connecting into the water main along Road "N". A matchline with the remaining profile on another sheet is acceptable if necessary due to room constraints on the plans.

Sheet C-16

1. Add and label the 12-inch gate valve at Station 15+90±. Adjust restrain joint lengths appropriately.
2. Add and label the 12-inch gate valve at Station 19+68±. Adjust restrain joint lengths appropriately.
3. There appears to be a vertical discrepancy in the connection of the water main along Road "B" and Road "D". Please verify and revise plans accordingly.

Sheet C-18

1. Road "J" profile, add the 11.25° bend at Station 10+24±.
2. Road "N" profile, add the 45° horizontal bends on the water main and label.

Sheet C-19

1. Sanitary Outfall from Manhole #3. Revise Manhole #1 and #3 to a 60-inch diameter manhole with a drop connection. Show the pipe run in from Manhole #6 to Manhole #3 on the structure.

Sheet C-20

1. Add the following note to the Sanitary & Water Service Separation Detail, "Vertical separation shall be 18-inch minimum for all pipe types between the water and sewer service lines."
2. Revise the water meter distance from the property line to 2.0 feet minimum as required on the Sanitary & Sewer Service Separation Detail.

Sewer Data Sheet

1. Average design flow should be based on 300 gpd per unit. Revise the average design flow and peak design flow accordingly. Express units in gpm.

Water Data Sheet

1. Average design flow should be based on 300 gpd per unit, revise Section 5b accordingly. Express units in gpm.

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

ENVIRONMENTAL DIVISION REVIEW COMMENTS
POWHATAN VILLAGE
COUNTY PLAN NO. S - 103 - 00
January 25, 2001

General Comments:

1. A Land Disturbing Permit and Siltation Agreement, with surety, are required for this project.
2. A Subdivision Agreement, with surety, shall be executed with the County prior to recordation of lots.
3. Water and sewer inspection fees must be paid prior to the issuance of a Land Disturbing permit.
4. A Standard Inspection / Maintenance agreement is required to be executed with the County for any Stormwater Management/BMP facilities as proposed for this portion of the project.
5. Wetlands. In addition to Road A, there appears to be other potential wetland impact areas, specifically due to grading required along the northern site perimeter, installation of storm drains and outlet protections and possibly due to grading result required for installation of the Phase I/II and Phase 4/7 temporary sediment basins. Prior to initiating grading or other on-site activities on any portion of a lot or parcel, all wetland permits required by federal, state and county laws and regulations shall be obtained and evidence of such submitted to the Environmental Division. Refer to Section 23-9(b)(8) of the Chapter 23 Chesapeake Bay Preservation ordinance.
6. Land Disturbing Permit. Nearly all runoff from proposed Powhatan Village is conveyed through existing (natural) drainage facilities in route to the existing offsite BMP approved under County plan SP-38-99. It is our preference that this facility be completed and record drawings and construction certifications be approved before a land disturbance permit can be considered for issuance for any single or multiple phase for Powhatan Village.
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. Site Tabulation. Provide proposed impervious cover and disturbed area estimates for the project on the Sheet C-1 or C-4 site tabulations.
9. VPDES. It appears land disturbance for the project may exceed five (5) acres. Therefore, it is the owners responsibility to register for a General Virginia Pollutant Discharge Elimination System (VPDES) Permit for Discharges of Stormwater from Construction Activities, in accordance with current requirements of the Virginia Department of Environmental Quality and 9 VAC25-180-10 et seq. Contact the Tidewater Regional Office of the DEQ at (757) 518-2000 or the Central Office at (804) 698-4000 for further information.
10. Plan References. When referencing the previously approved stormwater management facility on plans and narratives, provide proper notation to approved County plan SP-38-99.
11. General. On note 12 on Sheet C-4, provide further clarification for the abbreviation "PCSA".

Floodplain:

12. 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:

13. Environmental Inventory. The Environmental Inventory on Sheet C-21 states that there are no Resource Management Areas (RMA) on the site. By ordinance, the entire county is designated as RMA, thus this statement needs corrected. The only wetland impact area listed on the inventory is area associated with the Road A crossing. As previously mentioned, this does not appear to be the only site activity impacting designated wetlands. If the USACOE only approves road impacts under a Nationwide Permit, the site plan will have to be adjusted accordingly to remove the non-approved impact areas.
14. Percent Impervious. Section 23-9(b)(1)(b) of the Chesapeake Bay Preservation Ordinance states that impervious cover shall not exceed 60 percent of the site.

