

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING C CONFERENCE ROOM AT 3:00 P.M. ON THE 28th DAY OF May, TWO THOUSAND THREE.

1. ROLL CALL

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

ALSO PRESENT

Mr. Christopher Johnson, Senior Planner
Mr. David Anderson, Planner
Mr. Matthew Arcieri, Planner

2. MINUTES

Following a motion by Mr. McCleary and a second by Ms. Wildman, the DRC approved the minutes from the April 30, 2003, meetings by a unanimous voice vote.

3. Consent Cases

There were two items for consent - C-53-03, 3436 North Riverside Drive Septic System Waiver and C-54-03, Barnes Road Septic System Waiver. The Development Review Committee approved both consent items on the agenda on a motion by Mr. McCleary and seconded by Mr. Poole.

4. Case No. SP-44-03. Longhill Grove Apartments

Mr. Johnson presented the staff report and stated that the project required DRC review as it is a multifamily development of more than 50 units. At the April 30 meeting, the DRC granted a 20% density bonus (28 units) for the provision of enhanced recreational amenities and the provision of landscaping which exceeds the minimum ordinance standards. The revised drawings submitted on May 19 appear consistent with previous correspondence and discussions with the Environmental Division and JCSA. Following a quick review of the revised drawings, both agencies recommended that preliminary approval be granted for the project. Ms. Wildman asked about the deadlines associated with the project. Ms. Joyce Wolfe of Eagle Construction stated that they submitted an application last week for inclusion of the project in the Low Income Housing Tax Credit Program and had begun discussions with Code Compliance regarding their review of building plans. Mr. Poole stated that he was pleased to hear that the project was moving forward as it addressed a critical need in the County. Mr. McCleary asked the applicant if they were comfortable with the comments submitted by County agencies. Ms. Wolfe stated that the project engineers understand of the issues identified by staff and comfortable with the comments. Mr. Poole asked if any discussions had occurred with

the owners of the Exxon property to see if the property could be incorporated into the project. Ms. Wolfe stated that Eagle Construction had not been contacted by anyone associated with the Exxon property. Ms. Wildman asked if residents would incur any fees or charges for use of the pool and clubhouse proposed for the site. Ms. Wolfe stated that all recreational amenities would be free to residents and their guests. There being no further discussion, and following a motion by Mr. Poole and a second by Ms. Wildman, the Development Review Committee unanimously recommended that preliminary approval be granted subject to resubmittal of plans that address all outstanding agency comments.

5. Case No.C-41-03. Jamestown Island Collections Facility Parking Waiver

Mr. Arcieri presented the staff report and stated the applicant was requesting offsite parking for the collections facility to be constructed on APVA property on Jamestown Island. 20 spaces for the collections facility will be provided on the existing National Park Service parking lot. The applicant for the case presented a letter detailing the off-site parking agreement and a site plan showing the relocated pedestrian path to address concerns by the environmental division. Mr. Poole stated that the offsite parking made good sense for this site. There being no further discussion, and following a motion by Mr. Poole and a second by Ms. Wildman, the Development Review Committee unanimously recommended that approval of offsite parking.

6. Case No. SP-57-03. New Town - William E. Wood Building

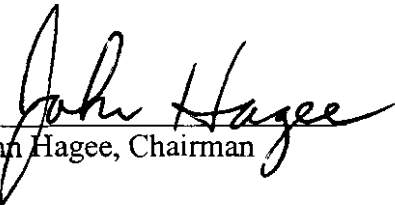
Mr. Anderson presented the staff report and stated that the applicant, Mr. Mark Richardson of AES Consulting Engineers, was requesting a waiver from the minimum off-street parking space requirements of the zoning ordinance. The Zoning Ordinance requires that a minimum of one parking space be provided on site for each 250 square feet of office space. For this particular building, 89 parking spaces are required. The adopted New Town Design Guidelines call for a minimum and maximum parking space ratio for each type of use, ranging from 61-67 parking spaces for this particular building. While staff believes that the parking demand would be sufficient to justify the parking requirement, the lack of on-site parking spaces is mitigated by the provision of development-wide shared parking and additional on-street parking spaces which are provided on every street. The functionality of the on-street parking and shared parking lots is furthered by the urban block-pattern design of New Town, as well as the modified grid layout of the streets. Staff recommended granting the waiver. Mr. Hagee noted that waiving the parking requirement was not a problem now, in the early stages of development, but could be one in the future and should be carefully monitored. Mr. Poole asked if there were any plans for multi-level parking given the density of the development. Mr. Johnson said he was not aware of any discussion on that matter currently. There being no further discussion, and following a motion by Mr. Poole and seconded by Ms. Wildman, the Development Review Committee unanimously recommended the granting of the waiver.

7. Other Business

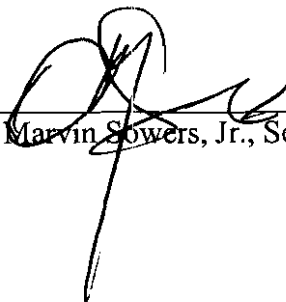
Mr. Anderson presented the Development Review Committee with a motion to allow the James City County Subdivision Agent to review and recommend approval or denial on septic system waivers for existing platted lots. The Committee felt this would benefit the community by cutting down the time it would take to process these types of waivers, but noted that for lots yet to be platted the decision to grant a septic system waiver was a larger issue and warranted more attention. The motion was unanimously approved, but upon further review the specific language of the motion was found to be in error. The members of the Development Review Committee met briefly prior to the June 2, 2003 Planning Commission meeting to make an amended motion. The motion read as follows - "To empower the subdivision agent to approve or deny septic system waivers for existing residential lots. The Development Review Committee shall retain responsibility for approving or denying septic system waivers on all newly created lots". The amended motion was unanimously approved.

8. Adjournment

There being no further business, the May 28, 2003, Development Review Committee meeting adjourned at 3:35 p.m.



John Hagee, Chairman



O. Marvin Sowers, Jr., Secretary

Subdivision Plan S-42-03

Sheppard Estates

Staff Report for the July 9, 2003, Development Review Committee Meeting

SUMMARY FACTS

Applicant & Owner: Charles & Nancy Sheppard

Proposed Use: Single-family homes

Location: At the end of Firetower Road, State Route 634,
Stonehouse District

Tax Map/Parcel No.: (4-2)(1-12) and (4-2)(1-13)

Primary Service Area: Outside

Proposed Parcel Size: Parcel A: ±22.15 Acres
Parcel B: ±26.04 Acres
Parcel C: ±50.14 Acres
Total: ±98.33 Acres

Existing Zoning: A-1, General Agricultural

Comprehensive Plan: Rural Lands

Reason for DRC Review:

The Subdivision Ordinance requires lots outside the Primary Service Area to be served with a conventional septic system (i.e., a hold tank and drainfield). In the attached June 24th letter, the Sheppard's have requested an exception so that alternate septic tank systems can be installed for the reserve fields on the new proposed Parcels A & C, as shown on the attached subdivision plat submitted on May 21st.

