

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING C BOARD ROOM AT 4:00 P.M. ON THE 3<sup>rd</sup> DAY OF SEPTEMBER, TWO THOUSAND THREE.

1. ROLL CALL

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

ALSO PRESENT

Mr. Chris Johnson, Senior Planner  
Mr. Karen Drake, Senior Planner  
Ms. Sarah Weisiger, Planner  
Mr. Matthew Arcieri, Planner  
Mr. Mike Woolson, Environmental

2. MINUTES

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

3. Case No.S-56-03. Colonial Heritage Phase 1, Section 4

Ms. Weisiger presented the staff report stating that staff had recommended denial of preliminary approval at the July 30, 2003 Development Review Committee meeting due to impacts to steep slope and natural open space areas in the 53 lot subdivision. Since that meeting, the applicant, Richard Smith of AES Consulting Engineers, and Environmental staff had met. Staff was now satisfied with the proposed changes that had been submitted directly to the Environmental Division. Staff recommended preliminary approval. Mr. Poole asked about Colonial Heritage entry features on Richmond Road, stating that they looked very substantial. He also expressed concern that the property's magnolia trees should be preserved. Howard Price of AES Consulting Engineers assured him that they would be. Ms. Wildman asked if all of Environmental's concerns had been addressed. Ms. Weisiger stated that it was her understanding that they had been addressed in the drawings submitted to Environmental. There being no further discussion, and following a motion by Mr. McCleary and seconded by Mr. Poole, the Development Review Committee unanimously recommended preliminary approval.

4. Case No. S-59-03. 2247 Lake Powell Road, Alternative Septic System Waiver Request

Mr. Johnson presented the staff report stating that the applicant requested an exception to Section 19-60 of the Subdivision Ordinance to allow an alternative septic system for one of five lots proposed on a site located inside the PSA which is not served by public sewer.

County staff determined public sewer could not be extended to the site without extending past a significant amount of land outside the PSA or disturbing environmentally sensitive land. Staff recommended approval of the exception request. Mr. McCleary asked if the lots would also be served by private wells. The applicant, Mr. Lamont Meyers of Mid-Atlantic Commercial, stated that all five lots would be served by private wells. Mr. Poole asked if the five lots could be subdivided further at a later date. Mr. Meyers stated that the owners had no intention of subdividing the property in the future. Mr. Johnson added that the Subdivision Ordinance restricted further subdivision of the property to an additional four lots. There being no further discussion, and following a motion by Mr. McCleary and seconded by Ms. Wildman, the Development Review Committee unanimously recommended that an exception be granted to allow an alternative septic system for Lot No. 5.

5. Case Nos. C-87-03, C-88-03 and C-106-03. Osprey Drive Alternative Septic System Waiver Requests

Ms. Weisiger presented the staff report stating that the applicant requested an exception to Section 19-60 to allow remote, low pressure distribution septic systems for lots at 7274, 7270 and 7264 Osprey Drive in Chickahominy Haven. The applicant, Aaron Small, had proposed to use remote drainfields at 7265 and 7267 Osprey Drive to serve the three lots. Staff recommended approval of the exception requests. After the staff report was presented, an adjacent property owner, Ernie Waters, explained that the piping for several septic systems would be close together after going under the road to the drainfield area. Mr. Waters wanted the opportunity to visually inspect the installation of the new pipelines to make sure that pipelines for his drainfields were not affected. After a discussion among Committee members, Joe Poole stated that this was a question of deeded rights and would be a civil matter. Charles Record, who was present on behalf of the applicant, asked a general question of when alternate septic systems for existing lots could be approved administratively. Mr. Hagee responded that the determination of whether or not alternate systems on existing lots need to go before the DRC was at staff's discretion. Mr. McCleary pointed out that due to the size of the proposed drainfield system, problems with the drainfields could possibly require expensive remediation. Joan Barnes, an adjacent property owner, asked the Committee who would be responsible for the system if there was a problem. Mr. Poole said that the individual property owner is responsible. It would not be the responsibility of any public utility. There being no further discussion, and following a motion by Mr. McCleary and a second by Mr. Poole, who noted that Mr. Ernie Waters' comments should be reflected in the minutes, the Development Review Committee unanimously recommended approval of septic system waivers for Cases No. C-087-03, C-088-03, and C-106-03.

