

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 9TH DAY OF JULY, TWO THOUSAND THREE.

1. ROLL CALL

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

ALSO PRESENT

Mr. Joe Davis, JCC Fire Department
Ms. Karen Drake, Senior Planner
Mr. Bernie Farmer, Capital Projects Administrator
Mr. Mark Hill, JCC Fire Department
Mr. Bill Porter, Assistant County Administrator
Ms. Toya Ricks, Administrative Services Coordinator

2. MINUTES

Following a motion by Mr. McCleary and a second by Ms. Wildman, the DRC approved the minutes from the May 28, 2003 DRC meeting by a unanimous voice vote.

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

Ms. Drake noted that the applicant had verbally withdrawn the case earlier in the day because the Health Department had approved a conventional septic tank system to be installed on the property. Ms. Drake noted that in accordance with the new DRC policy, since this case proposed new lots, the septic tank system waiver had been brought before the DRC review and that staff had already reviewed administratively two requests for septic tank system waivers on existing parcels.

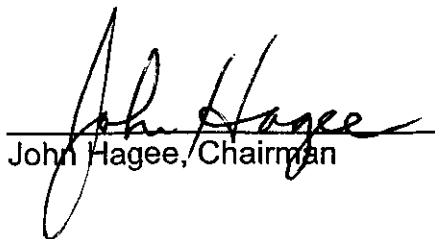
4. Case No. SP-75-03. Fire Station #2

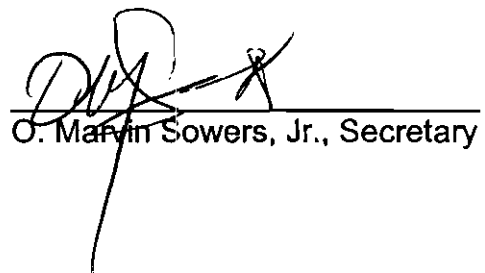
Ms. Drake presented the case noting that per the State Code, new county facilities required review by the DRC. Ms. Drake explained that the existing Fire Station #2 was originally built as a temporary building and would remain operation while the new fire station was being constructed on the same site with funds that had been allocated in the CIP. No decision had been made yet if the existing station would be demolished or potentially reused as a warehouse by the County. Staff recommended that a note be placed on the site plans indicating that a future greenway access connection would be provided from the site to the adjacent greenway corridor to address Parks & Recreation comments. Staff noted that there were two existing entrances with a third proposed for the site and during an earlier

meeting with the Fire Department and Bernie Farmer, that one entrance would be closed after the new fire station was operational, thus addressing Planning's concerns about meeting the landscape ordinance requirements and the site only have two entrances total. Staff also recommended that the DRC grant a modification so that sidewalks would not have to be constructed in front of the fire station. Staff noted that a sidewalk was already provided on the opposite side of Route 60 that extended southward into the Grove Community and no sidewalks existed on the side of the road where the Fire Station was located, with little to no potential for future sidewalks to be constructed. Mr. Poole asked if the County should provide additional funds towards sidewalk construction as in other cases. Staff believed that the best use of the County funds was not making an additional contribution to the sidewalk fund that is already maintained by County, but ensuring the new fire station site met ordinance requirements and public expectations. Mr. Poole asked what kind of architecture was proposed for the fire station as he was concerned with the station being a benefit to the Grove community. Mr. Farmer noted that the new station would be very similar in size, scale and appearance to Fire Station #5 on Monticello Ave. Mr. Porter noted that a community room would not be provided at Fire Station #2 since a community room already existed at the nearby James River Elementary School Community Center. Additionally, Mr. Farmer noted that he was working with the Environmental Division about reducing the size of the proposed BMP pond and limiting the amount of clearing needed for the temporary stockpile area. There being no further questions or discussions, and following a motion by Mr. McCleary that was seconded by Mrs. Wildman, the DRC recommended by a unanimous voice vote for preliminary approval be granted for SP-75-03, Fire Station #2, with only two entrances and a modification so that sidewalks were not constructed in front of the fire station.

5. Adjournment

There being no further business, the July 9, 2003, Development Review Committee meeting adjourned at 4:20 p.m.


John Hagee, Chairman


O. Marvin Sowers, Jr., Secretary

Site Plan 57-03

Ford's Colony - Section 34

Staff Report for the July 30, 2003, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Charles Records - AES

Land Owner: Drew Mulhare - Realtec, Inc.

Proposed Use: 9 single-family residential lots

Location: Ford's Colony Section 34 off of Ford's Colony Drive

Tax Map/Parcel No.: (31-4)(2-2)

Primary Service Area: Inside

Parcel Size: 14.251 acres

Existing Zoning: R-4, Residential Planned Community District, with proffers

Comprehensive Plan: Low Density Residential

Staff Contact: David Anderson Phone: 253-6685

SUMMARY

Section 34 is designated D-2 on the adopted Ford's Colony Master Plan (Z-04-98/MP-03-98). The dwelling type associated with this area designation is attached structures of three or more stories and containing more than four dwelling units. This designation allows for a permitted density of up to 18 units per acre. In the case of this particular site that would equate to approximately 257 condominium-style units.

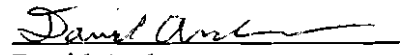
The applicant is proposing to subdivide the property into nine single-family residential lots rather than developing the property as stated above. On the attached development plans, the applicant neglected to highlight lot 9 which is located across the street from the proposed eight lot subdivision and also labeled as D-2. The parcel consists of 3.352 acres and will be developed as one single family lot. The proposed average lot size is 1.265 acres in the eight lot section, equating to a density of approximately 0.73 units per acre, and 1.58 overall, equating to a density of approximately 0.63 units per acre. The lots in the eight lot section will be accessed off a private Cul-de-Sac right-of-way connecting to Ford's Colony Drive, and the lot across the street will be accessed off a private drive connecting to Ford's Colony Drive.

RECOMMENDATION

According to section 24-276 (b)(4) of the James City County Zoning Ordinance, the designation shown on the master plan shall be the highest and densest use to which such land may be put without amending the master plan. However, where the planning commission finds that the project does not vary the basic concept or character of the planned community and where it does not exceed the maximum density permitted under section 24-285, the planning commission may approve final plans for projects with lower densities or a lower category of uses than those shown on the master plan without amending the master plan. Since this proposal does not exceed the maximum permitted density and does not vary the basic concept or character of the Ford's Colony planned community, staff recommends approval of this case.

The total number of permitted residential units in Ford's Colony is 3,250 and there are currently 2,828 recorded residential units, leaving a remainder of 422 permitted residential units yet to be recorded. The recording of this proposal will result in a remainder of 413 permitted residential units left to be recorded.

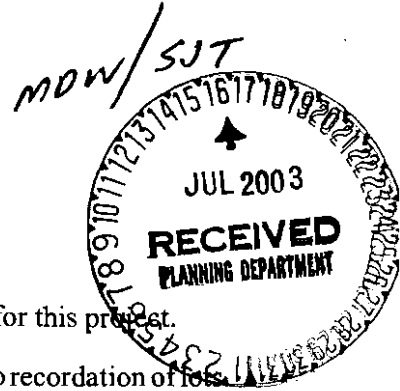
Staff believes rendering a decision of approval in this case does not allow the total number of residential units permitted by the Master Plan in Section 34 to be transferred elsewhere in the development without an amendment of the Master Plan.


David Anderson

attachments:

1. Location Map
2. Preliminary Subdivision Plat
3. Agency Comments received to date

ENVIRONMENTAL DIVISION REVIEW COMMENTS
FORD'S COLONY SECTION 34 (8 LOTS)
COUNTY PLAN NO. S - 057 - 03
July 15, 2003



General Comments:

1. A Land-Disturbing Permit and Siltation Agreement, with surety, are required for this project.
2. A Subdivision Agreement, with surety, shall be executed with the County prior to recordation of lots.
3. Water and sewer inspection fees must be paid prior to the issuance of a Land-Disturbing Permit.
4. Miss Utility. Provide standard notes requiring contact of Miss Utility prior to any utility or site work excavations.
5. A Standard Inspection / Maintenance agreement is required to be executed with the County due to the proposed stormwater conveyance systems facilities associated with this project.
6. Wetlands. Environmental Inventory Sheet 7 shows hydric soil unit 17, Johnston complex on proposed Lots 2 and 3. Hydric soils are indicative of potential jurisdictional non-tidal wetlands. Provide evidence that any necessary wetlands permits have been obtained, have not expired or are not necessary for this project.
7. VPDES. It appears land disturbance for the project may exceed one (1) acre. Therefore, it is the owners responsibility to register for a General Virginia Pollutant Discharge Elimination System (VPDES) Permit for Discharges of Stormwater from Construction Activities, in accordance with current requirements of the Virginia Department of Environmental Quality and 9 VAC 25-180-10 et seq. Contact the Tidewater Regional Office of the DEQ at (757) 518-2000 or the Central Office at (804) 698-4000 for further information.
8. Watershed. Provide a note on the cover sheet of the plans indicating which County watershed, subwatershed and/or catchment for which the project is situated in. It appears this project is situated in subwatershed 204, catchment 204-101-2 of the Powhatan Creek Watershed.
9. Site Topography. Be consistent with use of 1- or 2-foot topography for site mapping on plan sheets. Also, there appears to be a discrepancy with existing topographical (contour) information as presented along the west side of the pond (Dam No. 3, PC 086) at Lots 2 and 3. Existing contour elevation 48.0 crosses normal pool elevation 46 near the border between Lots 2 and 3.

Chesapeake Bay Preservation:

10. Steep Slope Areas. Section 23-5 of the Chesapeake Bay Preservation Ordinance does not allow land-disturbing activities to be performed on slopes 25 percent or greater. Based on information shown on Environmental Inventory Sheet 7, steep slope areas are impacted due to road and utility construction; therefore, a request for a waiver or exception is required, in writing to the Environmental Division.
11. Steep Slopes. Based on topographical information shown on Sheet 7 it appears that additional steep slope areas may be present on the site, particularly in the back of Lots 6, 7 and 8 and on Lot 4. Ensure Lots 2 and 3 will have sufficient buildable area due to the presence of steep slopes, the sanitary sewer easement and the pond buffer/setback.