Section 19-18 of the Subdivision Ordinance states that the Commission may grant an exception to any requirement of the chapter, but not unless first receiving a recommendation from the DRC and upon finding that:

- a.) strict adherence to the ordinance requirement will cause substantial injustice or hardship;
- b.) the granting of the exception will not be detrimental to public safety, health, or welfare, and will not adversely affect the property of others;
- c.) the facts upon which the request is based are unique to the property and are not applicable generally to other property so as not to make reasonably practicable the formulation of general regulations to be adopted as an amendment to the ordinance;
- d.) no objection to the exception has been receiving 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 Contact: Karen Drake Phone: 253-6685


STAFF RECOMMENDATION

On June 24th, the Sheppard's submitted a written request to have this case placed on the DRC agenda. Staff has requested from the Sheppard's a more detailed letter explaining their justification as to why the subdivision exception should be granted. At the time of writing, no letter has been submitted.

Additionally, on June 25th the Sheppard's submitted a revised plat and additional soil reports proposing conventional septic systems traditionally permitted under the subdivision ordinance to be installed on all parcels. The Health Department is currently reviewing the revised plat and no comments have been submitted at the time of writing.

Staff does not recommend approval of the request considering that a revised plat has been submitted, that if approved by the Health Department could be approved by the County without an exception to the subdivision ordinance being granted; and all of the following subdivision ordinance exception criteria have not been met:

- a.) Staff believes strict adherence to the ordinance will not cause substantial injustice or hardship;
- b.) The use of these alternative systems would not be detrimental to the public safety, health, or welfare and will not adversely affect the property of others;
- c.) The facts upon which the request is based are not unique to these properties and are applicable generally to other property;
- d.) No objection to the proposal has been submitted from the transportation department, health department; and the fire department.
- e.) No substantial hardship or injustice is created by the unusual character of the property. The applicant has submitted a revised subdivision plat proposing the use of conventional septic tank systems. Financial hardship resulting from the applicant not being able to plat and sell these three lots is not considered proper justification for an exception.


Karen Drake
Senior Planner

Attachments:

- 1. Subdivision Plat
- 2. June 24th letter from Mrs. Sheppard

M. Anderson Bradshaw, P.C.

Attorneys at Law
7884 Richmond Road
P.O. Box 456
Trenton, Virginia 23168

M. Anderson Bradshaw
Nancy E. Bradshaw Sheppard

Telephone: (757) 566-1282
Fax: 566-8807

June 24, 2003

Ms. Karen Drake
James City County Planning Department
P.O. Box 8784
Williamsburg, Virginia 23187

By Facsimile Transmission:
(757) 253-6850

Re: Sheppard Estates
S-042-03

Dear Ms. Drake:

Please add our application for subdivision, no. S-042-03, to the agenda for the July 9 meeting of the Development Review Committee, as you suggested in your letter last week. Hopefully our plat, as amended, will have been approved by then, but in the event there are further complications, we would like to reserve the opportunity to present a request for approval of the drainfields as originally sited by the soil scientist.

I will appreciate your advising me of any other requirements concerning this appearance.

Thank you for your consideration.

Sincerely,

Nancy E. Bradshaw Sheppard

Nancy E. Bradshaw Sheppard

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SHEPPARD ESTATES IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

DATE _____ OWNER (SIGNATURE) _____ DATE _____ OWNER (SIGNATURE) _____

DATE _____ OWNER (PRINT) _____ DATE _____ OWNER (PRINT) _____

CERTIFICATE OF NOTARIZATION

CITY/COUNTY OF _____ STATE OF VIRGINIA
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID GIVEN UNDER MY HAND THIS _____ DAY OF _____ 2003.
 MY COMMISSION EXPIRES _____ 2003.

NOTARY PUBLIC _____

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS COVERED BY DELMARVA PROPERTIES, INC. TO CHARLES A. SHEPPARD AND NANCY E. BRADSHAW SHEPPARD BY A DEED DATED SEPTEMBER 25, 2001 SAID DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY IN DOCUMENT #010017784.

ENGINEERS OR SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

4-18-03

Matthew H. Connolly
 MATTHEW H. CONNOLLY, P.E., 3802055

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

DATE _____ VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE _____ VIRGINIA DEPARTMENT OF HEALTH

DATE _____ SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE _____ DAY OF _____ 2002
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK _____ PAGE _____
 TESTE _____
 BY _____ CLERK

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY COMPLETED 4-18-2003.
3. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
4. THIS FIRTH MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
6. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
7. ALL NEW FOUNDATIONS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
8. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
9. UNRECORDED PLAT FURNISHED TO LANDTECH TITLED "BOUNDARY SURVEY OF A PARCEL OF LAND CONTAINING 147.56 ACRES IN STONEHOUSE DISTRICT, SAID SURVEY PERFORMED BY WALTERS LAND SURVEYING, LTD. - PLAT DATED 5-23-2002 SURVEY JOB #220502.
10. UNRECORDED PLAT FURNISHED TO LANDTECH TITLED "PLAT OF THE PROPERTY OF ROBERT G. SEELEY & JODY L. SEELEY - PARCEL CONTAINING 113.32 ACRES IN THE STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA, SAID SURVEY PERFORMED BY WALTERS LAND SURVEYING, LTD. - PLAT DATED 9-17-99, SURVEY JOB #991179.
11. THIS FIRTH MADE NO INSPECTION OF PROPERTY FOR POTENTIAL HAZARDOUS WASTE.
12. PROPOSED DRAINFIELD LOCATIONS ARE SHOWN PER OTHERS.