6. Case No. S-67-03. Ford's Colony, Section 33

Mr. Arcieri presented the staff report stating the Mr. Charles Records on behalf of Realtec Inc. had applied for approval of 49 lots of Sections 33 in Ford's Colony. Because the master plan designates the section 33 as a hotel/convention center, staff recommended that the DRC find the proposal be found inconsistent with the Master Plan and that the applicant apply for a Master Plan Amendment from the James City County Board of Supervisors. Mr. Drew

Mulhare of Realtec, Inc. presented a letter for the Ford's Colony Homeowners Association in favor of the proposed subdivision. Mr. Mulhare stated that when the hotel was proposed, it was recognized that the commercial components may not be viable. Since that time Ford's Colony went through several Master Plan changes that did not require Board of Supervisors approval; the process to go through the Board is costly and time consuming. Mr. Mulhare also noted that the Ford's Colony HOA had approved the plans for Section 33 and a majority of residents supported the plan. Mr. Hagee asked how staff viewed the case since the residents supported it and that there was knowledge that the hotel might not ever be developed. Mr. Arcieri clarified that although there may have been this knowledge the approved Master Plan shows a hotel; staff feels that making broad changes in land use from commercial to residential without Board approval sets a dangerous precedent. Mr. Johnson noted that although a majority of Ford's Colony residents approved the request, the residential proposal creates impacts, such as additional school children, which affect residents outside of Ford's Colony. The only way to get full public input is through the public hearing process. Mr. Poole stated that he was uncomfortable setting a precedent to allow master plan changes of this scale without a public hearing. Ms. Wildman concurred. Mr. McCleary noted that during the 2003 Comprehensive Plan update, citizens indicated that they desired master plans to be binding and major changes are reviewed publicly and approved by the Board of Supervisors. Since the Master Plan shows the area as commercial and did not note that residential was another possibility he could not support allowing the change without a full Master Plan amendment. Mr. Poole noted that although he feels the Master Plan and the developer are good for the County, the precedent and public perception of allowing this change are unacceptable. There being no further discussion, and following a motion by Mr. McCleary and a second by Ms. Wildman the DRC found the proposal not consistent with the Ford's Colony Master Plan by a vote of 4-0. The DRC deferred action on the cul-de-sac street exception request until a Master Plan Amendment has been approved by the Board of Supervisors.

7. Case No. S-58-03. Ford's Colony, Section 10, Lots 171 & 172

Ms. Drake presented the staff report stating that AES Consulting Engineers had applied on behalf of Drew Mulhare of Realtec, Inc and proposed constructing two residential homes at the intersection of St. Andrews Drive and Highland. However, the 1998 approved Ford's Colony Master Plan designates the area as a recreation center. In lieu of building the proposed swimming pool, the applicant proposed additional recreational amenities for the Westbury Park recreation area improvements that were to be discussed further in Case No. SP-92-03, also scheduled for the September 3<sup>rd</sup> DRC meeting. Ms. Drake noted that the decision before the DRC was to determine if the two proposed residential lots were consistent with the approved Ford's Colony Master Plan. If deemed consistent, staff would review the subdivision plat administratively. Ms. Drake noted that at this time, staff was not recommending preliminary approval of the subdivision plat due to outstanding Environmental concerns that had not been adequately addressed. Ms. Drake further noted that a twenty foot wide greenway was proposed that would separate the two residential lots from the existing homes. While staff did not have an issue with the width of the proposed greenway or the proposed size of the lots, adjacent property owners did. A discussion

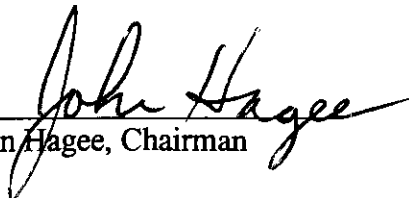
followed between Mr. Drew Mulhare and Mr. and Mrs. Pulliam, adjacent property owners, regarding the history of this proposal, the support of the Ford's Colony HOA for the proposal, the Pulliam's concerns about the greenway width, and the ability of the Ford's Colony HOA to grant variances to change the width of the greenway. Mr. McCleary noted that while he was sympathetic to the Pulliam's concern, the width of the buffer was not a land use decision the DRC was responsible to decide, it was a Ford's colony HOA decision. Mr. McCleary further noted that Ford's Colony residents have not lost any recreational amenities by this proposal. Mr. Hagee believed the proposal to be reasonable. However, Mr. Poole stated that he still had outstanding questions about the DRC approving any change, no matter the scale, to an approved master plan without public citizen input. Ms. Wildman concurred. There being no further discussion, Ms. Wildman seconded Mr. Poole's motion to deny the case, thus the proposed Subdivision, Case S-58-03 would be deemed inconsistent with the master plan. Mr. Poole and Ms. Wildman voted for the motion and Mr. Hagee and Mr. McCleary voted against the motion. Due to the tie vote, the DRC further requested a report from Mr. Drew Mulhare on September 8<sup>th</sup> at 6:30 pm to determine if a resolution had been reached between Realtec and the Pulliams. The DRC determined they would review the case again on the 8<sup>th</sup> and if there was still a tie vote; the DRC would present the case to the full Planning Commission at their regularly scheduled meeting on the 8<sup>th</sup>.

