

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING F CONFERENCE ROOM AT 4:00 P.M. ON THE 25TH DAY OF FEBRUARY, TWO THOUSAND FOUR.

ROLL CALL

Mr. Joe McCleary  
Mr. Jack Fraley  
Ms. Peggy Wildman  
Mr. Don Hunt  
Mr. Joe Poole

ALSO PRESENT

Mr. David Anderson, Senior Planner  
Mr. Matthew Arcieri, Planner  
Ms. Ellen Cook, Planner  
Ms. Karen Drake, Senior Planner  
Mr. Christopher Johnson, Senior Planner  
Ms. Sarah Weisiger, Planner

MINUTES

Following a motion by Ms. Wildman and a second by Mr. Hunt, the DRC approved the minutes from the February 2nd, 2004 meeting by a unanimous voice vote.

JCC Communications Towers

Mr. Arcieri presented the staff report stating the three towers that are part of the County's 800 Mhz. Radio system were before the DRC in accordance with section 15.2-2232 of the State Code which requires the Commission to find all public facilities consistent with the Comprehensive Plan. Staff recommends the Commission find the three towers consistent. Mr. McCleary clarified that the tower at the County EOC was not part of this request, which Mr. Arcieri confirmed. There being no further questions, the DRC unanimously found the proposed towers consistent with the County Comprehensive Plan.

S-6-04 / SP-9-04. Colonial Heritage Phase 1, Sections 3 & 3A

Mr. Johnson presented the staff report and indicated that this development was reviewed by the DRC and granted preliminary approval in December 2002. Preliminary approval expired on December 2, 2003 and the applicant subsequently submitted new drawings that were consistent with what had been reviewed by staff and the DRC in 2002. Staff recommended that the DRC recommend preliminary approval subject to remaining agency comments. There being no further questions, the DRC unanimously recommended that preliminary approval be granted subject to remaining agency comments.

#### Case No. SP-129-03. Busch Gardens Oktoberfest Expansion

Ms. Cook presented the staff report, stating that Section 24-147 of the Zoning Ordinance states that the DRC shall consider site plans that propose a single building or group of buildings which contain a total floor area that exceeds 30,000 square feet. The applicant, Mr. Ronnie Osborne of LandMark Design Group, proposes an approximately 40,000 square foot pre-manufactured building to house an amusement attraction. The building would be located well within Busch Gardens, over 2,000 feet from Route 60. The proposed building would have minimal impact on surrounding areas due to its location well within Busch Gardens property lines. The Board of Supervisors approved a special use permit and height limitation waiver for this building at its February 10, 2004 meeting. Staff recommended that the DRC grant preliminary approval subject to agency comments. Mr. McCleary asked Mr. Osborne whether the applicant had any problems with the agency comments. Mr. Osborne indicated that they did not. Mr. McCleary asked if any comments on the proposal had been received from Kingsmill or other citizens. Mr. Osborne and Ms. Cook indicated that no comments had been received. There being no further discussion and following a motion by Mr. Poole that was seconded by Ms. Wildman, the DRC unanimously recommended preliminary approval subject to agency comments.

#### Brandon Woods Temporary Sign

Mr. Anderson presented the staff report stating that the Brandon Woods temporary sales sign, approved by the DRC the previous year, had expired. The applicant applied for a one-year extension for the sign. Staff recommended approval of the request. Ms. Diane Wiley, representing Brandon Woods, mentioned the extension was needed to market the last 23 homes. Mr. McCleary asked how many homes had been built and sold in Brandon Woods. Ms. Wiley responded that 87 homes had been built and 68 had been sold. Mr. Poole commended the applicant for their marketing efforts and recommended the extension be granted for 24 months to allow more time for the final section of homes to be sold. Ms. Wildman seconded the motion, and the DRC unanimously recommended approval of the extension request for a period of 24 months.

#### Case No. SP-3-04. WindsorMeade Villas

Ms. Weisiger presented the staff report stating that the site plan was before the Committee because more than 30,000 square feet of development was proposed. She asked the DRC to determine whether the changes to the layout of the site plan were consistent with the approved Master Plan. Staff recommended preliminary approval. Mr. McCleary asked the applicant about the elimination of the community green space. The applicant, Mr. Bennett, said that changes were made because the duplexes were not selling and that people wanted to access the houses from the front. Mr. Franklin, on behalf of the owner, stated that the alleys were eliminated and stormwater was changed. Mr. Poole asked what would happen to the 26 units that would not be built in the section. Mr. Franklin said that they would possibly be transferred to an undeveloped part of the property. Ms. Wildman stated that she was disappointed that the alleys had been taken out, that they had been a positive feature for such a New Town development. Mr. Franklin stated that the area would be given back to green space. Mr. McCleary asked about the quantity of comments from the James City Service Authority. Mr. Bennett said

that most of the comments concerned one area between Windsor Hall and the Villas. There being no further discussion and following a motion by Mr. Poole that was seconded by Mr. Hunt, the DRC unanimously recommended preliminary approval.

Case No. SP-4-04. WindorMeade – Windsor Hall

Mr. Arcieri presented the staff report stating that the residential facility was before the DRC because more than 30,000 square feet of development was proposed. Staff recommended the DRC grant preliminary approval subject to agency comments. The DRC briefly discussed the relationship between this site plan and the villas. Mr. Poole inquired if the facility was an entry fee facility to which Mr. Jim Franklin responded that it was. There being no further discussion and following a motion by Mr. Poole that was seconded by Mr. Hunt, the DRC unanimously recommended preliminary approval subject to agency comments.

Case No. C-7-03. New Town Shared Parking

Ms. Drake presented the staff report stating that to date the DRC had been reviewing off-site parking, shared parking and reduced parking requirements on a case by case basis. To facilitate the review of New Town development plans as entire blocks were developed and to better track the overall parking supply and demand in New Town, staff proposed waiving on a block by block basis off-site parking, shared parking and reduced parking requirements so long as New Town Associates produced a quarterly parking update for review and approval. Mr. Larry Salzman of New Town Associates added that parking was a critical issue at New Town and their goal was to supply parking that met the County's legal requirements, the New Town Design Review Guidelines and the market demands. He noted that he had no problems with the review process requirements detailed in the staff report and requested that if there was no change in parking that a letter could be submitted instead of a full report for a quarterly update. Staff concurred with the request. Mr. Poole noted that this process was a good approach to a complex problem. Mr. McCleary added that the shared parking was a good example of innovative thinking and addressed suggestions presented at the Builders of the Bay Better Site Design roundtable meetings. Ms. Wildman questioned if parking at the Courthouse was counted in the parking study for Section 2 & 4. Mr. Salzman noted that it was not, but theoretically someone could park at the Williamsburg James City County Courthouse parking lot on an exceptionally busy day such as the Saturday after Thanksgiving, and walk across the street. There being no further discussion and following a motion by Poole that was seconded by Ms. Wildman, the DRC unanimously approved off-site parking, shared parking and reduced parking requirements that met the New Town Design Guidelines for Block 2 and 5 of New Town Section 2 & 4; and to establish a quarterly review process of New Town Parking beginning in July 2004 according to the conditions listed in the staff report, with the addition that if there are no developments necessitating a change to the parking that New Town Associates can submit a letter noting no change instead of a full report to staff and the DRC.

Case No. SP-139-03. New Town Block 8, Phase 1

Mr. Anderson presented the staff report noting that the plans required DRC review for 1) a shared parking waiver, 2) a modification to Section 24-527: Setback Requirements, and 3) the granting of preliminary approval because the site plan proposes a group of buildings which contain a total floor area that exceeds 30,000 square feet. Mr. McCleary asked if the

units had garages. Mr. Mark Bennett of AES responded that all the units had garages. Mr. Bennett also noted that there was on street parking only on the public roads and not the alleys. Mr. McCleary asked if the plan had gone to the DRB. Mr. Anderson responded that the plan had been approved by the DRB. On a motion by Mr. Poole, seconded by Mr. Hunt, the DRC unanimously voted to approve the parking waiver, the setback modification, and grant preliminary approval.

Case No. SP-140-03. Pocahontas Square

Ms. Weisiger presented the staff report stating that this project was deferred at the January 7, 2004, DRC meeting in order to allow time for the applicant to provide more data to the Environmental Division. Since that time, the applicant has met with staff. The Environmental Division was now able to recommend preliminary approval. Mr. Acey, the applicant, said that he had no comments or concerns. Ms. Wildman asked if the fuel storage tanks had been removed. Ms. Weisiger stated that they had been removed and the state had decided that no further action was needed. Mr. Poole asked if the trail was to be a hard surface trail. Mr. Acey said that it was. There being no further discussion and following a motion by Mr. Poole that was seconded by Mr. Hunt, the DRC unanimously recommended preliminary approval.

Case No. S-2-04. The Settlement at Monticello, Phase 1

Mr. Johnson presented the staff report and stated that the initial phase of development on Area 2 of the Hidden Property was reviewed by staff and judged to be in accordance with the Master Plan and Proffers and the Powhatan Creek Watershed Management Plan. Mr. Johnson distributed copies of a letter from Mr. David Fuss on behalf of the Friends of Powhatan Creek regarding the groups continued interest and concern for the development of this property. Staff recommended that the DRC recommend preliminary approval subject to agency comments. Mr. Lewis Waltrip, the property owner and developer, stated that he would continue to make certain that the property was developed in accordance with the Powhatan Creek Watershed Management Plan Guidelines. Mike Woolson, Watershed Planner, stated that he had met with the project engineers on several occasions to discuss key environmental issues regarding development of lots adjacent to the proposed conservation easement and the required watershed buffers. He indicated that the Environmental Division was confident that the revisions to the plans would be consistent with the Master Plan and Proffers. Mr. Poole stated that he was happy that Mr. Waltrip and his design team were being good stewards for Powhatan Creek and setting a good example for future development. Mr. McCleary asked if staff had any issues which should be noted given the amount of agency comments for the project. Mr. Johnson stated that both the JCSA and Environmental Division were supportive of the staff recommendation and had no specific issues worthy of discussion at the meeting. There being no further discussion and following a motion by Mr. Poole that was seconded by Ms. Wildman, the DRC unanimously recommended that preliminary approval be granted subject to agency comments.


Case No. S-98-03. Stonehouse Glen, Section 1

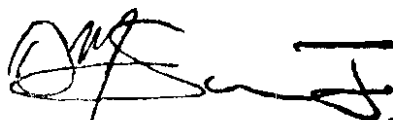
Mr. Arcieri presented the staff report stating that this was the first phase in a new Section of Stonehouse. The project proposes single family units on an area designated for multi-

family, therefore the DRC must review for master plan consistency. Since the ordinance allows projects to develop at lower densities than those shown on the plan, staff recommended the DRC find this proposal consistent with the Stonehouse Master Plan. The plan also proposed dividing a two acre proffered park into two parks totaling two acres. Parks and recreation staff have reviewed this proposal and recommend approval. The case also is before the DRC because it proposed more than 50 lots. Due to the unresolved issues regarding the stormwater management for this project, staff recommended deferral. Mr. Scott Thomas of the Environmental Division stated that the applicant had met with the division earlier in the week and made some progress towards resolving issues; however, they were still not comfortable with granting preliminary approval. The applicant, Mr. Ronnie Orsborne asked that the DRC grant preliminary approval subject to resolving issues with the Environmental Division. Mr. Mark Rinaldi added that the applicant was exploring multiple options for stormwater management on the property and that it was a difficult site to develop due to topography and soils which requires a creative solution. Ms. Drake mentioned that a proffer and master plan amendment for this property was currently scheduled to go to the Planning Commission in April and the DRC and applicant briefly discussed the relationship between the subdivision and rezoning case. Mr. Poole stated he was uncomfortable granting preliminary approval when there appeared to be large unresolved issues between the applicant and a reviewing agency. Mr. McCleary agreed with Mr. Poole and noted that since this is the first new section of Stonehouse, it was a unique situation. Ms. Wildman asked how much of Stonehouse was left to be developed. Mr. Rinaldi stated that approximately four thousand homes can be built. Mr. Poole noted that the projected build-out of Stonehouse was much slower than originally anticipated. The DRC expressed their wish for the applicant to work with Environmental on their issues but concurred that the project was consistent with the Stonehouse Master Plan and the park issue was acceptable. There being no further discussion and following a motion by Mr. Poole that was seconded by Mr. Hunt, the DRC unanimously deferred action on this case.

#### Adjournment

There being no further business, the February 25, 2004, Development Review Committee meeting adjourned at 5:00 p.m.

  
Mr. Joseph R. McCleary, Chairman

  
O. Marvin Sowers, Jr., Secretary

**SUMMARY FACTS**

**Applicant:** Ronnie Orsborne, The LandMark Design Group

**Land Owner:** Stonehouse at Williamsburg, L.L.C.

**Proposed Use:** Approval of 80 lots in Section 1

**Location:** 9186 Six Mount Zion Road

**Tax Map/Parcel No.:** (6-4)(1-1)

**Primary Service Area:** Inside

**Parcel Size:** 85.5 acres

**Existing Zoning:** PUD-R, Planned Unit Development, Residential, with Proffers

**Comprehensive Plan:** Low Density Residential

**Reason for DRC Review:** 1) The development proposes more than 50 lots.

2) Master Plan Consistency: This land bay is designated for attached structures containing two to four dwelling units on the Stonehouse Master Plan while the proposal shows single family lots.

3) Master Plan Consistency: The approved proffers call for a 2 acre park. The proposal divides that park into a 1.2 acre and a 0.8 acre park

**Staff Contact:** Matthew Arcieri      Phone: 253-6685

**STAFF RECOMMENDATION**

*Preliminary Approval*

This case was deferred at the February 25, 2004 DRC meeting in order for the applicant and Environmental Division to resolve issue related to the stormwater management, lot-to-lot drainage and steep slopes present in the proposed development. Since that meeting the applicant has met with the Environmental Division to resolve these issues as detailed in the attached memorandum. The Environmental Division is satisfied that their concerns have been addressed. Staff recommends the DRC grant preliminary approval subject to agency comments and the memorandum from Ronnie Orsborne to Scott Thomas dated March 19, 2004.

*Master Plan*

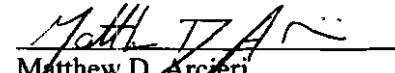
This project is located in Land Bay 21 on the Stonehouse Master Plan and is designated "B" for attached structures containing two to four dwelling units with a gross density of 8.5 dwelling units per acre.

The project proposes a designation of "A", single family homes with a maximum gross density of 3 dwelling units per acre. The project proposes a gross density of 0.94 dwelling units per acre, well below this maximum density.

According to section 24-492 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 the planning commission may approve plans for projects with lower densities or a lower category of uses than those shown on the master plan. Since this proposal does not exceed the maximum permitted density and does not vary the basic concept or character of the Stonehouse community, staff recommends the DRC find the proposal consistent with the Stonehouse Master Plan.

*Parks*


The approved proffers call for a 2 acre park with two regulation hard-surface tennis courts and a 1,600 square foot playground. The proposal divides this park into a 1.2 acre and 0.8 acre park. Parks and Recreation staff has reviewed the proposed division and does not object. Staff recommends approval of dividing the park.

  
Matthew D. Arcieri

Attachment:

1. Memorandum from Ronnie Orsborne to Scott Thomas dated March 19, 2004

**LANDMARK**  
**DESIGN GROUP**  
MEMORANDUM

TO: Scott Thomas  
COMPANY: James City County Environmental Division  
FROM: Ronnie Orsborne   
DATE: March 19, 2004  
SUBJECT: Stonehouse Glen, Sec. I – Environmental Narrative in Support of DRC Preliminary Approval  
LMDG JOB NO.: 2002261-504.04

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Scott –

Thank you for working with us on our approach to stormwater management for the Stonehouse Glen project, and for meeting with Bill Brown of our office yesterday to review some of the details presented below. We have incorporated your comments and offer the below narrative in support of Environmental Division concurrence that the project can go forward for DRC preliminary approval, subject to satisfactory resolution of all agency comments.

**STORMWATER MANAGEMENT NARRATIVE**  
**STONEHOUSE GLEN SECTION I**

Stonehouse Glen is proposed as an 85.47-acre single-family subdivision that will be developed into 76 home sites and two recreational park sites.

Of the 85.47 acres, 6.5 acres will be contained within the road right of ways, 1.879 acres will be developed into 2 recreational parks. The 76 lots will contain 44.74 acres, open spaces provided will consist of 30.97 acres and a residual area of 1.37 acres will contain the pump station and BMP sites. Lot areas will typically be 0.3 acre in size with some lots exceeding one acre on the cul-de-sacs and on lots with unique landforms and parcel lines.

