

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 30th DAY OF OCTOBER, TWO THOUSAND TWO.

1. ROLL CALL

Mr. John Hagee
Mr. Joe McCleary
Mr. Joe Poole
Ms. Peggy Wildman

ALSO PRESENT

Mr. Chris Johnson, Senior Planner
Mr. Paul D. Holt, III, Senior Planner
Ms. Karen Drake, Senior Planner

2. MINUTES

Upon a motion by Mr. McCleary and a second by Mr. Poole, the minutes from the October 2, 2002, DRC meeting were approved.

3. Case No. SP-119-02. Ford's Colony, Williamsburg West Drive & Country Club Drive, Roadway Improvement Plans.

Mr. Johnson presented the staff report stating that the proffers submitted with Case No. Z-5-01 require the DRC to review the final intersection plans to determine consistency with the preliminary intersection plans. Staff stated that the plans are generally consistent with the preliminary intersection plan and recommended that the DRC recommend preliminary approval subject to agency comments. Mr. Hagee asked members of the Williamsburg West Civic Association if they had any objections to the plans. Mr. Bill Maruca stated that the association was generally in agreement with the plans but noted that he had questions regarding the enforcement of the proffer regarding maintenance of the landscape medians and entrance landscaping by Realtec and/or the Ford's Colony HOA. Mr. McCleary stated that the HOA would more than likely want to assume responsibility of the landscaping. Mr. Maruca asked if there would be any additional document which guaranteed the maintenance of the landscape medians all the way to Lexington Drive. Mr. Johnson stated that staff would request that a note be added to the drawings referencing the proffer for this issue. Mr. Charles Records of AES stated that the maintenance issue would be addressed in the Declaration of Covenants for the subdivision. Mr. Poole asked if the association was happy with the columns shown on the plans. Ms. Anna Garrett stated that the columns and landscaping in front of her lot (#3) were acceptable but the plans require revision to include a column across Country Club Drive adjacent to her lot to be uniform. Mr. Johnson noted that staff included a comment which would require the addition of a column between the Williamsburg West entrance sign and the single column shown adjacent to Lot #3. Mr. McCleary asked if the column height was still a concern to the neighbors in Williamsburg West. Mr. Johnson stated that the proffers require the columns not to exceed seven feet and staff had included a comment to that effect. There being no further questions or discussion, Mr. McCleary recommended that the DRC find the plans generally consistent with the preliminary intersection plan and recommend preliminary approval subject to agency comments and the submittal of a plan which includes a note regarding the landscaping maintenance concerns raised by the Williamsburg West Civic Association.

4. Case No. S-51-02. Ford's Colony, Section 12.

Mr. Johnson presented the staff report stating that Section 19-33 of the Subdivision Ordinance requires DRC review of all major subdivisions with 50 or more lots. Mr. Johnson stated that this plan was submitted to staff in May 2002 but was indefinitely deferred at the request of the applicant in order to resolve the proffer issues regarding access to this site before bringing this case to the DRC for consideration. Mr. Johnson noted the large number of agency comments and stated that plans were recently resubmitted which address the comments attached to the staff report. Staff recommended that the DRC recommend preliminary approval subject to agency comments. Ms. Wildman asked if the volume of comments was a concern to staff. Mr. Johnson responded that it not uncommon for a development of this size to have a large number of initial agency comments and the volume is similar to what staff has received for other sections in Ford's Colony. Mr. Johnson added that neither the Environmental Division nor the JCSA objected to preliminary approval being granted at this time but no land disturbing activities could occur until a permit was received from the U.S. Army Corps of Engineers regarding potential wetland impacts. There being no further questions or discussions, Mr. Poole recommended that preliminary approval be granted subject to agency comments. Mr. McCleary seconded the motion. The motion passed on a unanimous voice vote.

5. Case No. S-63-02 & SP-88-02 Colonial Heritage Phase I, Section 2

Ms. Drake presented the staff report stating that this case had been deferred from the October 2, 2002 DRC meeting as revised plans had just been submitted prior to the October 2nd meeting and County staff would review the plans for the October 30th meeting. Ms. Drake noted that while the development plans were generally consistent with the Master Plan, there are several outstanding staff review comments which have a substantial impact on the development of Section 2, specifically Environmental Comment #1, Fire Department Comment #1 and JCSA Comment #1. Staff recommends that preliminary approval be deferred until such time that the development plans can be revised and resubmitted.

Note that the following minutes of the discussion and resulting DRC decision that took place, refer to both Section 2 & Section 3 of Colonial Heritage Phase I. Mr. Arch Marston, representing AES Engineering and the applicant disagreed with staff's recommendation, referring to other development plans, for example the Ford's Colony case just discussed where preliminary approval had been issued by the DRC and there had been numerous outstanding comments. Mr. Hagee questioned when do you decide what is buildable or not? Darryl Cook from the Environmental Division stated that while a Master Stormwater Master Plan had been submitted, the Environmental Division had comments that had not been addressed by the applicant. Shawn Gordon of JCSA stated that while he had not reviewed the plans personally, JCSA had issues about the potential realignment of the water and sewer system due to the Fire Department concerns. Mr. Holt commented there are underlying

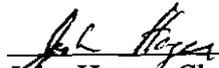
infrastructure issues, specifically approval of a master stormwater plan and a master water and sewer plan that need to be addressed for the entire Colonial Heritage development, prior to review of each section. Ms. Drake added that for Section 2, there were public safety issues as there was not adequate room for fire equipment to turn around on three of the roads and a 90° turn in the road would damage the fire equipment and personal property as well. Mr. Hagee questioned if preliminary approval was issued at this point, what about the Environmental Division concerns of the proposed project impacting steep slopes. Mr. Cook responded that the issue still needs to be addressed and that this set of development plans is further complicated as these are a combination site plan and subdivision plan. And with a traditional subdivision plan there is second chance for the Environmental Division to review the plat that is not available with these plans. Mr. Poole commented that he had not heard from the applicant prior to the meeting, this is a very important development to the community and he depends on staff to gather all the information about a particular case, and was therefore not prepared to support preliminary approval at this time. Ms. Wildman added that this was a project of great interest to the community and that the DRC must balance out the concerns of all the parties involved and was not prepared to recommend preliminary approval at this time. Mr. McCleary stated he had visited the sales center for Colonial Heritage and did not receive a clear impression about what was going to be built. Mr. McCleary further stated that this is a huge project that everyone would be working on for years to come and he did not have enough of a comfort level to recommend preliminary approval at this time. Mr. McCleary suggested the applicant setting up a meeting with Board of Supervisor members and Planning Commission members on site so everyone could walk the property, see the issues at hand, and help everyone reach a comfort level where preliminary approval could be issued. Mr. Hagee stated that he was still not clear about which agency comment issues were major issues that would prevent preliminary approval from being issued versus which engineering comments could be resolved at a later date. To help everyone achieve a greater comfort level about issuing preliminary approval, Mr. Hagee requested staff prepare a letter to be sent to the DRC committee members and to the applicant summarizing the major issues that pertain to the overall development and specific to each section that must be addressed by the applicant prior to staff recommending preliminary approval. There being no further discussion and following a motion by Mr. Poole, seconded by Mr. McCleary, both Colonial Heritage cases be deferred until the November 26, 2002 DRC meeting. The deferrals passed unanimously.

6. Case No. S-88-02 & SP-104-02, Colonial Heritage, Phase I, Section 3

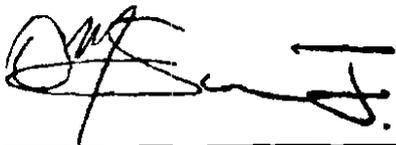
At the October 2, 2002 DRC meeting, preliminary approval was deferred so that revised plans could be submitted and reviewed for the October 30th DRC meeting. Staff recommended that preliminary approval be deferred again for this case as revised plans had not been submitted in time for staff to review. As there are the same issues affecting both Section 2 and Section 3 of Colonial Heritage, Phase I, and staff not recommending preliminary approval for either section, these two cases were discussed jointly at the DRC meeting. Please refer to the above minutes and DRC decision in Case No. S-63-02 & SP-88-02 Colonial Heritage Phase I, Section 2.