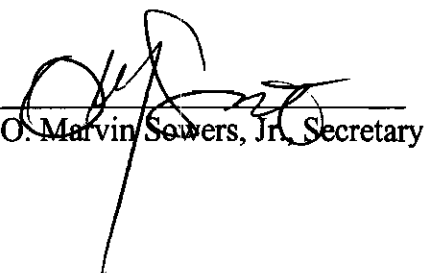
8. Case No. SP-92-03. Ford's Colony Recreation Park

Mr. Johnson presented the staff report by stating the history of Recreation Area No. 2 on the Ford's Colony master plan. The Zoning Ordinance requires that all development plans be consistent with the approved master plan for Ford's Colony. The applicant proposed the addition of two tennis courts and the addition of two lanes to the previously approved swimming pool. Staff recommended that the DRC find the proposed revisions and additions to the Westbury Park Recreation Area consistent with the originally approved plans for the park and consistent with the Ford's Colony master plan. DRC members engaged in a brief discussion of the relationship between the St. Andrew's Village and Westbury Park recreation areas. Mr. Hagee stated that the DRC should defer consideration of this case until the issues associated with Case S-58-03 have been resolved. There being no additional discussion, the DRC deferred consideration of this site plan until September 8th.

9. Adjournment

There being no further business, the September 3, 2003, Development Review Committee meeting adjourned at 5:45 p.m.

  
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John Hagee, Chairman

  
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O. Marvin Sowers, Jr., Secretary

**Site Plan 121-03**  
**Berkeley's Green Recreation Area Site Plan Amendment**  
**Staff Report for the October 1, 2003, Development Review Committee Meeting**

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**SUMMARY FACTS**

**Applicant:** Jim Donohoe

**Land Owner:** Berkeley's Green Home Owners Association

**Proposed Use:** Reconfigure and expand the existing recreation area to include space for new playground equipment, and a 12' by 7' (approximately 84 square feet) addition to the pool house to be used for storage.

**Location:** Berkeley's Green

**Tax Map/Parcel No.:** (45-2)(11-1A)

**Primary Service Area:** Inside

**Parcel Size:** 3.1 acres

**Existing Zoning:** R-1


**Comprehensive Plan:** Low Density Residential

**Reason for DRC Review:** Condition 7 of SUP-19-92 requires that a site plan be approved by the Planning Commission prior to the construction of any recreational facilities or cutting of any trees in the recreation area.

**Staff Contact:** Ellen Cook Phone: 253-6685

**STAFF RECOMMENDATION**

Staff recommends that the DRC approve the amended site plan.

  
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Ellen Cook

**Attachments:**

1. Site Plan

**Subdivision 73-03. Colonial Heritage, Phase 2, Section 2**  
Staff Report for the October 1, 2003, Development Review Committee Meeting

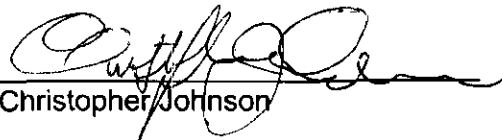
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**SUMMARY FACTS**

**Applicant:** Chris Mulligan of AES  
**Land Owner:** Colonial Heritage, LLC  
**Proposed Use:** 54-lot subdivision  
**Location:** 6895 Richmond Road; Stonehouse District  
**Tax Map/Parcel:** (24-3)(1-32)  
**Primary Service Area:** Inside  
**Parcel Size:** ± 19.03 acres  
**Zoning:** MU, Mixed Use, with proffers  
**Comprehensive Plan:** Low Density Residential  
**Reason for DRC review:** Section 19-23 of the Subdivision Ordinance requires that major subdivisions of 50 or more lots to be reviewed by the DRC.  
**Staff Contact:** Christopher M. Johnson Phone: 253-6685

**STAFF RECOMMENDATION**

Staff recommends that the DRC recommend preliminary approval subject to agency comments. Land disturbing and commencement of construction for this section will not occur until the appropriate wetlands permits have been received by the developer.