Erosion & Sediment Control Plan:

15. 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.
16. Offsite Land Disturbing Areas. Identify any offsite land disturbing areas including borrow, waste, or disposal sites with required erosion and sediment controls or indicate on the plans that none are anticipated for this project.
17. Site Soils. Based on the soils map in the drainage report, most of the site soils slated for disturbance exhibit moderate to severe erosion and/or high or perched water table tendencies. Explain what features or measures are specifically being presented in the construction plan to address these characteristics if encountered during construction.
18. E&SC Plan. The erosion and sediment control and site drainage plans were presented in a “master” plan format, indicative of a request for land disturbance approval for mass clearing and grading of the entire tract. The sequence of construction on Sheet C-23 is very basic in nature and does not clearly reflect intended phasing for the seven sections. Furthermore, the sequence is not specific to the measures, techniques, practices and methods to be implemented for each phase. Minimizing the extent and duration of area exposed at one time is a basic principle and practice of erosion and sediment control that should be considered and implemented on this development plan.
19. Phasing. Provide the phasing limits on plan sheets related to erosion and sediment control and drainage.
20. E&SC Plan. No formal computations were forwarded for each of the five (5) temporary sediment basins as proposed in the master E&S control plan. Submit Sediment Basin Design Data Sheets to ensure basin designs are in compliance with Minimum Standard 3.14 of the VESCH. Include hydrology, hydraulic and 2- and 25-year basin routings as necessary.
21. E&SC Plan. Most of the diversion dike locations tributary to the Phase I/II, Phase 4/7, Phase 3, Phase 6 and Phase 6/7 temporary sediment basins will directly conflict with earthmoving operations within each phase of development. Also, proposed locations of the Phase 3, Phase 6 and Phase 6/7 interior sediment basins will also conflict with per phase earthmoving operations. Specific grading plans are requested for all temporary sediment basins to properly evaluate the potential for impact to designated wetland areas and other existing/proposed site features. Grading/design for these interior basins may be different between the time the structure’s are first installed, during grading and once grading is complete. Designs must account for differences in topography and drainage patterns during their entire life cycles.

22. **Diversion Dikes.** If phasing is not incorporated, adequately sized diversion channels (DV) may be necessary rather than diversion dikes (DD) as proposed to properly divert disturbed area runoff into the Phase I/II and Phase 4/7 sediment basins. Per the VESCH, Minimum Standard 3.09, diversion dikes are usually limited to less than 5 acres of contributing drainage area.
23. **Temporary Sediment Traps.** The design report contains a summary table for eight (8) temporary sediment traps (labeled as ST #1, ST#1, ST #2, ST#3, ST #4, ST#5, ST #5, and ST #3). The traps as identified in the design report are not indicated on the construction plans. In addition, the summary table reflects sizing based on disturbed area rather than total contributing drainage area and several of the sediment traps exceed the maximum allowable drainage area of 3 acres based on VESCH, Minimum Standard 3.13 and 3.14. Provide further clarification, plan and detail information, and revised computations to support the design of proposed temporary sediment traps.
24. **Details.** Provide details and/or schedules as needed to properly construct temporary sediment basins and traps in conformance with the provisions of the VESCH.
25. **Previous Sediment Trap.** Specifically address use, sequencing and removal of the sediment trap along Powhatan Secondary, which is part of the control plan as approved for County Plan SP-38-99 (amended SP-94-00). Clarify if this trap be utilized for E&SC during construction of Powhatan Village and at what point the structure will be required to be removed. This location of this structure also directly conflicts with work proposed in Phase I of Powhatan Village.
26. **Rock Construction Entrance.** Provide rock construction entrances at all access points to paved roadways in accordance with VESCH Minimum Standard 3.02.
27. **Fill Diversions/Slope Drains.** Incorporate temporary fill diversions and slope drains where possible, especially along the northern site fills, to properly divert concentrated site runoff away from the fill slopes until such time as inlets and storm drainage systems are in place and functional.
28. **Outlet Protections.** Properly label all storm drain outfall locations intended to receive outlet protection with standard symbols and keys per the VESCH. Provide consistent construction data including riprap class and thickness, pad dimensions and amount of stone to be used at outfall structures # 76, # 62, # 136 and # 143 in accordance with requirements of the VESCH, Minimum Standards 3.18 and 3.19. This information can be shown individually on the plan sheets or on a schedule on detail sheet C-23.
29. **Slope Labels.** Provide labels for intended graded side slopes (3H:1V, etc.) for the fill slopes along the northern border, cut slopes along the southern border near News Road and the Road A fill embankment. Slopes steeper than 3H:1V would require matting.
30. **E&SC Narrative.** Phase VII-A is reference in the E&SC narrative, but not on the construction plan.

Stormwater Management / Drainage:

31. **Drainage Map.** On Sheet C-24, show the offsite drainage divide for the area tributary to the existing 15 inch RCP culvert across News Road.
32. **Drainage Easement.** A drainage easement of sufficient width is required from Storm Structure # 92 to the right-of-way line for News Road. An easement is necessary to ensure offsite drainage can be maintained through the onsite storm drainage system.
33. **WSEL's.** Show and label the design high water for the downstream approved BMP on Plan Sheets C-3, C-6 and C-7, as applicable. Adequate buffer (25 ft. minimum; 50 ft. recommended) must be present between the design high water elevation and any permanent structures.