Erosion & Sediment Control Plan:

12. Design Checklist. Please provide a completed standard James City County Erosion and Sediment Control and Stormwater Management Design Plan Checklist, specific to this project. The intent of the checklist is to ensure the plan preparer has provided all items necessary for a complete and expeditious review.
13. Temporary Stockpile Areas. A note as provided on Sheet 6 indicates that staging areas shall be placed within the cleared right-of-way limits. Based on grading and utility work to be performed, this does not appear to be practical and there does not appear to be sufficient area to adequately support this statement. Show any temporary soil stockpile, staging and equipment storage areas (with required erosion and sediment controls) or indicate on the plans that none are anticipated for the project site.
14. Offsite Land Disturbing Areas. Identify any offsite land disturbing areas including borrow, waste, or disposal sites (with required erosion and sediment controls) or indicate on the plans that none are anticipated for this project.
15. Sequence of Construction. The sequence needs to address placement of the offsite storm drainage system from the site entrance down to Dam No. 3 (ie. SS # 1-3C to SS # 1-1). This storm system should be in place and functional before site work and installation of the PG-5 channel is complete on Section 34. If the offsite system is not in place, the onsite storm drain system could not effectively daylight, as invert elevation at storm structure # 1-3C is substantially below existing/proposed grade.
16. Sequence of Construction. Indicate when the PG-5 paved ditch is to be constructed. Diversion of upslope drainage using the paved channel and the storm piping system will be a major component of the erosion and sediment control plan for the site.
17. Sequence of Construction. Perimeter erosion and sediment control measures as proposed on this plan must be installed prior to or simultaneously with the first step in land-disturbing, not "where possible" as indicated on Step 2 of the sequence of construction on Sheet 9.
18. Existing Pipes. It appears the existing 12-inch CMPs on Lots 1 and 2 will need to be replaced. They have completely failed or are failing. The 24-inch CMP on Lot 3 will need to be replaced. These pipes should be replaced with pipe sections meeting the provisions of the *James City County Environmental Division, Stormwater Drainage Conveyance Systems (non-BMP related), General Design and Construction Guidelines*. The sink holes surrounding the pipe closest to Ford's Colony Drive will need to be shown on the plans to be repaired or the pipe fully replaced if it is damaged beyond repair. (Note: Also refer to comment # 32 below.)
19. Sediment Forebay. The sediment forebay as shown at the site entrance to Section 34 must be sized and constructed as a Sediment Trap consistent with Minimum Standard 3.13 of the VESCH. It is suggested that early installation of the PG-5 paved channel and the storm drainage system be used to divert upslope water through the proposed work area and the sediment trap be used to control the disturbed portion of the site, which would be less than 1 acre for the road and turnaround circle. If the current arrangement is utilized, the diversions and temporary pipe would divert well over 3 acres to the basin. Also, the temporary pipe as shown is directly across the work area and will continuously interfere with ingress/egress at the site and land-disturbing operations.

(Note: Previous variances requests for the use of the "sediment forebay" method of site control were previously reviewed by Environmental Division plan review and compliance staff in accordance with procedure outlined in the Virginia Erosion and Sediment Control regulations 4VAC50-30-50 and as previously outlined in a letter dated May 9th 2001 by the Environmental Division for Ford's Colony Section 30, County Plan No. S-86-00 and also Ford's Colony Section 12, County Plan No. S-51-02. Sediment trapping facilities (and associated diversion dike systems) in compliance with

Minimum Standards 3.13 and/or 3.14 of the VESCH as appropriate are necessary as part of the overall E&SC plan to control runoff associated with land-disturbing activity for initial clearing, grubbing, topsoil removal and subsequent road grading and storm piping system installations.)

20. Paved Channel. Provide additional details for the transition section required between the outfall of the existing 30-inch CMP pipe on the northwest side of Lots 7 and 8 and the PG-5 paved channel. According to dimensions shown on Sheet 5, the paved ditch has a 2-foot wide concrete bottom.
21. Outlet Protections. Provide riprap outlet protection for all pipe, culvert and storm drain outfalls and for pipes leading into existing BMP facilities. Specify riprap class and thickness, pad dimensions and amount of stone to be used in accordance with requirements of the VESCH, Minimum Standards 3.18 and 3.19.
22. Presentation. The note on Sheet 5 stating "See Ford's Colony Country Club/Traffic Circle Construction Plans for Continuation" needs to be clarified as to what is to be continued. Also, reference the appropriate County case number, if known.

Stormwater Management / Drainage:

23. BMP ID Code. Add labels to plan Sheets 2 through 7 to indicate the assigned County BMP ID code for the pond which will receive drainage from the site. Based on available information, the BMP is the upper lake for Dam No. 3, BMP ID Code PC 086.
24. Drainage Easements. If left to remain, private drainage easements of adequate width and with adequate access will be necessary for the four (4) existing culverts at the back (east) of Lots 1, 2 & 3.
25. Drainage Area. The drainage area to the existing 30-inch CMP situated northwest of Lots 7 and 8 is listed on Sheet 4 as 713.9 acres. Please revise the drainage area and any calculations as required accordingly.
26. Storm System. Show the location for the entire proposed offsite storm drainage system from the proposed site entrance (SS # 1-3-D) to the outfall. It must be clear whether this system (SS # 1-3C to SS # 1-1) is proposed under the Country Club site redevelopment project (County Plan No. SP-89-03) or under this plan of development. This system must be in place and functional to service this site once it is graded and the PG-5 channel is installed. Show all inlet and pipe data for the offsite portion of the storm system as appropriate. *(Note: If the offsite storm system is to be installed during the Country Club portion of the plan, then this site could not be released for land-disturbing until the offsite storm system is in place and functional.)*
27. Master Plan. It must be shown that the stormwater management facility which accepts drainage from the development site (Dam No. 3, PC 086) is in good working order and functioning at the intended design level of service. Provide an engineer's evaluation to support the BMP is structurally sound and working properly from a stormwater function aspect in accordance with previously established design parameters for water quality and quantity control. *(Note: It appears the basin was intended to be a Design type 5, 6 point BMP, treating 0.5 inch per impervious acre with 40 percent removal efficiency.)*
28. Downstream BMP. Similar to comments during the review of Ford's Colony Section 32, it must be shown that this new section (Section 34) was considered to be in a developed condition for the original design of the receiving BMP (Dam No. 3, PC 086); or alternatively, adequate capacity exists in the BMP to accept drainage from Section 34 yet still provide adequate freeboard to top of dam elevation for the 100-year design storm event. The previous computations as submitted during the review of Section 32, was not an "approval" but only an evaluation/analyses that the facility had adequate capacity to accept drainage from Section 32. The analyses did not consider development of Section 34 and the Country Club Drive redevelopment.

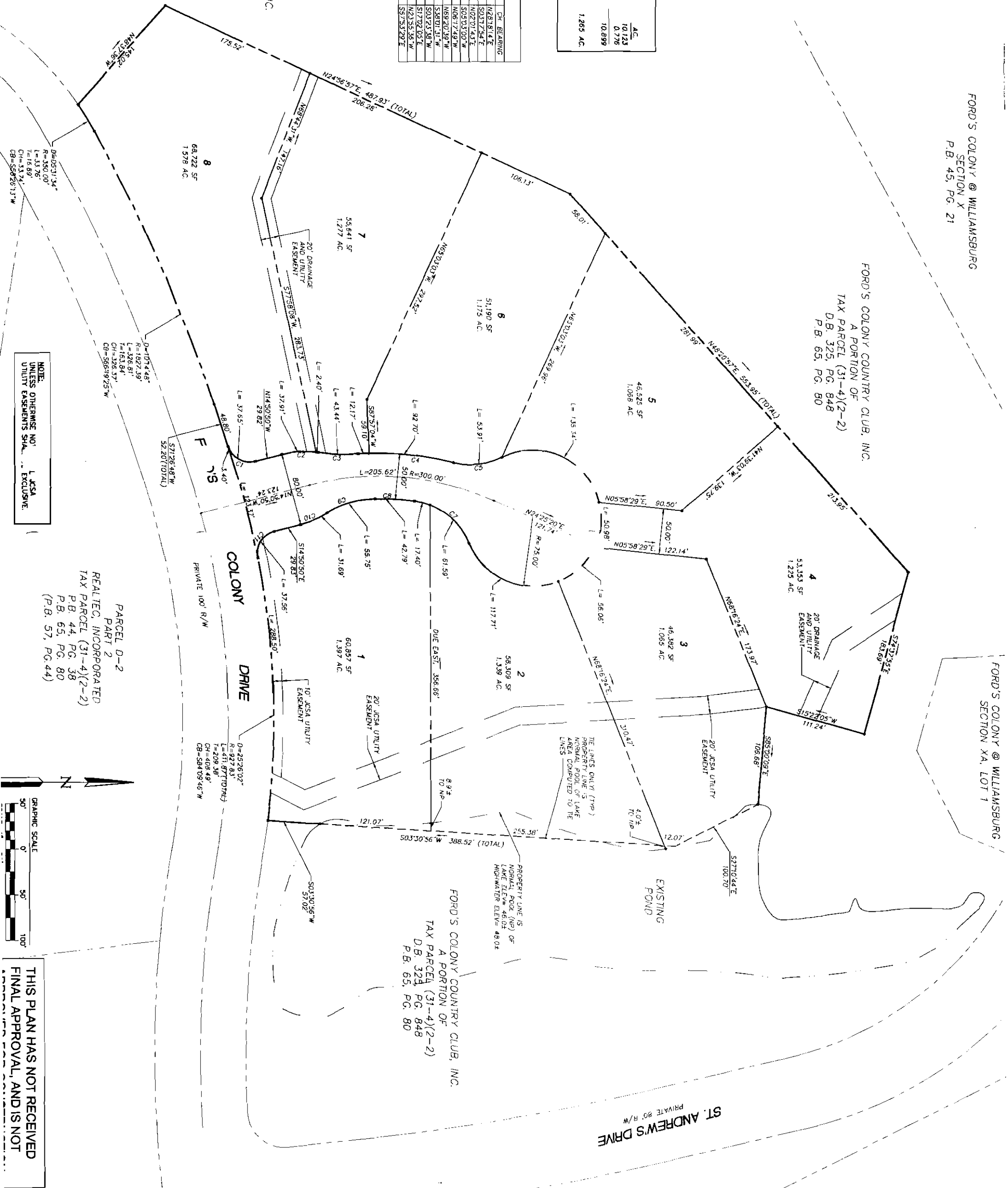
29. Pond Buffer/Setback. Show design high water elevation for the BMP (El. 48.0) and the 25 ft. pond buffer setback on plan Sheets 2, 4 and 5. It appears the pond buffer/setback would be present on Lots 1, 2 and 3. It is preferred that the BMP and related maintenance and setback buffers be situated fully within common area, rather than encroach into individual single family lot areas.
30. Pond Buffer. Pond buffer establishment along the west side of the upper cell of BMP Dam No. 3 (PC 086) should address shoreline erosion present along the west side of the normal pool.
31. Existing BMP. Our division has no records of record drawings (asbuilts) ever being received for Dam No. 3, BMP ID Code PC 086. As now additional development sections 34, the Country Club redevelopment site, lower Section 32 and revised Section 18 (storm system revisions) are being conveyed to the BMP, preparation of certified asbuilt drawings are warranted.
32. Existing Culverts. There are four (4) existing corrugated metal pipe culverts shown along the west side of the normal pool elevation of the upper lake for Dam No. 3. It appears these culverts have been in place for some time and were necessary due to grading (fill) which was performed along the west part of the pond due to golf course construction. The purpose of the culverts was to convey natural drainage from the wooded areas and drainage from along Ford's Colony Drive to the BMP as grading work would have impounded drainage in the woods and along the road. Based on field observation, these culverts are in seriously deteriorated condition. The 24-inch culvert along Ford's Colony Drive (upstream invert El. 51.57) has severe subsidence and piping, while the other three culverts are corroded and blocked with debris and sediment. As improvements on Lots 1, 2 and 3 will result in increased back-lot runoff to these culvert locations, the provisions of MS-19 will apply to the culverts. Provide analyses to show the culverts have adequate capacity for the 10-year storm event. Also, backwater (headwater) effects must be determined and delineated for future single family home-siting purposes. Backwater effects on the upstream side of the culvert inlet should not result in flooding to future homes or structures placed on the lots. Refer to Items 2.6, 2.12, and 5.18 of the *James City County Environmental Division, Stormwater Drainage Conveyance Systems (non-BMP related), General Design and Construction Guidelines*. Adequacy of the receiving man-made channels (culverts) will also include a structural component. Although the culverts may be adequate in size, the structural condition of the culverts must also be considered acceptable; otherwise replacement or improvements may be necessary. Also, as increased runoff will be directed to the four (4) culverts, adequately sized outlet protections must be provided at the outfall ends of the culverts at the pond. (*Note: For simplicity and future reference, label the existing culverts from south to north with consecutive identification numbers or letters, ie. 1, 2, 3, 4 or A, B, C, D, etc.*)
33. PG-5 Channel. Some concern is expressed about the general arrangement of the PG-5 channel along the line common to proposed Lots 7 and 8. Firstly, a stormwater conveyance channel which conveys 10 or more acres of drainage down between two lots may not be a preferred situation. Secondly, if the PG-5 channel is to remain, additional construction plan and design information is necessary. On construction plan Sheet 5, provide proposed channel centerline (bottom channel) spot elevations or show minimum construction slope(s), consistent with that used for channel design. For design, the channel section should be designed for ultimate development conditions that may exist within the upslope drainage basin (golf course, Country Club, lots, etc.). Further information is necessary to support runoff coefficient and time of concentration as used to compute peak runoff ($C = 0.43$ and $T_c = 20$ minutes). It must be shown that there is no potential for future development in the drainage basin to the proposed channel.
34. Drainage Plan. The plan does not address provisions to control overland flow from the golf course and Country Club directly onto Lots 5, 6, 7 and 8. Please describe whether this could be a problem or provide a plan to intercept and divert upslope drainage away from the proposed lots.
35. BMP Repair. Dam No. 3 (PC 086) is an interconnected lake separated by an earthen embankment at Ford's Colony Drive. The actual dam for Dam No. 3 is further downstream. There are two slope erosion (sliding) failures present on the downstream embankment of Ford's Colony Drive road which will need repair using as part of this project.

1. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
2. UNLESS OTHERWISE NOTED, ALL ROADS AND DRAINAGE EASEMENTS SHALL BE PRIVATE.
3. UNLESS OTHERWISE NOTED, ALL JCSA UTILITY EASEMENTS SHALL BE EXCLUSIVE.
4. J.C.C. CORPORATES (BASED ON NAD 83) ARE FOR J.C.C. OS SYSTEM ONLY. METES AND BOUNDS ARE BASED ON FORD'S COLONY RECORD MERIDIAN.
5. THIS PROPERTY LIES IN FLOODZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN) PER F.I.R.M. 510201-0035 A, DATED FEBRUARY 6, 1991.
6. ANY OLD WELLS FOUND ON-SITE MUST BE ABANDONED ACCORDING TO STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
7. ALL EXTERIOR SIGNS WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
8. FOR THE PURPOSE OF COMPLIANCE WITH BUILDING LOCATIONS REQUIREMENTS PURSUANT TO SECTION 24-281 OF THE JAMES CITY COUNTY ZONING ORDINANCE, BUILDING RESTRICTION LINES, CONSTRUCTION AREA LIMITS AND SETBACK LINES REFERRED TO HEREIN ARE HEREBY CONSIDERED WITH THE PROPERTY LOT LINES. OWNERS AND BUILDERS ARE REFERRED TO THE DECLARATION OF PROTECTIVE COVENANTS, SECTION XXIV, FORD'S COLONY AT WILLIAMSBURG FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.

FORD'S COLONY @ WILLIAMSBURG
SECTION X
P.B. 45, PG. 21

FORD'S COLONY COUNTRY CLUB, INC.
A PORTION OF
TAX PARCEL (31-4)(2-2)
D.B. 325, PG. 848
P.B. 65, PG. 80

FORD'S COLONY COUNTRY CLUB, INC.
A PORTION OF
TAX PARCEL (31-4)(2-2)
D.B. 325, PG. 848
P.B. 65, PG. 80



CONSTRUCTION PLANS

[illegible]

- THIS PLAN HAS NOT RECEIVED FINAL APPROVAL, AND IS NOT APPROVED FOR CONSTRUCTION.**

EPS

5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

SUMMARY FACTS

Applicant: Charles Records, AES Consulting Engineers

Land Owner: Drew Mulhare, Realtec, Inc.

Proposed Use: Reconfigure and expand the existing parking lot from 200 spaces to 397 spaces. The plan also shows two "future" buildings adjacent the reconfigured lot to provide overnight hotel accommodations.

Location: Ford's Colony and St. Andrews Drive

Tax Map/Parcel No.: (31-3)(1-46)

Primary Service Area: Inside

Parcel Size: 6 acres

Existing Zoning: R-4, Residential Planned Community, with Proffers

Comprehensive Plan: Low Density Residential

Reason for DRC Review: Section 24-518 of the James City County Zoning Ordinance requires the Development Review Committee to determine if the proposal is consistent with the approved master plan for Ford's Colony.

Staff Contact: Matthew Arcieri Phone: 253-6685

STAFF RECOMMENDATION

The current parking lot for the Ford's Colony Country Club was designed to accommodate a full scale hotel located immediately south of the lot. Realtec has determined that a full scale hotel is not economically viable for this property and reconfigured the lot to better serve the Country Club.

Realtec has proposed adding 28 units in two buildings located adjacent the reconfigured lot. These units would be operated by the Ford's Colony Country Club and would provide overnight stays for executive meetings and retreats. Although the 1998 Master Plan for Ford's Colony designates the area where the two buildings are to be located as "Conference Center and Resort Hotel with Restaurant" staff finds that providing smaller overnight hotel accommodations will create fewer impacts and is generally consistent with the non-residential designation on the Ford's Colony's master plan. Staff recommends the DRC find the proposal consistent with the Ford's Colony master plan and grant preliminary approval subject to agency comments.


Matthew D. Arcieri

Attachments:

1. Site Plan (separate)
2. Agency Comments

3. The trees in the parking lot area are required to be 35% evergreen that will achieve a minimum of 40' in height at maturity. This would require 28 of the trees to be evergreen based on the plant material needed for the size of the parking lot. Credit for existing evergreens can be used to meet this requirement.

JCSA:

1. Please see the attached comments dated July 15, 2003.

Environmental:

1. Please see the attached comments dated July 22, 2003.



MEMORANDUM



Date: July 15, 2003

To: Matthew Arcieri, Planner

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

Subject: SP-089-03, Ford's Colony Country Club Site Redevelopment and Roadway Improvement Plans

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 27, 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. Provide documentation for verification JCSA has ingress/egress rights within the private right-of-ways for operation, maintenance and repair of the water and sanitary sewer systems.
2. Provide a note on the plan to ensure the minimum 18-inches of vertical separation between JCSA utilities and the proposed storm sewer is adhered to.

Sheet 2

1. Revise the JCSA Utility Easement north-west of the Ford's Colony Golf Clubhouse and Pro Shop serving the proposed golf academy. Currently this easement contradicts the proposed golf academy site plan J.C.C. Case No. SP-051-03 under review.
2. Label the proposed easement west of the Ford's Colony Drive right-of way and north of the Realtec Inc. Parcel A, T.M. (31-3)(1-53). Is this intended to be a JCSA Utility Easement?

Sheet 4

1. Show the existing JCSA water main along Ford's Colony Drive on the south side in its entirety.

Sheet 5

1. The proposed 20' Exclusive JCSA Utility Easement south-east of the proposed parking lot area shall be centered over the existing 8-inch JCSA water main.
2. Show and label the JCSA Utility Easement for the existing 8-inch water main south of the Ford's Colony Golf Clubhouse and Pro Shop. Currently it appears the existing JCSA Utility Easement and existing 8-inch water main do not coincide. If the existing 8-inch water main is not within an easement, a JCSA Utility Easement shall be dedicated.
3. Provide a JCSA Utility Easement for the 8-inch sanitary sewer main on the west side of Ford's Colony Drive and south of the existing sanitary sewer manhole, with call-outs of Rim=88.91 and Inv.=74.89.
4. Provide all corresponding JCSA and HRPDC Regional Standards detail reference call-outs for all proposed rim, manhole extensions and valve box adjustments as applicable.

Sheet 8

1. Provide a sequence of construction and/or notes detailing the rim adjustment of the sanitary sewer manhole east of the Ford's Colony Golf Clubhouse and Pro Shop from an existing rim elevation of 91.93 to 93.6±. Adjustment rings will not be acceptable.

Sheet 11

1. Show and label all JCSA Utility Easements. There appear to be numerous proposed plantings within the JCSA Utility Easements and/or directly over a JCSA utility. Per JCSA standards no trees, shrubs, structures, fences or obstacles shall be placed within a JCSA Utility Easement. Provide a minimum of 5 feet distance for shrubs and 10 feet minimum distance for trees from JCSA utilities. Revise plans accordingly and provide notes to insure distances are adequately meet.

Sheet 12

1. The proposed parking lot light south-east of the existing Ford's Colony Golf Clubhouse and Pro Shop shall be relocated outside the JCSA Utility Easement for the existing sanitary sewer main.
2. Label all JCSA Utility Easements.