7. Adjournment

There being no further business, the October 30, 2002, Development Review Committee meeting adjourned at approximately 5:20 p.m.



John Hagee, Chairman



O. Marvin Sowers, Jr., Secretary

Site Plan 122-02. Jamestown High School Parking Lot Expansion
Staff Report for the November 26, 2002, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mick Harvey of WPL Engineers on behalf of the school division
Proposed Use: 107 new parking spaces at Jamestown High School
Location: Off Route 5
Tax Map/Parcel: (46-1)(1-2D)
Primary Service Area: Inside
Parcel Size: The entire school site is approximately 80 acres
Existing Zoning: R-1, Limited Residential
Comprehensive Plan: Federal, State, and County Land

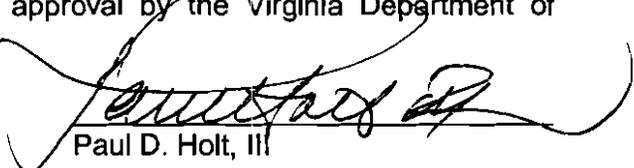
Reason for DRC review: The DRC reviewed this case previously (on October 2, 2002 under Case No. C-117-02) to determine consistency with the Comprehensive Plan, as required by State Code. The site plan has now been revised to include a possible construction option: a second entrance from the parking lot out to the main road (Greensprings Plantation Drive).

Section 24-147(a)(1) of the Zoning Ordinance states that the DRC and the commission shall consider any site plan which proposes two entrances on the same road.

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

STAFF RECOMMENDATION

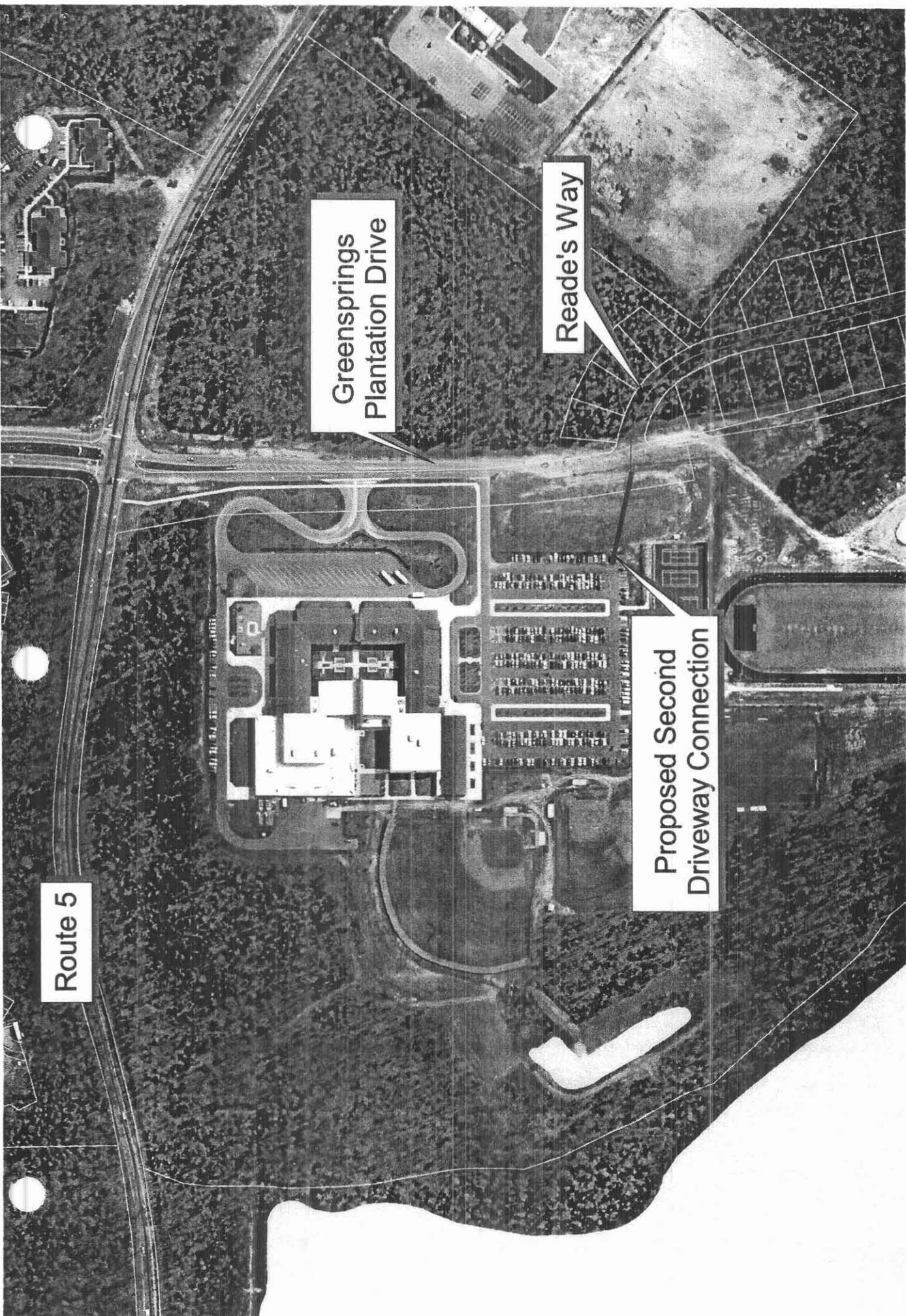
The potential second entrance into the parking lot will align with Reade's Way, the only other road on this portion of Greensprings Plantation Drive; a portion which sees very little traffic. In addition, this portion of the road is not a major collector or through road. Staff believes the second entrance will have little to no impact on the functionality of the road to accommodate traffic and recommends approval of the entrance subject to final site plan approval by the Virginia Department of Transportation and other County agencies.



Paul D. Holt, III

attachment:

1. Site location map (aerial photograph)
2. Plan sheet showing details of the entrance



Route 5

Greensprings
Plantation Drive

Reade's Way

Proposed Second
Driveway Connection



SP-122-02. Jamestown High School Parking Lot Expansion



**S-022-02, George W. Roper II Subdivision – Parcel B
Subdivision Ordinance Exception Request
Staff Report for November 26, 2002, Development Review Committee Meeting**

SUMMARY FACTS

Applicant: Ms. Nancy Herman-Thompson

Landowner: Mr. George W. Roper II

Proposed Use: 5 lots

Location: 7460 Little Creek Dam Road

Tax Map/Parcel No.: (21-1)(1-28)

Primary Service Area: Outside

Parcel Size: Approximately 16.73 acres

Existing Zoning: A-1, General Agricultural District

Comprehensive Plan: Rural Lands

Reason for DRC Review: The applicant is requesting an exception to the Subdivision Ordinance, Section 19-71 – Shared driveway requirements for minor subdivisions. The applicant seeks to place three driveways on to an arterial road instead of a single driveway as required by ordinance.

Staff Contact: Sarah Weisiger, Planner Phone: 253-6685

The shared driveway requirement applies to minor subdivisions of 3 or more lots. Direct access to an arterial road shall be limited to one shared driveway. The driveway shall be constructed of a paved surface at least ten feet wide and three inches deep. The driveway shall be approved by the County Engineer. Prior to recording any such subdivision, documents providing for the permanent care and maintenance of the driveway, and, the method of assessing the individual property owners for their share of the cost associated with maintaining and replacing the shared driveway shall be in a form approved by the county attorney.