34. **Channel Adequacy.** The approved stormwater management facility for development of this tract is located a considerable distance downstream of the development site. An existing natural channel, located along the northeast border of the site, will convey drainage from the development site to the BMP. There are five (5) storm drain/culvert outfalls associated with this development plan which discharge drainage to the existing natural drainage channel in an uncontrolled manner (ie. without SWM/BMP control). Adequacy analyses is required for both the primary receiving channel (ie. the natural channel to the BMP) and at each of the five outfall locations in accordance with VESCH and Minimum Standard MS-19 procedure.
35. **Storm Outfalls.** Based on site mapping, storm drain/culvert outfalls at Structures # 62, # 110 and # 136 do not discharge into an existing receiving channel, pipe or storm drain system. A natural channel is defined as a conveyance with a defined cross-sectional flow area. In cases where no channel exists, a man-made channel to convey the flow to an adequate outfall must be provided.
36. **Downstream BMP Protection.** Include provisions on this E&SC plan to monitor the existing downstream (offsite) dry-detention basin (BMP) for signs of sedimentation, specifically during or as a result of construction of Powhatan Village. The contractor should be aware that additional onsite or offsite controls, sediment removal and coordination with the owner, engineer and County may be required to adequately protect this facility.
37. **Inlet Structure # 92.** No inlet spread/flow depth computations were shown for inlet # 92. Ensure inlet # 92 on Sheet C-9 is properly designed to accept the intercepting design flow. Any bypass flow at this structure will be conveyed northward and may cause erosion on the site's perimeter cut slope. Also, a DI-5 or DI-7 inlet grate top may be better suited for structure # 92 rather than a DI-1 grate.
38. **Storm Drain Computations.** Storm piping and inlet computations as presented were well organized and presented and overall appear acceptable for the project as a whole (master plan configuration). Further review may be necessary if design/construction data or configurations change due to layout or design changes that may result due to per phase (or section) design. General comments about storm drain/inlet systems and computations are as follows:
- 38a) On Sheet C-6, pipe construction data is missing in the schedule for runs 43-44 and 44-45.
 - 38b) On Sheet C-7, top elevation design data is missing for structure # 49.
 - 38c) On Sheet C-8, add construction data to the schedule for structure 103-109 (30 inch pipe).
 - 38d) On Sheet C-8, pipe construction data is missing in the schedule for run 109-110.
 - 38e) On Sheet C-11, a label and endwall type is missing for structure 141 (12 inch outfall)
39. **Culvert 142-143.** Describe how existing flow in the channel will be handled during installation of the triple 36 inch culverts (Structure 142-143) and indicate any special requirements to prevent erosion and sedimentation within the wetland area. Address all requirements of Minimum Standard 12, 13, 14 and 15 for work in live watercourses. Also, provide all critical construction information for the culverts on plan Sheet C-11 including size, material type and class, length, slope, invert elevations, endwall types, etc.
40. **Utility conflicts.** Based on storm drain profiles as shown on Sheets C-13 through C-19, there appears to be several conflicts between storm drains and other site utilities. More specifically:
- 40a) Road A, Sta. 11+75, Storm Structures 137-138 and 12-inch water line-conflict.
 - 40b) Road G, Sta. 11+10, Storm Structures 42-45 and 4-inch water line-clearance.
 - 40c) Road I, Sta. 11+00, Storm Structures 13-17 and 8-inch sanitary sewer-conflict.
41. **Utility Crossings.** Show the 10 inch ductile sanitary sewer crossings under Structures 61-62 and 109-110 on Sheet C-19.
42. **Onsite Channels.** Change the "earth" swale designations on plan Sheets C-7, C-9 and C-10 as applicable and the typical "earth" swale detail on Sheet C-20 to a "grass" swale designation.

43. TRM Channel Lining. If design velocities and depths allow, consider use of high performance turf reinforcement matting (TRM) instead of paved linings in the upper reaches of channel segment 130-131-131 on Sheets C-10 and C-11. Vegetated lining with TRM reinforcement will provide for water quality enhancement and improved aesthetics as compared to a concrete lined channel. If TRM lining is utilized, provide a typical section and proper specifications to ensure proper construction. *(Note: This comment also applies to the entire project, where interior, onsite paved channels were specified for erosion resistance.)*

M E M O R A N D U M

DATE: January 25, 2001

TO: Paul Holt, Senior Planner

FROM: Paul Tubach, Jr., Park and Greenway Planner

SUBJECT: Powhatan Village plan review

The Division of Parks and Recreation has reviewed the proposed residential development plans for Powhatan Village and offer the following comments for DRC consideration:

1. We would like to see a copy of the trail plan for the complex. Since trails appear to be the primary recreational amenity for this development, the plan needs to reflect greater care and attention as to how these are laid out and how residents access them. Are all the trails on community open space? There needs to be a plan that specifies who will build and maintain them.
2. Recreation does not appear to be an intrinsic design element for this neighborhood. Recreation amenities such as playgrounds, open fields, courts, and bike trails, must be provided with this plan. The JCC Park system, as outlined in the Parks and Recreation Master Plan, provides community and district parks under the premise that neighborhood parks are provided for and managed within every neighborhood. The developer should not assume that JCC Parks and Recreation could absorb the increased recreational needs generated by this development on Mid County Park. The proffer "*recreation has to be approved by the DRC*" indicates this was a stopgap measure by the DRC during the interim period in which there was not an approved P&R Master Plan. Recreation, parks and open space standards should be programmed into this development, as is required for other neighborhoods, to include responsibility for managing and maintaining those recreation open spaces by either the developer or homeowner association.

3. Park and Recreation Standards (per 1000 population)

Single Family 630 units x 2.9 persons per unit= 1827
 Townhouse and Multi Family 209 units x 1.7 persons= 355.3

	Standard	SF	TH/MF	Total
Neighborhood Park- SF	3.0 acres/1000	5.481		6.73 acres
- TH/MF	3.5 acres/1000		1.244	
Biking/Jogging Trails	1.5 Mi/1000	2.741	0.533	3.27 miles
Playgrounds - SF	1/1000	1.827		2.54
- TH/MF	2/1000		0.711	
Courts -Tennis	0.25 Court/1000	0.4575	0.089	0.57 courts
-Volleyball	0.50 Court/1000	0.914	0.178	1.09 courts
Softball Fields	0.2/1000	0.366	0.071	0.44 fields

- Neighborhood parks should be at least ¼ acre in size.
 - Playgrounds should be at least 2500 SF and contain 5 activities.
 - Biking and jogging trails should be 8' wide, asphalt or concrete, and separate from the roadway.
4. A proposed community greenway trail along News Road should be integrated with the County Sidewalk Plan as part of this project. This trail connection between the Powhatan Creek Greenway and Mid County Park will provide residents with additional recreation opportunities. Increasing the buffer width along News Road is needed in order to provide for this greenway trail corridor, as well as provide additional buffer separation to soften land use disparities with single-family units on the other side of News Road. A 20' wide greenway corridor is needed for an 8' trail, including clear zones and grading, and should be in addition to other buffer requirements.
 5. Is the central open space, designated as a stormwater management facility, used by other sections of the master plan to meet the open space requirement? We would like to review the open space requirements for their 1988 Master Plan. In general, the interstitial open spaces within this neighborhood do not provide accessible and useable recreation areas, trails notwithstanding. In an effort to maximize developable areas while staying out of wetlands, the plan offers little in the way of community design or aesthetics essential to creating a "neighborhood". We would hope the DRC would request the developer to implement recreation amenities outlined in the JCC Parks and Recreation Master Plan, as calculated in #3 above, for this purpose.
 6. When the Conservation Easement is placed on this stormwater area, what use restrictions will be imposed? The trail in the stormwater management area should be kept out of wetlands if at all possible or designed to minimize wetland impacts. Whether or not the County is holding the conservation easement, JCC must review the trail design. Multiple access points between units are necessary for maintenance, pedestrian access, and security. Access points between housing units should be 10' wide and must provide direct connections to trails and open spaces for community use.
 7. In keeping with design principles for multi-objective greenways, the trail should be located within the JSCA sewer easement behind Lots 11 thru 45 and routed in such a manner as to accommodate the trail. This would require altering the alignment of the sewer easement and some property lines. The JSCA Easement location in the back yard of Lots 29-39 and Lots 15-23 is ill advised. The JSCA line should have been placed outside the property line in community open space.
 8. Other comments:
 - There are no open space areas within Phase 1 & 5, nor is any connection made to access other open spaces such as the Stormwater management facility.
 - There need to be trail access points between Lots 10&11, 20 & 21, 39 & 40, and next to Lot 1, in addition to those already provided between Lots 30 & 31.
 - There should be an open space access point between Lots 96 & 97.
 - Lot 208 and 209 are orphan lots and create a land use conflict.