  
Christopher Johnson

**Attachments:**

1. Agency Comments
2. Construction Plans

S-73-03. Colonial Heritage, Phase 2, Section 2  
Additional Agency Comments

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Planning:

1. The plan proposes more than 50 lots and requires the review of the Development Review Committee per Section 19-23 of the James City County Subdivision Ordinance. The meeting will be held on Wednesday, October 1, 2003, at 4:00 p.m.
2. Please provide an updated unit count on the cover sheet for all phases of the development which have been submitted for review to date.
3. All open space shown on the plans should be listed as "Common Open Space" or "Natural Open Space." Please revise all applicable plan sheets accordingly.
4. For all lots abutting the Massie Farm Pond BMP, please provide a finished floor elevation measured in feet.
5. The proposed street names Chapel Crossing and Old Lock Road are acceptable to the County.
6. Prior to final approval, please ensure that the water source cash contribution has been submitted as required by the Proffers. This contribution should be made payable to the James City Service Authority.
7. Prior to final approval, please ensure that the EMS equipment/signalization and the community impact cash proffers have been submitted. These contributions should be made payable to the James City County Treasurer.
8. Prior to final approval, per Section 19-29 (l) of the Subdivision Ordinance, please submit GIS data for the subdivision, in accordance with the "GIS Data Submittal Requirements for Major Subdivisions" policy. Please note that this provision shall apply at the time of plat approval.

JCSA

1. Please refer to the attached memorandum dated September 16, 2003.

Environmental

1. Comments will be forwarded as soon as they are made available.

Fire Department:

1. The plans are approved as submitted.

County Engineer:

1. Comments have been forwarded to the Environmental Division for incorporation with their review of the drawings.



## MEMORANDUM

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Date: September 16, 2003

To: Christopher Johnson, Senior Planner

From: Timothy O. Fortune, P.E. - Civil Engineer

Subject: S-073-03, Colonial Heritage, Phase 2 Section 2

James City Service Authority has reviewed these plans for general compliance with the JCSA Standards and Specifications, Water Distribution and Sanitary Sewer Systems and have the following comments for the above project you forwarded on August 28, 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 Comments:

1. These plans will not be approved until the master water model for this development has been submitted for formal review and approval. Based on the preliminary copy of the master water model and plan dated January 2003, it appears that proposed water line lengths and locations do not correspond with these construction plans. Revise and submit accordingly.
2. The plans shall be reviewed and approved by the James City County Fire Department.
3. Dimension the proposed water main location in all plan sheet views.
4. The design engineer is to refer to and coordinate this project with review comments provided for other phases of the development.
5. Water service connections shall be shown perpendicular to the proposed water main. Revise plans accordingly.
6. All sanitary sewer laterals and cleanouts shall be installed outside the limits of proposed driveways.
7. The design engineer shall verify if the proposed water mains can be deflected to follow the roadway horizontal alignment in lieu of using fittings.



Sheet 3:

1. Show and label all existing JCSA Exclusive Utility Easements (i.e. force main, cross country sewer, etc).
2. Show and label an easement for the sanitary sewer crossing of Golf Hole #2 if it is to be dedicated to JCSA.

Sheet 4:

1. Show and label the existing JCSA Exclusive Utility Easement for the force main.

Sheet 5:

1. Show and label the existing JCSA Exclusive Utility Easement for the force main.
2. Revise the proposed sanitary sewer JCSA Easement crossing with the existing force main easement. Easements should not overlap since they are for JCSA. Revise Plan Sheet 3 accordingly.

Sheet 6:

1. Sanitary Sewer Manhole MH#3-14:
  - a. Verify the "Rim" and "Lateral In" invert elevations as they contradict the profile shown on Sheet 12. Revise plan and profile accordingly.
  - b. Relocate MH#3-14 approximately 17 feet towards the roundabout. Connect the sewer laterals for Lots 1 and 54 directly to the manhole. Maintain a minimum clearance of 10' with the water service connection for Lot 1. Revise accordingly.
2. Sanitary Sewer Manhole MH#3-14 to #3-12: Pipe length shown contradicts the profile shown on Sheet 12. Verify and revise accordingly.
3. Provide joint restraint specifications for the proposed 4-inch water line 22-1/2 and 11-1/4 degree bends.
4. Based on the sanitary sewer depth between Lots 13/14 and 16/17 and the potential for dwellings to construct up to the JCSA easement, provide and label a 30' Exclusive JCSA Utility Easement centered on the sewer line. Revise plan accordingly.
5. Relocate Sanitary Sewer Manhole MH# 3-17 approximately 10 feet northeast to allow a perpendicular connection from Lot 8.
6. Design engineer shall confirm that space is available to construct the proposed water meters and fire hydrants on the south side of Chapel Crossing between the sidewalk and right-of-way line. As noted on the drawing, water meters shall be placed with a minimum clearance of 2' from back of sidewalk. Revise accordingly.
7. Refer to General Comments Note 5 concerning water service connections.

8. Provide dual sanitary sewer laterals for Lots 5/6, 11/12 and 21/22.
9. Relocate the sanitary sewer laterals serving Lots 13, 14, 16 and 17 to the rear of each property and within the JCSA Utility Easement.
10. The design engineer shall confirm that space is available to construct the proposed water meters and fire hydrant(s) between the sidewalk and right-of-way line along the south side of Chapel Crossing. As noted on the drawing, water meters shall be placed with a minimum clearance of 2' from back of sidewalk. Revise accordingly.

Sheet 7:

1. It appears that several locations between the proposed water line and sanitary sewer do not meet minimum separation requirements of 10 feet. Verify and revise layout accordingly.
2. Sta 13+05 LT (+/-): Relocate water service connection for Lot 26 from beneath the proposed storm sewer structure.
3. Sta 15+80 LT (+/-): Confirm location of proposed fire hydrant with the JCC Fire Department. Based on JCC Fire Equipment, it appears that the hydrant may need to be located on the right side of the road.
4. Label the existing force main easement as 20' Exclusive JCSA Utility Easement.
5. Sanitary Sewer Manhole MH#3-10: Provide "Invert In" for the lateral.
6. Sanitary Sewer Manhole MH#3-18:
  - a. Elevations listed do not correspond with the information shown on the Golf Course site plans (JCC Case # SP-086-03). Verify and revise accordingly.
  - b. Indicate whether removal or installation of a pipe stub-out is required at MH #3-18. This was not clearly defined as part of the Golf Course site plans (JCC Case # SP-086-063) or these plans. Verify and revise accordingly.
  - c. Label the manhole station as part of the description for consistency among the plans.
7. Provide dual sanitary sewer laterals for Lots 31/32, 33/34, 39/40 and 41/42. Adjust locations of water meters accordingly to maintain a minimum separation of 10' with sewer service lines. Revise plan accordingly.
8. Sanitary Sewer Manhole MH#3-7: Connect sanitary sewer laterals serving Lots 27 and 48 directly to the manhole.
9. Provide dual water service connections for Lots 36/37 and 38/39.
10. Connect sanitary sewer laterals serving Lots 25 and 26 to the Old Lock Road sanitary sewer main. Revise accordingly.

Sheet 12:

1. Chapel Crossing Profile (Sta 10+00 to 18+46.12):
  - a. Label the proposed 4" water line.
  - b. Sanitary Sewer Manhole MH#3-12: Verify structure designation of "MH#3-19" for the Invert In. Contradicts the plan callout of MH#3-14.
  - c. Sta 12+17 (+/-): 8x6 tee callout contradicts the plan. Revise callout to be an 8x8 tee.
  - d. Sanitary Sewer Manhole MH#3-13: Verify if the offset shown is correct. Plan shows offset as 7.25'.
  - e. Sta 15+35 (+/-): Show and label the proposed storm sewer crossing in the profile.
  - f. Label 36" minimum cover over the proposed 4" water line profile.
  - g. Sta 18+46 (+/-): Show and label the proposed storm sewer crossing in the profile.
  - h. Sanitary Sewer Manhole MH#3-4: Indicate the sanitary sewer lateral invert as part of the description.
  
2. MH#3-6 to MH#3-4 Profile:
  - a. Sanitary Sewer Manhole MH#3-6: Indicate the sanitary sewer lateral invert as part of the description.
  - b. Sta 18+67(+/-): Show and label the proposed water line crossing in the profile with a minimum 18" clearance with the proposed sanitary sewer.
  - c. Sta 18+78 (+/-): Show and label the proposed storm sewer crossing in the profile.
  - d. Sta 22+30 (+/-): Show and label the proposed water line crossing in the profile.

