

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING C BOARD ROOM AT 6:45 P.M. ON THE 1ST DAY OF OCTOBER, TWO THOUSAND ONE

ROLL CALL

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

ALSO PRESENT

Mr. Paul Holt, Senior Planner

1. Case No. Z-4-01SUP-17-01. Prestonwood at Williamsburg Crossing


Mr. Holt stated that the applicant requested a deferral of this case and that no DRC action was needed at this time.

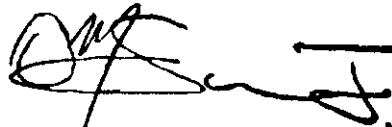
2. Case No. C-123-01. Mill Pond at Stonehouse

Mr. Holt presented the staff report on the conceptual master plan and stated that staff had no recommendations for change at this time, but the applicant was interested in any feedback the DRC might have. Mr. Holt stated the provision for DRC review of master plans was added during the last update of the Subdivision Ordinance, and that DRC review of the master plan was not binding on either the County or the developer. Ms. Wildman inquired of Mr. V. Marc Bennett, of AES Consulting Engineers and representing the developer, where the pedestrian trail would be located. Mr. Bennett explained the pedestrian trail proposal. Mr. Poole asked if the County was required to contact adjacent property owners in New Kent County as part of this application. Mr. Holt responded that adjacent property owners were not notified as part of a by-right subdivision. Mr. Garrett asked how well the lots were selling at Stonehouse. Mr. Bennett stated that he was not sure. After review of the proposal, the DRC did not have any further comment for the applicant.

3. Adjournment

There being no further business, the October 1, 2001, Development Review Committee meeting adjourned at approximately 6:55 p.m.


John Hagee, Chairman


O. Marvin Sowers, Jr., Secretary

Conceptual Plan 145-01

Wexford Hills Subdivision - Ordinance Exception Request

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

SUMMARY FACTS

Applicant:	Mr. Jim Franklin representing the Blackthorn Group, LLC
Land Owner:	Blackthorn Group, LLC
Approved Use:	Low density residential subdivision
Location:	Near the intersection of Riverview Road and Newman Road Lots, 65, 37, 36, 35 and 34 (Phase I of Wexford Hills) 8224, 8260, 8264, 8268, 8272 Wrenfield Drive, respectively
Tax Map/Parcel:	(15-4)(2-65),(2-37),(2-36),(2-35), and (2-34), respectively
Primary Service Area:	Outside
Parcel Size:	Lots 37, 36 and 35 are approximately 3 acres. Lot 65 is approximately 4 acres and Lot 34 is approximately 7.4 acres
Existing Zoning:	A-1, General Agricultural
Comprehensive Plan:	Rural Lands

Reason for DRC review: These lots received final subdivision approval on March 24, 2000. Since this subdivision is located outside the Primary Service Area, each lot must be served by an individual septic tank (with both a primary and reserve drainfield). As part of the subdivision review and approval process, the plans were transmitted to the Health Department. The construction plans for this phase of Wexford Hills were approved by the Health Department and each of these lots had a primary and reserve drainfield shown on them.

However, effective July 1, 2000, the Health Department regulations pertaining to the use and placement of septic tanks were changed. Therefore, the conventional septic tank systems previously approved by the Health Department, are no longer possible under the new State Code. Therefore, the applicant has requested an exception to the Subdivision Ordinance to allow for the use of an alternative septic tank system - one that meets the newly adopted State regulations. These alternative designs are not allowed by-right under the James City County Subdivision Ordinance.

The Subdivision Ordinance states that the commission may grant an exception to any requirement of the chapter, but not unless first receiving a recommendation from the DRC and upon finding that:

- a.) strict adherence to the ordinance requirement will cause substantial injustice or hardship;
- b.) the granting of the exception will not be detrimental to public safety, health, or welfare, and will not adversely affect the property of others;
- c.) the facts upon which the request is based are unique to the property and are not applicable generally to other property so as not to make reasonably practicable the formulation of general regulations to be adopted as an amendment to the ordinance;

d.) no objection to the exception has been received in writing from the transportation department, health department, or fire chief; and

e.) the hardship or injustice is created by the unusual character of the property, including dimensions and topography, or by other extraordinary situation or condition of such property. Personal, financial, or self-inflicted hardship or injustice shall not be considered property justification for an exception.

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

STAFF RECOMMENDATION

Staff finds the following:

a.) Staff believes that strict adherence to the ordinance (i.e., requiring the use of a conventional septic tank system design) will cause a substantial injustice or hardship. This will effectively make the lots unbuildable;

b.) The use of the alternative systems proposed would not be detrimental to the public safety, health or welfare and will not adversely affect the property of others;

c.) The proposed use of the alternative systems proposed would not be unique to this property;

d.) No objection to the proposal has been submitted from the health department; and

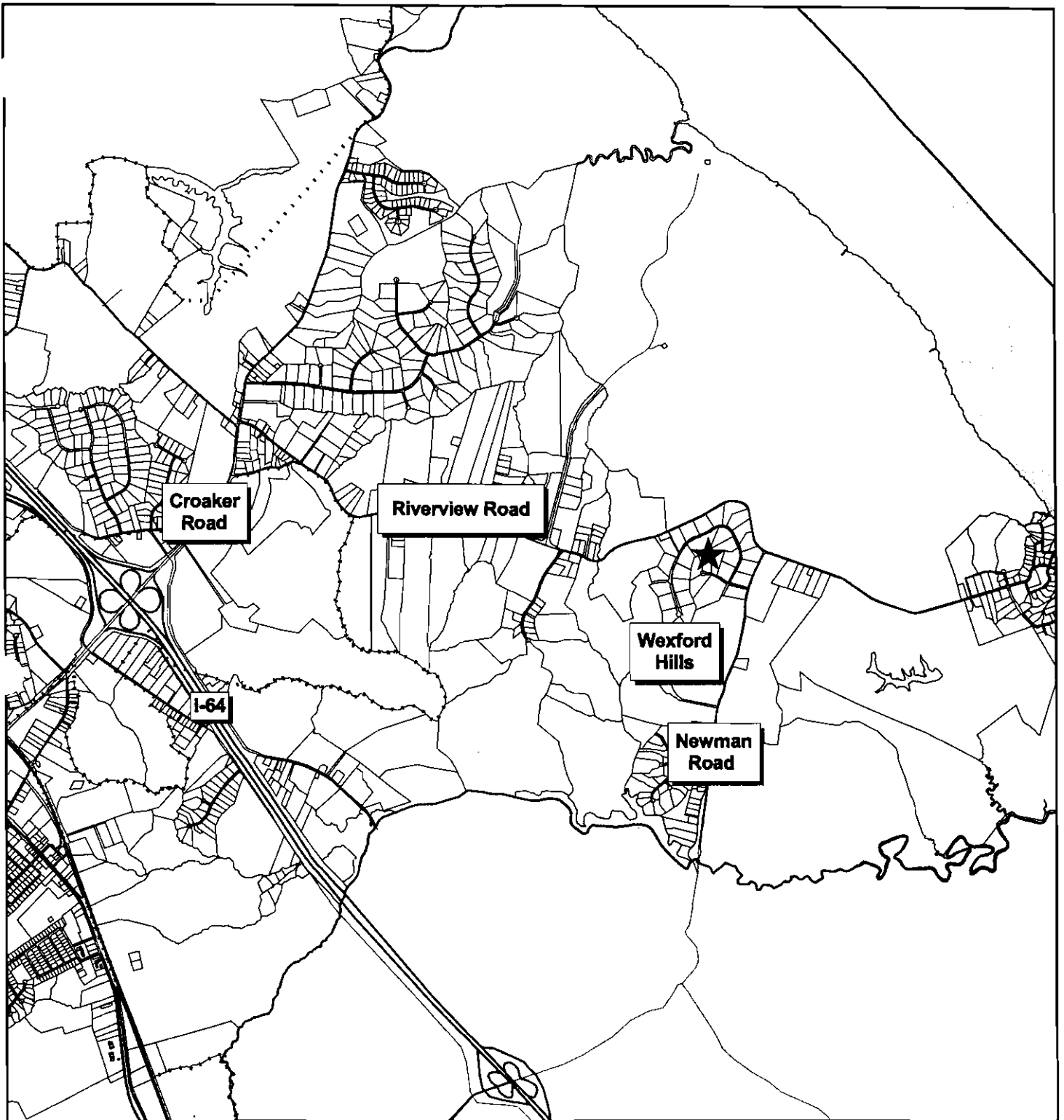
e.) The hardship or injustice is created by the unusual character of the property. That is, the location of the water table and new recently updated State Health Code regulations regarding septic tanks do not allow the use of a conventional septic tank.

STAFF RECOMMENDATION

Staff finds the request substantially meets the ordinance requirements. Also, no objection to the request has been raised by a reviewing agency. Therefore, staff recommends the DRC approve the request.

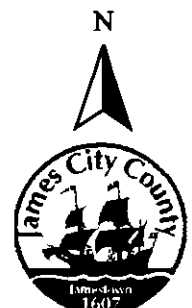
Attachments:

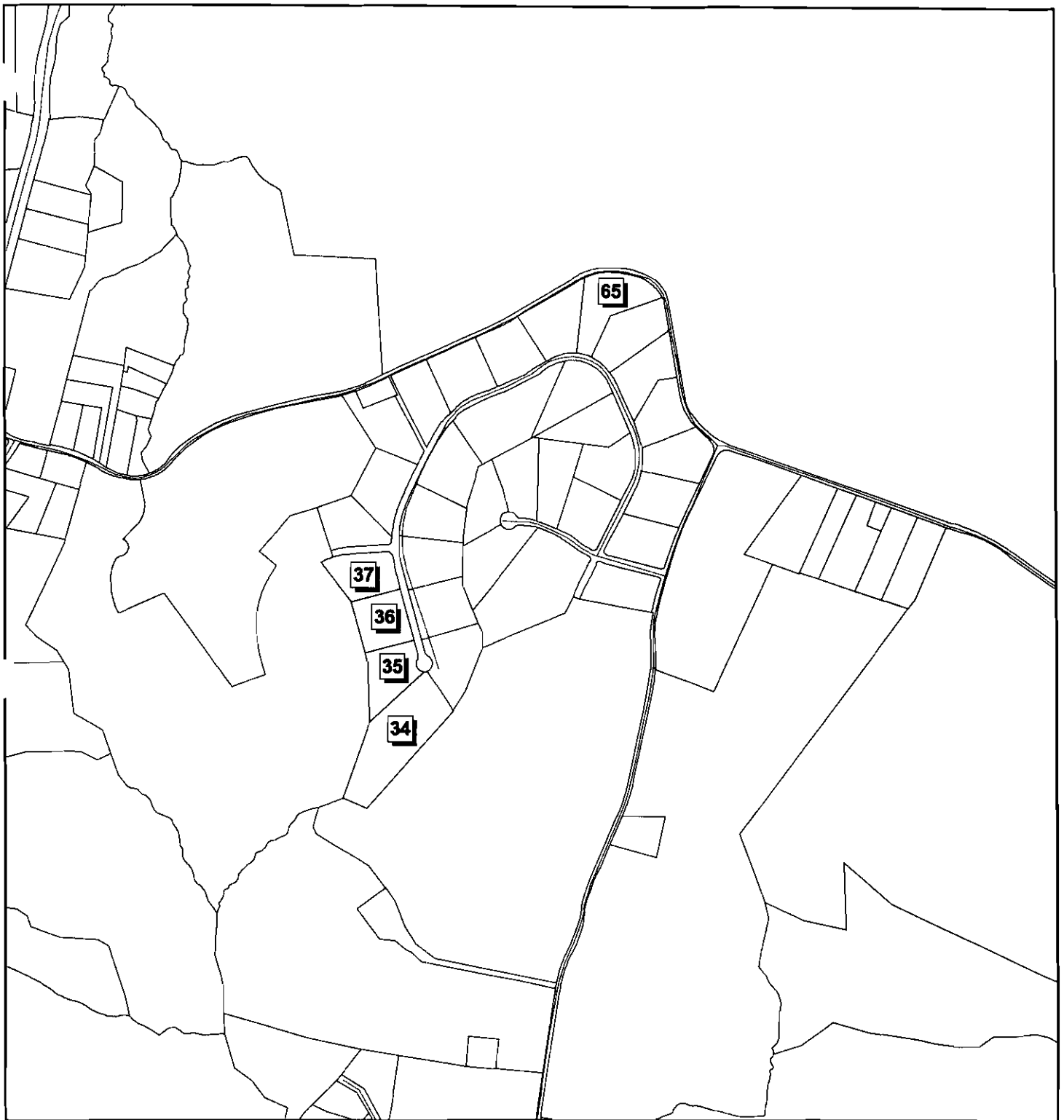
1. General location map
2. Lot layout map
3. Letter from Mr. Jim Franklin, dated October 11, 2001
4. Letter from Mr. Jim Franklin, dated October 24, 2001
5. Letter from the Health Department, dated October 24, 2001



**Conceptual Plan 145-01
Wexford Hills: Ordinance
Exception Request**

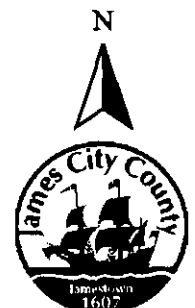

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**Conceptual Plan 145-01
Wexford Hills: Ordinance
Exception Request**

1000 0 1000 2000 Feet



Blackthorn Group, L.L.C.
P.O. Box 331
Williamsburg, Virginia 23187-0331



October 11, 2001

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

RE: Wexford Hills Subdivision

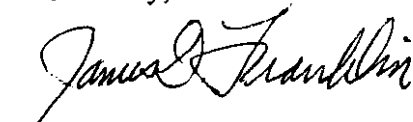
Dear Mr. Holt:

This is to request an exception to Section 19-60, Paragraph (2) of the Code to allow installation of alternative septic tank systems for Lot Numbers 34, 35, 36, 37, and 65 in the Wexford Hills Subdivision. Such exception would actually be an extension of the provisions of the prior code which permitted alternate systems provided they are approved by the Health Department. The subdivision was started under the prior code, and the above-listed lots still remain to be sold.

Wexford Hills is a unique development of minimum 3-acre lots set in attractive rolling, wooded terrain and, to my knowledge, is one of the few such developments of its type in the County. The use of alternate systems poses no harm to the surrounding area and I believe, in all fairness, that such systems should be allowed consistent with the previous code so that the development may be completed and sold. I am advised by the Health Department that a number of alternate systems meet their criteria.

If you have any questions or require additional information, please contact me.

Sincerely,


James D. Franklin
Manager

**Blackthorn Group, L.L.C.
P.O. Box 331
Williamsburg, Virginia 23187-0331**

October 24, 2001



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

RE: Wexford Hills Subdivision

Dear Mr. Holt:

As a follow-up to my letter of October 11, 2001, listed below are the lot numbers with the types of systems required by the Health Department. Also, attached is a letter from the Health Department that describes the conditions requiring the alternate systems.

Lot 34: 5 Bdrm (secondary treatment would be required after grace period ends in Dec. 2001.)

Lot 35: 3 Bdrm with a low pressure distribution system.


Lot 36: 4 Bdrm with a low pressure distribution system for primary, low pressure distribution with secondary treatment for the reserve.

Lot 37: 4 Bdrm with a split low pressure distribution system for primary, low pressure distribution with secondary treatment for reserve.

Lot 65: 3 Bdrm (secondary treatment would be required after grace period ends in Dec. 2001.

Please contact me if you need additional information.

Sincerely,


James D. Franklin
Manager

Attachment

James City County
Newport News
Poquoson
Williamsburg
York County



COMMONWEALTH of VIRGINIA

*Department of Public Health
Peninsula Health District*

October 24, 2001

Blackthorn Group, LLC
Attn: Jim Franklin
P.O. Box 331
Williamsburg, VA 23187-0331

Re: Lots 34, 35, 36, 37 and 65
Wexford Hills Subdivision

Dear Mr. Franklin:

This letter will serve to provide information regarding the approved onsite sewage disposal systems currently proposed for use on the above lots.

The *Sewage Handling and Disposal Regulations* (the Regulations) were significantly changed effective July 2000. The change that effects the type of onsite systems that may be utilized on these lots becomes fully effective on January 1, 2002. Until that date, lot owners may apply and have their sites evaluated under the site and soil criteria of the 1982 Regulations for the purpose of obtaining an onsite sewage disposal system construction permit. After that date, lots that do not have consistent soil profiles indicating the presence of at least 36 inches of suitable soil from grade, without restrictive features, will require secondary treatment systems. Secondary effluent is defined as "...effluent treated to reduce 5-day biochemical oxygen demand to 30 mg/l or less, total suspended solids to 30 mg/l or less, and fats, oils, and grease to less than 5 mg/l". In other words, the new Regulations increased the required separation distance to restrictive features, but offer the lot owner an alternative treatment option to achieve an equivalent protection to public health and the receiving environment.

Other lots, due to the size of the approved area and the estimated percolation rate of the soils, will require the use of low pressure distribution systems. The use of low pressure distribution reduces the total square footage of the soil absorption area required (for higher perc rate soils) and accommodates the use of unequal drain line lengths. Low pressure distribution, as a sewage disposal technology, was approved under the previous (1982) Regulations.

Please advise if I may provide additional information.

Sincerely,

A handwritten signature in dark ink, appearing to read "Dave Jordan".

Dave Jordan, EH Supervisor
Williamsburg Area Environmental Health Office

- 416 J. Clyde Morris Boulevard
Newport News, Virginia 23601
Phone (757) 594-7300
- 1033 28th Street
Newport News, Virginia 23607
Phone (757) 247-2170
- 710 Denbigh Boulevard, Suite 2-D
Newport News, Virginia 23608
Phone (757) 886-2810
- 1126 Professional Drive
Williamsburg, Virginia 23185
Phone (757) 253-4813

Site Plan 32-01

Powhatan Village

Staff Report for the October 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)

Approved 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: The case was before the DRC previously on February 28, 2001, and on August 29, 2001. Part of the discussion at the February 28, 2001, meeting, was the landscape buffer along News Road. It is staff's position that since News Road is a Community Character Corridor, the Zoning Ordinance requires an average 50 foot wide landscape buffer, plus an additional 15 foot wide construction zone setback. However, the DRC recommended, and the Commission subsequently approved, certain modifications to that buffer.

The attached letter to Mr. Steve Romeo, dated March 1, 2001, summarizes the actions and recommendations of the DRC with respect to roadway buffers, sidewalks, and recreation. This letter was generated from the audio tape of the February 28, 2001, DRC meeting.

As noted in the letter, as approved by the DRC and Commission, the roadway buffer between unit nos. 57 thru 66, inclusive, shall be a minimum of 45 feet in width. These same units shall have a backyard in private property that is a maximum width of 10 feet. For unit nos. 67 thru 86, inclusive, the backyard in private property shall also have a maximum width of 10 feet. Finally, for unit nos. 171, 177, 178, 184, 185, 191 and 192, the backyard in private property shall have a maximum width of 5 feet, with the limits of clearing a maximum distance of 10 feet from the edge of the building.

The applicant has stated that staff's recollection of these conclusions and DRC actions are not consistent with what he remembers and is appealing staff's determination back to the DRC for further discussion. More specifically, it is his recollection that in the area of the attached units (unit nos. 57-86), the DRC agreed to a *consistent* buffer width of 45 feet.

As evidenced by the DRC actions listed in the attached letter, it is staff's clear recollection, based on the audio tape minutes and graphic supplements to the 2/28/01 staff report, that the DRC agreed to a minimum buffer width of 45 feet - *not* a consistent 45 foot wide buffer width. Therefore, while the buffer width would be 45 feet from unit 57 to unit 66, the buffer width would then be wider from unit 67 to unit 86 (to offset the narrower width from units 57 to 66 and to offset the narrower buffer width found adjacent to the single family units (units 171, 177, 178, 184, 185, 191 and 192).

Staff Contact:

Paul D. Holt, III

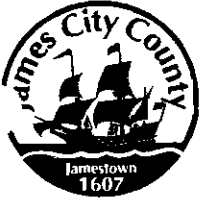
Phone: 253-6685

STAFF RECOMMENDATION

Staff does not support the applicant's appeal and recommend's the DRC not modify their previous action. That is, ensure the minimum buffer width from unit nos. 57 thru 66 is a minimum of 45 feet in width and for unit nos 67 thru 86, ensure the backyard in private property does not exceed 10 feet in width - thus leaving the remaining area between the property line and the road right of way as buffer (an area that is greater than 45 feet in width).

Attachments:

1. Letter to Mr. Steve Romeo from Paul Holt, dated March 1, 2001
2. Copy of the plan showing the buffer area and the adjacent units



DEVELOPMENT MANAGEMENT

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codecomp@james-city.va.us

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environ@james-city.va.us

PLANNING
(757) 253-6685
planning@james-city.va.us

COUNTY ENGINEER
(757) 253-6678
INTEGRATED PEST MANAGEMENT
(757) 259-4116

March 1, 2001

Mr. Steve Romeo
Principal
Landmark Design Group, Inc.
4029 Ironbound Rd, Suite 100
Williamsburg, VA 23185

RE: Powhatan Village

Dear Mr. Romeo:

The purpose of this letter is to summarize the actions of the Development Review Committee (DRC) pursuant to the meeting held on February 28, 2001, on the above referenced case.