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

ENVIRONMENTAL DIVISION REVIEW COMMENTARY
FORD'S COLONY COUNTRY CLUB SITE REDEVELOPMENT & ROADWAY PLANS
COUNTY PLAN NO. SP - 089 - 03
July 22, 2003



General Comments:

1. A Land-Disturbing Permit and Siltation Agreement, with surety, are required for this project.
2. Wetlands. Prior to initiating grading or other on-site activities on any portion of a lot or parcel, all wetland permits required by federal, state and county laws and regulations shall be obtained and evidence of such submitted to the Environmental Division. Refer to Section 23-9(b)(8) and 23-10(7)(d) of the Chapter 23 Chesapeake Bay Preservation ordinance. *(Note: This includes securing necessary wetland permits through the U.S. Army Corps of Engineers Norfolk District and under the Virginia Department of Environmental Quality nontidal wetlands programs, which became effective October 1st 2001.)*
3. Plan Information. There appears to be conflicts between this plan and previously submitted and approved site plans for the Clubhouse area. These are County Case numbers SP-106-99, Ford's Colony Golf Cart Staging Area and SP-153-98 for the Ford's Colony Surplus Parking Lot. It is the Environmental Division's understanding that both the previously approved projects are substantially complete; however, there are still outstanding items associated with those plans that were not built but which could be built. Further information is needed to verify that there is to be no further development (improvements) to be expected due to the previously approved plans and if these projects should (or could) be closed out; otherwise, existing condition information on this plan of development would not be complete and valid.
4. VPDES. Land disturbance for the project will exceed one (1) acre. Therefore, it is the owners responsibility to register for a General Virginia Pollutant Discharge Elimination System (VPDES) Permit for Discharges of Stormwater from Construction Activities, in accordance with current requirements of the Virginia Department of Environmental Quality and 9 VAC 25-180-10 et seq. Contact the Tidewater Regional Office of the DEQ at (757) 518-2000 or the Central Office at (804) 698-4000 for further information.
5. Watershed. Provide a note on the cover sheet of the plans indicating which County watershed, subwatershed and/or catchment for which the project is situated in. It appears this project is situated in subwatersheds 203 and 204 and catchments 203-103-1, 203-104-1, and 204-101-2 of the Powhatan Creek Watershed.

Chesapeake Bay Preservation:

6. Steep Slopes. Section 23-5 of the Chesapeake Bay Preservation Ordinance does not allow land-disturbing activities to be performed on slopes 25 percent or greater. Based on information shown on Environmental Inventory Sheet 7, steep slope areas are impacted due to stormwater outfalls along the road embankment; therefore, a waiver request in writing is required to be submitted to the Environmental Division.

Erosion and Sediment Control Plan:

7. Design Checklist. Please provide a completed standard *James City County Erosion and Sediment Control and Stormwater Management Design Plan Checklist*, specific to this project. The intent of the checklist is to ensure the plan preparer has provided all items necessary for a complete and expeditious review.

8. Temporary Stockpile Areas. Show any temporary soil stockpile, staging and equipment storage areas (with required erosion and sediment controls) or indicate on the plans that none are anticipated for the project site.
9. Offsite Land Disturbing Areas. Based on information on Sheets 3 and 4, it appears a substantial amount of construction debris may be generated from the site. Identify any offsite land disturbing areas including borrow, waste, or disposal sites (with required erosion and sediment controls) or indicate on the plans that none are anticipated for this project.
10. Limits of Work. Show and label a distinct limit of work for the Clubhouse and road improvement portion of the plans. Be sure to include work associated with installation of erosion and sediment controls and onsite or offsite utility connections. Ensure disturbed area estimates match land-disturbance inclusive within the limits of work.
11. Construction Entrances. Identify where construction entrance would be necessary for the Clubhouse portion of work.
12. Plan Information. The call-out at the phasing line across Ford's Colony Drive on Sheets 3, 5 and 8 is incorrect. Phase III should read Phase II.
13. Perimeter Control. The western diversion dike in Phase 2 is not at the edge of disturbance. Sheet 3 shows pavement and subgrade removal to the west of the diversion dike. Relocate the diversion dike to include all of the proposed work, including tree removal, or add additional erosion and sediment control measures. Revise limits of work and disturbed area estimates accordingly.
14. Phasing. There appears to be a grading conflict between site phases at the access road to the west of the Clubhouse entrance loop. The portion of access road near inlet SS # 1-12D is in Phase I of the project and appears to be in a fill situation; however, it would appear Phase II grading would need to be performed in order to meet proposed grades; or alternatively, a temporary fill slope must be provided along the south side of the road until Phase II grading is finished. If a temporary fill slope is to be provided until Phase II commences, indicate on the plans what the road fill slope should be (3H:1V, 2H:1V, etc.) and provide for silt fence and matting where appropriate. *(Note: The same is true for the north portion of the east portion of the same access road. This road is shown to be in Phase II of the project; however, grading is tied to proposed contours associated with Phase III of the project. Indicate the intent for interim cut/fill slopes along the north portion of the road.)*
15. Grading Plan. Remove the label "TC110.20" as indicated at the center of road in Phase I of the project near the Clubhouse entrance loop. It appears this should be a top of curb elevation and not a centerline road elevation.
16. Sequence of Construction. Placement of base stone shall precede removal of the temporary sediment basin in the Phase III sequence of construction. Also, Step 5 of the Phase III sequence should also make reference to the temporary sediment trap.
17. Sequence of Construction. Add installation of the temporary pipes as necessary for temporary sediment basin construction into the sequence of construction on Sheet 14.
18. Temporary Sediment Basin. To avoid confusion, it is suggested that Temporary Sediment Basin # 2 be identified as Temporary Sediment Basin # 1 as there are no other temporary sediment basins associated with this project.
19. Temporary Sediment Basin. Information for the dewatering orifice size as shown on the temporary sediment basin detail on Sheet 16 conflicts with the Sediment Basin Design Data Sheet in the design report. Computations show the need for a 4-inch dewatering orifice; however, the construction plan shows a 3-inch orifice.

20. Temporary Sediment Basin. Place a note on Sheet 8 of the plan along the 24-inch storm drain pipe segment between storm drainage structures SS # 1-11 and SS # 1-12 to clearly indicate that this segment of storm piping shall not be installed until the temporary sediment basin is removed from service. This is consistent with Step 7 of the Phase II construction sequence on Sheet 14.
21. Outlet Protections. Provide appropriate slope or outfall stabilization at locations where temporary diversion dikes and temporary pipes enter into temporary sediment traps or basins. Where necessary, specify riprap class and thickness, pad dimensions and amount of stone to be used in accordance with requirements of the VESCH, Minimum Standards 3.18 and 3.19.
22. Slope Labels. Label all graded cut and fill slopes with slope indicators as intended (ie. 3H:1V, 2H:1V, etc.) on the sediment trap and basin inset plans provided on Sheet 16. Normally, matting would be required for slopes steeper than 3H:1V. For this specific review case, matting will not be required on the graded interior slopes of the temporary sediment trapping facilities; however, temporary seeding and mulching must be performed in accordance with Minimum Standard & Spec. 3.11 of the VESCH. Should temporary seeding & mulching of the interior basin slopes fail to achieve proper stabilization, matting may then be required based on directives by the assigned inspector.
23. Dust Control. Provide a "boxed note" on plan Sheets 8, 9 and 10 to specify that dust control measures shall be implemented in accordance with Minimum Standard 3.39 of the VESCH. Dust control will be an important provision of the plan due to traffic to the Clubhouse and residential areas beyond St. Andrews Drive.
24. Notes. A detail sheet for erosion and sediment control plan measures was not provided in the plan set. Therefore, provide a general note on Sheet 16 to indicate that construction of all erosion and sediment control plan measures shall be in accordance with the provisions of the Virginia Erosion and Sediment Control Handbook, latest edition.

Stormwater Management / Drainage:

25. BMP ID Code. Add labels to plan Sheets 7, 9 and 13 to indicate the assigned County BMP ID code for the pond which will receive drainage from the site. Based on available information, the BMP is the lower lake for Dam No. 3, BMP ID Code PC 086.
26. Water Quality. Explain how provisions for water quality have been addressed in accordance with Section 23-9(b)(7)(b)(2) of the Chesapeake Bay Preservation ordinance, especially due to new impervious area associated with road and parking lot construction. Provide an indication of the net increase (or decrease) of impervious cover for this site as compared to current conditions on the site tabulation on Sheet 5.
27. Storm System Design. Based on the "storm sewer tabulation" in the design report, there appears to be no tailwater assumption for the design of the proposed storm drainage piping system/network. The invert out elevation at storm drainage structure SS # 1-1 matches normal pool elevation of lower Dam No. 3 (El. 46.0). Due to the size of the lake, it is not a valid assumption for the 10-year design of the proposed storm drainage system that a free outfall condition would be present at SS # 1-1. At a minimum, the pond 2-year WSEL should be used as the basis for design of the storm system.
28. Storm System. The following comments pertain to the inlet and storm piping system proposed for the Country Club site redevelopment site and along Ford's Colony Drive.
 - 28a) Ensure the corrugated PE storm drain pipe segments at the following road crossing locations are of sufficient wall thickness and structural design and have adequate depth and cover for live loads associated with construction and postdevelopment conditions. These include: SS # 1-2A to SS # 1-2B; SS # 1-2B to SS # 1-2A; SS # 1-5 to SS # 1-6; SS # 1-8 to SS # 1-9; SS # 1-12 to SS # 1-13; SS # 1-12C to SS # 1-12D; and SS # 1-12D to SS # 1-12E.

- 28b) On the note on the upper right hand corner of drainage plan Sheet 9, provide reference to the D-2 site plan as Ford's Colony Section 34, County Plan No. S-57-03.
 - 28c) Provide labels for pipe size, length and slope for the offsite Section 34 storm pipe segments between storm drainage structure SS # 1-3C to SS # 1-3CC (30-inch) and storm drain structures SS # 1-3D to SS # 1-3E (12-inch) on plan Sheet 9.
 - 28d) Label storm drainage structure labels for SS # 1-3 on the bottom portion of Sheet 9 and storm drainage structures SS # 1-8 and SS # 1-9 on the upper portion of Sheet 9 for clarity purposes. There must be common labels between sheets to prevent confusion.
 - 28e) Label existing contours in the vicinity of storm drainage structure SS # 1-7 and the golf cart tunnel. It is difficult to determine if the storm system is adequately buried at this location.
 - 28f) The invert elevation of existing storm drainage structure SS # 1-12B does not reasonably match between information provided on Sheet 8 of the construction plan and storm sewer computations in the design report. Ensure the discrepancy will not result in a change to pipe sizes for the entire proposed downstream storm pipe system.
 - 28g) Proposed storm pipe size cannot decrease from 15-inch at SS # 1-12D to SS # 1-12C to an existing 12-inch size at SS # 1-12C to SS # 1-12B. Refer to Item 4.14 of the *James City County Environmental Division, Stormwater Drainage Conveyance Systems (non-BMP related), General Design and Construction Guidelines*.
- 29. Utility conflicts. There is an extensive amount of onsite and offsite storm drain piping associated with this project. No storm drain profiles were provided to indicate potential storm drain conflicts with other site utilities. Although profiles are not requested at this time, check to ensure there are no conflicts and adequate separations are present with other site utilities, mainly water and sanitary sewer.
 - 30. Plan Information. Explain how the upper and lower portions of Dam No. 3 are connected and ensure the proposed location of the Ford's Colony Drive roadside storm drain system, storm drainage structures SS # 1-2A to SS # 1-1, will not conflict with any pond interconnection pipes.
 - 31. Master Plan. It must be shown that the stormwater management facility which accepts drainage from this development site (Dam No. 3, PC 086) is in good working order and functioning at the intended design level of service. Provide an engineer's evaluation to support the BMP is structurally sound and working properly from a stormwater function aspect in accordance with previously established design parameters for water quality and quantity control. *(Note: It appears the basin was intended to be a Design type 5, 6 point BMP, treating 0.5 inch per impervious acre with 40 percent removal efficiency.)*
 - 32. Downstream BMP. Similar to comments offered during the review of Ford's Colony Sections 32 and 34, it must be shown that these redevelopments were considered for the original design of the receiving BMP (Dam No. 3, PC 086); or alternatively, adequate capacity exists in the BMP to accept drainage from Section 34 yet still provide adequate freeboard to top of dam elevation for the 100-year design storm event. The previous computations as submitted during the review of Section 32, was not an "approval" but only an evaluation/analyses that the facility had adequate capacity to accept drainage from Section 32. The analyses did not consider development of Section 34 and the Country Club Drive redevelopment.
 - 33. Existing BMP. Our division has no records of record drawings (asbuilts) ever being received for Dam No. 3, BMP ID Code PC 086. As now additional development sections 34, the Country Club redevelopment site, improvements to Ford's Colony Drive, lower Section 32 and revised Section 18 (storm system revisions) are being conveyed to the BMP, preparation of certified asbuilt drawings are warranted.

