

A G E N D A
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg VA 23185
July 5, 2017
7:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC COMMENT

D. REPORTS OF THE COMMISSION

E. CONSENT AGENDA

1. Minutes Adoption - June 7, 2017 Regular Meeting
2. S-0010-2017. Colonial Heritage Phase 3, Section 2, Construction Plan

F. PUBLIC HEARINGS

G. PLANNING COMMISSION CONSIDERATIONS

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - July 2017

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

J. ADJOURNMENT

ITEM SUMMARY

DATE: 7/5/2017

TO: The Planning Commission

FROM: Paul D. Holt, III, Secretary

SUBJECT: Minutes Adoption - June 7, 2017 Regular Meeting

ATTACHMENTS:

	Description	Type
□	Minutes of the June 7, 2017 Regular Meeting	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	6/28/2017 - 11:22 AM
Planning Commission	Holt, Paul	Approved	6/28/2017 - 11:22 AM
Publication Management	Trautman, Gayle	Approved	6/28/2017 - 11:24 AM
Planning Commission	ComSecretary, Planning	Approved	6/28/2017 - 1:30 PM

MINUTES
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg VA 23185
June 7, 2017
7:00 PM

VIDEO A. CALL TO ORDER

Mr. Rich Krapf called the meeting to order at 7:00 p.m.

VIDEO B. ROLL CALL

Planning Commissioners Present:

Rich Krapf
Tim O'Connor
Robin Bledsoe
Heath Richardson
Jack Haldeman
Danny Schmidt

Absent:

John Wright

Staff Present:

Paul Holt, Director of Community Development and Planning
Savannah Pietrowski, Senior Planner

VIDEO C. PUBLIC COMMENT

Mr. Krapf opened Public Comment.

Mr. Bob Enko, 117 Richards Road, inquired if the Oxford Homes in Indigo Park are in full compliance with current laws. He further urged the Planning Commission to approve legislation that is in compliance with federal and state legislation.

Mr. Krapf closed Public Comment.

VIDEO D. REPORTS OF THE COMMISSION

Ms. Robin Bledsoe reported that the Policy Committee met on May 11, 2017 to discuss Zoning Ordinance amendments to address the definitions of family, group home and retreat. The recommended revisions are to ensure compliance with the Fair Housing Act and the Code of Virginia. Ms. Bledsoe stated the Policy Committee voted 3-0 in favor of the proposed revisions, with Mr. Krapf absent.

Mr. Danny Schmidt reported that the Development Review Committee (DRC) met on May 24, 2017 to discuss two cases: SP-0047-2017, Colonial Heritage Model Home

Rentals and C-0029-2017, Parke at Westport.

Mr. Schmidt stated that Mr. Joseph Roque of Lennar, applicant for SP-0047-2017, appealed to the DRC the Planning Director's determination that the proposed rental of units at Colonial Heritage was not consistent with the Master Plan. Mr. Schmidt stated that the applicant proposed two of its model homes to be used for two-night stays for prospective homebuyers. He further stated that a proposal had been approved by the DRC in 2012 to operate four nearby units in a similar manner. The two new units would replace the four previously approved units. Mr. Schmidt stated the DRC voted unanimously to approve the proposal.

Mr. Schmidt stated C-0029-2017 went before the DRC to discuss the Conceptual Plan to rezone Section 35 of Ford's Colony, known as Parke at Westport, from A-1, General Agricultural, to R-4, Residential Planned Community. The proposed development includes 81 lots, five of which are outside the Primary Service Area. Mr. Schmidt stated the applicant seeks to incorporate Parke at Westport into the Ford's Colony Homeowners Association.

VIDEO E. CONSENT AGENDA

1. Minutes Adoption - May 3, 2017 Regular Meeting
2. Development Review Committee Action Item: SP-0047-2017, Colonial Heritage Model Home Rentals
3. Adoption of Updated 2017 Calendar

On a voice vote, the Commission voted to approve the Consent Agenda (6-0).

VIDEO F. PUBLIC HEARINGS

There were no Public Hearings.

VIDEO G. PLANNING COMMISSION CONSIDERATIONS

There were no Considerations.

VIDEO H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - June 2017

Mr. Paul Holt stated he had no further items to add to the report provided in the packet materials.

VIDEO I. PLANNING COMMISSION DISCUSSION AND REQUESTS

Ms. Bledsoe asked for a copy of the Board of Supervisors representation schedule.

Mr. Krapf confirmed he would send a copy.

Mr. Schmidt asked about formal meetings with other regional Planning Commissions.

He expressed concern about traffic on Route 199 near the City of Williamsburg and York County.

Mr. Krapf stated there was a joint meeting with City of Williamsburg and York County during the Comprehensive Plan process.

Mr. Holt stated there are no current plans to hold another joint meeting, but he would provide the materials from the previous joint meeting.

Mr. Krapf announced he would be attending the next Board of Supervisors meeting as the Commission representative.

J. ADJOURNMENT

Mr. Tim O'Connor made a motion to Adjourn.

The meeting was adjourned at approximately 7:20 p.m.

Mr. Rich Krapf, Chairman

Mr. Paul Holt, Secretary

ITEM SUMMARY

DATE: 7/5/2017

TO: The Planning Commission

FROM: Alex Baruch, Planner

SUBJECT: S-0010-2017. Colonial Heritage Phase 3, Section 2, Construction Plan

ATTACHMENTS:

	Description	Type
▣	Staff Report	Staff Report
▣	Coversheet and Overall Layout Sheet	Exhibit
▣	Comment Letters	Exhibit

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	6/27/2017 - 6:12 PM
Planning Commission	Holt, Paul	Approved	6/27/2017 - 6:12 PM
Publication Management	Burcham, Nan	Approved	6/28/2017 - 7:30 AM
Planning Commission	Holt, Paul	Approved	6/28/2017 - 8:08 AM

SUMMARY FACTS

Applicant: Ryan Stephenson
Land Owner: Colonial Heritage, LLC
Proposal: 156 Single-Family Dwellings
Location: 6799 Richmond Road
Tax Map/Parcel No.: 2430100032
Project Acreage: ±133.19 acres
Current Zoning: MU, Mixed Use
Comprehensive Plan: Mixed Use
Primary Service Area: Inside
Staff Contact: Alex Baruch, Planner

REASON FOR PLANNING COMMISSION REVIEW

Section 19-23 of the Subdivision Ordinance requires Planning Commission review for all major subdivisions with 50 or more lots.

FACTORS FAVORABLE

1. The proposal is compatible with surrounding development.
2. The proposal is consistent with the recommendations of the James City County Comprehensive Plan adopted in 2015, “*Toward 2035: Leading the Way.*”
3. This proposal is consistent with the adopted Master Plan and Proffers as reviewed by the Planning Director in C-0061-2015.

FACTORS UNFAVORABLE

1. No factors unfavorable.

PROJECT HISTORY

On November 27, 2001, the Board of Supervisors approved Rezoning and Master Plan applications (Z-4-00 and MP-1-01) for a 2,000-unit, gated and age-restricted community known as Colonial Heritage at Williamsburg. The application rezoned approximately 777 acres from A-1, General Agricultural and M-1, Limited Business/Industrial to MU, Mixed Use with proffers.

PROJECT DESCRIPTION

- Proposal is for 156 single-family dwellings. The proposed development is within the density allowed by the previously approved Master Plan.

SURROUNDING ZONING AND DEVELOPMENT

- Surrounding properties to the west and north are zoned A-1, General Agricultural and are designated Low Density Residential and Rural Lands on the Comprehensive Plan. The areas to the east and south are zoned MU, Mixed Use and designated Low Density Residential on the Comprehensive Plan and are also part of the Colonial Heritage development.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission grant Colonial Heritage Phase 3, Section 2 preliminary subdivision approval subject to agency comments.