Sheet 13:

1. Old Lock Road Profile:
  - a. Sanitary Sewer Manhole MH#3-12: Verify structure designation of "MH#3-19" for the Invert In. Contradicts the plan callout of MH#3-14.
  - b. Sanitary Sewer Manhole MH#3-6: It appears that the proposed water line crossing will conflict with sanitary sewer segment MH#3-6 to MH#3-5. A minimum clearance of 18" shall be provided between pipes.
  - c. Show and label size of proposed water lines.
  - d. Sta 13+05 (+/-): Show and label the proposed storm sewer crossing in the profile.
  - e. Sanitary Sewer manhole MH#3-7: Depth shown contradicts elevations listed. Verify and revise accordingly.
  - f. Sta 14+65 (+/-) and Sta 15+20 (+/-): Clarify why 6" sanitary sewer laterals are specified when service is being provided to individual lots. Revise accordingly.
  - g. Sta 19+40 (+/-): Show and label the proposed storm sewer crossing in the profile. It appears that it may conflict with the proposed 4" water line as shown. Verify and revise accordingly.
  - h. Sanitary Sewer Manhole MH#3-11: Label the 6" sewer lateral invert as part of the description.

2. MH#3-18 to MH#3-9:
  - a. Show connection to or provide a stub-out for the Golf Course Project (JCC Case #SP-086-03).
  - b. Delete the extraneous line shown as part of the pipe profile.
  - c. Sta 11+08 (+/-): Show the existing 16" force main crossing in the profile.
  - d. Due to minimal cover over the sanitary sewer, the sanitary sewer pipe shall be DIP. Sewer pipe shall be encased in concrete 20' each side of the proposed ditch crossing. Concrete encasement shall be in accordance with the current VDOT Road & Bridge Standards Detail UB-1. Revise and label plan accordingly.

Sheet 14:

1. Plan View:
  - a. Show the grading, drainage structures and layout of Golf Hole #6 (JCC Case #SP-086-03) to confirm potential conflicts. Show all crossings (i.e. storm sewers) in the profile.
  - b. Refer to Sheet 6, Note 4 concerning the required JCSA Utility Easement width.
2. Profile:
  - a. Sanitary Sewer Manhole MH#3-4: Delete the extraneous line shown as part of the pipe profile. Provide the lateral invert as part of the description.
  - b. Sanitary Sewer Manhole MH#3-1: Label cover required over the connecting sanitary sewer pipes as 3' minimum. If 3' cannot be provided, then the entire pipe segment shall be DIP. Verify and revise accordingly.
  - c. Sanitary Sewer Manhole MH#3-2: Graphical depiction of manhole does not correspond to inverts noted. Verify and revise accordingly.
  - d. Sanitary Sewer Manhole MH#14-19: The cross country sewer plans (JCC Case #SP-021-03) shows the stub-out as a 10" pipe with an invert of 36.15. This contradicts the size and inverts shown as part of the profile. Verify and revise accordingly to coordinate with that project.

Sheet 15:

1. HRPDC Detail List:
  - a. Add HRPDC Pipe Bedding Detail EW\_01.
  - b. Fire Hydrant setting shall be provided in accordance with HRPDC Detail WD\_06 based on the proposed street configuration. Verify and revise accordingly.

Sheet 17 & 18:

1. Professional seal shall be signed and dated.

Sanitary Sewer Data Sheet:

1. Section 6:
  - a. Revise data sheet based on above comments. Chart shall only be filled out for sewer 8" and larger which will be dedicated to JCSA.
  - b. Pipe length shown for 8" PVC does not correspond to profile lengths. Verify and revise accordingly.

2. Confirm the number of standard manholes being provided as part of this project. It is unclear whether manhole MH#3-18 is provided as part of this phase or the Golf Course project.

Water Data Sheet:

1. Section 5e thru 5g: Nodal reference points cited do not correspond with the model. Verify and revise accordingly.
2. Section 6: Pipe length shown for 8" PVC does not correspond with Water line Materials Lists shown on Plan Sheets 6 and 7. Verify and revise accordingly.

Water Distribution Analysis Report:

1. Provide fire flow report for Max Day + Fire Flow + Irrigation analysis including residual pressures and velocity.
2. Verify pipe length noted for segment P-C-3. Does not correspond with plan layout.

Please call me at 253-6836 if you have any questions or require any additional information.

