AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING E CONFERENCE ROOM AT 4:00 P.M. ON THE 28th DAY OF MARCH, TWO THOUSAND TWO.

1. <u>ROLL CALL</u>

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

<u>ALSO PRESENT</u> Mr. David Anderson, Planner Ms. Karen Drake, Planner Mr. Paul Holt, Senior Planner

2. <u>MINUTES</u>

Approval of the February 27th DRC minutes has been deferred until the next regularly scheduled DRC meeting on May1, 2002.

3. <u>Case No. SP-17-02. Williamsburg Landing</u>

Mr. Poole noted he was abstaining from this case as he currently serves on the Board of Directors for Williamsburg Landing. Mr. Holt presented an overview of the staff report and staff's recommendation that preliminary approval be granted subject to revised plans which adequately address the plan review comments contained in the report. Mr. Holt informed the DRC of two notable changes in the plan. First, was the re-design of the BMP such that it would not be located within the Route 199 landscape buffer. Second, the construction entrance previously planned off Lake Powell Road would now be located off the existing main drive into Williamsburg Landing. Mr. Norman Mason of LandMark Design Group complimented Ms. Jill Schmidle on the plan review and noted her professionalism and positive review comments. Mr. Mason informed the DRC his statements would follow in the form of a letter and would be sent to County Administration. There being no further questions, following a motion by Ms. Wildman and a second by Mr. McCleary, the DRC recommended preliminary approval.

4. Case No. SP-19-02. Williamsburg Plantation - Sections 9, 10, 11: Units 184-251

Mr. Holt presented an overview of the staff report and staff's recommendation that preliminary approval be granted subject to revised plans which adequately address the plan review comments contained in the report. At the request of the DRC, Mr. Holt noted the location of the project with respect to Route 199 and associated project grading and landscaping. Mr. Holt noted that no impact to the Route 199 buffer would occur with this phase of the project. There being no further questions, following a motion by Mr. Poole and a second by Mr. McCleary, the DRC recommended preliminary approval.

5. Case No. SP-18-02. Williamsburg Plantation - Sections 7&8, Units 134-183

Mr. Anderson pointed out that this project was submitted in conjunction with SP-19-02 that Mr. Holt just presented, and said staff recommends that preliminary approval also be granted for this project. At the request of the DRC, Mr. Anderson pointed out the location of the buffer in relation to Sections 7&8. Mr. Hagee asked about the interior section in Section 8. Mr. Records, the applicant, related to Mr. Hagee that it would be a passive grassy area. There being no further questions, following a motion by Mr. Poole and a second by Mr. Hagee, the DRC recommended preliminary approval.

6. Case No. SP-29-01 Ironbound Village Master Plan Amendment

Ms. Drake presented the staff report and stated that when the Ironbound Village rezoning was approved, the master plan detailed 16,000 square feet of office space and four apartments in the three office buildings or 18,250 square feet of office space without the four apartments. The applicant is requesting a deviation from the master plan to allow for the construction of 18,250 square feet of office space and one apartment within the three office buildings. Staff believes that the combination of uses contributed to the mixed use zoning and recommended approval of the request. Ms. Wildman questioned if the apartment would be classified as affordable housing. Staff was unaware of what rent would be charged for the apartment and noted that the Ironbound Village affordable housing proffer referred only to the townhouses and single family units.. There being no further discussion, the Development Review Committee recommended unanimous approval for the deviation from the approved master plan allowing construction of 18,250 square feet and one apartment.

7. Case No. S-36-01. Ironbound Village Subdivision

Ms. Drake presented the staff report in which the applicant was requesting a modification to reduce the front building setback for the single family homes on Palmer Lane from the required 50' building setback. Staff recommended approval of the modification after noting that the reduced setback would not deviate from the approved master plan nor would not have an adverse impact on adjacent areas. Mr. Poole guestioned if Ironbound Village was connected to the Ironbound Square Redevelopment Block Grant. Ms. Drake confirmed that they were two separate projects. There being no further questions or discussions, the Development Review Committee unanimously approved the setback modification request.

8. Adjournment

There being no further business, the March 28, 2002, Development Review Committee meeting adjourned at approximately 4:30 p.m.

hn Hagee, Chairman

O. Marvin Sowers, Jr., Secretary

SUMMARY FACTS

Applicant/Land Owner:	Barbara Little	
Tax Map/Parcel:	(4 7 -3)(1-47B)	
Location:	257 Neck-O-Land Road; Jamestown District	
Primary Service Area:	Inside	
Parcel Size:	± 5.27 acres	
Existing Zoning:	R-8, Rural Residential	
Comprehensive Plan:	Low Density Residential	
Reason for DRC Review:	Section 19-33 of the Subdivision Ordinance requires that all new utilities be placed underground. Section 19-18 allows the commission to grant an exception to the ordinance if the DRC finds that the strict adherence to the ordinance will cause substantial injustice and hardship; is not detrimental to public safety, health, or welfare; the facts about the case are unique to the property; no objection has been received from the Health Dept., Fire Dept. or VDOT; and the hardship or injustice is created by the unusual character of the property.	
Staff Contact:	Christopher Johnson Phone: 253-6685	

STAFF RECOMMENDATION

Staff recommends that the DRC grant the exception request to allow for the placement of a single pole and overhead utility line. With the exception of the Powhatan Shores subdivision, utility connections for single family residences along the western side of Neck-O-Land Road are above ground crossings. Requiring the placement of underground utilities would present an injusticeor hardship unique to the property as the nearest utility pole is over 500-feet from the proposed dwelling. Locating underground utilities for the development of individual parcels would also be inconsistent with surrounding properties. No objection was raised by the Health Department, Fire Department or VDOT to this exception request.

topher Johnson

Attachments:

- 1. Location Map
- 2. Applicant's Letter



Barbara Little 261 Neck-O-Land Road Williamsburg, VA 23185-3131 757-229-7293 BarbLittle7007@aol.com



March 27, 2002

Dear Mr. Sowers,

I am writing to request a waiver to install a power pole and overhead power at the road front of our property at 257 Neck-O-Land. My husband and I are in the process of building a new house (building permit # 02-0520) at this location.

We have been in contact with Dominion Virginia Power (DVP) to get electric power to our new house. William Raymond with DVP has asked us to request this waiver. Any other details would need to be directed to Mr. Raymond.

I am asking this waiver request to be reviewed as soon as possible, as we are already under construction.

I personally am not sure that a waiver is required for the installation of overhead power and power pole. The property at 257 Neck-O-Land Road is part of a family sub division made in 1988 and will be used for our single family home. This property is zoned R-8. All nearby houses and a JCSA lift station are served by overhead power from across the road.

In the process of finding out about the waiver we have contacted several people with the county including Pat Menichino and Bill Porter.

If in fact a waiver is not needed please contact Mr. Raymond and myself to advise us of such. If a waiver is needed please begin to process as soon as possible.

Thank you for your timely review and if you have any questions, feel free to contact me.

Sincerely,

Barbaral ittle.

Barbara Little

SUMMARY FACTS

Applicant:	Robert Wornom of AES Consulting Engineers	
Land Owner:	GCR, Inc.	
Proposed Use:	109 lot subdivision	
Location:	approximately 800-feet from the intersection of Splitwood Road and Mill Pond Road; Stonehouse District	
Tax Map/Parcels:	(4-4)(1-24)	
Primary Service Area:	Inside	
Parcel Size:	± 83.47 acres	
Existing Zoning:	PUD-R, Planned Unit Development - Residential	
Comprehensive Plan:	Low Density Residential	
Proposed Access:	off of Mill Pond Run	
Road Improvements:	50-foot public streets within the subdivision	
Reason for DRC Review:	Section 19-23 of the Subdivision Ordinance specifies that the Development Review Committee review major subdivisions with greater than 50 lots. Additionally, Section 19-52 of the Subdivision Ordinance states that cul-de-sac streets shall exceed 1,000 feet in length. The proposed extension of Splitwood Road will be approximately 2,000 feet in length.	
Staff Contact:	Christopher M. Johnson Phone: 253-6685	

STAFF RECOMMENDATION

Staff recommends the DRC recommend preliminary approval subject to the resubmittal of plans which adequately address the attached agency comments. Physical constraints and topography prevent a connection to any other street and create a situation where the cul-de-sac will be greater than 1000 feet. Staff also recommends that the DRC grant an exception to allow a cul-de-sac greater than 1,000 feet in length.

Christopher/Johnson

Attachments:

- 1. Location Map
- 2. Agency Comments



<u>Planning</u>:

- 1. Please correct the Tax Map and Parcel Number on the cover sheet. The correct Tax Map and Parcel Number is (4-4)(1-24).
- 2. Please provide a calculation for the net developable area for this plan.
- 3. Please label typical building setbacks for all proposed lots.
- 4. Please include all proposed lots on the environmental inventory on Sheet 20 so staff can review all lot entrances with respect to 25% slopes.
- 5. Approval of the proposed street names has not yet been received from the Post Office. When notice is received, it will be forwarded to your attention.
- Please provide evidence that the cash proffers for the Additional Property (Fernandez Tract) described in Exhibit A-1 of the Second Amended and Restated Stonehouse Proffers, dated August 6, 1999, have been met. The owner is required to contribute a cash proffer of \$1,750 to the County for each of the first 52 residential lots or units within the Fernandez Tract.
- Please provide evidence that any community recreational facilities described in proffer 6.1
 (b) and (d) have been provided.
- 8. In accordance with Section 19-68 Of the Subdivision Ordinance, please provide Supplemental HOA documents for review and approval of this section by the County Attorney's Office.
- 9. A Subdivision Agreement, with surety, shall be secured prior to final subdivision approval. Please submit to Joan Etchberger in the Environmental Division (253-6670).
- 10. Per Section 19-29 (L) of the Subdivision Ordinance, please note that prior to recordation of these lots, data shall be submitted in accordance with the "GIS Data Requirements for Major Subdivisions" policy.
- 11. Please be aware that, per Section 24-497 (f) of the Zoning Ordinance, streetlights may not exceed 15 feet in height.
- 12. It is strongly recommended that the pedestrian sidewalks be constructed concurrent with the adjacent roadway, and not after the sale of the lots.