34. **BMP Repair.** Dam No. 3 (PC 086) provides BMP control for this project. Dam No. 3 is an interconnected lake separated by an earthen embankment at Ford's Colony Drive. The actual dam for Dam No. 3 is further downstream. There are two slope erosion (sliding) failures present on the downstream embankment of Ford's Colony Drive road will need repair as part of this project or the Section 34 project.
35. **On-Lot Practices.** The Powhatan Creek Watershed Management Plan and Master Stormwater Plan encourages introducing the use of on-lot practices for the subwatershed/catchments in the Fords Colony area. Consistent with Sections 23-9(a) and (b)(3) of the Chesapeake Bay Preservation ordinance and the in the spirit of the Powhatan Creek Watershed Management and Stormwater Master Plans, the following are suggested for consideration as part of this redevelopment plan:
 - 35a) Using alternative type pavements or surfacing, which reduce surface runoff and promote infiltration, for extra or overflow parking spaces furthest from the Clubhouse building.
 - 35b) The use of bioretention facilities in the two longer parking lot islands in Phase 2 of the project. Most of this area is in fill and existing or proposed subsurface storm drain system are available for under drain and overflow purposes. The two primary islands of interest are the islands approximately 350 ft. and 250 ft. long as shown on Sheet 8.

SUMMARY FACTS

Applicant: Richard Smith, AES Consulting Engineers

Land Owner: Colonial Heritage, L.L.C.

Proposed Use: Approval of 84 lots in Phase 1, Section 5

Location: 6895 Richmond Road

Tax Map/Parcel No.: (24-3)(1-32)

Primary Service Area: Inside

Parcel Size: 20.12 acres

Existing Zoning: MU, Mixed Use, with Proffers


Comprehensive Plan: Low Density Residential

Reason for DRC Review: The development proposes more than 50 lots.

Staff Contact: Matthew Arcieri Phone: 253-6685

STAFF RECOMMENDATION

Colonial Heritage Phase 1, Section 5 is not covered under existing wetland permits which, until resolved, prevent the release of land disturbance or any commencement of construction on this section. However, given that these permitting issues impact offsite improvements and do not directly impact the design of Section 5, staff recommends the DRC grant preliminary approval subject to agency comments. Once all necessary permits as required under federal, state and county laws and regulations have been obtained, the applicant should be able to move quickly towards construction and final approval of Section 5.


Matthew D. Arcieri

Attachments:

1. Site Plan (separate)
2. Agency Comments

AGENCY COMMENTS

Planning:

1. This plan proposes more than 50 lots and will be reviewed by the Development Review Committee on July 30, 2003 at 4PM.
2. On Sheet 1, unit count, please change the number of units in Section 1 to 45 and revise total units accordingly.
3. Open space should be listed as "Common Open Space" or "Natural Open Space". Please review the entire plan to ensure that this is correctly listed throughout.
4. For BMPs, note the flood elevation in feet. For each lot abutting a BMP please provide a FFE in feet.
5. The street name "Westhampton" is listed as "West Hampton" on certain sheets. Please revise for consistency and review the entire plan to ensure that this is correctly listed throughout.
6. Please show driveways for multifamily structures.
7. Please provide building heights for multifamily structures, if possible.
8. It would be helpful to provide a sidewalk connection between President's Court and Rexford Lane.
9. It would be helpful to provide handicap ramps at the terminus of sidewalks on President's Court.
10. On Sheet 7 through 9, please revise the code reference for security lighting to 24-526(d). The current code listing is from the PUD section of the ordinance. Also, the security lighting detail is found on Sheet 22; please revise accordingly.
11. Prior to final approval, the water source cash contribution shall be required. This should be made payable to the James City Service Authority.
12. Prior to final approval, the EMS equipment/signalization cash proffer and the community impact cash proffers are required. These should be made payable to Treasurer – James City County

County Engineer:

1. Comments are outstanding and will be forwarded when received.

JCSA:

1. Comments are outstanding and will be forwarded when received.

Environmental:

1. Please see the attached comments dated July 24, 2003.

**S-56-03, Colonial Heritage Phase 1, Section 4
Staff Report for July 30, 2003, Development Review Committee Meeting**

SUMMARY FACTS

Applicant: Richard Smith, AES Consulting Engineers

Landowner: Colonial Heritage, LLC

Proposed Use: Approval of 53 lots

Location: 6895 Richmond Road

Tax Map/Parcel No.: (24-3)1-32)

Primary Service Area: Inside

Parcel Size: 24.28 acres

Existing Zoning: MU (Mixed Use) with Proffers

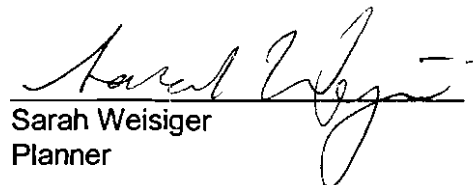
Comprehensive Plan: Low Density Residential

**Reason
for DRC Review:** The development proposes more than 50 lots.

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

STAFF RECOMMENDATION:

Due to proposed impacts to steep slope and natural open space areas, staff cannot recommend preliminary approval at this time. The basis of the decision is primarily onsite based. It is due to lot/roadway changes that could occur for the land bay plan as the applicant addresses comments relative to impacts to perimeter natural open space, perimeter steep slopes, the erosion and sediment control plan, concentrated runoff onto steep slopes, uncontrolled drainage. Environmental and Planning comments are attached. Other agency comments will be forwarded as soon as they are available.


Sarah Weisiger
Planner

Attachments:

1. Agency comments
2. Subdivision plans (separate)

Agency Comments for S-056-03. Colonial Heritage Phase I, Section 4

Planning:

1. Because this plan proposes more than 50 lots, preliminary approval must be granted by the Planning Commission following review by the Development Review Committee (DRC). The next regular meeting of the DRC is Wednesday July 30, 2003 at 4:00PM.
2. Some sheets are oriented with the north arrow at the top and some with a north arrow pointed to the bottom. Unless there is a reason that the plans must be oriented with the North arrow pointed to the bottom of the sheet, change the orientation of the plans on sheets 3, 4, 6, 8, 9, 10, and 20. Also, show the North arrow on sheet 14.
3. On cover sheet, change the number of units in Section 1 to 45.
4. Show ownership of adjacent parcels to the subdivided area if different from owner on cover sheet.
5. Lots 1, 2, and 3 are fronting on roads not shown in the plans, provide enough detail to show the pedestrian or multi-use trail for that segment of Gunlock Road on sheet #6.
6. Clearly show setback lines on drawings. It may be best to add a note that all setbacks are 3' for side and rear yards and 20' for front setbacks unless otherwise shown.
7. Clarify the open space areas. It appears that the shaded areas are labeled as "Undisturbed natural open space easement". What are the adjacent white, non-residential areas?
8. It may be helpful to provide handicapped ramps where the sidewalk and multi-use trail ends on corners and/or in cul-de-sacs.
9. Show and label the bicycle/multi-use trail on all drawings (except preliminary plats, show easements.)
10. Show a detail of the multi-use trail and typical section of trail and Rexford Lane. Also if different, show detail of trail for areas not adjacent to the street.
11. Staff needs more detail of the multi-use trail shown on Sheets 6 and 7. Unlike other areas of the development this part of the trail crosses several driveways. A solution to possibly hazardous crossings would be to place sidewalks instead of a multi-use trail along Rexford Lane with striping and

signage for bicycles down to where the trail continues at the end of the King James cul-de-sac.

12. The note on sheets 6 and 7 regarding security lighting should reference section 24-526(d).
13. Prior to final approval, the water source cash contribution shall be required. This should be made payable to the James City Service Authority.
14. Prior to final approval, the EMS equipment/signalization cash proffer and the community impact cash proffers are required. These should be made payable to Treasurer – James City County.

County Engineer:

Comments will be provided when available.

JCSA:

Comments will be provided when available.

Environmental:

See attached memorandum dated July 25, 2003.

ENVIRONMENTAL DIVISION REVIEW COMMENTS
COLONIAL HERITAGE PHASE 1, SECTION 4
COUNTY PLAN NO. S - 56 - 03
July 25, 2003

The Environmental Division does not recommend granting preliminary approval for this phase of the project at this time. This is primarily due to lack of information and impacts to onsite natural open space areas, impact to onsite steep slope areas; inadequacies associated with the onsite erosion and sediment control plan, concentrated runoff onto steep slopes, uncontrolled drainage issues and lack of final design and permits associated with Master Plan Pond No. 2.