Roadway Buffers:

News Road - the roadway buffer between Unit Nos. 57 thru 66, inclusive, shall be a minimum of 45 feet in width. Furthermore, these same units shall have a backyard in private property that is a maximum width of 10 feet. For Unit Nos. 67 thru 86, inclusive, the backyard in private property shall also have a maximum width of 10 feet. For units 57-86, a "Construction Zone Setback" (concurrent with the limits of the private back yards) should be labeled on the plans. For Unit Nos. 171, 177, 178, 184, 185, 191 and 192, the backyard in private property shall have a maximum width of 5 feet, with the limits of clearing a maximum distance of 10 feet from the edge of the building. This 10 foot clearing limit for these remaining units should be labeled as a "Construction Zone Setback" on the plans. When the site plan is submitted, the limits of clearing and property lines should be clearing marked. Furthermore, the edge of the buffer should be identified on the plans as being protected in the field with orange safety fence. Landscaping shall be installed with quantities and species as identified on the plan titled "Planting Plan - LPZ and ROW, Powhatan Village," and dated December 19, 2000, however, the initial planting sizes of the proposed landscaping must be revised such that they are consistent with the minimum size requirements listed in Section 24-90 of the Zoning Ordinance. In addition, in accordance with offerings made by Centex, indicate on the plans that all landscaping will be installed concurrent with the development of Phase I.

March 1, 2001
Mr. Steve Romeo
RE: Powhatan Village
Page 2

Finally, a landscaped berm should be added at the corner of Powhatan Secondary Road and News Road. Staff recommends extending the berm down to behind Lot 191, but only far enough to still be able to protect the existing mature trees behind Lot 185. The site plan submitted should indicate the limits and height of the berm, as well as what mature trees would be removed during installation of the berm.

Powhatan Secondary - the width of the buffer should be consistent with buffer widths shown on previously submitted plans. The limits of clearing and property lines should be indicated on revised plans. Any existing trees to be saved must be adequately protected and the plans revised to indicate such. Furthermore, in terms of new vegetation required, the buffer must be landscaped in accordance with Zoning Ordinance requirements. Section 24-96(a) of the Zoning Ordinance states that a landscape area shall be provided adjacent to any existing or planned road right-of-way. Landscape plans previously submitted (plans titled "Planting Plan - LPZ and ROW, Powhatan Village," and dated December 19, 2000) appear to meet the quantity requirements for landscaping, however, all notations stating that right of way landscaping is not required and shall be planted at the developers discretion, must be removed and re-worded accordingly. Again, please ensure the proposed plantings meet the required minimum sizes.

A general note should be added to the landscaping plans stating that buffer widths were modified as shown by the Development Review Committee on February 28, 2001.

Sidewalks:

News Road - the DRC approved your request for a 4-5 foot wide trail. In order to preserve as much existing vegetation as possible, staff recommends the width be 4 feet. The material to be used is the natural earth polymer-binder mix (i.e., dirt glue). The plans should state that the trail will be installed in a winding, meandering manner in such a way that no existing mature or specimen trees will be removed. With the revised plans, please submit all available product specs. Also, given the nature of the material and the possible long term maintenance issues, a performance and maintenance (replacement) surety will need to be submitted to the County.

Powhatan Secondary Road - no sidewalk or trail is required along this roadway.

Recreation:

Powhatan Village - as approved by the DRC, trails and 3 gathering areas (each including a gazebo, at a minimum) must be provided, all in areas shown on plans previously submitted. In adjusting the plans to account for other needed changes, no changes must occur to the previously proposed sizes of gathering areas or open space (as these areas were agreed to as part of the recreation package).

March 1, 2001
Mr. Steve Romeo
RE: Powhatan Village
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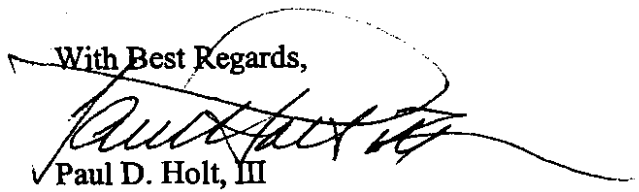
Powhatan Secondary (2.5 acre recreation site) - as approved by the DRC, playground equipment (consisting of at least a slide and swingset group), picnic facilities and a fireplace must be provided. In addition, in accordance with the proffers, the 2.5 acres must be cleared to remove undesirable undergrowth, deadfalls, and windfalls. In addition, also as approved by the DRC, a paved trail must be provided from Powhatan Secondary Road in Phase 7, across the dam, to Providence Road in Phase 6. Furthermore, a paved trail must be provided connecting the trail to be installed around the BMP, to Road A within Powhatan Village. The trail must be located generally behind Unit Nos. 30-45, with sufficient separation distance from the property lines. Finally, this trail should be connected to the proposed connection between Lots 30 and 31.

For recreation, the plans should be revised to include appropriate details (clearing & grading limits, location and lists of recreation improvements, trail cross sections, etc.). Since the trail around the BMP was included as part of the adopted recreation package, as well as the other off-site listed trail connections, the plans should be appropriately revised to account for these improvements.

Finally, HOA documents must be submitted for review and approval by the County Attorneys Office which indicate that all improvements (trails, recreation amenities, etc.) will be sufficiently maintained.

If I can be of further assistance please contact me at any time. Thank you again.

With Best Regards,


✓ Paul D. Holt, III
Senior Planner

Summary Facts

Applicant: Calvin Davis

Land Owner: University Square Associates

Proposed Use: 170 Townhouse Units. This requires a rezoning and an amendment to the approved Master Plan (SUP-2-93) for Williamsburg Crossing. SUP-2-93 limits the total number of residential units to 198. The proposed Master Plan has a total of 330 residential units. The proposed Master Plan would include 484,640 square feet of commercial/office, 51,025 square feet less than is proposed per the existing Master Plan.

Location: The residential community is located on 11.2 acres behind the existing retail stores at Williamsburg Crossing Shopping Center and adjacent to the Riverside Medical Building and Winston Terrace subdivision. The site is located within the Williamsburg Crossing site and would be accessed via Kings Way Drive and the access road behind the shopping center.

Tax Map/Parcel: (48-1)(22-20)

Primary Service Area: Inside

Parcel Size: 11.2 acres

Existing Zoning: B-1, General Business

Proposed Zoning: Mixed Use

Comprehensive Plan: Mixed Use

Reason for DRC review: Section 24-527(b) of the James City County Zoning Ordinance requires a setback of 50-feet shall be maintained from the perimeter of a mixed-use district. The Development Review Committee shall approve or deny any modification request to the 50-foot perimeter buffer requirement.

Staff Contact: Karen Drake Phone: 253-6685

Staff Recommendation:


In accordance with Section 24-527(d) of the Zoning Ordinance, the applicant has submitted the attached letter dated October 2, 2001 that identifies his request and reasons for modifying the required 50-foot perimeter setback in a Mixed Use District.

To approve the modification, the planning commission shall find that one or more of the following criteria are met. Staff comments follow in *italics*:

1. The proposed setback is for the purpose of integrating proposed mixed-use development with adjacent development.
Staff finds that the applicants proposed setbacks do not adequately integrate, compliment nor blend the proposed residential units with the existing and proposed commercial developments.
2. The proposed setback substantially preserves, enhances, integrates and complements existing trees and topography.
The proposed setbacks do not preserve or integrates the existing trees. While enhanced landscaping is proffered for portions of the perimeter buffer that would be disturbed, part of the proffers are worded in such a manner so that some enhanced landscaping is not guaranteed. Additionally, please note that while there is a fifty foot buffer illustrated along the Winston Terrace common property line, the proposed residential units abut the perimeter buffer. During construction, grading and some construction work would take place within this buffer.
3. The proposed setback is due to unusual size, topography, shape or location of the property, or other unusual conditions, excluding the proprietary interests of the developer.
The site is relatively flat with some open space and the remainder of the lot wooded. The proposed setbacks are not due to unusual size, topography, shape or location of the property.

Therefore, the Planning Director and staff find that the applicant's reasons for requesting the proposed modifications do not adequately address nor meet the above criteria. The Planning Director and staff recommend denial of the 50-foot perimeter setback modification request.

Please note that the Prestonwood rezoning application is scheduled to be heard by the Planning Commission at the November 5, 2001 meeting and at that time the Planning Commission will review the entire rezoning application. The Development Review Committee may wish to defer a decision on this case till the Planning Commission meeting on November 5th when the Planning Commission may review the rezoning application in its entirety.



Karen Drake
Planner

Attachments:

- 1.) Letter from Calvin Davis dated October 2, 2001.
- 2.) Preliminary Site Plan of Prestonwood, October 5, 2001. (Separate)

University Square Associates

*263 McLaws Circle, Suite 101 B
Williamsburg, Virginia 23185*



October 2, 2001

O. Marvin Sowers, Jr.
Director of Planning
101-E Mounts Bay Road
Williamsburg, Virginia 23187

Re: Case No. Z-04-01 & SUP-17-01
Prestonwood

Dear Mr. Sowers:

Please accept this letter on behalf of University Square Associates, the applicant of the above cases now before James City County, to rezone 11.7 acres from B-1, General Business to MU, Mixed Use and to amend the existing special use permit for Williamsburg Crossing Shopping Center to accommodate 170 multi-family condominium units. The property is known as Parcel 20, and can be further identified as parcel (22-20) on James City County Real Estate Tax Map (48-1).

The present Mixed Use Zoning District has set forth a fifty-foot buffer requirement. However, as Williamsburg Crossing is a unique development using a master development system of all private road, commercial and office facilities tied to existing residential communities, of which the majority was in place prior to the adoption of the present code, and as the fifty-foot buffers has been met on the only exterior boundary not within the original property of Williamsburg Crossing. University hereby request modification to the inertial setbacks within those parcel now or formerly owned by University Square Associates in Williamsburg Crossing.

1. The majority of the present development of commercial and office known as Williamsburg Crossing was developed prior to the existing setback standards as now existing. The indicated setback shown on "The Preliminary Site Plan of Prestonwood" prepared by Hopke & Associates, dated October 2, 2001 indicates those setback which where the standard and would integrate and compliment this development with those development adjacent to make a complete mix-use development, of Williamsburg Crossing.
2. The proposed setback and associated Proffers of Record would preserve and integrate existing topographic features and trees, designed prior to this application.

3. The previous site design of Parcel 22, now known as Riverside, was so designed as to provide similar parking buffers as projected within the residential pods. Accordingly, special landscaping is addressed in the Proffers of Record on all building effected by such reduction.
4. The architectural features of the building proposed has been so designed as there will be a 360 degree "fronts elevation only" structure. There will be no rears or backyards, as in typical residential construction. This design is further protected by recorded "Covenants and Restrictions".