County Engineer:

- 1. Please label document numbers for all existing conservation easements identified on the plans.
- 2. Please provide a plat and Deed for all proposed easements.

Environmental:

1. Please refer to the attached memorandum, dated March 26, 2002.

<u>JCSA</u>:

1. Please refer to the attached memorandum, dated April 4, 2002.

VDOT:

1. Please refer to the attached letter, dated March 28, 2002.



<u>General Comments:</u>

- 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. An Inspection/Maintenance Agreement shall be executed with the County due to proposed stormwater conveyance systems and BMP facilities associated with this project.
- 5. Streetlights. Provide streetlight locations on the plan in accordance with streetlight policy. A streetlight rental fee for each light must be paid prior to recordation of the subdivision plat.
- 6. Wetlands. 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. (Note: This includes securing necessary wetland permits through the U.S. Army Corps of Engineers Norfolk District and under the Virginia Department of Environmental Quality nontidal wetlands programs, which became effective October 1st 2001.)
- 7. Record Drawing and Construction Certification. The stormwater management/BMP facilities 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 before, during and following construction in accordance with current County guidelines.
- 8. Interim Certification. Due to heights of embankment and the dual purpose function of proposed Ponds 5-5 and 5-6, interim construction certification will be required for both facilities. Refer to current County guidelines for requirements.
- 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 VAC 25-I80-10 et seq.
- 10. Professional seal and signature is required on final and complete approved stormwater management plans, drawings, technical reports and specifications.

<u>Floodplain:</u>

11. 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. Show the limits of Zone A, SFHA (if it applies to the site tract) on all applicable plan of development sheets.

Chesapeake Bay Preservation:

- 12. RPA Signs. Include provisions on the plan for installation of signs identifying the landward limit of the RPA. Refer to Section 23-9(c) of the Chapter 23 Chesapeake Bay Preservation ordinance.
- Waiver Request. Receipt of a waiver request to disturb 25 percent slopes as received via letter dated March 4th 2002 is acknowledged. Comments by the Environmental Division were forwarded to consultant via fax correspondence dated March 21st 2002.
- 14. Environmental Inventory. Label the RPA and the dashed-dot linework, which is presumed to be nontidal wetland delineation.
- 15. Common Area 45. This proposed area appears landlocked with no apparent provision for public access.

Erosion & Sediment Control Plan:

- 16. Design Checklist. Please provide a standard James City County Erosion and Sediment Control and Stormwater Management Design Plan Checklist, specific to this project.
- 17. Temporary Stockpile Areas. Show any on or offsite 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.
- 18. Offsite Land Disturbing Areas. Based on profile Sheets 12, 13 and 14, most of the road grading associated with the project appears to be in cut, therefore a considerable amount of waste material may be generated from the site. Identify onsite temporary soil stockpile areas and any offsite land disturbing areas with required erosion and sediment controls or indicate on the plans that none are anticipated for this project.
- 19. 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.
- 20. E&SC Plan. Silt fence at the end of proposed cul-de-sac at Perch Tree Lane will be ineffective as primary site control, due to amount of area and slope (road) length, until such time as the road is graded and the storm drain system is in place and function to divert runoff to TSB 5-6. Use of diversion dikes may be necessary in conjunction with silt fence control. A fill diversion is necessary to direct runoff at the end of Spitwood Road to inlet SS # 5-1, as once the cut is made in the road at Sta. 38+00, drainage back to approximate Sta. 32+00 could be directed to the proposed cul-de-sac location. If inlet SS # 5-1 and it's associated pipe system are not in place, a temporary slope drain would also be necessary to direct runoff to TSB 5-6.
- 21. TSB 4-5. Submit Sediment Basin Design Data Sheets and associated computations to ensure design of Temporary Sediment Basin 4-5 (Splitwood Road, Sta. 26+50 left) is in compliance with Minimum Standard 3.14 of the VESCH. Include inset drainage maps, hydrology and hydraulic computations as necessary. Grading and configuration for this basin as shown on the 100 ft. scale plan Sheet 20 should also be transposed onto Sheet 17.
- 22. TSB 4-5. Include provisions on the E&SC plan for delay of construction/development on Lot 9 until Temporary Sediment Basin 4-5 is removed from use and the area graded and stabilized. Also, ensure Lots 8 and 10 will have adequate buffer from this basin should they be developed while the basin is still in use. Safety fence in accordance with Minimum Standard & Spec 3.01 of the VESCH may be warranted if this condition exists.

- 23. Temporary Sediment Basins. Show cleanout elevation on Sheet 21 for SWM Ponds 5-5 and 5-6 while they serve function as temporary sediment basins, consistent with computations in the design report. Provide details, notes or sequences as necessary to properly convert Pond 5-5 and 5-6 from temporary sediment basin mode to final BMP mode (dewatering orifice removal, etc.).
- 24. TSB 5-5. The temporary sediment basin design data sheet for TSB 5-5 shows a different riser and outlet barrel size than the design report computations (hydraulic routing) and details on Sheet 21.
- 25. Buildable Lot Areas. Lot 9 appears limited due to a 20 ft. storm drainage easement through the middle portions of the lot. Lot 64 appears limited due to steep slopes. Of the back portion of Lot 64 only about 15 ft. in width is usable. To create a suitable house pad site, yard area and to provide for adequate drainage, siting of houses on these lots may be restricted to one location. Please confirm if this situation is acceptable to accommodate the intended use and whether it is feasible to dedicate the back portion of Lot 64 as conservation easement in exchange for area elsewhere.
- 26. Excessive Clearing & Grading. Clearing and grading as shown across Lot 22 from Splitwood Road is not consistent with 23-9(b)(2) of the Chesapeake Bay Preservation ordinance. Grading the access way to the lot will not be allowed.
- 27. Storm System # 1. Based on the layout presented on Sheets 15 and 16, it appears runoff from disturbed areas associated with storm system # 1 will be discharged to offsite BMP # 5.1 in Common Area 44, Bentree. It is our understanding that this basin was not to be used as a sediment control device for this or adjacent site development. Therefore, an adequate sediment trapping measure is necessary at the outlet of storm sewer system # 1 (SS # 1-0) or BMP # 5.1 needs redesigned to serve as a sediment basin (with appropriate wetland permits if necessary).
- 28. Downstream BMP Protection. Include provisions on the E&SC plan to monitor existing offsite BMPs including BMP # 5.1 in Bentree, the block wall structure at Laurel Ridge (WC 043) and the private Coat's Pond for signs of sedimentation, specifically during or as a result of construction on this site. As these facilities are not to be used for sediment control, the contractor should be aware that additional onsite or offsite controls may be necessary to protect the BMPs and private ponds from degradation. This may include additional E&SC measures, sediment removal, cleaning and coordination with owners, engineer(s) or the County.
- 29. Standard E&SC Notes. Replace the Erosion Control Notes on Sheet 23 with revised James City County Erosion Control Notes dated 7/06/01.
- 30. Outlet Protections. Provide construction information for riprap outlet protections or stilling basins at outfalls from Temporary Sediment Basin 4-5 and BMP Ponds 5-5 and 5-6. Show outlet protection construction information or stilling basin dimensions for outfalls at storm drain structures SS # 2-0, SS # 3-0, and SS # 4-0. Ensure consistent information is shown, whether outfalls are protected with OP's or stilling basins, including riprap class and thickness, dimensions and amount of stone to be used in accordance with requirements of the VESCH, Minimum Standards 3.18 and 3.19.
- 31. Rock Check Dams. Due to steep valley slopes and since the three sediment basins will be constructed early on in the construction sequence, use rock check dam control below proposed location of downstream embankments to provide for control during initial pond clearing and grading operations. Stone from the check dams can then be utilized later for outlet protection or stilling basin purposes.
- 32. Slope Labels. To the greatest extent possible, label intended cut-fill slopes on Sheets 16 through 19 as intended. Slopes steeper than 3H:1V would require erosion control matting.

<u>Stormwater Management / Drainage:</u>

- 33. Plan Features. On the overall plan sheets, especially Sheets 2, 15 and 20, label the existing block wall BMP between Laurel Ridge Phase 2 and this site with the following identifiers "County BMP ID Code WC043, Plan No. S-92-99". Also, label Coats Pond to the northwest of the site as "WC 053, Private Dam-Coats Pond" and the BMP in Bentree Section V-B as BMP # 5.1 under site plan number S-3-99. (Note: The BMP in Bentree will not be assigned a County BMP ID Code number until certification information is received.)
- 34. Open Space. The final plat will need to show conservation easements as proposed on the site plan.
- 35. Drainage Map. The inset postdevelopment drainage map in the design report is incorrect. Due to storm system 2 along Swallow Ridge, the southern drainage divide to the existing block wall structure at Laurel Ridge (WC 043) would extend closer to Black Twig as per the drainage divide shown on Sheet 15. Show the divides for onsite area which will be conveyed to Coats Pond (Private Dam-WC 053). Postdevelopment drainage divides shown on the inset map and plan of development map Sheet 15 should also consider drainage from the front of lots which may be conveyed to the roads/drainage system and be conveyed to other stormwater management facilities outside the natural drainage divide (ie. East Cork, Tupelo Court and Black Twig).
- 36. BMP Hydrology. Show runoff coefficients and times of concentrations used to determine allowable discharges as computed for predevelopment conditions for BMP 5-5 and 5-6. Provide computations to support computation of weighted runoff coefficients of 0.50 and 0.55 as used for postdevelopment conditions for BMP 5-5 and 5-6, respectively. For sediment basin design (BMP 5-5 and 5-6), ensure peak discharges during construction do not exceed postdevelopment peak discharges. Postdevelopment peak discharges were used for sediment basin design for Q2 and Q25. Runoff could conceivably be higher during construction conditions when a larger extent of the drainage area is in a disturbed state than when the road corridors are in a paved/stabilized (seed & landscaped) condition (Note: Also dependent on weighted runoff coefficient and time of concentration).
- 37. Pond 5-5. The outlet structure configuration in the design report for Pond 5-5 does not appear to show the 3-inch orifice at El. 56.5 in the hydraulic routing. Also, the computations in the design report shows a 36-inch riser; however, details on Sheet 21 seems to imply a 48-inch riser to be used for Pond 5-5.
- 38. Pond 5-5. The location of the design high water elevation (El. 60.73) will result in the 25 ft. pond buffer/setback encroaching onto Lots 53-55 and 62-63. It is preferred that the entire pond including design high water and buffer be situated on common area and not located on individual single-family lots. If not situated in common area, show the pond buffer/setback on the plats and plans for affected lots.
- 39. Pond 5-6. The location of the design high water elevation (El. 50.38) will result in the 25 ft. pond buffer/setback encroaching onto Lots 38 and 39. It is preferred that the entire pond including design high water and buffer be situated on common area and not located on individual single-family lots. If not situated in common area, show the pond buffer/setback on the plats and plans for affected lots.
- 40. Pond 5-6. The outlet structure configuration in the design report for Pond 5-6 does not appear to show the 3-inch orifice at El. 46.0 in the hydraulic routing. Also, the computations in the design report show a 36-inch riser; however, details on Sheet 21 seems to imply a 48-inch riser to be used for Pond 5-6.
- 41. Ponds. It appears Pond 5-5 and 5-6 are still in the preliminary design stage, as emergency spillways are well above design high water for both facilities and the tops of dam provide an excessive amount of freeboard. Earthwork (fill) amounts and height of dam can be minimized by refining the design.