Stonehouse Glen lies within the Richardson Mill Pond watershed, which provides water quantity as well as water quality protection under the Chesapeake Bay Preservation Ordinance. As this development drains to several different ravine systems, we are proposing to provide additional stormwater management to provide approximately the same 2-year post-development peak flows as the 2-year pre-development peak flows. This will be accomplished using several different approaches which will retain the road and lot layout currently depicted on the subdivision plans.

First, we will capture the drainage from 17.50 acres and pipe this runoff into an extended detention dry stormwater management pond located at the southeast end of Ashlock Court. The design of this pond will be based on the most current stream channel protection criteria (24-hour detention and release of the 1-year rainfall event).



This pond will capture the runoff from the following subdivision streets:

- 1) Stonehouse Glen from station 15+89.53 to station 21+77.78 right and left lanes.
- 2) Buckingham Drive from station 10+00 to station 24+31.63 right and left lanes.
- 3) Ottoway Court from station 8+50 to station 16+62.49 right and left lanes. This also includes the ditch between Lot 34 and Park 'B'.
- 4) Marrin Court from station 10+00 to station 12+02.53 right and left lanes.
- 5) Stafford Lane from station 10+00 to station 12+82.84 right and left lanes.
- 6) Ashlock Court from station 7+78.23 to station 14+25 right lane and from station 11+12.50 to station 13+34 left lane.

Second, we have designed a pipe storage system for limited application using 48" HDPE pipes with perforated inverts. This storage system is designed to contain a 1-year 2.8" rainfall and will release the runoff through a 3" p.v.c. outfall.

Third, we have designed a system of stone filled detention trenches to capture and store the runoff from the same one year 2.8" rainfall and ultimately release this volume through multiple 3" p.v.c. outfalls to outfalls along the course of the stone filled trench, thereby disconnecting flows and avoiding concentration to a single outfall.

These stormwater management devices will be located in areas that were not feasibly collected by the system draining to the pond. They are as follows:

- 1) the cul de sac located at the west end of Ottoway Court from station 6+00 to station 8+50 will be treated with 229 linear feet of 48" storage pipe discharging through a 3" pipe also 350' of infiltration trench discharging into the 48" storage pipes.
- 2) the cul de sac located at the north end of Ottoway Court from station 16+62.5 to station 18+33.62 will receive treatment from a series of infiltration trenches. These trenches will discharge through a 3" p.v.c. pipe at lot lines between lots 50 and 51, lots 51 and 52, lots 53 and 54 and lots 54 and 55.
- 3) the cul de sac located at the north end of Marrin Court. From station 11+50 to station 13+97.93 will also receive treatment from a series of infiltration trenches. These trenches will also discharge through 3" p.v.c. pipes at lot lines between lot 64 and 65, lots 66 and 67, lots 67 and 68, lots 68 and 69, lots 69 and 70, lots 70 and 71 and lots 71 and 72.
- 4) Ashlock Court from station 11+25 to station 13+00 left lane will also receive treatment from infiltration trenches. These trenches will also discharge through 3" p.v.c. pipes at lot lines between lots 12 and 13, along west side of pump station access road and along lot lines between lot 11 and pump station access road.
- 5) the cul de sac located at the west end of Ashlock Court will receive treatment from 267 linear feet of 48 hdpe storage pipe discharging through a 3" pipe at the lot line between lots 18 and 19.

As a final stage of the construction of the site's multi-faceted stormwater management system, as described above, all existing drainage swales/outfalls will be visually inspected for erosion problems and/or blockage and repairs will be completed as required. Also, calculations will be provided to show MS-19 compliance for all existing receiving channels deemed necessary by James City County.

We met with Mr. Tony Handy and Mr. Todd Halacy of the VDOT Williamsburg Residency on March 18 to review our proposed system of rock filled detention trenches and pipe storage areas adjacent to proposed

VDOT rights-of-way within the subdivision. While VDOT was not in a position to accept either pipe storage or detention trenches underneath proposed roadside ditches (within the right-of-way), there was agreement on the following parameters to be applied to our alternative stormwater management approach:

- a. 10" HDPE (or other suitable pipe materials) manifold pipes conveying water from the VDOT roadside ditches to the detention trenches outside the right-of-way are acceptable;
- b. the plans are to note that VDOT will not be responsible for maintaining the HDPE piping directing flow to the detention trenches;
- c. we are asked to minimize to the extent possible the number of pipes leaving the roadside ditches; and,
- d. VDOT's agreement to accept this approach is not to be applied universally throughout the residency, but is being granted for the Stonehouse project only at this time in recognition of the magnitude of the project limits, the unique approved zoning entitlements for up to 4,411 residential units and the particularly challenging topographic conditions of the Stonehouse property.

We trust that this information and the meetings we have had to discuss the project issues, both on-site and on March 18, satisfactorily addresses the alternative SWM approach.

With respect to concerns previously expressed about how we will manage lot-to-lot drainage, you will recall that we met with you on March 18 to review case-by-case circumstances, and it was agreed that this matter can and will be satisfactorily resolved through the use of rear lot line drainage channels and drop inlets as we discussed.

With respect to concerns previously expressed about the ability of all proposed lots to contain buildable areas outside slope areas of 25% slope or greater, you will recall that we demonstrated to you on March 18 that each and every lot includes a buildable area and opportunities for driveway access to the buildable area without encroachment on natural pre-existing slopes of 25% or greater.

Again, thank you for working with us and for assisting us in advancing this project to the DRC on March 31, 2004.

cc: Tony Handy  
Todd Halacy  
Matt Arcieri

**S-13-04. Wexford Hills Phase II – Lot #48**  
**Subdivision Ordinance Exception Requests – Septic Waivers**  
**Staff Report for March 31, 2004, Development Review Committee Meeting**

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**SUMMARY FACTS**

**Applicant:** James Franklin

**Landowner:** Richard and Howard Wilkinson

**Proposed Use:** Residential

**Location:** Proposed lot #48 on proposed street Natures Way

**Tax Map No.** (15-4)(1-13)

**Size** 3.07 acres

**Primary Service Area:** Outside

**Existing Zoning:** A-1

**Comprehensive Plan:** Rural Lands

**Reason for DRC Review:** The applicant has applied for an exception to the subdivision ordinance, Section 19-60 to permit the use of an alternative septic system for a proposed lot.

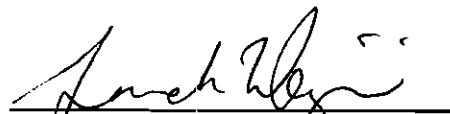
**Staff Contact:** Sarah Weisiger, Planner Phone: 253-6685

**Staff Recommendation:**

At the March 1, 2004, Planning Commission meeting, the Planning Commission recommended that Section 19-60 of the ordinance be amended to permit the use of alternate septic systems without Planning Commission approval. The subdivision ordinance change will be considered by the Board of Supervisors at the April 13, 2004, Board of Supervisors' meeting. If the Board of Supervisors approves the amendment, applications such as this one will no longer be necessary.

The proposed lot #48 is part of a 23-lot subdivision in Wexford Hills. The applicant would like to place an alternative septic system on the lot, which requires a waiver of subdivision ordinance requirements. The applicant has not supplied soils information to staff and has not yet showed that the lot cannot support a conventional system. However, the applicant, Mr. Franklin, has said that he will supply the information to the DRC at the time of the meeting.

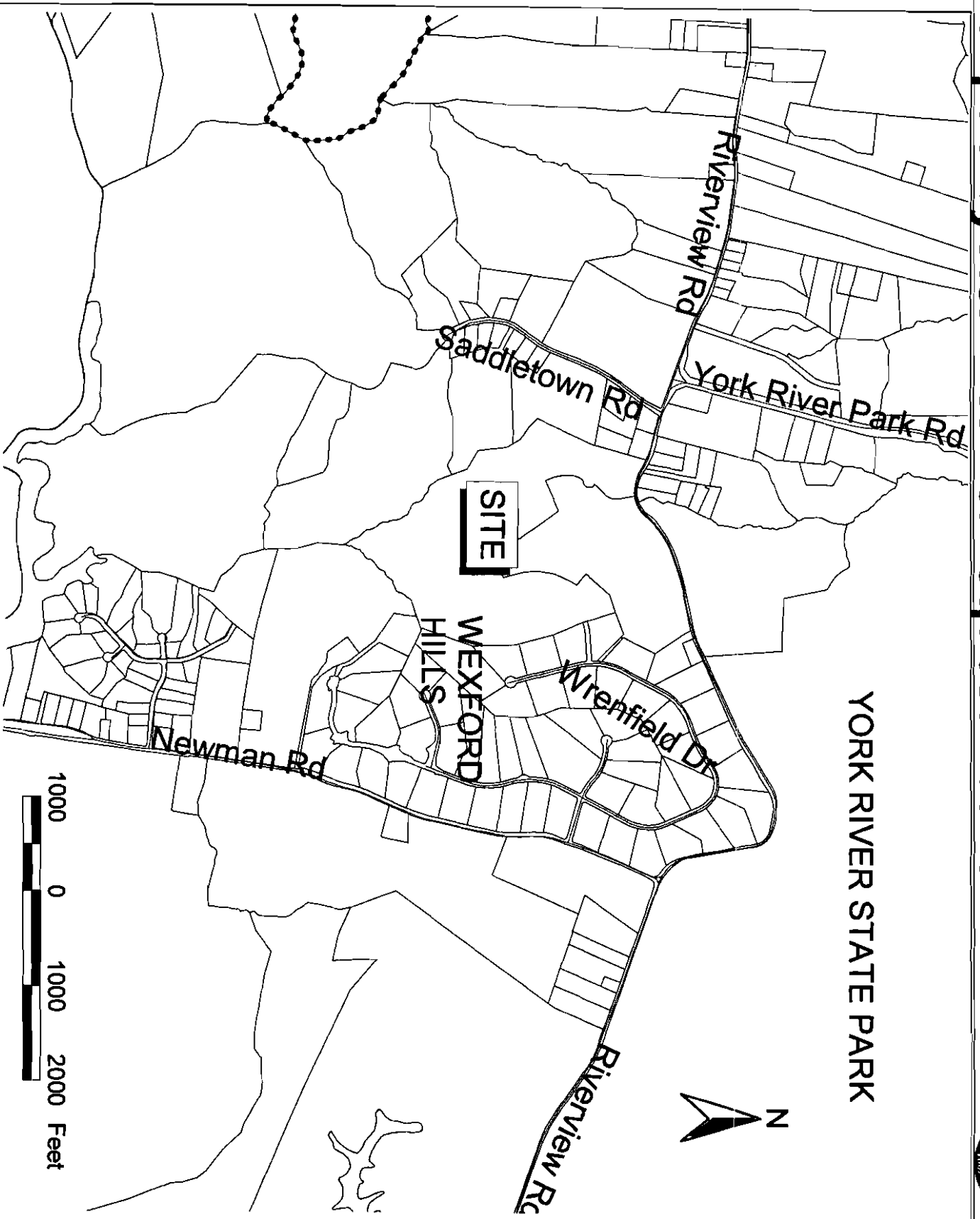
In the interest of not delaying the applicant, staff recommends approval of this waiver for Lot #48 in Wexford Hills Phase II, subject to the applicant providing the information noted above and subject to Health Department approval.

  
Sarah Weisiger, Planner

**Attachments:**

1. Letter requesting exception to Subdivision Ordinance dated February 23, 2004.
2. Location map

# Case No. S-013-04 Wexford Hills Septic System Waiver request Lot 48



**Blackthorn Group, L.L.C.  
P.O. Box 331  
Williamsburg, Virginia 23187-0331**

February 23, 2004

Mr. Mathew Arcieri, Planner  
Development Management  
James City County  
101-E Mounts Bay Road  
Williamsburg, Virginia 23187



**RE: Wexford Hills Subdivision**

Dear Mr. Arcieri:

This is to request an exception to Section 19-60 of the Code to allow the installation of an alternative septic system for Lot 48. Approval was granted to previous requests for certain other lots in November 2001 and April 2003.

Field investigation will be conducted in March by Greg Monnett, Certified Professional Soil Scientist, to determine which systems from the list of approved systems by the Virginia Department of Health may be employed. The results will be furnished to your office as well as the Department of Health.

If you have any questions or need additional information, please contact me.

Sincerely,

A handwritten signature in cursive script that reads 'James D. Franklin'.

James D. Franklin  
Manager

**C-36-04. 1131 Jolly Pond Road, Overhead Utility Line Request**  
Staff Report for March 31, 2004, Development Review Committee Meeting

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**SUMMARY FACTS**

**Applicant/Land Owner:** Dwight Smith

**Tax Map/Parcel:** (30-1)(1-8)

**Location:** 1131 Jolly Pond Road; Powhatan District

**Primary Service Area:** Outside

**Parcel Size:** ± 4.36 acres

**Existing Zoning:** A-1, General Agricultural

**Comprehensive Plan:** Rural Lands

**Reason for DRC Review:** Section 19-33 of the Subdivision Ordinance requires that all new utilities be placed underground. Section 19-18 allows the commission to grant an exception to the ordinance if the DRC finds that the strict adherence to the ordinance will cause substantial injustice and hardship; is not detrimental to public safety, health, or welfare; the facts about the case are unique to the property; no objection has been received from the Health Dept., Fire Dept. or VDOT; and the hardship or injustice is created by the unusual character of the property.

**Staff Contact:** Christopher Johnson Phone: 253-6685

**STAFF RECOMMENDATION**

Staff recommends that the DRC grant the exception request to allow for the placement of utility poles and overhead line to serve the subject parcel. Existing overhead utility lines on Jolly Pond Road terminate at the W-JCC Garage Facility and at the JCC Recycling Center. Requiring the placement of underground utilities from either of these locations to the subject property would present an hardship unique to the property as the nearest utility pole is over 3,000 feet from the proposed dwelling. The property that the applicant is seeking to construct a single-family dwelling on is an existing lot. Any future subdivisions of undeveloped parcels in this area would be required to place utilities underground consistent with ordinance requirements. No objection was raised by the Health Department, Fire Department or VDOT to this exception request.

  
Christopher Johnson

**Attachments:**

1. Location Map
2. Applicant's Letter



February 26, 2004

James City County  
Marvin Sowers  
Planning Director  
101 E Mounts Bay Road  
PO Box 8784  
Williamsburg, VA 23187

RE: Request for exception to Zoning Ordinance

Dear Mr. Sowers:

My wife and I are in the process of getting permits to build a home on our lot at 1131 Jolly Pond Road. Unfortunately, we require both an easement from James City County and an exception to the County Zoning Ordinance in order to get electricity to our property.

That is the purpose of this request. Dominion Virginia Power will provide free overhead service to residential customers. If we are required to have the service put underground, they tell us that we will be charged approximately \$10,000. As you can imagine, this is a lot of money to us, particularly at a time when we are building a home.

Please grant us an exception to Zoning Ordinance 19-33, so that we can get affordable electricity. If you require any additional information, please contact me at 757-449-0802.

Sincerely,

Dwight E. Smith



**SP-14-04**

**Action Park of Williamsburg (Go-Karts Plus) Ride Addition**

**Staff Report for the March 31, 2004 Development Review Committee Meeting**

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**SUMMARY FACTS**

**Applicant:** Mr. Bob Miller, Action Park of Williamsburg

**Land Owner:** Mr. Bob Miller

**Location:** 6870 Richmond Road

**Tax Map/Parcel No:** (24-3)(1-18)

**Primary Service Area:** Inside

**Existing Zoning:** B-1, General Business

**Comprehensive Plan:** Mixed Use

**Overview:** The plan proposes a new ride (DISK 'O' - schematic attached). The ride encompasses an area of approximately 2700 s.f. and is 32' at maximum height.

**Reason for DRC review:** The plans require DRC review because the park must abide by the conditions of its previously approved special use permit (SUP-34-94). A condition of the special use permit states that "Site plan approval by the Development Review Committee shall be required, including the submittal of a landscaping plan which protects adjacent properties and minimizes any adverse impacts on Richmond Road's function as a corridor within an historic area."

**Staff Contact:** Dave Anderson      Phone: 253-6685

**GENERAL DESCRIPTION**

The ride will be located in an open field next to the Bumper Car Building towards the front of the property. The proposed ride is located approximately 120'-150' away from Richmond Road. The plan has undergone full site plan review by County agencies and meets all applicable requirements.