- Deleting Lots 102 and 57 can allow shifting Road C to create a wider roadway buffer along News Road for landscaping and a greenway.
- A multi use greenway trail along News Road should integrate bikeway, trail and sidewalk master plan recommendations. This multi use trail should connect to Mid County Park with appropriate intersection improvements at News and Monticello made by VDOT (or other) to include pedestrian curb ramps and striped crosswalks.
- An alternative design plan for Road D and B is attached that provides better access to neighborhood open spaces.
- Is the stormwater BMP, which is located at the intersection of News Road and Monticello Road (not the VDOT pond), part of the Master Plan for this community? If so, we would like to encourage the developer of install trails around it, and connect them to Mid County Park. Coordinate this location with Parks and Recreation and the County Engineer responsible for roads.
- Mid County Park was originally proffered as a school site and should not be calculated as a park and recreation amenity provided by this project. It was expected these services would be provided at a later date and subsequently reviewed by the DRC at time of submittal. Per the P&R Master Plan, half of all recreation facilities should be provided for within neighborhood parks.
- Parks should not be located in a flood plain. A wetland delineation line surrounds this 3.6-acre site. The stream channel in the middle of the 3.6-acre linear park will further limit the sites ability to accommodate active recreation amenities as outlined above. This land is better suited to passive recreation. A conceptual plan should be prepared and submitted for review to determine whether this parkland can support the required recreation facilities or another site, or sites, may need to be provided.

Larry S. Barry, P.E., President
Norman H. Mason, L.S., Vice Pres.
Vaughn B. Rinner, C.L.A.
Kenneth A. Dierks
Robert P. Kerr, R.E.P., P.W.S.



Clayton E. Massey, P.E.
Charles R. Osborne, L.S.
Stephen A. Romeo, L.S.
Mark W. Strickland, P.E.
A. Gary Webb, P.E.

January 17, 2000

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

RE: JCC Case No. C-82-00
Powhatan Village (Cluster and Townhomes)

Dear Mr. Holt:

Pursuant to our meeting regarding this case on January 10, 2001, and following from our subsequent conversations, by this letter we hereby request that the subject case be forwarded to the Development Review Committee (DRC) for consideration at its January 31, 2001 regularly scheduled meeting. We request that the DRC consider the following issues:

Open Space: Staff questioned the appropriateness of the open space areas located between proposed lots 10 and 11 and behind proposed lots 31 through 39; in our meeting on the 10th of January, Staff further questioned the location and configuration of the open space area located within proposed Phase 7.

Sec. 20-213 (b) (4) of the applicable 1987 ordinance reads: "Common open space shall be located so as to enhance the living environment of the residential planned community. Generally, this shall mean that the common open space shall be distributed throughout the community and not aggregated in large areas that provide little or no benefit to the individual uses or the community at large."

All open space areas provided in this section of the larger planned community are clearly distributed throughout the section – they are not aggregated in a large area – providing all residents nearly comparable access to such space. The specific open space areas to which Staff refers in its comment letter could just as easily be included within the adjacent lots without affecting the total open space requirement for the community as a whole. Instead, the first two areas were planned for common open space as a complement to the natural area abutting the section to the northeast, affording passive recreational opportunities in areas outside of and overlooking wetland areas.

Paul Holt
Powhatan Village DRC Meeting Request
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Based upon discussions on January 10, the applicant may be amenable to providing trail connections between these two areas and the overall trail system to ensure that neighborhood residents have formalized access to these areas for passive recreational use. The additional area identified by Staff is in a core area of the development. It is the applicant's desire to allow the citizens themselves to determine what, if any, recreational amenities they wish to locate in this area. The applicant will provide for trail connectivity to and through this area so that all internal open spaces areas are accessible (for the citizen-intended use) and residents can also access open space and recreational areas beyond the confines of this section or neighborhood.

Recreation: Staff commented that the provision of formal recreational facilities in this neighborhood is governed by Proffer 11 accepted by the Board of Supervisors and recorded in the land records of James City County in Book 803 at Page 746. The Conceptual Plan proposes formal facilities of the type that were envisioned by both the Master Plan and the Proffers through provision of the pedestrian connections depicted on the Conceptual Plan. These facilities, while offering meaningful recreational opportunities in and of themselves, more importantly provide for critical connectivity of this neighborhood with all the various recreational amenities offered to residents of the Powhatan of Williamsburg Secondary community. Among other amenities, a recently completed swimming pool and community recreation building (i.e. clubhouse) are available for all community residents. By Proffer, it is the Development Review Committee (DRC) that is the final arbiter of whether or not the intent of this Proffer 11 has been met.

Sidewalks: Staff commented that the proposed soft surface trail along News Road does not meet the requirements of the Zoning Ordinance. Rather, Staff asserted that a sidewalk is required. The proposed soft surface trail is planned to exist outside the News Road right-of-way and will therefore be privately maintained. Sec. 24-35 (a) (1) of the Zoning Ordinance states that "If sidewalks are to be privately maintained, they shall be built to standards acceptable to the county engineer or the planning commission." The applicant is proposing a soft surface trail consistent with the County construction standards for such facilities.