AB/gt
S10-201ColHrtg

Attachments:

1. Cover Sheet and Overall Layout Sheet
2. Outstanding Agency Comments

SITE ADDRESS: 1798 RICHMOND ROAD, WILLIAMSBURG, VIRGINIA 23188

2. SITE IS CURRENTLY ZONED MU (MIXED USE), WITH PROFFERS.

3. THIS PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON PANEL C0106D AND C0107D, FOR COMMUNITY NUMBER 51095, DATED 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE "X" IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN.

4. ALL PROPOSED UTILITIES SHOWN ARE TO BE PLACED UNDERGROUND AS PER THE CURRENT JAMES CITY COUNTY SUBDIVISION ORDINANCE SECTION 19-33.

5. ALL RESIDENTIAL SUBDIVISION SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.

6. ALL NEW STREET SIGNS SHALL BE INSTALLED PER SECTION 19-55 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

7. ALL VDOT STANDARD DI-3 CURB DROP INLETS SHALL BE INSTALLED WITH A TYPE A NOSE DETAIL WITH CG-3, CG-7 AND ROLL-TOP CURB STANDARDS. THE TYPE B NOSE DETAIL SHALL BE USED WITH THE CG-2 AND CG-8 CURB STANDARDS.

8. STORM STRUCTURES, SEWER AND BEDDING SHALL CONFORM TO THE VDOT ROAD AND BRIDGE STANDARDS AND VDOT SPECIFICATIONS. ALL WEEP HOLES INSTALLED FOR DI-14YARD DRAIN INLETS SHALL BE PLUGGED UPON STABILIZATION OF SURROUNDING AREAS. ALL PIPE BEDDING SHALL BE IN ACCORDANCE WITH PB-1 AND MANUFACTURER SPECS. AND GUIDELINES. AND STORM SEWER MANHOLES DEEPER THAN 4 FEET SHALL HAVE TYPE (S)-1. ALL STORM PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) AND SHALL BE CLASS II UNLESS OTHERWISE NOTED. UNLESS OTHER NOTED ALL DI-3 STRUCTURES TO USE TYPE A NOSE. VDOT STANDARD IS-1 SHAPING TO BE USED IN ALL STORM STRUCTURES.

9. RESEARCH HAS SHOWN NO EVIDENCE OF ENVIRONMENTAL OR HEALTH HAZARDS ON THIS SITE.

10. A LAND DISTURBING PERMIT AND SILTATION AGREEMENT, WITH SURETY ARE REQUIRED FOR THIS PROJECT.

11. CONSTRUCTION OF STORMWATER CONVEYANCE SYSTEMS WITHIN THIS DEVELOPMENT OUTSIDE OF THE VDOT RIGHT-OF-WAY SHALL COMPLY WITH THE CURRENT JAMES CITY COUNTY GUIDELINES FOR DESIGN AND CONSTRUCTION OF STORMWATER MANAGEMENT BMPs AND THE ENVIRONMENTAL DIVISION STORMWATER DRAINAGE CONVEYANCE SYSTEMS (NON-BMP RELATED) GENERAL DESIGN AND CONSTRUCTION GUIDELINES.

12. A PRECONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE BETWEEN THE COUNTY, THE PROJECT ENGINEERS AND THE CONTRACTOR PRIOR TO ISSUANCE OF A LAND DISTURBING PERMIT.

13. ALL ROADS SHALL BE PRIVATE RIGHT-OF-WAYS AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.

14. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAN SHALL REMAIN PRIVATE.

15. ALL NEW PROPERTY MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

16. NO BUILDING OR STRUCTURE CAN EXCEED 8' IN HEIGHT WITHOUT A HEIGHT WAIVER FROM JAMES CITY COUNTY.

17. IN ACCORDANCE WITH SECTION 19-29(H) OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, THE NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.

18. IN ACCORDANCE WITH SECTION 19-29(G) OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.

19. PER THE PROFFERS, NO IRRIGATION WELLS SHALL BE ESTABLISHED OR UTILIZED FOR ANY RESIDENTIAL UNIT.

20. THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY PERMITS FOR THE ABANDONMENT OR DEMOLITION OF ALL EXISTING WELLS/WATERLINES AND SEPTIC FIELDS IN ACCORDANCE WITH JAMES CITY COUNTY AND VIRGINIA DEPARTMENT OF HEALTH REGULATIONS. CONTACT VIRGINIA DEPARTMENT OF HEALTH AT 1-757-253-4813

21. THE CONTRACTOR IS REQUIRED TO SECURE ANY DEMOLITION PERMITS FOR EXISTING STRUCTURES INDICATED ON THE PLAN. CONTACT CODE COMPLIANCE AT 1-757-253-8626.

22. BUILDING SETBACKS REQUIREMENTS SHOWN ON THE PRELIMINARY PLAT AREA ESTABLISHED BY COLONIAL HERITAGE, LLC.

23. IN ACCORDANCE WITH THE MASTER PLAN, EACH PROPERTY WILL BE SERVED BY GRAVITY SEWER. ANY PROPERTY WITH A BASEMENT WILL BE ALLOWED TO HAVE A PRIVATE SUMP PUMP TO BE PURCHASED AND MAINTAINED AT THE HOMEOWNER'S EXPENSE. JCSA SHALL NOT BE HELD LIABLE FOR ANY MAINTENANCE ON THESE PUMPS NOR REQUIRED TO PROVIDE A MAINTENANCE AGREEMENT FOR MAINTENANCE OF THESE PRIVATE SUMP PUMPS.

24. THIS SITE IS SITUATED WITHIN SUB-WATERSHED 105 OF THE YARMOUTH CREEK WATERSHED.

25. THIS SITE HAS A HYDROLOGICAL UNIT CODE DESIGNATION OF HUC 1J.28.

26. ALL ERRORS OR DISCREPANCIES WITH THE PLANS OR EXISTING SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER OR SURVEYOR OF RECORD BEFORE PROCEEDING WITH THE WORK.

27. CONTOUR INTERVAL IS 2 FOOT. EXISTING GRADE IS FROM AERIAL SURVEY.

28. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE VIRGINIA PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

29. SOLID WASTE DISPOSAL SHALL BE PROVIDED BY A PRIVATE HAULER.

30. ROADWAY, CURB/GUTTER, DITCHES AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE VDOT ROAD AND BRIDGE STANDARDS AND VDOT SPECIFICATIONS.

31. ALL COMPONENTS OF THE WATER DISTRIBUTION AND SANITARY SEWER SYSTEM SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE LATEST EDITION OF THE JAMES CITY SERVICE AUTHORITY DESIGN AND ACCEPTANCE CRITERIA FOR WATER DISTRIBUTION AND SANITARY SEWER SYSTEMS, THE HRPDC REGIONAL STANDARDS, AND THE COMMONWEALTH OF VIRGINIA WATERWORKS AND SEWERAGE REGULATIONS.

32. JCSA WILL ALLOW ANY WATER AND SEWER SERVICE CONNECTIONS CONSTRUCTED WITHIN THE P.U.E. TO BE CONSTRUCTED WITH THE STIPULATION THAT PRESSURE TESTING OF THE SYSTEM WILL NOT BE REQUIRED UNTIL ALL UTILITIES HAVE BEEN INSTALLED. ANY WATER OR SEWER LINES OUT DURING INSTALLATION OF OTHER UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PRIOR TO JCSA ACCEPTANCE.

33. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTIFY JAMES CITY SERVICE AUTHORITY PRIOR TO ANY EXCAVATION OR DEMOLITION WITHIN UTILITY CORRIDORS.

34. THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF THE APPROVED PLANS AT THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.

35. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING MISS UTILITY (1-800-562-7001) FOR EXISTING UTILITY LOCATIONS AT LEAST 3 WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, AND A PRIVATE UTILITY LOCATOR FOR THE LOCATING OF PRIVATE UTILITIES.

36. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE DRAWINGS AND FOR EXCAVATION STOCKPILES, STAGING AREAS, MOBILIZATION SITES, BEDDING/BACKFILL STOCKPILES AND OTHER LAND DISTURBANCES NOT SPECIFICALLY ADDRESSED IN THE DRAWINGS OR CONTRACT DOCUMENTS. EROSION AND SEDIMENT CONTROL MEASURES SHALL MEET OR EXCEED THE MINIMUM STANDARDS OF THE "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" (LATEST PUBLICATION) AND THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY.

37. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO ALL OWNERS AND RESIDENTS OF PROPERTY ADJACENT TO THE PROJECT 30 DAYS PRIOR TO THE COMMENCEMENT OF WORK, UNLESS OTHERWISE DIRECTED BY THE OWNER. CONSTRUCTION WITHIN EASEMENTS OR ON PUBLIC RIGHT-OF-WAY NECESSITATES NOTICE WHETHER ADJACENT TO OR LOCATED ON THE ADJOINING PROPERTY. FAILURE TO PROVIDE THE MINIMUM NOTIFICATION TIME WILL RESULT IN SUSPENSION OF WORK.

38. THE ABSENCE OF THE OWNER OR THE ENGINEER AT THE JOB SITE DOES NOT, IN ANY WAY, RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM THE WORK IN ACCORDANCE WITH THE DRAWINGS, CONTRACT DOCUMENTS, ADDENDA, AND WRITTEN AUTHORIZED PLAN REVISIONS.

39. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANYBODY HAVING JURISDICTION. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.

40. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM WITH THE CURRENT JAMES CITY COUNTY STANDARDS AND SPECIFICATIONS, VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS, AND ANY OTHER APPLICABLE CITY OR STATE ORDINANCES, CODES, AND LAWS PRIOR TO ANY CONSTRUCTION ACTIVITY.

41. THE CONTRACTOR SHALL AT ALL TIMES POSSESS AND MAINTAIN A CURRENT COPY OF THE JAMES CITY SERVICE AUTHORITY STANDARDS AND SPECIFICATIONS, WATER DISTRIBUTION AND SANITARY SEWER SYSTEMS AND A COPY OF THE HAMPTON ROADS PLANNING DISTRICT COMMISSION (HRPDC) REGIONAL STANDARDS AT THE JOB SITE AND READILY AVAILABLE FOR IMMEDIATE REFERENCE.

42. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, PARTS AND PRODUCTS ON ALL PROJECTS. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE WORK. A COPY OF THE JCSA STANDARDS AND REGIONAL STANDARDS MUST BE KEPT ON-SITE BY THE CONTRACTOR DURING THE FULL TIME OF INSTALLING, TESTING, AND CONVEYING THE FACILITIES TO JCSA.

43. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF WORK INCLUDING, BUT NOT LIMITED TO, LAND DISTURBING, BUILDING, RIGHT-OF-WAY, AND UTILITY PERMITS.

44. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF CONSTRUCTION EFFORTS WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT), LOCAL EMERGENCY SERVICES, AND ALL NECESSARY UTILITY COMPANIES INCLUDING, BUT NOT LIMITED TO, ELECTRICITY, NATURAL GAS, TELECOMMUNICATIONS, CABLE TELEVISION, WATER, SEWER, PRIVATE LIGHTING, AND OTHERS THAT MAY BE REQUIRED.

45. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO ALL SITE CONDITIONS PRIOR TO CONSTRUCTION. EXISTING UTILITY LOCATIONS INDICATED ARE APPROXIMATE. FIELD VERIFY PRIOR TO COMMENCING THE WORK.

46. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPING, AS SHOWN ON THE APPROVED PLAN.

47. THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIAL, INCLUDING SOIL AND DEBRIS, FROM THE SITE.

48. THE CONTRACTOR WILL IMMEDIATELY REPAIR OR REPLACE CHANNEL STABILIZATION BLANKETS AND EROSION CONTROL MATTINGS IF SITEWORK OR ASSOCIATED UTILITY OPERATIONS SUCH AS CABLE, ELECTRIC, GAS, PHONE, SEWER, WATER, ETC. DAMAGE THEIR FUNCTIONAL INTENT.

49. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT (SECTION 58-265.14 ET. SEQ. CODE OF VIRGINIA, 1950, AS AMENDED) AND HEREBY AGREES TO HOLD THE DEVELOPER AND THE ENGINEER HARMLESS AGAINST ANY LOSS, DAMAGE, OR CLAIMS OF ANY NATURE WHATSOEVER ARISING OUT OF THE CONTRACTOR'S FAILURE TO COMPLY WITH THE REQUIREMENTS OF SAID ACT.

50. THE CONTRACTOR IS REQUIRED TO COMPLY WITH THE VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT (SECTIONS 58.1-406 THROUGH 58.1-414, CODE OF VIRGINIA, 1950, AS AMENDED). THE CONTRACTOR IS REQUIRED TO VISIT THE SITE AND NOTE THE POSITION OF OVERHEAD CABLES PRIOR TO CONSTRUCTION.

51. ALL UTILITY AND SURVEY DATA SHOWN ON THE DRAWINGS HAVE BEEN PROVIDED BY AES CONSULTING ENGINEERS. INFORMATION HAS BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES AT THE TIME OF THE SURVEY BUT IS NOT REPRESENTED AS BEING COMPLETE AND ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT EXISTING UTILITIES AND UNDERGROUND STRUCTURES. DAMAGE TO EXISTING UTILITIES AND UNDERGROUND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE DEVELOPER.