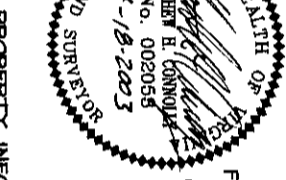
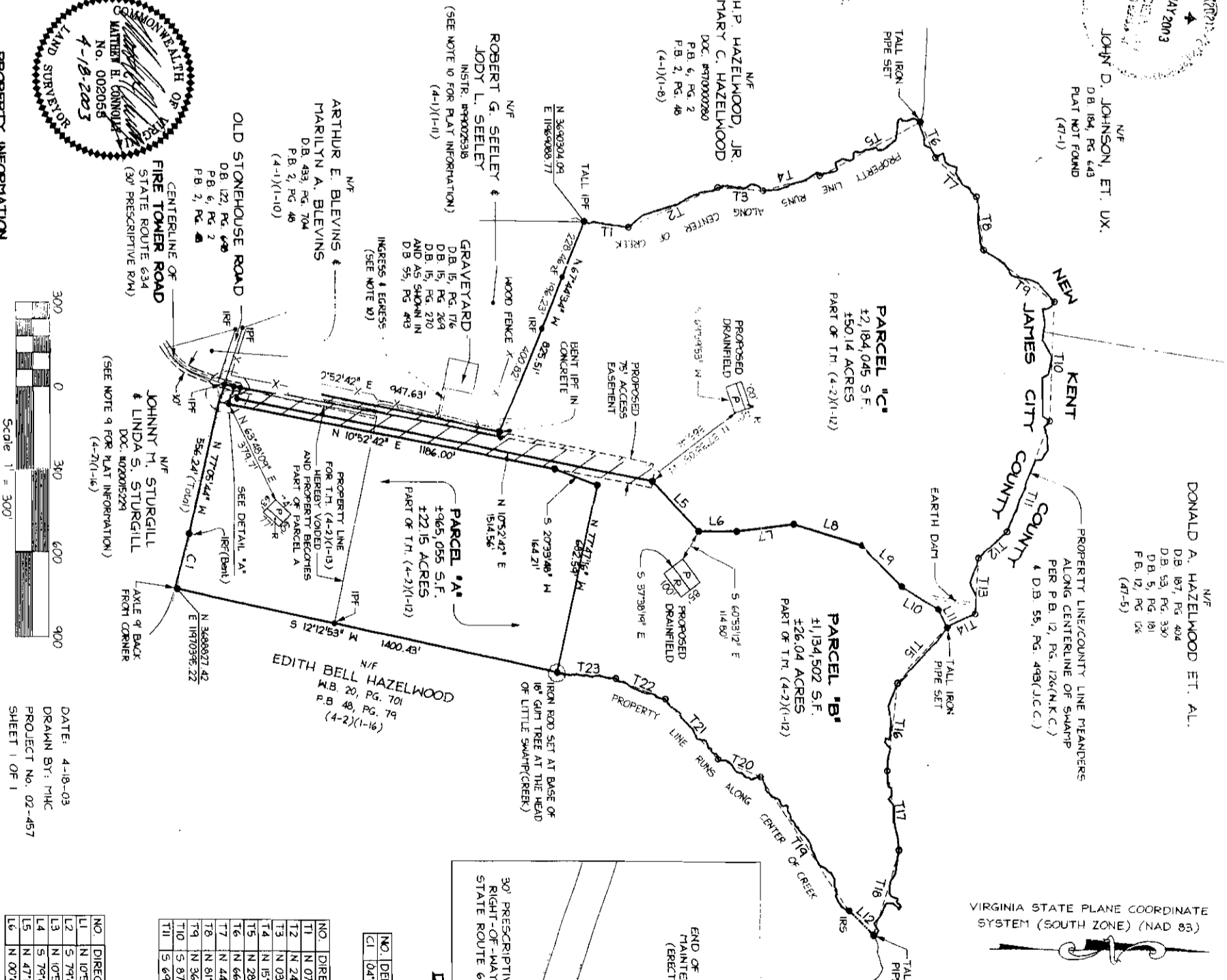
BUILDING SETBACKS FOR A-1 ZONING:

FRONT: 100' FROM CENTERLINE OF STREET RIGHT-OF-WAY
 SIDE: 15 FEET
 REAR: 35 FEET



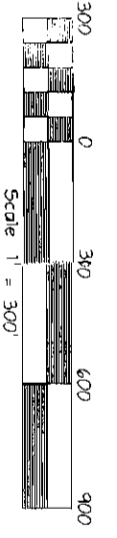
JOHN D. JOHNSON, ET. UX.
 D.B. 184, PG. 643
 PLAT NOT FOUND
 (47-1)

DONALD A. HAZELWOOD ET. AL.
 D.B. 187, PG. 404
 D.B. 53, PG. 330
 D.B. 5, PG. 181
 F.B. 12, PG. 124
 (47-5)



PROPERTY INFORMATION

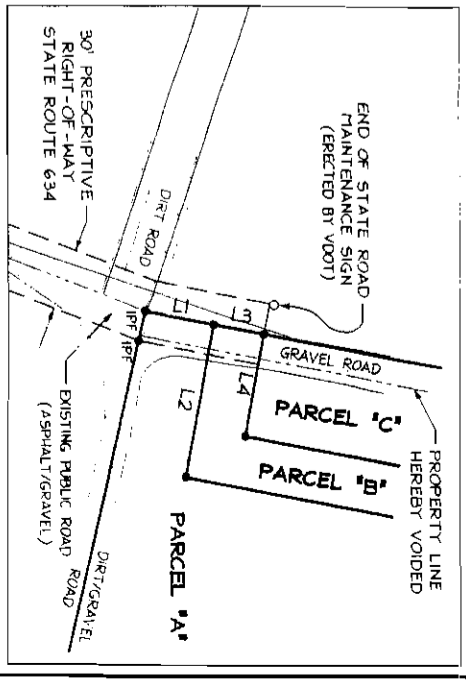
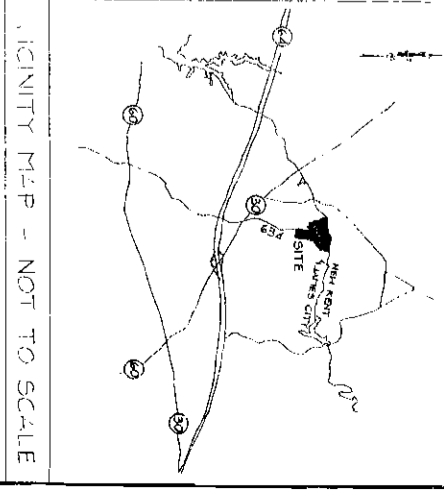
TOTAL AREA: 198.33 AC.
 ZONING DISTRICT: A1
 TAX MAP (4-2)(1-12) & (4-2)(1-13)
 ADDRESS:
 10202 FIRE TOWER ROAD
 JAMES CITY COUNTY, VA



BOUNDARY LINE ADJUSTMENT & SUBDIVISION

PLAT SHOWING
 OF
 SHEPPARD ESTATES
 IN
 JAMES CITY COUNTY, VIRGINIA

VIRGINIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) (NAD 83)



