

FEB 5 1990

ORDINANCE NO. 30A-17

BOARD OF SUPERVISORS
JAMES CITY COUNTY
VIRGINIA

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 17, SUBDIVISIONS, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING ARTICLE II. PROCEDURES AND DOCUMENTS TO BE FILED. SECTION 17-27. PRELIMINARY PLAN - SUBMITTAL REQUIREMENTS; AND ARTICLE III. REQUIREMENTS FOR DESIGN AND MINIMUM IMPROVEMENTS BY ADDING SECTION 17-51. SIDEWALKS.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 17, Subdivisions is hereby amended and reordained by amending Section 17-27. Preliminary Plan - submittal requirements; and by adding Section 17-51. Sidewalks.

Chapter 17.

Article II. Procedures and Documents to be filed.

Section 17-27. Preliminary Plan - Submittal Requirements.

The preliminary plan for a minor or major subdivision shall be on a blue-line or black-line print. The scale shall be one hundred feet to the inch except in cases where the agent approves an alternate scale. If more than one sheet is used, sheets shall be numbered in sequence and an index shall be provided. The preliminary plan for a minor or major subdivision shall include the following information:

- (a) The name of the subdivision, owner, subdivider, and surveyor or engineer, the date of drawing, number of sheets, north arrow and scale. If true north is used, the method of determination shall be shown.

- (b) The location of the proposed subdivision on an inset map at a scale of not less than one inch equals two thousand feet showing adjoining roads, their names and numbers, subdivisions and other landmarks.
- (c) A boundary survey, or existing survey of record, providing a closure with an accuracy of not less than one in twenty-five hundred, total acreage, acreage of subdivided area, existing buildings, existing graves, objects or structures marking a place of burial, names of owners and existing property lines within the boundaries of the tract and for adjacent properties thereto, proposed monuments, lots, lot numbers, lot areas, blocks, building setback and yard lines.
- (d) All existing, platted and proposed streets, including their names, numbers, and widths; existing and proposed utility or other easements, existing and proposed sidewalks, public areas, parking spaces, culverts, drains, watercourses, lakes, their names and other pertinent data.
- (e) A drainage plan showing the proposed drainage system including all open ditches, closed storm drain pipes and stormwater management facilities proposed to convey the subdivision drainage to an adequate channel. The plan shall include sizes of all pipes and ditches, types of pipes and ditch linings, drainage easements and construction details of any stormwater management facilities. Drainage calculations shall be submitted with a drainage area map to verify the design of the drainage system including the adequacy of the channel receiving drainage from the proposed subdivision.

For multiphased subdivisions, a drainage area map shall be provided with drainage calculations for all phases of the subdivision to determine the adequacy of receiving channels. If receiving channels are not adequate, the map shall include the location of proposed stormwater management facilities.

- (f) An Erosion Control Plan showing the location, type, and details of proposed erosion and sediment control devices to be used during and after construction. The plan shall meet all requirements of the Erosion and Sedimentation Control Ordinance and shall be provided at a scale of one hundred feet to the inch except in cases where the Director of Code Compliance approves an alternate scale. The plan shall show existing and proposed contours at intervals of no more than five feet.
- (g) Cross sections showing the proposed street construction, depth and type of base, type of surface, compaction, shoulders, curbs and gutters, sidewalks, side ditches and other features of the proposed streets.
- (h) Street profiles showing the proposed grades for the streets and drainage facilities, including elevations of existing and proposed ground surface at all street intersections and at

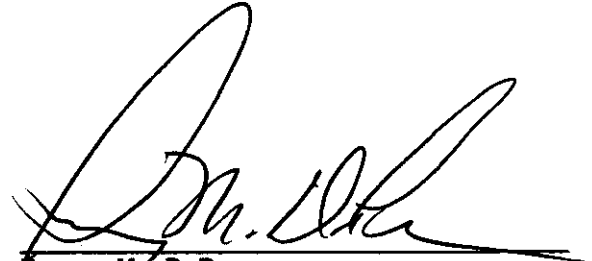
points of major grade change along the center line of streets, together with proposed connecting grade lines therewith.

- (i) Size and location of existing sanitary sewer and water facilities, location and method of proposed connections to existing sewer and water facilities, size and location of proposed sewer and water facilities showing location of proposed water meters, gate valves, fire hydrants, fittings, manholes, sewer laterals and clean-outs, grinder pump locations, profile views of water and sewer mains with manhole rim and invert elevations and percent of slope, sewage pump station location, design and details, and water well facility location, design, and details.

ARTICLE III. Requirements for Design and Minimum Improvements.

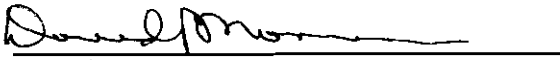
Section 17-51. Sidewalks.

Sidewalks shall be required for all major subdivisions in accordance with Section 20-103 of the zoning ordinance.



Perry M. DePue
Chairman, Board of Supervisors

ATTEST:


David B. Norman
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
NORMENT	AYE
TAYLOR	NAY
EDWARDS	AYE
KNUDSON	AYE
DEPUE	AYE

Adopted by the Board of Supervisors of James City County, Virginia,
this 5th day of February, 1990.

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