The applicant's intent in proposing a soft surface trail for this project was that it allows for substantially greater opportunities to save trees along its course than does the standard VDOT sidewalk. Moreover, it would, if approved by the DRC, represent an extension (indeed a complement) to an identically proposed soft-surface trail proposed as part of Powhatan VII-A (S-58-00), which soft surface trail was previously approved by the DRC and Planning Commission. We therefore request that the Planning Commission consider this history and the satisfactory performance and usability of the proposed soft surface trail as they have done previously in this planned community.

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Powhatan Village DRC Meeting Request
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We also point out that the adjacent Monticello at Powhatan apartment project did not provide a sidewalk along News Road.

With respect to a sidewalk along Powhatan Secondary Road, leading out to News Road, the applicant's plan for trail connections from both the townhouse and cluster areas of this section to the proposed soft surface trail along News Road provides adequate access for residents of these neighborhoods to the trail system along News Road and to trails and other recreational amenities throughout the greater planned community. A sidewalk along Powhatan Secondary road would be superfluous and indeed less convenient to residents than the trail system proposed.

News Road Buffer: While it has yet to be confirmed that the Powhatan Secondary planned community (as a substantially proffered rezoning project) is subject to the Community Character Corridor (CCC) regulations, the applicant offers the attached landscape design (Sheet L-1 of the Powhatan Village development plans) in an attempt to maximize the project's ability to meet the intent of the CCC in light of the proffered landscape preservation zone (LPZ) commitments. The current plans propose to retain 121 deciduous trees and 81 evergreen trees within the LPZ area, with the majority of these trees being 4" in diameter or larger. Along this right-of-way, current ordinance standards require 112 trees; the attached landscape plan proposes a combination of existing and planted trees totaling 243 trees. The current ordinance also requires 333 shrubs, whereas 394 existing and proposed shrubs are provided. Finally, the unique topographic setting of this site will result in the units backing up to News Road being three to five feet (and more) below the grade of News Road, thereby reducing for passing motorists the apparent massing of buildings adjacent to the roadway.

Moreover, as requested by Staff on January 10, the applicant is exploring the feasibility of increasing the LPZ limits beyond that proffered behind proposed units 62, 63 and 64, to the extent possible, so that enhanced landscaping will be located within an easement area, not on a private lot. We believe these efforts represent substantial mitigating efforts given the inconsistency between the proffer requirements and the subsequent CCC requirements.

Together, these efforts and the design of other adjacent projects along News Road within the Powhatan Secondary planned community combine to provide a streetscape transition from the rural areas of western News Road to increasingly urban development as motorists approach Monticello Avenue and the commercial core of Monticello Marketplace and the Marketplace Shoppes. These somewhat subtle streetscape clues as well as roadway markings and signage serve to alert the motorist that they are approaching a more congested, active area and reduced speeds are warranted.

Paul Holt
Powhatan Village DRC Meeting Request
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Staff is already in possession of the development plan landscape sheet referenced herein. Should you require additional copies for the DRC members in advance of the meeting, please let me know. Please contact me directly if you have any questions about the foregoing. We look forward to meeting with the DRC on January 31, 2001 to discuss these matters. With regards, I am...

Sincerely,

THE LANDMARK DESIGN GROUP, INC.



Stephen A. Romeo, L.S.
Principal

SAR/at

III. DEVELOPMENT REVIEW COMMITTEE REPORT

Case No. S-093-00

Hidden Estates – Phase I

Mr. Howard Price, on behalf of AES Consulting Engineers, has requested that the DRC review the plans. This case was deferred by the DRC at the January 3, 2001 meeting. Since that meeting, VDOT comments have been received, the plan has been revised to incorporate staff review comments, the storm water management pond has been completely relocated outside of the Resource Protection Area, and the archaeological study has been received and reviewed (showing that no significant finds are located in Phase I).

Action: The DRC recommended that the Planning Commission grant preliminary approval to this case.

Case No. SP-149-00

Little Creek Reservoir Kayak Shelter

Mr. Paul Tubach, on behalf of James City County Parks and Recreation has requested the DRC review a proposal kayak and canoe shelter, which was not included in the Parks and Recreation Master Plan. State Code requires the Planning Commission review any new public facility. The property is located at the Little Creek Reservoir Park. It is zoned A-1, General Agriculture, and can be further identified as Parcel No. (1-26) on JCC Real Estate Tax Map No. (21-1).

Action: The DRC recommended that the Planning Commission grant preliminary approval to this case.

Case SP-147-00

Kingsmill- Rivers Edge - Phase IV

Mr. Robert Wornom, on behalf of AES Consulting Engineers, has requested that the DRC review the proposed plans. The property is located in Kingsmill, adjacent to the James River. It is zoned R-4, Residential Planned Community and can be further identified as Parcel No. (1-1) on JCC Real Estate Tax Map No. (50-4). This case is under Planning Commission review due to the fact it proposes a group of buildings with a total floor area that exceeds 30,000 square feet.