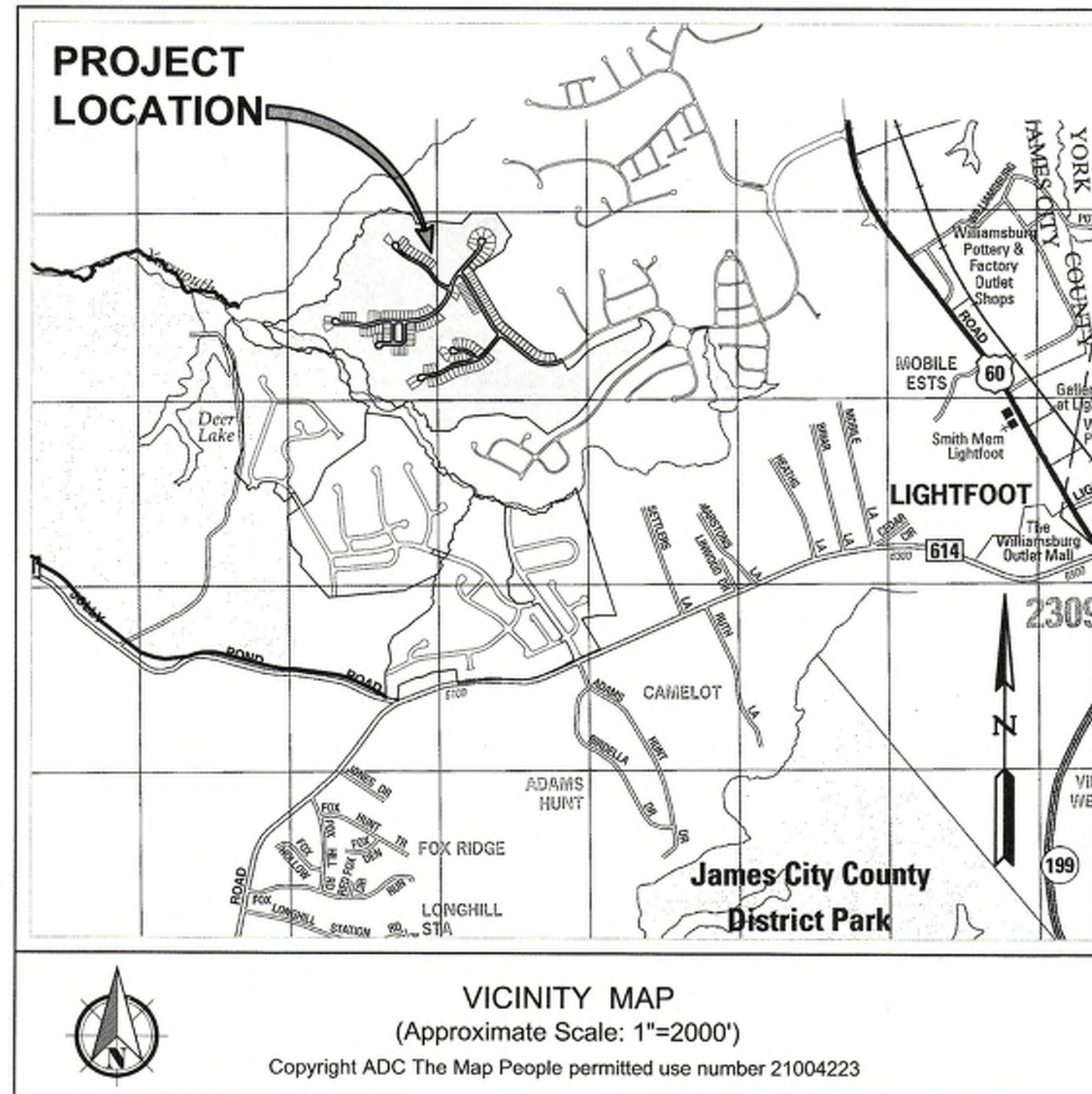
52. HORIZONTAL DATUM - NAD83 (1982) VIRGINIA STATE PLAIN COORDINATE SYSTEM SOUTH ZONE
VERTICAL DATUM - NAVD83 VIRGINIA STATE PLAIN COORDINATE SYSTEM SOUTH ZONE.

53. ALL RETAINING WALLS SHALL BE DESIGNED BY OTHERS AND MUST BE CLEARED THROUGH THE JAMES CITY COUNTY CODES COMPLIANCE DIVISION. STRUCTURAL ENGINEER SHALL ACCOUNT FOR GLOBAL STABILITY OF WALL DESIGN.

54. THE CONTRACTOR SHALL REFER TO "GEOTECHNICAL REPORT PREPARED BY ECS MID-ATLANTIC, LLC FOR CONSTRUCTION SPECIFICATIONS.

55. OFFSITE BORROW, WASTE, OR DISPOSAL SITES ARE NOT ANTICIPATED FOR THIS PROJECT.

Williamsburg, Virginia



Original Submittal Date:
February 22, 2017
JCC PLAN #S-0010-2017
(THIS PROJECT IS SUBJECT TO THE
REQUIREMENTS OF Z-0003-2002/Z-0004-2002)

COLONIAL HERITAGE UNIT COUNT

PHASE I = 356 UNITS
PHASE II = 193 UNITS
PHASE III (SECTIONS 1 & 3) = 184 UNITS
PHASE III (SECTION 2) = 156 UNITS
PHASE IV (SECTION 1) = 78 UNITS
PHASE IV (SECTION 2) = 109 UNITS
PHASE V (SECTION 1) = 174 UNITS
PHASE VI (SECTION 1) = 111 UNITS
TOTAL UNITS = 1,361 UNITS

NOTE:
ALL WORK SHALL BE OBSERVED BY A QUALIFIED LICENSED PROFESSIONAL. PRIOR TO THE RELEASE OF RELATED POSTED BONDS AND SURETY, RECORD DRAWINGS AND CONSTRUCTIONS MUST BE PROVIDED TO, AND APPROVED BY THE JAMES CITY COUNTY ENGINEERING AND RESOURCE PROTECTION DIVISION AND SHALL BE CONSISTENT WITH THE STORMWATER MANAGEMENT/BMP FACILITIES RECORD DRAWING AND CONSTRUCTION CERTIFICATION FORMS.

Sheet Number	Sheet Title
01	COVER SHEET
02	COLONIAL HERITAGE PROJECTS
03	ENVIRONMENTAL INVENTORY
04	OVERALL BOUNDARY
05	OVERALL SECTION DEVELOPMENT PLAN
06	PRELIMINARY PLAT
07	PRELIMINARY PLAT
08	PRELIMINARY PLAT
09	PRELIMINARY PLAT
10	PRELIMINARY PLAT
11	PRELIMINARY PLAT
12	PRELIMINARY PLAT
13	PRELIMINARY PLAT
14	PRELIMINARY PLAT
15	ROAD AND UTILITY PLAN
16	ROAD AND UTILITY PLAN
17	ROAD AND UTILITY PLAN
18	ROAD AND UTILITY PLAN
19	ROAD AND UTILITY PLAN
20	ROAD AND UTILITY PLAN
21	ROAD AND UTILITY PLAN
22	ROAD AND UTILITY PLAN
23	ROAD AND UTILITY PLAN
24	PHASE 1 E & S PLAN
25	OVERALL DRAINAGE PLAN
26	PEDESTRIAN PATH GRADING PLAN
27	GRADING PLAN
28	GRADING PLAN
29	GRADING PLAN
30	GRADING PLAN
31	GRADING PLAN
32	GRADING PLAN
33	GRADING PLAN
34	GRADING PLAN
35	GRADING PLAN
36	DRAINAGE AND PHASE II E & S PLAN
37	DRAINAGE AND PHASE II E & S PLAN
38	DRAINAGE AND PHASE II E & S PLAN
39	DRAINAGE PLAN
40	DRAINAGE AND PHASE II E & S PLAN
41	DRAINAGE AND PHASE II E & S PLAN
42	DRAINAGE AND PHASE II E & S PLAN
43	DRAINAGE AND PHASE II E & S PLAN
44	DRAINAGE AND PHASE II E & S PLAN
45	ROAD AND UTILITY PROFILES
46	ROAD AND UTILITY PROFILES
47	ROAD AND UTILITY PROFILES
48	ROAD AND UTILITY PROFILES
49	ROAD AND UTILITY PROFILES
50	ROAD AND UTILITY PROFILES
51	OFFSITE SANITARY 1 AND 1A PROFILES
52	OFFSITE SANITARY 2 AND 3 PROFILES
53	OFFSITE SANITARY 4 PROFILE
54	OFFSITE WATER MAIN PROFILE
55	ROADWAY NOTES AND DETAILS
56	UTILITY NOTES AND DETAILS
57	STORMWATER-E & S NOTES AND DETAILS
58	STORMWATER-E & S NOTES AND DETAILS
59	BIO 1
60	BMP 15
61	BMP 17
62	BMP 27
63	FOCALPOINTS
L1.0	STREET TREE LANDSCAPE PLAN
L1.1	STREET TREE LANDSCAPE PLAN
L1.2	STREET TREE LANDSCAPE PLAN
L1.3	STREET TREE LANDSCAPE PLAN
L1.4	STREET TREE LANDSCAPE PLAN
L1.5	STREET TREE LANDSCAPE PLAN
L1.6	STREET TREE LANDSCAPE PLAN
L1.7	STREET TREE LANDSCAPE PLAN
L1.8	BMP LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES AND DETAILS