The proposed George W. Roper II Subdivision would consist of five lots, 3.0 to 3.76 acres in size, along Little Creek Dam Road. The applicant proposes to place three driveways as direct access to the road in the following manner: 1) a driveway to access Lot 1; 2) a shared driveway for Lots 2, 3 and 4; and 3) a driveway for Lot 5.

In considering an exception, the Commission shall not approve a request unless it receives a recommendation from the Development Review Committee and unless it finds 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 this chapter;
- 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 proper justification for an exception.

Staff Recommendation:

Staff does not oppose the placing of a separate access driveway for Lot 1. The combined lot frontage of Lots 1 and 2 is in excess of 1000 feet. The construction of a shared driveway to Lot 1 would satisfy the criteria for an exception as an injustice created because of property of unusual character due to its dimension.

Lot 5, for which a separate driveway is proposed, does not meet the criteria necessary for granting an exception to the subdivision ordinance. Principally, the Lot 5 portion of the parcel is not of an unusual character with regard to its dimensions, topography or other extraordinary situation or condition. Staff believes that the shared driveway for Lots 2, 3, and 4 should also include an extension to Lot 5.

Summary:

Staff recommends approval for an exception to the shared driveway requirement to permit a separate driveway for Lot 1.

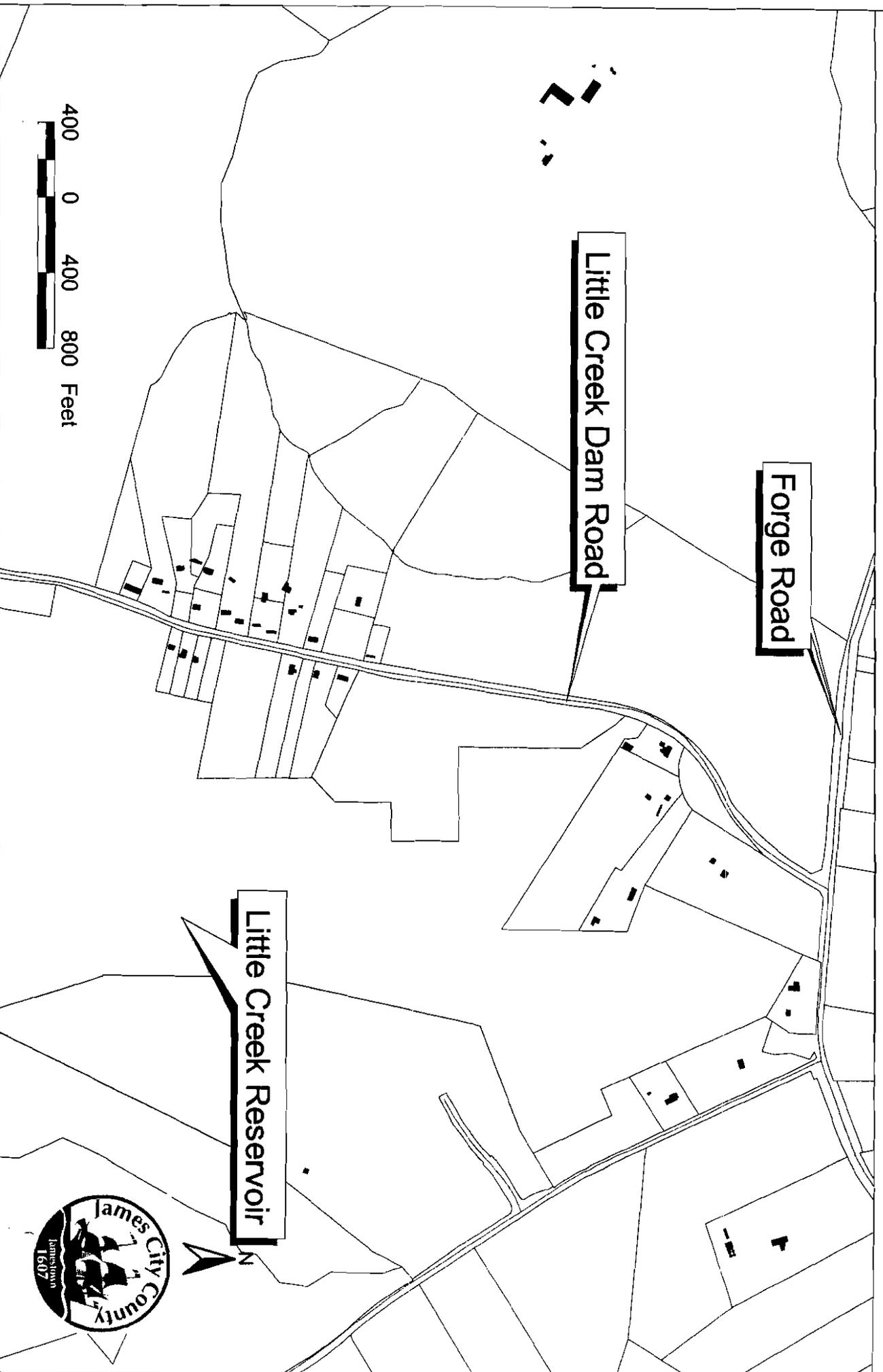
Staff, however, recommends denial of an exception for a separate access driveway for Lot 5.


Sarah Weisiger
Planner

Attachments:

1. Location map
2. Applicant's exception request letter
3. Subdivision plat

Case No. S-022-02, George W. Roper II Subdivision

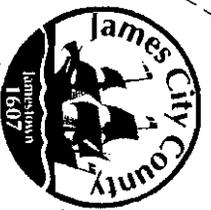


400 0 400 800 Feet

Little Creek Dam Road

Forge Road

Little Creek Reservoir





October 21, 2002

Mr. Christopher Johnson
Senior Planner
James City County Development Management
P.O. Box 8784
Williamsburg, VA 23187-8784



RE: Case No. S-22-02, George W. Roper, Parcel B

Dear Mr. Johnson:

Attached is the revised final Subdivision Plat. We have received copies of VDH Certification letters for each lot, and revised the vicinity map to a scale of not less than one inch to 2,000 feet, as requested in your Preliminary Approval letter of March 20, 2002.

As discussed with you on August 2, 2002, on behalf of the Owner, Mr. George W. Roper, we would like to request an exception from the requirements of Section 19-71(a) James City County Subdivision Ordinance, which states "For all minor subdivisions of three or more lots, ... direct access from all lots to an existing arterial road shall be limited to one shared driveway."

Mr. Roper's property has 1,472.44' of road frontage along Little Creek Dam Road (SR 631). We believe the geometric shape of the property is a reason for considering an exception to the requirement of limiting access to one shared driveway. We propose to use a joint driveway (point of access) for Lots 2, 3, and 4 and separate drives for Lot 1 and 5. This arrangement leaves approximately 540' and 360' between the three (3) points of entry off of SR 631. In our opinion, the rural scenic values of this property will be decreased by mandating one shared driveway for all lots. If there is only one point of entry for the five lots, the drives for Lots 1 and Lot 5 will extend across Lots 2 and 4 and parallel the highway, increasing the view of gravel drives.

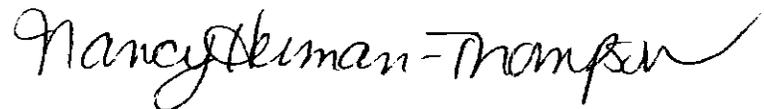
I have met with Mr. Bass, County Engineer for clarification of the pavement areas required within the joint drive. Our proposed detail and section are shown. This proposed layout of the paved portion of the entry will allow for emergency service vehicles and trash trucks (45' radius). The proposed paved portion of the joint entry exceeds the minimum requirements of a 10' wide paved surface.