**DEVELOPMENT REVIEW COMMITTEE ACTION REPORT**  
**Meeting of October 1, 2003**

**Case No. SP-121-03     Berkeley's Green Recreation Area**

Mr. Jim Donohoe, on behalf of the Berkeley's Green Homeowners' Association, submitted a site plan amendment proposing the reconfiguration and expansion of the existing recreation area to include space for new playground equipment and an addition to the pool house. The parcel is located within Berkeley's Green and is further identified as parcel (11-1A) on James City County Tax Map (45-2). DRC review is necessary to satisfy the conditions of SUP-19-92, which require a site plan be approved by the Planning Commission prior to the construction of any recreational facilities.

**DRC Actions: The DRC recommended approval of the site plan amendment.**

**Case No. S-073-03     Colonial Heritage, Phase 2, Section 2**

Mr. Chris Mulligan, on behalf of Colonial Heritage LLC, submitted a subdivision plan proposing 54 new lots on 19.03 acres within Colonial Heritage. The parcel is identified as 6895 Richmond Road and is further identified as parcel (1-32) on James City County Tax Map (24-3). The Zoning Ordinance requires that major subdivisions of fifty or more lots be reviewed by the DRC.

**DRC Action: The DRC recommended that preliminary approval be granted subject to compliance with agency comments and stipulating that no land disturbance occur pending receipt of appropriate wetlands permits.**

**DEVELOPMENT REVIEW COMMITTEE ACTION REPORT**  
**Meeting of October 6, 2003**

**Case No. C-117-03 Osprey Drive Septic Waiver**

Mr. Paul Small has applied for a septic waiver for the property located at 7272 and 7265 Osprey Drive. This area is further identified as parcels (8-7) and (8-21), respectively, on James City County Tax Map (19-1). DRC review is necessary because the applicant has requested an exception to the Subdivision Ordinance in order to use off-site, low-pressure distribution (LPD) systems to provide sewer service.

**Action: The DRC recommended approval of the application.**

**JAMES CITY COUNTY  
DEVELOPMENT REVIEW COMMITTEE REPORT**

**FROM: 9/1/2003 THROUGH: 9/30/2003**

**I. SITE PLANS**

**A. PENDING PRELIMINARY APPROVAL**

SP-144-98	Williamsburg Pottery Warehouse/Retail Building
SP-116-99	New Town, Wmbg./JCC Courthouse SP Amendment
SP-087-01	The Vineyards Ph. 3 at Jockey's Neck
SP-089-01	Ewell Station Storm Water Management Fac. Mod.
SP-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-112-02	Ford's Colony Recreation Park
SP-009-03	Energy Services Group Metal Fabrication Shop
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-056-03	Shell Building - James River Commerce Center
SP-063-03	District Park Sports Complex Parking Lot Expansion
SP-077-03	JCC Courthouse Bioretention Demonstration Project
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-091-03	Colonial Heritage Ph. 1, Sec. 5
SP-095-03	KTR Stonemart
SP-097-03	Colonial Heritage Boulevard, Phase 2
SP-105-03	Colonial Heritage Construction Office
SP-108-03	Fieldstone Parkway Extension
SP-110-03	Colonial Heritage Ph. 1, Sec. 2 Parking Amendment
SP-112-03	Faith Baptist Recreation Building
SP-114-03	Thayer-Smith Self Storage
SP-116-03	Kingsmill - Armistead Point
SP-117-03	Riverside Ambulatory Healthcare Facility
SP-118-03	New Town Block 2 Amendment
SP-119-03	Spotswood Commons Parking Rehab. Plan
SP-120-03	Busch Gardens - Halloween Ferris Wheel
SP-121-03	Berkeley's Green Recreation Area SP Amendment
SP-122-03	St. Bede's Prayer Garden

Wednesday, October 01, 2003

Page 1 of 4



SP-123-03 Propane Tank at JCC Animal Control

**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-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-005-03	Hankins Farm Water and Sewer Extension	5/27/2004
SP-015-03	Monticello Woods Community Center	4/10/2004
SP-021-03	Colonial Heritage, Cross Country Sewer Mains	8/22/2004
SP-035-03	Prime Outlets, Ph. 5-A & 5-B - SP Amendment	4/30/2004
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-053-03	George Nice & Sons Fill Project	8/ 8/2004
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-089-03	Ford's Colony - Country Club Redevelopment Plans	8/ 4/2004
SP-092-03	Ford's Colony - Westbury Park, Recreation Area #2	9/ 8/2004
SP-093-03	New Town - WindsorMeade Way	9/24/2004
SP-100-03	Kingsmill East Rivers Edge Phase 4 SP Amend.	8/25/2004
SP-101-03	Alltel Williamsburg 2	8/14/2004
SP-103-03	CoreSix Precision Glass	8/27/2004
SP-106-03	Williamsburg Christian Retreat Center-Pavillion	9/10/2004
SP-107-03	Colonial Heritage Golf Maintenance Facility	9/24/2004
SP-113-03	Penske Maintenance and Service Center	9/26/2004