**STAFF RECOMMENDATION**

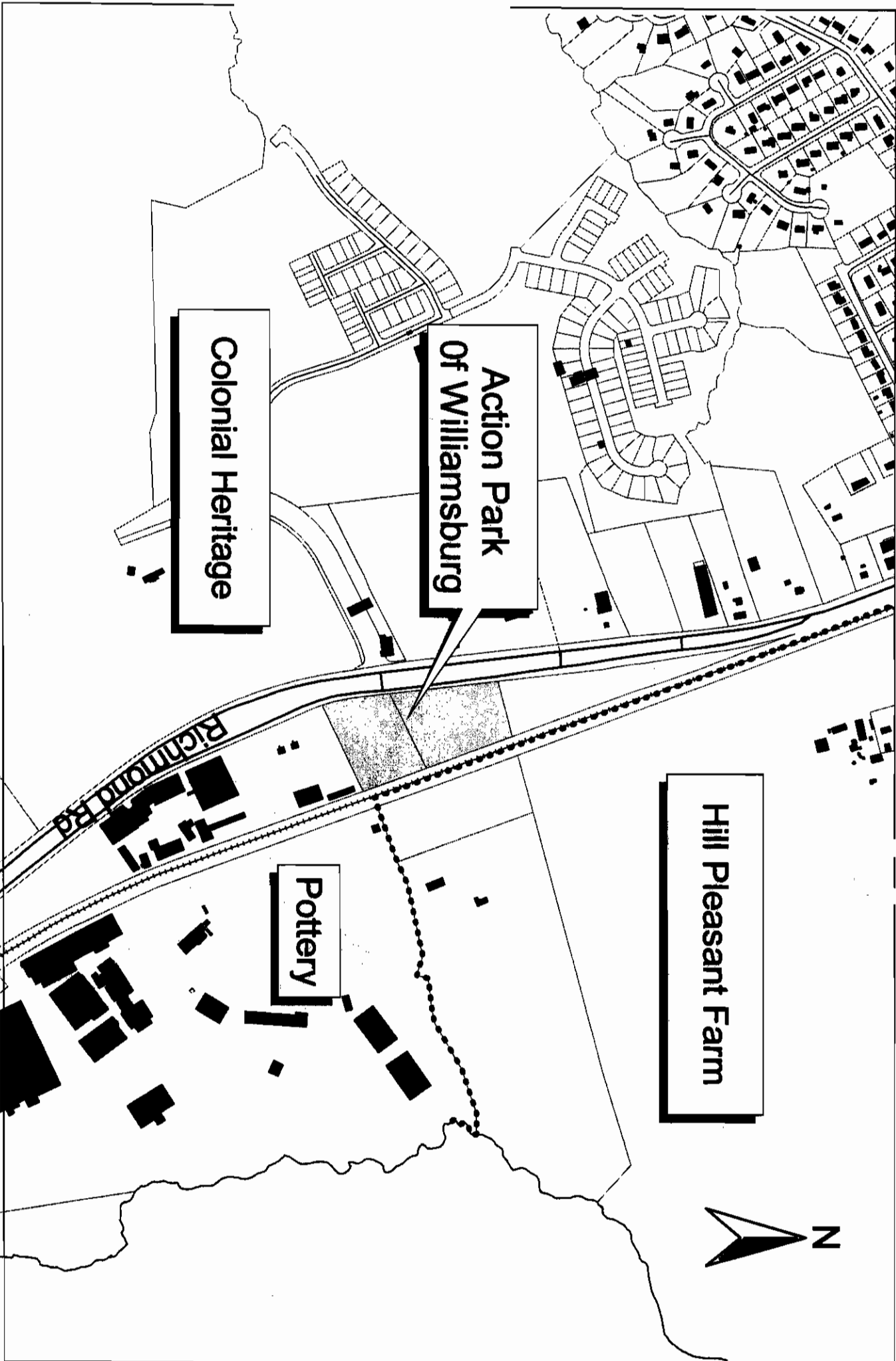
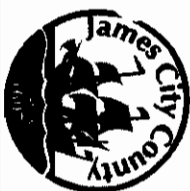
Since the plan meets all applicable requirements and adheres to the conditions of the previously approved special use permit, staff recommends the Development Review Committee approve SP-14-04, Action Park of Williamsburg Ride Addition.

  
Dave Anderson

**Attachments:**

1. Location Map
2. Ride Schematic
3. Special Use Permit Conditions
4. Site Plan

# Action Park of Williamsburg Ride Addition



A M U S E M E N T   R I D E S   M A N U F A C T U R E R S

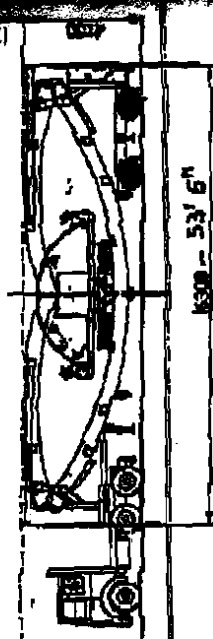
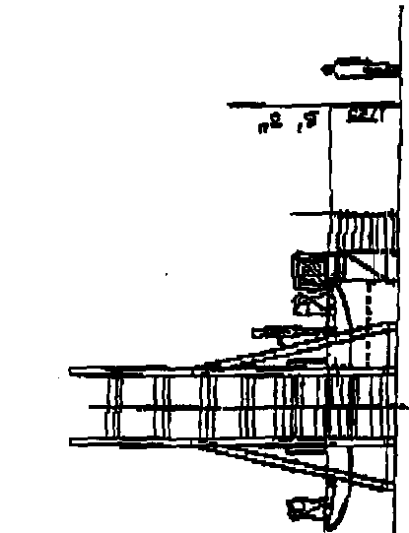


PATENT PENDING

**DISK'O'**  
New thrill ride 2004

SKATEBOARD

PATENT PENDING



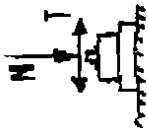
## CONVERSIONI - CONVERSIONI - CONVERSIONI

173	3.29 74	173	0.3018 m
174	0.0927 in	174	25.4 mm
175	0.255 lb	175	4.448 N
176	225 lb	176	0.001448 KN
177	10.766qtF	177	0.0029 m <sup>3</sup>
178	0.00045 psi	178	6894.76 N/m <sup>2</sup>

[illegible]

## OPERATIONAL LOADS ON THE GROUND

FRUIT	N (1990 trees)	1 (1990 death)
1	120	94.5%
2	120	94.5%
3	100	94.0%
4	60	100%



## RESOLUTION

### CASE NO. SLP-34-94 GO-KARTS PLUS

WHEREAS, the Board of Supervisors of James City County has adopted by Ordinance specific land uses that shall be subjected to a special use permit process; and

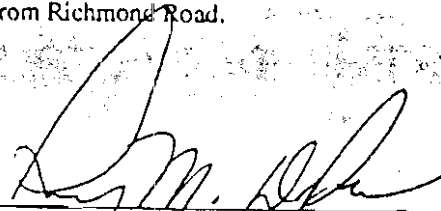
WHEREAS, the Planning Commission of James City County, following its public hearing on January 10, 1995, recommended approval of Case No. SLP-34-94, by a vote of 6 to 1, to permit the construction of an outdoor center of amusement, further identified as Parcel No. (1-18) on James City County Real Estate Tax Map No. (24-3).

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby approve the issuance of Special Use Permit No. SUP-34-94 as described herein with the following conditions:


1. If construction has not commenced on the project within twelve months from the issuance of the special use permit, it shall become void. During this twelve month period all permits pertaining to the construction shall be secured, connections to water and sewer shall be made, clearing and grading of the site shall be completed and footings and/or foundations shall be installed.
2. Site plan approval by the Development Review Committee shall be required, including the submittal of a landscaping plan which protects adjacent properties and minimizes any adverse impacts on Richmond Road's function as a corridor within an historic area.
3. This special use permit shall expire in five years from its issuance unless the applicant constructs a new, commercial grade, main entrance at the crossover in front of the new amusement site within 5 years from the issuance of the special use permit. When the new entrance is opened, the existing main entrance which served the original Go Karts Plus site shall be closed. During the five-year period, the applicant can ask the Board of Supervisors to examine the need for a new entrance. It shall be the responsibility of the applicant to demonstrate to the Board of Supervisors that a new entrance at the crossover is not warranted.
4. The applicant shall show the future commercial main entrance located at the crossover on any future site plan details of the Go Karts Plus facility.
5. Parking lots and pedestrian facilities between the new and existing sites shall be connected.
6. One and only one entrance shall serve the entire Go Karts Plus outdoor amusement facility unless additional access points are required by fire or local law enforcement officials.
7. All statues, monuments and signs visible from Richmond Road shall be approved by the Director of Planning.



8. The use of this site shall be limited to structures, monuments, amusements devices and rides less than 35 feet in height considered part of or accessory to an outdoor center of amusement by the Zoning Administrator.
9. Final landscaping plan shall be approved by the Director of Planning.
10. Operation of the amusement center between 12:00 a.m. and 9:00 a.m. shall be prohibited.
11. All mini-race cars shall be equipped with mufflers, which are in good repair. Noise levels shall be less than that emanating from Richmond Road.

  
Perry M. DePue  
Chairman, Board of Supervisors

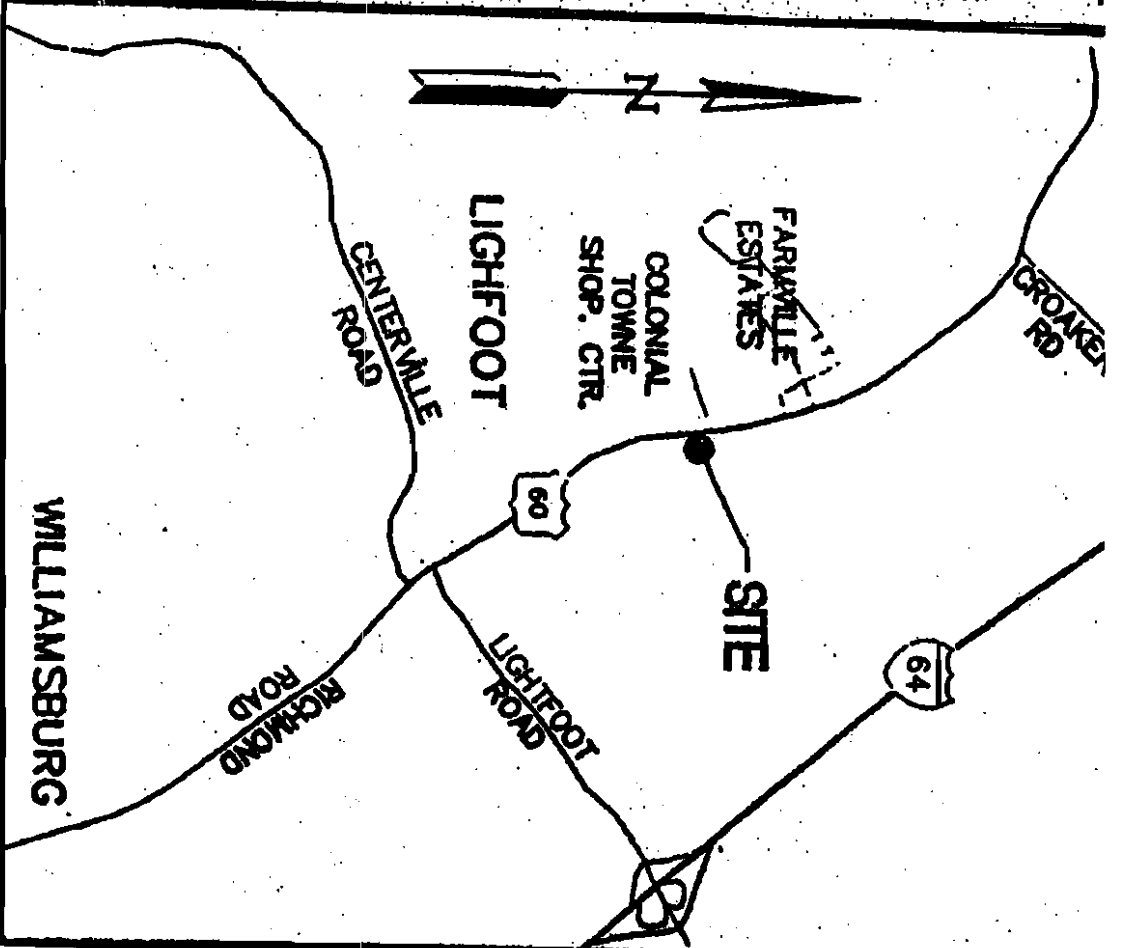
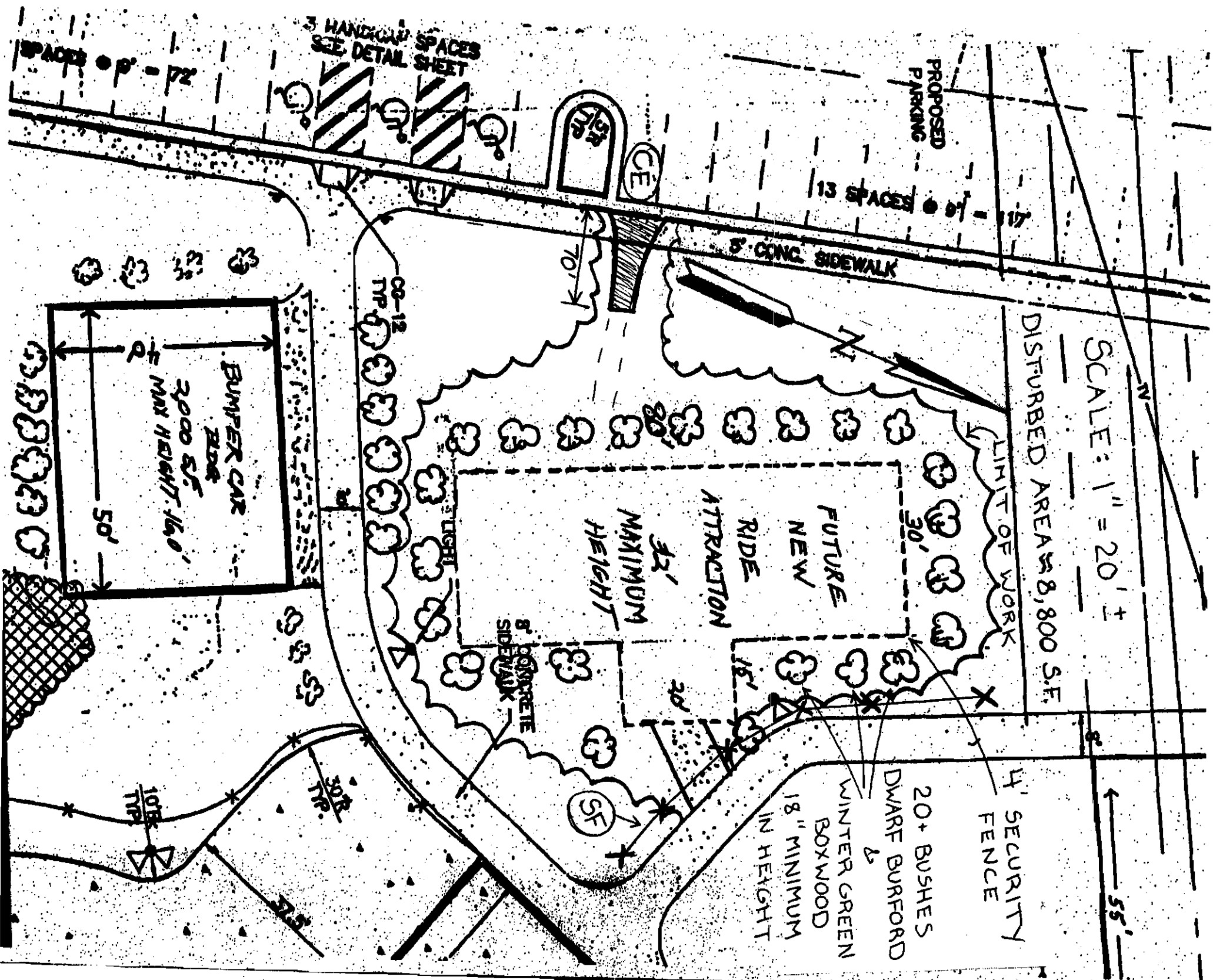
ATTEST:

  
David B. Norman  
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
SISK	AYE
EDWARDS	AYE
MAGOON	AYE
TAYLOR	AYE
DEPUE	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 21st day of February, 1995.