Mr. Roper's attorney, Mr. Richard Whittamore, has prepared draft assessment and maintenance documents for the shared drive. We will submit these for review as soon as we receive comments on the pavement areas.

Mr. Christopher Johnson
October 21, 2002
Page two

Please review and comment on the Final Subdivision Plat. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Nancy Herman-Thompson". The signature is written in a cursive style with a long, sweeping tail on the "n" at the end.

Nancy Herman-Thompson, CLS
Manager, Land Surveying

Attachments

cc: George W. Roper

**SP-85-01 Greensprings Apartments & Condominiums
Staff Report for the November 26, 2002, 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 & Greensprings Plantation 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
West: National Park Service--Greensprings Plantation, R-8.

Reason for DRC review: 1.) Requesting extension of Preliminary Approval that has expired.
2.) 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

The Development Review Committee recommended preliminary approval be issued for this project on November 5, 2001, which has now expired. Since November of last year, the applicant has been working diligently on this very complex project. The applicant encountered unexpected delays this summer when land, as part of a conservation easement, was donated to the National Park Service, south of this project and adjacent to Greensprings Plantation.

Revised plans were November 1st that hopefully address the remaining few outstanding issues. In addition, a subdivision plat has just been submitted to subdivide the property where the apartment complex and condominiums will be located.

Staff recommends that preliminary approval be re-issued subject to the attached agency comments.


Karen Drake
Senior Planner

Attachments:

1. Site Plans (separate)
2. Applicant Letter dated November 1, 2002
3. Agency Comments

**SP-85-01 Greensprings Apartments & Condominiums
Agency Comments**

Planning:

1. Clarify how you intend to phase this project in terms of construction and development.
2. The subdivision plat (JCC Case No. S-102 -02) must be approved that subdivides the apartments and condominiums with a shared entrance. The County Attorney's office has commented that a shared access and maintenance easement should be shown and designated on the plat. The County should be a third party beneficiary referenced in the agreement and any changes to the agreement/easement would require County approval. The subdivision plat and shared access and maintenance agreement/easement must be recorded prior to approval of the site plan.

Environmental:

1. Comments on the site plans resubmitted on November 1, 2002 will be forwarded when available. But as a reference point for the DRC Committee, the following are the two remaining outstanding Environmental Comments as of October 11th:
 39. BMP/Water Quality Points. The amount of open space was changed from 15.35 acres to 10.10. Please discuss the reason for the change. Given the overall point count for the Greensprings project as a whole meets the 10-point criteria, this change should be acceptable.
 47. Pond Calculations. The trash protection for the low release orifice on sheets C2a and C4c is called out as a sloped head wall and grate, or an end wall and screen. A detail needs to be provided that details the construction of this end wall/trash protection.

JCSA:

1. Please see the attached memorandum dated November 7, 2002.

Simmons Engineering, Inc.
Civil Engineering Design and Consulting

4732 Longhill Road, Suite 3103
Williamsburg, VA 23188
(757) 258-5000 Fax (757) 258-3758
E-mail: rcsPE@QuixNet.net



November 1, 2002

Ms Karen Drake
Development Management
James City County
101-E Mounts Bay Road
Po Box 8784
Williamsburg, VA 23187-8784

re: SP – 85 – 01. Greensprings Apartments and Condominiums
Project No. 01-135

Dear Ms Drake:

This letter requests an extension on the preliminary approval. As you're aware we have been working this project continually to gain final approval, since preliminary approval. The site plan is submitted with this letter, with all comments addressed except for the HOA documents you have been requesting. In that vain, as per your conversation with Marc Sharp, we are now preparing a subdivision plat to separate the condominium and apartment complexes.

Thank you and please call me with questions.

Sincerely,


Ralph C. Simmons, P.E.
President



MEMORANDUM

Date: November 7, 2002

To: Karen Drake, Senior Planner

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

Subject: SP-85-01, Greensprings Apartments & Condominiums



James City Service Authority has reviewed these plans for general compliance with the JCSA Standards and Specifications, Water Distribution and Sanitary Sewer Systems. Quality control and back checking of the plans and calculations for discrepancies, errors, omissions, and conflicts is the sole responsibility of the professional engineer and/or surveyor who has signed, sealed, and dated the plans and calculations. It is the responsibility of the engineer or surveyor to ensure the plans and calculations comply with all governing regulations, standards, and specifications. Before the JCSA can approve these plans for general compliance with the JCSA Standards and Specifications, the following comments must be addressed:

1. After further consideration of the letter submitted with the plans, which indicates that the developer intends to phase this development, I have a couple of major issues. The hydraulic model submitted with this project includes a looped water system. Calculations have not been submitted to show that the apartment section can be supplied with sufficient fire flow without the Edloe Loop. If the developer changes the condos into apartments, will he want to master meter them? If so, we will need the hydraulic model to reflect this, since pressure losses through a master meter can be significant.

Before the JCSA will approve the suggested phasing and possible change in development plans, we need to see hydraulic models for every anticipated scenario. When developments are to be phased, it is always our policy to require hydraulic modeling for each independent phase to ensure that fire flow demands can be met.

We have no other comments, and if the developer constructs the entire project as proposed, without phasing, or changing the metering or occupancy, then the plans are approved by JCSA. Please call me at 253-6810 if you have any questions or require any additional information.

Site Plan 104-02. Colonial Heritage, Phase I, Sections 3 and 3A
Staff Report for the November 26, 2002, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mr. Richard Smith of AES Consulting Engineers

Proposed Use: 86 residential units (comprised of a mix of single family detached, single family attached, duplex and triplex residential units)

Location: Colonial Heritage master planned community (across from the Pottery on Richmond Road)

Tax Map/Parcel: (24-3)(1-32)

Primary Service Area: Inside

Parcel Size: Sections 3 is approximately 17.25 acres
Section 3A is approximately 14.18 acres
(31.43± acres total)

Existing Zoning: MU, Mixed Use, with proffers

Comprehensive Plan: Low Density Residential

Reason for DRC review: More than 50 residential lots are proposed

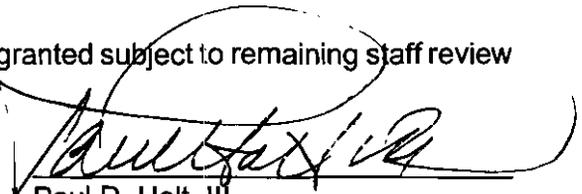
Staff Contact: Paul D. Holt, III Phone: 253-6685

STAFF RECOMMENDATION

Consideration of preliminary approval was deferred at the DRC's October 30, meeting. Since that time, revised plans have been submitted and meetings have occurred with various departments. For example, on November 12, the JCSA met with AES to establish guidelines and requirements for development of the water and sewer master plan. During that meeting, consensus was reached on issues relating to fire flow requirements, fire hydrant spacing for special circumstances and irrigation demands. Also discussed was hydraulic modeling. With respect to JCSA requirements, AES agreed to the requirements that had been discussed.

While JCSA and the Environmental division still have remaining comments on the plans that need to be addressed prior to the issuance of a Land Disturbing Permit and a Certificate to Construct, both agencies feel comfortable with the work that has been accomplished to date and the direction AES will take to address the remaining major issues.

Staff therefore recommends that preliminary approval be granted subject to remaining staff review plan comments.