General Comments:

1. A Land-Disturbing Permit and Siltation Agreement, with surety, are required for this project.
2. A Subdivision Agreement, with surety, shall be executed with the County prior to recordation of lots.
3. Water and sewer inspection fees must be paid prior to the issuance of a Land Disturbing Permit.
4. An Inspection/Maintenance Agreement shall be executed with the County for the storm drainage systems and BMP facilities associated with this project.
5. Wetlands. Prior to initiating grading or other on-site activities on any portion of a lot or parcel, all wetland permits required by federal, state and county laws and regulations shall be obtained and evidence of such submitted to the Environmental Division. Refer to Section 23-9(b)(8) and 23-10(7)(d) of the Chapter 23 Chesapeake Bay Preservation ordinance. *(Note: This includes securing necessary wetland permits through the U.S. Army Corps of Engineers Norfolk District and under the Virginia Department of Environmental Quality non-tidal wetlands program.)*
6. Wetlands. Provide COE permit number for approved, existing impacts.
7. Record Drawing and Construction Certification. The stormwater management/BMP facilities as proposed for this project will require submission, review and approval of a record drawing (as-built) and construction certification prior to release of the posted bond/surety. Provide notes on the plan accordingly to ensure this activity is adequately coordinated and performed before, during and following construction in accordance with current County guidelines.
8. Interim Certification. If for any reason Master Plan Pond No. 2 is to service as a temporary sediment basin during construction of Phase 4, interim construction certification will be required. Refer to current County guidelines for requirements.
9. VPDES. Land disturbance for the project will exceed one (1) acre. Therefore, it is the owners responsibility to register for a General Virginia Pollutant Discharge Elimination System (VPDES) Permit for Discharges of Stormwater from Construction Activities, in accordance with current requirements of the Virginia Department of Environmental Quality and 9 VAC 25-180-10 et seq. Contact the Tidewater Regional Office of the DEQ at (757) 518-2000 or the Central Office at (804) 698-4000 for further information.
10. Open Space. There appears to be major discrepancies between provisions for dedicated open space as outlined in the Master Stormwater Plan submitted by Williamsburg Environmental Group and that presented on the construction plan for Section 4 from a stormwater management perspective. Firstly, the locations of proposed Natural Open Space needs to be properly shown on Sheet 2, 3, 4, 5, 8, 10, 11 and 14 to properly assess the affect of the plan of development on proposed open spaces. In general, according to the master plan, everything outside of the right-of-ways and residential lots is basically considered open space, except west of Lots 3 through 9. Secondly, to receive non-

structural point credit per the master plan, open space areas are to meet the requirements of the County BMP Manual. The guidelines for natural open space, as defined under Section V of the BMP Manual on page 56, are such that to receive credit under the 10 point system, open spaces cannot be disturbed during project construction (i.e., cleared and graded); must be protected by the limits of disturbance clearly shown on all construction drawings; must be located within an acceptable conservation easement or other enforceable instrument that ensures perpetual protection of the proposed area; and the easement must clearly specify how the natural area vegetation shall be managed and boundaries will be marked. Although some minor (incidental) encroachments or deviations could be expected, the current plan shows quite a different configuration of natural open space as compared to the master stormwater plan and moderate to severe encroachment into NOS for clearing, installation of traps and basins, fill placement, storm pipe outfalls and onsite and offsite sanitary sewers. Reconfigure the plan to reduce impact to natural open space to the greatest extent possible; or alternatively, provide replanting plans for impacted areas.

11. Steep Slope Impacts. It is the general concern of staff that disturbance to 25 percent slope areas associated with this project will have a distinct negative impact on downstream natural streams with the Yarmouth Creek watershed and that minimization of these impacts is consistent with the provisions of the Chesapeake Bay Preservation ordinance. It appears impacts to 25 percent slope areas can be minimized by reconfiguration of the perimeter erosion and sediment control measures, specifically temporary sediment traps and basins and some lot arrangements, which are being filled and resulting toe of grading is impacting adjacent 25 percent slope areas within natural open space areas.
12. Watershed. Provide a note on the cover sheet of the plans indicating which County watershed, subwatershed and/or catchment for which the project is situated in. *(Note: It appears this project is situated in Subwatershed 104 of the Powhatan Creek Watershed).*

Chesapeake Bay Preservation:

13. Transpose the limit of work (including offsite work areas) onto Environmental Inventory Sheet 2.
14. It appears not all steep slope areas and steep slope impact areas have been shown on Environmental Inventory. This includes Lots 46 and 47 and impacts to steep slope areas outside of offsite sanitary sewer easements.
15. Label the archaeological site north of Lot 8 on Environmental Inventory Sheet 2.
16. In general, it is not our policy to allow for filling of lots which subsequently results in impact to adjacent perimeter 25 percent slopes in natural open spaces. One example is at Lots 46 and 47.
17. Relocate sanitary sewer to reduce environmental impact to the natural open space easement and steep slope areas. Use remediation measures and measures similar to the cross-country sewer plan to reduce impact to environmentally sensitive areas.
18. Due to the extensive steep slope disturbances allowed on the entire project, no steep slope impacts will be allowed to occur on single family lots. Therefore, adjust the rear setback line on Lots 36 and 37 to correspond to 5 (five) feet from top of steep slope. This may affect the proposed buildable area footprint as shown.

Erosion & Sediment Control Plan:

19. Show any temporary soil stockpile areas, staging and equipment storage areas.
20. Sequence of Construction. Address the conversion of the sediment basin into the permanent SWM facility.

21. Phase 1 E&SC Plan. Provide a Phase 1 clearing limits on the Phase 1 Erosion and Sediment Control Plan. Areas to be initially cleared include the basins, traps, perimeter diversion dikes, perimeter silt fence and road access. All other areas (lots and roadways) are not to be mass cleared and graded until after the perimeter controls are in place and functional.
22. Phase I E&SC. Diversion dikes converge with no sediment trapping measure at proposed Lots 14 and 15 (Rexford Lane) as shown on the Phase I E&SC plan Sheet 8.
23. Offsite sanitary sewer. Provide accurate clearing limits and limits of steep slope disturbance. This sanitary sewer line cannot physically be built in a 20-foot easement, especially when cut into a 50 to 60% slope. Provide a geotechnical report on the slope stability of all steep slopes impacted by the installation of the sanitary sewer, similar to that presented for the cross-country sewer.
24. Sediment Trap No. 3. Sediment trap # 3 could feasibly be eliminated as the majority of the area going to this trap would naturally drain into the sediment basin at BMP # 9. However, this would result in a few necessary adjustments. An adequate channel must exist to adequately handle increased runoff from land-disturbing operations from the Section 4 limit of work to the sediment basin. A baffle wall would be necessary between the stormwater conveyance outfall location from Section 4 and the Pond No. 9 riser. Adjust clearing limits to the lot lines in this area. This reduces the impacts to the Natural Open Space easement in this area.
25. Sediment Basin 4-1. Move this sediment basin to avoid steep slope impacts in natural open space areas. Adjust diversion dikes on Lots 37, 38, 39, 41, and 42 to direct drainage into the basin. Provide outlet protection on these diversion dikes. Provide baffle walls between each diversion dike and the outlet of the basin. Adjust clearing limits behind Lots 37, 39, 40, 41, and 42 to south of the proposed diversion dikes. This reduces the impacts to the Natural Open Space easement in this area.
26. Sediment Trap 1. Move Sediment Trap #1 to avoid steep slope impacts. Adjust diversion dike on Lot 34 to direct drainage into the trap. Adjust clearing limits behind this diversion dike. Provide a diversion dike on Lots 29 and/or 30 to direct drainage into Trap #1. Remove the diversion dike behind Lots 25 and 26 that continues to the trap. Adjust the clearing limits. Provide super silt fence behind Lots 25, 26, 27, 28, and 29. This reduces impacts to the Natural Open Space easement in this area.
27. Inlet Protection. Show all proposed inlet protection at the inlets.
28. EC-3 Areas. As this area will receive concentrated drainage from yard swales, change matting type from EC-2 to EC-3 for the slope matting area behind Lot 20 as shown on Sheet 11.
29. Grading. Do not grade off-site (behind the rear property lines) behind Lots 11 through 18. Adjust silt fence location to the rear property lines in this location. Adjust clearing limits. This reduces impacts to the natural open space in this area.
30. Offsite storm sewer manholes shown as existing have only been proposed per another plan of development. Reference the appropriate plan of development for all structures not associated with the plan.
31. Master Plan Pond. Provide a note on Sheet 8 near Stormwater Management Pond # 2 (Master Plan Pond No. 2) that this basin is not to serve as a sediment basin for land-disturbing activities.
32. The Environmental Division reserves the right to further comment on the erosion and sediment control plan for the site as the plan is reconfigured or responses to support the design are provided.

Stormwater Management / Drainage:

33. Plan Information. Consistently label Master Plan Pond No. 2 and Master Plan Pond No. 9 on all plan Sheets.
34. Drainage Map. The limits of post-development and limits of pre-development reference the same line. Show Pond 2A on the Post-Development Drainage Area Map. Adjust all calculations as required.
35. Drainage Easements. Provide private drainage easements of adequate width on all pipe systems that traverse proposed lots, centered on the pipe. This appears to affect Lots 48, 49, 50, 51, 52, 53, 37, 39, 40, 31, 32, 33, 34, 24, and 25. Other lots may be affected.
36. Uncontrolled Drainage. Address areas of uncontrolled drainage which are not directed to proposed stormwater management/BMP facilities for water quality or quantity control purposes. Specifically, this includes uncontrolled drainage associated with backlots and "back" draining swales at Lots 17 through 24. Either direct drainage from these units toward the front of the units (to the roadway and storm drain piping system) or submit adequacy analyses for all receiving slopes or natural channels in accordance with VESCH, MS-19 procedure to verify adequacy.
37. Concentrated Drainage. There are several areas associated with the drainage/grading plan which will direct concentrated drainage along or between units onto existing natural (some 25 percent) or graded slopes where no natural or manmade receiving channel exists. These areas include: the swale between Lot 18 through Lot 31; swales on Lots 35 and 36; and swales on Lots 40 through 47. Either direct drainage from these units toward the front of the units (to the roadway and storm drain piping system) or submit adequacy analyses for all receiving slopes or natural channels in accordance with VESCH, MS-19 procedure to verify adequacy.
38. Problem Drainage Areas. The drainage swale between Lots 31 and 32 will direct concentrated drainage directly toward the proposed structure on Lot 33. This must be resolved to eliminate the potential for drainage complaints or damage.
39. Master Plan Pond # 2. It is our understanding the wetland permit approval has not been issued for Master Plan Pond No.2 and based on a joint meeting held between the owner, DEQ, the USACOE, Williamsburg Environmental Group, AES and the County on Wednesday July 2nd 2003, alternatives are being explored to convert this BMP from a wet pond facility to a dry or shallow marsh type BMP with a less invasive impounding structure. Based on a review of plan Sheets 14, 16 and 17 pond design does not appear reflective of current discussions. However, the following preliminary comments will be issued:
 - 39a) Topography. It appears topography within the interior portion of the dry pond on Sheets 2 and 14 is graded, rather than natural topography, perhaps from previous wet extended detention design concepts. Please confirm that the topography shown on the plans from El. 20 through design high water is existing topography.
 - 39b) Provide a note on Sheet 14 that Pond No. 2 is not to be used as a temporary sediment basin during land-disturbing activities.
 - 39c) Address access and stockpile areas for BMP embankment construction purposes. Adjust limit of work and disturbed area estimate to correspond to proposed access routes and stockpile areas.
 - 39d) If the facility is to be converted to a dry pond facility, the County BMP manual recommends use of a timber wall for the impoundment. Other alternatives could be considered due to dual function of the embankment as a golf cart path/crossing.
 - 39e) If use of an earthen embankment is selected, if storage to top of dam exceeds 50 acre-ft, a dam safety permit through the Virginia DCR would be necessary for the BMP.