sup-3494.res



**VICINITY MAP**  
SCALE: 1"=200'

## SP-14-04: Action Park of Williamsburg (Go-Karts Plus) Ride Addition

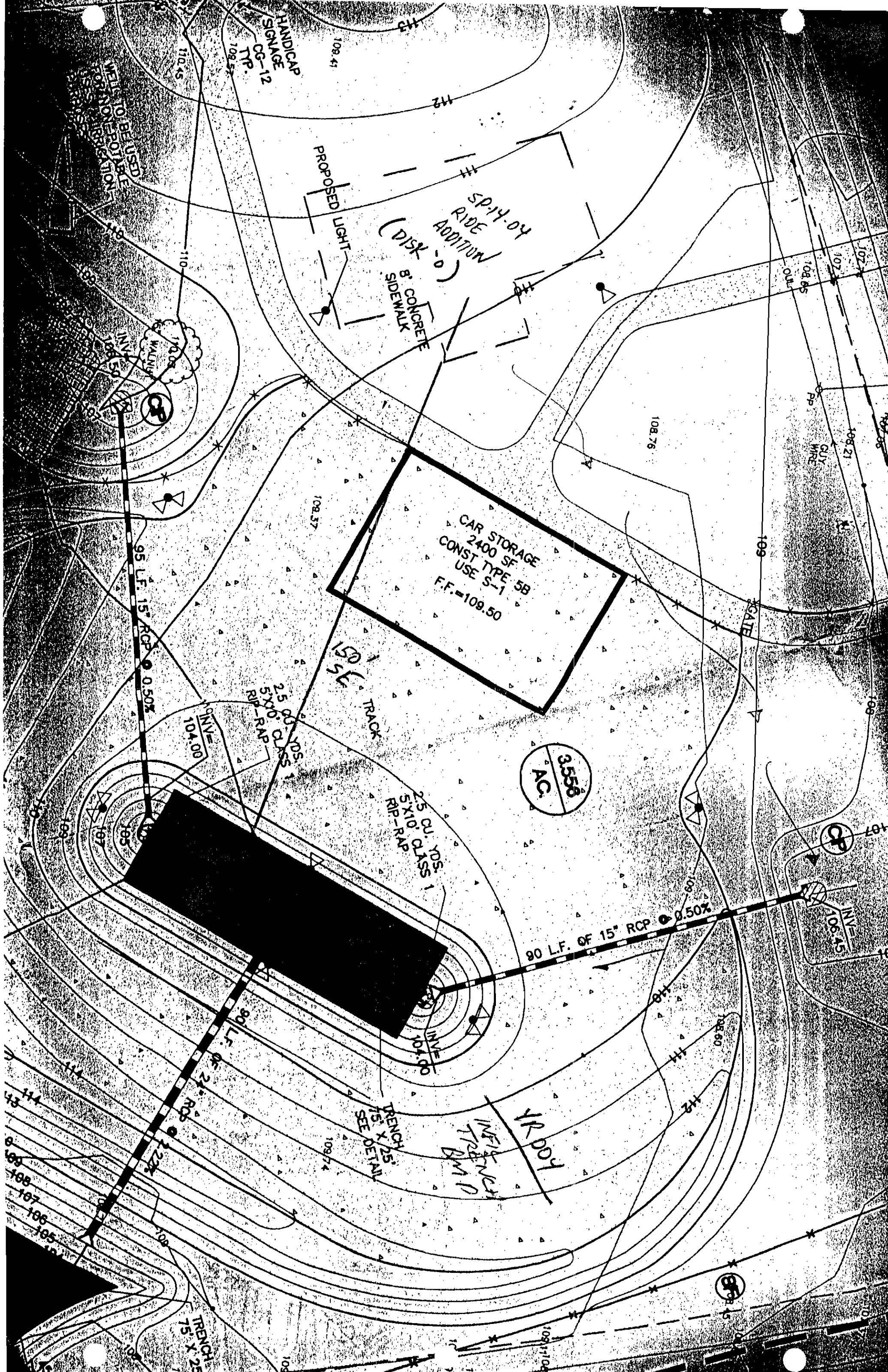
- Site is located at 6870 Richmond Road
- Property is zoned B-1, General Business
- 3.82 acres (total park - 8.094)
- Tax Map ID (24-3)(1-18)
- Stonehouse Magisterial District

### General Notes:

- Amendment to SP-10-04 to add a new amusement attraction encompassing an area of approximately 2700 sq. ft. with a maximum height of 32'.
- Evergreen shrubs shall be a minimum of 18" in size at the time of planting.
- No new utilities are proposed.
- See SUP-34-94 for conditions.



COUNTY OF JAMES CITY FINAL SITE PLAN	
APPROVALS	DATE
Fire Dept. _____	_____
Health Dept. _____	_____
VDOT _____	_____
Planning _____	_____
Environ. _____	_____
Zoning _____	_____
JCSA _____	_____
County Eng. _____	_____
REA _____	_____
Other _____	_____



HANDICAP  
SIGNAGE  
CG-12  
TYP.

SP-14-04  
RIDE  
ADDITION  
(DISK-0)

PROPOSED LIGHT

8' CONCRETE  
SIDEWALK

CAR STORAGE  
2400 SF  
CONST TYPE 5B  
USE S-1  
F.F.=109.50

35' TRACK

3556  
AC

25' CU. YDS.  
5'X10' CLASS 1  
RAP-RAP

80 L.F. OF 15" RCP @ 0.50%

TRENCH  
75' X 25'  
SEE DETAIL

YR 004

TRENCH  
75' X 25'



James City County Environmental Division  
Erosion and Sediment Control Notes  
Revised 7/6/01

*The purpose of the erosion control measures shown on these plans shall be to preclude the transport of all waterborne sediments resulting from construction activities from entering onto adjacent properties or State waters. If field inspection reveals the inadequacy of the plan to confine sediment to the project site, all appropriate modifications will be made to correct any plan deficiencies. In addition to these notes, all provisions of the Virginia Erosion and Sediment Control Regulations shall apply to this project.*

1. All erosion and sediment control measures shall be installed and maintained in accordance with the Virginia Erosion and Sediment Control Handbook, 3<sup>rd</sup> Edition, 1992. The contractor shall be thoroughly familiar with all applicable measures contained therein that may be pertinent to this project, including Minimum Standards 1 through 19. If the approved Erosion and Sediment Control plan is found to be inadequate in the field, the Minimum Standards will apply in addition to the provisions of the approved plan.

2. As a prerequisite to approval of an erosion and sediment control plan for land-disturbing activities, the name of a Responsible Land-Disturber shall be provided. The Responsible Land-Disturber shall be an individual who holds a valid certificate of competence issued by the Virginia Department of Conservation and is defined as the person in charge of and responsible for carrying out the land-disturbing activity. Permits or plans without this information are deemed incomplete and will not be approved until proper notification is received. Also, if the person designated as Responsible Land-Disturber changes between the time of plan approval and the scheduled preconstruction meeting, the Environmental Division shall be informed of the change, in writing, 24-hours in advance of the preconstruction meeting.

3. A preconstruction meeting shall be held on site between the County, the Developer, the Project Engineer, the Responsible Land-Disturber and the Contractor prior to issuance of the Land Disturbing Permit. The Contractor shall submit a Sequence of Construction to the County for approval prior to the preconstruction meeting. The designated

Responsible Land-Disturber is required to attend the preconstruction meeting for the project.

4. All points of construction ingress and egress shall be protected by a temporary construction entrance to prevent tracking of mud onto public right-of-ways. An entrance permit from the Virginia Department of Transportation is required prior to any construction activities within State right-of-ways. Where sediment is transported onto a public road surface, the road shall be thoroughly cleaned at the end of each day (Std & Spec 3.02).

5. Sediment basins and traps (Std & Spec 3.13 and 3.14), perimeter dikes (Std & Spec 3.09 and 3.12), sediment filter barriers (Std & Spec 3.05) and other measures intended to trap sediment on-site must be constructed as a first step in grading and must be made functional prior to any upslope land disturbance taking place. Earthen structures such as dams, dikes and diversions must be seeded and mulched immediately after installation. Periodic inspections of the erosion control measures by the owner or owners representatives shall be made to assess their condition. Any necessary maintenance of the measures shall be accomplished immediately and shall include the repair of measures damaged by any subcontractor including those of the public utility companies.

6. Surface flows over cut and fill slopes shall be controlled by either redirecting flows from transversing the slopes or by installing mechanical devices to safely lower water downslope without causing erosion. A temporary fill diversion (Std. & Spec. 3.10) and slope drain (Std. & Spec. 3.15) shall be installed prior to the end of each working day.

7. Sediment control measures may require minor field adjustments at time of construction to insure their intended purpose is accomplished. Environmental Division approval will be required for other deviations from the approved plan.

8. The Contractor shall place soil stockpiles at the locations shown on the plan. Soil stockpiles shall be stabilized or protected with sediment trapping measures. Off-site waste or borrow areas shall be approved by the Environmental Division prior to the import of any borrow or export of any waste to or from the project site.

9. The Contractor shall complete drainage facilities within 30 days following completion of rough grading at any point within the project. The installation of drainage facilities shall take precedence over all underground utilities. Outfall ditches from drainage structures shall be stabilized immediately after construction of the same (Std & Spec 3.18). This includes installation of erosion control stone or paved ditches where required. Any drainage outfalls required for a street must be completed before street grading or utility installation begins.

10. Permanent or temporary soil stabilization shall be applied to denuded areas within seven days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within seven days to denuded areas that may not be at final grade but will remain dormant for longer than 30 days. Permanent stabilization shall be applied to areas that are to be left dormant for more than one year.

11. No more than 300 feet of sanitary sewer, storm drain, water or underground utility lines are to be open at one time. Following installation of any portion of these items, all disturbed areas are to be immediately stabilized (i.e., the same day).

12. If disturbed area stabilization is to be accomplished during the months of December, January or February, stabilization shall consist of mulching (Std & Spec 3.35). Seeding will then take place as soon as the season permits.

13. The term Seeding, Final Vegetative Cover or Stabilization on this plan shall mean the successful germination and establishment of a stable grass cover from a properly prepared seedbed containing the specified amounts of seed, lime and fertilizer (Std & Spec 3.32). Irrigation shall be required as necessary to ensure establishment of grass cover.

14. All slopes steeper than 3H:1V shall require the use of erosion control blankets and matings to aid in the establishment of a vegetative cover. Installation shall be in accordance with Std. & Spec. 3.35, Mulching, Std. & Spec. 3.36, Soil Stabilization Blankets and Matting and Manufacturers Instructions. No slopes shall be created steeper than 2H:1V.

15. Inlet protection (Std & Spec 3.07 and 3.08) shall be provided for all storm drain and culvert inlets following construction of the same.

16. Temporary liners, such as polyethylene sheet shall be provided for all paved ditches until the permanent concrete liner is installed.

17. Paved ditches shall be required wherever accelerated erosion is evident. Particular attention shall be paid to those areas where grades exceed 3 percent.

18. Temporary erosion control measures such as silt fence are not to be removed until all disturbed areas are stabilized. Trapped sediment shall be spread, seeded and mulched. After the project and stabilization is complete, all erosion and sediment control measures shall be removed within 30 days.

19. No sediment trap or sediment basin shall be removed until a) at least 75 percent of the lots within the drainage area to the trap or basin have been sold to a third party (unrelated to the developer) for the construction of homes and/or b) 60 percent of the single family lots within the drainage area to the trap or basin have been completed and the soil stabilized. A bulk sale of lots to another builder does not satisfy this provision. Sediment traps and sediment basins shall not be removed without the express authorization of the James City County Environmental Division.

20. Record Drawings (As-Builts) and Construction Certifications are both required for newly constructed or modified stormwater management/BMP facilities. Certification activities shall be adequately coordinated and performed before, during and following construction in accordance with the current version of the James City County Environmental Division, Stormwater Management/BMP Facilities, Record Drawing and Construction Certification, Standard Forms & Instructions.

21. Design and construction of private-type site drainage systems outside VDOT rights-of-way shall be performed in accordance with the current version of the James City County Environmental Division Stormwater Drainage Conveyance Systems (No BMP related), General Design and Construction Guidelines.

SUMMARY FACTS

**Applicant:** Richard Smith of AES Consulting Engineers

**Land Owner:** Philip O. Richardson

**Proposed Use:** Predominantly warehouse and office with a contractor's rental center in a portion of one of the buildings.

**Location:** 5301 Mooretown Road

**Tax Map/Parcel No.:** (33-3)(1-31)

**Primary Service Area:** Inside

**Parcel Size:** 4.727 acres

**Existing Zoning:** M-1, Limited Business/Industrial District

**Comprehensive Plan:** Limited Industry

**Reason for DRC Review:** The total floor area of the proposed development exceeds 30,000 square feet. The plan also proposes two entrances on the same road.

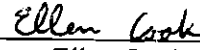
**Staff Contact:** Ellen Cook                      Phone: 253-6685

STAFF RECOMMENDATION

The applicant has proposed 38,820 square feet of warehouse, office and contractors rental space located on Mooretown Road. Due to its location, this site plan was sent for review to the City of Williamsburg and to York County. York County returned comments on several issues with regard to that County's portion of the site including:

- The status of the land between the County line (the center line of Mooretown Road prior to realignment) and the current center line of Mooretown Road. The applicant has submitted a fee to VDOT to research and make a determination on the ownership and right-of-way status.
- The potential need for the portion of the site in York County to be rezoned from Resource Conservation to a designation that allows for commercial entrances.
- A 45-foot Greenbelt buffer as measured from the proposed property line.
- The second entrance onto Mooretown Road. The applicant requested a second entrance subsequent to the initial site plan submittal to accommodate a portion of the proposed space being used as a contractors rental center. While they have not reviewed engineered plans and may have additional comments, VDOT has not stated an objection to the second entrance, and York County has indicated that this second entrance could potentially be approved.

York County has indicated that once the status of the strip of land is determined, the other issues would need to be addressed through site plan review and, potentially, through their legislative processes. Staff recommends preliminary approval contingent on attached agency comments being addressed, and subject to the resolution of all ownership, zoning and site issues with York County.

  
Ellen Cook

SP-016-04 Richardson Office and Warehouse  
Agency Comments

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Planning:

1. Sheet 8 shows the typical pole base detail. Please also include a detail showing the fixture for the wall-mounted lighting sources to verify that all light will be directed downward and the light source is not visible from the side in accordance with Section 24-57.
2. Please add a note to the General Notes stating that "All new signs shall be in accordance with Article II, Division 3 of the James City County Zoning Ordinance."
3. In the Project Description on Sheet 1, it states that "Property across the road is the City of Williamsburg and is in a heavily wooded condition." Please revise to "Property across the road is owned by the City of Williamsburg..." as it appears that this is in York County.
4. In the General Notes, please add a note listing the height of the proposed buildings. Any building heights over 35 feet affect the setback and yard requirements in Sections 24-415 and 24-416 of the JCC Zoning Ordinance.
5. Please indicate the location of any dumpsters.
6. Please indicate the location of building entrances on the front (eastern) side.
7. It appears that there is outdoor storage area to the rear of the buildings; please note that any outdoor operations and storage on site must be in accordance with Section 24-41 of the Zoning Ordinance. Specifically, this section requires that the storage area:
  - a) Be set back a minimum of 35 feet from the right-of-way;
  - b) Be well drained with adequate provisions to control storm drainage and erosion;
  - c) Be maintained in an all-weather surface if it is to be routinely disturbed;
  - d) Be screened from adjacent property by landscaping and fencing except for outdoor displays for sale of certain items.
  - e) Be limited to uses and items stored which do not create noise, odor, dust or other objectionable effects. The effects of an activity shall be measured at the nearest property line.
8. Parking. On sheet 3, please revise the parking data to reflect the new proposed uses. Please clarify whether the parking spaces to the rear of the building (as described in the note) are included in the parking data.
9. Staff suggests additional landscaping at the rear of the property, consisting of at three or more additional trees in the current gap shown on the plans, in keeping with the intent of Sec. 24-41 of the Zoning Ordinance and as requested by the City of Williamsburg.
10. Prior to final site plan approval, please provide documentation that all property shown as within the lot lines on this site plan is owned by the person listed as the property owner on the site plan application and no longer in the public domain. Note that a boundary line adjustment is necessary which would need to be approved prior to final site plan approval.
11. Prior to final site plan approval, please provide documentation that all York County issues have been addressed and resolved.

Environmental:

1. Please refer to the attached memorandum dated March 23, 2004.

JCSA:

1. Please refer to the attached memorandum dated March 22, 2004.

VDOT:

1. Please refer to the attached memorandum dated March 18, 2004.

Landscaping:

1. The Common Name for the Liriope is listed as Compact Pfitzer Juniper on the Plant List. Please revise.
2. The Waxmyrtle (MC) are labeled twice in the area to the north of the entrance.