Paul D. Holt, III

**S-63-02 & SP-88-02. Colonial Heritage, Phase I, Section 2
Staff Report for the November 26, 2002, Development Review Committee Meeting**

Summary Facts

Applicant: Mr. Howard Price, AES Consulting Engineers
Land Owner: U.S. Home Corporation
Proposed Use: 89 Lots
Location: Richmond Road, across from the Williamsburg Pottery
Tax Map/Parcel: (24-3)(1-32)
Primary Service Area: Inside
Existing Zoning: MU, *Mixed Use with Proffers*
Comprehensive Plan: Low Density Residential
Reason for DRC review: The development proposes more than 50 units.
Staff Contact: Karen Drake Phone: 253-6685

Staff Recommendation:

At the October 30th DRC meeting, the DRC voted to defer this case until the November 26th DRC meeting and requested that staff prepare a memo summarizing the major issues that needed to be addressed before preliminary approval could be recommended. Below is a summary of the major issues and the status of each issue at the time of writing this report:

Colonial Heritage Phase I Overall Issues:

1.) Environmental Division. Stormwater Management requirements.

A revised stormwater management plan was resubmitted on Wednesday, November 20th and the Environmental Division is in a position to approve the plan for Phase I. (Note that this approval does not include the routing plan for the golf course.)

2.) JCSA Master Water & Sewer Plan.

JCSA met with AES on November 12th to establish guidelines and requirements for development of the master water and sewer plant for the entire project. Following that meeting, JCSA advised AES that JCSA would not object to DRC preliminary approval if they agreed to the requirements that had been outlined. JCSA will not agree to issuing a Land Disturbing permit nor agree to final plan approval until a water and sewer master plan is approved.

Colonial Heritage, Phase I, Section II Specific Issues:

1.) Environmental Division, Steep Slopes

Environmental Division staff met with AES on November 20th and reviewed the survey information AES gathered and the proposed adjustments to the lots and one street, the impacts to steep slopes that were in question will be eliminated. Therefore, this is no longer an issue for preliminary approval.

2.) Fire Department, Fire and Life Safety Issues

1. All "T" turnarounds (Sanford Arms, Newport Forest and Pinebrook Road) as shown on the plans submitted September 25, 2002 do not permit adequate turning space for fire apparatus. The minimum length required for such turnaround is 40' from the center of roadway to the end of the pavement. This requirement is based on current and future fire apparatus.
2. The 90 degree right turn on Sanford Arms is inadequate and would cause property damage and/or damage the fire apparatus. Redesigning to a curved radius would permit proper access for fire apparatus.

The Fire Department did meet with AES to discuss the above issues, but no documentation of the changes has been received to date. Therefore, based upon their review of submitted plans for Colonial Heritage, Phase I, Section 2, the Fire Chief has recommended denial of preliminary approval because the above mentioned issues represent fire and life safety issues that are unacceptable as shown.

3.) JCSA, Water & Sewer Alignment

The potential realignment of the roads will affect the water and sewer alignment. A detailed review of the water and sewer lines and required hydraulic modeling cannot be performed until the road alignment issue is decided. As revised plans have not been received to date, the two following issues are still outstanding from the attached JCSA memorandum, dated November 9, 2002:

8. It is my understanding that the configuration of the roads may be modified to accommodate fire department vehicles. If the water and sewer alignments are also revised, the plans will be subject to further review and comments.
9. Hydraulic modeling and water and sewer data sheets for Phase I, Section 2, will be reviewed after the master plans have been approved, and the final alignments have been established following any road reconfiguration required by the Fire Department.

While the larger overall issues relating to Phase I of Colonial Heritage have been addressed, there is still the outstanding fire and life safety issue. Therefore, staff recommends that preliminary approval be issued only for Lots 1-42, 43-46 and 89 which are located at the entrance to Pinebrook Road and on Winterberry Court, and Lots 57-69 located on Livingston Lane, subject to the attached agency comments being addressed. Staff recommends preliminary approval be denied for the following lots due to the presence of the fire and life safety issue as recommended by the Fire Chief:

- ◆ Lots 80-88 located on Sanford Arms,
- ◆ Lots 70-79 located on Newport Forest,
- ◆ Lots 47-56 located at the end of Pinebrook Road.


Karen Drake
Senior Planner

Attachments:

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

**Agency Review Comments
for
S-63-02 & SP-88-02. Colonial Heritage, Phase I, Section 2**

Planning:

1. An additional \$85.00 is owed prior to the issuance of preliminary approval for the addition of lot #89, which was not accounted for when the development plans were originally submitted.
2. On the Cover Sheet:
 - a. Since this is a combined subdivision and site plan, please add site plan to the name of this project.
 - b. Correct the zoning of the property to MU, *with proffers*.
 - c. Please amend general note #17 to state that all roads shall be private and shall not be maintained by the Virginia Department of Transportation or James City County.
 - d. Add a note to the plans stating that all new monuments shall be set in accordance with Sections 19-34 thru 19-36 of the Subdivision Ordinance.
 - e. Include the notes on the cover sheet and the final plat required by Section 19-29(g) and 19-39(h) of the Subdivision Ordinance.
 - f. Please provide the height of all proposed structures if available or note that no structure can be over 60' without a height waiver.
 - g. Provide a detailed count of sections and units submitted for Phase I.
3. In the project description on sheet 2, please describe the location of this project from the same reference point as it relates to all surrounding developments.
4. On sheet 13, for lot #80, please correct the reference point of the 18' wide concrete driveway to the actual driveway and not the sidewalk and yard.
5. Denote the open space as "common" or "natural" open space.
6. For the BMPs, note the flood elevation in feet. For each lot abutting a BMP, provide a FFE in feet.
7. Regarding the proposed street names:
 - a. In the Construction Sequence and throughout the plans, please update all references to former proposed street names, Wynnebrook and Mount Pleasant Arms to the correct approved street name.
 - b. Sanford Arms and Pinebrook Road names are being reviewed by the USPS and comments will be forwarded when available.
8. In accordance with Section 19-69 of the Subdivision Ordinance, are any new entrance features planned for this section? If yes, the Planning Director must review and approve the proposed features.
9. Please note the minimum residential unit parking space requirements in Section 24-59(a) of the Zoning Ordinance and provide the parking space calculations and all necessary details.
10. Per the Zoning Ordinance requirements, please document how the MU open space requirement will be met for this project as a whole.
11. Regarding sidewalks,
 - a. Please provide handicap ramps, constructed to VDOT standards, to access the sidewalks at the end of each street cul-de-sac or t-turn around.
 - b. Please detail the sidewalk specifications.
12. Landscaping:
 - a. The landscape preservation easement, in which the street trees are proposed and required as part of the Streetscape Guidelines Policy, should be shown on the plat of the subdivision for future reference.
 - b. Even though single-family homes do not require a site plan, all buildings on a site plan are required to have planting adjacent to the buildings unless a waiver is granted by the Planning Director. Please provide typical drawings for all homes shown on the plans.

- c. Include an explicit note on the front cover sheet and each of the landscape plans, that per the proffers, no irrigation wells shall be established or utilized for any residential unit. This note should be included on the final plat as well.
 13. As previously requested, show the pedestrian trails and bicycle paths and detail design specifications of each in accordance with proffer 12b.
 14. Regarding the detailed master plan proffer requirement, please either provide two separate copies of the approved plan submitted as C-39-02 for this case file, or include it as a page in the set of development plans. Additionally, please document any archeological sites on this detailed master plan.
 15. Please provide an update on the following additional proffer requirements that must be fulfilled prior to final approval of these development plans:
 - a. Developing water conservation standards that are reviewed and approved by the James City Service Authority. Please contact Lisa Meddin, Water Conservation Coordinator at 253-6859 for further assistance.
 - b. Home Owner Association documents must be reviewed approved by the County Attorney.
 - c. Completion of the entrance road and improvements detailed in Traffic Proffer #3.H.1. (Note that no building permits can be issued until landscaping in Traffic Proffer #3.H.2. is completed or bonded.)
- Staff recommends addressing these proffer requirements as soon as possible. Also, various proffers require financial payments to the County due at time of final approval of the plans which will be reviewed in detail at a later date.
16. Additional comments may be issued when plans are revised.