- 39f) Provide a waiver request in writing if detention time for the water quality or stream channel protection purposes is to be less than the required 24-hours. This would be a variance to the provisions of the County BMP manual.
 - 39g) Final review of hydrology and hydraulics of Master Plan Pond No. 2 will not be performed until the final embankment configuration is decided.
40. Storm System. The general alignment/configuration of onsite storm systems 16,17, 18 and 19 appear acceptable, except for outfall situations and conditions as noted. Full review of hydraulic computations associated with the onsite storm drainage system will be performed following completion of the design for Master Plan Pond No. 2 and after steep slope and other issues relative to natural open spaces are resolved.
 41. Storm System. Provide plans to show the remainder of Storm System No. 19 from storm structure SS # 19-2 downstream.
 42. Storm. Adjust the alignment for storm sewer system # 19 so that the outfall pipe segment runs parallel to the sanitary sewer that will impact the steep slope areas. This reduces impacts to steep slopes and impacts to the Natural Open Space easements in this area.
 43. Storm. Adjust the alignment of storm sewer pipe segment between #18-1 and #18-2 to run parallel to the rear property line on lot 53 and outfall into the forebay area provided for with storm sewer system 2. This reduces the impacts to the Natural Open Space in this area.
 44. Storm. Adjust the alignment of storm sewer pipe segment between #16-1 and #16-2 to run parallel to the rear property line of lot 37 and outfall down the slope that is less than 25% slope. This reduces impacts to the Natural Open Space.
 45. Fence. Due to perimeter steep slope conditions and for general safety purposes, a separation fence between Master Plan Pond No. 2 and Lots 25 through 34 and between Master Plan Pond No. 9 and Lots 36 through 53 is recommended.
 46. Level Spreader. Provide a detail for the level spreader as shown to the southwest of Lot 33.
 47. Low Impact Development. Environmental inventory Sheet 2 shows a majority of the development site situated on soil group 34C (Uchee loamy fine sand) which is a hydrologic soil group A soil. Use of low-impact development principles and techniques are fully encouraged for implementation in the site design within this soil group complex to reduce and control impacts associated with increased stormwater runoff and promote recharge. This includes disconnection of impervious areas, preserving existing topography and HSG A&B soils, use of flatter site grades, reduced slope heights, increasing time of concentration flow paths, maintaining sheet flow, increasing surface roughness coefficients, use of wide and flat stormwater conveyance channels, minimizing use of storm drain pipe, encouraging infiltration and use of bioretention cells with appropriate landscaping.
 48. Future Comments. Due to the extensive nature of these comments, especially those related to disturbance of steep slopes and proposed natural open space areas, uncontrolled drainage (natural channel adequacy), concentrated flow onto slopes, layout/configuration issues associated with the erosion and sediment control plan and final permitting/design issues associated with Master Plan Pond No. 2, the Environmental Division reserves the right to further comment on these items as the plan is reconfigured or responses to support the design are provided. This includes the onsite stormwater conveyance system. A meeting can be arranged if deemed necessary.

ENVIRONMENTAL DIVISION REVIEW COMMENTS
Colonial Heritage, Phase 1, Section 5
S-055-03
July 24, 2003

General Comments

1. A Land Disturbing Permit and Siltation Agreement, with surety, are required for this project.
2. A Subdivision Agreement, with surety, shall be executed with the County prior to recordation of lots.
3. Water and sewer inspection fees must be paid prior to the issuance of a Land Disturbing Permit.
4. An Inspection/Maintenance Agreement shall be executed with the county for the BMP facility for this project.
5. As-built drawings must be provided for the detention basin on completion. Also, a note shall be provided on the plan stating that upon completion, the construction of the dam will be certified by a professional engineer who has inspected the structure during construction.
6. Show any temporary soil stockpile areas, staging and equipment storage areas.
7. Steep Slope Areas. The submitted steep slope exception request letter for this section will likely require revision based on the comments generated by this review.
8. Wetlands. Prior to initiating grading or other on-site activities on any portion of this project, all wetland permits required by federal, state and county laws and regulations shall be obtained and evidence of such permit submitted to the Environmental Division. Refer to Section 23-9(b)(8) and 23-10(7)(d) of the Chapter 23 Chesapeake Bay Preservation ordinance. *(Note: This includes securing necessary wetland permits through the U.S. Army Corps of Engineers Norfolk District and under the Virginia Department of Environmental Quality nontidal wetlands programs, which became effective October 1st 2001.)* No land disturbing permit will be issued for any portion of this section until the wetlands permit has been obtained.
9. VPDES. Land disturbance for the project will exceed one (1) acre. Therefore, it is the owners responsibility to register for a General Virginia Pollutant Discharge Elimination System (VPDES) Permit for Discharges of Stormwater from Construction Activities, in accordance with current requirements of the Virginia Department of Environmental Quality and 9 VAC 25-180-10 et seq. Contact the Tidewater Regional Office of the DEQ at (757) 518-2000 or the Central Office at (804) 698-4000 for further information.
10. Sequence of Construction. Address the conversion of the sediment basin into the permanent SWM facility.
11. BMP labeling. Label BMP #9 as JCC BMP #YC-026, BMP #3 as JCC BMP #YC-027, and BMP #2A as JCC BMP #YC-032. These labels are in addition to the existing labeling.
12. Steep slope impact. Label the previously approved steep slope impact area at the headwaters of BMP #9, Rexford Lane on the Environmental Inventory with the square footage of impacts allowed and the siteplan that the impacts were to occur.
13. Overall Plan of Development. Label the hatched area.
14. Show pond buffers on existing BMP #9 and #3.
15. Provide 20-foot drainage easements on all pipe systems that traverse proposed lots, centered on the pipe. This appears to affect lots 30, 23, 24, 25, 26, 31, 32, 33, 34, 35, 3, 4, 6, 48 and 49. Other lots may be affected.

16. Provide 10-foot drainage easements on all open swale stormwater conveyance channels that traverse more than one lot. This appears to affect lots 14, 15, 16, 17, 18, 77, 78, 82, 83, 84, 2, 3, 4, 5, 67, 68, 71, 72, 75, and 76. Other lots may be affected.
17. To protect steep slopes from impacts due to single family construction, the structures and grading activities need to be separated from the top of the slopes. Therefore, lots 60, 61 and 64 need to be adjusted to keep the buildings about 35 feet and grading activities 20 feet from the top of the 25% slopes. Also, adjust the rear setback line on lots 64 and 65 to correspond to 5 (five) feet from top of steep slope.
18. Sediment basin. Provide a baffle wall between the diversion dike and the outlet of the basin.
19. Diversion dike. The diversion dike leading into the sediment basin is physically going uphill in one area. Provide for a diversion channel (or ditch) to the basin. Relocate the outfall end of this diversion dike near the embankment to reduce the amount of clearing on steep slopes. Provide for outlet protection on this diversion dike/channel into the sediment basin. Please reference the VESCH, Std. And Spec. 3.18 and 3.19 for clarification.
20. Phase 1 Erosion and Sediment Control Plan. Provide Phase 1 clearing limits on the Phase 1 Erosion and Sediment Control Plan.
21. BMP #2A. Provide a geotechnical report for slope stability of the ravine side slopes of this BMP once there is a permanent normal pool in the facility. The slopes observed in the field are steeper than indicated on the plans and there is concern that saturating the toe of these slopes will lead to failures in some areas.
22. BMP #2A. Provide accurate clearing limits on the BMP. The detail shows the BMP as having a liner up to elevation 53. The clearing limits shown state to clear to elevation 50. Also provide adequate clearing so that the liner can be installed. Indicate how many additional square feet of steep slopes are impacted by this accurate portrayal.
23. Sediment Trap. The detail sheet references five (5) sediment traps for this project. Indicate on the Phase 1 Erosion and Sediment Control Plan where these sediment traps are located.
24. Grading. Provide additional grading between lots 82 and 83, 19 and 20, and 38 and 39.
25. Grading. Provide accurate grading labels on the BMP access road.
26. Lower the DI-7 top for storm sewer structure #1-40 by at least 0.5 ft to allow for adequate drainage of the swale into the storm system.
27. Provide all driveways, sidewalks and steps as required.
28. Tighten the clearing limits west of lot 60 to be the minimum necessary for the installation of the drainage swale.
29. It is not recommended that lot 60 be platted because of steep slope impacts and the fact that in order to construct on the lot, a 12 foot high retaining wall is required. It is not allowed to plat a lot that does not have buildable area without impacting 25% slopes. Given the impacts of the building and grading activities to 25% slopes and the use of the very high retaining wall, lot 60 does not have a buildable area for the proposed unit. Either the lot needs to be eliminated or possibly another unit might work on the lot. If a retaining wall is still proposed, provide a detail of this wall.
30. Sequence of Construction. Include the installation of the level spreaders in the construction sequence.
31. Offsite sanitary sewer. Provide accurate clearing limits and limits of steep slope disturbance. A 15

to 18 foot deep sanitary sewer line cannot physically be built in a 20-foot easement, especially when cut into a 50 to 60% slope. Provide a geotechnical report on the slope stability of all steep slopes impacted by the installation of the sanitary sewer and include all recommendations for restabilization of the disturbed areas.

32. Show all conservation easements per the approved Stormwater Master Plan that are located adjacent to Phase 1, Section 5. Remove all other easements, clearing and grading from the conservation easements to the greatest extent practicable.
33. Relocate sanitary sewer to wetlands to reduce environmental impact to the natural open space easement. Much of the sewer is deep and its location on steep slopes will result in an excessively large cleared area. Use same measures to reduce the environmental damage as cross country sewer.
34. Show all impacts to the conservation easements.
35. Offsite storm sewer manholes shown as existing have only been proposed per another plan of development. Reference the appropriate plan of development for all structures not associated with the plan.
36. Low Impact Development. Use of low-impact development principles and techniques are fully encouraged for use in site design to reduce and control impacts associated with increased stormwater runoff. This includes minimizing disturbance, minimizing impervious area, disconnection of impervious areas, saving existing trees, preserving existing topography and HSG A&B soils, reduced slope heights, increasing time of concentration flow paths, maintaining sheet flow, increasing surface roughness coefficients, use of wide and flat stormwater conveyance channels, clustering landscaping in flow paths, minimizing storm drain pipe and encouraging infiltration and use of bioretention cells with appropriate landscaping. *(Note: Two feasible locations exist to utilize infiltration or bioretention techniques between BMP #3 and the proposed lots and Open Space #2., lots 43-60).*
37. Provide typical pavement details. Besides determining appropriate pavement sections, these are needed to evaluate the allowable spread and inlet spacing.
38. On sheet 11, delineate the drainage area for structure 21-2.
39. The time of concentration for Pond 2A is incorrectly stated as 12 minutes on sheet 20. The correct information is 21 minutes.
40. The impervious cover amount for Pond 2A's watershed appears to be low as the Section 5 statistics show 9.05 acres of cover alone but the total impervious cover the pond is designed for is 9.75 acres. Review of the portions of future Phase 2 that drain to Pond 2A as shown on sheet 20 seems to indicate that more than 0.7 acres of impervious area will be created by the Phase 2 development.
41. The water quality volume is not being correctly handled in Pond 2A. In order to be counted as a 10-point facility, $\frac{1}{2}$ WQV needs to be released over 24 hours. Even though more than $\frac{1}{2}$ WQV is being stored in the permanent pool, the 24 hour detention volume cannot be reduced proportionally. It may be necessary to have a two stage low release structure to control both the $\frac{1}{2}$ WQV and the channel protection volume for 24 hours.
42. Provide dimensions of the Pond 2A riser base.
43. The channel protection volume release is too high. The release rate of 5.95 cfs needs to be reduced to 1.5 to 2 cfs based on calculations provided for the 1-year storm runoff. The channel protection volume release rate and storage volume calculation provided on the third to the last page in the calculations is incorrect as it appears to be based on a Tc of 12 hours

not 21 minutes. Reduce the size of the orifice to limit the release to no more than 2 cfs.