**C. FINAL APPROVAL**

**DATE**

SP-102-02	Powhatan Creek Access Park, Ph. 2 Improvements	9/ 2/2003
SP-020-03	Jolly Pond Veterinary Hospital	9/ 9/2003
SP-065-03	Historic Jamestown Collection Building	9/ 8/2003
SP-076-03	JCSA Five Forks WTF Concentrate Main	9/ 5/2003
SP-104-03	Colonial Heritage 10th Hole Amendment	9/12/2003
SP-111-03	Busch Gardens - Drachen Fire Group Area SP Amend.	9/16/2003
SP-115-03	Shouse-Manning Construction Shed Amendment	9/12/2003

**D. EXPIRED**

**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-086-02 The Vineyards Ph. 3 BLA Lots 1, 5-9, 52  
S-008-03 Norge-Fenton Mill BLA  
S-033-03 Fenwick Hills, Sec. 2  
S-034-03 Green Mount Associates Lots 3A, 3B & 3C BLA  
S-056-03 Colonial Heritage Ph. 1, Sec. 4  
S-058-03 Ford's Colony - Sec. 10, 171-172  
S-062-03 Hicks Island - Hazelwood Subdivision  
S-063-03 102 Lands End BLA + BLE  
S-065-03 903 Penniman and 700 Maupin BLA  
S-066-03 Stonehouse, BLA & BLE Parcel B1 and Lot 1, Sec. 1A  
S-067-03 Ford's Colony Sec. 33, Lots 1-49  
S-068-03 Williamsburg Farms  
S-070-03 Colonial Williamsburg Parcels BLA  
S-071-03 Fire Station 2 BLE  
S-073-03 Colonial Heritage Ph. 2, Sec. 2  
S-076-03 Wellington, Sec. 4  
S-077-03 James Terrace, Sec. 10, Lots 4-6  
S-078-03 Monticello Woods - Ph. 2  
S-079-03 Richardson's Mill - Sec. 1, Lots 32 and 33  
S-080-03 Richardson's Mill - Sec. 2, Lot 14  
S-082-03 Monticello Woods - Lots 6-18, 31-38, 113 & 130  
S-083-03 Columbia Drive Subdivision  
S-084-03 Stonehouse Commerce Park BLA  
S-085-03 Wythe-Will Distributing  
S-86-03 James River Commerce Center - Stormwater Mgt.

### B. PENDING FINAL APPROVAL

	EXPIRE DATE
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-073-02 Colonial Heritage, Ph. 1, Sec. 3 & 3A	12/ 2/2003

Wednesday, October 01, 2003

Page 3 of 4

S-076-02	Marion Taylor Subdivision	10/ 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-047-03	Greensprings West Ph. 4C	8/ 6/2004
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-055-03	Colonial Heritage Ph. 1, Sec. 5	8/ 4/2004
S-057-03	Ford's Colony - Sec. 34	8/19/2004
S-059-03	Colley Avenue Associates, LLC (Green Cove)	9/ 8/2004

**C. FINAL APPROVAL**

**DATE**

S-058-00	Powhatan Secondary, Ph. 7-A	9/29/2003
S-029-03	Wexford Hills Ph. 3B	9/26/2003
S-052-03	Hickory Neck Church BLA	9/10/2003
S-054-03	James River Commerce Center, Parcel 10B	9/12/2003
S-081-03	Stonehouse - Parcel A Easement	9/26/2003

**D. EXPIRED**

**EXPIRE DATE**

**AGENDA**

**DEVELOPMENT REVIEW COMMITTEE**

**October 1, 2003**

4:00 p.m.

JAMES CITY COUNTY GOVERNMENT COMPLEX

Conference Room, Building E

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1. Roll Call
2. Minutes
  - A. Meeting of September 3, 2003
3. Cases
  - A. SP-121-03 Berkeley's Green Recreation Area
  - B. S-073-03 Colonial Heritage Phase 2, Sect. 2
4. Adjournment