Action: The DRC recommended that the Planning Commission grant preliminary approval to this case.

Case No. S-045-00

Scotts Pond, Section 2

Mr. Ken Tudor has requested that the DRC review a proposed modification to the sidewalk ordinance. The revised plans submitted to the planning staff include a formal

off-road trail plan and a maintenance schedule. This property is located off Olde Towne Road. It is zoned R-2, General Residential and can be further identified as Parcel Nos. (1-106), (1-107), (1-108), and (1-108-A) on JCC Real Estate Tax Map No. (32-2).

Action: The DRC recommended that the Planning Commission approve the requested modification.

Case No. S-103-00

Powhatan Village

Mr. Steve Romeo, on behalf of Landmark Design Group, has requested that the DRC review this project for several reasons: Per the Zoning Ordinance, the proposed combined size of the units exceeds 30,000 sq. ft.; No conceptual plan was previously approved; Private streets were proposed; Per the proffers, recreational facilities must be provided, as approved by the DRC; and Modifications of the sidewalk requirements and the Landscape Ordinance are being requested. This property is located at Powhatan Secondary off News Road and can be further identified as Parcel No. (1-21) on the JCC Real Estate Tax Map No. (38-3).

Action: The DRC deferred action on this case until a subsequent DRC meeting. The time and date of this meeting will be set at the February 5, 2001, Planning Commission Meeting. At that time, the DRC members will also set a time and date in which to conduct a site visit.

**JAMES CITY COUNTY
DEVELOPMENT REVIEW COMMITTEE REPORT**

FROM: 1/4/2001

THROUGH: 2/1/2001

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-116-99	New Town, Wmbg./JCC Courthouse SP Amendment
SP-042-00	Ironbound Road Sidewalk
SP-082-00	Stonehouse - LaGrange Parkway Extension
SP-094-00	Powhatan Secondary - Road Extension & Dam
SP-097-00	Monticello at Powhatan Apartments Lighting SP Am.
SP-102-00	Williamsburg Crossing Parking Lot Add. SP Amend.
SP-108-00	Stonehouse - John Deere Gator Demonstration Track
SP-111-00	Williamsburg Plantation Coach House Rd Extension
SP-120-00	JCSA, Lift Station 2-7, Rehab., Kingsmill
SP-123-00	Powhatan Office Park SP Amendment (lighting)
SP-127-00	Masjid Abdul Aziz - Parking Amendment
SP-132-00	Courthouse Green - SP Amendment
SP-136-00	Greensprings Grocery
SP-139-00	Busch Gardens -Williamsburg Lift Station Upgrades
SP-147-00	Kingsmill on the James- Rivers Edge, Phase IV
SP-149-00	Little Creek Reservoir Water Access Park
SP-150-00	Williamsburg Business Center, Phase III
SP-151-00	Go-Karts Plus, Kiddie Karts SP Amendment
SP-154-00	Wellsprings United Methodist Church
SP-155-00	Advanced Vision Institute SP Amendment
SP-156-00	Monticello at Powhatan Apartments, Phase II
SP-001-01	Stonehouse Nature Trail
SP-002-01	JCC HSC Parking Area Expansion
SP-003-01	Ford's Colony-Williamsburg West Guardhouse
SP-004-01	Busch Gardens- Wmsbg Lift Station Upgrades,Phs. II
SP-005-01	Skiffes Creek Village Parcel B
SP-007-01	Kingsmill River Course Starter's Shack
SP-008-01	Addition to the Best Residence
SP-009-01	Printpack-Pallet Washer Building Addition

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-080-00	Wellington Cross Country Sewer Main	7/26/2001
SP-103-00	Williamsburg Plantation Section 5, Units 97-133	10/2/2001
SP-110-00	Mt. Pleasant Baptist Church	10/9/2001
SP-115-00	JCSA - Lift Station 6-8, Replacement	11/2/2001
SP-118-00	King of Glory Lutheran Church/Comm Ctr/Edu Expans.	11/2/2001
SP-122-00	Wmbg. Cr., Riverside Medical Office Building SP Am	11/3/2001
SP-125-00	JCC District Park - Hotwater Coles Tract	11/6/2001
SP-131-00	Busch Corporate Center - McLaws Place	1/10/2002
SP-134-00	JCSA, Lift Station 7-2, Rehab., Burton Woods	11/15/2001
SP-135-00	Marketplace Shoppes - Phase II/Sun Trust Bank	12/13/2001
SP-138-00	Busch Corp. Center - Quarterland Commons, Phase 10	1/11/2002
SP-143-00	JCSA Operations Center Site Expansion	1/12/2002
SP-145-00	Williamsburg Pottery Factory Garage & Sheds Add	1/8/2002