- 42. Existing BMPs. Ensure drainage and impervious areas associated with this project as shown to be conveyed to existing offsite BMP facilities are consistent with original design plans for those facilities. Specifically, drainage from lots and Splitwood Road, Swallow Ridge and West Cork to the block wall structure at Laurel Ridge (WC 043) and drainage from lots and Splitwood Road and Black Twig to BMP # 5.1 at Bentree.
- 43. Coats Pond. Back lot drainage, which is not conveyed to the onsite storm drainage system, from Lots 16-28 cannot have an adverse impact on offsite Coats Pond (Private Dam WC 053). An analyses is necessary to ensure the function of this facility is not altered; otherwise permission from the offsite owner will be necessary along with necessary improvements. (Note: Determine whether improved conditions were anticipated from these lots when improvements were made to Coats Pond.).
- 44. BMPs. Label BMP Ponds 5-5 and 5-6 as wet or dry ponds on the grading/drainage plan sheets and detail Sheet 21. (Note: Design report hydraulic routings shows use of the low flow orifices situated on the bottom of the basins, thus it appears the BMP's are intended to be dry detention basins but will function with a wet pool during use as temporary sediment basins).
- 45. BMP Pretreatment. Address BMP pretreatment requirements for BMP Ponds 5-5 and 5-6 by use of sediment forebays or other equivalent and effective measure(s).
- 46. Drainage Easements. Label the drainage easement required between Lots 61 and 62 on Sheets 4 and 17. Label the drainage easement required between Lots 46 and 47 on Sheets 5 and 18.
- 47. Easement. Label the type and width of easement required on Sheets 6, 11 and 19 for the JCSA blowoff drain situated at Lots 85 and 86. It would appear this easement should extend fully along the common line between Lots 85 and 86 to the conservation easement.
- 48. Lot-to-Lot Drainage. Address or provide a plan to prevent conveyance of increased or concentrated drainage due to lot development at the following locations: Lot 6 to Lot 7; Lot 7 to Lot 8; Lot 11 to Lot 10; Lot 12 to Lot 11; Lot 18 to Lot 17; Lot 19 to Lot 18; Lot 20 to Lot 18; Lot 21 to Lot 23; Lot 40 to Lot 41; Lot 43 to Lot 42; Lot 44 to Lot 43; Lot 49 to Lot 48; Lot 50 to Lot 49; Lot 51 to Lot 47; Lot 52 to Lot 46; Lot 57 to 58; Lot 58 to 59; Lot 56 to 55; Lot 59 to 60; Lot 60 to 61; Lot 66 to 65; Lot 67 to 66; Lot 74 to 75; Lot 73 to 76; Lot 72 to 77; Lot 78 to 77; Lot 79 to 78; Lot 80 to 79; Lot 103 to Lot 96 and 97; Lot 102 to 98; Lot 100 to 99; Lot 101 to Lot 100; and Lot 107 to 106.
- 49. HDPE Pipe. Provide further clarification on the type of HDPE pipe to be used outside VDOT road corridors as outlined on Note # 12 on the cover sheet. Several types of HDPE pipe and joint types exist on the market (ie. solid wall, corrugated interior, smooth interior, etc.). VDOT specifications should be referenced otherwise specifications and installation (bedding/backfill) details are required.
- 50. Storm Drain System 1. The 15-inch pipe segment between SS # 1-1 and SS # 1-0 shows a slope of 3.9 percent on plan Sheet 16. Inverts and computations show 10 percent.
- 51. Storm Drain System 2. The 24-inch pipe segment between SS # 2-5 and SS # 2-4 shows a slope of 0.5 percent on plan Sheet 17. Inverts and computations show 1.42 percent.
- 52. Storm Drain System 3. On Sheet 17, the slope for the 24-inch pipe segment between SS # 3-3 and SS # 3-1 should read 0.5 percent, not 0.05 percent. At structure SS # 3-1, the pipe size associated with invert elevation 71.23 should be 24-inch, not 18-inch. Also, the slope for the 24-inch pipe segment between SS # 3-1 and outfall SS # 3-0 should be 0.5 percent, not 0.05 percent.





MEMORANDUM

Date: April 4, 2002

To: Christopher Johnson, Senior Planner

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

Subject: S-027-02, Stonehouse, Section 5-A (Lisburn)

We reviewed the plans for the above project you forwarded on March 7, 2002 and noted the following comments. We may have additional comments when a revised plan incorporating these comments is submitted.

General

- 1. After finding numerous omissions, items not meeting JCSA standards on the plans and profiles and no supporting calculations submitted, we have determined that back checking by the engineer had not been performed. Comments listed in this memorandum represent generalized comments only. The JCSA review shall continue when the comments listed below have been addressed, documentation has been provided, and thorough back checking of the plans and calculations have been resubmitted.
- 2. These plans shall be submitted to the Virginia Department of Health for review and approval.
- 3. 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 the James City County Fire Department for scheduling a hydrant flow test.
- 4. Provide topographic information, existing and proposed on the Road and Utility Plan sheets.
- 5. Water meters and sanitary sewer cleanouts/grinder pump connections shall extend to the right-of-way line or proposed JCSA Utility Easement. There are numerous services extending to drainage easements or beyond right-of-way lines. Verify and revise accordingly.

- 6. Dual service water and sanitary sewer lines shall be proposed where possible to reduce the number of main taps and lines to maintain and/or repair.
- 7. Provide grinder pump calculations.
- 8. There are numerous water main locations, in addition to water and sanitary sewer services lines that appear to be in conflict or have no horizontal separation with the proposed stormwater structures. A minimum horizontal separation of 3 feet shall be maintained between water and sewer utilities and the proposed stormwater structures. Verify and revise accordingly.
- 9. Add a note to the plans stating "Only JCSA personnel are authorized to operate valves on the existing water main and sanitary sewer force main."
- 10. Water mains shall be a minimum of 3 feet from back of curb with a 15 feet utility easement centered over the pipe, 7.5 feet from the centerline of the pipe each side. If the water main is within the right-of-way and is less than 7.5 feet from the right-of-way line, an easement shall be dedicated to JCSA. Revise plan accordingly.

Sheet 4

- 1. A JCSA Utility Easement shall be provided on Lot 54 perpendicular to the easement in front of Lot 55 and to the right-of-way for the proposed sanitary sewer.
- 2. Label the proposed easement in front of Lots 10, 11, and 12.

Sheet 5

- 1. The JCSA Utility Easement proposed across the front of Lot 34 shall be extended to the right-of-way line and across the front south-west corner of Lot 33.
- 2. See Sheet 10, Comment #3. Revise accordingly.

Sheet 7

1. Note #2: It appears this note was used for a previous project application requiring specials conditions. Please contact Danny W. Poe, P.E. at 253-6810 or myself at 253-6679 to discuss revisions to this note.

<u>Sheet 8</u>

- 1. Provide easements for the proposed fire hydrant assembly per JCSA standards.
- 2. The proposed sanitary sewer laterals serving Lot 104 and Lot 105 shall be tied directly into sanitary sewer manhole MH #4-2A. Revise accordingly.
- 3. The connection into the existing sanitary sewer system shall be correctly depicted on the plans to reflect the approved Section V-B "Bent Tree" - Phase 3 development plans. If the existing 20' stub is not to be used as previously approved, the stub shall be removed and the existing manhole shall be vacuum

tested prior acceptance of the sanitary sewer extension. A Sequence of Construction shall be added to the plan detailing the connection and installation procedure, including shoring/bracing the existing manhole during excavation. A temporary plug shall be placed downstream in the invert out pipe of the existing manhole, during construction. Notes shall be added to the plans informing the contractor to remove the temporary plug in the sanitary manhole after completion of the sanitary sewer main extension and upon authorization from JCSA. The sanitary mains/manhole shall be cleaned of all debris, by Flush and Vac Method, prior to a request for JCSA to inspect and authorize removal of the temporary plug. Revise accordingly.

4. Why is a portion of the existing water main proposed to be removed rather than horizontal bends installed. A Sequence of Construction shall be added to the plan detailing the connection and installation procedure to insure lots in Section V-B, of Bent Tree along Splitwood Road have continued water service along with fire flow requirements. A new gate valve shall be proposed to replace the existing gate valve shown on the portion of the water main to be removed.