CURVE TABLE

NO.	DELTA	CHD BEARING	TAN	RADIUS	ARC	CHORD
C1	04°07'34"	N 75°01'55" W	98.95	2735.00	197.02	196.98

SURVEY TIE LINE TABLE

NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
T1	N 07°11'07" E	161.28'	T12	S 43°30'11" E	139.20'
T2	N 24°30'47" E	350.10'	T13	S 86°23'25" E	195.93'
T3	N 03°38'29" E	162.70'	T14	S 26°20'52" E	111.70'
T4	N 15°43'01" E	210.35'	T15	S 46°42'41" E	214.32'
T5	N 28°31'16" E	408.44'	T16	S 83°07'51" E	317.25'
T6	N 66°56'22" E	137.23'	T17	N 81°24'15" E	234.13'
T7	N 44°10'36" E	202.75'	T18	S 73°04'08" E	317.94'
T8	N 81°55'49" E	191.54'	T19	S 56°55'56" E	579.90'
T9	N 36°07'23" E	311.79'	T20	S 23°13'27" E	164.44'
T10	S 87°42'05" E	424.51'	T21	S 48°45'31" E	295.13'
T11	S 64°01'11" E	423.72'	T22	S 22°05'12" E	189.74'
			T23	S 04°58'24" E	212.53'

PROPERTY LINE TABLE

NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
L1	N 10°52'42" E	34.36'	L7	N 07°14'27" W	206.62'
L2	S 79°07'18" E	75.00'	L8	N 17°08'54" E	256.84'
L3	N 10°52'42" E	25.00'	L9	N 43°58'24" E	210.05'
L4	S 79°07'18" E	50.00'	L10	N 30°23'42" E	150.37'
L5	N 47°16'35" E	242.76'	L11	N 63°51'36" E	71.84'
L6	N 00°02'00" E	195.55'	L12	S 44°30'51" E	123.49'

DATE: 4-18-03
 DRAWN BY: MHC
 PROJECT NO. 02-457
 SHEET 1 OF 1

LandTech Resources, Inc.
 Surveying • Mapping • GPS

5810-F Mooretown Road, Williamsburg, Virginia 23188
 Telephone: 757-565-1677 Fax: 757-565-0782
 Web: landtechresources.com

Site Plan 75-03. James City County Fire Station #2
Staff Report for the July 9, 2003, Development Review Committee Meeting

Summary Facts

Applicant: Mr. Bernie Farmer, Capital Projects Administrator

Land Owner: James City County

Proposed Use: New Fire Station #2

Location: 8421 & 8429 Pocahontas Trail, US Route 60, Roberts District

Tax Map/Parcel: (52-3) (1-1A) and (52-3)(1-1)

Primary Service Area: Inside

Parcel Size: ± 2.73 acres

Existing Zoning: R-2, General Residential (Parcel where the existing station is located)
M-1, Limited Business/Industrial
(Parcel where the new station is to be located)

Comprehensive Plan: Low Density Residential

Reason for DRC review: State Code requires any new public facility be reviewed by the Planning Commission.


Staff Contact: Karen Drake Phone: 253-6685

Staff Recommendation:

Staff finds the proposed fire station compatible with the existing fire station on the site and with what has been appropriated in the County's Capital Improvement Program. The Fire Department has not finalized plans for the re-use of the existing Fire Station #2, such as a warehouse to store Fire Department apparatus. It should be noted that the proposed re-use of the existing Fire Station #2 could require a special use permit and/or site plan amendment.

The existing Fire Station #2 will remain in operation while the new station is being constructed which will present some logistical challenges during construction, specifically regarding the three proposed entrances. In Planning Comment #7, staff supports a maximum of two entrances to the one parcel. Per a conversation with Fire Chief Miller, two entrances to site could be feasible with one being entrance serving as the main ingress/egress for the Fire Department and a smaller ingress/egress for general public traffic. Staff recommends a meeting with the Fire Department and engineers to determine the entrance location and configurations once the attached engineering comments have been reviewed and addressed.

Regarding Parks & Recreation Comment #1 about making a public trail access point from the site to the utility corridor and future parking spaces, staff suggests adding a note to the plans that a future greenway connection will be provided. This will not delay the construction of the Fire Station #2 while Parks & Recreation continues Greenway preparations. Staff is confident that these issues can be resolved and recommends that preliminary approval be granted for this site plan subject to the attached agency review comments.


Karen Drake
Senior Planner

Attachments:

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

**Agency Review Comments
For
SP-75-03 James City County Fire Station #2**

Planning:

1. Prior to approval of the site plan, a subdivision plat must be approved by the County and recorded that extinguished the common property line between Parcels (1-1A) and (1-1) on Tax Map # (52-3).
2. Clarify how the existing fire station will be re-used and if proposed use is permitted in property zoned R-2. Depending on the proposed re-use, a special use permit, rezoning and/or site plan may be required. Note that fire stations are a specially permitted use in property zoned R-2.
3. On sheet 2, note the acreage of each parcel, the total proposed site acreage and the amount of the site covered by open space and by buildings.
4. On sheet 2, please add a graphic scale.
5. On sheet 2, note the number of regular and handicapped parking spaces being provided and the justification for the number of required spaces for review and approval by the Planning Director. Justification should include information about the largest number of firemen on a shift, information about the fire station's building design such as if a community meeting room is to be included or if a police sub-station will be included.
6. On sheet 3, clarify the limits of clearing of the woods at the rear property line, in particular behind the proposed fire station building.
7. Clarify why three separate entrances are needed for this site. Staff does not support three entrances for this project and recommends that only two entrances are permitted. If only two entrances are constructed then there is additional room for landscaping along Route 60 that will resolve the discrepancy in the required amount of landscaping noted in the Landscape Planning Comment #3.
8. Sidewalks shall be required for all projects requiring site plan review and shall be built to VDOT standards when located in the VDOT right-of-way. Show the location of the sidewalks and a cross-section detail of the sidewalk.
9. Clarify where the asphalt pavement ends behind existing fire station and if the area around the BMP will be grass.
10. Note the centerline of Route 60 so that the building setbacks for the buildings can be verified.
11. Note the location of the parking lot lights and include a plan detailing the illumination pattern and specific design details of all proposed lighting fixtures.

Landscape Planning

1. The landscape plan is required to be prepared by a landscape architect, a member of the Virginia Landscape Designers, or a Certified Nurseryman with experience preparing planting plans and landscape construction drawings. Credentials should be provided on the plan.
2. The Juniper and Yaupon Holly specified on the plan are required to be 18" in spread at the time of planting.
3. The buffer along Route 60 is required to be 50' average in width providing 14,250 square feet of general planting area. This area would be planted with 35 trees and 105 shrubs. Currently there is 10,560 feet of general planting area provided. If the required buffer cannot be provided due to site constraints, a modification is required by the Planning Director.
4. The temporary stockpile area is proposed to be cleared and used as a temporary stockpile area on the plan. This area does not appear to need to be cleared for any other reason. Staff suggests that the applicant investigate relocating the temporary stockpile area and not clearing this area unless necessary.
5. The replacement of the asphalt parking spaces in front of the existing building (facing toward Route 60 in the VDOT right-of-way) appears to be unnecessary. In addition, the five foot wide curbed area separating existing pavement appears to be unnecessary. In addition, the five foot wide curbed area separating the existing pavement from proposed pavement, could be removed and provide parking on both sides, making the five spaces to the rear of the proposed fire station unnecessary. This would potentially allow the fire station to be moved back to provide more of a buffer along Route 60.

