

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 29TH DAY OF OCTOBER, TWO THOUSAND THREE.

ROLL CALL

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

ALSO PRESENT

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

MINUTES

Following a motion by Ms. Wildman and a second by Mr. Poole, the DRC approved the minutes from the October 1, 2003, and October 6, 2003, meetings by a unanimous voice vote.

Case No.S-78-03. Monticello Woods, Phase 2

Mr. Arcieri presented the staff report stating that the applicant has applied for approval of 75 lots in Phase 2 of Monticello Woods. DRC approval is required because the development proposes more than 50 lots. Mr. Arcieri noted that this was the final phase of Monticello Woods – the development is capped at 150 lots. Mr. Poole asked for clarification on the buffers along Monticello Avenue. Mr. Arcieri stated that Monticello Avenue is a Community Character Corridor and the owner had proffered 150 foot buffers on both sides of the road. The owner has applied for a proffer amendment to address replacing trees lost during Hurricane Isabel. There being no further discussion and following a motion by Mr. Poole, seconded by Ms. Wildman, the Development Review Committee unanimously recommended that preliminary approval be granted subject to agency comments.

Case No. SP-116-03. Kingsmill - Armistead Point

Mr. Anderson presented the staff report stating the applicant has applied for an exception to Section 19-52 of the Subdivision Ordinance for a site plan proposing 14 new lots at Armistead Point at Kingsmill. Sec. 19-52 states that cul-de-sac streets should not exceed 1,000 feet in length. The site plan proposes a cul-de-sac street approximately 1,700 feet in length. Mr. Anderson stated that in order to develop the lots the street had to cross a ravine, necessitating the construction of a cul-de-sac extending 800 feet to the first lot. Due to the topographical issues, staff recommended the exception be granted. There being no further discussion and following a motion by Mr. Poole, seconded by Ms. Wildman, the Development Review Committee unanimously recommended approval of the exception.

Adjournment

There being no further business, the October 29, 2003, Development Review Committee meeting adjourned at 4:06 p.m.

John Hagee, Chairman

O. Marvin Sowers, Jr., Secretary

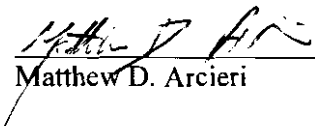
Subdivision 78-03
Monticello Woods Phase 2
Staff Report for the October 29, 2003, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Jason Grimes, AES Consulting Engineers
Land Owner: C. Lewis Waltrip, Powhatan Crossing, Inc.
Proposed Use: Approval of 75 lots in Phase 2
Location: 4100 Monticello Ave.
Tax Map/Parcel No.: (37-4)(1-8), (37-4)(1-9) & (37-4)(1-10)
Primary Service Area: Inside
Parcel Size: 77.16 acres
Existing Zoning: PUD-R, Planned Unit Development - Residential, 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

Staff recommends the DRC grant preliminary approval subject to agency comments.


Matthew D. Arcieri

Attachments:

1. 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 October 29, 2003 at 4PM.
2. Please provide names for all streets in Phase Two.
3. On sheet one, under property information, please provide the JCC Case No. "S-78-03".
4. On sheet one, under site data, the correct number of lots is 75. Lots 13, 130 and 113 are being platted as part of Phase One (re: JCC Case No. S-82-03). Please revise this note and the rest of the plan to no longer show these lots as part of Phase Two.
5. On sheet three, seven and nine Lot 13 is shown twice. Please revise to show correct lot numbers.
6. On sheet five please clarify the side setback for Lot 102. It appears the setback should be the 25 foot pond setback.
7. Pedestrian access: it does not appear that proposed 15' pedestrian access easement shown can connect into Powhatan Secondary. This comment is being addressed as part of JCC Case No. S-82-03. Please speak with Howard Price in your office to determine how this issue has been resolved and revise these plans accordingly.
8. Prior to final approval, a cash proffer of \$2,800 per lot is required. This should be made payable to Treasurer – James City County.
9. Prior to final approval of the 101st lot, a cash proffer of \$14,200 for parks and recreation improvements is required. This should be made payable to Treasurer – James City County