Sheet 9

- 1. Provide easements for the proposed fire hydrant assemblies per JCSA standards.
- 2. It appears the proposed 12-inch gate valve riser pipe for the water main along Splitwood Road and the sanitary sewer lateral serving Lot 10 will be in conflict. Verify and revise according, providing appropriate horizontal spacing.
- 3. The proposed sanitary sewer laterals serving Lot 14 and Lot 15 shall be tied directly into sanitary sewer manhole MH #4-5A. Revise accordingly.
- 4. The proposed sanitary sewer laterals serving Lot 55 shall be tied directly into sanitary sewer manhole MH #4-6A. Revise accordingly.
- 5. A JCSA Utility Easement shall be provided on Lot 54 perpendicular to the easement in front of Lot 55 and to the right-of-way for the proposed sanitary sewer.
- 6. The horizontal separation between the water service lines for Lots 60, 70, and 71 and the sanitary sewer lateral for Lot 61 is not acceptable. Revise accordingly, providing a 10 feet horizontal separation per JCSA standards.
- 7. Lot 57 appears to have two sanitary sewer connections. Verify and revise accordingly.

<u>Sheet 10</u>

- 1. Provide easements for the proposed fire hydrant assemblies per JCSA standards.
- 2. See Sheet 5, Comment #1. Revise accordingly.
- 3. Provide an easement for the proposed water main along Splitwood Road, 7.5 feet from the center line of the water main along the front of Lot 29.

4. The proposed force main between Lots 43, 44, and 45 is not acceptable. The proposed force main shall connect to the sanitary sewer system along Splitwood Road and within the right-of-way. Revise accordingly.

<u>Sheet 11</u>

- 1. Provide street names.
- 2. Provide easements for the proposed fire hydrant assembly per JCSA standards.
- 3. All proposed water and sanitary sewer connections shall be located at the right-ofway line for Lots 85-88. JCSA shall not own or maintain the service lines beyond the right-of-way. Revise the proposed water and sanitary sewer systems accordingly.

<u>Sheet 12</u>

- 1. Provide air release valves at the high points.
- 2. Eccentric reducers are shown on the profiles but are not called out as eccentric, which is correct?
- 3. See Sheet 8, Comment #3, revise accordingly.
- 4. Split Wood Road: Revise the pipe material between manhole MH #4-5 to manhole MH #4-4 from PVC to DIP.
- 5. Split Wood Road: Sanitary sewer manholes MH #4-2, MH#4-5, and MH #4-6 shall have a drop connection and 60-inch diameter manhole per JCSA standards. Revise accordingly.
- 6. Split Wood Road: It appears the minimum cover of 36-inches is not met for the sanitary sewer main between manhole MH #4-8 and MH #4-9 in the proximity of manhole MH #4-9, therefore the pipe material shall be revised from PVC to DIP.
- Split Wood Road: Show the storm sewer crossings at Station 35+35± and Station 36+14±.

<u>Sheet 13</u>

- 1. Provide air release valves at the high points.
- 2. Eccentric reducers are shown on the profiles but are not called out as eccentric, which is correct?
- 3. Black Twig Court: Sanitary sewer manhole MH #4-2 shall have a drop connection and 60-inch diameter manhole per JCSA standards. Revise accordingly.
- 4. Tupelo Tree Court: Sanitary sewer manhole MH #4-6 shall have a drop connection and 60-inch diameter manhole per JCSA standards. Revise accordingly.

5. Notes and/or dimensions shall be added to the plans to insure a minimum of 18inches of vertical separation is provided for all pipe crossings.

<u>Sheet 14</u>

- 1. Notes and/or dimensions shall be added to the plans to insure a minimum of 18inches of vertical separation is provided for all pipe crossings.
- 2. Eccentric reducers are shown on the profiles but are not called out as eccentric, which is correct?
- 3. East Cork Road: Sanitary sewer manhole MH #4-5 shall have a drop connection and 60-inch diameter manhole per JCSA standards. Revise accordingly.
- 4. Perch Tree Lane: It appears vertical bends are necessary for the 15-inch RCP storm sewer crossing at Station 10+16± and the 15-inch RCP storm sewer crossing at Station 10+67± of the CDS Unwrap. Show the vertical bends in plan view for reference. Verify and revise accordingly.

Sheet 24

- 1. Manual Air Release Valve Detail: Delete "or 12" Truss Pipe" from the riser pipe.
- 2. All references to "auto dialers" for the grinder pumps shall be deleted from the plans.
- 3. General Notes Sanitary Sewer: Revise Note #1 to read the following "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."

Sewer Data Sheet

- 1. The Sewer Data Sheet submitted is not the JCSA Sewer Data Sheet. See the attached current Sewer Data Sheet.
- 2. Express Section VI, Average Day Demand, in gpm.

Water Data Sheet

1. The Water Data Sheet submitted was superceded. See the attached current Water Data Sheet.

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

COMMONWEALTH OF TRANSPORTATION SILVER

4451 IRONBOUND RD. WILLIAMSBURG, VIRGINIA 23188-2621

Ray D. Pethtel Interim Comissioner

March 28, 2002

J. W. Brewer Acting Resident Engineer

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

Ref: Stonehouse, Section 5A, Lisburn S-27-02 Route 30, James City County

Dear Mr. Johnson:

We have completed our review of referenced subdivision plan and offer the following comments.

- Storm sewer inlets # 1-2 and 1-3 should be sized to intercept 100 percent of the flow. This will require changing SS# 1-2 to a DI-3B and increasing the slot length of SS# 1-3.
- 2. SS# 2-2 has excessive spread on the grade approaching the sag. Spread must be checked on the grade as well as at the sag. The grade approaching the sag will have an effective gradient of 0.001 ft/ft when a vertical curve is utilized. A flanking inlet will be required in order to limit the spread to one-half the travelway.
- 3. The slot length of SS# 2-7 should be increased to 8 feet to limit the carryover to SS# 2-3.
- 4. SS# 2-6 has excessive spread at the sag and on grade. SS# 2-6 is in a sag location and should be a DI-3C. A flanking inlet is required to limit the spread.
- 5. SS# 2-10 should be a DI-3BB since it is greater than 8 feet in depth.
- 6. SS# 2-12 should be a DI-3C since it is in a sag location.
- 7. SS# 4-9 and 4-10 should be DI-3C, L=6', which is the minimum length for a DI-3C.
- 8. Provide stop, street, and speed limit signs throughout the development in accordance with MUTCD.

- 9. Sheet 22, sections B, C, and E. A three-foot separation is required between back of curb and sidewalk when using roll top gutter. Further, roll top curb may only be used adjacent to sidewalk that has a minimum thickness of seven inches where crossed by driveways.
- 10. Sheet 22, typical road section "A", Splitwood Road. The shoulder dimension needs to be a minimum value instead of stating, "varies".
- 11. At Station 13+50 on Common Drive, the sag vertical curve has a K value of 8.0, which is below the minimum of 20 recommended by AASHTO. The design engineer needs to change the grade in order to increase K to 15 or greater.
- 12. At Station 11+75 on Black Twig Court, the sag vertical curve has a K value of 13.23; this needs to be adjusted to satisfy the K requirement of 15 or greater.
- 13. Provide VDOT general notes dated 03/2002 on drawings.

When the above comments have been addressed, please submit two sets of revised plans to this office for further review. Also, 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 questions please contact me at 253-5146.

Sincerely,

citin Can

John W. Barr Assistant Resident Engineer

JWB/jwb

cc: Eric Stringfield

Case No. SP-36-02 McKinley Office Building Staff Report for the May 1, 2002 Development Review Committee Meeting

Summary Facts:

Applicant: Land Owner:	Kenneth Rodman, Landmark McKinley Properties	k Design Group
Proposed Use:	7,500 square foot office building	
Location: Tax Map/Parcel:	5244 Olde Town Road (32-4)(1-28C)	
Primary Service Area: Parcel Size:	Inside 1.45 Acres	
Existing Zoning: Comprehensive Plan:	LB, Limited Business Neighborhood Commercial	
Reason for DRC review:	, , ,	se permit conditions (JCC Case No. ne Board of Supervisors on February
Staff Contact:	Karen Drake	Phone: 253-6685

Staff Recommendation:

Staff finds the proposed units consistent with the approved Special Use Permit conditions and recommends that preliminary approval be granted subject to the attached agency review comments, and the following:

- 1. Preliminary approval is contingent upon approval of the March 27, 2002 request for a variance from minimum separation distances from the BMP; and
- 2. Preliminary approval is contingent upon a landscape modification request to reduce the 15' landscape side yards is submitted and approved in accordance with Section 24-88 of the James City County Ordinance. Staff strongly recommends that the proposed entrance road be reduced from 24' to 20' to mitigate the impact of the side yard as a condition for granting the landscape modification request.
- 3. A general note is added to the cover sheet of the plan that any construction work for McKinley Office building will not block access to adjacent businesses.

Karen Drake Planner

Attachments:

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

Agency Review Comments for SP-36-02. McKinley Office Building

Planning:

- 1. Verify that the site does or does not fall within Flood Zone X.
- 2. Note the right-of-way width of Olde Towne Road where shown on the plans and note the width of the proposed entrance drive.
- 3. Per Section 24-370 (c)(2) of the James City County Zoning Ordinance, please show the location of the HVAC units and utility meters and the proposed landscaping for screening.
- 4. Regarding parking, on sheet C-6 please add a note so both rows of 3 parking spaces are labeled and change the parking space label from 9 spaces at 9' to reflect the actual 8 parking spaces shown.
- 5. Provide documentation that you have permission to perform offsite work or that the proposed work is being performed in an easement that would need to be labeled.
- 6. Staff questions why the proposed driveway is 24' wide instead of the 20' wide discussed while the special use permit application was being processed.
- 7. The following Special Use Permit Conditions must be satisfied prior to final site plan approval and are currently outstanding:
 - a. The Planning Director has approved the proposed landscaping plan along the shared property line to the North as it relates to the SUP condition. Final comments on landscaping will be issued once water conservation measures have been approved and the landscape modification request is approved.
 - b. Please submit the final architectural design of the office building for review and approval by the Planning Director.
 - c. The Planning Director has approved the lighting plan, but please add a note on the cover sheet that "All light poles shall be no higher than 20 feet in height."
 - d. Water conservation standards must be approved by the James City Service Authority (JCSA). As no standards have been submitted to date, please contact the JCSA Water Conservation Coordinator, Lisa Meddin at 253-6859 to discuss these standards as soon as possible.
 - e. The planning director shall review and approve the design of the groundmounted sign for the property. Please submit the design of the ground-mounted sign in conjunction with the attached sign permit application.