Health:

1. Approved as submitted.

Fire:

1. Approved as submitted.

Co. Engineer:

1. Approved as submitted.

City of Williamsburg:

1. Can additional landscaping be provided along the train tracks in the rear to include shrubs and trees to hide the parking lot? A large gap is located in the landscaping in this area.

York County:

1. Site Plan Review Division:

The proposed site plan will require approval by the Division of Development and Compliance prior to the issuance of a land disturbing activity permit. The current proposal includes parking lot area, landscaping, entrances, sign, and a fire hydrant which are in the existing right-of-way and until the right-of-way is abandoned properly a final review of the site plan can not be completed. The property appears to be zoned RC (Residential Conservation) and would need to be rezoned by the Board of Supervisors in order for the proposed use to be given final approval. The property which fronts along Mooretown Road requires a 45-foot Greenbelt buffer as measured from the proposed property line. The access management section of the zoning ordinance may permit only one entrance into the site.

2. Planning Division:

The status of the former Mooretown Road right-of-way needs to be verified. The boundary line between York County and James City County follows the centerline of the old right-of-way. When Mooretown Road was extended and widened south of Airport Road, this section of the road was realigned within a new right-of-way. As a result of the realignment, there is now a narrow strip of land, located in York County, between the new centerline and the old centerline (i.e., the county line) where the old roadbed used to be. If VDOT has abandoned the old right-of-way, then the property is zoned RC (Resource Conservation) and would need to be rezoned before the proposed development could be permitted. If the right-of-way has not been vacated, at least a portion of it should remain as right-of-way in order to accommodate possible future widening of Mooretown Road should it become necessary.



# 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

March 18, 2004

Ellen Cook, Planner  
James City County Planning  
Post Office Box 8784  
Williamsburg, Virginia 23187

Ref: Richardson Office and Warehouse  
Case No. SP-16-04  
Route 603; James City County

Ms Cook:

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

- 1) Provide updated Virginia Department of Transportation (VDOT) General Notes.
- 2) Clearly show the existing right of way lines are on the plans.
- 3) We recommend a CG-11 commercial entrance, with a minimum throat width 30 feet.
- 4) The second entrance, which has been informally requested, needs to be shown on the plans.
- 5) Show a VDOT standard stop sign and stop bar on the plans.
- 6) Provide a detail of a VDOT standard stop sign. Stop signs must be in accordance with MUTCD R1-1 (30" x 30") standard. Stop signs must be 7' in height above pavement elevation.
- 7) On sheet 9, the pavement typical sections should show hot mix types of asphalt, such as SM-9.5A and BM-25.
- 8) Provide pre and post drainage area maps.
- 9) Provide drainage calculations for the DI-5 structure and the adjoining 80 feet of 18" RCP.
- 10) Standard VDOT IS-1 shaping must be constructed in all drainage structures within VDOT Right of Way.
- 11) We recommend a DI-7 instead of the MH-1 where it ties into the existing 21" RCP. Review and ensure that no ponding of water will occur around this area.
- 12) Provide the adequacy of the downstream channel.
- 13) Drainage calculations must be signed and stamped by Professional Engineer (PE) or Licensed Land Surveyor - B (LS-B).

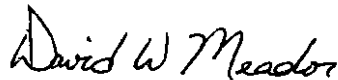
March 18, 2004

- 14) Standard VDOT details should be shown on the plans for the following: IS-1 Inlet Shaping (IS-1, 106.08), Standard ditch drop inlet (DI-5, 104.21), Standard median drop inlet (DI-7, 104.24), Standard step (ST-1, 106.09), Pipe Bedding (PB-1, 107.01).
- 15) 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".
- 16) Provide the needed traffic control details on the plan from the 2003 Virginia Work Area Protection Manual.
- 17) The final approval of this site plan will be dependent on whether the developer can successfully acquire the existing VDOT right of way adjacent to this proposed 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.

If you have questions, call me at 253-5150.

Sincerely,



David W. Meador  
Permit and Subdivision Specialist Senior



## MEMORANDUM

Date: March 22, 2003

To: Ellen Cook, Planner

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

Subject: SP-16-04, Richardson Office and Warehouse

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

1. JCSA will not approve the current layout of the water and sewer alignment. JCSA utilities may not be located within a gated and fenced area as this will limit our ability to service the system. Please see Michael Vergakis and Danny Poe to discuss alternate alignments acceptable to the JCSA. Issues that need to be addressed include:

- This site should be master metered since it is a single property and not subdivided.
- The grinder pump may not be located in a JCSA easement, and it must be labeled as a private station.
- Provision must be made to allow future extension of the water and sewer mains across the property by providing easements.

2. Is the existing utility easement along the adjacent property a JCSA easement (reference PB 56 PG 90)?

3. Who owns the railroad spur that the proposed water and sewer mains cross? Is a permit required? Has it been confirmed that a perpetual lease agreement is not required (the railroad companies sometime require these)?

4. Referencing a trenchless crossing of the railroad spurs is not sufficient to describe the work involved. What type of materials are proposed? JCSA prefers to have the water main bored and jacked under the railroad spur, with a casing pipe.

5. Since this is a commercially zoned area, fire hydrant spacing along the water main extension, both on-site and off, should be 400 feet in accordance with the JCSA standards.

6. Coordination notes are required for the force main connection. The existing customers must be notified if the force main is to be shut down during the tie-in. Provisions must be made to accommodate their sewage flow during the shut down, or the tie-in must be completed during non-business hours. The JCSA inspector must be notified at least 48 hours in advance of making the tie-in, and must be present to inspect the work.

7. Two gate valves needs to be added - one to the proposed force main immediately upstream from the connection, and the other on the existing force main, also immediately upstream from the connection.

8. Concerning the water main tap - JCSA no longer permits full diameter taps. The existing 8" main may be tapped with no greater than a 6 inch hole. The plan must be revised to reflect a 6 inch tap and then it may be increased to 12 inches using the appropriate fitting.

9. The eccentric reducers shown on sheets 6 and 10 in the profile views are oriented such that an air gap will be created in the pipeline. Please depict the reducers in the opposite orientation to alleviate this problem.

10. The grinder pump station design must be submitted to the DEQ for approval.

11. JCSA fire flow requirements for commercial development is 2,500 gpm, with no more than 1,000 gpm coming from any single hydrant. The hydrant flow test performed indicates that 1,715 gpm at 20 psi is all that the system is capable of near the connection to the existing main. Appropriate ISO calculations for Fire Department approval will be required prior to approval.

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



**ENVIRONMENTAL DIVISION REVIEW COMMENTS**  
**RICHARDSON OFFICE AND WAREHOUSE**  
**COUNTY PLAN NO. SP - 16 - 04**  
*March 23, 2004*

**General:**

1. A Land-Disturbing Permit and Siltation Agreement, with surety, are required for this project.
2. Water and sewer inspection fees, as applicable, must be paid in full prior to issuance of a Land-Disturbing Permit.
3. A Standard Inspection / Maintenance agreement is required to be executed with the County due to the proposed stormwater conveyance systems and Stormwater Management/BMP facility associated with this project.
4. Responsible Land-Disturber Notification. Provide the name of an individual who will be in charge of and responsible for carrying out the land-disturbing activity. Permits or plans without this information are deemed incomplete and not approved until proper notification is received.
5. Record Drawing and Construction Certification. The stormwater management/BMP facility 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.
6. VPDES. It appears land disturbance for the project may exceed one (1) acre. Therefore, it is the owner's 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.
7. Watershed. The plans show that drainage from the site is conveyed to the existing drainage system along SR 603 Mooretown Road. It is unclear if ultimately the site drains toward the east toward Waller Mill Reservoir or west back across Route 60 to the Chisel Run portion of Powhatan Creek. Provide a note on the cover sheet of the plans to indicate the best guess for which watershed the project is situated. If in the Powhatan Creek watershed, indicate subwatershed and catchment identifiers.
8. Site Information. The plans indicate a County boundary through the front (east) part of the site. Label appropriately as James City and York Counties on all applicable sheets.
9. Offsite Work. Although it appears a 20 ft. easement exists for offsite work (PB 56, Page 90), ensure no railroad occupancy permits are necessary for offsite utility work, especially for the waterline and force main crossing as shown under the railroad spur on the adjacent property (n/f Riverside Brick and Supply Company tract, GPIN ).

**Chesapeake Bay Preservation:**

10. Environmental Inventory Sheet 2 and the steep slope variance request letter dated February 25<sup>th</sup> 2004 have conflicting information. The inventory shows 0.40 acres of steep slope impact; however, the variance request letter indicates site and utility construction impact at 0.40 acres and total acreage at 0.72 acres. If the letter is correct, revise the Environmental Inventory. If the inventory is correct, then revise and submit a new request letter. No action will be taken on the steep slope impact request until information as presented is consistent.
11. An Environmental Inventory is needed for offsite work associated with the force main and waterline.
12. Label the limit of work (clearing and construction) on Environmental Inventory Sheet 2.

**Erosion & Sediment Control Plan:**

13. E&SC Narrative. Provide a brief erosion and sediment control plan narrative in accordance with VESCH requirements. The narrative should include important site, adjacent parcel, soil and development information as well as specific control and stabilization measures as proposed.  
*(Note: Page 4 of the design plan checklist indicates that narrative information was provided; however, none was found.)*
14. Temporary Stockpile Areas. Show any temporary soil stockpile, staging and equipment storage areas (with required erosion and sediment controls) on the Phase I E&SC plan or indicate on the plans that none are anticipated for the project site. The location of the stockpile should avoid improvements and grading as proposed in Phase 2.
15. Offsite Land Disturbing Areas. Due to the apparently large amount of site fill required to achieve proposed site grades, identify any offsite land disturbing areas including borrow, waste, or disposal sites (with required erosion and sediment controls).
16. Phase I E&SC. The following comments pertain to the Phase I erosion and sediment control plan as presented on Sheet 4.
  - 16a. Continue silt fence around the rear of the site along the limit of work and toe of proposed grading (fill) slopes.
  - 16b. The alignment of the temporary diversion in the back (west) part of the site is not in a positive downhill direction following existing topography. Show intended grading for the diversion, or at a minimum, the intended channel slope and typical section. Design of the diversion must follow requirements of Minimum Standard & Spec. 3.12 of the VESCH (ie. 10-year design).
  - 16c. It appears the location of the temporary diversion measure in the back (west) part of the site will conflict with grading (fill) operations. It is unclear how drainage will be maintained to the temporary sediment basin if the diversion cannot function as intended.
  - 16d. Provide a note on the plans stating that the contractor shall maintain positive drainage on all perimeter diversions and diversion dikes.

- 16e. Temporary Sediment Basin. It is unclear where the peak design runoff values for the 2- and 10-year storms (in the sediment basin design data sheet) were derived from. The values for Q2 (19.87 cfs) and Q25 (44.06 cfs) do not match any of the pre- or postdevelopment hydrographs in the design report. Please clarify what conditions these design values were based upon.
- 16f. Temporary Sediment Basin. The basin contours on Sheet 4 should be solid (proposed) rather than dashed (existing) as the basin is intended to be graded during Phase 1. Label proposed contours and add a note to show this is interim grading for the basin. Also, the temporary sediment basin/infiltration trench section on Sheet 10 is incomplete. Several invert elevations are missing for the connection pipe from the principal spillway riser to the existing VDOT pipe system.
- 17. Phase 2 E&SC. The following comments pertain to the Phase II erosion and sediment control plan as presented on Sheet 5.
  - 17a. In keeping with the intent of the plan and sequence of construction on Sheet 4, the title of Sheet 5 should include "Phase II Erosion and Sediment Control Plan".
  - 17b. Silt Fence. To protect the basin during building construction, provide a line of silt fence between Building # 1 and the infiltration basin.
  - 17c. Forebays. Provide details for the two sediment forebays in the infiltration basin and show depth and class of riprap required.
  - 17d. Provide a large boxed note on Sheet 5 of the plan set stating "the infiltration BMP shall not be constructed until after site work is completed and stabilization measures have been implemented."
- 18. Force Main E&SC. The following comments pertain to the erosion and sediment control plan for the offsite force main and waterline as shown on Sheet 6.
  - 18a. Erosions and sediment controls need to be provided for proposed offsite utility installations. These improvements continue to Airport Road where open ditch drainage will also need to be protected. Silt fence, rock check dams, or other E&SC measures may be appropriate.
  - 18b. Provide a boxed note on Sheet 6 to indicate offsite utility construction shall be performed in accordance with Note # 11 of the County Standard Erosion and Sediment Control notes and Minimum Standard # 16 of the Virginia Erosion and Sediment Control regulations.
  - 18c. For the offsite portion of work, immediate stabilization of disturbed areas is the most important erosion and sediment control plan measure. Ensure the plan and sequence clearly reflect this intent.
  - 18d. As construction is proposed through the existing parking lot at the Family Inn (n/f Resort Hotels Ltd.) near Airport Road, additional inlet protection may be required in that area. Provide notes on the plans to indicate such or provide location of erosion controls on the

plan. If no drop inlets exist in this area, sediment-laden construction runoff shall not be permitted to drain onto Airport Road.

- 18e. It appears, due to depth and location of the proposed force main and water line, that dewatering operations may be required. Provide information for anticipated dewatering methods and required erosion and sediment controls (secondary filtering structures, bags, etc.).
19. Dust Control. Add dust control measures in accordance with Minimum Standard 3.39 of the VESCH to the erosion and sediment control plan for the site. Dust control may be warranted due to the proximity of work to SR 603 Mooretown Road and Route 645 Airport Road.
20. Downstream BMP Protection. Include provisions on the E&SC plan to monitor the existing offsite VDOT BMP for signs of sedimentation, specifically during or as a result of construction on this site. As this facility is not to be used for sediment control, the contractor should be aware that additional onsite or offsite controls may be necessary to protect the BMP from degradation. This may include additional E&SC measures, cleaning and sediment removal within the basin or connecting pipe systems and coordination with the owner, engineer or the County.