RECEIVED

[illegible]

AIDS
CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 250-8994
www.aesva.com

SUBDIVISION PLAN

COLONIAL HERITAGE

PHASE III - SECTION 2

156 SINGLE-FAMILY DETACHED

NEIGHBORHOOD DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:		TRS
Project Number:		8881-32D
Scale:	Date:	
NONE	2/22/17	
Sheet Title:		
OVER SHEET		
Sheet Number		
01		

"THIS SITE PLAN (OR SUBDIVISION PLAN) HAS BEEN REVIEWED AGAINST THE NATURAL RESOURCE INVENTORY APPROVED ON FEBRUARY 7, 2003 BY THE DIRECTOR OF PLANNING, IN ACCORDANCE WITH THE COLONIAL HERITAGE PROFFER #6 DATED NOVEMBER 7, 2001, AND THE NATURAL RESOURCE INVENTORY RECOMMENDATIONS HAVE BEEN INCORPORATED INTO THESE DEVELOPMENT PLANS"

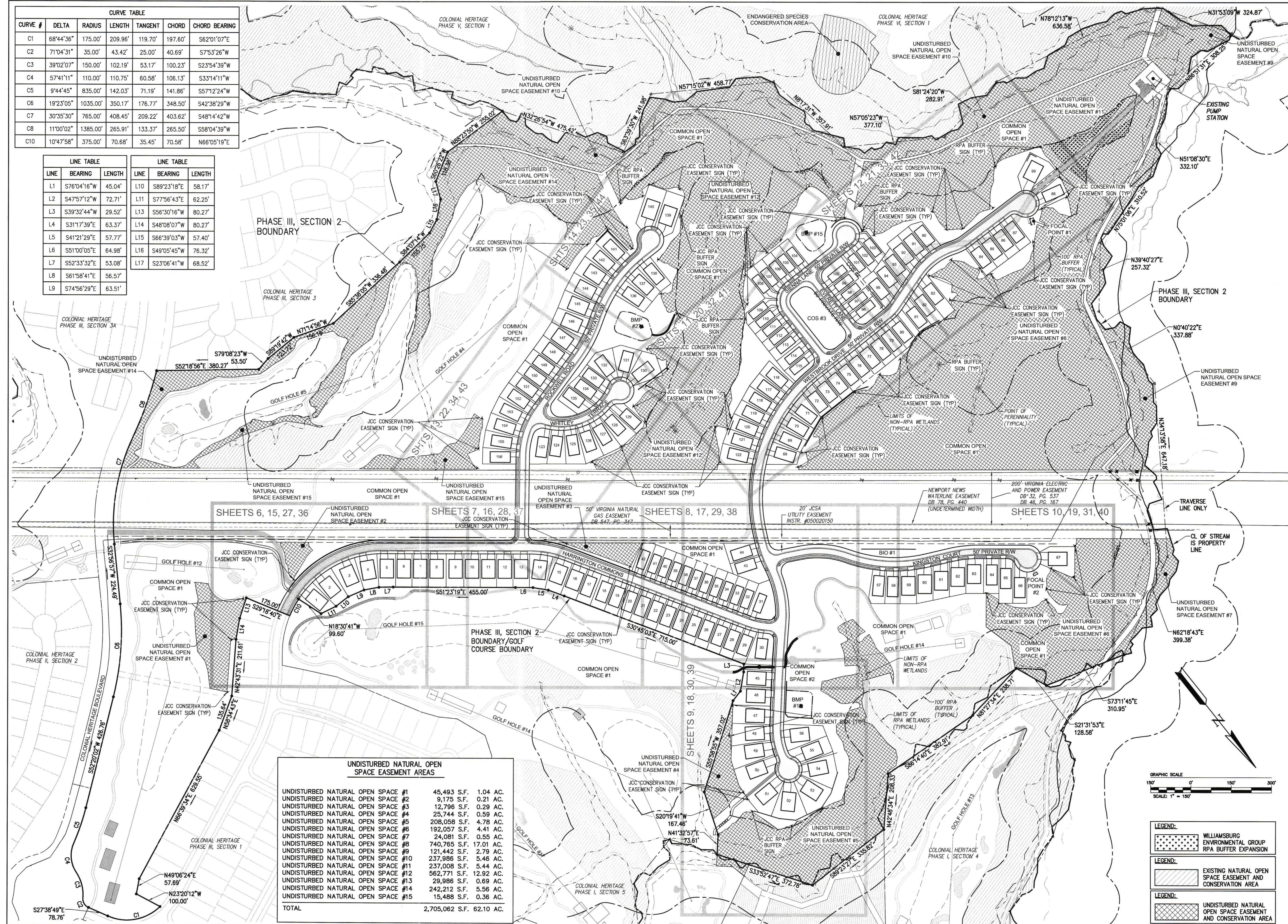
COLONIAL HERITAGE, LLC
CONTACT: MR. WORTH JENKINS
COLONIAL HERITAGE, LLC
7591 COPPERMINE DRIVE
MANASSAS, VIRGINIA 20109
TELEPHONE NO.: (703) 961-0130

JOSEPH ROQUE
CERTIFICATE #RLD04567
EXPIRATION DATE: 07/13/2019
COLONIAL HERITAGE, LLC
7015 STATESMAN
WILLIAMSBURG, VIRGINIA 23188
TELEPHONE NO.: (757) 748-3969
FAX NO.: (757) 257-8356

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	68°44'36"	175.00'	209.96'	119.70'	197.60'	S62°01'07"E
C2	71°04'31"	35.00'	43.42'	25.00'	40.69'	S7°53'26"W
C3	39°02'07"	150.00'	102.19'	53.17'	100.23'	S23°54'39"W
C4	57°41'11"	110.00'	110.75'	60.58'	106.13'	S33°14'11"W
C5	9°44'45"	835.00'	142.03'	71.19'	141.86'	S57°12'24"W
C6	19°23'05"	1035.00'	350.17'	176.77'	348.50'	S42°38'29"W
C7	30°35'30"	765.00'	408.45'	209.22'	403.62'	S48°14'42"W
C8	11°00'02"	1385.00'	265.91'	133.37'	265.50'	S58°04'39"W
C10	10°47'58"	375.00'	70.68'	35.45'	70.58'	N66°05'19"E

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S76°04'16"W	45.04'	L10	S89°23'18"E	58.17'
L2	S47°57'12"W	72.71'	L11	S77°56'43"E	62.25'
L3	S39°32'44"W	29.52'	L13	S56°30'16"W	80.27'
L4	S31°17'39"E	63.37'	L14	S48°08'07"W	80.27'
L5	S41°21'29"E	57.77'	L15	S66°39'03"W	57.40'
L6	S51°00'05"E	64.98'	L16	S49°05'45"W	76.32'
L7	S52°33'32"E	53.08'	L17	S23°06'41"W	68.52'
L8	S61°58'41"E	56.57'			
L9	S74°56'29"E	63.51'			

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L10	S89°23'18"E	58.17'	L11	S77°56'43"E	62.25'
L13	S56°30'16"W	80.27'	L14	S48°08'07"W	80.27'
L15	S66°39'03"W	57.40'	L16	S49°05'45"W	76.32'
L17	S23°06'41"W	68.52'			