**Agency Review Comments
For
SP-75-03 James City County Fire Station #2**

County Engineer:

1. The plans, as submitted, are acceptable.

Environmental:

1. Please see the attached memorandum dated July 1, 2003.

Fire Department:

1. Show the location of the Fire Department connection on the site plan that must be within 50' of a hydrant.

Health:

1. The plans, as submitted, are acceptable on the condition that the development utilizes public water and sewer as well as abandonment of any private wells not in service in accordance with private well regulations.

JCSA:

1. Please see the attached memorandum dated June 23, 2003.

Parks & Recreation:

1. The Greenway Master Plan relies on the regional utility corridor as a primary greenway facility. This utility corridor is adjacent to and accessible through the rear of the property. We suggest:
 - a. A public trail access point should be provided to the utility corridor. This would become a key access point for future greenway system connection in Grove.
 - b. Some parking should be set aside for future use with this public access point. These parking spaces may already be provided if a community room is included in the architecture of the new station. If not, then these spaces should be located towards the rear of the property where they will not interfere with the operation of the station. It is not necessary to build these spaces at this time, but the site plan should recommend 5-10 parking spaces for future greenway use.
 - c. These greenway recommendations should be integrated with any proposed sidewalk or bikeway plans along the roadside front of the property.

Police:

1. The plans, as submitted, are acceptable

VDOT:

1. Please see the attached memorandum dated June 25, 2003.

York County:

1. No comments provided after the courtesy review.

ENVIRONMENTAL DIVISION REVIEW COMMENTS

JCC FIRE STATION # 2

COUNTY PLAN NO. SP-075-03

July 1, 2003

GEL/DEC



General Comments:

1. A Land-Disturbing Permit is required for this project.
2. An Inspection/Maintenance Agreement shall be executed with the county for the BMP facility for this project.
3. Provide existing contours on the plan. The final contours are to be at no greater than 2-foot intervals.
4. Provide details of any structural erosion control measures used that are not referenced in the VESCH.
5. Responsible Land Disturber. Provide the persons name and certification number who is to be responsible for the erosion controls for this project.
6. VPDES Permit. As land disturbance for the project exceeds (one) 1 acre, it is the responsibility of the owner to register for a General Virginia Pollutant Discharge Elimination System (VPDES) Permit for Discharges of Stormwater from Construction Activities in accordance with current requirements of the Virginia Department of Environmental Quality and 9 VAC 25-180 -10 et seq. Contact the Tidewater Regional Office of DEQ at (757) 518-2000 or the Central Office at (804) 698-4000 for further information.

Stormwater Management/Drainage

7. Drainage. The existing pipe at the western corner of the project needs to be examined to ensure that it is adequate for the discharge from the BMP facility up to and including the 10 year storm. As it is functioning as an culvert, HW/D calculations must be provided.
8. SWM/BMP. The BMP appears to be over-designed; it only needs to be designed for the watershed that is draining to it. The water quality volume needs to be only based on the impervious cover that is in its watershed, 0.64 acres, not 1.06 acres.
9. BMP/Water Quality Points. The BMP only controls 2.05 acres of the 2.72 acre site. This is 75% of the site not 94% as claimed in the BMP worksheet. As the site is a combination of development and redevelopment, it is open for discussion as to the appropriate BMP points that the site will have to attain. But at best, the BMP only achieves 7.5 points.
10. BMP/Water Quality Points. The standard Worksheet for BMP Point System as provided shows the site stormwater management plan attempts to achieve a total of 10 points based on use of a County type A-3 BMP in combination with natural open space. The facility does not appear to meet County criteria for the A-3 BMP type based on the fact that it does not provide extended detention for the water quality volume and that it does not provide any pretreatment. Therefore,

- the facility should be claimed as an A-2 facility, which is an 8 point facility or be modified to conform to criteria in the County BMP manual for an A-3 facility. One inch of storage needs to be provided in permanent storage and 1-inch needs to be in extended detention.
11. **BMP Points.** Assigned BMP point values indicated in Table 1 of the County BMP manual assume all features consistent with the manual are provided such as pretreatment forebays, aquatic shelves, stream channel protection volume, pond buffers, etc. As full point credit value is being taken for the BMP in the calculation worksheet, all applicable design features must be present. This BMP does not include pretreatment.
 12. **Open Space Credit.** Provide a conservation easement plat for all Natural Open Space areas as claimed in the BMP worksheet and as shown on sheet 4.
 13. **Stormwater Management Narrative.** Please provide a brief stormwater management narrative which describes existing drainage at the site and proposed onsite stormwater drainage facilities and BMPs. Describe the type of BMP selected for the site and how compliance is achieved with the criteria.
 14. **Channel Adequacy.** The SDA-1 area is being reduced in size and should result in less water at the study point. However, an analysis has not been provided to demonstrate that the outfall is adequate for the flow level. Just because runoff is being reduced does not mean that the existing condition is being adequately handled. Channel adequacy computations shall be in accordance with procedure as outlined in pages V-122 through V-141 of the VESCH and Technical Bulletin No. 1, Stream Channel Erosion Control by the Virginia Department of Conservation and Recreation. For uncontrolled (bypass) non-BMP areas, show erosion resistance for the 2-year post-developed peak discharge and capacity for the 10-year post-developed peak discharge within the receiving channel.
 15. **Channel Adequacy.** The BMP does not provide the channel protection volume in accordance with the County's current stream channel protection criteria. If properly provided in the BMP then an adequacy analysis downstream of the proposed BMP facility will not be required. Current stream channel protection criteria for James City County requires 24-hour extended detention of the runoff from the 1-year frequency storm (post-developed) instead of reduction of the 1-year peak rate below existing conditions.
 16. **BMP Pretreatment.** Address BMP pretreatment requirements by use of a sediment forebay or other equivalent measure. Sediment forebays are generally sized to contain 0.1 inch per impervious area and can be counted toward the total water quality volume requirement. A pretreatment forebay is needed at the upstream end of the pond to control the pipe discharge.
 17. **Pond Tailwater.** It is unclear if tailwater conditions directly downstream of the SWM/BMP facility were considered in the hydraulic routing for the BMP. Please evaluate the potential for tailwater conditions at the outlet of the barrel caused by the 24" pipe just downstream on the outlet discharges and design water surface elevations for the BMP.
 18. **Concrete Riser and Barrel.** Specify watertight reinforced concrete pipe meeting the requirements of ASTM C361 or ASTM C76 for the reinforced concrete pipe riser and outlet barrel. Indicate size and class of pipe and joint type required. Provide dimensions and specifications for

embedment of the riser into the concrete base. Include provisions for an access lid and steps in the riser for maintenance purposes.