County Engineer:

1. Please submit the conservation easement deed and plat for recordation by the County.

Environmental:

1. Please refer to the attached comments, dated October 23, 2002.

Fire Department:

1. There is not adequate space for emergency vehicles to turn around at the end of the streets that have "T" turnarounds.
2. Will Stanford Arms have a curved turn to the right? As shown on the plan, the road may not allow for fire apparatus to turn without damage to the equipment or property.

Health Department:

1. No comments on the subdivision plans.

JCSA:

1. Please refer to the attached comments dated November 9, 2002.

VDOT:

1. Has completed the review of the subdivision plan as the streets are private.



MEMORANDUM

Date: November 7, 2002

To: Karen Drake, Senior Planner

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

Subject: S-63-02 & SP-88-02, Colonial Heritage, Phase I, Section 2

James City Service Authority has reviewed these plans for general compliance with the JCSA Standards and Specifications, Water Distribution and Sanitary Sewer Systems. Quality control and back checking of the plans and calculations for discrepancies, errors, omissions, and conflicts is the sole responsibility of the professional engineer and/or surveyor who has signed, sealed, and dated the plans and calculations. It is the responsibility of the engineer or surveyor to ensure the plans and calculations comply with all governing regulations, standards, and specifications. Before the JCSA can approve these plans for general compliance with the JCSA Standards and Specifications, the following comments must be addressed:

1. As relayed directly to AES during a meeting on 11/1/02, preliminary plan approval will not be granted by JCSA until a master water and sewer plan is developed and approved for the entire property. Actually two master plan scenarios are required. One for the currently approved zoning, and another for the proposed amended re-zoning which includes the BSA property.
2. On sheet 9 of the plans, there is a water service and meter that appears to be out of place immediately west of the dead-end blow-off on Arthur Hills Drive.
3. On sheet 10, place a note below the manhole data provided for MH #1-2 that reads: "Remove existing 2' long, 8" dis. stub & plug, and connect new 8" gravity sewer."
4. On sheet 12, the lateral serving lot 18 enters the manhole at less than 90 degrees to the direction of flow. Revise the lateral alignment to enter perpendicular to the sewer main.
5. On sheet 13, the sewer main extending out of MH #1-6 to MH #1-37 is at an angle less than 90 degrees to the outflow pipe. The alignment must be revised to 90 degrees or greater.
6. On sheet 13, the distance from the fire hydrant at station 12+43 on Pinebrook Road to the end of Sanford Arms is greater than 400 feet as required by the JCSA Standards. Please revise to comply with JCSA standards.
7. On sheets 28 through 32, at least 5' separation between water meters and sewer clean-outs and trees and shrubs must be maintained. There are numerous instances on these sheets that trees and/or shrubs are located directly on, or less than 5' from water meters and sewer clean-outs. Please revise the plans to comply with the separation requirements.

8. It is my understanding that the configuration of the roads may be modified to accommodate fire department vehicles. If the water and sewer alignments are also revised, the plans will be subject to further review and comment.

9. Hydraulic modeling and water and sewer data sheets for Phase I, Section 2, will be reviewed after the master plans have been approved, and the final alignments have been established following any road reconfiguration required by the Fire Department.

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

ENVIRONMENTAL DIVISION REVIEW COMMENTS
Colonial Heritage, Phase 1, Section 2
S-063-02 and SP-088-02
October 23, 2002 MDW/Dec



General

1. Steep Slopes. The previous review comments raised the issue of steep slope impacts and there were several lots and road impacts that were identified. Some of these items were addressed with this resubmission but there are still some lots and at least one road that have the potential to impact steep slopes due to their close proximity to these slopes. In addition, there appears to be discrepancies between the environmental inventory sheet and the plan sheets regarding the location of steep slopes. Further, examination of the topography on the plan sheets indicates that not all the steep slopes have been identified. This has resulted in some structures or grading activities to be proposed on steep slopes. As this issue affects which lots can be platted and disturbance of the slopes presents erosion problems, it is important that the information used to identify steep slopes be as accurate as possible. Therefore, a field delineation needs to be made of steep slopes for the areas adjacent to lots 24-26, 62-64, 73, 74, 87-88, and the end of Newport Forest before these lots can be approved. Contact the Environmental Division so we can participate in and confirm the steep slope delineation. Approval of these lots will be based on the outcome of this field work.
2. NEW. Provide on the cover sheet of this and all future submittals for Colonial Heritage a breakdown of estimated impervious area, disturbed area and dedicated open space associated with each phase of the project. It will be important to track this information as sectional plans are developed.
3. The response letter dated September 25, 2002, asks for the erosion and sediment control, and subdivision bonds to be calculated. This calculation needs to be delayed until the plan is approved.
4. NEW. Uncontrolled Drainage. There are numerous instances of drainage swales being directed toward steep slopes without any control measures. These outfalls, which carry runoff from the houses and other impervious areas, are a potential source of erosion for the slopes. To control these outfalls, either direct the roof drainage to the street if possible or provide a rigid lip level spreader at the end of each of these swales that are proposed to discharge in an uncontrolled manner over steep slopes. The rigid lip needs to be 10 feet long for swales that receive drainage from just one or two structures but should be longer for swales that receive drainage from multiple structures.
5. NEW. BMP identifiers (numbers, labels, etc.) should be consistent with or cross referenced to those indicated on the overall Master Stormwater Plan for the site.
6. Geotechnical. Due to the size of the pond embankments, a geotechnical report is necessary to substantiate design of each stormwater management facility. Address slope stability, seepage control, settlement and recommendations for design and construction including density test requirements, intervals and frequencies. This will be required before a land-disturbing permit for the project. This has not been provided yet.
7. New. Septic system. Show all existing septic fields on the site plan for all existing structures. Provide notes on the plan to describe how these septic fields will be abandoned and who will oversee their removal.

8. New. Private well. Show all existing wells on the site plan for all existing structures. Provide notes on the plan to describe how the wells are to be abandoned and who will be overseeing the abandonment. Be advised that a Virginia Health Department permit will be required for the abandonment and can be obtained from the Virginia State Department of Health, Williamsburg Office. Call 253-4813 for further information.
9. New. Existing Structures. Show all existing structures on the site plan, state which are to be demolished and which are to remain. Be advised that a demolition permit will be required for each unit and can be obtained from James City County Code Compliance. Call 253-6626 for further information.

Erosion & Sediment Control Plan:

10. E&SC Plan. The erosion control plan presented may be adequate once sediment basins are installed and road grading and storm drain systems are functional. However, at initial road clearing stages of construction, some disturbed site area will bypass the primary control(s) until such time as onsite storm drainage systems are functional. Therefore, additional controls such as perimeter silt fence, diversion dikes, etc. are required at the intersection of Arthur Hills Drive and Wynnebrook. This was previous comment #17 but has not been addressed.
11. Silt fence. Upgrade all proposed silt fence to super silt fence in all areas adjacent to steep slope areas. Changes were made on Phase 2 but changes still need to be made on the Phase 1 plan sheet.
12. Sediment Basin 2.2. Provide a safety fence around this structure due to the deep, steep sided permanent pool.