**Stormwater Management / Drainage:**

21. Plan Information. Sheets 3, 4 and 5 show a feature for an existing "sewer force main" at the south corner of the site. As this is the location of the BMP, more information must be shown on the approximate location of the forcemain and how BMP construction may affect this utility.
22. VDOT System. It appears the onsite drainage system connects to a roadside storm drainage system along SR 603 Mooretown Road and then into an existing VDOT BMP. Provide information to support that the storm drainage piping along Mooretown Road is in a physically acceptable condition to receive drainage from the development site.
23. Stormwater Plan. Once the site is graded (filled) along the west border adjacent to the railroad, there appear to be several areas which will impound drainage and may result in the formation of mosquito-breeding habitat. Assess proposed grading and drainage and resolve these situations. *(Note: Trackside drainage which previously was conveyed through this site must not be impounded due to site grading.)*
24. Drainage Map. Provide a drainage map that shows divides and supports drainage areas used for design of the onsite storm drainage system and the infiltration BMP, including offsite area (0.40 acres). Explain the discrepancy between the BMP Worksheet which shows a total of 5.09 acres to the basin; however, the postdevelopment hydrographs in the design report show a total drainage area of 5.20 acres.
25. BMP/Water Quality. In the worksheet for BMP point system, it has been indicated that the site is taking credit for off-site drainage area. It is unclear where the 0.40 acres originates from.
26. Stormwater Management Narrative. Please provide a brief stormwater management narrative which describes existing drainage at the site and proposed onsite stormwater drainage facilities and permanent BMPs. *(Note: Page 7 of the design plan checklist indicates that narrative information was provided; however, none was found.)*

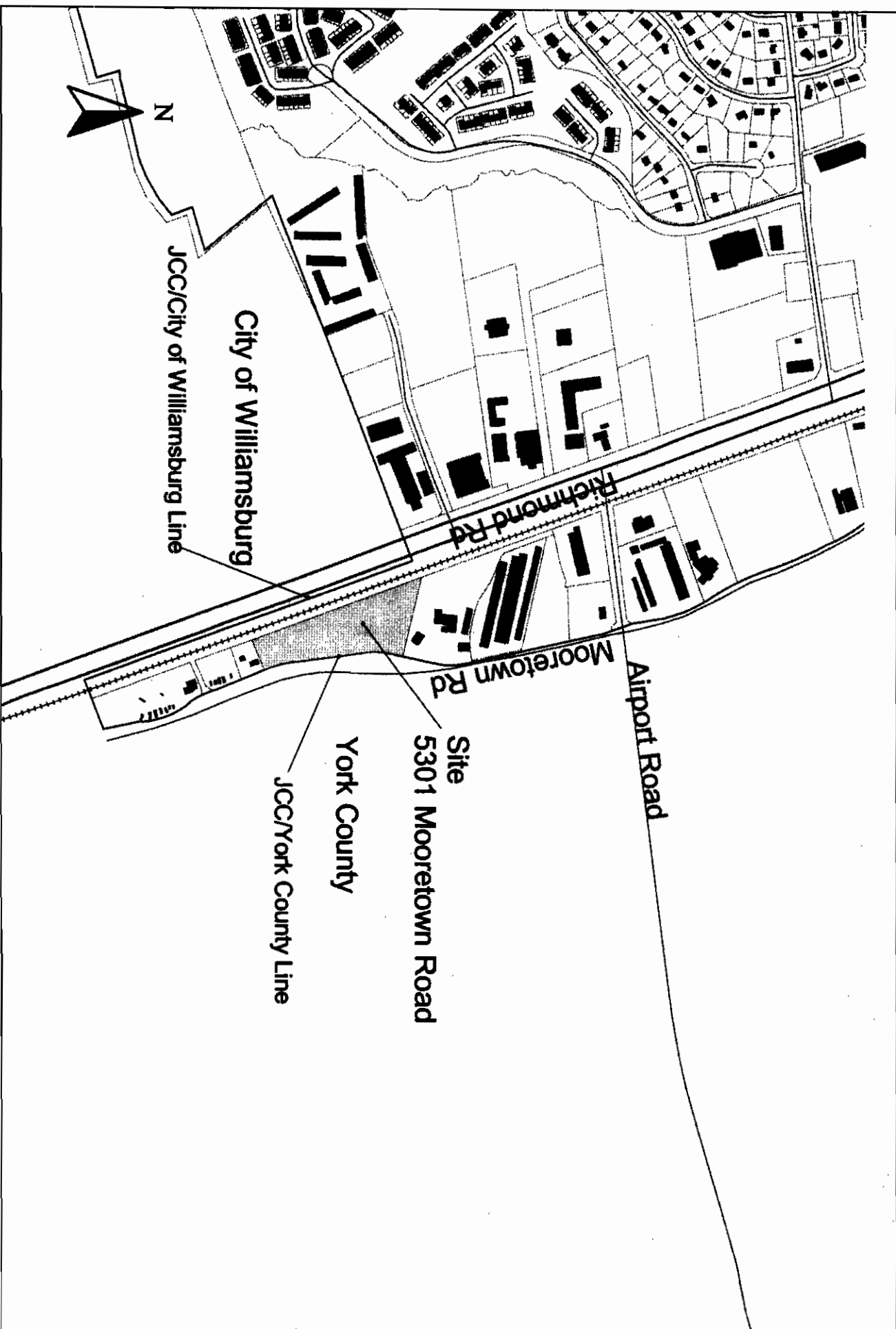
27. **Site Hydrology.** Length of flow for the overland flow component of the time of concentration computations cannot exceed 200 feet. Also, under postdevelopment conditions, the site is intensely developed with impervious area (parking, buildings, etc.). The composite CN of 84 as computed for postdevelopment conditions appears underestimated, probably due to use of CN's of 92 and 94 for commercial/business cover conditions and the rest of the site as pasture in good condition. Use actual impervious cover with CN of 98 when determining the composite CN for the site and BMP design and select CN values representative of the rest of the site based on actual conditions for landscaped and slope/grass areas rather than "pasture".
28. **Basin Design.** Based on information on the plans and design report, it appears a 10 point infiltration trench or basin (County BMP type C-2 or C-4) is being used to achieve water quality for the site. To take credit for a 10 point BMP meeting the C-2 or C-3 standard, the basin cannot have a low flow extended detention orifice at the bottom of the basin floor. Based on information shown on the detail on Sheet 10, the 10-inch low flow orifice at Elevation 95.16 would change the configuration of the basin to act more as a 4 point, County type F-2 dry detention basin rather than a 10-point infiltration facility. *(Storage volume in the surface portion of the basin would short-circuit through the 10-inch orifice rather than infiltrating into underlying soils. Refer to Figure 8 in the County BMP manual.)*
29. **Channel Adequacy.** As the basin outlet pipe ties into an existing VDOT roadside drainage system, the provisions of Minimum Standard # 19 apply to the 10-year storm discharge. It must be demonstrated that the downstream storm drainage piping system has adequate capacity to accept drainage from the BMP for the routed postdevelopment 10-year design storm (currently 5.22 cfs).
30. **Infiltration Design.** Provide all computations for the infiltration facility design consistent with the County BMP manual and the VSMH. It must be demonstrated that the infiltration facility fully dewateres the water quality volume in 48 hours.
31. **Stream Channel Protection.** Provide computations to show the basin complies with current stream channel protection criteria (24-hour detention of the 1-year, 24-hour storm).
32. **Infiltration Basin.** The County BMP manual requires that infiltration facilities should be situated at least 25 feet downgradient of structures. Building # 1 is situated within 25 feet of infiltration facility. Either reconfigure the plan to provide the required separation, or submit for a variance request in writing. To vary from the standard, it must be demonstrated by a site and geotechnical investigation that a reduced separation will not endanger the proposed building structure. *(As a note, the last line on page 7 of the design plan checklist as provided is meant to ensure adequate separation was consideration in layout and design of the BMP. This item was checked off as satisfactory when in reality, separation was less than minimum requirements. This comment could have been avoided if the checklist was used properly.)*
33. **Infiltration Basin.** Minimum Standard & Spec. 3.10 of the VSMH, requires a 100 foot separation between an infiltration practice and any down gradient building. It appears that several existing offsite structures are present within 100 feet of the proposed basin. Either reconfigure the plan to provide the required separation, or submit for a variance request in writing. To vary from the standard, it must be demonstrated by a site and geotechnical investigation that a reduced separation poses no danger to the existing building structures.

34. Infiltration Basin. The County BMP manual and the VSMH require that infiltration practices should be situated at least 100 feet from any water supply well. It is unclear if the existing parcel to the south (n/f Jerry Jump parcel, GPIN 3330100044) is served by public water or if a well services the site. If serviced by well, then the separation criteria would apply.
35. Infiltration Design. The geotechnical report (GET Solutions, Inc. dated February 16<sup>th</sup> 2004) provides hydraulic conductivity test results for tests at INF-1 and INF-2; however, it makes no mention of an infiltration rate to be used for the basis of design. Also, the geotechnical or design reports do not indicate the infiltration rate ( $f$ ) based on soils analysis or the design infiltration rate( $f_d$ ). As Sheet 10 provides computations for sizing of the infiltration trench based on an infiltration rate of 1.5 inches per hour, it must be clear what this assumption is based upon.
36. Infiltration Design. Computations on Sheet 10 show use of a 50 percent void space for storage volume design in the stone layer of the BMP. This is not consistent with standard design practice and procedure in the VSMH. Substantiate use of a void space higher than 40 percent. Refer to page 3.10B-3 of the VSMH. Also, specify "clean-washed stone" in the VDOT No. 57 stone layer on the detail on Sheet 10.
37. Groundwater Table. Ensure adequate separation exists between the infiltration basin and groundwater, based on information presented in the geotechnical report. The County BMP manual requires at least 4 foot of separation between the bottom of the infiltration facility and the groundwater table.
38. Pretreatment. For infiltration facilities, the County BMP manual recommends three or more pretreatment devices. As sediment forebays were used in conjunction with the aggregate layer, it would appear that at least one more site pretreatment mechanism is required. *(To not limit the site development footprint, this topic will be left open for discussion and adequate resolve.)*
39. Pretreatment. Provide computations to show storage in the two riprap sediment forebay structures meet County BMP manual requirements for 25 percent of the water quality volume.
40. Spillways. The flat DI-7 grate top units as proposed for the principal spillway structure of the BMP are generally not acceptable for use. James City County and the Virginia Stormwater Management Handbook (VSMH) do not recommend flat grates for trash racks due to clogging and maintenance problems. Provide appropriate riser, grate and bar details as applicable.
41. Sediment Forebays. Provide details for the proposed sediment forebays. Include rip rap classification, depth of stone, slope requirements, bottom elevation, top elevation, bottom length, bottom width, etc.
42. Maintenance Plan. Provide a maintenance plan for the stormwater management/BMP facility. Section 23-10(4)(b) of the Chesapeake Bay Preservation Ordinance requires stormwater management plans to include a long-term schedule for inspection and maintenance of stormwater management/BMP facilities. The plan should be specific for a infiltration facility.
43. RCP Pipe. Show class required for all proposed onsite reinforced concrete pipe storm drains and culverts. Consider dead and live loads and cover depths during and following construction.

44. **Paved Swale.** Provide a construction detail for the concrete paved swale as shown along the back (west) part of the site. The detail must be consistent with hydraulic design in the design report (bottom width, side slope, top width, etc.)
45. **Inlet Design.** Provide computations for the DI-5 inlet at the entrance road (Top El. 96.42) to show depth of flow for the 10-year design storm is contained within the banks of the roadside channel.
46. **Low-Impact Design.** 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, 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.

# SP-016-04 Richardson Office and Warehouse

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**Case No. SP-18-04  
New Town Block 8, Phase IB Residential  
Staff Report for the March 31, 2004 Development Review Committee Meeting**

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***Summary Facts:***

**Applicant:** Bob Cosby, AES Consulting Engineers  
**Land Owner:** Bob Ripley, GCR Inc.

**Proposed Use:** 66 Townhomes, 4 Single Family Homes

**Location:** 5216 Monticello Ave, (New Town Overall Site Address)  
Adjacent to Center Street and Casey Boulevard

**Tax Map/Parcel:** (38-4)(1-50)

**Primary Service Area:** Inside  
**Parcel Size:** 9.31± Acres

**Existing Zoning:** Mixed Use with Proffers  
**Comprehensive Plan:** Mixed Use: New Town

**Reason for DRC review:** The site plan proposes more than 50 residential units.

**Staff Contact:** Karen Drake (757) 253-6685

**Staff Recommendation:**

Even though the New Town Design Review Board has reviewed this project, staff recommends deferral of this case until the April 28<sup>th</sup> DRC meeting. This will allow time for staff and the applicant to resolve the Fire Department's outstanding comment #1 regarding life safety issues. As the project is currently designed, the alleys are not wide enough nor is there enough turning radius to allow emergency equipment access to rear units. Staff met with the applicant on March 22<sup>nd</sup> to discuss potential solutions.

Additionally, the Environmental Division currently does not recommend preliminary approval for the following two main reasons:

- 1) The current Environmental Inventory does not reflect RPA buffer as necessary along the south border of the site.
- 2) A temporary sediment basin (temporary BMP) and other perimeter erosion and sediment control plan measures and features are being shown in the Resource Protection Area buffer.

Although some discussions have been ongoing about the potential for a variable width buffer and a buffer/stormwater management meeting was held between Development Management staff and the applicant/engineer on Wednesday March 17<sup>th</sup> 2004, this issue has not been resolved sufficiently enough to grant preliminary approval for DRC purposes.

  
Karen Drake  
Senior Planner

**Attachments:**

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

**Agency Review Comments  
for  
SP-40-03. New Town Block 8, Phase 1B Residential**

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Planning:

1. Please insert an overall site plan for this project that has been scaled to fit on one page that includes which units have attached garages and detached garages. Additionally please note the proposed units that will have apartments (living units) over the attached garages and the square footage of the apartment to verify the apartment meets Section 24-32 of the James City County Zoning Ordinance definition for Accessory Apartments. This information will also assist the Fire Department complete their review of the project.
2. Per Section 24-145 (a) (11) & (a) (12), please note the number of floors, floor area and height of each building. And for multi-family residential developments, the number, size and type of dwelling units, the location, type and percentage of recreation facilities.
3. Regarding Street Names:
  - a. Please provide street names for Road B as well as each Alley. If you have any questions if a potential street name is acceptable, please call to verify.
  - b. Verify and correct accordingly that all pages are labeled consistently with the correct street names; the width of the right-of way is noted as well as if the road is private or public.
  - c. Please refer to Section 24-42 of the James City County Zoning Ordinance regarding Special Provisions for Townhomes and Condominium Developments and comment if this Ordinance is applicable to this project and if it has been adequately addressed.
  - d. Will this subdivision be referred to as Block 8 or will it be named? If it is named, please note that all entrance features must be reviewed per Section 19-69 of the Subdivision Ordinance.
4. Regarding sidewalks:
  - a. Clarify how the sidewalk extends by Lot 36 from Creek Side Loop to New Town Avenue along Town Creek Drive.
  - b. Will there be a sidewalk on Alley 3 to provide access to the single family dwellings?
  - c. Please provide a detail of the sidewalk construction.
5. Regarding the lighting plan:
  - a. Please note road names.
  - b. Especially along Town Creek Drive, Alley 6, and part of Creek Side Loop, what lighting can be re-directed, re-aligned or resized to reduce glare on individual residential units as well as to space the lighting cast onto the street.
  - c. Please note the color of the light poles.
  - d. Please note if the light bulb is recessed or not.
6. Please provide parking tabulation for this project including, the number of required spaces pre the Ordinance as well as details on what has been provided for each unit, and all accessory apartments.
7. Please note the number of floors, floor area and height of each building.
8. Are any garbage dumpsters or general recycling containers proposed for this project area
9. No comments on the proposed landscaping.
10. Please note that at the March 31<sup>st</sup> DRC, still will present a case to the DRC requesting a modification to Section 24-257 to permit structures closer than 50' to the right-of-way if in accordance with the New Town Design Review Guidelines. If this overall request is not granted for Blocks 2, 5 and 8 of New Town Section 2 & 4, then you as the applicant will have to make specific request at the April 28<sup>th</sup> DRC. More details will be provided after the March 31<sup>st</sup> DRC meeting.
11. Regarding New Town Proffers:
  - a. Please provide a table on the chart noting the number of residential units and the density proposed in Block 8 against the total permitted under the New Town Master Plan. This table should be updated with each subsequent residential development plant to assist in tracking when Community Spaces must be constructed.

**Agency Review Comments  
for  
SP-40-03. New Town Block 8, Phase 1B Residential**

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- b. Please note that various per unit Public Facility contribution fees will be required prior to final subdivision plat approval.
- c. Will any of these housing units be sold as affordable housing units?
- d. Water Conservation Proffers approved by the JCSA for the Residential Section of New Town are required.
- e. New Town Home Owner Association documents will be required per the ordinance and that shall be approved by the County Attorney prior to final subdivision approval.

County Engineer:

1. Comments will be forwarded once private roads have been identified.

Environmental:

1. Detailed comments will be forwarded when available. Please refer to the staff's recommendation on Page 1 for information regarding preliminary approval.

Fire Department:

1. Width and turning radius of the alleys will prevent fire apparatus from accessing the rear units. Fire suppression operations for fires originating in these areas will be significantly compromised.
2. Add additional hydrants at the corner of Creek Side Loop and Town Center Drive and at the corner of Alley 6 and Road "B".
3. Ensure that trees planted along the roads are of a species that will not produce low hanging branches over the road. Fire apparatus requires a 15' vertical clearance.

Health Department:

1. No comments on the plans.

JCSA:

1. Please refer to the attached comments dated March 22, 2004.

VDOT:

1. Please refer to the attached comments dated March 14, 2004.



## MEMORANDUM



Date: March 22, 2004

To: Karen Drake, Planner

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

Subject: SP-018-04, New Town Block 8 - Phase 1B (Construction 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 February 27, 2004. 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. Add a note to the plan requiring water meters and sanitary sewer cleanouts be located a minimum of 2' from sidewalks and back of curbs and 18" from edge of driveways. Revise plans accordingly to comply.
2. Provide street names for all roadways and alleys (Road "A" not acceptable).
3. The plans shall be submitted to the JCC Fire Department for review and approval.
4. Provide parcel Lot numbering on all plan sheets for clarity/reference.
5. The design engineer shall coordinate this project with site plan comments issued for JCC Case No. SP-139-03, New Town Block 8 -Phase 1A, JCSA Memorandum dated 2/20/04.