19. Riser Base. Provide information regarding the concrete base for the riser. Include dimensions for the size, thickness or extension of the base and required embedment depth of the riser into the base. Include all details and dimensions as required.
20. Anti-Vortex/Trash Rack Device. Specify on the detail on sheet 10 that an access cover be provided for inspection and maintenance purposes.
21. Low Flow Orifice Protection. Provide a non-clogging trash rack for the low flow circular orifices. After redesign, it is likely that there will at least one 3-inch orifice provided at the normal pool elevation and possibly a second one provided at a higher elevation for channel protection.
22. Flared End Section. Provide a flared end section or endwall at the principal spillway barrel outlet consistent with the outlet barrel material type (ie. RCP).
23. Outfall Protections. Provide more information on the riprap protection at the outlet ends of both pipe outfalls. Outfall protections shall be designed in accordance with Minimum Standard & Spec. 3.18 and 3.19 of the VESCH. Specify applicable dimensions, riprap thickness, class and quantity required.
24. Maintenance Plan. Provide a maintenance plan for the stormwater management/BMP facility on the plan. Section 23-10(4) of the Chesapeake Bay Preservation Ordinance requires stormwater management plans to include a long-term schedule for inspection and maintenance of stormwater management/BMP facilities. The plan should be specific for a wet pond facility. See the attached example maintenance plan and modify as applicable.
25. Stormwater Conveyance Channel Details. The channel section detail on sheet 9 needs to be modified to reduce the side slope to no steeper than 2:1.
26. IS-1 Shaping. Inlet shaping is recommended for all storm drain structures. Use notes or details to specify inlet shaping at all structures in accordance with VDOT Standard IS-1. In addition, if final depths of the inlets are greater than 4 ft., include provisions for steps in accordance with VDOT Standard ST-1.
27. Pond Benches. The aquatic pond bench needs to be located 12 inches below the normal pool elevation, not at the normal pool elevation.
28. Pond Landscaping. Provide a landscaping plan with details as necessary to address landscaping and stabilization in the BMP. Indicate the plants required to support aquatic benches associated with the intended BMP. Refer to Minimum Standard 3.05 of the VSMH for additional detailed guidance.
29. Geotechnical. Provide information (preliminary soil evaluations, logs, test results, reports, etc.) as necessary to substantiate that existing soils beneath the wet pond BMP are adequate to sustain a permanent pool as intended for water quality purposes.

30. Sequence of Construction. Modify the sequence as follows:
 - A. Item 4 needs to be modified site and site demolition after the word "grub". Insert in its place "Clear and grub area for BMP and stockpile".
 - B. Item 6 should be limited to strip topsoil from the BMP area.
 - C. Then the sequence should be modified to indicate that the BMP/sediment basin is installed including the outlet structure from item 8 before any other site work occurs. After that, the work can proceed in a logical fashion as needed.

31. Riser. Once redesign is complete, provide a detail on the plan similar to what is provided in the calculations to show the location of the low release orifices.



MEMORANDUM

Date: June 23, 2003
To: Karen Drake, Senior Planner
From: Shawn A. Gordon, P.E. - Project Engineer
Subject: SP-075-03, Fire Station #2



James City Service Authority has reviewed these plans for general compliance with the JCSA Standards and Specifications, Water Distribution and Sanitary Sewer Systems and have the following comments for the above project you forwarded on June 6, 2003. 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. We may have additional comments when a revised plan incorporating these comments is submitted.

General

1. All sanitary sewerage facilities to be dedicated to JCSA shall be designed and constructed in accordance with the HRPDC, Regional Standards, Second Edition dated June 2001, and JCSA "Standards and Specification Water Distribution and Sanitary Sewer System" Dated April 2002. All details shall be in accordance with the above standards. Only show details on these plans, that require modifications and identify those modifications on the details, also only show special details related to specific work not covered in the standards. Provide call outs for the items indicating HRPDC or JCSA applicable detail references such as the "Sanitary Sewer Service Connection SS_14".
2. Is the existing Environment One grinder pump a simplex or duplex system? Clarify the grinder pump type on the plan. If the existing grinder pump is a simplex system, these plans shall be submitted to the Department of Environmental Quality, Tidewater Regional Office, Office of Wastewater Engineering for review and approval.
3. These plans should be submitted to Newport News Waterworks for review and approval of compliance with the Materials and Construction Standards.
4. Provide a Sanitary Sewer Data Sheet.

5. Add a note to the plans stating "Only JCSA personnel are authorized to operate valves on the existing sanitary force main."
6. Add the following note to the plat "Any existing unused wells shall be abandoned in accordance with State Private Well Regulations and James City County Code."

Sheet 2

1. Show and label the sanitary force main from the existing grinder pump to the JCSA sanitary force main along Pocahontas Trail, US Route 60.
2. Show and label the existing JCSA sanitary force main along Pocahontas Trail, US Route 60. In addition, JCSA strongly recommends the existing HRSD sanitary force main be shown and labeled on the plans to prevent utility conflicts. Verify a minimum 5 feet clearance from permanent structures has been provided from the existing and proposed JCSA utilities.
3. The water service line from the proposed water meter serving the new building to the existing water main connection should be shown on the plans to prevent utility conflicts.

Sheet 11

1. This site is served by the Newport News Waterworks water distribution system. Therefore, all public water system notes and details should be in accordance with the NNWW, Materials and Construction Standards. Refer to General Comment #3 above.

Sheet 12

1. The sanitary sewer details shown on this sheet have been revised and/or replaced with the adoption of the HRPDC Regional Standards. The JCSA Standards and Specifications Water Distribution and Sanitary Sewer Systems dated April 2002 and the HRPDC Regional Standards, Second Edition dated June 2001 shall be adhered to for these plans. Details not modified and found within the standards and specifications shall not be included on the plans. Revise plans accordingly.
2. Replace the General Notes - Sanitary Sewer with the current JCSA, General Notes for Water Distribution and Sanitary Sewer Systems, in the JCSA "Standards and Specifications, Water Distribution and Sanitary Sewer System" dated April 2002.
3. This site is served by the Newport News Waterworks water distribution system. Therefore, all public water system notes and details should be in accordance with the NNWW, Materials and Construction Standards. Refer to General Comment #3 above.