Stormwater Management / Drainage:

- * 13. SWM/BMP. The plan references a Master Stormwater plan that is to be used to demonstrate compliance with the County's stormwater requirements. This plan has been reviewed but it has not been resubmitted. Therefore, compliance cannot be demonstrated for the Phase 1 projects.
14. BMP/Water Quality Points. The compliance of this section is dependant on the submission of the master stormwater plan to verify the information contained in the standard Worksheet for the BMP Point System and ensure that the stormwater management plan for this project attains at least 10 BMP points.
15. Open Space Credit. The areas of Natural Open Space claimed in each category of point credit need to be identified on the plan. This refers to the 0.01 vs 0.15 credit factor.
16. BMP Design Information. The runoff curve number (RCN) chosen for the residential lots is too low. The RCN used was for 1/4 acres lots while the plan states that the average lot size is 0.17, which is closer in size to the 1/8 acre lot size. The RCN should be revised using figures that are interpolated between the 1/4 ac and 1/8 ac RCN values based on the 0.17 acre lot size or the method of obtaining adjustments to RCNs based on impervious cover from TR-55, Chapter 2.
17. Channel Adequacy. Storm system 8 discharges into an existing natural drainage channel in an uncontrolled manner (ie. without SWM/BMP control). Submit adequacy analyses for the receiving

natural drainage channel in accordance with VESCH MS-19 procedure to verify that the natural channel is adequate for velocity and capacity using the 2-year design storm event. Evaluate natural channels based on permissible velocities using existing soil or existing cover conditions. This was requested with the previous submission but was not provided.

18. Pond Buffers. Relabel the 25' buffer provided around the pond as a Pond Buffer not a landscape buffer.
19. Principal Spillway. Reorient the grate on the outlet structure so that it is horizontal or perpendicular to the flow line. This orientation is important to reduce clogging of the grate with debris. Also given the proximity to residential structures, the distance between the grate bars needs to be reduced to reduce its potential as a safety hazard.
20. Emergency Spillway. The emergency spillway for BMP 2.2 needs to be relocated so that it is entirely in a cut section or else it needs to be lined with concrete.
21. Pond Construction. The compaction of the dam shell needs to be 95% not 90%.
22. Stormwater Conveyance Channel Computations. The "n" factor used in the calculations for the drainage channels is too high; 0.18 was used when it should be 0.05 for grassed swales. Based a revision of the velocity values, the following locations need to have the specified linings:
 - A. Behind units 23 and 24, EC-2
 - B. Behind units 8 and 9, EC-2
 - C. Behind units 67 to 73, EC-3
25. Storm Drain Outfall. Investigate the possibility of relocating the system 8 outfall to the same area as the sewer line between lots 62 and 63. This will eliminate the disturbance of a very steep slope and allow the pipe to be installed on a lesser degree slope that is already to be disturbed for the sewer installation.
26. NEW Future Comments. Due to the nature of these comments, especially those related to disturbance of steep slopes and proposed open space areas, uncontrolled drainage (natural channel adequacy), concentrated flow onto slopes and layout/configuration issues associated with the steep slope issues, the Environmental Division will not complete full technical review of the erosion and sediment control plan (Phase I and Phase II). We reserve the right to further review erosion and sediment control plan measures for earthwork Phases I & II, onsite stormwater conveyances and stormwater management/BMPs upon sufficient resolution of these basic plan components.

DEVELOPMENT REVIEW COMMITTEE ACTION REPORT
Meeting of November 26, 2002

Case No. SP-122-02 Jamestown High School Parking Lot Expansion

Mr. Mick Harvey of WPL engineers on behalf of the school division has applied for approval of 107 new parking spaces at Jamestown High School. The project is located off of Route 5 and can be further identified as Tax Map #(46-1)(1-2D). DRC review is necessary under Section 24-147(a)(1) of the Zoning Ordinance that requires DRC review when a site plan proposes two entrances on the same road.

DRC Action: The request for a second driveway entrance to Greensprings Planation Dr. was recommended for approval by the DRC.

Case No. S-22-02 George Roper Subdivision

Ms. Nancy Herman-Thompson has applied on behalf of George Roper for an exception to the Subdivision Ordinance, Section 19-71 –shared driveway requirements for minor subdivisions. The applicant seeks to place three driveways onto an arterial road instead of a single driveway as required by the ordinance. The property is located at 7460 Little Creek Dam Road and is further identified as Tax Map #(21-1)(1-28).

DRC Action: DRC approved Roper Subdivision exception request, 4-0

Case No. SP-85-01 Greensprings Apartments and Condos

Mr. Marc Sharp of Greensprings Plantation, Inc. has applied for approval of 192 Apartments and 90 Condominiums located on Monticello Extended between Centerville Road and Greensprings Plantation Drive and further identified as Tax Map #(37-3)(1-6). DRC approval is necessary because the applicant is requesting an extension of preliminary approval and because the development proposes more than 50 multifamily units.

DRC Action: The DRC recommended that preliminary approval be granted subject to agency comments.

Case No. S-73-02 & SP-104-02 Colonial Heritage Phase I, Section 3 and 3A

Mr. Richard Smith of AES Consulting Engineers has applied for approval 86 residential units as part of the Colonial Heritage development. The project is located on Richmond Road across from the Williamsburg Pottery and is further identified as Tax Map #(24-3)(1-32). DRC review is necessary because more than 50 lots are proposed.

DRC Action: The DRC recommended preliminary approval be granted to Colonial Heritage Sections 3 and 3a

Case No. S-63-02 & SP-88-02 Colonial Heritage Phase I, Section 2

Mr. Richard Smith of AES Consulting Engineers has applied for approval for 88 lots and 6 townhomes as part of the Colonial Heritage development. The project is located on Richmond Road across from the Williamsburg Pottery and is further identified as Tax Map #(24-3)(1-32). DRC review is necessary because the combined size of the units exceeds 30,000 square feet.

DRC Action: The DRC recommended that preliminary approval be granted subject to agency comments.

**JAMES CITY COUNTY
DEVELOPMENT REVIEW COMMITTEE REPORT**

FROM: 11/1/2002 THROUGH: 11/27/2002

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-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-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-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-019-02 | Williamsburg Plantation Sec 9,10,11 Units 184-251 |
| SP-027-02 | 120' Stealth Tower--3900 John Tyler Highway |
| SP-045-02 | Powhatan Plantation Maintenance Bldg SP Amend |
| SP-061-02 | Powhatan Plantation Recreation Bldg Amd |
| SP-088-02 | Colonial Heritage, Phase 1 Section 2 |
| SP-104-02 | Colonial Heritage, Phase 1, Section 3 & 3A |
| SP-106-02 | Truswood Waterline Extension |
| SP-112-02 | Ford's Colony Recreation Park |
| SP-115-02 | Stonehouse Community Church Tent |
| SP-117-02 | Ford's Colony -Blue Heron Golf Course Comfort Sta. |
| SP-118-02 | Toano Force Main |
| SP-121-02 | Grace Covenant Presbyterian Church - SP Amendment |
| SP-122-02 | Jamestown High School Parking Lot Expansion |
| SP-124-02 | King's Way Church Water Line |
| SP-126-02 | Christmas Mouse Warehouse & Distribution Center |
| SP-128-02 | Come Scrap with Me Shed |
| SP-129-02 | Storage Trailer at Landfill |
| SP-130-02 | Powhatan Place Townhomes Amendment |
| SP-131-02 | Jamestown High School - Soccer Field Expansion |
| SP-132-02 | Sprint Generator Placement |

B. PENDING FINAL APPROVAL

| | | EXPIRE DATE |
|-----------|-------------------------------------------------|--------------------|
| SP-002-01 | JCC HSC Parking Area Expansion | 10/ 1/2003 |
| SP-110-01 | Williamsburg Christian Academy | 12/ 3/2002 |
| SP-002-02 | Williamsburg-Jamestown Airport Hangar Additions | 2/ 8/2003 |