Environmental:

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

JCSA:

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

VDOT:


1. Please see the attached comments dated October 14, 2003.



MEMORANDUM

Date: October 24, 2003

To: Matthew Arcieri, Planner

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

Subject: S-078-03, Monticello Woods, Phase 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 September 26, 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. Provide street names. Designations such as "Road D", etc are unacceptable.
2. Dimension location of proposed waterlines.
3. The plans shall be reviewed and approved by the JCC Fire Department.
4. Add a note to the plans stating "Only JCSA personnel are authorized to operate valves on the existing main".
5. The proposed water and sanitary sewer systems shall be designed to maintain a minimum horizontal separation of 5' from other utilities and structures, including storm water drop inlets and light poles. This condition appears not to have been met at several locations (i.e. water line service connections, sanitary sewer service connections and fire hydrants) and contradicts Note #9 on Sheet 1. Verify and revise accordingly.

Sheet 1:

1. General Notes:
 - a. Revise Note 7 to delete "to be dedicated by the JCSA".

- b. Revise Note #9 to read “All sanitary sewer *and water* facilities must....”.
- c. Revise Note #10 to read “Any existing unused wells shall be abandoned in accordance with State Private Well Regulations and James City County Code.”
- d. Revise Notes 11 & 12 to comply with JCSA Standards and Specifications Paragraph 5.1A or delete notes in their entirety.

Sheet 4:

1. Lot 77: Revise label for the proposed JCSA easement to read “20' Exclusive JCSA Utility Easement” for consistency among the plans

Sheet 5:

1. Label the easement shown west of Lot 97. Refer to Sheet 10 Note 8.
2. The JCSA easement shown across Lots 77/78 graphically contradicts the 20' Exclusive JCSA Utility Easement call-out. Revise accordingly.
3. Label all exiting JCSA Utility Easements to include those along Carlas Hope Road.

Sheet 6:

1. Label all exiting JCSA Utility Easements to include those along Carlas Hope Road and the existing offsite sewer.

Sheet 9:

1. Provide slopes for all storm sewer pipes.

Sheet 10:

1. Provide dual sanitary sewer service for Lots 76/77 and 86/87.
2. Relocate San MH #3-11 to be within the right-of-way (approximately 15' east). Revise location of San MH #3-12 to be within the paved area of the cul-de-sac and provide a minimum 10' separation with the proposed waterline. Delete requirement for Variable Width Exclusive JCSA Easement on Lot 74 and Common Area Parcel CA-9.
3. Lots 84/85: The drainage easement callout and dimensioning shall be corrected to reflect Sheet 6 (20' JCSA and 10' Drainage Easement). Revise plan accordingly.
4. San MH #3-3 to MH #2-2: Current configuration of sanitary sewer segment does not provide a minimum angle of 90-degrees with the downstream sewer. Revise San MH#3-3 to be within the cul-de-sac paved area and to provide a minimum 90-degree angle with the downstream sewer.
5. Relocate light pole shown between Lots 103/104 to provide a minimum clearance of 5' with the proposed service connections. Revise plan accordingly.
6. Lot 106: Revise water meter service to be perpendicular with the water main. Gate valve shown at Sta 17+20 (+/-) shall be placed behind the Tee with the water

service connection provided down station of the valve (not between the tee and valve).