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



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
4451 IRONBOUND ROAD
WILLIAMSBURG, VA 23188

PHILIP SHUCET
COMMISSIONER



STEVEN W. HICKS
RESIDENT ENGINEER
TEL (757) 253-4832
FAX (757) 253-5148

June 25, 2003

Karen Drake
James City County Planning
Post Office Box 8784
Williamsburg, Virginia 23187

Ref: James City County Fire Station No. 2
SP-075-03
Route 60, James City County

Dear Ms. Drake:

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

1. Show all adjacent entrances on plans.
2. Provide sight distance for all existing and proposed entrances on plans.
3. Clearly distinguish between what is proposed and existing on the plans.
4. Clearly define Right of Way on the plans.
5. All utilities must be placed a minimum depth of 36" within the VDOT Right of Way. Provide note on plans stating such.
6. Provide map and calculations for drainage within VDOT Right of Way.
7. Provide a note on the plans stating "VDOT does not assume responsibility for maintenance of the detention/retention pond or its structures, and shall be saved harmless from any damages".
8. Recommend a minimum entrance radius of 35'. What design vehicle was used in the entrance design?

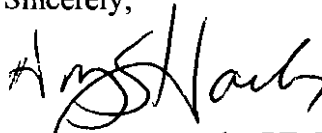
James City County Planning
June 25, 2003
Page Two

9. Provide pavement design calculations in accordance with "Pavement Design Guide for Subdivision and Secondary Roads in Virginia".
10. Provide stop sign and stop bar at exits in accordance with MUTCD.
11. Recommend combining the two existing entrances into a single entrance.
12. Entrance should be a standard VDOT CG-13. Provide detail on plans.
13. If there is any sidewalk in area, show on plans.
14. This site is within the limits of the future Route 60 project # 0060-047-V11. Please be advised that with this future project, roadway realignment and/or additional right of way may be needed. This project is in the very preliminary stages and no anticipated construction date has been set.

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 253-4832.

Sincerely,



Anthony L. Handy, PE, LS
Transportation Engineer

DEVELOPMENT REVIEW COMMITTEE ACTION REPORT
Meeting of July 9, 2003

Case No. SP-075-03 James City County Fire Station #2

Mr. Bernie Farmer, on behalf of James City County, submitted a site plan for a fire station at 8421 Pocahontas Trail. The parcels are further identified as parcels (1-1) and (1-1A) on James City County Tax Map (52-3). New County facilities require DRC/Planning Commission approval according to state code.

Action: The DRC recommended by a unanimous voice vote for preliminary approval be granted for only two entrances and granted a modification so that sidewalks were not constructed in front of the fire station.

Case No. S-42-03. Sheppard Estates Septic System Waiver Request

The applicant withdrew the case.

**JAMES CITY COUNTY
DEVELOPMENT REVIEW COMMITTEE REPORT**

FROM: 6/1/2003 THROUGH: 6/30/2003

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-087-01	The Vineyards Ph. 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-009-02	Hairworks Beauty Salon Parking Space Addition
SP-088-02	Colonial Heritage, Ph. 1 Sec. 2
SP-112-02	Ford's Colony Recreation Park
SP-001-03	Colonial Heritage 13th Hole Irrigation Pond
SP-009-03	Energy Services Group Metal Fabrication Shop
SP-021-03	Colonial Heritage, Cross Country Sewer Mains
SP-030-03	Old Capitol Lodge Site Plan Amendment
SP-033-03	The Colonies at Williamsburg Entrance Road
SP-045-03	Noah's Ark Vet Hospital SP Amendment
SP-050-03	Wmbg-Jamestown Airport T-Hanger & Parking Exp.
SP-051-03	Ford's Colony Country Club Golf Academy
SP-052-03	Kingsmill Access Ramp for Pool Access Bldg.
SP-053-03	George Nice & Sons Fill Project
SP-056-03	Shell Building - James River Commerce Center
SP-060-03	Williamsburg Plantation Sec 9,10,11 Units 184-251
SP-063-03	District Park Sports Complex Parking Lot Expansion
SP-065-03	Historic Jamestown Collection Building
SP-073-03	Busch Gardens - Operation Salute Tent
SP-075-03	James City County Fire Station No.2
SP-076-03	JCSA Five Forks WTF Concentrate Main
SP-077-03	JCC Courthouse Bioretention Demonstration Project
SP-078-03	Amend. To Powhatan of Williamsburg Recreation Site
SP-079-03	Tequila Rose Walk-in Cooler
SP-082-03	Williamsburg Winery-Gabriel Archer Tavern
SP-085-03	St. Bede's Site Plan Amendment
SP-086-03	Colonial Heritage Golf Course
SP-087-03	Busch Gardens Maintenance Storage Building
SP-088-03	Marketplace Shoppes Final Phase

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SP-089-03 Ford's Colony - Country Club Redevelopment Plans
 SP-090-03 Longhill Gate SP Amendment
 SP-091-03 Colonial Heritage Ph. 1, Sec. 5
 SP-092-03 Ford's Colony - Recreation Park Amendment
 SP-093-03 New Town - WindsorMeade Way
 SP-094-03 Christmas Mouse SP Amendment
 SP-095-03 KTR Stonemart

B. PENDING FINAL APPROVAL

EXPIRE DATE

SP-019-02	Williamsburg Plantation Sec 9,10,11 Units 184-251	5/ 5/2004
SP-027-02	120' Stealth Tower--3900 John Tyler Highway	6/13/2004
SP-050-02	New Town Sec 2 & 4 - Road/Utility Infrastructure	8/22/2003
SP-061-02	Powhatan Plantation Recreation Bldg Amd	6/18/2004
SP-102-02	Powhatan Creek Access Park, Ph. 2 Improvements	9/30/2003
SP-104-02	Colonial Heritage, Ph. 1, Sec. 3 & 3A	12/ 2/2003
SP-110-02	Ewell Station - Ph. 2	10/ 7/2003
SP-002-03	Colonial Heritage Ph. 2, Massie Farm Pond Rehab.	2/21/2004
SP-005-03	Hankins Farm Water and Sewer Extension	5/27/2004
SP-010-03	The Colonial Heritage Club	3/ 3/2004
SP-015-03	Monticello Woods Community Center	4/10/2004
SP-020-03	Jolly Pond Veterinary Hospital	6/30/2004
SP-025-03	New Town Block 2	4/ 9/2004
SP-029-03	SunTrust Building Amendment	4/25/2004
SP-034-03	Colonial Heritage Sewer Lift Station & Force Main	4/24/2004
SP-035-03	Prime Outlets, Ph. 5-A & 5-B - SP Amendment	4/30/2004
SP-043-03	Ford's Colony Sec. 7, Sewer Upgrade	5/13/2004
SP-044-03	Longhill Grove Apartment Complex	6/ 2/2004
SP-047-03	JCSA Well Facilities Erosion Repairs	5/ 7/2004
SP-049-03	James River Commerce Center Columbia Drive	5/19/2004
SP-057-03	New Town - William E. Wood Building	5/29/2004
SP-062-03	Patriots Colony Assisted Living Additions	6/30/2004
SP-066-03	Colonial Heritage Ph. 1, Sec.1, SP Amendment	6/20/2004
SP-068-03	Colonial Heritage - 10th Hole and Driving Range	6/ 9/2004