Wednesday, November 27, 2002

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| | | |
|-----------|----------------------------------------------------|------------|
| SP-044-02 | Ford's Colony, Sect. 31, BMP #1 Regrading Plan | 5/ 8/2003 |
| SP-048-02 | New Town Office Building | 6/ 3/2003 |
| SP-049-02 | SunTrust Office Building | 6/ 3/2003 |
| SP-050-02 | New Town Sec 2 & 4 - Road/Utility Infrastructure | 8/22/2003 |
| SP-051-02 | Landmark Auto Parts | 5/ 6/2003 |
| SP-062-02 | WindsorMeade Way Road Construction Plan | 6/ 4/2003 |
| SP-075-02 | US Home/Colonial Heritage Blvd, Phs 1 | 6/27/2003 |
| SP-084-02 | Colonial Heritage, Phase 1, Section 1 | 11/25/2003 |
| SP-091-02 | District Park Sports Complex, Phase III | 8/16/2003 |
| SP-095-02 | Faith Fellowship Assembly of God | 9/ 9/2003 |
| SP-102-02 | Powhatan Creek Access Park | 9/30/2003 |
| SP-105-02 | Kristiansand Sewer Extension | 10/ 2/2003 |
| SP-107-02 | First Colony Water and Sewer System Replacement | 9/18/2003 |
| SP-110-02 | Ewell Station - Phase II | 10/ 7/2003 |
| SP-113-02 | Ready Mixed Concrete Storage Yard Expansion | 10/ 7/2003 |
| SP-119-02 | Williamsburg West & Country Club Dr. Improvements | 11/ 4/2003 |
| SP-120-02 | Water Production Facility W-5 Upgrade | 11/22/2003 |
| SP-123-02 | Well Facilities W-29 W-30 W-31 & W-36 Improvements | 11/22/2003 |

C. FINAL APPROVAL

DATE

| | | |
|-----------|-------------------------------------------------|------------|
| SP-035-02 | Jamestown 4-H Educational Center | 11/18/2002 |
| SP-036-02 | McKinley Office Building | 11/22/2002 |
| SP-072-02 | JCSA Water Treatment Facility, Site Prep. Plan | 11/12/2002 |
| SP-097-02 | Lift Station 1-2 Replacement | 11/18/2002 |
| SP-098-02 | Powhatan Creek Force Main | 11/19/2002 |
| SP-114-02 | Williamsburg Pottery Warehouse Addition | 11/21/2002 |
| SP-116-02 | Williamsburg Unitarian Universalist Parking Lot | 11/21/2002 |

D. EXPIRED

EXPIRE DATE

| | | |
|-----------|---------------------------------------------------|------------|
| SP-085-01 | Greensprings Apartments and Condominiums | 11/ 5/2002 |
| SP-105-01 | Voice Stream Wireless - Regional Jail Co-Location | 11/ 9/2002 |

II. SUBDIVISION PLANS

A. PENDING PRELIMINARY APPROVAL

S-062-98 Ball Metal Conservation Easement
S-104-98 Skiffes Creek Indus. Park, VA Trusses, Lots 1,2,4
S-013-99 JCSA Mission Bank ROW Acquisition
S-074-99 Longhill Station, Section 2B
S-086-99 Peleg's Point, Section 5
S-110-99 George White & City of Newport News BLA
S-006-00 Ewell Station, Lots 1, 4 & 5
S-091-00 Greensprings West, Plat of Subdv Parcel A&B
S-103-00 Villages at Powhatan - Powhatan Secondary
S-032-01 Subdivision and BLE Plat of New Town AssociatesLLC
S-077-01 Ford's Colony - Section 32 (Lots 72-78, 93-129)
S-008-02 James F. & Celia Ann Cowles Subdivision
S-023-02 Stonehouse, Mill Pond Run right-of-way
S-031-02 Bruce's Super Body Shop, Lot 2 subdivision
S-035-02 Villages at Powhatan, Ph. 4
S-052-02 The Retreat--Fence Amendment
S-063-02 Colonial Heritage, Phase 1, Section 2
S-067-02 Powhatan Secondary Phase VI-B plat
S-068-02 Forrest Lee Hazelwood BLA
S-073-02 Colonial Heritage, Phase 1, Sec 3 & 3A
S-079-02 Tankard Tract Subdivision
S-084-02 Skiffes Creek BLE Lots 2 & 3
S-086-02 The Vineyards Phase 3 BLA Lots 1, 5-9, 52
S-092-02 Mertens Subdivison Lot 2
S-093-02 Ironbound Village Phase II
S-094-02 Powhatan Secondary Phase VII-C
S-095-02 Powhatan Secondary Phase V-II B
S-096-02 5813 Richmond Road BLE
S-097-02 Colonial Heritage BLA & BLE
S-098-02 Chickahominy Haven Lots 20 & 21, Sec 7 BLA
S-099-02 Ford's Colony Section XXX - Sanitary Sewer Amend.
S-100-02 Richardson's Mill Sec. 1
S-101-02 Lynette Drive Subdivison
S-102-02 Greensprings Apartments and Condominiums
S-103-02 Alex Harwood Subdivision BLA
S-105-02 Mark Urick & Heather Pons Residence

B. PENDING FINAL APPROVAL

S-034-00 The Pointe at Jamestown, Phase 2
S-041-00 Powhatan Secondary, Phase 6-B

EXPIRE DATE

6/ 5/2003
7/27/2003

Wednesday, November 27, 2002

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| | | |
|----------|----------------------------------------------------|------------|
| S-058-00 | Powhatan Secondary, Phase 7-A | 10/ 2/2003 |
| S-037-01 | Wellington Section II & III Construction Plans | 5/ 7/2003 |
| S-101-01 | Greensprings West, Phase 4A | 12/17/2002 |
| S-022-02 | George W. Roper, Parcel B | 3/19/2003 |
| S-024-02 | Stonehouse, Fieldstone Parkway right-of-way & BLA | 3/19/2003 |
| S-027-02 | Stonehouse, Lisburn, Sect. 5-A, Construction Plans | 5/ 6/2003 |
| S-030-02 | Waterford at Powhatan Sec., Ph. 33, BLA | 4/ 9/2003 |
| S-037-02 | Village Housing at the Vineyards, Phase III | 5/10/2003 |
| S-039-02 | Powhatan Secondary, Phase 6-C | 5/ 8/2003 |
| S-042-02 | Lake Powell Forest Phase 4 | 5/23/2003 |
| S-045-02 | The Pointe at Jamestown Section 2-A plat | 5/30/2003 |
| S-051-02 | Ford's Colony, Section 12 Construction Plans | 11/ 4/2003 |
| S-057-02 | Colonial Heritage - Ph 1, Sec 1, Const Plans | 11/25/2003 |
| S-064-02 | Stonehouse - Mill Pond Run Section 2 | 7/29/2003 |
| S-071-02 | Stonehouse Commerce Park- ROW extension & realign | 9/ 3/2003 |
| S-076-02 | Marion Taylor Subdivision | 10/ 3/2003 |
| S-078-02 | Donald L. Hazelwood Subdivision | 9/30/2003 |
| S-081-02 | Scott's Pond Section 2 | 10/ 7/2003 |
| S-082-02 | Nice Commercial Properties | 10/12/2003 |
| S-083-02 | Toano Auto Parts BLA | 10/ 9/2003 |
| S-087-02 | Pointe at Jamestown Phase 1B BLA Plat Correction | 11/12/2003 |
| S-090-02 | Ford's Colony Section VII, Lots 119 & 120 BLE | 10/25/2003 |
| S-091-02 | Williamsburg Landing BLA | 11/ 3/2003 |

C. FINAL APPROVAL

| | | DATE |
|----------|------------------------------------|-------------|
| S-058-02 | Hazelwood Subdivision and BLA | 11/22/2002 |
| S-077-02 | Powhatan Place BLA Lots 51-56 | 11/ 5/2002 |
| S-085-02 | Gilliam Subdivision Lots 2 & 3 BLA | 11/25/2002 |
| S-104-02 | CWTW Williamsburg L.P Property BLA | 11/25/2002 |