County Engineer:

1. The plans, as submitted are acceptable.

Environmental:

1. Please refer to the attached memorandum dated April 22, 2002.

Fire Department:

1. The plans, as submitted, are acceptable.

Health Department:

1. The plans, as submitted, are acceptable.

<u>JCSA:</u>

1. Please refer to the attached memorandum dated April 24, 2002.

VDOT:

1. Please refer to the attached memorandum dated, April 4, 2002.

• Note that per discussions with John Barr at VDOT that you can conduct a traffic analysis to verify if turn lanes are warranted. Please contact John Barr directly to discuss the necessary information to be included in the analysis.

ENVIRONMENTAL DIVISION REVIEW COMMENTS MCKINLEY OFFICE BUILDING (OLDE TOWNE ROAD) COUNTY PLAN NO. SP - 036 - 02

MOW/SJT

April 22, 2002

General Comments:

- 1. A Land Disturbing Permit and Siltation Agreement, with surety, are adding for this project.
- 2. An Inspection/Maintenance Agreement shall be executed with the County for the BMP facility associated with this project.
- 3. Responsible Land-Disturber Notification. Provide the name of an individual who will be in charge of and responsible for carrying out the land-disturbing activity. Permits or plans without this information are deemed incomplete and not approved until proper notification is received.
- 4. 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.
- 5. Offsite Work. Provide evidence of permission to occupy or disturb offsite adjacent tracts (GPIN 32400100028 and GPIN 3240100030A) for work associated with curb removal, removal and replacement of the concrete dumpster pad, the sanitary sewer connection and the inlet and tree protection as shown on Sheets C-4 and C-5, respectively.
- 6. Offsite Easement. Based on the plan of development, it would appear that an offsite private drainage easement of adequate width is necessary from the two adjoining properties to ensure onsite drainage from the BMP overflow can be maintained through the offsite storm drainage system (ie. at least to the YDI inlet with Rim El. 95.21).
- 7. Sheet Legend. The sheet legend on the cover sheet has discrepancies. Sheet titles in the legend do not match that of the drawings provided on Sheets C-2, C-6 and C-7. A "BMP Sections and Details" sheet as shown in the legend was not provided and there was no Sheet C-8 in the submitted plan set.
- 8. Plan Features. An actively approved project is situated to the east of the site. Refer to County Plan No. SP-042-01 for Williamsburg Plantation Section 6 (Units 252-303). This plan was approved by the Environmental Division on July 27th 2001. Proposed Units 263 through 267 should be shown as adjacent site features on all sheets as applicable as they are in close proximity to the east border of this site.

Chesapeake Bay Preservation:

9. Steep Slope Areas. The Environmental Inventory note on the cover sheet indicates that 25 percent slope areas are present within the limits of construction. Section 23-10(2) of the Chesapeake Bay Preservation Ordinance requires delineation of areas with slopes 25 percent or greater. Show these areas on Sheet C-3. If steep slope areas are impacted on the site, a request for a waiver or exception is required, in writing, to the Environmental Division.

Erosion & Sediment Control:

10. Design Checklist. Please provide a standard James City County Erosion and Sediment Control and Stormwater Management Design Plan Checklist, specific to this project.

- 11. E&SC Plan. Based on existing site topography and drainage patterns, most of the existing site is conveyed to the existing channel situated in the southwest corner of the site. Once land-disturbing activities are first commenced (clearing and first grading) all site drainage will be directed to this corner. Currently the plan shows only silt fence for control in this corner. This type of arrangement will exceed the limitations of silt fence and a sediment trapping facility is required. Suggestions include a rock check dam or a small sediment trap, either constructed for E&SC purposes only or one which sequences early construction of the fill embankment for the proposed infiltration basin to serve as an interim temporary sediment trap device. *(ie. Per Minimum Standard & Spec 3.05 of the VESCH, silt fence should not be used in minor swales or ditch lines where drainage area is greater than 1 acre and flow is greater than 1 cfs.)*
- 12. Limits of Work. Show and label a distinct limit of work around the site periphery on Sheets C-4 or C-5, including that associated with offsite work, including curb removal, the offsite dumpster pad removal and sanitary sewer connection to the south of the site and E&SC measures.
- 13. Construction Sequence. Indicate when demolition activities are to commence and the site is to be mass cleared in the sequence. Step 3 of the sequence of construction on Sheet C-2 indicates use of diversion dikes that are not shown on plan Sheets C-4 or C-5. Either show the proposed diversion dikes on the plan sheets or remove reference to diversion dikes in the construction sequence. Also due to cut/fill at the site, it is unclear how commencement of rough grading as outlined in Step 8 of the construction sequence can follow installation of stormwater drainage conveyances, Step 7, as paved flumes cannot be installed until the site is at or near proposed grade. Re-evaluate the sequence of construction as a whole and adjust as required to properly reflect installation of E&SC measures, mass clearing, earthmoving and drainage improvements at the site.
- 14. Infiltration Basin. Based on Step 5 of the sequence of construction on Sheet C-2, it appears that construction of the infiltration basin BMP is to precede site earthmoving operations. Therefore, this feature will be in-place (or at least rough graded) during land-disturbing operations. This principle conflicts with Group C criteria in the County BMP manual and Minimum Standard & Specification 3.10 of the VSMH. Normally, infiltration facilities are not to be constructed or placed into service until the entire contributing drainage area has been stabilized. If the intent is not to utilize the facility for sediment trapping purposes and install the BMP at the end (not beginning) of landdisturbing activities, the plan and sequence of construction should clearly indicate that intent. If the intent is to utilize the facility for sediment trapping purposes, the plans and construction sequence needs to have clear and distinct provision for protection of the basin during construction and conversion of the basin from temporary sediment trap mode to final BMP mode including sediment cleanout, overexcavation, scarification, construction of appurtenances, etc. The plans should indicate when the BMP portion of the basin should be constructed, the earliest point at which storm drainage may be directed to the basin and the means by which delay in basin use should be accomplished.
- 15. Outlet Protections. Provide riprap outlet protection at the outfall ends of the PG-2A paved flumes. Specify riprap class and thickness, pad dimensions and amount of stone to be used in accordance with requirements of the VESCH, Minimum Standards 3.18 and 3.19.
- 16. Silt Fence. Once the infiltration basin is graded in, silt fence placement along the top of graded slope between the BMP and the proposed building area is appropriate (to protect the BMP from sedimentation). Silt fence placement through the BMP as shown on Sheet C-5 is not appropriate.
- 17. Filter Fabric. Provide filter fabric in accordance with Minimum Standard & Spec 3.19 of the VESCH under the riprap overflow structure at the infiltration basin.

Stormwater Management / Drainage:

- 18. Existing Facilities. Based on field inspection, the existing downstream channel and inlet (Rim El. 95.21) which receive overflow drainage from the BMP appear to be in a degraded condition. For the channel, erosion and scour of the channel bottom is evident. For the inlet, the receiving inlet top is set more than 1 foot above existing grade and there is severe subsidence around the circumference of the concrete manhole. Receiving storm drainage facilities must be in adequate condition to accept proposed drainage. Inspect, evaluate and incorporate any improvements as necessary to these features to the plan of development along with permission from subject adjoining property owners.
- 19. BMP Labels. On Sheet C-6, provide labels at the BMP indicating the facility is an infiltration basin, County type C-4 BMP and show water surface elevations for the various design storm events consistent with the design report.
- 20. Drainage Map. Provide a drainage map showing existing and/or proposed drainage subareas to the paved flumes as well as overall drainage area to the BMP, including offsite area. Include the size of each drainage area as well as applicable runoff coefficients and times of concentration.
- 21. Details. Show a horizontal and vertical scale for the Section A-A detail on Sheet C-7.
- 22. BMP Design. Per the County BMP Manual for type C-4 infiltration facilities, a backup underdrain with control valve and cleanouts is needed beneath the BMP in case of standing water problems.
- 23. BMP Design. Provide an observation well within the bottom of the infiltration BMP in accordance with the provisions of page 47 of the County BMP manual.
- 24. BMP Details. Label intended graded side slopes for the BMP on plan view Sheet C-6 (ie. 3H:1V, 2H:1V, etc.). Provide additional information on BMP detail Section A-A on Sheet C-7 including: overflow weir elevation; fill compaction and embankment soil requirements; backup underdrain arrangement with cleanouts and pipe type; design water surface elevations; an observation well; and minimum constructed depth for the riprap lining on the outfall channel. Refer to figure 8 of the County BMP Manual for appropriate detail requirements. Also, clearly indicate top of bank/berm elevation for the BMP (El. 103.5 per the design report) on plan Sheet C-6 and Section A-A on Sheet C-7.
- 25. Tailwater. Indicate if tailwater conditions within the existing outfall channel and at the existing inlet (Rim El. 95.21) were considered in the BMP hydraulics as provided in the design report, specifically for the 10- and 100-year design storm events. Backwater or flow depth in these facilities could create a tailwater condition for the BMP and could affect outlet discharges and design water surface elevations in the BMP basin for these two storm events.
- 26. Offsite Channel Adequacy. Based on the design report, it appears the 10-year postdevelopment discharge from the BMP exceeds 10-year predevelopment. Also, due to the overflow weir elevation, it appears the 10-year design storm will discharge from the BMP. Therefore, adequacy analyses is necessary for the receiving offsite man-made drainage facilities, especially the swale to the YDI inlet (Rim El. 95.21), the inlet itself and the existing 18-inch pipe segment which conveys drainage toward Olde Towne Road. Adequacy computations are required to verify that receiving man-made channels are adequate for capacity based on the 10-year event and, based on page 46 of the County BMP manual, erosion resistance for the 10-year storm. (Note: Overflow drainage from the BMP can not cause channel overtopping or ponding at the inlet which could cause flooding to adjacent structures.)
- 27. Maintenance Plan. For clarity purposes, replace the heading "Inspection and Maintenance" at the upper left hand corner of Sheet C-2 with "BMP Inspection and Maintenance Plan". Also, the maintenance plan appears more specific to a wet or dry pond facility. Prepare a maintenance plan more specific to an infiltration type facility.