UNDISTURBED NATURAL OPEN SPACE EASEMENT AREAS			
UNDISTURBED NATURAL OPEN SPACE #1	45,493 S.F.	1.04 AC.	
UNDISTURBED NATURAL OPEN SPACE #2	9,175 S.F.	0.21 AC.	
UNDISTURBED NATURAL OPEN SPACE #3	12,796 S.F.	0.29 AC.	
UNDISTURBED NATURAL OPEN SPACE #4	25,744 S.F.	0.59 AC.	
UNDISTURBED NATURAL OPEN SPACE #5	208,058 S.F.	4.78 AC.	
UNDISTURBED NATURAL OPEN SPACE #6	192,057 S.F.	4.41 AC.	
UNDISTURBED NATURAL OPEN SPACE #7	24,081 S.F.	0.55 AC.	
UNDISTURBED NATURAL OPEN SPACE #8	740,765 S.F.	17.01 AC.	
UNDISTURBED NATURAL OPEN SPACE #9	121,442 S.F.	2.79 AC.	
UNDISTURBED NATURAL OPEN SPACE #10	237,986 S.F.	5.46 AC.	
UNDISTURBED NATURAL OPEN SPACE #11	237,008 S.F.	5.44 AC.	
UNDISTURBED NATURAL OPEN SPACE #12	562,771 S.F.	12.92 AC.	
UNDISTURBED NATURAL OPEN SPACE #13	29,986 S.F.	0.69 AC.	
UNDISTURBED NATURAL OPEN SPACE #14	242,212 S.F.	5.56 AC.	
UNDISTURBED NATURAL OPEN SPACE #15	15,488 S.F.	0.36 AC.	
TOTAL	2,705,062 S.F.	62.10 AC.	

REVISIONS		DATE	BY	REASON
1	04/24/17			REVISED PER COUNTY COMMENTS



ABS
 CONSULTING ENGINEERS
 5248 Old Towne Road, Suite 1
 Newport News, VA 23606
 Phone: (757) 220-8884
 Fax: (757) 220-8884
 www.absva.com

COLONIAL HERITAGE
 PHASE III - SECTION 2
 156 SINGLE-FAMILY DETACHED
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TRS
 Project Number: 8881-32D
 Scale: 1"=150' Date: 2/22/17
 Sheet Title: OVERALL BOUNDARY
 Sheet Number: 04



ENGINEERING AND RESOURCE PROTECTION REVIEW COMMENTS
Colonial Heritage Phase 3, Section 2
COUNTY PLAN NO. S-010-17
June 7, 2017

Permitting Information and Regulatory Notices

- All conservation, open space, and offsite access easement issues, as well as any RPA or wetland permit issues, will be handled via the WQIA currently in for review. Work associated with these issues will be coordinated through Mike Woolson, Senior Watershed Planner.
- Geotechnical. A Geotechnical Report, prepared by a professional engineer, is required to be submitted for stormwater management/BMP facility designs prior to issuance of a local land disturbing/stormwater construction (VESCP/VSMP authority) permit for the project. *Response letter states that geotechnical report(s) were attached to submittal, but no reports were included. Please include geotechnical information with next submittal.*
- Master Stormwater Management Plan Update. Due to loss of credit for Isaac Circle bioretention, the Master Stormwater Management plan for the entire Colonial Heritage development must be revised and submitted for approval. Approval of this current section, Section 3, Phase 2, will not be impeded by the need for MSWMP resubmittal. However, future Sections, including Deer Lake Estates, will not be considered for development approval until MSWMP has been revised, resubmitted, and approved. This process will also include the verification of dedicated Natural Open Space to date. Any shortfalls of such open space will be addressed as part of the MSWMP revision process.

Technical Review Comments

General:

1. Street Names. Verify street names on the plan sheets. Staff noticed inconsistencies during review.
2. Cover Sheet Record Drawing Note. The note, located to the right of the Unit Count box, is missing the word *Certifications*.
3. Preliminary Plat Sheets. The various proposed drainage easements extends beyond Section 3, 2 boundaries and into the HOA owned Golf Hole parcels. Review for needed permission from HOA to record such easement on the properties.
4. Road Signage. Verify that road signage is not needed at the pedestrian path intersection with Harrington Commons, Sta 27+00 (est).

Erosion & Sediment Control Plan:

5. Stabilization Matting. Revise the note on Sheet 37 (and any other such notes) to say ***or JCC approved equal.***
6. Sienna Lane (Common Space 3) Temporary Stockpile. The drainage plan shows a 15" RCP crossing the middle of this stockpile area. Review construction sequence for installation of this pipe once area is loaded as stockpile. Revise as necessary.
7. Harrington Commons Temporary Stockpile. Relocate this stockpile to lie completely within one drainage subdivide. As shown, the stockpile crosses two subareas and will make future sediment control an issue.

Grading Plan:

8. Slope Labels. Please add slope labels to large sections of regrading, i.e. Kingston/ Westbrook, downstream of BMP 17, etc.
9. Walkout Basement Lots. Review grading on the majority of the walkout basement lots. Several show building envelope finished grades above the listed BFF elevation. Examples include Lots 56 and 70-76.
10. Contour Labels. Please add labels to the regraded area near Lot 84.

Stormwater Management / Drainage:

****Calculations may be submitted directly to ERP via email PDF attachments. Following plan approval, the Division will request a final set of calculations and drainage maps be submitted digitally.*

11. Level Spreaders.
 - a. For several spreaders, only the left or right calculations were submitted. Both are needed for each spreader.
 - b. Detail on Sheet 58 must include the use of galvanized wire mesh to hold stone securely in place, as per construction specification #7 on page III-194 of VESCH specification for Level Spreader.
 - c. Verify that all rigid lips are to be concrete. If timber members are to be used, indicate such on detail and specify which Level Spreaders receive each type of lip.
12. Forebay Gabion Wall Section Detail. The detail section shows 2' of bottom basket embedded. The note (#1) states 12" are to be buried. Verify and revise as necessary.
13. Storm System Calculations. Several inconsistencies were noticed between the printed system calculations and the plan sheet calls. Please review all systems for pipe length, size, and slope, and for invert and rim elevations.
14. Flat Bottom Swale Detail. The minimum longitudinal slope is noted as 2% in the detail. However, the flat bottom swales are located just upstream of the level spreaders and the level spreader specifications note that the final 20' of the swale, upstream of the level spreader, must be at a slope of 1% or less. Please revise detail and/ or notes accordingly.

15. Vee-Ditch to Flat Bottom Swale Transition. Provide notes and/ or detail for the transition of vee-ditch sections to flat bottom swale sections.
16. Swale Lining. Specify grass lining to be used on swales. Detail of swales includes only “grass”. Verify that chosen grass seed mix will be adequate for highest velocities calculated for the various swales.
17. Special Stormwater Criteria Listing. Remove SSCP #7 from the listing and replace with SSCP #39. Needed total of 5.0 credits is attained. #7 calls for sheet flows site wide, which are not provided. #39 calls for a storm system as-built record drawing, which will be provided as required.
18. BMP #27.
 - a. Provide calculations for both Sediment Basin mode and final BMP mode.
 - b. Review layout of final run of system #32-6 to determine feasibility of placing outfall on opposite side of gabion wall. Also consider realigning gabion wall layout to separate all outfalls from riser structure.
19. BMP#17.
 - a. The access to the embankment of the BMP is obstructed by the retention wall of the pond. Adjust the design to connect the access road to the embankment area. *Response is that this has been adjusted, however plan sheet still shows access blocked by wall.*
 - b. Calculations were provided for sediment basin mode, but not for final BMP mode. Please provide sizing and routing calculations for final mode.
20. SS#32-2-5 (Sheet 37). Label listed *inv in*, but should say ***inv out***.