I will be available to appear before the next Development Review Committee to answer any questions that may assist our efforts in making Williamsburg Crossing a true mix use community where one can live, work, shop, and dine without driving a car on a public street.

Very truly yours,



Calvin Davis

SP-85-01 Greensprings Apartments & Condominiums
Staff Report for the October 31, 2001, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Marc Sharp

Land Owner: Greensprings Plantation, Inc.

Proposed Use: 192 Apartments and 90 Condominiums.

Location: Monticello Avenue Extension between Centerville Road and Legacy Drive.

Tax Map/Parcel: (37-3)(1-6)

Primary Service Area: Inside

Parcel Size: 39.9 acres

Existing Zoning: R-4, Residential Planned Community

Comprehensive Plan: Low-Density Residential

Surrounding Zoning: North, East & South: Greensprings Plantation
R-4, Residential Planned Community
West: National Park Service, Greensprings Plantation
R-8, Rural Residential

Reason for DRC review: Section 24-147(1a) of the James City County Zoning Ordinance requires the Development Review Committee to review multifamily unit developments of 50 or more units.

Staff Contact: Karen Drake Phone: 253-6685

STAFF RECOMMENDATION

Staff recommends a deferral of this project till the November 28, 2001 DRC meeting so that the applicant can address outstanding comments detailed in the attached letter and transmittals. The Environmental Division, JCSA, and Planning Division each have significant issues with the submitted plans that prevent preliminary approval from being issued at this time.


Karen Drake

Attachments:

1. Site Plans (Separate)
2. October 2, 2001 letter
3. October 5, 2001 transmittal
4. October 18, 2001 transmittal
5. October 24, 2001 transmittal



DEVELOPMENT MANAGEMENT

101-E MOUNTS BAY ROAD, P.O. BOX 8784, WILLIAMSBURG, VIRGINIA 23187-8784
(757) 253-6671 Fax: (757) 253-6850 E-MAIL: devtman@james-city.va.us

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planning@james-city.va.us

COUNTY ENGINEER
(757) 253-6678

INTEGRATED PEST MANAGEMENT
(757) 253-2620

October 2, 2001

Marc B. Sharp
Greensprings Plantation, Inc.
4029 Ironbound Road, Suite 200
Williamsburg, VA 23188

Re: SP-85-01. Greensprings Apartments and Condominiums

Dear Mr. Sharp:

The above referenced site plan has been reviewed and the following comments are offered:

Planning:

1. Proposed grading is shown to occur on adjacent properties owned by Jamestown, LLC. Provide documentation that you are authorized to represent Jamestown, LLC on this site plan application, Jamestown, LLC has approved the proposed grading on their property and/or clarify that Jamestown, LLC is a co-applicant for this project. The site plan application may need to be amended
2. Depending on how comment #1 is clarified, sidewalks may be required along Monticello Avenue or sidewalks connections provided as currently drawn. Staff will make further comments on sidewalks when plans are resubmitted and when comment #1 is clarified.
3. Note if the proposed roads are to be public or private. (Refer to County Engineer comments as well on this issue.)
4. Note the proposed names of these roads for review and approval.
5. Show the right of way for Monticello Road.
6. Show the right of way for the proposed roads.
7. Show all property lines for Parcel W-1 & W-2 owned by Jamestown, LLC at the entrance to the proposed development. As drawn, the location of the property lines and right of way at the entrance is not clear.
8. Show where the gas, electrical and phone utilities will be placed and the location of any utility easements.
9. Please include handicapped parking information in the table on the cover sheet.
10. Please comment why there are 265 more parking spaces provided than are required.
11. Please submit bylaws for the condominium association for review and approval.
12. Landscape plans are acceptable as submitted.

Mr. Marc Sharp
October 2, 2001
Page 2

13. Please be aware that the National Park Service's Draft General Management Plan Amendment and Environmental Impact Statement for the Greensprings area of the Colonial National Historical Park includes proposals to close, relocate or modify Centerville Road and could impact your proposed project. When plans are resubmitted, staff will check on the status of the final general management plan and advise you accordingly.
14. The Development Review Committee at their October 31, 2001 meeting, will review these plans.
15. Additional comments may be issued when plans are resubmitted or in the Development Review Committee staff report.

County Engineer:

1. Are the proposed streets to be private streets or public streets to be dedicated to VDOT? If the streets are to be private, the drawings need to contain James City County design and construction standards.
2. Please comment if the condominium streets could be 24 feet wide rather than 30 feet.

Environmental:

1. Please see attached memorandum, dated September 10, 2001.

Fire Department:

1. Add a fire hydrant to the intersection of Road "A" and "Loop" Lane, preferably the northeast corner.
2. Add a fire hydrant to "Loop" Lane in the vicinity of Station 3+75.
3. Relocate the fire hydrant from the intersection of "Loop" Lane and "B" Court to "B" Court in the vicinity of Station 22+50.
4. Add a fire hydrant to "B" Court in vicinity of Station 33+55.
5. Relocate the fire hydrant from "B" Court in front of Building #C29 to "B" Court in vicinity of Station 37+50.
6. Note: 400' spacing is required for dense residential properties (200' from end of the cul-de-sac.)

JCSA:

1. Please see attached memorandum, dated September 25, 2001.

Health:

1. The plans are approved as submitted.

Virginia Department of Transportation:

1. No comments have been submitted to date. Forthcoming comments will be forwarded when available.

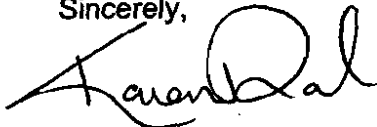
Once the above comments have been addressed, please submit 12 sets of revised plans for review and approval, along with a letter noting what action was taken to correct the comments.

Mr. Marc Sharp
October 2, 2001
Page 3

Please note that this case is scheduled to be heard at the October 31, 2001 Development Review Committee meeting. The staff report for this case will be forwarded to you prior to the meeting.

Should you have any questions, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Karen Drake", with a stylized flourish at the end.

Karen Drake
Planner

cc: Ralph Simmons

ENVIRONMENTAL DIVISION REVIEW COMMENTS
Greensprings Apartments and Condominiums
SP-85-01

September 10, 2001

MDW, DEC



General:

1. A Land Disturbing Permit and Siltation Agreement, with surety, are required for this project.
2. Water and sewer inspection fees, as applicable, must be paid in full prior to issuance of a Land Disturbing Permit.
3. Responsible Land-Disturber Notification. As a prerequisite to approval of this site plan for land-disturbing activities, the person responsible for carrying out the plan (Owner/Applicant) must provide the name of an individual holding a certificate of competence issued by the Virginia Department of Conservation and Recreation who will be in charge of and responsible for carrying out the land-disturbing activity. Plans without this information are deemed incomplete and will not be approved until proper notification is received.
4. A Standard Inspection / Maintenance agreement is required to be executed with the County for any Stormwater Management/BMP facility for this project.
5. A Geotechnical Report, prepared by a professional engineer, is required to be submitted for the BMP design prior to issuance of a Land Disturbance permit for the project.
6. Record Drawing and Construction Certification. The stormwater management/BMP facility as proposed for this project will require submission, review and approval of a record drawing (as-built) and construction certification prior to release of the posted bond/surety. Provide notes on the plan accordingly to ensure this activity is adequately coordinated and performed during and following construction in accordance with current County guidelines.
7. Interim Certification. Due to the dual purpose function of the sediment/detention basin, interim construction certification will be required. Refer to current County guidelines for requirements.
8. Wetlands. Provide evidence that any necessary wetlands permits have been obtained, have not expired or are not necessary for this project. Refer to Chapter 23 Chesapeake Bay Preservation ordinance, Section 23-9(b)(8). A land disturbing permit cannot be issued until this issue is addressed.
9. Offsite Work. Provide evidence that the owner of the adjacent property has granted permission for the offsite work proposed. This involves grading activities, the outfall from the BMP, sediment traps, and sewer work.
10. VPDES. Land disturbance for the project exceeds 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 VAC 25-180-10 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.
11. Matchlines. Provide matchlines on the appropriate sheets.
12. Tree Protection. Provide tree protection around the central tree save area adjacent to the tot lot and buildings A15 through A17.

Floodplain:

13. 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:

14. Environmental Inventory. 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.
15. Delineate Steep Slope Areas. Section 23-10(2) of the Chesapeake Bay Preservation Ordinance requires delineation of areas with slopes 25 percent or greater.

Grading Plan:

16. Grading Plan. There are several areas where grading occurs offsite. Provide evidence that permission or easements have been granted for this purpose.

Erosion & Sediment Control Plan:

17. Soils Data. Provide a map and brief descriptions of all soil types associated with the project based on the James City and York Counties and the City of Williamsburg Soil Survey (issued 1985).
18. E&SC Narrative. Provide a brief erosion and sediment control plan narrative in accordance with VESCH requirements. The narrative should include important site, adjacent parcel, soil and development information as well as specific control and stabilization measures proposed for the site.
19. Critical Soils. Identify if any hydric or critical erosion soil areas exist at the project site per criteria in Chapter 6 of the VESCH.
20. 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.
21. 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.
22. Sewer Extension. Provide erosion control for the sewer extension.
23. Limits of Work. Show and label a distinct limit of work, clearing and grading around the site periphery.
24. Sequence of Construction. Provide a sequence of construction outlining installation of erosion and sediment control measures for the project and associated site and utility work. Include perimeter areas required for installation of erosion and sediment control and utility connections.
25. E&SC Plan. The erosion control plan is shown in two phases, one during the initial clearing and one that depicts the control during road and building construction. These should be labeled as phases 1 and 2, and a description included in the narrative plan as to how the two phases will be coordinated. For instance, the diversion dikes are in conflict with the building construction activities.
26. Rock Construction Entrance. Provide a rock construction entrance at all access points to paved roadways in accordance with VESCH Minimum Standard 3.02. Either block off the second entrance into the project or show a second construction entrance.