### Sheet 3:

1. Provide JCC Case number for the project noted at the intersection of Center Street and New Town Avenue once assigned.

### Sheet 8A:

1. Show edges of pavement associated with New Town Avenue and Block 5.

Sheet 8:

1. It appears that all water and sewer service connections shown on this sheet do not meet the conditions specified under General Comments, Note #1 above. Revise accordingly and provide the necessary JCSA easements as required.
2. Provide designations for waterlines not following a roadway (i.e. Waterline "B") for reference.
3. Show and label all existing easements.
4. Show and label all street lights as part of the utility plans.
5. Town Creek Drive:
  - a. Sta 10+49 (+/-): Relocate the proposed storm sewer to maintain 5' minimum horizontal clearance with the existing fire hydrant.
  - b. Provide gate valves at Sta 13+92 (+/-) and Sta 14+09 (+/-). Eliminate the valve currently shown at Sta 14+00 (+/-).
  - c. San MH #3-2: Rim elevation noted contradicts the profile. Verify and revise accordingly.
6. Casey Boulevard:
  - a. Relocate Lot 72 cleanout to Sta 22+40(+/-).
  - b. Relocate Lot 71 cleanout to Sta 22+26 (+/-).
  - c. Label existing 5' easement along Casey Blvd.
  - d. Relocate Lot 76 cleanout to Sta 24+00 (+/-).
  - e. Provide minimum 5' horizontal clearance between Lot 77 water service connection and the existing storm sewer structure.
7. Road "B":
  - a. Provide minimum 5' horizontal clearance between Lot 61 sanitary sewer service connection and the proposed storm sewer structure.
  - b. Verify the stationing shown for the 8x8 tee at the intersection of Town Creek Drive and Road "B".
  - c. Relocate Lot 57 water meter service to Sta 12+90 (+/-).
  - d. Relocate Lot 58 sanitary sewer service connection to Sta 13+09 (+/-).
  - e. Relocate Lot 59 water meter service to Sta 13+34 (+/-).
  - f. Relocate Lot 60 water meter service to Sta 13+72 (+/-).
  - g. Provide a gate valve at Sta 12+77 (+/-).
8. Offroad Water and Sewer (MH #3-2 to Exist MH):
  - a. Verify the rim elevation of San MH #3-1 as it contradicts the profile.
  - b. San MH # 3-1 to Exist MH: Verify the pipe slope shown as it contradicts the profile.
  - c. Verify the Invert In elevation of the Exist San MH as it contradicts the profile.
  - d. Relocate Lot 67 sanitary sewer service connection to Sta 11+50 (+/-).
  - e. Relocate Lot 66 sanitary sewer service connection to Sta 11+74 (+/-).
  - f. Dimension location of waterline from the proposed sidewalk (provide a minimum 3' horizontal separation). JCSA easement shall extend 10'

Sheet 10:

1. Show and label all existing easements.
2. Provide an easement around Lot 86 sanitary sewer lateral.
3. Alley 6: Relocate San MH #3-5 such that Lot 90 sanitary sewer lateral is perpendicular to the main.
4. Center Street:
  - a. Provide minimum 10' horizontal separation between all sanitary sewer and waterline service connections.
  - b. Relocate Lot 97 water meter service to Sta 6+20 (+/-).
5. Offroad Water and Sewer (MH #121-1-4A to EX MH # 121-4-4):
  - a. Provide designations for waterlines not following a roadway (i.e. Waterline "B") for reference.
  - b. Extend the 4" WL to serve Lot 99. Eliminate connection shown from Center Street.
  - c. Relocate Lot 103 water meter service to the east side of the steps.
  - d. Show the lateral serving Lot 98 as connecting to the manhole. Provide the manhole description as well as the lateral invert connection elevation.

Sheet 14:

1. Sta 13+54 (+/-): Fire hydrant stationing provided contradicts the plan. Verify and revise accordingly.
2. Sta 13+75 (+/-): Shown and label 18" minimum clearance between the storm sewers crossing with the sanitary sewer and water mains.
3. Sta 13+96 (+/-): Stationing provided contradicts that shown on the plan. Verify and revise accordingly.
4. Sta 16+50 (+/-): Shown and label 18" minimum clearance between the storm sewer crossing with the water main.

Sheet 15:

1. San MH # 3-3: Rim elevation contradicts the plan. Verify and revise accordingly.
2. It appears that 18" minimum vertical separation will not be maintained between Lot 58 sanitary sewer lateral and the waterline crossing. Verify and revise accordingly.
3. Alley 6, Sta 11+43 (+/-): Show and label 18" minimum clearance between the waterline and sanitary sewer crossing. Verify the water main pipe material listed as it appears to contradict Road "B" profile.

Sheet 16:

1. Creekside Loop Profile: Provide adjusted rim elevation of San MH # 2-1.

2. Alley 3 profile: Show the existing storm sewer crossing at Sta 10+15 (+/-).

Sheet 17:

1. Alley 7 Sta 13+70 (+/-): Verify the water main pipe material listed as it appears to contradict the Town Creek Drive Profile.
2. Offroad Water and Sewer (approx Sta 14+00) Profile:
  - a. Verify rim elevations of San MH #3-1 and 3-2 as they appear to contradict the plan.
  - b. Refer to Sheet 8, Comment 7b concerning pipe slope.
3. Offroad Water and Sewer (MH #3-6 to MH #-9) Profile:
  - a. San MH #3-6: Rim elevation shown contradicts the plan. Verify and revise accordingly.
  - b. Shown and label 18" minimum clearance between the water main and sanitary sewer crossing.

Sheet 18:

1. 4" Waterline (West Side) Road "B" Profile:
  - a. It appears that a minimum vertical separation of 18" will not be provided between the sanitary sewer laterals serving Lots 79/80, 81/82 and 84/85 with the proposed waterline. The design engineer shall verify and revise accordingly.
2. Sewer and Waterline @ Intersection of Casey & Center Street:
  - a. Show and label 3' minimum cover over the waterline.
  - b. Pipe slope and description provided for MH #121-1-4A contradicts the plan. Verify and revise accordingly.
  - c. Label the invert for connection to the existing sewer stub-out.
3. Joint Restraint Table: All water main appurtenances proposed on looped or future looped water mains shall have joint restraint on both sides of each water main appurtenance as applicable. This requirement shall be noted on the profiles(s) or table where applicable.
4. HRPDC/JCSA Details List:
  - a. Add the following details to the list: SS\_11 - Sanitary Service Lateral Clean out Frame and Cover; WS\_03 - Manual Air Vent Assembly.

Sheet 20 thru 22:

1. Show all Lot lines and provide Lot numbers for reference.
2. Show street lights as part of the Landscape plans.
3. Provide street names and construction baselines for reference.
4. Revise landscaping based on comments provided above concerning location of service lines.

5. Town Creek Drive Sta 12+85 (+/-) LT: Revise landscaping to provide 10' horizontal separation with the proposed sanitary sewer main.

Sheet 23:

1. Clearly indicate where the proposed Fence and Gate detail shown is required.

Water Data Sheet:

1. Section 6: Pipe lengths noted on the water data sheet do not correspond to plan/profile lengths. Revise lengths accordingly to address the comments provided above.

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

March 14, 2004

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

Ref: New Town Block 8, Phase IB (Residential Units)  
SP-018-04  
Monticello Avenue (Route 321), James City County

Dear Ms. Drake:

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

- 1) Provide a note on the plans stating, "VDOT does not assume responsibility for maintenance of the sidewalk, and shall be saved harmless from any damages".
- 2) 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".
- 3) Stop signs must be in accordance with MUTCD R1-1 (30" x 30") standard. Stop signs must be 7' in height above pavement elevation.
- 4) Provide sight distance on plans for all intersection.
- 5) Stop signs and street signs should be on different poles.
- 6) Town Creek Road and Road B are shown as "Private R/W", not described and "VDOT R/W" in different locations on the plans. Please be consistent on the plans as to what is planned for these Roads.

New Town Block 8, Phase IB (Residential Units)

March 14, 2004

Page Two

If Town Creek Road and Road B are planned to be VDOT Right of Way the following comments apply:

- 7) Were these roadways identified in the Development Master Plan as being maintained by VDOT?
- 8) Standard VDOT details should be shown on the plans for the following: IS-1 Inlet Shaping (IS-1, 106.08), DI-3-A's (DI-3A, 104.09), Sidewalk, Pipe Bedding (PB-1, 107.01), Utility Bedding (UB-1, 1401.01), CG-12-A's (203.05) and Man Hole and Frame and Cover.
- 9) Drainage structures and utilities must be constructed and bedded in accordance with 2001 VDOT Road and Bridge Standards and 2002 VDOT Road and Bridge Specifications.
- 10) Additional density tests will be required at 100' intervals, and at all laterals, for all utilities placed within the pavement of roadways.
- 11) VDOT will not be responsible for non-standard items. A maintenance agreement will be required before the streets will be accepted into the state secondary system.
- 12) Any manhole structures located within the pavement must have "Standard Manhole Frame and Cover B".
- 13) In several locations the K value is below minimum, minimum K value for sag condition is 22 and for crest condition is 15. Please review plans and revise accordingly.
- 14) Provide pavement design calculations in accordance with 2000 VDOT Pavement Design Guide for Subdivision and Secondary Roads in Virginia.
- 15) As per 2002 VDOT Drainage Manual (Chapter 9.3.5, Conduit Design), "A minimum velocity of 3 feet per second for the design storm is desirable in the storm drain in order to prevent sedimentation from occurring". While we realize that due to topography this is not always possible, there are several locations within the storm drain system where the velocity is below 2 feet per second. The engineer should review this and take appropriate actions necessary to remedy this situation.
- 16) The VDOT and private storm drain system should be kept separate, to the extent possible. The system should only be combined when no other option is available. Necessary drainage easements should be provided and clearly defined.

New Town Block 8, Phase IB (Residential Units)

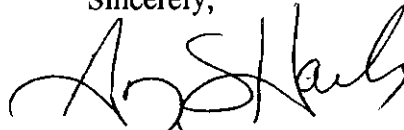
March 14, 2004

Page Three

When the above comments have been addressed, please submit two sets of revised plans and traffic impact study 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,

A handwritten signature in black ink, appearing to read 'A. L. Handy', written in a cursive style.

Anthony L. Handy, PE, LS  
Assistant Resident Engineer

**Site Plan 21-04**

**New Town - Block 2, Parcel F Office Building**

**Staff Report for the March 31, 2004, Development Review Committee Meeting**

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**SUMMARY FACTS**

**Applicant:** Kenneth Jenkins, Land Tech Resources

**Land Owner:** Ken Allen, AHLM LLC.

**Proposed Use:** Approval of 9,368 square foot office building.

**Location:** Courthouse Street

**Tax Map/Parcel No.:** (38-4)(24-5)

**Primary Service Area:** Inside

**Parcel Size:** 0.37 acres

**Existing Zoning:** MU, Mixed Use, with Proffers

**Comprehensive Plan:** Mixed Use

**Reason for DRC Review:** A modification to Section 24-527: Setback Requirements.

**Staff Contact:** Matthew Arcieri Phone: 253-6685

**STAFF RECOMMENDATION**

Section 24-527(a) of the zoning ordinance states that structures shall be located 50 feet or more from any existing or planned public road right-of-way which is 50 feet or greater in width. The building setbacks adjacent to Courthouse Street are 9.79' minimum from the right-of-way. Section 24-527(c) states that the DRC may grant a reduction upon finding the proposed setback is for the purpose of integrating proposed mixed use development with adjacent development. Although these reduced width setbacks do not meet zoning ordinance requirements, they are in accordance with the New Town Design Guidelines and are important in achieving the desired streetscapes in New Town. Therefore staff recommends approval of the modification request.

  
Matthew D. Arcieri

**Attachments:**

1. Plan (separate)

**New Town - Setback Modifications Block 2, 5 and 8**  
**Staff Report for the March 31, 2004, Development Review Committee Meeting**

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**SUMMARY FACTS**

**Location:** New Town Sections 2 & 4  
Block 2 (*William E. Wood Building*)  
Block 5 (*SunTrust and Corner Pocket Buildings*)  
Block 8 (*Residential*)

**Tax Map/Parcel No.:** (38-4)(1-50)

**Primary Service Area:** Inside

**Existing Zoning:** MU, Mixed Use, with Proffers

**Comprehensive Plan:** Mixed Use

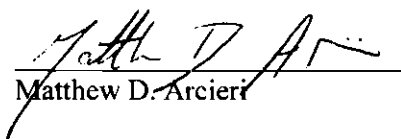
**Reason for DRC Review:** To grant a modification to Section 24-527: Setback Requirements for New Town Block 2, 5, and 8.

**Staff Contact:** Matthew Arcieri Phone: 253-6685

**STAFF RECOMMENDATION**

Section 24-527(a) of the zoning ordinance states that structures shall be located 50 feet or more from any existing or planned public road right-of-way which is 50 feet or greater in width. The design of blocks in New Town (buildings around the perimeter of central parking lots) requires each building to encroach into this 50 foot setback. Section 24-527(c) states that the DRC may grant a reduction upon finding the proposed setback is for the purpose of integrating proposed mixed use development with adjacent development. Although these reduced width setbacks do not meet zoning ordinance requirements, they are in accordance with the New Town Design Guidelines and are important in achieving the desired streetscapes in New Town.

To date, the DRC has approved on a case-by-case basis reduced setbacks for each building in New Town. Rather than continue this procedure, staff recommends the DRC grant a waiver to Section 24-527(a) for New Town Blocks 2, 5, and 8 provided proposals are in accordance with the New Town Design Review Guidelines.

  
Matthew D. Arcieri

**Attachments:**

1. See Sheet 2 of SP-18-04 (New Town Block 8, Phase 1B for block layout)

**DEVELOPMENT REVIEW COMMITTEE ACTION REPORT**  
**Meeting of March 31, 2004**

**Case No. S-098-03**

**Stonehouse Glen, Section 1**

Mr. Ronnie Orsborne of LandMark Design Group, on behalf of Stonehouse, submitted a subdivision plan proposing the creation of 80 single family lots in Section I of Stonehouse. The property is located at 9186 Six Mount Zion Road and is further identified as parcel (1-1) on James City County Tax Map (6-4). DRC review is necessary for the following reasons: First, the development proposes more than 50 lots; second, the site is in a land bay that is designated for attached structures containing two to four dwelling units on the Stonehouse Master plan; and third, the approved proffers call for a two acre park, which is divided on the proposal into a 1.2 acre park and a 0.8 acre park. This case was deferred at the DRC's February 25<sup>th</sup> meeting.

**DRC Action:** The DRC unanimously granted preliminary approval subject to agency comments and the memo from Ronnie Orsborne to Scott Thomas dated March 19, 2004. In addition, the DRC found the proposal consistent with the Stonehouse master plan.

**Case No. S-13-04**

**Wexford Hills Phase II – Lot # 48**

Mr. James Franklin, on behalf of Richard and Howard Wilkinson, submitted a subdivision plan proposing the creation of a new lot, lot #48, on Natures Way in Wexford Hills. The parcel is further identified as parcel (1-13) on James City County Tax Map (15-4). The application includes a request for an exception to Section 19-60 of the Subdivision Ordinance to permit the use of an alternative septic system. DRC review is necessary to grant the exception.

**DRC Action:** The DRC approved the waiver.

**Case No. C-036-04**

**1131 Jolly Pond Road, Overhead Utility Line Request**

Mr. Dwight Smith applied for an overhead utility waiver for 1131 Jolly Pond Road in the Powhatan district. The parcel is further identified as parcel (1-8) on James City County Tax Map (30-1). The application requests an exception to Section 19-33 of the Subdivision Ordinance and requires DRC review.

**DRC Action:** The DRC unanimously recommended that the Planning Commission grant an exception to Section 19-33 of the Subdivision Ordinance to allow the placement of utility poles and an overhead line to serve the subject property.

**Case No. SP-14-04**

**Action Park of Williamsburg Ride Addition**

Mr. Bob Miller of Action Park of Williamsburg submitted a site plan proposing a new ride in Action Park. The ride encompasses 2700 sq. ft. and rises to thirty-two feet above grade at its maximum height. The parcel is located at 6870 Richmond Road and is further identified as parcel (1-18) on James City County Tax Map (24-3). The conditions of SUP-34-94 require the DRC to review any changes to the site or landscaping plan.

**DRC Action:** The DRC unanimously voted to defer case SP-14-04, Action Park of Williamsburg Ride Addition.

**Case No. SP-16-04**

**Richardson Office and Warehouse**

Mr. Richard Smith of AES Consulting Engineers, on behalf of Mr. Phillip Richardson, submitted a site plan for a warehouse, office, and rental center to be located at 5301 Mooretown Road. The parcel is further identified as parcel (1-31) on James City County Tax Map (33-3). DRC review is necessary because the area of proposed development exceeds 30,000 sq. ft. Additionally, the plan proposes two entrances to the development from the same road.