**Community Development**

101-A Mounts Bay Road

P.O. Box 8784

Williamsburg, VA 23187-8784

P: 757-253-6671

F: 757-253-6822

Community.Development@jamescitycountyva.gov

jamescitycountyva.gov**Building Safety and Permits**

757-253-6620

Engineering and Resource Protection

757-253-6670

Planning

757-253-6685

Zoning Enforcement

757-253-6671

May 15, 2017

Ryan Stephenson
AES Consulting Engineers
5248 Olde Towne Rd.
Suite 1
Williamsburg, VA 23188

RE: S-0010-2017, Colonial Heritage Ph. 3 Sec. 2, SFD

Mr. Stephenson,

Thank you for the opportunity to review your application proposing the construction of 156 single family lots. Upon review of your application, staff offers the following comments for your consideration:

Planning Division Comments:

1. Please note that the James City County Board of Supervisors has instituted a \$250.00 fee for every review of a project after the second resubmission and review. This means that this plat may be submitted *ONE* additional times before the fee will be assessed.

Comments previously issued placeholders:

1. Previously subdivisions of greater than 50 single-family detached lots were heard by the Development Review Committee (DRC), however changes to the Subdivision Ordinance in Fall 2016 changed the review process. Instead of going to the DRC and then the Planning Commission, this plan would go straight to the Planning Commission. Once the plan meets the framework for preliminary approval staff will let the applicant know what date the Planning Commission meeting will be held.
2. HOA documents must be approved by the County Attorney before approval of first plat. See Sec. 19-70 for specifications. If amending other HOA documents to fold this section into the greater HOA please submit those documents for County Attorney approval. GIS data and a subdivision agreement with surety will also be required to be submitted for review prior to final approval.
3. Please submit a deed of natural open space easement for review, approval and recordation per Sec. 24-520 of the Zoning Ordinance.

Additional Comments:

1. Please show all restricted areas from the Army Corps of Engineers plat 070006615 on one of the overall plan sheets.

2. The Natural Heritage Map from the original rezoning shows suitable and marginal small whorled pogonia habitat in the approximate location of some of the streets. The Environmental Resource Inventory states that small whorled pogonias can lay dormant for many years before they re-grow. While the proffer has been satisfied it may be prudent to check if there are any blooms in these areas. Mike Woolson stated that this time of year is when the blooms would be occurring and we could schedule a time to walk the site if you desire.

Fire and Building Safety and Permits:

1. Please see approval available on [CaseTrak](#).

JCSA, VDOT and Deputy Zoning Administrator:

1. Please see comment letters available on [CaseTrak](#).

Engineering and Resource Protection and Landscape Planner:

1. Comments are forthcoming and will be forwarded upon receipt.

When the above and any outstanding comments have been incorporated into the plat, please submit 10 paper copies of your revised plat for review, along with a letter outlining how the applicant has addressed each of the comments. If you have any further questions, please feel free to contact me by email at Alex.Baruch@jamescitycountyva.gov, or by telephone at 253-6689.

Sincerely,



Alex Baruch
Planner I



MEMORANDUM

Date: May 10, 2017

To: Alex Baruch, Planner

From: Dion Walsh, JCSA Civil 1

Subject: S-0010-2017 Colonial Heritage Phase 3 Section 2

James City Service Authority has reviewed these plans for general compliance with the JCSA Standards and Specifications, Water Distribution and Sanitary Sewer Systems and has the following comments for the above project. 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. Per previous agreement: *A joint pipe bridge/pedestrian bridge maintenance agreement is required between Colonial Heritage HOA and JCSA.*
2. There is an existing access easement for JCSA to access lift station 9-9. The access easement shall be extinguished since it will no longer be required and it goes through future lots. The existing JCSA easements to be extinguished will require JCSA Board approval which involves Public Notification. The advertisement should be two weeks prior to the Board meeting. JCSA requires Applicant to provide an exhibit for of the location and size of the JCSA easements to be extinguished. The notices and memorandums need to be written by JCSA. JCSA will charge the Applicant/Developer an administrative fee to advertise and present the case to its Board. Fee shall be made payable to JCSA once the plat documents are submitted for the Public Hearing process. The fee in the past has been \$300 - \$400. Check with Stephanie Luton for the current fee. The easement extinguishment shall be done prior to the plat getting approval.

Comments for Sheet 19:

3. Verify the length of the 6" DIP water main quantities listed for Harrington Commons.

Comments for Sheet 20:

4. Verify the length of the 4" DIP water main quantities listed.

Comments for Sheet 21:

5. Verify the DIP water main quantities listed. The end of Sienna Lane has 4" DIP water mains.

Comments for Sheet 17 & 56:

6. (Sheet 17) Provide a water sampling station across from lot 45.
7. (Sheet 56) Add HRPDC detail WD_13 "Water Sampling Station" to the detail list.

Comments for Sheet 50:

8. Per previous comment: *Add callout for 60" manhole on MH #32-49.*

Comments for Sheet 51, 53 & 54:

9. Per previous comment: *The Applicant shall provide pipe bridge design calculations sealed by a Professional Engineer and associated back up data prior to JCSA final approval of the site/subdivision plan.* Provide a copy of the report.
10. Per previous comment: *JCSA requires mechanical joint ductile iron pipe on a pipe bridge. Why are steel sleeves shown?*

Water Data Sheet Comments:

11. Revise the pipe length quantities as noted above. JCSA agrees with the lengths shown for the 12" DIP & PVC and the 8"DIP.

Sewer Data Sheet Comments:

12. Verify/Revise the 8" DI and PVC lengths. JCSA agrees with the 6" DI length.

Please call me at 757-259-4108 if you have any questions or require any additional information.

INTEROFFICE MEMORANDUM

TO: ALEX BARUCH, PLANNER
FROM: SCOTT WHYTE, SENIOR LANDSCAPE PLANNER II
SUBJECT: S-0010-2017, COLONIAL HERITAGE PHASE 3 SECTION 2
DATE: 5/19/2017

I have reviewed the landscape plan for S-0010-2017, Colonial Heritage Phase 3 section 2 and have the following comments.

1. It appears that the retaining wall around BMP # 17 is proposed to be about 2.5 feet above finish grade on the roadway side of the facility. Staff finds that if the height of 2.5 feet is correct, it is too short to either screen the facility from the adjacent roadway and too short to provide adequate protection for pedestrians that could fall into the facility.
2. Please feel free to contact the County Landscape Planner to discuss these comments if needed. (253-6867)



MEMORANDUM

TO: Alex Baruch, Planner

From: Terry Costello, Deputy Zoning Administrator

Date: 5/5/2017

Re: S-0010-2017, Colonial Heritage, Ph3. Section 2

I have reviewed S-0010-2017 and have no further comments.



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

1700 North Main Street
SUFFOLK, VIRGINIA 23434

4 May, 2017

Alex Baruch, Planner I
James City County Planning
101-A Mounts Bay Road
Post Office Box 8784
Williamsburg, Virginia 23187

RE: Colonial Heritage, phase 3 section 2
Richmond Road & Centerville Road (Rt. 60 & 614)
County plan S-0010-2017

The applicant has indicated in the submittal that there is nothing for VDOT to review. Traffic study information for the entrances will be submitted at a later date.

If you have any questions, please contact me.

Sincerely,

Glenn Brooks, P.E.
Area Land Use Engineer
VDOT, Williamsburg Residency
Glenn.Brooks@vdot.virginia.gov
Office: 757-253-4015
Mobile: 757-327-9263

ITEM SUMMARY

DATE: 7/5/2017

TO: The Planning Commission

FROM: Paul D. Holt, III, Director of Community Development and Planning

SUBJECT: Planning Director's Report - July 2017

ATTACHMENTS:

	Description	Type
▣	Memo	Cover Memo
▣	Spreadsheet listing new applications received	Exhibit

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	6/27/2017 - 6:10 PM
Planning Commission	Holt, Paul	Approved	6/27/2017 - 6:11 PM
Publication Management	Burcham, Nan	Approved	6/28/2017 - 7:30 AM
Planning Commission	Holt, Paul	Approved	6/28/2017 - 8:08 AM

PLANNING DIRECTOR'S REPORT

July 2017

This report summarizes the status of selected Department of Community Development activities during the past month.