7. Road "A": Relocate the proposed air release valve from Sta 19+00 (+/-) to the quarter point of the road at Sta 18+50 (+/-). The profile shown on Sheet 13 shall be adjusted accordingly to create a high point at Sta 18+50 (+/-).
8. Lots 102/103: Label the proposed JCSA Exclusive Utility Easement shown.
9. San MH #3-8: Relocate the manhole to be within the cul-de-sac. Manhole shall be positioned to align with the proposed sewer lateral from Lot 104 and such that the sewer main from San MH #3-8 to #3-7 will be at the quarter point of the road. Revise accordingly.
10. San MH #3-9: Relocate the manhole approximately 10 feet northward such that the lateral serving Lot 98 is perpendicular to the main. Revise accordingly.
11. Road "C": Relocate blow-off valve shown at Sta 13+37 (+/-) to align with water main as constructed in the quarter point of the road. Water meter service to Lots 97/98 shall be perpendicular to the main. Revise accordingly.
12. Lot 97 Sanitary Sewer Service:
 - a. Label the proposed easement as a 20' Exclusive JCSA Utility Easement.
 - b. Label the cleanout invert.
 - c. Describe connection requirements to the existing manhole.
13. Label all existing JCSA Utility Easements.
14. Joint Restraint Table: Add restraint requirements for an 8"x4" tee.
15. HRPDC/JCSA Details List:
 - a. Add HRPDC Pipe Bedding Detail EW_01 to the list.
 - b. Fire Hydrant setting shall be provided in accordance with HRPDC Detail WD_06 based on the proposed street configuration. Verify and revise list accordingly.

Sheet 11:

1. Relocate San MH # 2-12, #2-13 and #2-7 to be at the quarter point of the road. San MH #2-7 shall terminate at the dual sewer service connection for Lots 131/132. Maintain a minimum separation of 10' with the proposed water main.
2. Relocate San MH #2-10 to be within the cul-de-sac and 5.8' right of the baseline (similar to San MH #2-9).
3. Provide existing street names.
4. Revise sanitary sewer configuration shown at Lots 12 & 13 to reflect Phase 1 design (refer to JCC Case #S-080-03 Site Plan Amendment).

5. Provide a dual sanitary sewer service connection for Lots 128/129 and 121/122.
6. Provide dual water service connections for Lots 117/118, 127/128, 129/130 and 141/142.
7. Provide a note describing connection requirements to the existing sanitary sewer manhole.
8. Provide station label for air release valve at Sta 27+00 (+/-) on Ambassador Circle for consistency among the plans.
9. San MH #2-9 to #2-3: Due to the proposed sanitary sewer depth, a 30' JCSA Exclusive Utility Easement shall be provided between the properties for JCSA access and maintenance. Revise accordingly.

Sheet 12:

1. Provide labels for all sanitary sewer lateral inverts connecting directly to a manhole.
2. Lot 116: It appears that the sanitary sewer lateral shown does not meet minimum separation requirements for water and sewer. Verify and revise accordingly.
3. Road "D" Profile: Sanitary sewer manhole label for structure at Sta 18+87 (+/-) contradicts the plan. Verify and revise accordingly.
4. San MH #2-3 to MH #2-9 Profile:
 - a. San MH #2-3: Invert In shown contradicts the plan. Verify and revise accordingly.
 - b. San MH #2-8: Rim elevation shown contradicts the plan. Verify and revise accordingly.
 - c. Street name shown at San MH #2-9 appears to be incorrect. Verify and revise accordingly.
 - d. Label sanitary sewer manholes San MH #2 and 2-9 as drop manholes.
5. Ambassador Circle:
 - a. Sta 21+85 (+/-): Show and label the proposed air release valve as indicated on Sheet 11. Label removal of the dead end blow-off assembly as indicated on the plan view.
 - b. Sta 22+28 (+/-): Provide a label for the 45-degree fitting for consistency among the plans.
 - c. Sta 28+15 (+/-): Include the 4" gate valve and valve box as part of the description. It appears that the profile is incorrect in showing location of the fittings (i.e. 4" GV & VB and two tee's). Verify and revise accordingly.
 - d. Sta 30+15 (+/-) and Sta 31+00 (+/-): Verify the invert elevations shown for the 15" RCP storm sewer crossings. Elevations shown appear to contradict the drainage data provided on Sheet 9. Revise accordingly.