**DRC Action:** The DRC unanimously recommended preliminary approval subject to agency comments and subject to the resolution of all ownership, zoning and site issues with York County.

**Case No. SP-18-04**

**New Town Block 8, Phase IB Residential**

Mr. Bob Cosby of AES Consulting Engineers, on behalf of Mr. Bob Ripley of GCR, submitted a site plan proposing sixty-six townhomes and four single family homes in Phase IB of New Town. The property is located at 5216 Monticello Avenue adjacent to Center Street and Casey Boulevard and is further identified as parcel (1-50) on James City County Tax Map (38-4). DRC review is necessary because the site plan propose more than fifty residential units.

**DRC Action:** The DRC unanimously deferred action on this case.

**Case No. SP-021-04**

**New Town – Block 2, Parcel F Office Building**

Mr. Ken Jenkins of Land Tech Resources, on behalf of AHLM LLC, submitted a site plan proposing a 9,368 sq. ft. office building. The building would be located on Courthouse Street in New Town and is further identified as parcel (24-5) on James City County Tax Map (38-4). DRC review is necessary as the application proposes a modification to the setback requirements specified in Section 24-527 of the Zoning Ordinance.

**DRC Action:** The DRC unanimously granted the setback waiver.

**New Town – Setback Modifications Block 2, 5, and 8**

Section 24-527(a) of the zoning ordinance states that structures shall be located fifty feet or more from any existing or planned public road right-of-way which is fifty feet or greater in width. The design of New Town requires each building to encroach on this setback. While this encroachment requires the DRC to grant a reduction for each case, the reduced setbacks are in accordance with the New Town design Guidelines and are important in achieving the desired streetscapes in New Town. To date, the DRC has approved waivers for reduced setbacks on a case-by-case basis. Rather than continue this, staff recommends the DRC grant a waiver to section 24-527(a) for New Town Blocks 2, 5, and 8 provided the proposals are in accordance with the New Town Design Review Guidelines.

**DRC Action:** The DRC unanimously granted the setback waiver.

**JAMES CITY COUNTY  
DEVELOPMENT REVIEW COMMITTEE REPORT**

**FROM: 3/1/2004**

**THROUGH: 3/31/2004**

**I. SITE PLANS**

**A. PENDING PRELIMINARY APPROVAL**

SP-087-01	The Vineyards, Ph. 3
SP-089-01	Ewell Station Storm Water Management Fac. Mod.
SP-116-01	Powhatan Secondary - Ph. 7, Sanitary Sewer Ext.
SP-112-02	Ford's Colony Recreation Park
SP-045-03	Noah's Ark Vet Hospital SP Amendment
SP-052-03	Kingsmill Access Ramp for Pool Access Bldg.
SP-063-03	District Park Sports Complex Parking Lot Expansion
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-095-03	KTR Stonemart
SP-131-03	Colonial Heritage Ph. 2, Sec. 1
SP-132-03	Windy Hill Market Gas Pumps & Canopy SP Amendment
SP-145-03	Williamsburg National 13 Course Expansion
SP-001-04	Strawberry Plains Center
SP-006-04	Williamsburg Christian Retreat Center Amendment
SP-014-04	Action Park of Williamsburg Ride
SP-015-04	New Town - Sec. 4, Ph. 2 Infrastructure
SP-016-04	Richardson Office and Warehouse
SP-017-04	Settlement at Monticello - Community Club
SP-018-04	New Town - Block 8, Ph. 1B
SP-019-04	Colonial Heritage, Massie Farm Pond SP Amendment
SP-023-04	Williamsburg Landing SP Amendment
SP-024-04	Markeplace Shoppes Ph. 4 SP Amendment
SP-025-04	Carter's Cove Campground
SP-026-04	New Town - Block 2, Parcel E, Office Building
SP-027-04	Greensprings Condominiums SP Amendment
SP-028-04	Shiloh Baptist of Croaker
SP-029-04	HRSD Wmbg. Plant Electrical Shop Addition
SP-030-04	JCC Communications Tower - Regional Jail
SP-031-04	JCC Communications Tower - JCC Landfill
SP-032-04	JCC Communications Tower - Hankins
SP-033-04	Jamestown High School Trailer Addition
SP-034-04	Lafayette High School Trailer Addition
SP-035-04	Clara Byrd Baker Trailer Addition
SP-036-04	D.J. Montague ES Trailer Addition

Wednesday, March 31, 2004

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SP-037-04 Stonehouse ES Trailer Addition

**B. PENDING FINAL APPROVAL**

**EXPIRE DATE**

SP-061-02	Powhatan Plantation Recreation Bldg Amd	6/18/2004
SP-005-03	Hankins Farm Water and Sewer Extension	5/27/2004
SP-009-03	Energy Services Group Metal Fabrication Shop	11/14/2004
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-056-03	Shell Building - James River Commerce Center	3/ 4/2005
SP-091-03	Colonial Heritage Ph. 1, Sec. 5	8/ 4/2004
SP-092-03	Ford's Colony - Westbury Park, Recreation Area #2	9/ 8/2004
SP-108-03	Fieldstone Parkway Extension	2/26/2005
SP-114-03	Thayer-Smith Self Storage	10/ 2/2004
SP-116-03	Kingsmill - Armistead Point	11/19/2004
SP-127-03	New Town - Old Point National Bank	3/26/2005
SP-130-03	Wythe-Will Distributing Company, LLC	11/12/2004
SP-134-03	Ironbound Center 4	12/15/2004
SP-136-03	GreenMount Industrial Park Road Extension	3/15/2005
SP-138-03	New Town - Prudential-McCardle Office Building	12/29/2004
SP-139-03	New Town - Block 8, Ph. 1	2/25/2005
SP-140-03	Pocahontas Square	3/ 1/2005
SP-141-03	Colonial Heritage - Ph. 2, Sec. 3	1/12/2005
SP-143-03	New Town - United Methodist Church	1/12/2005
SP-144-03	Building Specialities Warehouse Expansion	1/16/2005
SP-147-03	J.H. Fisher Offices and Warehouse	1/22/2005
SP-150-03	WindsorMeade Marketplace	2/ 3/2005
SP-002-04	Ironbound Village Ph. 2	2/17/2005
SP-003-04	WindsorMeade Villas	3/ 1/2005
SP-004-04	WindsorMeade - Windsor Hall	3/ 1/2005
SP-005-04	WindsorMeade - Villa Entrance and Sewer Const.	3/ 3/2005
SP-009-04	Colonial Heritage Ph. 1, Sec. 3 & 3A	3/ 1/2005
SP-013-04	Gabriel Archer - Williamsburg Winery - Amendment	3/22/2005
SP-020-04	JCSA Improvements to Lake Powell Pipe Bridge	3/23/2005
SP-021-04	New Town - Block 2, Parcel F Office Building	3/25/2005

**C. FINAL APPROVAL**

**DATE**

SP-053-03	George Nice & Sons Fill Project	3/ 8/2004
SP-129-03	Busch Gardens Oktoberfest Expansion	3/16/2004
SP-012-04	Tequila Rose Restaurant 2	3/ 4/2004
SP-022-04	Busch Gardens - Squires Cooler Addition	3/11/2004

## II. SUBDIVISION PLANS

### A. PENDING PRELIMINARY APPROVAL

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-086-02	The Vineyards, Ph. 3, Lots 1, 5-9, 52 BLA
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-066-03	Stonehouse, BLA & BLE Parcel B1 and Lot.1, Sec. 1A
S-067-03	Ford's Colony Sec. 33, Lots 1-49
S-083-03	Columbia Drive Subdivision
S-094-03	Brandon Woods Parkway ROW
S-098-03	Stonehouse Glen, Sec. 1
S-100-03	Colonial Heritage Ph. 2, Sec. 1
S-101-03	Ford's Colony - Sec. 35
S-107-03	Stonehouse Conservation Easement Extinguishment
S-108-03	Leighton-Herrmann Family Subdivision
S-115-03	Eagle Tree Farm Lot 12
S-116-03	Stonehouse Glen, Sec. 2
S-003-04	Monticello Avenue ROW plat for VDOT
S-004-04	Monticello Woods, Lot 40A
S-008-04	Lake Powell Forest Ph. 6
S-021-04	Varble Subdivision
S-022-04	ROW Conveyence for Rt. 5000 & Rt. 776 Abandonment
S-023-04	New Town - Block 5, Parcel F; Block 8, Parcels ABC
S-024-04	161 Old Stage Road Subdivision
S-027-04	Lake Powell Forest Ph. 7
S-028-04	JCSA Lift Station BLA
S-029-04	BLA Lots 1A and 1B Longhill Gate
S-030-04	Villages at Powhatan, Ph. 6

### B. PENDING FINAL APPROVAL

	EXPIRE DATE	
S-037-02	The Vineyards, Ph. 3	5/ 5/2004
S-039-02	Powhatan Secondary, Ph. 6-C	5/ 8/2004
S-052-02	The Retreat--Fence Amendment	6/18/2004
S-076-02	Marion Taylor Subdivision	10/ 3/2004
S-094-02	Powhatan Secondary Ph. 7-C	12/30/2004
S-108-02	Scott's Pond, Sec. 3	1/13/2005
S-021-03	Stonehouse Sec. 2-C Easements	5/ 2/2004

Wednesday, March 31, 2004

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S-033-03	Fenwick Hills, Sec. 2	10/31/2004
S-044-03	Fenwick Hills, Sec. 3	6/25/2004
S-049-03	Peleg's Point, Sec. 5	7/ 3/2004
S-055-03	Colonial Heritage Ph. 1, Sec. 5	8/ 4/2004
S-056-03	Colonial Heritage Ph. 1, Sec. 4	9/23/2004
S-057-03	Ford's Colony - Sec. 34	8/19/2004
S-073-03	Colonial Heritage Ph. 2, Sec. 2	10/ 6/2004
S-076-03	Wellington, Sec. 4	11/ 3/2004
S-078-03	Monticello Woods - Ph. 2	11/ 3/2004
S-091-03	The Vineyards, Village Housing, Ph. 3, Lot 36- 37	10/20/2004
S-099-03	Wellington, Sec. 5	2/ 3/2005
S-106-03	Colonial Heritage Ph. 2, Sec. 3	1/12/2005
S-001-04	Ironbound Village Ph. 2, Parcel 2	2/17/2005
S-002-04	The Settlement at Monticello (Hiden)	3/ 1/2005
S-006-04	Colonial Heritage - Ph. 1, Sec. 3 & 3A	3/ 1/2005
S-007-04	Druid Hills, Sec. D Resubdivision	3/12/2005
S-009-04	Colonial Heritage Public Use Site B	3/18/2005
S-012-04	New Town - Block 2, Parcel E	3/17/2005
S-013-04	Wexford Hills Ph. 2	3/17/2005
S-014-04	Aberdeen BLE	3/17/2005
S-015-04	170 Racefield Drive Subdivision	3/11/2005
S-016-04	Building Specialities BLE	2/25/2005
S-017-04	Green Mount Lot 1A	3/26/2005
S-018-04	New Town - Center Street and New Town Avenue	3/26/2005
S-019-04	New Town - Block 5, Parcels D & E	3/29/2005

#### **C. FINAL APPROVAL**

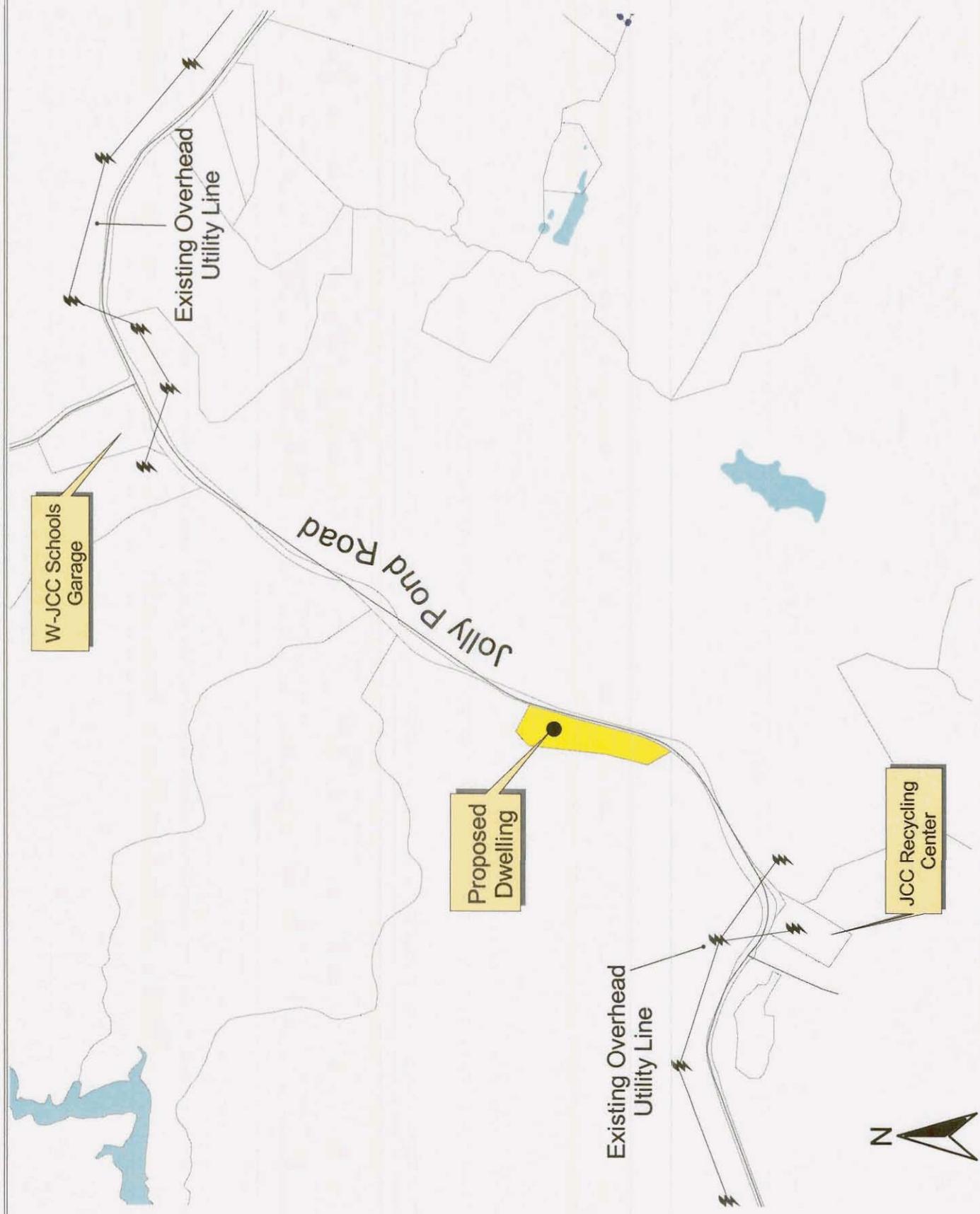
		<b>DATE</b>
S-112-02	Kensington Woods	3/23/2004
S-077-03	James Terrace, Sec. 10, Lots 4 & 6	3/ 9/2004
S-084-03	Liberty Property Limited Partnership	3/10/2004
S-109-03	Eagle Tree Farms Lot 13 Resubdivision	3/29/2004
S-113-03	7260 Osprey Drive Subdivision	3/17/2004
S-011-04	The Vineyards, Ph. 3, Lot 1	3/29/2004
S-025-04	Greenmount - Lot 3D	3/30/2004
S-026-04	Richard Burbydge BLA (Sims)	3/11/2004

#### **D. EXPIRED**

#### **EXPIRE DATE**



# C-36-U4. 1131 Jolly Pond Road Overhead Utility Exception Request



## **AGENDA**

### **DEVELOPMENT REVIEW COMMITTEE**

**March 31, 2004**

4:00 p.m.

JAMES CITY COUNTY GOVERNMENT COMPLEX

Conference Room, Building C

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1. Roll Call
2. Minutes
  - A. Meeting of February 25, 2004
3. Cases
  - A. S-098-03 Stonehouse Glen, Section 1
  - B. S-013-04 Wexford Hills Phase II Septic Waiver
  - C. C-036-04 Jolly Pond Road Overhead Utility Waiver
  - D. SP-14-04 Action Park Ride Addition
  - E. SP-16-04 Richardson Office and Warehouse
  - F. SP-18-04 New Town Block 8, Phase 1B Residential
  - G. SP-21-04 New Town Block 2 Parcel D Office
  - H. New Town - Setback Modifications Block 2, 5, 8
4. Adjournment