27. Silt fence. Use of silt fence is only recommended in areas where sheet or overland flow exists; slope length behind the barrier is less than 100 feet; and across swales where drainage area is minor - less than 1 acre drainage area and flow less than 1 cfs. Silt fence as proposed may in some locations exceeds these limitations and alternate structural control measures may be required. When additional information is provided regarding drainage areas (requested for the drainage structures), this will be able to be addressed with more certainty.
28. Perimeter Diversion Dikes. Perimeter temporary diversion dikes are shown along the limits of clearing and grading in some areas to divert upslope runoff to sediment trapping devices. Diversion dikes should be installed prior to or immediately following initial clearing operations. Diversion dike and filter systems should remain in place until road grades (cuts or fills) are complete, storm sewers or culverts are in place and functional.
29. Temporary Sediment Trap. Provide design and drainage area information for this facility. Temporary sediment traps shall be designed and constructed based upon the total drainage area to be served by the facility. Based on VESCH, Minimum Standard 3.13, the minimum storage capacity of a sediment trap is based on 134 cubic yards per acre of drainage area and the trap shall control drainage from areas 3 acres or less. Provide all necessary detail to construct this facility.
30. Sediment Basin. Submit Sediment Basin Design Data Sheets and associated computations to ensure basin design is in compliance with Minimum Standard 3.14 of the VESCH. Include hydrology computations, hydraulic and basin routings as necessary.
31. Sediment Basin. Show modifications necessary to convert sediment basin to a permanent stormwater management facility.
32. Slope Stabilization. In accordance with James City County standard erosion and sediment control note # 14, all slopes steeper than 3H:1V require use of erosion control blankets installed in accordance with the minimum standards of the VESCH. No slopes shall be created steeper than 2H:1V.
33. Inlet Protections. All storm sewer inlets installed during construction shall be protected so that sediment laden runoff cannot enter the conveyance system without filtering or treatment. Provide storm drain inlet protections in accordance with VESCH, Minimum Standard 3.07 at all inlets.
34. Seeding and Mulching Specification. Provide a seeding and mulching specification or reference an appropriate mixture for the coastal plain region per the VESCH, Minimum Standard 3.32. Address both temporary and permanent stabilization requirements for the site.
35. Riprap. Class I riprap is recommended instead of Class AI riprap as shown on the plans. Riprap class, placement thickness and dimensions shall be shown in accordance with the VESCH for outlet protection measures.

Stormwater Management / Drainage:

36. Design Checklist. Please provide a standard James City County Erosion and Sediment Control and Stormwater Management Design Plan Checklist. Contact the Environmental Division for a current version.
37. Drainage. A drainage easement is required for the offsite placement of outlet protection for the BMP facility.
38. SWM/BMP. Previous discussion with the engineer indicated that an offsite stormwater management / BMP facility was to be used to control this development site. Please provide a stormwater narrative that describes the stormwater management approach for this project and how it meets the intent of the overall stormwater master plan for Greensprings Plantation.

39. **BMP/Water Quality Points.** Provide a standard Worksheet for the BMP Point System to ensure the stormwater management plan for this project attains at least 10 BMP points or is in conformance with the Greensprings stormwater management master plan.
40. **Open Space Credit.** Any Natural Open Space areas claimed in the standard BMP worksheet shall be placed in undisturbed common areas or conservation easements. Any areas located within private lots and within maintained landscaping and active recreational areas are not eligible for open space determinations (credit). Open space areas on private (homeowner) property are not eligible for credit. Minimum width for natural open space conservation easements is generally 35 feet.
41. **Drainage Map.** Provide a drainage map showing existing and/or proposed drainage subareas with divides for all stormwater drainage facilities, the BMP and special points of analyses. Include the size of each drainage area as well as applicable runoff coefficients and times of concentration.
42. **Stormwater Management Narrative.** Please provide a brief stormwater management narrative describing the existing site and proposed onsite stormwater drainage facilities. Describe the type of BMP selected for the site and how the facility will function as a dual purpose temporary erosion and sediment control and permanent water quality and/or quantity control for the site, as applicable.
43. **Channel Adequacy.** Provide computations to show adequate protection of downstream property due to site development and/or the concentration of stormwater runoff offsite. Downstream of BMP facilities, use channel protection criteria based on 24-hour extended detention of runoff generated by the 1-year, 24 hour duration storm event. For uncontrolled (bypass) non-BMP areas, show adequacy to convey the 2-year post-developed peak discharge within natural channel banks. Reference the County erosion and sediment control ordinance, the JCC BMP manual and the VESCH for current stream channel protection criteria..
44. **Pond Buffers.** A pond buffer should be provided that extends 25 feet outward (landward) from the design high water surface elevation of the pond. Also the following general criteria is recommended: at least 50 feet of setback is recommended between the design high water and a building, dwelling unit or structure; facilities (embankment, control structures and design high water) should not be located within buffers (setback or yard line) unless previous approval is obtained; and for nonresidential districts, facilities should not be located within 30 feet of a property line.
45. **BMP Service Roads.** Provide a service road to the BMP at least 12 feet wide and at a grade of no more than approximately 15 percent from the private road. Road stabilization should consist of all-weather type material which is resistant to erosion and can withstand loads associated with maintenance vehicles and equipment. Since access is generally occasional, it is our preference to utilize alternative type all-weather surface material aggregate, rather than asphalt. Alternative surfacing should promote vegetative growth and minimizes impervious area but yet provides durability. Alternatives include compacted aggregate, high density polyethylene grid pavers or articulated cellular concrete blocks.
46. **BMP Pretreatment.** Address BMP pretreatment requirements by use of a sediment forebay or other equivalent measure. Sediment forebays are generally sized to contain 0.1 inch per impervious area and can be counted toward the total water quality volume requirement.
47. **Pond Calculations.** Provide all calculations necessary to verify the design of the BMP.
48. **Emergency Spillway.** No emergency spillway was provided. For detention/retention facilities, the County requires use of a combined principal and emergency spillway to achieve a minimum of 1 foot of freeboard from the 100-year design water surface elevation to the top of the facility.
49. **Concrete Riser and Barrel.** Corrugated metal pipe is not allowable for a permanent facility.

Specify watertight reinforced concrete pipe meeting the requirements of ASTM C361 for the reinforced concrete pipe riser and outlet barrel and indicate class of pipe required. Provide dimensions and specifications for embedment of the riser into the concrete base. Include provisions for stability and access into the riser (steps) for maintenance purposes.

50. Anti-Vortex/Trash Rack Device. Include provisions for a secured, hinged access hatch of adequate opening size on top of the device for inspection and maintenance purposes.
51. Anti-Seep Collars. Provide anti-seep collars for the pond barrel with appropriate details. Use of concrete collars is recommended.
52. Low Flow Orifice Protection. Provide a non-clogging trash rack for the low flow orifices.
53. Pond Drain/Valve. Provide a pond drain and valve system that is capable of completely or partially draining the entire facility within 24 hours for future maintenance purposes. Include specifications for valve size, type and materials and supporting hardware. Normally valves, extension handles, mounting hardware, etc. are installed within the interior of the riser structure so it is not normally inundated and can be accessed for inspection and operated in a safe manner.
54. Flared End Section. Provide a flared end section or endwall at the principal spillway barrel outlet.
55. Pond Construction. Provide notes or details showing specific construction requirements for the pond (fill) embankment and outlet barrel. Include requirements for sub-grade preparation, fill material and placement, soil compaction, concrete anti-seep collars (or toe drain), pipe bedding/backfill or cradle and core trench, as applicable.
56. Maintenance Plan. Provide on the plan a maintenance plan for the stormwater management/BMP facility. Section 23-10(4) of the Chesapeake Bay Preservation Ordinance requires stormwater management plans to include a long-term schedule for inspection and maintenance of stormwater management/BMP facilities.
57. Pond WSEL's. Show the design 1-, 2-, 10- and 100-year design water surface elevations on the pond plan and details.
58. Pond Details. Provide a larger cross-section through the dam and also all necessary construction details. Specify side slopes, top width, etc.
59. Storm Drain Computations. Provide calculations to support the design of all closed conduit stormwater conveyance systems including storm drains, culverts, inlets, etc. Provide peak discharge, inlet, storm sewer, culvert headwater and hydraulic grade line calculations based on the 10-year design storm to ensure inlets are not surcharged and storm drain capacities are not exceeded. If surcharging is unavoidable, ensure that it will not create an undesirable operating condition for intended uses at the site.
60. Stormwater Conveyance Channel Computations. Provide calculations to support the design of all stormwater conveyance (open) channels. Include drainage areas, times of concentration, runoff coefficients or curve numbers, and intensities for the 2- and 10-year design events and channel design assumptions (slopes, lining, sideslopes, etc.).
61. Stormwater Conveyance Channel Details. Provide typical sections with construction data for all proposed onsite stormwater conveyance (open) channels.
62. HDPE Storm Drains. Provide specifications for type of HDPE pipe used for onsite storm drains.
63. Pond Benches. Address safety and aquatic pond bench requirements for wet ponds 4 ft. or greater in depth. A safety bench extending 15 ft. outward from the normal pool is required. An aquatic bench extending up to 15 ft. inward from the normal shoreline with a maximum depth of

12 inches below the normal pool is also required. Safety bench requirements may be waived if pond sideslopes are 4H:1V or flatter. Normal recommended bench widths are 10 to 12 feet.

64. Stormwater Management Plan. For water quality, stream channel protection and stormwater management requirements of James City County, please refer to Chapter 8 and Chapter 23 of the James City County Code and the James City County Guidelines for Design and Construction of Stormwater Management BMP's (manual).
65. Drainage Calculations. Calculations were not received until after completion of this review. These calculations will be reviewed and additional comments will be generated based on that material.
66. Meeting. Due to the extensive nature of these comments and incomplete state of the plans, it is suggested that further discussions or a meeting be held between Environmental Division staff and the plan preparer prior to the next submission. Contact the Environmental Division at 757-253-6670.



MEMORANDUM



Date: September 25, 2001

To: Karen Drake, Planner

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

Subject: SP-085-01, Greensprings Apartments and Condominiums

We reviewed the plans for the above project you forwarded on August 29, 2001 and noted the following comments. We may have additional comments when a revised plan incorporating these comments is submitted.

General

1. Submit a Water Data Sheet and Sewer Data Sheet. See attached revised format Water Data Sheet.
2. These plans should be submitted to the Virginia Department of Health for review and approval.
3. Add the following note "Any existing unused wells shall be abandoned in accordance with State Private Well Regulations and James City County Code."
4. A water model will need to be performed with a fire flow analysis to verify the proposed layout is hydraulically adequate and acceptable fire flow has been provided prior to approval of the construction plans. The development plans will need to be submitted to the J.C.C. Fire Department for review and approval. Contact James C. Dawson, P.E. at (757) 253-6677 for information concerning and scheduling a hydrant flow test.
5. These plans should be submitted to the JCC Fire Department for review and approval of the fire protection system.
6. Provide joint restraint for the proposed water main and appurtenances.
7. Street names will need to be provided prior to approval.
8. The JCSA General Notes for Water Distribution Mains should be added to the plans. Replace Note "A" of the General Notes with "All components of the water distribution system and public sanitary sewer facilities shall be installed, tested, and conveyed to the James City Service Authority in accordance with the latest edition of the James City Service Authority Standards and Specifications and the

Virginia Department of Health Waterworks and Sewerage Regulations. A copy of the JCSA Standards must be kept on site by the contractor during the full time of installing, testing, and conveying the facilities to JCSA. Copies of the standards may be obtained from JCSA."