Sheet 13:

1. Provide labels for all sanitary sewer lateral inverts connecting directly to a manhole.
2. Where more than one sanitary sewer main connects into a manhole, provide a "Invert In" label for each upstream sanitary sewer pipe.
3. Road "B" Profile:
 - a. Verify station description and offsets provided for San MH #3-2, #3-4 and #3-5. Data shown contradicts the plan.
 - b. San MH #3-3: Label structure as a 60" diameter manhole.
 - c. Sta 15+50 (+/-) to Sta 15+88 (+/-): Revise 4" waterline profile to continue at the same slope prior to Sta 15+50 (+/-) and eliminate its placement within a fill area.
4. San MH #3-2 to Ex. MH Profile:
 - a. Show the proposed grade of "Road B" at San Man #3-2 for consistency among the plans.
 - b. Show and label San MH #3-1 as 12-inches above existing grade.
5. Road "A" Profile:
 - a. Sta 9+95 (+/-): Show and label 18" minimum separation between the proposed 36" RCP and the sanitary sewer main.
 - b. Sta 10+07 (+/-): Verify the 8"x6" GV & VB callout. Revise accordingly.
 - c. Verify station offsets provided for San MH #3-5 and #3-10. Data shown contradicts the plan. Rim elevation shown for MH #3-5 also contradicts the plan. Revise accordingly.
 - d. Show and label 3' minimum cover over the proposed water main for consistency among the plans.
 - e. Label San MH #3-8 as a 60" diameter manhole.

Sheet 14:

1. Provide labels for all sanitary sewer lateral inverts connecting directly to a manhole.
2. Road "C" Profile:
 - a. Verify station offset provided for San MH #3-9. Data shown contradicts the plan. Revise accordingly.
 - b. The Design Engineer shall verify that the proposed 4" DIP water main extends a minimum of 40' into in-situ soils. The design engineer shall include on the drawings instructions, details and/or field test requirements to ensure zero settlement will occur over or under the water lines and sanitary sewer facilities constructed within fill areas. Revise accordingly.
3. San MH #2-2 to Ex MH:
 - a. Provide a note describing connection requirements to the existing sanitary sewer manhole.
 - b. Verify station call-out provided for San MH #2-1. Data shown contradicts the plan. Revise accordingly.

- c. Based on sewer inverts shown, San MH #2-1 shall be a drop manhole in accordance with HRPDC Detail SS_04. Revise plan and profile labels accordingly.
 - d. Show and label San MH #2-1 as 12-inches above existing grade.
 - e. Show and label 3' minimum cover over pipe segment MH #2-1 to the existing MH.
4. **Ambassador Circle Profile:**
- a. Sta 49+80 (+/-) and Sta 50+90 (+/-): Show and label 18" minimum separation with the proposed 36" RCP storm sewer and the proposed water and sanitary sewer lines. It appears that these crossings do not meet the required 18" minimum of vertical clearance. Verify and revise accordingly.
 - b. Sta 50+55 (+/-) and Sta 52+35 (+/-): Verify the invert elevations and pipe size shown for the 15" RCP storm sewer crossings. Elevation and size shown appears to contradict the data shown on Sheet 8. A minimum clearance of 18" shall be provided with the proposed water main. Revise accordingly.
 - c. San MH #3-11: Label manhole as 60" diameter for consistency among the plans.
 - d. Revise water main cover requirement to read 3' *Minimum Cover*.

Sanitary Sewer Data Sheet:

- 1. Revise based on above comments.
- 2. Section 6: Pipe lengths noted for differing pipe material do not correspond with lengths tabulated from the profiles. Verify and revise accordingly.
- 3. Section 7: Total number of manholes tabulated from the plan sheets is 25. Verify and revise section accordingly.

Water Distribution System Analysis:

- 1. A maximum Hazen-Williams "C" factor of 130 for new pipe shall be used.. Revise model accordingly.
- 2. Pipe segment P-28 diameter contradicts the plans. Verify and revise accordingly.
- 3. Provide the hydrant flow test reports as part of the water model for verification of pump head curve.
- 4. Pipe material noted for segments P-27 through P-31 contradicts the plan. Verify and revise accordingly.
- 5. Provide pipe velocities for each scenario modeled.
- 6. Label street names on water model schematic for clarity.