44. Channel Adequacy. There is an existing erosion/headcut area just above Pond 2A below the outfall of Pond 3. This needs to be corrected with a detail for the repair shown on this plan.
45. BMP Service Roads. Provide a detail of the service roads to the BMP facilities. Road stabilization should consist of all-weather type material which is resistant to erosion and can withstand loads associated with maintenance vehicles and equipment but yet is reasonably permeable to allow for infiltration. Since access is generally occasional, it is our preference to utilize alternative type all-weather surface material aggregate, rather than asphalt. Alternative surfacing should promote vegetative growth and minimizes impervious area but yet provides durability. Alternatives include compacted aggregate, high density polyethylene grid pavers or articulated concrete blocks.
46. BMP Pretreatment. Address BMP pretreatment requirements by use of a sediment forebay or other equivalent measure. Sediment forebays are generally sized to contain 0.1 inch per impervious area and can be counted toward the total water quality volume requirement. Pretreatment needs to be provided at all storm drain outfalls.
47. Concrete Outlet Barrel. Specify watertight reinforced concrete pipe meeting the requirements of ASTM C361 or ASTM C76 for the pond outlet barrel.
48. Pond Benches. There are safety and aquatic pond bench requirements for wet ponds 4 ft. or greater in depth. As Pond 2A is over 4 feet deep, a safety bench extending 15 ft. outward from the normal pool is required and an aquatic bench extending up to 15 ft. inward from the normal shoreline with a maximum depth of 12 inches below the normal pool is also required. However, as the existing slopes are very steep and covered with mature vegetation, the requirement can be waived if a fence is provided around the pond on the north side of the pond extending from the dam to southeastern end of the normal pool area behind units 57 through 61. The fence needs to be located out of the potentially flooded pool area of the pond but still close enough to offer protection to the public. An aquatic bench needs to be provided on the graded area directly opposite (southeast) of the dam.
49. Geotechnical. Due to the size of the pond embankment, a geotechnical report is necessary to substantiate design of the stormwater management facility. Address slope stability, seepage control, settlement and recommendations for design and construction including density test requirements, intervals and frequencies.
50. Meeting. Due to the number of questions related to the design of Pond 2A, it is highly suggested that further discussions or a meeting be held between Environmental Division staff and the plan preparer prior to the next submission. Contact the Environmental Division at 253-6670.

DEVELOPMENT REVIEW COMMITTEE ACTION REPORT

Meeting of July 30, 2003

Case No. S-057-03 Ford's Colony Section 34

Mr. Charles Records, on behalf of Realtec Inc., submitted a site plan proposing 9 single-family residential lots. The parcel is located off Ford's Colony Drive and is further identified as parcel (2-2) on James City County Tax Map (31-4). DRC review is required because the submission proposes the creation of single family lots instead of condominium-style units as reflected in the Ford's Colony Master Plan.

Action: The Development Review Committee voted 3-0 to approve DRC case number S-57-03, Ford's Colony Section 34. Approval of this case determines that the proposed subdivision is consistent with the adopted Ford's Colony Master Plan and the case can proceed towards final approval without amendment of the master plan.

Case No. SP-89-03. Ford's Colony Country Club Redevelopment/Parking Lot Improvements

Mr. Charles Records, on behalf of Realtec Inc., submitted a site plan to reconfigure and expand the existing parking lot from 200 to 397 spaces. The plan also shows two future buildings adjacent to the reconfigured lot to provide overnight hotel accommodations. This parcel is located near the Ford's Colony and St. Andrews drive and is further identified as parcel (1-46) on James City County Tax Map (31-3). Section 24-158 of the James City County Zoning Ordinance requires DRC review to determine if the proposal is consistent with the approved master plan for Ford's Colony.

Action: The DRC found the proposal consistent with the Ford's Colony Master Plan and recommended preliminary approval be granted subject to agency comments.

Case No. S-056-03 Colonial Heritage Phase 1, Section 4

Mr. Richard Smith, on behalf of Colonial Heritage LLC, submitted a subdivision plan proposing the creation of fifty-three new residential lots. The parcel is located at 6895 Richmond road and is further identified as parcel (1-32) on James City County Tax Map (24-3). DRC review is required for subdivisions proposing over fifty lots.

Action: The case was deferred until the September 3, 2003 DRC

Case No. S-055-03/SP-091-03 Colonial Heritage Phase 1, Section 5

Mr. Richard Smith, on behalf of Colonial Heritage LLC, submitted a subdivision plan proposing the creation of 84 residential lots. The parcel is located at 6895 Richmond road and is further identified as parcel (1-32) on James City County Tax Map (24-3). DRC review is required for subdivisions proposing over fifty lots.

Action: The DRC recommended preliminary approval be granted subject to agency comments and the condition that land disturbing not be released until all permitting issues have been resolved.

JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE REPORT

FROM: 7/1/2003

THROUGH: 7/29/2003

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-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-063-03	District Park Sports Complex Parking Lot Expansion
SP-065-03	Historic Jamestown Collection Building
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-086-03	Colonial Heritage Golf Course
SP-087-03	Busch Gardens Maintenance Storage Building
SP-088-03	Marketplace Shoppes Phase 4
SP-089-03	Ford's Colony - Country Club Redevelopment Plans
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-095-03	KTR Stonemart
SP-096-03	Water Production Facility W-4 Upgrade

Tuesday, July 29, 2003

Page 1 of 5

SP-097-03	Colonial Heritage Boulevard, Phase 2
SP-098-03	Governor's Land - Golf Facility SP Amendment
SP-099-03	Fence at Foxfield
SP-100-03	Kingsmill East Rivers Edge Phase 4 SP Amend.
SP-101-03	Alltel Williamsburg 2
SP-102-03	Busch Gardens Photo Awning
SP-103-03	CoreSix Precision Glass

B. PENDING FINAL APPROVAL

EXPIRE DATE

SP-027-02	120' Stealth Tower--3900 John Tyler Highway	6/13/2004
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-144-02	J.W. Crossing, Ph. 2	2/20/2004
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-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-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-050-03	Wmbg-Jamestown Airport T-Hanger & Parking Exp.	7/29/2004
SP-057-03	New Town - William E. Wood Building	5/29/2004
SP-062-03	Patriots Colony, Alzheimer Unit Addition	7/ 3/2004
SP-066-03	Colonial Heritage Ph. 1, Sec.1, SP Amendment	6/20/2004
SP-075-03	James City County Fire Station No.2	7/14/2004
SP-076-03	JCSA Five Forks WTF Concentrate Main	7/ 3/2004

C. FINAL APPROVAL

DATE

SP-019-02	Williamsburg Plantation Sec 9,10,11 Units 184-251	7/16/2003
SP-050-02	New Town Sec 2 & 4 - Road/Utility Infrastructure	7/18/2003
SP-133-02	Busch Corporate Center - Wheat Center	7/ 1/2003
SP-043-03	Ford's Colony Sec. 7, Sewer Upgrade	7/ 7/2003
SP-060-03	Williamsburg Plantation Sec 9,10,11 Units 184-251	7/16/2003
SP-068-03	Colonial Heritage - 10th Hole and Driving Range	7/11/2003
SP-073-03	Busch Gardens - Operation Salute Tent	7/ 8/2003
SP-083-03	Busch Gardens - Globe Theater Storage Sheds	7/ 3/2003
SP-085-03	St. Bede's Site Plan Amendment	7/10/2003

SP-094-03 Christmas Mouse SP Amendment
D. EXPIRED

7/17/2003
EXPIRE DATE

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-091-00	Greensprings West, Plat of Subdv Parcel A&B
S-032-01	Subdivision and BLE Plat of New Town AssociatesLLC
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-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-046-03	Drewry Family Subdivision
S-047-03	Greensprings West Ph. 4C
S-050-03	New Town - Sec. 3, 5, 6, Lot 13
S-052-03	Hickory Neck Church BLA
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
S-062-03	Hicks Island - Hazelwood Subdivision
S-063-03	102 Lands End BLA + BLE
S-064-03	Wellington Sec. 3 - BLE between Lot 85 and COS 1
S-065-03	903 Penniman and 700 Maupin BLA

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
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-021-03	Stonehouse Sec. 2-C Easements	5/ 2/2004
S-039-03	Ford's Colony - Golf Academy BLA	6/18/2004
S-041-03	Williamsburg Physicians Center - Parcel D	6/25/2004
S-044-03	Fenwick Hills, Sec. 3	6/25/2004
S-048-03	Powhatan Plantation Ph. 10	7/ 7/2004
S-049-03	Peleg's Point, Sec. 5	7/ 3/2004
S-051-03	The Villages at Powhatan, Ph. 5	7/ 7/2004
S-053-03	Hollinger Family Subdivision	6/18/2004
S-061-03	P.W. Development, Inc., Sec. 2	7/30/2004

C. FINAL APPROVAL

DATE

S-099-02	Ford's Colony Sec. 30 - Sanitary Sewer Amend.	7/29/2003
S-113-02	Martin Farm Estates	7/16/2003
S-019-03	Lake Powell Pointe Ph. 4	7/ 2/2003
S-020-03	114 Howard Drive 2 Lot Subdivision	7/15/2003
S-027-03	Stonehouse - Parcel A Plat	7/22/2003
S-037-03	Bush Neck Farm BLA	7/ 9/2003
S-042-03	Sheppard Estates	7/28/2003
S-043-03	Better Buy Building	7/10/2003

D. EXPIRED

EXPIRE DATE

AGENDA

DEVELOPMENT REVIEW COMMITTEE

July 30, 2003

4:00 p.m.

JAMES CITY COUNTY GOVERNMENT COMPLEX

Conference Room, Building E

1. Roll Call
2. Minutes
 - A. Meeting of July 9, 2003
3. Cases
 - A. SP-057-03 Ford's Colony Section 34
 - B. SP-089-03 Ford's Colony Country Club Redevelopment/Parking Lot Improvements
 - C. S-056-03 Colonial Heritage Phase 1, Section 4
 - D. S-055-03 Colonial Heritage Phase 1, Section 5
5. Adjournment