9. The JCSA General Notes - Sanitary Sewer should be added to the plans. Replace Note 1 of the General Notes with "All components of the public sanitary sewer facilities shall be installed, tested, and conveyed to the James City Service Authority in accordance with the latest edition of the James City Service Authority Standards and Specifications and the Virginia Department of Health Sewerage Regulations. A copy of the JCSA Standards must be kept on site by the contractor during the full time of installing, testing, and conveying the facilities to JCSA. Copies of the standards may be obtained from JCSA."
10. Label all proposed JCSA Utility Easements. The proposed easements for the water and sanitary sewer systems beyond the master meter should be removed. JCSA will not maintain the water system beyond the proposed master meter for the apartment portion of the project. Since the site is master metered JCSA will not maintain the sanitary sewer system for the site portion master metered. Typically the JCSA will maintain up to the first manhole where individual meter customers are connected. Therefore JCSA will not maintain that portion of the sanitary sewer system west of MH #9 unless future development has been planned to connect into the sanitary sewer main. In addition all proposed JCSA Utility Easements shall be for exclusive use of JCSA.
11. Provide documentation for verification the proposed JCSA Utility Easement has been acquired or dedicated for the off-site portion of sanitary sewer system. This easement will need to be acquired or dedicated prior to approval of the plans.
12. Provide the 100-year flood elevation for verification that the sanitary sewer manholes are above this elevation. If the sanitary sewer manholes are below this elevation they shall be sealed watertight with approved castings or inserts and appropriate ventilation per JCSA standards.
13. Show the proposed water services and sanitary sewer laterals from the main at the road to the easement line along with the corresponding water meters and sanitary sewer cleanouts in plan view.
14. Provide "Invert In.(s)" for the sanitary sewer lateral connecting into the manholes. Per JCSA standards all sanitary sewer laterals and mains must maintain the same energy gradient. This can be accomplished by matching the 0.8 depth point of both sewers at the same elevation or positioning the crown of both sewers at the same elevation.
15. JCSA is currently researching the pipe properties of multiple taps within in short segment of water main along "B" Court per the "Typical Service Connection for the Condominiums" detail. If the pipe design is found to be inadequate JCSA will notify you immediately to revise the design.

Sheet C5a

1. Provide size of master meter. Provide water demand calculations (based on fixture units in the proposed building) to verify the domestic water meter and service line is adequately sized.
2. We recommend MH #15 have an inside drop connection with a 60-inch diameter manhole as per JCSA standards. Designate structure number for each invert in from the receiving sanitary manhole. (i.e. MH#16 and MH #38).
3. We recommend MH #16 have an inside drop connection with a 60-inch diameter manhole as per JCSA standards.
4. Show the nearest fire hydrant(s) to the entrance along Monticello Avenue or provide a distance east and west of the entrance.
5. What is the portion of water main shown beyond the 8-inch tee to the south? Verify and revise accordingly.
6. We recommend labeling the sanitary manhole north of the 12 car garage and west of Bldg. #A18 on "C" Court.

Sheet C5b

1. MH #9 should have an inside drop connection with a 60-inch diameter manhole per JCSA standards. Designate structure number for each invert in from the receiving sanitary manhole. (i.e. MH#10 and MH #32). Revise accordingly.
2. Typical Service Connection for the Condominiums detail: Provide the size of the water meters and sanitary sewer cleanouts.

Sheet C5c

1. The 54 lf of 20-inch steel casing sheet reference between MH #6 and MH #5 should be corrected to Sheet C7c. The steel casing should be extended to accommodate future road expansion within the right-of-way on the east side of the existing road. Revise accordingly.
2. There appears to be a rim elevation discrepancy with MH #6. On Sheet C7c a rim elevation of 48.12 is shown. Which is correct?
3. There appears to be a length discrepancy with the 8-inch PVC sanitary sewer between MH #4 and MH #3 and that called for on Sheet C7c. Verify and revise accordingly.
4. Add a note to the existing manhole tie-in to provide a "Kor-N-Seal" boot or approved equal.

Sheet C7a

1. What is the portion of water main shown beyond the 8-inch tee at Station 4+00. If this is proposed to be a terminal section of water main a dead end blow-off assembly is required per JCSA standards.

Sheet C7b

1. "B" Court Profile (Sta. 32+00 to 43+85.22): Provide an air release valve at the high point of the proposed water main at Station 35+18±. The fire hydrant is not an acceptable air release device.
2. "Loop" Lane and "B" Court Profile (Sta. 16+00 to 32+00): Add the 8-inch gate valve and valve box shown in the plan view at Station 22+65±.
3. "B" Court Profile (Sta. 32+00 to 43+85.22): Add the 4-inch gate valve and valve box shown in the plan view at Station 35+62±.
4. "Loop" Lane and "B" Court Profile (Sta. 16+00 to 32+00): Provide a dimension callout to insure a minimum clearance of 18-inches is provided between the storm sewer at DI #14E and the 8-inch sanitary sewer. If the 18-inch minimum clearance cannot be obtained, provide a sand cushion from the bottom the sanitary sewer pipe to the spring line of the storm sewer below.

Sheet C7c

1. MH #9 should have an inside drop connection with a 60-inch diameter manhole per JCSA standards. Revise accordingly.

Sheet C11

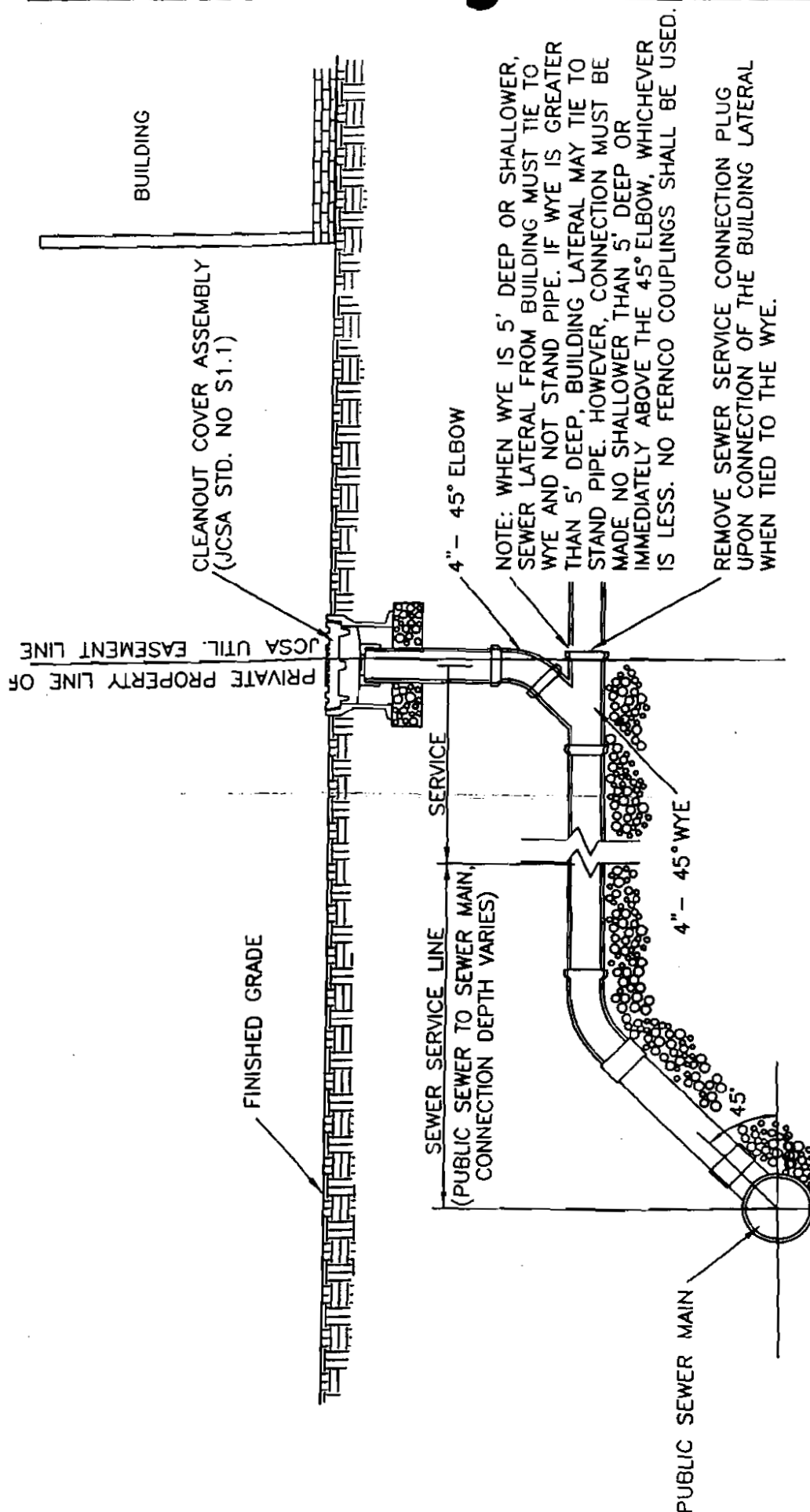
1. Replace the Typical Sewer Service Connection with the revised JCSA Detail, Drawing No. S-1. See attached.
2. The JCSA detail for a drop connection, Drawing No. S5.3, should be added to be consistent with the plans.

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

1. Project Name: _____
2. Project Location: _____
3. Engineer: _____
4. Source of Water: _____
5. Design Population (Number and Type of Dwellings): _____
 - 5a. Industrial: _____
 - 5b. Domestic: _____
 - 5c. Fire Flow: _____
 - 5d. Pressure Maximum: _____
Minimum: _____
 - 5e. Computed Design Flow (Fire + Avg. Day Domestic): _____ gpm avail @ _____ psi
 - 5f. Computed Flow(Fire + Avg. Day Domestic Available: _____ gpm @ 20 psi
 - 5g. Computed Max. Hour Domestic Demand: _____ gpm avail @ _____ psi
 - 5h. Actual Fire Flow Available: _____ g.p.m. @ 20 psi Hydrant No. _____
6. Water Distribution System Piping: _____

[illegible]

8. Number of Hydrants Required: _____



NOTE: WHEN WYE IS 5' DEEP OR SHALLOWER, SEWER LATERAL FROM BUILDING MUST TIE TO WYE AND NOT STAND PIPE. IF WYE IS GREATER THAN 5' DEEP, BUILDING LATERAL MAY TIE TO STAND PIPE. HOWEVER, CONNECTION MUST BE MADE NO SHALLOWER THAN 5' DEEP OR IMMEDIATELY ABOVE THE 45° ELBOW, WHICHEVER IS LESS. NO FERNCO COUPLINGS SHALL BE USED.