- **Planning**

- **Monthly Case Report:** For a list of all cases received in the last month, please see the attached documents.
- **Board Action Results:** June 13, 2017
 - Case No. SUP-0026-2016. Forest Glen Section 5
Deferred until September 12, 2017 (5 - 0)

- **Building Safety & Permits**

Last year Karolee Towe, Allen Turner and Laura Kirkpatrick created a pre-construction education program for the purpose of educating general contractors and trade sub-contractors on proper construction, installation and detailing of fire-resistance-rated assemblies and fire stop systems in new buildings. The Code relies on these complex passive fire protection assemblies and systems to extend the length of time available to evacuate a building during a fire event. Another important benefit is that first responders are given additional time to assist the evacuees or defend in place if the building occupants are not ambulatory. Since the program was initiated this team has hosted pre-construction meetings at all three of the new assisted living facilities currently under construction. In June they held a meeting in the first multi-family building at the Promenade at Williamsburg Crossing.

This program is the result of many hours of research and has had the added benefits of building collaboration, reducing the number of failed inspections and will ultimately save lives. The Director commends Karolee, Allen and Laura on their team work, leadership, initiative and subject matter expertise!

- **Zoning**

Zoning Officer Louis Pancotti recently completed VAZO's Certified Zoning Administrator training in Charlottesville in preparation for the CZA exam in September.

PDH/nb
DirectorRpt-July17-mem

New Cases for July 2017						
Case Type	Case Number	Case Title	Address	Description	Planner	District
Conceptual Plan	C-0039-2017	ReStart Haven, 3265 N. Riverside Dr.	3265 N RIVERSIDE DR	Proposal for recovery facility/therapeutic group home. 1 to 2 residential buildings on one lot, 3 to 8 bedrooms total.	Lauren White	02-Powhatan
	C-0040-2017	New Town Bus Stops - Casey Blvd. at Roper Park	5401 CENTER STREET	Conceptual plan to stripe two bus pull-offs on Casey Blvd. near Roper Park, per Section 2 & 4 proffer amendment.	Roberta Sulouff	04-Jamestown
	C-0041-2017	Olde Towne Marketplace Parking Addition	5242 OLDE TOWNE ROAD	Proposal for 5 new parking spaces at Olde Town Marketplace.	Jose Ribeiro	04-Jamestown
	C-0042-2017	101 Herndon-Jenkins Subdivision	101 HERNDON-JENKINS	Proposal for 2 or 3 lot subdivision on .69 acres.	Lauren White	02-Powhatan
Subdivision	S-0019-2017	4950 and 4960 Fenton Mill Road BLA	4960 FENTON MILL RD	BLA to enlarge 4960 Fenton Mill Rd. by 121,500 sf.	Alex Baruch	01-Stonehouse
	S-0020-2017	3 and 100 Marclay Road Subdivision and BLA	100 MARCLAY ROAD	BLA and subdivision to create 1 new lot and change area of existing lots.	Alex Baruch	05-Roberts
	S-0021-2017	8640 Croaker Road Subdivision	8640 CROAKER ROAD	Final plat of 3 lots on 9.61 acres.	Lauren White	01-Stonehouse
	S-0022-2017	New Town Sec. 7, Parcel C, Phase C, Lots 84-199, CA-13A, CA-15A	5455 CENTER STREET	Final plat of 16 townhouse lots on 1.481 acres.	Roberta Sulouff	04-Jamestown
	S-0023-2017	Courthouse Green BLA	4097 IRONBOUND ROAD	BLA for 4091, 4093, and 4097 Ironbound Road.	Lauren White	04-Jamestown
Site Plan	SP-0059-2017	Jacobs Industrial Park, Parcel 1	200 INDUSTRIAL BLVD	Proposed warehouse buildings with office space on parcel 1 of the Jacob's Industrial Center.	Alex Baruch	01-Stonehouse
	SP-0060-2017	Williamsburg Premium Outlets Trash Compactors	5715 RICHMOND ROAD	Proposal to replace existing dumpsters with trash compactors at certain locations identified on the site plan. Plan has been approved	Scott Whyte	02-Powhatan
	SP-0061-2017	Verizon Wireless Tower 3470 Brick Bat	3470 BRICK BAT ROAD	Swap/replacement of 9 existing antennas and 3 remote radio heads, and the addition of 3 remote radio heads and one fiber cable at the 195' RAD center of an 195' existing self support tower. No changes to the height or compound.	Jose Ribeiro	03-Berkeley
	SP-0062-2017	Grace Covenant Presbyterian Church SP Amend. Dumpster	1677 JAMESTOWN ROAD	Install a 12' x 12' concrete pad and visual screening and fencing for a dumpster.	Roberta Sulouff	03-Berkeley
	SP-0063-2017	T-Mobile Tower, 4315 John Tyler Hwy, Generator and Propane Tank	4311 JOHN TYLER HGWY	Addition of a generator and propane tank. Plan has been approved	Scott Whyte	03-Berkeley
	SP-0064-2017	Ford's Colony, Westbury Recreation Park, Pickle and Bocce Ball Courts	230 WESTBURY HILLS	Construction of a pickle ball court and bocce ball court with a 10' X 20' pavilion and a 5' asphalt path.	Alex Baruch	04-Jamestown
	SP-0065-2017	Liberty Baptist Church 8201 Croaker Road	8201 CROAKER ROAD	Construction of an additional sidewalk route along the existing parking lot, new entry areas and access routes for existing buildings, new accessory buildings and associated utilities and stormwater facilities.	Jose Ribeiro	01-Stonehouse
	SP-0066-2017	Jolly Pond Road Convenience Center Concrete Pad and Metal Shelter	1204 JOLLY POND ROAD	Concrete pad and 200 sf metal, open-faced building constructed to provide shelter for oil and liquid disposal and recycling facilities.	Jose Ribeiro	02-Powhatan
	SP-0067-2017	Carter's Grove Plantation Road and Pond Improvements	8797 POCAHONTAS TR	Stormwater management and road improvements internal to the Plantation property.	Roberta Sulouff	05-Roberts
	SP-0068-2017	Village at Candle Station Water Meter Relocation	7551 RICHMOND ROAD	Relocation of water meters for Lots 141, 142, 145, 146, 149, and 150.	Jose Ribeiro	01-Stonehouse
	SP-0069-2017	New Town Settler's Market Clock Tower	4200 GREENVIEW	Installation of clock tower at Village Walk in Section 9 of New Town (Settler's Market).	Roberta Sulouff	04-Jamestown
	SP-0070-2017	Williamsburg Distillery Dumpster Fence	7218 MERRIMAC TRAIL #1	Installing fence to enclose dumpster.	Alex Baruch	05-Roberts
	SP-0071-2017	Williamsburg Gymnastics Fire Sprinkler System	144 TEWNING ROAD	Addition of infrastcture to support fire sprinkler system and hydrant.	Roberta Sulouff	04-Jamestown
Rezoning	Z-0002-2017	Ford's Colony Section 35, Parke at Westport	3400 WESTPORT	Rezoning of a portion of Ford's Colony Section 35 from A-1 to R-4 for development of 81 single family units, to be called Parke at Westport.	Roberta Sulouff	02-Powhatan