- 28. Stabilization. Provide a distinct stabilization specification for the "seed" callouts at the infiltration basin area on landscaping Sheet L-1. The County BMP Manual requires grass turf stabilization of the infiltration area.
- 29. Utility Conflict. Address the conflict at the BMP between the bottom of the BMP (El. 101) and the crossing of the 4-inch PVC sanitary sewer lateral (28 l.f. @ 6.13 percent).
- 30. Variance Request. Correspondence dated March 27th 2002 to request variance from minimum separation distances from the BMP is acknowledged. Minimum separation distances from the infiltration BMP are 25 feet to upslope buildings and 100 feet to downslope buildings. The variance request includes a cover letter and supporting information including a geotechnical report dated October 11th 2001. Although not specifically shown, separation distances from the BMP to the existing upslope buildings to the west (GPIN 3240100028) and to the east (proposed Williamsburg Plantation Section 6) would appear to meet current requirements and are satisfactory. In addition, it appears the separation distance to the existing downstream building is less than the 100 ft. required; however, information as provided supports the waiver request. However, determination or variance approval cannot be made at this time, as the plan of development and supporting information does not address nor indicate adequacy of the separation distance from the BMP to the proposed upslope building is considerably less than the 25 feet required per current requirements. (*Note: Information as submitted to support the variance request must also address separation distance to the proposed upslope onsite building.*)
- 31. BMP Separations. Show proposed horizontal separations from the design 10-year water surface elevation of the BMP to the following structures. This information is necessary to assess and make proper determination for the variance request as submitted.
 - 31a) Proposed upslope onsite building to the north of the BMP (Proposed FF 105.75);
 - 31b) Existing upslope building to the west of the BMP (GPIN 3240100028);
 - 31c) Upslope building units proposed to the east of the BMP associated with approved site plan SP-042-01 (Williamsburg Plantation Section 6, Units 263-267);
 - 31e) Existing offsite downslope building to the south (GPIN 3240100030A).
- 32. Waiver Request. Correspondence received to support the request to vary from separation distances from the BMP to existing buildings contains language in both the cover letter and geotechnical report as such: "proposed development of a BMP facility in the area indicated on the preliminary sketch provided will not adversely affect the *existing strip shopping center foundations*". As there are two existing strip shopping centers in close proximity to the BMP, one being upslope to the west and the other being downslope to the south, language in the waiver request must clarify that it is the building to the south being excepted under the waiver request. (Note: A waiver cannot be granted unless distinction is made to which building is being referenced in the information that supports the waiver request.)
- 33. BMP Access. Considerations should be made in the site layout and landscaping plan to ensure access can be made to the main BMP cell and outflow channel for future maintenance and inspection purposes (*ie. ensure there is a clear access path with no utility, landscape or slope conflicts*).



Subject: SP-036-02, McKinely Office Building

We reviewed the plans for the above project you forwarded on February 1, 2002 and have noted the following comments. We may have additional comments when a revised plan incorporating these comments is submitted.

<u>General</u>

- 1. Submit a Water Data Sheet and Sewer Data Sheet.
- 2. Applicant shall confirm the existing JCSA water system will provide the fire flow volume and duration as specified by the J.C.C. Fire Department and/or make necessary improvements to the existing water system to meet those requirements. JCSA standards require 2500 gpm fire flow for the site.
- 3. Clearly show and label the existing JCSA Utility Easements on the plans for Parcel ID# 3240100030A. Provide documentation for verification the existing JCSA Utility Easement encompasses the area shown for connection into the existing sanitary sewer system.
- 4. Show and label all proposed JCSA Utility easements on the plans. If the intent is not to provide an easement for the sanitary sewer the proposed cleanout shall be moved to the property line.
- 5. Add the following note to the plans "Any existing unused wells shall be abandoned in accordance with State Private Well Regulations and James City County Code."
- 6. James City County Code Compliance enforces the 1996 Uniform Statewide Building Code with 2000 supplements which references the 1995 International Plumbing Code with 1996 supplements. Therefore, the domestic water meter size (based on fixture units within the proposed building) shall be calculated using the International Plumbing Code not the AWWA water meter fixture unit values. Once the fixture units and corresponding gpm value have been obtained, the AWWA M22, Table 5.6 can be used to select the correct meter size. In addition,

the minimum water pressure at the meter in accordance with the JCSA standards is 20 psi, not 35 psi as shown in the calculations. Revise accordingly.

Sheet 6

- 1. The pipe material between the existing 12-inch main and the proposed water meter shall be Type K copper per JCSA standards.
- 2. <u>1.5" Waterline Profile:</u> If 18-inches of vertical separation can not be obtained between the proposed 1 ½-inch water main and the existing 8-inch sanitary sewer per JCSA standards, a sand cushion shall be provided. If a sand cushion is proposed a note including the following information shall be provided: "A sand "cushion" from the invert of the lower pipe to the spring line of the upper pipe, at least two feet on each side of the lower pipe, shall be provided." Revise accordingly.
- 3. Add a note to core drill and provide a "Kor-N-Seal" boot to the existing sanitary manhole for the proposed 4-inch lateral connection. Reconstruct the bench and invert to direct flow to the outfall pipe. In addition the proposed 4-inch sanitary sewer lateral, per JCSA standards shall maintain the same energy gradient as the existing sewer main. 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. Revise accordingly.
- 4. Label the existing 12-inch water main along Olde Towne Road as asbestos cement pipe. All proposed water main fittings shall be specified to be compatible with asbestos cement pipe.
- 5. The clearing limits for the proposed sanitary sewer lateral should be shown on the plans.
- 6. The water meter designation on the north side of the existing entrance is incorrect, a meter is not located in this location. Revise accordingly.
- 7. In accordance with James City Code Compliance, referencing the 1995 IPC, Section 306.6, the proposed sanitary sewer lateral shall have a minimum of 12inches of cover. Currently the proposed sanitary sewer lateral is above ground within the infiltration basin. The sanitary sewer lateral alignment shall be revised to insure no inflow/infiltration into the JCSA sanitary sewer system. Provide calculations for verification that a smooth transitional flow from the inlet to the outlet has been provided for the proposed acute angle, less than 90°, lateral connection to the existing manhole or revise the alignment to 90° or greater. Calculations shall also address debris settlement within the manhole bench.

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



Ray D. Pethtel Interim Comissioner

April 4, 2002

WILLIAMSBURG, VIRGINIA 23188-2621

J. W. Brewer Acting Resident Engineer

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

Ref: McKinley Office Building SP-36-02 Route 658, James City County

Dear Ms. Drake:

We have completed our review of referenced site plan and offer the following comments:

- 1. Provide attached updated VDOT General Notes on site plans.
- 2. Provide an entrance stop bar and sign in accordance with MUTCD.
- 3. The left entrance flare needs to be 12'x 48'.
- 4. Provide a 150' right turn lane taper with appropriate pavement markings.
- 5. Provide a left turn lane that has 200' storage and a 200' taper with appropriate pavement markings.

When the above comments have been addressed, please submit two sets of revised plans to this office for further review. Should you have questions please contact me at 253-5146.

Sincerely,

Isan

John W. Barr Assistant Resident Engineer

JWB/jwb Attachment

cc: Jerry Pauley

SUMMARY FACTS

Applicant:	Mr. Robert Mann of AES Consulting Engineers	
Landowner:	University Square Associates	
Proposed Use:	14,900 square foot Retail/Office Building	
Location:	5293 John Tyler Highway, Williamsburg Crossing Shopping Center, adjacent to Bruster's Ice Cream facing onto Route 199	
Tax Map/Parcel No.:	(48-1)(22-11)	
Primary Service Area:	Inside	
Parcel Size:	approximately 0.731 acres	
Existing Zoning:	B-1, General Business, with an approved special use permit	
Comprehensive Plan:	Mixed Use	
Reason for DRC Review:	Section 24-149 of the Zoning Ordinance requires that site plans which do not have an approved conceptual plan, as set forth in Section 24-145, shall be reviewed by the DRC. The applicant is also requesting a rear yard setback waiver in accordance with Section 24- 395 of the Zoning Ordinance.	
Staff Contact:	Christopher Johnson, Senior Planner Phone: 253-6685	

As seen on the attached site plan, this site is a relatively small parcel adjacent to the recently constructed Bruster's Ice Cream in the Williamsburg Crossing Shopping Center. A required 50-foot setback from Route 199 makes a sizeable portion of the parcel unbuildable. The applicant has proposed constructing a two-story retail/office building (7,450 s.f. footprint, 14,900 s.f. gross). The applicant is requesting an eight foot rear yard setback reduction to accommodate the proposed building. Such a request is possible under Section 24-395 of the Zoning Ordinance provided that the building is constructed:

- a) as part of a multi-unit structure in which the units share common walls, or constructed as part of a multiple-structure commercial development; and
- b) the entire development has been planned and designed as a comprehensive coordinated unit under a single master plan.