REMOVE SEWER SERVICE CONNECTION PLUG UPON CONNECTION OF THE BUILDING LATERAL WHEN TIED TO THE WYE.

NOTES:

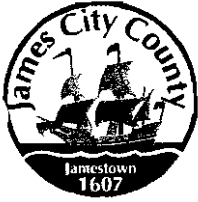
1. MATERIALS FOR LATERALS TO BE DEDICATED TO THE JCSA SHALL BE SDR 26 THICK WALL OR SCHEDULE 40 PVC.
2. ALL SEWER LINES SHALL BE SET AT 1/4" PER FOOT SLOPE.
3. SEWER LATERAL TO BE ENCASED IN 4" MIN. OF 57 STONE.

REVISED 3/28/01-LATERAL NOTE
 REVISED 2/15/01-LATERAL NOTE
 REVISED 12/11/00-LATERAL NOTE
 REVISED 10/11/99 - CLEANOUT



TYPICAL SEWER SERVICE

DWG NO. S1-0	SCALE: NONE
DWN BY: RED	DATE: 7-17-95



DEVELOPMENT MANAGEMENT

101-E MOUNTS BAY ROAD, P.O. BOX 8784, WILLIAMSBURG, VIRGINIA 23187-8784
(757) 253-6671 Fax: (757) 253-6850 E-MAIL: devtman@james-city.va.us

CODE COMPLIANCE
(757) 253-6626

codecomp@james-city.va.us

ENVIRONMENTAL DIVISION
(757) 253-6670

environ@james-city.va.us

PLANNING

(757) 253-6685

planning@james-city.va.us

COUNTY ENGINEER

(757) 253-6678

INTEGRATED PEST MANAGEMENT

(757) 253-2620

TRANSMITTAL

DATE: October 5, 2001

TO: Marc Sharp, Greensprings Plantation
Ralph Simmons, Simmons Engineering

FROM: Karen Drake, Planner

SUBJECT: Case No. SP-85-01 Greensprings Apartments & Condominiums

ITEMS ATTACHED: Original VDOT comments



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4451 IRONBOUND RD.

WILLIAMSBURG, VIRGINIA 23188-2621

CHARLES D. NOTTINGHAM
COMMISSIONER

QUINTIN D. ELLIOTT
RESIDENT ENGINEER

October 3, 2001

Ms. Karen Drake
Planner
James City County Planning
P.O. Box 8784
Williamsburg, VA 23187

Ref: Greensprings Apartments & Condominiums
SP-85-01
Route 321, James City County

Dear Ms. Drake:

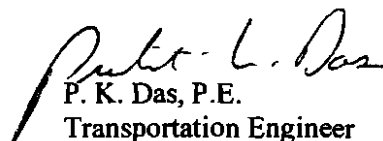
We have completed our review for the above referenced project, and we offer the following comments:

1. A traffic impact study shall be submitted, including a left turn lane warrant analysis and information from the original traffic impact study for Greensprings Plantation. Since a full right turn lane is proposed, a right turn lane warrant analysis is optional.
2. The traffic study shall include a breakdown of trip generation rates for each ITE code for the AM and PM peak hours and for ingress and egress. Please note that for 192 apartment units per ITE Code 220 and 90 condominium units per ITE Code 230, the total trips generated in the PM peak hour is 167, not 110 as shown on the cover sheet.
3. The cover page of the traffic study shall be stamped and signed by a licensed engineer or a signed statement provided that the analysis was performed by generally accepted standards.
4. It should be confirmed that the internal roads would be privately maintained. Is Road A proposed as public or would it remain private? Also, the VDOT right-of-way lines should be clarified and continuous on Sheet C5a.
5. A legend should be provided on the cover sheet. The legend should include distinct titles, keys and symbols for the right-of-way line, property line, sanitary sewer line, water line, storm sewer line, drop inlet, manhole, ditch (swale) centerline, valve, erosion control practices, etc.
6. On sheet C3a, the typical for the heavy-duty pavement section shall note that it applies to the proposed right turn lane and entrance Road A. Also, the proposed base mix shall be noted with the SuperPave designation of BM-25, not BM-2. We recommend SM12.5A instead of SM9.5A in order to provide greater resistance to rutting.

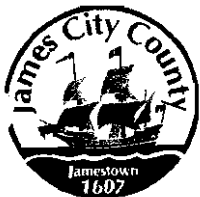
7. A pavement marking and striping detail for the right turn lane and left turn lane, if warranted, shall be provided per the Manual on Uniform Traffic Control Devices. Two arrows will be required. Also, a note needs to be added to the striping plan stating: *An 8.5" by 11" copy of the striping plan 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.*
8. The 20-inch diameter steel casing and 8-inch sewer line shown on sheet C5c shall be jack and bored underneath Greensprings Plantation Drive and shall be so noted. The sewer line shall be specified as ductile iron pipe from manhole #6 to manhole #5. The steel casing should be extended to accommodate future road expansion within the right-of-way.
9. Drainage calculations for Storm System C at the Road A entrance area impact the VDOT right-of-way. Spread calculations for the 3 curb inlets shall be provided using a rainfall intensity of 4 inches/hour. Roadside swale (ditch) adequacy calculations shall be provided downstream of node #C5. Also, the worksheet calculations shall be provided in larger print for legibility.
10. On Sheet C4a, the table notes that storm pipes C3 to C5 and C4 to C3 as 24-inch diameter pipe but the calculations in the report note 18-inch diameter pipe. Also, the lengths in the table appear to be reversed. These discrepancies shall be resolved.
11. A note shall be added to drawing C4b stating that, "VDOT does not assume responsibility for maintenance of the detention pond or its structures, and shall be saved harmless from any damage caused by failure of the same."
12. Will a fire hydrant be located near the entrance along Monticello Avenue? If so, will it be located in the VDOT right-of-way or JCSA easement?
13. For MH#6, the rim elevation is noted as 48.12 on drawing C7c and 51.00 on drawing C5c. This discrepancy shall be resolved.
14. We recommend stop signs (R1-1) at the entrance area and the internal intersections.
15. Sight distance shall be shown on the plans, preferably on landscaping plan drawing L5.
16. The distance from the proposed entrance to the nearest adjacent intersections shall be noted on plan drawing C3a.

Once the above comments have been addressed, please submit two sets of revised plans and calculations for further review. Should you have any further questions concerning this matter, please don't hesitate to contact me at (757) 253-4832 or by e-mail at das_pk2@vdot.state.va.us.

Sincerely,


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

PKD/pkd



DEVELOPMENT MANAGEMENT

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INTEGRATED PEST MANAGEMENT
(757) 253-2620

TRANSMITTAL

DATE: October 18, 2001

TO: Marc Sharp, Greensprings Plantation
Ralph Simmons, Simmons Engineering

FROM: Karen Drake, Planner

SUBJECT: Case No. SP-85-01 Greensprings Apartments & Condominiums

ITEMS ATTACHED: Additional comments from Environmental that address the drainage calculations received after the September 10, 2001 set of comments were developed.

Please note that these Environmental Comments from October 16th and all comments in the October 2nd letter must be addressed in the next submittal of plans for review and comment.

ENVIRONMENTAL DIVISION REVIEW COMMENTS
Greensprings Apartments and Condominiums
SP-85-01

October 16, 2001

DEC



Note: *These comments address the drainage calculations received after the September 10, 2001, set of comments were developed.*

1. Provide the size of each drainage area on the drainage area map.
2. The storm drainage system is to be designed in accordance with VDOT criteria. Therefore, the minimum pipe size is to be 15-inches except for the initial pipe in a system if the distance between structures is less than 50 feet.
3. Structure A1 is not an inlet; it is an end section. Please correct the plan and calculations.
4. Natural open space credit can only be used for onsite areas, offsite credit is not allowed.
5. The stormwater master plan for Greensprings shows that wet pond E is to be built to meet the stormwater requirements for this portion of Greensprings. The stormwater facility proposed is not wet pond E. Therefore, this site must stand alone and provide its own 10 BMP points.
6. For SWM/BMP facility design in watersheds exceeding 20 acres, use of an NRCS based hydrology method is generally required. For less than 20 acres, the Modified Rational Method (Critical Storm Duration) can be used in homogeneous drainage areas with a time of concentration of less than 20 minutes. The stormwater basin watershed exceeds 20 acres, therefore, the basin must be designed using the SCS (NRCS) methodology, not the modified rational equation. See the County's BMP Design manual for information.
7. The sediment basin and sediment trap need to be designed on the drainage area not the disturbed area.
8. The sediment trap can only be used up to a drainage area of 3 acres, the trap for area B is 3.5 acres. Please revise.
9. Stream Channel Protection. Include provisions in the design of the BMP to ensure compliance with current stream channel protection criteria downstream (below) the BMP facility. Current stream channel protection criteria for James City County requires 24-hour extended detention of the runoff from the 1-year frequency storm (post-developed) instead of reduction of the 2-year peak rate as previously required by MS-19 of the Virginia Erosion and Sediment Control regulations. The SCS Type II, 24-hour storm duration rainfall depth for the 1-year storm event in James City County is 2.8 inches.
10. The riser is very close in size to the barrel raising concerns about the pond hydraulics for the basin. The riser needs to be sized so that the barrel flows full before flow in the riser transitions from weir to orifice conditions. Weir flow over the principal spillway is recommended. If the top of the riser acts as an orifice and the riser and outlet barrel are flowing partly full, excessive surging and vibration can occur, potentially causing damage to the riser or outlet barrel joints or structure. Please address.
11. Meeting. Due to the extensive nature of these comments and incomplete state of the plans, it is suggested that further discussions or a meeting be held between Environmental Division staff and the plan preparer prior to the next submission. Contact the Environmental Division at 757-253-6670.



DEVELOPMENT MANAGEMENT

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TRANSMITTAL

DATE: October 24, 2001

TO: Marc Sharp, Greensprings Plantation
Ralph Simmons, Simmons Engineering

FROM: Karen Drake, Planner

SUBJECT: Case No. SP-85-01 Greensprings Apartments & Condominiums

ITEMS ATTACHED: Additional comments from JCSA regarding water and sewer calculations
submitted on October 2nd to the Planning Division.



MEMORANDUM

Date: October 19, 2001

To: Karen Drake, Planner

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

Subject: SP-085-01, Greensprings Apartments and Condominiums
Water and Sewer Calculations

We received the calculations for the above project you forwarded on October 4, 2001. The development plans previously received and commented on per JCSA Memorandum dated September 25, 2001 do not agree with above referenced calculations. Therefore JCSA will postpone review until such time that a complete package consisting of development plans and corresponding calculations are submitted.