Water Conservation:

1. Per the proffers, the applicant shall be responsible for developing water conservation standards to be submitted to and approved by the James City Service Authority. The applicant shall be responsible for enforcing these standards. The standards shall address such water conservation measures as limitations on the installation and use of approved landscaping design and materials to promote water conservation and minimize the use of public water resources. The James City Service Authority shall approve the standards prior to final approval. Should the Applicant have any questions or require additional information regarding water conservation standards or guidelines for new developments, please contact Mr. Larry Foster, JCSA General Manager at (757) 253-6800.

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



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
4451 IRONBOUND ROAD
WILLIAMSBURG, VA 23188

PHILIP SHUCET
COMMISSIONER

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

October 14, 2003

Matthew Arcieri
James City County Planning
Post Office Box 8784
Williamsburg, Virginia 23187

Ref: Monticello Woods Phase II
S-078-03
James City County

Dear Mr. Arcieri:

We have completed our review of the above mentioned subdivision plan and offer the following comments:

- 1) Only utility crossings perpendicular to the roadway are allowed. Utilities located within and running parallel to the roadway, must be relocated outside of the roadway.
- 2) Provide sight distance on plans for all roadway intersections.
- 3) Fire hydrants, lights and other fixed objects must be located a minimum of 7.5' behind the face of curb.
- 4) For 25 MPH speed limit, minimum roadway vertical curve "K" value for sag location is 22 and crest is 15. Review roadway vertical curve data to ensure that "K" values are above the minimum.
- 5) Provide note on the plans stating "VDOT does not assume responsibility for maintenance of the detention/retention pond or its structure, and shall be saved harmless from any damages".
- 6) Provide locations of stop signs and stop bars on plans. Stop sign must be in accordance with MUTCD R1-1 Standard (30" x 30") and stop bars must be 24" width.

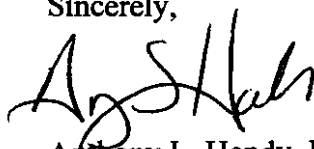
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- 7) Review plans for need of guardrail on Ambassador Circle near the Stormwater Management Facility.
- 8) Replace manhole structure SS # 3-2 with a standard drainage structure, so that structure is out of the roadway. We recommend using a DI-3A or 3B.
- 9) As per VDOT Drainage Manual, section 9.3.5, "A minimum velocity of 3 fps for the design storm is desirable in the storm drain in order to prevent sedimentation from occurring". There are several storm sewer pipes in which the velocity is significantly below 3 fps, please review this situation and take corrective actions.
- 10) Standard VDOT IS-1 shaping must be constructed in any drainage structure in which more than 1 pipe enters the structure or the change in direction of flow of water is more than 45°.
- 11) Drainage calculations must be stamped and signed by Professional Engineer.
- 12) It appears that the spread on Road B, right station 15+34 is greater than allowable. Please review and take corrective action.
- 13) A signal warrant analysis may be required for future phases and/or at full build out of the development.

When the above comments have been addressed, please submit two sets of revised plans to this office for further review. Also, attach a letter noting what action was taken to correct the above comments and any revisions that may impact the right-of-way.

Should you have any questions please contact me at 253-4832.

Sincerely,



Anthony L. Handy, PE, LS
Assistant Resident Engineer

AGENDA

DEVELOPMENT REVIEW COMMITTEE

October 29, 2003

4:00 p.m.

JAMES CITY COUNTY GOVERNMENT COMPLEX

Conference Room, Building E

1. Roll Call
2. Minutes
 - A. Meeting of October 1, 2003
 - B. Meeting of October 6, 2003
3. Cases
 - A. SP-116-03 Kingsmill - Armistead Point
 - B. S-078-03 Monticello Woods, Phase 2
4. Adjournment