The Commission may grant a waiver, at its discretion, from the yard setback requirements, upon finding that:

1) the overall complex or structure, if considered as a single unit, meets all of the requirements of Section 24-394;

- 2) adequate parking is provided as per the requirements of this chapter and, where determined necessary by the commission, adequate easements or other agreements are recorded to guarantee access and maintenance of the parking areas and other common areas;
- 3) adequate provisions are made to assure compliance with Article II, Division 3 of this chapter and, where determined necessary by the commission, adequate easements, or agreements are recorded to allow grouping of signs on one standard, placement of signs in common areas or other appropriate arrangements made necessary because of the reduced yard area of the individual units; and
- 4) the complex or structure is adequately designed and serviced from the standpoint of safety, and that the county fire chief certifies that the fire safety equipment to be installed is adequately designed and the county building official certifies the complex is designed to conform to the BOCA Code, so as to offer adequate protection to life and property.

STAFF RECOMMENDATION

Staff finds that the above criteria will be met during the normal course of plan review and recommends that approval of the requested setback waiver. Additionally, staff recommends the DRC recommend preliminary site plan approval subject to the attached agency comments.

Attachments:

- 1. Location Map
- 2. Agency Comments
- 3. Site Plan (separate attachment)



Planning:

- 1. In order to ensure adequate pedestrian connection between the outparcels along Route 199, the proposed 5-foot sidewalk should be extended at both ends of the proposed building through the landscape islands. Handicap curb ramps must also be provided on both ends of the extended sidewalk.
- 2. The shared parking agreement referenced in the parking calculations on the cover sheet must be executed prior to final site plan approval, not at the issuance of a buildingpermit.
- 3. Provide documentation for review by the County Attorney which ensures that a shared parking agreement does not violate the Lease Agreement between Food Lion and University Square Associates for the parking area in front of Food Lion.
- 4. If the existing power pole at the north corner of the parcel is to be relocated per the applicants ongoing discussions with Virginia Power, please identify the new location on the plans.
- 5. The plans do not identify a location for a dumpster pad. Please ensure that adequate access can be provided to a future dumpster pad location should one become necessary at this location.
- 6. Please indicate the location for any freestanding sign which is proposed for this parcel.
- 7. The plans show a parking bay that stretches along the Route 199 right-of-way which will influence the future development of the adjacent parcel 24. Staff has not received a conceptual plan for the future development planned for parcel 24. Please provide information which supports the orientation of the parking bay in the manner shown on the plans.
- 8. The Japanese Redleaf Barberry should be a minimum of 22 inches in height at the time of planting. The Crepe Myrtle and River Birch should be specified at an 8' minimum height.
- 9. Along the right-of-way planting area, sixteen more shrubs should be provided as indicated by the Landscape Requirements chart provided.
- 10. The mix of trees in the parking area should include at least 50% deciduous shade trees with a minimum caliper of 2" at the time of planting. In addition, 35% of these trees should be evergreen.
- 11. The general planting area in the front, rear, and side yards, should contain a minimum of 35% deciduous shade trees with a minimum caliper of 2" and at least 35% large evergreen trees.
- 12. Planting should be provided to screen any utility or unsightly components on the building exterior from the Route 199 right of way. If these areas are not going to be shown on the plan, a note should be included in the drawings to ensure these areas are planted before a final Certificate of Occupancy can be received.

13. The Planning Director has conditionally approved the landscape modification requests submitted with this application provided the applicant provides the appropriate mix of shade trees and large evergreen trees along Route 199 and there is an effort to coordinate with the developed parcel to the northwest to create a smooth transition for the landscaping provided along the right-of-way.

Environmental:

- 1. A Land Disturbing Permit and Siltation Agreement, with surety, are required for this project.
- 2. Provide a Silt Sack[™] or equivalent at Storm Sewer Structure #1A due to the traffic volume that this area will experience. Provide detail and maintenance schedule for the Silt Sack[™].
- 3. Label Parcel 24.
- 4. Remove the swale on the north side of the proposed structures. This area is proposed to be a planting bed and can sheet flow over the sidewalk. Provide spot elevations and flow arrows to indicate this proposed condition.
- 5. Provide more information regarding the adequacy of the downstream drainage system to accept the runoff from this project. Demonstrate that the starting water surface elevations are based on the flow levels of the downstream system and those drainage calculations.

JCSA:

1. Please refer to the attached memorandum, dated April 24, 2002.

The County Engineer, Fire Department, and Health Department have approved the plans as submitted.



	M E M O R A N D U M	€ ET 22 23 24 25 - 26 - 3 20
Date:	April 24, 2002	RECEIVED PLANKING DEPARTMENT
To:	Christopher Johnson, Senior Planner	PLANNING DEPARTMENT
From:	Keith Letchworth - Engineering Specialist	10168 Jan 201

Subject: SP-37-02, Williamsburg Crossing, Retail/office Building, Lot 11

We reviewed the plans for the above project you forwarded on March 28, 2002 and noted the following comments. We may have additional comments when a revised plans incorporating these comments is submitted.

<u>General</u>

1. Provide a completed water data sheet.

Sheet No. 2

- 1. Since the water main was recently constructed, JCSA will allow the appurtenances to be relocated based on the following conditions:
 - A. The Contractor shall provide a 1 year warranty to JCSA for all work, parts, and materials related to the water main.
 - B. Contractor shall clean and inspect all items proposed for relocation to insure proper operation and no defects or damage exist. Any damaged or defective parts or materials shall be replaced by the Contractor/Developer at their expense.
 - C. Fire hydrants, blow-off valves (assemblies) and flushing connections installations shall be witnessed by JCSA personnel prior to backfilling.
 - D. All relocated water system appurtenances shall be disinfected per JCSA standards prior to installation.
- 2. Existing fire hydrant to be removed from the existing **shut** gate valve. Gate valve shall than be blind flanged and the operating nut removed. The gate valve shall be restrained to the tee or bolted directly to the tee. The gate valve and tee shall than be encased.in concrete.
- 3. The proposed fire hydrant shall be installed by use of a tapping sleeve and valve with the existing fire hydrant then installed, after completion of Note no. 1 of this list. Provide a sequence of construction on the plans for both the removal and the reinstallation of the fire hydrant.

- 4. Call off on the plan the location of where the sewer lateral changes from JCSA ownership to private. Show the existing sewer easement.
- 5. Complete showing the existing 16" water main within the existing JCSA easement.
- 6. The water meter shown on this plan for Bruster's is not correct, either show in correct location or delete water meter box from plan.

Sheet No. 4

- 1. Per JCSA standards no trees, shrubs, structures, fences or obstacles shall be placed within a JCSA easement or in a right of way with JCSA utilities. Provide a minimum of 5 feet of separation for shrubs and 10 feet minimum separation for trees from JCSA water and sewer utilities. Revise plan accordingly.
- 2. No shrubs shall be planted around fire hydrant.

Please call me at 253-6814 if you have any questions or require any additional information.

DEVELOPMENT REVIEW COMMITTEE ACTION REPORT: Meeting of May 1, 2002

Case No. C-48-02 Overhead Utility Waiver, 257 Neck-O-Land Road

Ms. Barbara Little, property owner, has requested that the DRC review the proposed plans. The property is located at 257 Neck-O-Land Road and can be further identified as Parcel Nos. (1-47B) on the JCC Real Estate Tax Map No. (47-3). This case comes to the Development Review Committee because Section 19-33 of the Subdivision Ordinance requires that all new utilities be placed underground, and Section 19-18 allows the commission to grand an exception to the ordinance if it finds that adherence to the ordinance will cause substantial hardship.

Action: The DRC recommended approval of this case.

Case No. S-27-02 Stonehouse, Dev. Area1, Phase 1 – Section 5-A, Lisburn

Mr. Robert Wornom of AES Consulting Engineers has requested that the DRC review the proposed 109-lot subdivision. The property is located approximately 800 feet from the intersection of Splitwood Road and Mill Pond Road and can be further identified as Parcel No. (1-24) on the JCC Real Estate Tax Map No. (4-4). This case comes to the Development Review Committee because the proposed project is a major subdivision with greater than 50 residential units. Additionally, Section 19-52 of the Subdivision Ordinance states that cul-de-sac streets shall not exceed 1,000 feet in length, and the proposed extension of Splitwood Road will be approximately 2,000 feet in length.

Action: The DRC recommended granting preliminary approval of the plans subject to agency comments and recommended that an exception be granted to allow a cul-de-sac greater than 1,000 feet in length.

Case No. SP-36-02 McKinley Office Building

Mr. Kenneth Rodman of Landmark Design Group has requested that the DRC review the proposed 7,500 square foot office building. The property is located at 5244 Olde Towne Road and can be further identified as Parcel No. (1-28C) on the JCC Real Estate Tax Map No. (32-4). This case comes to the Development Review Committee because it is required per the Special Use Permit conditions (JCC Case No. SUP-28-01) approved by the Board of Supervisors on February 12, 2002.

Action: The DRC recommended granting preliminary approval of the plans subject to agency comments, a landscape modification request being approved, and the entrance driveway being 24' wide.

Case No. SP-37-02 Williamsburg Crossing Lot 11

Mr. Robert Mann of AES Consulting Engineers has requested that the DRC review this case. The property is located at 5293 John Tyler Highway and can be further identified as Parcel No. (22-11) on the JCC Real Estate Tax Map No. (48-1). This case comes before the Development Review Committee because Section 24-149 of the Zoning Ordinance requires that site plans that do not have an approved conceptual plan be reviewed by the DRC. The applicant is also requesting a rear yard setback waiver in accordance with section 24-395 of the Zoning Ordinance.

Action: The DRC deferred action on this case until the May 29, 2002 DRC meeting. The DRC had concerns over the placement of a parking bay adjacent to the arterial drive aisle within Williamsburg Crossing and equested architectural renderings/elevations be provided due to concerns over what the building will look tike facing Route 199.

JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE REPORT 5/1/2002

FROM:

3/28/2002

THROUGH:

SITE PLANS Ι.