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

DEVELOPMENT REVIEW COMMITTEE ACTION REPORT: Meeting of October 31, 2001

Case No. C-145-01

Wexford Hills Subdivision Ordinance Exception Request

Mr. Jim Franklin on behalf of Blackthorn Group, LLC has requested that the DRC review the proposed plan. The applicant has requested an exception to the Subdivision Ordinance to allow for the use of an alternative septic tank system- one that meets the newly adopted State regulations. The site is located near the intersection of Riverview Road and Newman Road and can be further identified as Parcel Nos. (2-65), (2-37), (2-36), (2-35), and (2-34) on the JCC Real Estate Tax Map No. (15-4).

Action: The DRC approved the exception request.

Case No. SP-032-01

Powhatan Village

Mr. Steve Romeo, representing Centex Homes, stated that what the Development Review Committee approved previously was not consistent with what the developer had wanted and asked the DRC to reconsider the request for modifying the News Road buffer to a consistent 45 feet in width. The site is located off News Road in Powhatan Secondary and can be further identified as Parcel (1-21) on the JCC Real Estate Tax Map No. (38-3).

Action: The DRC requested Mr. Romeo to clarify the proposed development plans and recommended deferral of this case until the November 28, 2001, meeting so staff could provide additional information about the project.

Case No. SP-085-01

Greensprings Apartments & Condos

Mr. Marc Sharp requested that the DRC review the proposed plan. Section 24-147(a) of the James City County Zoning Ordinance requires the Development Review Committee to review multifamily unit developments of 50 or more units. The site is located on Monticello Avenue Extension between Centerville Road and Legacy Drive and can be further identified as Parcel (1-6) on the JCC Real Estate Tax Map No. (37-3).

Action: The DRC granted preliminary approval of this case.

Case No. Z-4-01/SUP-17-01

Prestonwood at Williamsburg Crossing Shopping Center

Mr. Calvin Davis, on behalf of University Square Associates has requested a modification to the 50-foot setback requirement. This case comes before the Development Review Committee as required by Section 24-257(b) of the James City County Zoning Ordinance. The Zoning Ordinance states that a setback of 50-feet shall be maintained from the perimeter of a mixed-use district and the DRC shall approve or deny any modification request to the 50-foot perimeter buffer requirement. The property is located adjacent to the Winston Terrace subdivision and can be further identified as Parcel No. (22-20) on the JCC Real Estate Tax Map No. (48-1) and is designated Mixed Use on the Comprehensive Plan.

Action: The Development Review Committee recommended deferral of this case until the November 5, 2001 Planning Commission meeting.

**JAMES CITY COUNTY
DEVELOPMENT REVIEW COMMITTEE REPORT**

FROM: 9/30/2001

THROUGH: 10/31/2001

I. SITE PLANS

A. PENDING PRELIMINARY APPROVAL

SP-144-98	Williamsburg Pottery Warehouse/Retail Building
SP-116-99	New Town, Wmbg./JCC Courthouse SP Amendment
SP-082-00	Stonehouse - LaGrange Parkway Extension
SP-150-00	Williamsburg Business Center, Phase III
SP-031-01	Peleg's Point water main extension
SP-032-01	Powhatan Village - Phase 1 & 2
SP-051-01	Zooms Gas Station
SP-063-01	Williamsburg - Jamestown Airport, Apron Expansion
SP-064-01	Toano Sidewalk Project - VDOT R/W - Route 60
SP-072-01	Bruce's Super Body Shop
SP-077-01	James River Commerce Center- Endeavor Dr Extension
SP-082-01	Crown Landing Apartments (Amd to SP-015-01)
SP-083-01	ABC Grove Daycare Addition
SP-084-01	American Tower 120 ft. Telecommunications Tower
SP-087-01	The Vineyards Phs. 3 at Jockey's Neck
SP-089-01	Ewell Station Storm Water Management Fac. Mod.
SP-094-01	Powhatan Village - Phases 3 & 4
SP-095-01	Powhatan Village- Phase 5
SP-097-01	Powhatan Secondary Road Extension- Channel Removal
SP-100-01	Williamsburg Crossing Frontage road
SP-103-01	Powhatan Village Phases 6 & 7
SP-105-01	Voice Stream Wireless Antenna Co-Location
SP-107-01	Stonehouse Commece Park-John Deere Bldg. Addition
SP-108-01	Chuch of Christ Cemetery & Access Road
SP-109-01	Monticello Avenue Extended - SP Amendment
SP-110-01	Williamsburg Christian Academy
SP-111-01	Powhatan of Williamsburg Secondary-Soil Stockpile
SP-112-01	Smith Mem Baptist Church Family Life Center(Amend)
SP-113-01	Amended Powhatan Place Townhomes
SP-114-01	Voicestream Wireless Antenna Co-Location

B. PENDING FINAL APPROVAL

EXPIRE DATE

SP-125-00	JCC District Park - Hotwater Coles Tract	11/6/2001
SP-136-00	Greensprings Grocery	9/4/2002
SP-002-01	JCC HSC Parking Area Expansion	3/5/2002
SP-028-01	St. Bede Catholic Church	5/7/2002

SP-029-01	Ironbound Village	8/7/2002
SP-041-01	Ruby Tuesday at Monticello Marketplace	6/20/2002
SP-068-01	JCC Government Center Building J	8/20/2002
SP-078-01	Powhatan Apartments - Site Improvements	8/31/2002
SP-085-01	Greensprings Apartments and Condominiums	11/5/2002
SP-086-01	Williamsburg Pottery Factory Haitian Bldg / Fence	10/12/2002
SP-092-01	APVA Water & Sewer Improvement (Jamestown Is.)	10/9/2002
SP-093-01	Bob-Cat Condo Building Addition	10/5/2002
SP-098-01	Chesapeake Bank	10/30/2002

C. FINAL APPROVAL		DATE
SP-094-00	Powhatan Secondary - Road Extension & Dam	10/9/2001
SP-044-01	Brick Bat Road Water Extension	10/15/2001
SP-058-01	Stonehouse, Fernandez Lift Station	10/16/2001
SP-099-01	John Deere Landscape Amendment	10/26/2001
SP-101-01	New England Grill Deck Addition	10/25/2001
SP-102-01	St. Martin's Episcopal Church, Landscaping Amend.	10/12/2001
SP-104-01	Anheuser Busch Training/Dining Facility - SP Am.	10/2/2001
SP-106-01	JCC Community Center- Skate Park (SP Amendment)	10/10/2001

II. SUBDIVISION PLANS

A. PENDING PRELIMINARY APPROVAL

S-062-98	Ball Metal Conservation Easement
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-086-00	Ford's Colony Section 30 Lots 1-68
S-091-00	Greensprings West, Plat of Subdv Parcel A&B
S-093-00	Monticello Woods (formerly Hiden Estates Phase I)
S-103-00	Powhatan Village - Powhatan Secondary
S-032-01	Subdivision and BLE Plat of New Town Associates LLC
S-055-01	White Oaks - Albert & Miriam Saguto, BLA
S-073-01	Fernbrook, JCSA Pump Station/Gabrowski BLA
S-074-01	Inverness ROW Vacation-The Hamlet
S-075-01	Winter Park Parcel One BLA/BLE
S-077-01	Ford's Colony - Section 32 (Lots 72-78, 93-129)
S-087-01	Stonehouse, Hillcrest, Ph.1, Sect. 6C
S-091-01	Powhatan Crossing/HRSD Utility Lot
S-092-01	Johnson/JSG Corp Boundary Line Adjustment
S-093-01	Olde Towne Timeshares Conservation Easement Plat
S-095-01	Mabel Douglas Boundary Line Adjustment
S-097-01	Windsor Meade/New Town
S-098-01	Monticello at Powhatan Apartments-Wmsbg Secondary
S-099-01	Stonehouse, Section 7A-Phase 1 (Mill Pond)
S-100-01	Presbyterian League of the Presbytery of East. Va.
S-101-01	Greensprings West, Phase 4A
S-102-01	Powhatan Place Townhomes-BLA Lots 51-56
S-103-01	Hairston Family Subdivision

B. PENDING FINAL APPROVAL

EXPIRE DATE

S-077-97	Landfall at Jamestown, Phase 5	4/23/2002
S-034-00	The Pointe at Jamestown, Phase 2	6/5/2002
S-040-00	Westmoreland Sections 3 & 4	7/5/2002
S-045-00	Scott's Pond, Section 2	8/7/2002
S-071-00	Ida C Sheldon Estate	2/9/2002
S-084-00	Longhill Gate Section 1 BLA - Lot 1 A & B	3/6/2002
S-014-01	Michelle Radcliffe-Boundary Line Adjustment	1/31/2002
S-036-01	Ironbound Village	8/7/2002
S-037-01	Wellington Section II & III Construction Plans	5/7/2002
S-076-01	Raintree Section 1 & Lot 16 Old Stage	9/26/2002

S-088-01	Jamestown Hundred- Lots 52-91	10/18/2002
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C. FINAL APPROVAL**DATE**

S-082-00	Lake Powell Forest, Phase 3 - plat	10/15/2001
S-067-01	Meadow Lake - Hazelwood, Inc. Property BLA	10/4/2001
S-068-01	Stonehouse, Bent Tree, Phase 3	10/3/2001
S-071-01	Branscome Family Subdivision	10/10/2001
S-082-01	Waterford at Powhatan Sec., Ph. 28	10/29/2001
S-083-01	Waterford at Powhatan Sec., Ph. 29	10/18/2001
S-085-01	Waterford at Powhatan Sec., Ph. 33	10/29/2001
S-086-01	The Vineyards, Village Housing, Lots 8,9,45 BLA	10/11/2001
S-089-01	River's Edge, Ph.3 - Lots 12A,12C,13A,15B, 16C	10/19/2001
S-090-01	Waterford at Powhatan Secondary- Phase 16 Amend	10/1/2001
S-094-01	Governor's Land- River Reach, Lot 5 & 6 BLA	10/22/2001

D. EXPIRED

S-023-97	Fenwick Hills, Phase I
S-039-99	Harwood - Pine Grove
S-078-99	Powhatan Secondary Phase 6-A
S-081-99	Stonehouse, Bent Tree, Sect. 5B, Ph. 3 Dev Plans
S-041-00	Powhatan Secondary, Phase 6B
S-058-00	Powhatan Secondary, Phase 7-A

AGENDA

DEVELOPMENT REVIEW COMMITTEE

October 31, 2001

4:00 p.m.

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

1. Roll Call

2. Minutes

A. Meeting of August 29, 2001

B. Meeting of October 1, 2001

3. Consent Cases

C-145-01

Wexford Hills Subdivision Ordinance Exception Request

4. Cases

A. SP-032-01

Powhatan Village

B. SP-085-01

Greensprings Apartments & Condos

C. Z-4-01/SUP-17-01

Prestonwood at Williamsburg Crossing Shopping Center

5. Adjournment