C. FINAL APPROVAL		DATE
SP-079-00	BASF - Leachate Distribution System	1/30/2001
SP-100-00	Midlands Road, Lot 2, Office Building	1/9/2001
SP-101-00	JCC Community Center - Skate Park	1/23/2001
SP-137-00	Powhatan Place - Townhomes Amendment	1/9/2001
SP-141-00	Kingsmill Sports Center Addition	1/8/2001
SP-142-00	Stonehouse - BP Solarex Panel Testing Facility	1/16/2001
SP-144-00	Wmsbg Pottery,Bldg 21 2nd Floor (Sprinkler System)	1/10/2001
SP-146-00	JCSA Proposed Temporary Parts Storage Addition	1/5/2001
SP-152-00	Hankins Industrial Park Parcel 4A-2 - Wayjo	1/24/2001
SP-006-01	Kingsmill Sports Center Addition-Amendment	1/29/2001

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-110-99	George White & City of Newport News BLA
S-006-00	Ewell Station, Lots 1, 4 & 5
S-050-00	Indigo Heights
S-065-00	Shellbank Woods - James C. Windsor BLA and LLE
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-079-00	Spencer/Reed BLA - lot 2 & 3
S-084-00	Longhil Gate Section 1 BLA
S-086-00	Ford's Colony Section 30 Lots 1-98
S-088-00	C M Chandler
S-091-00	Greensprings West, Plat of Subdv Parcel A&B
S-093-00	Hidden Estates Phase I
S-103-00	Powhatan Village
S-004-01	Waterford at Powhatan Sec., Ph. 20
S-005-01	Wright Family Subdivision
S-006-01	Property of Courthouse Green of Williamsburg, L.L.
S-007-01	Monticello Marketplace- Parcel 2
S-008-01	Greensprings Plantation, Phs II Lots 45 & 46
S-009-01	Scott Trust Subdivision
S-012-01	Spring Hill Ph. 3 & 4, Plat of Correction
S-015-01	Essie J. Jenkins

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-126-98	Powhatan Woods, Phase 2, Development Plans	1/5/2003
S-003-99	Stonehouse, Bent Tree, Sect 5B, Ph. 1 Dev Plans	4/26/2001
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-036-00	New Town - Casey Sub. & BLE - Windsor Meade	9/27/2001

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-045-00	Scott's Pond, Section 2	8/7/2001
S-047-00	Hankins Industrial Park Road Extension	8/11/2001
S-058-00	Powhatan Secondary, Phase 7-A	10/2/2001
S-078-00	Busch Corp. Center Parcel C, Sub. of parcel 1,9,14,	11/16/2001
S-082-00	Lake Powell Forest, Phase III - plat	11/28/2001
S-087-00	Parcel 1- Linda Cowles Henderson Subdivision	11/30/2001
S-014-01	Michelle Radcliffe-Boundary Line Adjustment	1/31/2002

C. FINAL APPROVAL		DATE
S-060-00	Rosa Mae Davis/Grove ABC Day Care BLA, Lot 2	1/22/2001
S-081-00	Kingsmill East Boundary Line Adj of River Bluffs	1/29/2001
S-089-00	Ford's Colony BLA Lots 4,5,6, Section XIII-D	1/8/2001
S-092-00	Greensprings West Parcels A & B (Pump Station)	1/8/2001
S-095-00	Rosa Mae Davis Subdivision BLA/Grove ABC Day Care	1/22/2001
S-097-00	Red Oak Landing Road/Easement & ROW Aquis Plat	1/29/2001
S-099-00	Season's Trace, Winter Park Parcel 2, Lots 47-50	1/19/2001
S-101-00	J.S.G. Corporation BLA	1/8/2001
S-001-01	Stonehouse-Bent Tree Sec. V-B, Ph. 1, Lot 12	1/17/2001
S-002-01	Lake Powell Forest Phase 1-Amended Subdivision	1/10/2001
S-003-01	Lake Powell Forest Phase 2 -Amended Subdivision	1/10/2001
S-010-01	James River Commerce Center Parcel 10	1/30/2001
S-011-01	Frederic Taylor/ Mulberry Place BLA	1/23/2001
S-013-01	Sasha & Mary Digges, ROW Dedication for St. Bede	1/24/2001

D. EXPIRED		
S-078-99	Powhatan Secondary Phase 6-A	
S-103-99	Greensprings West, Phase 3	
S-080-00	Magruder Woods	

AGENDA

DEVELOPMENT REVIEW COMMITTEE

January 31, 2001

4:00 p.m.

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

1. Roll Call
2. Minutes - Meeting of January 3, 2001
3. Cases
 - A. S-093-00 Hiden Estates, Phase I
 - B. SP-149-00 Little Creek Reservoir Kayak Shelter
 - C. SP-147-00 Kingsmill River Bluffs - Phase IV
 - D. S-045-00 Scotts Pond, Section 2
 - E. S-103-00 Powhatan Village
5. Adjournment