A. PENDING I	PRELIMINARY APPROVAL
SP-144-98	Williamsburg Pottery Warehouse/Retail Building
SP-116-99	New Town, Wmbg./JCC Courthouse SP Amendment
SP-051-01	Zooms Gas Station
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-100-01	Williamsburg Crossing Frontage Road
SP-109-01	Monticello Avenue Extended - SP Amendment
SP-116-01	Powhatan Secondary - Ph. 7, Sanitary Sewer Ext.
SP-121-01	Frances S Rees Subdivision Utility Additions
SP-003-02	New Zion Baptist Church-addition & parking lot exp
SP-007-02	Season's Trace - Winter Park Section 2
SP-009-02	Hairworks Beauty Salon Parking Space Addition
SP-015-02	Season's Trace Winter Park Section 1 SP Amendment
SP-018-02	Williamsburg Plantation Sections 7&8 Units 134-183
SP-019-02	Williamsburg Plantation Sec 9,10,11 Units 184-251
SP-020-02	Charlie's Antiques Expansion/Storage Site
SP-021-02	Kingsmill Resorts, Laundry Facility SP Amendment
SP-022-02	Kingsmill Resorts, Tennis Ctr. Renovation SP Amend
SP-023-02	JCSA/NNWW Interconnection
SP-027-02	120' Stealth Tower3900 John Tyler Highway
SP-032-02	Ewell Hall Water System Improvements
SP-036-02	McKinley Office Building
SP-037-02	Williamsburg Crossing Lot 11 Retail/Office Bldg
SP-039-02	Quarterland Commons Phs X, SP Amendment
SP-040-02	McLaw Place SP AmendmentLighting Plan
SP-041-02	Powhatan Park Phs 2 SP AmendmentRemoval of Fence
SP-042-02	Voicestream Wireless Tower Extension
SP-043-02	Powhatan Village Phs 1&2 SP Amendment
SP-044-02	Ford's Colony, Sect. 31, BMP #1 Regrading Plan
SP-045-02	Powhatan Plantation Maintenance Bldg SP Amend
SP-046-02	Gallery Shoppes Concrete Pad Addition
SP-047-02	US Home/Colonial Heritage temporary sales trailer
SP-048-02	New Town Office Building
SP-049-02	SunTrust Office Building

- SP-050-02 New Town Sec 2 & 4 Road/Utility Infrastructure
- SP-051-02 Lankmark Auto Parts
- SP-052-02 Powhatan Village Phs 5 SP Amendment
- SP-053-02 Layafette High School One Trailer
- SP-054-02 Jamestown High School One Trailer
- SP-055-02 D.J. Montague Elementary School
- SP-056-02 Spotswood Commons SP Amendment
- SP-057-02 Colonial Heritage/US Home Richmond Rd Improvements
- SP-058-02 Busch Gardens Royal Palace Stage Extension
- SP-059-02 Powhatan Village SP Amd Phs 3 & 4

B. PENDING FINAL APPROVAL EXPIRE DATE SP-029-01 Ironbound Village 8/7/2002 SP-041-01 Ruby Tuesday at Monticello Marketplace 6/20/2002 SP-063-01 Williamsburg - Jamestown Airport, Apron Expansion 3/21/2003 SP-078-01 Powhatan Apartments - Site Improvements 8/31/2002 Greensprings Apartments and Condominiums SP-085-01 11/5/2002 SP-097-01 Powhatan Secondary Road Extension- Channel Removal 10/10/2002 SP-105-01 Voice Stream Wireless - Regional Jail Co-Location 11/9/2002 SP-110-01 Williamsburg Christian Academy 12/3/2002 Avid Medical Expansion 2/4/2003 SP-127-01 JCC Government Center- Registrar & Mapping Trailer SP-128-01 1/7/2003 Williamsburg-Jamestown Airport Hangar Additions SP-002-02 2/8/2003 Johnston Medical Clinic SP-006-02 4/19/2003 SP-008-02 Ironbound Water Storage and Booster Facility 2/27/2003 Marketplace Shoppes, Ph 3, Village Service Station SP-014-02 3/8/2003 JCC District Park Entrance Road - Hotwater Coles SP-016-02 11/6/2002 SP-017-02 Williamsburg Landing 4/5/2003 SP-025-02 Monticello Interceptor Forcemain - Section A 4/8/2003 SP-035-02 Jamestown 4-H Educational Center 4/24/2003 C. FINAL APPROVAL DATE 00.000.04 Chasanaaka Be 4 14 0 10 0 0 0

SP-038-02	York River Baptist Church Lighting Plan	4/10/2002
SP-034-02	Carolina Furniture Warehouse-SP Amd-Landscaping 4/3/2	
SP-033-02	Howard Johnson Foyer Enclosure 4/9/20	
SP-031-02	Busch Gardens Dumpster Pad Tie-in 4/23/	
SP-030-02	Howard Johnson Patio 4	
SP-026-02	Bank of America Ramp Plan	4/4/2002
SP-011-02	Ford's Colony, Sect. 31 - BMP #4 Regrading	4/18/2002
SP-005-02	Hankins Industrial Park Parcel 4-A-6	4/16/2002
SP-098-01	Chesapeake Bank 4/19/2	

D. EXPIRED

SP-002-01	JCC HSC Parking Area Expansion
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Thursday, May 02, 2002

II. SUBDIVISION PLANS

A. PENDING	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-103-00	Powhatan Village - Powhatan Secondary		
S-032-01	Subdivision and BLE Plat of New Town AssociatesLLC		
S-055-01	White Oaks - Albert & Miriam Saguto, BLA		
S-073-01	Fernbrook, JCSA Pump Station/Gabrowski BLA		
S-077-01	Ford's Colony - Section 32 (Lots 72-78, 93-129)		
S-087-01	Stonehouse, Hilicrest, Sect. 6-C, Ph. 1		
S-093-01	Olde Towne Timeshares Conservation Easement Plat		
S-099-01	Stonehouse, Mill Pond, Sect. 7-A, Ph. 1		
S-102-01	Powhatan Place Townhomes-BLA Lots 51-56		
S-104-01	The Retreat, Phase I, Section III		
S-109-01	Landfall at Jamestown, Phase 5		
S-008-02	James F. & Celia Ann Cowles Subdivision		
S-012-02	Peterson Subdivision		
S-014-02	Greensprings West Phase 3B Lots 160-179		
S-023-02	Stonehouse, Mill Pond Run right-of-way		
S-027-02	Stonehouse, Lisburn, Sect. 5-A, Construction Plans		
S-029-02	Waterford at Powhatan Sec., Ph.32		
S-031-02	Bruce's Super Body Shop, Lot 2 subdivision		
S-034-02	Powhatan Village, Ph. 3		
S-035-02	Powhatan Village, Ph. 4		
S-037-02	Village Housing at the Vineyards, Phase III		
S-038-02	Powhatan Village Ph.4 Conveyance Plat to Centex		
S-039-02	Powhatan Secondary, Phase 6-C		
S-042-02	Lake Powell Forest Phase 4		
S-044-02	Ironbound Village plat		
S-045-02	The Pointe at Jamestown Section 2-A plat		
S-046-02	Winter Park Prcl 2 division & BLA Prcl 1 Lot 37		
B. PENDING	FINAL APPROVAL	EXPIRE DATE	
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	

Thursday, May 02, 2002

S-036-01	Ironbound Village Construction Plans	8/7/2002
S-037-01	Wellington Section II & III Construction Plans	5/7/2002
S-088-01	Jamestown Hundred- Lots 52-91 10/18	
S-101-01	Greensprings West, Phase 4A	12/5/2002
S-114-01	Manning Family Subdivision	1/9/2003
S-011-02	Carter's Village/Skiffes Creek Village Townhomes	2/14/2003
S-022-02	George W. Roper & Jeanne F Roper, Parcel B	3/19/2003
S-024-02	Stonehouse, Fieldstone Parkway right-of-way & BLA	3/19/2003
S-030-02	Waterford at Powhatan Sec., Ph. 33	4/9/2003
S-036-02	036-02 Zsoldos Subdivision	
C. FINAL AF	PPROVAL	DATE
S-023-97	Fenwick Hills, Phase I	4/29/2002
S-071-00	Ida C Sheldon Estate	4/11/2002
S-117-01	Richard Newberg Family Subdivision/Hazelwood	4/26/2002
S-018-02	Vineyards @ Jockey's Neck, Ph 3 Amd-Construction	4/22/2002
S-026-02	Season's Trace-Winter Park BLA Parcel 1 Lots 38-40	4/26/2002
S-028-02	Waterford at Powhatan Sec., Ph.16	4/9/2002
S-032-02	Busch Properties & Kingsmill Comm Services BLA	4/26/2002
S-033-02	Powhatan Village Phs 3 Conveyance Plat to Centex	4/4/2002
S-040-02	Village Housing at the Vineyards,Lot V-43-44 BLE	4/11/2002
S-041-02	Simmons subdivision	4/26/2002
S-043-02	Village Housing @ Vineyards, BLA Lots 11,41, & 42 4/24/20	
D. EXPIRED		
S-077-97	Landfall at Jamestown, Phase V Construction Plans	
S-041-00	Powhatan Secondary, Phase 6-B	
0.050.00	Devidentes Consider, Disse 7 A	

- S-058-00 Powhatan Secondary, Phase 7-A
- S-093-00 Monticello Woods (formerly Hiden Estates Phase I)

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AGENDA

DEVELOPMENT REVIEW COMMITTEE

May 1, 2002

4:00 p.m.

JAMES CITY COUNTY GOVERNMENT COMPLEX

Conference Room, Building E

- 1. Roll Call
- 2. Minutes
 - A. Meeting of February 27, 2002
 - B. Meeting of March 28, 2002

3. Consent Case

A. C-48-02 Overhead Utility Waiver, 257 Neck-O-Land Road

4. Cases

А.	S-27-02	Stonehouse, Section 5-A Lisburn
В.	SP-36-02	McKinley Office Building
C.	SP-37-02	Williamsburg Crossing Lot 11

5. Adjournment