C. FINAL APPROVAL

DATE

SP-084-02	Colonial Heritage, Ph. 1, Sec. 1	6/11/2003
SP-113-02	Ready Mixed Concrete Storage Yard Expansion	6/13/2003
SP-142-02	George Nice & Sons	6/27/2003
SP-144-02	J.W. Crossing, Ph. 2	6/30/2003
SP-018-03	St. Bede Catholic Church SP Amendment	6/ 6/2003
SP-067-03	Alltel Lightfoot Co-location	6/18/2003
SP-069-03	Mt. Gilead Playground	6/ 2/2003
SP-070-03	Williamsburg Landing Deck Addition	6/ 3/2003

SP-071-03	Busch Gardens - Maintenance Shop Addition	6/ 1/2003
SP-074-03	Busch Gardens Oktoberfest Storage Sheds	6/23/2003
SP-080-03	Jamestown 4-H Camp	6/27/2003
SP-081-03	NEED Center Playground Shelter (Norge Elem.)	6/24/2003
SP-084-03	Governor's Green - Riverside Dialysis Facility	6/30/2003

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, Sec. 2B
S-110-99 George White & City of Newport News BLA
S-034-00 The Pointe at Jamestown, Ph. 2
S-091-00 Greensprings West, Plat of Subdv Parcel A&B
S-032-01 Subdivision and BLE Plat of New Town Associates LLC
S-008-02 James F. & Celia Ann Cowles Subdivision
S-031-02 Bruce's Super Body Shop, Lot 2 subdivision
S-068-02 Forrest Lee Hazelwood BLA
S-086-02 The Vineyards Ph. 3 BLA Lots 1, 5-9, 52
S-099-02 Ford's Colony Sec. 30 - Sanitary Sewer Amend.
S-100-02 Stonehouse, Richardson's Mill Sec. 1
S-113-02 Martin Farm Estates
S-008-03 Norge-Fenton Mill BLA
S-029-03 Wexford Hills Ph. 3B
S-033-03 Fenwick Hills, Sec. 2
S-034-03 Green Mount Associates Lots 3A, 3B & 3C BLA
S-037-03 Bush Neck Farm BLA
S-038-03 182 Saddle town Subdivision
S-042-03 Sheppard Estates
S-046-03 Drewry Family Subdivision
S-047-03 Greensprings West Ph. 4C
S-048-03 Powhatan Plantation Ph. 10
S-050-03 New Town - Sec. 3, 5, 6, Lot 13
S-051-03 Villages at Powhatan Ph. 5
S-052-03 Hickory Neck Church BLA
S-053-03 Hollinger Family Subdivision
S-054-03 James River Commerce Center BLA
S-055-03 Colonial Heritage Ph. 1, Sec. 5
S-056-03 Colonial Heritage Ph. 1, Sec. 4
S-057-03 Ford's Colony - Sec. 34
S-058-03 Ford's Colony - Sec. 10, 171-172
S-059-03 Green Cove
S-060-03 Garrett Family Subdivision

B. PENDING FINAL APPROVAL

		EXPIRE DATE
S-058-00	Powhatan Secondary, Ph. 7-A	10/ 2/2003
S-101-01	Greensprings West, Ph. 4A	12/17/2003
S-037-02	Village Housing at the Vineyards, Ph. 3	5/ 5/2004

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S-039-02	Powhatan Secondary, Ph. 6-C	5/ 8/2004
S-045-02	The Pointe at Jamestown Sec. 2-A	5/30/2004
S-052-02	The Retreat--Fence Amendment	6/18/2004
S-063-02	Colonial Heritage, Ph. 1, Sec. 2	12/ 2/2003
S-073-02	Colonial Heritage, Ph. 1, Sec. 3 & 3A	12/ 2/2003
S-076-02	Marion Taylor Subdivision	10/ 3/2003
S-091-02	Williamsburg Landing BLA	11/ 3/2003
S-094-02	Powhatan Secondary Ph. 7-C	12/30/2003
S-101-02	Sheldon Properties, L.L.C.	12/13/2003
S-103-02	Alex Harwood Subdivision BLA	12/15/2003
S-107-02	Greensprings West, Ph. 3-C	4/18/2004
S-108-02	Scott's Pond, Sec. 3	1/13/2004
S-112-02	Kensington Woods	2/ 6/2004
S-015-03	Season's Trace Winter Park Lots 51-74	4/15/2004
S-020-03	114 Howard Drive 2 Lot Subdivision	6/ 9/2004
S-021-03	Stonehouse Sec. 2-C Easements	5/ 2/2004
S-027-03	Stonehouse - Parcel A Plat	5/ 8/2004
S-039-03	Ford's Colony - Golf Academy BLA	6/18/2004
S-041-03	Williamsburg Physicians Center - Parcel D	6/25/2004
S-043-03	Better Buy Building	6/23/2004
S-044-03	Ferwick Hills, Sec. 3	6/25/2004
S-049-03	Peleg's Point, Sec. 5	7/ 3/2004

C. FINAL APPROVAL

		DATE
S-057-02	Colonial Heritage, Ph. 1, Sec. 1	6/13/2003
S-083-02	Toano Auto Parts BLA	6/ 3/2003
S-084-02	Skiffes Creek BLE Lots 2 & 3	6/13/2003
S-001-03	Ford's Colony Sec 1 Block D Lots 2A, 2B, 2 & 3 BLE	6/25/2003
S-022-03	New Town - Block 2, Parcel B	6/13/2003
S-026-03	P.W. Development, Inc.	6/24/2003
S-045-03	Casey BLE	6/25/2003

AGENDA

DEVELOPMENT REVIEW COMMITTEE

July 9, 2003

3:00 p.m.

JAMES CITY COUNTY GOVERNMENT COMPLEX

Conference Room, Building E

1. Roll Call
2. Minutes
 - A. Meeting of May 30, 2003
3. Cases
 - A. S-042-03 Sheppard Estates Septic System Waiver
 - B. SP-075-03 Fire Station #2
5. Adjournment